



**LEBANON PLANNING BOARD  
MARCH 8, 2021 - 6:30 PM  
REMOTE VIA MICROSOFT TEAMS  
LEBANONNH.GOV/LIVE**

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**1. Call to Order**

- A. Review of meeting procedures and NH RSA 91-A "Right-to-Know" requirements.

**2. Notice of Regional Impact**

**3. Public Hearing Items**

- A. 89 Donuts, LLC (applicant), Miracle Mile Realty, LLC (property owner), 388 Miracle Mile (Tax Map 103, Lot 6), zoned GC: Request for Site Plan Review to construct a +/-1,332 sq. ft. drive-in restaurant (a Dunkin' Donuts with a drive-through window and walk-in service) within the existing parking lot, together with associated site improvements. PB2020-32-SPR - Continued from February 8, 2021.
- B. Brady Sullivan Prospect Hills, LLC, 0 Prospect Street (Tax Map 108, Lot 2), zoned R-3: Pursuant to Section 14.1.B.1.c of the Subdivision Regulations, a request for an extension of time to achieve active and substantial development of Phase II of a project identified as Prospect Hills, a 171 unit Planned Unit Residential Development located off Moulton Drive and Prospect Street, Tax Map 108 Lot 2 (phase 2) and Lot 14 (phase 1). PB2021-02-EXT - Completeness Review and Public Hearing - Continued from February 8, 2021
- C. Basic Holdings, LLC, 5 & 11 Oak Ridge Road, (Tax Map 4, Lots 5 & 6), zoned R-3: Request for Final Major Subdivision Review, Site Plan Review, and a Conditional Use Permit for a proposed Planned Unit Residential Development (PURD) pursuant to Section 501.2 of the Zoning Ordinance, containing 22 residential units together with related site improvements and amenities. PB2020-31-FMAJ -Public hearing to commence on January 11, 2021 if the Board finds that the application is complete. Continued from February 8, 2021.

**4. Other Business**

- A. XYZ Dairy, LLC. 55 Crafts Avenue & 0 Beyerle Street (Tax Map 58, Lots 20 & 18), zoned R-3: Conceptual review per Section 4.3 of the Site Plan Review Regulations for a proposed major subdivision. PB2021-05-CON - Rescheduled from February 8, 2021

**5. Approval of Minutes**

- A. February 8, 2021

**6. Adjournment**

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

Due to the current situation with the COVID-19 Pandemic, the City of Lebanon is offering its meetings via Microsoft Teams. Members of the public are encouraged to attend by going to [LebanonNH.gov/Live](https://LebanonNH.gov/Live) where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the Microsoft Teams software or by phone. Please visit [LebanonNH.gov/Live](https://LebanonNH.gov/Live) for full details.

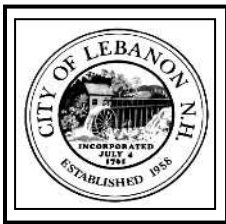
THE AGENDA, IN ITS ENTIRETY IS AVAILABLE ON THE CITY'S WEBSITE AT [LEBANONNH.GOV](https://LEBANONNH.GOV)



**Agenda  
Planning Board  
March 8, 2021**

**Agenda Item #3B  
Public Hearing Items**

**Brady Sullivan  
Prospect Hills, LLC,  
0 Prospect Street  
(Tax Map 108, Lot 2),  
zoned R-3  
PB2021-02-EXT**



## CITY OF LEBANON ~ PLANNING & DEVELOPMENT

### PLANNING BOARD

March 8, 2021 Meeting

Staff Memorandum – PB2021-02-EXT – *continued from 2/8/21*

#### **APPLICATION INFORMATION**

**Agenda Item:** 3.B

**Application ID#:**  
PB2021-02-EXT

**Application Type:**  
Request for Extension of time required for active and substantial development of an approved final major subdivision

**Property Location:**  
Prospect Street

**Property Owner/Applicant:**  
Brady Sullivan Prospect Hill, LLC

**Property Size:**  
+/-39.48 Ac. (Phase 2 lot only)

**Zoning District(s):**  
Residential Three (R-3)

**Overlay District:**  
Wetlands Conservation District

#### **HEARING NOTICE**

**Brady Sullivan Prospect Hills, LLC, 0 Prospect Street (Tax Map 108, Lot 2), zoned R-3:** Pursuant to Section 14.1.B.1.c of the Subdivision Regulations, a request for an extension of time to achieve active and substantial development of Phase II of a project identified as Prospect Hills, a 171 unit Planned Unit Residential Development located off Moulton Drive and Prospect Street, Tax Map 108 Lot 2 (phase 2) and Lot 14 (phase 1). PB2021-02-EXT

#### **APPLICATION AND OTHER MATERIALS**

*New:*

- ▶ *Applicant submission included with printed agenda packet:*
  - Application for Waivers (*additional waiver requests*)
- ▶ *Applicant submissions included with on-line agenda packet only:*
  - Corrective Deed Without Covenants, dated June 4, 2020 (2 pages)
  - Performance Bond/Security Agreement, dated June 3, 2019 (35 pages)
  - Turn Lane Dedication Plan, last revised July 31, 2019 (1 sheet)
  - Corrected Turn Lane Dedication Plan, last revised May 28, 2020 (1 sheet)
  - Easement Deed, dated September 10, 2020 (10 pages)
  - Overall Open Space Plan, Prospect Hill – Phase 2, last revised May 24, 2019 (2 sheets)
  - Water and Sewer Line Transfer and Access Easement Deed, September 30, 2020 (4 pages)
  - Water Line As-Built, Prospect Hill-Phase 1, dated October 5, 2011 (2 sheets)
- ▶ *Other submissions included with printed agenda packet:*
  - *Correspondence from Allan & Pamela Green, Warren Klecan, Gerry Gatz, Melissa & Rich Robinson, Rory Gawler, and David Kuhn*

*Included with the February 1, 2021 agenda packet:*

- ▶ Application form

- ▶ Letter from Marc Pinard of Brady Sullivan Properties, dated January 29, 2021, to David Brooks, Planning & Development Director
- ▶ Application for Waivers
- ▶ *Staff Exhibit:* Notice of Action dated December 10, 2018 for PB2018-39-EXT

### **ADDITIONAL WAIVER REQUESTS**

The applicant has submitted a second Application for Waivers (see attached) requesting waivers from the following sections of the Subdivision Regulations:

A. Waiver requests relating to the requested suspension of the security provided for Phase 2:

- **7.10** (*erroneously referred to as Section 14.7.10 in the Application for Waivers*), allowing an applicant to provide security in lieu of completing the required improvements in order to record the plat (*otherwise, per Section 7.11, an approved subdivision plat can only be recorded once the required infrastructure improvements are constructed*).
- **14.5.B** providing, in part, that, “[t]he City shall not release nor reduce the amount of a Performance Security Agreement until the Reviewing Engineer, or designated agent, has certified that all required improvements have been satisfactorily completed in accordance with the approved subdivision plans and the City’s standards.” (*Approving the requested partial waiver from Section 14.5.B and the waiver from Section 7.10 would permit the Board to suspend the security that was provided to the City in 2019 for the Prospect Hills Phase 2 required infrastructure improvements. The applicant provided such security in order to record the Prospect Hills Phase 2 plat (the recording of the plat was not permissible without the provision of security since construction on Phase 2 has not been completed (nor has it since begun))*).

B. Waiver requests relating to the requirement that all Phase 2 improvements shall be completed by June 12, 2024 (i.e. within 5 years of the recording of the plat):

- **14.5.A** requiring, in part, that, “[t]he period within which required improvements must be completed shall be incorporated into the Performance Security Agreement and shall not exceed five (5) years from the date of the recording of the plat.” (*Here, the Phase 2 plat was recorded on June 12, 2019 which means that all Phase 2 improvements must be constructed by no later than June 12, 2024, unless Section 14.5.A is waived*).
- **14.1.B.1.c** requiring, in part, that, “[i]n no event shall the time for completion of Active and Substantial Development or Building be extended to more than five (5) years from the date of the recording of the plat, unless the subdivision has been approved for completion in phases in accordance with Section 7.13 of these Regulations. (*Staff has asked the applicant to add Section 14.1.B.1.c to the attached Application for Waivers and submit prior to the March 8, 2021 Planning Board meeting*).

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**STAFF RECOMMENDATIONS**

Following the closing of the public hearing, staff recommends that the Planning Board discuss the applicant's requests as follows:

- A. Discuss whether to suspend the requirement to post a bond for the Phase 2 improvements, and make a formal determination with respect to the applicant's requested waiver from Section 7.10 and partial waiver of Section 14.5.B.
- B. Discuss whether the applicant has demonstrated "good cause" for granting the requested extension to achieve "active and substantial development", as discussed in the prior staff memo. (As a reminder, Section 14.1.B.1.c of the Subdivision Regulations provides that, "The time for completion of Active and Substantial Development or Building may be extended for **good cause** by the Planning Board.") (emphasis added)
- C. Make a formal determination with respect to the applicant's requested partial waivers of Sections 14.5.A and 14.1.B.1.c.
- D. If "good cause" has been demonstrated with respect to the extension request, determine the dates by which "active and substantial development or building" and "substantial completion" of the Phase 2 site improvements must be achieved. *(As a reminder, the applicant has not identified any dates by which "active and substantial development or building" and "substantial completion" of the Phase 2 site improvements will be met.)*
  - a. Note that if the Board does *not* grant the requested partial waivers from Sections 14.5.A and 14.1.B.1.c, then the date by which active and substantial development must be accomplished can be no later than June 12, 2024, which is five (5) years from the date the plat was recorded.
- E. Make a formal motion with respect to granting the applicant's extension request. In its motion, the Board should consider identifying the basis for its finding with respect to "good cause".

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

- 1. The applicant shall be required to (a) achieve Active and Substantial Development or Building, as defined in Section 14.1 of the Subdivision Regulations, for Phase 2 site improvements by \_\_\_\_\_; and (c) achieve Substantial Completion, as defined in Section 14.1, for Phase 2 site improvements by \_\_\_\_\_.
- 2. The applicant shall update all Subdivision Agreements, Security Agreements, and other documents, as necessary, to reflect the dates of the extended approval (per Section 14.1.B.1.c of the Subdivision Regulations).
- 3. The applicant shall comply with all applicable conditions of the Planning Board's prior Notices of Action for the Prospect Hills development, including but not limited to, the Notice of Action dated November 14, 2016, #PB2016-22-EXT-FMAJ.

**STAFF MEMORANDUM**

PB2021-02-EXT  
Prospect Hills PURD, Phase 2  
March 8, 2021 PB Mtg  
Agenda Item 3.B  
Page 4 of 4

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If the Board grants the applicant's requested waiver from Section 7.10 and partial waiver of Section 14.5.B, staff recommends the following additional condition of approval:

4. At its expense, the applicant shall work with the City to prepare and record an agreement to suspend the Performance Bond/Security Agreement, dated June 3, 2019, subject to review and approval by the City's legal counsel. No construction of any kind including earthwork shall take place until a new Performance Security Agreement is entered into and adequate security provided, in conformance with Sections 7.10 and 14.5.A of the Subdivision Regulations.

Q:\Development\_Review\Large-Scale\_Dev-Projects\Prospect.Hills\2021-02-EXT\_0 Prospect St\_108-002\2021-03-01\_Staff Memo.docx



## City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: \_\_\_\_\_

File No.: \_\_\_\_\_

### **PROJECT INFORMATION**

Name of Applicant: Brady Sullivan Prospect Hill, LLC

Project Name: PROSPECT HILL PHASE 2

Project Address: PROSPECT STREET

### **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).]*

#### **Section 14.5.B**

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

A waiver is requested to suspend the bond until such time that construction begins. The bond amount is approved and has been put in place. A waiver is requested only to temporarily suspend the bond. The purpose of the bond is insure that all improvements are constructed according to the approved construction plans and the bond is in place to insure that there is never a partially constructed project. No infrastructure work will occur without Brady Sullivan renewing the existing bond prior to commencement of infrastructure improvements in 2021. Because the project and subsequent bond are very large as compared to other projects, the suspension of the bond until actual construction begins would be consistent with spirit and intent of the ordinance.

#### **Section 14.7.10**

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

A waiver is requested to suspend the bond until such time that construction begins. The bond amount is approved and has been put in place. A waiver is requested only to temporarily suspend the bond. The purpose of the bond is insure that all improvements are constructed according to the approved construction plans and the bond is in place to insure that there is never a partially constructed project. No infrastructure work will occur without Brady Sullivan renewing the existing bond prior to commencement of infrastructure improvements in 2021. Because the project and subsequent bond are very large as compared to other projects, the suspension of the bond until actual construction begins would be consistent with spirit and intent of the ordinance.

**Section 14.5.A**

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

**A waiver is requested for completion of improvements within 5 years of the recording of the plat.**

**~~The date would currently be June 12, 2024 and we are requesting that time period to be extended. Phase Two of the Prospect Hills development is a large construction project and it is anticipated that it will take time to complete. Construction is proposed to start in 2021 and work through the project in sections until the infrastructure is completed. The intent of the ordinance is make sure a project gets completed in a timely manor. The size of this project makes it unique as compared to other projects that can easily be completed in a short amount of time. The spirit of the ordinance will be preserved with the waiver being granted.~~**

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: \_\_\_\_\_ Date: 2-24-2021

Arthur W. Sullivan, member/manager

S:\PLN\FORMS - APPLICATION\Planning Board Applications\WAIVER\Waiver Application.docx

2/2/2021

To the members of Lebanon planning board

In regards to the Brady Sullivan Prospect Hills LLC project. We have concerns about this project. My wife and I bought this property from my wife's father, Walter Patterson. It is at 82 Prospect St. We talked to my father-in-law about what went on last time. He told us that the project could only be extended 3 times. He believes that it has. And that they were suppose to maintain boundary lines, which was not done.

Another concern is that we have a artesian well. This area is all ledge which means that there will be blasting done. We are concerned that it may do something to the well, and we are also concerned about the foundation.

We will not be able to attend meeting, but we ask that you notify us of the results of meeting.

Thank-you  
Allan R. Green  
Pamela L. Green

82 Prospect St.  
Lebanon NH 03766

cell-phone Allan 603 398 6198  
Pam 603 398 6197





**From:** [wfklecan@comcast.net](mailto:wfklecan@comcast.net)  
**To:** [David Brooks](#)  
**Subject:** [EXTERNAL]Brady Sullivan Phase 2  
**Date:** Monday, February 8, 2021 5:59:17 PM

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As you know, I'm an abutter on 3 sides and am opposed to another extension for B-S. They apparently have been wanting to sell it as an approved development parcel according to a broker from down state who talked with me sometime back and said he was under contract to them. Additionally the ledge will make it financially prohibitive to install/construct the infrastructure.

Warren Klecan

Sent from my iPhone

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[https://us3.proofpointessentials.com/index01.php?mod\\_id=&mod\\_option=gitem&mail\\_id=12825151-1suqM9ay0Bis&r\\_address=vid.brooks%40lebcity.com&report=](https://us3.proofpointessentials.com/index01.php?mod_id=&mod_option=gitem&mail_id=12825151-1suqM9ay0Bis&r_address=vid.brooks%40lebcity.com&report=)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

**From:** [Gerry Gatz](#)  
**To:** [Jim Winny](#); [David Brooks](#); cc: [Rory Gawler](#); [Gordon Sargent \(email\)](#); [Warren Klecan](#); [Elizabeth Larsen](#); [Andy Anderson](#); [Valerie Nevel](#); [Mary Danko](#); [David Kuhn](#); [Gerry Gatz](#)  
**Subject:** [EXTERNAL]Fwd: Opposition to Brady Sullivan's Request for an Extension  
**Date:** Thursday, February 18, 2021 9:39:40 AM

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I would like to recommend that you not offer the Brady Sullivan group an extension. I live on Hillcrest Drive and also agree with the concerns raised by Rory Gawler. They have demonstrated that they are interested in nothing more than their profits. They seem not to be, in any way, interested in what is in the best interest of Lebanon. Please do not offer them an extension.

----- Forwarded message -----

From: **Melissa Robinson** <[melissa.robinson@fourseasonssir.com](mailto:melissa.robinson@fourseasonssir.com)>  
Date: Thu, Feb 18, 2021 at 8:31 AM  
Subject: Opposition to Brady Sullivan's Request for an Extension  
To: <[jim.winny@lebanonnh.gov](mailto:jim.winny@lebanonnh.gov)>, Brooks, David <[David.Brooks@lebcity.com](mailto:David.Brooks@lebcity.com)>  
Cc: Rory Gawler <[rory.c.gawler@gmail.com](mailto:rory.c.gawler@gmail.com)>, Gordon Sargent (email) <[gbsarge@myfairpoint.net](mailto:gbsarge@myfairpoint.net)>, Warren Klecan <[wfklecan@comcast.net](mailto:wfklecan@comcast.net)>, Elizabeth Larsen <[elizabeth.larsen@dartmouth.edu](mailto:elizabeth.larsen@dartmouth.edu)>, Andy Anderson <[awa0423@gmail.com](mailto:awa0423@gmail.com)>, Valerie Nevel <[valerienyl@gmail.com](mailto:valerienyl@gmail.com)>, Mary Danko <[byram1107@yahoo.com](mailto:byram1107@yahoo.com)>, David Kuhn <[Dlkuhn573@yahoo.com](mailto:Dlkuhn573@yahoo.com)>, Gerry Gatz <[gerry.gatz@gmail.com](mailto:gerry.gatz@gmail.com)>, Dick & Selma Sanborn <[selsanborn@comcast.net](mailto:selsanborn@comcast.net)>

Dear Planning Board,

My husband, Rich and I live at 7 Hillcrest Drive, direct abutters to the Brady Sullivan property at issue. We agree wholeheartedly with Rory Gawler's concerns noted in his email to you below.

Brady Sullivan should not be granted yet another extension. They have proven over and over again that they do not have the City of Lebanon's best interests in mind.

Sincerely,

Melissa & Rich Robinson

Melissa Robinson  
Upper Valley/REALTOR®  
Licensed in NH & VT

**Four Seasons Sotheby's International Realty**  
17.5 Lebanon Street, Hanover, NH 03755  
mobile: [603-667-7761](tel:603-667-7761)  
office: [603-643-6070](tel:603-643-6070)





From: **Rory Gawler** <[rory.c.gawler@dartmouth.edu](mailto:rory.c.gawler@dartmouth.edu)>

Date: Mon, 8 Feb 2021 at 19:54

Subject: Opposition to Brady Sullivan proposal

To: Jim Winny <[jim.winny@lebanonnh.gov](mailto:jim.winny@lebanonnh.gov)>, Brooks, David <[David.Brooks@lebcity.com](mailto:David.Brooks@lebcity.com)>

Dear Planning board,

Thank you for your work. I apologize for not being able to give this testimony in person, I had another meeting that I had to attend at 8 PM.

My name is Rory Gawler and I live at 103 Prospect St, in Ward 3.

I am opposed to approving Brady Sullivan's request for an extension.

Brady Sullivan does not have the City of Lebanon's best interests in mind and has demonstrated this on numerous occasions in the past.

- They have not made any attempt to meet reasonable deadlines for submitting requests
- They delayed well beyond promised deadlines in completing required pieces of phase 1 requests made by the city
- They have sent brokers to view the property in the interest of selling it - they clearly simply want to ensure that they can market it as ready for development
- They don't respect the homeowners or their tenants. I understand from talking to neighbours that they retained ownership of 51% of the units in the phase 1 development in order to effectively render impotent the HOA and be able to vote whatever costs they wanted onto the remaining owners.
- I've seen how they behaved in previous meetings where they were disrespectful to city staff, city attorney, and members of the planning board.

They are not a good partner, yet they are asking for exceptional treatment in requesting this waiver WELL after deadline. This has nothing to do with Covid and everything to do with their lack of good faith.

>>>>

This is not the type of development we need in Lebanon. There have been a lot of high end units approved for building recently, especially on Mt. Support Rd. Putting more poorly built, expensive single family homes and duplexes here would not solve the housing crunch in Lebanon. We need affordable housing in dense, walkable areas.

Further, the impact fees assessed in these types of developments don't counterbalance the eventual cost burden to the city in supporting this type of development.

As well, as we saw very clearly this summer, the site is centered on very hard granite bedrock ledge and is not a suitable building site.

It is, however, an excellent outdoor classroom for the nearby middle school, as well as a valuable resource for the existing neighbourhoods. As we saw this past year during the pandemic lockdown, access to green space is critical for mental health. There are multiple trails frequently utilised by the neighbours, but also by residents who live farther away.

It is also an important wildlife corridor as it connects large green spaces together. I have seen deer, bear, lots of foxes, coyotes and even a bobcat come through there, not to mention our local murder of crows that nests in the trees regularly. It numbers in the thousands of birds.

If this space must be developed, let it be by a responsible developer who will be an active partner with the city, creating reasonable housing options, in an ecologically conscious way.

Or more suitably, let this green space remain green and let's repurpose some already impacted space into the housing units we need.

Thank you for your time.

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Gerry  
11 Hillcrest Drive  
Lebanon, NH 03766  
what three words: capable.permit.graciously

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## Tim Corwin

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**From:** City of Lebanon-Planning  
**Sent:** Thursday, February 25, 2021 5:43 PM  
**To:** David Kuhn  
**Cc:** Crystal Taplin; Tim Corwin  
**Subject:** FW: [EXTERNAL]Online Form Submission #4664 for Boards and Committees Contact Form

Good Afternoon,

I am writing to let you know we have received your letter and we will distribute it to the members of the Planning Board.

Please let us know if you have any other questions.

Thank you,  
Crystal Taplin

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**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Wednesday, February 24, 2021 1:58 PM  
**To:** webmaster <webmaster@lebcity.com>; Beth Beraldi <beth.beraldi@lebanonnh.gov>; City of Lebanon-Planning <Planning@lebanonnh.gov>  
**Subject:** [EXTERNAL]Online Form Submission #4664 for Boards and Committees Contact Form

## Boards and Committees Contact Form

*Please complete this form to contact a City of Lebanon board or committee. Your submission will be received by a city staff member who will forward your communication to members of the board or committee you choose below. Please be aware that your submission will become part of the public record.*

Visit our [Boards and Committees page](#) to find rosters, agendas, meeting details, and more. Please [contact the City Manager's office](#) if you have questions about this form.

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(Section Break)

|                       |                                                              |
|-----------------------|--------------------------------------------------------------|
| Your First Name       | David                                                        |
| Your Last Name        | Kuhn                                                         |
| Contact Email Address | <a href="mailto:dlkuhn573@yahoo.com">dlkuhn573@yahoo.com</a> |
| Contact Phone Number  | 6094955930                                                   |

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(Section Break)

|                                                  |                |
|--------------------------------------------------|----------------|
| Which board or committee do you wish to contact? | Planning Board |
|--------------------------------------------------|----------------|

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|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Please enter your comments: | <p>Dear Planning Board, My wife and I are new to the area. We live at 15 Hillcrest Dr. We are writing to you concerning the proposed development of "Prospect Woods". In our opinion it would be very detrimental to approve of this area for a housing development. The area is a wildlife corridor. We have seen deer, fishers, bears, foxes, hawks, owls, and countless birds. There are vernal ponds, small streams, and hundreds of trees. Like all of the surrounding families in the area we enjoy using the area for recreation; walking, snowshoeing, and cross country skiing. As has been evident with our pandemic, outdoor recreation is a requirement for mental and physical health. The area would provide a very valuable resource for the middle school as an outdoor environmental classroom. There is an access point on Prospect Street that could be made into a small parking area for a trail head, making the area more accessible to other Lebanon residents. While we do not have previous experience with this particular developer we don't believe that their interests lie with the town of Lebanon but with their own pockets. We thank you for your time in considering our comments and our neighbors. Please do not approve the area for development but save it as a "Green Space".</p> <p>Dave &amp; Linda Kuhn</p> |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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|                               |    |
|-------------------------------|----|
| Do you need to attach a file? | No |
|-------------------------------|----|

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Return to:

E- C. Christine Fillmore, Esq.  
DRUMMOND WOODSUM  
670 N. Commercial Street Suite 207  
Manchester, NH 03101

# 20007658

06/25/2020 12:27 PM

Book 4530 Page 598

Page 1 of 2

Register of Deeds, Grafton County

**CORRECTIVE DEED WITHOUT COVENANTS**

KNOW ALL MEN BY THESE PRESENTS, that Lebanon School District, a New Hampshire school corporation with a mailing address of 20 Seminary Hill, West Lebanon, New Hampshire 03784, for nominal consideration, grants all its right, title and interest to the CITY OF LEBANON, a New Hampshire municipal corporation with a primary place of business of 51 North Park Drive, Lebanon, New Hampshire 03766, without covenants of title, for highway purposes, the following:

A certain tract or parcel of land, with any improvements thereon, situated in the City of Lebanon, County of Grafton and State of New Hampshire, being depicted as "Dedication Area" on a plan entitled "Corrected Turn Lane Dedication Plan, Tax Map 109 Lot 30, 3 Moulton Ave Lebanon NH Grafton County," by J.E. Belanger Land Surveying PLLC, revised date May 28, 2020, and to be recorded at the Grafton County Registry of Deeds on or about the same date as this Deed, being further bounded and described as follows, to wit:

Beginning at a railroad spike found at the northwesterly corner of Lot 30 as shown on the City of Lebanon, New Hampshire Tax Map 109 on the southerly side of Dartmouth College Highway and the easterly side of Moulton Avenue; thence along the southerly side of Dartmouth College Highway South 84° 25' 0" East a distance of 27.72 feet to a point; thence South 09° 11' 10" West a distance of 238.83 feet to the easterly side of Moulton Avenue; thence along the easterly of Moulton Avenue North 02° 31' 50" East a distance of 238.70 feet to the southerly side of Dartmouth College Highway and the point of beginning.

Containing 3,304 square feet or 0.076 acres, more or less.

Meaning and intending to describe and convey a portion of the same premises as conveyed to the within Grantor by Deed of M&M Equities, LLC dated November 7, 2008 and recorded at the Grafton County Registry of Deeds at Book 3563, Page 990. It is intended by the parties that the delivery of this deed by the Grantor, and its acceptance by the City of Lebanon, shall constitute the creation of a public highway by dedication and acceptance according to

New Hampshire law, and that at any time in the future, should the public highway hereby created, or portion thereof, be legally discontinued, the City shall have no further interest in the above-described premises.

Reference is made to the Deed without Covenants of the Lebanon School District dated June 12, 2019, recorded in the Grafton County Registry of Deeds at Book 4447, Page 43, being the deed hereby corrected. The purpose of this Corrective Deed is to correct and confirm the statement of the area of the land subject to the easement and being dedicated to the City of Lebanon for highway purposes, which was recited incorrectly in the original Deed as "0.76 acres." Reference is also made to a plan entitled "Turn Lane Dedication Plan, Tax Map 109 Lot 30, 3 Moulton Ave Lebanon NH Grafton County," by J.E. Belanger Land Surveying PLLC, revised date July 21, 2018, recorded at the Grafton County Registry of Deeds as Plan #15742, said plan having been superseded by the corrected plan referenced above, which is to be recorded on near or even date herewith at the Grafton County Registry of Deeds.

Executed this 7 day of June, 2020.

**Lebanon School District**

By: Wendy D. Hall  
Wendy Hall, Chair  
Lebanon School Board

STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON, ss.

The above-named Wendy Hall, Chair of the Lebanon School Board, duly authorized to act for the Lebanon School District, has personally appeared before me this \_\_\_\_ day of June, 2020, known to me, or satisfactorily proven to me to be the individual who executed the foregoing instrument and acknowledged the same to be her voluntary act and deed, on behalf of said School District.

Dianne E. Estes  
Notary Public/Justice of the Peace  
My Commission Expires: 11/4/2020

**DIANNE E. ESTES**  
Notary Public - New Hampshire  
My Commission Expires November 4, 2021



CITY OF LEBANON, NEW HAMPSHIRE

**PERFORMANCE BOND/SECURITY AGREEMENT**

Agreement made this 3<sup>rd</sup> day of June 2019, between the **CITY OF LEBANON** ("City"), with a place of business at 51 North Park Street, Lebanon, NH 03766 and **BRADY SULLIVAN PROSPECT HILL, LLC**, with a place of business at 670 N. Commercial Street, Suite 303, Manchester, NH 03101 ("Developer"),

**WHEREAS**, the Lebanon Planning Board pursuant to a Notice of Action dated **APRIL 12, 2005** granted a Conditional Use Permit and final Major Subdivision approval to **M&M EQUITIES, LLC**, in accordance with the Site Plan Review Regulations and the Subdivision Regulations, for the development of Prospect Hills, a 171-unit Planned Unit Residential Development, consisting of a mix of single family dwellings, both attached and detached, at Moulton Avenue and Prospect Street, Tax Map 108, Lots 2 & 14, Lebanon, New Hampshire, located in the R-3 zoning district (application #PB2004-11) ("Prospect Hills"), as shown on plans titled Prospect Hill drawn by Holden Engineering and Surveying, Inc. initially dated January 8, 2004, last revised February 11, 2005, Drawing No. 0220075; and

**WHEREAS**, the final subdivision plan for Phase 1 (North of Prospect Street) was recorded on December 30, 2005 in the Grafton County Registry of Deeds as Plan #12133 (Sheets 1 through 4); and

**WHEREAS**, the Subdivider acquired the **M&M EQUITIES, LLC** properties located at Moulton Avenue and Prospect Street, Tax Map 208, Lots 2 & 14, pursuant to a deed recorded on November 11, 2010, in the Grafton County Registry of Deeds at Book 3748, page 402; and

**WHEREAS**, the Planning Board approvals for Prospect Hills Phase II expired in 2016, and, pursuant to a Notice of Action dated **NOVEMBER 16, 2016**, the Lebanon Planning Board subsequently granted Conditional Use Permit and Final Major Subdivision approval to the application of the Subdivider for Phase II (application #PB2016-22-EXP-FMAJ), as shown on plans titled "Prospect Hill - Phase II, Lebanon, Grafton County, New Hampshire," prepared by Jon Rokeh, PE, dated October 5, 2011, revised March 16, 2015, including any and all supplemental submissions, and testimony provided during the public hearing; and

**WHEREAS**, the Lebanon Planning Board, pursuant to a Notice of Action dated **DECEMBER 10, 2018**, granted an Extension of a Final Major Subdivision and Conditional Use Permit for Phase II (application #PB2018-39-EXT), including any and all supplemental submissions and testimony provided during the public hearing; and

**WHEREAS**, the **Developer** desires to record the Phase II plat prior to completion of the required improvements and, pursuant to Sections 7.10 and 14.5 of the Subdivision Regulations, agrees to post and maintain security to provide for and secure to the City the actual construction and installation of the required Phase II improvements, both on and off-site, to include but not limited to streets, sidewalks, water and sewer utilities, storm drainage systems, and erosion control, as described in the November 14, 2016 Notice of Action.

**NOW THEREFORE**, in consideration of the provisions set forth below, the parties agree as follows:

*Performance Bond/Security Agreement  
City of Lebanon and Brady Sullivan Prospect Hill, LLC  
#PB2016-22-EXP-FMAJ  
Prospect Hills Phase II  
Page 1 of 4*



1. Obligation of Developer: The **Developer** is required by the **City** to complete certain improvements for the development at the sole expense of the **Developer** as referenced in the April 12, 2005, November 14, 2016, and December 10, 2018 Notices of Action (collectively, the "Notices of Action"), and as shown on the plans referenced therein, and as referenced in the Subdivision Agreement of even date herewith, entered into by and between the Subdivider and the City. All terms and conditions of the Subdivision Agreement, including the terms and conditions of the Notices of Action attached thereto, shall be considered incorporated herein and made a part hereof. The estimated cost of the construction of such improvements is **Nine Million Thirty-Six Thousand Seven Hundred Fifty-Nine Dollars and Sixty Cents (\$9,036,759.60)**.
2. Amount of Security and Form of Security: The obligation of the **Developer** under paragraph 1 shall be secured by an Irrevocable Standby Letter of Credit or Surety Bond in the amount of **Nine Million Thirty-Six Thousand Seven Hundred Fifty-Nine Dollars and Sixty Cents (\$9,036,759.60)** to be attached as **Exhibit A** and made part of this agreement.
3. Termination of Obligation: If the **Developer** on or before **November 14, 2021** performs and completes the terms, conditions and improvements described in the Notices of Action, the obligation under paragraph 1 of this Agreement will be null and void and the **City** shall provide written notice to the **Developer** that this Performance Bond/Security Agreement is null, void and canceled; otherwise the Agreement shall remain in full force and effect to be enforced by the **City** according to its terms.
4. Reduction in the Amount of the Performance Bond/Security Agreement: When any of the required individual improvements are completed, the **Developer** may request a reduction in the amount of the Performance Bond/Security Agreement pursuant to Section 14.5 of the Subdivision Regulations. The amount of the Performance Bond/Security Agreement may be reduced by the **City** in such amount as deemed to be in the best interest of the **City** provided that the remaining security shall be sufficient to complete all remaining construction of required improvements. The **Developer** shall be liable for the actual cost of the construction and installation of all required improvements regardless of the amount of the Performance Bond/Security Agreement.
5. Statutory Security: This Performance Bond/Security Agreement is given pursuant to RSA 674:44, III(d) and in compliance with the Site Plan Review and Subdivision Regulations for the purpose of providing for and securing to the **City** the actual construction and installation of the improvements described in the Notices of Action within the period specified in paragraph 1. The amount of the Performance Bond/Security Agreement is based on the estimated costs of the required improvements, but such estimate shall not limit the liability of the **Developer** for the actual cost of the construction of the improvements. The amount of the Performance Bond/Security Agreement shall, however, limit the liability of any bank issuing an irrevocable letter of credit or a surety company issuing a surety bond to secure the performance of the **Developer** hereunder. The **City** shall be entitled to payment of the security without any obligation to first seek payment from the **Developer**.
6. Default: Unless the **Developer** has obtained an extension of time pursuant to Section 4.10 of the Site Plan Review Regulations or Section 7.12 of the Subdivision Regulations, the **Developer** agrees that in the event any of the terms, conditions and improvements described in the Notices of Action are not performed and completed within the period specified in paragraph 1, the **City** shall have the right to declare this Performance Bond/Security Agreement to be in default and to demand payment of the security attached hereto as **Exhibit A** to the City for the actual cost of the construction and installation of all required improvements to then be constructed by the **City** or its agents in accordance with the requirements of the Notices of Action. In the event of litigation to enforce this Performance Bond/Security Agreement, if the **City** prevails then the Court shall award to the **City** reasonable attorney's fees and Court costs incurred in connection therewith.

7. Extension & Inspection Agreement: In order to effectuate the requirements of condition of approval #5 of the November 14, 2016 Notice of Action, and in accordance with condition of approval #4 of the November 14, 2016 Notice of Action and Chapter 181 of the City Code, the applicant shall enter into a Water and Sewer Main Extensions and Infrastructure Improvements, Extension and Inspection Agreement with the City prior to the start of any construction activities in Phase 2 for which construction inspection is required. The terms and conditions of the executed Agreement shall be considered incorporated herein and made a part hereof.

Dated this 3<sup>rd</sup> day of June, 2019

BRADY SULLIVAN PROSPECT HILLS, LLC

By: 

Title: Shane D. Brady  
member/manager  
Duly Authorized

CITY OF LEBANON

By: 

Shaun Mulholland, City Manager  
Duly Authorized

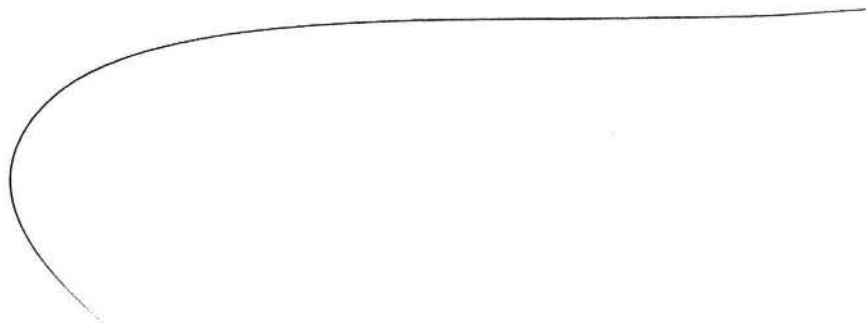
**Exhibit A**

**Security**

**BRADY•SULLIVAN**  
P R O P E R T I E S

670 North Commercial Street  
Suite 303  
Manchester, NH 03101

*Revised + Final Bond*





Bond No. 1001019623**SUBDIVISION PERFORMANCE BOND**

KNOW ALL PERSONS BY THESE PRESENTS, that BRADY SULLIVAN PROSPECT HILL, LLC, as Principal, and U.S. SPECIALTY INSURANCE COMPANY authorized to do business in the State of NEW HAMPSHIRE and having an office at 801 SOUTH FIGUEROA STREET, SUITE 700, LOS ANGELES, CA 90017, as Surety, are held and firmly bound unto CITY OF LEBANON, NEW HAMPSHIRE as Obligee, in the penal sum of TEN MILLION FORTY FOUR THOUSAND SIX HUNDRED TWENTY EIGHT AND 54/100 DOLLARS (\$10,044,628.54) for the payment of which sum well and truly to be made, we bind ourselves, our heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the above bounded Principal has been granted approval by the above named Obligee for PROSPECT HILLS PHASE II, NOA2016-11-14, 2016-22-EXP-FMAJ and NOA 2019-01-14, 2018-36-EXT ("Project Approvals").

NOW, THEREFORE, the condition of the above obligation is such, that if the said Principal shall complete the above improvements in accordance with the Project Approvals issued by CITY OF LEBANON, NH PLANNING BOARD within the period specified in the Project Approvals; and shall indemnify and save harmless the Obligee from all costs and damages which it may suffer by reason of failure to do so, and fully reimburse and repay the Obligee any outlay and expense which it may incur in making good any such default, then this obligation shall be null and void, otherwise it will remain in full force and effect.

THE FOREGOING OBLIGATION, however, is limited by the following express conditions, the performance of which shall be a condition precedent to any rights of claims or recovery hereunder;

1. Upon the discovery by the Obligee, or by the Obligee's agent or representative, of any act or omission that shall or might involve a loss hereunder, the Obligee shall endeavor to give written notice thereof with the fullest information obtainable at the time to the Surety at its office at 801 SOUTH FIGUEROA STREET, SUITE 700, LOS ANGELES, CA 90017.
2. Legal proceeding for recovery hereunder may not be brought unless begun within twelve (12) months from the date of the discovery of the act or omission of the Principal on account of which claim is made.
3. The Principal shall be made a party of any suit or action for recovery hereunder, and no judgment shall be rendered against the Surety in excess of the penalty of this instrument.
4. No right of action shall accrue hereunder to or for the use or benefit of anyone other than the Obligee, and the Obligee's right hereunder may not be assigned without the written consent of the Surety.
5. Non-renewal by the surety shall not constitute a loss recoverable by the Obligee under this bond.

IN WITNESS WHEREOF, this instrument has been executed by the duly authorized representative of the Principal and the Surety.

SIGNED, SEALED AND DATED: JUNE 5, 2019

BRADY SULLIVAN PROSPECT HILL, LLC

BY 

U.S. SPECIALTY INSURANCE COMPANY

BY 

MELANIE BONNEVIE, ATTORNEY-IN-FACT



**POWER OF ATTORNEY****AMERICAN CONTRACTORS INDEMNITY COMPANY U.S. SPECIALTY INSURANCE COMPANY**

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:

**Joline Binette, Melanie Bonnevie, Robert Shaw or Heidi Rodzen of Lewiston, Maine**

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed \*\*\*\*\*Fifty Million\*\*\*\*\* Dollars (\$ \*50,000,000.00\* ).

This Power of Attorney shall expire without further action on November 3, 2019. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

*Be it Resolved*, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

*Attorney-in-Fact* may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

*Be it Resolved*, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 1st day of November, 2016.

**AMERICAN CONTRACTORS INDEMNITY COMPANY U.S. SPECIALTY INSURANCE COMPANY**

Corporate Seals



By:

Daniel P. Aguilar, Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles SS:

On this 1st day of November, 2016, before me, Sabina Morgenstein, a notary public, personally appeared Dan P. Aguilar, Vice President of American Contractors Indemnity Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

Signature [Signature] (Seal)



I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 5th day of June, 2019

Corporate Seals



[Signature]  
Kio Lo, Assistant Secretary

Bond No. 1001019623  
Agency No. 10573

To inquire about this bond, please write to us at [surety-bond-inquiry@hcc.com](mailto:surety-bond-inquiry@hcc.com)



CITY OF LEBANON, NEW HAMPSHIRE

**SUBDIVISION AGREEMENT**

Agreement made this \_\_\_\_\_ day of June, 2019, between the **CITY OF LEBANON** ("City"), with a place of business at 51 North Park Street, Lebanon, NH 03766 and **BRADY SULLIVAN PROSPECT HILL, LLC**, with a place of business at 670 N. Commercial Street, Suite 303, Manchester, NH 03101 ("Subdivider").

**WHEREAS**, the Lebanon Planning Board pursuant to a Notice of Action dated **APRIL 12, 2005** granted a Conditional Use Permit and final Major Subdivision approval to **M&M EQUITIES, LLC**, in accordance with the Site Plan Review Regulations and the Subdivision Regulations, for the development of Prospect Hills, a 171-unit Planned Unit Residential Development, consisting of a mix of single family dwellings, both attached and detached, at Moulton Avenue and Prospect Street, Tax Map 108, Lots 2 & 14, Lebanon, New Hampshire, located in the R-3 zoning district (application #PB2004-11) ("Prospect Hills"), as shown on plans titled Prospect Hill drawn by Holden Engineering and Surveying, Inc. initially dated January 8, 2004, last revised February 11, 2005, Drawing No. 0220075. The April 12, 2005 Notice of Action was amended by the Planning Board on September 26, 2005. A copy of the April 12, 2005 Notice of Action, including specific conditions of approval, and an excerpt of the September 26, 2005 Planning Board meeting minutes identifying the approved amendments to the April 12, 2005 Notice of Action, are collectively attached hereto as **Exhibit A**; and

**WHEREAS**, the final subdivision plan for Phase 1 (North of Prospect Street) was recorded on December 30, 2005 in the Grafton County Registry of Deeds as Plan #12133 (Sheets 1 through 4); and

**WHEREAS**, the Subdivider acquired the **M&M EQUITIES, LLC** properties located at Moulton Avenue and Prospect Street, Tax Map 208, Lots 2 & 14, pursuant to a deed recorded on November 11, 2010, in the Grafton County Registry of Deeds at Book 3748, page 402; and

**WHEREAS**, the Planning Board approvals for Prospect Hills Phase II expired in 2016, and, pursuant to a Notice of Action dated **NOVEMBER 16, 2016**, the Lebanon Planning Board subsequently granted Conditional Use Permit and Final Major Subdivision approval to the application of the Subdivider for Phase II (application #PB2016-22-EXP-FMAJ), as shown on plans titled "Prospect Hill – Phase II, Lebanon, Grafton County, New Hampshire," prepared by Jon Rokeh, PE, dated October 5, 2011, revised March 16, 2015, including any and all supplemental submissions, and testimony provided during the public hearing. A copy of the November 16, 2016 Notice of Action, including specific conditions of approval, is attached hereto as **Exhibit B**; and

**WHEREAS**, the Lebanon Planning Board, pursuant to a Notice of Action dated **DECEMBER 10, 2018**, granted an Extension of a Final Major Subdivision and Conditional Use Permit for Phase II (application #PB2018-39-EXT), including any and all supplemental submissions and testimony provided during the public hearing. A copy of the December 10, 2018 Notice of Action, including specific conditions of approval, is attached hereto as **Exhibit C**; and

**WHEREAS**, the City and the Subdivider are required to enter into a Subdivision Agreement for Phase II as provided in Section 7.4 of the Subdivision Regulations for the purpose of setting forth the rights and obligations of the parties, which agreement shall incorporate all exhibits attached hereto.

*Subdivision Agreement  
City of Lebanon and Brady Sullivan Prospect Hill, LLC  
#PB2016-22-EXP-FMAJ  
Prospect Hill Phase II  
Page 1 of 7*



**NOW THEREFORE**, in consideration of the provisions set forth below, the parties agree as follows:

- A. All streets, regardless of whether such streets are to be dedicated and accepted by the City, shall be constructed in accordance with applicable requirements of the City and shall comply with all applicable requirements and conditions of approval of the April 12, 2005, November 14, 2016, and December 10, 2018 Notices of Action (collectively, the "Notices of Action"). **(Subdivision Regulations 7.9.B(1))**
- B. All water lines and wastewater lines, regardless of whether such water lines and wastewater lines are to be dedicated and accepted by the City, shall be constructed in accordance with applicable requirements of the City and shall comply with all applicable requirements and conditions of approval set forth in the Notices of Action. **(Subdivision Regulations 7.9.B(2))**
- C. The Subdivider will include a statement in all contract documents for the construction of improvements required by the Planning Board stating that the required improvements shall be built and constructed in accordance with applicable City requirements regardless of whether or not the improvements are intended to be transferred to the City for ownership and maintenance. **(Subdivision Regulations 7.9.B(3))**
- D. The Subdivider will pay to the City an amount equal to the reasonable cost of inspection of the improvements identified in condition of approval #5 of the November 14, 2016 Notice of Action. To effectuate the requirements of condition of approval #5 and in accordance with condition of approval #4 and Chapter 181 of the City Code, the applicant shall enter into a Water and Sewer Main Extensions and Infrastructure Improvements, Extension and Inspection Agreement with the City prior to the start of any construction activities in Phase 2 for which construction inspection is required. The terms and conditions of the executed Agreement shall be considered incorporated herein and made a part hereof. **(Subdivision Regulations 7.9.B(4))**
- E. The Subdivider and its successors and assigns shall be responsible for repairing any deficiency in the creation of improvements transferred to the City of Lebanon for a period of 8 years from the date of substantial completion as set forth in NH RSA 508:4-b. This obligation shall not include damages caused by routine maintenance of such improvements by the City. The City's review of the construction documents, inspection during the period of construction, and inspection prior to acceptance of the improvements shall not bar or preclude, in any way, the rights of the City to assert claims against the Subdivider and its successors and assigns for such deficiencies pursuant to this paragraph. In the event of litigation to enforce this paragraph, if the City prevails, the Court shall award to the City reasonable attorney's fees and costs incurred in connection therewith. The Subdivider shall require all performance bonds provided by any contractors constructing and installing said improvements to be in substantially the same form attached as **Exhibit D. (Subdivision Regulations 7.9.B(5))**
- F. Pursuant to Sections 7.10 and 14.5 of the Subdivision Regulations, in lieu of the completion of the improvements required by the Planning Board and in order to enable the recording of the Final Plat prior to the completion of such improvements, the Subdivider and the City entered into a Performance Bond/Security Agreement of even date herewith, securing to the City the completion of actual construction and installation of all such required improvements, both on and off-site, to include but not limited to: streets, sidewalks, water and sewer utilities, storm drainage systems, and erosion control, in conformity with the requirements of Section 14. All terms and conditions as set forth in the Performance Bond/Security Agreement shall be considered incorporated herein and made a part hereof.

*Subdivision Agreement  
City of Lebanon and Brady Sullivan Prospect Hill, LLC  
#PB2016-22-EXP-FMAJ  
Prospect Hill Phase II  
Page 2 of 7*

The Subdivider shall be liable for the entire actual cost of constructing and installing all improvements required by the Board regardless of the amount of the performance security. Upon delivery of the performance security to the satisfaction of the City, the Chairperson of the Board shall sign the Final Plat for recording in the Registry of Deeds by the City. Upon recording of the Final Plat, the Subdivider shall have the right to convey lots or units in the Subdivision. The Performance Bond/Security Agreement shall be secured by an irrevocable standby letter of credit, a surety bond, or an escrow account.

- G. Nothing in this Agreement shall alter or contravene any provision of the Lebanon Site Plan Review or Subdivision Regulations applicable to Prospect Hills Phase II except as specifically waived or modified by the Planning Board, as set forth in the Notices of Action.

DATED this 31<sup>st</sup> day of June, 2019

BRADY SULLIVAN PROSPECT HILL, LLC

By: \_\_\_\_\_

Shane D. Brady,  
Title: Member/Manager

Duly Authorized

CITY OF LEBANON

By: \_\_\_\_\_

Shaun Munihara, City Manager  
Duly Authorized

**Exhibit A**

**April 12, 2005 Notice of Action and  
Amendments Approved on September 26, 2005**



**NOTICE OF ACTION  
LEBANON PLANNING BOARD**

Notice is hereby given that on **May 10, 2004**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Subdivision and Site Plan Review Regulations:

James Dean moved that the Lebanon Planning Board finds the application of **M&M EQUITIES, LLC** for site plan review and final review of a major subdivision for development of a 170-unit Planned Unit Residential Development consisting of a mix (both detached and attached) of single-family dwellings at Moulton Avenue and Prospect Street, Tax Map 108, Lots 2 & 14, Lebanon, NH, in the R-3 zone, #PB2004-11, is complete enough to accept jurisdiction and commence review.

**The motion was seconded by Matthew Brown. The vote on the motion was unanimous in favor.**

Notice is hereby given that on **April 12, 2005**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Subdivision and Site Plan Review Regulations:

Kenneth Morley moved that the Lebanon Planning Board **APPROVES** the Conditional Use Permit and final Major Subdivision for **M&M EQUITIES, LLC**, in accordance with the Site Plan Review Regulations and the Subdivision Regulations, for development of a 170-unit Planned Unit Residential Development consisting of a mix of single family dwellings, both attached and detached, at Moulton Avenue and Prospect Street, Tax Map 108, Lots 2 & 14, Lebanon, New Hampshire located in the R-3 zoning district, city application #PB2004-11, as shown on plans titled Prospect Hill drawn by Holden Engineering and Surveying, Inc. initially dated January 8, 2004, last revised February 11, 2005, Drawing No. 0220075, consisting of 39 sheets, and further described with the following materials:

**DRAWINGS AND OTHER SUBMISSIONS:**

- ▶ Application for Subdivision Approval, submitted to the Lebanon Planning Board, by Peter Holden, Holden Engineering & Surveying, Inc., dated April 12, 2004. Documents including all submissions as listed in the original May 3, 2004 staff memo,

**Exhibit A****Page 2 of 15**

**NOTICE OF ACTION**  
**LEBANON PLANNING BOARD**  
**M&M EQUITIES, LLC**  
**APRIL 12, 2005**

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- ▶ Plan titled, "Prospect Hill" drawn by Holden Engineering & Surveying, Inc., dated January 8, 2004, Last Revised , 2005, Job No. 0220075,
- ▶ Plan titled, "Wetland Impact Plan" drawn by Holden Engineering & Surveying, Inc., dated February 12, 2004, Job No. 0220075,
- ▶ Plan titled, "Conservation Easement Plan" drawn by Holden Engineering & Surveying, Inc., dated February 10, 2004, Job No. 0220075,
- ▶ Revised Traffic Impact Assessment Report prepared by William Rossignol, P.E., Holden Engineering & Surveying dated October 15, 2004. (In accordance with Section 502.1.1.4),
- ▶ Traffic Impact Assessment Report prepared by William Rossignol, P.E., Holden Engineering & Surveying dated March 4, 2004. (In accordance with Section 502.1.1.4),
- ▶ Fiscal Impact Analysis prepared by Applied Economic Research, dated February 10, 2003 (In accordance with Section 502.1.1.10),
- ▶ Revised Property Tax Impact Analysis prepared by Applied Economic Research, dated August 2004. (In accordance with Section 502.1.1.10),
- ▶ Property Tax Impact Analysis prepared by Applied Economic Research, dated February, 2003. (In accordance with Section 502.1.1.10),
- ▶ Graphic illustration of proposed housing types. Provided to Planning Office, February 11, 2004,
- ▶ Graphic illustration of proposed gate at Hillcrest Entrance. Provided to Planning Office, February 11, 2004,
- ▶ Letter to Ken Niemczyk from Peter Holden, Holden Engineering & Surveying dated May, 3, 2004. Summary of the parking layout,
- ▶ Proposal for Prospect Hill Construction Costs received by the Planning Office on April 26, 2004,
- ▶ Letter to the Lebanon Planning Board, from Erik Moulton, M&M Equities, dated November 5, 2004,

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**PAGE 2 OF 12**



**Exhibit A****Page 3 of 15**

**NOTICE OF ACTION**  
**LEBANON PLANNING BOARD**  
**M&M EQUITIES, LLC**  
**APRIL 12, 2005**

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- ▶ Letter to the Lebanon Planning Board, from Peter Holden, Holden Engineering, dated November 4, 2004. Proposed conditions of approval,
- ▶ Letter to Ken Niemczyk from Peter Holden, Holden Engineering & Surveying dated April 23, 2004,
- ▶ Letter to City Clerk, from NH DES, dated April 20<sup>th</sup>, 2004. Letter testifying to the receipt of a request for a site specific permit,
- ▶ Statement for Suitability for Development dated April 9, 2004,
- ▶ Letter to Douglas King, NHDOT, from Peter Holden, Holden Engineering & Surveying dated April 9, 2004,
- ▶ Drainage report prepared by Holden Engineering and Surveying, Inc., dated April 09, 2003 (In accordance with Section 502.1.I.10),
- ▶ Statement Addressing Subdivision Application Support Statement dated March 8, 2004,
- ▶ Letter to Ken Niemczyk from Peter Holden, Holden Engineering & Surveying dated March 15, 2004. Request for continuance,
- ▶ New Hampshire Warranty Deed establishing conservation easement on map/lot 109-30. Signature and seal provided.
- ▶ Lebanon ZBA Notice of Decision, dated March 15, 2004,
- ▶ Decision of Lebanon Conservation Commission contained in minutes of meeting dated: February 12, 2004,
- ▶ Letter from NH DOT to Robert Kline dated 7/8/2004,
- ▶ Memorandum from the City Engineer and Police Captain dated February 23, 05, regarding Prospect/development intersection,
- ▶ Undated letter from Gordon Sargent to Leb. Planning Board,
- ▶ Letters from Stephanie Jackson dated October 22, 2004; November 22, 2004; February 8, 2005,

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- ▶ Interoffice memo from Janet Levy, P.E. to Peter Holden regarding proposed water service,
- ▶ Email from Lebanon Police Capt. Gary Smith to Lebanon Planning Office dated November 3, 2004 regarding accident data at Prospect St. intersections,
- ▶ Letter from Sonya Janson, dated June 9, 2004 regarding neighborhood impact,
- ▶ Letter from Paul and Nancy Adley, dated February 10, 2005,
- ▶ Letter from Upper Valley Housing Coalition, dated June 14, 2004,
- ▶ Letters (2) from David Bradley, dated February 9, 2004 and February 28, 2004,
- ▶ Petition dated January 28, 2005. Signed by 63 "Prospect Hill Residents" outlining objections to the proposed M&M development,
- ▶ Letter to Lebanon Planning Board, dated November 2, 2004, signed by Al Picconi, Warren Klecan, Gordon Sargent and Hugh Sullivan,
- ▶ All testimony, both Public and Professional, recorded in the minutes of applicable public hearings of the Lebanon Planning Board.

**AND to include any and all supplemental submissions and testimony provided during the public hearing, with the following conditions:**

**1. COVENANTS, DEED RESTRICTIONS & OWNERS ASSOCIATION**

- 1.1 The applicant shall provide proposed Declaration of Covenants and Deed Restrictions that govern the proposed owners association, (Condominium or Homeowners) including specific provisions for the collection of fees, assessments and charges to pay for the operation and maintenance of such common facilities. Owners Association documents to be reviewed and approved by the City Attorney and the Planning Board. Owners Association documents to include but not be limited to the following:
- a. A list identifying invasive and forbidden vegetation with instructions to residents to avoid use of these vegetation. (Site Plan Review Regulations 6.2.H.3)

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- b. Any Emergency Gates shall be Opticon controlled and shall be maintained for year round emergency access.
  - c. On-site sewer lines and appurtenances shall remain private and shall be maintained by the Owners Association.
  - d. Detention ponds shall remain private and shall be maintained by the Owners Association.
  - e. All landscaping, streets, and street lighting shall remain private and shall be maintained by the Owners Association.
  - f. Parking within proposed development is to be limited to one side of the street.
  - g. Maintaining proper pavement markings and signage for traffic control at development entrances/exits intersections.
  - h. The applicant and subsequent Owners Association shall maintain compliance with all City & State regulations and conditions of approval in effect at the time of signing of the final plat.
  - i. Covenants to contain a mechanism for City enforcement if the Owners Association fails to do so. (Language to be approved by the City Attorney)
  - j. Covenants and Deeds Restrictions governing open space shall be written to assure compliance with Section 501.2.K of the Zoning Ordinance. (Language to be approved by the City Attorney)
  - k. The public will be allowed access to all sidewalks within the development.
- 1.2 The applicant shall effect an Owners Association with all Articles of Agreement and Covenants prior to issuance of the first building permit.

**2. BONDING -- INSPECTION -- FEES**

- 2.1 City shall obtain the services of a 3<sup>rd</sup> party inspector, for which the applicant shall be responsible for all inspection fees related to construction and installation of streets and utilities. Applicant shall provide funding for inspection services in a form acceptable to the City, and in accordance with Section 14.2 of the Subdivision Regulations.



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- 2.2 Pursuant to Section 14.3 of the Subdivision Regulations, the applicant shall provide a Maintenance Bond for all utility lines to be conveyed to the City prior to signing and recording of the final mylar in an amount considered adequate by the City Engineer, and in a form satisfactory to the City Attorney. Maintenance Bond shall be secured by an insurance bond, a letter of credit, or an escrow account.
- 2.3 Pursuant to Section 14.6 of the Subdivision Regulations and Section 8.2 of the Site Plan Review Regulations, the applicant shall provide a Performance Bond for all required improvements, both on and off-site, to include but not limited to: landscaping, lighting, paving, utilities, sidewalks, etc., prior to signing and recording of the final mylar in an amount considered adequate by the City Engineer, and in a form satisfactory to the City Attorney. Performance Bond shall be secured by an insurance bond, a letter of credit, or an escrow account.
- 2.4 The applicant has stated that as a result of installation of its water system improvements, increased water pressure and volume capacity will become available to some of the existing neighborhood. The Board finds that there is some possibility that such an increase could adversely affect those existing residents' water lines, fixtures and equipment. Therefore, it is a condition of this approval that the applicant shall be responsible, during the first 180 days of the activation of the new water main, for repairs of existing residential water lines, fixtures, etc. caused by this new pressure and volume. The applicant's performance bond or other security shall include language to cover this responsibility. Prior to activating the new main, the applicant shall propose, and the City Engineer shall approve, a method for establishing initial base-line water pressure and volume capacity for the existing neighborhood. Disputes over causation shall be determined in the first instance by the City Engineer, subject to review by an independent arbitrator. After the passage of the 180 days from the activation of the new main, the applicant may apply to the City for partial release of the Performance Bond per Section 14.6.B. of the Subdivision Regulations.

**3. SITE CONSTRUCTION**

- 3.1 There shall be no construction work between the hours of 5 PM to 7 AM. There shall be no construction work on Sundays.
- 3.2 Applicant shall implement Site Specific Best Management Practices during construction.



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- 3.3 As proposed by the applicant (November 4, 2004 memo), all erosion control measures shall be inspected and maintained on a daily basis with an inspection log being maintained on site by the contractor.
- 3.4 Edge-of-Disturbance fencing shall be in place prior to initiation of any site work, to be verified by City Engineer on site.
- 3.5 The applicant shall provide Engineer stamped soil reports for areas containing existing fill per approval of the Building Inspector, and prior to issuance of a building permit.
- 3.6 Applicant shall provide Engineered foundation plans for houses located on filled areas per approval of the Building Inspector, and prior to issuance of a building permit.
- 3.7 For reasons of natural boundary hardship and possibility of attractive nuisance (unnecessary and premature environmental impact of the southern development infrastructure without use for a period of approximately three years), the Planning Board waives for a period of five years the requirement of Subdivision Regulation 14.6.a. concerning timeliness of infrastructure construction in the southern development.

**4. UTILITIES**

- 4.1 Council Approval for the request for extension of Sewer and Water shall be obtained prior to the signing and recording of the final mylar
  - a. The applicant shall grant an easement to the City providing access to service those on-site utilities which are to be conveyed to the City. The applicant shall request that the City Council, at the time of approval of the extension of the utilities, delegate to the Manager the authority to accept, on the City's behalf, a conveyance to be recorded which would include the utility facilities and the aforementioned easement.
- 4.2 The applicant shall submit final design, including construction drawings, of utility, & infrastructure features to the City Engineer for approval prior to signing and recording of the final mylar.
- 4.3 All sewer and water designs shall be constructed to City Specifications and shall be reviewed and approved by a 3rd party Engineer to be contracted by the City and paid for by the applicant (as agreed by the applicant - November 4, 2004 memo), prior to signing and recording of the final mylar.

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- 4.4 The municipal water system serving this development shall provide adequate fire flow, including volume and pressure, and shall not diminish services to the existing area. Calculations shall be approved by the Fire Department, City Engineer, and the requisite 3<sup>rd</sup> party reviewer. Availability of public water is subject to approval of these calculations, and is required prior to signing and recording of the final mylar.
- 4.5 By memo of November 4, 2004, the applicant proposed to extend the municipal sewer line from the Water Treatment Plant Pump Station along Pumping Station Road, Route 4 and Moulton Avenue to the intersection of the development entrance and Moulton Avenue. The Planning Board is requiring this line to be extended to the Prospect Street/Moulton Avenue Intersection. The sewer line shall be constructed in a manner that will allow the other homes in the neighborhood to be connected to the municipal sewer if it is extended by the City to the balance of the neighborhood. The construction of said line is to be approved by the City Engineer and shall incorporate the requirements of Section 14.5 of the Subdivision Regulations.
- 4.6 Applicant shall provide documents for the transfer of water and sewer lines to be dedicated to the City. Documents shall be approved by the City Attorney and the Director of Public Works prior to signing and recording of the final mylar.

**5. STREETS/SIDEWALKS/TRAFFIC SAFETY**

- 5.1 The applicant shall submit final design, including construction drawings, of all proposed streets and sidewalks to the City Engineer for approval prior to signing and recording of the final mylar.
- 5.2 As proposed by the applicant (November 4, 2004 Memo), the cul-de-sac at Hillcrest Avenue shall have an emergency gate installed to prevent traffic from entering Hillcrest Avenue. This gate will only be open for maintenance and or an emergency situation. It is to be operated by an Opticon (or equivalent) system, pursuant to Fire and Police Department approval, and shall be owned and maintained by the Owners Association.
- 5.3 The Board finds credible the testimony of the neighborhood that additional traffic on Prospect Street poses a threat to the safety of pedestrians and vehicles. Therefore, for the Northern portion of the development, the applicant shall limit vehicular access to Moulton Avenue ONLY. The roadway design is to include a cul-de-sac to serve residents of the Northern section, as well as a roadway segment to provide emergency access to Prospect Street. This segment shall contain a school bus turnaround. An emergency gate, setback a minimum of 40' from Prospect Street, is to be provided and shall be



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- operated by an Opticon (or equivalent) system, pursuant to Fire and Police Department approval, and shall be owned and maintained by the Owners Association. Applicant shall design and construct the gate and cul-de-sac pursuant to the approval of the Planning Board, the Fire Department, and the City Engineer.
- 5.4 As proposed by the applicant (November 4, 2004 memo), a bypass shoulder shall be constructed on the northerly side of Route 4 at the Moulton Avenue intersection. This bypass shoulder shall be constructed in accordance with, and approved by the New Hampshire DOT District Engineer, prior to issuance of the Certificate of Occupancy for the first dwelling unit.
- 5.5 Street names to be approved by the City prior to signing and recording of the final mylar.
- 5.6 Parking within proposed development to be limited to one side of the street
- 5.7 Applicant shall provide pavement markings and signage for traffic control at new intersections per approval of the City Engineer.
- 5.8 As proposed by the applicant (November 4, 2004 memo), a right-turn lane shall be constructed on Moulton Avenue for access to Route 4 subject to approval by the City Engineer, the NHDOT, and acceptance by the City Council. Lane shall be constructed prior to issuance of the first building permit.
- 5.9 The intersection on Prospect Street shall be located 60 ft. west of the original design in accordance with the design depicted on the original submission, Plan titled, "Prospect Hill" drawn by Holden Engineering & Surveying, Inc., dated January 8, 2004, Last Revised February 11, 2005, Job No. 0220075.
- 5.10 As proposed by the applicant (November 4, 2004 memo), improvements shall be made to the portion of Prospect Street, with approval of the City Engineer, where any development roads intersect Prospect Street or Moulton Avenue to assure that a minimum of 250 foot stopping sight distance is maintained in all directions
- 5.11 As proposed by the applicant (November 4, 2004 memo), speed tables shall be constructed on Prospect Street to the east and west of the development intersection. Speed table locations and design details shall be included in site drawings and shall have the approval of the City Engineer, Police Department and Fire Department prior to issuance of any Building Permits. Speed tables shall be installed prior to issuance of the Certificate of Occupancy for the first dwelling unit.

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- 5.12 Applicant shall provide a paved 4'-0 wide asphalt "bike path and pedestrian walkway" to be constructed from the intersection of Moulton Avenue and Prospect Street to the intersection of Prospect Street and Reservoir Road, construction to be completed prior to the certificate of occupancy for the first dwelling in the southern development, per approval of the Planning Board and the City Engineer.
- 5.13 Applicant has volunteered and shall resurface Moulton Avenue, in its entirety, following installation of any sewer, water, power, etc. infrastructure within, adjacent to or underneath Moulton Avenue. Such resurfacing, including scheduling, shall be approved by the City Engineer.
- 5.14 As proposed by the applicant (November 4, 2004 memo), applicant shall overlay the section of roadway from the existing Moulton Avenue/ Prospect Street intersection to the development entrance, including drainage improvements at Hillcrest Avenue to City specifications and per approval of the City Engineer.
- 5.15 The proposed parking plan is to be approved by the City Engineer, Police Department, and Fire Department prior to issuance of any Building Permits.

**6. OPEN SPACE & RECREATION**

- 6.1 Applicant is granted a waiver from further development of on-site recreational facilities from those shown on the final site plan dated February 11, 2005.

**7. MISCELLANEOUS**

**7.1 LANDSCAPING**

- a. As proposed by the applicant (November 4, 2004 memo), applicant shall provide a landscaping plan showing mitigation of visual impact of the development from land of the following abutters: (108-01), (108-30), (108-26), (108-15), and (108-16), pursuant to Planning Board approval prior to signing and recording of the final mylar.
- b. Applicant shall achieve perimeter landscaping standards as defined within the Site Plan Review Regulations pursuant to Planning Board approval.



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- c. Applicant shall provide revised landscaping plans to include details of all common areas (e.g. parking areas, post-office area, curbed islands, etc.) Additionally, a landscape typical (either 8½ x 11 or 11 x 17) shall be provided for each individual housing type, e.g. single family, duplex, 4 unit, 9 unit, etc, pursuant to Planning Board approval.
- 7.2 As proposed by the applicant (November 4, 2004 Memo), all detention ponds must drain dry within 48 hours, must be planted with conservation mix, must be mowed as needed, and shall not be fertilized.
- 7.3 Applicant shall sign a Subdivision Agreement in accordance with Section 6.25 of the Lebanon Subdivision Regulation.
- 7.4 As proposed by the applicant (November 4, 2004 memo), applicant shall design and construct a community school bus waiting area at the development entrance on the North side of Prospect Street per approval of the Planning Board with consultation from the Lebanon School District and the Lebanon Police Department.
- 7.5 As proposed by the applicant (November 4, 2004 memo), applicant shall design and construct one or more community postal kiosk(s), pursuant to the approval of the City Engineer and the Lebanon Post Office.
- 7.6 Prior to signing and recording of the final mylar, the applicant shall obtain State approvals including but not limited to the following:
- NHDOT approval for the Route 4/Moulton Avenue Intersection improvements.
  - NHDES approval for a Site Specific Permit
  - NHDES approval for Sewer Discharge
  - NHDES approval for Wetlands

**8. ADDITIONAL SUBMISSION MATERIALS:**

In addition to submission materials referenced in the above conditions, the following are also required to be submitted:

- 8.1 Applicant shall provide two complete sets of revised plans in accordance with submission requirements outlined in the Subdivision and Site Plan Review Regulations. Plans are to be submitted to the Planning Office and shall be reviewed and approved prior to signing and recording of the final mylar, and shall include the following:

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- a. A plan showing the Edge of Disturbance Line for proposed site work. Said plan shall be reviewed and approved by the Planning Office and City Engineer.
  - b. An Open Space plan that delineates, as well as differentiates, open space areas, roadways, and developed areas (to be defined by structures and associated curtilage). Open space plan to include special setback lines demonstrating compliance with the Zoning Ordinance, Article V, Section 501.2.G.3
  - c. In accordance with Subdivision Regulations, Section 13.5.H.7, the applicant shall detail curbing on revised plans to show handicap accessibility. Curbing must be designed to provide ramps for bicycles and/or wheelchairs as required by State Law.
- 8.2. Applicant shall provide a digital format (CAD DWG) plan to be provided to the Planning Office, prior to signing and recording of the final mylar.

When the Planning Board determines that Conditions 1.1.a - k; 5.3; 5.12 (plan only); 6.1; and 7.1.a - c have been satisfied, this approval shall become FINAL APPROVAL.

When conditions 2.2; 2.3; 2.4; 4.1; 4.2; 4.3; 4.4; 5.1; 5.5; 8.1; and 8.2 are satisfied the final mylar will be signed and recorded with Grafton County Registry of Deeds.

**The motion was seconded by James Dean. The vote on the motion was unanimous in favor.**

**James Dean moved to authorize the Chair to sign the plat. The motion was seconded by Douglas Gross. The vote on the motion was unanimous in favor.**

SIGNED: \_\_\_\_\_  
Kenneth Morley, Chair

DATED: \_\_\_\_\_



*City of Lebanon, Planning Board, Minutes, Sept. 26, 2005*

letter, but they have had discussions, so they know it is coming.

Ms. Maville said if the City knows sufficient bonding is in place, the rest can be handled administratively. Mr. Dean said they should focus only on the exceptions the applicant is requesting, not other issues. If the City is comfortable with the amount of the bonding, and staff feels the City is not at risk, the Board should approve the request.

Chair Morley asked for public comment. Gordon Sargent said the developers have spoken to neighbors, and the decision is up to the Board.

**Chair Morley closed the Public Hearing.**

Mr. Gross asked where the information about the current system came from if the plans were destroyed. Mr. Holden said the City's water consultant provided some information, and in some cases, they are excavating to find things. Mr. Gross said they might have had to do that anyway because the system is so old.

Mr. Brooks listed the necessary components for a motion. Ms. Maville noted that there should be a condition that requires bonding sufficient for all the infrastructure, not just what is mentioned in the conditions that will be changed. Mr. Dean suggested the following motion:

Moved that the Lebanon Planning Board approves the requested changes to Conditions of Approval, Section 4, as identified in the letter from Jon Levenstein dated September 14, 2005, with the condition that the City Engineer and the applicant notify in writing the Planning Office of the bond (maintenance and performance) amounts. Bonding shall cover all utilities.

Ms. Maville added that it should be in a format approved by the City attorney. Mr. Niemczyk said they need to address the suggested language changes in the applicant's letter. Mr. Dean said that is covered by reference to the letter. Chair Morley said the motion should incorporate that language.

**Ms. Windt moved that the Lebanon Planning Board approves the requested changes to Conditions of Approval, Section 4, as identified in the letter from Jon Levenstein dated September 14, 2005, with the condition that the City Engineer and the applicant notify in writing the Planning Office of sufficient bond (maintenance and performance) amounts. Bonding shall cover all infrastructure.**

**The following changes will be made to the Conditions of Approval for the application approved for M&M Equities on April 12, 2005:**

- 4.2.1 The applicant shall submit final design, including construction drawings of all utility and infrastructure features not requiring third-party review and approval (as**

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- noted on paragraph 4.3.1 below) to the City Engineer for Approval prior to signing and recording of the final mylar.
- 4.2.2 All sewer and water installations not requiring third-party inspection and approval shall be constructed to City specifications and shall be inspected and approved by the City Engineer prior to the issuance of any building permit. Installation of the features described in the paragraph 4.2.1 above shall not occur prior to approval from the City Engineer, and the State of New Hampshire (if required).**
- 4.3.1 The applicant shall submit final design, including construction drawings for utility and infrastructure features requiring third-party reviews and approval as determined by the City Engineer to the City prior to the issuance of any building permits. These shall include, but may not be limited to, the design of upgrades to existing water and sewer pump stations, and the design of the sewer overflow chamber.**
- 4.3.2 All sewer and water installations required by paragraph 4.3.1 above shall be constructed to City specifications and shall be inspected and approved by the requisite third-party engineer, prior to the issuance of any building permit. Installation of the features described in paragraph 4.3.1 above shall not occur prior to Approval by the third-party engineer, or the State of New Hampshire (if required).**
- 4.4 The municipal water system serving this development shall provide adequate fire flow, including volume and pressure, and shall not diminish services to the existing area. Calculations shall be approved by the Fire Department, City Engineer, and the requisite third-party reviewer. Availability of public water is subject to approval of these calculations, and is required prior to the issuance of any building permits.**
- 4.6 Applicant shall provide documents for the transfer of water and sewer lines to be dedicated to the City. Documents shall be approved by the City attorney and the Director of Public Works prior to the issuance of any building permits.**

**Seconded by Vice Chair Brown.**

Mr. Moses asked if the bonding applies to all items in the relevant paragraphs. He asked if the staff feels the language is sufficient to mitigate the risk. Mr. Brooks said the performance bond will cover not just water and sewer but also streets, sidewalks and landscaping. Mr. Moses asked if it is correct that this motion applies only to the changes requested in the letter, and all other items required before signing of the mylar are still in place.

Vice Chair Brown asked what “a form acceptable to the City attorney” means. Ms. Maville said



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that means the bond must be judged to be adequate.

Mr. Peress said the bonding covers construction of the approved sewer system. He asked how they can determine what bond is adequate before the State reviews it. Mr. Holden said he does not believe the State will make big changes to the design. Mr. Peress asked where the DES process is. Mr. Holden said they will review the documents presented and the capacity of the sewage treatment plant then issue a sewage discharge permit. Mr. Peress asked if that process has not started. Mr. Holden said it has not, but it is fairly routine. Mr. Peress asked of the City is comfortable that they can establish an appropriate bond level without State approval. Mr. Brooks said they are. The applicant will work with the City Engineer on this. Mr. Peress asked if there will be a manageable contingency. Mr. Brooks said there will.

Mr. Gross said he does not believe that the missing plans rises to the level of an "unforeseen condition requiring modification." Chair Morley asked the Planning Office for their opinion. Mr. Niemczyk said this was a circumstance that no one knew about when the Planning Board approved this application. He is assuming the applicant was moving along in good faith and hit a roadblock. It is a judgment call and up to the Board. Mr. Gross said he does not feel that modification of timing--as opposed to modification of design--is called for in the regulations.

**There being no further discussion, a vote was held, and the motion passed by a vote of 5-3. Voting for the motion: Chair Morley, Vice Chair Brown, Mr. Moses, Mr. Narins, Ms. Windt. Voting against: Mr. Gross, Mr. Jacobs, Mr. Peress. Abstaining: Ms. Monroe.**

The meeting was recessed at 8:23 p.m. and reconvened at 8:29 p.m. Ms. Monroe left the meeting at this time.

#### **IV. PUBLIC REVIEW**

##### **A. Review and Recommendations to the City Council re: 2006-2011 Capital Improvement Program**

Mr. Gross said the big issue is funding hangar development from the General Fund. Stephen Flanders, chair of the Airport Advisory Committee, made a good presentation to the City Council and convinced the Council that this is a good idea. The City's consultant said this is a good idea because the City will be involved, not just private developers. It looks positive that this will be funded. Vice Chair Brown asked what year it will be funded. Mr. Gross said it will be funded next year. Chair Morley said he felt the Airport report was one of the most upbeat he has seen in a long time. The Advisory Committee was positive about the prospect for Airport improvements.

Mr. Narins asked if the reference on page 2 of the minutes to a 30% increase referred to national figures or just Lebanon. Chair Morley said that is just Lebanon. Mr. Dean said that is commercial travel. Mr. Narins said a 30% increase is not supported nationally. Mr. Dean said the Airport

**Exhibit B**

**November 16, 2016 Notice of Action**

### NOTICE OF ACTION LEBANON PLANNING BOARD

Notice is hereby given that on **September 12, 2016** the following action was taken by majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan and Subdivision Regulations.

Ken Morley moved that the Lebanon Planning Board finds the application of **BRADY SULLIVAN PROSPECT HILLS, LLC** for a Final Review of a Major Subdivision and Conditional Use Permit, #PB2016-22-EXP-FMAJ, is complete enough to accept jurisdiction and commence review.

The motion was seconded by Seconded by Keith Davio. The vote on the motion was unanimous in favor.

Notice is hereby given that on **October 11, 2016** the following action was taken by majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan and Subdivision Regulations.

Carl Porter moved that the Lebanon Planning Board did not grant the request of Brady Sullivan to reduce the amount of the security bond for Phase 1 of the Prospect Hills project and require that Brady Sullivan complete the punch list within 12 months, with the City to call the bond in the event that the Certificate of Occupancy is not in place.

The motion was seconded by Seconded by Keith Davio. The vote on the motion was eight in favor and one abstaining.

Notice is hereby given that on **November 14, 2016**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Subdivision Regulations.

Elizabeth Celtrick moved that the Lebanon Planning Board approve the application of **BRADY SULLIVAN PROSPECT HILLS, LLC**, for a Final Review of Major Subdivision and Conditional Use Permit for a 171-unit Planned Unit Residential Development and to update the construction timelines for Phase 2, located off Moulton Avenue and Prospect Street, Tax Map 108, Lot 2 (Phase 2) and Lot 14 (Phase 1), Lebanon, NH, in the R-3 zone, #PB2016-22-EXP-FMAJ, as shown on plans titled "Prospect Hill – Phase II, Lebanon, Grafton County, New Hampshire," prepared by Jon Rokeh, PE, dated October 5, 2011, revised March 16, 2015, including any and all supplemental submissions, and testimony provided during the public hearing, with the following conditions:

1. A performance security for all required Phase 2 infrastructure improvements shall be in place prior to commencement of any site work in that phase, in an amount considered adequate by the City Engineer and in a form acceptable to the City Manager. The applicant shall execute a new Performance Bond/Security Agreement to accompany the performance security for Phase 2.
2. The applicant shall be required to achieve Active and Substantial Development or Building, as defined in Section 14.1 of the Subdivision Regulations, for Phase 2 site improvements within two years of the date of this decision, or by November 14, 2018. Substantial Completion of such improvements, as defined in Section 14.1, shall be achieved within 5 years of the date of this decision, or by November 14, 2021.



**Lebanon Planning Board Notice of Action  
Brady Sullivan Prospect Hills, LLC  
Final Major Subdivision Review and Conditional Use Permit (original approval lapsed)**

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3. The applicant shall comply with all applicable conditions of the Planning Board's approval for the Prospect Hills development, dated April 12, 2005, as amended by the Planning Board on September 26, 2005, to the satisfaction of the Planning Office.
4. The applicant shall execute a new Water and Sewer Extension and Inspection Agreement in accordance with Chapter 181 of the City Code and Section 14 of the Subdivision Regulations for Phase 2 of the development.
5. Prior to the start of any construction activities in Phase 2 for which construction inspection is required pursuant to this decision, or any applicable ordinance or code, the City shall retain the services of an independent third-party inspector, for which the applicant shall be responsible for all inspection fees related to construction and installation of roadways, sidewalks, water and sewer utilities, storm drainage systems, and erosion control, in accordance with Chapter 181 of the City Code and Section 14 of the Subdivision Regulations. The applicant shall provide funding for inspection services in a form acceptable to the City. As-built drawings provided by the applicant (using the NH State Plane Coordinate system), including tie sheets and Northing and Easting coordinates and elevations of underground utilities, and third-party engineer inspection reports shall be reviewed and approved by the City Engineer, prior to acceptance of any utility improvements by the City, and all such inspection reports shall be made available to the applicant, upon request.
6. The applicant shall update or obtain any required State approvals for Phase 2 of the development, including but not limited to:
  - NHDES Alteration of Terrain
7. Whereas more than five years has lapsed since the Prospect Hills development was originally approved, the applicant is advised that future Building Permit requests within the development will be subject to City of Lebanon Impact Fees pursuant to Section 213 of the Zoning Ordinance. Impact fees shall be calculated based on the fee schedule and methodology in effect at the time of building permit issuance, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy.
8. The applicant shall provide a digital record drawing of the subdivision plan (CAD .dwg format using the NH State Plane Coordinate system) to the Planning Office prior to the signing and recording of the mylar.
9. All proposed roadways, sidewalks, water and sewer lines, and hydrants, shall be constructed pursuant to the City's standards.
10. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide as-built plans, to the satisfaction of the Department of Public Works.
11. 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
12. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.
13. The applicant shall provide a digital record drawing (CAD .dwg format using the NH State Plane Coordinate system) to the Planning Office prior to the issuance of the Final Certificate of Occupancy.

**Lebanon Planning Board Notice of Action**  
**Brady Sullivan Prospect Hills, LLC**  
**Final Major Subdivision Review and Conditional Use Permit (original approval lapsed)**

---

14. Prior to the issuance of a Certificate of Occupancy, the applicant shall provide automatic fire sprinkler systems to the proposed townhomes to the satisfaction of the Fire Department.
15. Prior to the commencement of any site work in Phase 2, the applicant shall provide two complete sets of revised plans to the Planning Office, depicting the following plan changes:
  - a. The revised open space area calculations for Phase 2 and within the overall development shall be included on a revised Open Space Plan to be recorded in the Grafton County Registry.
  - b. The applicant shall revise the plans to indicate the location of a mail kiosk within the Phase 2 development, with the associated parking and signage to serve the mail kiosk.
  - c. The applicant shall revise the plans to the satisfaction of the Planning and Police Departments and the Lebanon School District to indicate the location of a community school bus stop within the development, since the bus stop was never provided within the Phase 1 site as originally indicated.
16. Prior to the issuance of a Building Permit, the applicant shall complete a water study for Phase 2, to the satisfaction of the Department of Public Works.
17. The applicant shall arrange for a traffic study to be completed by a licensed third party of the Moulton Avenue/Route 4 intersection and the Laplante Road/Route 4 intersection upon the issuance of the certificate of occupancy for the 90<sup>th</sup> unit in Phase 2. The applicant shall work with the Department of Public Works, the Planning Office, and the Police Department to provide appropriate mitigation if necessary and as identified in the traffic study as it relates to the Phase 2 development, with the exclusion of the commuter and pass-through traffic. The applicant shall provide a performance security to the City in an amount sufficient to complete the traffic study to ensure its proper completion as required by this condition.

The motion was seconded by Carl Porter. The vote on the motion was seven in favor with one abstaining.

On September 12, 2016 the Lebanon Planning Board granted the request for a waiver from the requirement of Section 11.4 of the Subdivision Regulations, allowing the applicant to proceed directly to Final Major Subdivision Review

On October 11, 2016 the Lebanon Planning Board denied the request for a waiver from the requirements of Section 7.7.A(2) of the Subdivision Regulations

SIGNED: \_\_\_\_\_  
 The City of Lebanon, Planning Board Chair

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

**Exhibit C**

**December 10, 2018 Notice of Action**





CITY OF LEBANON ~ PLANNING OFFICE  
51 North Park Street ~ Lebanon, NH ~ 03766

**NOTICE OF ACTION  
LEBANON PLANNING BOARD**

Notice is hereby given that on **DECEMBER 10, 2018**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Subdivision Regulations:

Carl Porter moved that the Lebanon Planning Board finds the application of **BRADY SULLIVAN PROSPECT HILLS, LLC** for an Extension of a Final Review of a Major Subdivision and Conditional Use Permit, #PB2018-39-EXT, is complete enough to accept jurisdiction and commence review.

The motion was seconded by Matthew Hall. The vote on the motion was unanimous in favor, 9-0.

Notice is hereby given that on **DECEMBER 10, 2018**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Subdivision Regulations:

Carl Porter moved that the Lebanon Planning Board **APPROVE** the application of **BRADY SULLIVAN PROSPECT HILLS, LLC** for an Extension of a Final Review of a Major Subdivision and Conditional Use Permit (#PB2016-22-EXP-FMAJ) for Phase II of a project identified as Prospect Hills, a 171 unit Planned Unit Residential Development located off Moulton Drive and Prospect Street, Tax Map 108 Lot 2 (phase 2) Lot 14 (phase 1), #PB2018-39-EXT, including any and all supplemental submissions and testimony provided during the public hearing, with the following conditions:

1. The applicant shall be required to (a) record the plat within six (6) months of the date of the date of this decision, or by June 10, 2019; (b) achieve Active and Substantial Development or Building, as defined in Section 14.1 of the Subdivision Regulations, for Phase 2 site improvements within two (2) years of the date of this decision, or by December 10, 2020; and (c) achieve Substantial Completion, as defined in Section 14.1, for Phase 2 site improvements within 5 years of the date of this decision, or by December 10, 2023.
2. The applicant shall comply with all applicable conditions of the Planning Board's prior Notices of Action for the Prospect Hills development, including but not limited to, the Notice of Action dated November 14, 2016, #PB2016-22-EXT-FMAJ.

The motion was seconded by Sarah Welsch. The vote on the motion was 7 in favor, 1 opposed, and 1 abstention.

THE CITY OF LEBANON

SIGNED

*Shane D. Brady, Mayor*

DATED

*2-20-2019*

By: *Karen M. Davis*  
Planning Board Chair

DATE: *1/14/19*

**Exhibit D**

**Performance Bond Format**

\*\*SAMPLE\*\*  
PERFORMANCE BOND

This form is to be used in contracts between the subdivider and contractors constructing required improvements and included as an exhibit to the Subdivision Agreement

KNOW ALL PERSONS BY THESE PRESENTS: that

\_\_\_\_\_  
(Name of Contractor)

\_\_\_\_\_  
(Address of Contractor)

a \_\_\_\_\_ hereinafter called Principal, and  
(Corporation, Partnership, or Individual)

\_\_\_\_\_  
(Name of Surety)

\_\_\_\_\_  
(Address of Surety)

hereinafter called SURETY, are held and firmly bound unto \_\_\_\_\_  
hereinafter called OWNER, in the penal sum of \$ \_\_\_\_\_, in lawful money of  
the United States, for the payment of which sum well and truly to be made, we bind ourselves,  
successors, and assigns, jointly and severally, firmly by the presents.

THE CONDITION OF THE OBLIGATION is such that whereas, the Principal entered into a certain  
contract with the OWNER dated the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, a copy of  
which is attached hereto and made a part hereof for the construction of \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

NOW THEREFORE, if the Principal shall well, truly and faithfully perform its duties, all the  
undertakings, covenants, terms, conditions, and agreements of said contract during the original  
term thereof, and any extensions thereof which may be granted by the OWNER, with or without  
notice to the Surety, and if he shall satisfy all claims and demands incurred under such  
contract, and shall fully indemnify and save harmless the OWNER from all costs and damages  
which it may suffer by reason of failure to do so, and shall reimburse and repay the OWNER all  
outlay and expense which the OWNER may incur in making good any default, then this  
obligation shall be void, otherwise to remain in full force and effect.



**Exhibit D**

PROVIDED, FURTHER, that the said surety, for value received hereby stipulates and agrees that no change, extensions of time, alteration or addition to the terms of the contract or to Work to be performed thereunder or the Specifications accompanying the same shall in any wise affect its obligation on this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the work or to the Specifications.

IN WITNESS WHEREOF, this instrument is executed in six (6) counterparts, each one of which shall be deemed an original, this the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

ATTEST:

\_\_\_\_\_  
(Principal)

\_\_\_\_\_  
(Principal Secretary)

By \_\_\_\_\_(s)

\_\_\_\_\_  
(Witness to Principal)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Address)

ATTEST:

\_\_\_\_\_  
(Surety)

\_\_\_\_\_  
(Surety Secretary)

By \_\_\_\_\_(s)

\_\_\_\_\_  
(Witness to Surety)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Address)

NOTE: Date of Bond must not be prior to date of Contract. If Contractor is a Partnership, all partners should execute Bond.

IMPORTANT: Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) an be authorized to transact business in the State where the Project is located.

*James E. Belanger*

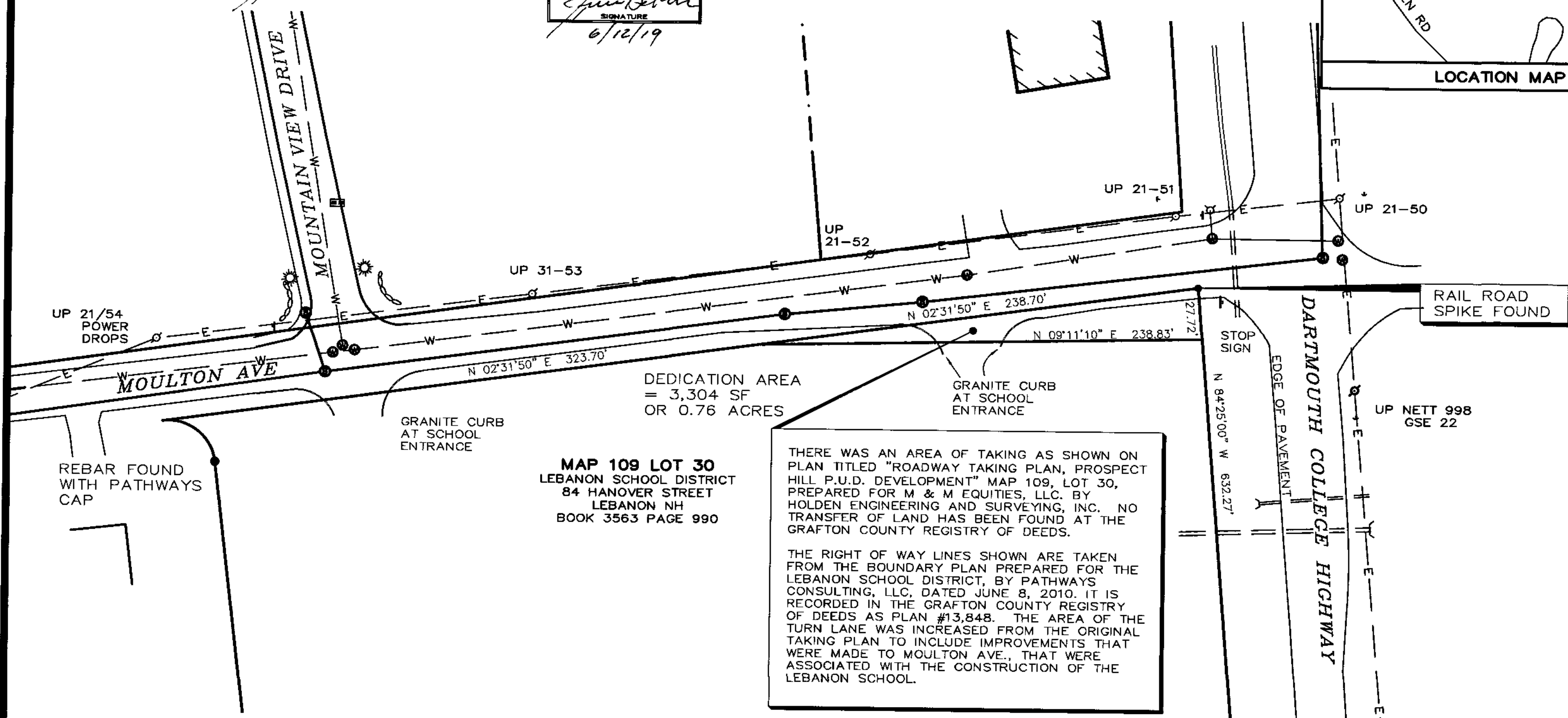
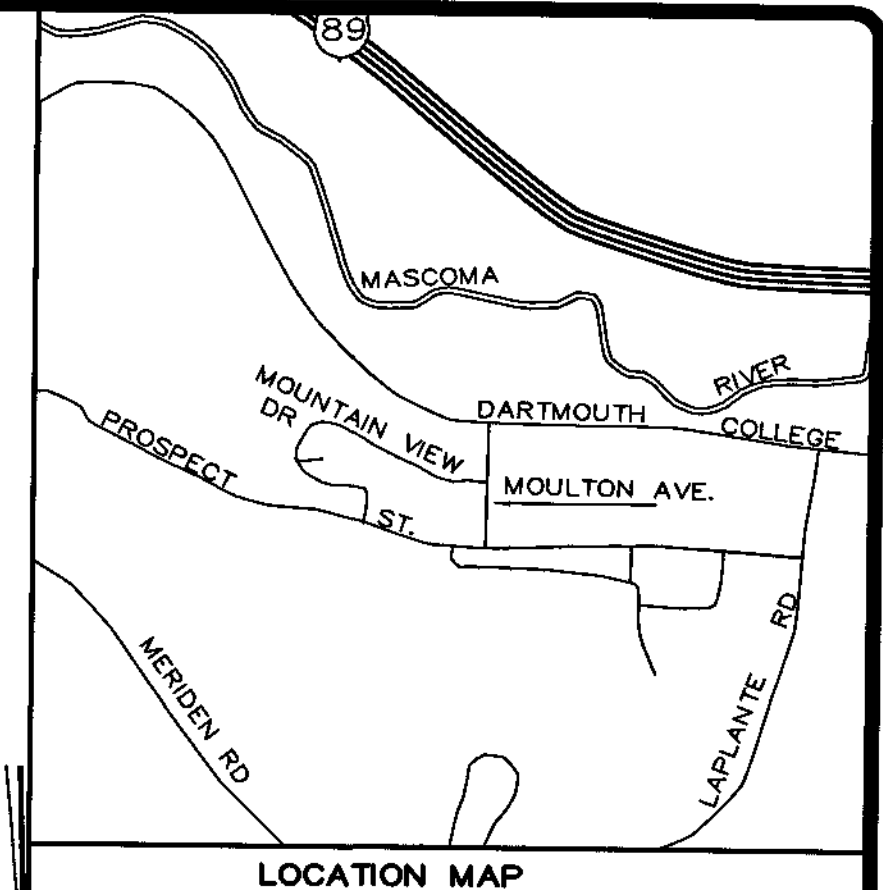
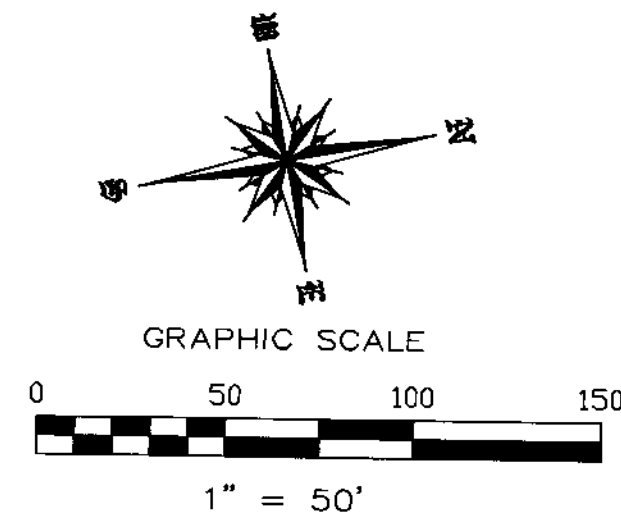
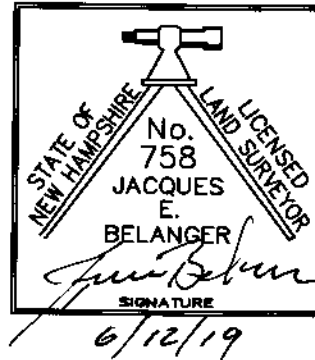
### CERTIFICATIONS

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION.  
6/12/19 DATE *James E. Belanger*  
LICENSED LAND SURVEYOR

I HEREBY CERTIFY THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY & HAS A MAXIMUM ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES IN & BORDERING THE SUBJECT PROPERTY.  
6/12/19 DATE *James E. Belanger*  
LICENSED LAND SURVEYOR

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE & THAT THE LINES OF STREETS & WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED & THAT NO NEW WAYS ARE SHOWN.  
6/12/19 DATE *James E. Belanger*  
LICENSED LAND SURVEYOR

I CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF Lebanon IN ACCORDANCE WITH RSA 676:18 (IV).  
6/12/19 DATE *James E. Belanger*  
LICENSED LAND SURVEYOR



DEDICATION AREA  
= 3,304 SF  
OR 0.76 ACRES

MAP 109 LOT 30  
LEBANON SCHOOL DISTRICT  
84 HANOVER STREET  
LEBANON NH  
BOOK 3563 PAGE 990

THERE WAS AN AREA OF TAKING AS SHOWN ON PLAN TITLED "ROADWAY TAKING PLAN, PROSPECT HILL P.U.D. DEVELOPMENT" MAP 109, LOT 30, PREPARED FOR M & M EQUITIES, LLC. BY HOLDEN ENGINEERING AND SURVEYING, INC. NO TRANSFER OF LAND HAS BEEN FOUND AT THE GRAFTON COUNTY REGISTRY OF DEEDS.

THE RIGHT OF WAY LINES SHOWN ARE TAKEN FROM THE BOUNDARY PLAN PREPARED FOR THE LEBANON SCHOOL DISTRICT, BY PATHWAYS CONSULTING, LLC, DATED JUNE 8, 2010. IT IS RECORDED IN THE GRAFTON COUNTY REGISTRY OF DEEDS AS PLAN #13,848. THE AREA OF THE TURN LANE WAS INCREASED FROM THE ORIGINAL TAKING PLAN TO INCLUDE IMPROVEMENTS THAT WERE MADE TO MOULTON AVE., THAT WERE ASSOCIATED WITH THE CONSTRUCTION OF THE LEBANON SCHOOL.

#### PLAN INTENT:

THE INTENT OF THIS PLAN IS INTENDED TO ILLUSTRATE A WIDENING DEDICATION NEAR THE INTERSECTION OF MOULTON AVE. AND THE DARTMOUTH COLLEGE HIGHWAY. THE CURRENT OWNER OF THE TRACT IS THE LEBANON SCHOOL DISTRICT, SEE DEED 3563 PAGE 0990. THIS DEDICATION WAS TO TAKE PLACE AS PART OF THE APPROVAL OF THE PROSPECT HILL DEVELOPMENT.

**TURN LANE DEDICATION  
PLAN  
TAX MAP 109 LOT 30  
3 MOULTON AVE  
LEBANON NH  
GRAFTON COUNTY**

OWNED BY:  
**LEBANON SCHOOL DISTRICT**  
20 SEMINARY HILL  
WEST LEBANON NH 03784

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



\* BOUNDARY SURVEYS  
\* SUBDIVISIONS  
\* LAND PLANNING  
\* SEPTIC DESIGN

TEL (603) 774-3601

REVISED JULY 31, 2018  
PLAN DATE JANUARY 17, 2016  
SCALE 1" = 50'  
JN 101267/INTERSECTION  
SHEET 1 OF 1

# CERTIFICATIONS

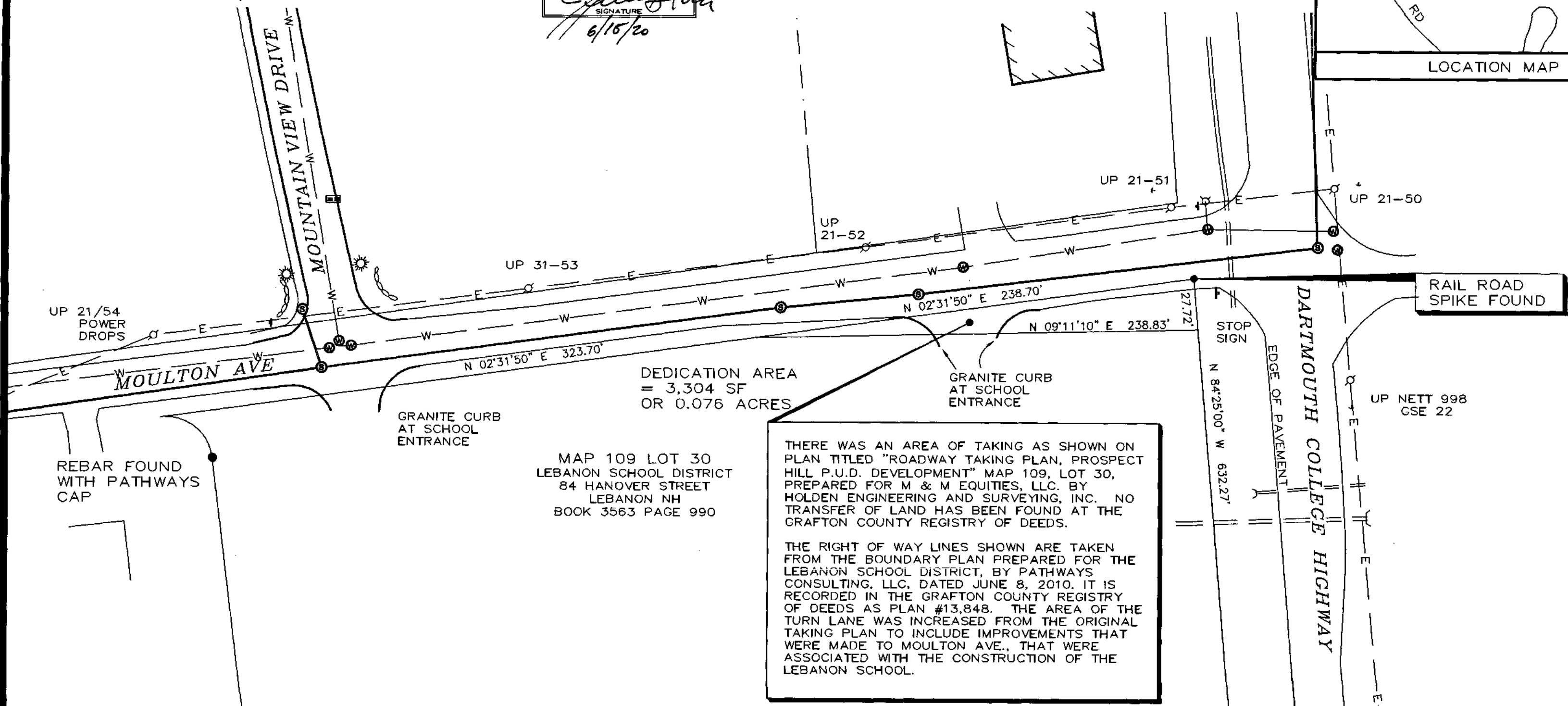
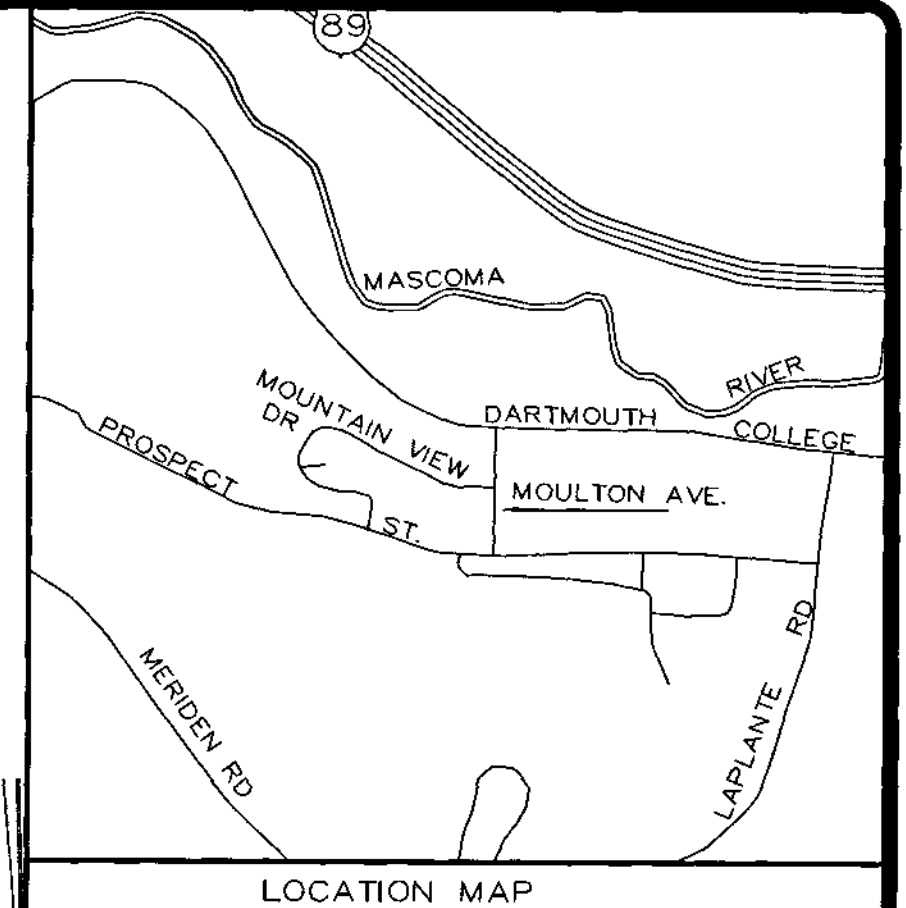
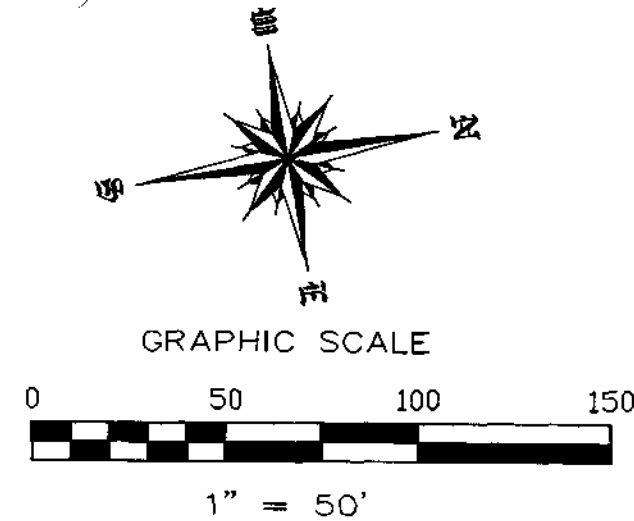
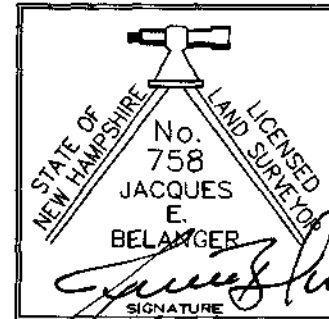
I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION.  
 6/15/20 DATE *[Signature]*  
 LICENSED LAND SURVEYOR

I HEREBY CERTIFY THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY & HAS A MAXIMUM ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES IN & BORDERING THE SUBJECT PROPERTY.  
 6/15/20 DATE *[Signature]*  
 LICENSED LAND SURVEYOR

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE & THAT THE LINES OF STREETS & WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED & THAT NO NEW WAYS ARE SHOWN.  
 6/15/20 DATE *[Signature]*  
 LICENSED LAND SURVEYOR

I CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF LEBANON IN ACCORDANCE WITH RSA 676:18 (IV).  
 6/15/20 DATE *[Signature]*  
 LICENSED LAND SURVEYOR

- 15947 06/16/2020 10:03 AM  
 Register of Deeds, Grafton County  
 LCHIP FEE GRA146154 25.00



THERE WAS AN AREA OF TAKING AS SHOWN ON PLAN TITLED "ROADWAY TAKING PLAN, PROSPECT HILL P.U.D. DEVELOPMENT" MAP 109, LOT 30, PREPARED FOR M & M EQUITIES, LLC. BY HOLDEN ENGINEERING AND SURVEYING, INC. NO TRANSFER OF LAND HAS BEEN FOUND AT THE GRAFTON COUNTY REGISTRY OF DEEDS.

THE RIGHT OF WAY LINES SHOWN ARE TAKEN FROM THE BOUNDARY PLAN PREPARED FOR THE LEBANON SCHOOL DISTRICT, BY PATHWAYS CONSULTING, LLC, DATED JUNE 8, 2010. IT IS RECORDED IN THE GRAFTON COUNTY REGISTRY OF DEEDS AS PLAN #13,848. THE AREA OF THE TURN LANE WAS INCREASED FROM THE ORIGINAL TAKING PLAN TO INCLUDE IMPROVEMENTS THAT WERE MADE TO MOULTON AVE., THAT WERE ASSOCIATED WITH THE CONSTRUCTION OF THE LEBANON SCHOOL.

PLAN INTENT:  
 THE INTENT OF THIS PLAN IS TO CORRECT THE AREA OF THE TURN LANE DEDICATION. THE AREA OF 0.76 ACRES IS ACTUALLY IN ERROR ON THE RECORDED PLAN #15,742 AS FOUND IN THE GRAFTON COUNTY REGISTRY OF DEEDS. THE ACTUAL AREA 0.076 ACRES.

|                                                                                                                  |                                                                                   |
|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| CORRECTED<br>TURN LANE DEDICATION<br>PLAN<br>TAX MAP 109 LOT 30<br>3 MOULTON AVE<br>LEBANON NH<br>GRAFTON COUNTY | OWNED BY:<br>LEBANON SCHOOL DISTRICT<br>20 SEMINARY HILL<br>WEST LEBANON NH 03784 |
|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|

|                                                                                                                                                                                                               |                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| J.E. BELANGER LAND SURVEYING PLLC<br>LICENSED LAND SURVEYOR<br>61 OLD HOPKINTON ROAD, DUNBARTON, NH 03046<br>* BOUNDARY SURVEYS<br>* SUBDIVISIONS<br>* LAND PLANNING<br>* SEPTIC DESIGN<br>TEL (603) 774-3601 | REVISED MAY 28, 2020<br>REVISED JULY 31, 2018<br>PLAN DATE JANUARY 17, 2016<br>SCALE 1" = 50'<br>JN 101267/INTERSECTION<br>SHEET 1 OF 1 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|





# 20013910 10/05/2020 01:45 PM  
Book 4561 Page 913 Page 1 of 3  
Register of Deeds, Grafton County

*Lucy M. Mahan*

544

### EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, that **Brady Sullivan Prospect Hill, LLC**, with a mailing address of 670 N. Commercial Street, Manchester, N.H. 03101 ("Grantor"), for consideration paid, grants to the **CITY OF LEBANON**, a municipal corporation with a business address of 51 North Park Street, County of Grafton, State of New Hampshire 03766, the following described easements with QUITCLAIM COVENANTS:

An easement, with the right of ingress and egress, on that certain parcel of land located in the City of Lebanon, County of Grafton, State of New Hampshire, commonly known as 26 Mountain View Drive and identified on the City of Lebanon's tax maps as Parcel ID 108-14 ("Grantor's Property"), for the purpose of installing, constructing, maintaining and repairing drain line and drainage improvements. The easement is bounded and described as follows:

Beginning at a point on the northerly edge of Prospect Street, on the boundary line of the adjacent property known as Parcel ID 108-15 and currently owned by Rory C. Gawler; thence N9°24'50"E a distance of 25.00 feet along said boundary line to a point; thence S87°00'40"E a distance of 23.00 feet to a point; thence S9°24'50"W a distance of 10.00 feet to a point; thence S48°30'30"W a distance of 14.18 feet to a point; thence S9°24'50"W a distance of 5.00 feet to a point; thence N87°00'40"W a distance of 14.00 feet to the place of beginning. Said Easement contains an area of 482 square feet, more or less.

The boundaries of the Easement are shown on a plan entitled "Easement Plan for City of Lebanon, Property of Brady Sullivan Prospect Hill, LLC, 26 Mountain View Drive, Lebanon, Grafton Co., New Hampshire," dated March 10, 2020, and prepared by Pathways Consulting, LLC, which plan is on file and available for review at the Lebanon City Clerk's Office.

Meaning and intending hereby to describe and convey an easement over a portion of the property conveyed to Brady Sullivan Prospect Hill, LLC by Confirmatory Fiduciary Deed of M&M Equities, LLC, dated March 2, 2011, and recorded March 4, 2011 in the Grafton County Registry of Deeds, Book 3779, Page 67.

During any periods of construction or maintenance, the size of the easement may be extended, at the option of the City of Lebanon, an additional 10 feet in any direction to accommodate construction equipment and trucks.

It is a condition of this easement that the City of Lebanon, in the exercise of its rights, shall do no unnecessary damage to the property of the Grantor and that the City of Lebanon will restore the surface of the ground to substantially the same condition it was in prior to any construction and/or maintenance, including grading and seeding.

The Grantor, including heirs and assigns, covenants and agrees that no structures, trees or ornamental shrubs shall be established, constructed or located within the boundaries of said easement.

The within conveyance is a transfer to a municipality and therefore is exempt from the New Hampshire Property Transfer Tax under RSA 78-B:2, I.

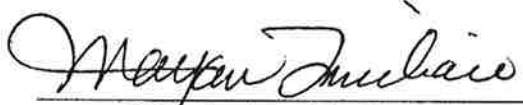
DATED this 10th day of September, 2020.

Grantor

  
\_\_\_\_\_  
Arthur Sultan (name)  
member / manager (title)

STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON, SS.

On this 10th day of September, 2020, before me, the undersigned personally appeared Arthur A. Sultan, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that he/she executed the same as his/her voluntary act and deed for the purposes therein contained.

  
Notary Public/Justice of the Peace  
My commission expires: 7-19-22  
  


The within conveyance to the City of Lebanon for an easement is accepted and authorized to be recorded in the Grafton County Registry of Deeds.

CITY OF LEBANON

A handwritten signature in black ink, appearing to be "D. [unclear]", is written over a horizontal line.

City Manager





# 20013911 10/05/2020 01:46 PM  
 Book 4561 Page 916 Page 1 of 3  
 Register of Deeds, Grafton County

*Keely Mahan*

544

### EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, that **Brady Sullivan Prospect Hill, LLC**, with a mailing address of 670 N. Commercial Street, Manchester, N.H. 03101 ("Grantor"), for consideration paid, grants to the **CITY OF LEBANON**, a municipal corporation with a business address of 51 North Park Street, County of Grafton, State of New Hampshire 03766, the following described easements with QUITCLAIM COVENANTS:

Easements, with the right of ingress and egress, on that certain parcel of land located in the City of Lebanon, County of Grafton, State of New Hampshire, commonly known as Prospect Street and identified on the City of Lebanon's tax maps as Parcel ID 108-2 ("Grantor's Property"), for the purpose of installing, constructing, maintaining and repairing drainage line and improvements. The easements comprise two distinct easement areas, hereinafter referred to as "the Easements," and are bounded and described as follows:

Beginning at the northeastern-most point of Grantor's Property at a 3/4" Rebar (Bent) at the corner of Prospect Street Extension and Hillcrest Drive; thence S2°55'00"W a distance of 160.00 feet to a point; thence N87°05'00"W a distance of 4.50 feet to a point; thence N2°55'00"E a distance of 145.00 feet to a point; thence N26°34'50"W a distance of 19.10 feet to a point; thence S80°25'10"E a distance of 14.00 feet to the place of beginning. Said Easement A containing an area of 794 square feet, more or less.

Beginning at a 4" X 4" Concrete Monument (Broken) on the easterly side of Grantor's property, at the point of the curve of Hillcrest Drive, thence S85°42'30"E a distance of 35.31 feet to the place of beginning; from this place of beginning, thence S4°21'40"W a distance of 5.00 feet to a point; thence S85°42'30"E a distance of 80.00 feet to a point; thence N4°21'40"E a distance of 5.00 feet to a point; thence N85°42'30"W a distance of 80.00 feet to the place of beginning. Said Easement B containing an area of 400 square feet, more or less.

The boundaries of the Easements are shown on a plan entitled "Easement Plan for City of Lebanon, Property of Brady Sullivan Prospect Hill, LLC, Prospect Street, Lebanon, Grafton Co.,

New Hampshire," dated March 10, 2020, and prepared by Pathways Consulting, LLC, which plan is on file and available for review at the Lebanon City Clerk's Office.

Meaning and intending hereby to describe and convey an easement over a portion of the property conveyed to Brady Sullivan Prospect Hill, LLC by Confirmatory Fiduciary Deed of M&M Equities, LLC, dated March 2, 2011, and recorded March 4, 2011 in the Grafton County Registry of Deeds, Book 3779, Page 67.

During any periods of construction or maintenance, the size of the easement may be extended, at the option of the City of Lebanon, an additional 10 feet in any direction to accommodate construction equipment and trucks.

It is a condition of this easement that the City of Lebanon, in the exercise of its rights, shall do no unnecessary damage to the property of the Grantor and that the City of Lebanon will restore the surface of the ground to substantially the same condition it was in prior to any construction and/or maintenance, including grading and seeding.

The Grantor, including heirs and assigns, covenants and agrees that no structures, trees or ornamental shrubs shall be established, constructed or located within the boundaries of said easement.

The within conveyance is a transfer to a municipality and therefore is exempt from the New Hampshire Property Transfer Tax under RSA 78-B:2, I.

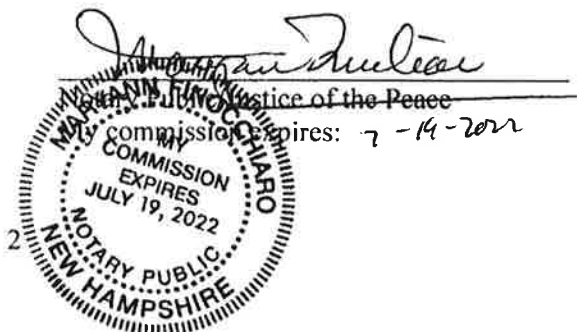
DATED this 10<sup>th</sup> day of September, 2020.

Grantor

  
Arthur W. Sullivan (name)  
member / manager (title)

STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON, SS.

On this 10<sup>th</sup> day of September, 2020, before me, the undersigned personally appeared Arthur W. Sullivan, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that he/she executed the same as his/her voluntary act and deed for the purposes therein contained.



The within conveyance to the City of Lebanon for an easement is accepted and authorized to be recorded in the Grafton County Registry of Deeds.

CITY OF LEBANON

  
\_\_\_\_\_  
City Manager



Return to:  
City of Lebanon  
51 N. Park Street  
Lebanon, NH 03766

544

# 20015818 11/02/2020 01:09 PM  
Book 4571 Page 217 Page 1 of 4  
Register of Deeds, Grafton County

### WATER AND SEWER LINE TRANSFER AND ACCESS EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, that **BRADY SULLIVAN PROSPECT HILL, LLC**, a New Hampshire limited liability company with an address of 670 N. Commercial Street, Manchester, Hillsborough County, New Hampshire 03101 ("Grantor"), for consideration paid, grants to the **CITY OF LEBANON**, a municipal corporation with a principal place of business at 51 North Park Street, Lebanon, Grafton County, New Hampshire 03766 ("Grantee"), with **QUITCLAIM COVENANTS**, the following:

#### Ownership of Existing Waterline Infrastructure and 20-Foot Water Line Easement.

The existing water main(s), service lines between the water main(s) and curb shut-off valves, the water valves, and the fire hydrant(s) (excluding service connections beyond the curb shut-off valves), and the permanent right and easement to enter upon and to construct, lay, or build, and to re-enter as necessity may require, to repair, replace, or maintain the water mains, service lines, water valves, and fire hydrants, on or through a portion of the Grantor's land located at Mountain View Drive and Cherry Circle, Lebanon, Grafton County, New Hampshire, further described as follows:

The water main(s), service lines, the water valves and fire hydrant(s) (excluding service connections beyond the curb shut-off valves) situated in the City of Lebanon, County of Grafton and State of New Hampshire, being depicted on Plan entitled, "Water Line As-Built Prospect Hill Phase I, Lebanon, Grafton County, New Hampshire, prepared by J.E. Belanger Land Surveying, PLLC, dated 10-5-11, and recorded with the Grafton County Registry of Deeds as Plan No. 15946, located on the private streets comprising Phase I of the Prospect Hill P.U.D. Development as shown on said Plan. The width of the easement granted herein shall be ten (10) feet from either side of the location of said water main(s) shown on the Plan.

The Grantee's ownership of the water main(s), the water valves and fire hydrant(s) shall only extend to the curbside shutoff valves and not from the shutoff valves to the dwellings of the individual homeowners.



In the exercise of its rights hereunder, the Grantee agrees that it shall make all reasonable efforts to do no unnecessary damage to the property of the Grantor and further agrees to restore the surface of the ground to substantially the same condition it was in prior to any construction and/or maintenance, provided however, that such restoration of the surface of the ground will be limited to re-paving of street and driveway areas, re-seeding lawn and resetting curbing. The easement area shall remain free of trees and other physical improvements that would interfere with Grantee's maintenance of the water lines, water valves, and hydrants.

Notwithstanding any other provisions of this Deed, Grantor and any successor in interest shall have the right to use any area covered by the easements granted therein for any lawful purpose not prohibited by this conveyance, and to grant such rights to others, including without limitation a) access to any lot in the Planned Unit Development or any adjoining land of Grantor; and b) use of the easement areas for private sewer, and other utility lines, provided that such use shall not impair Grantee's rights hereunder.

Ownership of Off-Site Sewer Infrastructure. Grantor also transfers to City of Lebanon, with Quitclaim covenants, the existing off-site gravity sewer main constructed by it or its predecessor in interest within Moulton Avenue, Dartmouth College Highway (N.H. Route 4) and Pumping Station Road to the boundary line of the Planned Unit Development.

Meaning and intending to describe and convey easements on a portion of the same premises as conveyed to Grantor by Fiduciary Deed of M & M Equities, LLC dated November 11, 2010 and Confirmatory Fiduciary Deed dated March 2, 2011, recorded with the Grafton County Registry of Deeds at Book 3748, Page 0402 and 3779, Pg. 0067, respectively.

This transfer is a transfer of title to the state, a state agency, a county, a city, a town, a school district, or a village district, and is exempt from transfer tax pursuant to RSA 78-B:2.

Executed this 30th day of September, 2020.

BRADY SULLIVAN PROSPECT HILL, LLC

By:

  
Arthur W. Sullivan Its Member  
Duly Authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this 30<sup>th</sup> day of September, 2020, before me, the undersigned, personally appeared the above named ARTHUR W. SELLERON, as Member of Brady Sullivan Prospect Hill, LLC, duly authorized, who executed the foregoing instrument for the purposes therein contained and acknowledged the same to be his free act and deed.



Maryann Finocchiaro  
Notary Public/Justice of the Peace  
My Commission Expires:

ACCEPTANCE

The within conveyance to the City of Lebanon is accepted and authorized to be recorded in the Grafton County Registry of Deeds.

CITY OF LEBANON

By: [Signature]  
Name: SHAWN MULLOOLAN  
Title: CITY MANAGER  
Duly Authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON

On this 28<sup>th</sup> day of October, 2020, before me, the undersigned, personally appeared the above named SHAWN MULLOOLAN, as CITY MANAGER of the City of Lebanon, duly authorized, who executed the foregoing instrument for the purposes therein contained and acknowledged the same to be his/her free act and deed.

[Signature]  
Notary Public/Justice of the Peace  
My Commission Expires:

ANN M. CORMIER, Notary Public  
My Commission Expires April 6, 2021

MORGAGEE CONSENT  
AND  
SUBORDINATION OF MORTGAGE

Northway Bank, of 3424 White Mountain Highway, North Conway, New Hampshire 03860, holder of a Mortgage from Brady Sullivan Prospect Hill, dated June 18, 2014, and recorded in the Grafton County Registry of Deeds, Book 4063, Page 0850, hereby consents to the above described conveyance and hereby subordinates said Mortgage to the above-described Water Line Transfer and Access Easement Deed, being conveyed herein to the City of Lebanon, but said Mortgage in all other respects, terms and conditions shall remain in full force and effect.

Dated this 30<sup>th</sup> day of September, 2020

Northway Bank

By: 

Name: THOMAS S. CARUSO

Title: Senior Vice President

Duly Authorized

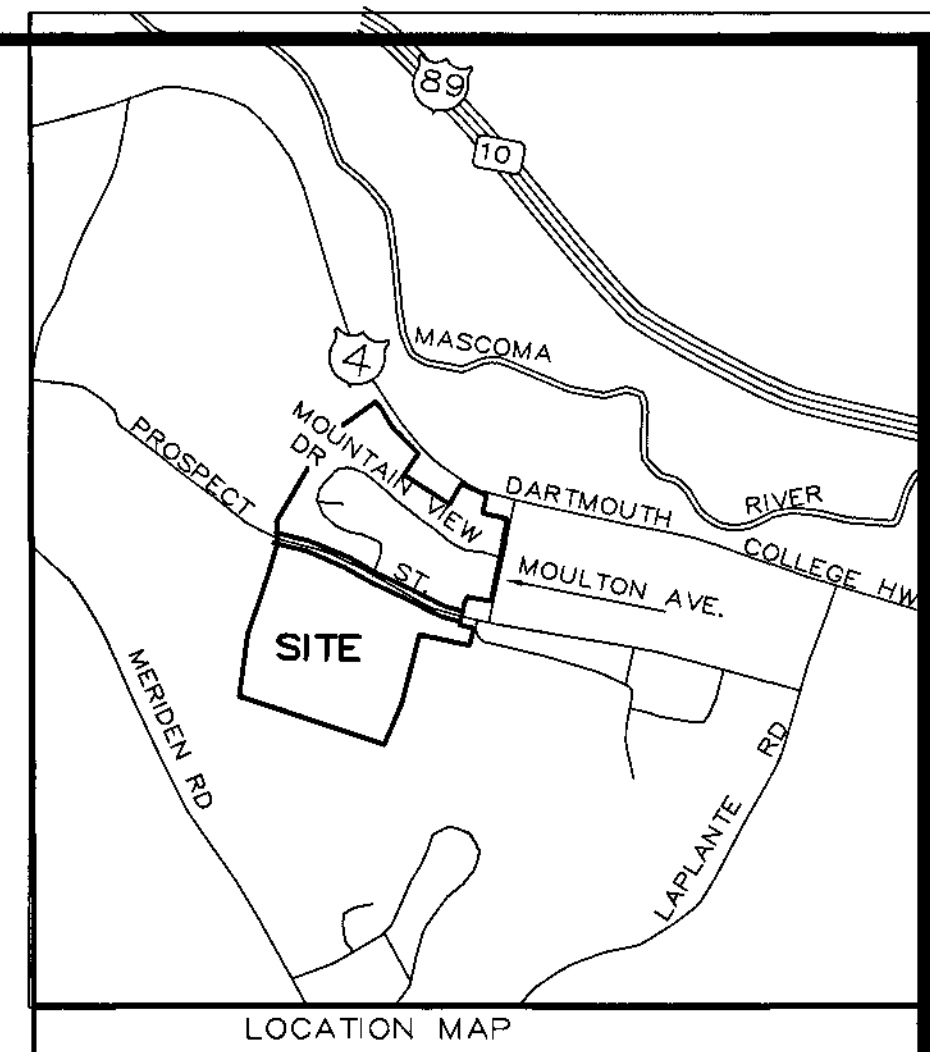
STATE OF NEW HAMPSHIRE  
COUNTY OF Grafton

On this 30 day of September, 2020, before me, the undersigned, personally appeared the above named Thomas Caruso, as Senior VP of Northway Bank, duly authorized, who executed the foregoing instrument for the purposes therein contained and acknowledged the same to be his/her free act and deed.



  
Notary Public/Justice of the Peace  
My Commission Expires: 6/1/21





LEBANON PLANNING BOARD  
APPROVED: Nov 14, 2016  
CHAIRMAN  
[Signature]  
DATE OF SIGNATURE  
June 7, 2019  
TIME: 10:00 AM

REFERENCE PLAN:  
1. 'OPEN SPACE PLAN - PROSPECT HILL, LEBANON, NH', DATED 4-8-04 AND LAST REVISED ON 11-11-05; SCALE 1"=100, PREPARED BY HOLDEN ENGINEERING AND SURVEYING AND RECORDED AT THE GRAFTON COUNTY REGISTRY OF DEEDS A PLAN NO. 12133.  
2. 'OPEN SPACE ADJUSTMENT PLAN - PROSPECT HILL, LEBANON, NH', DATED 10-5-11 AND LAST REVISED ON 11-28-11; SCALE 1"=100, PREPARED BY ROKEH CONSULTING LLC AND RECORDED AT THE GRAFTON COUNTY REGISTRY OF DEEDS A PLAN NO. 14152.  
3. 'OPEN SPACE ADJUSTMENT PLAN - PROSPECT HILL, LEBANON, NH', DATED 10-5-11 AND LAST REVISED ON 5-2-13; SCALE 1"=100, PREPARED BY ROKEH CONSULTING LLC AND RECORDED AT THE GRAFTON COUNTY REGISTRY OF DEEDS A PLAN NO. 14459.

PLAN NOTES:  
1. THE OWNER OF RECORD FOR LOT 108-14 AND 108-2 IS BRADY SULLIVAN PROSPECT HILLS, LLC, 670 NORTH COMMERCIAL STREET, SUITE 303, MANCHESTER, NH 03101 DEED REF: BOOK 3748, PAGE 0402  
2. THE SUBJECT PARCELS ARE LOCATED IN THE RESIDENTIAL THREE (R-3) ZONING DISTRICT.

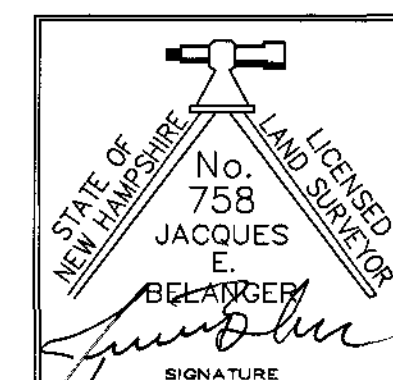
OPEN SPACE ADJUSTMENT CALCULATION NOTES:  
1. THE PURPOSE OF THIS PLAN IS TO SHOW ADJUSTMENTS TO THE CURRENTLY APPROVED OPEN SPACE. PHASE ONE OF THE DEVELOPMENT (MAP 108-14) IS COMPLETELY BUILT OUT AND THERE ARE NO CHANGES TO THE AREAS ASSOCIATED WITH THAT PORTION OF THE DEVELOPMENT. ADJUSTMENTS TO THE OPEN SPACE IN PHASE TWO OF THE DEVELOPMENT ARE SHOWN AS THEY HAVE BEEN APPROVED BY THE LEBANON PLANNING BOARD PURSUANT TO A NOTICE OF ACTION BY THE BOARD DATED NOVEMBER 14, 2016. (#PD 2016-22-EXT-FMHA)  
2. THE BOUNDARY OF LOT 108-14 AND EXISTING BUILDING LOCATIONS SHOWN ON LOT 108-14, HAVE BEEN CONFIRMED BY J.E. BELANGER LAND SURVEYING PLLC DURING THE CONSTRUCTION PROCESS.

### CERTIFICATIONS

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION.  
6/6/19 DATE  
[Signature] LICENSED LAND SURVEYOR

I HEREBY CERTIFY THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY & HAS A MAXIMUM ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES IN & BORDERING THE SUBJECT PROPERTY.  
6/6/19 DATE  
[Signature] LICENSED LAND SURVEYOR

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE & THAT THE LINES OF STREETS & WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED & THAT NO NEW WAYS ARE SHOWN.  
6/6/19 DATE  
[Signature] LICENSED LAND SURVEYOR



LOT 122-10 SUNIL BAROT  
21 WESTGATE CROSSING  
NASHUA, NH 03052

LOT 122-10  
WALTER & BETTY PATERSON  
82 PROSPECT STREET  
LEBANON, NH 03766

MAP 108, LOT 2:  
39.481 ACRES

LOT 108-13  
NELSON C. BARDEN  
14 ARMORY ROAD,  
UNIT 3  
WALTHAM, MA 02453

LOT 108-22  
CITY OF LEBANON  
51 NORTH PARK  
DRIVE  
LEBANON NH 03766

EDGAR LOT 108-21  
ALFONSO ROMERO  
SANDOVAL  
535 BROOKWOOD POINT PL #914  
SIMPSONVILLE, SC 29661

MAP 108, LOT 14:  
31.058 ACRES

LOT 93-125  
CITY OF LEBANON  
51 NORTH PARK STREET  
LEBANON, NH 03766

LOT 108-20  
CARLOS B. & NANCY  
FLEMING JR  
180 DARTMOUTH  
COLLEGE HIGHWAY  
LEBANON NH 03766

LOT 108-19  
MARJORIE HAYWARD  
184 DARTMOUTH  
COLLEGE HIGHWAY  
LEBANON NH 03766

LOT 108-17  
UPPER VALLEY  
EDUCATORS  
INSTITUTE  
194 DARTMOUTH  
COLLEGE HIGHWAY  
LEBANON, NH 03766

LOT 109-30  
LEBANON SCHOOL DISTRICT  
SAU #88  
20 SEMINARY HILL  
WEST LEBANON, NH 03784

LOT 109-25  
JEFFREY & KAREN ROBBINS  
13 MOULTON AVENUE  
LEBANON, NH 03766

LOT 109-26  
HW SULLIVAN TRUST AND EJ SULLIVAN TRUST  
23 ALICE PECK DAY DRIVE APT. 239 LEBANON,  
NH 03766

LOT 108-30  
BARBARA SARGENT  
REV. TRUST  
PO BOX 440  
LEBANON, NH 03766

LOT 108-29  
SUSAN LEMAY REV. TRUST  
116 PROSPECT STREET  
LEBANON, NH 03766

LOT 122-37  
RICHARD & MELISSA ROBINSON  
7 HILLCREST DRIVE  
LEBANON, NH 03766

### LOT AREA CALCULATIONS:

MAP 108, LOT 2: 39.481 ACRES  
MAP 108, LOT 14: 31.058 ACRES

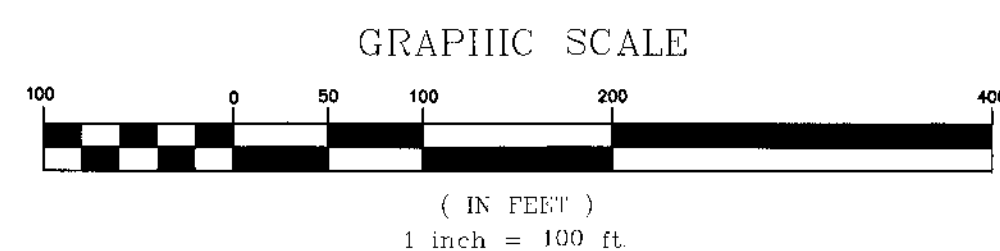
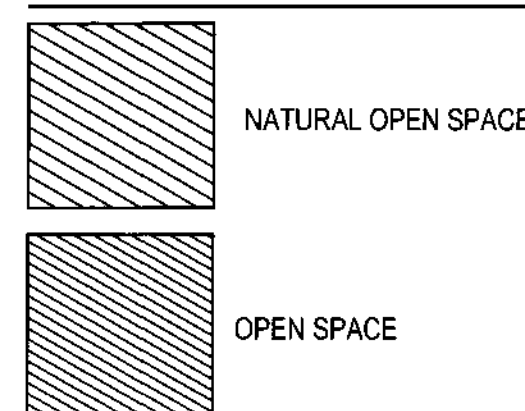
### CURRENT OPEN SPACE CALCULATIONS: 2013 RECORDING

MAP 108, LOT 2 & 14 = 70.539 ACRES  
NATURAL OPEN SPACE = 24.61 ACRES  
OPEN SPACE = 13.476 ACRES  
TOTAL OPEN SPACE = 38.086 ACRES  
PERCENTAGE OF OPEN SPACE = 54.0%

### PROPOSED OPEN SPACE CALCULATIONS:

MAP 108, LOT 2 & 14 = 70.539 ACRES  
NATURAL OPEN SPACE = 23.692 ACRES (-.918)  
OPEN SPACE = 16.766 ACRES (+3.29)  
TOTAL OPEN SPACE = 40.458 ACRES  
PERCENTAGE OF OPEN SPACE = 57.35%

### AREA CALCULATION LEGEND:



### DEVELOPER:

BRADY SULLIVAN PROSPECT HILL, LLC  
670 N. COMMERCIAL STREET, SUITE 303  
MANCHESTER, NH 03101

OVERALL OPEN SPACE PLAN  
PROSPECT HILL - PHASE 2  
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

DATE: 10-5-11

### REVISIONS

| DATE     | DESCRIPTION                               | DWN BY | CK BY |
|----------|-------------------------------------------|--------|-------|
| 10-18-11 | EDITS TO PLAN PER CITY COMMENTS           | JR     | JR    |
| 11-28-11 | EDITS TO PLAN PER PLANNING BOARD APPROVAL | JR     | JR    |
| 5-2-13   | REMOVE WALKING PATH PER 2013 APPROVAL     | JR     | JR    |
| 10-20-14 | UPDATE PLAN PER 2014 PHASE 2 APPROVAL     | JR     | JR    |
| 5-24-19  | UPDATE PLAN PER 2016 PHASE 2 APPROVAL     | JR     | JR    |

Rokeh Consulting, LLC  
89 KING ROAD, CHICHESTER, NH 03258  
PH: 603-387-8688

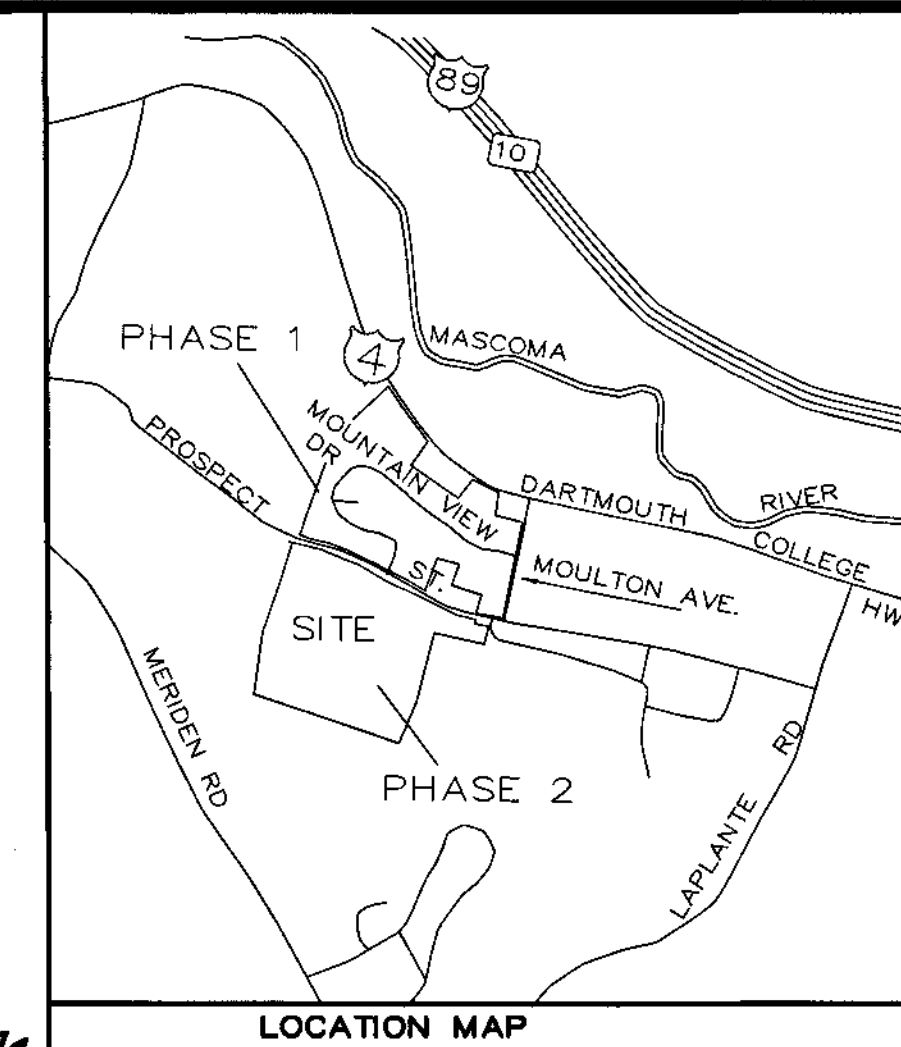
SCALE: 1" = 50'  
DR. BY: JR CK. BY: JR  
JOB NO. 2010.0023  
SHEET NO. 1 OF 2



# PHASE 2 DEVELOPMENT MAP

SCALE: 1"=100'

# PHASE 1 DEVELOPMENT MAP (COMPLETED)



LOT 122-10 VALERIE I AND  
DENNIS A HARPER  
183 MERIDIAN ROAD  
LEBANON, NH 03766

LOT 122-19  
WALTER & BETTY PATERSON  
82 PROSPECT STREET  
LEBANON, NH 03766

LOT 108-13  
NELSON C. BARDEN  
14 ARMORY ROAD,  
UNIT 5  
WALTHAM, MA 02453

LOT 108-22  
CITY OF LEBANON  
51 NORTH PARK  
DRIVE  
LEBANON NH 03766

EDGAR LOT 108-21  
ALFONSO ROMERO  
SANDOVAL POINT PL #914  
535 BROOKWOOD POINT PL  
SIMPSONVILLE, SC 29681

LOT 93-125  
CITY OF LEBANON  
51 NORTH PARK STREET  
LEBANON, NH 03766

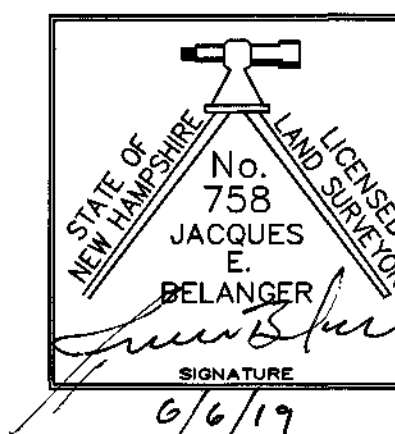
LEBANON PLANNING BOARD  
APPROVED: Nov 14 2016  
CHAIRMAN  
[Signature]  
DATE OF SIGNATURE  
June 7 2019  
TIME: 10:00 AM

## CERTIFICATIONS

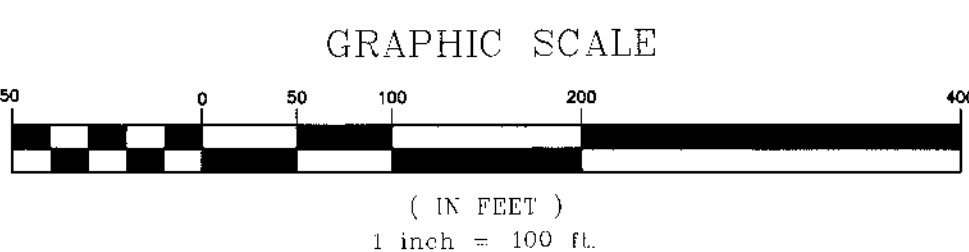
I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION.  
6/6/19 DATE [Signature] LICENSED LAND SURVEYOR

I HEREBY CERTIFY THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY & HAS  
A MAXIMUM ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES IN &  
BORDERING THE SUBJECT PROPERTY.  
6/6/19 DATE [Signature] LICENSED LAND SURVEYOR

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS  
TITLE & THAT THE LINES OF STREETS & WAYS SHOWN ARE THOSE OF PUBLIC  
OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED & THAT NO NEW WAYS  
ARE SHOWN.  
6/6/19 DATE [Signature] LICENSED LAND SURVEYOR



- PLAN NOTES:
1. THE OWNER OF RECORD FOR LOT 108-14 AND 108-2 IS BRADY SULLIVAN PROSPECT HILLS, LLC, 670 NORTH COMMERCIAL STREET, SUITE 303, MANCHESTER, NH 03101 DEED REF: BOOK 3748, PAGE 0402
  2. THE SUBJECT PARCELS ARE LOCATED IN THE RESIDENTIAL THREE (R-3) ZONING DISTRICT.
  3. THE PURPOSE OF THIS PLAN IS TO SHOW THE LAYOUT OF THE PHASE TWO PORTION OF THE DEVELOPMENT AS THEY HAVE BEEN APPROVED BY THE LEBANON PLANNING BOARD PURSUANT TO A NOTICE OF ACTION BY THE BOARD DATED NOVEMBER 14, 2016. (RPD 2016-22-EXT-FMHA)



DEVELOPER:  
**BRADY SULLIVAN PROSPECT HILL, LLC**  
670 N. COMMERCIAL STREET, SUITE 303  
MANCHESTER, NH 03101

OVERALL DEVELOPMENT PLAN  
**PROSPECT HILL - PHASE 2**  
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE  
DATE: 10-5-11

| REVISIONS |                                       | DWN BY | CK BY |
|-----------|---------------------------------------|--------|-------|
| DATE      | DESCRIPTION                           |        |       |
| 2-21-14   | REVISIONS TO COVER SHEET PER COMMENTS | JR     | JR    |
| 3-16-15   | EDITS PER ENGINEERING COMMENTS        | JR     | JR    |
| 9-16-15   | EDITS PER ENGINEERING COMMENTS        | JR     | JR    |
| 5-26-19   | EDITS PER FINAL APPROVALS             | JR     | JR    |

**Rokeh Consulting, LLC**  
89 KING ROAD, CHICHESTER, NH 03258  
PH: 603-387-8688

SCALE: 1" = 100'  
DR. BY: JR CK. BY: JR  
JOB NO. 2010.0023  
SHEET NO. 2 OF 2



Return to:  
City of Lebanon  
51 N. Park Street  
Lebanon, NH 03766

544

# 20015818 11/02/2020 01:09 PM  
Book 4571 Page 217 Page 1 of 4  
Register of Deeds, Grafton County

*Keely M. Mahan*

### WATER AND SEWER LINE TRANSFER AND ACCESS EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, that **BRADY SULLIVAN PROSPECT HILL, LLC**, a New Hampshire limited liability company with an address of 670 N. Commercial Street, Manchester, Hillsborough County, New Hampshire 03101 ("Grantor"), for consideration paid, grants to the **CITY OF LEBANON**, a municipal corporation with a principal place of business at 51 North Park Street, Lebanon, Grafton County, New Hampshire 03766 ("Grantee"), with **QUITCLAIM COVENANTS**, the following:

#### Ownership of Existing Waterline Infrastructure and 20-Foot Water Line Easement.

The existing water main(s), service lines between the water main(s) and curb shut-off valves, the water valves, and the fire hydrant(s) (excluding service connections beyond the curb shut-off valves), and the permanent right and easement to enter upon and to construct, lay, or build, and to re-enter as necessity may require, to repair, replace, or maintain the water mains, service lines, water valves, and fire hydrants, on or through a portion of the Grantor's land located at Mountain View Drive and Cherry Circle, Lebanon, Grafton County, New Hampshire, further described as follows:

The water main(s), service lines, the water valves and fire hydrant(s) (excluding service connections beyond the curb shut-off valves) situated in the City of Lebanon, County of Grafton and State of New Hampshire, being depicted on Plan entitled, "Water Line As-Built Prospect Hill Phase I, Lebanon, Grafton County, New Hampshire, prepared by J.E. Belanger Land Surveying, PLLC, dated 10-5-11, and recorded with the Grafton County Registry of Deeds as Plan No. 15946, located on the private streets comprising Phase I of the Prospect Hill P.U.D. Development as shown on said Plan. The width of the easement granted herein shall be ten (10) feet from either side of the location of said water main(s) shown on the Plan.

The Grantee's ownership of the water main(s), the water valves and fire hydrant(s) shall only extend to the curbside shutoff valves and not from the shutoff valves to the dwellings of the individual homeowners.

In the exercise of its rights hereunder, the Grantee agrees that it shall make all reasonable efforts to do no unnecessary damage to the property of the Grantor and further agrees to restore the surface of the ground to substantially the same condition it was in prior to any construction and/or maintenance, provided however, that such restoration of the surface of the ground will be limited to re-paving of street and driveway areas, re-seeding lawn and resetting curbing. The easement area shall remain free of trees and other physical improvements that would interfere with Grantee's maintenance of the water lines, water valves, and hydrants.

Notwithstanding any other provisions of this Deed, Grantor and any successor in interest shall have the right to use any area covered by the easements granted therein for any lawful purpose not prohibited by this conveyance, and to grant such rights to others, including without limitation a) access to any lot in the Planned Unit Development or any adjoining land of Grantor; and b) use of the easement areas for private sewer, and other utility lines, provided that such use shall not impair Grantee's rights hereunder.

Ownership of Off-Site Sewer Infrastructure. Grantor also transfers to City of Lebanon, with Quitclaim covenants, the existing off-site gravity sewer main constructed by it or its predecessor in interest within Moulton Avenue, Dartmouth College Highway (N.H. Route 4) and Pumping Station Road to the boundary line of the Planned Unit Development.

Meaning and intending to describe and convey easements on a portion of the same premises as conveyed to Grantor by Fiduciary Deed of M & M Equities, LLC dated November 11, 2010 and Confirmatory Fiduciary Deed dated March 2, 2011, recorded with the Grafton County Registry of Deeds at Book 3748, Page 0402 and 3779, Pg. 0067, respectively.

This transfer is a transfer of title to the state, a state agency, a county, a city, a town, a school district, or a village district, and is exempt from transfer tax pursuant to RSA 78-B:2.

Executed this 30th day of September, 2020.

BRADY SULLIVAN PROSPECT HILL, LLC

By:

  
Arthur W. Sullivan Its Member  
Duly Authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this 30<sup>th</sup> day of September, 2020, before me, the undersigned, personally appeared the above named Arthur W. Sullivan, as Member of Brady Sullivan Prospect Hill, LLC, duly authorized, who executed the foregoing instrument for the purposes therein contained and acknowledged the same to be his free act and deed.



Maryann Finocchiaro  
Notary Public/Justice of the Peace  
My Commission Expires:

ACCEPTANCE

The within conveyance to the City of Lebanon is accepted and authorized to be recorded in the Grafton County Registry of Deeds.

CITY OF LEBANON

By: [Signature]  
Name: Shawn Mulholland  
Title: CITY MANAGER  
Duly Authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON

On this 28<sup>th</sup> day of October, 2020, before me, the undersigned, personally appeared the above named Shawn Mulholland, as City Manager of the City of Lebanon, duly authorized, who executed the foregoing instrument for the purposes therein contained and acknowledged the same to be his/her free act and deed.

[Signature]  
Notary Public/Justice of the Peace  
My Commission Expires:

ANN M. CORMIER, Notary Public  
My Commission Expires April 6, 2021



MORGAGEE CONSENT  
AND  
SUBORDINATION OF MORTGAGE

Northway Bank, of 3424 White Mountain Highway, North Conway, New Hampshire 03860, holder of a Mortgage from Brady Sullivan Prospect Hill, dated June 18, 2014, and recorded in the Grafton County Registry of Deeds, Book 4063, Page 0850, hereby consents to the above described conveyance and hereby subordinates said Mortgage to the above-described Water Line Transfer and Access Easement Deed, being conveyed herein to the City of Lebanon, but said Mortgage in all other respects, terms and conditions shall remain in full force and effect.

Dated this 30<sup>th</sup> day of September, 2020

Northway Bank

By: [Signature]

Name: THOMAS S. CARUSO

Title: Senior Vice President

Duly Authorized

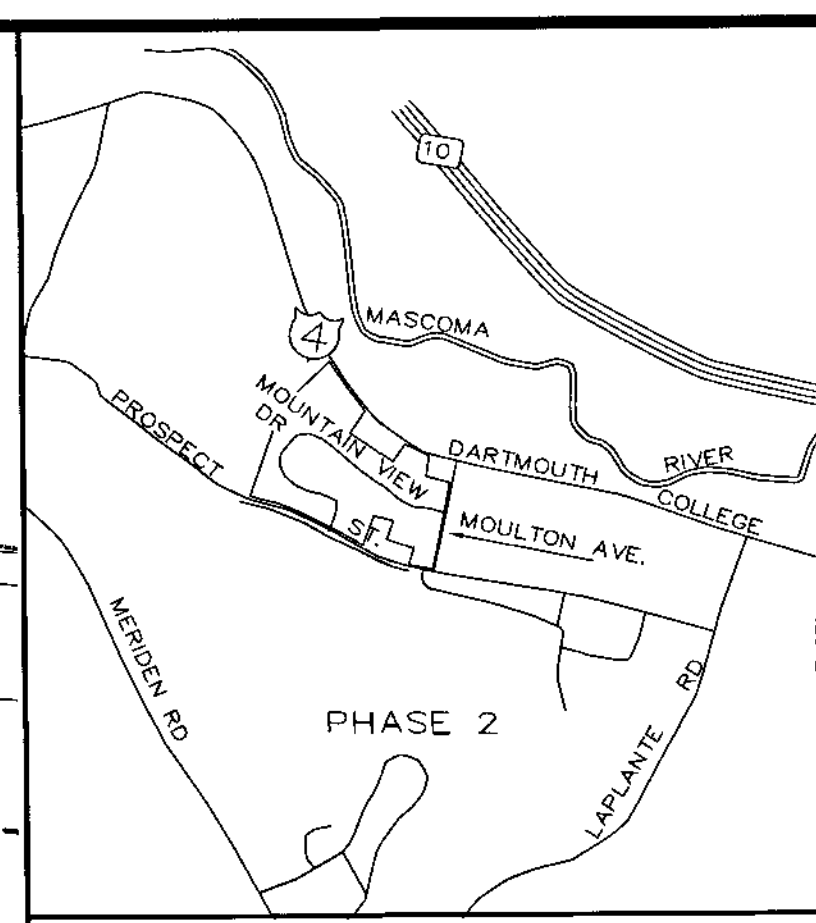
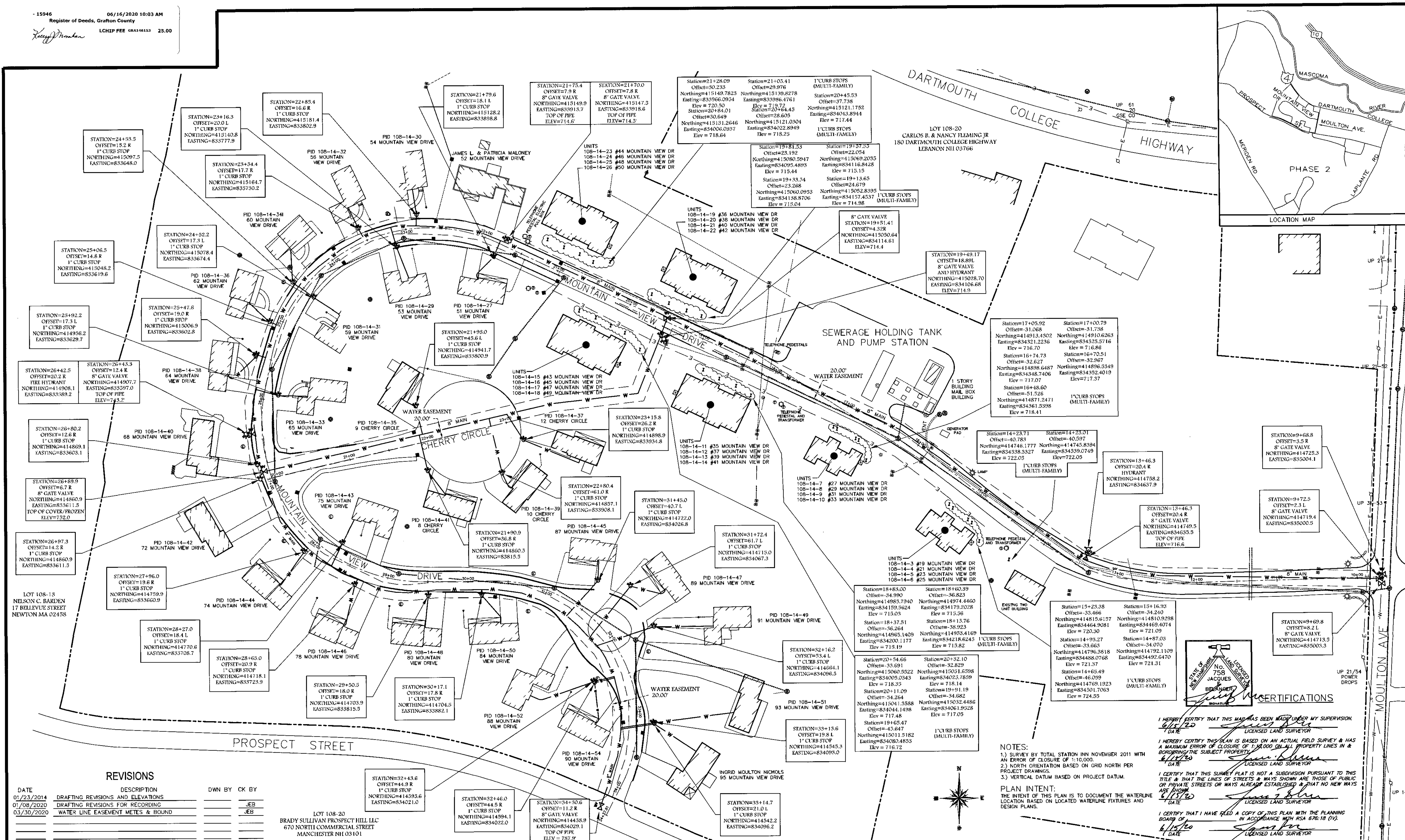
STATE OF NEW HAMPSHIRE  
COUNTY OF Grafton

On this 30 day of September, 2020, before me, the undersigned, personally appeared the above named Thomas Caruso, as Senior VP of Northway Bank, duly authorized, who executed the foregoing instrument for the purposes therein contained and acknowledged the same to be his/her free act and deed.



[Signature]  
Notary Public/Justice of the Peace  
My Commission Expires: 6/21

*Handwritten signature*



**REVISIONS**

| DATE       | DESCRIPTION                       | DWN BY | CK BY |
|------------|-----------------------------------|--------|-------|
| 01/23/2014 | DRAFTING REVISIONS AND ELEVATIONS |        |       |
| 01/08/2020 | DRAFTING REVISIONS FOR RECORDING  |        |       |
| 03/30/2020 | WATER LINE EASEMENT METES & BOUND |        |       |

LOT 108-20  
BRADY SULLIVAN PROSPECT HILL LLC  
670 NORTH COMMERCIAL STREET  
MANCHESTER, NH 03101

**WATER LINE AS-BUILT**  
**PROSPECT HILL - PHASE 1**  
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

DATE: 10-5-11

**J.E. BELANGER LAND SURVEYING, PLLC**  
111 CEDAR STREET, SUITE 200  
LEBANON, NH 03606  
BOUNDARY SURVEYS  
SUBDIVISIONS  
LAND PLANNING  
SEPTIC DESIGN  
TEL (603) 774-0601

**Rokeh Consulting, LLC**  
89 KING ROAD, CHICHESTER, NH 03258  
PH: 603-387-8688 FAX: 603-513-6242

SCALE: 1" = 50'  
DR. BY: JR CK. BY: JR  
JOB NO. 2010.0023  
SHEET NO. 1 OF 2

**CERTIFICATIONS**

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION.  
DATE: 6/15/20 LICENSED LAND SURVEYOR

I HEREBY CERTIFY THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY & HAS A MAXIMUM ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES & BOUNDARIES OF THE SUBJECT PROPERTY.  
DATE: 6/15/20 LICENSED LAND SURVEYOR

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE & THAT THE LINES OF STREETS & WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED & THAT NO NEW WAYS ARE SHOWN.  
DATE: 6/15/20 LICENSED LAND SURVEYOR

I CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF THE TOWN OF LEBANON IN ACCORDANCE WITH RSA 676:18 (1).  
DATE: 6/15/20 LICENSED LAND SURVEYOR

**NOTES:**

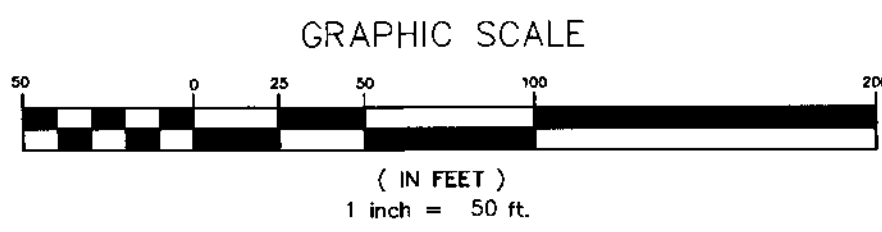
1) SURVEY BY TOTAL STATION IN NOVEMBER 2011 WITH AN ERROR OF CLOSURE OF 1:10,000.

2) NORTH ORIENTATION BASED ON GRID NORTH PER PROJECT DRAWINGS.

3) VERTICAL DATUM BASED ON PROJECT DATUM.

**PLAN INTENT:**

THE INTENT OF THIS PLAN IS TO DOCUMENT THE WATERLINE LOCATION BASED ON LOCATED WATERLINE FIXTURES AND DESIGN PLANS.





#15946  
2 of 2

LOT 108-13  
NELSON C. BARDEN  
17 BELLEVUE STREET  
NEWTON MA 02458

LOT 108-20  
CARLOS B. & NANCY FLEMING JR  
180 DARTMOUTH COLLEGE HIGHWAY  
LEBANON NH 03766

#### REVISIONS

| DATE       | DESCRIPTION                        | DWN BY | CK BY |
|------------|------------------------------------|--------|-------|
| 01/23/2014 | DRAFTING REVISIONS AND ELEVATIONS  |        | JEB   |
| 01/08/2020 | DRAFTING REVISIONS FOR RECORDING   |        | JEB   |
| 03/30/2020 | WATER LINE EASEMENT METES & BOUND. | JEB    |       |

LOT 108-20  
BRADY SULLIVAN PROSPECT HILL, LLC  
670 NORTH COMMERCIAL STREET  
MANCHESTER NH 03101

DEVELOPER:  
**BRADY SULLIVAN PROSPECT HILL, LLC**  
670 N. COMMERCIAL STREET, SUITE 303  
MANCHESTER, NH 03101

**WATER LINE EASEMENT**  
**PROSPECT HILL - PHASE 1**  
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE  
DATE: 10-5-11

**J.E. BELANGER LAND SURVEYING, PLLC**  
LICENSED LAND SURVEYOR  
61 OLD HOPKINTON ROAD, DUNBARTON, NH 03046  
• BOUNDARY SURVEYS  
• SUBDIVISIONS  
• LAND PLANNING  
• SEPTIC DESIGN  
TEL (603) 774-3601

PLAN DATE: NOVEMBER, 2011  
SCALE: 1" = 50'  
PROJECT NO.: 101267/WATERLINE AB  
SHEET 1 OF 1

**Rokeh Consulting, LLC**  
89 KING ROAD, CHICHESTER, NH 03258  
PH: 603-387-8688 FAX: 603-513-6242

SCALE: 1" = 50'  
DR. BY: JR CK. BY: JR  
JOB NO. 2010.0023  
SHEET NO. 2 OF 2

#### NOTES:

- 1.) SURVEY BY TOTAL STATION IN NOVEMBER 2011 WITH AN ERROR OF CLOSURE OF 1:10,000.
- 2.) NORTH ORIENTATION BASED ON GRID NORTH PER PROJECT DRAWINGS.
- 3.) VERTICAL DATUM BASED ON PROJECT DATUM.
- 4.) THE LOCATION OF THE WATERLINE HAS BEEN DETERMINED FROM THE LOCATION OF SHUT OFF VALVES AND DESIGN PLANS. NO CONSTRUCTION TIES OR NOTES HAVE BEEN MADE AVAILABLE. THE WATERLINE HAS BEEN IN-PLACE AND BURIED PRIOR TO OUR WORK AND ITS LOCATION IS AS BEST AS WE CAN DETERMINE.

#### PLAN INTENT:

THE INTENT OF THIS PLAN IS TO DOCUMENT THE WATERLINE LOCATION BASED ON LOCATED WATERLINE FIXTURES AND DESIGN PLANS.

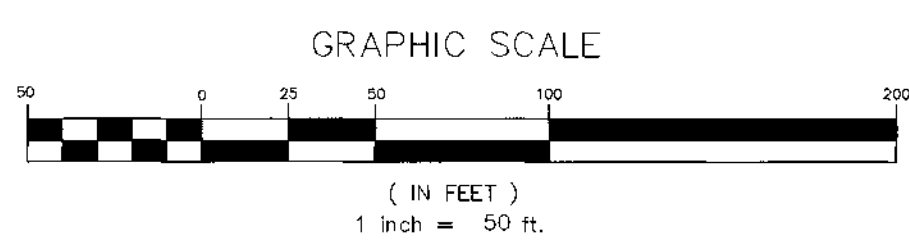
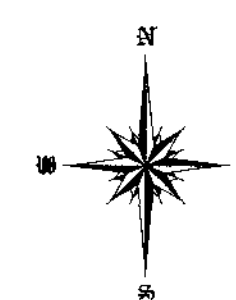
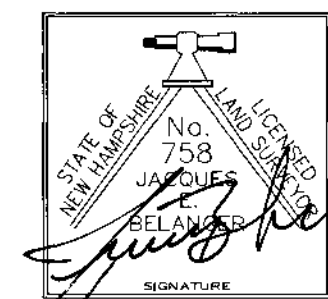
#### CERTIFICATIONS

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION.  
6/13/20  
J.E. Belanger  
LICENSED LAND SURVEYOR

I HEREBY CERTIFY THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY & HAS A MAXIMUM ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES IN & BOUNDING THE SUBJECT PROPERTY.  
6/13/20  
J.E. Belanger  
LICENSED LAND SURVEYOR

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE & THAT THE LINES OF STREETS & WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED & THAT NO NEW WAYS ARE SHOWN.  
6/13/20  
J.E. Belanger  
LICENSED LAND SURVEYOR

I CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF Lebanon IN ACCORDANCE WITH RSA 676:18 (IV).  
6/13/20  
J.E. Belanger  
LICENSED LAND SURVEYOR

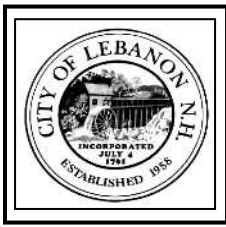


**Agenda  
Planning Board  
March 8, 2021**

**Agenda Item #3C  
Public Hearing Items**

**Basic Holdings, LLC,  
5 & 11 Oak Ridge Road,  
(Tax Map 4, Lots 5 & 6),  
zoned R-3  
PB2020-31-FMAJ**





## CITY OF LEBANON ~ PLANNING & DEVELOPMENT

### PLANNING BOARD

March 8, 2021 Meeting

Staff Memorandum – PB2020-31-FMAJ – *postponed from 2/8/21*

#### **APPLICATION INFORMATION**

**Agenda Item:** 3.C

**Application ID#:** #PB2020-31-FMAJ

**Application Type:**

Final Major Subdivision Review, Site Plan Review, and Conditional Use Permit for 22-unit Planned Unit Residential Development (PURD)

**Property Location & Tax Map:**

5 & 11 Oak Ridge Road  
(Tax Map 4, Lots 5 & 6)

**Applicant/Property Owner:**

Basic Holdings, LLC

**Property Size (per City Assessor):**

- 5 Oak Ridge Road: +/-4.33 acres (+/-183,210 sq. ft.)
- 11 Oak Ridge Road: +/-0.75 acres (+/-32,977 sq. ft.)

**Zoning District:**

Residential Three (R-3) District

**Overlay Districts:** none

**Existing Improvements & Use:**

- 5 Oak Ridge Road: commercial radio tower; a *nonconforming use*
- 11 Oak Ridge Road: +/-1,296 sq. ft. (finished) single-story one-family dwelling constructed in 1978 (*per the City Assessor's records*); a *conforming use per §310.2*

**Proposed Improvements & Use:**

22-unit Planned Unit Residential Development (PURD) per §501.1 & §501.2 of the Zoning Ordinance

**Staff Exhibit:** Preliminary Findings and Determinations, dated 11/12/19

#### **LEGAL NOTICE**

Basic Holdings, LLC, 5 & 11 Oak Ridge Road, (Tax Map 4, Lots 5 & 6), zoned R-3: Request for Final Major Subdivision Review, Site Plan Review, and a Conditional Use Permit for a proposed Planned Unit Residential Development (PURD) pursuant to Section 501.2 of the Zoning Ordinance, containing 22 residential units together with related site improvements and amenities. **PB2020-31-FMAJ**

#### **APPLICATION DOCUMENTS**

*Available with the on-line agenda packet and with the agenda packet printed for Planning Board members:*

- ▶ Application form
- ▶ Letter dated October 13, 2020 from Nathan Stearns, Esq., of Hershenson, Carter, Scott and McGee, P.C. (project description; 3 pages)
- ▶ Application for Waivers (2 pages)
- ▶ Subdivision Regulations Technical Checklist for Final Major Subdivision (5 pages)
- ▶ Site Plan Review Regulations & Stormwater Technical Checklists (9 pages)
- ▶ Document dated October 12, 2020 titled "PURD Support Statement Based on Sections 501.1 and 501.2 of the Zoning Ordinance" (21 pages)
- ▶ Document titled "Zoning Ordinance 501.1.E.2.b - Statement of impact of the proposed development on abutters" (1 page)
- ▶ Document titled "Provisions to be Included in All Leases and Occupancy Agreements" (1 page)
- ▶ Draft Conservation Easement Deed to the City of Lebanon (2 pages)
- ▶ Draft Conservation Deed Restriction (2 pages)
- ▶ Specifications for proposed lighting fixtures by Cree Lighting (Edge Series LED Area/Food Luminaire), LSI Industries Inc. (Abolite LED Harbor), RAB Lighting (WPLED13Y), MaxLite (4" Downlight Retrofit) (12 pages)
- ▶ Memo from Rodrick Finley, P.E. dated November 24, 2020 (response to Keach-Nordstrom Associates, Inc. engineering review comments) (6 pages)

- ▶ Architectural renderings prepared by Hillsview Design Collaborative, undated (15 Sheets)
- ▶ Plan set titled “Final Major Subdivision Plan for Basic Holdings, LLC” prepared by Pathways Consulting, LLC, dated October 13, 2020, last revised December 9, 2020, Project No. 11465-01 (17 Sheets)
- ▶ Other:
  - Letter to the Planning Board from Eleanor Coffey dated November 9, 2020
  - Letter to the Senior Planner from Craig Morton, dated January 27, 2021

*Available with the on-line agenda packet only:*

- ▶ Statement of Impact for Occom Path, Basic Holdings, LLC, Planned Unit Residential Development, Oak Ridge Road, Lebanon, New Hampshire prepared by Pathways Consulting, LLC, dated January 11, 2019, last revised January 8, 2021, Project No. 11465-01 (205 pages) (includes analysis of impacts on Natural Resources & Environmental Quality; School System Capacity; Adequacy of Streets, Sidewalks and/or Parking (including a Traffic Impact Study); Utilities; Fire, Police and Public Safety; Drainage Impacts on Abutting Properties; Fiscal Impacts; and Wildlife Impacts)
- ▶ Other:
  - Presentation titled “3 Issues with the PURD of Basic Holdings, LLC” by Steven Arcone, dated December 14, 2020 (8 slides)

*On file at the Planning & Development Department and available for review upon request:*

- ▶ Draft NH DES Alteration of Terrain (AOT) Permit application titled “Alteration of Terrain Stormwater Management Report for Occom Path – Basic Holdings, LLC,” prepared by Pathways Consulting, LLC, dated December 15, 2020, Project No. 11465-01 (includes a Site Specific Stormwater Operations and Maintenance Plan/Manual and a Site Specific Soils Map) (297 pages)

## **BACKGROUND**

Pursuant to Section 10.2 of the Subdivision Regulations, Basic Holdings LLC submitted an application to the Planning Board on January 14, 2019, for Design Review of a Preliminary Layout (“Preliminary Review”) of a proposed Planned Unit Residential Development (PURD) major subdivision of properties located at 5 and 11 Oak Ridge Road (Tax Map 4, Lots 5 & 6), zoned Residential Three (R-3). The Board considered the Preliminary Review application on 6/10/19, 6/26/19, 6/26/19 (site walk), 7/16/19, 7/31/19, and 8/28/19, and issued Preliminary Findings and Determinations on November 12, 2019 as required by Section 10.2.C and D of the Subdivision Regulations (the Preliminary Findings and Determinations are attached for reference).

On October 13, 2020, the applicant submitted an application to the Planning Board for Final Plat Review (also referred to as Final Major Subdivision Review) pursuant to Section 10.3 of the Subdivision Regulations, as well as for Site Plan Review as required by Section 3.1 of the Site Plan Review Regulations, and for a Conditional Use Permit for the proposed PURD per Sections 501.1 and 501.2 of the Zoning Ordinance.

Note that per NH RSA 676:12, VI, because the application for Final Major Subdivision Review was submitted within 12 months of the end of the Preliminary Review process, the proposed development is subject to the land use regulations in effect at the time the Preliminary Review application was submitted. As such, the following versions of the land use regulations are applicable to the proposed development:

the Subdivision Regulations last amended December 10, 2018, the Site Plan Review Regulations last amended December 10, 2018, and the Zoning Ordinance last amended August 15, 2018.

### **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 as required by NH RSA 676:4, I(c)(1). The Planning & Development Department has reviewed the application for compliance with the submission requirements of the Subdivision Regulations and Site Plan Review Regulations and recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

As described in the attached Application for Waivers and below, the applicant has requested waivers from the following major subdivision submission requirements as set forth in Section 10 of the Subdivision Regulations: *Section 10.4.A.1.f (partial)* and *Sections 10.4.C.2.a, b & c*. Pursuant to Section 7.7.C.2 of the Subdivision Regulations, staff has made a preliminary determination that the requested waivers meet the standards of Section 7.15 ("Waiver of Regulations").

As described in the attached Application for Waivers and below, the applicant has also requested partial waivers from the following site plan submission requirements as set forth in Article V of the Site Plan Review Regulations: *Sections 5.1.E.6, 9, and 12*. Pursuant to Section 4.7.C.2 of the Site Plan Review Regulations, staff has made a preliminary determination that the requested waivers meet the standards of Section 7.1 ("Waiver of Regulations").

Prior to making a completeness determination staff recommends that the Board first consider the Applicant's waiver requests from the site plan and subdivision submission requirements, as noted above and as described in the applicant's Application for Waivers. If the Board is inclined to deny any such waiver request, a finding that the application is incomplete would then be appropriate.

**Figure 1. Location Map.**



©2018 Google

## **APPLICATION OVERVIEW**

The subject properties include 5 Oak Ridge Road, a +/-4.33 acre property currently improved with a commercial radio tower, and 11 Oak Ridge, a +/-0.75 acre lot currently improved with a one-family dwelling. The applicant proposes to merge the two properties and redevelop the merged parcel as a Planned Unit Residential Development (PURD), containing 22 dwelling units together with related site improvements and amenities. The development consists of a mix of detached one- and two-family dwellings which will be clustered around and along a looped driveway accessed from Oak Ridge Road. Parking will be provided in front of each unit, and the applicant proposes to extend and connect to the City's water and sewer systems to serve the development.

A PURD is a type of Planned Unit Development (PUD) which is regulated by §501.1 of the Zoning Ordinance (PURD-specific regulations are found in §501.2). A PURD is a permitted use in the R-3 District with a Conditional Use Permit from the Planning Board, provided that the property is a minimum of five (5) acres or more in size. Merging 5 & 11 Oak Ridge Road will create a property large enough (+/-5.08 acres) to meet the minimum lot size requirement for a PURD in the R-3 District. 53.1% of the merged properties will be reserved for open space (providing a minimum of 50% open space is a key requirement of the PURD regulations).

## **STAFF COMMENTS**

### **PLANNING**

#### **I. SUBDIVISION REGULATIONS:**

The proposed PURD will be located on a single lot and the units will be rented; however, because the units will be located in separate one- and two-family dwellings, the project constitutes a major subdivision as currently defined in the Subdivision Regulations. The portions of the Subdivision Regulations which deal with individual lots will not apply as subdivision review for this development is required only for the multiple building characteristic.

### **Waiver Requests**

The applicant requests waivers pursuant to Section 7.15 ("Waiver of Regulations") of the Subdivision Regulations from the following provisions of Section 10.4 ("Submission Requirements"):

- **Section 10.4.A.1.f** – *requiring spot elevations*
- **Section 10.4.C.2.a & b** – *requiring "a final statement of the work required on existing streets and other off-site improvements to meet the minimum standards set forth herein, including cost estimates and the method of meeting such costs," and "estimates for the completion of all on- and off-site improvements[.]"*
- **Section 10.4.C.2.c** – *requiring a temporary control period for the construction period with respect to traffic control, erosion control, dust control, and hours of operation*

Pursuant to Section 7.15 of the Subdivision Regulations, the Board may grant a waiver of any part of the Regulations if it finds, by majority vote, that either:

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



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

The applicant's basis for each waiver request is described in the attached Application for Waivers.

### **Section 10 – Major Subdivision Application Requirements**

**10.4** (Final Major Subdivision Plat Submission Requirements) The applicant has requested the above listed waivers from certain provisions of this section. All other information required by Section 10.4 for final review of a major subdivision has been submitted by the applicant.

### **Section 12 - General Requirements**

**12.1** (Character of Land) The proposed development area on the property does not appear to be subject to flooding or erosive stream action. While there are extensive wetlands to the rear of the property, the applicant's proposal stays mostly clear of the wetlands located within the development site. The development area also does not contain steep slopes greater than 25 percent. Staff is unaware of any condition that would prohibit the "safe healthful development" of the site. The portion of the property to be developed is located outside of the 100-year flood plain and is not subject to erosive stream action or unstable slopes.

**12.2** (Open Space and Recreation Area) See discussion below of Section 501.1.F of the Zoning Ordinance. Section 501.1 primarily includes either the same or more restrictive requirements than the Subdivision Regulations with respect to the design and management of open space (for example Section 12.2 of the Subdivision Regulations requires 15% of the property to be set aside for open space, whereas Section 501.1.F.4.a of the Zoning Ordinance requires 50%).

**12.3** (Statement of Impact and Determination of Whether or Not Premature or Scattered) The applicant has provided a 205-page "Statement of Impact" that provides the impact analysis required by Section 12.3, in addition to providing the additional impact analysis required for PURDs pursuant to Section 501.1.E.2 of the Zoning Ordinance. The applicant's "Statement of Impact" addresses natural resources & environmental quality; school system capacity; adequacy of streets, sidewalks and parking (including a traffic impact study); utilities; fire, police and public safety; drainage impacts on abutting properties; fiscal impacts; and wildlife impacts.

Based on the application materials and Statement of Impact provided by the applicant, staff recommends the Planning Board find that the project is not premature or scattered.

The traffic analysis memo prepared by RSG, dated January 15, 2019, and included as Appendix A to the Statement of Impact, concludes that the development will generate no more than 25 new vehicle trips during the busiest hour, and that there is sufficient sight distance at the proposed access point (note that the traffic memo was prepared based on 21 dwelling units – one less than is currently proposed). The memo also notes that "[a]n Advance Transit stop is located at the Oak Ridge NH-10 & NH-10 intersection. All proposed units will be under a quarter of a mile from this stop, thus well within walking distance. This stop services the Orange Route, which offers a direct connection to downtown Hanover and the Dartmouth College campus. This transit connection may reduce trip generation rates at the proposed development."

As part of design review, staff had forwarded the plans and the RSG memo to Chris Turgeon, P.E., Assistant District Engineer for the NH Department of Transportation, District 2. By e-mail sent March 1,

2019, Mr. Turgeon replied to Planning staff with the following comment, "I do not see anything that would prompt NHDOT to get involved. Traffic patterns at the NH 10/Oak Ridge intersection will be monitored to determine if any warrants are met for future improvements."

**12.4** (Impact Fees) The creation of new residential square footage will be subject to the City's Impact Fee Ordinance (Section 213 of the Zoning Ordinance) and the fee schedule adopted by the Planning Board on August 13, 2018.

**12.5** (Off-site Improvements) At their meeting on April 2, 2019, the Lebanon Pedestrian & Bicycle Advisory Committee reviewed the preliminary major subdivision plan set, and passed a motion recommending the following for the Board's consideration: "The development should be responsible for design and installation of a pedestrian sidewalk from its access drive entrance on Oak Ridge Road to NH Route 10, on either side, connecting to the existing NH Route 10 pedestrian facilities and including a marked crossing at the roadway intersection." Pursuant to this recommendation, the applicant proposes to construct a sidewalk along the north side of Oak Ridge Road in order to facilitate safe pedestrian access to the Advance Transit stop on NH Route 10.

The sidewalk design is shown on Sheet 17 of the plan set. At this time, the applicant proposes a 5 ft.-wide asphalt-paved concrete sidewalk without curbing. The owner of the abutting property at 407 North Main Street (the Wellspring Worship Center) has asked the Board to consider requiring a curb in order to avoid having to maintain a strip of grass between the sidewalk and the street (the burden of which may invariably fall on Wellspring Worship Center as the abutting property owner). See attached letter dated January 27, 2021, from Craig Morton, Lead Pastor. Planning staff supports the installation of a curb, but will defer to the preference of the Department of Public Works (which Planning staff will ascertain as soon as possible).

**12.6** (Community Water Supply and Sewage Disposal Systems) This section is not applicable as the property and development will be served by public water and public sewer.

**12.7** (Operation and Maintenance of Common Facilities) This section is not applicable as the property and development will be owned and managed by the applicant.

**12.8** (Owners Association) This section is not applicable as the property and development will be owned and managed by the applicant.

### **Section 13 – Design Standards**

**13.1** (Minimum Standards) This section relates to the Board's approval of "modifications" to the design requirements set forth in Section 13 of the Subdivision Regulations (i.e. Sections 13.2 through 13.17). The applicant has not requested any such "modifications" and, therefore, Section 13.1 is in applicable to the subject application.

**13.2** (Specifications for Required Improvements) This section provides that all required improvements shall be properly engineered and installed in accordance with applicable City standards.

**13.3** (Lot Layout, Drainage, and Driveways) The subject lot already exists and the perimeter boundaries will not change as a result of this development. The applicant has addressed the City's comments on the proposed stormwater drainage system except as noted below under City Engineer comments. Note the the proposed drainage/stormwater management design will also be reviewed by the New Hampshire Department of Environmental Services in connection with the applicant's Alteration of Terrain (AOT) permit.

**13.4** (Lots/Lot Area/On-Site Septic System Requirements) This section is not applicable as the development will be connected to the City's water and sewer systems.

**13.5** (Streets) The applicant proposes to construct an access drive from Oak Ridge Road. Staff suggests that the internal roadway be named for Emergency 9-1-1 purposes.

**13.6** (Street Lighting) Three 15 ft. tall pole lights are proposed for the development with one located at the entrance and the other two on either side of the landscaped island at the southern end of the site.

**13.7** (Street Signs) This section is not applicable to the project.

**13.8** (Utilities) As depicted on Sheet 8 of the plan set, the applicant proposes underground utilities as required by the regulations, and to connect to City water and sewer services. Sewer is proposed to flow across Oak Ridge Road to the sewer line that runs north through Pinewood Village to the Hanover wastewater plant (pursuant to the intermunicipal agreement between the City and the Town of Hanover). The on-site sewer will be privately owned and maintained; the on-site water main will be owned and maintained by the City. The sewer and water extensions were approved by the City Council on February 17, 2021, in accordance with City Code Chapters 136 and 182.

**13.9** (Storm Drainage), **Section 13.10** (Excavation and Grading) and **Section 13.11** (Site Preservation). The applicant's proposed stormwater management system is depicted on Sheet 7 of the plan set and consists of a series of catch basins and infiltration basins along the eastern property boundary, within the proposed open space. The applicant has substantially addressed the City's comments on the proposed stormwater drainage system except as noted below under City Engineer comments. The applicant requires an Alteration of Terrain permit from the New Hampshire Department of Environmental Services and has provided the City with a copy of their draft AOT application. Staff recommends that NHDES approval of the AOT application is made a condition of approval, if not obtained prior to a decision on this application.

**13.12** (Fire Protection) The Fire Department's comments on the proposed development have been satisfactorily addressed and has no additional comment at this time.

**13.13** (Pedestrian Walks & Bicycle Paths) This section requires, in part, that, "[w]here necessary, in the judgment of the Board, public ways for pedestrian and/or bicycle travel and access may be required between subdivisions or its parts or between a subdivision and public property. These pedestrian walks and/or bicycle paths shall be built and lighted in conformity with applicable standards of the City. [...]" As shown on Sheet 5 of the plan set, a looped 3 ft.-wide public pedestrian path is proposed for the west side of the site within the planned open space.

**13.14** (Development of Open Space) This section requires, in part, that, "On land to be used as active recreation open space, undesirable growth and debris shall be removed. Wooded and brook areas shall be left natural. Active recreation open spaces shall be graded properly to dispose of surface water, and shall be seeded with lawn grass. [...]" See above discussion of Section 12.2.

**13.15** (Parks and Playgrounds) This section requires that, "Areas set aside for parks and playgrounds to be dedicated or to be reserved for the common use of all property owners in the subdivision whether or not required by the Board shall be of reasonable size, shape, character and location for the intended use." See above discussion of Section 12.2.

**13.16** (Special Flood Hazard Area) This section does not apply as the property is not located within the Flood Plain District.

**13.17** (Reserve Strips): This section does not apply.

**13.18** (Modification or Waivers of Design Standards): This section is not applicable as the applicant has not requested any modifications to the design standards set forth in Section 13 of the Subdivision Regulations.

## II. SITE PLAN REGULATIONS:

### Waiver Requests

Pursuant to Section 7.1 ("Waiver of Regulations"), the applicant requests waivers from the following provisions of Article V ("Submission Requirements") and Article VI ("Design and Construction Requirements") of the Site Plan Review Regulations:

- **Section 5.1.E.6** – *requiring spot elevations*
- **Section 5.1.E.9** – *"(The plans shall depict) the location of [...] driveways within 200 feet of the site boundary."*
- **Section 5.1.E.12** – *lighting plan requirements*
- **Section 6.5.B.4** – *"All projects proposed for [...] shall install sidewalks along the street frontage(s)."*

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

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

The applicant's basis for each waiver request is described in the attached Application for Waivers.

### Section 5 –Submission Requirements

**5.1** (Drawings and Other Submittals) The applicant has provided the attached materials in accordance with the submission requirements of Section 5.1 of the Site Plan Review Regulations. For a discussion of the project, please see the attached letter from Nathan Stearns, Esq., dated October 13, 2020.

### Section 6 – Design And Construction Requirements

**6.1** (General Requirements) See above discussion of Section 12.1 of the Subdivision Regulations.

**6.2** (Landscaping Standards) The applicant has submitted a landscaping plan in accordance with Section 5.1.E.15 of the Site Plan Review Regulations and the landscaping design standards set forth in Section 6.2. The proposed design appears to substantially comply with all applicable requirements except that, as noted below, the Reviewing Engineer recommends that the applicant identify the locations of proposed above-ground transformer and pedestal installations to ensure that proper screening is provided in compliance with Section 6.2.B.8.

**6.3** (Utilities & Fire Protection) See above discussion of Sections 13.8 and 13.12 of the Subdivision Regulations.



**6.4** (Fees and Assessments in Effect at time of Connection): The creation of new residential square footage will be subject to the City's Impact Fee Ordinance and fee schedule adopted by the Board on August 13, 2018.

**6.5** (Coordination of Roads, Parking, Loading, Recreation, and Safety) The Police Department has no concerns about the proposed plans. The recommendation of the Lebanon Pedestrian & Bicycle Committee made during design review (to construct a sidewalk along Oak Ridge Road in order to facilitate safe access to the Advance Transit stop on NH Route 10) has been adopted by the applicant and incorporated into the plan set (see Sheet 17 for the proposed sidewalk extension design).

**6.6** (Stormwater Management) See discussion of Subdivision Sections 13.9/13.10/13.11 above and the City Engineer's comments below.

**6.7** (Lighting) Three 15 ft. tall pole lights are proposed for the development with one located at the entrance and the other two on either side of the landscaped island at the southern end of the site. The applicant has otherwise requested a waiver from the Section 5.1.E.12 lighting plan requirements (as noted above).

**6.8** (Off-Site Improvements) See above discussion of Section 12.2 of the Subdivision Regulations.

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

### **III. ZONING ORDINANCE (Conditional Use Permit for a PURD):**

A PURD is a type of PUD that is permitted in the R-3 District when the property to be developed is a minimum of five (5) acres. The core purpose of the PUD regulations is set forth in Section 501.1.A of the Zoning Ordinance as follows: "PUDs should occur only after the characteristics of a property are studied and described, in order to best ensure that impacts on natural resources are minimized, through a process of building site selection in areas of lowest natural resource value. Land planning is not an exercise in geometry, but a rational process of site assessment and intelligent design."

To effectuate this core purpose of the PUD regulations, the preparation of a PUD plan must first begin with identifying the "Site Resources" (described in Section 501.1.E.1.a). The required open space, building sites, and overall site layout must then be designed in a manner that maximizes protection/conservation of the Site Resources. At the same time, the open space must be designed in a manner that meets as many of the public benefit criteria set forth in Section 501.1.J.1.a.ii as possible. The goal is to ensure a thoughtful and well-planned development that is based on a site specific assessment. In return, the applicant may propose a development that does not meet the minimum yard, lot area, and frontage requirements of the underlying zoning district. The elimination of these requirements allows a "clustering" of the development which gives the developer flexibility in design and should result in overall cost savings by reducing the extent of infrastructure and site work that is needed for the development.

PURDs are regulated by Sections 501.1 and 501.2 of the Zoning Ordinance and, per Section 501.1.B, require a Conditional Use Permit (CUP) from the Planning Board. To grant a CUP, the applicant must

demonstrate that the proposed PURD satisfies all applicable criteria set forth in Sections 501.1 and 501.2 of the Zoning Ordinance.

#### Section 501.2 – PURD Requirements

- A. Objectives. The proposal appears to meet several of the PURD objectives outlined in Section 501.2.A, including #8 which is to “encourage a more suitable form of development by facilitating the design, construction, and maintenance of housing, streets, utilities and public services in a more economic and efficient manner and by integrating the new development into the existing built and natural environment.”
- B. Applicability. Once merged, the subject properties will meet the minimum five (5) acres required for PURDs in the R-3 District.
- C. Uses Allowed in a PURD. The proposed mix of detached one-family dwellings and two-family dwellings is permissible. Non-residential uses are also permissible within a PURD, but none are proposed.
- D. Density. The applicant proposes to utilize the maximum permitted density of 19 dwelling units, plus 3 additional units pursuant to Section 507 of the Zoning Ordinance which allows the Board to approve a 12% density bonus for PURDs. The maximum permitted density calculations are set forth on the Sheet 1 of the plan set. At present, the only guidelines for evaluating a density bonus request are set forth in Section 507.2 which provides that, “[t]he decision of the Planning Board in awarding such a bonus and the amount thereof is hereby declared to be a discretionary administrative decision of the Planning Board. In no case shall the Planning Board award a bonus if it determines that the limitations of a site cannot accommodate the increase.” If the Board denies the requested density bonus, the applicant will need to reduce the number of dwelling units from 22 to 19.

#### Section 501.1 – PUD Requirements

- E.1. Subdivision and/or Site Plan. As noted above, the plan must first identify the “Site Resources” (described in Section 501.1.E.1.a). The required open space, building sites, and overall site layout must then be designed in a manner that maximizes protection/conservation of the Site Resources.
- E.2. Impact Statement. The information required per Section 501.1.E is included within the 205-page “Statement of Impact” submitted by the applicant, as well as the one-page document submitted by the applicant titled “Provisions to be Included in All Leases and Occupancy Agreements”.
- F. Open Space. PURDs in the R-3 District require 50% of the property to be set aside for open space in perpetuity. As identified on Sheet 1 of the plan set, 53.1% of the property has been reserved for open space (117,505 sq. ft.). The applicant has submitted a narrative describing how the proposed open space meets the public benefit criteria set forth in Section 501.1.J.1.a.ii in addition to all other requirements of set forth in Section 501.1.F. The open space will be maintained as undeveloped open space and no active recreational facilities are proposed.

The applicant should identify the rectangle that appears in the northwest corner of the lot within the proposed open space. This may be what had previously been identified as a “community victory garden,” which the Planning Board may allow as “agriculture” per Section 501.1.F.3.

The open space will be maintained and managed by the applicant as the owner and manager, and is proposed to be preserved through either a deed restriction or easement (in addition to provisions

within the rental agreements). Staff will continue reviewing the draft documents provided by the applicant and will provide the Planning Board with a recommendation on how best to preserve and protect the open space in accordance with the requirements of Section 501.1.F.

- G. Design Guidelines. In general, the proposed PURD appears to meet the PUD design guidelines (which the development is required to adhere to "to the maximum extent practicable").
- H. Dimensional Regulations. The proposed site plan layout demonstrates that the development will comply with the special setback requirements of Section 501.1.H.2.
- I. Water and Sewer. The development is proposed to connect to the City's water and sewer systems, with sewer flow to the Town of Hanover.

### **ASSESSING**

No comment at this time.

### **BUILDING INSPECTION**

No comment at this time.

### **ENGINEERING/PUBLIC WORKS**

The Reviewing Engineer is generally satisfied with the plans and materials submitted by the applicant, but has requested additional information from the applicant regarding the functionality of the stormwater infiltration basins, as well complete responses to other outstanding comments/questions that were originally conveyed to the applicant in the November 6, 2020 letter from Keach-Nordstrom (discussed below). Staff recommends that the requested information is provided to the Reviewing Engineer to his satisfaction prior to the Board making a determination the subject application.

*Reviewing Engineer comments on status of outstanding issues identified in the November 6, 2020 letter from Keach-Nordstrom:*

1. The applicant should provide a status update of the NHDES AOT permit application. The State Sewer Connection Permit has been approved by NHDES.
5. This comment should be addressed prior to construction document stage to ensure that the drainage horizontal and vertical layout is not in conflict with any other buried utilities and to identify any potential issues with pipe cover, positive drainage flow, etc.
7. The applicant has indicated that a note has been added to the plans identifying the need for building perimeter (footing) drains. It is requested that the applicant specify where this note is located within the plan set.
14. It is recommended that the requested additional detail be provided such that the Planning Board and City Staff can be comfortable that the proposed layout is not in conflict with other buried utilities and/or surface features, and to ensure that proper screening takes place in accordance with Site Plan Review Regulations Section 6.2.B.8.
16. (fourth bullet item): The applicant should provide the requested profile information.

### **FIRE**

No comment at this time.

**POLICE**

No comment at this time.

**STAFF RECOMMENDATIONS****A. Deliberation**

Once the public hearing has concluded, staff recommends that the Board proceed with deliberation by considering and making determinations with respect to the following:

1. Whether the development is scattered and premature as required by Section 10.3.C of the Subdivision Regulations (and as permitted by Section 6.9 of the Site Plan Review Regulations).
2. The requested waivers from the Subdivision Regulations.
3. The requested waivers from the Site Plan Review Regulations.
4. The Conditional Use Permit, Major Final Subdivision, and Site Plan Review requests (see recommended conditions of approval below).

If the application is approved, the Board will also need to authorize the Planning Chair to sign the final plat upon the applicant's satisfaction of the applicable conditions of approval.

**B. Conditions of Approval**

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

**Conditions to be Satisfied Prior to the Signing and Recording of the Plat (or prior to application for a building permit if the improvements are constructed prior to recording the plat)**

*(These conditions shall be satisfied within 2 years of the date of the Notice of Action.)*

1. Prior to the start of any construction activities on the property for which construction inspection is required pursuant to this decision or any applicable ordinance or code, the applicant shall sign a Subdivision Agreement in accordance with Section 7.9.B of the Subdivision Regulations.
2. Prior to the start of any construction activities on the property for which construction inspection is required pursuant to this decision or any applicable ordinance or code, the applicant shall sign a Water Main Extension and Infrastructure Inspection Agreement in accordance with Chapters 136 and 182 of the City Code and Section 14.2 of the Subdivision Regulations.
3. Pursuant to Section 14.5 of the Subdivision Regulations, the applicant shall provide a Performance Bond for all required improvements, both on and off-site, including but not limited to: roadway and parking improvements, landscaping, lighting, utilities, bike lane/shoulder improvements, stormwater improvements, and sidewalks in an amount considered adequate by the Department of Public Works, and in a form satisfactory to the City Attorney. The Performance Bond shall be secured by a surety bond, a letter of credit, or an escrow account. *This requirement shall not apply if the required improvements are constructed prior to the recording of the plat.*



4. The applicant shall submit final designs, including construction drawings, of all infrastructure features, including the proposed on- and off-site roadway and parking areas, sidewalks, water and sewer utilities, and storm drainage systems, to the City Engineer for approval. All such designs shall meet the required design standards set forth in Chapters 136 ("Sewer Service") and 182 ("Water Service") of the Code of the City of Lebanon.
5. Street names and numbering shall be approved by the Police Department. The sole purpose of such review and approval shall be to assure that such names do not create confusion under the State's Enhanced 911 system.
6. The applicant shall coordinate the final design of the Oak Ridge Road pedestrian crossing and sidewalk with the Planning & Development Department, the Department of Public Works and the New Hampshire Department of Transportation.
7. Prior to the start of any construction activities on the property for which construction inspection is required pursuant to this decision or any applicable ordinance or code, the applicant shall provide two (2) revised plans sets depicting the following revisions to the satisfaction of the Planning & Development Department, the Fire Department, and the City Engineer, as follows:
  - a) Any changes made pursuant to Conditions of Approval #5 and #6.
  - b) On Sheet 1, in the "Site Information" table:
    - i. Identify existing use of properties.
    - ii. Change "duplex" to "two-family dwelling"; and
    - iii. Identify the unit mix (i.e. provide the total number of one-family dwellings and total number of two-family dwellings).
  - c) Identify the proposed name of the access drive. (SUB Section 10.4.C.1.d)
  - d) On Sheet 5 (layout plan):
    - i. Rename "Layout and Open Space Plan";
    - ii. Add open space calculations;
    - iii. Add a note indicating how the open space will be owned, protected, and managed;
    - iv. 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, until a site plan shall have been approved by the Board;" and
    - v. Add any other information necessary to prepare the sheet for recording.
  - e) Add a plan note to Sheet 8 (utilities plan) indicating that underground utilities, electric, telephone and cable, must maintain a minimum clearance of 10 ft. from all proposed water lines.
  - f) On Sheet 10 (landscape & lighting plan):
    - i. Identify correct percentage of evergreen trees proposed (SPR Section 6.2.B.4)
    - ii. Identify wattage for the three pole lights (SPR Section 5.1.E.12); and
    - iii. Add the following requirements of the Site Plan Review Regulations as plan notes: Section 6.2.B.3 ("All new plant material shall be nursery-grown stock;"); Section 6.2.B.4 (first sentence only); Section 6.2.B.5; and Section 6.2.H.1.
  - g) Sheet 17 (the sidewalk extension plan) shall identify all easements necessary for the construction and maintenance of the sidewalk.

8. The applicant shall provide a digital copy of the revised plan set and/or revised application materials depicting any changes made pursuant to Condition of Approval #7, to the satisfaction of the Planning & Development Department and the City Engineer. The digital copy shall use a PDF-A format for archival purposes.
9. All outstanding engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations.

**Conditions to be Satisfied Prior to Application for a Building Permit**

10. The applicant shall schedule and hold a pre-building permit application meeting with the Planning Department, City Building Inspectors, City Engineer/Department of Public Works, and Fire Department, in order to help streamline the building permit review process.
11. The applicant shall obtain approval from the City Council or the City Manager's office for any additional water and/or sewer flows in accordance with the applicable Chapter 136 and 182 of the City Code.
12. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required State approvals including, but not limited to, the following:
  - a) NHDES Alteration of Terrain Permit

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

*(These conditions shall be satisfied within 2 years of the date of the Notice of Action)*

13. The development shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance, except to the extent that the applicant obtains a waiver of such fees as may be permitted under applicable law. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on August 13, 2018. In accordance with RSA 674:39, the approved site plan shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.
14. The City shall retain the services of an independent third-party inspector for which the applicant shall be responsible for all inspection fees related to the construction and installation of on- and off-site roadways, parking, sidewalks, water and sewer utilities, storm drainage, and erosion control, in accordance with Chapters 136 and 182 of the City Code, Section 8.2 of the Site Plan Review Regulations and Section 14.2 of the Subdivision Regulations. The applicant shall provide funding for inspection services in a form and amount acceptable to the City.
15. 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.
16. All water and sewer fees shall be paid as set forth in City Code Chapter 68.

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

*(These conditions shall be satisfied within 5 years of the date of the Notice of Action)*

17. Sheet 5 of the approved plan set shall be recorded at the Grafton County Registry of Deeds. Prior to recording, the plat shall be revised as necessary for recording purposes, in

consultation with the Planning & Development Department, and shall be signed by the Planning Board Chair.

18. The applicant shall dedicate the completed water mains and hydrants within the complex, excluding service connections beyond the curb shut-off valves, to the City for ownership and maintenance, subject to appropriate easements. Said conveyance and easements shall be approved by the City Attorney and the Department of Public Works and recorded in the Grafton County Registry of Deeds prior to the issuance of a final Certificate of Occupancy for the project and prior to the acceptance of the utility improvements.
19. The applicant shall prepare and record an open space covenant or deed restriction in accordance with Section 501.1.F.5, 6 & 7 of the Zoning Ordinance, and shall be in form and content acceptable to the Planning & Development Department and the City Attorney.
20. The applicant shall obtain all necessary easements to construct and maintain the sidewalk along Oak Ridge Road to NH Route 10, and shall convey all such easements to the City, subject to review and approval by the Department of Public Works and the City Attorney.
21. 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 prior to acceptance of any utility improvements by the City.
22. The impact fee calculated pursuant to Condition of Approval #13 shall be paid.
23. 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 and Site Plan Review Regulations.

#### **General Conditions**

24. 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.
25. All required landscape plantings shall meet the minimum size requirements for such plantings set forth in Section 6.2.B of the Site Plan Review Regulations at the time of installation.
26. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.
27. The property owner is responsible for the maintenance and operation of the stormwater management system in accord with the O&M plan, and such responsibility shall run with the land. (Section 6.6.H.2.b of the Site Plan Review Regulations).

#### **Attachments**

cc: Jeff Shapiro, Basic Holdings, LLC (via e-mail)  
Pathways Consulting, LLC (via e-mail)  
Nathan Stearns, Esq. (via e-mail)  
File

Q:\Development\_Review\2020\_Applications\PB2020-31-FMAJ\_5-11 Oak Ridge Rd\Staff Comments\Staff Memos\2021-03-02\_Staff Memo.docx



## CITY OF LEBANON ~ PLANNING & DEVELOPMENT

### **LEBANON PLANNING BOARD PRELIMINARY FINDINGS AND DETERMINATIONS #PB2019-03-PMAJ**

*Notice is hereby given that on **NOVEMBER 12, 2019**, the following preliminary findings and determinations were adopted by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Subdivision Regulations:*

#### **A. BACKGROUND**

**1.** On January 14, 2019, Basic Holdings LLC submitted an application to the City of Lebanon Planning Board for Design Review of a Preliminary Layout ("Preliminary Review") of a proposed Planned Unit Residential Development (PURD) major subdivision of properties located at 5 and 11 Oak Ridge Road (Tax Map 4, Lots 5 & 6), zoned Residential Three (R-3). Following the original submission, the applicant requested several delays in the commencement of the Planning Board's review while pursuing relief from the Zoning Board of Adjustment as further explained in paragraph A.8 below. The application has been in Preliminary Review by the Planning Board since June 10, 2019.

**2.** This document consists of a summary of the Lebanon Planning Board's Findings and Determinations based on the preliminary project layout and the application information, materials, and testimony received over the course of Preliminary Review to date, pursuant to Section 10.2 of the City of Lebanon Subdivision Regulations, adopted May 13, 1991, and last revised December 10, 2018 ("Regulations").

**3.** This summary of Findings and Determinations is based solely on the preliminary project layout and the application information, materials, and testimony received over the course of Preliminary Review to date and shall not be considered a final determination with respect to any Final Plat Review application that might be submitted by the applicant in the future pursuant to Section 10.4.C of the Regulations.

**4.** These Findings and Determinations, are adopted in accord with the requirements set forth in Section 10.2.C and D of the Regulations.

**5.** The description of the project, as listed in the notices for the public hearings, was as follows:

**BASIC HOLDINGS LLC, 5 & 11 OAK RIDGE ROAD (Tax Map 4, Lots 5 & 6), zoned R-3:** Request for Preliminary Review of a Major Subdivision for a proposed Planned Unit Residential Development (PURD) pursuant to Section 501.2 of the Zoning Ordinance, containing 21 residential units together with related site improvements and amenities. #PB2019-03-PMAJ

The application was originally received by the Planning Department on January 14, 2019. Additional submissions and revisions were submitted by the applicant over the next several months. The application first appeared on the Planning Board's agenda for discussion on June



10, 2019. The Planning Board considered the application on the following dates: June 10th, June 26th (site walk), July 16th, July 31st, and August 28th. The principal reason for the delay between the submission of the application and the commencement of Planning Board review is explained in paragraph A.8 below.

**6.** The subject properties include 5 Oak Ridge Road, a +/-4.33 acre property currently improved with a commercial radio tower, and 11 Oak Ridge, a +/-0.75 acre lot currently improved with a one-family dwelling. The applicant proposes to merge the two properties and redevelop the merged parcel as a Planned Unit Residential Development (PURD), containing 21 dwelling units together with related site improvements and amenities. The proposed development consists of a mix of detached units and duplexes which will be clustered around and along a looped driveway accessed from Oak Ridge Road.

**7.** A PURD is a type of Planned Unit Development (PUD) which is regulated by §501.1 of the Zoning Ordinance (PURD-specific regulations are found in §501.2). A PURD is a permitted use in the R-3 District with a Conditional Use Permit from the Planning Board, provided that the property is a minimum of five (5) acres or more in size. Merging 5 & 11 Oak Ridge Road will create a property large enough (+/-5.08 acres) to meet the minimum lot size requirement for a PURD in the R-3 District.

**8.** The delay between submission of the application on January 14, 2019 and the commencement of Planning Board review on June 10, 2019, was due to requests by the applicant to delay the start of Planning Board review while pursuing relief from Section 501.1.H.2 of the Zoning Ordinance from the Zoning Board of Adjustment (#ZB2019-03-VAR). The Zoning Board ultimately denied the applicant's requested relief on June 3, 2019 and denied the applicant's request for a rehearing on July 1, 2019.

Consequently, prior to submission for final major subdivision review, the applicant will need to amend the proposed subdivision layout to demonstrate compliance with §501.1.H.2 of the Zoning Ordinance.

**9.** The following is a listing of the plans, reports, documents, and letters submitted to and reviewed by the Lebanon Planning Board during Preliminary Review. The details of such documents are incorporated herein by reference, but full details are not reiterated here:

- Plan titled "Basic Holdings, LLC, Oak Ridge Road, City of Lebanon, Grafton County, NH" prepared by Pathways Consulting, LLC, dated January 11, 2019, revised April 26, 2019, Project No. 11465-01 (14 Sheets)
- Application form dated January 14, 2019
- Letter from Rodrick Finley, PE, of Pathways Consulting, LLC, dated January 14, 2019 (project description)
- Letter from Rodrick Finley, PE, of Pathways Consulting, LLC, dated January 28, 2019 (response to staff review comments)
- Application for Waivers dated January 28, 2019
- Subdivision Regulations Technical Checklist for Preliminary Major Subdivision
- Letter from Rick Van de Poll, Ph.D, to Jeff Goodrich, P.E., of Pathways Consulting, LLC, dated February 24, 2019 (anticipated wildlife impacts)

- Boundary survey, titled “Boundary Survey for Basic Holdings, LLC”, prepared by Pathways Consulting, LLC, dated May 24, 2019, Proj. No. 11456-01
- Statement of Impact for Basic Holdings, LLC, Planned Unit Residential Development, Oak Ridge Road, Lebanon, New Hampshire, prepared by Pathways Consulting, LLC, dated January 11, 2019, revised February 25, 2019, Project No. 11465-01, including the following Appendices:
  - Traffic analysis memo from RSG dated January 15, 2019
  - Drainage calculations memo from Pathways Consulting, LLC dated January 14, 2019
  - Fiscal Impact Statement prepared by Pathways Consulting, LLC, dated January 11, 2019, revised February 25, 2019
- Drainage calculations memo from Pathways Consulting, LLC dated January 14, 2019 and a revised date of March 22, 2019
- Memo from Rod Finley, P.E., of Pathways Consulting, LLC, to Christina Hall, P.E., dated April 24, 2019 (response to engineering staff review comments)
- Correspondence and documents from abutters and other persons:
  - Letter from Eleanor D. Coffey dated February 3, 2019
  - Memo to Planning Board from Brenan and Shari Riehl dated June 6, 2019
  - Memo to Planning Board from Rand & Mardrey Swenson dated June 7, 2019
  - Memo to Planning Board from Steven Arcone dated June 10, 2019
  - Memo to Planning Board from Steven Arcone dated June 26, 2019
  - E-mail from Eleanor Coffey to Planning staff sent 7/17/19
  - E-mail from Steven Arcone to Planning staff sent 7/17/19
  - PowerPoint presentation given by Steven Arcone at the July 16, 2019 Planning Board meeting (7 slides)
  - Letter to Planning Board from Jeanette Hutchins dated August 12, 2019
  - Additional correspondence received in August, 2019 from:
    - Lorraine & Lawrence Kelly
    - Steven Arcone
    - Robert Drake & Deborah Becker
    - Andrew Faunce & Miriam Voran
    - Makio & Mary-Jane Ogawa
    - Pete & Ruth Bleyler
    - Gary Bond
- Staff materials:
  - Memo dated February 28, 2019 from DPW & Engineering with comments on proposed stormwater management improvements
  - Memo dated June 7, 2019 from DPW & Engineering to Rod Finley, P.E. (sewer and water capacity)

- Planning staff memos prepared for the June 10, July 16, July 31, and August 28, 2019 Planning Board meetings
- Memo dated August 27, 2019 from the City Assessor to the Planning Department (fiscal impact analysis)

## B. PRELIMINARY FINDINGS AND DETERMINATIONS

The Board is generally concerned with the proposed density of the development and the ability of the applicant to provide sufficient parking given the size of the property and the limitations imposed by the PURD open space requirements. The following findings and determinations are arranged by and under the headings of the applicable sections of the Regulations.

### 12.1 Character of Land

- (a) The portion of the properties to be developed is located outside of the 100-year flood plain and do not appear to be subject to erosive stream action or unstable slopes. The only environmentally sensitive feature on the properties are the steep slopes present at the southwestern corner of 5 Oak Ridge Road. This area is proposed to be included as part of the open space for the PURD and will not be developed.
- (b) The properties do not appear to be unsafe or unsuitable for development as prohibited by Section 12.1. A and B of the Regulations. **However**, some of the neighborhood residents raised substantial concerns during Preliminary Review regarding erosion, drainage, and potential impacts on the steep slopes. To help address these concerns, the Board recommends that the applicant's final erosion control, grading, and drainage plans and designs should be reviewed and approved by the City Engineer prior to submission of Final Plat Review.

### 12.2 Open Space and Recreation Area

- (a) Based on the plan set submitted for Preliminary Review, the applicant is proposing +/- 117,505 sq. ft. of open space, approximately 50.1% of the overall tract, thereby meeting the PURD open space requirements and exceeding the 15% minimum required by Section 12.2.A(1) of the Regulations.
- (b) The Board suggests that, prior to submitting an application for Final Plat Review, the applicant consider incorporating active recreational facilities into the final layout (Section 12.2.A(2)).
- (c) Related to the concern noted above regarding the proposed density and the sufficiency of parking, the Board recommends that the applicant take steps to ensure that the use of the open space will be limited to those uses permitted by the Subdivision Regulations and the PURD regulations.
- (d) The open space as designed otherwise appears to be functionally usable as required by Section 12.2.A(2) and will be convenient to the dwelling units the open space is intended to serve as required by Section 12.2.A.3.
- (e) The Board recommends that the applicant work with City staff prior to submission of an application for Final Plat Review to ensure that the ownership of the open space will meet

all applicable requirements of Section 12.2 of the Regulations, in addition to the applicable PURD requirements in Section 501.1 of the Zoning Ordinance.

**12.3 Statement as to Impact of Subdivision and Determination of Whether or Not Premature or Scattered**

- (a) Anecdotal evidence was presented during Preliminary Review that existing conditions at the intersection of NH Route 10 and Oak Ridge Road are unsafe for both pedestrians and vehicles, and that the proposed development will have an additional negative impact on the safety of the intersection. However, based on expert testimony from RSG, the development will generate no more than 25 new vehicle trips during the busiest hour and there is sufficient sight distance at the proposed access point.

Moreover, staff forwarded the plans and the RSG memo to Chris Turgeon, P.E., Assistant District Engineer for the NH Department of Transportation, District 2. By e-mail sent March 1, 2019, Mr. Turgeon replied to Planning staff with the following comment, "I do not see anything that would prompt NHDOT to get involved. Traffic patterns at the NH 10/Oak Ridge intersection will be monitored to determine if any warrants are met for future improvements."

Based on the foregoing, the Board cannot conclude at this time that the proposed development will pose a danger to the public through insufficiency of services.

- (b) The Board reserves judgment with respect to assessing the drainage impact of the proposed development on abutting properties (Section 12.3.A.B.7). As noted above, the Board recommends that the applicant's final drainage plans and designs should be reviewed and approved by the City Engineer prior to submission an application for Final Plat Review.
- (c) Except as noted above, the Board finds based on the information presented by the applicant regarding the considerations set forth in Section 12.3.B, and based on other information made available and part of the record, that the amount of development contained in the proposed subdivision in relation to the quantum of services available will not pose a danger to the public through insufficiency of services (Section 12.3.D).

**12.4 Impact Fees:** This application will be subject to the City of Lebanon's Impact Fee Schedule in effect at the time of final subdivision approval.

**12.5 Off-site Improvements:**

- (a) To facilitate safe access to the Advance Transit stop on NH Route 10, the Board anticipates requiring the construction of a sidewalk from the development to NH Route 10, and encourages the applicant to work with City staff and the New Hampshire Department of Transportation to finalize a proposed design for the Board's review prior to submission of an application for Final Plat Review.
- (b) The Board reserves judgment as to what off-site improvements or contributions to improvements – if any – will be required of the applicant to mitigate traffic impacts attributable to the proposed development at the intersection of Oak Ridge Road and New Hampshire Route 10.



- (c) The extent of any improvements, and/or the amount of any contributions to be made by the applicant, shall be determined by the Board, with input from City staff, during any Final Plat Review.

### C. OTHER COMMENTS

The Board also recommends that the applicant provide lighting fixtures for walkways and entrances in order to help ensure safety.

### D. MOTION

***It is moved by Matthew Hall, that the Lebanon Planning Board find – as authorized under RSA 676:4, II(b) and Section 10.2.D of the Lebanon Subdivision Regulations – that the Design Review of the Preliminary Layout of the above-described application for Basic Holdings, LLC, #PB2019-03-PMAJ, has ended as of the date of this vote, subject, however, to the condition that any vested rights associated with this application pursuant to RSA 676:12, VI shall not be lost as long as the applicant files a further application with the Board, within twelve (12) months of the date of this vote, as set forth in that paragraph.***

*The motion was seconded by Matthew Cole. The vote on the motion was 8-0.*

# CITY OF LEBANON APPLICATION FOR

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

☐ OTHER \_\_\_\_\_

## PROPERTY OWNER (APPLICANT):

NAME: Basic Holdings, LLC Attn: Jeff Shapiro TEL.#: (603) 643-4007

MAILING ADDRESS: 106 North Main Street, West Lebanon, New Hampshire 03784

E-MAIL ADDRESS: jeffreydshapiro@gmail.com

## CO-APPLICANT, AGENT, OR LESSEE:

NAME: Rodrick J. Finley, P.E., Pathways Consulting, LLC TEL.#: (603) 448-2200

MAILING ADDRESS: 240 Mechanic Street, Suite 100, Lebanon, New Hampshire 03766

E-MAIL ADDRESS: rod.finley@pathwaysconsult.com

## PROJECT LOCATION:

TAX MAP #: 4 LOT#: 5 & 6 PLOT #: ZONE: R3

STREET ADDRESS OF PROJECT: 5 & 11 Oak Ridge Road

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

## SCOPE OF PROJECT:

The project consists of a 22-unit community/PURD with single- and two-family units and associated infrastructure in a properly zoned setting that will promote sustainable principles.

## TYPE OF OCCUPANCY:

EXISTING ☒ VACANT ☒ ONEFAMILY ☐ TWOFAMILY ☐ MULTIFAMILY ☐ COMMERCIAL ☐ INDUSTRIAL  
 PROPOSED ☐ VACANT ☐ ONEFAMILY ☐ TWOFAMILY ☒ MULTIFAMILY ☐ COMMERCIAL ☐ INDUSTRIAL  
 IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC** USE: \_\_\_\_\_

## SIGNATURE BLOCK:

**FOR PLANNING BOARD APPLICATIONS ONLY:** I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on November 9, 2020, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY

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

DATE: 11/23/20

**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 # |
|---------------|------------------|---------------|-----------------|-----------|-----------|

HERSHENSON, CARTER, SCOTT and McGEE, P.C.

P. Scott McGee  
Nathan H. Stearns \*

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P. O. Box 909  
Norwich, Vermont 05055-0909  
802-295-2800

General Practice of Law  
Vermont and New Hampshire \*

\_\_\_\_\_  
Of Counsel  
Peter H. Carter \*

\_\_\_\_\_  
FAX 802-295-3344  
[www.hcsmlaw.com](http://www.hcsmlaw.com)

October 13, 2020

Tim Corwin, Senior Planner  
City of Lebanon,  
51 North Park Street  
Lebanon, NH 03766  
[Tim.corwin@lebanonnh.gov](mailto:Tim.corwin@lebanonnh.gov)

Re: Basic Holdings, LLC, 5 and 11 Oak Ridge Road PURD, Application for PURD  
Conditional Use Approval and Final Plat Review for Major Subdivision

Dear Tim,

On behalf of Basic Holdings, LLC, enclosed please the application for the property at 5 and 11 Oak Ridge Road for PURD Conditional Use Approval pursuant to Lebanon Zoning Ordinance Section 501, Site Plan approval pursuant to the Lebanon Site Plan Review Regulations, and for Final Plat Review for Major Subdivision pursuant to the Lebanon Subdivision Regulations (the "Project"). Submission documents include the signed application, Final Major Subdivision technical checklist, Site Plan Review Regulations technical checklist, Stormwater Review Regulations technical checklist, abutters list, PURD support statement based on Sections 501.1 and 501.2 of the Lebanon Zoning Ordinance, proposed conservation easement for the Open Space parcel, fee schedule, revised impact statement, eight full size copies of the Project plans, and a check in the amount of \$3,533.85 for the review fee. The submission materials have been prepared by Pathways Consulting, LLC.

The Project received Preliminary Findings and Determinations from the Lebanon Planning Board, #PB2019-03-PM AJ, on November 12, 2019. In those Preliminary Findings and Determinations, the Planning Board addressed Section 12.1, 12.2, 12.3, 12.4, and 12.5 of the Lebanon Subdivision Regulations. The Planning Board noted several concerns that have been addressed in the attached application as follows:

1. The Board was generally concerned with the proposed density of the development and the ability of the applicant to provide sufficient parking given the size of the property and the limitations imposed by the PURD open space requirements.

The revised layout carefully considered this concern of the Planning Board and addressed it in a number of ways. The first modification was to relocate the community gardens to an area in the northwest corner of the Project. This allowed increased spacing between the units and accommodated an additional unit in the southeast corner of the Project where the community gardens were

previously located. Secondly, detached garages are proposed between each unit with shared spaces between adjacent units. The detached garages provide for additional space between the housing units. While the Zoning Ordinance requires a minimum of 44 parking spaces, the project provides 52 spaces. The design provides an offset parking space from area in front of the garage. The area in front of the garage is open for play space for kids or guest parking. Lastly, based on the revised layout, we were able to increase the area of open space by 12,766 square feet beyond what is required by the Lebanon Zoning Ordinance.

2. The Board suggested that the applicant consider incorporating active recreational facilities into the final layout pursuant to Section 12.2.A(2).

In addition to the community garden included in the conceptual plan review, the plans submitted with the final application shows the incorporation of a walking trail along the west side of the property. This trail will be open to residents of the development and the public and will allow users to access the natural area at the southern end of the property that will be conserved as part of the open space. In accordance with the PURD regulations and Subdivision Regulations, covenants to preserve the open space will be implemented as part of the project via a proposed Conservation Easement to the Town. If approved, this trail would be available to be connected to other trails in the future if other abutting property owners desire. There are not currently any existing trails on abutting properties.

Section 12.2.A.3 provides that “because of noise generation, [proposed recreational facilities] shall be sited with sensitivity to surrounding development.” The proposed recreational facilities are designed with this requirement in mind, and are intended to facilitate recreational activities that are less likely to produce noise: i.e., community garden and walking trail.

The final plan also incorporates a sidewalk connecting the property to Route 10 and the crosswalk that provides access to Sachem Field and Champion Rink to provide residents with access to additional, existing recreational facilities.

3. The Board recommended that the applicant take steps to ensure that the use of the open space will be limited to those uses permitted by the Subdivision Regulations and the PURD regulations.

The application materials include proposed Rules and Regulations that include provisions restricting the use of the open space areas for recreation and for agricultural use within the designated community garden area. If approved, the Rules and Regulations will be incorporated into each lease and occupancy agreement for the property.



4. The Board recommends that the applicant work with City staff to ensure that the ownership of the open space will meet all applicable requirements of Section 12.2 of the Regulations in addition to the applicable PURD requirements in Section 501.1 of the Zoning Ordinance.

A proposed Conservation Easement deed to the City of Lebanon is included with the application. If it is not possible to work out all of the details prior to submission to the Planning Board, the applicant requests that the following be a condition of approval:

The applicant shall prepare and record a Conservation Easement deed to the City of Lebanon for the open space area depicted on the plat titled "Open Space Exhibit," prepared by Pathways Consulting submitted with the application. The Conservation Easement deed shall be in form and content acceptable to the Planning & Development Department and the City Attorney.

5. The Board recommended that the applicant provide lighting fixtures for walkways and entrances in order to help ensure safety.

The final plans incorporate several types of full cutoff lighting fixtures for the project. All housing units have recessed fixtures on each porch. All garages have a wall mounted fixture on the gable end facing the street. Two pole mounted lights are proposed at the commons parking areas and one pole mounted light is proposed at the Oak Ridge Road intersection.

Please let me know if you have any questions or require any additional information.  
Thank you.

Yours truly,

/s/ Nathan H. Stearns

Nathan H. Stearns, Esq.

Enclosures

cc: Jeff Shaprio  
Mac Gardner  
Rod Finley



# City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: \_\_\_\_\_

File No.: \_\_\_\_\_

## **PROJECT INFORMATION**

Name of Applicant: Basic Holdings, LLC

Project Name: Occom Path

Project Address: 5 & 11 Oak Ridge Road, West Lebanon, New Hampshire 03784

## **WAIVER REGULATIONS**

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

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

OR

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

## **WAIVER REQUEST(S)**

### **I (we) hereby request a Waiver from:**

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

1. Section 5.1.E(12) of the **Site Plan Review Regulations**. A Waiver of this Section meets **Criteria B** because the proposed lighting is very minimal. Only three roadway lights are proposed. One light at the Oak Ridge Road intersection and two lights at the common. All other lighting will be on each individual unit.
2. Section 6.5.B.4 of the **Site Plan Review Regulations**. A Waiver of this Section meets **Criteria B** because the proposed off-site sidewalk starts at the project's entrance road and extends to Route 10. We are not proposing a sidewalk to the west because there are no existing sidewalks in the Oak Ridge Road neighborhood.

3. Section 10.4.C.2.a of the **Site Plan Review Regulations**. A Waiver of this Section meets **Criteria B** because the final review of off-site improvements is pending. Once the Planning Board completes the review, we will prepare a final design and an Engineer's Opinion of Probable Cost for the improvements.
4. Section 10.4.C.2.c of the **Site Plan Review Regulations**. A Waiver of this Section meets **Criteria B** because the requirements of the Temporary Control Plan will be dependent on the Planning Board's review and specific requirements.
5. Section 10.4.A.1.f of the Subdivision Regulations and Section 5.1.E.6 of the **Site Plan Review Regulations**. A Waiver of these Sections meets **Criteria B** because a full topographic survey with 2' contours has been completed on the site and additional spot elevations of the existing site are not necessary for the design of the project.
6. Section 5.1.E.9 of the **Site Plan Review Regulations**. A Waiver of this Section meets **Criteria B** because all adjacent and relevant driveways are shown on the site plans.
7. Section \_\_\_\_ of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A / Criteria B** because \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. Section \_\_\_\_ of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A / Criteria B** because \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **SIGNATURE**

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

Signature of Applicant:



Date: December 10, 2020

| <b>CITY OF LEBANON, NH</b><br><b>SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST</b><br><b>FINAL MAJOR SUBDIVISION</b> |                                  |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <b>PROJECT NAME:</b><br>Occom Path                                                                                   |                                  |
| <b>APPLICANT:</b><br>Basic Holdings, LLC, Attn: Jeff Shapiro                                                         | <b>DATE:</b><br>October 13, 2020 |
| <b>GENERAL SUBMISSION REQUIREMENTS:</b>                                                                              |                                  |

**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. [§10.4.A(1)]  
*[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 and .DWG format. [§10.4.A(2)]

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**  
**FINAL MAJOR SUBDIVISION**

**PLAN SUBMITTAL TECHNICAL CHECKLIST:**

NOTE: Final Major Subdivision plans shall include the information described below pursuant to Section 10 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. [§10.4.A(3)]

| <b>Plan Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Info. Provided</b>                                                                                                                                                                                                                  | <b>Waiver Sought</b>                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>10.4.A(1)(a)</u></b> -<br>- Proposed subdivision name or identifying title;<br>- Name of the City and County in which the subdivision is proposed;<br>- A Locus map;<br>- North arrow;<br>- Scale of the plat;<br>- Date of the plat and of any revisions to the plat shall be shown on the first page or cover page, if applicable;<br>( <u>NOTE:</u> 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"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |
| <b><u>10.4.A(1)(b)</u></b> - 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"/>                                                                                                                                             |
| <b><u>10.4.A(1)(c)</u></b> - 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"/>                                                                                                                                             |
| <b><u>10.4.A(1)(d)</u></b> - Zoning District in which the subdivision is located, including district boundaries if in more than one district.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/>                                                                                                                                                                                                    | <input type="checkbox"/>                                                                                                                                             |

**CITY OF LEBANON, NH**  
**SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST**  
**FINAL MAJOR SUBDIVISION**

| <b>Plan Requirements (cont.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Info. Provided</b>               | <b>Waiver Sought</b>     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| <b>10.4.A(1)(e)</b> - Boundary lines of the overall tract, and each of the proposed lots, including bearings and distances as determined by an actual field survey by a licensed land surveyor, including the date of the completion of the survey. All dimensions shall be shown in feet and decimals. Monuments shall be referenced on the plat as required under Section 13.5(A) of the Regulations.                                                                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>10.4.A(1)(f)</b> - Topographic contours, at intervals of 5 feet or less, including spot elevations on existing roads and a grading plan, if natural contours are to be changed by more than 2 feet. All contours and spot elevations shall be referenced to USGS or FEMA FIRM datums, as appropriate. Existing topographic information shall be prepared by a professional engineer or licensed land surveyor.                                                                                                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>10.4.A(1)(g)</b> - Location of existing structures, roads, easements, and trails on the property and within 200 feet of the property.                                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>10.4.A(1)(h)</b> - Location of existing natural features, such as permanent or intermittent watercourses, marshes, lakes, ponds, flood plains, wetlands, rock outcrops, wooded areas, and other significant features on the property and within 200 feet of the property. Indicate the approximate limits of clearing and those natural features to be removed, retained, or altered. Wetlands on the property, if any, shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plat. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>10.4.A(1)(i)</b> - Location of existing water and wastewater mains, culverts, and drains on the property and within 200 feet of the property with sufficient information, including pipe sizes and direction of flow, to allow the subdivision to be viewed in the context of existing City utilities.                                                                                                                                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>10.4.A(1)(j)</b> - If the application covers only a part of the applicant's entire holding, a map of the entire tract shall be drawn at a scale of not smaller than 1" = 400', showing all existing streets and an outline of the platted area.                                                                                                                                                                                                                                                                                      | N/A                                 | <input type="checkbox"/> |
| <b>10.4.C(1)(a)</b> - Final proposed lot lines and rights-of-way, with bearings and distances, and areas of each lot in square feet and acres.                                                                                                                                                                                                                                                                                                                                                                                          | N/A                                 | <input type="checkbox"/> |
| <b>10.4.C(1)(b)</b> - Final width, location, and grades of all proposed streets or road rights-of-way.                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>10.4.C(1)(c)</b> - Final profile of streets and cross-sections for construction of streets and sidewalks.                                                                                                                                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>10.4.C(1)(d)</b> - Names of all proposed streets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>10.4.C(1)(e)</b> - Final design, location and size of all proposed water lines, valves, hydrants, wastewater lines, manholes, and connections to existing public or private utility lines. Alternate means of water supply or wastewater disposal and treatment, including data on soil tests and final designs and locations, shall be provided if existing municipal systems are not available.                                                                                                                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>10.4.C(1)(f)</b> - Typical lot layout(s) with building envelopes and location for on-site wastewater disposal facilities, if applicable.                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                 | <input type="checkbox"/> |

**CITY OF LEBANON, NH**  
**SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST**  
**FINAL MAJOR SUBDIVISION**

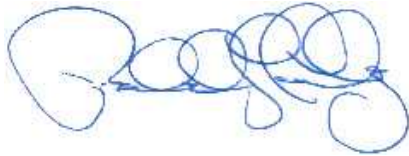
| <b>Plan Requirements (cont.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Info. Provided</b>               | <b>Waiver Sought</b>                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| <b>10.4.C(1)(g)</b> - Final storm drainage plan, indicating the location and size of proposed catch basins, manholes, drainage lines, ditches, retention, detention, or infiltration systems and their profiles, connections to existing lines or ditches, and all other means of storm water management.                                                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>10.4.C(1)(h)</b> - Final design and location of any proposed bridges or culverts.                                                                                                                                                                                                                                                                                                                                                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>10.4.C(1)(i)</b> - Final plan for existing and proposed telephone, cable, and electric utilities, including municipal fire alarm systems.                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>10.4.C(1)(j)</b> - Final location of proposed recreational or open space areas, including land proposed to be dedicated to public use. The plan shall also indicate the location of all existing publicly accessible recreation or open space areas within 1/4 mile (1,320 feet) of the property.                                                                                                                                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>10.4.C(1)(k)</b> - Final location and design of any proposed traffic control devices necessary in conjunction with the subdivision, 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.                                                                                                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>10.4.C(1)(l)</b> - Phasing lines, where applicable.                                                                                                                                                                                                                                                                                                                                                                                                  | N/A                                 | <input type="checkbox"/>            |
| <b>10.4.C(1)(m)</b> - Where applicable, there shall be shown on each lot whether or not there will be easements for water or wastewater mains, storm drainage of the proposed streets, or other improvements.                                                                                                                                                                                                                                           | N/A                                 | <input type="checkbox"/>            |
| <b>Supporting Documents and Information, Where Applicable</b>                                                                                                                                                                                                                                                                                                                                                                                           | <b>Info. Provided</b>               | <b>Not Applicable</b>               |
| <b>10.4.C(2)(a)</b> - Final statement of the work required on existing streets and other off-site improvements to meet the minimum standards set forth in the Regulations, including cost estimates and the method of meeting such costs.                                                                                                                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>10.4.C(2)(b)</b> - Cost estimates for the completion of all on-site and off-site improvements which shall be subject to a Performance Security Agreement pursuant to Section 7.10 of the Regulations.                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>10.4.C(2)(c)</b> - Temporary Control Plan(s) to be implemented during the proposed construction period, such as traffic control, erosion control, dust control, and hours of operation.                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>10.4.C(2)(d)</b> - Copy of any proposed covenants or deed restrictions, including Owners Association documents and Bylaws as described in Section 12.8 of the Regulations, as may be intended to apply to the property in whole or in part. Where applicable, such Owners Association documents or other legal instruments shall include provisions for the ownership and maintenance of open space as described in Section 12.2 of the Regulations. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>10.4.C(2)(e)</b> - For phased developments, a final schedule for construction and completion of streets, utilities, and other required infrastructure improvements, as further set forth in Section 7.13.C of the Regulations.                                                                                                                                                                                                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>10.4.C(2)(f)</b> - Any proposed street or roadway access to a State highway shall be approved by the NHDOT and provided to the Board prior to the recording of the approved final plat.                                                                                                                                                                                                                                                              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>10.4.C(2)(g)</b> - Approvals, as prescribed by law, from any other City agency which may have jurisdiction, including but not limited to, wetland permits.                                                                                                                                                                                                                                                                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**CITY OF LEBANON, NH**  
**SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST**  
**FINAL MAJOR SUBDIVISION**

| Supporting Documents and Information, Where Applicable (cont.)                                                                                                                                                                                                                                                         | Info.<br>Provided        | Not<br>Applicable                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
| <b>10.4.C(2)(h)</b> - Where applicable to a specific subdivision, the Board may require a statement from telephone, cable, and electric utilities stating that services will be furnished and that arrangements have been made for installation of such utilities according to the plat as submitted by the applicant. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO SECTION 10 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:



Rodrick J. Finley, P.E.  
Vice President, Director of Engineering Services

**Planning office Use Only:**

Date Received \_\_\_/\_\_\_/\_\_\_ Checklist Complete YES or NO      Checked by: \_\_\_\_\_

(Last Revised 05/23/13)

| CITY OF LEBANON, NH<br>SITE PLAN REVIEW REGULATIONS<br>TECHNICAL CHECKLIST |                                  |
|----------------------------------------------------------------------------|----------------------------------|
| <b>PROJECT NAME:</b><br>Occom Path                                         |                                  |
| <b>APPLICANT:</b><br>Basic Holdings, LLC, Attn: Jeff Shapiro               | <b>DATE:</b><br>October 13, 2020 |
| 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.C] Submissions must be accompanied by the following information or review of the application may be delayed:**

- ☒ A properly completed and signed Application Form. [§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 Technical Checklist. [§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.]*
- ☒ Eight (8) sets of project plans to be distributed for Staff Review. [§5.1.E]  
*[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 Site Plan drawings 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.



## PLAN SUBMITTAL TECHNICAL CHECKLIST:

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

| <b>Plan Requirements (cont.)</b>                                                                                                                                                                                                                                                                                                                                                                                | <b>Info. Provided</b> | <b>Waiver Sought</b>     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------|
| <b>5.1.E(4) (continued)</b> –<br>e. The following basic site information in <u>TABLE FORM</u> :<br>11. Maximum allowable lot coverage with existing and proposed calculations;<br>12. Indication of whether or not the property is subject to any City Overlay districts (for example, the Wetlands Conservation District or Flood Plain District) or to NHDES Shoreland Water Quality Protection jurisdiction. | X<br><br>X            | N/A<br><br>N/A           |
| <b>5.1.E(5)</b> - Current survey certified by a land surveyor licensed in NH, depicting perimeter boundaries of the lot(s), with compass bearings, distances, and lot areas, and depicting the location of existing improvements on property.                                                                                                                                                                   | X                     | <input type="checkbox"/> |
| <b>5.1.E(5)</b> - Width and location of rights-of-way and/or easements on property.                                                                                                                                                                                                                                                                                                                             | X                     | <input type="checkbox"/> |
| <b>5.1.E(6)</b> - Existing and proposed grades, including topographic contours with spot elevations, (referenced to USGS or FEMA Flood Insurance Rate Map datums, as appropriate) prepared by a professional engineer or land surveyor licensed in NH. (Where grades are less than 20%, contours shall be at 2 ft. intervals; otherwise they shall be at 5 ft. intervals.)                                      | X                     | <input type="checkbox"/> |
| <b>5.1.E(7)</b> - Shape, size, height, and location of all existing structures located on site and within 200 feet of site.                                                                                                                                                                                                                                                                                     | X                     | <input type="checkbox"/> |
| <b>5.1.E(7)</b> - 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.                      | X                     | <input type="checkbox"/> |
| <b>5.1.E(8)</b> - 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.                                                                                                               | X                     | <input type="checkbox"/> |
| <b>5.1.E(8)</b> - Wetlands on the property, if any, 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.                                          | X                     | <input type="checkbox"/> |
| <b>5.1.E(9)</b> - Zoning District, Tax Map and Lot number, and use of abutting properties within 200 feet of property.                                                                                                                                                                                                                                                                                          | X                     | <input type="checkbox"/> |
| <b>5.1.E(9)</b> - Location of roads, streets, and driveways within 200 feet of property.                                                                                                                                                                                                                                                                                                                        | X                     | <input type="checkbox"/> |
| <b>5.1.E(10)</b> - Proposed streets, driveways, parking spaces, and sidewalks, with indication of direction of travel, width, and inside radii of all curves.                                                                                                                                                                                                                                                   | X                     | <input type="checkbox"/> |
| <b>5.1.E(10)</b> - Parking spaces shall be numbered.                                                                                                                                                                                                                                                                                                                                                            | N/A                   | <input type="checkbox"/> |
| <b>5.1.E(10)</b> - Loading spaces and facilities used with any structures.                                                                                                                                                                                                                                                                                                                                      | N/A                   | <input type="checkbox"/> |
| <b>5.1.E(10)</b> - Total square footage and percentage of lot covered by impervious surfaces.                                                                                                                                                                                                                                                                                                                   | X                     | <input type="checkbox"/> |
| <b>5.1.E(11)</b> - Size and location of all existing and proposed public and private utilities.                                                                                                                                                                                                                                                                                                                 | X                     | <input type="checkbox"/> |

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

| <b>Plan Requirements (cont.)</b>                                                                                                                                                                                                                                                  | <b>Info. Provided</b> | <b>Waiver Sought</b>     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------|
| <b>5.1.E(12)</b> - Plan for outdoor lighting showing proposed location, mounting height, fixture type, lamp type and wattage of all exterior free-standing lighting or building-mounted fixtures.                                                                                 | X                     | <input type="checkbox"/> |
| <b>5.1.E(12)</b> - 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.                                                 | X                     | <input type="checkbox"/> |
| <b>5.1.E(12)</b> - 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).                                                                                            | X                     | <input type="checkbox"/> |
| <b>5.1.E(12)</b> - Drawings of all relevant building elevations showing location and height of all building-mounted fixtures, illumination levels of walls or architectural features, and aiming points for any remote light fixtures.                                            | X                     | <input type="checkbox"/> |
| <b>5.1.E(13)</b> - Plan for location of free-standing or building-mounted signs, including location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs.                                                                                       | N/A                   | <input type="checkbox"/> |
| <b>5.1.E(13)</b> - 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"/> |
| <b>5.1.E(14)</b> - 100-yr flood elevation, floodway, and floodplain limits, where relevant.                                                                                                                                                                                       | X                     | <input type="checkbox"/> |
| <b>5.1.E(15)</b> - 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. | X                     | <input type="checkbox"/> |
| <b>5.1.E(15)</b> - 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.                                       | X                     | <input type="checkbox"/> |
| <b>5.1.E(15)</b> - Calculations for square footage of perimeter landscaping.                                                                                                                                                                                                      | X                     | <input type="checkbox"/> |
| <b>5.1.E(15)</b> - Parking lot shading calculations shall be provided by depicting new trees and shrubs at 10-year crown size.                                                                                                                                                    | X                     | <input type="checkbox"/> |
| <b>5.1.E(16)</b> - Existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200' of site.                                                                                                                  | X                     | <input type="checkbox"/> |
| <b>5.1.E(16)</b> - Plans for retention, detention, slow release, and treatment of storm water shall be provided, where necessary.                                                                                                                                                 | X                     | <input type="checkbox"/> |
| <b>5.1.E(16)</b> - Drainage plans prepared by a professional engineer registered in NH, whose seal and signature shall appear on plan(s).                                                                                                                                         | X                     | <input type="checkbox"/> |
| <b>5.1.E(17)</b> - Plans for snow removal and storage.                                                                                                                                                                                                                            | X                     | <input type="checkbox"/> |
| <b>5.1.E(18)</b> - Plans showing automobile, public transit, bicyclist, and pedestrian access and circulation, including means of access to site and any proposed changes to existing public streets or sidewalks.                                                                | X                     | <input type="checkbox"/> |
| <b>5.1.E(18)</b> - Any traffic control devices necessary in conjunction with site development.                                                                                                                                                                                    | X                     | <input type="checkbox"/> |
| <b>5.1.E(18)</b> - Location of existing transit routes and transit stops located or passing within 1/4 mile (1,320 feet) of the property.                                                                                                                                         | X                     | <input type="checkbox"/> |

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

| <b>Plan Requirements (cont.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Info. Provided</b> | <b>Waiver Sought</b>     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------|
| <b>5.1.E(19)</b> - Construction detail drawings including, but not limited to, pavements, walks, steps, curbing, drainage structures, water and/or sewer utilities, and other site systems or structures. (NOTE: Ordinarily, only two sets of construction drawings shall be provided.)                                                                                                                                                                                                                                                                                                                                                                 | X                     | <input type="checkbox"/> |
| <b>5.1.E(19)</b> - 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 is granted by the City Engineer.                                                                                                                                                                                                                                                                                                        | X                     | <input type="checkbox"/> |
| <b>5.1.E(20)</b> - Where applicable, phasing lines and schedules for construction and completion of buildings, parking facilities, landscaping, and other required improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | N/A                   | <input type="checkbox"/> |
| <b>5.1.E(21)</b> - For multi-family structures, plans for on-site recreational facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | N/A                   | <input type="checkbox"/> |
| <b>5.1.E(22)</b> - Plans for fire protection, if the site is not connected to a City water main.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | N/A                   | <input type="checkbox"/> |
| <b>Supporting Documents and Information, Where Applicable</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Info. Provided</b> | <b>Not Applicable</b>    |
| <b>5.1.G(1)</b> - Drainage calculations and a drainage plan shall be submitted to support the drainage plan. The plan and calculations shall be prepared by a professional engineer registered in New Hampshire.                                                                                                                                                                                                                                                                                                                                                                                                                                        | X                     | <input type="checkbox"/> |
| <b>5.1.G(2)</b> - An estimated timetable, to include phasing schedules, for construction and completion of buildings, parking, facilities, landscaping, and other required improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                | x                     | <input type="checkbox"/> |
| <b>5.1.G(3)</b> - 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, in its discretion, require the submission of a Traffic Impact Study for developments estimated to generate less than 100 peak hour trips or 1,000 average daily trips if the Board has reason to believe such development could adversely affect levels of service or have other adverse impacts. | X                     | <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: 

Rodrick J. Finley, P.E., Vice President, Director of Engineering Services

**Planning office Use Only:**

Date Received \_\_\_/\_\_\_/\_\_\_ Checklist Complete YES or NO Checked by: \_\_\_\_\_

(Last Revised 05/22/13)

**CITY OF LEBANON, NH  
STORMWATER REVIEW REGULATIONS  
TECHNICAL CHECKLIST**

**PROJECT NAME:**

Occom Path

**APPLICANT:**

Basic Holdings, LLC, Attn: Jeff Shapiro

**DATE:**

October 13, 2020

**STORMWATER GENERAL SUBMISSION REQUIREMENTS:**

All applications to the Planning Board must be submitted by 12:00 Noon on the day of the filing cutoff. [§4.7.C] Submissions must be accompanied by the following stormwater material and information or review of the application may be delayed.

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 VI 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.

**STORMWATER SUBMITTAL TECHNICAL CHECKLIST:**

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]



**CITY OF LEBANON, NH - STORMWATER REVIEW REGULATIONS, TECHNICAL CHECKLIST**

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

**CITY OF LEBANON, NH - STORMWATER REVIEW REGULATIONS, TECHNICAL CHECKLIST**

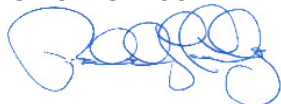
| Plan Requirements (cont.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 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 &amp; 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 align="center">X</p> <p align="center">X</p> <p align="center">X</p> <p align="center">X</p> <p align="center">X</p> <p align="center">X</p> | <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> |
| <p><b>6.6.C.2</b> - 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 - <a href="http://precip.eas.cornell.edu">http://precip.eas.cornell.edu</a>.</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 align="center">X</p>                                                                                                                         | <p align="center"><input type="checkbox"/></p>                                                                                                                                                                                                                                            |

**CITY OF LEBANON, NH - STORMWATER REVIEW REGULATIONS, TECHNICAL CHECKLIST**

| <b>Plan Requirements (cont.)</b>                                                                                                                                                                                                                                                                                                                                                                | <b>Info. Provided</b>    | <b>Waiver Sought</b>     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|
| 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.                                                                                                                                                                                                       | X                        | <input type="checkbox"/> |
| 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)                                                                                                                                                                            | X                        | <input type="checkbox"/> |
| 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).                                                                                                       | <input type="checkbox"/> | X                        |
| <p><b><u>6.6.D</u></b> - 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> | N/A                      | <input type="checkbox"/> |

**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:



Rodrick J. Finley, P.E., Vice President, Director of Engineering Services

**Planning office Use Only:**

Date Received \_\_\_/\_\_\_/\_\_\_ Checklist Complete YES or NO      Checked by: \_\_\_\_\_

(Last Revised 08/25/16)

## **PURD SUPPORT STATEMENT BASED ON SECTIONS 501.1 AND 501.2 OF THE ZONING ORDINANCE**

**October 12,2020**

**501.1** Section 501.1 shall apply to all Planned Unit Developments (PUDs) which include Planned Unit Residential Developments (PURDs) per Section 501.2, Planned Unit Recreational Developments (PRecs) per Section 501.3, Commercial PUDs per Section 501.4, and Industrial PUDs per Section 501.4.

A. Purpose. PUDs should occur only after the characteristics of a property are studied and described, in order to best ensure that impacts on natural resources are minimized, through a process of building site selection in areas of lowest natural resource value. Land planning is not an exercise in geometry, but a rational process of site assessment and intelligent design.

***The proposed PUD complies with the purpose statement of 501.1. The building sites have been located on the flat portion of the Property that is (a) closest to the access point from Oak Ridge Road, (b) in the general area previously impacted by the existing radio tower, and (c) surrounded on three sides by existing development . The site selection avoids impacts to the areas of highest natural resource value on the southern end of the Property including steep slopes and undeveloped areas proximate to similar undeveloped areas on abutting property. Additionally, 52.9% of the total acreage has been set aside as open space.***

B. Required Approvals. All PUDs shall obtain a conditional use permit (CUP) from the Planning Board. A PUD shall also obtain Site Plan and/or Subdivision approval from the Planning Board, as applicable.

***The application submitted is for a Conditional Use Permit, Site Plan approval and Subdivision approval.***

C. Staff Review. As a preliminary step, the applicant is encouraged to meet with Planning Department Staff to review the applicants' plans for the proposed PUD in light of the requirements of Section 501. This recommended meeting will also give staff an opportunity to explain and answer questions with respect to the approval process and the applicable regulations of the Zoning Ordinance, Subdivision Regulations, and Site Plan Review Regulations.

***This step has been completed.***

D. Conceptual Review. Prior to submitting a formal application for CUP approval, applicants are strongly encouraged to request a conceptual review with the Planning Board pursuant to Section 4.3 of the Site Plan Review Regulations. For purposes of this conceptual review, the applicant should have a draft plan prepared in accordance with the steps set forth in Section 501.1.E.1 below.

***This step has been completed.***

E. Application Requirements. An application for a CUP shall include:

1. Subdivision and/or Site Plan. A subdivision and/or site plan, as applicable depending on the nature of the proposed PUD, prepared in accordance with all applicable standards contained within the Subdivision Regulations and/or Site Plan Review Regulations. In addition, the plan shall be prepared in accordance with the following four steps:

a. Delineation of Site Resources and Required Open Space:

i. Show the location of all environmentally sensitive areas of high resource value which shall include:

- floodplains as defined in Section 402.1;
- wetlands and buffers as defined in Section 401.2;
- perennial stream courses and adjacent buffers as defined in Section 410.3;
- slopes in excess of 25%;
- Significant Ecological Areas (SEAs) and Co-Occurrence areas as identified in Natural Lebanon the 2010 natural resources inventory prepared for the City of Lebanon, available on the City of Lebanon website;
- vernal pools;
- wildlife corridors; and
- species or habitat of significance known or found to occur on or in close proximity to the subject property.

***The site plans identify all environmentally sensitive areas of high resource value. There are no floodplains, wetlands, streams, vernal pools, or Significant Ecological Areas (SEAs) and Co-Occurrence areas as identified in Natural Lebanon the 2010 natural resources inventory on the property. Ecosystem Management Consultants, LLC completed a Wildlife Impact Study to identify significant wildlife corridors on the Property, and species or habitat of significance on or in close proximity to the subject property. The study concludes that the project will not likely impact any wildlife species of concern.***

***Areas of steep slopes have been identified on the site plans.***



ii. Indicate areas of moderate resource value which shall include:

- areas with agricultural soils of national and statewide significance as defined by the Grafton County Natural Resources and Conservation Service;
- aquifers; intermittent streams; and
- historic and cultural structures or features including stonewalls and cellar holes.

Areas of high resource value and areas of moderate resource value as defined above are collectively referred to herein as “Site Resources”.

Note: the Planning Department can serve as a resource in providing the aforementioned natural resource information directly or directing as to where it may be obtained.

***Areas of moderate resource value are identified on the site plans. The Property has agricultural soils of statewide significance however the Property has been previously developed and more than half the Property will remain as open space. There are no intermittent streams on the property.***

iii. Propose a prioritization of the Site Resources in terms of their highest to least suitability for inclusion in the Open Space for the proposed development. The proposed prioritization should reflect the value of each Site Resource relative to one another. This determination may be refined in consultation with the Planning Board during conceptual review and/or as part of the Board’s review of the CUP application.

***Steep slopes were preserved and impacts to agricultural soils were minimized. The grouping of the building and compact design of the development preserved site resources. The layout was developed in coordination with the Planning Board during Preliminary Review.***

iv. Identify and delineate between proposed Open Space area(s) as defined in Section 501.1.F below and the area(s) suitable for development taking into account:

- the location of the Site Resources;

- the tract's context in relation to natural, historic, and cultural areas on adjoining and nearby properties;
- the minimum percentage and acreage of required Open Space areas; and
- the Open Space public benefit criteria set forth in Section 501.1.J.1.a.ii below.

***The layout of the project avoids adverse impacts to site resources. The site is surrounded by residential and commercial development. The open space plan provides a significant buffer to abutters and preserves more than half of the subject Property.***

b. Location of Building Sites: Potential building sites (e.g. building footprints or building envelopes) shall be tentatively located, using the proposed Open Space/development areas as a base map. Accessory buildings and building setback lines shall also be indicated. Building sites shall be located with careful consideration given to:

- Relevant property data such as topography and soils;
- Potential impacts, both positive and negative on the Site Resources. Measures to mitigate adverse impacts on the Site Resources shall be provided;
- Providing attractive views and visual settings for residences to the maximum extent practicable; and
- Providing adequate solar orientation to the maximum extent practicable.

***Topography and Soils: Building footprints are identified on the site plans. Building footprints have been located taking into account the criteria in Section 501.1.E.1.b. Topography proposed for development is gentle and the soils can support the development including the ability to treat and infiltrate stormwater runoff.***

***Impact on Site Resources: Steep slopes were preserved and impacts to agricultural soils were minimized. The grouping of the building and compact design of the development preserved site resources. The layout was developed in coordination with the Planning Board during Preliminary Review.***

***Attractive Views and Visual Settings for Residents: the site plans identify proposed landscaping around the perimeter of the Property to partially screen***

***views of existing off-site development; the site plans identify proposed interior landscaping to provide an attractive environment for the residents. Homes and garages have been laid out to provide separation between homes and to provide views from the homes to landscaped areas behind each home.***

***To the maximum extent practical, homes have been laid out with ridgelines oriented east-west, to provide south-facing roofs for solar potential.***

c. Alignment of Roads, Driveways and Trails: A road and driveway plan shall be designed to provide vehicular access to each building, complying with the standards in the Subdivision Regulations and bearing a logical relationship to topographic conditions. Impacts of the road plan on proposed Open Space areas and the Site Resources shall be minimized, particularly with respect to crossing environmentally sensitive areas such as wetlands and traversing slopes exceeding 15%. Road connections shall be required to the maximum extent practicable in order to minimize the number of new cul-de-sacs and to facilitate access to and from homes in different parts of the tract and adjoining lots.

***Road and driveway layout provides vehicular access to each building, and is designed in compliance with the Subdivision Regulations as shown on the site plans. Impacts on Open Space and Site Resources are minimized: The roads and driveways do not cross Open Space or Site Resources; the roads and driveways avoid slopes exceeding 15%. The site design provides a full loop as opposed to a cul-de-sac.***

d. Drawing in the Lot Lines: When Steps 1 through 3 are completed, lines shall be drawn to delineate the lots for development and the Open Space lot(s).

***A set of site plans is included with the application. The site plans have been prepared in accordance with the methodology in 501.1.E.1.(a. through c.). No interior lot lines have been drawn as the entire property will be owned, developed and managed by a single developer. The Open Space is shown on the plan and a separate plan will be recorded at the Grafton County Registry of Deeds.***

2. Impact Statement. An impact statement which clearly sets forth the impact of the proposal. The impact statement shall include:

a. Statement of impact of the proposed development on natural resources and environmental quality including but not limited to water quality, air quality, wetlands, soil erosion and agricultural lands and a statement of pollution control and environmental impact mitigation measures.

b. Statement of impact of the proposed development on abutters.

- c. Statement of sufficiency of proposed parking for the use intended.
- d. Statement of impact on roads, streets and highways and on pedestrian and vehicular traffic.
- e. Statement of sufficiency of utility systems for the provisions of water service, fire protection, sewer service, and storm drainage.
- f. Statement of suitability of the proposed drainage system and effect on abutters.
- g. Statement of noise control methods and procedures.
- h. Statement of effect on the public school system.
- i. Statement of effect on the municipal solid waste disposal facility.
- j. Fiscal impact statement which categorizes and analyzes the impact of the PUD on municipal, school and county revenues and expenditures.
- k. Statement of impact on police and fire protection and public safety. The Planning Board may require the applicant to pay for an independent consultant(s) retained by the Board for the purposes of reviewing and verifying the conclusions of the impact statement.

The Planning Board shall inform an applicant of the cost of any such consultant services and shall obtain an applicant's commitment to pay for such services, prior to the City incurring any obligations to pay for such services.

***An impact statement is included with the application that address each of the criteria identified in 501.1.E.2(a.-k.).***

F. Open Space.

1. Definition. Open Space is the land used to offset increased density in the developed area of the property, to protect natural resources, and to provide recreation opportunities to residents of the development and the general benefit of the community at large.

2. Design. Open Space areas will be identified on the proposed plan applying the four step process set forth in Section 501.1.E.1 above, and shall be reviewed by the Planning Board as part of the application process. The Open Space shall be arranged to meet as many of the Open Space public benefit criteria, set forth in Section 501.1.J.1.a.ii below, as possible.

***Open Space is identified on the site plans. The Open Space was identified applying the four step process set forth in Section 501.1.E.1 above. The criteria of 501.1.J.1.a.ii are reviewed below.***

3. Uses. At the discretion of the Planning Board, Open Space may include, trails, agriculture, the required perimeter buffer, recreation (both active and passive), stormwater management design features, wells, shared septic system(s), centralized sewer systems, and underground utilities, so long as such features do not adversely impact the integrity of the Site Resources. Streets, parking areas, residential or non-residential structures are not permitted.

***The site plans identify stormwater design features, a community garden (agriculture), and a walking trail in the Open Space.***

4. Minimum Required Open Space.

a. PURD. The minimum amount of Open Space in a PURD shall be 50% of the property utilized for the PURD within the RL-1, RL-2, RL-3, and R-3 districts; and 30% within the R-O, R-O-1, R-1 and R2 districts.

***The proposed project is a PURD. The Property is located in the R-3 district. The total Property size is 5.08 acres. The size of the Open Space is 2.7 acres, which is 52.9% of the total Property.***

b. PRec. See Section 501.3 for requirements.

***The project is not a PRec.***

c. Commercial or Industrial PUD. At least ten (10) percent of the property utilized for a Commercial or Industrial PUD shall be preserved as Open Space. None of the curtilage of a principal building shall be used to meet the 10 percent criteria.

***The project is not a Commercial or Industrial PUD.***

5. Ownership of Open Space. The Open Space or any portion of it shall be held, managed, and maintained by the developer until the Open Space is owned in one or more of the following ways:

***The developer will own and manage the entire Property, including the Open Space, unless and until the Planning Board requires a different ownership. If approved by the Planning Board, the development rights to the Open Space will be transferred to the City of Lebanon through the grant of a Conservation Easement pursuant to documentation to be reviewed and approved by City staff and the City attorney.***



- a. In common, by an owner's association for the control and maintenance of the Open Space, established by the applicant for the benefit and enjoyment of the residents and/or users of the development.
- b. By the City of Lebanon which may at any time accept dedication of any Open Space for perpetual public use and maintenance if accepted by the City Council.
- c. By a qualified land trust organization or other suitable private nonprofit organization registered in the State of New Hampshire which shall ensure that the Open Space will be held in perpetuity as Open Space.
- d. By an individual, conditional upon the Open Space being protected in perpetuity by a conservation easement to be held by a registered New Hampshire Land Trust organization.
- e. Other ownership structure deemed by the City Attorney to be legally adequate to carry out the intent of Section 501 and the decision of the Planning Board.

The Planning Board may impose reasonable conditions with respect to when ownership shall be transferred from the developer in accordance with the above.

No portion of the Open Space land shall be conveyed in a manner which would result in non-compliance with this section.

6. Protection of Open Space. Adequate provisions shall be made to assure that the Open Space remains undeveloped and that any environmentally sensitive Site Resources identified by the Planning Board are protected and preserved. In addition to the protection afforded by the requirements of the CUP approval and applicable state statutes, the Planning Board may require one or more of the following:

***If approved by the Planning Board, the development rights to the Open Space will be transferred to the City of Lebanon through the grant of a Conservation Easement pursuant to documentation to be reviewed and approved by City staff and the City attorney.***

- a. Granting development rights to the City, the Conservation Commission or other similar entity.
- b. Deeding of the land to an owners' association or similar entity.
- c. Encumbrance of a conservation easement that protects the land in perpetuity, which will be held by either a Conservation Trust organization registered in the State of New Hampshire, or by the City of Lebanon.

7. Additional Requirements.

a. All agreements, deed restrictions, easements, organizational provisions for an owners' association, and any other method of ownership, management, and protection of the Open Space shall be approved by the Planning Board, subject to review by the City Attorney. Said documentation shall be recorded at the Grafton County Registry of Deeds and a copy of the recorded documents shall be placed on file with the Planning Department.

***If approved by the Planning Board, the development rights to the Open Space will be transferred to the City of Lebanon through the grant of a Conservation Easement pursuant to documentation to be reviewed and approved by City staff and the City attorney and recorded in the Grafton County Registry of Deeds.***

b. If lot lines are not required and are not proposed, the application shall set forth in detail how the Open Space is to be physically delineated and distinguished from other areas of the development. In all cases the boundaries of all Open Space areas shall be clearly marked on the plans.

***We will prepare an open space plan with metes and bounds and record the plan at the Grafton County Registry of Deeds.***

G. Design Guidelines. To the maximum extent practicable, as determined by the Planning Board, the development shall adhere to the following design requirements:

1. The PUD shall be integrated into the surrounding neighborhood in such a way that the overall visual qualities between existing land use and the PUD is complementary.

***The PUD is surrounded on three and a half sides by existing development. The eastern side of the Property is developed with commercial uses along Route 10. The northern side of the Property fronts on Oak Ridge Road with existing single family homes immediately across the street and the Pine Ridge development, which is an existing residential development similar in density and layout to the proposed project, immediately behind. The western side of the Property is developed with single family homes, many of which have larger lots with forest cover on the rear of the lots between those homes and the Property. There is one existing home to the south of the Property; other than this home the property to the south is forested. The Open Space is located between the proposed homes and the surrounding land uses on the east, south and west of the Property. The location of the Open Space on the exterior of the developed area helps to buffer the project from surrounding properties. The Open Space on the southern portion of the Property will be kept in an undisturbed, forested condition, which will complement the adjacent forested land in that area. The road and driveways for the project are located inside of the proposed homes, which will help to screen the road and internal infrastructure from surrounding properties. The***

***landscaping plan identifies plantings to be added along the exterior Property boundaries to help visually screen the project from surrounding properties.***

2. The scale and size of buildings shall be related to and shall harmonize with existing buildings in the immediate vicinity of the PUD property.

***The homes range from 1,456 s.f. to 2,700 s.f., and will be one and two story structures with associated garages. The scale and size of the homes and garages harmonizes with existing buildings in the immediate vicinity of the Property. Footprints of homes on several adjacent properties that are similar in size to the proposed homes are shown on the site plans.***

3. The design of the PUD shall be directed toward establishing a sense of place, such as providing inward oriented placement of buildings, streets, and recreational facilities.

***The homes are all oriented to front on a central street. Open Space is located to the rear of each home.***

4. Adverse visual impact to ridgelines shall be minimized.

***The Property is not located on a ridgeline and there are no prominent views of surrounding ridgelines from the Property.***

5. A convenient system of paths designed to provide access to and between all buildings, parking areas, recreation facilities, Open Space and adjacent streets.

***All homes have walkways between the home and associated parking areas and garages. All homes also have direct access to the central street. Sidewalks inside the development are not proposed in order to minimize impervious surface, but residents will be able to walk on the street to access the entire development and to gain access to the new, proposed sidewalk that will connect the project to existing sidewalks on Route 10. The Open Space can be accessed from the rear of each home and from Oak Ridge Road.***

6. Each dwelling unit shall have reasonable access to the Open Space provided, but need not front directly on such land.

***All but one home fronts on the Open Space. The Open Space can be accessed from the rear of each home (or by a short walk over lawn area from the one home that does not front on the Open Space) and from Oak Ridge Road.***

7. Bicycle use shall be accommodated on all streets within the development. Covered bicycle storage shall be provided for all multi-family structures.

***Bicycles will be able to use the central street. Each single-family and two-family structure provides a garage space for each unit. Each garage space which will provide***

***space for covered bicycle storage. There are no multi-family structures (i.e., structure designed for occupancy by three or more families) in the project.***

8. Multi-family buildings are unusual in rural landscapes. For this reason, the design of multi-family buildings visible from existing streets must be one which is harmoniously integrated with the surrounding landscape.

***There are no multi-family structures (i.e., structure designed for occupancy by three or more families) in the project.***

9. Streets shall be designed for consistency with overall City plans for vehicular circulation improvements, if such plans exist.

***The street is a small dead end street with a loop around a common space.***

#### H. Dimensional Requirements.

1. Height. All buildings in a PUD shall comply with the height regulations of the applicable zoning district on which the building is being considered.

***The Property is located in the R-3 district. Section 310.3 of the Zoning Ordinance provides a height limit of 35 feet. The tallest home in the project is <35 feet.***

2. Special Setbacks. No building or structure shall be located closer than 50 feet to the side and rear lines of the PUD property. Front yard setbacks shall be dictated by the underlying zoning district. Stormwater management design features and septic systems may be located in these setbacks at the discretion of the Planning Board, considering impacts on any vegetative screen required to minimize impact to adjacent existing properties.

Whenever the PUD abuts a residential lot less than 40,000 square feet in area this setback shall be increased to 75 feet.

Side and rear setbacks for an accessory structure or accessory building that meets the requirements of Section 201.8 shall be as set forth in Section 201.8, except that in no case shall such structure or building be located closer than 50 feet to the side and rear lines of the PUD property.

***The project layout provides side and rear setbacks of 75 feet whenever the PUD abuts a residential lot less than 40,000 square feet and at least 50 feet in all other areas. Section 310.3 provides for a front yard setback of 20 feet in the R-3 district. The project layout provides a front yard setback of 20 feet along Oak Ridge Road.***

3. Lots. For developments proposed to be in a condominium or other form of ownership which does not involve the creation of individual lot lines, the applicant shall nonetheless provide a layout of hypothetical lot lines for regulatory purposes only, to

which the requirements of this Ordinance pertaining to lots may be applied. The lot size, lot width, and yard requirements of the applicable zoning district shall apply but may be modified by the Planning Board, provided the Board finds: (1) that such reductions do not result in overcrowding of the land; (2) that the layout pattern is orderly and harmonious; and (3) that the reductions are appropriate to the PUD proposal. In all cases the boundaries of all Open Space areas shall be clearly designated on the final plans, consistent with the ownership requirements of Subsection F of this section.

***The project will be commonly owned and managed by a single developer, so no individual lot lines will be created.***

I. Water and Sewer. For PURDs and PRecs, the Planning Board may require that the development connect to municipal water and sewer systems. Commercial or Industrial PUDs shall be connected to municipal water and sewer systems.

***The project is a PURD. The project will connect to the Hanover municipal water and sewer systems that serve the part of Lebanon where the Property is located.***

J. Approval of CUP Application.

1. A conditional use permit shall be issued only if the Planning Board determines that:

a. The subdivision and/or site plan prepared pursuant to Section 501.1.E.1 above meets the purpose statement set forth in Section 501.1.A above and the following standards:

i. The Planning Board must find that, in consideration of the Site Resources, the portions of the property most suitable for Open Space preservation and those portions most appropriate for development have been designated on the plans for those purposes.

***The site plan identifies the location of the Open Space. The Open Space includes the steep slopes on the Property and exterior portions of the Property. The inclusion of the steep slopes in the Open Space will protect those Site Resources from impacts of the project. The inclusion of the exterior portions of the Property will allow those areas to buffer the project from surrounding land uses and vice versa. The interior, flat areas of the Property that are most suitable for development have been designated on the plans for the location of homes, street, parking areas and other project infrastructure.***

ii. Public Benefit of Open Space. The Planning Board must determine that the layout of the designated Open Space area provides the greatest feasible public benefit which is compatible with the applicant's permissible development goals. The Board shall not approve such layout



if it finds that there is a feasible alternative layout which would yield a significantly improved Open Space public benefit while still fulfilling the applicant's otherwise permissible development objectives.

"Public benefit" means that the Open Space fulfills as many of the following criteria as are feasible:

- the Open Space is larger and contiguous, rather than smaller and fragmented. In achieving characteristics of larger and contiguous, the location of the Open Space will factor in off-site, adjacent open space natural areas;

***The Open Space is contiguous, running along the eastern, southern, and western boundaries of the Property. Although no adjacent properties contain any currently preserved open space, the southern portion of the Property will be maintained in its undisturbed, forested state, which is compatible with the adjacent properties in that area.***

- the Open Space conserves Site Resources located on the property;

***The Open Space will conserve the steep slopes on the southern portion of the Property and agricultural soils within the boundaries of the Open Space parcel.. No other Site Resources have been identified on the Property.***

- the Open Space is realistically capable of management for economically viable agriculture or forestry activities;

***The Open Space is of a size and layout that it is not realistically capable of management for economically viable agriculture or forestry activities.***

- the Open Space conserves natural habitat for animals or plants, especially those which are locally rare or unusual;

***Although no adjacent properties contain any currently preserved open space, the southern portion of the Property will be maintained in its undisturbed, forested state, which is compatible with the adjacent properties in that area and provides natural habitat for animals and plants. No animals or plants have been identified on the Property that are locally rare or unusual.***

- the Open Space contributes to the ecological viability of natural systems, or natural areas, or of nearby recreation areas;

***Although no adjacent properties contain any currently preserved open space, the southern portion of the Property will be maintained in its undisturbed, forested state, which is compatible with the adjacent properties in that area and provides natural habitat for animals and plants.***

***The proposed Conservation Easement provides that additional walking trails may be constructed in order to connect with other trails on abutting property if such trails exist in the future.***

- the Open Space conserves historical and archeological resources;

***No historical or archeological resources have been identified on the Property.***

- the Open Space provides opportunities for passive and/or active public indoor or outdoor recreation;

***The Open Space provides a community garden and a walking trail, both of which provide the opportunity for outdoor recreation. The walking trail will be open for public use. The community garden is intended for use by the residents of the project.***

- the Open Space provides scenic enjoyment by the public from the vantage point of public lands, highways, or waters; and/or

***There are limited vantage points of the Open Space from public lands—limited to views from Oak Ridge Road.***

- the Open Space provides some other open space public benefit explicitly identified by the Planning Board in its decision.

iii. To the maximum extent practicable, the plan adheres to the design guidelines set forth in Section 501.1.G above.

***The site plan adheres to the design guidelines in Section 501.1.G as discussed above.***

b. All applicable requirements of Section 501.1.E, Section 501.1.F, Section 501.1.H, Section 501.2, Section 501.3, and Section 501.4 have been met.

***The project meets the applicable requirements of Section 501.1.E, Section 501.1.F, and Section 501.1.H as discussed above. The project meets the applicable requirements of Section 501.2 (for PURD) as discussed below. The project is not a PRec, and Section 501.3 does not apply. The project is not a Commercial or Industrial PUD, and Section 501.4 does not apply.***

c. The types of housing units and/or other buildings proposed within the PUD shall not adversely impact the character of the area.

***The character of the area is defined by existing residential and commercial uses. The project is surrounded on the south, west, and north by existing residential uses. Most of the homes in the surrounding area are one-family dwellings. There are also two-family dwellings located in the Pinewood Village development that is located within approximately 200 feet of the Property. Uses to the east of the project are predominantly commercial uses located along Route 10, including an office park, a veterinarian office, and the Wellspring Worship Center. The project is located in an in-fill area between the commercial uses along Route 10 and the existing residential uses on the other three sides of the project.***

***The types of housing units proposed within the PURD fit with the character of the area. The project consists entirely of residential housing units in one-family and two-family dwellings.***

***The types of proposed housing units are also consistent with the uses allowed in the underlying zoning district. The project is located in the R-3 district. Per Section 310.2, one-family dwellings and PURDs are allowed as Permitted Uses. Two-family dwellings are allowed in a PURD pursuant to Section 501.2C.***

d. The PUD will not have any substantial or undue impact on the environment or on transportation systems, community facilities, utilities and services and/or the applicant will contribute impact fees, in amounts acceptable to the Planning Board, in order to mitigate the impact of the PUD on transportation systems, public facilities, utilities and services.

***The project will not have any substantial or undue impact on the environment. Site Resources will be conserved as part of the Open Space; stormwater will be managed by on-site design features.***

***The project will not have substantial or undue impacts on transportation systems. The traffic report submitted with the application confirms that the project will not cause congestion or safety issues.***

***The project will not have substantial or undue impacts on community facilities, utilities and services. The project will connect to the Hanover municipal sewer system that serve the area of Lebanon where the Property is located. The Town of Hanover has confirmed that the municipal sewer system has sufficient capacity to serve the project. The City has confirmed that municipal water service is available.***

***The project will pay all applicable impact fees.***

e. The PUD complies with all requirements of the Site Plan Review Regulations and Subdivision Regulations, as applicable.

***The project complies with all requirements of the Site Plan Review Regulations.***

f. For developments proposing condominium ownership, the PUD is capable of complying with all applicable state statutes regulating the condominium form of ownership.

***The project does not propose condominium ownership.***

2. The Planning Board may condition its approval of the PUD on reasonable conditions necessary to accomplish the objectives set forth in Section 501.2.A, 501.3.A, or 501.4.A, as applicable, including a reduction in allowed density if necessary to accomplish said objectives.

3. Phasing of Development. The Planning Board may establish a reasonable timetable for phasing the development of a PUD in order to mitigate the impact of the development on community facilities, services and/or utilities.

***The project is not proposed as a phased development.***

#### **501.2 Planned Unit Residential Development (PURD).**

A. Objectives. The objectives of the PURD provisions of this ordinance are as follows:

1. To encourage conservation of Open Space to effect appropriate density and protect important natural resources such as agricultural soils, forested land, wildlife habitat, water resources, other natural resources, including geologic and scenic, and historical and archeological resources.

***The project proposes Open Space area that meets the Open Space requirements and includes forested land and steep slopes.***

2. To establish a connected network of conservation lands, trails, and working farm and forest land throughout the City by linking the Open Spaces and trails within the subdivision, to conservation lands, important natural resources and trails on adjoining lands wherever possible, and as particularly found in the Lebanon Master Plan and Natural Lebanon.

***The Property does not currently adjoin other identified conservation lands, important natural resources or trails. The proposed Conservation Easement for the Open Space***

***provides for the potential future linking of a trail on the Property to trails on adjoining properties.***

3. To preserve those areas of the property that have the highest ecological value, including, for example, wildlife habitat, large un-fragmented blocks of undeveloped land, and areas of co-occurring resources as shown in Natural Lebanon, and water resources, such as drinking water supply areas, wetlands, streams and rivers.

***The project proposes to conserve Open Space area that includes forested land and steep slopes.***

4. To encourage the development of environmentally sensitive outdoor recreation land uses.

***The project proposes to leave undisturbed the forested land and steep slopes on the southern portion of the property. The proposed Conservation Easement provides that walking trails may be constructed in this area in the future in order to connect to trails on adjoining property.***

5. To allow flexibility in residential development to provide for a diversity of housing types, densities, and styles.

***The project employs a mix of one-family and two-family dwellings, both of which are allowed uses in the underlying R-3 zoning district.***

6. To provide opportunities for the development of workforce or affordable housing.

***The project is intended to provide workforce housing for young professionals.***

7. To locate buildings and structures on those portions of the property which are the most appropriate for development and avoiding developing in areas ill-suited for development, including, for example, areas with poor soil conditions, a high water table, that are subject to frequent flooding or that have excessively steep slopes.

***The project layout locates the homes and infrastructure on the flat areas of the Property. Areas of steep slope on the Property will be conserved as part of the Open Space. The existing soils are well draining sands and silt loam and are well suited for development.***

8. To encourage a more suitable form of development by facilitating the design, construction, and maintenance of housing, streets, utilities and public services in a more economic and efficient manner and by integrating the new development into the existing built and natural environment.



***The project layout clusters the homes around a central street and utilities. The Property is an in-fill location between existing commercial uses along Route 10 and existing residential uses around the Property.***

9. To promote the reduction of impervious surface areas and sustainable stormwater management.

***Clustering the homes around a central street helps to minimize the impervious surface of the project. The roadway width is proposed to be 20', less than the required 24'. We are not proposing a sidewalk within the development. Sustainable stormwater management design is incorporated into the project layout.***

**B. Applicability.**

1. Required. PURDs shall be required for any major subdivision, as defined in the Subdivision Regulations, in the R-3, RL-1, RL-2, and RL-3 Districts, where the property to be subdivided equals or exceeds the following sizes: District Property Size R-3 10 acres RL-1, RL-2 20 acres RL-3 40 acres In the RL-1, RL-2, and RL-3 Districts, a PRec may be proposed in accordance with Section 501.3 in lieu of a required PURD.

***The project is located in the R-3 district. The Property is less than 10 acres.***

2. Permitted. PURDs are permitted for any major subdivision, as defined in the Subdivision Regulations, in the R-1, R-2, R-3, R-O, and R-O-1 Districts where the property to be subdivided is 5 acres or more, and in the RL-1 and RL-2 Districts where the property to be subdivided is 10 acres or more.

***The project is a major subdivision (requires a new street and utilities) located in the R-3 district and is 5.08 acres.***

3. Property Size. Land within the Wetlands Conservation District and land having slopes in excess of 25 percent shall be included in determining the minimum property size. Land within the Flood Plain District shall not be included in determining the minimum property size.

***The Property is not located in either the Wetlands Conservation District or the Flood Plain District.***

**C. Uses Allowed in a PURD.**

1. Residential Uses. A PURD may include dwelling units in one family detached, one-family attached, two-family and multi-family dwellings. A mix of dwelling types may be permitted at the reasonable discretion of the Planning Board. In a manufactured home PURD only manufactured homes are permitted and shall be on individual lots.

***The project includes one-family and two-family dwelling units.***

2. Non-Residential Uses. Certain non-residential uses may be established within a PURD, subject to the following provisions:

***The project does not include any non-residential uses.***

a. Non-residential uses designed principally to service the residents of a PURD are permitted. Examples of such uses are:

- i. Indoor and outdoor recreation facilities.
- ii. Sales office for the sale or rental of property in the PURD.
- iii. Medical care uses.
- iv. Day-care facilities.

b. Neighborhood commercial uses such as: (1) neighborhood convenience stores, neighborhood drug stores; (2) personal convenience services including but not limited to barber shops, beauty shops, tailors, dry cleaning shops, and laundromats; (3) sandwich shops and delicatessens having fewer than 17 seats; provided that:

- i. The Planning Board finds that such uses are appropriate to the area;
- ii. A single commercial use shall occupy no more than 4000 square feet of gross floor area; and
- iii. Space allocated for neighborhood commercial uses shall not exceed ten percent of the gross residential floor area of the PURD.

c. Non-residential uses and multi-family dwellings shall not be permitted for PURDs developed in the R-3 District where the property to be subdivided is less than ten (10) acres.

3. All Other Uses in Underlying Zoning District. Any use permitted in the zoning district in which the PURD is located may be permitted within the PURD. Uses allowed by Special Exception or by Conditional Use Permit in the underlying zoning district where the PURD is located may also be permitted within the PURD, and shall not require a Special Exception from the Zoning Board or a separate Conditional Use Permit from the Planning Board.

***The project does not include other uses besides residential uses.***

D. Density.

1. General. The PUD provisions of this Ordinance provide applicants with a development approach intended to promote flexibility and innovation in land planning. Within this

context, the density regulations that are established are intended to be maximum allowable densities. Each tract of land possesses different, unique development characteristics and limitations, and the density allowed on any particular tract will be a function of innovative land planning and building design interacting with the special characteristics and limitations of the property. The density regulations set forth below are intended to support development on areas most suitable for development, while conserving the Site Resources.

2. Gross Density. In determining the number of dwelling units allowed by the applicable zoning district, an applicant for a PURD may use either of the following two methods:

a. Formula Method. Subtract some of the area covered by wetlands and/or slopes in excess of 25 percent from the total area of the property, pursuant to the following table:

| % of property covered by wetlands and/ or steep slopes | % of wetlands and / or steep slopes to be subtracted |
|--------------------------------------------------------|------------------------------------------------------|
| < 15%                                                  | 0                                                    |
| 15% - 25%                                              | 20%                                                  |
| 25% - 35%                                              | 40%                                                  |
| 35% - 55%                                              | 60%                                                  |
| 55% - 70%                                              | 80%                                                  |
| > 70%                                                  | 100%                                                 |

Reduce the result by ten percent for the area that would be allocated to roads and streets. Apply the density of the applicable zoning district to the area resulting from the foregoing calculations to determine the number of dwelling units allowed.

Example: A 500-acre property with 30 acres of wetland and 70 acres of slopes greater than 25% located in the RL-3 District. (1) Since 20% of the property is covered by wetlands or steep slopes, the above table requires that 20% of the 100 acres so covered must be deducted, i.e.,  $500 \text{ acres} - (20\% \text{ of } 100 \text{ acres}) = 480 \text{ acres}$ . (2) Deduct 10% of 480 for streets, i.e.  $480 - (10\% \text{ of } 480) = 432$ . (3) 432 acres at RL-3 density of 10 acres per dwelling units = 43 dwelling units allowed in PURD.

***Unit density calculations are included on the cover sheet of the plan set.***

b. Traditional Subdivision Yield Plan Method. A yield plan for a traditional subdivision is prepared containing proposed lots that conform to the minimum lot dimension standards set forth in the Article III, and which depicts roads, rights of way, and other pertinent features designed in conformance with the Subdivision Regulations, as applicable. Although it must be drawn to scale, it

need not be based on a field survey. However, it must be a realistic, reasonable, regular and ordinary layout reflecting a development pattern that could be expected to be implemented, taking into account the presence of lakes, rivers, streams, wetlands, wetland buffers, floodplains, steep slopes, existing easements and encumbrances, well placement and hydrologic yield and, if not served by public sewer, the suitability of soils for subsurface sewage disposal. The Planning Board may require test pits to demonstrate the suitability for on-site sewage disposal.

Planning Department staff shall review the yield plan and determine: (1) whether it represents a feasible development concept for the property; and, (2) whether it is likely to be approved by all government agencies from which permits would be required.

If the determinations are positive, then the number of dwelling units shown on the yield plan may be used as the number of dwelling units allowed in the PURD. Applicants choosing this method shall be required to accept the decisions of the City administrative staff as final.

c. Density Bonus. For a PURD, the number of dwelling units resulting from the above calculations may be increased by up to 12 percent at the discretion of the Planning Board, per Section 507.

***We have requested an additional housing unit based increasing the density by 12%.***

3. Property Located in Multiple Zoning Districts. Where a property is located in more than one zoning district, the total number of dwelling units allowed pursuant to Section 501.2.D.2 shall be determined separately for each zoning district. However, the increments may be aggregated to determine the total number of dwelling units allowed, and dwellings may be located on the property, irrespective of the zoning boundary location(s).

***The Property is located entirely within the R-3 district.***

## PROVISIONS TO BE INCLUDED IN ALL LEASES AND OCCUPANCY AGREEMENTS FOR

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### RULES AND REGULATIONS

1. Parking: Each unit is allocated two parking spaces. All cars must be parked in designated spaces. Guest parking is provided in designated spaces in the cul-de-sac area, but is limited and is offered on a first-come, first-served basis. Guest parking is not intended to be used as additional long-term parking for residents, and cars repeatedly occupying the guest parking spaces for extended periods may be towed at the owner's expense. Cars may not be parked anywhere other than designated parking spaces. Cars not parked in designated parking spaces, including along the roadways or on grassed areas, may be towed at the owner's expense. To report an improperly parked car, or to retrieve a car that has been towed, call the property manager, \_\_\_\_\_, at ( ) - \_\_\_\_\_.

2. No Outdoor Storage Allowed: Tenants must keep all personal property, including, without limitation, bikes, strollers, recreational equipment, tools, and toys, inside of the unit when not in use. The inside of the unit shall include the allocated garage space, and shall not allow any of such personal property to obstruct the driveways, sidewalks, courts, entry ways, yard areas or open space areas of the development. Tenants may not hang any laundry, clothing, sheets, etc. from any window, rail, porch or balcony nor air or dry any of same within any yard area or open space

3. Noise: Tenant's family and guests shall at all times maintain order in the premises and at all places in the development, and shall not make or permit any loud or improper noises, or otherwise disturb other residents or neighbors. Each occupant is expected to behave in a manner that does not disturb other residents or neighbors. If someone is overly noisy and not responsive to your request to quiet down, call the property manager, \_\_\_\_\_, at ( ) - \_\_\_\_\_.

4. Trash Collection/Recycling: Tenant shall deposit all recycling, trash, garbage, rubbish or refuse in the locations provided therefore and shall not allow any recycling, trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or any outdoor area within the development. Please recycle as much as possible.

5. Pets: Pets must be under the control of an adult when outside the unit. It shall be the responsibility of the pet owner to clean up any mess made by their pet within any areas of the development.

6. Open Space: The open space areas of the development may only be used for recreation and for agriculture within the designated community garden area.

**By execution of this Lease, Tenant certifies that Tenant has fully read and understands the Rules and Regulations and agrees to be fully bound by the terms and conditions thereof as same may be amended from time to time.** Tenant further agrees that whenever said Rules or Regulations are more restrictive than the terms of the Lease, the terms of the Rules and Regulations shall apply. A breach of any of the terms of said Rules and Regulations shall constitute a breach of the Lease.



## Conservation Easement Deed

BASIC HOLDINGS, LLC, a New Hampshire limited liability company, with a place of business at 35 South Main Street, Hanover, County of Grafton, New Hampshire 03755 (hereinafter referred to as the "Grantor," which includes the Grantor's legal representatives, successors and assigns), for consideration paid, with WARRANTY covenants, grant[s] in perpetuity to the CITY OF LEBANON, a New Hampshire municipality, with a principal mailing address of 51 N. Park Street, Lebanon, County of Grafton, State of New Hampshire, (hereinafter referred to as the "Grantee" which shall include the Grantee's successors and assigns), the Conservation Easement (herein referred to as the "Easement") hereinafter described with respect to that certain parcel of land (herein referred to as the "Property") with any and all buildings, structures, and improvements thereon situated at 5 and 11 Oak Ridge Road, in the City of Lebanon, County of Grafton, State of New Hampshire.

Said Easement is located in an area of the Property more particularly identified as the Open Space Area as shown on a plan dated \_\_\_\_\_ prepared by Pathways Consulting, LLC, titled “\_\_\_\_\_”, (the “Open Space Plan”) to be recorded herewith in the Grafton County Registry of Deeds.

Said Easement shall be for the following purposes:

Within the Open Space Area on said Open Space Plan, the following restrictions apply:

The Open Space may only be used for the following uses: Trails, agriculture, recreation (both active and passive), stormwater management features, wells, shared septic system(s), centralized sewer systems, and underground utilities. Streets, parking areas, residential or non-residential structures are not permitted within the Open Space.

Notwithstanding the foregoing identified permitted uses, the area within the Open Space identified as “Natural Area” on the Plan shall be left in its natural state, provided that Grantor may construct trails for walking or jogging in order to connect with other trails on abutting property.

The Open Space area shall not be subdivided.

The Open Space shall not be turned into a commercial enterprise admitting the general public at a fee.

The Grantor acknowledges and agrees to assume responsibility for proper maintenance of the Open Space and all stormwater management features, utilities, and recreational facilities located therein.

This deed restriction shall run with the land and shall be binding upon the Grantor, tenants and any subsequent owners and tenants, their successors, heirs or assigns. Any lease of said specific parcels shall be subject to this restriction. The above represent enforceable conditions established by the City of Lebanon Planning Board that are necessary to meet the City of Lebanon Zoning Ordinance and Subdivision Regulations. These conditions are intended to be complied with in perpetuity.

IN WITNESS WHEREOF, I hereby set my hand this \_\_\_\_\_ day of date \_\_\_\_\_,  
\_\_\_\_\_.

GRANTOR: BASIC HOLDINGS, LLC

By: \_\_\_\_\_

Name:

Title

Duly Authorized

STATE OF NEW HAMPSHIRE

County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, personally appeared  
\_\_\_\_\_, who acknowledged himself/herself to be the  
\_\_\_\_\_ of Basic Holdings, LLC and that he/she, as such  
\_\_\_\_\_, being so authorized to do so, executed the foregoing  
instrument for the purposes contained therein. In witness whereof, I have set my hand and  
official seal.

Before me, \_\_\_\_\_

Notary Public

My Commission Expires: \_\_\_\_\_

#### Zoning Ordinance 501.1.E.2.b

##### Statement of impact of the proposed development on abutters.

The proposed development will abut two residential properties located at the end of Richardson Place, three residential properties on Wildwood Drive, three residential properties on Oak Ridge Road, two commercial properties (a veterinary clinic and the Wheeler Office Park) on Route 10, and the Wellspring Worship Center also on Route 10. The property consists of an in-fill location between the commercial properties on Route 10 and the residential uses in the neighborhood.

The proposed development consists of 22 residences in single-family and two-family homes on approximately 5 acres of land, or an overall density of just under a quarter of an acre per unit. Minimum setbacks of 20 feet in the front yard and 50 to 75 feet in the side and rear yards have been designed consistent with the PURD regulations. Open space of at least fifty percent of the total property has also been designed consistent with the PURD regulations.

The property is currently used as the site of a radio antenna for a local radio broadcasting company. The proposed development will replace the radio antenna with new residential homes. By virtue of bringing new residential homes to the area, the proposed development will bring more people to the area on a regular basis, along with corresponding changes in aesthetic impact and an increase in noise, light, and traffic. These changes in aesthetic impact, noise, light, and traffic, however, will be of the same type and quality of impacts that are associated with the existing residential character of the abutting residential properties and the surrounding residential neighborhood. These changes will also be consistent, and not out of proportion, with the impacts from other similar residential developments in the City of Lebanon. In particular, Pinewood Village is located directly across Oak Ridge Road from the proposed development. Pinewood Village consists of a similar overall density of units and a slightly greater number of units than the proposed development. The fact that Pinewood Village has co-existed with its abutters and the surrounding neighborhood for many years is evidence that the proposed development will have minimal impacts on abutters.

## Conservation Deed Restriction

THIS DEED RESTRICTION is made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, date month year by BASIC HOLDINGS, LLC, a New Hampshire limited liability company, with a place of business at 35 South Main Street, Hanover, County of Grafton, New Hampshire 03755 (hereinafter referred to as the "Grantor", which includes the Grantor's legal representatives, devisees, successors, and assigns) and hereby imposes the following deed restrictions on that certain parcel of land (herein referred to as the "Property") with any and all buildings, structures, and improvements thereon situated at 5 and 11 Oak Ridge Road, in the City of Lebanon, County of Grafton, State of New Hampshire.

That within the Open Space Area, as shown on a plan dated \_\_\_\_\_ prepared by Pathways Consulting, LLC, titled "\_\_\_\_\_", (the "Open Space Plan") to be recorded herewith in the Grafton County Registry of Deeds, the following restrictions apply:

The Open Space may only be used for the following uses: Trails, agriculture, recreation (both active and passive), stormwater management features, wells, shared septic system(s), centralized sewer systems, and underground utilities. Streets, parking areas, residential or non-residential structures are not permitted within the Open Space.

Notwithstanding the foregoing identified permitted uses, the area within the Open Space identified as "Natural Area" on the Plan shall be left in its natural state, provided that Grantor may construct trails for walking or jogging in order to connect with other trails on abutting property.

The Open Space area shall not be subdivided.

The Open Space shall not be turned into a commercial enterprise admitting the general public at a fee.

The Grantor acknowledges and agrees to assume responsibility for proper maintenance of the Open Space and all stormwater management features, utilities, and recreational facilities located therein.

This deed restriction shall run with the land and shall be binding upon the Grantor, tenants and any subsequent owners and tenants, their successors, heirs or assigns. Any lease of said specific parcels shall be subject to this restriction. The above represent enforceable conditions established by the City of Lebanon Planning Board that are necessary to meet the City of Lebanon Zoning Ordinance and Subdivision Regulations. These conditions are intended to be complied with in perpetuity.

IN WITNESS WHEREOF, I hereby set my hand this \_\_\_\_\_ day of date \_\_\_\_\_,  
\_\_\_\_\_.

GRANTOR: BASIC HOLDINGS, LLC

By: \_\_\_\_\_

Name:

Title

Duly Authorized

STATE OF NEW HAMPSHIRE

County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, personally appeared  
\_\_\_\_\_, who acknowledged himself/herself to be the  
\_\_\_\_\_ of Basic Holdings, LLC and that he/she, as such  
\_\_\_\_\_, being so authorized to do so, executed the foregoing  
instrument for the purposes contained therein. In witness whereof, I have set my hand and  
official seal.

Before me, \_\_\_\_\_

Notary Public

My Commission Expires: \_\_\_\_\_

# THE EDGE® Series

LED Area/Flood Luminaire

Rev. Date: V10 06/15/2020

## Product Description

THE EDGE® Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.

**Applications:** Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

## Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

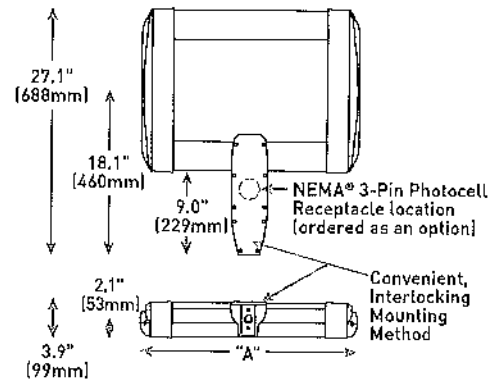
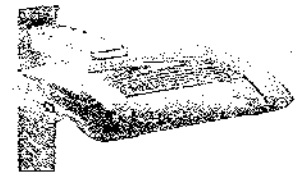
CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

**Limited Warranty:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

<sup>1</sup> See <http://creelighting.com/warranty> for warranty terms

## DA Mount



## Accessories

| Field-Installed                                                                                                       |                                            |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Bird Spikes<br>XA-BRDSPK                                                                                              | Backlight Control Shields<br>XA-20BLS-4    |
| Hand-Held Remote<br>XA-SENSREM                                                                                        | - Four-pack<br>- Unpainted stainless steel |
| - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required | Shorting Cap<br>XA-XSLSHRT                 |

| LED Count<br>[x10] | Dim. "A"      | Weight         |
|--------------------|---------------|----------------|
| 02                 | 12.1" (306mm) | 21 lbs. (10kg) |
| 04                 | 12.1" (306mm) | 24 lbs. (11kg) |
| 06                 | 14.1" (357mm) | 27 lbs. (12kg) |
| 08                 | 16.1" (408mm) | 28 lbs. (13kg) |
| 10                 | 18.1" (459mm) | 32 lbs. (15kg) |
| 12                 | 20.1" (510mm) | 34 lbs. (15kg) |
| 14                 | 22.1" (560mm) | 37 lbs. (17kg) |
| 16                 | 24.1" (611mm) | 41 lbs. (19kg) |

AA/DL/SA Mount - see page 22 for weight & dimensions

## Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

|         |               |               |               |                             |                 | E      |                                                                |                                                                        |                                                                                         |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |
|---------|---------------|---------------|---------------|-----------------------------|-----------------|--------|----------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|
| Product | Optic         |               |               | Mounting*                   | LED Count (x10) | Series | Voltage                                                        | Color Options                                                          | Drive Current                                                                           | Options                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |
| ARE-EDG | 2M            | 3MB           | 4MP           | AA                          | 02              | E      | UL<br>Universal<br>120-277V<br><br>UH<br>Universal<br>347-480V | BK<br>Black<br><br>BZ<br>Bronze<br><br>SV<br>Silver<br><br>WH<br>White | 350<br>350mA<br><br>525<br>525mA<br><br>700<br>700mA<br><br>- Available with 20-60 LEDs | DIM 0-10V Dimming<br>- Control by others<br>- Refer to <a href="#">Dimming spec sheet</a> for details<br>- Can't exceed specified drive current<br>- Not available with PML options | PML2 Programmable Multi-Level, 10-30' Mounting Height<br>- Refer to <a href="#">PML spec sheet</a> for details<br><br>- Intended for downlight applications at 0° tilt<br><br>R NEMA® 3-Pin Photocell Receptacle<br>- 3-pin receptacle per ANSI C136.10<br>- Not available with SA mount<br>- Intended for downlight applications with maximum 45° tilt<br>- Requires photocell or shorting cap by others<br>- Refer to <a href="#">PML spec sheet</a> for availability with PML options<br><br>40K 4000K Color Temperature<br>- Minimum 70 CRI<br>- Color temperature per luminaire |  |  |  |  |  |  |
|         | Type II       | Type III      | Type IV       | Adjustable Arm              | 04              |        |                                                                |                                                                        |                                                                                         |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |
|         | Medium        | Medium        | Medium        |                             | 06              |        |                                                                |                                                                        |                                                                                         |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |
|         | 2MB           | w/BLS         | w/Partial BLS | DA                          | 08              |        |                                                                |                                                                        |                                                                                         |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |
|         | Type II       | 3MP           |               | Direct Arm                  | 10              |        |                                                                |                                                                        |                                                                                         |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |
|         | Medium        | Type III      | 5M            | DL                          | 12              |        |                                                                |                                                                        |                                                                                         |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |
|         | w/BLS         | Medium        | Type V        | Direct Long Arm             | 14              |        |                                                                |                                                                        |                                                                                         |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |
|         | 2MP           | w/Partial BLS | Medium        |                             | 16              |        |                                                                |                                                                        |                                                                                         |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |
|         | Type II       | 4M            | Type V        |                             |                 |        |                                                                |                                                                        |                                                                                         |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |
|         | Medium        | Type IV       | Short         |                             |                 |        |                                                                |                                                                        |                                                                                         |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |
|         | w/Partial BLS | Medium        |               |                             |                 |        |                                                                |                                                                        |                                                                                         |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |
|         | 3M            | 4MB           |               |                             |                 |        |                                                                |                                                                        |                                                                                         |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |
|         | Type III      | Type IV       |               |                             |                 |        |                                                                |                                                                        |                                                                                         |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |
|         | Medium        | Medium        | w/BLS         |                             |                 |        |                                                                |                                                                        |                                                                                         |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |
| FLD-EDG | 25            | 70            | N6            | AA                          |                 |        |                                                                |                                                                        |                                                                                         |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |
|         | 25° Flood     | 70° Flood     | NEMA® 6       | Adjustable Arm              |                 |        |                                                                |                                                                        |                                                                                         |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |
|         | 40            | SN            |               | SA                          |                 |        |                                                                |                                                                        |                                                                                         |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |
|         | 40° Flood     | Sign          |               | Side Arm                    |                 |        |                                                                |                                                                        |                                                                                         |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |
|         |               |               |               | - Available with 20-60 LEDs |                 |        |                                                                |                                                                        |                                                                                         |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |

<sup>1</sup> Reference EPA and pole configuration suitability data beginning on page 19



US: [creelighting.com](http://creelighting.com) (800) 236-6800

Canada: [creelighting-canada.com](http://creelighting-canada.com) (800) 473-1234

# CREE LIGHTING



# THE EDGE® LED Area/Flood Luminaire

## Product Specifications

### CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance heat sinks
- DA and DL mount utilizes convenient interlocking mounting method. Mounting is rugged die cast aluminum, mounts to 3-6" (76-152mm) square or round pole and secures to pole with 5/16-18 UNC bolts spaced on 2" (51mm) centers
- AA and SA mounts are rugged die cast aluminum and mount to 2" (51mm) IP, 2.375" (60mm) O.D. tenons
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available
- **Weight:** See Dimensions and Weight Charts on pages 1 and 22

### ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- DA and DL mounts designed with integral weathertight electrical box with terminal strips (12Ga-20Ga) for easy power hookup
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Consult factory if in-luminaire fusing is required
- **Maximum 10V Source Current:** 20 LED (350mA): 10mA; 20 LED (525 & 700mA) and 40-80 LED: 0.15mA; 100-160 LED: 0.30mA

### REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards when ordered with AA, DA and DL mounts
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified with select SKUs. Refer to <https://www.designlights.org/search/> for most current information

- Meets Buy American requirements within ARRA

**CA RESIDENTS WARNING:** Cancer and Reproductive Harm - [www.p65warnings.ca.gov](http://www.p65warnings.ca.gov)

| Electrical Data*   |                             |                   |      |      |      |      |      |
|--------------------|-----------------------------|-------------------|------|------|------|------|------|
| LED Count<br>(x10) | System<br>Watts<br>120-480V | Total Current (A) |      |      |      |      |      |
|                    |                             | 120V              | 208V | 240V | 277V | 347V | 480V |
| 350mA              |                             |                   |      |      |      |      |      |
| 02                 | 25                          | 0.21              | 0.13 | 0.11 | 0.10 | 0.08 | 0.07 |
| 04                 | 46                          | 0.36              | 0.23 | 0.21 | 0.20 | 0.15 | 0.12 |
| 06                 | 66                          | 0.52              | 0.31 | 0.28 | 0.26 | 0.20 | 0.15 |
| 08                 | 90                          | 0.75              | 0.44 | 0.38 | 0.34 | 0.26 | 0.20 |
| 10                 | 110                         | 0.92              | 0.53 | 0.47 | 0.41 | 0.32 | 0.24 |
| 12                 | 130                         | 1.10              | 0.63 | 0.55 | 0.48 | 0.38 | 0.28 |
| 14                 | 158                         | 1.32              | 0.77 | 0.68 | 0.62 | 0.47 | 0.35 |
| 16                 | 179                         | 1.49              | 0.87 | 0.77 | 0.68 | 0.53 | 0.39 |
| 525mA              |                             |                   |      |      |      |      |      |
| 02                 | 37                          | 0.30              | 0.19 | 0.17 | 0.16 | 0.12 | 0.10 |
| 04                 | 70                          | 0.58              | 0.34 | 0.31 | 0.28 | 0.21 | 0.16 |
| 06                 | 101                         | 0.84              | 0.49 | 0.43 | 0.38 | 0.30 | 0.22 |
| 08                 | 133                         | 1.13              | 0.66 | 0.58 | 0.51 | 0.39 | 0.28 |
| 10                 | 171                         | 1.43              | 0.83 | 0.74 | 0.66 | 0.50 | 0.38 |
| 12                 | 202                         | 1.69              | 0.98 | 0.86 | 0.77 | 0.59 | 0.44 |
| 14                 | 232                         | 1.94              | 1.12 | 0.98 | 0.87 | 0.68 | 0.50 |
| 16                 | 263                         | 2.21              | 1.27 | 1.11 | 0.97 | 0.77 | 0.56 |
| 700mA              |                             |                   |      |      |      |      |      |
| 02                 | 50                          | 0.41              | 0.25 | 0.22 | 0.20 | 0.15 | 0.12 |
| 04                 | 93                          | 0.78              | 0.46 | 0.40 | 0.36 | 0.27 | 0.20 |
| 06                 | 134                         | 1.14              | 0.65 | 0.57 | 0.50 | 0.39 | 0.29 |

\* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%

| THE EDGE® Series Ambient Adjusted Lumen Maintenance¹ |                 |             |                      |                      |                       |                        |
|------------------------------------------------------|-----------------|-------------|----------------------|----------------------|-----------------------|------------------------|
| Ambient                                              | CCT             | Initial LMF | 25K hr Reported² LMF | 50K hr Reported² LMF | 75K hr Estimated³ LMF | 100K hr Estimated³ LMF |
| 5°C (41°F)                                           | 30K/40K/50K/57K | 1.04        | 1.01                 | 0.99                 | 0.98                  | 0.96                   |
|                                                      | TRL             | 1.06        | 1.06                 | 1.06                 | 1.06                  | 1.06                   |
| 10°C (50°F)                                          | 30K/40K/50K/57K | 1.03        | 1.00                 | 0.98                 | 0.97                  | 0.95                   |
|                                                      | TRL             | 1.04        | 1.04                 | 1.04                 | 1.04                  | 1.04                   |
| 15°C (59°F)                                          | 30K/40K/50K/57K | 1.02        | 0.99                 | 0.97                 | 0.96                  | 0.94                   |
|                                                      | TRL             | 1.03        | 1.03                 | 1.03                 | 1.03                  | 1.03                   |
| 20°C (68°F)                                          | 30K/40K/50K/57K | 1.01        | 0.98                 | 0.96                 | 0.95                  | 0.93                   |
|                                                      | TRL             | 1.01        | 1.01                 | 1.01                 | 1.01                  | 1.01                   |
| 25°C (77°F)                                          | 30K/40K/50K/57K | 1.00        | 0.97                 | 0.95                 | 0.94                  | 0.92                   |
|                                                      | TRL             | 1.00        | 1.00                 | 1.00                 | 1.00                  | 1.00                   |

¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions.

² In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

³ Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.



Catalog # : \_\_\_\_\_ Project : \_\_\_\_\_  
Prepared By : \_\_\_\_\_ Date : \_\_\_\_\_

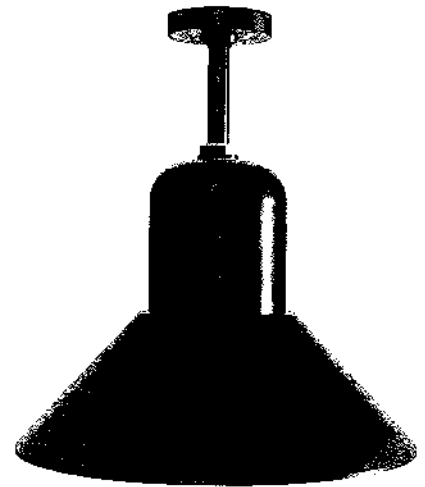
**WALL MOUNT AREA LIGHT FIXTURE (GARAGE/DRIVEWAY) -  
5' MOUNTING HEIGHT (MAX.)**

# Harbor (HBR)

LSI Abolite® LED Harbor



wet location



## OVERVIEW

|               |               |
|---------------|---------------|
| Lumen Range   | 1,250 - 1,700 |
| CCT           | 27/30/35/40K  |
| Wattage Range | 9.3 - 12.8    |

## QUICK LINKS

Ordering Guide

Performance

Photometrics

Dimensions

## FEATURES & SPECIFICATIONS

### Construction

- Heavy gauge spun aluminum with a thermally cured high quality polyester powder coat finish.
- Integrated power supply built into the fixture allowing the RLM to be connected directly to line voltage.
- Manufactured in the USA

### Optical System

- Available in 4000K, 3500K, 3000K, and 2700K color temperatures
- Glass Globe required for outdoor applications
- Minimum CRI of 80

### Electrical

- Standard Universal Voltage (120-277 Vac) Input 50/60Hz
- 0-10V dimming, 5% standard
- Operating Temperature -30° to +50°C (-22°F to +122°F)

### Installation

- Pre-wired with 96" leads standard.
- Optional 10' prewired cord set and canopy available in black and white
- Optional 10' prewired cord set, aircraft wire, and canopy available in black and white
- Fixed hub tapped for 3/4" NPT conduit.
- Not designed for uplight applications.

### Warranty

- LSI fixtures carry a limited 5-year warranty.
- Complete warranty terms located at: <https://www.lsi-industries.com/resources/terms-and-warranty.aspx>.

### Listings

- UL Listed
- Suitable for wet locations





## ORDERING GUIDE

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: **HBR 416 17L UNV 35 BBL LDS96WL**

| Prefix             | Lumen Package                                      | Voltage                            | Color Temp                                               | Lens <sup>2</sup>                                                                                                                              | Finish                                                                                                                                                                         | Mounting Options                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------|----------------------------------------------------|------------------------------------|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HBR 416<br>HBR 420 | 12L - 1250 lms<br>16L - 1500 lms<br>17L - 1700 lms | UNV - Universal Voltage (120/227V) | 40 - 4,000K<br>35 - 3,500K<br>30 - 3,000K<br>27 - 2,700K | Blank - Flat lens (Indoor only)<br>CGG6 - Clear Glass Globe 6-3/4"<br>FGG6 - Frosted Glass Globe 6-3/4"<br>PGG6 - Prismatic Glass Globe 6-3/4" | GWT - Gloss White<br>GBK - Gloss Black<br>GRD - Gloss Red<br>BBL - Bright Blue<br>DKG - Dark Green<br>SLV - Silver<br>MBK - Matte Black<br>RST - Rust<br>HCP - Hammered Copper | LDS96WL - Prewired leads. For use with stem or bracket mounting in wet or indoor locations.<br>CA120WHT - 10' prewired white cord set and canopy <sup>1</sup><br>CA120BLK - 10' prewired black cord set and canopy <sup>1</sup><br>CA120WHTS - 10' prewired white cord set and canopy with SWAG option <sup>1</sup><br>CA120BLKS - 10' prewired black cord set and canopy with SWAG option <sup>1</sup> |

1. Cordsets are damp location only

2. Flat lens for indoor applications only. Globe required for outdoor applications

## Accessory Ordering Information

| CANOPY ORDERING INFORMATION (Accessories are field installed) |              |
|---------------------------------------------------------------|--------------|
| Description                                                   | Order Number |
| 3/4" (19mm) Tap Decorative Box Cover Aligner - Gloss White    | BA 3 GWT     |

Standard BC600 finish is Gloss White Powder; other RLM colors available.

| WIRE GUARD ORDERING INFORMATION (Accessories are field installed) |              |
|-------------------------------------------------------------------|--------------|
| Description                                                       | Order Number |
| 16" (406mm) Convex Wire Guard - Metallic Silver                   | COG 16 MSV   |
| 20" (508mm) Convex Wire Guard - Metallic Silver                   | COG 20 MSV   |

Standard BC600 finish is Gloss White Powder; other RLM colors available.

| GLOBE GUARD ORDERING INFORMATION (Accessories are field installed) |              |
|--------------------------------------------------------------------|--------------|
| Description                                                        | Order Number |
| 6-3/4" Cast Aluminum Globe Guard                                   | GGDC6        |
| 6-3/4" Wire Globe Guard                                            | GGW6         |

Standard BC600 finish is Gloss White Powder; other RLM colors available.

| CONDUIT SYSTEM ORDERING INFORMATION (Accessories are field installed) |              |
|-----------------------------------------------------------------------|--------------|
| Description                                                           | Order Number |
| 3/4" x 3" (19mm x 76mm) Aluminum Stem - Gloss White                   | STM 3 3 GWT  |
| 3/4" x 6" (19mm x 152mm) Aluminum Stem - Gloss White                  | STM 6 3 GWT  |
| 3/4" x 12" (19mm x .4m) Aluminum Stem - Gloss White                   | STM 12 3 GWT |
| 3/4" x 18" (19mm x .5m) Aluminum Stem - Gloss White                   | STM 18 3 GWT |
| 3/4" x 24" (19mm x .6m) Aluminum Stem - Gloss White                   | STM 24 3 GWT |
| 3/4" x 36" (19mm x .9m) Aluminum Stem - Gloss White                   | STM 36 3 GWT |
| 3/4" x 48" (19mm x 1.2m) Aluminum Stem - Gloss White                  | STM 48 3 GWT |
| 3/4" x 60" (19mm x 1.5m) Aluminum Stem - Gloss White                  | STM 60 3 GWT |
| 3/4" x 72" (19mm x 1.8m) Aluminum Stem - Gloss White                  | STM 72 3 GWT |

Standard BC600 finish is Gloss White Powder; other RLM colors available.

| GOOSE NECK BRACKETS ORDERING INFORMATION (Accessories are field installed) |              |
|----------------------------------------------------------------------------|--------------|
| Description                                                                | Order Number |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White                       | GN A 3 GWT   |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White                       | GN B 3 GWT   |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White                       | GN C 3 GWT   |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White                       | GN F 3 GWT   |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White                       | GN F 3 GWT   |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White                       | GN G 3 GWT   |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White                       | GN H 3 GWT   |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White                       | GN K 3 GWT   |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White                       | GN P 3 GWT   |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White                       | GN U 3 GWT   |

Standard BC600 finish is Gloss White Powder; other RLM colors available.



## PERFORMANCE

[Back to Quick Links](#)

| DELIVERED LUMENS |     |                  |          |            |                  |          |            |                  |          |            |                  |          |            |         |
|------------------|-----|------------------|----------|------------|------------------|----------|------------|------------------|----------|------------|------------------|----------|------------|---------|
| Lumen Package    | CRI | 2700K            |          |            | 3000K            |          |            | 3500K            |          |            | 4000K            |          |            | Wattage |
|                  |     | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating |         |
| 12L              | 90  | 1155             | 124      | B1-U1-G0   | 1286             | 138      | B1-U1-G0   | 1145             | 123      | B1-U1-G0   | 1143             | 124      | B1-U1-G0   | 9.3     |
| 15L              |     | 1395             | 128      | B1-U1-G0   | 1553             | 143      | B1-U1-G0   | 1383             | 127      | B1-U1-G0   | 1381             | 127      | B1-U1-G0   | 10.9    |
| 17L              |     | 1578             | 123      | B1-U1-G0   | 1757             | 137      | B1-U1-G0   | 1564             | 122      | B1-U1-G0   | 1561             | 122      | B1-U1-G0   | 12.8    |

\*Photometric performance values shown are representative with flat lens option. Alternate glass globe option outputs will vary. Consult factory.

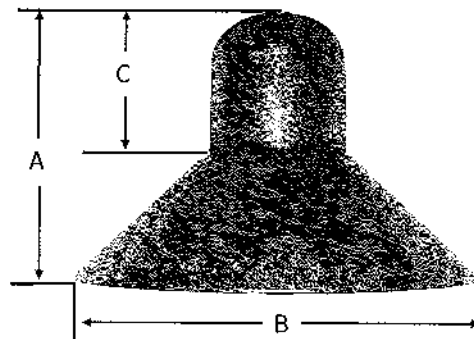
| ELECTRICAL DATA* |         |      |      |      |      |
|------------------|---------|------|------|------|------|
| Lumen Package    | Wattage | 120V | 208V | 240V | 277V |
| 12L              | 9.3     | 0.08 | 0.04 | 0.04 | 0.03 |
| 15L              | 10.9    | 0.09 | 0.05 | 0.05 | 0.04 |
| 17L              | 12.8    | 0.11 | 0.06 | 0.05 | 0.05 |

\*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

## PRODUCT DIMENSIONS

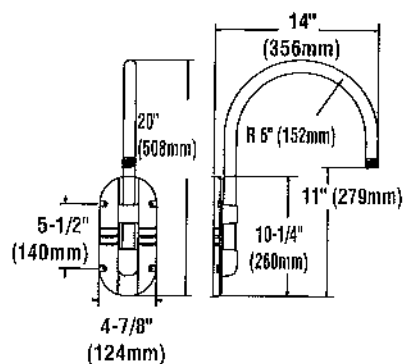
[Back to Quick Links](#)

| Prefix  | Height (A)      | Diameter (B) | Neck (C)   |
|---------|-----------------|--------------|------------|
| HBR 416 | 13" (330mm)     | 16" (406mm)  | 8" (203mm) |
| HBR 420 | 14-3/4" (375mm) | 20" (508mm)  | 8" (203mm) |

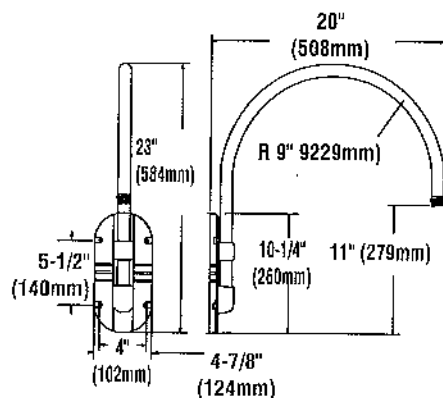


# LSI ABOLITE GOOSENECK AND WALL BRACKETS

CWBM 1 GWT and CWBL 1 GWT - Contemporary Wall Bracket with gloss white powder finish.



CWBM 1 GWT



CWBL 1 GWT

**ARRA**  
Funding Compliant



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_  
Catalog # \_\_\_\_\_

10/22/15  
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LSI INDUSTRIES INC.  
Page 148 of 415

**WALL MOUNT AREA LIGHT FIXTURE (ENTRY DOOR/STEPS) - 10' MOUNTING HT. ±**[Wall Packs \(/outdoor/WALLPACKS\)](#) > [LPACK\\* \(/filter/LPACK\\_LOW\\_WATTAGE\)](#) > [WPLED13Y](#)[↓ IES File](#) [↓ Instructions \(/downloads/instructions/lpack13w.pdf\)](#)[Spec Sheet \(/specs/WPLED13Y\)](#)[EZ Layout](#)[\(/images/product/largePhoto/wpled13.png\)](/images/product/largePhoto/wpled13.png)

## WPLED13Y

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 5-Year, No-Compromise Warranty

[View Technical Specs >](#)

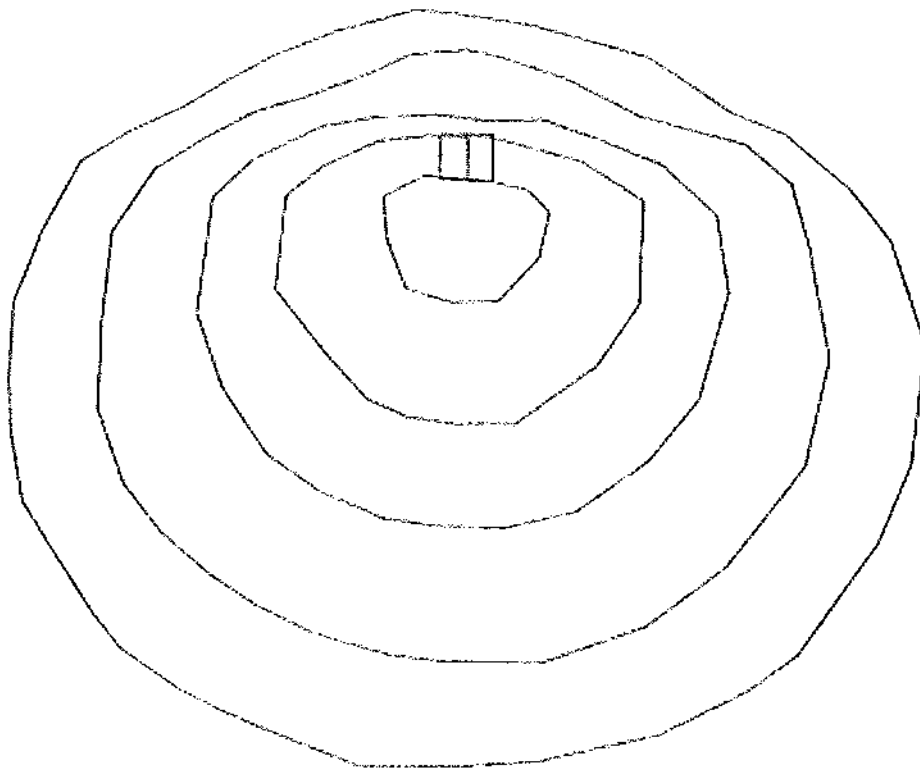
### PERFORMANCE

|                |               |
|----------------|---------------|
| Watts          | 13W           |
| Color Temp     | 3000K (Warm)  |
| Lumens         | 1517          |
| Efficacy       | 99.8 lm/W     |
| Color Accuracy | 74 CRI        |
| L70 Lifespan   | 100,000 hours |



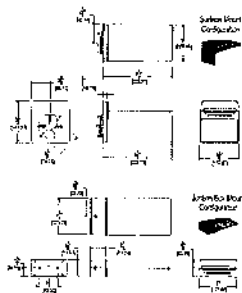
| Type        | Constant Current |
|-------------|------------------|
| 120V        | 0.13A            |
| 208V        | 0.08A            |
| 240V        | 0.07A            |
| 277V        | 0.06A            |
| Input Watts | 15.2W            |

### EZ-LAYOUT



Create Custom Lighting Layout

### DIMENSIONS



(/dimensiondrawing?filepath=/images/product/largeLine/wp1ed13\_2.png)

Weight: 4.4 lbs

## TECHNICAL SPECIFICATIONS

## Listings

## UL Listed

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

## IESNA LM-79 &amp; IESNA LM-80 Testing

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

## DLC Listed

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: PXV87AVZ

## Performance

## Lifespan

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

## Electrical

## Driver

Multi-chip 13W high output long life LED Driver Constant Current, Class 2 100V - 277V, 50/60 Hz

## THD

11.6% at 120V, 18.3% at 277V

## Power Factor

98.7% at 120V, 92% at 277V

## Surge Protection

4kV

## Construction

### Finish

Formulated for high durability and long-lasting color

### Cold Weather Starting

Minimum starting temperature is -40°C (-40°F)

### Maximum Ambient Temperature

Suitable for use in up to 55°C (131°F)

### Green Technology

Mercury and UV free. RoHS-compliant components.

### Gaskets

High-temperature Silicone

## LED Characteristics

### Color Consistency

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

### Color Stability

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

### Color Uniformity

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Color Temperature

3000K

### Lumen Maintenance

The LED will deliver 70% of its initial lumens at 100,000 hours of operation

## Other

### Patents

The LPACK design is protected under patents pending in the U.S., Canada, China, Taiwan and Mexico.

# 4" DOWNLIGHT RETROFIT

**MaxLite**  
A NEW WAVE OF LIGHT

Constructed with a high-efficacy LED array and dimmable driver, the four-inch Downlight Retrofit features an optical diffuser that produces high lumen transmission and even illumination. The fixtures are suitable for damp locations. This four-inch downlight retrofit is the economical solution for consumers looking to reduce energy costs. These retrofits are offered in a variety of lumen packages appropriate for commercial and residential applications.

|                |
|----------------|
| PROJECT NAME   |
| CATALOG NUMBER |
| NOTES          |
| FIXTURE TYPE   |

## FEATURES:

- High lumen transmission and diffusing for even illumination
- White paint finish standard
- Dimmable down to 10% (see page 2 for recommended dimmers)
- Driver features power factor of >.90, THD of <20 percent and has integral thermal protection to sense high temperature or internal failure
- Supplied with E26 base adapter
- Virtually no UV emitted
- Suitable for use in damp locations
- 120V, 60Hz

## CONSTRUCTION:

- One-piece durable die-cast aluminum heat sink with integrated trim
- Module construction includes LEDs, heat sink, lens and baffle trim
- Impact-resistant plastic lens
- Uses spring clips to easily secure into a four-inch housing



## COMPATIBLE DIMMERS:

|         |             |
|---------|-------------|
| Lutron  | TG-600PR    |
| Lutron  | S-600PR     |
| Lutron  | CT-103P     |
| Leviton | cat.NO.6683 |

## Luminaire Ordering Information:

| Order # | Size | Part #    | Power | Beam Angle | Height | Lumen  | Size         | Life |
|---------|------|-----------|-------|------------|--------|--------|--------------|------|
| 72883   | 11   | RR41127W  | 50W   | 650        | 80     | 35,000 | 5.1" X 3.67" | 2700 |
| 74214   | 12   | RR41227WC | 50W   | 600        | 90     | 35,000 | 5.1" X 3.67" | 2700 |

MAX13177

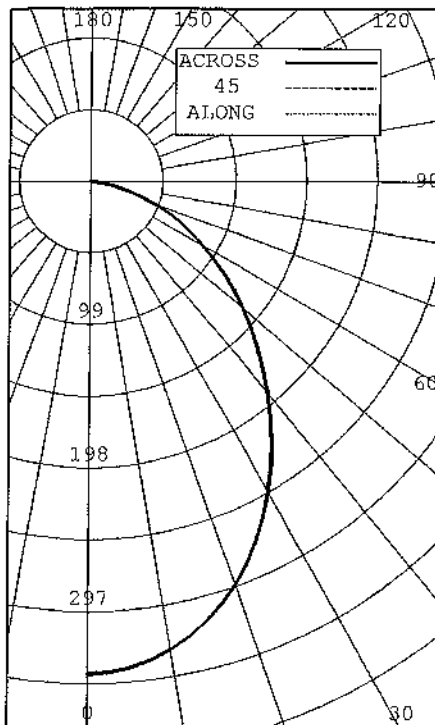
Lighting layouts and spacing criteria available upon request



# 4" DOWNLIGHT RETROFIT



## RR41127W



### INTENSITY (CANDLEPOWER) SUMMARY

| ANGLE | MEAN CP | LUMENS |
|-------|---------|--------|
| 0     | 340     |        |
| 5     | 337     | 32     |
| 10    | 328     |        |
| 15    | 314     | 88     |
| 20    | 295     |        |
| 25    | 272     | 125    |
| 30    | 246     |        |
| 35    | 218     | 136    |
| 40    | 190     |        |
| 45    | 162     | 125    |
| 50    | 136     |        |
| 55    | 111     | 100    |
| 60    | 89      |        |
| 65    | 69      | 68     |
| 70    | 48      |        |
| 75    | 29      | 31     |
| 80    | 12      |        |
| 85    | 1       | 3      |
| 90    | 0       |        |

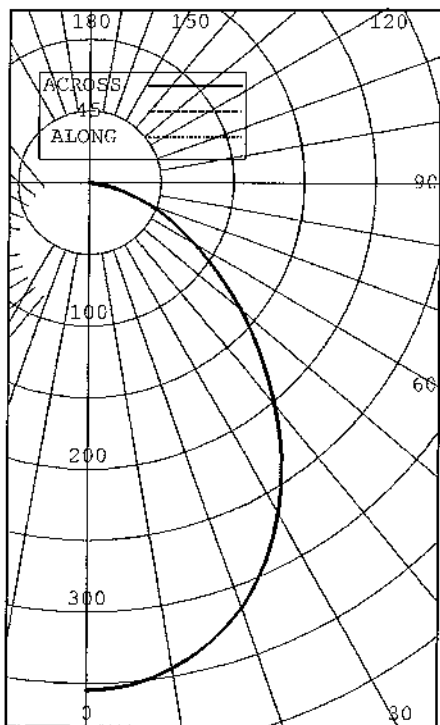
### ZONAL LUMENS AND PERCENTAGES

| ZONE   | LUMENS | % LUMINAIRE |
|--------|--------|-------------|
| 0-30   | 245    | 34.62       |
| 0-40   | 381    | 53.81       |
| 0-60   | 606    | 85.88       |
| 0-90   | 708    | 100.00      |
| 40-90  | 327    | 46.19       |
| 60-90  | 102    | 14.45       |
| 90-180 | 0      | 0.00        |
| 0-180  | 708    | 100.00      |

### LUMINANCE SUMMARY CD/SQ.M.

| ANGLE | MEAN CD/SQ M |
|-------|--------------|
| 45    | 32315        |
| 55    | 27383        |
| 65    | 22915        |
| 75    | 15778        |
| 85    | 1909         |

## RR41227WC



### INTENSITY (CANDLEPOWER) SUMMARY

| ANGLE | MEAN CP | LUMENS |
|-------|---------|--------|
| 0     | 354     |        |
| 5     | 352     | 34     |
| 10    | 345     |        |
| 15    | 332     | 93     |
| 20    | 315     |        |
| 25    | 299     | 134    |
| 30    | 165     |        |
| 35    | 235     | 146    |
| 40    | 202     |        |
| 45    | 168     | 130    |
| 50    | 137     |        |
| 55    | 109     | 98     |
| 60    | 85      |        |
| 65    | 64      | 63     |
| 70    | 45      |        |
| 75    | 27      | 29     |
| 80    | 12      |        |
| 85    | 1       | 4      |
| 90    | 0       |        |

### ZONAL LUMENS AND PERCENTAGES

| ZONE   | LUMENS | % LUMINAIRE |
|--------|--------|-------------|
| 0-30   | 281    | 35.76       |
| 0-40   | 407    | 55.75       |
| 0-60   | 635    | 86.89       |
| 0-90   | 730    | 100.00      |
| 40-90  | 323    | 44.25       |
| 60-90  | 96     | 13.11       |
| 90-180 | 0      | 0.00        |
| 0-180  | 730    | 100.00      |

### LUMINANCE SUMMARY CD/SQ.M.

| ANGLE | MEAN CD/SQ M |
|-------|--------------|
| 45    | 33548        |
| 55    | 26757        |
| 65    | 21385        |
| 75    | 14607        |
| 85    | 2384         |



# PATHWAYS CONSULTING, LLC

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

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## MEMORANDUM

TO: TIM CORWIN, AICP, SENIOR PLANNER, CITY OF LEBANON

FROM: RODRICK J. FINLEY, P.E., VICE PRESIDEN, DIRECTOR OF ENGINEERING SERVICES RJF

RE: RESPONSES TO KEACH-NORDSTROM ASSOCIATES, INC. THIRD-PARTY REVIEW COMMENTS, BASIC HOLDINGS, LLC PURD, OCCOM PATH, 5 & 11 OAK RIDGE ROAD, WEST LEBANON, NEW HAMPSHIRE (PROJECT NO. 11465-01)

DATE: NOVEMBER 24, 2020

---

We have listed the City of Lebanon's (City) Third-Party Reviewer, Keach-Nordstrom Associates, Inc., comments and recommendations for the above-referenced project, with our responses below each comment/recommendation (*in italics*).

### General Comments

1. It appears the following State Agency Permits will be required under this application: (a) a NHDES Alteration of Terrain Permit; and (b) a NHDES Sewer Extension/Connection Permit. We recommend both permits be received prior to or as a condition of application approval.

*We understand, and will apply for both of the referenced permits.*

2. As shown on the project plans the subject site presently consists to two separate and distinct lots or parcels. We recommend these parcels be consolidated or merged prior to or a condition of approval.

*We will work with the Basic Holdings, LLC (the Applicant) to prepare a voluntary merger.*

3. We understand the proposed interior street or "Access Way" depicted on the project plans is intended to be planned, constructed and maintained as a private way. We recommend a note acknowledging that intent be provided on the final site plan.

*We have added a note to the plans indicating that the access road will be a private road.*

4. The project plans and application materials suggest the contemplated PURD is intended to be comprised of 22 dwelling units of varying style and dimension. Based upon inspection of site plan Sheets 2 and 4 it appears 21 units are proposed. We understand the eight-building planned on the southerly line of the proposed Access Drive, presently labeled as a "single family one-story" dwelling is actually intended to be a two-family residential structure. We recommend the drawings be revised accordingly.



*We have revised the note pointing the eight unit on the left as you drive in to the PURD to read "two family, two story" unit. The PURD is comprised of 22 units in total.*

5. We recommend the drawings be expanded to identify individual dwelling unit numbers or some similar scheme that enables one to conveniently reference individual dwellings. We also recommend the future name of the proposed interior Access Way be specified on the drawings.

*We have identified individual units with numbers. The interior access road is labeled as "Occom Path". We revised the title on each sheet of the plan set to reflect the development name, which is "Occom Path".*

6. We note the bearing and distance of a segment of perimeter site boundary, coincident with the southerly line of an abutting property identified as Lot 7 on Map 4, has been omitted from Sheet 2.

*We added the missing bearing and distance.*

#### Planning/Design Matters

1. We recommend the site plan be expanded to include a demolition/site preparation plan which identifies the extent of planned demolition of existing structures and related site/utility improvements and proposed limits of clearing.

*Demolition Notes have been added to the Existing Conditions Plan.*

2. As acknowledged above, it appears this proposal will necessitate receipt of a NHDES Alteration of Terrain Permit. If so, we recommend Site Specific Soil Survey Mapping, a basic requirement for submission of a NHDES Alteration of Terrain Permit application, we provided on the site plan and used in development of both the final pre and post-development stormwater analysis models.

*We will complete the New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain (AoT) application, with the required HISS Map. We will provide a copy to City Staff.*

3. We recommend the design engineer recheck and revise Sheet 4 to properly label: design radii of all pavement curves and flares; walkway width dimensions; and geometry of what appears to be driveway/parking accommodations for a "victory garden" planned at the northeast corner of the parcel.

*These comments have been addressed.*

4. In order to satisfy the requirements of Section 6.5.D.2 of the Site Plan Review Regulations (SPRR's) we recommend the project plans be expanded to specify reasonable accommodations for removal and storage of accumulated winter snow.

*We have identified snow storage areas on the plans.*

5. Sheets 5 and 6 depict a layout of proposed storm drainage improvements. We recommend these drawings be expanded to include a project specific pipe schedule identifying pipe length, diameter, slope and invert values for each proposed segment of storm sewer.

*We will address this comment in the Construction Documents.*

6. As Shown on Sheets 5 and 6 site generated volumes of post-development stormwater runoff are to be directed to each of two planned stormwater infiltration basins to be situated along the easterly and southeasterly parcel boundaries. Based upon our review of these accommodations we recommend:

- The project plans be expanded to include site specific details of this construction. As a minimum, we recommend typical cross-section(s); details of infiltration basin floor preparation, construction and surface treatment be provided.

*We will address this comment in the Construction Drawings based on NHDES AoT review.*

- Section 6.6.C.2 (1) of the SPRR's require a minimum of one foot of freeboard to be available at stormwater management basins through a 50-year return frequency design storm event. Design calculations suggest an estimated 0.91 feet of freeboard is anticipated at Infiltration Basin #1 during the 50-year event. We recommend the berm elevation of this basin be marginally increased to satisfy the noted design criterion.

*We have included spot grades in infiltration Basin #1 to indicate top of berm at 516.1'.*

7. Based upon review of the drawings it is unclear if proposed residential dwellings are to have below grade basements. If so, we recommend the design engineer address requirements of Section 6.6.E.17 of the SPRR's regarding accommodations for footing drain discharge.

*We have added a note that all units have basements and footing drains. The footing drains will tie into the proposed drainage system or daylight.*

8. We recommend the typical Stone Discharge Apron detail provided on Sheet 13 be expanded to specify site specific dimensions and stone gradations for each application.

*We will address this comment in the Construction Documents.*

9. The project plans suggest all proposed storm sewer construction is to be completed with high density polyethylene (HDPE) pipe. If so, we recommend the typical Drainage Trench section provided on Sheet 13 be revised to specify corresponding pipe bedding and backfill requirements.

*We have revised the trench section as requested.*

10. In order to satisfy the requirements of Section 6.6.C.2 (3) of the SPRR's we recommend a detailed, site specific, erosion and sedimentation control plan be prepared and added to the site plan.

*We will address this comment in Construction Drawings based on NHDES AoT review.*

11. In order to satisfy the requirements of Section 6.6.C.2 (4) and 6.6.11.2 of the SPRR's we recommend a comprehensive operation and maintenance plan for stormwater management infrastructure be prepared and submitted.

*We will prepare an Operations & Management (O&M) Plan as part of the AoT application submission. A copy of the submission materials will be provided to the City.*

12. Sheet 7 depicts the location of a proposed hydrant situated beyond (in front of) proposed visitor parking. In order to help ensure this hydrant is visible, accessible and less susceptible to snow burial we recommend it be repositioned to a more conspicuous and convenient location.

*We have relocated the hydrant to the Island, and provided a 26' road width.*

13. Sheet 7 includes a note specifying intent to make connection with the City's fire alarm network at NH Route 10. We recommend the project plans be expanded to specify details of this planned installation.

*We specified a Master Fire Alarm (FA) Box at the entrance of the development, as well as a "FA Conduit" from the pole at Wellspring Worship Center to the project.*

14. Sheet 7 depicts a generalized layout of proposed underground electrical and telecommunications utility installations. We recommend the drawings be expanded to specify: (a) a typical cross-section of underground utility construction; (b) identify locations of proposed above ground transformer and pedestal installations; and (c) to indicate the manner and location at which future underground utility installations are to be connected with existing public utilities at Oak Ridge Road.

*We will address this comment in the Construction Documents.*

15. We recommend the project plans be expanded to specify minimum horizontal and vertical separation requirements applicable to public water and sewer construction.

*General Notes were added to the Plan Set to address this comment.*

16. Based upon our review of proposed sanitary sewer construction we offer the following remarks:

- We recommend a profile for the segment of proposed sanitary sewer extending from proposed SMH #4A to SMH #4.

*We are working on addressing this comment, and will provide the additional profile to the City.*

- Based on sewer design invert values for SMH #4 specified on Sheet 8 it appears the design depth of that segment of proposed sewer situated between SMH #4A and SMH #4 will be insufficient to satisfy minimum burial depth and vertical separation requirement in the vicinity of an adjacent crossing and water and sewer mains.

*We are working on addressing this comment and will provide the additional information to the City.*

- Based on design elevations specified on Sheet 8 it appears less than the required minimum of 6 feet of soil cover will be available in the vicinity of SMH #5.

*We have specified rigid insulation where cover is less than 6 feet.*

- Although sewer profile information provided on Sheet 8 is properly stationed, corresponding stationing has not been provided on corresponding plan view drawings.

*We are working addressing this comment and we will provide the additional information to the City.*

17. We recommend the Typical Road Cross-Section provided on Sheet 13 be revised or expanded as follows: (a) to specify typical centerline off-set dimensions for planned water, sewer, storm drainage and underground utility installations; (b) to specify accommodations for construction of graded gravel shoulders; and (c) to include a note specifying; "All workmanship and materials shall conform with Standard Specifications for Road and Bridge Construction, as published and amended by the NHDOT, as well as applicable requirements of the City of Lebanon".

*The roadway cross-section has been revised as requested.*

18. Sheet 15 depicts the intent to construct a segment of future public sidewalk along the northerly line of Oak Ridge Drive to the east of the planned site driveway. Based upon our review of this drawing we offer the following remarks:

- We recommend City Officials determine if the extent of improvements planned are sufficient to satisfy the requirements of Section 6.5.B.4 of the SPRR's.

*We have requested a waiver to only provide a sidewalk along a portion of the project's frontage.*

- We recommend the drawing be expanded to graphically depict both the northerly line of existing public right-of-way at Oak Ridge Drive in the vicinity of the proposed work.

*We have added the Oak Ridge Road right-of-way line to the plan.*

- We recommend the drawing be expanded to graphically depict proposed limits of work.

*We identified the limits of work.*

- We recommend the drawing be expanded to specify accommodations needed for compliance with applicable provisions of the Americans with Disabilities Act (ADA).

*We specified tip downs and truncated domes at the driveway crossings.*

19. In the event the applicant contemplates phasing of interior roadway, utility and infrastructure construction, we recommend the project plans be expanded to include a definitive phasing plan.

*The Applicant is not contemplating phasing.*





DRAFT VERSION NOT FOR CONSTRUCTION





1 SOUTH ELEVATION  
SCALE 3/16" = 1'-0"

DRAFT VERSION NOT FOR CONSTRUCTION



DRAFT VERSION NOT FOR CONSTRUCTION





1 NORTH ELEVATION  
SCALE 3/16" = 1'-0"

DRAFT VERSION NOT FOR CONSTRUCTION







① MODEL VIEW  
NOT TO SCALE



1 MODEL VIEW  
NOT TO SCALE





DRAFT VERSION NOT FOR CONSTRUCTION





2 MODEL VIEW  
NOT TO SCALE



1 EAST ELEVATION  
SCALE 3/16"=1'-0"

## A2.00 ELEVATIONS

DRAFT VERSION NOT FOR CONSTRUCTION



2 MODEL VIEW  
NOT TO SCALE



1 SOUTH ELEVATION  
SCALE 3/16"=1'-0"

## A2.01 ELEVATIONS

DRAFT VERSION NOT FOR CONSTRUCTION





2 MODEL VIEW  
NOT TO SCALE



1 WEST ELEVATION  
SCALE 3/16"=1'-0"

## A2.02 ELEVATIONS

DRAFT VERSION NOT FOR CONSTRUCTION



2 MODEL VIEW  
NOT TO SCALE



1 NORTH ELEVATION  
SCALE 3/16" = 1'-0"





2 MODEL VIEW  
NOT TO SCALE



1 EAST ELEVATION  
SCALE 3/16" = 1'-0"

## A2.00 ELEVATION

DRAFT VERSION NOT FOR CONSTRUCTION

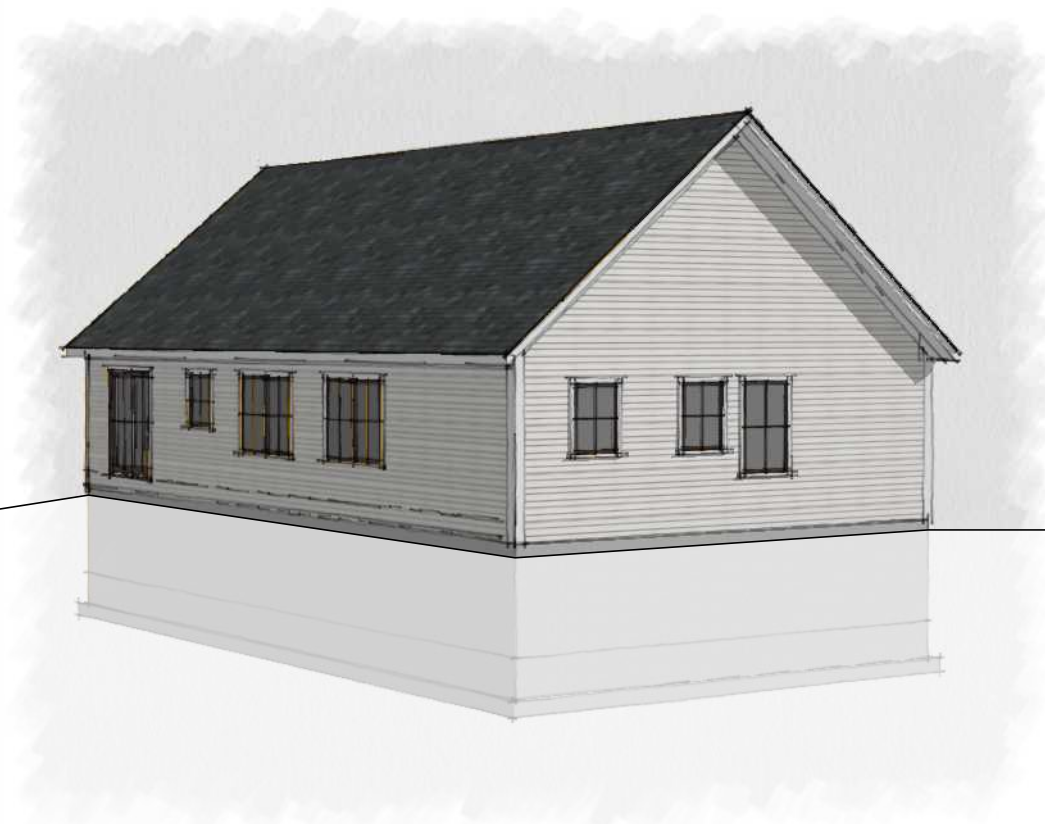




2 MODEL VIEW  
NOT TO SCALE



1 NORTH ELEVATION  
SCALE 3/16" = 1'-0"



2 MODEL VIEW  
NOT TO SCALE



1 WEST ELEVATION  
SCALE 3/16" = 1'-0"

## A2.02 ELEVATION

DRAFT VERSION NOT FOR CONSTRUCTION





2 MODEL VIEW  
NOT TO SCALE



1 NORTH ELEVATION  
SCALE 3/16" = 1'-0"

LEBANON, NEW HAMPSHIRE 03766  
OCTOBER 13, 2020  
PROJECT NO. 11465-01

# PLANNING ENGINEERING SURVEYING CONSULTANTS LLP

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# PLANNING ENGINEERING SURVEYING CONSULTANTS LLP

# PATHWAYS CONSULTING LLC

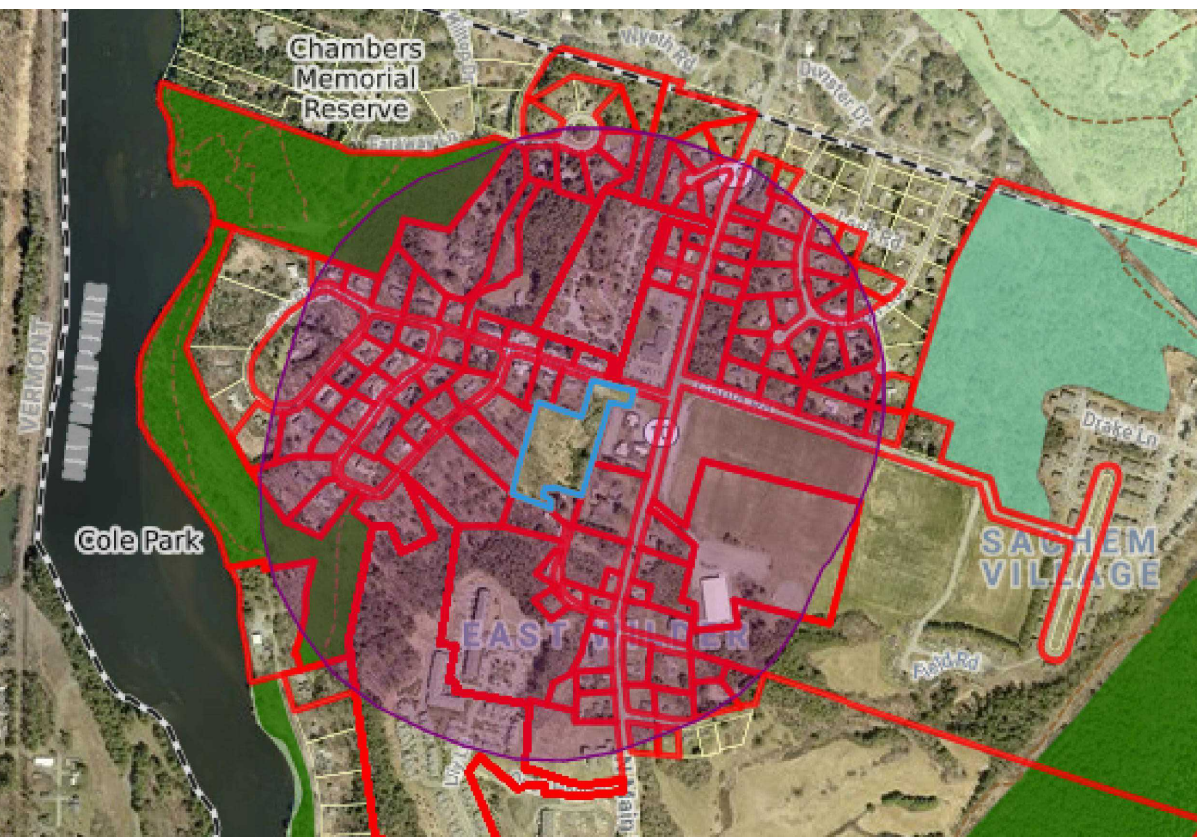
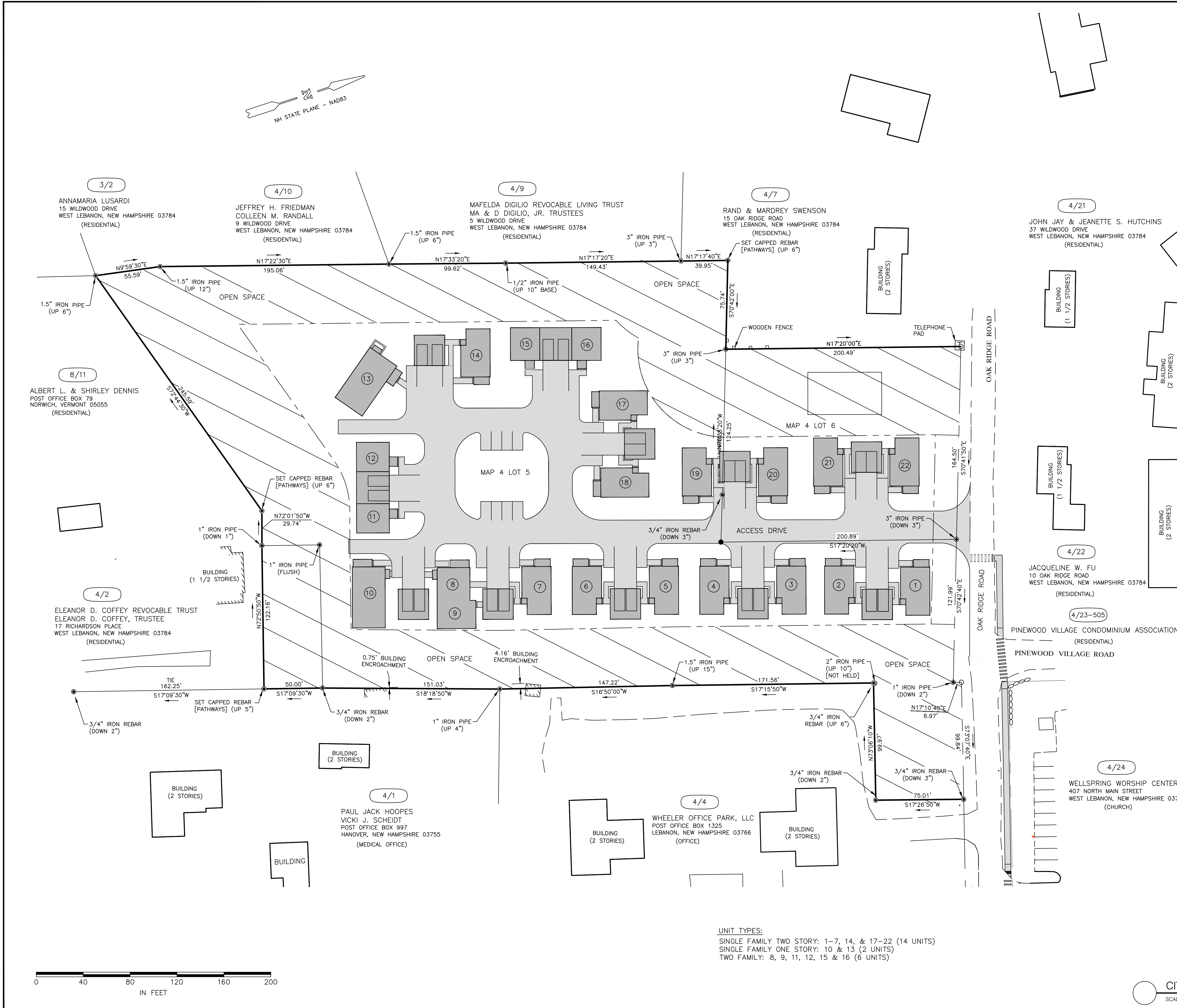
# PATHWAYS CONSULTING LLC

# PATHWAYS CONSULTING LLC

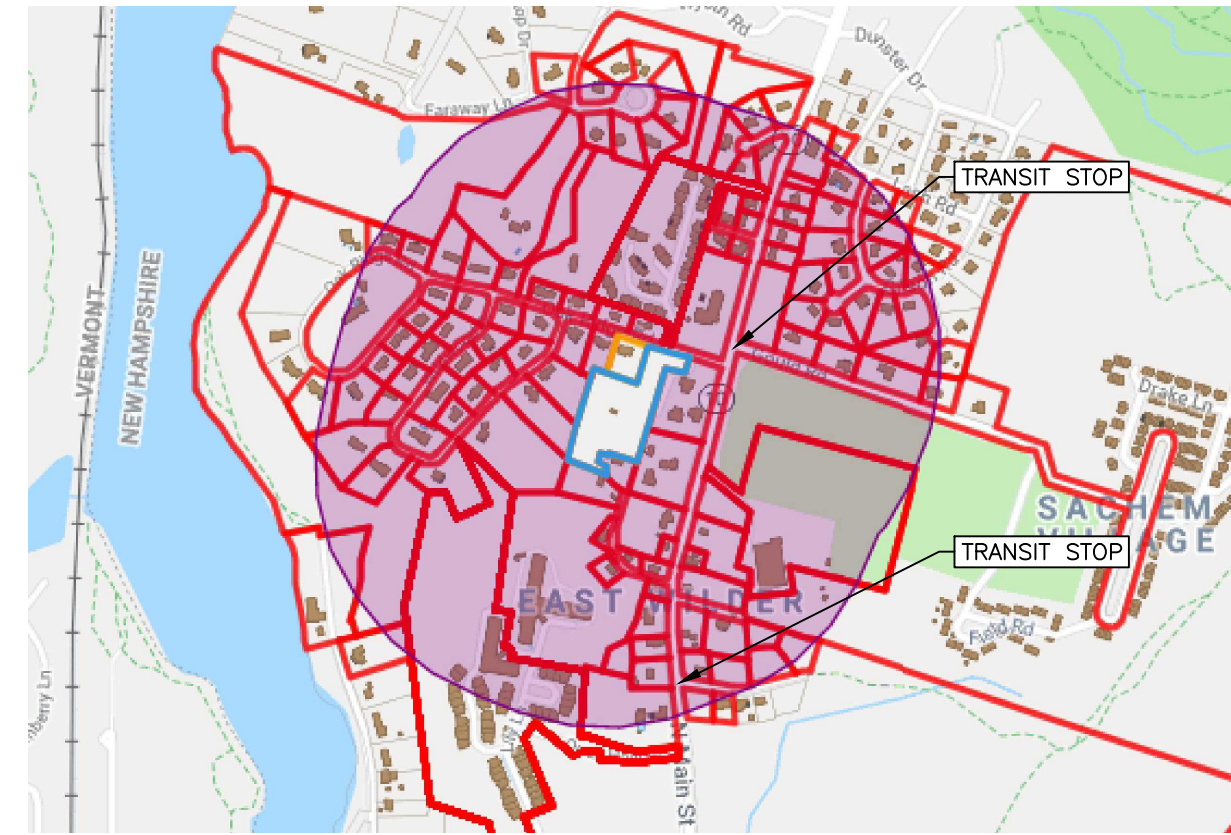
# PATHWAYS CONSULTING LLC



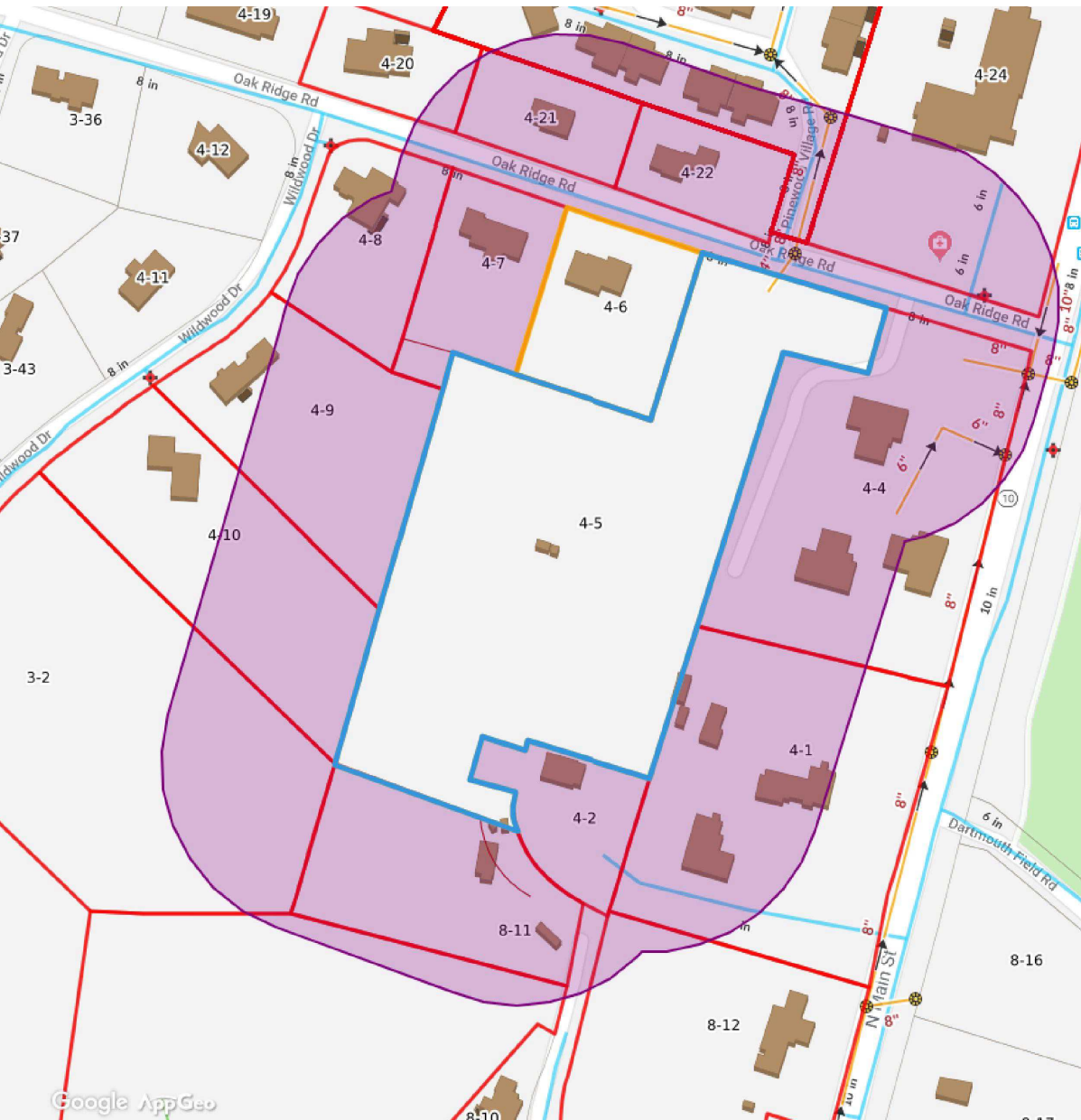




CITY OF LEBANON CONSERVATION PROPERTIES WITHIN 1/4 MILE



BUS STOPS WITHIN 1/4 MILE



PATHWAYS CONSULTING, LLC

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

SCALE: AS SHOWN

DESIGNED BY: PAB

DRAWN BY: PAB

CHECKED BY: RJF

DATE: 10/13/20

PROJ. NO. 11465-01

2

SHEET 2 OF 17

CONTEXT PLAN FOR  
OCCOM PATH - BASIC HOLDINGS, LLC

OAK RIDGE ROAD, CITY OF LEBANON, GRAFTON COUNTY, NH

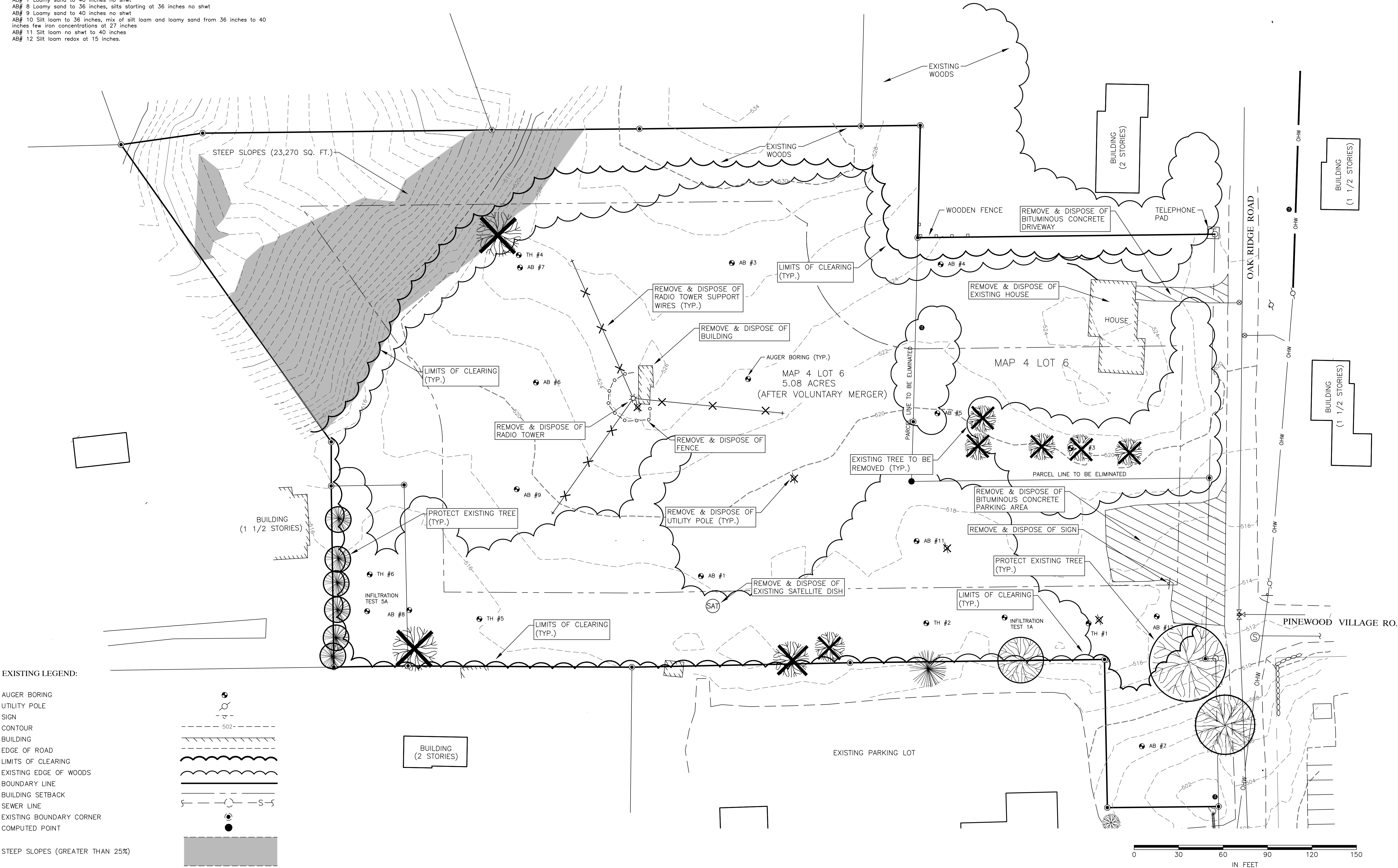
| REVISION NO. | DATE     | DESCRIPTION           | MADE BY | CHECKED BY | APPROVED BY |
|--------------|----------|-----------------------|---------|------------|-------------|
|              | 11/20/20 | STAFF REVIEW COMMENTS | PAB     | RJF        | RJF         |







AB# 1 Silt loam redox, at 12 inches  
AB# 2 Silt loam redox, at 16 inches  
AB# 3 Silt Loam redox at 16 inches  
AB# 4 Silt loam redox, at 10 inches  
AB# 5 Silt loam redox at 15 inches  
AB# 6 Loamy sand to 40 inches no shwt  
AB# 7 Loamy sand to 40 inches no shwt  
AB# 8 Loamy sand to 36 inches, silts starting at 36 inches no shwt  
AB# 9 Loamy sand to 40 inches no shwt  
AB# 10 Silt loam to 36 inches, mix of silt loam and loamy sand from 36 inches to 40 inches few iron concentrations at 27 inches  
AB# 11 Silt loam no shwt to 40 inches  
AB# 12 Silt loam redox at 15 inches.



EXISTING CONDITONS & DEMOLITION PLAN FOR  
**OCCOM PATH - BASIC HOLDINGS, LLC**  
OAK RIDGE ROAD, CITY OF LEBANON, GRAFTON COUNTY, NH

PATHWAYS CONSULTING, LLC

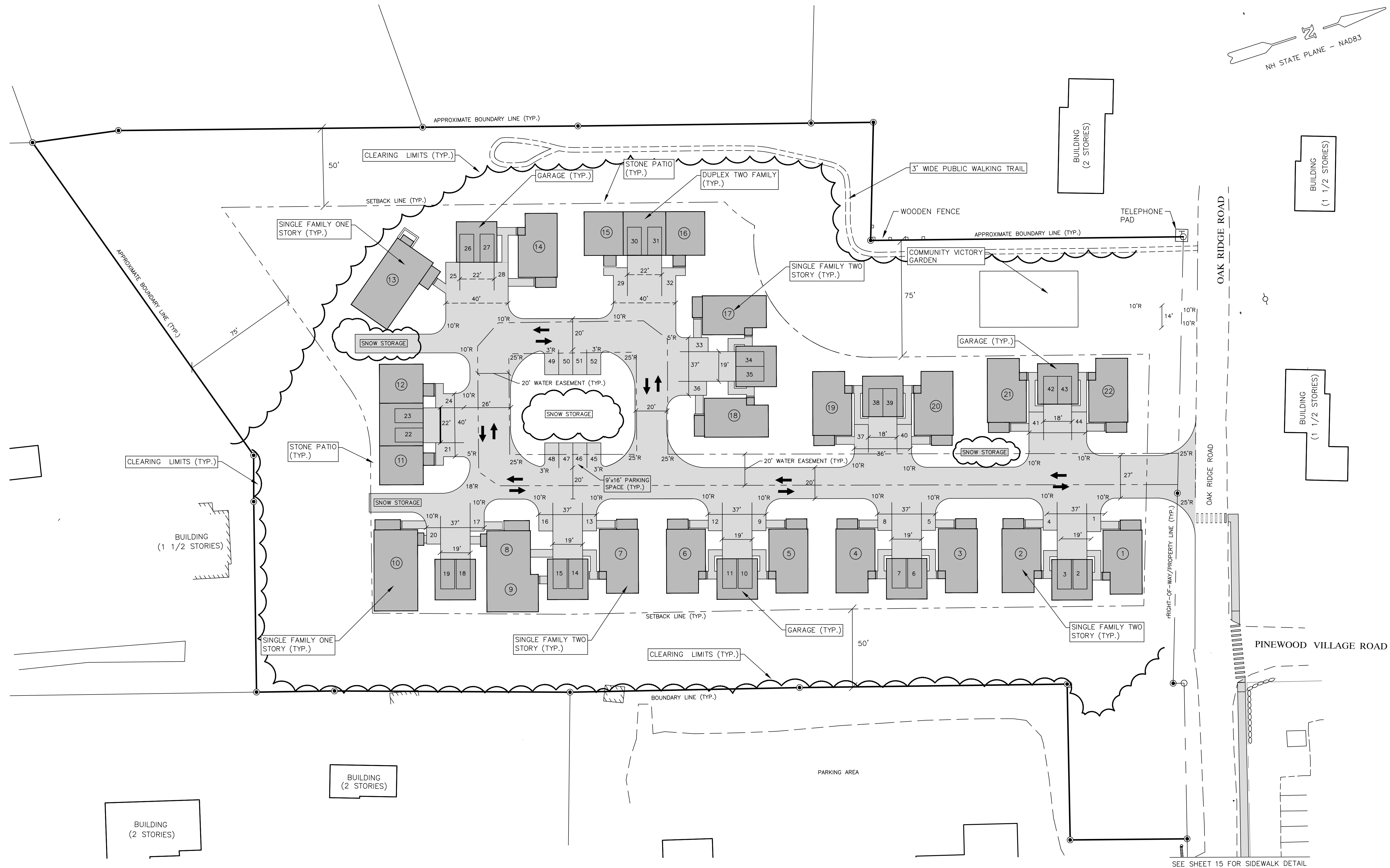
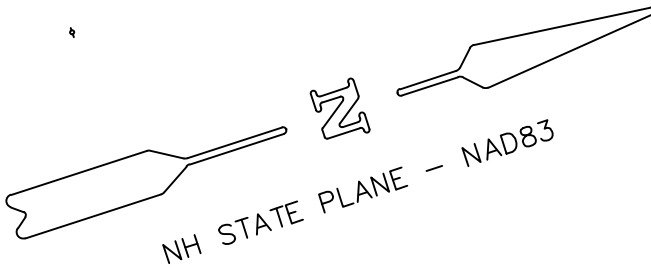
240 MECHANIC STREET, SUITE 100  
LEBANON, NEW HAMPSHIRE 03766  
(603) 448-2200

SCALE: 1"=30'  
DESIGNED BY: PAB  
DRAWN BY: PAB  
CHECKED BY: RJF  
DATE: 10/13/20  
PROJ. NO. 11465-01

4  
SHEET 4 OF 17

| REVISION NO. | DATE     | DESCRIPTION                      | MADE BY | CHECKED BY | APPROVED BY |
|--------------|----------|----------------------------------|---------|------------|-------------|
|              | 12/09/20 | ADDITIONAL STAFF REVIEW COMMENTS | PAB     | RJF        | RJF         |
|              | 11/20/20 | STAFF REVIEW COMMENTS            | PAB     | RJF        | RJF         |





NOTE:  
"PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY, DEVELOPER OR DESIGNEE SHALL OBTAIN ALL REQUIRED APPROVALS FROM THE CITY INCLUDING WITHOUT LIMITATION ANY SUCH APPROVALS AS MAY BE REQUIRED THROUGH THE PLANNING & DEVELOPMENT DEPARTMENT, DEPARTMENT OF PUBLIC WORKS, POLICE DEPARTMENT, AND FIRE DEPARTMENT."

UNIT TYPES:  
SINGLE FAMILY TWO STORY: 1-7, 14, & 17-22 (14 UNITS)  
SINGLE FAMILY ONE STORY: 10 & 13 (2 UNITS)  
TWO FAMILY: 8, 9, 11, 12, 15 & 16 (6 UNITS)

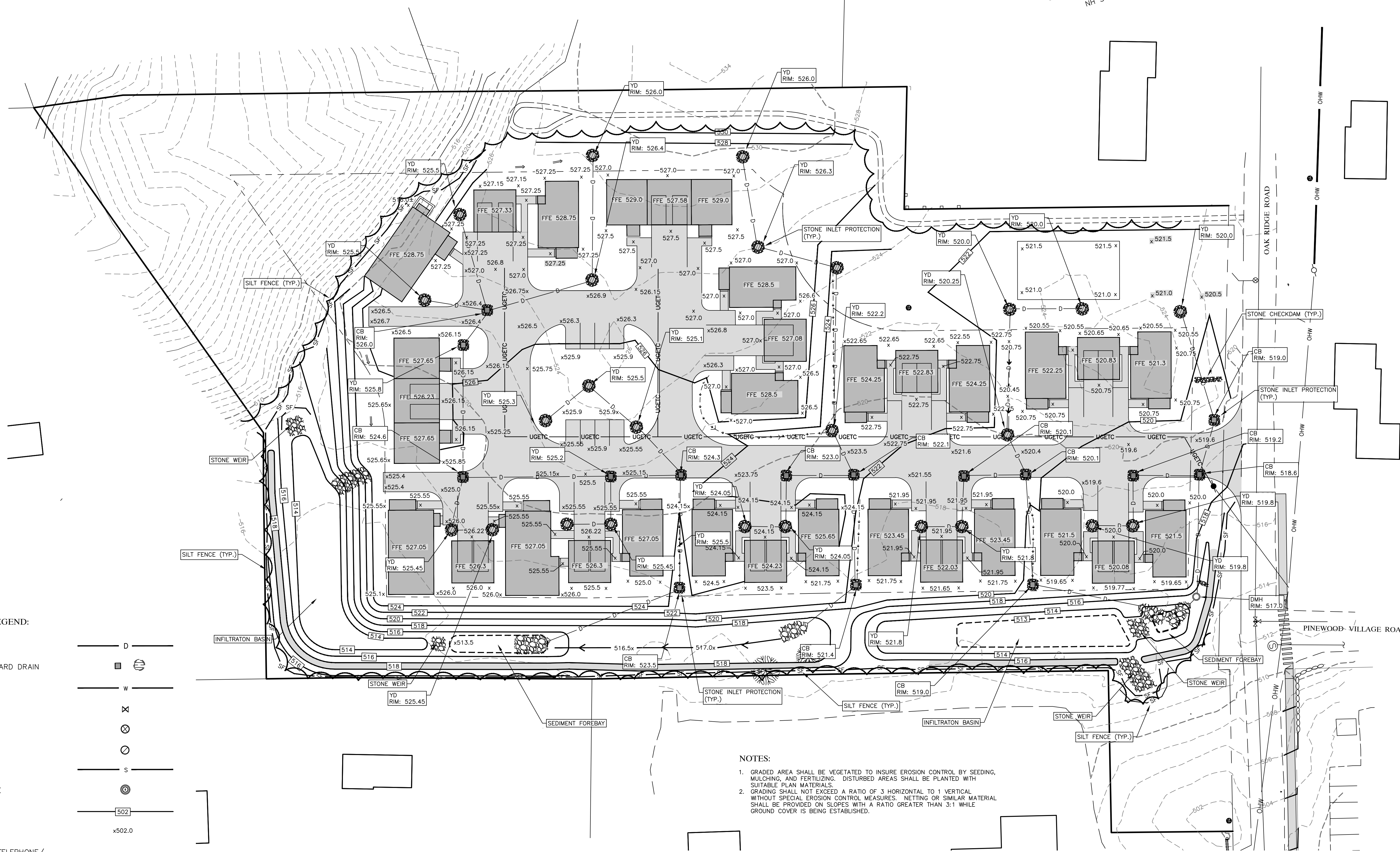
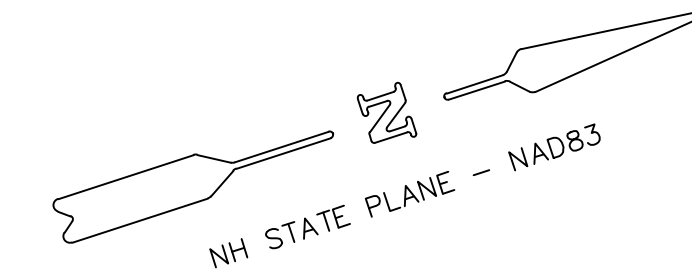
LAYOUT PLAN FOR  
**OCCOM PATH - BASIC HOLDINGS, LLC**  
OAK RIDGE ROAD, CITY OF LEBANON, GRAFTON COUNTY, NH

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

|                    |
|--------------------|
| SCALE: 1"=30'      |
| DESIGNED BY: PAB   |
| DRAWN BY: PAB      |
| CHECKED BY: RJF    |
| DATE: 10/13/20     |
| PROJ. NO. 11465-01 |

|              |          |                       |         |            |             |
|--------------|----------|-----------------------|---------|------------|-------------|
|              |          |                       |         |            |             |
|              |          |                       |         |            |             |
|              |          |                       |         |            |             |
|              | 11/20/20 | STAFF REVIEW COMMENTS | PAB     | RJF        | RJF         |
| REVISION NO. | DATE     | DESCRIPTION           | MADE BY | CHECKED BY | APPROVED BY |





PROPOSED LEGEND:

|                                            |        |
|--------------------------------------------|--------|
| DRAIN LINE                                 | D      |
| CATCH BASIN/YARD DRAIN                     |        |
| WATER LINE                                 | w      |
| GATE VALVE                                 | x      |
| CORPORATION                                |        |
| CURB STOP                                  |        |
| SEWER LINE                                 | s      |
| SEWER MANHOLE                              |        |
| CONTOUR                                    | 502    |
| SPOT GRADE                                 | x502.0 |
| UNDERGROUND TELEPHONE/<br>ELECTRIC & CABLE | UGETC  |
| BITUMINOUS CONCRETE PAVING                 |        |
| BUILDING                                   |        |

NOTES:

1. GRADED AREA SHALL BE VEGETATED TO INSURE EROSION CONTROL BY SEEDING, MULCHING, AND FERTILIZING. DISTURBED AREAS SHALL BE PLANTED WITH SUITABLE PLAN MATERIALS.
2. GRADING SHALL NOT EXCEED A RATIO OF 3 HORIZONTAL TO 1 VERTICAL WITHOUT SPECIAL EROSION CONTROL MEASURES. NETTING OR SIMILAR MATERIAL SHALL BE PROVIDED ON SLOPES WITH A RATIO GREATER THAN 3:1 WHILE GROUND COVER IS BEING ESTABLISHED.



GRADING PLAN FOR  
**OCCOM PATH - BASIC HOLDINGS, LLC**  
OAK RIDGE ROAD, CITY OF LEBANON, GRAFTON COUNTY, NH

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

SCALE: 1"=30'  
DESIGNED BY: PAB  
DRAWN BY: PAB  
CHECKED BY: RJF  
DATE: 10/14/20  
PROJ. NO. 11465-01

**6**  
SHEET 6 OF 17

| REVISION NO. | DATE     | DESCRIPTION           | MADE BY | CHECKED BY | APPROVED BY |
|--------------|----------|-----------------------|---------|------------|-------------|
|              | 11/20/20 | STAFF REVIEW COMMENTS | PAB     | RJF        | RJF         |

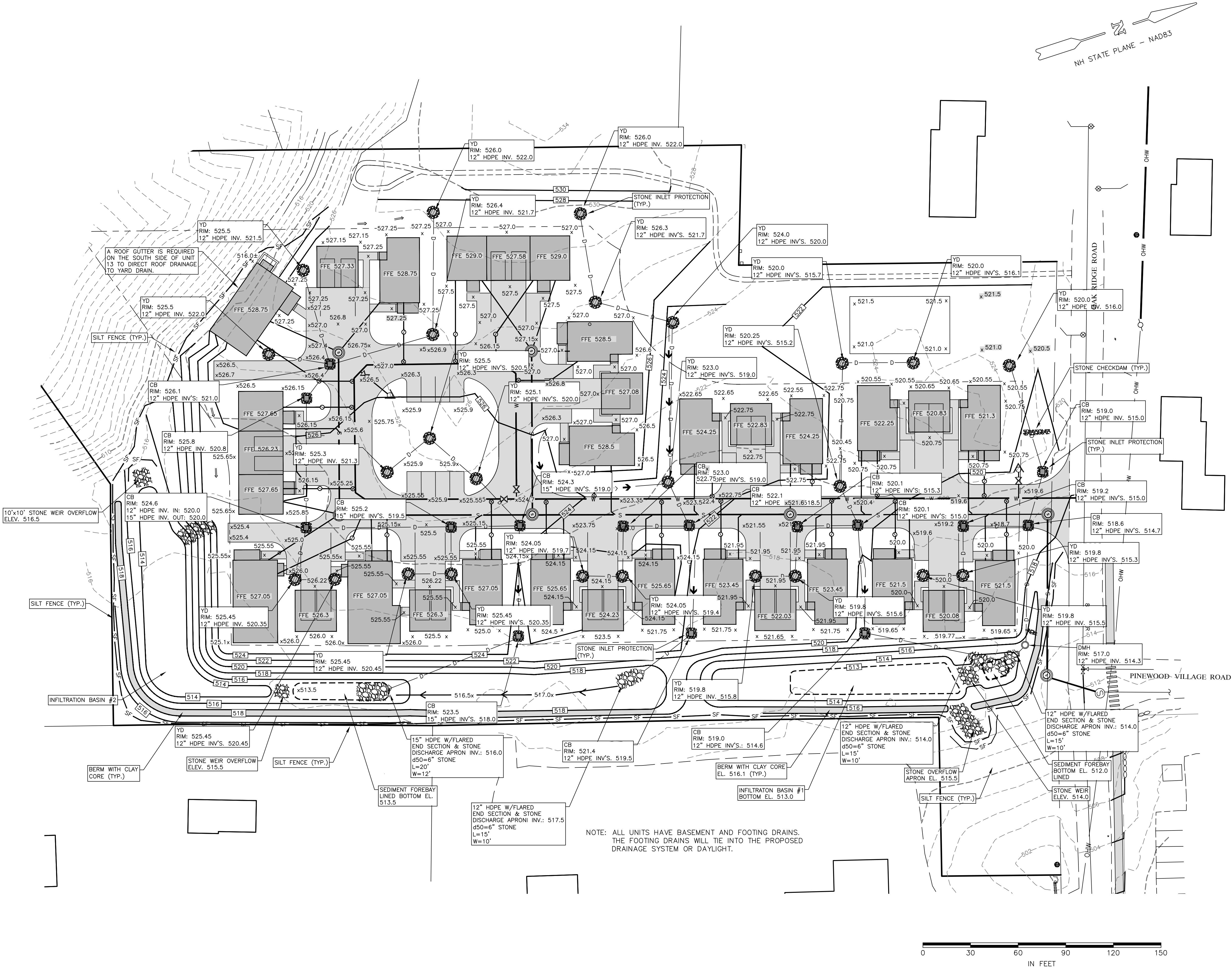


GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LEBANON CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- LOCATION AND SIZE OF EXISTING PIPES AND OTHER UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR COMPLETE.
- EXPLORATORY EXCAVATION SHALL BE REQUIRED TO VERIFY LOCATION AND SIZE OF EXISTING UTILITIES AND APPURTENANCES.
- TOPOGRAPHY HAS BEEN COMPILED BY PATHWAYS CONSULTING, LLC.
- CONTRACTOR SHALL VERIFY LOCATION OF EXISTING ELECTRIC, CABLE TELEVISION AND TELEPHONE UTILITIES PRIOR TO COMMENCEMENT OF WORK. DIG SAFE SHALL BE NOTIFIED AT LEAST 3 WORKING DAYS PRIOR TO ANY WORK.
- CITY OF LEBANON PUBLIC WORKS PERSONNEL SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION. UTILITY CONSTRUCTION MAY ONLY BEGIN AFTER AUTHORIZATION FROM PUBLIC WORKS PERSONNEL.
- THE CITY OF LEBANON (PUBLIC WORKS/ENGINEERING) SHALL BE NOTIFIED PRIOR TO ANY WORK REQUIRING TRAFFIC IMPEDANCE, ROADWAY OR DRAINAGE STRUCTURE DISTURBANCE. CONSTRUCTION MAY ONLY BEGIN AFTER AUTHORIZATION FROM CITY PERSONNEL.
- THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION IF THERE ARE ANY DISCREPANCIES IN PLANS OR EXISTING DATA. CONSTRUCTION SHALL NOT PROCEED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
- ELECTRICAL, CABLE TELEVISION AND TELEPHONE SERVICE CONNECTIONS ARE SHOWN ON THESE PLANS. DISCREPANCIES OR CHANGES AS A RESULT OF THESE SERVICES MUST BE ACCEPTED BY THE ENGINEER IN WRITING PRIOR TO CONSTRUCTION.
- ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED AS OFTEN AS REQUIRED BY WEATHER CONDITIONS.
- DITCHES AND OTHER RUNOFF COLLECTION AREAS SHALL BE MAINTAINED BOTH DURING AND AFTER CONSTRUCTION TO ENSURE THE PROPER REMOVAL OF SEDIMENT.
- ALL SLOPES GREATER THAN 3:1 (3 HORIZONTAL TO 1 VERTICAL) SHALL BE STABILIZED USING MULCH NETTING. ADDITIONAL STABILIZATION MEASURES NECESSARY SHALL BE IMPLEMENTED AS REQUIRED BY WEATHER CONDITIONS. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5' - 6" COVER OVER TOP OF WATER MAIN TO PROPOSED GRADE.
- ALL WATER MAIN MECHANICAL JOINTS SHALL BE INSTALLED USING RETAINER GLANDS. ALL WATER MAIN FITTINGS SHALL BE RESTRAINED BY CONCRETE THRUST BLOCKS.
- VERTICAL BENDS SHALL BE RESTRAINED USING RETAINER GLANDS, RODS AND THRUST BLOCKS AS ACCEPTED BY THE ENGINEER.
- PRESSURE TESTING AND CHLORINATION TAPS SHALL BE LOCATED AS DIRECTED BY THE ENGINEER.
- ALL WATER VALVES SHALL OPEN LEFT.
- HORIZONTAL SEPARATION OF WATER AND SEWER SHALL BE AT LEAST 10' OR AS SHOWN ON THE SEWER DETAIL SHEET. WHENEVER SEWERS MUST CROSS WATER MAINS, THE SEWER AND THE WATER MAIN SHALL HAVE AT LEAST 18" VERTICAL SEPARATION AND THE SEWER PIPE SHALL BE CL. 52 DUCTILE IRON FOR A MINIMUM OF 9' EACH SIDE OF THE CROSSING.
- MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 5' FROM WATER MAIN TO CATCH BASINS.
- CATCH BASINS SHALL HAVE 2' SUMPS IN ACCORDANCE WITH CITY OF LEBANON STANDARDS.
- GRADING SHALL BE DIRECTED TOWARD COLLECTION STRUCTURES UNLESS OTHERWISE DIRECTED BY THE ENGINEER IN WRITING. MATCH ALL RIMS, FRAMES, AND GRATES TO FINISHED GRADES (DESIGN ELEVATIONS ARE APPROXIMATE).
- ALL DRAINAGE FACILITIES SHALL BE INSTALLED IN EXISTING GROUND UNLESS OTHERWISE SHOWN ON PLANS OR DIRECTED BY THE ENGINEER IN WRITING.
- A POSITIVE SLOPE SHALL BE MAINTAINED FOR ALL DRAINAGE FACILITIES UNLESS OTHERWISE DIRECTED BY THE ENGINEER IN WRITING.
- INSTALL CONCRETE SEWER PIPE ANCHOR/DAM AT 50 FOOT INTERVALS ON ALL SEWER LINES OVER 8% SLOPE.
- SNOW WILL BE STORED ON-SITE.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION ON THIS SITE UNLESS RETAINED FOR CONSTRUCTION OBSERVATION AND SHOP DRAWING REVIEW SERVICES.
- LIGHTING DETAILS ARE INTENDED TO CONVEY GENERAL CONSTRUCTION COMPONENTS. SHOP DRAWINGS WILL BE REVIEWED PRIOR TO CONSTRUCTION TO VERIFY THAT AT LEAST THE MINIMUM LIGHTING CRITERIA ARE MET.
- CONTRACTOR SHALL ERECT AND MAINTAIN CONSTRUCTION FENCING TO PROTECT VEGETATED AREAS TO REMAIN UNDISTURBED.
- NEW WORK IDENTIFIED BY .

PROPOSED LEGEND:

|                                            |                                                                                                                                                       |        |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| DRAIN LINE                                 | <span style="display:inline-block; width:20px; border-bottom:2px solid black;"></span>                                                                | D      |
| CATCH BASIN/YARD DRAIN                     | <span style="display:inline-block; width:15px; height:15px; border:1px solid black; border-radius:50%;"></span>                                       |        |
| WATER LINE                                 | <span style="display:inline-block; width:20px; border-bottom:2px dashed black;"></span>                                                               | W      |
| GATE VALVE                                 | <span style="display:inline-block; width:10px; height:10px; border:1px solid black; text-align:center; line-height:10px;">X</span>                    |        |
| CORPORATION                                | <span style="display:inline-block; width:10px; height:10px; border:1px solid black; text-align:center; line-height:10px;">X</span>                    |        |
| CURB STOP                                  | <span style="display:inline-block; width:10px; height:10px; border:1px solid black; border-radius:50%;"></span>                                       |        |
| SEWER LINE                                 | <span style="display:inline-block; width:20px; border-bottom:2px solid black;"></span>                                                                | S      |
| SEWER MANHOLE                              | <span style="display:inline-block; width:10px; height:10px; border:1px solid black; border-radius:50%; text-align:center; line-height:10px;">O</span> |        |
| CONTOUR                                    | <span style="display:inline-block; width:20px; border-bottom:1px solid black;"></span>                                                                | 502    |
| SPOT GRADE                                 | <span style="display:inline-block; width:20px; border-bottom:1px solid black;"></span>                                                                | x502.0 |
| UNDERGROUND TELEPHONE/<br>ELECTRIC & CABLE | <span style="display:inline-block; width:20px; border-bottom:1px dashed black;"></span>                                                               | UG/ETC |
| BITUMINOUS CONCRETE PAVING                 | <span style="display:inline-block; width:20px; height:10px; background-color:gray;"></span>                                                           |        |
| BUILDING                                   | <span style="display:inline-block; width:20px; height:10px; background-color:gray;"></span>                                                           |        |



GRADING, DRAINAGE & EROSION CONTROL PLAN FOR  
OCCOM PATH - BASIC HOLDINGS, LLC  
OAK RIDGE ROAD, CITY OF LEBANON, GRAFTON COUNTY, NH

PATHWAYS CONSULTING, LLC

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

SCALE: 1"=30'

DESIGNED BY: PAB  
DRAWN BY: PAB  
CHECKED BY: RJF  
DATE: 09/13/20  
PROJ. NO. 11465-01

7  
SHEET 7 OF 17



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LEBANON CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. LOCATION AND SIZE OF EXISTING PIPES AND OTHER UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR COMPLETE.
3. EXPLORATORY EXCAVATION SHALL BE REQUIRED TO VERIFY LOCATION AND SIZE OF EXISTING UTILITIES AND APPURTENANCES.
4. TOPOGRAPHY HAS BEEN COMPILED BY PATHWAYS CONSULTING, LLC.
5. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING ELECTRIC, CABLE, TELEVISION AND TELEPHONE UTILITIES PRIOR TO COMMENCEMENT OF WORK. DIG SAFE SHALL BE NOTIFIED AT LEAST 3 WORKING DAYS PRIOR TO ANY WORK.
6. CITY OF LEBANON PUBLIC WORKS PERSONNEL SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION. UTILITY CONSTRUCTION MAY ONLY BEGIN AFTER AUTHORIZATION FROM PUBLIC WORKS PERSONNEL.
7. THE CITY OF LEBANON (PUBLIC WORKS/ENGINEERING) SHALL BE NOTIFIED PRIOR TO ANY WORK REQUIRING TRAFFIC IMPEDANCE, ROADWAY OR DRAINAGE STRUCTURE DISTURBANCE. CONSTRUCTION MAY ONLY BEGIN AFTER AUTHORIZATION FROM CITY PERSONNEL.
8. THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION IF THERE ARE ANY DISCREPANCIES IN PLANS OR EXISTING DATA. CONSTRUCTION SHALL NOT PROCEED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
9. ELECTRICAL, CABLE, TELEVISION AND TELEPHONE SERVICE CONNECTIONS ARE SHOWN ON THESE PLANS. DISCREPANCIES OR CHANGES AS A RESULT OF THESE SERVICES MUST BE ACCEPTED BY THE ENGINEER IN WRITING PRIOR TO CONSTRUCTION.
10. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED AS OFTEN AS REQUIRED BY WEATHER CONDITIONS.
11. DITCHES AND OTHER RUNOFF COLLECTION AREAS SHALL BE MAINTAINED BOTH DURING AND AFTER CONSTRUCTION TO ENSURE THE PROPER REMOVAL OF SEDIMENT.
12. ALL SLOPES GREATER THAN 3:1 (3 HORIZONTAL TO 1 VERTICAL) SHALL BE STABILIZED USING MULCH NETTING. ADDITIONAL STABILIZATION MEASURES NECESSARY SHALL BE IMPLEMENTED AS REQUIRED BY WEATHER CONDITIONS. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5' - 6' COVER OVER TOP OF WATER MAIN TO PROPOSED GRADE.
13. ALL WATER MAIN MECHANICAL JOINTS SHALL BE INSTALLED USING RETAINER GLANDS. ALL WATER MAIN FITTINGS SHALL BE RESTRAINED BY CONCRETE THRUST BLOCKS.
14. VERTICAL BENDS SHALL BE RESTRAINED USING RETAINER GLANDS, RODS AND THRUST BLOCKS AS ACCEPTED BY THE ENGINEER.
15. PRESSURE TESTING AND CHLORINATION TAPS SHALL BE LOCATED AS DIRECTED BY THE ENGINEER.
16. ALL WATER VALVES SHALL OPEN LEFT.
17. HORIZONTAL SEPARATION OF WATER AND SEWER SHALL BE AT LEAST 10' OR AS SHOWN ON THE SEWER DETAIL SHEET. WHENEVER SEWERS MUST CROSS WATER MAINS, THE SEWER AND THE WATER MAIN SHALL HAVE AT LEAST 18" VERTICAL SEPARATION AND THE SEWER PIPE SHALL BE CL 52 DUCTILE IRON FOR A MINIMUM OF 9' EACH SIDE OF THE CROSSING.
18. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 5' FROM WATER MAIN TO CATCH BASINS.
19. CATCH BASINS SHALL HAVE 2' SUMPS IN ACCORDANCE WITH CITY OF LEBANON STANDARDS.
20. GRADING SHALL BE DIRECTED TOWARD COLLECTION STRUCTURES UNLESS OTHERWISE DIRECTED BY THE ENGINEER IN WRITING. MATCH ALL RIMS, FRAMES, AND GRATES TO FINISHED GRADES (DESIGN ELEVATIONS ARE APPROXIMATE).
21. ALL DRAINAGE FACILITIES SHALL BE INSTALLED IN EXISTING GROUND UNLESS OTHERWISE SHOWN ON PLANS OR DIRECTED BY THE ENGINEER IN WRITING.
22. A POSITIVE SLOPE SHALL BE MAINTAINED FOR ALL DRAINAGE FACILITIES UNLESS OTHERWISE DIRECTED BY THE ENGINEER IN WRITING.
23. INSTALL CONCRETE SEWER PIPE ANCHOR/DAM AT 50 FOOT INTERVALS ON ALL SEWER LINES OVER 8% SLOPE.
24. SNOW WILL BE STORED ON-SITE.
25. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION ON THIS SITE UNLESS RETAINED FOR CONSTRUCTION OBSERVATION AND SHOP DRAWING REVIEW SERVICES.
26. LIGHTING DETAILS ARE INTENDED TO CONVEY GENERAL CONSTRUCTION COMPONENTS. SHOP DRAWINGS WILL BE REVIEWED PRIOR TO CONSTRUCTION TO VERIFY THAT AT LEAST THE MINIMUM LIGHTING CRITERIA ARE MET.
27. CONTRACTOR SHALL ERECT AND MAINTAIN CONSTRUCTION FENCING TO PROTECT VEGETATED AREAS TO REMAIN UNDISTURBED.
28. NEW WORK IDENTIFIED BY  .

PROPOSED LEGEND:

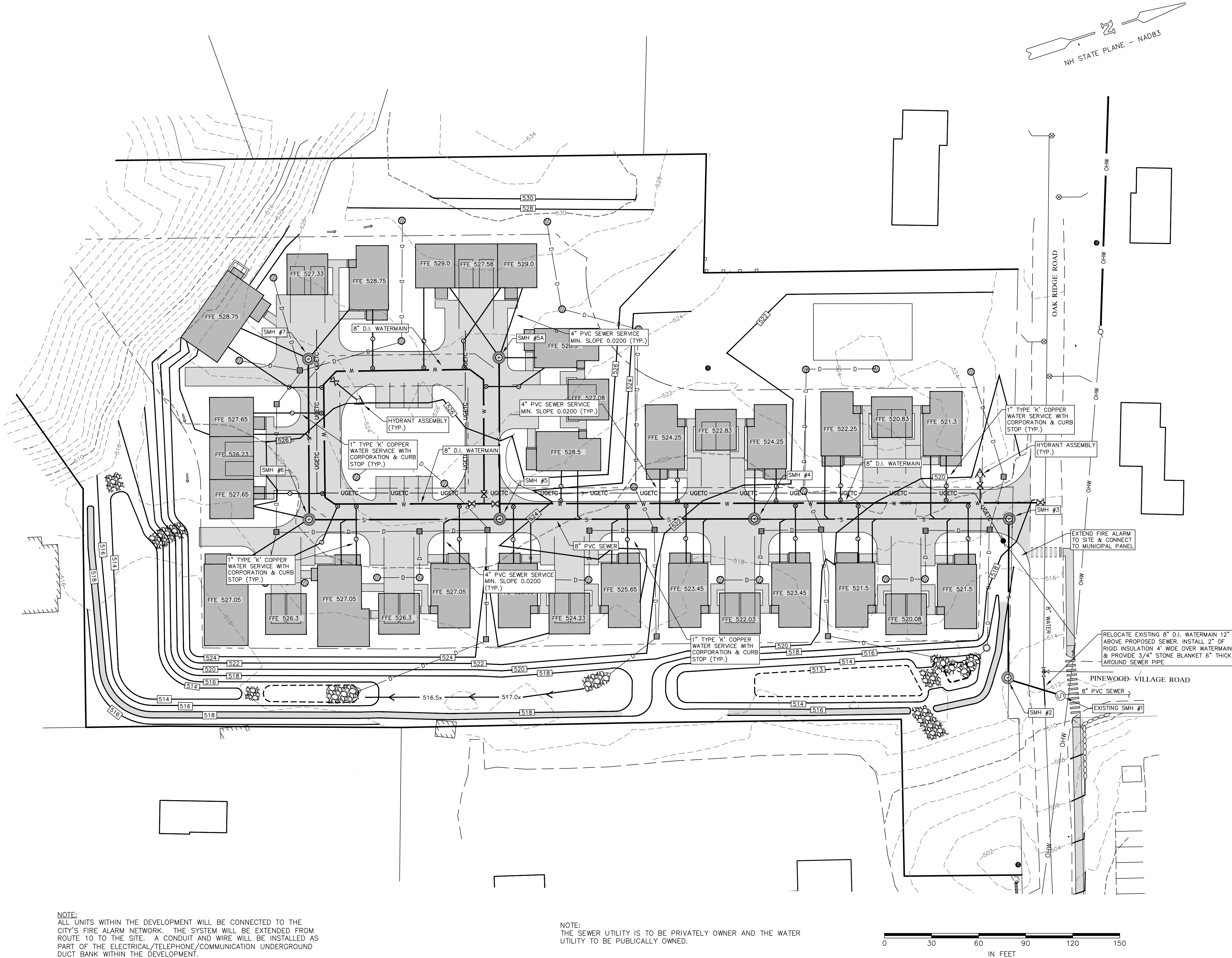
|                                            |                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DRAIN LINE                                 | <span style="border-bottom: 1px solid black; width: 50px; display: inline-block;"></span> D                                                                                                                                                                                                             |
| CATCH BASIN/YARD DRAIN                     | <span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; vertical-align: middle;"></span> <span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; vertical-align: middle;"></span> |
| WATER LINE                                 | <span style="border-bottom: 1px solid black; width: 50px; display: inline-block;"></span> W                                                                                                                                                                                                             |
| GATE VALVE                                 | <span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; vertical-align: middle;"></span>                                                                                                                                                                                |
| CORPORATION                                | <span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; vertical-align: middle;"></span>                                                                                                                                                                                |
| CURB STOP                                  | <span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; vertical-align: middle;"></span>                                                                                                                                                                                |
| SEWER LINE                                 | <span style="border-bottom: 1px solid black; width: 50px; display: inline-block;"></span> S                                                                                                                                                                                                             |
| SEWER MANHOLE                              | <span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; vertical-align: middle;"></span>                                                                                                                                                                                |
| CONTOUR                                    | <span style="border-bottom: 1px solid black; width: 50px; display: inline-block;"></span> 502.0                                                                                                                                                                                                         |
| SPOT GRADE                                 | x502.0                                                                                                                                                                                                                                                                                                  |
| UNDERGROUND TELEPHONE/<br>ELECTRIC & CABLE | <span style="border-bottom: 1px solid black; width: 50px; display: inline-block;"></span> UGETC                                                                                                                                                                                                         |
| BITUMINOUS CONCRETE PAVING                 | <span style="display: inline-block; width: 50px; height: 15px; background-color: #cccccc; border: 1px solid black;"></span>                                                                                                                                                                             |
| BUILDING                                   | <span style="display: inline-block; width: 50px; height: 15px; background-color: #808080; border: 1px solid black;"></span>                                                                                                                                                                             |

NOTE:

ALL UNITS WITHIN THE DEVELOPMENT WILL BE CONNECTED TO THE CITY'S FIRE ALARM NETWORK. THE SYSTEM WILL BE EXTENDED FROM ROUTE 10 TO THE SITE. A CONDUIT AND WIRE WILL BE INSTALLED AS PART OF THE ELECTRICAL/TELEPHONE/COMMUNICATION UNDERGROUND DUCT BANK WITHIN THE DEVELOPMENT.

NOTE:

THE SEWER UTILITY IS TO BE PRIVATELY OWNED AND THE WATER UTILITY TO BE PUBLICALLY OWNED.



UTILITY PLAN

OCCOM PATH - BASIC HOLDINGS, LLC

OAK RIDGE ROAD, CITY OF LEBANON, GRAFTON COUNTY, NH

PATHWAYS CONSULTING, LLC

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

SCALE: 1"=30'

DESIGNED BY: PAB

DRAWN BY: PAB

CHECKED BY: RJF

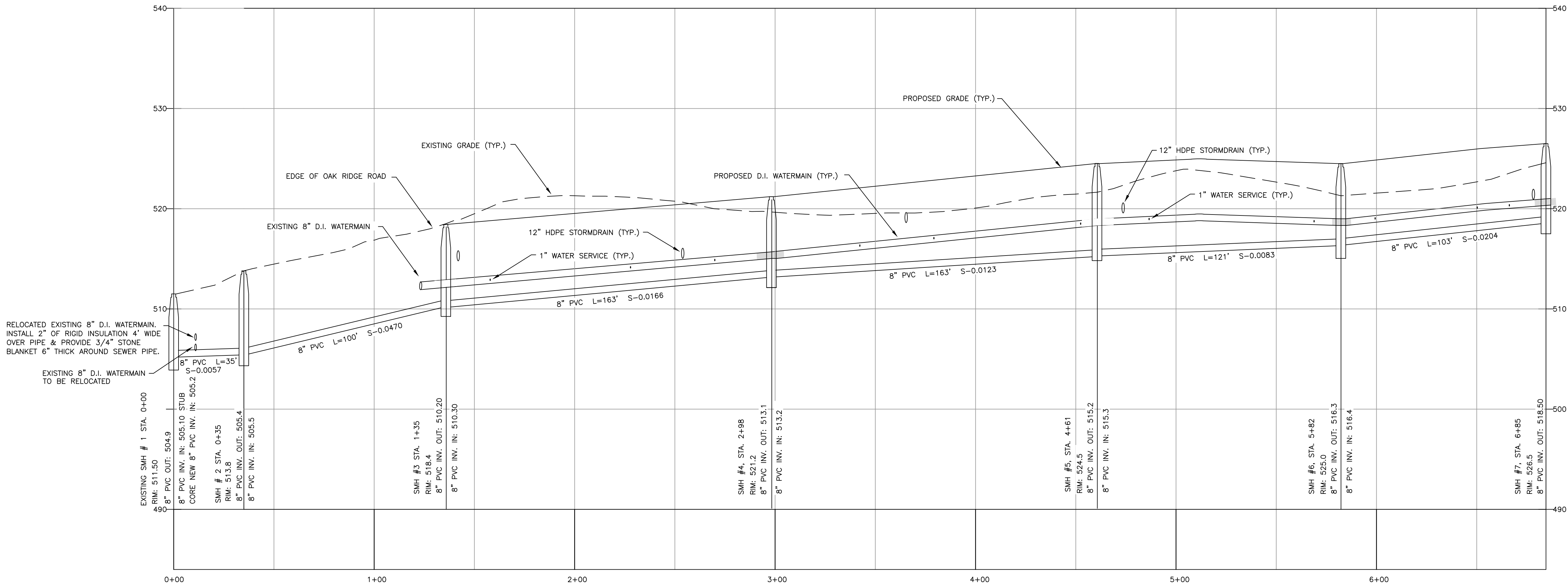
DATE: 10/13/20

PROJ. NO. 11465-01

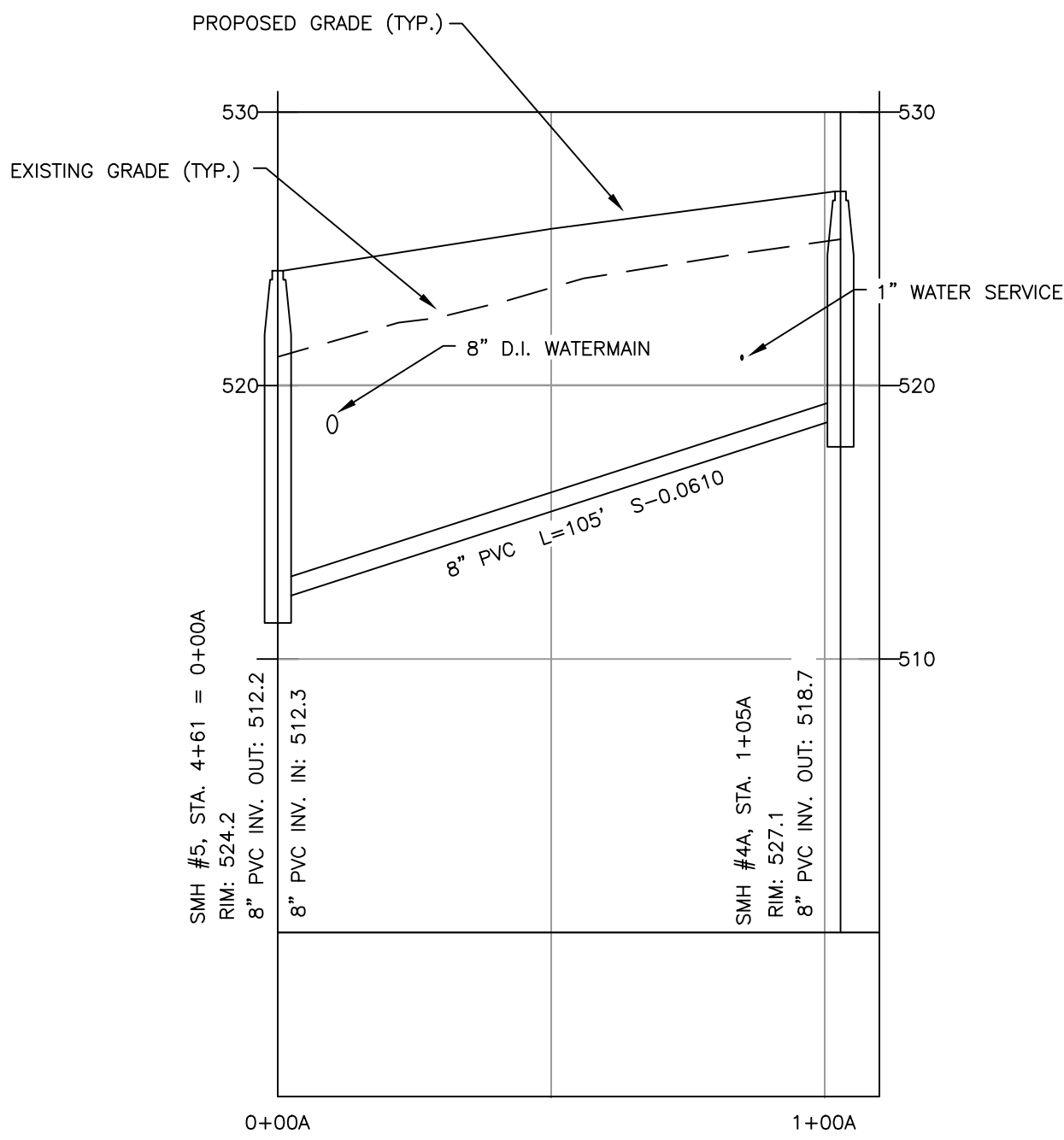
8

SHEET 8 OF 17





SEWER PROFILE — STA. 0+00S TO STA. 6+85S  
SCALE: 1"=30' — HORIZONTAL  
1"=6' — VERTICAL



SEWER PROFILE — STA. 0+00A TO STA. 1+05A  
SCALE: 1"=30' — HORIZONTAL  
1"=6' — VERTICAL

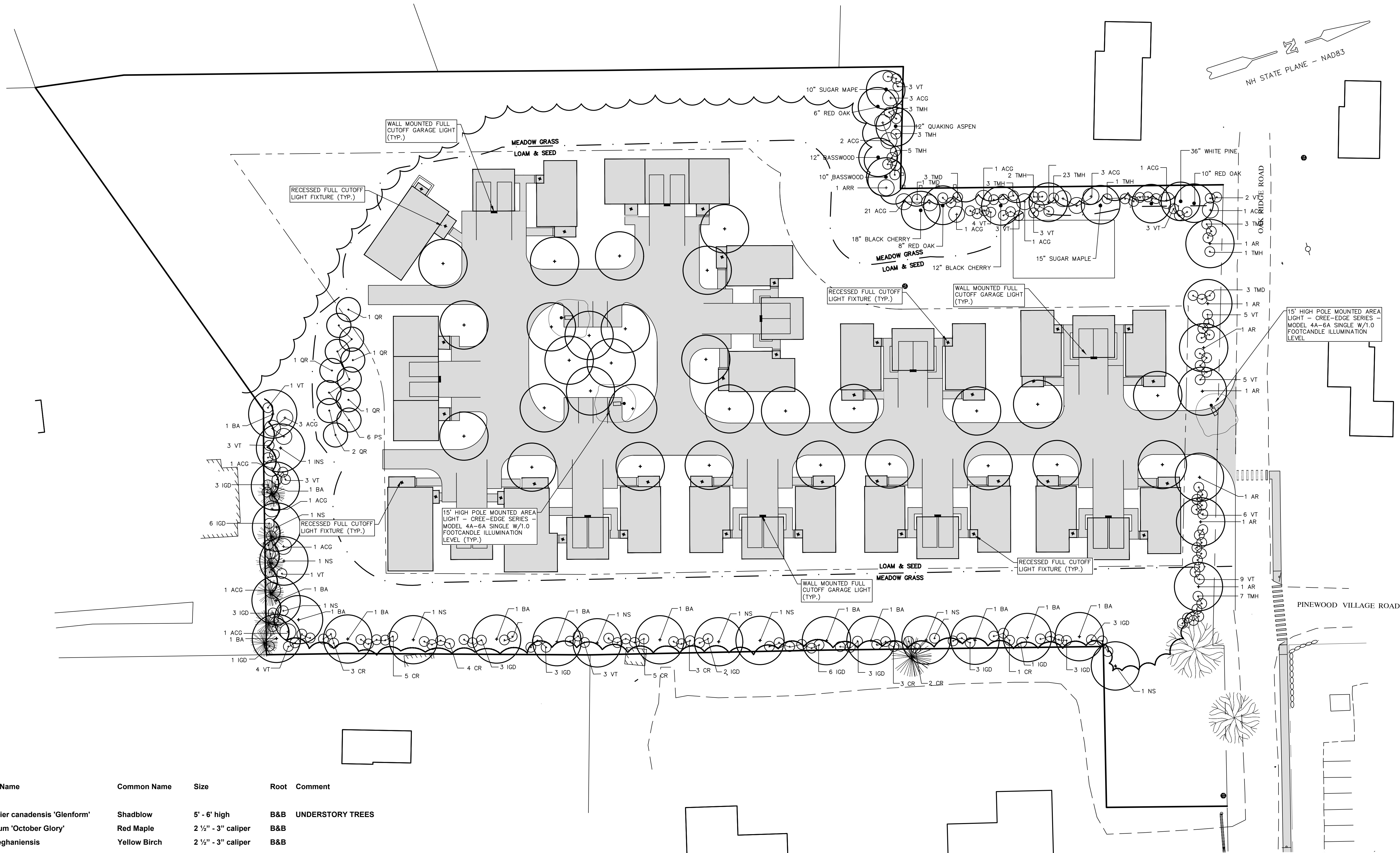
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|              | 12/09/20 | ADDITIONAL STAFF REVIEW COMMENTS | PAB     | RJF        | RJF         |
|              | 11/20/20 | STAFF REVIEW COMMENTS            | PAB     | RJF        | RJF         |
| REVISION NO. | DATE     | DESCRIPTION                      | MADE BY | CHECKED BY | APPROVED BY |

ACCESS ROAD & UTILITY PROFILE  
**OCCOM PATH - BASIC HOLDINGS, LLC**  
OAK RIDGE ROAD, CITY OF LEBANON, GRAFTON COUNTY, NH

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

|                    |
|--------------------|
| SCALE: 1"=30'      |
| DESIGNED BY: PAB   |
| DRAWN BY: PAB      |
| CHECKED BY: RJF    |
| DATE: 10/13/20     |
| PROJ. NO. 11465-01 |





Plant List

| Key    | Qty. | Botanical Name                    | Common Name        | Size                | Root | Comment          |
|--------|------|-----------------------------------|--------------------|---------------------|------|------------------|
| Trees  |      |                                   |                    |                     |      |                  |
| ACG    | 22   | Amelanchier canadensis 'Glenform' | Shadblow           | 5' - 6' high        | B&B  | UNDERSTORY TREES |
| AR     | 31   | Acer rubrum 'October Glory'       | Red Maple          | 2 1/2" - 3" caliper | B&B  |                  |
| BA     | 14   | Betula alleghaniensis             | Yellow Birch       | 2 1/2" - 3" caliper | B&B  |                  |
| NS     | 9    | Nyssa sylvatica 'Red Rage'        | Tupelo             | 2 1/2" - 3" caliper | B&B  |                  |
| QR     | 1    | Quercus rubra                     | Red Oak            | 2 1/2" - 3" caliper | B&B  |                  |
| QR     | 6    | Quercus rubra                     | Red Oak            | 1 1/2" - 2" caliper | B&B  |                  |
| PS     | 6    | Pinus Strobus                     | Eastern White Pine | 3' - 4' high        | B&B  |                  |
| Shrubs |      |                                   |                    |                     |      |                  |
| CR     | 29   | Cornus racemosa                   | Grey Dogwood       | 24" - 30" high      | B&B  |                  |
| IGD    | 41   | Ilex glabra 'Densa'               | Inkberry           | 24" - 30" high      | B&B  |                  |
| TMD    | 7    | Taxus media 'Densifomis'          | Spreading Yew      | 18" - 24" spread    | B&B  |                  |
| TMH    | 32   | Taxus media 'Hicksii'             | Upright Yew        | 24" - 30" high      | B&B  |                  |

NOTE: THE PERCENTAGE OF EVERGREENS USED PER SPR 6.2.B4 IS 0%.

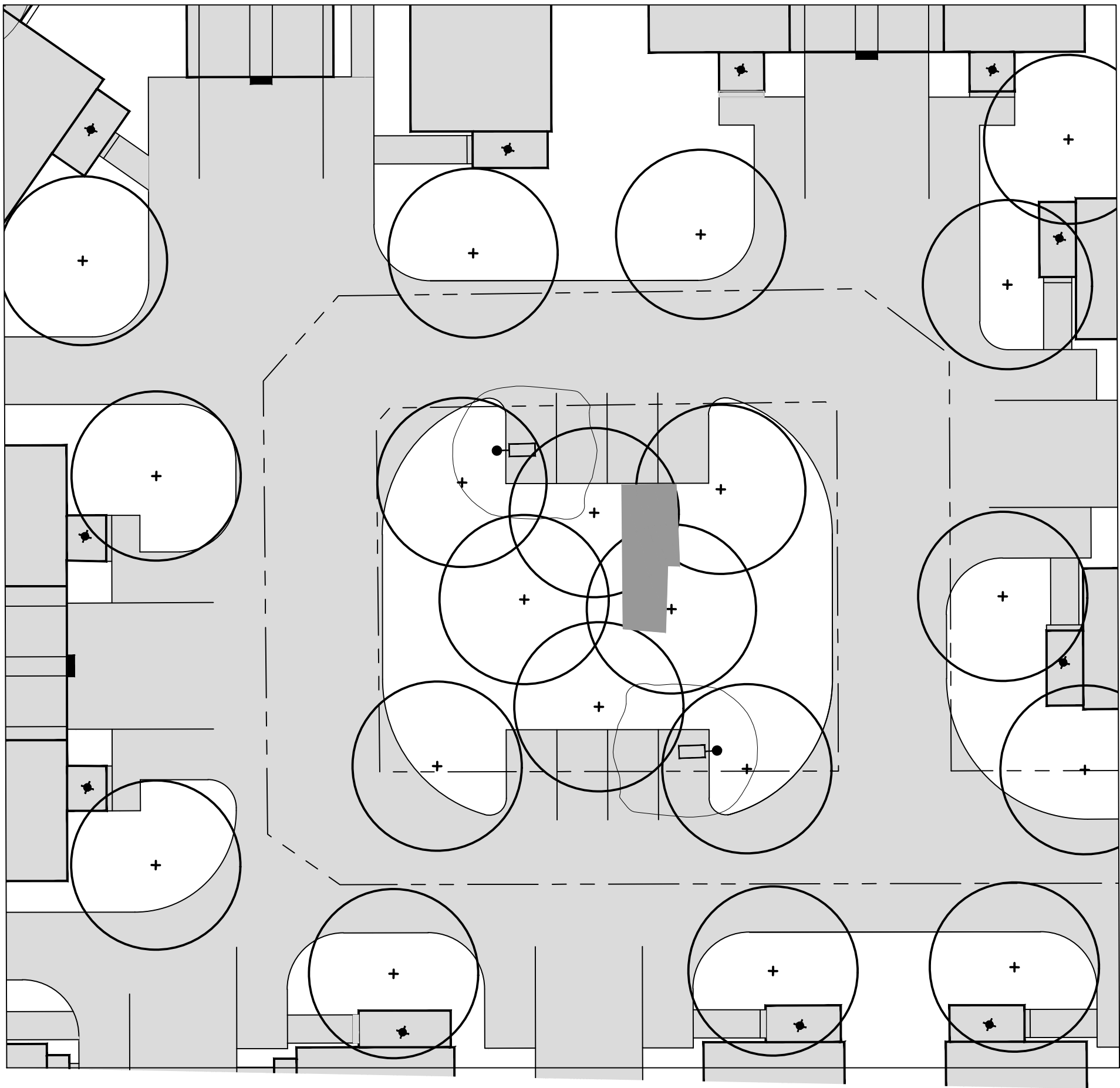
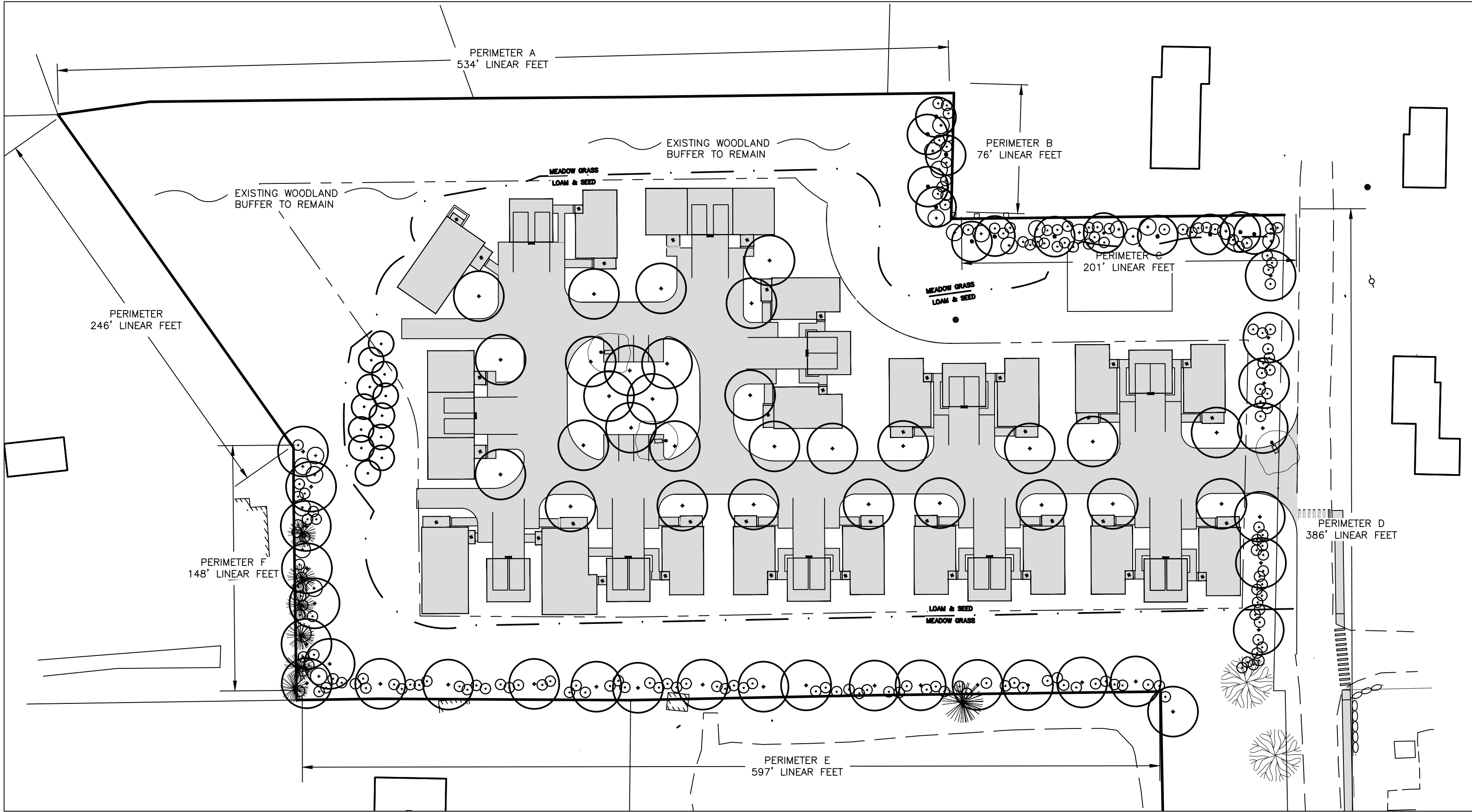


LANDSCAPE & LIGHTING PLAN FOR  
OCCOM PATH - BASIC HOLDINGS, LLC  
OAK RIDGE ROAD, CITY OF LEBANON, GRAFTON COUNTY, NH

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

SCALE: 1"=30'  
DESIGNED BY: PAB  
DRAWN BY: PAB  
CHECKED BY: RJF  
DATE: 10/13/20  
PROJ. NO. 11465-01





SHADING CALCULATION:  
PROPOSED PARKING IMPERVIOUS AREA = 1300 S.F.  
REQUIRED SHADE AREA = 0.3 (30%) X 1300 = 390 S.F.  
PROVIDED SHADE AREA = 900 SQ. S.F. / 69%

PERIMETER LANDSCAPING CALCULATION:

PERIMETER LANDSCAPING CALCULATION:

|                                                          |                                              |
|----------------------------------------------------------|----------------------------------------------|
| PERIMETER A:                                             | 493 LF                                       |
| TREES REQUIRED:                                          |                                              |
| 493 LF X 15 FT = 7,395 SF X (1 TREE/600 SF) =            | 12 TREES REQUIRED                            |
| SHRUBS/UNDERSTORY REQUIRED:                              |                                              |
| 493 LF X 15 FT = 7,395 SF X (4 SHRUBS/600 SF) =          | 49 SHRUBS REQUIRED                           |
| TREES PROVIDED:                                          | 12+ TREES (EXISTING)                         |
| SHRUBS PROVIDED:                                         | 49+ SHRUBS (EXISTING)                        |
| PERIMETER B: (SEMI-OPAQUE BUFFER)                        | 77 LF                                        |
| SHADE TREES REQUIRED:                                    |                                              |
| 77 LF X 15 FT = 1,155 SF X (1 TREE/300 SF) =             | 4 SHADE TREES REQUIRED                       |
| UNDERSTORY TREES REQUIRED:                               |                                              |
| 77 LF X 15 FT = 1,155 SF X (1 UNDERSTORY TREE/300 SF) =  | 4 UNDERSTORY TREES REQUIRED                  |
| SHRUBS REQUIRED:                                         |                                              |
| 77 LF X 15 FT = 1,155 SF X (ASSUMED 3 SHRUBS/300 SF) =   | 12 SHRUBS REQUIRED                           |
| SHADE TREES PROVIDED:                                    | 5 SHADE TREES (EXISTING)                     |
| UNDERSTORY TREES PROVIDED:                               | 4 UNDERSTORY TREES PROVIDED                  |
| SHRUBS PROVIDED:                                         | 12 SHRUBS PROVIDED                           |
| PERIMETER C: (SEMI-OPAQUE BUFFER)                        | 201 LF                                       |
| SHADE TREES REQUIRED:                                    |                                              |
| 201 LF X 15 FT = 3,015 SF X (1 TREE/300 SF) =            | 10 SHADE TREES REQUIRED                      |
| UNDERSTORY TREES REQUIRED:                               |                                              |
| 201 LF X 15 FT = 3,015 SF X (1 UNDERSTORY TREE/300 SF) = | 10 UNDERSTORY TREES REQUIRED                 |
| SHRUBS REQUIRED:                                         |                                              |
| 201 LF X 15 FT = 3,015 SF X (ASSUMED 3 SHRUBS/300 SF) =  | 30 SHRUBS REQUIRED                           |
| SHADE TREES PROVIDED:                                    | 10 (9 EXISTING 1 PROPOSED)                   |
| UNDERSTORY TREES PROVIDED:                               | 10 UNDERSTORY TREES PROVIDED                 |
| SHRUBS PROVIDED:                                         | 30 SHRUBS PROVIDED                           |
| PERIMETER D:                                             | 386 LF                                       |
| TREES REQUIRED:                                          |                                              |
| 386 LF (1 TREE/40 L.F.) =                                | 10 TREES REQUIRED                            |
| SHRUBS/UNDERSTORY REQUIRED:                              |                                              |
| 386 LF X 15 FT. = 5,790 SF X 4 SHRUBS/600 SF =           | 39 SHRUBS REQUIRED                           |
| TREES PROVIDED:                                          | 10 TREES PROVIDED (3+ EXISTING/7 PROPOSED)   |
| SHRUBS PROVIDED:                                         | 39 SHRUBS PROVIDED                           |
| PERIMETER E:                                             | 597 LF                                       |
| TREES REQUIRED:                                          |                                              |
| 597 LF X 15 FT = 8,955 SF X (1 TREE/600 SF) =            | 15 TREES REQUIRED                            |
| SHRUBS/UNDERSTORY REQUIRED:                              |                                              |
| 597 LF X 15 FT = 8,955 SF X (4 SHRUBS/600 SF) =          | 60 SHRUBS REQUIRED                           |
| TREES PROVIDED:                                          | 15 TREES PROVIDED (5+ EXISTING/10 PROPOSED)  |
| SHRUBS PROVIDED:                                         | 60 SHRUBS PROVIDED (9+ EXISTING/51 PROPOSED) |
| PERIMETER F: (SEMI OPAQUE BUFFER)                        | 148 LF                                       |
| SHADE TREES REQUIRED:                                    |                                              |
| 148 LF X 15 FT = 2,220 SF X (1 SHADE TREE/300 SF) =      | 8 SHADE TREES REQUIRED                       |
| UNDERSTORY TREES REQUIRED:                               |                                              |
| 148 LF X 15 FT = 2,220 SF X (1 UNDERSTORY TREE/300 SF) = | 8 UNDERSTORY TREES REQUIRED                  |
| SHRUBS REQUIRED:                                         |                                              |
| 148 LF X 15 FT = 2,220 SF X (ASSUMED 3 SHRUBS/300 SF) =  | 24 SHRUBS REQUIRED                           |
| SHADE TREES PROVIDED:                                    | 8 SHADE TREES PROVIDED                       |
| UNDERSTORY TREES PROVIDED:                               | 8 UNDERSTORY TREES PROVIDED                  |
| SHRUBS PROVIDED:                                         | 24 SHRUBS PROVIDED                           |
| PERIMETER G:                                             | 222 LF                                       |
| TREES REQUIRED:                                          |                                              |
| 222 LF X 15 FT = 3,330 SF X (1 TREE/600 SF) =            | 6 TREES REQUIRED                             |
| SHRUBS/UNDERSTORY REQUIRED:                              |                                              |
| 222 LF X 15 FT = 3,330 SF X (4 SHRUBS/600 SF) =          | 24 SHRUBS REQUIRED                           |
| TREES PROVIDED:                                          | 6+ TREES EXISTING                            |
| SHRUBS PROVIDED:                                         | 24+ SHRUBS EXISTING                          |

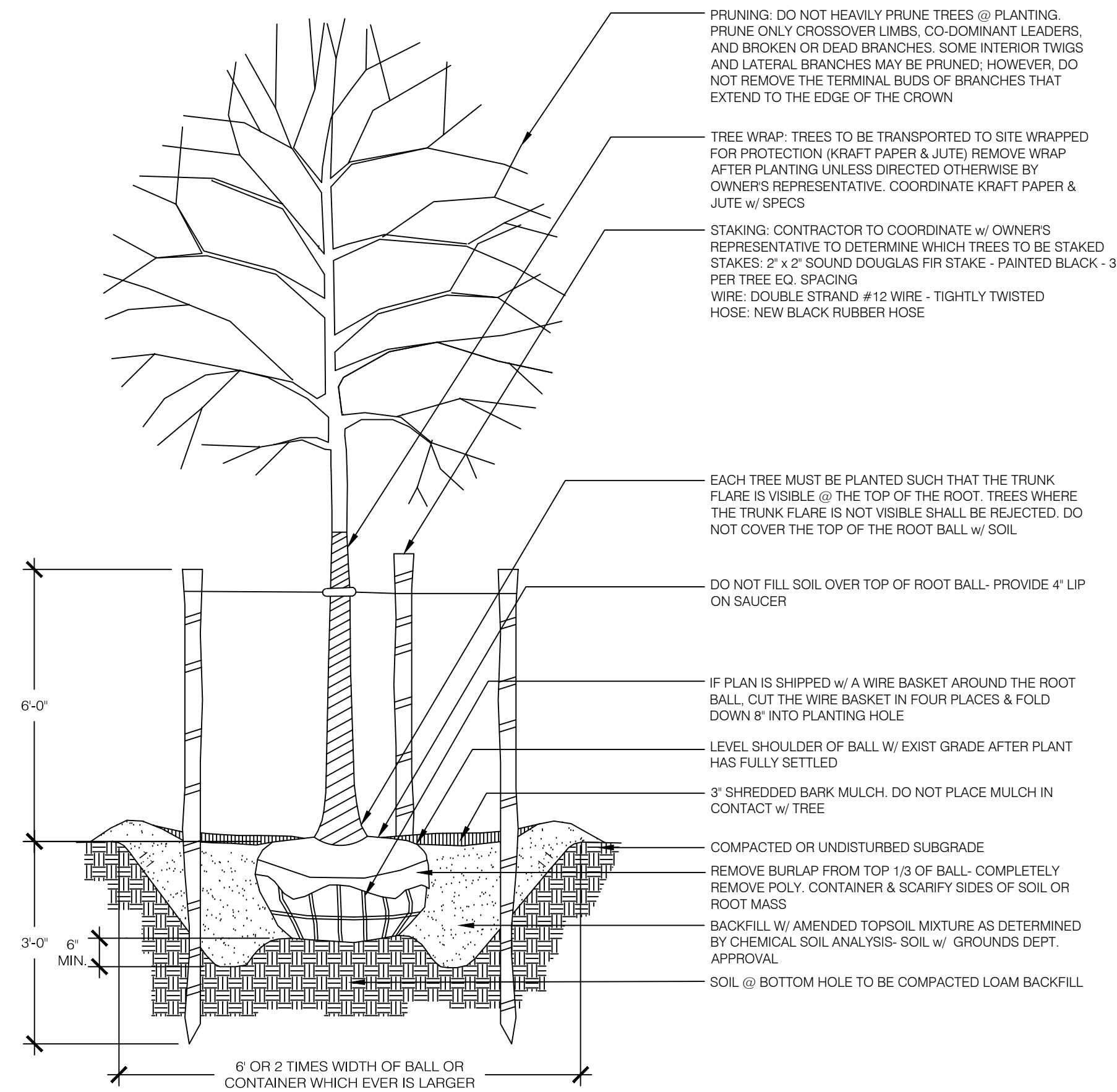
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|              | 11/20/20 | STAFF REVIEW COMMENTS | PAB     | RJF        | RJF         |
| REVISION NO. | DATE     | DESCRIPTION           | MADE BY | CHECKED BY | APPROVED BY |

PERIMTER LANDSCAPE & SHADING CALCULATIONS FOR  
OCCOM PATH - BASIC HOLDINGS, LLC  
OAK RIDGE ROAD, CITY OF LEBANON, GRAFTON COUNTY, NH

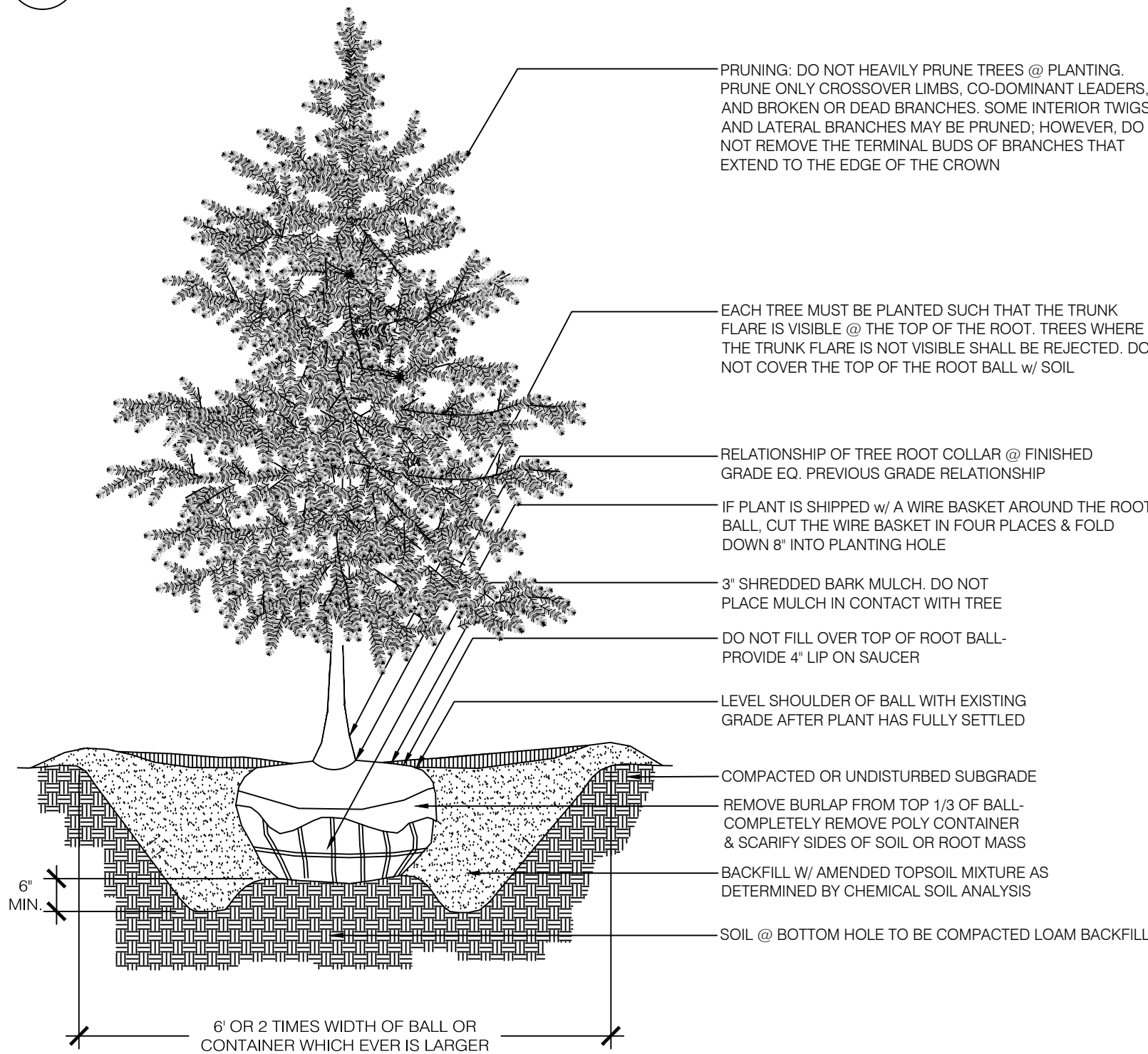
PATHWAYS CONSULTING, LLC  
240 MECHANIC STREET, SUITE 100  
LEBANON, NEW HAMPSHIRE 03766  
(603) 448-2200

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|--------------------|
| SCALE: 1"=30'      |
| DESIGNED BY: PAB   |
| DRAWN BY: PAB      |
| CHECKED BY: RJF    |
| DATE: 10/13/20     |
| PROJ. NO. 11465-01 |

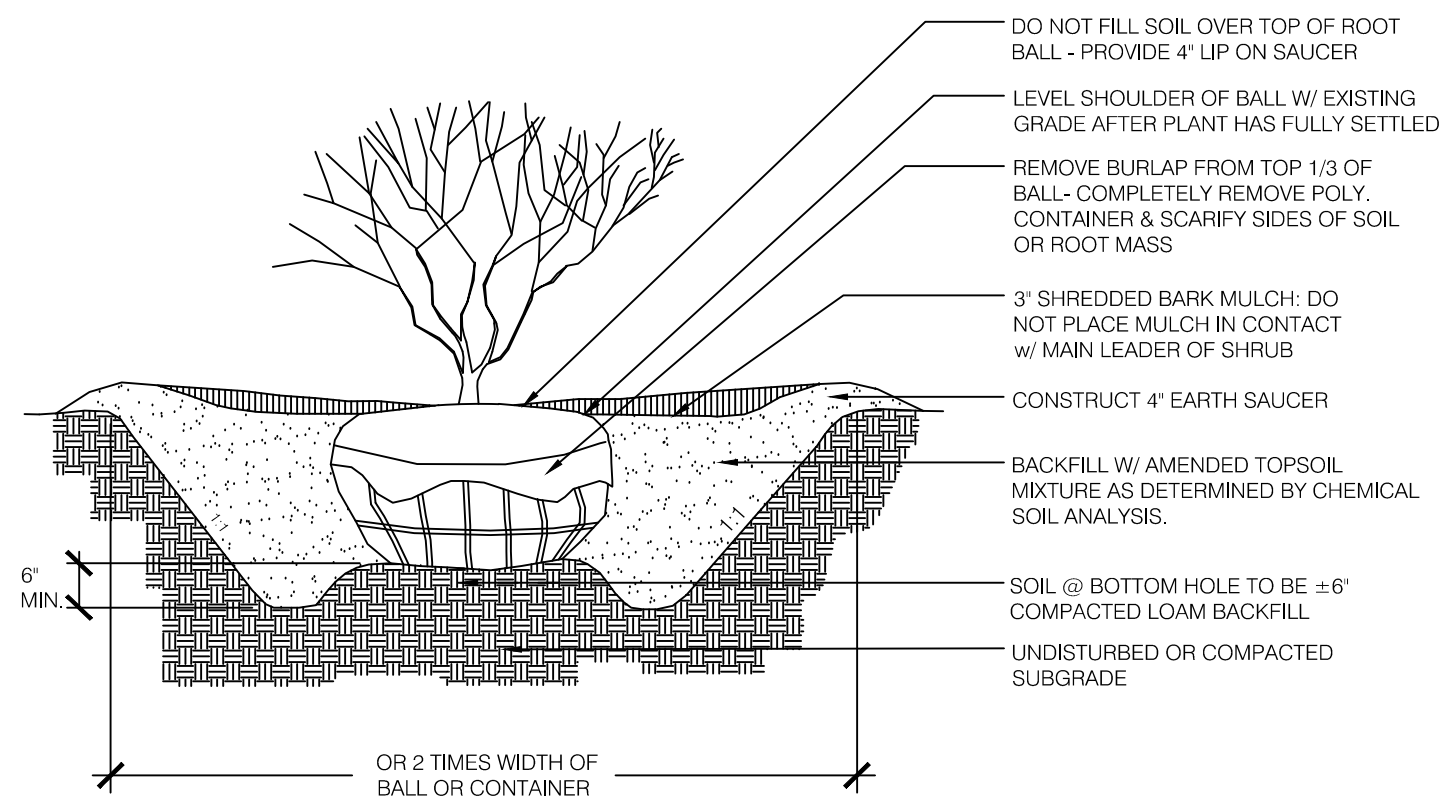




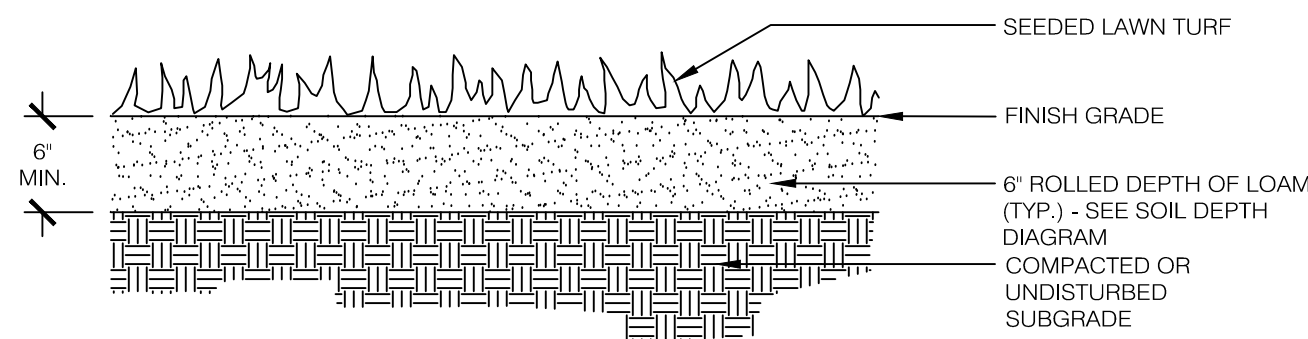
TYPICAL DECIDUOUS TREE PLANTING DETAILS  
SCALE: N.T.S.



TYPICAL EVERGREEN TREE PLANTING  
SCALE: N.T.S.



TYPICAL SHRUB PLANTING DETAIL  
SCALE: N.T.S.



TYPICAL LOAM AND SEED DETAIL  
SCALE: N.T.S.

- PLANTING NOTES:**
1. The Contractor shall review the written specifications for tree and shrub planting, groundcover & plants and seeding prior to submitting bid. No extraneous requirements have been included in the Specifications and Drawings. The Contractor shall also become familiar with existing and proposed site conditions prior to submitting bid.
  2. The Contractor shall coordinate this work with other contractors performing work on the site.
  3. The Contractor shall verify all grades, dimensions, and existing conditions and report any discrepancies to the Landscape Architect.
  4. The Contractor shall locate and verify all existing and newly installed underground utilities prior to any lawn work or tree and shrub planting and shall immediately report any conflicts to the Landscape Architect.
  5. The Contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings. Quantities in Plant Schedule are for reference only.
  6. All new plant material shall be nursery-grown stock and shall conform to guidelines established by the "American Standards for Nursery Stock" published by the American Association of Nurserymen: latest edition (ANSI Z60.1).
  7. No plant or cultivar substitutions will be acceptable.
  8. Plant material shall be inspected by Owner's Representative for acceptance prior to planting.
  9. Locations of new plant material shall be staked or set out by Contractor and approved and faced by the Landscape Architect prior to planting.
  10. Refer to Planting Details and Specifications for information relating to planting pit dimensions and extent and composition of backfill material.
  11. The trees shall bear the same relationship to tree pit finish grade as to the original grade prior to digging.
  12. The Contractor shall remove all plastic materials from around the root balls of the plants after positioning in the plant pits. Remove burlap, rope, and wire from around the trunks sufficiently so that no burlap, rope, or wire will be exposed after backfilling.
  13. Contractor shall exercise extreme care in working in areas of existing trees. Existing plants to remain and be protected which are injured or destroyed during construction shall be replaced by Contractor with plants of equal size and species at no cost to the Owner.
  14. All areas that have been disturbed by construction activity and not paved or occupied by site structures, etc., shall be topsoiled and seeded / reconditioned as specified.
  15. The trees and shrubs shall be watered by the contractor twice during the first 24 hours of planting.
  16. The plants shall be maintained by the contractor during the warranty period.
  17. At the time of planting, all deciduous trees shall be a minimum 2.5 to 3 inches in caliper, measured 6 inches above the finish grade level; all evergreen trees shall be a minimum of 6 to 7 feet n height.
  18. Shrubs shall be planted as a mix, ranging from 50% to 70% flowering, with the remainder being evergreen. At the time of planting, all shrubs whether deciduous or evergreen, shall be 24 to 30 inches in height and/or 18 to 24 inches in spread.
  19. The Property Owner shall be responsible for maintaining all landscaping, to include grass and mulch, in a good, healthy condition so as to present a neat and orderly appearance. The Property Owner shall replace any unhealthy or dead plant materials in conformance with the landscape plan approved by the Board as part of the site plan.
  20. After the issuance of a Certificate of Occupancy, the storage, display, or parking of motor vehicles, boats, mobile homes, trailers, or construction equipment within the landscaped areas, buffers, or screens, shown as such on the approved landscape plan, is expressly prohibited and a violation of the Notice of Action.

|              |          |                       |         |            |             |
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|              | 11/20/20 | STAFF REVIEW COMMENTS | PAB     | RJF        | RJF         |
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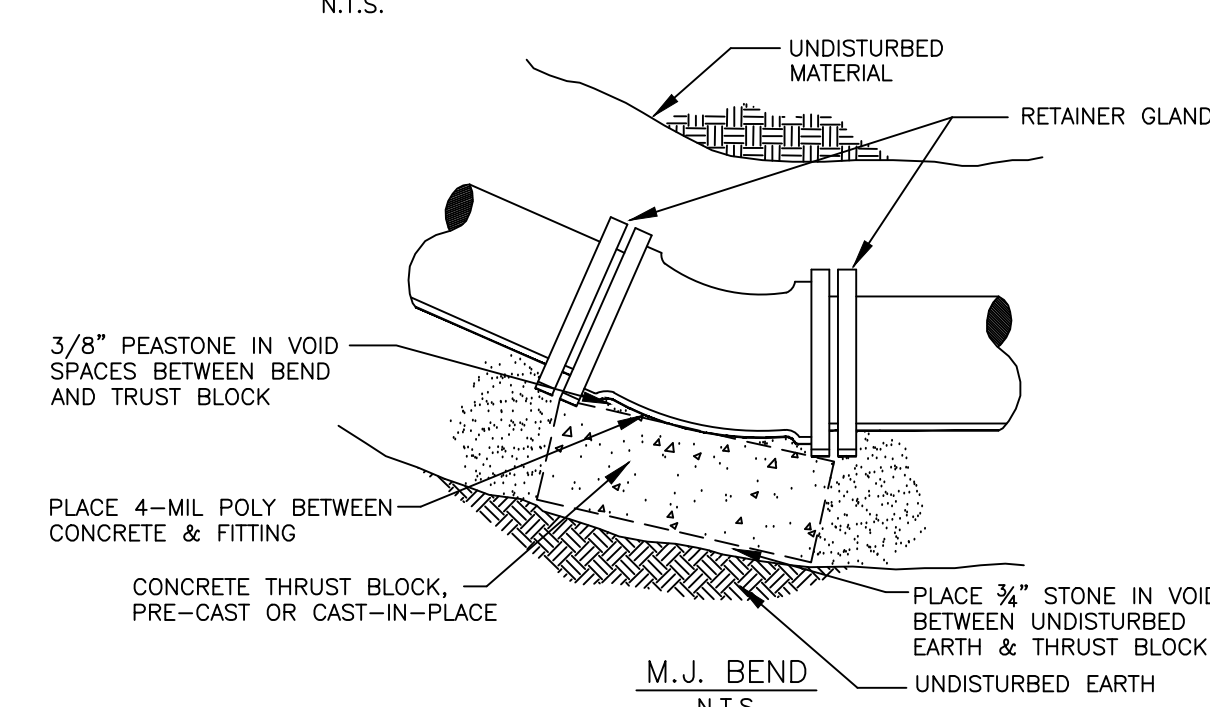
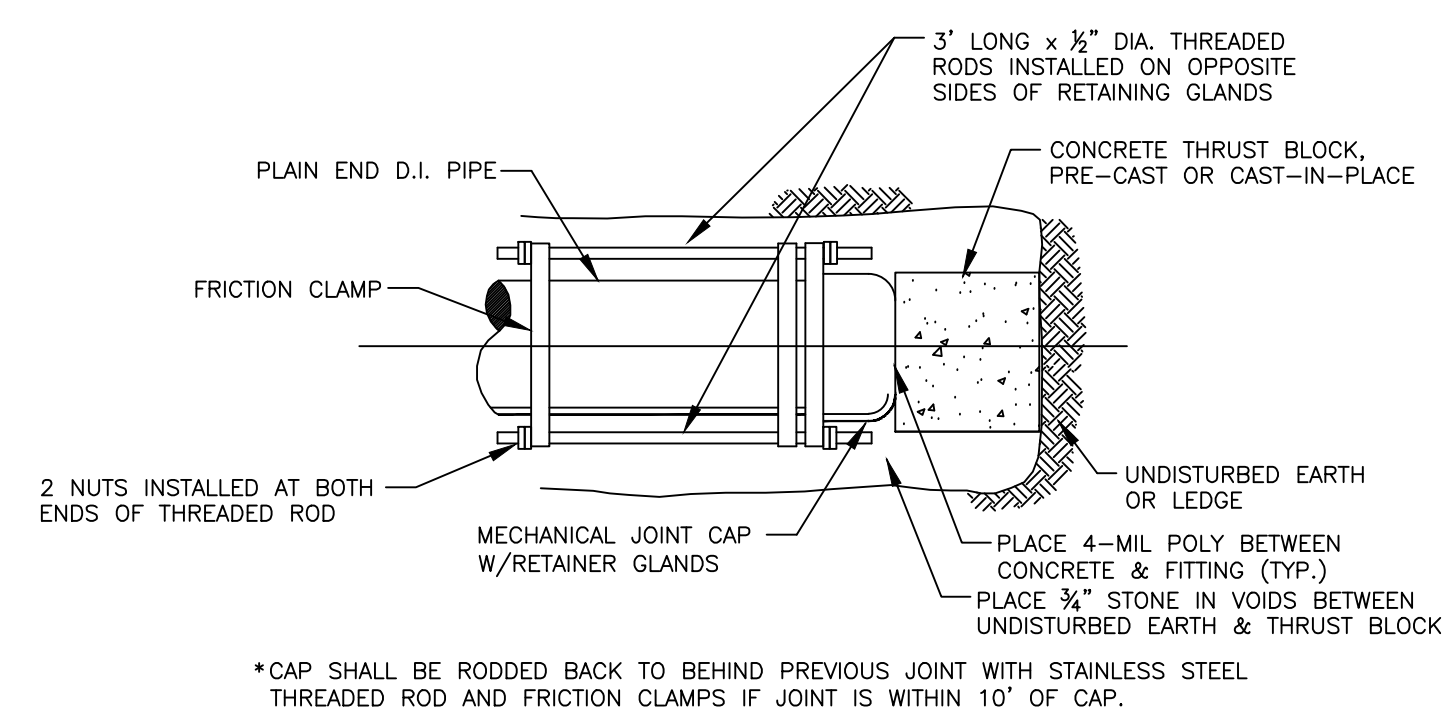
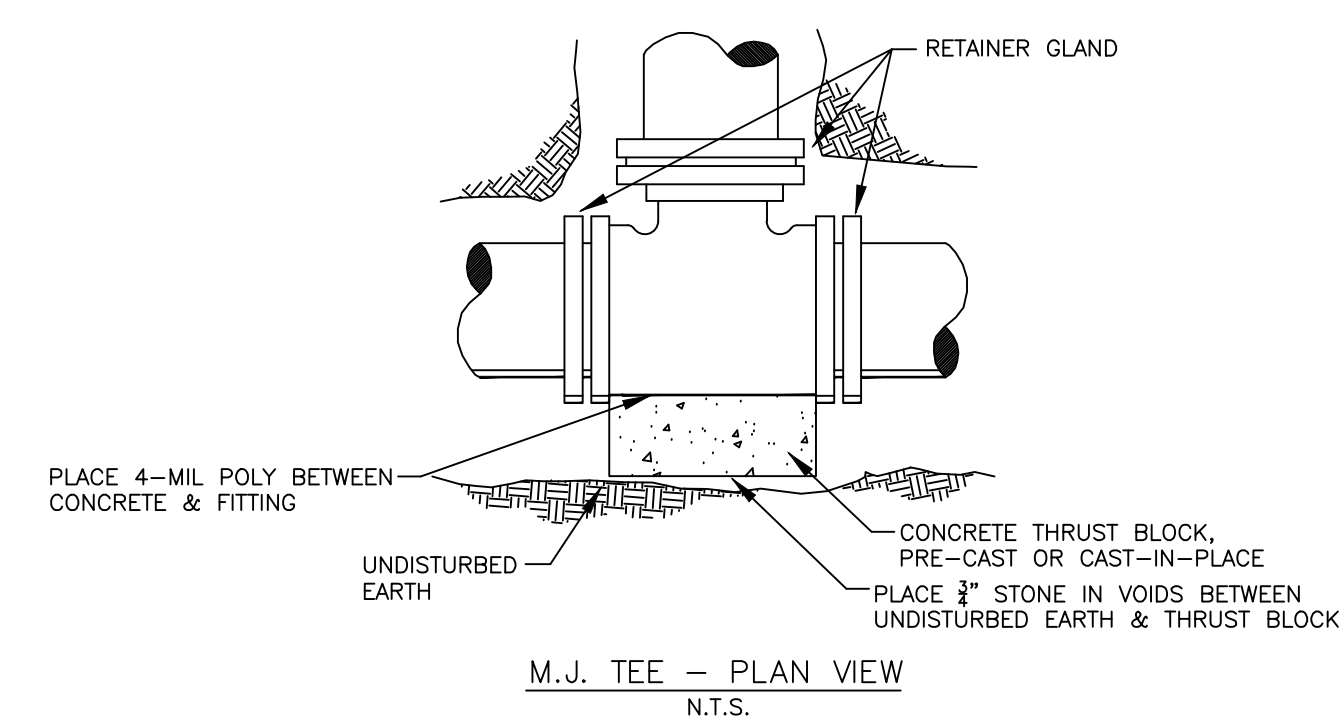
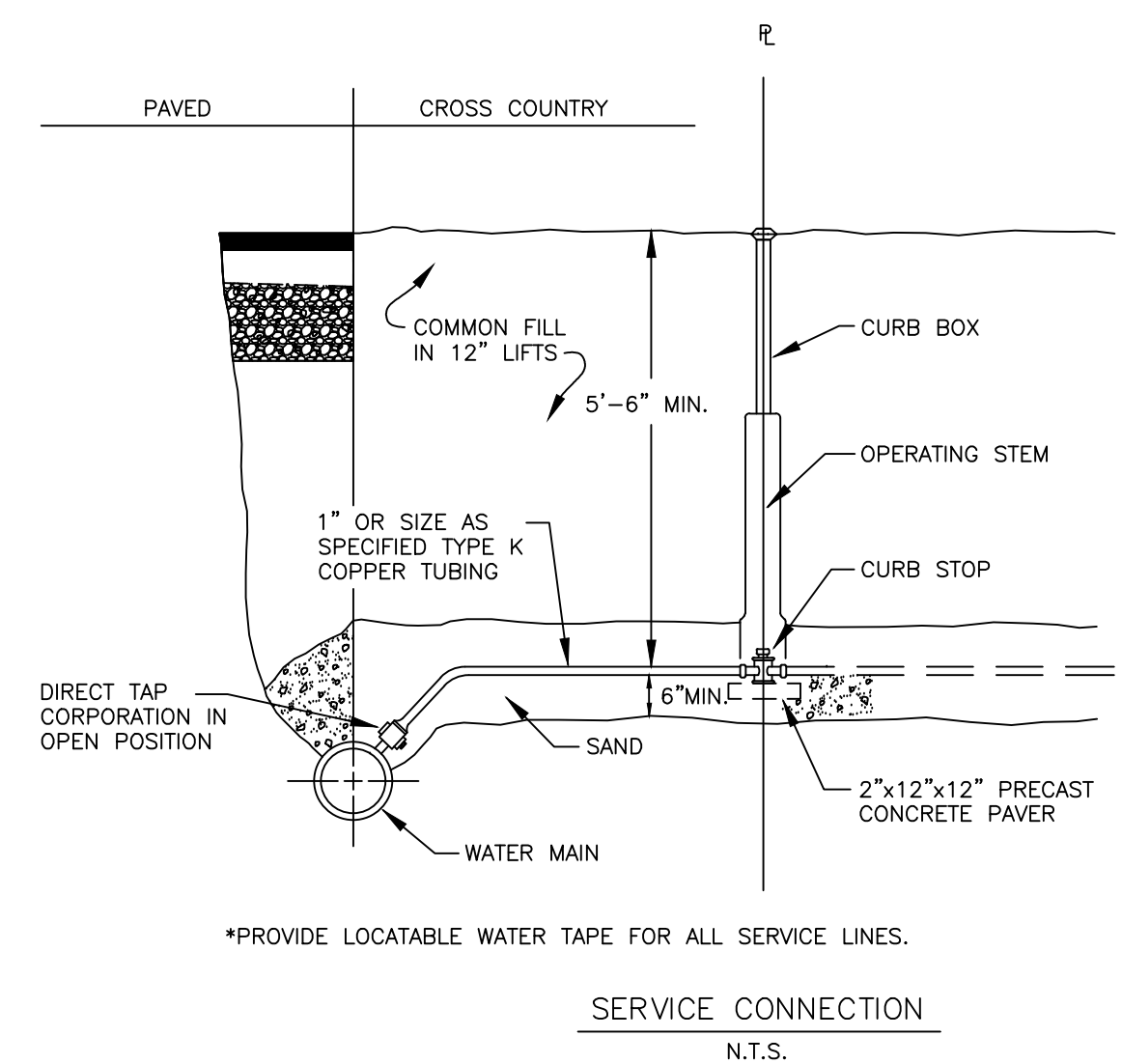
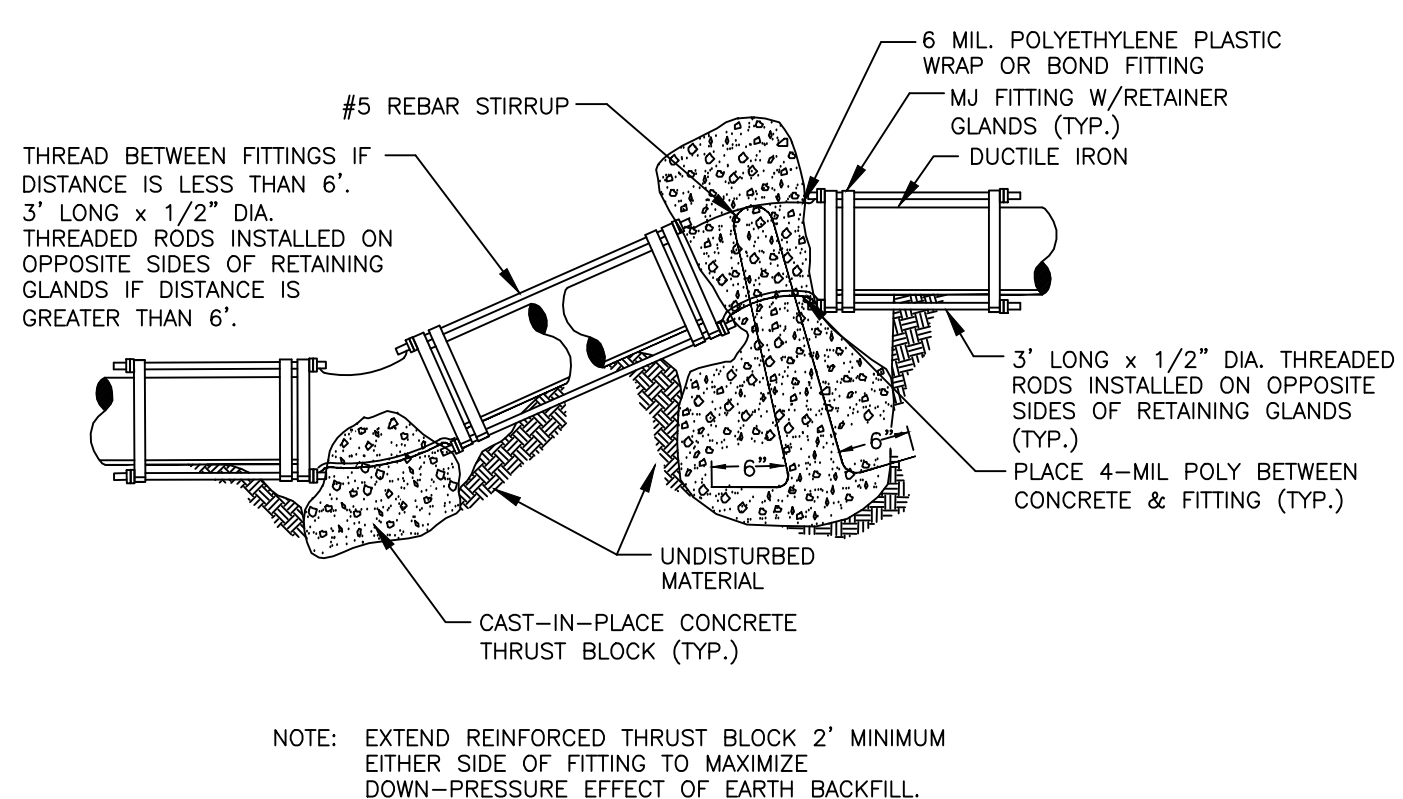
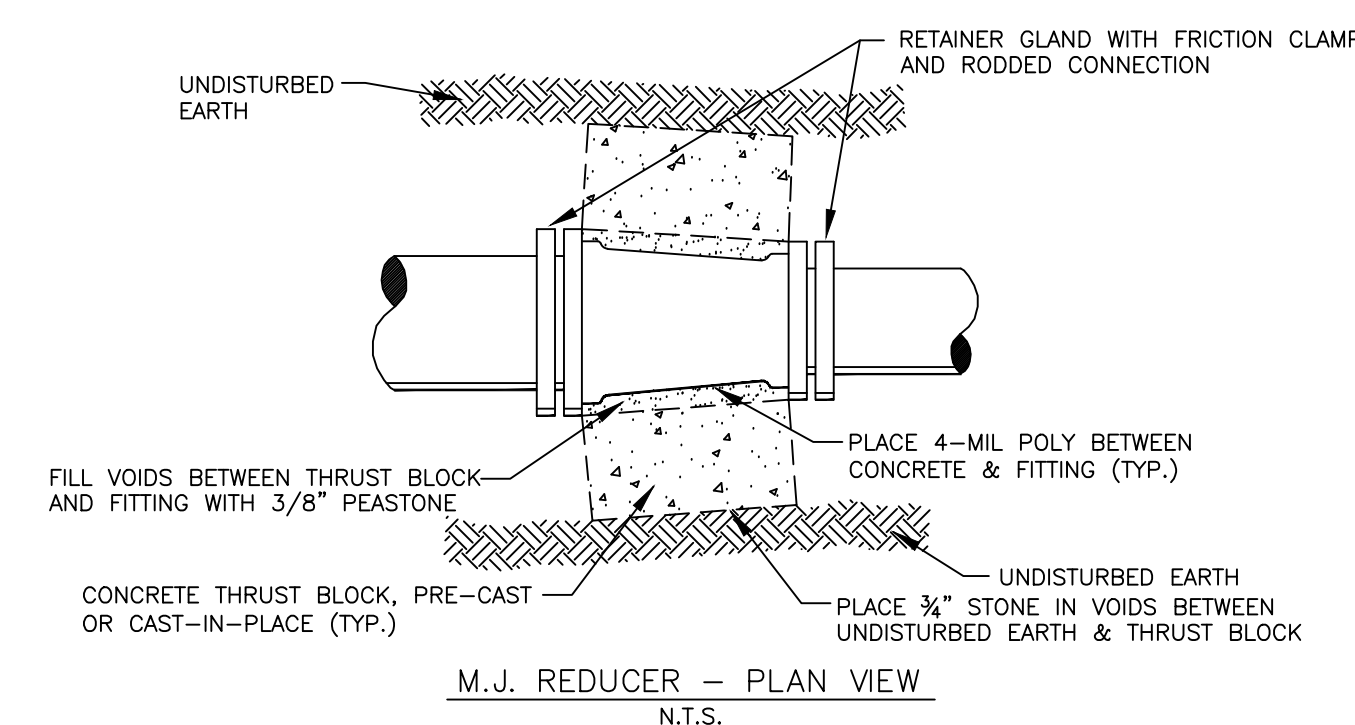
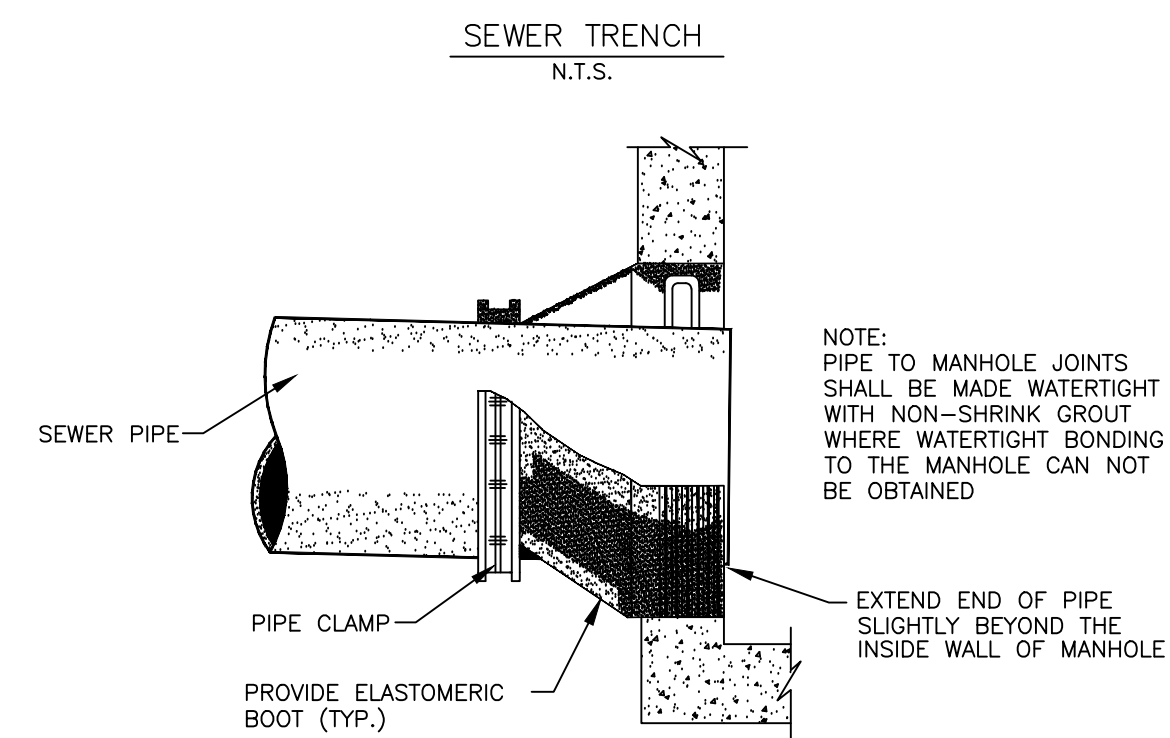
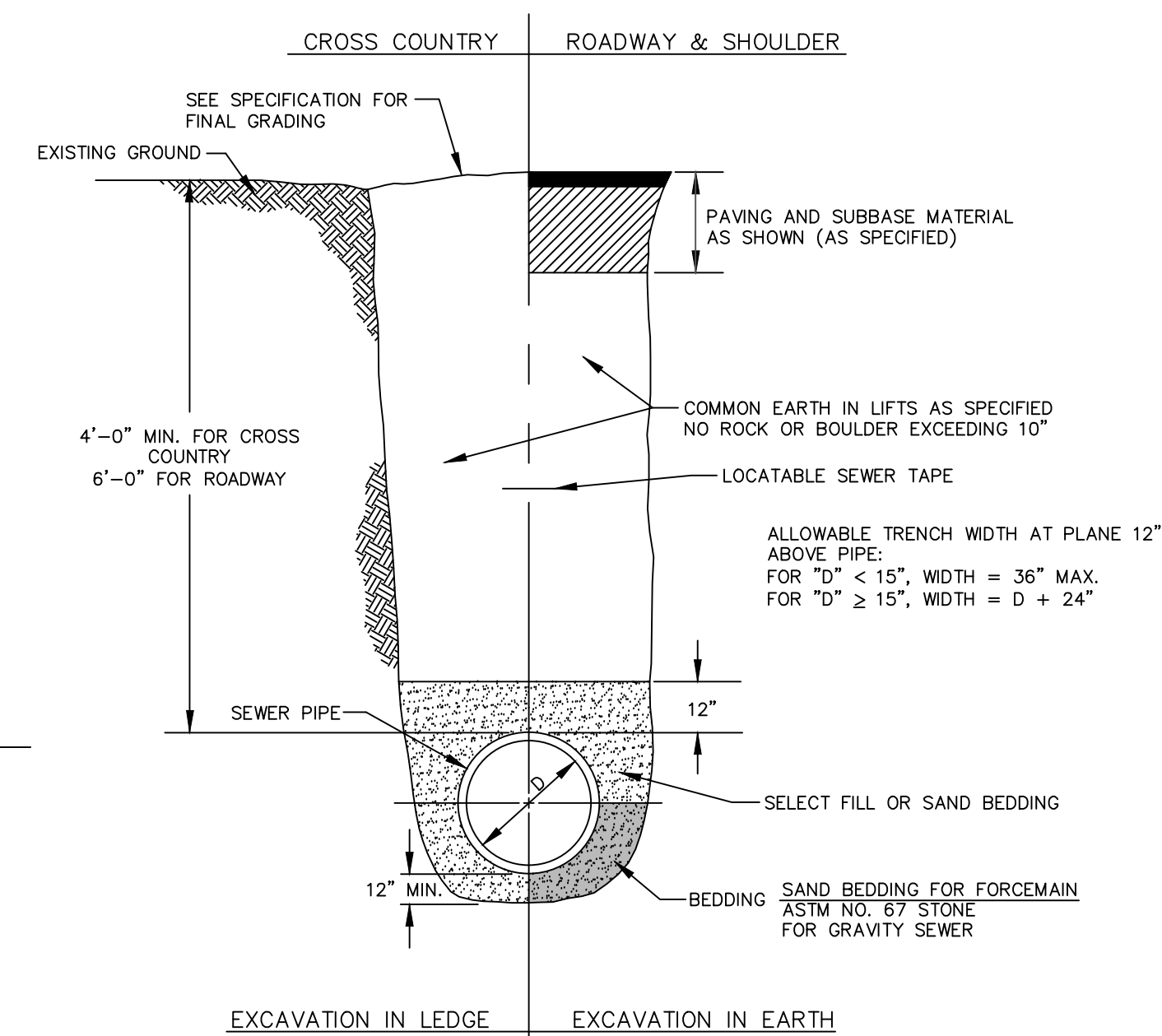
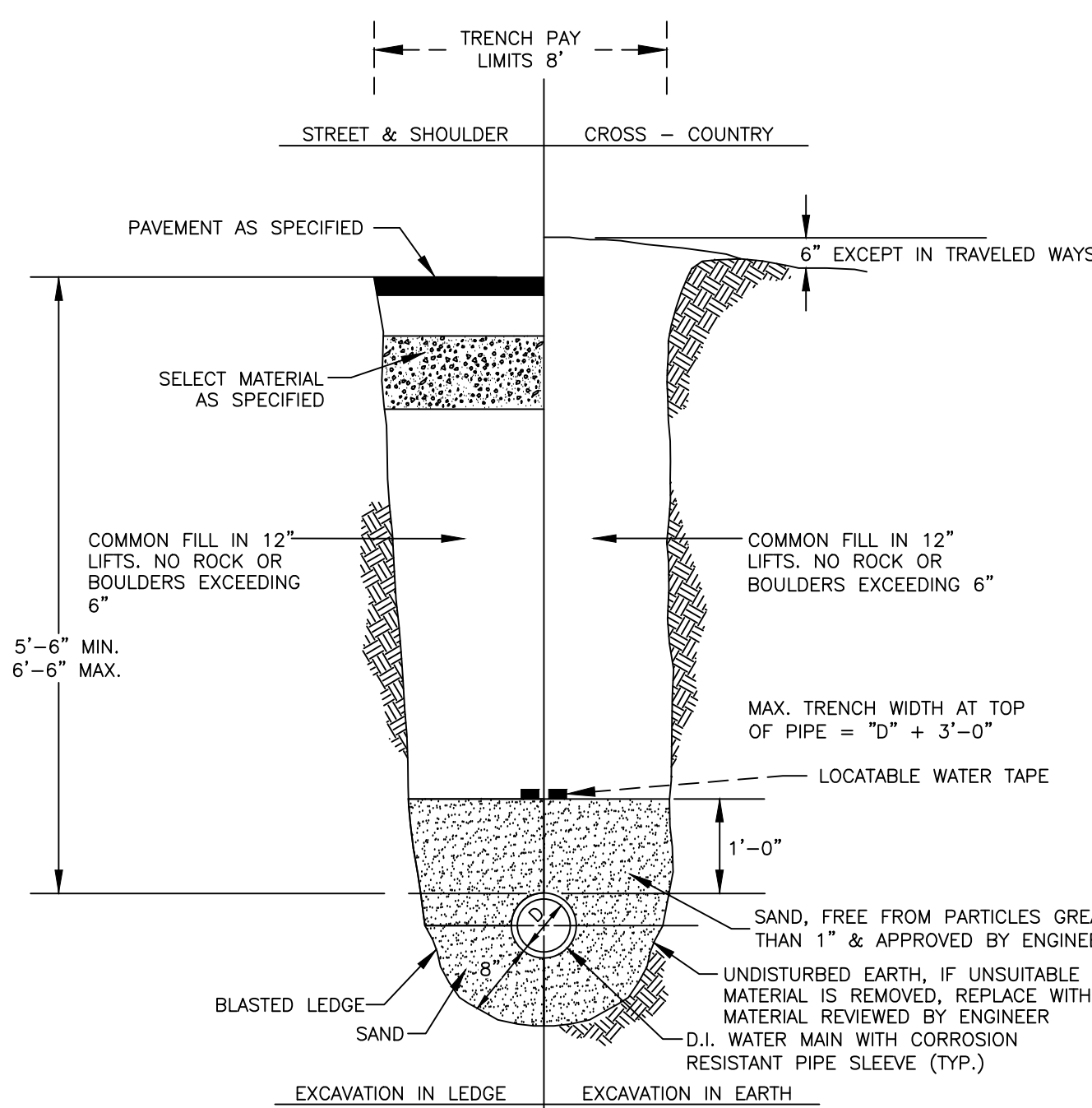
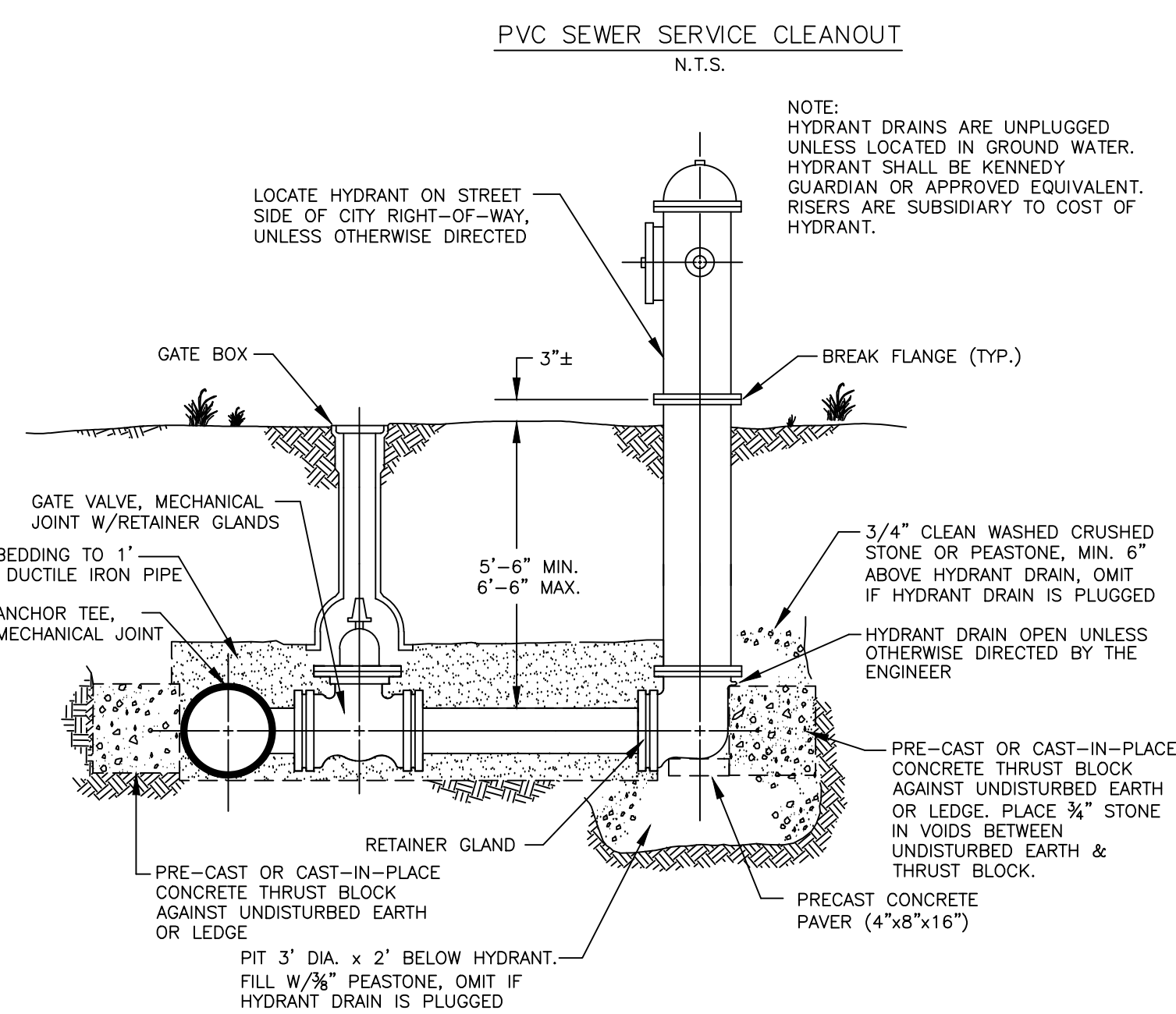
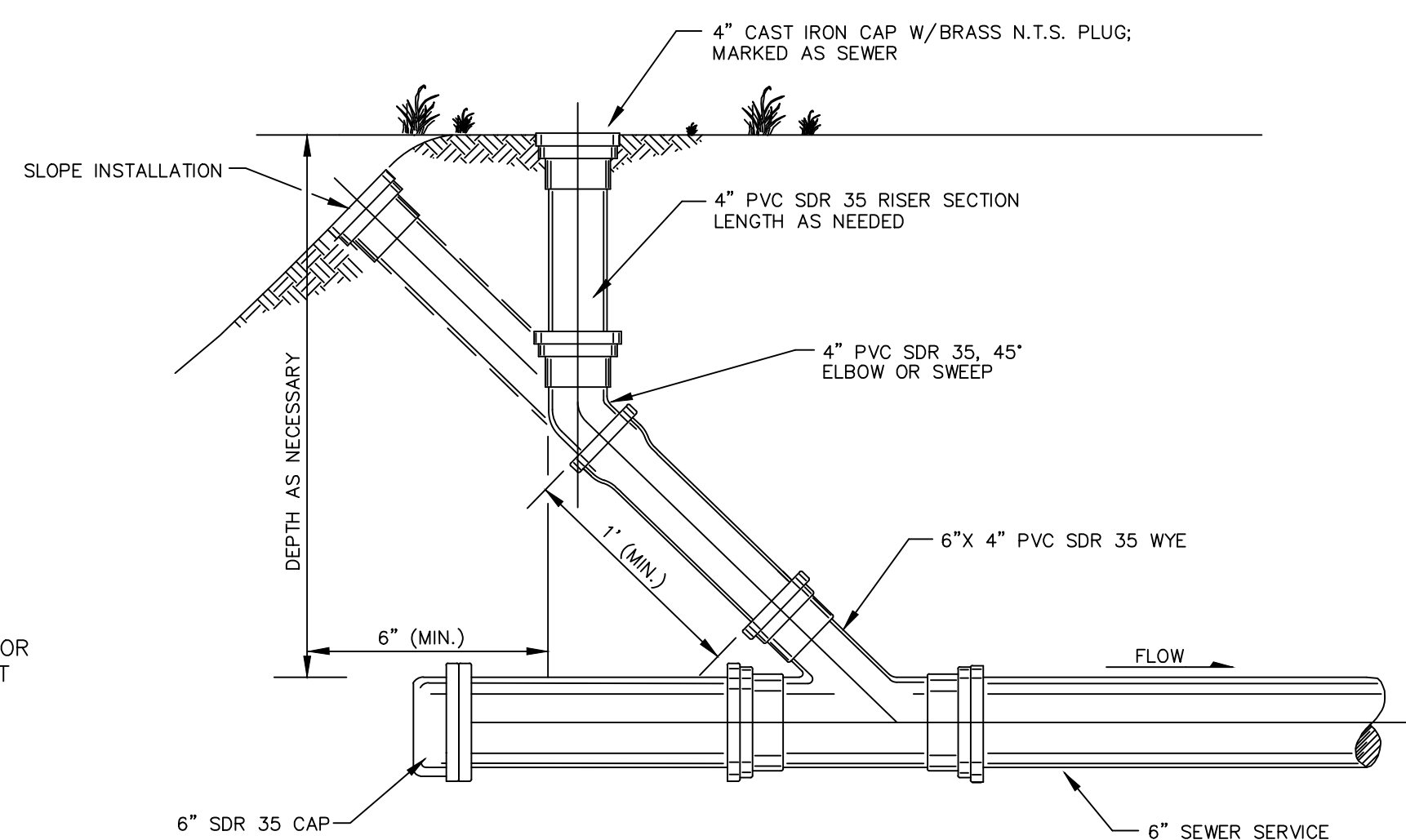
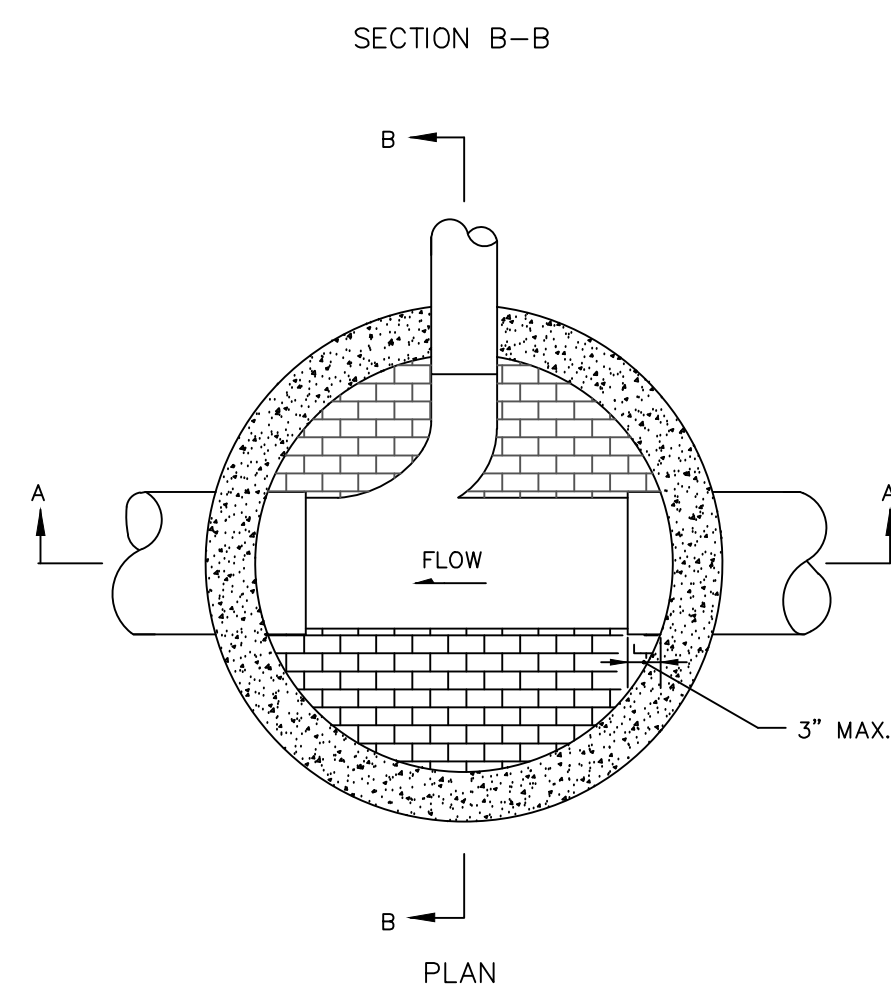
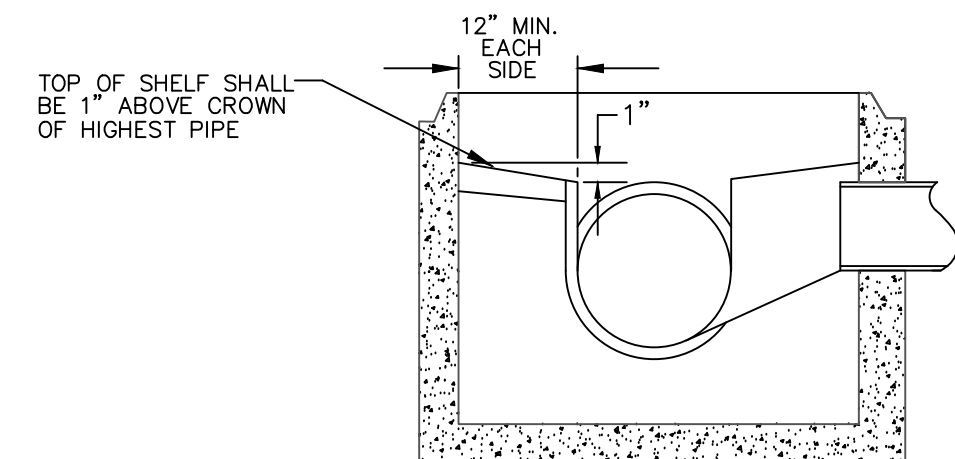
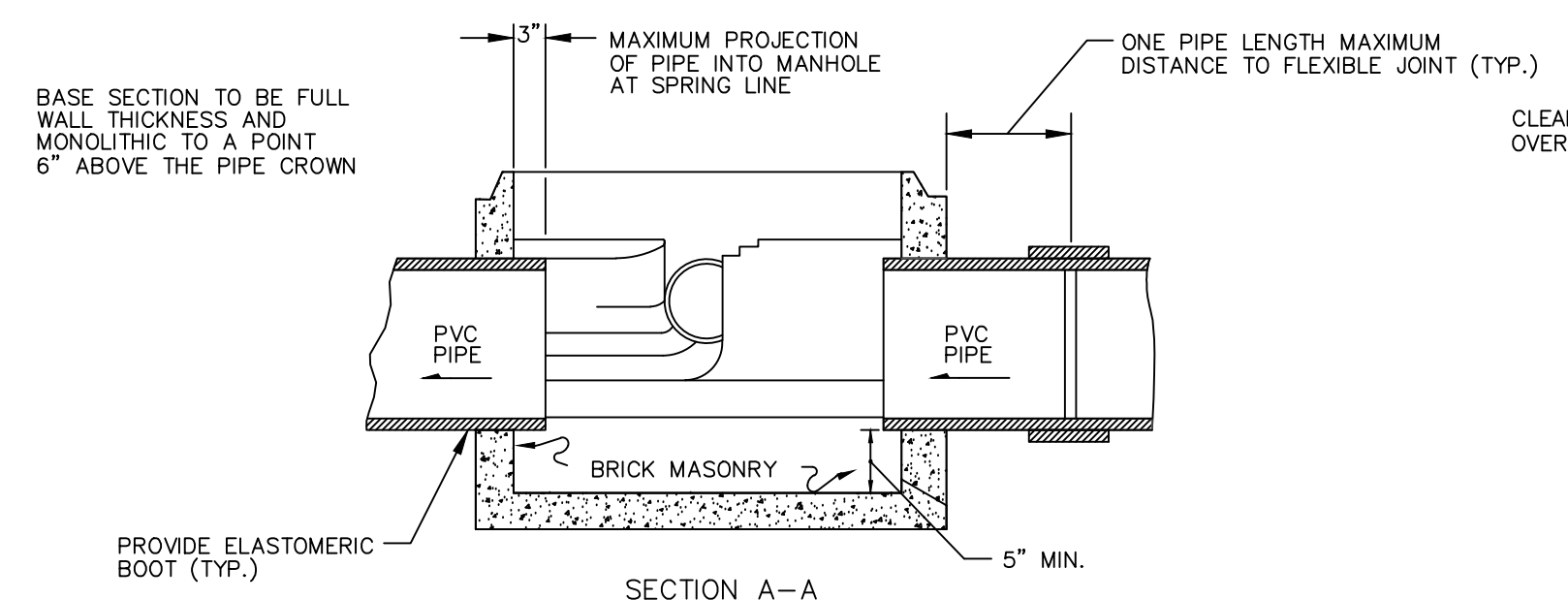
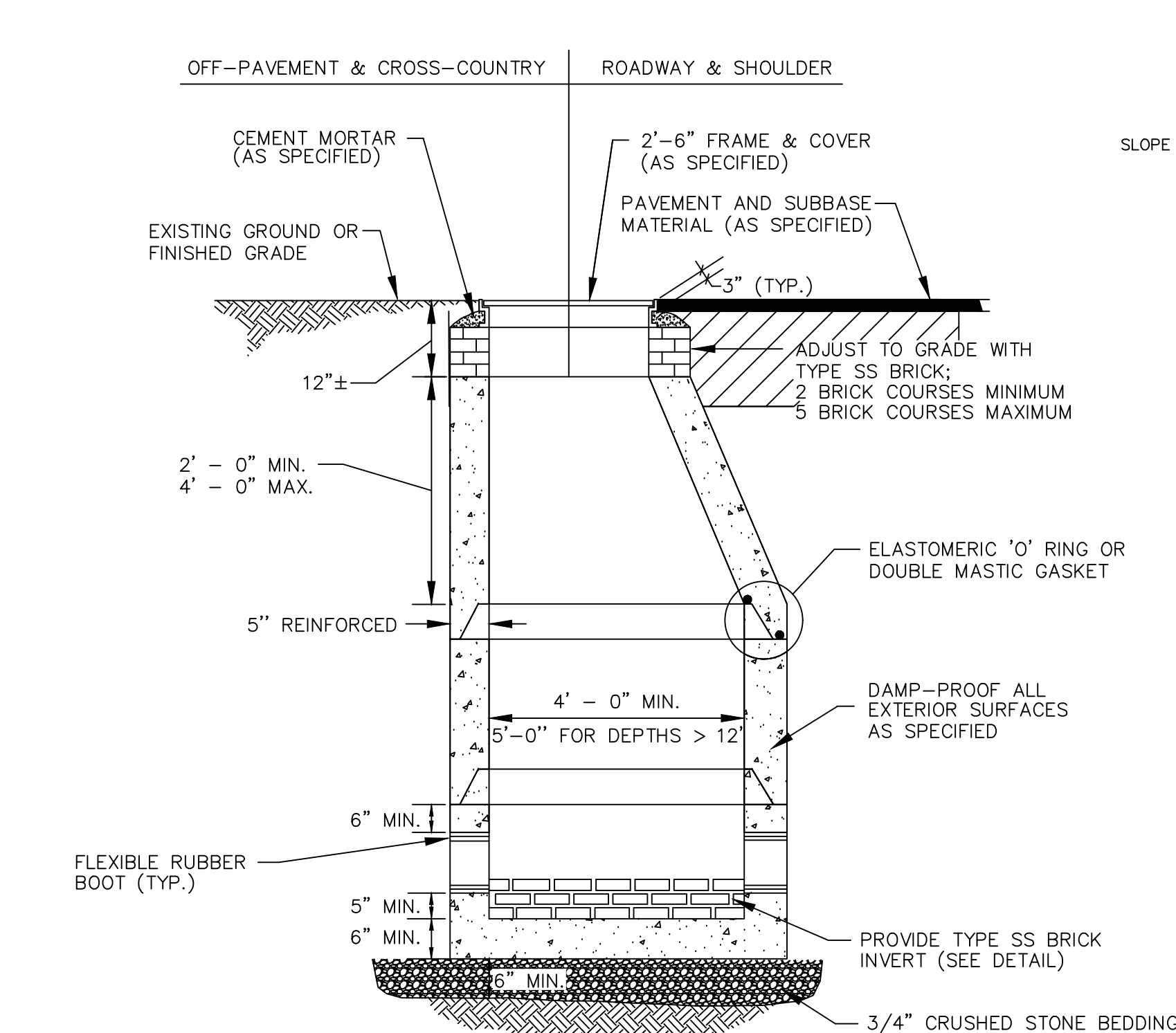
LANDSCAPE DETAILS FOR  
**OCCOM PATH - BASIC HOLDINGS, LLC**  
OAK RIDGE ROAD, CITY OF LEBANON, GRAFTON COUNTY, NH

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

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| PROJ. NO. 11465-01 |

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SHEET 12 OF 17





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| REVISION NO. | DATE     | DESCRIPTION           | MADE BY | CHECKED BY | APPROVED BY |

WATER AND SEWER DETAILS FOR  
**OCCOM PATH - BASIC HOLDINGS, LLC**  
OAK RIDGE ROAD, CITY OF LEBANON, GRAFTON COUNTY, NH

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

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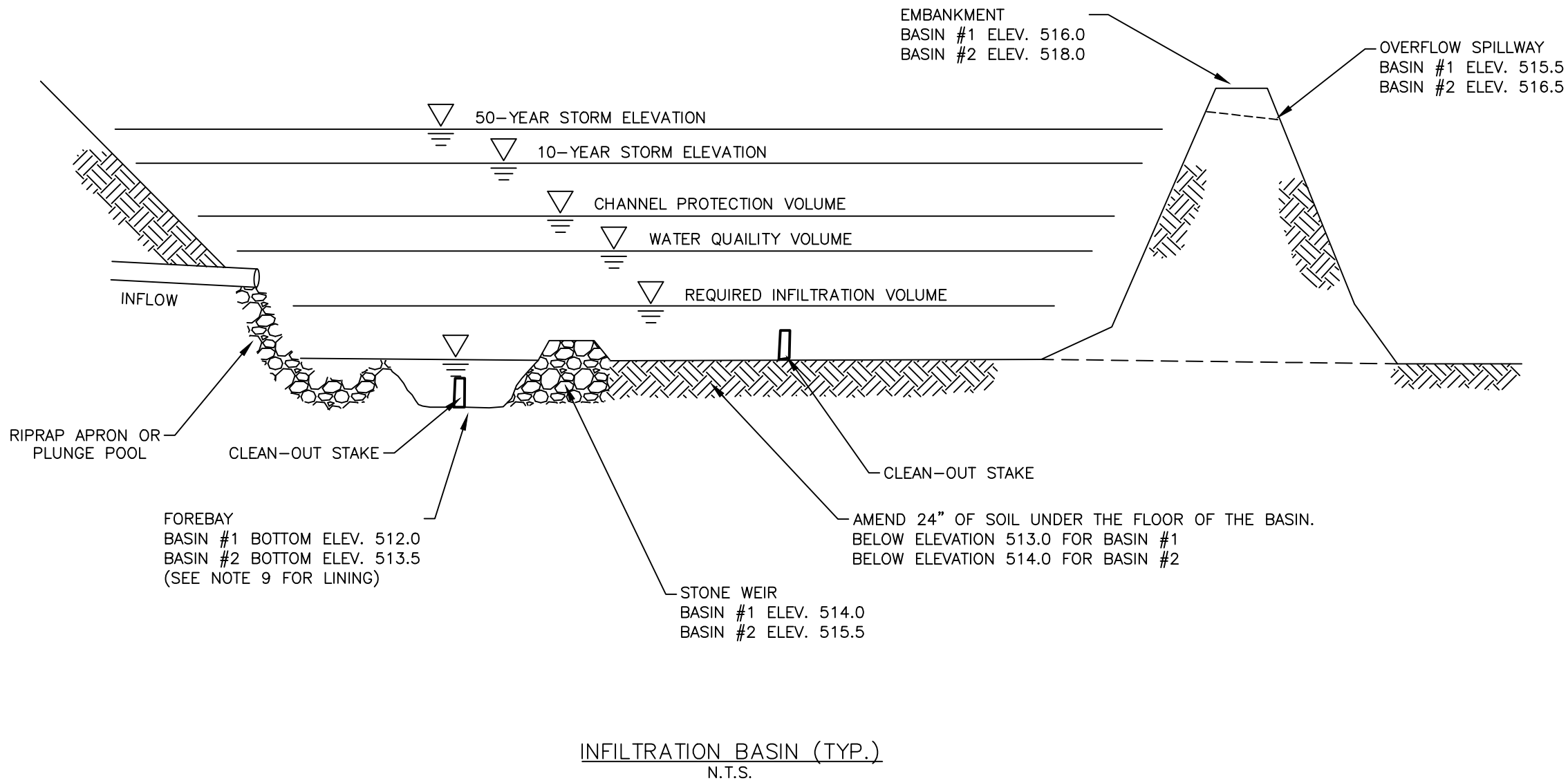






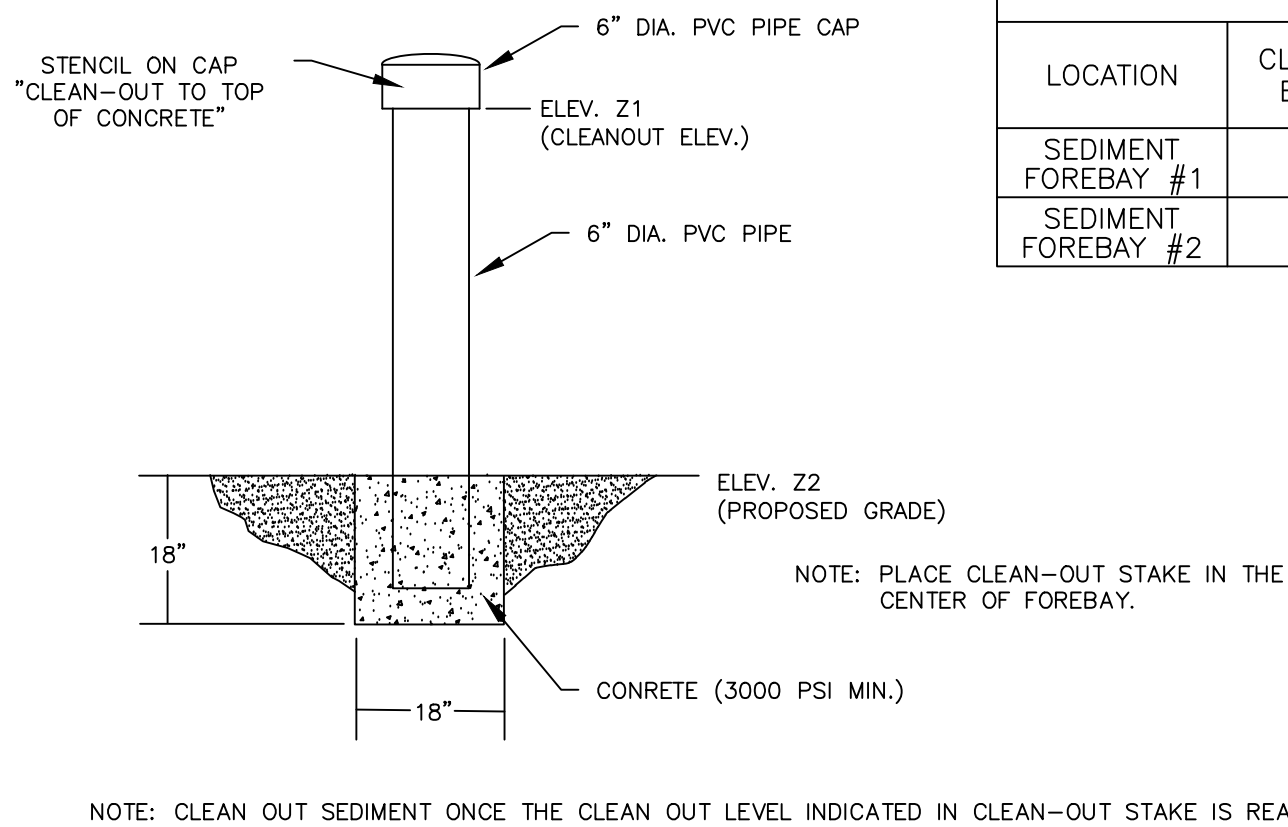
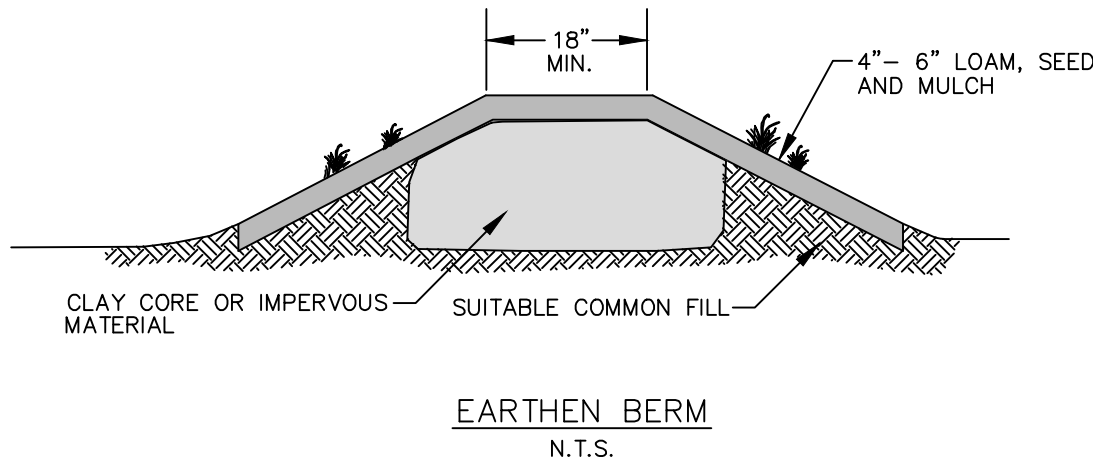
INFILTRATION BASIN NOTES AND SPECIFICATIONS

1. THE CONTRACTOR SHALL PROVIDE A SEQUENCE OF VARIOUS PHASES OF BASIN CONSTRUCTION AND IT SHALL BE COORDINATED WITH THE OVERALL PROJECT CONSTRUCTION SCHEDULE. THE SCHEDULE SHALL COORDINATE ROUGH EXCAVATION OF THE BASIN WITH THE ROUGH GRADING PHASE OF THE PROJECT TO PERMIT USE OF THE MATERIAL AS FILL IN EARTHWORK AREAS. THE PARTIALLY EXCAVATED BASIN, HOWEVER, CANNOT SERVE AS A SEDIMENTATION BASIN.
2. THE INFILTRATION BASIN MAY NOT RECEIVE RUN-OFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO THE INFILTRATION SYSTEM HAS RECEIVED FINAL STABILIZATION.
3. HEAVY EQUIPMENT AND TRAFFIC SHALL BE RESTRICTED FROM TRAVELING OVER THE INFILTRATION BASIN TO MINIMIZE COMPACTION OF THE SOIL.
4. EXCAVATE THE INFILTRATION BASIN TO THE DESIGN DIMENSIONS. EXCAVATED MATERIALS SHOULD BE PLACED AWAY FROM THE BASIN SIDES TO ENHANCE BASIN WALL STABILITY. LARGE TREE ROOTS MUST BE TRIMMED FLUSH WITH THE BASIN SIDES. THE SIDE WALLS OF THE BASIN SHOULD BE ROUGHENED WHERE SHEARED AND SEALED BY HEAVY EQUIPMENT.
5. INITIAL BASIN EXCAVATION SHOULD BE CARRIED TO WITHIN 1 FOOT OF THE FINAL ELEVATION OF THE BASIN FLOOR. FINAL EXCAVATION TO THE FINISHED GRADE SHOULD BE DEFERRED UNTIL ALL DISTURBED AREAS ON THE WATERSHED HAVE BEEN STABILIZED OR PROTECTED. THE FINAL PHASE EXCAVATION SHOULD REMOVE ALL ACCUMULATED SEDIMENT. RELATIVELY LIGHT TRACKED EQUIPMENT IS RECOMMENDED FOR THIS OPERATION TO AVOID COMPACTION OF THE BASIN FLOOR. AFTER THE FINAL GRADING IS COMPLETED, THE BASIN SHALL PROVIDE A WELL-AERATED, HIGHLY POROUS SURFACE TEXTURE.
6. AN INFILTRATION TEST SHALL BE CONDUCTED TO DETERMINE THE INFILTRATION RATE OF THE BASIN. TESTING SHALL BE CONDUCTED BY A QUALIFIED PROFESSIONAL IN ACCORDANCE WITH APPENDIX D1 OF THE NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2 – POST-CONSTRUCTION BEST MANAGEMENT PRACTICES. AN INFILTRATION RATE BETWEEN 5 AND 10 INCHES PER HOUR SHALL BE ACCEPTABLE.
7. IF NECESSARY, A 6-INCH SAND FILTER LAYER MAY BE PLACED ON THE BOTTOM OF THE INFILTRATION BASIN AND DISKED INTO THE BOTTOM 12-INCHES OF NATIVE SOIL TO INCREASE THE INFILTRATION RATE. THE SAND FOR THE INFILTRATION BASIN SHOULD BE WASHED AND MEET AASHTO STD. M-43, SIZE NO. 9 OR NO. 10. ANY ALTERNATIVE SAND GRADATION MUST BE APPROVED BY THE ENGINEER OR THE REVIEW AGENCY. ALTERNATIVELY, IF THE INFILTRATION RATE NEEDS TO BE REDUCED, THE CONTRACTOR SHALL DISK IN A MIXTURE OF TOPSOIL, DRY LEAF MULCH AND BENTONITE INTO THE TOP 24-INCHES OF THE BASIN BOTTOM. THE INFILTRATION TEST SHALL BE REPEATED AND THE SOIL AMENDED AS NEEDED UNTIL AN ACCEPTABLE INFILTRATION RATE IS ACHIEVED.
8. PVC UNDERDRAIN PIPES IF INCLUDED IN PLAN SHOULD BE SCHEDULE 40 AND MEET ASTM STD. D 1784. ALL FITTINGS AND PERFORATIONS (1/2 INCH IN DIAMETER) SHOULD MEET ASTM STD. D 2729. A PERFORATED PIPE SHOULD BE PROVIDED ONLY WITHIN THE INFILTRATION BASIN AND SHOULD TERMINATE AT LEAST 1 FOOT SHORT OF THE INFILTRATION BASIN WALL. THE END OF THE PVC PIPE SHOULD BE CAPPED.
9. LINE BOTTOM AND SIDES OF THE SEDIMENT FOREBAY WITH ONE OF THE FOLLOWING (DUE TO HIGHLY PERVIOUS SOILS):
  - a. 6" TO 12" OF CLAY SOIL (MINIMUM 15% PASSING #200 SIEVE AND MINIMUM PERMEABILITY OF 10<sup>-8</sup> CM/SEC.)
  - b. 30 MIL. GEOMEMBRANE CONSISTING OF HIGH DENSITY POLYETHYLENE (HDPE), POLYVINYL CHLORIDE (PVC), OR FLEXIBLE POLYPROPYLENE (FPP) CONFORMING TO NRCS MATERIAL SPECIFICATION 594, GEOMEMBRANE LINER. PVC LINER SHALL BE COVERED WITH A MINIMUM 12 INCHES OF SOIL MEASURED PERPENDICULAR TO THE FINISHED SURFACE. COVER SOIL MAY BE USED ON OTHER LINERS BUT IS NOT REQUIRED. COVER SOILS SHALL NOT CONTAIN SHARP, ANGULAR STONES OR ANY OBJECTS THAT COULD DAMAGE THE LINER. MAXIMUM PARTICLE SIZE OF SOIL COVER MATERIAL SHALL BE 3/8-INCH FOR GEOMEMBRANE LINERS.
  - c. GEOSYNTHETIC CLAY LINER (GSL) CONFORMING TO NRCS MATERIAL SPECIFICATION 595, GEOSYNTHETIC CLAY LINER. GSL SHALL BE COVERED WITH A MINIMUM 12 INCHES OF SOIL MEASURED PERPENDICULAR TO THE FINISHED SURFACE. COVER SOILS SHALL NOT CONTAIN SHARP, ANGULAR STONES OR ANY OBJECTS THAT COULD DAMAGE THE LINER. MAXIMUM PARTICLE SIZE OF SOIL COVER MATERIAL SHALL BE 1/2-INCH FOR GSLS.

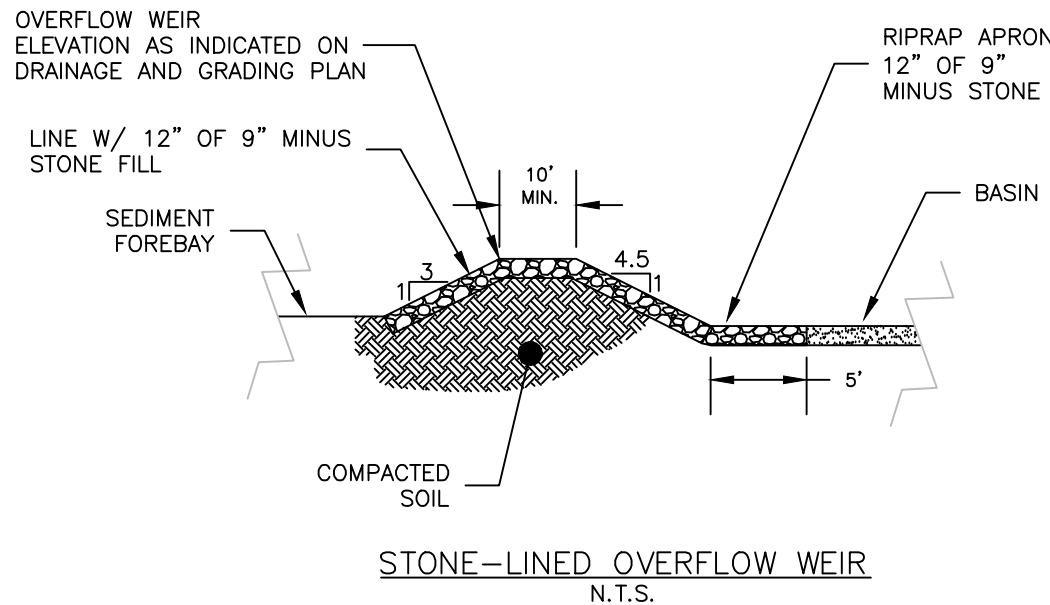


INFILTRATION BASIN MAINTENANCE AND PERIODIC INSPECTION:

1. THE SIDES AND BOTTOM OF THE BASIN SHALL BE MOWED TWICE A YEAR, ONCE IN JUNE AND AGAIN IN SEPTEMBER TO PREVENT THE GROWTH OF WOODY SHRUBS AND TREES. RE-FERTILIZATION WITH 10-6-4 RATIO FERTILIZER AT A RATE OF 500 LB PER ACRE (11 LB PER 1000 SQ FT) MAY BE REQUIRED THE SECOND YEAR AFTER SEEDING.
2. THE BASIN SHALL BE OBSERVED AT LEAST MONTHLY AND ANY ACCUMULATED DEBRIS SHALL BE REMOVED.
3. THE FOLLOWING AREAS OF THE INFILTRATION BASIN SHALL BE INSPECTED ANNUALLY AND ANY NECESSARY REPAIRS MADE:
  - SEDIMENT FOREBAY – REMOVE ACCUMULATED SEDIMENT WHEN THE AVAILABLE STORAGE VOLUME IS REDUCED TO 50%.
  - DEWATERING – CONFIRM THE BASIN DEWATERS WITHIN 72 HOURS BETWEEN STORMS.
  - SEDIMENT IN BASIN – CONFIRM THERE IS NO EVIDENCE OF SEDIMENTATION IN THE BASIN.
  - INLETS – CONFIRM INLETS ARE IN GOOD CONDITION AND THERE IS NO EVIDENCE OF EROSION.
  - OUTLETS – CONFIRM OUTLETS ARE IN GOOD CONDITION AND THERE IS NO EVIDENCE OF EROSION.
  - AGGREGATE – CHECK STONE LINING AT WEIRS AND PIPE OUTLETS AND REPAIR OR ADD STONE IF NEEDED.



| CLEANOUT STAKE DATA |                    |                         |
|---------------------|--------------------|-------------------------|
| LOCATION            | CLEAN-OUT ELEV. Z1 | BOTTOM SURFACE ELEV. Z2 |
| SEDIMENT FOREBAY #1 | 513.5              | 512.0                   |
| SEDIMENT FOREBAY #2 | 515.0              | 513.5                   |



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ROADWAY AND STORMWATER DETAILS FOR  
**OCCOM PATH - BASIC HOLDINGS, LLC**  
OAK RIDGE ROAD, CITY OF LEBANON, GRAFTON COUNTY, NH

PATHWAYS CONSULTING, LLC

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

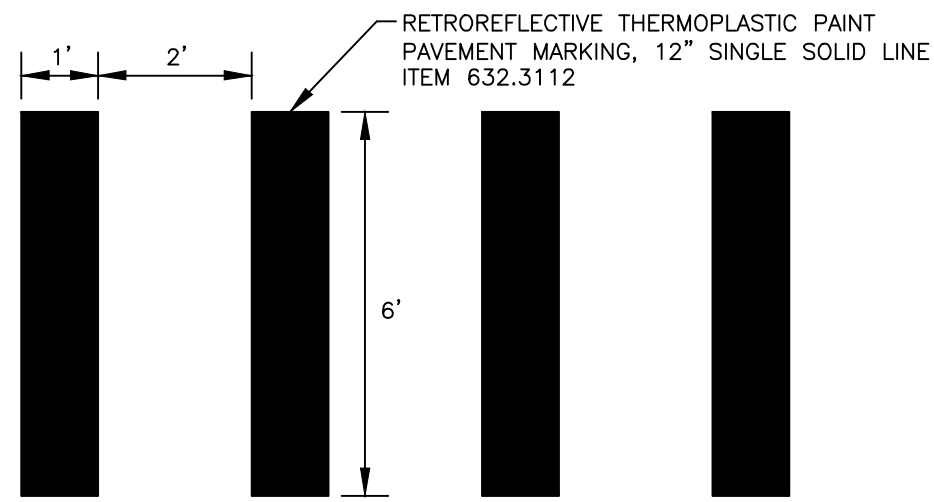
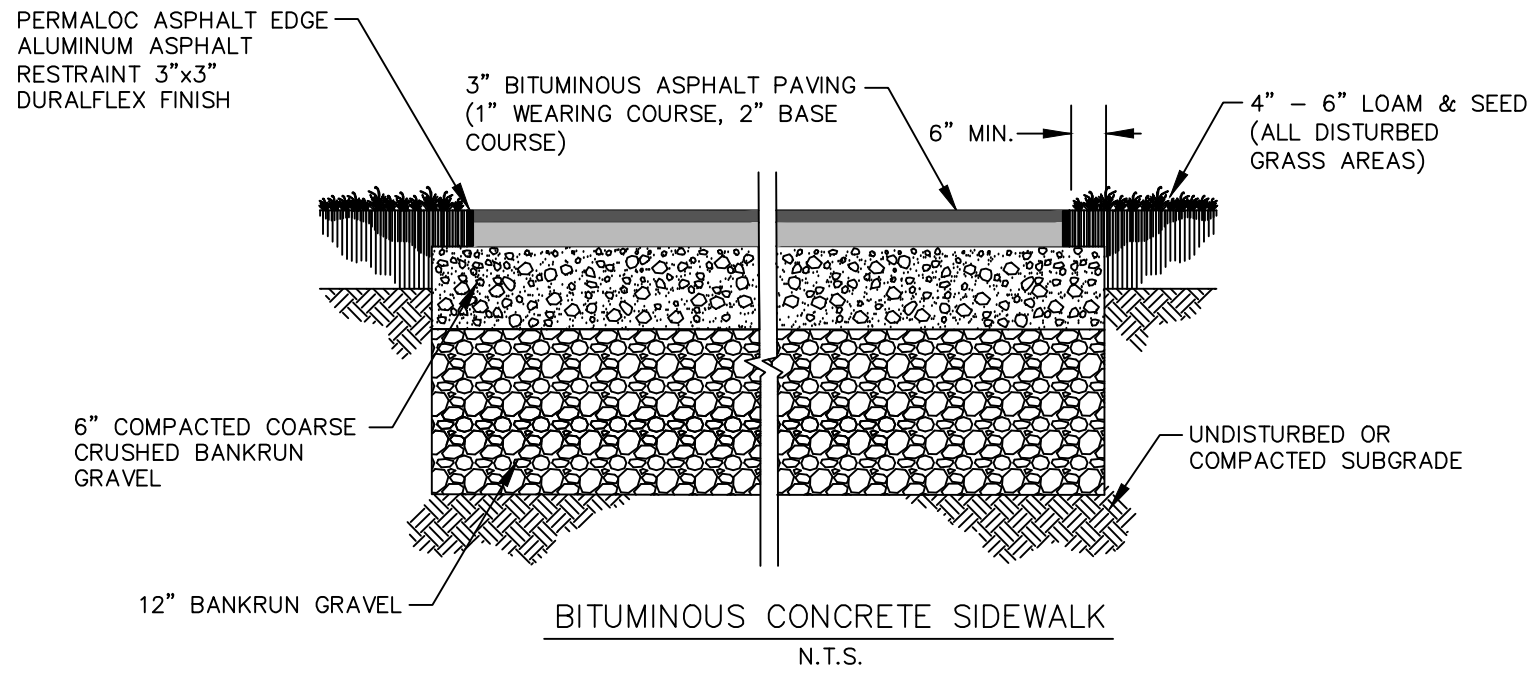
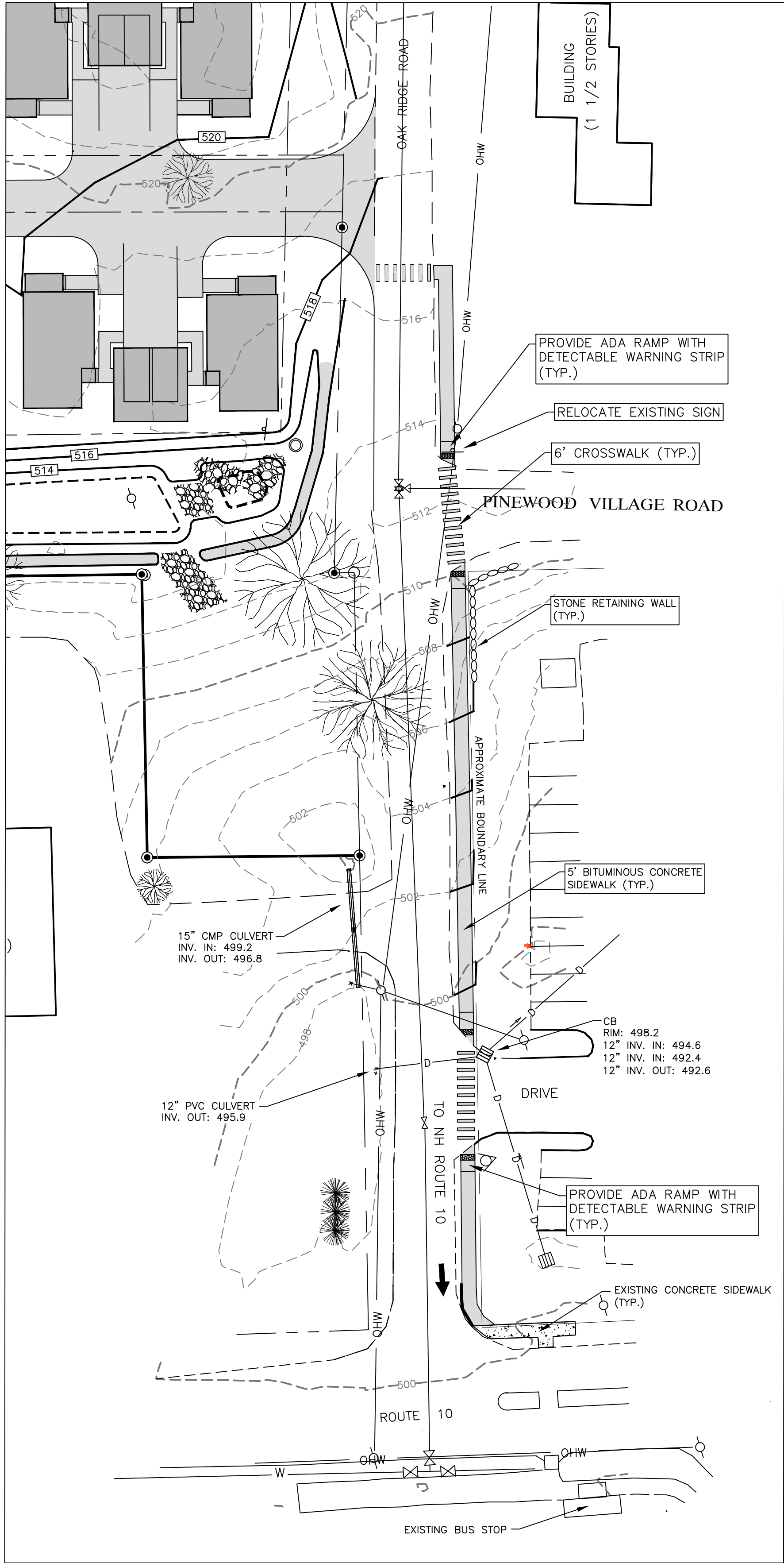
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DRAWN BY: PAB  
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DATE: 12/09/20  
PROJ. NO. 11465-01

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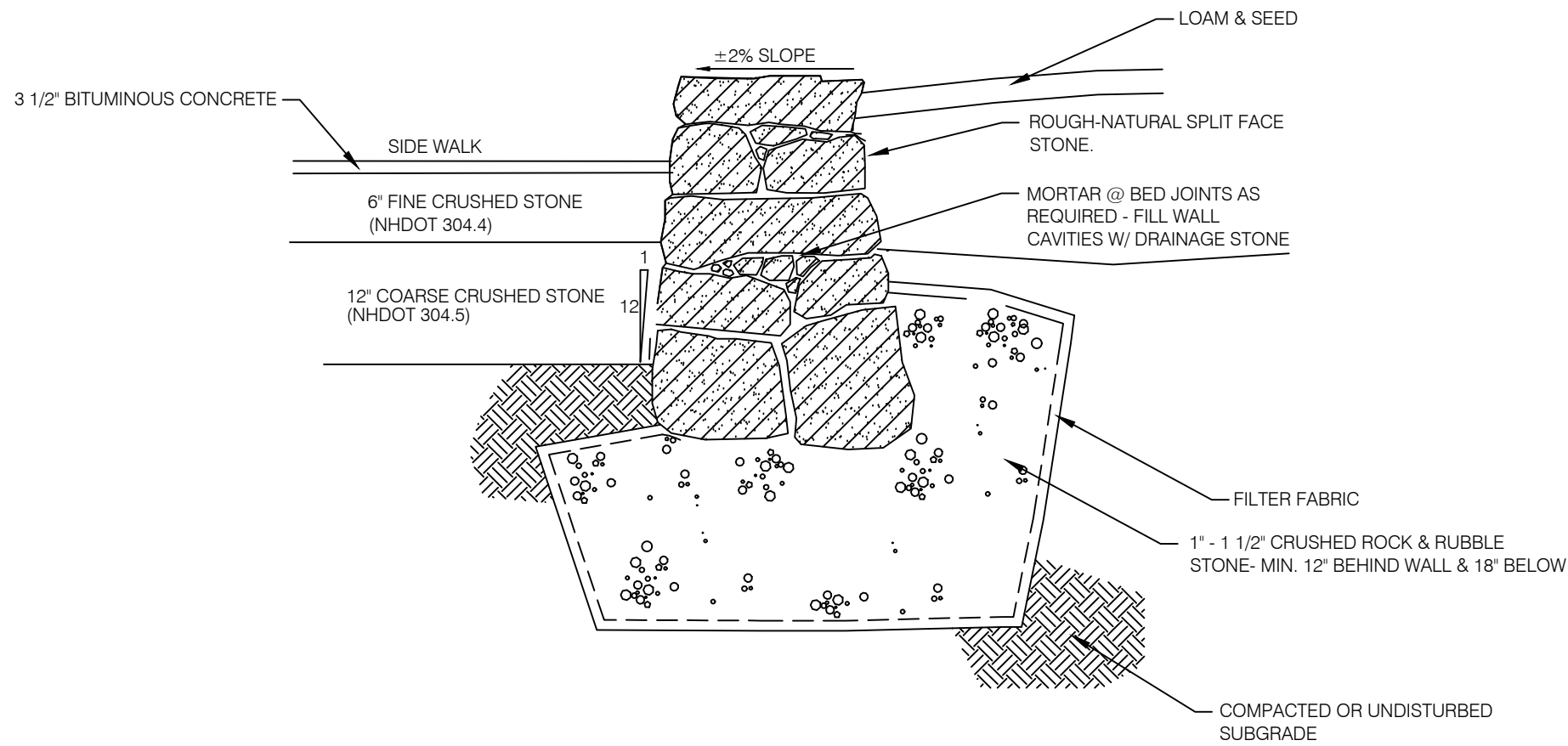






NOTES:  
1. DETAIL CAN BE FIELD MODIFIED TO ELIMINATE A MARKING DIRECTLY IN A WHEEL PATH.

CROSSWALK DETAIL  
N.T.S.



TYPICAL STONE WALL SECTION  
N.T.S.

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|              | 11/20/20 | STAFF REVIEW COMMENTS | PAB     | RJF        | RJF         |
| REVISION NO. | DATE     | DESCRIPTION           | MADE BY | CHECKED BY | APPROVED BY |

SIDEWALK EXTENSION PLAN FOR  
**OCCOM PATH - BASIC HOLDINGS, LLC**  
OAK RIDGE ROAD, CITY OF LEBANON, GRAFTON COUNTY, NH

PATHWAYS CONSULTING, LLC

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

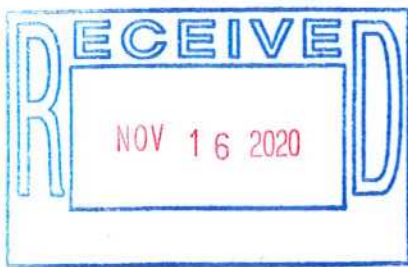
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DESIGNED BY: PAB  
DRAWN BY: PAB  
CHECKED BY: RJF  
DATE: 10/13/20  
PROJ. NO. 11465-01

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17 Richardson Place  
West Lebanon, New Hampshire 03784  
November 9, 2020

Tim Corwin Senior Panner  
City of Lebanon NH  
Planning Board  
51 North Park  
Lebanon, N.H. 03766

Re Basic Holdings proposed PURD  
on Oak Ridge Rd. /WTSL lot

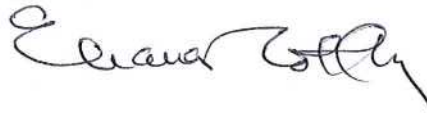
Dear Tim, and honorable members of the Planning Board,

It has been said that you can put lipstick on a pig, but it is still a pig. Although i can appreciate the efforts by Basic Holdings to mitigate the site problems of its proposed development of 22 plus homes on a 5 acre site, fronting Oak Ridge Rd, the inescapable fact, as I see it , is that this project has too many residences for the size of a 5 acre lot. . Twenty two homes , one and TWO family, with no sidewalks, and a narrow access road and small roundabout , no matter how configured , does not allow for adequate ingress and egress on to Oak Ridge, and presents multiple liabilities. There is already compromised visibility due to the contour of the the road and the proximity of the opposite driveway of Pinewood Village .The disturbance of the peace of mind for adjacent neighbors , particularly at night with car lights shining into windows will be a nightmare. . Altho we may lay out a project like lego land, people are not legos. The lack of sidewalks within the complex presents severe safety issues, particular for walkers, or a kid on a trike. It is likely that there will be more than 2 vehicles at a number of homes, perhaps more, particularly if homes are rented by groups of unrelated students or families with teenagers, There may be many situations where the second or third car is parked in the road, presenting a hazard were any one to venture out, play basketball, have visitors. etc., or were a fire truck to need speedy access. I have noticed a marked increase in home deliveries related to online purchases, UPS and pizza deliveries. where people by necessity park in the road . Speed limits are seldom heeded in this fast paced world. The plan to have overflow parking closer to Oak Ridge Rd is impracticable under many circumstances. Most people park where it is easy and close. .And many people have so much "stuff" that the garage is used for storage, and cars are left out front. Too many cars , too much activity. and too much traffic for walkers, many of whom stroll in the neighborhood.or walk their dogs day or night.

And how accessible are the units at the southern end of the lot in the event of emergency? Has this project been reviewed by the fire department? i have particular concern with the houses on the south end near my property. There seems little room for a fire truck, or other service or snow removal vehicles coping with mountains of snow,. It is another world in the winter and those little alleys hardly seem sufficient for

when snow piles up, . Has the fire department reviewed the plan? Given that I am 75 ft directly to the south, in a good wind my property might be in jeopardy. to hazards and nuisances and will be subject to the noise of partyers and vehicles and boom boxes, The developer points to the accessibility of Sachem field for open space and recreation .It should be noted that pre-COVID, this area was heavily used for team sports. often bringing in a large number of cars and traffic. Considering the area also has had large events , related to Wellspring Church as well as the Campion Rink, it is important to measure the total impact on route 10 and the surrounding neighborhoods of further increasing the density in this area. Although I certainly understand the desire to increase the housing and tax base, as well as the desire of the developer to maximize profit, this should not supercede the health and safety or interests of an established community.. In my opinion the project represents over development.. and unless severely reduced in density , and provided with adequate sidewalks , I seek its denial .

Respectfully yours.

A handwritten signature in cursive script, appearing to read 'Eleanor Coffey', written in dark ink.

Eleanor Coffey, LICSW





January 27, 2021

Tim Corwin  
City of Lebanon  
Senior Planner and Zoning Administrator  
51 North Park St  
Lebanon, NH 03766

Dear Tim,

I am the pastor of Wellspring Worship Center and I understand the Occom Path development may require a sidewalk on the north side of Oak Ridge Road that would run parallel to the southern border of our church property.

If the Occom Path development does move forward and the sidewalk does end up on the north side of Oak Ridge Road, one thing our church would hope to see is a sidewalk which includes a curb, and for the sidewalk to be paved right up to curb without having a narrow section of grass between the road and the sidewalk. Our church currently maintains a narrow section of grass on our eastern boundary along Rt. 10 between the road and the sidewalk and it is very inconvenient to maintain. Two summers ago, while we were weed whacking that strip of land, a small rock got kicked up and hit a passing car and actually broke a car's passenger window. We feel that a sidewalk without a narrow strip of grass between the road and the sidewalk is the best option for everyone.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in blue ink that reads "Craig R. Morton".

Craig R. Morton  
Lead Pastor  
Wellspring Worship Center

JAN 28 2021

**STATEMENT OF IMPACT**  
**FOR**  
**OCCOM PATH**  
**BASIC HOLDINGS, LLC**  
**PLANNED UNIT RESIDENTIAL DEVELOPMENT**  
**OAK RIDGE ROAD, LEBANON,**  
**NEW HAMPSHIRE**

**January 11, 2019**

**Revised February 25, 2019**  
**Last Revised January 8, 2021**

**Project No. 11465-01**

AGENT FOR OWNER:



**PATHWAYS CONSULTING, LLC**

Planning • Civil & Environmental Engineering • Surveying • Construction Assistance  
240 Mechanic Street • Suite 100  
Lebanon, New Hampshire 03766  
(603) 448-2200 • Fax: (603) 448-1221 • [www.pathwaysconsult.com](http://www.pathwaysconsult.com)

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**BASIC HOLDINGS, LLC PLANNED UNIT RESIDENTIAL DEVELOPMENT**  
**OAK RIDGE ROAD, LEBANON, NEW HAMPSHIRE**

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AGENT FOR OWNER:



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## A. Purpose

The following Impact Statement, with appendices, provides an evaluation of the proposed planned unit residential development with respect to the environment, public services, abutting properties, and fiscal conditions. The project design includes the construction of 15 new single-family homes and three two-family dwellings, totaling 21 housing units. The project is a planned unit residential development (PURD) with common areas and open space, a private roadway, parking, utilities and landscaping to be constructed within the project limits.

The City of Lebanon (City) Subdivision Regulations require the applicant to address the following areas of study and information, as outlined in Section 12.3, "Statement as to Impact of Subdivision and Determination of Whether or Not Premature or Scattered."

1. Statement of impact of the proposed development on natural resources and environmental quality including, but not limited to, water quality, air quality, wetlands, soil erosion and agricultural soils and a statement of pollution control and environmental impact mitigation measures.
2. Capacity of the school system; effect on school bus transportation and distance of the proposed subdivision from the nearest elementary school.
3. Adequacy of streets and/or sidewalks in the general area of the subdivision including major intersections providing access, and such other areas as requested by the Board.
4. Sufficiency, availability and capacity of utility services to provide water, fire protection, and sewer, and further, the impact of the subdivision on the municipal solid waste disposal facilities.
5. (If applicable) The impact of on-site subsurface sewage disposal systems as to adjacent wells, water supply systems, and any known aquifers so designated by the United States Geological Survey. *NOTE: This criterion is not applicable to the proposed project.*
6. Any special fire, police and public safety problems due to location and/or special conditions relative to the type of use.
7. Impact of drainage from the subdivision on abutting properties and potential drainage problems both on the site of the subdivision and downstream from the subdivision.
8. Fiscal impact statement analyzing the impact of the subdivision on municipal, school and county revenues and expenditures, including estimated potential tax revenue and estimated number of school children.

## **B. Project Description**

The proposed development is located on the south side of Oak Ridge Road, off Route 10 and near the Lebanon/Hanover town line.

The proposed project is the construction of 15 new single-family detached homes and three two-family dwellings, situated on a private road and cul-de-sac. The existing single family residence on Map 4 Lot 6 will be renovated and an attached second dwelling constructed to become one of the two-family dwellings. The other two-family dwelling will be constructed at the entrance to the PURD across the road from the renovated structure. There will be a total of 21 single-family units in the PURD, so a net gain of 20 new housing units.

## **C. Natural Resources and Environmental Quality**

- a. Water quality: The proposed housing complex complies with State and Federal regulations regarding disposal of wastewater that may be generated in the proposed development. Human wastes will be directed to the Hanover Wastewater Treatment Facility. Consequently, these issues will have no impact on the quality of ground and surface waters in the vicinity.

Stormwater runoff from impervious surfaces will be treated prior to discharge to detention or infiltration practices or off-site, in accordance with the NHDES criteria for stormwater treatment. Treatment practices such as bioretention basins are capable of removing sediments, phosphorus, nitrogen, and other pollutants within the acceptable ranges established by NHDES.

Road salt and sand will be applied to the proposed parking, driving and pedestrian facilities. Application will be consistent with other streets in the City.

The proposed project will not impact wetlands; therefore, there is no impact to groundwater quality in that respect.

- b. Air quality: Air quality can be expected to be consistent with other residential neighborhoods in the City. The project will not introduce any unusual sources of air pollution.
- c. Wetlands: There are no wetlands within the project area or within at least 400 feet of the proposed disturbance. Consequently, there will be no adverse impacts to wetlands.

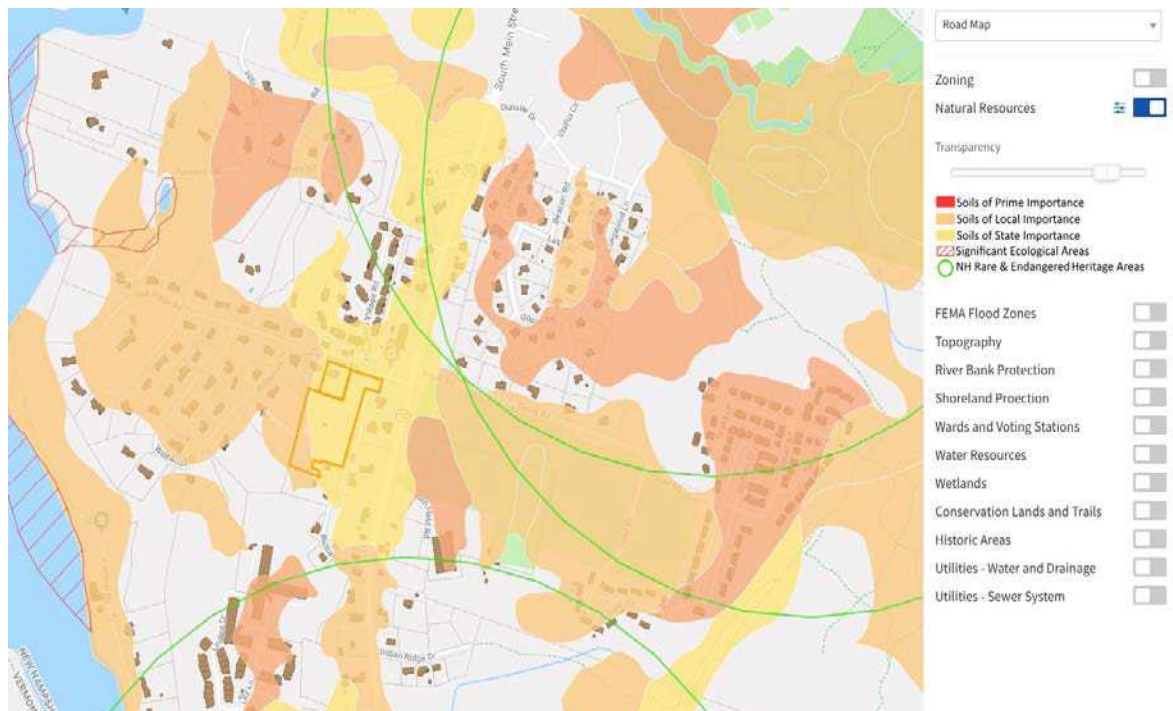


- d. Soil erosion: Soil erosion may be considered one of the greatest impacts to surface water quality. The careful application of standard, industry proven erosion and sediment control measures that are fully planned, implemented, and maintained from the beginning stages of development through construction completion can control or prevent much of the damage that could occur. Sediment and erosion control measures, which will be developed pursuant to NH RSA 485:A-17, will include: critical construction sequencing; minimization of the alteration of natural drainage patterns; minimization of excessive cuts and fills; minimization of soil exposure by consideration of seasonal events; continual erosion control maintenance during construction; and optimal use of temporary and permanent erosion control measures including silt fence, stone inlet and discharge aprons, slope matting, level lip spreaders, treatment swales, detention facilities, and finally, properly mulching and seeding of all finished slopes.

All erosion and sediment control work during construction shall be done in accordance with the New Hampshire Department of Environmental Services “Storm water Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire.” Erosion control socks, stone check dams and silt fences will be required for drainage and treatment components of the site work until structures and all disturbed areas are stabilized. Disturbed areas must be temporarily stabilized with grass seed and hay mulch or jute netting until permanent vegetative controls are installed, to minimize the transport of sediment.

There is a steep, wooded slope located at the south end of the subject property. The slope is not part of the development and will remain in its natural state.

- e. Agricultural soils: The soils within the project area, as mapped by the City's MapGeo, are mapped as: Windsor loamy fine sand, which is categorized as a Soil of Local Importance; and Dartmouth silt loam, which is categorized as a Soil of State Importance. The undeveloped portions of the subject parcels are wooded and are not nor have they recently been used for agricultural purposes.



- f. Pollution control and environmental impact mitigation measures: The Natural Resources Overlay Map shown above depicts the project area and various overlays from the City on-line maps. The proposed project does not impact wetlands, steep slopes, soils of prime agricultural importance, NH Rare and Endangered Heritage Areas, or other sensitive lands, such that mitigation measures beyond the best management practices previously described should not be required.
- g. Noise: The project anticipates no activities that will require noise control methods or procedures.

## D. School System Capacity

The project anticipates an increase in pre-K to high school students to be approximately 4.8 students total, such that there will be no measurable impact on the City middle and high schools. The number of additional pre-K through elementary school students in the neighborhood is projected to be 1.7. It is unlikely that the additional students from the project would spawn an expansion of the Mt. Lebanon Elementary School. However, if capacity became an issue, it is likely that the system would respond with a re-districting of the elementary district boundaries. Students from this project would utilize existing bus transportation system(s). The distance from the project to the nearest elementary school, Mt. Lebanon Elementary School, is approximately three miles.

| Student Distribution to Area Schools |                    |                            |                 |                                     |        |      |
|--------------------------------------|--------------------|----------------------------|-----------------|-------------------------------------|--------|------|
|                                      | 2017               |                            | 2018            |                                     |        |      |
| Lebanon Enrollment *                 | 1,660              |                            | 1,624           |                                     |        |      |
| Housing Units **                     | 6,689              |                            | n/a             | (use 2017 housing unit data)        |        |      |
| Enrollment per Unit                  | 0.25               |                            | 0.24            |                                     |        |      |
|                                      |                    |                            |                 |                                     |        |      |
| Student Distribution *               | 2016/2017          | %                          | 2017/2018       | %                                   |        |      |
| Pre-K, K, + Elementary               | 602                | 36%                        | 571             | 35%                                 |        |      |
| Middle                               | 480                | 29%                        | 469             | 29%                                 |        |      |
| High                                 | 578                | 35%                        | 584             | 36%                                 |        |      |
| Total                                | 1660               | 100%                       | 1624            | 100%                                |        |      |
|                                      |                    |                            |                 |                                     |        |      |
|                                      |                    |                            |                 | Distribution of Students to Schools |        |      |
|                                      | No. Proposed Units | Enrollment Rate (per unit) | No. of Students | Pre-K to Elementary                 | Middle | High |
| Single-Family Detached               | 15                 | 0.24                       | 3.60            |                                     |        |      |
| Two Unit Building                    | 6                  | 0.24                       | 1.44            |                                     |        |      |
| Total                                | 21                 |                            | 5.04            | 1.8                                 | 1.5    | 1.8  |
|                                      |                    |                            |                 |                                     |        |      |
| Existing Enrollment                  | 1                  | 0.24                       | 0.24            | 0.1                                 | 0.1    | 0.1  |
|                                      |                    |                            |                 |                                     |        |      |
| Increase in Enrollment               | 20                 |                            | 4.8             | 1.7                                 | 1.4    | 1.7  |
|                                      |                    |                            |                 |                                     |        |      |
| * Source: NH Dept. of Education      |                    |                            |                 |                                     |        |      |
| ** Source: American factfinder       |                    |                            |                 |                                     |        |      |

#### E. Adequacy of Streets, Sidewalks, and/or Parking

The project will increase traffic into and out of Oak Ridge Road, and there will be some impact to traffic counts on Route 10. A summary of the impacts to roads, streets, and pedestrian and vehicular traffic is included in the traffic analysis, Appendix A. Parking for the project will meet the requirements of Section 607.2 of the City Zoning Ordinance. Specifically, the project provides two off-street parking spaces for each dwelling unit or a total of 44 spaces. There are also approximately eight on-street guest parking spaces located on the cul-de-sac.

#### F. Utilities

- a. Water: The project is served by an existing eight-inch water line in Oak Ridge Road, which is fed by a 10-inch water line in Route 10. The Crafts Hill water tank, located at the east end of Highland Street, is the primary source for the Route 10 water line, supplemented by water from the Dartmouth Hitchcock Medical Center water storage tank that is connected to the water system through a pressure reducing valve located at Sachem Village.



- b. Fire Protection: The proposed housing units will meet the single and multi-unit residential standards of the NFPA. Applicable codes do not require fire sprinklers for these dwellings, and sprinklers are not proposed for the new buildings.
- c. Sewer: Gravity sewer connection is available at an existing manhole in Oak Ridge Road. The sewer main is part of a gravity sewer system that connects to the Town of Hanover sewer system for collection and treatment at the Hanover Wastewater Treatment Plant. Wastewater flows for the project are estimated based on the number of bedrooms in each housing unit. Since the PURD is a residential development, it will generate wastewater of typical strength, and therefore, we anticipate that the Town of Hanover will accept the additional flows.
- d. Solid Waste Disposal: The project will utilize the same commercial service that is currently used in the Oak Ridge Road neighborhood for the collection of solid waste and recyclable materials. The owners and/or residents of each dwelling unit will be responsible for individually contracting with the solid waste disposal company for curbside removal of solid waste and recyclables.

#### **G. Fire, Police, and Public Safety**

The project will increase the number of fire and police department calls to the Oak Ridge Road neighborhood in proportion to the increase in population for the neighborhood. The increase is not anticipated to cause an undue burden on the Fire and Police Departments.

#### **H. Drainage Impacts on Abutting Properties**

Stormwater runoff will not change materially. Drainage patterns for the proposed site are similar to the existing drainage patterns. Stormwater will be completely infiltrated on-site except for storm events that exceed the 100-year design storm, where it will discharge either to a) Oak Ridge Road and the downgradient municipal stormwater system, which eventually drains to a tributary channel of Mink Brook, or b) to a tributary channel of the Connecticut River.

Stormwater management calculations are provided in Appendix B. Stormwater will be collected in open channel and subsurface pipe systems and conveyed to treatment practices and infiltration basins, where it will be treated and infiltrated, thereby recharging groundwater and reducing the peak flows off-site to below pre-development flows for the design storm events. Consequently, there will be no adverse impacts on abutting properties from stormwater runoff.

#### **I. Fiscal Impacts**

The fiscal impact statement analyzing municipal, school, and county revenues and expenditures are provided in Appendix C.

#### **J. Wildlife Impacts**

The proposed Occom Path development anticipated wildlife impacts are identified in the Ecosystems Management Consultants Assessment located in Appendix D of this report.

## **APPENDICES**

**APPENDIX A**  
**TRAFFIC IMPACT ANALYSIS AND NOISE LETTER**

# MEMO

**TO:** Jeff Goodrich, PE  
**FROM:** Erica Wygonik, PE, PhD; Austin Feula, PE, PTOE  
**DATE:** January 15, 2019  
**SUBJECT:** Oak Ridge Road Housing Development Traffic Permitting Assistance

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## 1.0 SUMMARY OF KEY FINDINGS

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RSG has conducted an analysis of traffic operations for a proposed residential project, which would be located south of Oak Ridge Road in Lebanon, New Hampshire.

The proposed project would construct 21 rental units. Site traffic would access the surrounding road network by way of Oak Ridge Road.

Key project findings include:

- Standard NHDOT traffic analysis conventions typically recommend analyzing intersections that would experience 100 or more site-generated trips generated during the two highest peak hours of adjacent street traffic. Since conservative estimates indicate the proposed facility would generate no more than 25 new trips during the busiest hour for the housing development, a full traffic study is not indicated.
- We have observed stopping and intersection sight distances at the proposed access. Both east and west of the proposed access, available sight distances were observed to exceed design standards.
- Based on the analysis and recommendations presented in this memorandum, we conclude that construction of the proposed residential project as proposed will not cause unreasonable congestion or unsafe conditions on the local roadway network and will not adversely impact the public investment in roadway infrastructure in the adjacent area.

## 2.0 PROJECT PARAMETERS

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The key project parameters that affect the traffic impact analysis are listed below:

- The proposed project is anticipated to include 21 rental units.
- Four units will be duplexes, and the remaining 17 will be free-standing.
- The proposed project will have one access to the surrounding road network on Oak Ridge Road.
- The project is anticipated to be occupied in late 2019.

### 3.0 TRIP GENERATION

Trip generation refers to the number of new vehicle trips originating at or destined for a development. Traffic generated by the project will primarily consist of resident trips.

To estimate the number of new vehicle trips for this project, trip generation rates presented in the Institute of Transportation Engineer's *Trip Generation Manual*<sup>1</sup> were examined. The independent variable Number of Units was used to determine trip generation for this project. This facility will consist of 21 rental units (four units will be duplexes, and the remaining will be free-standing). Applying trip generation rates for ITE Land Use 210 (Residential) based on the number of units, the proposed project will generate approximately 20 trips (5 enters and 15 exits) during the AM peak hour, and 25 trips (16 enters and 9 exits) during the PM peak hour. The peak hour of the project was selected to ensure a conservative analysis. Trip generation during the peak hour of adjacent street traffic may be lower.

### 4.0 SIGHT DISTANCE OBSERVATIONS

RSG conducted a site visit to the project location on Friday, January 11, 2019 to observe stopping and intersection sight distances.

Stopping and intersection sight distances, as defined in the 2011 publication *A Policy on Geometric Design of Highways and Streets*, from the American Association of State Highway and Transportation Officials (AASHTO),<sup>2</sup> were measured along Oak Ridge Road east and west of the proposed site access intersection. Sight distances were observed to exceed design standards for a 30 MPH roadway in both directions. We recommend understory vegetation be trimmed back regularly once the access is constructed to ensure these sight distances are maintained in all seasons.

Figure 1 presents a summary of design minimum and observed sight distances at the proposed access along Oak Ridge Road.

**FIGURE 1: SIGHT DISTANCE OBSERVATIONS**

| Location                        | Stopping Sight Distance |          | Intersection Sight Distance |         |          |
|---------------------------------|-------------------------|----------|-----------------------------|---------|----------|
|                                 | Design Min.**           | Observed | Design Min.**               | Desired | Observed |
| Proposed Access - Looking East* | 190'                    | 380'     | 190'                        | 335'    | 380'     |
| Proposed Access - Looking West  | 215'                    | >400'    | 215'                        | 335'    | >400'    |

\* Stop sign on Oak Ridge Road at the intersection with NH-10 is approximately 380 feet east of the Access.

\*\* Accounting for approximate 5% grade

Figure 2 and Figure 3 present the respective views looking east and west from the proposed access location.

<sup>1</sup> Institute of Transportation Engineers, *Trip Generation* 10th Edition (Washington, D.C.: Institute of Transportation Engineers, 2017).

<sup>2</sup> American Association of State Highway and Transportation Officials, *A Policy on Geometric Design of Highways and Streets*, Fifth Edition (Washington D.C.: American Association of State Highway and Transportation Officials, 2011).



**FIGURE 2: VIEW LOOKING EAST FROM PROPOSED ACCESS**



**FIGURE 3: VIEW LOOKING WEST FROM PROPOSED ACCESS**





January 14, 2019

Jeff Goodrich, P.E.  
President  
Pathways Consulting, LLC  
240 Mechanic Street, Suite 100  
Lebanon, NH 03766

**RE: Review of Noise for the Oak Ridge Residential Development**

Dear Jeff:

The Oak Ridge Residential Development is a proposed residential project located on Oak Ridge Road west of NH Route 10 (NH-10) behind the Wheeler Professional Park. Neighboring land uses include:

- A worship facility and single-family residences on Oak Ridge Road to the north;
- A residential development north of Oak Ridge Road on Pinewood Village Road;
- Offices, a veterinary clinic, Campion ice rink, Sachem Fields, and single-family residences on NH-10 to the east;
- Single-family residences on Richardson's Place to the southeast;
- A senior living community to the south; and
- Single-family residences on Wildwood Drive to the west.

It is our understanding that the proposed project includes the construction of 21 residential units, an access drive, and a community garden area. There are no outdoor noise sources shared by the residential units associated with the project. The only sources of sound associated with the project are vehicles entering and exiting the site and those that are typically associated with residential areas, such as lawn care equipment. These are sources that already exist throughout the area with the neighboring land uses identified above.

We have reviewed Section 501 of the Lebanon Zoning Ordinance which requires a statement of noise control methods and procedures. Given that there are no major outdoor noise sources associated with the proposed project, only minor sources typical of residential areas are anticipated, and the proposed project fits the acoustical context

of the neighboring land uses, no specialized noise control measures are necessary for this project.

Lastly, it is worth noting that the access drive to the site is planned such that the proposed residential units surround it. While noise from vehicles entering and exiting the site would already be considered a minor source, the layout of the proposed project attenuates sound from on-site vehicles as it propagates towards neighboring parcels due to shielding from the proposed buildings.

Sincerely,

A handwritten signature in black ink, appearing to read "Eddie Duncan". The signature is fluid and cursive, with the first name "Eddie" being more prominent than the last name "Duncan".

**EDDIE DUNCAN, INCE Bd. Cert.**  
**Director**

## 5.0 CONCLUSIONS

---

Standard NHDOT traffic analysis conventions typically recommend analyzing intersections that would experience 100 or more site-generated trips generated during the two highest peak hours of adjacent street traffic. Since conservative estimates indicate the proposed facility would generate no more than 25 new trips during the busiest hour for the housing development, a full traffic study is not indicated.

An Advance Transit stop is located at the Oak Ridge NH-10 & NH-10 intersection. All proposed units will be under a quarter of a mile from this stop, thus well within walking distance. This stop services the Orange Route, which offers a direct connection to downtown Hanover and the Dartmouth College campus. This transit connection may reduce trip generation rates at the proposed development.

Adequate sight distances are available at the proposed project driveway. To maintain these sight distances, understory vegetation should be trimmed, and any new plantings should be chosen and placed so as not to constrict views. The driveway approach should be graded to maximize visibility.

Based on the analysis presented above we project this housing development, as proposed, will not cause unreasonable congestion or unsafe conditions on the local roadway network and will not adversely impact the public investment in roadway infrastructure in the adjacent area.



**APPENDIX B**  
**STORMWATER MANAGEMENT CALCULATIONS**



# **PATHWAYS CONSULTING, LLC**

Planning • Civil & Environmental Engineering • Surveying • Construction Assistance  
3 Schoolhouse Lane • Post Office Box 600  
Etna, New Hampshire 03750  
(603) 643-3511 • Fax: (603) 643-3533

## **MEMORANDUM**

---

TO: CHRISTINA HALL, P.E., CITY OF LEBANON CITY ENGINEER

FROM: DANIEL P. MOSS, P.E., PROJECT ENGINEER  
ANN G. KYNOR, P.E., PROJECT ENGINEER

RE: PRELIMINARY DRAINAGE CALCULATIONS FOR BASIC HOLDINGS, LLC  
PLANNED UNIT RESIDENTIAL DEVELOPMENT, OAK RIDGE ROAD,  
LEBANON, NEW HAMPSHIRE (Project No. 11465-01)

DATE: JANUARY 14, 2019

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### **PROJECT DESCRIPTION**

The subject property is located off of Oak Ridge Road in Lebanon and encompasses approximately 5.38 acres of land consisting of woods/scrub brush and one single-family residence. The proposed project includes the construction of 17 new single family homes and two two-family dwellings, totaling 21 housing units. The project is a planned unit residential development (PURD) with common areas and open space, a private roadway, parking, utilities and landscaping to be constructed within the project limits. The project design includes approximately four acres of site disturbance.

### **WATERSHED DESCRIPTION**

The project is part of two watersheds. The southwesterly portion of the project drains towards the south to the Connecticut River. The north and easterly portions of the project drain northward along Route 10 toward Mink Brook. A topographic plan is attached depicting the project area and the two watersheds in relation to the Connecticut River and Mink Brook.

### **SOIL MAPPING AND TESTING**

NRCS soil maps and ratings for hydrologic soil groups and saturated hydraulic conductivity (Ksat) from the Web Soil Survey are attached. The mapped soils are Windsor loamy sand and Hitchcock silt loam. Our soil scientist, Timothy F. McCormick, LSS, investigated the site and conducted auger probes in May 2018. The probe locations and data are included on the attached existing conditions stormwater plan, SW1. The investigation confirmed the soil types and found an area that appears to be predominantly Dartmouth silt loam rather than Hitchcock silt loam. We adjusted the soil map based on the field investigation and used this data for the preliminary stormwater design and modeling.

In general, the soils in the southerly third of the parcel are very well-drained loamy sands with hydraulic soil rating of A, very high infiltration rates (Ksat of 100 micrometers per second) no ledge and no seasonal high groundwater to the depths of the probes. Consequently, we utilized the area near Probe #8 for Infiltration Basin #2 and directed the majority of the site drainage to this basin. The central third of the project site is Hitchcock silt loam, and the northerly third of the project area appears to be Dartmouth silt loam. Both of these soils have a hydraulic soil rating of C, and moderately high infiltration rates (Ksat of 2.3 micrometers per second). Probe

#11 and Probe #12 did not observe seasonal high groundwater to depth of probes (40 inches), so we utilized this area for Infiltration Basin #1.

We will conduct test pits and infiltration tests at the locations of all proposed infiltration practices to confirm the soil characteristics and design infiltration rates as part of the final design phase and as required for the NHDES Alteration of Terrain permit process.

## **EXISTING CONDITIONS**

The terrain in the project area is predominantly woods and scrub shrubs, sloping from west to east at slopes generally between 3% and 8%. Smaller areas drain to the north toward Oak Ridge Road and to the south toward the Quail Hollow senior housing development. Due to the well-drained soils and predominantly wooded and vegetated cover, there is little flow from the site to the abutting properties for most design storms.

## **PROPOSED CONDITIONS**

The proposed project will replace approximately 1.31 acres of existing woodland and scrub shrubs with impervious pavement and buildings. Total area of disturbance is approximately four acres. The site grading and drainage design directs the majority of stormwater runoff toward Infiltration Basin 1 and Infiltration Basin 2, located on the south and westerly edges of the development, where there are well-drained soils and low groundwater depths. Bioretention basins are utilized to treat and infiltrate stormwater runoff that is headed toward the steep slope to the south. This runoff is from rooftops and landscaping from six of the units around the cul-de-sac and require no pre-treatment practices. Runoff from all other drainage areas is captured in catch basins and yard drains and conveyed to Infiltration Basin #1 and Infiltration Basin #2. Pretreatment for these practices is accomplished by sediment forebays. The sediment basins are sized to be at least 25% of the water quality volume calculated for each infiltration basin, as required by the NHDES Alteration of Terrain rules. Runoff is infiltrated in Basins #1 and #2, such that the peak flows are reduced from the pre-development situation and there is virtually no runoff from the site for all of the evaluated design storms, up to the 100-year storm event.

## **HYDROLOGIC CALCULATIONS**

We used the HydroCAD computer software program and the TR-55 Methodology to determine pre-development and post-development runoff rates for the 2-year, 10-year, 25-year, 50-year and 100-year frequency storms. The HydroCAD reports and the associated drainage area maps for the existing and proposed conditions are attached. The model established links or points of interest at the three (3) discharge points (Link 1L, Link 2L and Link 3L as shown on the attached Stormwater Modeling Exhibits) to compare the Pre-Construction and Post-Construction peak flow rates and volumes for the proposed project. The following tables summarize the peak flows and volumes:

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

| Discharge Point No.    | 2-Year Storm       |                     | 10-Year Storm      |                     | 25-Year Storm      |                     | 50-Year Storm      |                     | 100-Year Storm     |                     |
|------------------------|--------------------|---------------------|--------------------|---------------------|--------------------|---------------------|--------------------|---------------------|--------------------|---------------------|
|                        | Pre-Const. Q (cfs) | Post-Const. Q (cfs) | Pre-Const. Q (cfs) | Post-Const. Q (cfs) | Pre-Const. Q (cfs) | Post-Const. Q (cfs) | Pre-Const. Q (cfs) | Post-Const. Q (cfs) | Pre-Const. Q (cfs) | Post-Const. Q (cfs) |
| Link 1L, to Road       | 0.24               | 0                   | 0.64               | 0                   | 1.03               | 0                   | 1.42               | 0                   | 1.90               | 0                   |
| Link 2L, East Boundary | 0.40               | 0                   | 1.44               | 0                   | 2.47               | 0                   | 3.50               | 0                   | 4.82               | 0                   |
| Link 3L, South Slope   | 0.02               | 0                   | 0.08               | 0                   | 0.13               | 0                   | 0.19               | 0                   | 0.26               | 0.02                |

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

| Discharge Point No.    | 2-Year Storm            |                          | 10-Year Storm           |                          | 25-Year Storm           |                          | 50-Year Storm           |                          | 100-Year Storm          |                          |
|------------------------|-------------------------|--------------------------|-------------------------|--------------------------|-------------------------|--------------------------|-------------------------|--------------------------|-------------------------|--------------------------|
|                        | Pre-Const. Vol. (ac-ft) | Post-Const. Vol. (ac-ft) | Pre-Const. Vol. (ac-ft) | Post-Const. Vol. (ac-ft) | Pre-Const. Vol. (ac-ft) | Post-Const. Vol. (ac-ft) | Pre-Const. Vol. (ac-ft) | Post-Const. Vol. (ac-ft) | Pre-Const. Vol. (ac-ft) | Post-Const. Vol. (ac-ft) |
| Link 1L, to Road       | 0.003                   | 0                        | 0.065                   | 0                        | 0.098                   | 0                        | 0.131                   | 0                        | 0.173                   | 0                        |
| Link 2L, East Boundary | 0.053                   | 0                        | 0.138                   | 0                        | 0.219                   | 0                        | 0.391                   | 0                        | 0.406                   | 0                        |
| Link 3L, South Slope   | 0.003                   | 0                        | 0.007                   | 0                        | 0.011                   | 0                        | 0.016                   | 0                        | 0.026                   | 0.003                    |

## GROUNDWATER RECHARGE

The Groundwater Recharge Volume calculations are attached and indicate how much Groundwater Recharge Volume (GRV) is required for the project site. Since each BMP infiltrates up to the 100-year storm event without overflowing, the GRV is clearly being met.

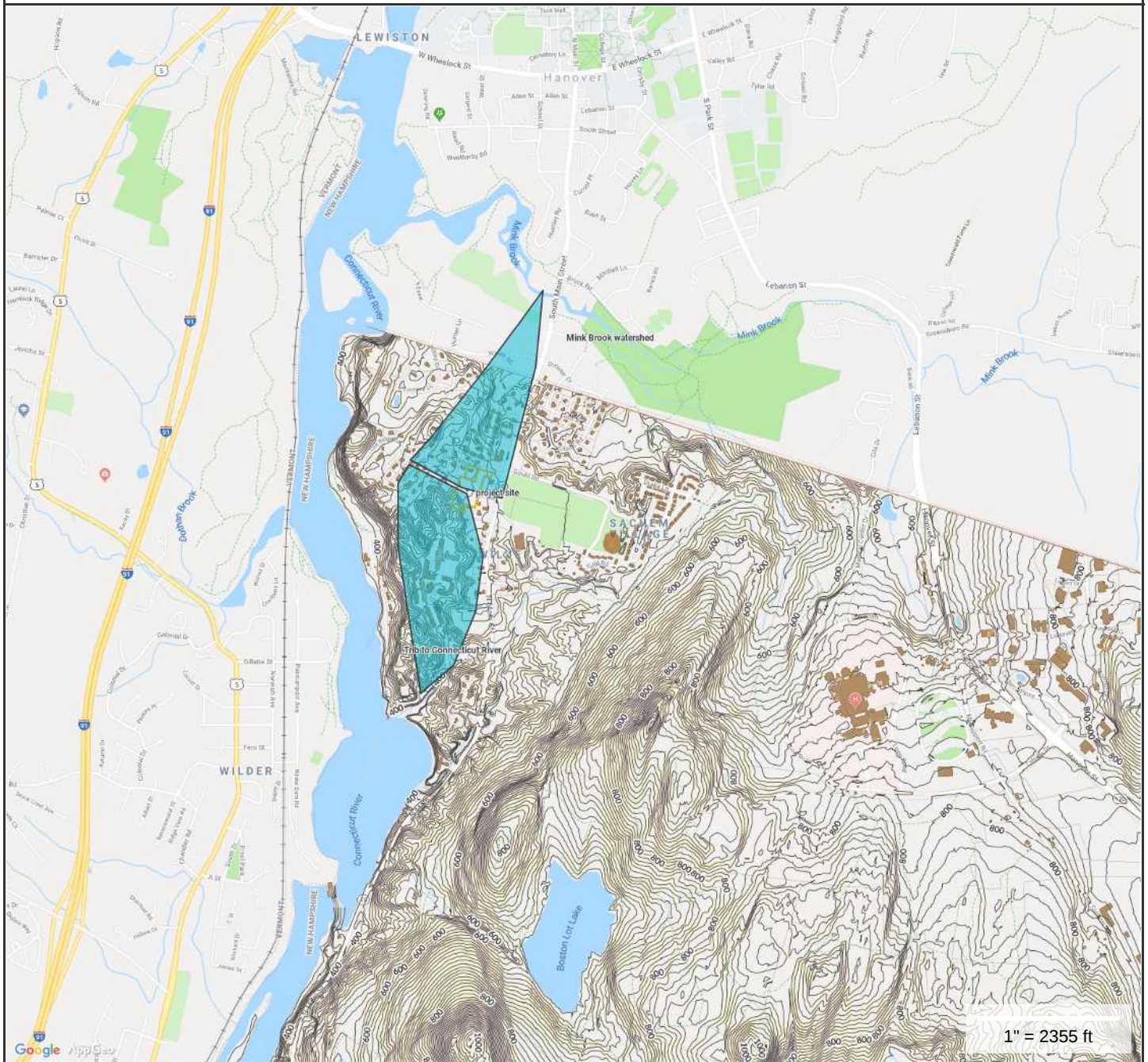
MEMORANDUM

TO: CHRISTINA HALL, P.E., CITY OF LEBANON CITY ENGINEER  
FROM: DANIEL P. MOSS, P.E., PROJECT ENGINEER  
RE: PRELIMINARY DRAINAGE CALCULATIONS FOR BASIN HOLDINGS, LLC, OAK RIDGE ROAD,  
LEBANON, NEW HAMPSHIRE (Project No. 11465-01)  
DATE: JANUARY 14, 2019  
Page 2

The following supporting documents are attached:

- Extreme Precipitation Table
- NRCS Soils Data
- Pre-Construction HydroCAD Report
- Figure W1: Pre-Construction Watershed Modeling Exhibit
- Post- Construction HydroCAD Report
- Figure W2: Post-Construction Watershed Modeling Exhibit
- Groundwater Recharge Volume (GRV) Calculations

## Watershed Map



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

City of Lebanon, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/23/2018  
Data updated 11/18/2018



Map Theme Legends

Topography

- MAJOR INDEX CONTOUR
- MINOR CONTOURS
- 15% - 25% SLOPE
- 25% - 35% SLOPE
- 35% - 60% SLOPE
- > 60% SLOPE

# Hydrologic Soil Group—Grafton County, New Hampshire (Oak Ridge Rd PUD)



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons

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

#### Soil Rating Lines

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

#### Soil Rating Points

 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Grafton County, New Hampshire  
 Survey Area Data: Version 21, Sep 5, 2018

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

Date(s) aerial images were photographed: Jun 28, 2014—Apr 24, 2016

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

## Hydrologic Soil Group

| Map unit symbol                    | Map unit name                                | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|----------------------------------------------|--------|--------------|----------------|
| 26B                                | Windsor loamy sand, 3 to 8 percent slopes    | A      | 3.1          | 25.3%          |
| 26C                                | Windsor loamy sand, 8 to 15 percent slopes   | A      | 2.2          | 18.4%          |
| 26E                                | Windsor loamy sand, 15 to 60 percent slopes  | A      | 1.3          | 11.0%          |
| 130E                               | Hitchcock silt loam, 15 to 60 percent slopes | C      | 0.0          | 0.3%           |
| 132B                               | Dartmouth silt loam, 3 to 8 percent slopes   | C      | 5.4          | 44.9%          |
| <b>Totals for Area of Interest</b> |                                              |        | <b>12.1</b>  | <b>100.0%</b>  |

## Description

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

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

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

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

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

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

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

## Rating Options

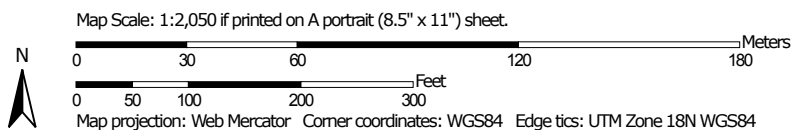
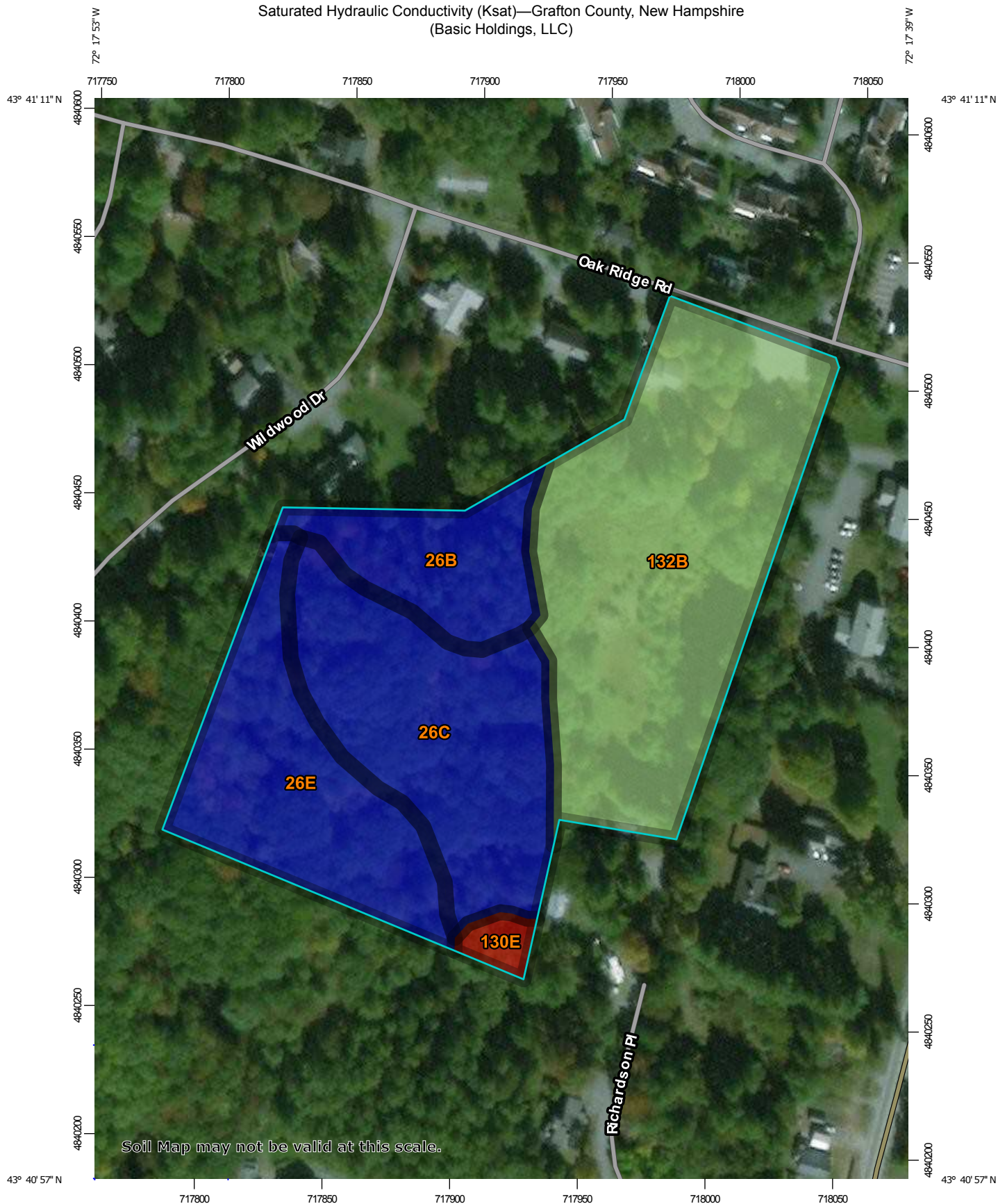
*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



Saturated Hydraulic Conductivity (Ksat)—Grafton County, New Hampshire  
(Basic Holdings, LLC)



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

1/11/2019  
Page 1 of 3  
Page 224 of 415

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Background

 Aerial Photography

### Soils

#### Soil Rating Polygons

-   $\leq 4.3193$
-   $> 4.3193$  and  $\leq 4.6511$
-   $> 4.6511$  and  $\leq 100.0000$
-  Not rated or not available

#### Soil Rating Lines

-   $\leq 4.3193$
-   $> 4.3193$  and  $\leq 4.6511$
-   $> 4.6511$  and  $\leq 100.0000$
-  Not rated or not available

#### Soil Rating Points

-   $\leq 4.3193$
-   $> 4.3193$  and  $\leq 4.6511$
-   $> 4.6511$  and  $\leq 100.0000$
-  Not rated or not available

### Water Features

 Streams and Canals

### Transportation

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

## MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Grafton County, New Hampshire  
Survey Area Data: Version 21, Sep 5, 2018

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

Date(s) aerial images were photographed: Jun 28, 2014—Apr 24, 2016

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

## Saturated Hydraulic Conductivity (Ksat)

| Map unit symbol                    | Map unit name                                | Rating (micrometers per second) | Acres in AOI | Percent of AOI |
|------------------------------------|----------------------------------------------|---------------------------------|--------------|----------------|
| 26B                                | Windsor loamy sand, 3 to 8 percent slopes    | 100.0000                        | 1.0          | 10.7%          |
| 26C                                | Windsor loamy sand, 8 to 15 percent slopes   | 100.0000                        | 2.2          | 24.8%          |
| 26E                                | Windsor loamy sand, 15 to 60 percent slopes  | 100.0000                        | 1.8          | 19.9%          |
| 130E                               | Hitchcock silt loam, 15 to 60 percent slopes | 4.3193                          | 0.1          | 1.5%           |
| 132B                               | Dartmouth silt loam, 3 to 8 percent slopes   | 4.6511                          | 3.8          | 43.0%          |
| <b>Totals for Area of Interest</b> |                                              |                                 | <b>8.9</b>   | <b>100.0%</b>  |

### Description

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

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

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

### Rating Options

*Units of Measure:* micrometers per second

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Slowest

*Interpret Nulls as Zero:* No

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

# Extreme Precipitation Tables

## Northeast Regional Climate Center

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

|           |                                        |
|-----------|----------------------------------------|
| Smoothing | Yes                                    |
| State     | New Hampshire                          |
| Location  | Lebanon Map 4 Lots 5&6, Oak Ridge Road |
| Longitude | 72.296 degrees West                    |
| Latitude  | 43.685 degrees North                   |
| Elevation | 0 feet                                 |
| Date/Time | Mon, 07 Jan 2019 11:09:00 -0500        |

## Extreme Precipitation Estimates

|       | 5min | 10min | 15min | 30min | 60min | 120min |       | 1hr  | 2hr  | 3hr  | 6hr  | 12hr | 24hr | 48hr  |       | 1day | 2day | 4day  | 7day  | 10day |       |
|-------|------|-------|-------|-------|-------|--------|-------|------|------|------|------|------|------|-------|-------|------|------|-------|-------|-------|-------|
| 1yr   | 0.26 | 0.40  | 0.50  | 0.66  | 0.82  | 1.02   | 1yr   | 0.71 | 0.93 | 1.17 | 1.44 | 1.75 | 2.14 | 2.41  | 1yr   | 1.90 | 2.32 | 2.69  | 3.29  | 3.78  | 1yr   |
| 2yr   | 0.31 | 0.48  | 0.59  | 0.78  | 0.98  | 1.22   | 2yr   | 0.85 | 1.11 | 1.40 | 1.71 | 2.07 | 2.49 | 2.80  | 2yr   | 2.21 | 2.69 | 3.14  | 3.76  | 4.30  | 2yr   |
| 5yr   | 0.37 | 0.57  | 0.72  | 0.96  | 1.23  | 1.54   | 5yr   | 1.06 | 1.41 | 1.76 | 2.14 | 2.57 | 3.06 | 3.46  | 5yr   | 2.71 | 3.33 | 3.86  | 4.54  | 5.17  | 5yr   |
| 10yr  | 0.42 | 0.65  | 0.83  | 1.12  | 1.46  | 1.84   | 10yr  | 1.26 | 1.68 | 2.10 | 2.54 | 3.03 | 3.57 | 4.06  | 10yr  | 3.16 | 3.91 | 4.50  | 5.23  | 5.93  | 10yr  |
| 25yr  | 0.50 | 0.79  | 1.00  | 1.38  | 1.83  | 2.32   | 25yr  | 1.58 | 2.12 | 2.65 | 3.19 | 3.77 | 4.39 | 5.02  | 25yr  | 3.88 | 4.83 | 5.53  | 6.31  | 7.13  | 25yr  |
| 50yr  | 0.57 | 0.91  | 1.16  | 1.63  | 2.18  | 2.77   | 50yr  | 1.89 | 2.53 | 3.17 | 3.79 | 4.44 | 5.13 | 5.90  | 50yr  | 4.54 | 5.67 | 6.46  | 7.28  | 8.20  | 50yr  |
| 100yr | 0.64 | 1.04  | 1.34  | 1.91  | 2.60  | 3.31   | 100yr | 2.24 | 3.02 | 3.78 | 4.51 | 5.24 | 6.00 | 6.93  | 100yr | 5.31 | 6.67 | 7.55  | 8.40  | 9.42  | 100yr |
| 200yr | 0.74 | 1.21  | 1.57  | 2.25  | 3.10  | 3.94   | 200yr | 2.67 | 3.61 | 4.51 | 5.35 | 6.18 | 7.02 | 8.15  | 200yr | 6.21 | 7.84 | 8.83  | 9.70  | 10.84 | 200yr |
| 500yr | 0.90 | 1.48  | 1.92  | 2.79  | 3.90  | 4.98   | 500yr | 3.37 | 4.57 | 5.68 | 6.70 | 7.69 | 8.64 | 10.10 | 500yr | 7.65 | 9.71 | 10.87 | 11.74 | 13.04 | 500yr |

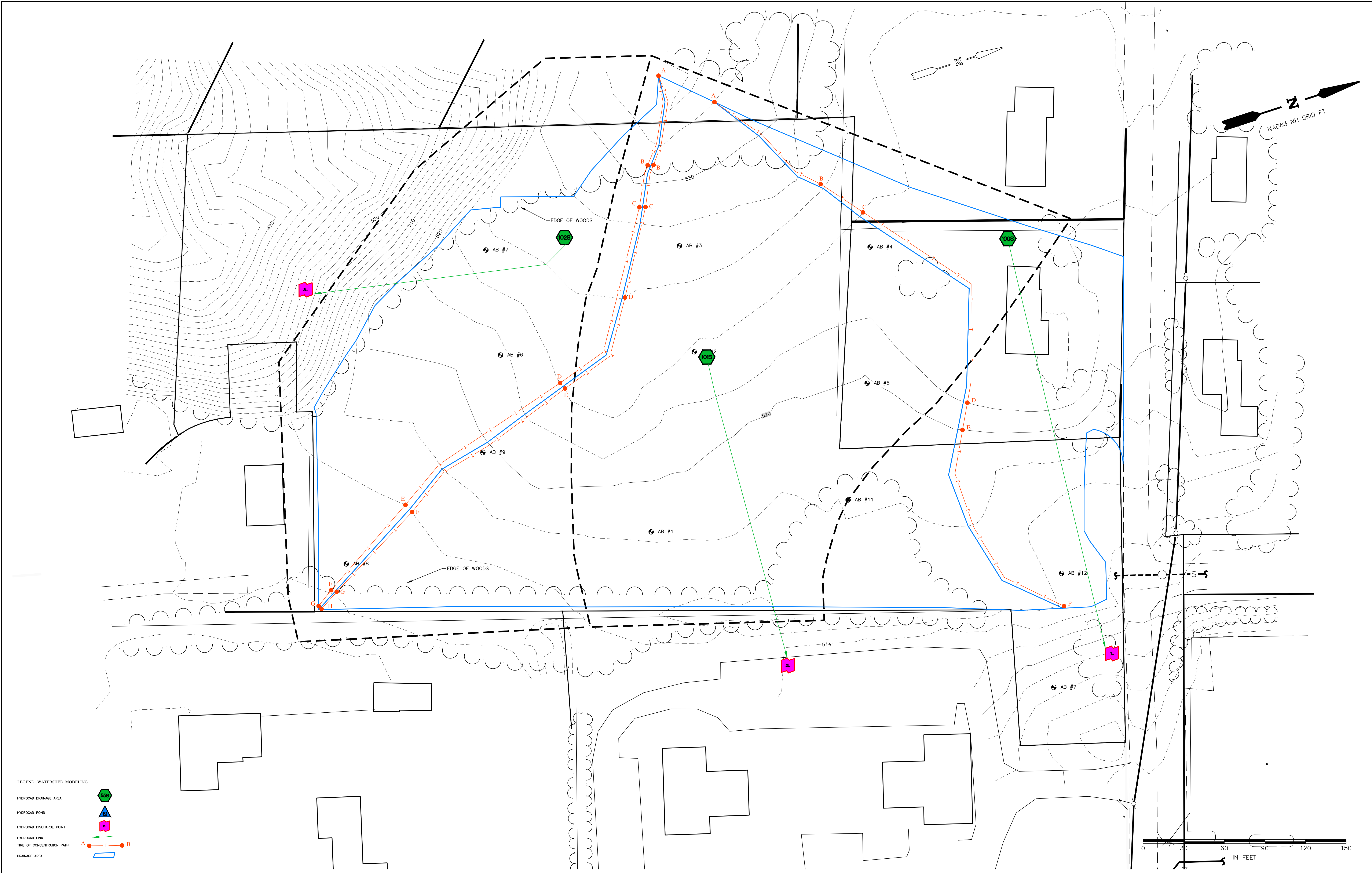
## Lower Confidence Limits

|       | 5min | 10min | 15min | 30min | 60min | 120min |       | 1hr  | 2hr  | 3hr  | 6hr  | 12hr | 24hr | 48hr |       | 1day | 2day | 4day | 7day | 10day |       |
|-------|------|-------|-------|-------|-------|--------|-------|------|------|------|------|------|------|------|-------|------|------|------|------|-------|-------|
| 1yr   | 0.25 | 0.38  | 0.46  | 0.62  | 0.76  | 0.84   | 1yr   | 0.66 | 0.82 | 1.00 | 1.20 | 1.56 | 1.91 | 2.18 | 1yr   | 1.69 | 2.10 | 2.51 | 3.10 | 3.61  | 1yr   |
| 2yr   | 0.30 | 0.46  | 0.57  | 0.77  | 0.95  | 1.11   | 2yr   | 0.82 | 1.08 | 1.24 | 1.61 | 2.05 | 2.44 | 2.73 | 2yr   | 2.16 | 2.63 | 3.05 | 3.68 | 4.19  | 2yr   |
| 5yr   | 0.34 | 0.53  | 0.65  | 0.90  | 1.14  | 1.33   | 5yr   | 0.98 | 1.30 | 1.49 | 1.90 | 2.41 | 2.88 | 3.24 | 5yr   | 2.55 | 3.12 | 3.60 | 4.24 | 4.86  | 5yr   |
| 10yr  | 0.38 | 0.58  | 0.72  | 1.01  | 1.30  | 1.51   | 10yr  | 1.13 | 1.48 | 1.70 | 2.15 | 2.69 | 3.25 | 3.69 | 10yr  | 2.88 | 3.55 | 4.06 | 4.72 | 5.43  | 10yr  |
| 25yr  | 0.44 | 0.67  | 0.83  | 1.19  | 1.56  | 1.80   | 25yr  | 1.35 | 1.76 | 2.00 | 2.51 | 3.12 | 3.80 | 4.38 | 25yr  | 3.37 | 4.21 | 4.75 | 5.44 | 6.30  | 25yr  |
| 50yr  | 0.49 | 0.74  | 0.92  | 1.32  | 1.78  | 2.06   | 50yr  | 1.54 | 2.01 | 2.26 | 2.83 | 3.51 | 4.29 | 4.98 | 50yr  | 3.79 | 4.79 | 5.36 | 6.06 | 7.06  | 50yr  |
| 100yr | 0.55 | 0.83  | 1.03  | 1.49  | 2.05  | 2.34   | 100yr | 1.77 | 2.28 | 2.54 | 3.17 | 3.94 | 4.82 | 5.67 | 100yr | 4.27 | 5.45 | 6.02 | 6.75 | 7.92  | 100yr |
| 200yr | 0.61 | 0.92  | 1.17  | 1.69  | 2.36  | 2.66   | 200yr | 2.03 | 2.61 | 2.87 | 3.58 | 4.46 | 5.43 | 6.43 | 200yr | 4.81 | 6.18 | 6.79 | 7.52 | 8.88  | 200yr |
| 500yr | 0.72 | 1.07  | 1.37  | 1.99  | 2.83  | 3.15   | 500yr | 2.45 | 3.08 | 3.34 | 4.17 | 5.22 | 6.40 | 7.65 | 500yr | 5.66 | 7.35 | 7.95 | 8.69 | 10.36 | 500yr |

## Upper Confidence Limits

|       | 5min | 10min | 15min | 30min | 60min | 120min |       | 1hr  | 2hr  | 3hr  | 6hr  | 12hr | 24hr  | 48hr  |       | 1day | 2day  | 4day  | 7day  | 10day |       |
|-------|------|-------|-------|-------|-------|--------|-------|------|------|------|------|------|-------|-------|-------|------|-------|-------|-------|-------|-------|
| 1yr   | 0.29 | 0.44  | 0.54  | 0.73  | 0.89  | 1.02   | 1yr   | 0.77 | 1.00 | 1.18 | 1.51 | 1.88 | 2.32  | 2.61  | 1yr   | 2.05 | 2.51  | 2.87  | 3.48  | 3.95  | 1yr   |
| 2yr   | 0.32 | 0.49  | 0.60  | 0.82  | 1.01  | 1.19   | 2yr   | 0.87 | 1.16 | 1.35 | 1.72 | 2.17 | 2.56  | 2.89  | 2yr   | 2.26 | 2.78  | 3.24  | 3.89  | 4.42  | 2yr   |
| 5yr   | 0.40 | 0.62  | 0.76  | 1.05  | 1.34  | 1.57   | 5yr   | 1.15 | 1.53 | 1.73 | 2.15 | 2.69 | 3.24  | 3.69  | 5yr   | 2.87 | 3.55  | 4.12  | 4.81  | 5.49  | 5yr   |
| 10yr  | 0.48 | 0.74  | 0.92  | 1.28  | 1.66  | 1.95   | 10yr  | 1.43 | 1.90 | 2.14 | 2.60 | 3.19 | 3.89  | 4.44  | 10yr  | 3.44 | 4.27  | 4.96  | 5.67  | 6.47  | 10yr  |
| 25yr  | 0.62 | 0.94  | 1.16  | 1.66  | 2.19  | 2.61   | 25yr  | 1.89 | 2.55 | 2.85 | 3.32 | 3.98 | 4.95  | 5.72  | 25yr  | 4.38 | 5.50  | 6.34  | 7.06  | 8.04  | 25yr  |
| 50yr  | 0.74 | 1.12  | 1.40  | 2.01  | 2.71  | 3.26   | 50yr  | 2.34 | 3.18 | 3.54 | 3.99 | 4.73 | 5.93  | 6.91  | 50yr  | 5.24 | 6.64  | 7.63  | 8.34  | 9.48  | 50yr  |
| 100yr | 0.89 | 1.35  | 1.69  | 2.44  | 3.35  | 4.07   | 100yr | 2.89 | 3.98 | 4.42 | 4.80 | 5.63 | 7.11  | 8.38  | 100yr | 6.30 | 8.05  | 9.21  | 9.87  | 11.17 | 100yr |
| 200yr | 1.08 | 1.62  | 2.05  | 2.97  | 4.15  | 5.09   | 200yr | 3.58 | 4.97 | 5.52 | 5.79 | 6.67 | 8.53  | 10.15 | 200yr | 7.55 | 9.76  | 11.13 | 11.67 | 13.17 | 200yr |
| 500yr | 1.39 | 2.07  | 2.67  | 3.87  | 5.51  | 6.87   | 500yr | 4.75 | 6.71 | 7.42 | 7.41 | 8.34 | 10.83 | 13.10 | 500yr | 9.59 | 12.60 | 14.28 | 14.60 | 16.38 | 500yr |





LEGEND: WATERSHED MODELING

- HYDROCAD DRAINAGE AREA
- HYDROCAD POND
- HYDROCAD DISCHARGE POINT
- HYDROCAD LINK
- TIME OF CONCENTRATION PATH
- DRAINAGE AREA

| REVISION NO. | DATE | DESCRIPTION | MADE BY | CHECKED BY | APPROVED BY |
|--------------|------|-------------|---------|------------|-------------|
|              |      |             |         |            |             |
|              |      |             |         |            |             |
|              |      |             |         |            |             |
|              |      |             |         |            |             |

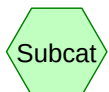
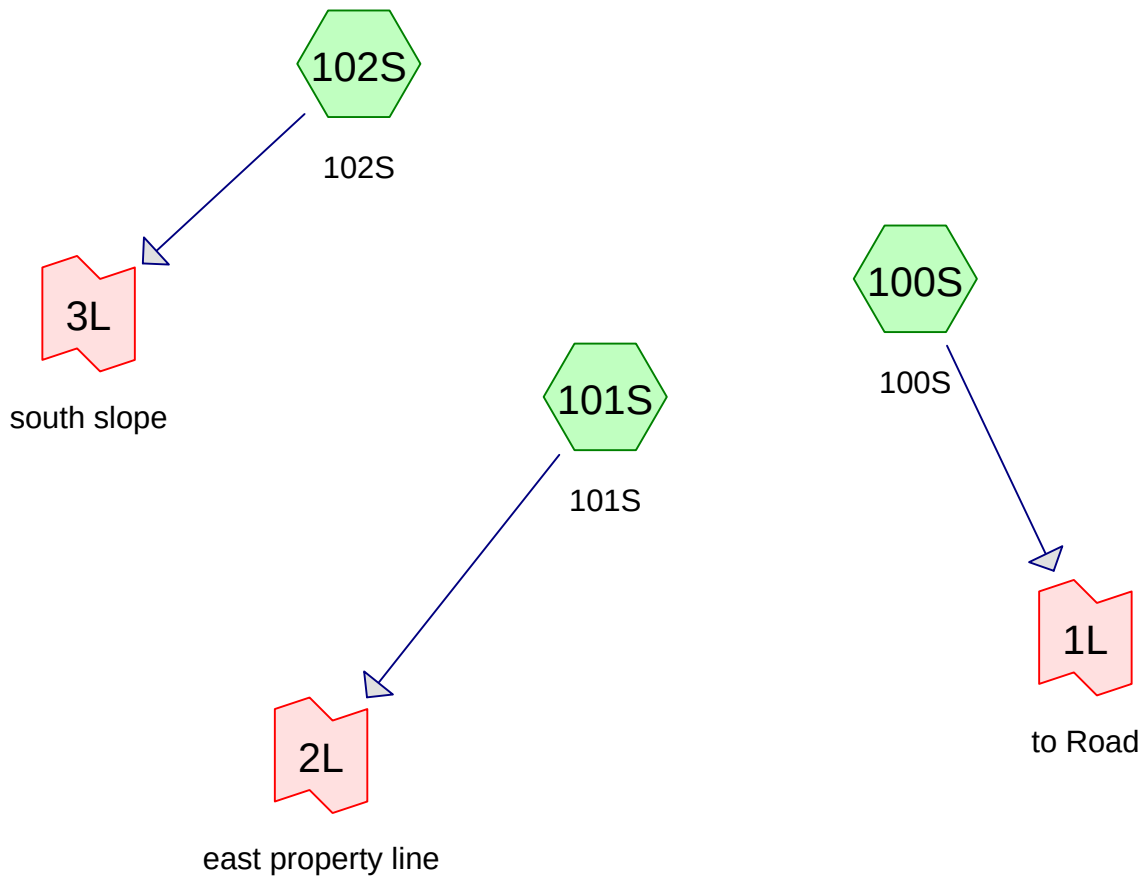
STORMWATER MODELING PRE-EXISTING CONDITIONS PLAN FOR  
**BASIC HOLDINGS, LLC**  
OAK RIDGE ROAD, CITY OF LEBANON, GRAFTON COUNTY, NH

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

SCALE: AS SHOWN  
DESIGNED BY:  
DRAWN BY: DPM  
CHECKED BY: AGK  
DATE: 01/14/19  
PROJ. NO. 11465-01

**SW1**  
SHEET 1 OF 2

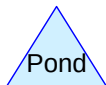




Subcat



Reach



Pond



Link

**Routing Diagram for 12465-01.Existing Conditions 1-11-19**  
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## 12465-01.Existing Conditions 1-11-19

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### Area Listing (all nodes)

| Area<br>(acres) | CN        | Description<br>(subcatchment-numbers) |
|-----------------|-----------|---------------------------------------|
| 1.129           | 30        | Brush, Good, HSG A (101S, 102S)       |
| 2.427           | 65        | Brush, Good, HSG C (100S, 101S, 102S) |
| 0.019           | 96        | Gravel surface, HSG C (100S)          |
| 0.041           | 98        | Roofs, HSG C (100S)                   |
| 0.056           | 30        | Woods, Good, HSG A (101S, 102S)       |
| 0.401           | 70        | Woods, Good, HSG C (100S, 101S, 102S) |
| <b>4.073</b>    | <b>56</b> | <b>TOTAL AREA</b>                     |

**12465-01.Existing Conditions 1-11-19**

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**Soil Listing (all nodes)**

| Area<br>(acres) | Soil<br>Group | Subcatchment<br>Numbers |
|-----------------|---------------|-------------------------|
| 1.185           | HSG A         | 101S, 102S              |
| 0.000           | HSG B         |                         |
| 2.888           | HSG C         | 100S, 101S, 102S        |
| 0.000           | HSG D         |                         |
| 0.000           | Other         |                         |
| <b>4.073</b>    |               | <b>TOTAL AREA</b>       |

**12465-01.Existing Conditions 1-11-19***Type II 24-hr 2 extreme Rainfall=2.49"*

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment100S: 100S**

Runoff Area=34,187 sf 5.21% Impervious Runoff Depth=0.45"  
Flow Length=494' Tc=25.6 min CN=WQ Runoff=0.24 cfs 0.030 af

**Subcatchment101S: 101S**

Runoff Area=104,648 sf 0.00% Impervious Runoff Depth=0.26"  
Flow Length=500' Tc=23.1 min CN=WQ Runoff=0.40 cfs 0.053 af

**Subcatchment102S: 102S**

Runoff Area=38,571 sf 0.00% Impervious Runoff Depth=0.04"  
Flow Length=495' Tc=21.9 min CN=WQ Runoff=0.02 cfs 0.003 af

**Link 1L: to Road**

Inflow=0.24 cfs 0.030 af  
Primary=0.24 cfs 0.030 af

**Link 2L: east property line**

Inflow=0.40 cfs 0.053 af  
Primary=0.40 cfs 0.053 af

**Link 3L: south slope**

Inflow=0.02 cfs 0.003 af  
Primary=0.02 cfs 0.003 af

**Total Runoff Area = 4.073 ac Runoff Volume = 0.085 af Average Runoff Depth = 0.25"**  
**99.00% Pervious = 4.032 ac 1.00% Impervious = 0.041 ac**

**12465-01.Existing Conditions 1-11-19**

Type II 24-hr 2 extreme Rainfall=2.49"

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**Summary for Subcatchment 100S: 100S**

Runoff = 0.24 cfs @ 12.23 hrs, Volume= 0.030 af, Depth= 0.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 2 extreme Rainfall=2.49"

| Area (sf) | CN | Description           |
|-----------|----|-----------------------|
| 1,782     | 98 | Roofs, HSG C          |
| 839       | 96 | Gravel surface, HSG C |
| 28,720    | 65 | Brush, Good, HSG C    |
| 2,846     | 70 | Woods, Good, HSG C    |
| 34,187    |    | Weighted Average      |
| 32,405    |    | 94.79% Pervious Area  |
| 1,782     |    | 5.21% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                                                         |
|----------|---------------|---------------|-------------------|----------------|---------------------------------------------------------------------|
| 15.7     | 100           | 0.0600        | 0.11              |                | <b>Sheet Flow, AB</b><br>Woods: Light underbrush n= 0.400 P2= 2.49" |
| 0.6      | 38            | 0.0500        | 1.12              |                | <b>Shallow Concentrated Flow, BC</b><br>Woodland Kv= 5.0 fps        |
| 5.6      | 169           | 0.0100        | 0.50              |                | <b>Shallow Concentrated Flow, CD</b><br>Woodland Kv= 5.0 fps        |
| 0.2      | 20            | 0.1000        | 1.58              |                | <b>Shallow Concentrated Flow, DE</b><br>Woodland Kv= 5.0 fps        |
| 3.5      | 167           | 0.0250        | 0.79              |                | <b>Shallow Concentrated Flow, EF</b><br>Woodland Kv= 5.0 fps        |
| 25.6     | 494           | Total         |                   |                |                                                                     |

**Summary for Subcatchment 101S: 101S**

Runoff = 0.40 cfs @ 12.23 hrs, Volume= 0.053 af, Depth= 0.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 2 extreme Rainfall=2.49"

| Area (sf) | CN | Description           |
|-----------|----|-----------------------|
| 15,648    | 30 | Brush, Good, HSG A    |
| 73,469    | 65 | Brush, Good, HSG C    |
| 1,888     | 30 | Woods, Good, HSG A    |
| 13,643    | 70 | Woods, Good, HSG C    |
| 104,648   |    | Weighted Average      |
| 104,648   |    | 100.00% Pervious Area |



**12465-01.Existing Conditions 1-11-19**

Type II 24-hr 2 extreme Rainfall=2.49"

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| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                                         |
|-------------|------------------|------------------|----------------------|-------------------|---------------------------------------------------------------------|
| 13.1        | 69               | 0.0450           | 0.09                 |                   | <b>Sheet Flow, AB</b><br>Woods: Light underbrush n= 0.400 P2= 2.49" |
| 2.8         | 31               | 0.0450           | 0.18                 |                   | <b>Sheet Flow, BC</b><br>Range n= 0.130 P2= 2.49"                   |
| 1.2         | 69               | 0.0350           | 0.94                 |                   | <b>Shallow Concentrated Flow, CD</b><br>Woodland Kv= 5.0 fps        |
| 1.8         | 86               | 0.0250           | 0.79                 |                   | <b>Shallow Concentrated Flow, DE</b><br>Woodland Kv= 5.0 fps        |
| 2.1         | 147              | 0.0550           | 1.17                 |                   | <b>Shallow Concentrated Flow, EF</b><br>Woodland Kv= 5.0 fps        |
| 1.7         | 81               | 0.0250           | 0.79                 |                   | <b>Shallow Concentrated Flow, FG</b><br>Woodland Kv= 5.0 fps        |
| 0.4         | 17               | 0.0250           | 0.79                 |                   | <b>Shallow Concentrated Flow, GH</b><br>Woodland Kv= 5.0 fps        |
| 23.1        | 500              | Total            |                      |                   |                                                                     |

**Summary for Subcatchment 102S: 102S**

Runoff = 0.02 cfs @ 12.21 hrs, Volume= 0.003 af, Depth= 0.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 2 extreme Rainfall=2.49"

| Area (sf) | CN | Description           |
|-----------|----|-----------------------|
| 33,518    | 30 | Brush, Good, HSG A    |
| 3,517     | 65 | Brush, Good, HSG C    |
| 556       | 30 | Woods, Good, HSG A    |
| 980       | 70 | Woods, Good, HSG C    |
| 38,571    |    | Weighted Average      |
| 38,571    |    | 100.00% Pervious Area |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                                         |
|-------------|------------------|------------------|----------------------|-------------------|---------------------------------------------------------------------|
| 12.4        | 68               | 0.0500           | 0.09                 |                   | <b>Sheet Flow, AB</b><br>Woods: Light underbrush n= 0.400 P2= 2.49" |
| 2.6         | 32               | 0.0600           | 0.21                 |                   | <b>Sheet Flow, BC</b><br>Range n= 0.130 P2= 2.49"                   |
| 2.7         | 149              | 0.0350           | 0.94                 |                   | <b>Shallow Concentrated Flow, CD</b><br>Woodland Kv= 5.0 fps        |
| 2.1         | 147              | 0.0550           | 1.17                 |                   | <b>Shallow Concentrated Flow, DE</b><br>Woodland Kv= 5.0 fps        |
| 1.8         | 84               | 0.0250           | 0.79                 |                   | <b>Shallow Concentrated Flow, EF</b><br>Woodland Kv= 5.0 fps        |
| 0.3         | 15               | 0.0300           | 0.87                 |                   | <b>Shallow Concentrated Flow, FG</b><br>Woodland Kv= 5.0 fps        |
| 21.9        | 495              | Total            |                      |                   |                                                                     |

**Summary for Link 1L: to Road**

Inflow Area = 0.785 ac, 5.21% Impervious, Inflow Depth = 0.45" for 2 extreme event  
Inflow = 0.24 cfs @ 12.23 hrs, Volume= 0.030 af  
Primary = 0.24 cfs @ 12.23 hrs, Volume= 0.030 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Link 2L: east property line**

Inflow Area = 2.402 ac, 0.00% Impervious, Inflow Depth = 0.26" for 2 extreme event  
Inflow = 0.40 cfs @ 12.23 hrs, Volume= 0.053 af  
Primary = 0.40 cfs @ 12.23 hrs, Volume= 0.053 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Link 3L: south slope**

Inflow Area = 0.885 ac, 0.00% Impervious, Inflow Depth = 0.04" for 2 extreme event  
Inflow = 0.02 cfs @ 12.21 hrs, Volume= 0.003 af  
Primary = 0.02 cfs @ 12.21 hrs, Volume= 0.003 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**12465-01.Existing Conditions 1-11-19***Type II 24-hr 10 extreme Rainfall=3.57"*

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment100S: 100S**

Runoff Area=34,187 sf 5.21% Impervious Runoff Depth=1.00"  
Flow Length=494' Tc=25.6 min CN=WQ Runoff=0.64 cfs 0.065 af

**Subcatchment101S: 101S**

Runoff Area=104,648 sf 0.00% Impervious Runoff Depth=0.69"  
Flow Length=500' Tc=23.1 min CN=WQ Runoff=1.44 cfs 0.138 af

**Subcatchment102S: 102S**

Runoff Area=38,571 sf 0.00% Impervious Runoff Depth=0.10"  
Flow Length=495' Tc=21.9 min CN=WQ Runoff=0.08 cfs 0.007 af

**Link 1L: to Road**

Inflow=0.64 cfs 0.065 af  
Primary=0.64 cfs 0.065 af

**Link 2L: east property line**

Inflow=1.44 cfs 0.138 af  
Primary=1.44 cfs 0.138 af

**Link 3L: south slope**

Inflow=0.08 cfs 0.007 af  
Primary=0.08 cfs 0.007 af

**Total Runoff Area = 4.073 ac Runoff Volume = 0.211 af Average Runoff Depth = 0.62"**  
**99.00% Pervious = 4.032 ac 1.00% Impervious = 0.041 ac**

**12465-01.Existing Conditions 1-11-19**

Type II 24-hr 10 extreme Rainfall=3.57"

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**Summary for Subcatchment 100S: 100S**

Runoff = 0.64 cfs @ 12.22 hrs, Volume= 0.065 af, Depth= 1.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 10 extreme Rainfall=3.57"

| Area (sf) | CN | Description           |
|-----------|----|-----------------------|
| 1,782     | 98 | Roofs, HSG C          |
| 839       | 96 | Gravel surface, HSG C |
| 28,720    | 65 | Brush, Good, HSG C    |
| 2,846     | 70 | Woods, Good, HSG C    |
| 34,187    |    | Weighted Average      |
| 32,405    |    | 94.79% Pervious Area  |
| 1,782     |    | 5.21% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                                                         |
|----------|---------------|---------------|-------------------|----------------|---------------------------------------------------------------------|
| 15.7     | 100           | 0.0600        | 0.11              |                | <b>Sheet Flow, AB</b><br>Woods: Light underbrush n= 0.400 P2= 2.49" |
| 0.6      | 38            | 0.0500        | 1.12              |                | <b>Shallow Concentrated Flow, BC</b><br>Woodland Kv= 5.0 fps        |
| 5.6      | 169           | 0.0100        | 0.50              |                | <b>Shallow Concentrated Flow, CD</b><br>Woodland Kv= 5.0 fps        |
| 0.2      | 20            | 0.1000        | 1.58              |                | <b>Shallow Concentrated Flow, DE</b><br>Woodland Kv= 5.0 fps        |
| 3.5      | 167           | 0.0250        | 0.79              |                | <b>Shallow Concentrated Flow, EF</b><br>Woodland Kv= 5.0 fps        |
| 25.6     | 494           | Total         |                   |                |                                                                     |

**Summary for Subcatchment 101S: 101S**

Runoff = 1.44 cfs @ 12.19 hrs, Volume= 0.138 af, Depth= 0.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 10 extreme Rainfall=3.57"

| Area (sf) | CN | Description           |
|-----------|----|-----------------------|
| 15,648    | 30 | Brush, Good, HSG A    |
| 73,469    | 65 | Brush, Good, HSG C    |
| 1,888     | 30 | Woods, Good, HSG A    |
| 13,643    | 70 | Woods, Good, HSG C    |
| 104,648   |    | Weighted Average      |
| 104,648   |    | 100.00% Pervious Area |

**12465-01.Existing Conditions 1-11-19**

Type II 24-hr 10 extreme Rainfall=3.57"

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| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                                         |
|-------------|------------------|------------------|----------------------|-------------------|---------------------------------------------------------------------|
| 13.1        | 69               | 0.0450           | 0.09                 |                   | <b>Sheet Flow, AB</b><br>Woods: Light underbrush n= 0.400 P2= 2.49" |
| 2.8         | 31               | 0.0450           | 0.18                 |                   | <b>Sheet Flow, BC</b><br>Range n= 0.130 P2= 2.49"                   |
| 1.2         | 69               | 0.0350           | 0.94                 |                   | <b>Shallow Concentrated Flow, CD</b><br>Woodland Kv= 5.0 fps        |
| 1.8         | 86               | 0.0250           | 0.79                 |                   | <b>Shallow Concentrated Flow, DE</b><br>Woodland Kv= 5.0 fps        |
| 2.1         | 147              | 0.0550           | 1.17                 |                   | <b>Shallow Concentrated Flow, EF</b><br>Woodland Kv= 5.0 fps        |
| 1.7         | 81               | 0.0250           | 0.79                 |                   | <b>Shallow Concentrated Flow, FG</b><br>Woodland Kv= 5.0 fps        |
| 0.4         | 17               | 0.0250           | 0.79                 |                   | <b>Shallow Concentrated Flow, GH</b><br>Woodland Kv= 5.0 fps        |
| 23.1        | 500              | Total            |                      |                   |                                                                     |

**Summary for Subcatchment 102S: 102S**

Runoff = 0.08 cfs @ 12.18 hrs, Volume= 0.007 af, Depth= 0.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 10 extreme Rainfall=3.57"

| Area (sf) | CN | Description           |
|-----------|----|-----------------------|
| 33,518    | 30 | Brush, Good, HSG A    |
| 3,517     | 65 | Brush, Good, HSG C    |
| 556       | 30 | Woods, Good, HSG A    |
| 980       | 70 | Woods, Good, HSG C    |
| 38,571    |    | Weighted Average      |
| 38,571    |    | 100.00% Pervious Area |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                                         |
|-------------|------------------|------------------|----------------------|-------------------|---------------------------------------------------------------------|
| 12.4        | 68               | 0.0500           | 0.09                 |                   | <b>Sheet Flow, AB</b><br>Woods: Light underbrush n= 0.400 P2= 2.49" |
| 2.6         | 32               | 0.0600           | 0.21                 |                   | <b>Sheet Flow, BC</b><br>Range n= 0.130 P2= 2.49"                   |
| 2.7         | 149              | 0.0350           | 0.94                 |                   | <b>Shallow Concentrated Flow, CD</b><br>Woodland Kv= 5.0 fps        |
| 2.1         | 147              | 0.0550           | 1.17                 |                   | <b>Shallow Concentrated Flow, DE</b><br>Woodland Kv= 5.0 fps        |
| 1.8         | 84               | 0.0250           | 0.79                 |                   | <b>Shallow Concentrated Flow, EF</b><br>Woodland Kv= 5.0 fps        |
| 0.3         | 15               | 0.0300           | 0.87                 |                   | <b>Shallow Concentrated Flow, FG</b><br>Woodland Kv= 5.0 fps        |
| 21.9        | 495              | Total            |                      |                   |                                                                     |



**Summary for Link 1L: to Road**

Inflow Area = 0.785 ac, 5.21% Impervious, Inflow Depth = 1.00" for 10 extreme event  
Inflow = 0.64 cfs @ 12.22 hrs, Volume= 0.065 af  
Primary = 0.64 cfs @ 12.22 hrs, Volume= 0.065 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Link 2L: east property line**

Inflow Area = 2.402 ac, 0.00% Impervious, Inflow Depth = 0.69" for 10 extreme event  
Inflow = 1.44 cfs @ 12.19 hrs, Volume= 0.138 af  
Primary = 1.44 cfs @ 12.19 hrs, Volume= 0.138 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Link 3L: south slope**

Inflow Area = 0.885 ac, 0.00% Impervious, Inflow Depth = 0.10" for 10 extreme event  
Inflow = 0.08 cfs @ 12.18 hrs, Volume= 0.007 af  
Primary = 0.08 cfs @ 12.18 hrs, Volume= 0.007 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**12465-01.Existing Conditions 1-11-19***Type II 24-hr 25 extreme Rainfall=4.39"*

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment100S: 100S**

Runoff Area=34,187 sf 5.21% Impervious Runoff Depth=1.51"  
Flow Length=494' Tc=25.6 min CN=WQ Runoff=1.03 cfs 0.098 af

**Subcatchment101S: 101S**

Runoff Area=104,648 sf 0.00% Impervious Runoff Depth=1.09"  
Flow Length=500' Tc=23.1 min CN=WQ Runoff=2.47 cfs 0.219 af

**Subcatchment102S: 102S**

Runoff Area=38,571 sf 0.00% Impervious Runoff Depth=0.16"  
Flow Length=495' Tc=21.9 min CN=WQ Runoff=0.13 cfs 0.011 af

**Link 1L: to Road**

Inflow=1.03 cfs 0.098 af  
Primary=1.03 cfs 0.098 af

**Link 2L: east property line**

Inflow=2.47 cfs 0.219 af  
Primary=2.47 cfs 0.219 af

**Link 3L: south slope**

Inflow=0.13 cfs 0.011 af  
Primary=0.13 cfs 0.011 af

**Total Runoff Area = 4.073 ac Runoff Volume = 0.329 af Average Runoff Depth = 0.97"**  
**99.00% Pervious = 4.032 ac 1.00% Impervious = 0.041 ac**

**12465-01.Existing Conditions 1-11-19**

Type II 24-hr 25 extermine Rainfall=4.39"

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**Summary for Subcatchment 100S: 100S**

Runoff = 1.03 cfs @ 12.21 hrs, Volume= 0.098 af, Depth= 1.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 25 extermine Rainfall=4.39"

| Area (sf) | CN | Description           |
|-----------|----|-----------------------|
| 1,782     | 98 | Roofs, HSG C          |
| 839       | 96 | Gravel surface, HSG C |
| 28,720    | 65 | Brush, Good, HSG C    |
| 2,846     | 70 | Woods, Good, HSG C    |
| 34,187    |    | Weighted Average      |
| 32,405    |    | 94.79% Pervious Area  |
| 1,782     |    | 5.21% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                                                         |
|----------|---------------|---------------|-------------------|----------------|---------------------------------------------------------------------|
| 15.7     | 100           | 0.0600        | 0.11              |                | <b>Sheet Flow, AB</b><br>Woods: Light underbrush n= 0.400 P2= 2.49" |
| 0.6      | 38            | 0.0500        | 1.12              |                | <b>Shallow Concentrated Flow, BC</b><br>Woodland Kv= 5.0 fps        |
| 5.6      | 169           | 0.0100        | 0.50              |                | <b>Shallow Concentrated Flow, CD</b><br>Woodland Kv= 5.0 fps        |
| 0.2      | 20            | 0.1000        | 1.58              |                | <b>Shallow Concentrated Flow, DE</b><br>Woodland Kv= 5.0 fps        |
| 3.5      | 167           | 0.0250        | 0.79              |                | <b>Shallow Concentrated Flow, EF</b><br>Woodland Kv= 5.0 fps        |
| 25.6     | 494           | Total         |                   |                |                                                                     |

**Summary for Subcatchment 101S: 101S**

Runoff = 2.47 cfs @ 12.18 hrs, Volume= 0.219 af, Depth= 1.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 25 extermine Rainfall=4.39"

| Area (sf) | CN | Description           |
|-----------|----|-----------------------|
| 15,648    | 30 | Brush, Good, HSG A    |
| 73,469    | 65 | Brush, Good, HSG C    |
| 1,888     | 30 | Woods, Good, HSG A    |
| 13,643    | 70 | Woods, Good, HSG C    |
| 104,648   |    | Weighted Average      |
| 104,648   |    | 100.00% Pervious Area |

**12465-01.Existing Conditions 1-11-19**

Type II 24-hr 25 extreme Rainfall=4.39"

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| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                                         |
|-------------|------------------|------------------|----------------------|-------------------|---------------------------------------------------------------------|
| 13.1        | 69               | 0.0450           | 0.09                 |                   | <b>Sheet Flow, AB</b><br>Woods: Light underbrush n= 0.400 P2= 2.49" |
| 2.8         | 31               | 0.0450           | 0.18                 |                   | <b>Sheet Flow, BC</b><br>Range n= 0.130 P2= 2.49"                   |
| 1.2         | 69               | 0.0350           | 0.94                 |                   | <b>Shallow Concentrated Flow, CD</b><br>Woodland Kv= 5.0 fps        |
| 1.8         | 86               | 0.0250           | 0.79                 |                   | <b>Shallow Concentrated Flow, DE</b><br>Woodland Kv= 5.0 fps        |
| 2.1         | 147              | 0.0550           | 1.17                 |                   | <b>Shallow Concentrated Flow, EF</b><br>Woodland Kv= 5.0 fps        |
| 1.7         | 81               | 0.0250           | 0.79                 |                   | <b>Shallow Concentrated Flow, FG</b><br>Woodland Kv= 5.0 fps        |
| 0.4         | 17               | 0.0250           | 0.79                 |                   | <b>Shallow Concentrated Flow, GH</b><br>Woodland Kv= 5.0 fps        |
| 23.1        | 500              | Total            |                      |                   |                                                                     |

**Summary for Subcatchment 102S: 102S**

Runoff = 0.13 cfs @ 12.17 hrs, Volume= 0.011 af, Depth= 0.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 25 extreme Rainfall=4.39"

| Area (sf) | CN | Description           |
|-----------|----|-----------------------|
| 33,518    | 30 | Brush, Good, HSG A    |
| 3,517     | 65 | Brush, Good, HSG C    |
| 556       | 30 | Woods, Good, HSG A    |
| 980       | 70 | Woods, Good, HSG C    |
| 38,571    |    | Weighted Average      |
| 38,571    |    | 100.00% Pervious Area |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                                         |
|-------------|------------------|------------------|----------------------|-------------------|---------------------------------------------------------------------|
| 12.4        | 68               | 0.0500           | 0.09                 |                   | <b>Sheet Flow, AB</b><br>Woods: Light underbrush n= 0.400 P2= 2.49" |
| 2.6         | 32               | 0.0600           | 0.21                 |                   | <b>Sheet Flow, BC</b><br>Range n= 0.130 P2= 2.49"                   |
| 2.7         | 149              | 0.0350           | 0.94                 |                   | <b>Shallow Concentrated Flow, CD</b><br>Woodland Kv= 5.0 fps        |
| 2.1         | 147              | 0.0550           | 1.17                 |                   | <b>Shallow Concentrated Flow, DE</b><br>Woodland Kv= 5.0 fps        |
| 1.8         | 84               | 0.0250           | 0.79                 |                   | <b>Shallow Concentrated Flow, EF</b><br>Woodland Kv= 5.0 fps        |
| 0.3         | 15               | 0.0300           | 0.87                 |                   | <b>Shallow Concentrated Flow, FG</b><br>Woodland Kv= 5.0 fps        |
| 21.9        | 495              | Total            |                      |                   |                                                                     |

**Summary for Link 1L: to Road**

Inflow Area = 0.785 ac, 5.21% Impervious, Inflow Depth = 1.51" for 25 extreme event  
Inflow = 1.03 cfs @ 12.21 hrs, Volume= 0.098 af  
Primary = 1.03 cfs @ 12.21 hrs, Volume= 0.098 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Link 2L: east property line**

Inflow Area = 2.402 ac, 0.00% Impervious, Inflow Depth = 1.09" for 25 extreme event  
Inflow = 2.47 cfs @ 12.18 hrs, Volume= 0.219 af  
Primary = 2.47 cfs @ 12.18 hrs, Volume= 0.219 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Link 3L: south slope**

Inflow Area = 0.885 ac, 0.00% Impervious, Inflow Depth = 0.16" for 25 extreme event  
Inflow = 0.13 cfs @ 12.17 hrs, Volume= 0.011 af  
Primary = 0.13 cfs @ 12.17 hrs, Volume= 0.011 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs



**12465-01.Existing Conditions 1-11-19***Type II 24-hr 50 extreme Rainfall=5.13"*

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment100S: 100S**

Runoff Area=34,187 sf 5.21% Impervious Runoff Depth=2.01"  
Flow Length=494' Tc=25.6 min CN=WQ Runoff=1.42 cfs 0.131 af

**Subcatchment101S: 101S**

Runoff Area=104,648 sf 0.00% Impervious Runoff Depth=1.50"  
Flow Length=500' Tc=23.1 min CN=WQ Runoff=3.50 cfs 0.301 af

**Subcatchment102S: 102S**

Runoff Area=38,571 sf 0.00% Impervious Runoff Depth=0.22"  
Flow Length=495' Tc=21.9 min CN=WQ Runoff=0.19 cfs 0.016 af

**Link 1L: to Road**

Inflow=1.42 cfs 0.131 af  
Primary=1.42 cfs 0.131 af

**Link 2L: east property line**

Inflow=3.50 cfs 0.301 af  
Primary=3.50 cfs 0.301 af

**Link 3L: south slope**

Inflow=0.19 cfs 0.016 af  
Primary=0.19 cfs 0.016 af

**Total Runoff Area = 4.073 ac Runoff Volume = 0.448 af Average Runoff Depth = 1.32"**  
**99.00% Pervious = 4.032 ac 1.00% Impervious = 0.041 ac**

**12465-01.Existing Conditions 1-11-19**

Type II 24-hr 50 extreme Rainfall=5.13"

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**Summary for Subcatchment 100S: 100S**

Runoff = 1.42 cfs @ 12.20 hrs, Volume= 0.131 af, Depth= 2.01"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 50 extreme Rainfall=5.13"

| Area (sf) | CN | Description           |
|-----------|----|-----------------------|
| 1,782     | 98 | Roofs, HSG C          |
| 839       | 96 | Gravel surface, HSG C |
| 28,720    | 65 | Brush, Good, HSG C    |
| 2,846     | 70 | Woods, Good, HSG C    |
| 34,187    |    | Weighted Average      |
| 32,405    |    | 94.79% Pervious Area  |
| 1,782     |    | 5.21% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                                |
|----------|---------------|---------------|-------------------|----------------|--------------------------------------------|
| 15.7     | 100           | 0.0600        | 0.11              |                | <b>Sheet Flow, AB</b>                      |
|          |               |               |                   |                | Woods: Light underbrush n= 0.400 P2= 2.49" |
| 0.6      | 38            | 0.0500        | 1.12              |                | <b>Shallow Concentrated Flow, BC</b>       |
|          |               |               |                   |                | Woodland Kv= 5.0 fps                       |
| 5.6      | 169           | 0.0100        | 0.50              |                | <b>Shallow Concentrated Flow, CD</b>       |
|          |               |               |                   |                | Woodland Kv= 5.0 fps                       |
| 0.2      | 20            | 0.1000        | 1.58              |                | <b>Shallow Concentrated Flow, DE</b>       |
|          |               |               |                   |                | Woodland Kv= 5.0 fps                       |
| 3.5      | 167           | 0.0250        | 0.79              |                | <b>Shallow Concentrated Flow, EF</b>       |
|          |               |               |                   |                | Woodland Kv= 5.0 fps                       |
| 25.6     | 494           | Total         |                   |                |                                            |

**Summary for Subcatchment 101S: 101S**

Runoff = 3.50 cfs @ 12.18 hrs, Volume= 0.301 af, Depth= 1.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 50 extreme Rainfall=5.13"

| Area (sf) | CN | Description           |
|-----------|----|-----------------------|
| 15,648    | 30 | Brush, Good, HSG A    |
| 73,469    | 65 | Brush, Good, HSG C    |
| 1,888     | 30 | Woods, Good, HSG A    |
| 13,643    | 70 | Woods, Good, HSG C    |
| 104,648   |    | Weighted Average      |
| 104,648   |    | 100.00% Pervious Area |

**12465-01.Existing Conditions 1-11-19**

Type II 24-hr 50 extreme Rainfall=5.13"

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| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                                         |
|-------------|------------------|------------------|----------------------|-------------------|---------------------------------------------------------------------|
| 13.1        | 69               | 0.0450           | 0.09                 |                   | <b>Sheet Flow, AB</b><br>Woods: Light underbrush n= 0.400 P2= 2.49" |
| 2.8         | 31               | 0.0450           | 0.18                 |                   | <b>Sheet Flow, BC</b><br>Range n= 0.130 P2= 2.49"                   |
| 1.2         | 69               | 0.0350           | 0.94                 |                   | <b>Shallow Concentrated Flow, CD</b><br>Woodland Kv= 5.0 fps        |
| 1.8         | 86               | 0.0250           | 0.79                 |                   | <b>Shallow Concentrated Flow, DE</b><br>Woodland Kv= 5.0 fps        |
| 2.1         | 147              | 0.0550           | 1.17                 |                   | <b>Shallow Concentrated Flow, EF</b><br>Woodland Kv= 5.0 fps        |
| 1.7         | 81               | 0.0250           | 0.79                 |                   | <b>Shallow Concentrated Flow, FG</b><br>Woodland Kv= 5.0 fps        |
| 0.4         | 17               | 0.0250           | 0.79                 |                   | <b>Shallow Concentrated Flow, GH</b><br>Woodland Kv= 5.0 fps        |
| 23.1        | 500              | Total            |                      |                   |                                                                     |

**Summary for Subcatchment 102S: 102S**

Runoff = 0.19 cfs @ 12.16 hrs, Volume= 0.016 af, Depth= 0.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 50 extreme Rainfall=5.13"

| Area (sf) | CN | Description           |
|-----------|----|-----------------------|
| 33,518    | 30 | Brush, Good, HSG A    |
| 3,517     | 65 | Brush, Good, HSG C    |
| 556       | 30 | Woods, Good, HSG A    |
| 980       | 70 | Woods, Good, HSG C    |
| 38,571    |    | Weighted Average      |
| 38,571    |    | 100.00% Pervious Area |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                                         |
|-------------|------------------|------------------|----------------------|-------------------|---------------------------------------------------------------------|
| 12.4        | 68               | 0.0500           | 0.09                 |                   | <b>Sheet Flow, AB</b><br>Woods: Light underbrush n= 0.400 P2= 2.49" |
| 2.6         | 32               | 0.0600           | 0.21                 |                   | <b>Sheet Flow, BC</b><br>Range n= 0.130 P2= 2.49"                   |
| 2.7         | 149              | 0.0350           | 0.94                 |                   | <b>Shallow Concentrated Flow, CD</b><br>Woodland Kv= 5.0 fps        |
| 2.1         | 147              | 0.0550           | 1.17                 |                   | <b>Shallow Concentrated Flow, DE</b><br>Woodland Kv= 5.0 fps        |
| 1.8         | 84               | 0.0250           | 0.79                 |                   | <b>Shallow Concentrated Flow, EF</b><br>Woodland Kv= 5.0 fps        |
| 0.3         | 15               | 0.0300           | 0.87                 |                   | <b>Shallow Concentrated Flow, FG</b><br>Woodland Kv= 5.0 fps        |
| 21.9        | 495              | Total            |                      |                   |                                                                     |

**Summary for Link 1L: to Road**

Inflow Area = 0.785 ac, 5.21% Impervious, Inflow Depth = 2.01" for 50 extreme event  
Inflow = 1.42 cfs @ 12.20 hrs, Volume= 0.131 af  
Primary = 1.42 cfs @ 12.20 hrs, Volume= 0.131 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Link 2L: east property line**

Inflow Area = 2.402 ac, 0.00% Impervious, Inflow Depth = 1.50" for 50 extreme event  
Inflow = 3.50 cfs @ 12.18 hrs, Volume= 0.301 af  
Primary = 3.50 cfs @ 12.18 hrs, Volume= 0.301 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Link 3L: south slope**

Inflow Area = 0.885 ac, 0.00% Impervious, Inflow Depth = 0.22" for 50 extreme event  
Inflow = 0.19 cfs @ 12.16 hrs, Volume= 0.016 af  
Primary = 0.19 cfs @ 12.16 hrs, Volume= 0.016 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**12465-01.Existing Conditions 1-11-19***Type II 24-hr 100 extreme Rainfall=6.00"*

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment100S: 100S**

Runoff Area=34,187 sf 5.21% Impervious Runoff Depth=2.64"  
Flow Length=494' Tc=25.6 min CN=WQ Runoff=1.90 cfs 0.173 af

**Subcatchment101S: 101S**

Runoff Area=104,648 sf 0.00% Impervious Runoff Depth=2.03"  
Flow Length=500' Tc=23.1 min CN=WQ Runoff=4.82 cfs 0.406 af

**Subcatchment102S: 102S**

Runoff Area=38,571 sf 0.00% Impervious Runoff Depth=0.35"  
Flow Length=495' Tc=21.9 min CN=WQ Runoff=0.26 cfs 0.026 af

**Link 1L: to Road**

Inflow=1.90 cfs 0.173 af  
Primary=1.90 cfs 0.173 af

**Link 2L: east property line**

Inflow=4.82 cfs 0.406 af  
Primary=4.82 cfs 0.406 af

**Link 3L: south slope**

Inflow=0.26 cfs 0.026 af  
Primary=0.26 cfs 0.026 af

**Total Runoff Area = 4.073 ac Runoff Volume = 0.605 af Average Runoff Depth = 1.78"**  
**99.00% Pervious = 4.032 ac 1.00% Impervious = 0.041 ac**



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Type II 24-hr 100 extreme Rainfall=6.00"

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**Summary for Subcatchment 100S: 100S**

Runoff = 1.90 cfs @ 12.20 hrs, Volume= 0.173 af, Depth= 2.64"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description           |
|-----------|----|-----------------------|
| 1,782     | 98 | Roofs, HSG C          |
| 839       | 96 | Gravel surface, HSG C |
| 28,720    | 65 | Brush, Good, HSG C    |
| 2,846     | 70 | Woods, Good, HSG C    |
| 34,187    |    | Weighted Average      |
| 32,405    |    | 94.79% Pervious Area  |
| 1,782     |    | 5.21% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                                                         |
|----------|---------------|---------------|-------------------|----------------|---------------------------------------------------------------------|
| 15.7     | 100           | 0.0600        | 0.11              |                | <b>Sheet Flow, AB</b><br>Woods: Light underbrush n= 0.400 P2= 2.49" |
| 0.6      | 38            | 0.0500        | 1.12              |                | <b>Shallow Concentrated Flow, BC</b><br>Woodland Kv= 5.0 fps        |
| 5.6      | 169           | 0.0100        | 0.50              |                | <b>Shallow Concentrated Flow, CD</b><br>Woodland Kv= 5.0 fps        |
| 0.2      | 20            | 0.1000        | 1.58              |                | <b>Shallow Concentrated Flow, DE</b><br>Woodland Kv= 5.0 fps        |
| 3.5      | 167           | 0.0250        | 0.79              |                | <b>Shallow Concentrated Flow, EF</b><br>Woodland Kv= 5.0 fps        |
| 25.6     | 494           | Total         |                   |                |                                                                     |

**Summary for Subcatchment 101S: 101S**

Runoff = 4.82 cfs @ 12.17 hrs, Volume= 0.406 af, Depth= 2.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description           |
|-----------|----|-----------------------|
| 15,648    | 30 | Brush, Good, HSG A    |
| 73,469    | 65 | Brush, Good, HSG C    |
| 1,888     | 30 | Woods, Good, HSG A    |
| 13,643    | 70 | Woods, Good, HSG C    |
| 104,648   |    | Weighted Average      |
| 104,648   |    | 100.00% Pervious Area |

**12465-01.Existing Conditions 1-11-19**

Type II 24-hr 100 extreme Rainfall=6.00"

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| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                                         |
|-------------|------------------|------------------|----------------------|-------------------|---------------------------------------------------------------------|
| 13.1        | 69               | 0.0450           | 0.09                 |                   | <b>Sheet Flow, AB</b><br>Woods: Light underbrush n= 0.400 P2= 2.49" |
| 2.8         | 31               | 0.0450           | 0.18                 |                   | <b>Sheet Flow, BC</b><br>Range n= 0.130 P2= 2.49"                   |
| 1.2         | 69               | 0.0350           | 0.94                 |                   | <b>Shallow Concentrated Flow, CD</b><br>Woodland Kv= 5.0 fps        |
| 1.8         | 86               | 0.0250           | 0.79                 |                   | <b>Shallow Concentrated Flow, DE</b><br>Woodland Kv= 5.0 fps        |
| 2.1         | 147              | 0.0550           | 1.17                 |                   | <b>Shallow Concentrated Flow, EF</b><br>Woodland Kv= 5.0 fps        |
| 1.7         | 81               | 0.0250           | 0.79                 |                   | <b>Shallow Concentrated Flow, FG</b><br>Woodland Kv= 5.0 fps        |
| 0.4         | 17               | 0.0250           | 0.79                 |                   | <b>Shallow Concentrated Flow, GH</b><br>Woodland Kv= 5.0 fps        |
| 23.1        | 500              | Total            |                      |                   |                                                                     |

**Summary for Subcatchment 102S: 102S**

Runoff = 0.26 cfs @ 12.16 hrs, Volume= 0.026 af, Depth= 0.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description           |
|-----------|----|-----------------------|
| 33,518    | 30 | Brush, Good, HSG A    |
| 3,517     | 65 | Brush, Good, HSG C    |
| 556       | 30 | Woods, Good, HSG A    |
| 980       | 70 | Woods, Good, HSG C    |
| 38,571    |    | Weighted Average      |
| 38,571    |    | 100.00% Pervious Area |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                                         |
|-------------|------------------|------------------|----------------------|-------------------|---------------------------------------------------------------------|
| 12.4        | 68               | 0.0500           | 0.09                 |                   | <b>Sheet Flow, AB</b><br>Woods: Light underbrush n= 0.400 P2= 2.49" |
| 2.6         | 32               | 0.0600           | 0.21                 |                   | <b>Sheet Flow, BC</b><br>Range n= 0.130 P2= 2.49"                   |
| 2.7         | 149              | 0.0350           | 0.94                 |                   | <b>Shallow Concentrated Flow, CD</b><br>Woodland Kv= 5.0 fps        |
| 2.1         | 147              | 0.0550           | 1.17                 |                   | <b>Shallow Concentrated Flow, DE</b><br>Woodland Kv= 5.0 fps        |
| 1.8         | 84               | 0.0250           | 0.79                 |                   | <b>Shallow Concentrated Flow, EF</b><br>Woodland Kv= 5.0 fps        |
| 0.3         | 15               | 0.0300           | 0.87                 |                   | <b>Shallow Concentrated Flow, FG</b><br>Woodland Kv= 5.0 fps        |
| 21.9        | 495              | Total            |                      |                   |                                                                     |

**Summary for Link 1L: to Road**

Inflow Area = 0.785 ac, 5.21% Impervious, Inflow Depth = 2.64" for 100 extreme event  
Inflow = 1.90 cfs @ 12.20 hrs, Volume= 0.173 af  
Primary = 1.90 cfs @ 12.20 hrs, Volume= 0.173 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Link 2L: east property line**

Inflow Area = 2.402 ac, 0.00% Impervious, Inflow Depth = 2.03" for 100 extreme event  
Inflow = 4.82 cfs @ 12.17 hrs, Volume= 0.406 af  
Primary = 4.82 cfs @ 12.17 hrs, Volume= 0.406 af, Atten= 0%, Lag= 0.0 min

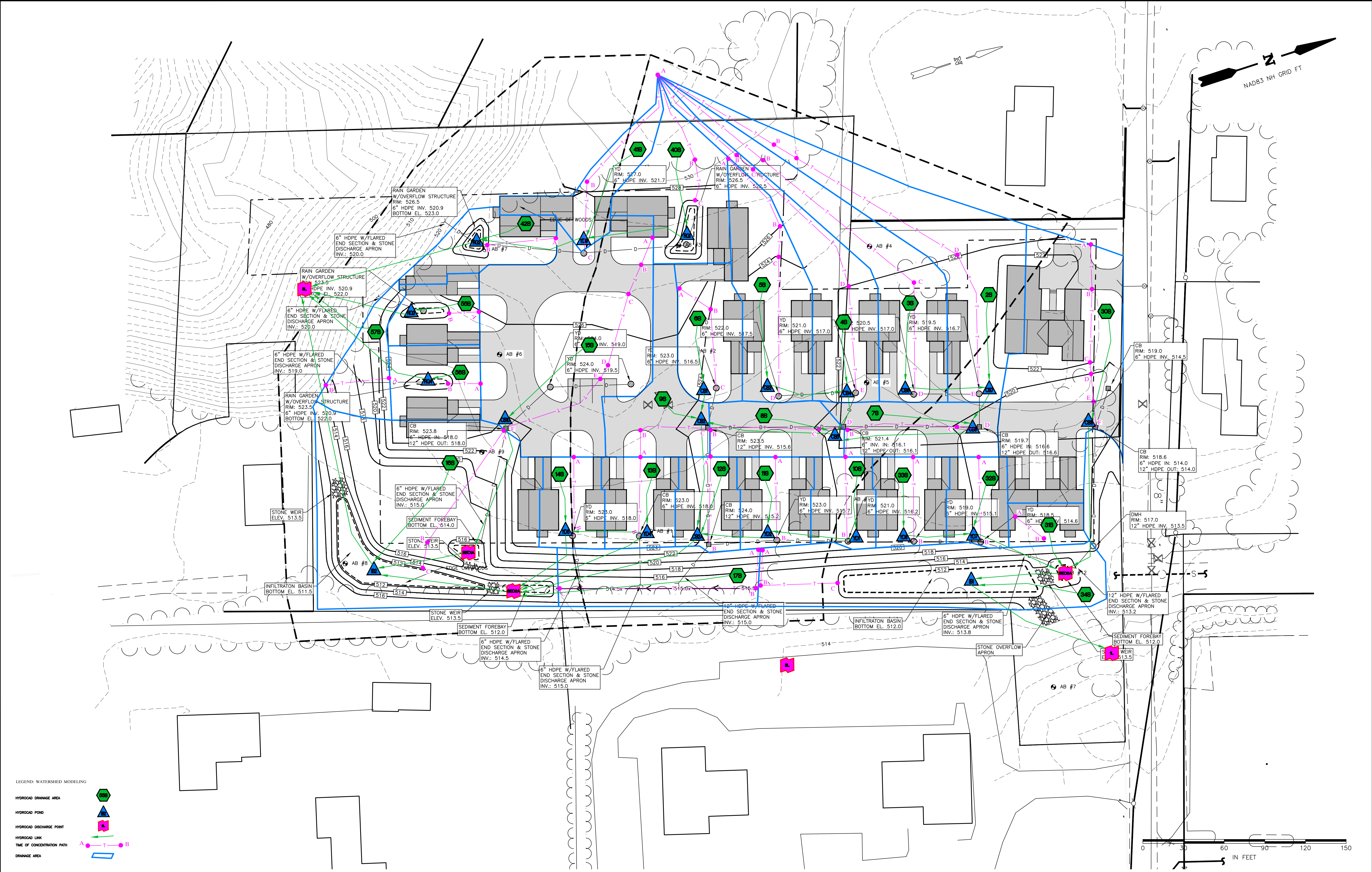
Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Link 3L: south slope**

Inflow Area = 0.885 ac, 0.00% Impervious, Inflow Depth = 0.35" for 100 extreme event  
Inflow = 0.26 cfs @ 12.16 hrs, Volume= 0.026 af  
Primary = 0.26 cfs @ 12.16 hrs, Volume= 0.026 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs





| REVISION NO. | DATE | DESCRIPTION | MADE BY | CHECKED BY | APPROVED BY |
|--------------|------|-------------|---------|------------|-------------|
|              |      |             |         |            |             |
|              |      |             |         |            |             |
|              |      |             |         |            |             |

STORMWATER MODELING POST-EXISTING CONDITIONS PLAN FOR

BASIC HOLDINGS, LLC

OAK RIDGE ROAD, CITY OF LEBANON, GRAFTON COUNTY, NH

PATHWAYS CONSULTING, LLC

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

SCALE: AS SHOWN

DESIGNED BY:

DRAWN BY: DPM

CHECKED BY: AGK

DATE: 01/14/19

PROJ. NO. 11465-01

SW2

SHEET 2 OF 2



**12465-01.Propoased Conditions 1-11-18AGK***Type II 24-hr 2 extreme Rainfall=2.49"*

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points  
 Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

|                             |                                                                                                                                            |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subcatchment2S: 2S</b>   | Runoff Area=12,693 sf 14.27% Impervious Runoff Depth=0.83"<br>Flow Length=364' Tc=22.0 min CN=WQ Runoff=0.22 cfs 873 cf                    |
| <b>Subcatchment3S: 3S</b>   | Runoff Area=9,286 sf 21.67% Impervious Runoff Depth=0.95"<br>Flow Length=326' Tc=21.2 min CN=WQ Runoff=0.19 cfs 733 cf                     |
| <b>Subcatchment4S: 4S</b>   | Runoff Area=7,333 sf 24.04% Impervious Runoff Depth=0.99"<br>Flow Length=292' Tc=20.5 min CN=WQ Runoff=0.16 cfs 606 cf                     |
| <b>Subcatchment5S: 5S</b>   | Runoff Area=7,870 sf 35.64% Impervious Runoff Depth=1.19"<br>Flow Length=190' Tc=9.4 min CN=WQ Runoff=0.30 cfs 783 cf                      |
| <b>Subcatchment6S: 6S</b>   | Runoff Area=4,631 sf 29.71% Impervious Runoff Depth=1.10"<br>Flow Length=88' Tc=6.0 min CN=WQ Runoff=0.18 cfs 423 cf                       |
| <b>Subcatchment7S: 7S</b>   | Runoff Area=4,793 sf 72.86% Impervious Runoff Depth=1.81"<br>Flow Length=115' Slope=0.0200 '/' Tc=6.0 min CN=WQ Runoff=0.30 cfs 723 cf     |
| <b>Subcatchment8S: 8S</b>   | Runoff Area=3,871 sf 74.01% Impervious Runoff Depth=1.83"<br>Flow Length=118' Slope=0.0200 '/' Tc=6.0 min CN=WQ Runoff=0.25 cfs 590 cf     |
| <b>Subcatchment9S: 9S</b>   | Runoff Area=5,320 sf 84.87% Impervious Runoff Depth=2.01"<br>Flow Length=86' Slope=0.0200 '/' Tc=6.0 min CN=WQ Runoff=0.37 cfs 891 cf      |
| <b>Subcatchment10S: 10S</b> | Runoff Area=3,028 sf 39.23% Impervious Runoff Depth=1.25"<br>Flow Length=62' Slope=0.0300 '/' Tc=6.4 min CN=WQ Runoff=0.13 cfs 316 cf      |
| <b>Subcatchment11S: 11S</b> | Runoff Area=3,569 sf 44.94% Impervious Runoff Depth=1.35"<br>Flow Length=61' Slope=0.0300 '/' Tc=6.4 min CN=WQ Runoff=0.17 cfs 401 cf      |
| <b>Subcatchment12S: 12S</b> | Runoff Area=3,143 sf 37.80% Impervious Runoff Depth=1.23"<br>Flow Length=64' Slope=0.0300 '/' Tc=6.6 min CN=WQ Runoff=0.13 cfs 322 cf      |
| <b>Subcatchment13S: 13S</b> | Runoff Area=3,607 sf 44.69% Impervious Runoff Depth=1.34"<br>Flow Length=58' Slope=0.0300 '/' Tc=6.1 min CN=WQ Runoff=0.17 cfs 404 cf      |
| <b>Subcatchment14S: 14S</b> | Runoff Area=3,112 sf 38.21% Impervious Runoff Depth=1.04"<br>Flow Length=59' Slope=0.0300 '/' Tc=6.2 min CN=WQ Runoff=0.11 cfs 270 cf      |
| <b>Subcatchment15S: 15S</b> | Runoff Area=17,703 sf 53.52% Impervious Runoff Depth=1.36"<br>Flow Length=192' Slope=0.0200 '/' Tc=11.3 min CN=WQ Runoff=0.71 cfs 2,009 cf |
| <b>Subcatchment16S: 16S</b> | Runoff Area=23,040 sf 6.51% Impervious Runoff Depth=0.15"<br>Flow Length=120' Tc=6.6 min CN=WQ Runoff=0.11 cfs 282 cf                      |
| <b>Subcatchment17S: 17S</b> | Runoff Area=6,329 sf 0.00% Impervious Runoff Depth=0.54"<br>Flow Length=176' Tc=6.0 min CN=WQ Runoff=0.13 cfs 285 cf                       |



**12465-01.Propoased Conditions 1-11-18AGK***Type II 24-hr 2 extreme Rainfall=2.49"*

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|                             |                                                                                                                                         |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subcatchment30S: 30S</b> | Runoff Area=14,412 sf 55.03% Impervious Runoff Depth=1.52"<br>Flow Length=135' Tc=8.0 min CN=WQ Runoff=0.72 cfs 1,820 cf                |
| <b>Subcatchment31S: 31S</b> | Runoff Area=1,765 sf 47.03% Impervious Runoff Depth=1.38"<br>Flow Length=27' Slope=0.0300 '/' Tc=6.0 min CN=WQ Runoff=0.09 cfs 203 cf   |
| <b>Subcatchment32S: 32S</b> | Runoff Area=2,894 sf 39.56% Impervious Runoff Depth=1.26"<br>Flow Length=55' Slope=0.0300 '/' Tc=6.0 min CN=WQ Runoff=0.13 cfs 304 cf   |
| <b>Subcatchment33S: 33S</b> | Runoff Area=3,527 sf 45.70% Impervious Runoff Depth=1.36"<br>Flow Length=55' Slope=0.0300 '/' Tc=6.0 min CN=WQ Runoff=0.17 cfs 400 cf   |
| <b>Subcatchment34S: 34S</b> | Runoff Area=11,579 sf 0.00% Impervious Runoff Depth=0.60"<br>Flow Length=84' Tc=6.0 min CN=74 Runoff=0.27 cfs 581 cf                    |
| <b>Subcatchment40S: 40S</b> | Runoff Area=6,612 sf 22.63% Impervious Runoff Depth=0.95"<br>Flow Length=100' Slope=0.0450 '/' Tc=16.3 min CN=WQ Runoff=0.16 cfs 521 cf |
| <b>Subcatchment41S: 41S</b> | Runoff Area=3,684 sf 32.46% Impervious Runoff Depth=0.86"<br>Flow Length=140' Tc=16.9 min CN=WQ Runoff=0.08 cfs 265 cf                  |
| <b>Subcatchment42S: 42S</b> | Runoff Area=3,852 sf 33.02% Impervious Runoff Depth=0.75"<br>Flow Length=50' Slope=0.0200 '/' Tc=6.4 min CN=WQ Runoff=0.10 cfs 240 cf   |
| <b>Subcatchment55S: 55S</b> | Runoff Area=3,012 sf 45.39% Impervious Runoff Depth=1.03"<br>Flow Length=22' Slope=0.0200 '/' Tc=6.0 min CN=WQ Runoff=0.11 cfs 258 cf   |
| <b>Subcatchment56S: 56S</b> | Runoff Area=3,695 sf 42.38% Impervious Runoff Depth=0.96"<br>Flow Length=24' Slope=0.0200 '/' Tc=6.0 min CN=WQ Runoff=0.12 cfs 295 cf   |
| <b>Subcatchment57S: 57S</b> | Runoff Area=3,054 sf 0.00% Impervious Runoff Depth=0.00"<br>Flow Length=50' Slope=0.2000 '/' Tc=6.0 min CN=39 Runoff=0.00 cfs 0 cf      |
| <b>Pond CB1: CB</b>         | Inflow=0.18 cfs 423 cf<br>Primary=0.18 cfs 423 cf                                                                                       |
| <b>Pond CB10: CB</b>        | Inflow=0.71 cfs 2,009 cf<br>Primary=0.71 cfs 2,009 cf                                                                                   |
| <b>Pond CB11: CB</b>        | Inflow=0.72 cfs 1,820 cf<br>Primary=0.72 cfs 1,820 cf                                                                                   |
| <b>Pond CB2: CB</b>         | Inflow=1.67 cfs 5,622 cf<br>Primary=1.67 cfs 5,622 cf                                                                                   |
| <b>Pond CB2A: CB</b>        | Inflow=2.10 cfs 6,661 cf<br>Primary=2.10 cfs 6,661 cf                                                                                   |
| <b>Pond CB3: CB</b>         | Inflow=0.30 cfs 783 cf<br>Primary=0.30 cfs 783 cf                                                                                       |
| <b>Pond CB4: CB</b>         | Inflow=0.41 cfs 1,388 cf<br>Primary=0.41 cfs 1,388 cf                                                                                   |

|                                       |                                                                                                                                            |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Pond CB5: CB</b>                   | Inflow=1.14 cfs 4,308 cf<br>Primary=1.14 cfs 4,308 cf                                                                                      |
| <b>Pond CB6: CB</b>                   | Inflow=0.19 cfs 733 cf<br>Primary=0.19 cfs 733 cf                                                                                          |
| <b>Pond CB7: CB</b>                   | Inflow=0.41 cfs 1,606 cf<br>Primary=0.41 cfs 1,606 cf                                                                                      |
| <b>Pond CB8: CB</b>                   | Inflow=0.52 cfs 2,329 cf<br>Primary=0.52 cfs 2,329 cf                                                                                      |
| <b>Pond IB1: Infiltration Basin 1</b> | Peak Elev=513.50' Storage=1,535 cf Inflow=1.37 cfs 3,308 cf<br>Discarded=0.06 cfs 3,308 cf Primary=0.00 cfs 0 cf Outflow=0.06 cfs 3,308 cf |
| <b>Pond IB2: Infiltration Basin 2</b> | Peak Elev=513.02' Storage=3,550 cf Inflow=3.30 cfs 9,911 cf<br>Discarded=0.41 cfs 9,911 cf Primary=0.00 cfs 0 cf Outflow=0.41 cfs 9,911 cf |
| <b>Pond RG1: RAIN GARDEN</b>          | Peak Elev=524.58' Storage=329 cf Inflow=0.16 cfs 521 cf<br>Discarded=0.00 cfs 521 cf Primary=0.00 cfs 0 cf Outflow=0.00 cfs 521 cf         |
| <b>Pond RG2: RAIN GARDEN</b>          | Peak Elev=524.76' Storage=186 cf Inflow=0.16 cfs 505 cf<br>Discarded=0.02 cfs 505 cf Primary=0.00 cfs 0 cf Outflow=0.02 cfs 505 cf         |
| <b>Pond RG3: RAIN GARDEN</b>          | Peak Elev=523.64' Storage=93 cf Inflow=0.11 cfs 258 cf<br>Discarded=0.01 cfs 258 cf Primary=0.00 cfs 0 cf Outflow=0.01 cfs 258 cf          |
| <b>Pond RG4: RAIN GARDEN</b>          | Peak Elev=522.38' Storage=104 cf Inflow=0.12 cfs 295 cf<br>Discarded=0.02 cfs 295 cf Primary=0.00 cfs 0 cf Outflow=0.02 cfs 295 cf         |
| <b>Pond SED1: SED1</b>                | Peak Elev=0.00' Storage=0 cf                                                                                                               |
| <b>Pond SED2: SED2</b>                | Peak Elev=0.00' Storage=0 cf                                                                                                               |
| <b>Pond SED3: SED3</b>                | Peak Elev=0.00' Storage=0 cf                                                                                                               |
| <b>Pond YD1: YD</b>                   | Inflow=0.13 cfs 316 cf<br>Primary=0.13 cfs 316 cf                                                                                          |
| <b>Pond YD2: YD</b>                   | Inflow=0.30 cfs 717 cf<br>Primary=0.30 cfs 717 cf                                                                                          |
| <b>Pond YD4: YD</b>                   | Inflow=0.17 cfs 404 cf<br>Primary=0.17 cfs 404 cf                                                                                          |
| <b>Pond YD5: YD</b>                   | Inflow=0.11 cfs 270 cf<br>Primary=0.11 cfs 270 cf                                                                                          |

**12465-01.Propoased Conditions 1-11-18AGK***Type II 24-hr 2 extreme Rainfall=2.49"*

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**Pond YD7: YD**Inflow=0.30 cfs 703 cf  
Primary=0.30 cfs 703 cf**Pond YD8: RG**Inflow=0.17 cfs 400 cf  
Primary=0.17 cfs 400 cf**Pond YD9: YD**Inflow=0.08 cfs 265 cf  
Primary=0.08 cfs 265 cf**Link 1L: to Road**Inflow=0.00 cfs 0 cf  
Primary=0.00 cfs 0 cf**Link 2L: east property line**

Primary=0.00 cfs 0 cf

**Link 3L: south slope**Inflow=0.00 cfs 0 cf  
Primary=0.00 cfs 0 cf**Link SED 1A: SED 1**Inflow=0.71 cfs 2,009 cf  
Primary=0.71 cfs 2,009 cf**Link SED2A: SED 2A**Inflow=2.51 cfs 7,620 cf  
Primary=2.51 cfs 7,620 cf**Link SED3A: SED3**Inflow=1.10 cfs 2,726 cf  
Primary=1.10 cfs 2,726 cf**Total Runoff Area = 177,414 sf Runoff Volume = 14,797 cf Average Runoff Depth = 1.00"**  
**67.98% Pervious = 120,606 sf 32.02% Impervious = 56,808 sf**

**12465-01.Propoased Conditions 1-11-18AGK***Type II 24-hr 10 extreme Rainfall=3.57"*

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

|                             |                                                                                                                                           |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subcatchment2S: 2S</b>   | Runoff Area=12,693 sf 14.27% Impervious Runoff Depth=1.56"<br>Flow Length=364' Tc=22.0 min CN=WQ Runoff=0.45 cfs 1,649 cf                 |
| <b>Subcatchment3S: 3S</b>   | Runoff Area=9,286 sf 21.67% Impervious Runoff Depth=1.71"<br>Flow Length=326' Tc=21.2 min CN=WQ Runoff=0.36 cfs 1,323 cf                  |
| <b>Subcatchment4S: 4S</b>   | Runoff Area=7,333 sf 24.04% Impervious Runoff Depth=1.76"<br>Flow Length=292' Tc=20.5 min CN=WQ Runoff=0.30 cfs 1,079 cf                  |
| <b>Subcatchment5S: 5S</b>   | Runoff Area=7,870 sf 35.64% Impervious Runoff Depth=2.02"<br>Flow Length=190' Tc=9.4 min CN=WQ Runoff=0.52 cfs 1,324 cf                   |
| <b>Subcatchment6S: 6S</b>   | Runoff Area=4,631 sf 29.71% Impervious Runoff Depth=1.90"<br>Flow Length=88' Tc=6.0 min CN=WQ Runoff=0.32 cfs 732 cf                      |
| <b>Subcatchment7S: 7S</b>   | Runoff Area=4,793 sf 72.86% Impervious Runoff Depth=2.78"<br>Flow Length=115' Slope=0.0200 '/ Tc=6.0 min CN=WQ Runoff=0.46 cfs 1,111 cf   |
| <b>Subcatchment8S: 8S</b>   | Runoff Area=3,871 sf 74.01% Impervious Runoff Depth=2.80"<br>Flow Length=118' Slope=0.0200 '/ Tc=6.0 min CN=WQ Runoff=0.37 cfs 905 cf     |
| <b>Subcatchment9S: 9S</b>   | Runoff Area=5,320 sf 84.87% Impervious Runoff Depth=3.03"<br>Flow Length=86' Slope=0.0200 '/ Tc=6.0 min CN=WQ Runoff=0.55 cfs 1,342 cf    |
| <b>Subcatchment10S: 10S</b> | Runoff Area=3,028 sf 39.23% Impervious Runoff Depth=2.09"<br>Flow Length=62' Slope=0.0300 '/ Tc=6.4 min CN=WQ Runoff=0.23 cfs 528 cf      |
| <b>Subcatchment11S: 11S</b> | Runoff Area=3,569 sf 44.94% Impervious Runoff Depth=2.21"<br>Flow Length=61' Slope=0.0300 '/ Tc=6.4 min CN=WQ Runoff=0.28 cfs 657 cf      |
| <b>Subcatchment12S: 12S</b> | Runoff Area=3,143 sf 37.80% Impervious Runoff Depth=2.06"<br>Flow Length=64' Slope=0.0300 '/ Tc=6.6 min CN=WQ Runoff=0.23 cfs 540 cf      |
| <b>Subcatchment13S: 13S</b> | Runoff Area=3,607 sf 44.69% Impervious Runoff Depth=2.20"<br>Flow Length=58' Slope=0.0300 '/ Tc=6.1 min CN=WQ Runoff=0.28 cfs 662 cf      |
| <b>Subcatchment14S: 14S</b> | Runoff Area=3,112 sf 38.21% Impervious Runoff Depth=1.66"<br>Flow Length=59' Slope=0.0300 '/ Tc=6.2 min CN=WQ Runoff=0.18 cfs 430 cf      |
| <b>Subcatchment15S: 15S</b> | Runoff Area=17,703 sf 53.52% Impervious Runoff Depth=2.11"<br>Flow Length=192' Slope=0.0200 '/ Tc=11.3 min CN=WQ Runoff=1.10 cfs 3,116 cf |
| <b>Subcatchment16S: 16S</b> | Runoff Area=23,040 sf 6.51% Impervious Runoff Depth=0.23"<br>Flow Length=120' Tc=6.6 min CN=WQ Runoff=0.17 cfs 439 cf                     |
| <b>Subcatchment17S: 17S</b> | Runoff Area=6,329 sf 0.00% Impervious Runoff Depth=1.16"<br>Flow Length=176' Tc=6.0 min CN=WQ Runoff=0.29 cfs 611 cf                      |

**12465-01.Propoased Conditions 1-11-18AGK***Type II 24-hr 10 extreme Rainfall=3.57"*

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|                             |                                                                                                                                         |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subcatchment30S: 30S</b> | Runoff Area=14,412 sf 55.03% Impervious Runoff Depth=2.42"<br>Flow Length=135' Tc=8.0 min CN=WQ Runoff=1.16 cfs 2,901 cf                |
| <b>Subcatchment31S: 31S</b> | Runoff Area=1,765 sf 47.03% Impervious Runoff Depth=2.25"<br>Flow Length=27' Slope=0.0300 '/' Tc=6.0 min CN=WQ Runoff=0.14 cfs 331 cf   |
| <b>Subcatchment32S: 32S</b> | Runoff Area=2,894 sf 39.56% Impervious Runoff Depth=2.10"<br>Flow Length=55' Slope=0.0300 '/' Tc=6.0 min CN=WQ Runoff=0.22 cfs 506 cf   |
| <b>Subcatchment33S: 33S</b> | Runoff Area=3,527 sf 45.70% Impervious Runoff Depth=2.22"<br>Flow Length=55' Slope=0.0300 '/' Tc=6.0 min CN=WQ Runoff=0.28 cfs 654 cf   |
| <b>Subcatchment34S: 34S</b> | Runoff Area=11,579 sf 0.00% Impervious Runoff Depth=1.29"<br>Flow Length=84' Tc=6.0 min CN=74 Runoff=0.59 cfs 1,243 cf                  |
| <b>Subcatchment40S: 40S</b> | Runoff Area=6,612 sf 22.63% Impervious Runoff Depth=1.70"<br>Flow Length=100' Slope=0.0450 '/' Tc=16.3 min CN=WQ Runoff=0.30 cfs 937 cf |
| <b>Subcatchment41S: 41S</b> | Runoff Area=3,684 sf 32.46% Impervious Runoff Depth=1.38"<br>Flow Length=140' Tc=16.9 min CN=WQ Runoff=0.13 cfs 425 cf                  |
| <b>Subcatchment42S: 42S</b> | Runoff Area=3,852 sf 33.02% Impervious Runoff Depth=1.11"<br>Flow Length=50' Slope=0.0200 '/' Tc=6.4 min CN=WQ Runoff=0.14 cfs 356 cf   |
| <b>Subcatchment55S: 55S</b> | Runoff Area=3,012 sf 45.39% Impervious Runoff Depth=1.52"<br>Flow Length=22' Slope=0.0200 '/' Tc=6.0 min CN=WQ Runoff=0.15 cfs 382 cf   |
| <b>Subcatchment56S: 56S</b> | Runoff Area=3,695 sf 42.38% Impervious Runoff Depth=1.42"<br>Flow Length=24' Slope=0.0200 '/' Tc=6.0 min CN=WQ Runoff=0.18 cfs 438 cf   |
| <b>Subcatchment57S: 57S</b> | Runoff Area=3,054 sf 0.00% Impervious Runoff Depth=0.01"<br>Flow Length=50' Slope=0.2000 '/' Tc=6.0 min CN=39 Runoff=0.00 cfs 3 cf      |
| <b>Pond CB1: CB</b>         | Inflow=0.32 cfs 732 cf<br>Primary=0.32 cfs 732 cf                                                                                       |
| <b>Pond CB10: CB</b>        | Inflow=1.10 cfs 3,116 cf<br>Primary=1.10 cfs 3,116 cf                                                                                   |
| <b>Pond CB11: CB</b>        | Inflow=1.16 cfs 2,901 cf<br>Primary=1.16 cfs 2,901 cf                                                                                   |
| <b>Pond CB2: CB</b>         | Inflow=2.81 cfs 9,463 cf<br>Primary=2.81 cfs 9,463 cf                                                                                   |
| <b>Pond CB2A: CB</b>        | Inflow=3.54 cfs 11,188 cf<br>Primary=3.54 cfs 11,188 cf                                                                                 |
| <b>Pond CB3: CB</b>         | Inflow=0.52 cfs 1,324 cf<br>Primary=0.52 cfs 1,324 cf                                                                                   |
| <b>Pond CB4: CB</b>         | Inflow=0.73 cfs 2,402 cf<br>Primary=0.73 cfs 2,402 cf                                                                                   |



|                                       |                                                                                                                                               |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Pond CB5: CB</b>                   | Inflow=1.99 cfs 7,389 cf<br>Primary=1.99 cfs 7,389 cf                                                                                         |
| <b>Pond CB6: CB</b>                   | Inflow=0.36 cfs 1,323 cf<br>Primary=0.36 cfs 1,323 cf                                                                                         |
| <b>Pond CB7: CB</b>                   | Inflow=0.81 cfs 2,971 cf<br>Primary=0.81 cfs 2,971 cf                                                                                         |
| <b>Pond CB8: CB</b>                   | Inflow=0.93 cfs 4,082 cf<br>Primary=0.93 cfs 4,082 cf                                                                                         |
| <b>Pond IB1: Infiltration Basin 1</b> | Peak Elev=513.95' Storage=3,038 cf Inflow=2.38 cfs 5,635 cf<br>Discarded=0.07 cfs 5,635 cf Primary=0.00 cfs 0 cf Outflow=0.07 cfs 5,635 cf    |
| <b>Pond IB2: Infiltration Basin 2</b> | Peak Elev=513.94' Storage=6,677 cf Inflow=5.49 cfs 16,445 cf<br>Discarded=0.55 cfs 16,445 cf Primary=0.00 cfs 0 cf Outflow=0.55 cfs 16,445 cf |
| <b>Pond RG1: RAIN GARDEN</b>          | Peak Elev=525.38' Storage=648 cf Inflow=0.30 cfs 937 cf<br>Discarded=0.01 cfs 902 cf Primary=0.00 cfs 0 cf Outflow=0.01 cfs 902 cf            |
| <b>Pond RG2: RAIN GARDEN</b>          | Peak Elev=525.33' Storage=306 cf Inflow=0.24 cfs 781 cf<br>Discarded=0.03 cfs 781 cf Primary=0.00 cfs 0 cf Outflow=0.03 cfs 781 cf            |
| <b>Pond RG3: RAIN GARDEN</b>          | Peak Elev=524.14' Storage=140 cf Inflow=0.15 cfs 382 cf<br>Discarded=0.02 cfs 382 cf Primary=0.00 cfs 0 cf Outflow=0.02 cfs 382 cf            |
| <b>Pond RG4: RAIN GARDEN</b>          | Peak Elev=522.74' Storage=160 cf Inflow=0.18 cfs 438 cf<br>Discarded=0.02 cfs 438 cf Primary=0.00 cfs 0 cf Outflow=0.02 cfs 438 cf            |
| <b>Pond SED1: SED1</b>                | Peak Elev=0.00' Storage=0 cf                                                                                                                  |
| <b>Pond SED2: SED2</b>                | Peak Elev=0.00' Storage=0 cf                                                                                                                  |
| <b>Pond SED3: SED3</b>                | Peak Elev=0.00' Storage=0 cf                                                                                                                  |
| <b>Pond YD1: YD</b>                   | Inflow=0.23 cfs 528 cf<br>Primary=0.23 cfs 528 cf                                                                                             |
| <b>Pond YD2: YD</b>                   | Inflow=0.50 cfs 1,185 cf<br>Primary=0.50 cfs 1,185 cf                                                                                         |
| <b>Pond YD4: YD</b>                   | Inflow=0.28 cfs 662 cf<br>Primary=0.28 cfs 662 cf                                                                                             |
| <b>Pond YD5: YD</b>                   | Inflow=0.18 cfs 430 cf<br>Primary=0.18 cfs 430 cf                                                                                             |

**12465-01.Propoased Conditions 1-11-18AGK***Type II 24-hr 10 extreme Rainfall=3.57"*

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**Pond YD7: YD**Inflow=0.50 cfs 1,160 cf  
Primary=0.50 cfs 1,160 cf**Pond YD8: RG**Inflow=0.28 cfs 654 cf  
Primary=0.28 cfs 654 cf**Pond YD9: YD**Inflow=0.13 cfs 425 cf  
Primary=0.13 cfs 425 cf**Link 1L: to Road**Inflow=0.00 cfs 0 cf  
Primary=0.00 cfs 0 cf**Link 2L: east property line**

Primary=0.00 cfs 0 cf

**Link 3L: south slope**Inflow=0.00 cfs 3 cf  
Primary=0.00 cfs 3 cf**Link SED 1A: SED 1**Inflow=1.10 cfs 3,116 cf  
Primary=1.10 cfs 3,116 cf**Link SED2A: SED 2A**Inflow=4.28 cfs 12,891 cf  
Primary=4.28 cfs 12,891 cf**Link SED3A: SED3**Inflow=1.79 cfs 4,392 cf  
Primary=1.79 cfs 4,392 cf**Total Runoff Area = 177,414 sf Runoff Volume = 24,621 cf Average Runoff Depth = 1.67"**  
**67.98% Pervious = 120,606 sf 32.02% Impervious = 56,808 sf**

**12465-01.Propoased Conditions 1-11-18AGK***Type II 24-hr 25 extermie Rainfall=4.39"*

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

|                             |                                                                                                                                            |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subcatchment2S: 2S</b>   | Runoff Area=12,693 sf 14.27% Impervious Runoff Depth=2.18"<br>Flow Length=364' Tc=22.0 min CN=WQ Runoff=0.64 cfs 2,311 cf                  |
| <b>Subcatchment3S: 3S</b>   | Runoff Area=9,286 sf 21.67% Impervious Runoff Depth=2.35"<br>Flow Length=326' Tc=21.2 min CN=WQ Runoff=0.51 cfs 1,819 cf                   |
| <b>Subcatchment4S: 4S</b>   | Runoff Area=7,333 sf 24.04% Impervious Runoff Depth=2.41"<br>Flow Length=292' Tc=20.5 min CN=WQ Runoff=0.42 cfs 1,475 cf                   |
| <b>Subcatchment5S: 5S</b>   | Runoff Area=7,870 sf 35.64% Impervious Runoff Depth=2.70"<br>Flow Length=190' Tc=9.4 min CN=WQ Runoff=0.70 cfs 1,768 cf                    |
| <b>Subcatchment6S: 6S</b>   | Runoff Area=4,631 sf 29.71% Impervious Runoff Depth=2.56"<br>Flow Length=88' Tc=6.0 min CN=WQ Runoff=0.43 cfs 989 cf                       |
| <b>Subcatchment7S: 7S</b>   | Runoff Area=4,793 sf 72.86% Impervious Runoff Depth=3.54"<br>Flow Length=115' Slope=0.0200 '/' Tc=6.0 min CN=WQ Runoff=0.58 cfs 1,414 cf   |
| <b>Subcatchment8S: 8S</b>   | Runoff Area=3,871 sf 74.01% Impervious Runoff Depth=3.57"<br>Flow Length=118' Slope=0.0200 '/' Tc=6.0 min CN=WQ Runoff=0.47 cfs 1,150 cf   |
| <b>Subcatchment9S: 9S</b>   | Runoff Area=5,320 sf 84.87% Impervious Runoff Depth=3.81"<br>Flow Length=86' Slope=0.0200 '/' Tc=6.0 min CN=WQ Runoff=0.69 cfs 1,690 cf    |
| <b>Subcatchment10S: 10S</b> | Runoff Area=3,028 sf 39.23% Impervious Runoff Depth=2.78"<br>Flow Length=62' Slope=0.0300 '/' Tc=6.4 min CN=WQ Runoff=0.30 cfs 701 cf      |
| <b>Subcatchment11S: 11S</b> | Runoff Area=3,569 sf 44.94% Impervious Runoff Depth=2.91"<br>Flow Length=61' Slope=0.0300 '/' Tc=6.4 min CN=WQ Runoff=0.36 cfs 864 cf      |
| <b>Subcatchment12S: 12S</b> | Runoff Area=3,143 sf 37.80% Impervious Runoff Depth=2.74"<br>Flow Length=64' Slope=0.0300 '/' Tc=6.6 min CN=WQ Runoff=0.31 cfs 719 cf      |
| <b>Subcatchment13S: 13S</b> | Runoff Area=3,607 sf 44.69% Impervious Runoff Depth=2.90"<br>Flow Length=58' Slope=0.0300 '/' Tc=6.1 min CN=WQ Runoff=0.37 cfs 872 cf      |
| <b>Subcatchment14S: 14S</b> | Runoff Area=3,112 sf 38.21% Impervious Runoff Depth=2.17"<br>Flow Length=59' Slope=0.0300 '/' Tc=6.2 min CN=WQ Runoff=0.23 cfs 563 cf      |
| <b>Subcatchment15S: 15S</b> | Runoff Area=17,703 sf 53.52% Impervious Runoff Depth=2.72"<br>Flow Length=192' Slope=0.0200 '/' Tc=11.3 min CN=WQ Runoff=1.41 cfs 4,011 cf |
| <b>Subcatchment16S: 16S</b> | Runoff Area=23,040 sf 6.51% Impervious Runoff Depth=0.36"<br>Flow Length=120' Tc=6.6 min CN=WQ Runoff=0.20 cfs 688 cf                      |
| <b>Subcatchment17S: 17S</b> | Runoff Area=6,329 sf 0.00% Impervious Runoff Depth=1.71"<br>Flow Length=176' Tc=6.0 min CN=WQ Runoff=0.43 cfs 899 cf                       |

**12465-01.Propoased Conditions 1-11-18AGK***Type II 24-hr 25 extermie Rainfall=4.39"*

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|                             |                                                                                                                                           |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subcatchment30S: 30S</b> | Runoff Area=14,412 sf 55.03% Impervious Runoff Depth=3.14"<br>Flow Length=135' Tc=8.0 min CN=WQ Runoff=1.51 cfs 3,765 cf                  |
| <b>Subcatchment31S: 31S</b> | Runoff Area=1,765 sf 47.03% Impervious Runoff Depth=2.95"<br>Flow Length=27' Slope=0.0300 '/' Tc=6.0 min CN=WQ Runoff=0.19 cfs 434 cf     |
| <b>Subcatchment32S: 32S</b> | Runoff Area=2,894 sf 39.56% Impervious Runoff Depth=2.78"<br>Flow Length=55' Slope=0.0300 '/' Tc=6.0 min CN=WQ Runoff=0.29 cfs 672 cf     |
| <b>Subcatchment33S: 33S</b> | Runoff Area=3,527 sf 45.70% Impervious Runoff Depth=2.92"<br>Flow Length=55' Slope=0.0300 '/' Tc=6.0 min CN=WQ Runoff=0.37 cfs 859 cf     |
| <b>Subcatchment34S: 34S</b> | Runoff Area=11,579 sf 0.00% Impervious Runoff Depth=1.89"<br>Flow Length=84' Tc=6.0 min CN=74 Runoff=0.87 cfs 1,822 cf                    |
| <b>Subcatchment40S: 40S</b> | Runoff Area=6,612 sf 22.63% Impervious Runoff Depth=2.34"<br>Flow Length=100' Slope=0.0450 '/' Tc=16.3 min CN=WQ Runoff=0.41 cfs 1,288 cf |
| <b>Subcatchment41S: 41S</b> | Runoff Area=3,684 sf 32.46% Impervious Runoff Depth=1.82"<br>Flow Length=140' Tc=16.9 min CN=WQ Runoff=0.17 cfs 560 cf                    |
| <b>Subcatchment42S: 42S</b> | Runoff Area=3,852 sf 33.02% Impervious Runoff Depth=1.43"<br>Flow Length=50' Slope=0.0200 '/' Tc=6.4 min CN=WQ Runoff=0.17 cfs 461 cf     |
| <b>Subcatchment55S: 55S</b> | Runoff Area=3,012 sf 45.39% Impervious Runoff Depth=1.94"<br>Flow Length=22' Slope=0.0200 '/' Tc=6.0 min CN=WQ Runoff=0.19 cfs 486 cf     |
| <b>Subcatchment56S: 56S</b> | Runoff Area=3,695 sf 42.38% Impervious Runoff Depth=1.81"<br>Flow Length=24' Slope=0.0200 '/' Tc=6.0 min CN=WQ Runoff=0.22 cfs 559 cf     |
| <b>Subcatchment57S: 57S</b> | Runoff Area=3,054 sf 0.00% Impervious Runoff Depth=0.09"<br>Flow Length=50' Slope=0.2000 '/' Tc=6.0 min CN=39 Runoff=0.00 cfs 24 cf       |
| <b>Pond CB1: CB</b>         | Inflow=0.43 cfs 989 cf<br>Primary=0.43 cfs 989 cf                                                                                         |
| <b>Pond CB10: CB</b>        | Inflow=1.41 cfs 4,011 cf<br>Primary=1.41 cfs 4,011 cf                                                                                     |
| <b>Pond CB11: CB</b>        | Inflow=1.51 cfs 3,765 cf<br>Primary=1.51 cfs 3,765 cf                                                                                     |
| <b>Pond CB2: CB</b>         | Inflow=3.74 cfs 12,615 cf<br>Primary=3.74 cfs 12,615 cf                                                                                   |
| <b>Pond CB2A: CB</b>        | Inflow=4.70 cfs 14,899 cf<br>Primary=4.70 cfs 14,899 cf                                                                                   |
| <b>Pond CB3: CB</b>         | Inflow=0.70 cfs 1,768 cf<br>Primary=0.70 cfs 1,768 cf                                                                                     |
| <b>Pond CB4: CB</b>         | Inflow=1.00 cfs 3,243 cf<br>Primary=1.00 cfs 3,243 cf                                                                                     |

|                                       |                                                                                                                                               |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Pond CB5: CB</b>                   | Inflow=2.68 cfs 9,936 cf<br>Primary=2.68 cfs 9,936 cf                                                                                         |
| <b>Pond CB6: CB</b>                   | Inflow=0.51 cfs 1,819 cf<br>Primary=0.51 cfs 1,819 cf                                                                                         |
| <b>Pond CB7: CB</b>                   | Inflow=1.15 cfs 4,130 cf<br>Primary=1.15 cfs 4,130 cf                                                                                         |
| <b>Pond CB8: CB</b>                   | Inflow=1.27 cfs 5,544 cf<br>Primary=1.27 cfs 5,544 cf                                                                                         |
| <b>Pond IB1: Infiltration Basin 1</b> | Peak Elev=514.30' Storage=4,343 cf Inflow=3.21 cfs 7,553 cf<br>Discarded=0.08 cfs 7,553 cf Primary=0.00 cfs 0 cf Outflow=0.08 cfs 7,553 cf    |
| <b>Pond IB2: Infiltration Basin 2</b> | Peak Elev=514.52' Storage=9,239 cf Inflow=7.26 cfs 21,932 cf<br>Discarded=0.74 cfs 21,932 cf Primary=0.00 cfs 0 cf Outflow=0.74 cfs 21,932 cf |
| <b>Pond RG1: RAIN GARDEN</b>          | Peak Elev=525.89' Storage=929 cf Inflow=0.41 cfs 1,288 cf<br>Discarded=0.01 cfs 1,140 cf Primary=0.00 cfs 0 cf Outflow=0.01 cfs 1,140 cf      |
| <b>Pond RG2: RAIN GARDEN</b>          | Peak Elev=525.69' Storage=407 cf Inflow=0.30 cfs 1,021 cf<br>Discarded=0.04 cfs 1,021 cf Primary=0.00 cfs 0 cf Outflow=0.04 cfs 1,021 cf      |
| <b>Pond RG3: RAIN GARDEN</b>          | Peak Elev=524.36' Storage=178 cf Inflow=0.19 cfs 486 cf<br>Discarded=0.02 cfs 486 cf Primary=0.00 cfs 0 cf Outflow=0.02 cfs 486 cf            |
| <b>Pond RG4: RAIN GARDEN</b>          | Peak Elev=522.97' Storage=206 cf Inflow=0.22 cfs 559 cf<br>Discarded=0.02 cfs 559 cf Primary=0.00 cfs 0 cf Outflow=0.02 cfs 559 cf            |
| <b>Pond SED1: SED1</b>                | Peak Elev=0.00' Storage=0 cf                                                                                                                  |
| <b>Pond SED2: SED2</b>                | Peak Elev=0.00' Storage=0 cf                                                                                                                  |
| <b>Pond SED3: SED3</b>                | Peak Elev=0.00' Storage=0 cf                                                                                                                  |
| <b>Pond YD1: YD</b>                   | Inflow=0.30 cfs 701 cf<br>Primary=0.30 cfs 701 cf                                                                                             |
| <b>Pond YD2: YD</b>                   | Inflow=0.66 cfs 1,565 cf<br>Primary=0.66 cfs 1,565 cf                                                                                         |
| <b>Pond YD4: YD</b>                   | Inflow=0.37 cfs 872 cf<br>Primary=0.37 cfs 872 cf                                                                                             |
| <b>Pond YD5: YD</b>                   | Inflow=0.23 cfs 563 cf<br>Primary=0.23 cfs 563 cf                                                                                             |



**12465-01.Propoased Conditions 1-11-18AGK***Type II 24-hr 25 extermne Rainfall=4.39"*

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**Pond YD7: YD**Inflow=0.66 cfs 1,531 cf  
Primary=0.66 cfs 1,531 cf**Pond YD8: RG**Inflow=0.37 cfs 859 cf  
Primary=0.37 cfs 859 cf**Pond YD9: YD**Inflow=0.17 cfs 560 cf  
Primary=0.17 cfs 560 cf**Link 1L: to Road**Inflow=0.00 cfs 0 cf  
Primary=0.00 cfs 0 cf**Link 2L: east property line**

Primary=0.00 cfs 0 cf

**Link 3L: south slope**Inflow=0.00 cfs 24 cf  
Primary=0.00 cfs 24 cf**Link SED 1A: SED 1**Inflow=1.41 cfs 4,011 cf  
Primary=1.41 cfs 4,011 cf**Link SED2A: SED 2A**Inflow=5.73 cfs 17,234 cf  
Primary=5.73 cfs 17,234 cf**Link SED3A: SED3**Inflow=2.34 cfs 5,731 cf  
Primary=2.34 cfs 5,731 cf**Total Runoff Area = 177,414 sf Runoff Volume = 32,863 cf Average Runoff Depth = 2.22"**  
**67.98% Pervious = 120,606 sf 32.02% Impervious = 56,808 sf**

**12465-01.Propoased Conditions 1-11-18AGK***Type II 24-hr 50 extreme Rainfall=5.13"*

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

|                             |                                                                                                                                           |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subcatchment2S: 2S</b>   | Runoff Area=12,693 sf 14.27% Impervious Runoff Depth=2.78"<br>Flow Length=364' Tc=22.0 min CN=WQ Runoff=0.82 cfs 2,944 cf                 |
| <b>Subcatchment3S: 3S</b>   | Runoff Area=9,286 sf 21.67% Impervious Runoff Depth=2.96"<br>Flow Length=326' Tc=21.2 min CN=WQ Runoff=0.64 cfs 2,291 cf                  |
| <b>Subcatchment4S: 4S</b>   | Runoff Area=7,333 sf 24.04% Impervious Runoff Depth=3.03"<br>Flow Length=292' Tc=20.5 min CN=WQ Runoff=0.53 cfs 1,851 cf                  |
| <b>Subcatchment5S: 5S</b>   | Runoff Area=7,870 sf 35.64% Impervious Runoff Depth=3.33"<br>Flow Length=190' Tc=9.4 min CN=WQ Runoff=0.86 cfs 2,186 cf                   |
| <b>Subcatchment6S: 6S</b>   | Runoff Area=4,631 sf 29.71% Impervious Runoff Depth=3.19"<br>Flow Length=88' Tc=6.0 min CN=WQ Runoff=0.54 cfs 1,231 cf                    |
| <b>Subcatchment7S: 7S</b>   | Runoff Area=4,793 sf 72.86% Impervious Runoff Depth=4.23"<br>Flow Length=115' Slope=0.0200 '/ Tc=6.0 min CN=WQ Runoff=0.70 cfs 1,691 cf   |
| <b>Subcatchment8S: 8S</b>   | Runoff Area=3,871 sf 74.01% Impervious Runoff Depth=4.26"<br>Flow Length=118' Slope=0.0200 '/ Tc=6.0 min CN=WQ Runoff=0.56 cfs 1,375 cf   |
| <b>Subcatchment9S: 9S</b>   | Runoff Area=5,320 sf 84.87% Impervious Runoff Depth=4.53"<br>Flow Length=86' Slope=0.0200 '/ Tc=6.0 min CN=WQ Runoff=0.81 cfs 2,007 cf    |
| <b>Subcatchment10S: 10S</b> | Runoff Area=3,028 sf 39.23% Impervious Runoff Depth=3.42"<br>Flow Length=62' Slope=0.0300 '/ Tc=6.4 min CN=WQ Runoff=0.37 cfs 863 cf      |
| <b>Subcatchment11S: 11S</b> | Runoff Area=3,569 sf 44.94% Impervious Runoff Depth=3.56"<br>Flow Length=61' Slope=0.0300 '/ Tc=6.4 min CN=WQ Runoff=0.45 cfs 1,058 cf    |
| <b>Subcatchment12S: 12S</b> | Runoff Area=3,143 sf 37.80% Impervious Runoff Depth=3.38"<br>Flow Length=64' Slope=0.0300 '/ Tc=6.6 min CN=WQ Runoff=0.38 cfs 887 cf      |
| <b>Subcatchment13S: 13S</b> | Runoff Area=3,607 sf 44.69% Impervious Runoff Depth=3.55"<br>Flow Length=58' Slope=0.0300 '/ Tc=6.1 min CN=WQ Runoff=0.46 cfs 1,068 cf    |
| <b>Subcatchment14S: 14S</b> | Runoff Area=3,112 sf 38.21% Impervious Runoff Depth=2.67"<br>Flow Length=59' Slope=0.0300 '/ Tc=6.2 min CN=WQ Runoff=0.28 cfs 692 cf      |
| <b>Subcatchment15S: 15S</b> | Runoff Area=17,703 sf 53.52% Impervious Runoff Depth=3.29"<br>Flow Length=192' Slope=0.0200 '/ Tc=11.3 min CN=WQ Runoff=1.69 cfs 4,851 cf |
| <b>Subcatchment16S: 16S</b> | Runoff Area=23,040 sf 6.51% Impervious Runoff Depth=0.53"<br>Flow Length=120' Tc=6.6 min CN=WQ Runoff=0.25 cfs 1,019 cf                   |
| <b>Subcatchment17S: 17S</b> | Runoff Area=6,329 sf 0.00% Impervious Runoff Depth=2.24"<br>Flow Length=176' Tc=6.0 min CN=WQ Runoff=0.56 cfs 1,181 cf                    |

**12465-01.Proposed Conditions 1-11-18AGK***Type II 24-hr 50 extreme Rainfall=5.13"*

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|                             |                                                                                                                                           |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subcatchment30S: 30S</b> | Runoff Area=14,412 sf 55.03% Impervious Runoff Depth=3.80"<br>Flow Length=135' Tc=8.0 min CN=WQ Runoff=1.83 cfs 4,567 cf                  |
| <b>Subcatchment31S: 31S</b> | Runoff Area=1,765 sf 47.03% Impervious Runoff Depth=3.61"<br>Flow Length=27' Slope=0.0300 '/' Tc=6.0 min CN=WQ Runoff=0.23 cfs 531 cf     |
| <b>Subcatchment32S: 32S</b> | Runoff Area=2,894 sf 39.56% Impervious Runoff Depth=3.43"<br>Flow Length=55' Slope=0.0300 '/' Tc=6.0 min CN=WQ Runoff=0.36 cfs 827 cf     |
| <b>Subcatchment33S: 33S</b> | Runoff Area=3,527 sf 45.70% Impervious Runoff Depth=3.58"<br>Flow Length=55' Slope=0.0300 '/' Tc=6.0 min CN=WQ Runoff=0.45 cfs 1,051 cf   |
| <b>Subcatchment34S: 34S</b> | Runoff Area=11,579 sf 0.00% Impervious Runoff Depth=2.47"<br>Flow Length=84' Tc=6.0 min CN=74 Runoff=1.13 cfs 2,382 cf                    |
| <b>Subcatchment40S: 40S</b> | Runoff Area=6,612 sf 22.63% Impervious Runoff Depth=2.94"<br>Flow Length=100' Slope=0.0450 '/' Tc=16.3 min CN=WQ Runoff=0.52 cfs 1,623 cf |
| <b>Subcatchment41S: 41S</b> | Runoff Area=3,684 sf 32.46% Impervious Runoff Depth=2.25"<br>Flow Length=140' Tc=16.9 min CN=WQ Runoff=0.20 cfs 691 cf                    |
| <b>Subcatchment42S: 42S</b> | Runoff Area=3,852 sf 33.02% Impervious Runoff Depth=1.77"<br>Flow Length=50' Slope=0.0200 '/' Tc=6.4 min CN=WQ Runoff=0.20 cfs 567 cf     |
| <b>Subcatchment55S: 55S</b> | Runoff Area=3,012 sf 45.39% Impervious Runoff Depth=2.34"<br>Flow Length=22' Slope=0.0200 '/' Tc=6.0 min CN=WQ Runoff=0.22 cfs 589 cf     |
| <b>Subcatchment56S: 56S</b> | Runoff Area=3,695 sf 42.38% Impervious Runoff Depth=2.20"<br>Flow Length=24' Slope=0.0200 '/' Tc=6.0 min CN=WQ Runoff=0.26 cfs 679 cf     |
| <b>Subcatchment57S: 57S</b> | Runoff Area=3,054 sf 0.00% Impervious Runoff Depth=0.23"<br>Flow Length=50' Slope=0.2000 '/' Tc=6.0 min CN=39 Runoff=0.00 cfs 58 cf       |
| <b>Pond CB1: CB</b>         | Inflow=0.54 cfs 1,231 cf<br>Primary=0.54 cfs 1,231 cf                                                                                     |
| <b>Pond CB10: CB</b>        | Inflow=1.69 cfs 4,851 cf<br>Primary=1.69 cfs 4,851 cf                                                                                     |
| <b>Pond CB11: CB</b>        | Inflow=1.83 cfs 4,567 cf<br>Primary=1.83 cfs 4,567 cf                                                                                     |
| <b>Pond CB2: CB</b>         | Inflow=4.60 cfs 15,576 cf<br>Primary=4.60 cfs 15,576 cf                                                                                   |
| <b>Pond CB2A: CB</b>        | Inflow=5.79 cfs 18,384 cf<br>Primary=5.79 cfs 18,384 cf                                                                                   |
| <b>Pond CB3: CB</b>         | Inflow=0.86 cfs 2,186 cf<br>Primary=0.86 cfs 2,186 cf                                                                                     |
| <b>Pond CB4: CB</b>         | Inflow=1.25 cfs 4,036 cf<br>Primary=1.25 cfs 4,036 cf                                                                                     |

|                                       |                                                                                                                                                |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Pond CB5: CB</b>                   | Inflow=3.34 cfs 12,339 cf<br>Primary=3.34 cfs 12,339 cf                                                                                        |
| <b>Pond CB6: CB</b>                   | Inflow=0.64 cfs 2,291 cf<br>Primary=0.64 cfs 2,291 cf                                                                                          |
| <b>Pond CB7: CB</b>                   | Inflow=1.47 cfs 5,236 cf<br>Primary=1.47 cfs 5,236 cf                                                                                          |
| <b>Pond CB8: CB</b>                   | Inflow=1.61 cfs 6,927 cf<br>Primary=1.61 cfs 6,927 cf                                                                                          |
| <b>Pond IB1: Infiltration Basin 1</b> | Peak Elev=514.60' Storage=5,600 cf Inflow=3.99 cfs 9,357 cf<br>Discarded=0.09 cfs 9,357 cf Primary=0.00 cfs 0 cf Outflow=0.09 cfs 9,357 cf     |
| <b>Pond IB2: Infiltration Basin 2</b> | Peak Elev=514.97' Storage=11,744 cf Inflow=8.92 cfs 27,195 cf<br>Discarded=0.90 cfs 27,195 cf Primary=0.00 cfs 0 cf Outflow=0.90 cfs 27,195 cf |
| <b>Pond RG1: RAIN GARDEN</b>          | Peak Elev=526.32' Storage=1,206 cf Inflow=0.52 cfs 1,623 cf<br>Discarded=0.01 cfs 1,371 cf Primary=0.00 cfs 0 cf Outflow=0.01 cfs 1,371 cf     |
| <b>Pond RG2: RAIN GARDEN</b>          | Peak Elev=526.00' Storage=510 cf Inflow=0.36 cfs 1,259 cf<br>Discarded=0.04 cfs 1,259 cf Primary=0.00 cfs 0 cf Outflow=0.04 cfs 1,259 cf       |
| <b>Pond RG3: RAIN GARDEN</b>          | Peak Elev=524.55' Storage=216 cf Inflow=0.22 cfs 589 cf<br>Discarded=0.03 cfs 589 cf Primary=0.00 cfs 0 cf Outflow=0.03 cfs 589 cf             |
| <b>Pond RG4: RAIN GARDEN</b>          | Peak Elev=523.17' Storage=251 cf Inflow=0.26 cfs 679 cf<br>Discarded=0.03 cfs 679 cf Primary=0.00 cfs 0 cf Outflow=0.03 cfs 679 cf             |
| <b>Pond SED1: SED1</b>                | Peak Elev=0.00' Storage=0 cf                                                                                                                   |
| <b>Pond SED2: SED2</b>                | Peak Elev=0.00' Storage=0 cf                                                                                                                   |
| <b>Pond SED3: SED3</b>                | Peak Elev=0.00' Storage=0 cf                                                                                                                   |
| <b>Pond YD1: YD</b>                   | Inflow=0.37 cfs 863 cf<br>Primary=0.37 cfs 863 cf                                                                                              |
| <b>Pond YD2: YD</b>                   | Inflow=0.81 cfs 1,921 cf<br>Primary=0.81 cfs 1,921 cf                                                                                          |
| <b>Pond YD4: YD</b>                   | Inflow=0.46 cfs 1,068 cf<br>Primary=0.46 cfs 1,068 cf                                                                                          |
| <b>Pond YD5: YD</b>                   | Inflow=0.28 cfs 692 cf<br>Primary=0.28 cfs 692 cf                                                                                              |

**12465-01.Propoased Conditions 1-11-18AGK***Type II 24-hr 50 extreme Rainfall=5.13"*

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**Pond YD7: YD**Inflow=0.81 cfs 1,878 cf  
Primary=0.81 cfs 1,878 cf**Pond YD8: RG**Inflow=0.45 cfs 1,051 cf  
Primary=0.45 cfs 1,051 cf**Pond YD9: YD**Inflow=0.20 cfs 691 cf  
Primary=0.20 cfs 691 cf**Link 1L: to Road**Inflow=0.00 cfs 0 cf  
Primary=0.00 cfs 0 cf**Link 2L: east property line**

Primary=0.00 cfs 0 cf

**Link 3L: south slope**Inflow=0.00 cfs 58 cf  
Primary=0.00 cfs 58 cf**Link SED 1A: SED 1**Inflow=1.69 cfs 4,851 cf  
Primary=1.69 cfs 4,851 cf**Link SED2A: SED 2A**Inflow=7.07 cfs 21,325 cf  
Primary=7.07 cfs 21,325 cf**Link SED3A: SED3**Inflow=2.85 cfs 6,976 cf  
Primary=2.85 cfs 6,976 cf**Total Runoff Area = 177,414 sf   Runoff Volume = 40,759 cf   Average Runoff Depth = 2.76"**  
**67.98% Pervious = 120,606 sf   32.02% Impervious = 56,808 sf**



**12465-01.Propoased Conditions 1-11-18AGK***Type II 24-hr 100 extreme Rainfall=6.00"*

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

|                             |                                                                                                                                           |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subcatchment2S: 2S</b>   | Runoff Area=12,693 sf 14.27% Impervious Runoff Depth=3.52"<br>Flow Length=364' Tc=22.0 min CN=WQ Runoff=1.04 cfs 3,721 cf                 |
| <b>Subcatchment3S: 3S</b>   | Runoff Area=9,286 sf 21.67% Impervious Runoff Depth=3.71"<br>Flow Length=326' Tc=21.2 min CN=WQ Runoff=0.81 cfs 2,868 cf                  |
| <b>Subcatchment4S: 4S</b>   | Runoff Area=7,333 sf 24.04% Impervious Runoff Depth=3.78"<br>Flow Length=292' Tc=20.5 min CN=WQ Runoff=0.66 cfs 2,309 cf                  |
| <b>Subcatchment5S: 5S</b>   | Runoff Area=7,870 sf 35.64% Impervious Runoff Depth=4.10"<br>Flow Length=190' Tc=9.4 min CN=WQ Runoff=1.06 cfs 2,691 cf                   |
| <b>Subcatchment6S: 6S</b>   | Runoff Area=4,631 sf 29.71% Impervious Runoff Depth=3.95"<br>Flow Length=88' Tc=6.0 min CN=WQ Runoff=0.67 cfs 1,525 cf                    |
| <b>Subcatchment7S: 7S</b>   | Runoff Area=4,793 sf 72.86% Impervious Runoff Depth=5.06"<br>Flow Length=115' Slope=0.0200 '/ Tc=6.0 min CN=WQ Runoff=0.83 cfs 2,022 cf   |
| <b>Subcatchment8S: 8S</b>   | Runoff Area=3,871 sf 74.01% Impervious Runoff Depth=5.09"<br>Flow Length=118' Slope=0.0200 '/ Tc=6.0 min CN=WQ Runoff=0.67 cfs 1,643 cf   |
| <b>Subcatchment9S: 9S</b>   | Runoff Area=5,320 sf 84.87% Impervious Runoff Depth=5.37"<br>Flow Length=86' Slope=0.0200 '/ Tc=6.0 min CN=WQ Runoff=0.96 cfs 2,382 cf    |
| <b>Subcatchment10S: 10S</b> | Runoff Area=3,028 sf 39.23% Impervious Runoff Depth=4.20"<br>Flow Length=62' Slope=0.0300 '/ Tc=6.4 min CN=WQ Runoff=0.45 cfs 1,059 cf    |
| <b>Subcatchment11S: 11S</b> | Runoff Area=3,569 sf 44.94% Impervious Runoff Depth=4.34"<br>Flow Length=61' Slope=0.0300 '/ Tc=6.4 min CN=WQ Runoff=0.54 cfs 1,292 cf    |
| <b>Subcatchment12S: 12S</b> | Runoff Area=3,143 sf 37.80% Impervious Runoff Depth=4.16"<br>Flow Length=64' Slope=0.0300 '/ Tc=6.6 min CN=WQ Runoff=0.47 cfs 1,089 cf    |
| <b>Subcatchment13S: 13S</b> | Runoff Area=3,607 sf 44.69% Impervious Runoff Depth=4.34"<br>Flow Length=58' Slope=0.0300 '/ Tc=6.1 min CN=WQ Runoff=0.56 cfs 1,303 cf    |
| <b>Subcatchment14S: 14S</b> | Runoff Area=3,112 sf 38.21% Impervious Runoff Depth=3.28"<br>Flow Length=59' Slope=0.0300 '/ Tc=6.2 min CN=WQ Runoff=0.34 cfs 851 cf      |
| <b>Subcatchment15S: 15S</b> | Runoff Area=17,703 sf 53.52% Impervious Runoff Depth=3.98"<br>Flow Length=192' Slope=0.0200 '/ Tc=11.3 min CN=WQ Runoff=2.04 cfs 5,872 cf |
| <b>Subcatchment16S: 16S</b> | Runoff Area=23,040 sf 6.51% Impervious Runoff Depth=0.79"<br>Flow Length=120' Tc=6.6 min CN=WQ Runoff=0.41 cfs 1,519 cf                   |
| <b>Subcatchment17S: 17S</b> | Runoff Area=6,329 sf 0.00% Impervious Runoff Depth=2.91"<br>Flow Length=176' Tc=6.0 min CN=WQ Runoff=0.72 cfs 1,533 cf                    |

**12465-01.Propoased Conditions 1-11-18AGK***Type II 24-hr 100 extreme Rainfall=6.00"*

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|                             |                                                                                                                                           |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subcatchment30S: 30S</b> | Runoff Area=14,412 sf 55.03% Impervious Runoff Depth=4.60"<br>Flow Length=135' Tc=8.0 min CN=WQ Runoff=2.22 cfs 5,528 cf                  |
| <b>Subcatchment31S: 31S</b> | Runoff Area=1,765 sf 47.03% Impervious Runoff Depth=4.40"<br>Flow Length=27' Slope=0.0300 '/' Tc=6.0 min CN=WQ Runoff=0.28 cfs 647 cf     |
| <b>Subcatchment32S: 32S</b> | Runoff Area=2,894 sf 39.56% Impervious Runoff Depth=4.20"<br>Flow Length=55' Slope=0.0300 '/' Tc=6.0 min CN=WQ Runoff=0.44 cfs 1,014 cf   |
| <b>Subcatchment33S: 33S</b> | Runoff Area=3,527 sf 45.70% Impervious Runoff Depth=4.36"<br>Flow Length=55' Slope=0.0300 '/' Tc=6.0 min CN=WQ Runoff=0.55 cfs 1,282 cf   |
| <b>Subcatchment34S: 34S</b> | Runoff Area=11,579 sf 0.00% Impervious Runoff Depth=3.18"<br>Flow Length=84' Tc=6.0 min CN=74 Runoff=1.45 cfs 3,073 cf                    |
| <b>Subcatchment40S: 40S</b> | Runoff Area=6,612 sf 22.63% Impervious Runoff Depth=3.69"<br>Flow Length=100' Slope=0.0450 '/' Tc=16.3 min CN=WQ Runoff=0.66 cfs 2,031 cf |
| <b>Subcatchment41S: 41S</b> | Runoff Area=3,684 sf 32.46% Impervious Runoff Depth=2.79"<br>Flow Length=140' Tc=16.9 min CN=WQ Runoff=0.25 cfs 857 cf                    |
| <b>Subcatchment42S: 42S</b> | Runoff Area=3,852 sf 33.02% Impervious Runoff Depth=2.20"<br>Flow Length=50' Slope=0.0200 '/' Tc=6.4 min CN=WQ Runoff=0.25 cfs 707 cf     |
| <b>Subcatchment55S: 55S</b> | Runoff Area=3,012 sf 45.39% Impervious Runoff Depth=2.86"<br>Flow Length=22' Slope=0.0200 '/' Tc=6.0 min CN=WQ Runoff=0.27 cfs 717 cf     |
| <b>Subcatchment56S: 56S</b> | Runoff Area=3,695 sf 42.38% Impervious Runoff Depth=2.70"<br>Flow Length=24' Slope=0.0200 '/' Tc=6.0 min CN=WQ Runoff=0.31 cfs 831 cf     |
| <b>Subcatchment57S: 57S</b> | Runoff Area=3,054 sf 0.00% Impervious Runoff Depth=0.45"<br>Flow Length=50' Slope=0.2000 '/' Tc=6.0 min CN=39 Runoff=0.02 cfs 113 cf      |
| <b>Pond CB1: CB</b>         | Inflow=0.67 cfs 1,525 cf<br>Primary=0.67 cfs 1,525 cf                                                                                     |
| <b>Pond CB10: CB</b>        | Inflow=2.04 cfs 5,872 cf<br>Primary=2.04 cfs 5,872 cf                                                                                     |
| <b>Pond CB11: CB</b>        | Inflow=2.22 cfs 5,528 cf<br>Primary=2.22 cfs 5,528 cf                                                                                     |
| <b>Pond CB2: CB</b>         | Inflow=5.65 cfs 19,160 cf<br>Primary=5.65 cfs 19,160 cf                                                                                   |
| <b>Pond CB2A: CB</b>        | Inflow=7.10 cfs 22,600 cf<br>Primary=7.10 cfs 22,600 cf                                                                                   |
| <b>Pond CB3: CB</b>         | Inflow=1.06 cfs 2,691 cf<br>Primary=1.06 cfs 2,691 cf                                                                                     |
| <b>Pond CB4: CB</b>         | Inflow=1.55 cfs 5,000 cf<br>Primary=1.55 cfs 5,000 cf                                                                                     |

|                                       |                                                                                                                                                 |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Pond CB5: CB</b>                   | Inflow=4.13 cfs 15,254 cf<br>Primary=4.13 cfs 15,254 cf                                                                                         |
| <b>Pond CB6: CB</b>                   | Inflow=0.81 cfs 2,868 cf<br>Primary=0.81 cfs 2,868 cf                                                                                           |
| <b>Pond CB7: CB</b>                   | Inflow=1.85 cfs 6,589 cf<br>Primary=1.85 cfs 6,589 cf                                                                                           |
| <b>Pond CB8: CB</b>                   | Inflow=2.02 cfs 8,611 cf<br>Primary=2.02 cfs 8,611 cf                                                                                           |
| <b>Pond IB1: Infiltration Basin 1</b> | Peak Elev=514.94' Storage=7,163 cf Inflow=4.92 cfs 11,544 cf<br>Discarded=0.10 cfs 11,544 cf Primary=0.00 cfs 0 cf Outflow=0.10 cfs 11,544 cf   |
| <b>Pond IB2: Infiltration Basin 2</b> | Peak Elev=515.45' Storage=14,951 cf Inflow=11.03 cfs 33,678 cf<br>Discarded=1.08 cfs 33,678 cf Primary=0.00 cfs 0 cf Outflow=1.08 cfs 33,678 cf |
| <b>Pond RG1: RAIN GARDEN</b>          | Peak Elev=526.51' Storage=1,343 cf Inflow=0.66 cfs 2,031 cf<br>Discarded=0.01 cfs 1,485 cf Primary=0.02 cfs 240 cf Outflow=0.03 cfs 1,725 cf    |
| <b>Pond RG2: RAIN GARDEN</b>          | Peak Elev=526.36' Storage=650 cf Inflow=0.45 cfs 1,803 cf<br>Discarded=0.05 cfs 1,803 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 1,803 cf        |
| <b>Pond RG3: RAIN GARDEN</b>          | Peak Elev=524.77' Storage=268 cf Inflow=0.27 cfs 717 cf<br>Discarded=0.03 cfs 717 cf Primary=0.00 cfs 0 cf Outflow=0.03 cfs 717 cf              |
| <b>Pond RG4: RAIN GARDEN</b>          | Peak Elev=523.41' Storage=314 cf Inflow=0.31 cfs 831 cf<br>Discarded=0.03 cfs 831 cf Primary=0.00 cfs 0 cf Outflow=0.03 cfs 831 cf              |
| <b>Pond SED1: SED1</b>                | Peak Elev=0.00' Storage=0 cf                                                                                                                    |
| <b>Pond SED2: SED2</b>                | Peak Elev=0.00' Storage=0 cf                                                                                                                    |
| <b>Pond SED3: SED3</b>                | Peak Elev=0.00' Storage=0 cf                                                                                                                    |
| <b>Pond YD1: YD</b>                   | Inflow=0.45 cfs 1,059 cf<br>Primary=0.45 cfs 1,059 cf                                                                                           |
| <b>Pond YD2: YD</b>                   | Inflow=0.99 cfs 2,350 cf<br>Primary=0.99 cfs 2,350 cf                                                                                           |
| <b>Pond YD4: YD</b>                   | Inflow=0.56 cfs 1,303 cf<br>Primary=0.56 cfs 1,303 cf                                                                                           |
| <b>Pond YD5: YD</b>                   | Inflow=0.34 cfs 851 cf<br>Primary=0.34 cfs 851 cf                                                                                               |

**12465-01.Propoased Conditions 1-11-18AGK***Type II 24-hr 100 extreme Rainfall=6.00"*

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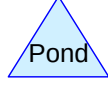
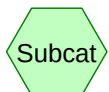
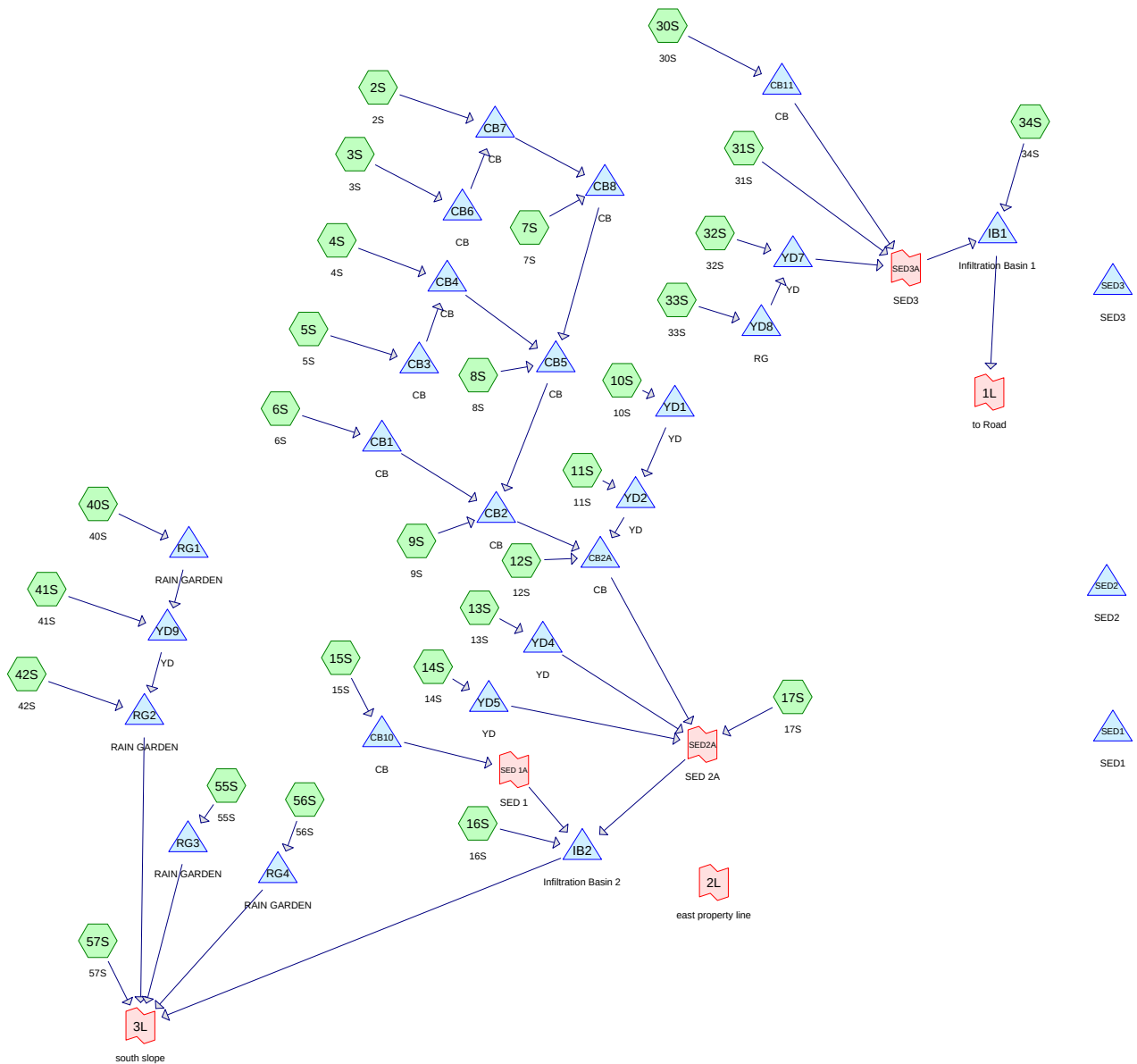
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**Pond YD7: YD**Inflow=0.99 cfs 2,296 cf  
Primary=0.99 cfs 2,296 cf**Pond YD8: RG**Inflow=0.55 cfs 1,282 cf  
Primary=0.55 cfs 1,282 cf**Pond YD9: YD**Inflow=0.25 cfs 1,097 cf  
Primary=0.25 cfs 1,097 cf**Link 1L: to Road**Inflow=0.00 cfs 0 cf  
Primary=0.00 cfs 0 cf**Link 2L: east property line**

Primary=0.00 cfs 0 cf

**Link 3L: south slope**Inflow=0.02 cfs 113 cf  
Primary=0.02 cfs 113 cf**Link SED 1A: SED 1**Inflow=2.04 cfs 5,872 cf  
Primary=2.04 cfs 5,872 cf**Link SED2A: SED 2A**Inflow=8.70 cfs 26,287 cf  
Primary=8.70 cfs 26,287 cf**Link SED3A: SED3**Inflow=3.46 cfs 8,471 cf  
Primary=3.46 cfs 8,471 cf**Total Runoff Area = 177,414 sf   Runoff Volume = 50,478 cf   Average Runoff Depth = 3.41"**  
**67.98% Pervious = 120,606 sf   32.02% Impervious = 56,808 sf**



**Routing Diagram for 12465-01. Proposed Conditions 1-11-18AGK**  
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**Area Listing (all nodes)**

| Area<br>(sq-ft) | CN        | Description<br>(subcatchment-numbers)                                                                                                |
|-----------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------|
| 37,451          | 39        | >75% Grass cover, Good, HSG A (14S, 15S, 16S, 17S, 41S, 42S, 55S, 56S, 57S)                                                          |
| 77,909          | 74        | >75% Grass cover, Good, HSG C (2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S, 10S, 11S, 12S, 13S, 14S, 15S, 17S, 30S, 31S, 32S, 33S, 34S, 40S, 41S) |
| 7,191           | 98        | Paved roads w/curbs & sewers, HSG A (15S, 16S, 41S, 42S, 55S, 56S)                                                                   |
| 21,757          | 98        | Paved roads w/curbs & sewers, HSG C (2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S, 11S, 13S, 15S, 30S, 33S, 40S, 41S)                              |
| 6,630           | 98        | Roofs, HSG A (14S, 16S, 41S, 42S, 55S, 56S)                                                                                          |
| 21,230          | 98        | Roofs, HSG C (2S, 3S, 4S, 5S, 6S, 10S, 11S, 12S, 13S, 14S, 15S, 30S, 31S, 32S, 33S, 40S, 41S)                                        |
| 406             | 30        | Woods, Good, HSG A (41S)                                                                                                             |
| 4,840           | 70        | Woods, Good, HSG C (2S, 3S, 4S, 40S, 41S)                                                                                            |
| <b>177,414</b>  | <b>74</b> | <b>TOTAL AREA</b>                                                                                                                    |

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**Soil Listing (all nodes)**

| Area<br>(sq-ft) | Soil<br>Group | Subcatchment<br>Numbers                                                                                 |
|-----------------|---------------|---------------------------------------------------------------------------------------------------------|
| 51,678          | HSG A         | 14S, 15S, 16S, 17S, 41S, 42S, 55S, 56S, 57S                                                             |
| 0               | HSG B         |                                                                                                         |
| 125,736         | HSG C         | 2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S, 10S, 11S, 12S, 13S, 14S, 15S, 17S, 30S,<br>31S, 32S, 33S, 34S, 40S, 41S |
| 0               | HSG D         |                                                                                                         |
| 0               | Other         |                                                                                                         |
| <b>177,414</b>  |               | <b>TOTAL AREA</b>                                                                                       |

**12465-01.Propoased Conditions 1-11-18AGK      Type II 24-hr 100 extreme Rainfall=6.00"**

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

|                             |                                                                                                                                                          |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subcatchment2S: 2S</b>   | Runoff Area=12,693 sf   14.27% Impervious   Runoff Depth=3.52"<br>Flow Length=364'   Tc=22.0 min   CN=WQ   Runoff=1.04 cfs   3,721 cf                    |
| <b>Subcatchment3S: 3S</b>   | Runoff Area=9,286 sf   21.67% Impervious   Runoff Depth=3.71"<br>Flow Length=326'   Tc=21.2 min   CN=WQ   Runoff=0.81 cfs   2,868 cf                     |
| <b>Subcatchment4S: 4S</b>   | Runoff Area=7,333 sf   24.04% Impervious   Runoff Depth=3.78"<br>Flow Length=292'   Tc=20.5 min   CN=WQ   Runoff=0.66 cfs   2,309 cf                     |
| <b>Subcatchment5S: 5S</b>   | Runoff Area=7,870 sf   35.64% Impervious   Runoff Depth=4.10"<br>Flow Length=190'   Tc=9.4 min   CN=WQ   Runoff=1.06 cfs   2,691 cf                      |
| <b>Subcatchment6S: 6S</b>   | Runoff Area=4,631 sf   29.71% Impervious   Runoff Depth=3.95"<br>Flow Length=88'   Tc=6.0 min   CN=WQ   Runoff=0.67 cfs   1,525 cf                       |
| <b>Subcatchment7S: 7S</b>   | Runoff Area=4,793 sf   72.86% Impervious   Runoff Depth=5.06"<br>Flow Length=115'   Slope=0.0200 '/'   Tc=6.0 min   CN=WQ   Runoff=0.83 cfs   2,022 cf   |
| <b>Subcatchment8S: 8S</b>   | Runoff Area=3,871 sf   74.01% Impervious   Runoff Depth=5.09"<br>Flow Length=118'   Slope=0.0200 '/'   Tc=6.0 min   CN=WQ   Runoff=0.67 cfs   1,643 cf   |
| <b>Subcatchment9S: 9S</b>   | Runoff Area=5,320 sf   84.87% Impervious   Runoff Depth=5.37"<br>Flow Length=86'   Slope=0.0200 '/'   Tc=6.0 min   CN=WQ   Runoff=0.96 cfs   2,382 cf    |
| <b>Subcatchment10S: 10S</b> | Runoff Area=3,028 sf   39.23% Impervious   Runoff Depth=4.20"<br>Flow Length=62'   Slope=0.0300 '/'   Tc=6.4 min   CN=WQ   Runoff=0.45 cfs   1,059 cf    |
| <b>Subcatchment11S: 11S</b> | Runoff Area=3,569 sf   44.94% Impervious   Runoff Depth=4.34"<br>Flow Length=61'   Slope=0.0300 '/'   Tc=6.4 min   CN=WQ   Runoff=0.54 cfs   1,292 cf    |
| <b>Subcatchment12S: 12S</b> | Runoff Area=3,143 sf   37.80% Impervious   Runoff Depth=4.16"<br>Flow Length=64'   Slope=0.0300 '/'   Tc=6.6 min   CN=WQ   Runoff=0.47 cfs   1,089 cf    |
| <b>Subcatchment13S: 13S</b> | Runoff Area=3,607 sf   44.69% Impervious   Runoff Depth=4.34"<br>Flow Length=58'   Slope=0.0300 '/'   Tc=6.1 min   CN=WQ   Runoff=0.56 cfs   1,303 cf    |
| <b>Subcatchment14S: 14S</b> | Runoff Area=3,112 sf   38.21% Impervious   Runoff Depth=3.28"<br>Flow Length=59'   Slope=0.0300 '/'   Tc=6.2 min   CN=WQ   Runoff=0.34 cfs   851 cf      |
| <b>Subcatchment15S: 15S</b> | Runoff Area=17,703 sf   53.52% Impervious   Runoff Depth=3.98"<br>Flow Length=192'   Slope=0.0200 '/'   Tc=11.3 min   CN=WQ   Runoff=2.04 cfs   5,872 cf |
| <b>Subcatchment16S: 16S</b> | Runoff Area=23,040 sf   6.51% Impervious   Runoff Depth=0.79"<br>Flow Length=120'   Tc=6.6 min   CN=WQ   Runoff=0.41 cfs   1,519 cf                      |
| <b>Subcatchment17S: 17S</b> | Runoff Area=6,329 sf   0.00% Impervious   Runoff Depth=2.91"<br>Flow Length=176'   Tc=6.0 min   CN=WQ   Runoff=0.72 cfs   1,533 cf                       |

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|                             |                                                                                                                                           |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subcatchment30S: 30S</b> | Runoff Area=14,412 sf 55.03% Impervious Runoff Depth=4.60"<br>Flow Length=135' Tc=8.0 min CN=WQ Runoff=2.22 cfs 5,528 cf                  |
| <b>Subcatchment31S: 31S</b> | Runoff Area=1,765 sf 47.03% Impervious Runoff Depth=4.40"<br>Flow Length=27' Slope=0.0300 '/' Tc=6.0 min CN=WQ Runoff=0.28 cfs 647 cf     |
| <b>Subcatchment32S: 32S</b> | Runoff Area=2,894 sf 39.56% Impervious Runoff Depth=4.20"<br>Flow Length=55' Slope=0.0300 '/' Tc=6.0 min CN=WQ Runoff=0.44 cfs 1,014 cf   |
| <b>Subcatchment33S: 33S</b> | Runoff Area=3,527 sf 45.70% Impervious Runoff Depth=4.36"<br>Flow Length=55' Slope=0.0300 '/' Tc=6.0 min CN=WQ Runoff=0.55 cfs 1,282 cf   |
| <b>Subcatchment34S: 34S</b> | Runoff Area=11,579 sf 0.00% Impervious Runoff Depth=3.18"<br>Flow Length=84' Tc=6.0 min CN=74 Runoff=1.45 cfs 3,073 cf                    |
| <b>Subcatchment40S: 40S</b> | Runoff Area=6,612 sf 22.63% Impervious Runoff Depth=3.69"<br>Flow Length=100' Slope=0.0450 '/' Tc=16.3 min CN=WQ Runoff=0.66 cfs 2,031 cf |
| <b>Subcatchment41S: 41S</b> | Runoff Area=3,684 sf 32.46% Impervious Runoff Depth=2.79"<br>Flow Length=140' Tc=16.9 min CN=WQ Runoff=0.25 cfs 857 cf                    |
| <b>Subcatchment42S: 42S</b> | Runoff Area=3,852 sf 33.02% Impervious Runoff Depth=2.20"<br>Flow Length=50' Slope=0.0200 '/' Tc=6.4 min CN=WQ Runoff=0.25 cfs 707 cf     |
| <b>Subcatchment55S: 55S</b> | Runoff Area=3,012 sf 45.39% Impervious Runoff Depth=2.86"<br>Flow Length=22' Slope=0.0200 '/' Tc=6.0 min CN=WQ Runoff=0.27 cfs 717 cf     |
| <b>Subcatchment56S: 56S</b> | Runoff Area=3,695 sf 42.38% Impervious Runoff Depth=2.70"<br>Flow Length=24' Slope=0.0200 '/' Tc=6.0 min CN=WQ Runoff=0.31 cfs 831 cf     |
| <b>Subcatchment57S: 57S</b> | Runoff Area=3,054 sf 0.00% Impervious Runoff Depth=0.45"<br>Flow Length=50' Slope=0.2000 '/' Tc=6.0 min CN=39 Runoff=0.02 cfs 113 cf      |
| <b>Pond CB1: CB</b>         | Inflow=0.67 cfs 1,525 cf<br>Primary=0.67 cfs 1,525 cf                                                                                     |
| <b>Pond CB10: CB</b>        | Inflow=2.04 cfs 5,872 cf<br>Primary=2.04 cfs 5,872 cf                                                                                     |
| <b>Pond CB11: CB</b>        | Inflow=2.22 cfs 5,528 cf<br>Primary=2.22 cfs 5,528 cf                                                                                     |
| <b>Pond CB2: CB</b>         | Inflow=5.65 cfs 19,160 cf<br>Primary=5.65 cfs 19,160 cf                                                                                   |
| <b>Pond CB2A: CB</b>        | Inflow=7.10 cfs 22,600 cf<br>Primary=7.10 cfs 22,600 cf                                                                                   |
| <b>Pond CB3: CB</b>         | Inflow=1.06 cfs 2,691 cf<br>Primary=1.06 cfs 2,691 cf                                                                                     |
| <b>Pond CB4: CB</b>         | Inflow=1.55 cfs 5,000 cf<br>Primary=1.55 cfs 5,000 cf                                                                                     |

|                                       |                                                                                                                                                 |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Pond CB5: CB</b>                   | Inflow=4.13 cfs 15,254 cf<br>Primary=4.13 cfs 15,254 cf                                                                                         |
| <b>Pond CB6: CB</b>                   | Inflow=0.81 cfs 2,868 cf<br>Primary=0.81 cfs 2,868 cf                                                                                           |
| <b>Pond CB7: CB</b>                   | Inflow=1.85 cfs 6,589 cf<br>Primary=1.85 cfs 6,589 cf                                                                                           |
| <b>Pond CB8: CB</b>                   | Inflow=2.02 cfs 8,611 cf<br>Primary=2.02 cfs 8,611 cf                                                                                           |
| <b>Pond IB1: Infiltration Basin 1</b> | Peak Elev=514.94' Storage=7,163 cf Inflow=4.92 cfs 11,544 cf<br>Discarded=0.10 cfs 11,544 cf Primary=0.00 cfs 0 cf Outflow=0.10 cfs 11,544 cf   |
| <b>Pond IB2: Infiltration Basin 2</b> | Peak Elev=515.45' Storage=14,951 cf Inflow=11.03 cfs 33,678 cf<br>Discarded=1.08 cfs 33,678 cf Primary=0.00 cfs 0 cf Outflow=1.08 cfs 33,678 cf |
| <b>Pond RG1: RAIN GARDEN</b>          | Peak Elev=526.51' Storage=1,343 cf Inflow=0.66 cfs 2,031 cf<br>Discarded=0.01 cfs 1,485 cf Primary=0.02 cfs 240 cf Outflow=0.03 cfs 1,725 cf    |
| <b>Pond RG2: RAIN GARDEN</b>          | Peak Elev=526.36' Storage=650 cf Inflow=0.45 cfs 1,803 cf<br>Discarded=0.05 cfs 1,803 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 1,803 cf        |
| <b>Pond RG3: RAIN GARDEN</b>          | Peak Elev=524.77' Storage=268 cf Inflow=0.27 cfs 717 cf<br>Discarded=0.03 cfs 717 cf Primary=0.00 cfs 0 cf Outflow=0.03 cfs 717 cf              |
| <b>Pond RG4: RAIN GARDEN</b>          | Peak Elev=523.41' Storage=314 cf Inflow=0.31 cfs 831 cf<br>Discarded=0.03 cfs 831 cf Primary=0.00 cfs 0 cf Outflow=0.03 cfs 831 cf              |
| <b>Pond SED1: SED1</b>                | Peak Elev=0.00' Storage=0 cf                                                                                                                    |
| <b>Pond SED2: SED2</b>                | Peak Elev=0.00' Storage=0 cf                                                                                                                    |
| <b>Pond SED3: SED3</b>                | Peak Elev=0.00' Storage=0 cf                                                                                                                    |
| <b>Pond YD1: YD</b>                   | Inflow=0.45 cfs 1,059 cf<br>Primary=0.45 cfs 1,059 cf                                                                                           |
| <b>Pond YD2: YD</b>                   | Inflow=0.99 cfs 2,350 cf<br>Primary=0.99 cfs 2,350 cf                                                                                           |
| <b>Pond YD4: YD</b>                   | Inflow=0.56 cfs 1,303 cf<br>Primary=0.56 cfs 1,303 cf                                                                                           |
| <b>Pond YD5: YD</b>                   | Inflow=0.34 cfs 851 cf<br>Primary=0.34 cfs 851 cf                                                                                               |



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**Pond YD7: YD**

Inflow=0.99 cfs 2,296 cf

Primary=0.99 cfs 2,296 cf

**Pond YD8: RG**

Inflow=0.55 cfs 1,282 cf

Primary=0.55 cfs 1,282 cf

**Pond YD9: YD**

Inflow=0.25 cfs 1,097 cf

Primary=0.25 cfs 1,097 cf

**Link 1L: to Road**

Inflow=0.00 cfs 0 cf

Primary=0.00 cfs 0 cf

**Link 2L: east property line**

Primary=0.00 cfs 0 cf

**Link 3L: south slope**

Inflow=0.02 cfs 113 cf

Primary=0.02 cfs 113 cf

**Link SED 1A: SED 1**

Inflow=2.04 cfs 5,872 cf

Primary=2.04 cfs 5,872 cf

**Link SED2A: SED 2A**

Inflow=8.70 cfs 26,287 cf

Primary=8.70 cfs 26,287 cf

**Link SED3A: SED3**

Inflow=3.46 cfs 8,471 cf

Primary=3.46 cfs 8,471 cf

**Total Runoff Area = 177,414 sf   Runoff Volume = 50,478 cf   Average Runoff Depth = 3.41"**  
**67.98% Pervious = 120,606 sf   32.02% Impervious = 56,808 sf**

### Summary for Subcatchment 2S: 2S

Runoff = 1.04 cfs @ 12.15 hrs, Volume= 3,721 cf, Depth= 3.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                         |
|-----------|----|-------------------------------------|
| 1,597     | 98 | Roofs, HSG C                        |
| 214       | 98 | Paved roads w/curbs & sewers, HSG C |
| 9,715     | 74 | >75% Grass cover, Good, HSG C       |
| 1,167     | 70 | Woods, Good, HSG C                  |
| 12,693    |    | Weighted Average                    |
| 10,882    |    | 85.73% Pervious Area                |
| 1,811     |    | 14.27% Impervious Area              |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                                |
|----------|---------------|---------------|-------------------|----------------|--------------------------------------------|
| 17.6     | 100           | 0.0450        | 0.09              |                | <b>Sheet Flow, AB</b>                      |
|          |               |               |                   |                | Woods: Light underbrush n= 0.400 P2= 2.49" |
| 0.3      | 20            | 0.0450        | 1.06              |                | <b>Shallow Concentrated Flow, BC</b>       |
|          |               |               |                   |                | Woodland Kv= 5.0 fps                       |
| 1.6      | 139           | 0.0450        | 1.48              |                | <b>Shallow Concentrated Flow, CD</b>       |
|          |               |               |                   |                | Short Grass Pasture Kv= 7.0 fps            |
| 2.5      | 105           | 0.0100        | 0.70              |                | <b>Shallow Concentrated Flow, DE</b>       |
|          |               |               |                   |                | Short Grass Pasture Kv= 7.0 fps            |
| 22.0     | 364           | Total         |                   |                |                                            |

### Summary for Subcatchment 3S: 3S

Runoff = 0.81 cfs @ 12.14 hrs, Volume= 2,868 cf, Depth= 3.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                         |
|-----------|----|-------------------------------------|
| 1,244     | 98 | Roofs, HSG C                        |
| 768       | 98 | Paved roads w/curbs & sewers, HSG C |
| 6,373     | 74 | >75% Grass cover, Good, HSG C       |
| 901       | 70 | Woods, Good, HSG C                  |
| 9,286     |    | Weighted Average                    |
| 7,274     |    | 78.33% Pervious Area                |
| 2,012     |    | 21.67% Impervious Area              |

**12465-01.Proposed Conditions 1-11-18AGK**

Type II 24-hr 100 extreme Rainfall=6.00"

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| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                                             |
|-------------|------------------|------------------|----------------------|-------------------|-------------------------------------------------------------------------|
| 17.6        | 100              | 0.0450           | 0.09                 |                   | <b>Sheet Flow, AB</b><br>Woods: Light underbrush n= 0.400 P2= 2.49"     |
| 1.6         | 144              | 0.0450           | 1.48                 |                   | <b>Shallow Concentrated Flow, BC</b><br>Short Grass Pasture Kv= 7.0 fps |
| 2.0         | 82               | 0.0100           | 0.70                 |                   | <b>Shallow Concentrated Flow, CD</b><br>Short Grass Pasture Kv= 7.0 fps |
| 21.2        | 326              | Total            |                      |                   |                                                                         |

**Summary for Subcatchment 4S: 4S**

Runoff = 0.66 cfs @ 12.13 hrs, Volume= 2,309 cf, Depth= 3.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                         |
|-----------|----|-------------------------------------|
| 1,355     | 98 | Roofs, HSG C                        |
| 408       | 98 | Paved roads w/curbs & sewers, HSG C |
| 5,079     | 74 | >75% Grass cover, Good, HSG C       |
| 491       | 70 | Woods, Good, HSG C                  |
| 7,333     |    | Weighted Average                    |
| 5,570     |    | 75.96% Pervious Area                |
| 1,763     |    | 24.04% Impervious Area              |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                                             |
|-------------|------------------|------------------|----------------------|-------------------|-------------------------------------------------------------------------|
| 15.5        | 85               | 0.0450           | 0.09                 |                   | <b>Sheet Flow, AB</b><br>Woods: Light underbrush n= 0.400 P2= 2.49"     |
| 1.8         | 15               | 0.0450           | 0.14                 |                   | <b>Sheet Flow, BC</b><br>Grass: Short n= 0.150 P2= 2.49"                |
| 1.3         | 114              | 0.0450           | 1.48                 |                   | <b>Shallow Concentrated Flow, CD</b><br>Short Grass Pasture Kv= 7.0 fps |
| 1.9         | 78               | 0.0100           | 0.70                 |                   | <b>Shallow Concentrated Flow, DE</b><br>Short Grass Pasture Kv= 7.0 fps |
| 20.5        | 292              | Total            |                      |                   |                                                                         |

**Summary for Subcatchment 5S: 5S**

Runoff = 1.06 cfs @ 12.01 hrs, Volume= 2,691 cf, Depth= 4.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

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Type II 24-hr 100 extreme Rainfall=6.00"

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| Area (sf) | CN | Description                         |
|-----------|----|-------------------------------------|
| 2,034     | 98 | Roofs, HSG C                        |
| 771       | 98 | Paved roads w/curbs & sewers, HSG C |
| 5,065     | 74 | >75% Grass cover, Good, HSG C       |
| 7,870     |    | Weighted Average                    |
| 5,065     |    | 64.36% Pervious Area                |
| 2,805     |    | 35.64% Impervious Area              |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                                                             |
|----------|---------------|---------------|-------------------|----------------|-------------------------------------------------------------------------|
| 5.0      | 64            | 0.0600        | 0.21              |                | <b>Sheet Flow, AB</b><br>Grass: Short n= 0.150 P2= 2.49"                |
| 1.9      | 23            | 0.0850        | 0.20              |                | <b>Sheet Flow, BC</b><br>Grass: Short n= 0.150 P2= 2.49"                |
| 2.5      | 103           | 0.0100        | 0.70              |                | <b>Shallow Concentrated Flow, CD</b><br>Short Grass Pasture Kv= 7.0 fps |
| 9.4      | 190           | Total         |                   |                |                                                                         |

**Summary for Subcatchment 6S: 6S**

Runoff = 0.67 cfs @ 11.97 hrs, Volume= 1,525 cf, Depth= 3.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                         |
|-----------|----|-------------------------------------|
| 720       | 98 | Roofs, HSG C                        |
| 656       | 98 | Paved roads w/curbs & sewers, HSG C |
| 3,255     | 74 | >75% Grass cover, Good, HSG C       |
| 4,631     |    | Weighted Average                    |
| 3,255     |    | 70.29% Pervious Area                |
| 1,376     |    | 29.71% Impervious Area              |

| Tc (min) | Length (feet) | Slope (ft/ft)                            | Velocity (ft/sec) | Capacity (cfs) | Description                                                             |
|----------|---------------|------------------------------------------|-------------------|----------------|-------------------------------------------------------------------------|
| 2.3      | 28            | 0.0800                                   | 0.20              |                | <b>Sheet Flow, AB</b><br>Grass: Short n= 0.150 P2= 2.49"                |
| 0.7      | 60            | 0.0400                                   | 1.40              |                | <b>Shallow Concentrated Flow, BC</b><br>Short Grass Pasture Kv= 7.0 fps |
| 3.0      | 88            | Total, Increased to minimum Tc = 6.0 min |                   |                |                                                                         |

**Summary for Subcatchment 7S: 7S**

Runoff = 0.83 cfs @ 11.96 hrs, Volume= 2,022 cf, Depth= 5.06"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

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Type II 24-hr 100 extreme Rainfall=6.00"

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| Area (sf) | CN | Description                         |
|-----------|----|-------------------------------------|
| 3,492     | 98 | Paved roads w/curbs & sewers, HSG C |
| 1,301     | 74 | >75% Grass cover, Good, HSG C       |
| 4,793     |    | Weighted Average                    |
| 1,301     |    | 27.14% Pervious Area                |
| 3,492     |    | 72.86% Impervious Area              |

| Tc (min) | Length (feet) | Slope (ft/ft)                            | Velocity (ft/sec) | Capacity (cfs) | Description                                                 |
|----------|---------------|------------------------------------------|-------------------|----------------|-------------------------------------------------------------|
| 3.1      | 20            | 0.0200                                   | 0.11              |                | <b>Sheet Flow, AB</b><br>Grass: Short n= 0.150 P2= 2.49"    |
| 1.1      | 80            | 0.0200                                   | 1.16              |                | <b>Sheet Flow, BC</b><br>Smooth surfaces n= 0.011 P2= 2.49" |
| 0.1      | 15            | 0.0200                                   | 2.87              |                | <b>Shallow Concentrated Flow, CD</b><br>Paved Kv= 20.3 fps  |
| 4.3      | 115           | Total, Increased to minimum Tc = 6.0 min |                   |                |                                                             |

**Summary for Subcatchment 8S: 8S**

Runoff = 0.67 cfs @ 11.96 hrs, Volume= 1,643 cf, Depth= 5.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                         |
|-----------|----|-------------------------------------|
| 2,865     | 98 | Paved roads w/curbs & sewers, HSG C |
| 1,006     | 74 | >75% Grass cover, Good, HSG C       |
| 3,871     |    | Weighted Average                    |
| 1,006     |    | 25.99% Pervious Area                |
| 2,865     |    | 74.01% Impervious Area              |

| Tc (min) | Length (feet) | Slope (ft/ft)                            | Velocity (ft/sec) | Capacity (cfs) | Description                                                 |
|----------|---------------|------------------------------------------|-------------------|----------------|-------------------------------------------------------------|
| 3.1      | 20            | 0.0200                                   | 0.11              |                | <b>Sheet Flow, AB</b><br>Grass: Short n= 0.150 P2= 2.49"    |
| 1.1      | 80            | 0.0200                                   | 1.16              |                | <b>Sheet Flow, BC</b><br>Smooth surfaces n= 0.011 P2= 2.49" |
| 0.1      | 18            | 0.0200                                   | 2.87              |                | <b>Shallow Concentrated Flow, CD</b><br>Paved Kv= 20.3 fps  |
| 4.3      | 118           | Total, Increased to minimum Tc = 6.0 min |                   |                |                                                             |

**Summary for Subcatchment 9S: 9S**

Runoff = 0.96 cfs @ 11.96 hrs, Volume= 2,382 cf, Depth= 5.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"



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Type II 24-hr 100 extreme Rainfall=6.00"

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| Area (sf) | CN | Description                         |
|-----------|----|-------------------------------------|
| 4,515     | 98 | Paved roads w/curbs & sewers, HSG C |
| 805       | 74 | >75% Grass cover, Good, HSG C       |
| 5,320     |    | Weighted Average                    |
| 805       |    | 15.13% Pervious Area                |
| 4,515     |    | 84.87% Impervious Area              |

| Tc (min) | Length (feet) | Slope (ft/ft)                            | Velocity (ft/sec) | Capacity (cfs) | Description                                                 |
|----------|---------------|------------------------------------------|-------------------|----------------|-------------------------------------------------------------|
| 3.1      | 20            | 0.0200                                   | 0.11              |                | <b>Sheet Flow, AB</b><br>Grass: Short n= 0.150 P2= 2.49"    |
| 1.0      | 66            | 0.0200                                   | 1.12              |                | <b>Sheet Flow, BC</b><br>Smooth surfaces n= 0.011 P2= 2.49" |
| 4.1      | 86            | Total, Increased to minimum Tc = 6.0 min |                   |                |                                                             |

**Summary for Subcatchment 10S: 10S**

Runoff = 0.45 cfs @ 11.97 hrs, Volume= 1,059 cf, Depth= 4.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                   |
|-----------|----|-------------------------------|
| 1,188     | 98 | Roofs, HSG C                  |
| 1,840     | 74 | >75% Grass cover, Good, HSG C |
| 3,028     |    | Weighted Average              |
| 1,840     |    | 60.77% Pervious Area          |
| 1,188     |    | 39.23% Impervious Area        |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                                              |
|----------|---------------|---------------|-------------------|----------------|----------------------------------------------------------|
| 6.4      | 62            | 0.0300        | 0.16              |                | <b>Sheet Flow, AB</b><br>Grass: Short n= 0.150 P2= 2.49" |

**Summary for Subcatchment 11S: 11S**

Runoff = 0.54 cfs @ 11.97 hrs, Volume= 1,292 cf, Depth= 4.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                         |
|-----------|----|-------------------------------------|
| 1,436     | 98 | Roofs, HSG C                        |
| 168       | 98 | Paved roads w/curbs & sewers, HSG C |
| 1,965     | 74 | >75% Grass cover, Good, HSG C       |
| 3,569     |    | Weighted Average                    |
| 1,965     |    | 55.06% Pervious Area                |
| 1,604     |    | 44.94% Impervious Area              |

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| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                              |
|-------------|------------------|------------------|----------------------|-------------------|----------------------------------------------------------|
| 6.4         | 61               | 0.0300           | 0.16                 |                   | <b>Sheet Flow, AB</b><br>Grass: Short n= 0.150 P2= 2.49" |

**Summary for Subcatchment 12S: 12S**

Runoff = 0.47 cfs @ 11.98 hrs, Volume= 1,089 cf, Depth= 4.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                   |
|-----------|----|-------------------------------|
| 1,188     | 98 | Roofs, HSG C                  |
| 1,955     | 74 | >75% Grass cover, Good, HSG C |
| 3,143     |    | Weighted Average              |
| 1,955     |    | 62.20% Pervious Area          |
| 1,188     |    | 37.80% Impervious Area        |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                              |
|-------------|------------------|------------------|----------------------|-------------------|----------------------------------------------------------|
| 6.6         | 64               | 0.0300           | 0.16                 |                   | <b>Sheet Flow, AB</b><br>Grass: Short n= 0.150 P2= 2.49" |

**Summary for Subcatchment 13S: 13S**

Runoff = 0.56 cfs @ 11.97 hrs, Volume= 1,303 cf, Depth= 4.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                         |
|-----------|----|-------------------------------------|
| 1,436     | 98 | Roofs, HSG C                        |
| 176       | 98 | Paved roads w/curbs & sewers, HSG C |
| 1,995     | 74 | >75% Grass cover, Good, HSG C       |
| 3,607     |    | Weighted Average                    |
| 1,995     |    | 55.31% Pervious Area                |
| 1,612     |    | 44.69% Impervious Area              |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                              |
|-------------|------------------|------------------|----------------------|-------------------|----------------------------------------------------------|
| 6.1         | 58               | 0.0300           | 0.16                 |                   | <b>Sheet Flow, AB</b><br>Grass: Short n= 0.150 P2= 2.49" |

**Summary for Subcatchment 14S: 14S**

Runoff = 0.34 cfs @ 11.97 hrs, Volume= 851 cf, Depth= 3.28"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

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| Area (sf) | CN | Description                   |
|-----------|----|-------------------------------|
| 595       | 98 | Roofs, HSG A                  |
| 594       | 98 | Roofs, HSG C                  |
| 1,009     | 39 | >75% Grass cover, Good, HSG A |
| 914       | 74 | >75% Grass cover, Good, HSG C |
| 3,112     |    | Weighted Average              |
| 1,923     |    | 61.79% Pervious Area          |
| 1,189     |    | 38.21% Impervious Area        |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                                              |
|----------|---------------|---------------|-------------------|----------------|----------------------------------------------------------|
| 6.2      | 59            | 0.0300        | 0.16              |                | <b>Sheet Flow, AB</b><br>Grass: Short n= 0.150 P2= 2.49" |

**Summary for Subcatchment 15S: 15S**

Runoff = 2.04 cfs @ 12.03 hrs, Volume= 5,872 cf, Depth= 3.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                         |
|-----------|----|-------------------------------------|
| 443       | 98 | Roofs, HSG C                        |
| 6,386     | 98 | Paved roads w/curbs & sewers, HSG A |
| 2,645     | 98 | Paved roads w/curbs & sewers, HSG C |
| 3,772     | 39 | >75% Grass cover, Good, HSG A       |
| 4,457     | 74 | >75% Grass cover, Good, HSG C       |
| 17,703    |    | Weighted Average                    |
| 8,229     |    | 46.48% Pervious Area                |
| 9,474     |    | 53.52% Impervious Area              |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                                                             |
|----------|---------------|---------------|-------------------|----------------|-------------------------------------------------------------------------|
| 3.3      | 22            | 0.0200        | 0.11              |                | <b>Sheet Flow, AB</b><br>Grass: Short n= 0.150 P2= 2.49"                |
| 0.4      | 24            | 0.0200        | 0.91              |                | <b>Sheet Flow, BC</b><br>Smooth surfaces n= 0.011 P2= 2.49"             |
| 6.9      | 55            | 0.0200        | 0.13              |                | <b>Sheet Flow, CD</b><br>Grass: Short n= 0.150 P2= 2.49"                |
| 0.2      | 12            | 0.0200        | 0.99              |                | <b>Shallow Concentrated Flow, DE</b><br>Short Grass Pasture Kv= 7.0 fps |
| 0.5      | 79            | 0.0200        | 2.87              |                | <b>Shallow Concentrated Flow, EF</b><br>Paved Kv= 20.3 fps              |
| 11.3     | 192           | Total         |                   |                |                                                                         |

### Summary for Subcatchment 16S: 16S

Runoff = 0.41 cfs @ 12.00 hrs, Volume= 1,519 cf, Depth= 0.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                         |
|-----------|----|-------------------------------------|
| 1,316     | 98 | Roofs, HSG A                        |
| 183       | 98 | Paved roads w/curbs & sewers, HSG A |
| 21,541    | 39 | >75% Grass cover, Good, HSG A       |
| 23,040    |    | Weighted Average                    |
| 21,541    |    | 93.49% Pervious Area                |
| 1,499     |    | 6.51% Impervious Area               |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                                                             |
|----------|---------------|---------------|-------------------|----------------|-------------------------------------------------------------------------|
| 6.5      | 100           | 0.0750        | 0.25              |                | <b>Sheet Flow, AB</b><br>Grass: Short n= 0.150 P2= 2.49"                |
| 0.1      | 20            | 0.5000        | 4.95              |                | <b>Shallow Concentrated Flow, BC</b><br>Short Grass Pasture Kv= 7.0 fps |
| 6.6      | 120           | Total         |                   |                |                                                                         |

### Summary for Subcatchment 17S: 17S

Runoff = 0.72 cfs @ 11.97 hrs, Volume= 1,533 cf, Depth= 2.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                   |
|-----------|----|-------------------------------|
| 645       | 39 | >75% Grass cover, Good, HSG A |
| 5,684     | 74 | >75% Grass cover, Good, HSG C |
| 6,329     |    | Weighted Average              |
| 6,329     |    | 100.00% Pervious Area         |

| Tc (min) | Length (feet) | Slope (ft/ft)                            | Velocity (ft/sec) | Capacity (cfs) | Description                                                             |
|----------|---------------|------------------------------------------|-------------------|----------------|-------------------------------------------------------------------------|
| 1.3      | 30            | 0.4000                                   | 0.39              |                | <b>Sheet Flow, AB</b><br>Grass: Short n= 0.150 P2= 2.49"                |
| 3.5      | 146           | 0.0100                                   | 0.70              |                | <b>Shallow Concentrated Flow, BC</b><br>Short Grass Pasture Kv= 7.0 fps |
| 4.8      | 176           | Total, Increased to minimum Tc = 6.0 min |                   |                |                                                                         |

### Summary for Subcatchment 30S: 30S

Runoff = 2.22 cfs @ 11.99 hrs, Volume= 5,528 cf, Depth= 4.60"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

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| Area (sf) | CN | Description                         |
|-----------|----|-------------------------------------|
| 3,115     | 98 | Roofs, HSG C                        |
| 4,816     | 98 | Paved roads w/curbs & sewers, HSG C |
| 6,481     | 74 | >75% Grass cover, Good, HSG C       |
| 14,412    |    | Weighted Average                    |
| 6,481     |    | 44.97% Pervious Area                |
| 7,931     |    | 55.03% Impervious Area              |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                                                             |
|----------|---------------|---------------|-------------------|----------------|-------------------------------------------------------------------------|
| 0.6      | 33            | 0.0200        | 0.97              |                | <b>Sheet Flow, AB</b><br>Smooth surfaces n= 0.011 P2= 2.49"             |
| 6.8      | 54            | 0.0200        | 0.13              |                | <b>Sheet Flow, BC</b><br>Grass: Short n= 0.150 P2= 2.49"                |
| 0.0      | 8             | 0.5000        | 4.95              |                | <b>Shallow Concentrated Flow, CD</b><br>Short Grass Pasture Kv= 7.0 fps |
| 0.5      | 20            | 0.0200        | 0.71              |                | <b>Shallow Concentrated Flow, DE</b><br>Woodland Kv= 5.0 fps            |
| 0.1      | 20            | 0.0200        | 2.87              |                | <b>Shallow Concentrated Flow, EF</b><br>Paved Kv= 20.3 fps              |
| 8.0      | 135           | Total         |                   |                |                                                                         |

**Summary for Subcatchment 31S: 31S**

Runoff = 0.28 cfs @ 11.97 hrs, Volume= 647 cf, Depth= 4.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                   |
|-----------|----|-------------------------------|
| 830       | 98 | Roofs, HSG C                  |
| 935       | 74 | >75% Grass cover, Good, HSG C |
| 1,765     |    | Weighted Average              |
| 935       |    | 52.97% Pervious Area          |
| 830       |    | 47.03% Impervious Area        |

| Tc (min) | Length (feet) | Slope (ft/ft)                            | Velocity (ft/sec) | Capacity (cfs) | Description                                              |
|----------|---------------|------------------------------------------|-------------------|----------------|----------------------------------------------------------|
| 3.3      | 27            | 0.0300                                   | 0.14              |                | <b>Sheet Flow, AB</b><br>Grass: Short n= 0.150 P2= 2.49" |
| 3.3      | 27            | Total, Increased to minimum Tc = 6.0 min |                   |                |                                                          |

**Summary for Subcatchment 32S: 32S**

Runoff = 0.44 cfs @ 11.97 hrs, Volume= 1,014 cf, Depth= 4.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"



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| Area (sf) | CN | Description                   |
|-----------|----|-------------------------------|
| 1,145     | 98 | Roofs, HSG C                  |
| 1,749     | 74 | >75% Grass cover, Good, HSG C |
| 2,894     |    | Weighted Average              |
| 1,749     |    | 60.44% Pervious Area          |
| 1,145     |    | 39.56% Impervious Area        |

| Tc (min) | Length (feet) | Slope (ft/ft)                            | Velocity (ft/sec) | Capacity (cfs) | Description                     |
|----------|---------------|------------------------------------------|-------------------|----------------|---------------------------------|
| 5.9      | 55            | 0.0300                                   | 0.16              |                | <b>Sheet Flow, AB</b>           |
|          |               |                                          |                   |                | Grass: Short n= 0.150 P2= 2.49" |
| 5.9      | 55            | Total, Increased to minimum Tc = 6.0 min |                   |                |                                 |

**Summary for Subcatchment 33S: 33S**

Runoff = 0.55 cfs @ 11.97 hrs, Volume= 1,282 cf, Depth= 4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                         |
|-----------|----|-------------------------------------|
| 1,436     | 98 | Roofs, HSG C                        |
| 176       | 98 | Paved roads w/curbs & sewers, HSG C |
| 1,915     | 74 | >75% Grass cover, Good, HSG C       |
| 3,527     |    | Weighted Average                    |
| 1,915     |    | 54.30% Pervious Area                |
| 1,612     |    | 45.70% Impervious Area              |

| Tc (min) | Length (feet) | Slope (ft/ft)                            | Velocity (ft/sec) | Capacity (cfs) | Description                     |
|----------|---------------|------------------------------------------|-------------------|----------------|---------------------------------|
| 5.9      | 55            | 0.0300                                   | 0.16              |                | <b>Sheet Flow, AB</b>           |
|          |               |                                          |                   |                | Grass: Short n= 0.150 P2= 2.49" |
| 5.9      | 55            | Total, Increased to minimum Tc = 6.0 min |                   |                |                                 |

**Summary for Subcatchment 34S: 34S**

Runoff = 1.45 cfs @ 11.97 hrs, Volume= 3,073 cf, Depth= 3.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                   |
|-----------|----|-------------------------------|
| 11,579    | 74 | >75% Grass cover, Good, HSG C |
| 11,579    |    | 100.00% Pervious Area         |

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Type II 24-hr 100 extreme Rainfall=6.00"

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| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft)                         | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                                             |
|-------------|------------------|------------------------------------------|----------------------|-------------------|-------------------------------------------------------------------------|
| 1.2         | 27               | 0.4000                                   | 0.38                 |                   | <b>Sheet Flow, AB</b><br>Grass: Short n= 0.150 P2= 2.49"                |
| 0.9         | 57               | 0.0250                                   | 1.11                 |                   | <b>Shallow Concentrated Flow, BC</b><br>Short Grass Pasture Kv= 7.0 fps |
| 2.1         | 84               | Total, Increased to minimum Tc = 6.0 min |                      |                   |                                                                         |

**Summary for Subcatchment 40S: 40S**

Runoff = 0.66 cfs @ 12.08 hrs, Volume= 2,031 cf, Depth= 3.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                         |
|-----------|----|-------------------------------------|
| 1,447     | 98 | Roofs, HSG C                        |
| 49        | 98 | Paved roads w/curbs & sewers, HSG C |
| 3,692     | 74 | >75% Grass cover, Good, HSG C       |
| 1,424     | 70 | Woods, Good, HSG C                  |
| 6,612     |    | Weighted Average                    |
| 5,116     |    | 77.37% Pervious Area                |
| 1,496     |    | 22.63% Impervious Area              |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                                         |
|-------------|------------------|------------------|----------------------|-------------------|---------------------------------------------------------------------|
| 13.2        | 70               | 0.0450           | 0.09                 |                   | <b>Sheet Flow, AB</b><br>Woods: Light underbrush n= 0.400 P2= 2.49" |
| 3.1         | 30               | 0.0450           | 0.16                 |                   | <b>Sheet Flow, BC</b><br>Grass: Short n= 0.150 P2= 2.49"            |
| 16.3        | 100              | Total            |                      |                   |                                                                     |

**Summary for Subcatchment 41S: 41S**

Runoff = 0.25 cfs @ 12.09 hrs, Volume= 857 cf, Depth= 2.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                         |
|-----------|----|-------------------------------------|
| 938       | 98 | Roofs, HSG A                        |
| 22        | 98 | Roofs, HSG C                        |
| 198       | 98 | Paved roads w/curbs & sewers, HSG A |
| 38        | 98 | Paved roads w/curbs & sewers, HSG C |
| 1,076     | 39 | >75% Grass cover, Good, HSG A       |
| 149       | 74 | >75% Grass cover, Good, HSG C       |
| 406       | 30 | Woods, Good, HSG A                  |
| 857       | 70 | Woods, Good, HSG C                  |
| 3,684     |    | Weighted Average                    |
| 2,488     |    | 67.54% Pervious Area                |
| 1,196     |    | 32.46% Impervious Area              |

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Type II 24-hr 100 extreme Rainfall=6.00"

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| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                |
|-------------|------------------|------------------|----------------------|-------------------|--------------------------------------------|
| 16.2        | 100              | 0.0550           | 0.10                 |                   | <b>Sheet Flow, AB</b>                      |
|             |                  |                  |                      |                   | Woods: Light underbrush n= 0.400 P2= 2.49" |
| 0.7         | 40               | 0.0200           | 0.99                 |                   | <b>Shallow Concentrated Flow, BC</b>       |
|             |                  |                  |                      |                   | Short Grass Pasture Kv= 7.0 fps            |
| 16.9        | 140              | Total            |                      |                   |                                            |

**Summary for Subcatchment 42S: 42S**

Runoff = 0.25 cfs @ 11.98 hrs, Volume= 707 cf, Depth= 2.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                         |
|-----------|----|-------------------------------------|
| 1,199     | 98 | Roofs, HSG A                        |
| 73        | 98 | Paved roads w/curbs & sewers, HSG A |
| 2,580     | 39 | >75% Grass cover, Good, HSG A       |
| 3,852     |    | Weighted Average                    |
| 2,580     |    | 66.98% Pervious Area                |
| 1,272     |    | 33.02% Impervious Area              |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                     |
|-------------|------------------|------------------|----------------------|-------------------|---------------------------------|
| 6.4         | 50               | 0.0200           | 0.13                 |                   | <b>Sheet Flow, AB</b>           |
|             |                  |                  |                      |                   | Grass: Short n= 0.150 P2= 2.49" |

**Summary for Subcatchment 55S: 55S**

Runoff = 0.27 cfs @ 11.97 hrs, Volume= 717 cf, Depth= 2.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                         |
|-----------|----|-------------------------------------|
| 1,287     | 98 | Roofs, HSG A                        |
| 80        | 98 | Paved roads w/curbs & sewers, HSG A |
| 1,645     | 39 | >75% Grass cover, Good, HSG A       |
| 3,012     |    | Weighted Average                    |
| 1,645     |    | 54.61% Pervious Area                |
| 1,367     |    | 45.39% Impervious Area              |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft)                         | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                     |
|-------------|------------------|------------------------------------------|----------------------|-------------------|---------------------------------|
| 3.3         | 22               | 0.0200                                   | 0.11                 |                   | <b>Sheet Flow, AB</b>           |
|             |                  |                                          |                      |                   | Grass: Short n= 0.150 P2= 2.49" |
| 3.3         | 22               | Total, Increased to minimum Tc = 6.0 min |                      |                   |                                 |

### Summary for Subcatchment 56S: 56S

Runoff = 0.31 cfs @ 11.97 hrs, Volume= 831 cf, Depth= 2.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                         |
|-----------|----|-------------------------------------|
| 1,295     | 98 | Roofs, HSG A                        |
| 271       | 98 | Paved roads w/curbs & sewers, HSG A |
| 2,129     | 39 | >75% Grass cover, Good, HSG A       |
| 3,695     |    | Weighted Average                    |
| 2,129     |    | 57.62% Pervious Area                |
| 1,566     |    | 42.38% Impervious Area              |

| Tc (min) | Length (feet) | Slope (ft/ft)                            | Velocity (ft/sec) | Capacity (cfs) | Description                     |
|----------|---------------|------------------------------------------|-------------------|----------------|---------------------------------|
| 3.5      | 24            | 0.0200                                   | 0.11              |                | <b>Sheet Flow, AB</b>           |
|          |               |                                          |                   |                | Grass: Short n= 0.150 P2= 2.49" |
| 3.5      | 24            | Total, Increased to minimum Tc = 6.0 min |                   |                |                                 |

### Summary for Subcatchment 57S: 57S

Runoff = 0.02 cfs @ 12.02 hrs, Volume= 113 cf, Depth= 0.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 extreme Rainfall=6.00"

| Area (sf) | CN | Description                   |
|-----------|----|-------------------------------|
| 3,054     | 39 | >75% Grass cover, Good, HSG A |
| 3,054     |    | 100.00% Pervious Area         |

| Tc (min) | Length (feet) | Slope (ft/ft)                            | Velocity (ft/sec) | Capacity (cfs) | Description                                |
|----------|---------------|------------------------------------------|-------------------|----------------|--------------------------------------------|
| 2.8      | 50            | 0.2000                                   | 0.30              |                | <b>Sheet Flow, AB</b>                      |
|          |               |                                          |                   |                | Cultivated: Residue>20% n= 0.170 P2= 2.49" |
| 2.8      | 50            | Total, Increased to minimum Tc = 6.0 min |                   |                |                                            |

### Summary for Pond CB1: CB

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4,631 sf, 29.71% Impervious, Inflow Depth = 3.95" for 100 extreme event  
Inflow = 0.67 cfs @ 11.97 hrs, Volume= 1,525 cf  
Primary = 0.67 cfs @ 11.97 hrs, Volume= 1,525 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Pond CB10: CB**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 17,703 sf, 53.52% Impervious, Inflow Depth = 3.98" for 100 extreme event  
Inflow = 2.04 cfs @ 12.03 hrs, Volume= 5,872 cf  
Primary = 2.04 cfs @ 12.03 hrs, Volume= 5,872 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Pond CB11: CB**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 14,412 sf, 55.03% Impervious, Inflow Depth = 4.60" for 100 extreme event  
Inflow = 2.22 cfs @ 11.99 hrs, Volume= 5,528 cf  
Primary = 2.22 cfs @ 11.99 hrs, Volume= 5,528 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Pond CB2: CB**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 55,797 sf, 36.99% Impervious, Inflow Depth = 4.12" for 100 extreme event  
Inflow = 5.65 cfs @ 11.99 hrs, Volume= 19,160 cf  
Primary = 5.65 cfs @ 11.99 hrs, Volume= 19,160 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Pond CB2A: CB**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 65,537 sf, 37.57% Impervious, Inflow Depth = 4.14" for 100 extreme event  
Inflow = 7.10 cfs @ 11.99 hrs, Volume= 22,600 cf  
Primary = 7.10 cfs @ 11.99 hrs, Volume= 22,600 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Pond CB3: CB**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 7,870 sf, 35.64% Impervious, Inflow Depth = 4.10" for 100 extreme event  
Inflow = 1.06 cfs @ 12.01 hrs, Volume= 2,691 cf  
Primary = 1.06 cfs @ 12.01 hrs, Volume= 2,691 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Pond CB4: CB**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 15,203 sf, 30.05% Impervious, Inflow Depth = 3.95" for 100 extreme event  
Inflow = 1.55 cfs @ 12.03 hrs, Volume= 5,000 cf  
Primary = 1.55 cfs @ 12.03 hrs, Volume= 5,000 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Pond CB5: CB**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 45,846 sf, 32.17% Impervious, Inflow Depth = 3.99" for 100 extreme event  
Inflow = 4.13 cfs @ 12.01 hrs, Volume= 15,254 cf  
Primary = 4.13 cfs @ 12.01 hrs, Volume= 15,254 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Pond CB6: CB**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 9,286 sf, 21.67% Impervious, Inflow Depth = 3.71" for 100 extreme event  
Inflow = 0.81 cfs @ 12.14 hrs, Volume= 2,868 cf  
Primary = 0.81 cfs @ 12.14 hrs, Volume= 2,868 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Pond CB7: CB**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 21,979 sf, 17.39% Impervious, Inflow Depth = 3.60" for 100 extreme event  
Inflow = 1.85 cfs @ 12.14 hrs, Volume= 6,589 cf  
Primary = 1.85 cfs @ 12.14 hrs, Volume= 6,589 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Pond CB8: CB**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 26,772 sf, 27.32% Impervious, Inflow Depth = 3.86" for 100 extreme event  
Inflow = 2.02 cfs @ 12.09 hrs, Volume= 8,611 cf  
Primary = 2.02 cfs @ 12.09 hrs, Volume= 8,611 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs



### Summary for Pond IB1: Infiltration Basin 1

Inflow Area = 34,177 sf, 33.70% Impervious, Inflow Depth = 4.05" for 100 extreme event  
 Inflow = 4.92 cfs @ 11.98 hrs, Volume= 11,544 cf  
 Outflow = 0.10 cfs @ 15.95 hrs, Volume= 11,544 cf, Atten= 98%, Lag= 238.2 min  
 Discarded = 0.10 cfs @ 15.95 hrs, Volume= 11,544 cf  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
 Peak Elev= 514.94' @ 15.95 hrs Surf.Area= 4,886 sf Storage= 7,163 cf

Plug-Flow detention time= 800.4 min calculated for 11,544 cf (100% of inflow)  
 Center-of-Mass det. time= 800.2 min ( 1,586.2 - 786.0 )

| Volume              | Invert               | Avail.Storage             | Storage Description                                        |
|---------------------|----------------------|---------------------------|------------------------------------------------------------|
| #1                  | 513.00'              | 13,165 cf                 | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) |
| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet)                                  |
| 513.00              | 2,887                | 0                         | 0                                                          |
| 514.00              | 3,540                | 3,214                     | 3,214                                                      |
| 516.00              | 6,411                | 9,951                     | 13,165                                                     |

| Device | Routing   | Invert  | Outlet Devices                                                                                                                                                                    |
|--------|-----------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 515.50' | <b>2.0' long x 10.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64 |
| #2     | Discarded | 513.00' | <b>1.500 in/hr Exfiltration X 0.50 over Surface area</b><br>Conductivity to Groundwater Elevation = 505.00' Phase-In= 0.01'                                                       |

**Discarded OutFlow** Max=0.10 cfs @ 15.95 hrs HW=514.94' (Free Discharge)  
 ↑**2=Exfiltration** ( Controls 0.10 cfs)

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=513.00' (Free Discharge)  
 ↑**1=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

### Summary for Pond IB2: Infiltration Basin 2

Inflow Area = 119,328 sf, 32.17% Impervious, Inflow Depth = 3.39" for 100 extreme event  
 Inflow = 11.03 cfs @ 11.99 hrs, Volume= 33,678 cf  
 Outflow = 1.08 cfs @ 12.75 hrs, Volume= 33,678 cf, Atten= 90%, Lag= 45.7 min  
 Discarded = 1.08 cfs @ 12.75 hrs, Volume= 33,678 cf  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
 Peak Elev= 515.45' @ 12.75 hrs Surf.Area= 7,258 sf Storage= 14,951 cf

Plug-Flow detention time= 167.5 min calculated for 33,655 cf (100% of inflow)  
 Center-of-Mass det. time= 167.5 min ( 955.9 - 788.5 )

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| Volume | Invert  | Avail.Storage | Storage Description                                        |
|--------|---------|---------------|------------------------------------------------------------|
| #1     | 511.50' | 19,313 cf     | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) |

| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|---------------------------|---------------------------|
| 511.50              | 1,548                | 0                         | 0                         |
| 512.00              | 2,140                | 922                       | 922                       |
| 514.00              | 3,847                | 5,987                     | 6,909                     |
| 516.00              | 8,557                | 12,404                    | 19,313                    |

| Device | Routing   | Invert  | Outlet Devices                                                                                                                                                                    |
|--------|-----------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 515.50' | <b>2.0' long x 10.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64 |
| #2     | Discarded | 511.50' | <b>10.000 in/hr Exfiltration X 0.50 over Surface area</b><br>Conductivity to Groundwater Elevation = 505.00' Phase-In= 0.01'                                                      |

**Discarded OutFlow** Max=1.08 cfs @ 12.75 hrs HW=515.45' (Free Discharge)↑**2=Exfiltration** ( Controls 1.08 cfs)**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=511.50' (Free Discharge)↑**1=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)**Summary for Pond RG1: RAIN GARDEN**

Inflow Area = 6,612 sf, 22.63% Impervious, Inflow Depth = 3.69" for 100 extreme event  
 Inflow = 0.66 cfs @ 12.08 hrs, Volume= 2,031 cf  
 Outflow = 0.03 cfs @ 14.02 hrs, Volume= 1,725 cf, Atten= 95%, Lag= 115.9 min  
 Discarded = 0.01 cfs @ 14.02 hrs, Volume= 1,485 cf  
 Primary = 0.02 cfs @ 14.02 hrs, Volume= 240 cf

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
 Peak Elev= 526.51' @ 14.02 hrs Surf.Area= 740 sf Storage= 1,343 cf

Plug-Flow detention time= 1,261.0 min calculated for 1,725 cf (85% of inflow)  
 Center-of-Mass det. time= 1,190.3 min ( 1,997.1 - 806.8 )

| Volume | Invert  | Avail.Storage | Storage Description                                                                                         |
|--------|---------|---------------|-------------------------------------------------------------------------------------------------------------|
| #1     | 522.00' | 1,561 cf      | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)<br>1,991 cf Overall - 430 cf Embedded = 1,561 cf |
| #2     | 522.00' | 172 cf        | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) Inside #1<br>430 cf Overall x 40.0% Voids        |
|        |         | 1,733 cf      | Total Available Storage                                                                                     |

| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|---------------------------|---------------------------|
| 522.00              | 215                  | 0                         | 0                         |
| 524.00              | 215                  | 430                       | 430                       |
| 525.00              | 402                  | 309                       | 739                       |
| 527.00              | 850                  | 1,252                     | 1,991                     |

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| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|---------------------------|---------------------------|
| 522.00              | 215                  | 0                         | 0                         |
| 524.00              | 215                  | 430                       | 430                       |

| Device | Routing   | Invert  | Outlet Devices                                                                  |
|--------|-----------|---------|---------------------------------------------------------------------------------|
| #1     | Discarded | 522.00' | <b>1.000 in/hr Exfiltration X 0.50 over Surface area</b> Phase-In= 0.01'        |
| #2     | Primary   | 526.50' | <b>12.0" Horiz. Orifice/Grate</b> C= 0.600<br>Limited to weir flow at low heads |

**Discarded OutFlow** Max=0.01 cfs @ 14.02 hrs HW=526.51' (Free Discharge)↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)**Primary OutFlow** Max=0.01 cfs @ 14.02 hrs HW=526.51' (Free Discharge)↑**2=Orifice/Grate** (Weir Controls 0.01 cfs @ 0.33 fps)**Summary for Pond RG2: RAIN GARDEN**

Inflow Area = 14,148 sf, 28.02% Impervious, Inflow Depth = 1.53" for 100 extreme event  
 Inflow = 0.45 cfs @ 12.00 hrs, Volume= 1,803 cf  
 Outflow = 0.05 cfs @ 12.73 hrs, Volume= 1,803 cf, Atten= 89%, Lag= 43.6 min  
 Discarded = 0.05 cfs @ 12.73 hrs, Volume= 1,803 cf  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
 Peak Elev= 526.36' @ 12.73 hrs Surf.Area= 418 sf Storage= 650 cf

Plug-Flow detention time= 160.9 min calculated for 1,802 cf (100% of inflow)

Center-of-Mass det. time= 160.9 min ( 967.5 - 806.6 )

| Volume | Invert  | Avail.Storage | Storage Description                                                                                       |
|--------|---------|---------------|-----------------------------------------------------------------------------------------------------------|
| #1     | 522.00' | 872 cf        | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)<br>1,072 cf Overall - 200 cf Embedded = 872 cf |
| #2     | 522.00' | 80 cf         | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) Inside #1<br>200 cf Overall x 40.0% Voids      |
|        |         | 952 cf        | Total Available Storage                                                                                   |

| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|---------------------------|---------------------------|
| 522.00              | 100                  | 0                         | 0                         |
| 524.00              | 100                  | 200                       | 200                       |
| 525.00              | 201                  | 151                       | 351                       |
| 527.00              | 520                  | 721                       | 1,072                     |

| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|---------------------------|---------------------------|
| 522.00              | 100                  | 0                         | 0                         |
| 524.00              | 100                  | 200                       | 200                       |

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| Device | Routing   | Invert  | Outlet Devices                                                                  |
|--------|-----------|---------|---------------------------------------------------------------------------------|
| #1     | Discarded | 522.00' | <b>10.000 in/hr Exfiltration X 0.50 over Surface area</b>                       |
| #2     | Primary   | 526.50' | <b>12.0" Horiz. Orifice/Grate</b> C= 0.600<br>Limited to weir flow at low heads |

**Discarded OutFlow** Max=0.05 cfs @ 12.73 hrs HW=526.36' (Free Discharge)↑**1=Exfiltration** (Exfiltration Controls 0.05 cfs)**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=522.00' (Free Discharge)↑**2=Orifice/Grate** ( Controls 0.00 cfs)**Summary for Pond RG3: RAIN GARDEN**

Inflow Area = 3,012 sf, 45.39% Impervious, Inflow Depth = 2.86" for 100 extreme event  
 Inflow = 0.27 cfs @ 11.97 hrs, Volume= 717 cf  
 Outflow = 0.03 cfs @ 12.40 hrs, Volume= 717 cf, Atten= 89%, Lag= 26.0 min  
 Discarded = 0.03 cfs @ 12.40 hrs, Volume= 717 cf  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
 Peak Elev= 524.77' @ 12.40 hrs Surf.Area= 249 sf Storage= 268 cf

Plug-Flow detention time= 96.3 min calculated for 717 cf (100% of inflow)

Center-of-Mass det. time= 96.2 min ( 856.0 - 759.7 )

| Volume | Invert  | Avail.Storage | Storage Description                                                                                     |
|--------|---------|---------------|---------------------------------------------------------------------------------------------------------|
| #1     | 521.50' | 423 cf        | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)<br>583 cf Overall - 160 cf Embedded = 423 cf |
| #2     | 522.00' | 64 cf         | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) Inside #1<br>160 cf Overall x 40.0% Voids    |
|        |         | 487 cf        | Total Available Storage                                                                                 |

| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|---------------------------|---------------------------|
| 521.50              | 80                   | 0                         | 0                         |
| 523.50              | 80                   | 160                       | 160                       |
| 524.00              | 138                  | 55                        | 215                       |
| 525.00              | 281                  | 210                       | 424                       |
| 525.50              | 355                  | 159                       | 583                       |

| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|---------------------------|---------------------------|
| 522.00              | 80                   | 0                         | 0                         |
| 524.00              | 80                   | 160                       | 160                       |

| Device | Routing   | Invert  | Outlet Devices                                                                  |
|--------|-----------|---------|---------------------------------------------------------------------------------|
| #1     | Discarded | 521.50' | <b>10.000 in/hr Exfiltration X 0.50 over Surface area</b>                       |
| #2     | Primary   | 525.00' | <b>12.0" Horiz. Orifice/Grate</b> C= 0.600<br>Limited to weir flow at low heads |

**Discarded OutFlow** Max=0.03 cfs @ 12.40 hrs HW=524.77' (Free Discharge)

↑**1=Exfiltration** (Exfiltration Controls 0.03 cfs)

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=521.50' (Free Discharge)

↑**2=Orifice/Grate** ( Controls 0.00 cfs)

### Summary for Pond RG4: RAIN GARDEN

Inflow Area = 3,695 sf, 42.38% Impervious, Inflow Depth = 2.70" for 100 extreme event  
 Inflow = 0.31 cfs @ 11.97 hrs, Volume= 831 cf  
 Outflow = 0.03 cfs @ 12.43 hrs, Volume= 831 cf, Atten= 90%, Lag= 27.9 min  
 Discarded = 0.03 cfs @ 12.43 hrs, Volume= 831 cf  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
 Peak Elev= 523.41' @ 12.43 hrs Surf.Area= 274 sf Storage= 314 cf

Plug-Flow detention time= 97.8 min calculated for 830 cf (100% of inflow)

Center-of-Mass det. time= 97.7 min ( 859.6 - 761.9 )

| Volume | Invert  | Avail.Storage | Storage Description                                                                                     |
|--------|---------|---------------|---------------------------------------------------------------------------------------------------------|
| #1     | 520.00' | 435 cf        | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)<br>595 cf Overall - 160 cf Embedded = 435 cf |
| #2     | 520.00' | 64 cf         | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) Inside #1<br>160 cf Overall x 40.0% Voids    |
|        |         | 499 cf        | Total Available Storage                                                                                 |

| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|---------------------------|---------------------------|
| 520.00              | 80                   | 0                         | 0                         |
| 522.00              | 80                   | 160                       | 160                       |
| 524.00              | 355                  | 435                       | 595                       |

| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|---------------------------|---------------------------|
| 520.00              | 80                   | 0                         | 0                         |
| 522.00              | 80                   | 160                       | 160                       |

| Device | Routing   | Invert  | Outlet Devices                                                                  |
|--------|-----------|---------|---------------------------------------------------------------------------------|
| #1     | Discarded | 520.00' | <b>10.000 in/hr Exfiltration X 0.50 over Surface area</b>                       |
| #2     | Primary   | 523.50' | <b>12.0" Horiz. Orifice/Grate</b> C= 0.600<br>Limited to weir flow at low heads |

**Discarded OutFlow** Max=0.03 cfs @ 12.43 hrs HW=523.41' (Free Discharge)

↑**1=Exfiltration** (Exfiltration Controls 0.03 cfs)

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=520.00' (Free Discharge)

↑**2=Orifice/Grate** ( Controls 0.00 cfs)

### Summary for Pond SED1: SED1

[43] Hint: Has no inflow (Outflow=Zero)

| Volume              | Invert               | Avail.Storage             | Storage Description                                        |
|---------------------|----------------------|---------------------------|------------------------------------------------------------|
| #1                  | 514.00'              | 558 cf                    | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) |
| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet)                                  |
| 514.00              | 143                  | 0                         | 0                                                          |
| 516.00              | 415                  | 558                       | 558                                                        |

### Summary for Pond SED2: SED2

[43] Hint: Has no inflow (Outflow=Zero)

| Volume              | Invert               | Avail.Storage             | Storage Description                                        |
|---------------------|----------------------|---------------------------|------------------------------------------------------------|
| #1                  | 514.00'              | 613 cf                    | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) |
| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet)                                  |
| 514.00              | 172                  | 0                         | 0                                                          |
| 516.00              | 441                  | 613                       | 613                                                        |

### Summary for Pond SED3: SED3

[43] Hint: Has no inflow (Outflow=Zero)

| Volume              | Invert               | Avail.Storage             | Storage Description                                        |
|---------------------|----------------------|---------------------------|------------------------------------------------------------|
| #1                  | 514.00'              | 575 cf                    | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) |
| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet)                                  |
| 514.00              | 192                  | 0                         | 0                                                          |
| 516.00              | 383                  | 575                       | 575                                                        |

### Summary for Pond YD1: YD

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 3,028 sf, 39.23% Impervious, Inflow Depth = 4.20" for 100 extreme event  
 Inflow = 0.45 cfs @ 11.97 hrs, Volume= 1,059 cf  
 Primary = 0.45 cfs @ 11.97 hrs, Volume= 1,059 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs



**Summary for Pond YD2: YD**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 6,597 sf, 42.32% Impervious, Inflow Depth = 4.28" for 100 extreme event  
Inflow = 0.99 cfs @ 11.97 hrs, Volume= 2,350 cf  
Primary = 0.99 cfs @ 11.97 hrs, Volume= 2,350 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Pond YD4: YD**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 3,607 sf, 44.69% Impervious, Inflow Depth = 4.34" for 100 extreme event  
Inflow = 0.56 cfs @ 11.97 hrs, Volume= 1,303 cf  
Primary = 0.56 cfs @ 11.97 hrs, Volume= 1,303 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Pond YD5: YD**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 3,112 sf, 38.21% Impervious, Inflow Depth = 3.28" for 100 extreme event  
Inflow = 0.34 cfs @ 11.97 hrs, Volume= 851 cf  
Primary = 0.34 cfs @ 11.97 hrs, Volume= 851 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Pond YD7: YD**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 6,421 sf, 42.94% Impervious, Inflow Depth = 4.29" for 100 extreme event  
Inflow = 0.99 cfs @ 11.97 hrs, Volume= 2,296 cf  
Primary = 0.99 cfs @ 11.97 hrs, Volume= 2,296 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Pond YD8: RG**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 3,527 sf, 45.70% Impervious, Inflow Depth = 4.36" for 100 extreme event  
Inflow = 0.55 cfs @ 11.97 hrs, Volume= 1,282 cf  
Primary = 0.55 cfs @ 11.97 hrs, Volume= 1,282 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Pond YD9: YD**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 10,296 sf, 26.15% Impervious, Inflow Depth = 1.28" for 100 extreme event  
Inflow = 0.25 cfs @ 12.09 hrs, Volume= 1,097 cf  
Primary = 0.25 cfs @ 12.09 hrs, Volume= 1,097 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Link 1L: to Road**

Inflow Area = 34,177 sf, 33.70% Impervious, Inflow Depth = 0.00" for 100 extreme event  
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf  
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Link 2L: east property line**

[43] Hint: Has no inflow (Outflow=Zero)

Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Link 3L: south slope**

Inflow Area = 143,237 sf, 31.62% Impervious, Inflow Depth = 0.01" for 100 extreme event  
Inflow = 0.02 cfs @ 12.02 hrs, Volume= 113 cf  
Primary = 0.02 cfs @ 12.02 hrs, Volume= 113 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Link SED 1A: SED 1**

Inflow Area = 17,703 sf, 53.52% Impervious, Inflow Depth = 3.98" for 100 extreme event  
Inflow = 2.04 cfs @ 12.03 hrs, Volume= 5,872 cf  
Primary = 2.04 cfs @ 12.03 hrs, Volume= 5,872 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Link SED2A: SED 2A**

Inflow Area = 78,585 sf, 34.89% Impervious, Inflow Depth = 4.01" for 100 extreme event  
Inflow = 8.70 cfs @ 11.98 hrs, Volume= 26,287 cf  
Primary = 8.70 cfs @ 11.98 hrs, Volume= 26,287 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Summary for Link SED3A: SED3**

Inflow Area =            22,598 sf, 50.97% Impervious, Inflow Depth = 4.50" for 100 extreme event  
Inflow        =            3.46 cfs @ 11.98 hrs, Volume=            8,471 cf  
Primary      =            3.46 cfs @ 11.98 hrs, Volume=            8,471 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs



## Groundwater Recharge Volume (GRV) Calculation

|             |    |                                                                              |       |
|-------------|----|------------------------------------------------------------------------------|-------|
| 0.32        | ac | Area of HSG A soil that was replaced by impervious cover                     | 0.40" |
|             | ac | Area of HSG B soil that was replaced by impervious cover                     | 0.25" |
| 0.99        | ac | Area of HSG C soil that was replaced by impervious cover                     | 0.10" |
|             | ac | Area of HSG D soil or impervious cover that was replaced by impervious cover | 0.0"  |
| 0.17 inches |    | Rd = weighted groundwater recharge depth                                     |       |
| 0.227 ac-in |    | GRV = AI * Rd                                                                |       |
| 824 cf      |    | GRV conversion (ac-in x 43,560 sf/ac x 1ft/12")                              |       |

**Provide calculations below showing that the project meets the groundwater recharge requirements (Env-Wq 1507.04):**

Total Impervious Area being routed to Infiltration Basins and Rain Gardens = 56,808 SF

1" Storm over that area would produce 56,808 SF x 1/12 ft = 4,734 CF

All infiltration devices proposed are design to infiltrate 100% of up to the 100 year storm. The 1-inch storm would therefore be 100% infiltrated (4,734 cf) which far exceeds the required 824 cf.

**APPENDIX C**  
**FISCAL IMPACT ANALYSIS**

**FISCAL IMPACT STATEMENT FOR  
BASIC HOLDINGS, LLC PLANNED UNIT RESIDENTIAL DEVELOPMENT  
OAK RIDGE ROAD, LEBANON, NEW HAMPSHIRE**

January 11, 2019 *REVISED FEBRUARY 25, 2019*

Prepared by: Pathways Consulting, LLC

**Summary:**

The proposed project includes the construction of 15 new single-family homes and three 2-family dwellings, totaling 21 housing units. The project is located on Oak Ridge Road in Lebanon, New Hampshire, and it is a planned unit residential development (PURD) with common areas and open space, a private roadway, parking, utilities, and landscaping. The project property currently consists of two adjacent parcels: a 4.62-acre parcel that is vacant and wooded, and a 0.76-acre parcel with a single-family dwelling that will be renovated and converted into one of the proposed two-family dwellings.

As required by the City of Lebanon Subdivision Regulations for a PURD, we have conducted an analysis of the project's fiscal impact on municipal, school, and county services. We focused on the revenues provided by annual property taxes and the costs of services that are funded by these property taxes as summarized below:

|                                                | <u><b>Total</b></u> | <u><b>Average Per<br/>Additional Unit (20<br/>Units)</b></u> |
|------------------------------------------------|---------------------|--------------------------------------------------------------|
| Number of Units proposed                       | 21                  |                                                              |
| Existing Single Family Units                   | 1                   |                                                              |
| Total Additional (New) Units                   | 20                  |                                                              |
| Increase in Local School Enrollment            | 4.80                |                                                              |
| Increase in Assessed Property Valuation        | \$5,936,990         | \$296,850                                                    |
|                                                |                     |                                                              |
| <u><b>Average Cost Property Tax Impact</b></u> | <u><b>Total</b></u> | <u><b>Average Per<br/>Additional Unit (20<br/>Units)</b></u> |
| Additional Property Tax Revenues               | \$172,648           | \$8,632                                                      |
| Calculated Additional Municipal Expenses       | -\$36,090           | -\$1,805                                                     |
| Calculated Additional School Expenses          | -\$101,045          | -\$5,052                                                     |
| Calculated Additional County Expenses          | -\$6,329            | -\$316                                                       |
| <b>Net Local Property Tax Impact</b>           | <b>\$29,183</b>     | <b>\$1,459</b>                                               |



The analysis suggests that the proposed project will generate property tax revenues greater than the associated municipal, school, and county costs of supporting the new homes.

**Minimum sales price of new units for taxes and costs to break-even**

|                                          |             |
|------------------------------------------|-------------|
| Total costs (paid by property taxes) are | \$143,465   |
| therefore, Tax revenues must be          | \$143,465   |
| and Assessed valuation must be           |             |
| (AV = revenues / tax rate x \$1,000)     | \$4,933,446 |
| Apply the Equalization ratio             | 92.10%      |

**Minimum Market Price for the 20 additional units    \$5,356,618            \$267,831 per unit**

The units would need to sell for an average of approximately \$270,000 for the project to “break-even” and fully fund the anticipated property-tax funded related costs.

The following worksheets are provided, along with excerpts from the relevant source documents, in support of the project:

Projected Revenues and Expenses  
 Projected Property Valuations  
 Municipal Costs Calculations  
 Education Costs Calculations  
 Grafton County Expenses

**Assumptions:**

1. This analysis focuses on the property tax impacts, including the anticipated property tax revenues and the anticipated costs of municipal, local schools, state schools, and county services that are funded by property taxes.
2. We used the most recent, publicly available data from various sources for student enrollment, housing units, education costs, municipal costs, property assessments, and housing sales to generate the revenue and cost projections for the project. The data are not all from 2018, but the figures are from the most recent information that is publicly available.
3. This analysis utilizes an average cost methodology and does not remove any fixed costs or existing debt service for the existing municipal and school facilities.
4. We determined the projected sale prices of the proposed housing units based on the recent sales of a number of three-bedroom single-family dwellings of generally similar size and age located within Lebanon. The sales prices were not adjusted to account for variations in land area, amenities, location, or other factors that are commonly considered

in a complete market value appraisal conducted by a professional licensed appraiser. However, we adjusted the estimated market price of the proposed units to approximate the value of most significant differences between the comparables and the proposed dwellings. Namely, the proposed single-family detached units are smaller than most of the comparables, have one garage instead of two, and are located in a highly desirable location. We used a market value of **\$340,000** for proposed single-family units. There were very few recent sales of comparable two-unit attached single-family units available. Therefore, we used the detached unit comparables and included an additional discount to reflect the attached units. We used a market value of **\$315,000** for the attached units. Consequently, there is flexibility in the valuation, but this simple average sales cost valuation technique is reasonable for a preliminary analysis.

5. We assumed that any off-site improvements that may be required by the project are paid by the developer.
6. We assume that the projected increase in enrollment in local schools can be absorbed within the existing school facilities and will not require any expansion of the existing schools.
7. We have not considered project phasing and assume the project will be constructed in a single phase.

**PROJECTED REVENUES AND EXPENSES**

(Average Cost Methodology)

**REVENUES**Source

|                                       |                      |                                        |                                                |
|---------------------------------------|----------------------|----------------------------------------|------------------------------------------------|
| Projected Assessment of Buildings     | 15 units - SF 3BR    | \$4,697,100                            | Comparables, see Projected Valuation worksheet |
| Projected Assessment of Buildings     | 6 units - Duplex 3BR | \$1,740,690                            | Comparables, see Projected Valuation worksheet |
| Less: 2018 Assessment Lot 4-5         | vacant               | -\$228,400                             | qPublic.net for City of Lebanon                |
| Less: 2018 Assessment Lot 4-6         | 1 unit - SF 3 BR     | -\$272,400                             | qPublic.net for City of Lebanon                |
| Increase (Decrease) in Assessed Value |                      | <u>\$5,936,990</u>                     |                                                |
|                                       |                      |                                        |                                                |
|                                       |                      | <u>Cost per \$1,000 assessed value</u> |                                                |
| 2017 County Tax Rate                  |                      | \$1.94                                 | Lebanon General Assessing Information          |
| 2017 City Tax Rate                    |                      | \$10.70                                | Lebanon General Assessing Information          |
| 2017 Local School Tax Rate            |                      | \$14.06                                | Lebanon General Assessing Information          |
| 2017 State Education Tax Rate         |                      | <u>\$2.38</u>                          | Lebanon General Assessing Information          |
| Total Property Tax Rate               |                      | <b>\$29.08</b>                         |                                                |

**Projected New Property Tax Revenue from Project** **\$172,648**

**EXPENSES**MUNICIPAL

|                                                               |          |                                      |
|---------------------------------------------------------------|----------|--------------------------------------|
| Number of Single-Family Units proposed                        | 21       |                                      |
| Existing Single-Family Units                                  | <u>1</u> |                                      |
| Net Change in Units                                           | 20       |                                      |
| Municipal Property Tax cost per Unit                          |          | \$1,805 see municipal cost worksheet |
| <b>Total Additional Property Tax Funded Municipal Expense</b> |          | <b>\$36,090</b>                      |

SCHOOL

|                                                            |                               |                                                     |
|------------------------------------------------------------|-------------------------------|-----------------------------------------------------|
| Local School Enrollment Generated                          |                               | 5.04 see education cost worksheet                   |
| Less: Current Students                                     | 1 SF unit x .24 students/unit | <u>0.24</u>                                         |
| Net Change in Enrollment                                   | new students                  | 4.80                                                |
|                                                            |                               |                                                     |
| Cost per Student, from local and state property taxes      |                               | NH Dept of Education, see education costs worksheet |
| <b>Total Additional Property Tax Funded School Expense</b> |                               | <b>\$101,045</b>                                    |

COUNTY

|                                                            |          |                                    |
|------------------------------------------------------------|----------|------------------------------------|
| Number of Single Family Units proposed                     | 21       |                                    |
| Existing Single Family Units                               | <u>1</u> |                                    |
| Net Change in Units                                        | 20       |                                    |
| County Property Tax cost per Unit                          |          | \$316.47 see county cost worksheet |
| <b>Total Additional Property Tax Funded County Expense</b> |          | <b>\$6,329</b>                     |

**Total Increase in Projected Municipal, School and County Expenses** **\$143,465**

**NET ANNUAL BENEFIT (COST)** **\$29,183**

**NET ANNUAL BENEFIT (COST) PER NEW UNIT (20 UNITS)** **\$1,459**

## Projected Assessed Valuations

| Type Unit                     | Number of Units | Average Unit Size (sf) | Market Value | Total Market Value | Equalization Ratio | Projected Assessed Value |
|-------------------------------|-----------------|------------------------|--------------|--------------------|--------------------|--------------------------|
| <u>Proposed Project</u>       |                 |                        |              |                    |                    |                          |
| Single-family, 3 BR, detached | 15              | 1,500 sf               | \$ 340,000   | \$ 5,100,000       | 92.10%             | \$ 4,697,100             |
| Two-family, 3 BR, attached    | 6               | 1,500 sf               | \$ 315,000   | \$ 1,890,000       | 92.10%             | \$ 1,740,690             |
| Totals                        | 21              |                        |              | \$ 6,990,000       |                    | \$ 6,437,790             |
| <u>Existing Conditions</u>    |                 |                        |              |                    |                    |                          |
| Map 4-5, vacant               |                 | vacant                 | n/a          |                    |                    | \$228,400                |
| Map 4-6, 3 BR SF              | 1               | 3,204 sf               | n/a          |                    |                    | \$272,400                |
| Totals                        |                 |                        |              |                    |                    | \$ 500,800               |
| Change in Assessed Value      |                 |                        |              |                    |                    | \$ 5,936,990             |

### Notes:

1. Market value of detached units is taken from an average sales price of ten recent sales of similar 3 BR SF homes in Lebanon, NH. See attached summary.
2. Market value of attached units is taken from average sales price of recent attached two-family 3 BR homes in Lebanon, NH. See attached summary.
3. Assessed Value = Market Value x Equalization Ratio



### Summary

**Parcel ID** 4-5  
**Account #** 41  
**2015 Tax Rate**  
**Location Address** 5 OAK RIDGE RD, WEST LEBANON  
**Acres/Lots** 4.620  
**Zoning** R3 : Residential 3  
 (Note: Not to be used on legal documents)  
**Neighborhood** RES EXCELLENT  
**Property Usage** RADIO/TV TRANSMISSION FACILITY (433)

### Owners

% GREAT EASTERN RADIO  
 106 NORTH MAIN ST  
 WEST LEBANON NH 03784

BASIC HOLDINGS LLC  
 106 NORTH MAIN ST  
 WEST LEBANON NH 03784

### Valuation

|                              | 2018      | 2017      | 2016      | 2015      |
|------------------------------|-----------|-----------|-----------|-----------|
| Assessed Land Value          | \$203,200 | \$203,200 | \$203,200 | \$203,200 |
| + Assessed Improvement Value | \$0       | \$0       | \$0       | \$0       |
| + Assessed Misc Value        | \$25,200  | \$25,200  | \$25,200  | \$25,200  |
| = Total Assessed Value       | \$228,400 | \$228,400 | \$228,400 | \$228,400 |

### Land

| Land Use         | Number of Units | Unit Type   | Land Type | Frontage | Depth | AgUse Value |
|------------------|-----------------|-------------|-----------|----------|-------|-------------|
| RAD/TV TWR (433) | 43,560.00       | SQUARE FEET | SITE      | 0        | 0     | \$0         |
| RAD/TV TWR (433) | 3.62            | ACRES       | SITE      | 0        | 0     | \$0         |

### Yard Items

| Description | Year Built | Out Building Type | Size  | Quantity | Units   | Grade |
|-------------|------------|-------------------|-------|----------|---------|-------|
| PAVING      | 1996       | PAVING (85)       | 0 x 0 | 1        | 3450 SF |       |
| SHED/FR     | 1999       | SHED/FR (02)      | 0 x 0 | 1        | 140 SF  |       |
| SHED/FR     | 1996       | SHED/FR (02)      | 0 x 0 | 1        | 64 SF   |       |
| GUY TOWER   | 1996       | GUY TOWER (106)   | 0 x 0 | 0        | 120 LF  |       |

### Sales

| Sale Date  | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Vacant or Improved | Grantor                         | Grantee            |
|------------|------------|------------|-------------------|-----------|-----------|--------------------|---------------------------------|--------------------|
| 12/21/2012 | \$250,000  | WARRANTY   |                   | 3942      | 0872      | Improved           | GREAT EASTERN RADIO LLC,        | BASIC HOLDINGS LLC |
| 10/30/2007 | \$247,000  |            |                   | 3462      | 0933      | Vacant             | GREAT EASTERN RADIO LLC         |                    |
| 1/5/2001   | \$170,500  |            |                   | 2509      | 0706      | Vacant             | CAPSTAR RADIO OPERATING COMPANY |                    |
| 4/4/1996   | \$90,000   |            |                   | 2189      | 0354      | Vacant             | CONN. VALLEY BROADCASTING, LLC  |                    |
| 1/28/1993  | \$206,300  |            |                   | 2010      | 0706      | Improved           | RJ COMMUNICATIONS, INC          |                    |
| 1/25/1993  | \$0        |            |                   | 2010      | 0050      | Improved           | FEDERAL DEPOSIT INSURANCE CORP  |                    |

### Map



No data available for the following modules: Buildings, Commercial Buildings, Photos, Sketches.

Last Data Upload: 1/8/2019 4:06:20 AM







## Summary

Parcel ID 4-6  
 Account # 42  
 2015 Tax Rate  
 Location Address 11 OAK RIDGE RD , WEST LEBANON  
 Acres/Lots 0.760  
 Zoning R3 : Residential 3  
 (Note: Not to be used on legal documents)  
 Neighborhood RES EXCELLENT  
 Property Usage SINGLE FAMILY (101)



## Owners

% GREAT EASTERN RADIO  
 106 NORTH MAIN ST  
 WEST LEBANON NH 03784

BASIC HOLDINGS LLC  
 106 NORTH MAIN ST  
 WEST LEBANON NH 03784

## Valuation

|                              | 2018      | 2017      | 2016      | 2015      |
|------------------------------|-----------|-----------|-----------|-----------|
| Assessed Land Value          | \$120,200 | \$120,200 | \$120,200 | \$120,200 |
| + Assessed Improvement Value | \$152,200 | \$152,200 | \$152,200 | \$152,200 |
| + Assessed Misc Value        | \$0       | \$0       | \$0       | \$0       |
| = Total Assessed Value       | \$272,400 | \$272,400 | \$272,400 | \$272,400 |

## Land

| Land Use      | Number of Units | Unit Type   | Land Type | Frontage | Depth | AgUse Value |
|---------------|-----------------|-------------|-----------|----------|-------|-------------|
| ONE FAM (101) | 33,105.60       | SQUARE FEET | SITE      | 0        | 0     | \$0         |

## Buildings

Building ID 45  
 Style / 19  
 Gross Sq Ft 3,204  
 Finished Sq Ft 1,296  
 Stories  
 Condition Average  
 Interior Walls  
 Exterior Walls  
 Year Built 1978  
 Garage  
 Porch  
 Effective Year Built 1978  
 Foundation  
 Roof Type  
 Roof Coverage  
 Flooring Type  
 Heating Type  
 Full Bathrooms 2  
 Half Bathrooms 0  
 3/4 Bathrooms 0  
 Grade C  
 Grade Description  
 Number of Fire Pl 0  
 Unit Description

Rooms  
 Bedrooms

5 3

| Code  | Description | Sketch Area | Finished Area | Perimeter |
|-------|-------------|-------------|---------------|-----------|
| FFL   | 1ST FLOOR   | 1,296       | 1,296         | 156       |
| BMT   | BASEMENT    | 1,296       | 0             | 156       |
| GAR   | GARAGE      | 420         | 0             | 88        |
| OSP   | SCRN PORCH  | 192         | 0             | 64        |
| TOTAL |             | 3,204       | 1,296         | 464       |

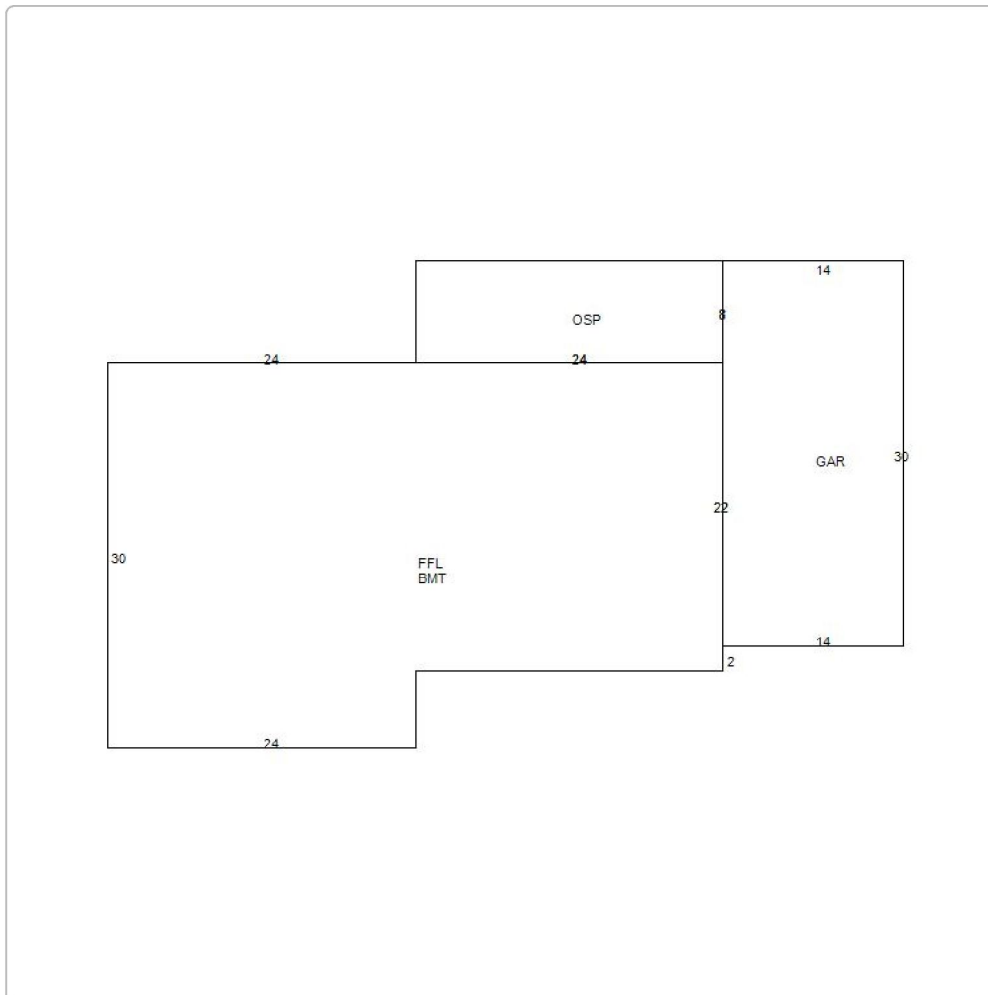
## Sales

| Sale Date  | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Vacant or Improved | Grantor                          | Grantee            |
|------------|------------|------------|-------------------|-----------|-----------|--------------------|----------------------------------|--------------------|
| 4/24/2014  | \$284,000  | WARRANTY   |                   | 4051      | 0787      | Improved           | MORI, DOROTHY W,                 | BASIC HOLDINGS LLC |
| 3/14/2011  | \$286,000  | WARRANTY   |                   | 3787      | 0445      | Improved           | FOLENSBEE, LESTER S & FADHMA I,  | DOROTHY W MORI     |
| 6/26/2009  | \$286,933  |            |                   | 3623      | 0295      | Improved           | FOLENSBEE, LESTER S & FADHMA I   |                    |
| 10/31/2006 | \$266,533  |            |                   | 3342      | 0132      | Improved           | QUINN, MICHAEL J & COLETTE F     |                    |
| 6/3/2003   | \$229,000  |            |                   | 2828      | 0724      | Improved           | POLLARD, CHRISTOPHER C & CINDY A |                    |
| 8/28/2000  | \$168,000  |            |                   | 2482      | 0915      | Improved           | PERRY, JOHN & JENNIFER           |                    |
| 8/11/1999  | \$0        |            |                   | 2411      | 0969      | Improved           | COLE, LURLENE G, TRUSTEE         |                    |
| 11/19/1979 | \$0        |            |                   | 1388      | 0132      | Improved           | COLE, LURLENE G                  |                    |

## Photos



## Sketches



## Map



No data available for the following modules: Commercial Buildings, Yard Items.

Last Data Upload: 1/8/2019 4:06:20 AM



**HOUSING COMPARABLES  
FOR BASIC HOLDINGS, LLC PLANNED UNIT RESIDENTIAL DEVELOPMENT  
OAK RIDGE ROAD, LEBANON, NH**

January 11, 2019

| <b>Listing</b>       | <b>Street Address (Lebanon, NH)</b> | <b>Sale Date</b> | <b>No. Bedrooms</b> | <b>Area (SF)</b> | <b>Sale Price</b> |
|----------------------|-------------------------------------|------------------|---------------------|------------------|-------------------|
| 4664844              | 04 Evergreen Court                  | 10/20/2017       | 3                   | 1,897            | \$ 355,257        |
| 4630997              | 11 Evergreen Court                  | 9/8/2017         | 4                   | 2,496            | \$ 360,000        |
| 4706938              | 12 Cherry Circle                    | 11/9/2018        | 4                   | 2,080            | \$ 305,000        |
| 7620111              | 18 Evergreen Court                  | 7/21/2017        | 3                   | 1,804            | \$ 339,000        |
| 4663786              | 19 Evergreen Court                  | 4/12/2018        | 3                   | 1,515            | \$ 339,000        |
| 4721046              | 23 White Birch Lane                 | 9/28/2018        | 3                   | 2,388            | \$ 394,055        |
| 4660369              | 29 Evergreen Court                  | 10/10/2018       | 3                   | 2,388            | \$ 400,000        |
| 4726735              | 76 Dogwood Circle                   | 11/5/2018        | 3                   | 1,854            | \$ 393,513        |
| 4730095              | 84 Dogwood Circle                   | 12/7/2018        | 2                   | 1,622            | \$ 365,176        |
| 4671111              | 90 Dogwood Circle                   | 12/15/2017       | 4                   | 2,384            | \$ 380,365        |
| <b>Average Price</b> |                                     |                  |                     |                  | <b>\$ 363,137</b> |

**Notes:**

1. Proposed single family detached units are smaller than most of these comparables, have one garage instead of two, and are located in a highly desirable location. Use a market value **\$340,000** for proposed single family units.
2. There were very few recent sales of comparable two-unit attached single family units available. Consequently, use the above comparables with additional discount for attached units. Use a market value of **\$315,000** for the attached units.

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Page 1 of 2

**Residential / Single Family**  
**4664844**  
**Closed**

**4 Evergreen Court**  
**Lebanon**

**Unit/Lot #:**  
**NH 03766**

**Price - List** **\$355,257**  
**Price - Closed** **\$355,257**  
**Date - Closed** **10/20/2017**



**Year Built** 2017  
**Style** Ranch  
**Color**  
**Total Stories** 1  
**Zoning** Res  
**Taxes TBD** Y  
**Gross Taxes/Year** /  
**Lot Acres/SqFt** 0.240000 / 10,454  
**Directions**

**Rooms - Total** 6  
**Bedrooms - Total** 3  
**Baths - Total** 3  
**Baths - Full** 2  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 1,897  
**DOM** 114

#### STRUCTURE

**Construction Status** New Construction  
**Construction** Wood Frame  
**Foundation** Poured Concrete  
**Exterior** Vinyl Siding  
**Roof** Shingle - Asphalt  
**Basement/Access Type** Yes / Walk-up  
**Basement Description** Concrete, Insulated  
**Garage/Capacity** Yes / 2  
**Garage Type** Attached  
**Garage Description**

**Footprint**  
**SqFt-Apx Fin AG/Source** 1,897 / Builder  
**SqFt-Apx Fin BG/Source** 0 / Builder  
**SqFt-Apx Unfn AG/Source** 0 / Builder  
**SqFt-Apx Unfn BG/Source** 1,897 / Builder  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Total Finished** 1,897  
**SqFt-Apx Total** 3,794  
**Mobile Make/Model** /  
**Mobile Serial Number**  
**Mobile Anchor**  
**Units Per Building**

**ROOM TYPE** **DIMENSIONS** **LEVEL**

**ROOM TYPE** **DIMENSIONS** **LEVEL**

#### UTILITIES

**Heating** Baseboard, Hot Water  
**Heat Fuel** Gas - LP/Bottle  
**Cooling** None  
**Water** Public  
**Sewer** Public  
**Electric** Circuit Breaker(s)

#### Services

**Management Co/Phone** /  
**Fuel Company**  
**Phone Company**  
**Cable Company**  
**Electric Company**

| LOT / LOCATION       |            |                     | Page 2 of 2             |
|----------------------|------------|---------------------|-------------------------|
| County               | NH-Grafton | Devel/Subdiv        | ROW-Parcel Access       |
| Water Body Access    |            | School - District   | ROW-Length/Width /      |
| Water Body Type      |            | School - Elementary | ROW to other Parcel     |
| Water Body Name      |            | School - Middle/Jr  | Roads Private           |
| Water Frontage Lngth |            | School - High       | Road Front/Length TBD / |
| Water Restrictions   |            | Mobile Park Name    | Surveyed/By Yes         |
| Condo Ltd Comm Area  |            | Condo Name          | Owned Land              |
| Common Land Acres    |            | Building #          | Units Per Building      |
| Suitable Use         |            | Lot Subdivision     | Area                    |
|                      |            | Desc                | Desc                    |

| FEATURES                     |                |
|------------------------------|----------------|
| Water Heater Gas - LP/Bottle | Driveway Paved |

|                                  |                                     |
|----------------------------------|-------------------------------------|
| Green Verification Progm         | Green Verification Rating/Metric /  |
| Green Verification Body          | Green Verification New Construction |
| Green Verification Status/Year / | Green Verification URL              |

| PUBLIC RECORDS        |             |                    |                           |
|-----------------------|-------------|--------------------|---------------------------|
| Deed - Recorded Type  | Foreclosure | Deeds - Total      | Deed Book/Page 3681 / 739 |
| Map                   | 74          | Block 3            | Lot 173                   |
| SPAN #                |             | Property ID        | Plan Survey Number        |
| Assment Amount/Year / |             | Assments - Special | Current Use               |
| Tax Class             |             | Tax Rate           | Land Gains                |

| DISCLOSURES                    |                                 |                          |                  |
|--------------------------------|---------------------------------|--------------------------|------------------|
| Fee/Fee Frequency /            |                                 | Fee Includes             |                  |
| Fee 2/Fee 2 Frequency /        |                                 | Fee 2 Includes           |                  |
| Fee 3/Fee 3 Frequency /        |                                 | Fee 3 Includes           |                  |
| \$/SqFt Fin. Above Grade       |                                 | Sale Includes            |                  |
| PUD                            |                                 | Negotiable               |                  |
| Comp Only/Type                 | Yes / I listed outside the M... | Foreclsd/BankOwnd/REO No | Auction          |
| Seasonal                       | No                              | Restrictions             |                  |
| Mobile Park Approval           |                                 | Mobile Co-Op             | Mobile Must Move |
| Flood Zone                     | No                              | Rented                   | Rental Amount    |
| Covenants                      | Yes                             | Easements                | Resort           |
| Possession                     |                                 | Documents Available      |                  |
| Timeshre/Fract Ownrshp? No     |                                 | T/F Ownrshp Amt/Type /   |                  |
| Auctioneer - Responsible       |                                 | Auction Date/Time /      |                  |
| Auctioneer License #           |                                 | Auction Info             |                  |
| Auctn Price Determd By         |                                 | Items Excluded           |                  |
| Delayed Showing/Begin Date N / |                                 | Price - Original         | \$355,257        |

| PREPARED BY                                                                  |  |
|------------------------------------------------------------------------------|--|
| Lynne Labombard - Cell: 603-359-1417                                         |  |
| <a href="mailto:lynne@labombardpeterson.com">lynne@labombardpeterson.com</a> |  |
| LABOMBARD PETERSON REALTY GROUP - Off: 603-448-0600                          |  |
| #4 Willis House                                                              |  |
| Lebanon NH 03766                                                             |  |



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Listed By:

Shane MacDonald - Coldwell Banker LIFESTYLES - Hanover



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**Residential / Single Family**  
**4630997**  
**Closed**

**11 Evergreen Court**  
**Lebanon**

**Unit/Lot #:**  
**NH 03766**

**Price - List** **\$379,000**  
**Price - Closed** **\$360,000**  
**Date - Closed** **9/8/2017**



**Year Built** 2008  
**Style** Colonial, Contemporary  
**Color** Grey  
**Total Stories** 2  
**Zoning** R3  
**Taxes TBD** Y  
**Gross Taxes/Year** \$8,611.00 / 2016  
**Lot Acres/SqFt** 0.240000 / 10,454

**Rooms - Total** 7  
**Bedrooms - Total** 4  
**Baths - Total** 4  
**Baths - Full** 1  
**Baths - 3/4** 2  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 2,496  
**DOM** 19

**Directions** Exit 18 to Mascoma Street which turns into Old Pine Tree Road in West Lebanon, to the entrance of Rock Ridge on the right, follow to Evergreen house is on the corner look for sign

[Property Panorama VT URL](#)

Modern, beautiful and well landscaped home in West Lebanon ready for its next owner. Granite countertops with stainless steel appliances, with a high energy exhaust hood over the gas stove. Diamond cabinets, with large pantry top off the large open kitchen. Beautiful windows throughout the home bring in so much natural light, but covered at night with beautiful shades. You have a first and second floor Master suite, along with 2 other large bedrooms on the second floor. Each master suite have beautiful large tile showers. Living room with hardwood floors with a wonderful gas fireplace perfect for ambiance during the cooler days of New England. Owner have created wonderful gardens, include an organic vegetable garden. Quick access to shopping, major highways, and employment from your new home. Attached 2 car garage with tall ceilings finished, with full storage room above that could be finished if a little extra space is needed on the second floor. Biking and hiking trails at you at your back door. This community is on the move and growing

#### STRUCTURE

|                             |                                                                             |                                 |                   |
|-----------------------------|-----------------------------------------------------------------------------|---------------------------------|-------------------|
| <b>Construction Status</b>  | Existing                                                                    | <b>Footprint</b>                |                   |
| <b>Construction</b>         | Modular                                                                     | <b>SqFt-Apx Fin AG/Source</b>   | 2,496 / Municipal |
| <b>Foundation</b>           | Concrete, Poured Concrete                                                   | <b>SqFt-Apx Fin BG/Source</b>   | 0 / Municipal     |
| <b>Exterior</b>             | Cement, Clapboard                                                           | <b>SqFt-Apx Unfn AG/Source</b>  | 0 / Municipal     |
| <b>Roof</b>                 | Shingle - Architectural                                                     | <b>SqFt-Apx Unfn BG/Source</b>  | 1,248 / Municipal |
| <b>Basement/Access Type</b> | Yes / Interior                                                              | <b>SqFt-Apx Tot Below Grade</b> |                   |
| <b>Basement Description</b> | Concrete, Concrete Floor, Full, Insulated, Stairs - Interior, Storage Space | <b>SqFt-Apx Total Finished</b>  | 2,496             |
| <b>Garage/Capacity</b>      | Yes / 2                                                                     | <b>SqFt-Apx Total</b>           | 3,744             |
| <b>Garage Type</b>          | Attached                                                                    | <b>Mobile Make/Model</b>        | /                 |
| <b>Garage Description</b>   | Auto Open, Direct Entry, Finished, Storage Above                            | <b>Mobile Serial Number</b>     |                   |
|                             |                                                                             | <b>Mobile Anchor</b>            |                   |
|                             |                                                                             | <b>Units Per Building</b>       |                   |

| ROOM TYPE      | DIMENSIONS | LEVEL | ROOM TYPE | DIMENSIONS | LEVEL |
|----------------|------------|-------|-----------|------------|-------|
| Kitchen        | 15x13      | 1     |           |            |       |
| Living Room    | 16x14      | 1     |           |            |       |
| Dining Room    | 14x12      | 1     |           |            |       |
| Master Bedroom | 14.6x13    | 1     |           |            |       |
| Master Bedroom | 14.6x14    | 2     |           |            |       |
| Bedroom        | 14.6x12    | 2     |           |            |       |
| Bedroom        | 14.6x10    | 2     |           |            |       |

#### UTILITIES

|                  |                             |                            |           |
|------------------|-----------------------------|----------------------------|-----------|
| <b>Heating</b>   | Hot Air                     | <b>Services</b>            |           |
| <b>Heat Fuel</b> | Gas - LP/Bottle             | <b>Management Co/Phone</b> | /         |
| <b>Cooling</b>   | None                        | <b>Fuel Company</b>        | Irving    |
| <b>Water</b>     | Public                      | <b>Phone Company</b>       | Fairpoint |
| <b>Sewer</b>     | Public                      | <b>Cable Company</b>       | Comcast   |
| <b>Electric</b>  | 200 Amp, Circuit Breaker(s) | <b>Electric Company</b>    | Liberty   |

| LOT / LOCATION              |            |                            |                                                     | Page 2 of 2                        |
|-----------------------------|------------|----------------------------|-----------------------------------------------------|------------------------------------|
| <b>County</b>               | NH-Grafton | <b>Devel/Subdiv</b>        | Rock Ridge                                          | <b>ROW-Parcel Access</b>           |
| <b>Water Body Access</b>    |            | <b>School - District</b>   | Lebanon Sch District SAU #88                        | <b>ROW-Length/Width</b> /          |
| <b>Water Body Type</b>      |            | <b>School - Elementary</b> | Mount Lebanon School                                | <b>ROW to other Parcel</b>         |
| <b>Water Body Name</b>      |            | <b>School - Middle/Jr</b>  | Lebanon Middle School                               | <b>Roads</b> Association, Paved    |
| <b>Water Frontage Lngth</b> |            | <b>School - High</b>       | Lebanon High School                                 | <b>Road Front/Length</b> Yes / 162 |
| <b>Water Restrictions</b>   |            | <b>Mobile Park Name</b>    |                                                     | <b>Surveyed/By</b> Yes             |
| <b>Condo Ltd Comm Area</b>  |            | <b>Condo Name</b>          |                                                     | <b>Owned Land</b> Yes              |
| <b>Common Land Acres</b>    |            | <b>Building #</b>          |                                                     | <b>Units Per Building</b>          |
| <b>Suitable Use</b>         |            | <b>Lot</b>                 | Corner, Landscaped, Level, Major Road Frontage,     | <b>Area</b>                        |
|                             |            | <b>Desc</b>                | Mountain View, PRD/PUD, Subdivision, Walking Trails | <b>Desc</b>                        |

| FEATURES                                                                                                                                                                                                                                   |                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Features - Interior</b> Attic, Blinds, Ceiling Fan, Dining Area, Fireplace - Gas, Fireplaces - 1, In-Law Suite, Kitchen Island, Master BR w/ BA, Natural Light, Storage - Indoor, Walk-in Closet, Window Treatment, Laundry - 2nd Floor | <b>Features - Exterior</b> Garden Space, Patio, Porch - Covered, Window Screens, Windows - Double Pane                                                                                          |
| <b>Flooring</b> Carpet, Hardwood, Tile                                                                                                                                                                                                     | <b>Driveway</b> Paved                                                                                                                                                                           |
| <b>Appliances</b> Dishwasher, Dryer - Energy Star, Exhaust Hood, Microwave, Range - Gas, Refrigerator, Washer - Energy Star                                                                                                                | <b>Parking</b> Driveway, Garage, Parking Spaces 4, Paved                                                                                                                                        |
| <b>Equipment</b> Window AC, CO Detector, Smoke Detectr-Hard Wired, Sprinkler System                                                                                                                                                        | <b>Features - Accessibility</b> 1st Floor 3/4 Bathroom, 1st Floor Bedroom, 1st Floor Hrd Surface Flr, Bathroom w/Step-in Shower, Hard Surface Flooring, Kitchen w/5 Ft. Diameter, Paved Parking |
| <b>Water Heater</b> Gas - LP/Bottle, Tankless                                                                                                                                                                                              |                                                                                                                                                                                                 |
| <b>Green Verification Program</b>                                                                                                                                                                                                          | <b>Green Verification Rating/Metric</b> /                                                                                                                                                       |
| <b>Green Verification Body</b>                                                                                                                                                                                                             | <b>Green Verification New Construction</b>                                                                                                                                                      |
| <b>Green Verification Status/Year</b> /                                                                                                                                                                                                    | <b>Green Verification URL</b>                                                                                                                                                                   |

| PUBLIC RECORDS                       |                             |                                  |  |
|--------------------------------------|-----------------------------|----------------------------------|--|
| <b>Deed - Recorded Type</b> Warranty | <b>Deeds - Total</b>        | <b>Deed Book/Page</b> 4102 / 695 |  |
| <b>Map</b> 74                        | <b>Block</b> 3              | <b>Lot</b> 176                   |  |
| <b>SPAN #</b>                        | <b>Property ID</b> 74-3-176 | <b>Plan Survey Number</b>        |  |
| <b>Assment Amount/Year</b> / 2015    | <b>Assments - Special</b>   | <b>Current Use</b> N             |  |
| <b>Tax Class</b>                     | <b>Tax Rate</b> 28.13       | <b>Land Gains</b>                |  |

| DISCLOSURES                                 |                                                                                 |                         |  |
|---------------------------------------------|---------------------------------------------------------------------------------|-------------------------|--|
| <b>Fee/Fee Frequency</b> \$150.00 / Monthly | <b>Fee Includes</b>                                                             |                         |  |
| <b>Fee 2/Fee 2 Frequency</b> /              | <b>Fee 2 Includes</b>                                                           |                         |  |
| <b>Fee 3/Fee 3 Frequency</b> /              | <b>Fee 3 Includes</b>                                                           |                         |  |
| <b>\$/SqFt Fin. Above Grade</b>             | <b>Sale Includes</b>                                                            |                         |  |
| <b>PUD</b>                                  | <b>Negotiable</b>                                                               |                         |  |
| <b>Comp Only/Type</b> No /                  | <b>Foreclsd/BankOwnd/REO</b> No                                                 | <b>Auction</b>          |  |
| <b>Seasonal</b> No                          | <b>Restrictions</b>                                                             |                         |  |
| <b>Mobile Park Approval</b>                 | <b>Mobile Co-Op</b>                                                             | <b>Mobile Must Move</b> |  |
| <b>Flood Zone</b> No                        | <b>Rented</b>                                                                   | <b>Rental Amount</b>    |  |
| <b>Covenants</b> Yes                        | <b>Easements</b> No                                                             | <b>Resort</b> No        |  |
| <b>Possession</b> At Closing                | <b>Documents Available</b> Association Docs, Deed, Property Disclosure, Tax Map |                         |  |
| <b>Timeshre/Fract Ownrshp?</b> No           | <b>T/F Ownrshp Amt/Type</b> /                                                   |                         |  |
| <b>Auctioneer - Responsible</b>             | <b>Auction Date/Time</b> /                                                      |                         |  |
| <b>Auctioneer License #</b>                 | <b>Auction Info</b>                                                             |                         |  |
| <b>Auctn Price Determd By</b>               | <b>Items Excluded</b>                                                           |                         |  |
| <b>Delayed Showing/Begin Date</b> N /       | <b>Price - Original</b> \$379,000                                               |                         |  |

| PREPARED BY                                                                  |  |
|------------------------------------------------------------------------------|--|
| <b>Lynne Labombard - Cell: 603-359-1417</b>                                  |  |
| <a href="mailto:lynne@labombardpeterson.com">lynne@labombardpeterson.com</a> |  |
| <b>LABOMBARD PETERSON REALTY GROUP - Off: 603-448-0600</b>                   |  |
| #4 Willis House                                                              |  |
| Lebanon NH 03766                                                             |  |



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Listed By:

Deb M Roberts - RE/MAX Upper Valley

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**Residential / Single Family**  
**4706938**  
**Closed**

**12 Cherry Circle**  
**Lebanon**

**Unit/Lot #:**  
**NH 03766**

**Price - List** **\$305,000**  
**Price - Closed** **\$305,000**  
**Date - Closed** **11/9/2018**



|                         |                   |                          |       |
|-------------------------|-------------------|--------------------------|-------|
| <b>Year Built</b>       | 2012              | <b>Rooms - Total</b>     | 8     |
| <b>Style</b>            | Colonial          | <b>Bedrooms - Total</b>  | 4     |
| <b>Color</b>            | Yellow            | <b>Baths - Total</b>     | 3     |
| <b>Total Stories</b>    | 2                 | <b>Baths - Full</b>      | 1     |
| <b>Zoning</b>           | Residential       | <b>Baths - 3/4</b>       | 1     |
| <b>Taxes TBD</b>        | N                 | <b>Baths - 1/2</b>       | 1     |
| <b>Gross Taxes/Year</b> | \$3,807.00 / 2018 | <b>Baths - 1/4</b>       | 0     |
| <b>Lot Acres/SqFt</b>   | 0.000000 /        | <b>SqFt-Tot Finished</b> | 2,080 |
| <b>Directions</b>       |                   | <b>DOM</b>               | 78    |

This well maintained colonial home in the desirable Prospect Hill subdivision is located within walking distance to the Lebanon Middle School and minutes from I-89! Living here allows you to be tucked away in your cul-de-sac neighborhood, yet is also convenient for commuting and traveling! Come enjoy the beautiful mountain views from the front porch and see all this home has to offer! Seller is MOTIVATED and will contribute 3% of the purchase price toward Buyers closing costs. Set up your showing today!

#### STRUCTURE

|                             |                                     |                                 |                   |
|-----------------------------|-------------------------------------|---------------------------------|-------------------|
| <b>Construction Status</b>  | Existing                            | <b>Footprint</b>                |                   |
| <b>Construction</b>         | Other                               | <b>SqFt-Apx Fin AG/Source</b>   | 2,080 / Municipal |
| <b>Foundation</b>           | Concrete                            | <b>SqFt-Apx Fin BG/Source</b>   | 0 /               |
| <b>Exterior</b>             | Vinyl Siding                        | <b>SqFt-Apx Unfn AG/Source</b>  | 0 /               |
| <b>Roof</b>                 | Shingle                             | <b>SqFt-Apx Unfn BG/Source</b>  | 0 /               |
| <b>Basement/Access Type</b> | Yes / Interior                      | <b>SqFt-Apx Tot Below Grade</b> |                   |
| <b>Basement Description</b> | Full, Stairs - Interior, Unfinished | <b>SqFt-Apx Total Finished</b>  | 2,080             |
| <b>Garage/Capacity</b>      | Yes / 2                             | <b>SqFt-Apx Total</b>           | 2,080             |
| <b>Garage Type</b>          | Attached                            | <b>Mobile Make/Model</b>        | /                 |
| <b>Garage Description</b>   | Direct Entry                        | <b>Mobile Serial Number</b>     |                   |
|                             |                                     | <b>Mobile Anchor</b>            |                   |
|                             |                                     | <b>Units Per Building</b>       |                   |

| ROOM TYPE      | DIMENSIONS | LEVEL | ROOM TYPE | DIMENSIONS | LEVEL |
|----------------|------------|-------|-----------|------------|-------|
| Kitchen/Living |            | 1     |           |            |       |
| Dining Room    |            | 1     |           |            |       |
| Living Room    |            | 1     |           |            |       |
| Bath - 1/2     |            | 1     |           |            |       |
| Bedroom        |            | 2     |           |            |       |
| Bedroom        |            | 2     |           |            |       |
| Bedroom        |            | 2     |           |            |       |
| MBR Suite      |            | 2     |           |            |       |
| Bath - Full    |            | 2     |           |            |       |

#### UTILITIES

|                  |                 |                            |   |
|------------------|-----------------|----------------------------|---|
| <b>Heating</b>   | Forced Air      | <b>Services</b>            |   |
| <b>Heat Fuel</b> | Gas - LP/Bottle | <b>Management Co/Phone</b> | / |
| <b>Cooling</b>   | Whole House Fan | <b>Fuel Company</b>        |   |
| <b>Water</b>     | Public          | <b>Phone Company</b>       |   |
| <b>Sewer</b>     | Public          | <b>Cable Company</b>       |   |
| <b>Electric</b>  | 200 Amp         | <b>Electric Company</b>    |   |

| LOT / LOCATION              |            |                                                     |                              | Page 2 of 2                        |
|-----------------------------|------------|-----------------------------------------------------|------------------------------|------------------------------------|
| <b>County</b>               | NH-Grafton | <b>Devel/Subdiv</b>                                 | Prospect Hill                | <b>ROW-Parcel Access</b>           |
| <b>Water Body Access</b>    |            | <b>School - District</b>                            | Lebanon Sch District SAU #88 | <b>ROW-Length/Width</b> /          |
| <b>Water Body Type</b>      |            | <b>School - Elementary</b>                          | Mount Lebanon School         | <b>ROW to other Parcel</b>         |
| <b>Water Body Name</b>      |            | <b>School - Middle/Jr</b>                           | Lebanon Middle School        | <b>Roads</b> Paved, Privately M... |
| <b>Water Frontage Lngth</b> |            | <b>School - High</b>                                | Lebanon High School          | <b>Road Front/Length</b> No /      |
| <b>Water Restrictions</b>   |            | <b>Mobile Park Name</b>                             |                              | <b>Surveyed/By</b> Unknown         |
| <b>Condo Ltd Comm Area</b>  |            | <b>Condo Name</b>                                   |                              | <b>Owned Land</b> No               |
| <b>Common Land Acres</b>    |            | <b>Building #</b>                                   |                              | <b>Units Per Building</b>          |
| <b>Suitable Use</b>         |            | <b>Lot</b> Interior Lot, Landscaped, Mountain View, |                              | <b>Area</b>                        |
|                             |            | <b>Desc</b> Subdivision                             |                              | <b>Desc</b>                        |

| FEATURES                   |                                                                     |                              |                                           |
|----------------------------|---------------------------------------------------------------------|------------------------------|-------------------------------------------|
| <b>Features - Interior</b> | Kitchen Island, Living/Dining, Master BR w/ BA, Laundry - 1st Floor | <b>Association Amenities</b> | Landscaping, Common Acreage, Snow Removal |
| <b>Flooring</b>            | Carpet, Combination                                                 | <b>Features - Exterior</b>   | Deck, Porch - Covered                     |
| <b>Appliances</b>          | Cooktop - Electric, Microwave, Refrigerator                         | <b>Driveway</b>              | Paved                                     |
| <b>Equipment</b>           | Sprinkler System                                                    |                              |                                           |
| <b>Water Heater</b>        | Electric                                                            |                              |                                           |

|                                       |   |                                            |   |
|---------------------------------------|---|--------------------------------------------|---|
| <b>Green Verification Progm</b>       |   | <b>Green Verification Rating/Metric</b>    | / |
| <b>Green Verification Body</b>        |   | <b>Green Verification New Construction</b> |   |
| <b>Green Verification Status/Year</b> | / | <b>Green Verification URL</b>              |   |

| PUBLIC RECORDS              |            |                           |           |
|-----------------------------|------------|---------------------------|-----------|
| <b>Deed - Recorded Type</b> | Quit Claim | <b>Deeds - Total</b>      |           |
| <b>Map</b>                  | 108        | <b>Block</b>              | 14        |
| <b>SPAN #</b>               |            | <b>Property ID</b>        |           |
| <b>Assment Amount/Year</b>  | /          | <b>Assments - Special</b> |           |
| <b>Tax Class</b>            |            | <b>Tax Rate</b>           |           |
|                             |            | <b>Deed Book/Page</b>     | 3779 / 67 |
|                             |            | <b>Lot</b>                | 37        |
|                             |            | <b>Plan Survey Number</b> |           |
|                             |            | <b>Current Use</b>        |           |
|                             |            | <b>Land Gains</b>         |           |

| DISCLOSURES                       |                    |                              |                               |
|-----------------------------------|--------------------|------------------------------|-------------------------------|
| <b>Fee/Fee Frequency</b>          | \$137.00 / Monthly | <b>Fee Includes</b>          | Landscaping, Plowing, HOA Fee |
| <b>Fee 2/Fee 2 Frequency</b>      | /                  | <b>Fee 2 Includes</b>        |                               |
| <b>Fee 3/Fee 3 Frequency</b>      | /                  | <b>Fee 3 Includes</b>        |                               |
| <b>\$/SqFt Fin. Above Grade</b>   |                    | <b>Sale Includes</b>         |                               |
| <b>PUD</b>                        |                    | <b>Negotiable</b>            |                               |
| <b>Comp Only/Type</b>             | No /               | <b>Foreclsd/BankOwnd/REO</b> | No                            |
| <b>Seasonal</b>                   | No                 | <b>Restrictions</b>          |                               |
| <b>Mobile Park Approval</b>       |                    | <b>Mobile Co-Op</b>          |                               |
| <b>Flood Zone</b>                 | Unknown            | <b>Rented</b>                |                               |
| <b>Covenants</b>                  | Unknown            | <b>Easements</b>             | Unknown                       |
| <b>Possession</b>                 |                    | <b>Documents Available</b>   | Deed, Property Disclosure     |
| <b>Timeshre/Fract Ownrshp?</b>    | No                 | <b>T/F Ownrshp Amt/Type</b>  | /                             |
| <b>Auctioneer - Responsible</b>   |                    | <b>Auction Date/Time</b>     | /                             |
| <b>Auctioneer License #</b>       |                    | <b>Auction Info</b>          |                               |
| <b>Auctn Price Determnd By</b>    |                    | <b>Items Excluded</b>        |                               |
| <b>Delayed Showing/Begin Date</b> | N /                | <b>Price - Original</b>      | \$329,000                     |

| PREPARED BY                                                                  |  |
|------------------------------------------------------------------------------|--|
| Lynne Labombard - Cell: 603-359-1417                                         |  |
| <a href="mailto:lynne@labombardpeterson.com">lynne@labombardpeterson.com</a> |  |
| LABOMBARD PETERSON REALTY GROUP - Off: 603-448-0600                          |  |
| #4 Willis House                                                              |  |
| Lebanon NH 03766                                                             |  |



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Listed By:

Tanya Baldassarre - BHHS Verani Concord

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Page 1 of 2

**Residential / Single Family**  
**4663786**  
**Closed**

**16 Evergreen Court**  
**Lebanon NH 03766**

Unit/Lot #:

**Price - List \$349,000****Price - Closed \$339,000****Date - Closed 4/12/2018**

**Year Built** 2008  
**Style** Cape  
**Color**  
**Total Stories** 1.5  
**Zoning** RL2  
**Taxes TBD** N  
**Gross Taxes/Year** \$8,465.00 / 2017  
**Lot Acres/SqFt** 0.240000 / 10,454

**Rooms - Total** 7  
**Bedrooms - Total** 3  
**Baths - Total** 3  
**Baths - Full** 2  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 1,515  
**DOM** 116

**Directions** Take Old Pine Tree Cemetery to Rock Ridge, turn into Rock Ridge take Evergreen Court to Yellow house

Sun filled with views. This bright, airy contemporary situated on lovely south facing knoll offers a dramatic first floor. Vaulted ceiling, living room with stone fireplace, hardwood floors, kitchen with granite counter tops. A first floor master suite with tiled shower and much more. Two spacious bedrooms upstairs & full bath complete the upper level, Excellent value close to DHMC, interstate and all local amenities.

#### STRUCTURE

|                             |                   |                                 |                   |
|-----------------------------|-------------------|---------------------------------|-------------------|
| <b>Construction Status</b>  | Existing          | <b>Footprint</b>                |                   |
| <b>Construction</b>         | Modular Prefab    | <b>SqFt-Apx Fin AG/Source</b>   | 1,515 / Municipal |
| <b>Foundation</b>           | Concrete          | <b>SqFt-Apx Fin BG/Source</b>   | 0 / Municipal     |
| <b>Exterior</b>             | Vinyl             | <b>SqFt-Apx Unfn AG/Source</b>  | 0 / Municipal     |
| <b>Roof</b>                 | Shingle - Asphalt | <b>SqFt-Apx Unfn BG/Source</b>  | 0 / Municipal     |
| <b>Basement/Access Type</b> | No /              | <b>SqFt-Apx Tot Below Grade</b> |                   |
| <b>Basement Description</b> |                   | <b>SqFt-Apx Total Finished</b>  | 1,515             |
|                             |                   | <b>SqFt-Apx Total</b>           | 1,515             |
| <b>Garage/Capacity</b>      | Yes / 1           | <b>Mobile Make/Model</b>        | /                 |
| <b>Garage Type</b>          | Attached          | <b>Mobile Serial Number</b>     |                   |
| <b>Garage Description</b>   |                   | <b>Mobile Anchor</b>            |                   |
|                             |                   | <b>Units Per Building</b>       |                   |

| ROOM TYPE      | DIMENSIONS | LEVEL | ROOM TYPE | DIMENSIONS | LEVEL |
|----------------|------------|-------|-----------|------------|-------|
| Kitchen        | 11 x 13    | 1     |           |            |       |
| Living Room    | 15 x 12    | 1     |           |            |       |
| Master Bedroom | 13 x 13    | 1     |           |            |       |
| Den            | 12 x 12    | 1     |           |            |       |
| Bedroom        | 12 x 14    | 2     |           |            |       |
| Bedroom        | 14 x 13    | 2     |           |            |       |
| Mudroom        | 5 x 5      | 1     |           |            |       |

#### UTILITIES

|                  |                    |                            |   |
|------------------|--------------------|----------------------------|---|
| <b>Heating</b>   | Hot Air            | <b>Services</b>            |   |
| <b>Heat Fuel</b> | Gas - LP/Bottle    | <b>Management Co/Phone</b> | / |
| <b>Cooling</b>   | None               | <b>Fuel Company</b>        |   |
| <b>Water</b>     | Public             | <b>Phone Company</b>       |   |
| <b>Sewer</b>     | Public             | <b>Cable Company</b>       |   |
| <b>Electric</b>  | Circuit Breaker(s) | <b>Electric Company</b>    |   |

| LOT / LOCATION              |            |                                     | Page 2 of 2                    |
|-----------------------------|------------|-------------------------------------|--------------------------------|
| <b>County</b>               | NH-Grafton | <b>Devel/Subdiv</b>                 | <b>ROW-Parcel Access</b>       |
| <b>Water Body Access</b>    |            | <b>School - District</b>            | <b>ROW-Length/Width</b> /      |
| <b>Water Body Type</b>      |            | <b>School - Elementary</b>          | <b>ROW to other Parcel</b>     |
| <b>Water Body Name</b>      |            | <b>School - Middle/Jr</b>           | <b>Roads</b> Private           |
| <b>Water Frontage Lngth</b> |            | <b>School - High</b>                | <b>Road Front/Length</b> TBD / |
| <b>Water Restrictions</b>   |            | <b>Mobile Park Name</b>             | <b>Surveyed/By</b> Unknown     |
| <b>Condo Ltd Comm Area</b>  |            | <b>Condo Name</b>                   | <b>Owned Land</b>              |
| <b>Common Land Acres</b>    |            | <b>Building #</b>                   | <b>Units Per Building</b>      |
| <b>Suitable Use</b>         |            | <b>Lot Level, Subdivision, View</b> | <b>Area</b>                    |
|                             |            | <b>Desc</b>                         | <b>Desc</b>                    |

| FEATURES                                                                                                       |                                        |
|----------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>Features - Interior</b> Dining Area, Fireplace - Gas, Master BR w/ BA, Vaulted Ceiling, Laundry - 1st Floor | <b>Features - Exterior</b> Patio, Shed |
| <b>Flooring</b> Carpet, Tile, Wood                                                                             | <b>Driveway</b> Paved                  |
| <b>Appliances</b> Dishwasher, Range - Gas, Refrigerator                                                        |                                        |
| <b>Equipment</b> Smoke Detectr-Hard Wired                                                                      |                                        |
| <b>Water Heater</b> Gas - LP/Bottle                                                                            |                                        |

|                                         |                                            |
|-----------------------------------------|--------------------------------------------|
| <b>Green Verification Progm</b>         | <b>Green Verification Rating/Metric</b> /  |
| <b>Green Verification Body</b>          | <b>Green Verification New Construction</b> |
| <b>Green Verification Status/Year</b> / | <b>Green Verification URL</b>              |

| PUBLIC RECORDS                       |                           |                                   |  |
|--------------------------------------|---------------------------|-----------------------------------|--|
| <b>Deed - Recorded Type</b> Warranty | <b>Deeds - Total</b>      | <b>Deed Book/Page</b> 3798 / 0728 |  |
| <b>Map</b> 74                        | <b>Block</b> 3            | <b>Lot</b> 169                    |  |
| <b>SPAN #</b>                        | <b>Property ID</b>        | <b>Plan Survey Number</b>         |  |
| <b>Assment Amount/Year</b> /         | <b>Assments - Special</b> | <b>Current Use</b>                |  |
| <b>Tax Class</b>                     | <b>Tax Rate</b>           | <b>Land Gains</b>                 |  |

| DISCLOSURES                           |                                   |                         |  |
|---------------------------------------|-----------------------------------|-------------------------|--|
| <b>Fee/Fee Frequency</b> /            | <b>Fee Includes</b>               |                         |  |
| <b>Fee 2/Fee 2 Frequency</b> /        | <b>Fee 2 Includes</b>             |                         |  |
| <b>Fee 3/Fee 3 Frequency</b> /        | <b>Fee 3 Includes</b>             |                         |  |
| <b>\$/SqFt Fin. Above Grade</b>       | <b>Sale Includes</b>              |                         |  |
| <b>PUD</b>                            | <b>Negotiable</b>                 |                         |  |
| <b>Comp Only/Type</b> No /            | <b>Foreclsd/BankOwnd/REO</b> No   | <b>Auction</b>          |  |
| <b>Seasonal</b> No                    | <b>Restrictions</b>               |                         |  |
| <b>Mobile Park Approval</b>           | <b>Mobile Co-Op</b>               | <b>Mobile Must Move</b> |  |
| <b>Flood Zone</b> No                  | <b>Rented</b>                     | <b>Rental Amount</b>    |  |
| <b>Covenants</b> Yes                  | <b>Easements</b>                  | <b>Resort</b>           |  |
| <b>Possession</b>                     | <b>Documents Available</b>        |                         |  |
| <b>Timeshre/Fract Ownrshp?</b> No     | <b>T/F Ownrshp Amt/Type</b> /     |                         |  |
| <b>Auctioneer - Responsible</b>       | <b>Auction Date/Time</b> /        |                         |  |
| <b>Auctioneer License #</b>           | <b>Auction Info</b>               |                         |  |
| <b>Auctn Price Determd By</b>         | <b>Items Excluded</b>             |                         |  |
| <b>Delayed Showing/Begin Date</b> N / | <b>Price - Original</b> \$349,000 |                         |  |

| PREPARED BY                                                                  |  |
|------------------------------------------------------------------------------|--|
| <b>Lynne Labombard - Cell: 603-359-1417</b>                                  |  |
| <a href="mailto:lynne@labombardpeterson.com">lynne@labombardpeterson.com</a> |  |
| <b>LABOMBARD PETERSON REALTY GROUP - Off: 603-448-0600</b>                   |  |
| #4 Willis House                                                              |  |
| Lebanon NH 03766                                                             |  |



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Listed By:

Shane MacDonald - Coldwell Banker LIFESTYLES - Hanover



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Page 1 of 2

**Residential / Single Family**  
**4620111**  
**Closed**

**18 Evergreen Court**  
**Lebanon NH 03766**

Unit/Lot #:

**Price - List \$339,000**  
**Price - Closed \$339,000**  
**Date - Closed 7/21/2017**



**Year Built** 2017  
**Style** Ranch

**Color**  
**Total Stories** 1  
**Zoning** RL2  
**Taxes TBD** Y  
**Gross Taxes/Year** /  
**Lot Acres/SqFt** 0.190000 / 8,276

**Rooms - Total** 6  
**Bedrooms - Total** 3  
**Baths - Total** 3  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 1,804  
**DOM** 96

**Directions** From Old Pine Tree Cemetery Rd to rock Ridge to 18 Evergreen

New Construction!! This stick built home will be ready for spring. The Raspberry Crisp is a 3 bedroom, 2.5 bath, single floor living, open concept with master suite and walk in closet, attached two car garage, full insulated basement in the Rock Ridge Community

#### STRUCTURE

**Construction Status** New Construction  
**Construction** Wood Frame  
**Foundation** Concrete  
**Exterior** Vinyl  
**Roof** Shingle - Architectural  
**Basement/Access Type** Yes / Walk-up  
**Basement Description** Bulkhead, Concrete Floor, Full  
**Garage/Capacity** Yes / 2  
**Garage Type** Attached  
**Garage Description**

#### Footprint

**SqFt-Apx Fin AG/Source** 1,804 / Builder  
**SqFt-Apx Fin BG/Source** 0 / Builder  
**SqFt-Apx Unfn AG/Source** 0 / Builder  
**SqFt-Apx Unfn BG/Source** 1,226 / Builder  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Total Finished** 1,804  
**SqFt-Apx Total** 3,030  
**Mobile Make/Model** /  
**Mobile Serial Number**  
**Mobile Anchor**  
**Units Per Building**

| ROOM TYPE      | DIMENSIONS | LEVEL | ROOM TYPE | DIMENSIONS | LEVEL |
|----------------|------------|-------|-----------|------------|-------|
| Kitchen        | 20 x 13    | 1     |           |            |       |
| Kitchen/Dining | 13 x 12    | 1     |           |            |       |
| Living Room    | 17 x 15    | 1     |           |            |       |
| Master Bedroom | 19 x 14    | 1     |           |            |       |
| Bedroom        | 12 x 11    | 1     |           |            |       |
| Bedroom        | 12 x 11    | 1     |           |            |       |

#### UTILITIES

**Heating** Baseboard, Hot Water  
**Heat Fuel** Gas - LP/Bottle  
**Cooling** None  
**Water** Public  
**Sewer** Public  
**Electric** Circuit Breaker(s)

#### Services

**Management Co/Phone** /  
**Fuel Company**  
**Phone Company**  
**Cable Company**  
**Electric Company**

| LOT / LOCATION              |            |                            | Page 2 of 2    |
|-----------------------------|------------|----------------------------|----------------|
| <b>County</b>               | NH-Grafton | <b>Devel/Subdiv</b>        | Rock Ridge     |
| <b>Water Body Access</b>    |            | <b>School - District</b>   |                |
| <b>Water Body Type</b>      |            | <b>School - Elementary</b> |                |
| <b>Water Body Name</b>      |            | <b>School - Middle/Jr</b>  |                |
| <b>Water Frontage Lngth</b> |            | <b>School - High</b>       |                |
| <b>Water Restrictions</b>   |            | <b>Mobile Park Name</b>    |                |
| <b>Condo Ltd Comm Area</b>  |            | <b>Condo Name</b>          |                |
| <b>Common Land Acres</b>    |            | <b>Building #</b>          |                |
| <b>Suitable Use</b>         |            | <b>Lot Subdivision</b>     |                |
|                             |            | <b>Desc</b>                |                |
|                             |            | <b>ROW-Parcel Access</b>   |                |
|                             |            | <b>ROW-Length/Width</b>    | /              |
|                             |            | <b>ROW to other Parcel</b> |                |
|                             |            | <b>Roads</b>               | Paved, Private |
|                             |            | <b>Road Front/Length</b>   | TBD /          |
|                             |            | <b>Surveyed/By</b>         | Yes            |
|                             |            | <b>Owned Land</b>          |                |
|                             |            | <b>Units Per Building</b>  |                |
|                             |            | <b>Area</b>                |                |
|                             |            | <b>Desc</b>                |                |

| FEATURES                   |                                                                                                      |
|----------------------------|------------------------------------------------------------------------------------------------------|
| <b>Features - Interior</b> | Fireplace - Gas, Kitchen/Dining, Master BR w/ BA, Natural Light, Walk-in Closet, Laundry - 1st Floor |
| <b>Flooring</b>            | Ceramic Tile, Wood                                                                                   |
| <b>Appliances</b>          | Dishwasher, Microwave, Range - Electric, Refrigerator                                                |
| <b>Water Heater</b>        | Off Boiler                                                                                           |
| <b>Features - Exterior</b> | Deck                                                                                                 |
| <b>Driveway</b>            | Paved                                                                                                |

|                                       |   |                                            |   |
|---------------------------------------|---|--------------------------------------------|---|
| <b>Green Verification Progm</b>       |   | <b>Green Verification Rating/Metric</b>    | / |
| <b>Green Verification Body</b>        |   | <b>Green Verification New Construction</b> |   |
| <b>Green Verification Status/Year</b> | / | <b>Green Verification URL</b>              |   |

| PUBLIC RECORDS              |             |                           |            |
|-----------------------------|-------------|---------------------------|------------|
| <b>Deed - Recorded Type</b> | Foreclosure | <b>Deeds - Total</b>      |            |
| <b>Map</b>                  | 74          | <b>Block</b>              | 3          |
| <b>SPAN #</b>               |             | <b>Property ID</b>        |            |
| <b>Assment Amount/Year</b>  | /           | <b>Assments - Special</b> |            |
| <b>Tax Class</b>            |             | <b>Tax Rate</b>           |            |
|                             |             | <b>Deed Book/Page</b>     | 3681 / 739 |
|                             |             | <b>Lot</b>                | 167        |
|                             |             | <b>Plan Survey Number</b> |            |
|                             |             | <b>Current Use</b>        |            |
|                             |             | <b>Land Gains</b>         |            |

| DISCLOSURES                       |           |
|-----------------------------------|-----------|
| <b>Fee/Fee Frequency</b>          | /         |
| <b>Fee 2/Fee 2 Frequency</b>      | /         |
| <b>Fee 3/Fee 3 Frequency</b>      | /         |
| <b>\$/SqFt Fin. Above Grade</b>   |           |
| <b>PUD</b>                        |           |
| <b>Comp Only/Type</b>             | No /      |
| <b>Seasonal</b>                   | No        |
| <b>Mobile Park Approval</b>       |           |
| <b>Flood Zone</b>                 | No        |
| <b>Covenants</b>                  | Yes       |
| <b>Possession</b>                 |           |
| <b>Timeshre/Fract Ownrshp?</b>    | No        |
| <b>Auctioneer - Responsible</b>   |           |
| <b>Auctioneer License #</b>       |           |
| <b>Auctn Price Determd By</b>     |           |
| <b>Delayed Showing/Begin Date</b> | N /       |
| <b>Fee Includes</b>               |           |
| <b>Fee 2 Includes</b>             |           |
| <b>Fee 3 Includes</b>             |           |
| <b>Sale Includes</b>              |           |
| <b>Negotiable</b>                 |           |
| <b>Foreclsd/BankOwnd/REO</b>      | No        |
| <b>Restrictions</b>               |           |
| <b>Mobile Co-Op</b>               |           |
| <b>Rented</b>                     |           |
| <b>Easements</b>                  |           |
| <b>Documents Available</b>        |           |
| <b>T/F Ownrshp Amt/Type</b>       | /         |
| <b>Auction Date/Time</b>          | /         |
| <b>Auction Info</b>               |           |
| <b>Items Excluded</b>             |           |
| <b>Price - Original</b>           | \$349,000 |
| <b>Auction</b>                    |           |
| <b>Mobile Must Move</b>           |           |
| <b>Rental Amount</b>              |           |
| <b>Resort</b>                     |           |

| PREPARED BY                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lynne Labombard - Cell: 603-359-1417<br><a href="mailto:lynne@labombardpeterson.com">lynne@labombardpeterson.com</a>                                                       |
| <b>LABOMBARD PETERSON REALTY GROUP - Off: 603-448-0600</b><br>#4 Willis House<br>Lebanon NH 03766                                                                          |
|   |

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**Residential / Single Family**  
**4721046**  
**Closed**

**23 White Birch Lane**  
**Lebanon NH 03766**

Unit/Lot #:

**Price - List \$394,055**  
**Price - Closed \$394,055**  
**Date - Closed 9/28/2018**



**Year Built** 2018  
**Style** Colonial  
**Color**  
**Total Stories** 2  
**Zoning** R3  
**Taxes TBD** Y  
**Gross Taxes/Year** /  
**Lot Acres/SqFt** 0.220000 / 9,583  
**Directions**

**Rooms - Total** 7  
**Bedrooms - Total** 3  
**Baths - Total** 3  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 2,388  
**DOM** 0

#### STRUCTURE

**Construction Status** New Construction  
**Construction** Wood Frame  
**Foundation** Poured Concrete  
**Exterior** Vinyl  
**Roof** Shingle - Asphalt  
**Basement/Access Type** Yes / Walk-up  
**Basement Description** Concrete, Concrete Floor  
**Garage/Capacity** Yes / 2  
**Garage Type** Attached  
**Garage Description**

#### Footprint

**SqFt-Apx Fin AG/Source** 2,388 / Builder  
**SqFt-Apx Fin BG/Source** 0 /  
**SqFt-Apx Unfn AG/Source** 0 / Builder  
**SqFt-Apx Unfn BG/Source** 1,268 / Builder  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Total Finished** 2,388  
**SqFt-Apx Total** 3,656  
**Mobile Make/Model** /  
**Mobile Serial Number**  
**Mobile Anchor**  
**Units Per Building**

**ROOM TYPE** **DIMENSIONS** **LEVEL**

**ROOM TYPE** **DIMENSIONS** **LEVEL**

#### UTILITIES

**Heating** Baseboard, Hot Water  
**Heat Fuel** Gas - LP/Bottle  
**Cooling** None  
**Water** Public  
**Sewer** Public  
**Electric** Circuit Breaker(s)

#### Services

**Management Co/Phone** /  
**Fuel Company**  
**Phone Company**  
**Cable Company**  
**Electric Company**

| LOT / LOCATION       |            |                     | Page 2 of 2             |
|----------------------|------------|---------------------|-------------------------|
| County               | NH-Grafton | Devel/Subdiv        | ROW-Parcel Access       |
| Water Body Access    |            | School - District   | ROW-Length/Width /      |
| Water Body Type      |            | School - Elementary | ROW to other Parcel     |
| Water Body Name      |            | School - Middle/Jr  | Roads Paved, Private    |
| Water Frontage Lngth |            | School - High       | Road Front/Length TBD / |
| Water Restrictions   |            | Mobile Park Name    | Surveyed/By Yes         |
| Condo Ltd Comm Area  |            | Condo Name          | Owned Land              |
| Common Land Acres    |            | Building #          | Units Per Building      |
| Suitable Use         |            | Lot Corner, PRD/PUD | Area                    |
|                      |            | Desc                | Desc                    |

| FEATURES                |                |
|-------------------------|----------------|
| Water Heater Off Boiler | Driveway Paved |

|                                  |                                     |
|----------------------------------|-------------------------------------|
| Green Verification Progm         | Green Verification Rating/Metric /  |
| Green Verification Body          | Green Verification New Construction |
| Green Verification Status/Year / | Green Verification URL              |

| PUBLIC RECORDS        |          |                    |                           |
|-----------------------|----------|--------------------|---------------------------|
| Deed - Recorded Type  | Warranty | Deeds - Total      | Deed Book/Page 3681 / 739 |
| Map                   | 74       | Block 3            | Lot 202                   |
| SPAN #                |          | Property ID        | Plan Survey Number        |
| Assment Amount/Year / |          | Assments - Special | Current Use               |
| Tax Class             |          | Tax Rate           | Land Gains                |

| DISCLOSURES                    |                                 |                          |                  |
|--------------------------------|---------------------------------|--------------------------|------------------|
| Fee/Fee Frequency /            |                                 | Fee Includes             |                  |
| Fee 2/Fee 2 Frequency /        |                                 | Fee 2 Includes           |                  |
| Fee 3/Fee 3 Frequency /        |                                 | Fee 3 Includes           |                  |
| \$/SqFt Fin. Above Grade       |                                 | Sale Includes            |                  |
| PUD                            |                                 | Negotiable               |                  |
| Comp Only/Type                 | Yes / I listed outside the M... | Foreclsd/BankOwnd/REO No | Auction          |
| Seasonal                       | No                              | Restrictions             |                  |
| Mobile Park Approval           |                                 | Mobile Co-Op             | Mobile Must Move |
| Flood Zone                     | No                              | Rented                   | Rental Amount    |
| Covenants                      | Yes                             | Easements                | Resort           |
| Possession                     |                                 | Documents Available      |                  |
| Timeshre/Fract Ownrshp? No     |                                 | T/F Ownrshp Amt/Type /   |                  |
| Auctioneer - Responsible       |                                 | Auction Date/Time /      |                  |
| Auctioneer License #           |                                 | Auction Info             |                  |
| Auctn Price Determd By         |                                 | Items Excluded           |                  |
| Delayed Showing/Begin Date N / |                                 | Price - Original         | \$394,055        |

| PREPARED BY                                                                  |  |
|------------------------------------------------------------------------------|--|
| Lynne Labombard - Cell: 603-359-1417                                         |  |
| <a href="mailto:lynne@labombardpeterson.com">lynne@labombardpeterson.com</a> |  |
| LABOMBARD PETERSON REALTY GROUP - Off: 603-448-0600                          |  |
| #4 Willis House                                                              |  |
| Lebanon NH 03766                                                             |  |



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**Residential / Single Family**  
**4660369**  
**Closed**

**29 Evergreen Court**  
**Lebanon NH 03766**

Unit/Lot #:

**Price - List \$389,000**  
**Price - Closed \$400,000**  
**Date - Closed 10/10/2018**



**Year Built** 2017  
**Style** Colonial  
**Color**  
**Total Stories** 2  
**Zoning** Res  
**Taxes TBD** Y  
**Gross Taxes/Year** /  
**Lot Acres/SqFt** 0.200000 / 8,712

**Rooms - Total** 8  
**Bedrooms - Total** 3  
**Baths - Total** 3  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 2,388  
**DOM** 216

**Directions** From Old Pine Cemetery Rd turn into Rock Ridge, continue straight up hill turn right onto Dogwood, then turn onto Evergreen Court house on left

New Construction. The "Merry Tiger" is a quality stick built home located in the Rock Ridge Community. Still time to pick your finishing touches and ready to be occupied in 60 days. This home features two story living consisting of a flexible design allowing master suite on either the first or second, the standard design with master on second floor provides additional space on first floor to be used as family room and study and with additional unfinished space above garage creates plenty of room to expand. Interior features include hardwood floors, granite counter tops, 9' ceilings, first floor laundry and many other options.

#### STRUCTURE

**Construction Status** New Construction  
**Construction** Wood Frame  
**Foundation** Concrete, Poured Concrete  
**Exterior** Vinyl  
**Roof** Shingle  
**Basement/Access Type** Yes / Walk-up  
**Basement Description** Concrete, Concrete Floor, Insulated  
**Garage/Capacity** Yes / 2  
**Garage Type** Attached  
**Garage Description**

#### Footprint

**SqFt-Apx Fin AG/Source** 2,388 / Builder  
**SqFt-Apx Fin BG/Source** 0 /  
**SqFt-Apx Unfn AG/Source** 340 / Builder  
**SqFt-Apx Unfn BG/Source** 1,268 / Builder  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Total Finished** 2,388  
**SqFt-Apx Total** 3,996  
**Mobile Make/Model** /  
**Mobile Serial Number**  
**Mobile Anchor**  
**Units Per Building**

| ROOM TYPE      | DIMENSIONS | LEVEL | ROOM TYPE | DIMENSIONS | LEVEL |
|----------------|------------|-------|-----------|------------|-------|
| Kitchen/Dining | 16 x 11    | 1     |           |            |       |
| Living Room    | 17 x 16    | 1     |           |            |       |
| Family Room    | 17 x 14    | 1     |           |            |       |
| Office/Study   | 17 x 6     | 1     |           |            |       |
| MBR Suite      | 16 x 13    | 1     |           |            |       |
| Bedroom        | 13 x 11    | 2     |           |            |       |
| Bedroom        | 13 x 11    | 2     |           |            |       |
| Mudroom        | 10 x 6     | 1     |           |            |       |
| Bonus Room     |            | 2     |           |            |       |

#### UTILITIES

**Heating** Baseboard, Hot Water  
**Heat Fuel** Gas - LP/Bottle  
**Cooling** None  
**Water** Public  
**Sewer** Public  
**Electric** Circuit Breaker(s)

#### Services

**Management Co/Phone** /  
**Fuel Company**  
**Phone Company**  
**Cable Company**  
**Electric Company**

| LOT / LOCATION              |            |                                         | Page 2 of 2                    |
|-----------------------------|------------|-----------------------------------------|--------------------------------|
| <b>County</b>               | NH-Grafton | <b>Devel/Subdiv</b>                     | <b>ROW-Parcel Access</b>       |
| <b>Water Body Access</b>    |            | <b>School - District</b>                | <b>ROW-Length/Width</b> /      |
| <b>Water Body Type</b>      |            | <b>School - Elementary</b>              | <b>ROW to other Parcel</b>     |
| <b>Water Body Name</b>      |            | <b>School - Middle/Jr</b>               | <b>Roads</b> Private           |
| <b>Water Frontage Lngth</b> |            | <b>School - High</b>                    | <b>Road Front/Length</b> TBD / |
| <b>Water Restrictions</b>   |            | <b>Mobile Park Name</b>                 | <b>Surveyed/By</b> Yes         |
| <b>Condo Ltd Comm Area</b>  |            | <b>Condo Name</b>                       | <b>Owned Land</b>              |
| <b>Common Land Acres</b>    |            | <b>Building #</b>                       | <b>Units Per Building</b>      |
| <b>Suitable Use</b>         |            | <b>Lot</b> City Lot, Level, Subdivision | <b>Area</b>                    |
|                             |            | <b>Desc</b>                             | <b>Desc</b>                    |

| FEATURES                                                                                                                       |                                                  |
|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <b>Features - Interior</b> Dining Area, Fireplace - Gas, Kitchen/Dining, Kitchen /Living, Master BR w/ BA, Laundry - 2nd Floor | <b>Features - Exterior</b> Deck, Porch - Covered |
| <b>Flooring</b> Carpet, Tile, Wood                                                                                             | <b>Driveway</b> Paved                            |
| <b>Appliances</b> Dishwasher, Range - Electric, Refrigerator                                                                   |                                                  |
| <b>Water Heater</b> Gas - LP/Bottle, Owned                                                                                     |                                                  |

|                                         |                                            |
|-----------------------------------------|--------------------------------------------|
| <b>Green Verification Progm</b>         | <b>Green Verification Rating/Metric</b> /  |
| <b>Green Verification Body</b>          | <b>Green Verification New Construction</b> |
| <b>Green Verification Status/Year</b> / | <b>Green Verification URL</b>              |

| PUBLIC RECORDS                          |                           |                                   |  |
|-----------------------------------------|---------------------------|-----------------------------------|--|
| <b>Deed - Recorded Type</b> Foreclosure | <b>Deeds - Total</b>      | <b>Deed Book/Page</b> 3681 / 0739 |  |
| <b>Map</b> 74                           | <b>Block</b> 3            | <b>Lot</b> 178                    |  |
| <b>SPAN #</b>                           | <b>Property ID</b>        | <b>Plan Survey Number</b>         |  |
| <b>Assment Amount/Year</b> /            | <b>Assments - Special</b> | <b>Current Use</b>                |  |
| <b>Tax Class</b>                        | <b>Tax Rate</b>           | <b>Land Gains</b>                 |  |

| DISCLOSURES                                     |                                   |                         |  |
|-------------------------------------------------|-----------------------------------|-------------------------|--|
| <b>Fee/Fee Frequency</b> /                      | <b>Fee Includes</b>               |                         |  |
| <b>Fee 2/Fee 2 Frequency</b> \$150.00 / Monthly | <b>Fee 2 Includes</b>             |                         |  |
| <b>Fee 3/Fee 3 Frequency</b> /                  | <b>Fee 3 Includes</b>             |                         |  |
| <b>\$/SqFt Fin. Above Grade</b>                 | <b>Sale Includes</b>              |                         |  |
| <b>PUD</b>                                      | <b>Negotiable</b>                 |                         |  |
| <b>Comp Only/Type</b> No /                      | <b>Foreclsd/BankOwnd/REO</b> No   | <b>Auction</b>          |  |
| <b>Seasonal</b> No                              | <b>Restrictions</b>               |                         |  |
| <b>Mobile Park Approval</b>                     | <b>Mobile Co-Op</b>               | <b>Mobile Must Move</b> |  |
| <b>Flood Zone</b> No                            | <b>Rented</b>                     | <b>Rental Amount</b>    |  |
| <b>Covenants</b> Yes                            | <b>Easements</b>                  | <b>Resort</b>           |  |
| <b>Possession</b>                               | <b>Documents Available</b>        |                         |  |
| <b>Timeshre/Fract Ownrshp?</b> No               | <b>T/F Ownrshp Amt/Type</b> /     |                         |  |
| <b>Auctioneer - Responsible</b>                 | <b>Auction Date/Time</b> /        |                         |  |
| <b>Auctioneer License #</b>                     | <b>Auction Info</b>               |                         |  |
| <b>Auctn Price Determd By</b>                   | <b>Items Excluded</b>             |                         |  |
| <b>Delayed Showing/Begin Date</b> N /           | <b>Price - Original</b> \$389,000 |                         |  |

| PREPARED BY                                                                  |  |
|------------------------------------------------------------------------------|--|
| <b>Lynne Labombard - Cell: 603-359-1417</b>                                  |  |
| <a href="mailto:lynne@labombardpeterson.com">lynne@labombardpeterson.com</a> |  |
| <b>LABOMBARD PETERSON REALTY GROUP - Off: 603-448-0600</b>                   |  |
| #4 Willis House                                                              |  |
| Lebanon NH 03766                                                             |  |



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Page 1 of 2

**Residential / Single Family**  
**4726735**  
**Closed**

**76 Dogwood Circle**  
**Lebanon NH 03766**

Unit/Lot #:

**Price - List \$393,513****Price - Closed \$393,513****Date - Closed 11/5/2018**

**Year Built** 2018  
**Style** Ranch  
**Color**  
**Total Stories** 1  
**Zoning** RL2  
**Taxes TBD** Y  
**Gross Taxes/Year** /  
**Lot Acres/SqFt** 21.000000 / 914,760  
**Directions**

**Rooms - Total** 6  
**Bedrooms - Total** 3  
**Baths - Total** 3  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 1,854  
**DOM** 0

**STRUCTURE**

**Construction Status** New Construction  
**Construction** Wood Frame  
**Foundation** Poured Concrete  
**Exterior** Vinyl  
**Roof** Shingle - Asphalt  
**Basement/Access Type** Yes / Walk-up  
**Basement Description** Full, Insulated, Unfinished  
**Garage/Capacity** Yes / 2  
**Garage Type** Attached  
**Garage Description**

**Footprint**

**SqFt-Apx Fin AG/Source** 1,854 / Builder  
**SqFt-Apx Fin BG/Source** 0 / Builder  
**SqFt-Apx Unfn AG/Source** 0 / Builder  
**SqFt-Apx Unfn BG/Source** 1,800 / Builder  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Total Finished** 1,854  
**SqFt-Apx Total** 3,654  
**Mobile Make/Model** /  
**Mobile Serial Number**  
**Mobile Anchor**  
**Units Per Building**

**ROOM TYPE DIMENSIONS LEVEL****ROOM TYPE DIMENSIONS LEVEL****UTILITIES**

**Heating** Baseboard, Hot Water  
**Heat Fuel** Gas - LP/Bottle  
**Cooling** None  
**Water** Public  
**Sewer** Public  
**Electric** Circuit Breaker(s)

**Services**

**Management Co/Phone** /  
**Fuel Company**  
**Phone Company**  
**Cable Company**  
**Electric Company**

| LOT / LOCATION       |            |                     | Page 2 of 2             |
|----------------------|------------|---------------------|-------------------------|
| County               | NH-Grafton | Devel/Subdiv        | ROW-Parcel Access       |
| Water Body Access    |            | School - District   | ROW-Length/Width /      |
| Water Body Type      |            | School - Elementary | ROW to other Parcel     |
| Water Body Name      |            | School - Middle/Jr  | Roads Private           |
| Water Frontage Lngth |            | School - High       | Road Front/Length TBD / |
| Water Restrictions   |            | Mobile Park Name    | Surveyed/By Yes         |
| Condo Ltd Comm Area  |            | Condo Name          | Owned Land              |
| Common Land Acres    |            | Building #          | Units Per Building      |
| Suitable             |            | Lot PRD/PUD         | Area                    |
| Use                  |            | Desc                | Desc                    |

| FEATURES     |            |
|--------------|------------|
| Water Heater | Off Boiler |
| Driveway     | Paved      |

|                                  |                                     |
|----------------------------------|-------------------------------------|
| Green Verification Progm         | Green Verification Rating/Metric /  |
| Green Verification Body          | Green Verification New Construction |
| Green Verification Status/Year / | Green Verification URL              |

| PUBLIC RECORDS        |          |                    |                           |
|-----------------------|----------|--------------------|---------------------------|
| Deed - Recorded Type  | Warranty | Deeds - Total      | Deed Book/Page 3681 / 739 |
| Map                   | 74       | Block 3            | Lot 153                   |
| SPAN #                |          | Property ID        | Plan Survey Number        |
| Assment Amount/Year / |          | Assments - Special | Current Use               |
| Tax Class             |          | Tax Rate           | Land Gains                |

| DISCLOSURES                    |                                 |                          |                  |
|--------------------------------|---------------------------------|--------------------------|------------------|
| Fee/Fee Frequency /            |                                 | Fee Includes             |                  |
| Fee 2/Fee 2 Frequency /        |                                 | Fee 2 Includes           |                  |
| Fee 3/Fee 3 Frequency /        |                                 | Fee 3 Includes           |                  |
| \$/SqFt Fin. Above Grade       |                                 | Sale Includes            |                  |
| PUD                            |                                 | Negotiable               |                  |
| Comp Only/Type                 | Yes / I listed outside the M... | Foreclsd/BankOwnd/REO No | Auction          |
| Seasonal                       | No                              | Restrictions             |                  |
| Mobile Park Approval           |                                 | Mobile Co-Op             | Mobile Must Move |
| Flood Zone                     | No                              | Rented                   | Rental Amount    |
| Covenants                      | Yes                             | Easements                | Resort           |
| Possession                     |                                 | Documents Available      |                  |
| Timeshre/Fract Ownrshp? No     |                                 | T/F Ownrshp Amt/Type /   |                  |
| Auctioneer - Responsible       |                                 | Auction Date/Time /      |                  |
| Auctioneer License #           |                                 | Auction Info             |                  |
| Auctn Price Determd By         |                                 | Items Excluded           |                  |
| Delayed Showing/Begin Date N / |                                 | Price - Original         | \$393,513        |

| PREPARED BY                                                                  |  |
|------------------------------------------------------------------------------|--|
| Lynne Labombard - Cell: 603-359-1417                                         |  |
| <a href="mailto:lynne@labombardpeterson.com">lynne@labombardpeterson.com</a> |  |
| LABOMBARD PETERSON REALTY GROUP - Off: 603-448-0600                          |  |
| #4 Willis House                                                              |  |
| Lebanon NH 03766                                                             |  |



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Page 1 of 2

**Residential / Single Family**  
**4730095**  
**Closed**

**84 Dogwood Circle**  
**Lebanon NH 03784**

Unit/Lot #:

**Price - List** **\$365,176****Price - Closed** **\$365,176****Date - Closed** 12/7/2018

**Year Built** 2018  
**Style** Ranch  
**Color**  
**Total Stories** 1  
**Zoning** RL2  
**Taxes TBD** Y  
**Gross Taxes/Year** /  
**Lot Acres/SqFt** 0.144000 / 6,273  
**Directions**

**Rooms - Total** 4  
**Bedrooms - Total** 2  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 1,622  
**DOM** 0

**STRUCTURE**

**Construction Status** New Construction  
**Construction** Wood Frame  
**Foundation** Poured Concrete  
**Exterior** Vinyl Siding  
**Roof** Shingle - Asphalt  
**Basement/Access Type** Yes / Walk-up  
**Basement Description** Full, Insulated  
**Garage/Capacity** Yes / 2  
**Garage Type** Attached  
**Garage Description**

**Footprint**

**SqFt-Apx Fin AG/Source** 1,622 / Municipal  
**SqFt-Apx Fin BG/Source** 0 / Municipal  
**SqFt-Apx Unfn AG/Source** 0 / Municipal  
**SqFt-Apx Unfn BG/Source** 1,622 / Municipal  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Total Finished** 1,622  
**SqFt-Apx Total** 3,244  
**Mobile Make/Model** /  
**Mobile Serial Number**  
**Mobile Anchor**  
**Units Per Building**

**ROOM TYPE** **DIMENSIONS** **LEVEL****ROOM TYPE** **DIMENSIONS** **LEVEL****UTILITIES**

**Heating** Baseboard, Hot Water  
**Heat Fuel** Gas - LP/Bottle  
**Cooling** Mini Split  
**Water** Public  
**Sewer** Public  
**Electric** Circuit Breaker(s)

**Services**

**Management Co/Phone** /  
**Fuel Company**  
**Phone Company**  
**Cable Company**  
**Electric Company**

| LOT / LOCATION       |            |                     | Page 2 of 2             |
|----------------------|------------|---------------------|-------------------------|
| County               | NH-Grafton | Devel/Subdiv        | ROW-Parcel Access       |
| Water Body Access    |            | School - District   | ROW-Length/Width /      |
| Water Body Type      |            | School - Elementary | ROW to other Parcel     |
| Water Body Name      |            | School - Middle/Jr  | Roads Private           |
| Water Frontage Lngth |            | School - High       | Road Front/Length TBD / |
| Water Restrictions   |            | Mobile Park Name    | Surveyed/By Yes         |
| Condo Ltd Comm Area  |            | Condo Name          | Owned Land              |
| Common Land Acres    |            | Building #          | Units Per Building      |
| Suitable             |            | Lot PRD/PUD         | Area                    |
| Use                  |            | Desc                | Desc                    |

| FEATURES     |            |
|--------------|------------|
| Water Heater | Off Boiler |
| Driveway     | Paved      |

|                                  |                                     |
|----------------------------------|-------------------------------------|
| Green Verification Progm         | Green Verification Rating/Metric /  |
| Green Verification Body          | Green Verification New Construction |
| Green Verification Status/Year / | Green Verification URL              |

| PUBLIC RECORDS        |          |                    |                            |
|-----------------------|----------|--------------------|----------------------------|
| Deed - Recorded Type  | Warranty | Deeds - Total      | Deed Book/Page 3681 / 0739 |
| Map                   | 74       | Block 3            | Lot 151                    |
| SPAN #                |          | Property ID        | Plan Survey Number         |
| Assment Amount/Year / |          | Assments - Special | Current Use                |
| Tax Class             |          | Tax Rate           | Land Gains                 |

| DISCLOSURES                    |                                 |                          |                  |
|--------------------------------|---------------------------------|--------------------------|------------------|
| Fee/Fee Frequency /            |                                 | Fee Includes             |                  |
| Fee 2/Fee 2 Frequency /        |                                 | Fee 2 Includes           |                  |
| Fee 3/Fee 3 Frequency /        |                                 | Fee 3 Includes           |                  |
| \$/SqFt Fin. Above Grade       |                                 | Sale Includes            |                  |
| PUD                            |                                 | Negotiable               |                  |
| Comp Only/Type                 | Yes / I listed outside the M... | Foreclsd/BankOwnd/REO No | Auction          |
| Seasonal                       | No                              | Restrictions             |                  |
| Mobile Park Approval           |                                 | Mobile Co-Op             | Mobile Must Move |
| Flood Zone                     | No                              | Rented                   | Rental Amount    |
| Covenants                      | Yes                             | Easements                | Resort           |
| Possession                     |                                 | Documents Available      |                  |
| Timeshre/Fract Ownrshp? No     |                                 | T/F Ownrshp Amt/Type /   |                  |
| Auctioneer - Responsible       |                                 | Auction Date/Time /      |                  |
| Auctioneer License #           |                                 | Auction Info             |                  |
| Auctn Price Determd By         |                                 | Items Excluded           |                  |
| Delayed Showing/Begin Date N / |                                 | Price - Original         | \$365,176        |

| PREPARED BY                                                                  |  |
|------------------------------------------------------------------------------|--|
| Lynne Labombard - Cell: 603-359-1417                                         |  |
| <a href="mailto:lynne@labombardpeterson.com">lynne@labombardpeterson.com</a> |  |
| LABOMBARD PETERSON REALTY GROUP - Off: 603-448-0600                          |  |
| #4 Willis House                                                              |  |
| Lebanon NH 03766                                                             |  |



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Listed By:

Shane MacDonald - Coldwell Banker LIFESTYLES - Hanover

01/10/2019 05:52 PM



Page 1 of 2

**Residential / Single Family**  
**4671111**  
**Closed**

**90 Dogwood Circle**  
**Lebanon NH 03766**

Unit/Lot #:

**Price - List \$365,000****Price - Closed \$380,365****Date - Closed 12/15/2017**

**Year Built** 2017  
**Style** Contemporary  
**Color**  
**Total Stories** 1.5  
**Zoning** R3  
**Taxes TBD** Y  
**Gross Taxes/Year** /  
**Lot Acres/SqFt** 0.190000 / 8,276

**Rooms - Total** 7  
**Bedrooms - Total** 4  
**Baths - Total** 4  
**Baths - Full** 2  
**Baths - 3/4** 1  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 2,384  
**DOM** 197

**Directions****STRUCTURE**

**Construction Status** New Construction  
**Construction** Wood Frame  
**Foundation** Poured Concrete  
**Exterior** Vinyl Siding  
**Roof** Shingle - Asphalt  
**Basement/Access Type** Yes / Walk-up  
**Basement Description** Concrete  
**Garage/Capacity** Yes / 2  
**Garage Type** Attached  
**Garage Description**

**Footprint**

**SqFt-Apx Fin AG/Source** 2,384 / Builder  
**SqFt-Apx Fin BG/Source** 0 /  
**SqFt-Apx Unfn AG/Source** 0 /  
**SqFt-Apx Unfn BG/Source** 1,500 / Builder  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Total Finished** 2,384  
**SqFt-Apx Total** 3,884  
**Mobile Make/Model** /  
**Mobile Serial Number**  
**Mobile Anchor**  
**Units Per Building**

| ROOM TYPE      | DIMENSIONS | LEVEL | ROOM TYPE | DIMENSIONS | LEVEL |
|----------------|------------|-------|-----------|------------|-------|
| Kitchen/Dining |            | 1     |           |            |       |
| Living Room    |            | 1     |           |            |       |
| MBR Suite      |            | 1     |           |            |       |
| Bedroom        |            | 1     |           |            |       |
| Bedroom        |            | 1     |           |            |       |
| Family Room    |            | 2     |           |            |       |
| Bedroom        |            | 2     |           |            |       |

**UTILITIES**

**Heating** Forced Air  
**Heat Fuel** Gas - LP/Bottle  
**Cooling** Central AC  
**Water** Public  
**Sewer** Public  
**Electric** Circuit Breaker(s)

**Services**

**Management Co/Phone** /  
**Fuel Company**  
**Phone Company**  
**Cable Company**  
**Electric Company**

| LOT / LOCATION       |            |                     | Page 2 of 2             |
|----------------------|------------|---------------------|-------------------------|
| County               | NH-Grafton | Devel/Subdiv        | ROW-Parcel Access       |
| Water Body Access    |            | School - District   | ROW-Length/Width /      |
| Water Body Type      |            | School - Elementary | ROW to other Parcel     |
| Water Body Name      |            | School - Middle/Jr  | Roads Paved, Private    |
| Water Frontage Lngth |            | School - High       | Road Front/Length TBD / |
| Water Restrictions   |            | Mobile Park Name    | Surveyed/By Yes         |
| Condo Ltd Comm Area  |            | Condo Name          | Owned Land              |
| Common Land Acres    |            | Building #          | Units Per Building      |
| Suitable Use         |            | Lot Subdivision     | Area                    |
|                      |            | Desc                | Desc                    |

| FEATURES                |                |
|-------------------------|----------------|
| Water Heater Off Boiler | Driveway Paved |

|                                  |                                     |
|----------------------------------|-------------------------------------|
| Green Verification Progm         | Green Verification Rating/Metric /  |
| Green Verification Body          | Green Verification New Construction |
| Green Verification Status/Year / | Green Verification URL              |

| PUBLIC RECORDS        |             |                    |                            |
|-----------------------|-------------|--------------------|----------------------------|
| Deed - Recorded Type  | Foreclosure | Deeds - Total      | Deed Book/Page 3681 / 0739 |
| Map                   | 74          | Block 3            | Lot 148                    |
| SPAN #                |             | Property ID        | Plan Survey Number         |
| Assment Amount/Year / |             | Assments - Special | Current Use                |
| Tax Class             |             | Tax Rate           | Land Gains                 |

| DISCLOSURES                    |                                 |                          |                  |
|--------------------------------|---------------------------------|--------------------------|------------------|
| Fee/Fee Frequency /            |                                 | Fee Includes             |                  |
| Fee 2/Fee 2 Frequency /        |                                 | Fee 2 Includes           |                  |
| Fee 3/Fee 3 Frequency /        |                                 | Fee 3 Includes           |                  |
| \$/SqFt Fin. Above Grade       |                                 | Sale Includes            |                  |
| PUD                            |                                 | Negotiable               |                  |
| Comp Only/Type                 | Yes / I listed outside the M... | Foreclsd/BankOwnd/REO No | Auction          |
| Seasonal                       | No                              | Restrictions             |                  |
| Mobile Park Approval           |                                 | Mobile Co-Op             | Mobile Must Move |
| Flood Zone                     | No                              | Rented                   | Rental Amount    |
| Covenants                      | Yes                             | Easements                | Resort           |
| Possession                     |                                 | Documents Available      |                  |
| Timeshre/Fract Ownrshp? No     |                                 | T/F Ownrshp Amt/Type /   |                  |
| Auctioneer - Responsible       |                                 | Auction Date/Time /      |                  |
| Auctioneer License #           |                                 | Auction Info             |                  |
| Auctn Price Determd By         |                                 | Items Excluded           |                  |
| Delayed Showing/Begin Date N / |                                 | Price - Original         | \$365,000        |

| PREPARED BY                                                                  |  |
|------------------------------------------------------------------------------|--|
| Lynne Labombard - Cell: 603-359-1417                                         |  |
| <a href="mailto:lynne@labombardpeterson.com">lynne@labombardpeterson.com</a> |  |
| LABOMBARD PETERSON REALTY GROUP - Off: 603-448-0600                          |  |
| #4 Willis House                                                              |  |
| Lebanon NH 03766                                                             |  |



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Listed By:

Shane MacDonald - Coldwell Banker LIFESTYLES - Hanover



## Municipal Costs Calculations

|                                      | 2017          | 2018          |                         | Source             |
|--------------------------------------|---------------|---------------|-------------------------|--------------------|
| Total Budget                         |               | \$ 63,174,800 | 0.34675741              | city budget        |
| Total budget funded by Tax Revenues  | \$ 21,298,280 | \$ 21,906,330 | 34.7% of total revenues | city budget        |
| Percent of taxes paid by Residential |               | 55.10%        |                         | NH Employment      |
| Municipal budget funded by           |               |               |                         | Security Community |
| Residential Tax Revenues             |               | \$ 12,070,388 |                         |                    |
| No. housing units                    | 6,689         |               | Use 2017 housing units  |                    |
| Municipal costs per housing unit     |               | \$ 1,804.51   |                         |                    |

|                     | 2017  | %    |                     |
|---------------------|-------|------|---------------------|
| Total Housing Units | 6,689 |      | American Factfinder |
| 0 Bedroom           | 229   | 3%   |                     |
| 1 Bedroom           | 1,376 | 21%  |                     |
| 2 Bedrooms          | 2,428 | 36%  |                     |
| 3 Bedrooms          | 1,757 | 26%  |                     |
| 4 Bedrooms          | 805   | 12%  |                     |
| 5+ Bedrooms         | 94    | 1%   |                     |
|                     |       | 100% |                     |

## 2018 CITY BUDGET – Section 2 Summary

| <u>Revenues by Fund</u>          | <u>2016 Budget</u> | <u>2017 Budget</u> | <u>2018 Budget</u> | <u>\$ Chg.</u> | <u>%Chg.</u> |
|----------------------------------|--------------------|--------------------|--------------------|----------------|--------------|
| General                          | \$27,123,930       | \$28,066,860       | \$29,143,640       | \$1,076,780    | 3.8%         |
| Solid Waste Disposal             | \$2,839,140        | \$3,431,800        | \$3,338,370        | (\$93,430)     | -2.7%        |
| Water Treatment and Distribution | \$3,024,340        | \$3,179,480        | \$3,390,310        | \$210,830      | 6.6%         |
| Sewage Collection and Disposal   | \$4,947,650        | \$5,120,730        | \$5,831,980        | \$711,250      | 13.9%        |
| Municipal Airport                | \$932,780          | \$1,097,110        | \$1,320,500        | \$223,390      | 20.4%        |
| Emergency Management             | \$25,000           | \$25,000           | \$25,000           | \$0            | 0.0%         |
| Capital Improvements             | \$11,923,320       | \$11,882,803       | \$20,125,000       | \$8,242,197    | 69.4%        |
| Total                            | \$50,816,160       | \$52,803,783       | \$63,174,800       | \$10,371,017   | 19.6%        |
| Applied/(Realized) Fund Balance  | \$1,531,120        | \$2,525,087        | \$4,113,250        | \$1,588,173    | 62.9%        |
| Total Revenues and Fund Balance  | \$52,347,280       | \$55,328,870       | \$67,288,050       | \$11,959,190   | 21.6%        |

- The General Fund is 46.1% of total revenues, Capital Improvements Fund 31.9%, Sewage Collection and Disposal Fund 9.2%, Water Treatment and Distribution Fund 5.4%, Solid Waste Disposal Fund 5.3% and Municipal Airport Fund 2.1%.

- Taxes are 34.7% of total revenues, charges for services 22.4%, bond proceeds 17.9%, interfund transfers 13.3%, intergovernmental revenues 6.6%, licenses and permits 4.2% and other revenues 0.9%. Taxes are a General Fund revenue consisting mostly (91.9%) of property taxes and payment-in-lieu of taxes (7.3%). Bond proceeds are a Capital Improvements Fund revenue.

**The estimated 2018 Municipal Tax Rate is \$10.97 per \$1,000 of assessed real estate value, an increase of \$0.27 or 2.5% from the comparable 2017 rate.** A single-family home assessed for \$250,000 will have an estimated 2018 municipal tax bill of about \$2,742, an increase of \$67. (Four tax rates make up the City's Total Tax Rate: Municipal, School; Local, School; State, and County. This budget concerns the Municipal Tax Rate only.)

**No change in the fee for disposing solid waste at the landfill is included for 2018.** The estimated annual cost for an individual is \$36.60.

**The 2018 City Budget provides an increase of 5.0% to water service rates (base user rate and minimum charge), approved by the City Council (December 6, 2017) effective January 1, 2018.** The new water service rate is \$49.04 per 1,000 cubic feet of metered water consumption; the estimated annualized metered water usage cost for an individual is \$178.16, an increase of \$8.50, for a household \$441.84, an increase of \$21.08. The increase translates into about \$111,000 in new revenue in 2018.

**The 2018 City Budget provides an increase of 5.0% to sewer service rates (base user rate, minimum charge and residential flat rate), approved by the City Council (December 6, 2017) effective January 1, 2018.** The new sewer service rate is \$99.00 per 1,000 cubic feet of metered water consumption; the estimated annual sewage usage cost (based on metered water consumption) for an individual is \$359.66, an increase of \$17.07, for a household \$891.96, an increase of \$42.34. The 2018 increase translates into about \$202,000 in new revenue.

000030

## Community Facts - Find popular facts (population, income, etc.) and frequently requested data about your community.

Enter a state, county, city, town, or zip code:

[GO](#)

Population

Age

Business and Industry

Education

Governments

Housing

Income

Origins and Language

Poverty

Race and Hispanic Origin

Veterans

Show All

### Lebanon city, New Hampshire

Total housing units

[Bookmark/Save](#)

[Print](#)

6,689

Source: 2013-2017 American Community Survey 5-Year Estimates (/bkmk/table/1.0/en/ACS/17\_5YR/B25001/1600000US3341300)

#### Popular tables for this geography:

##### 2017 American Community Survey

Selected Housing Characteristics (Occupied or Vacant, Year Built, Rooms, Own or Rent, Home Value, ...) (/bkmk/table/1.0/en/ACS/17\_5YR/DP04/1600000US3341300)

Financial Characteristics (Household Income, Monthly Housing Costs, Own or Rent, ...) (/bkmk/table/1.0/en/ACS/17\_5YR/S2503/1600000US3341300)

Occupancy Characteristics (Household Size, Age of Householder, Family Type, Children, ...) (/bkmk/table/1.0/en/ACS/17\_5YR/S2501/1600000US3341300)

Physical Housing Characteristics for Occupied Housing Units (Units, Year Built, Rooms, Vehicles, ...) (/bkmk/table/1.0/en/ACS/17\_5YR/S2504/1600000US3341300)

##### 2010 Census

General Housing Characteristics (Occupied or Vacant, Own or Rent, Race, ...) (/bkmk/table/1.0/en/DEC/10\_SF1/QTH1/1600000US3341300)

Tenure, Household Size, and Age of Householder (/bkmk/table/1.0/en/DEC/10\_SF1/QTH2/1600000US3341300)

##### 2017 Population Estimates Program

Annual Estimates of Housing Units

##### Census 2000

General Housing Characteristics (Occupied or Vacant, Own or Rent, Race, ...) (/bkmk/table/1.0/en/DEC/00\_SF1/QTH1/1600000US3341300)

Tenure, Household Size, and Age of Householder (/bkmk/table/1.0/en/DEC/00\_SF1/QTH2/1600000US3341300)

Want more? Need help? Use Guided Search or visit [Census.gov's Quick Facts](https://www.census.gov/quickfacts/) (/www.census.gov/quickfacts/).

[Sign In To MyDashboard](#)

## General Assessing Information

### Assessing Fees

- Deeds - \$1 per page (free for owner)
- Maps - 11 inches by 17 inches - \$2 each/ \$150 a set
- Property Cards - \$1 per page (free for owner)
- Mailing Database in ASCII format - \$50
- Miscellaneous Copies - \$1 per page

### Tax Rate History

Values Determined as of April 1st each year.

Property Tax Year is April 1 to March 31.

| Year | County | City  | Local School | State School | Total        | Equalization Ratio |
|------|--------|-------|--------------|--------------|--------------|--------------------|
| 2012 | 01.62  | 09.25 | 10.83        | 02.49        | <b>24.19</b> | 101.3%             |
| 2013 | 01.66  | 09.43 | 11.94        | 02.48        | <b>25.51</b> | 100.1%             |
| 2014 | 01.71  | 09.70 | 12.30        | 02.56        | <b>26.27</b> | 98.27%             |
| 2015 | 01.73  | 10.04 | 13.31        | 02.53        | <b>27.61</b> | 98.0%              |
| 2016 | 01.86  | 10.39 | 13.43        | 02.45        | <b>28.13</b> | 95.9%              |
| 2017 | 01.94  | 10.70 | 14.06        | 02.38        | <b>29.08</b> | 92.1%              |

### Application Deadlines

- 2017 Abatement Application: (after final tax bill) due by March 01
- 2017 Tax Deferral Application: (after final tax bill) due by March 01
- 2018 Applications for Exemptions and Credits: due by April 15
- 2018 Appeal of Application to State: No later than September 01

### Contact Information

**Assessing Department**

Phone: 603-448-1499

Fax: 603-448-4891

Hours:

Monday - Friday

8:00 a.m. - 4:30 p.m.

Physical Address:

City Hall

51 N Park Street

Lebanon, NH 03766

[Google Map Directions](#)



# Lebanon, NH

## Community Contact

## City of Lebanon

Kelly Crate, Administrative Assistant  
51 North Park Street  
Lebanon, NH 03766

Telephone  
Fax  
E-mail  
Web Site

(603) 448-1457  
(603) 442-6141  
kelly.crate@LebCity.com  
www.lebanonnh.gov

## Municipal Office Hours

Monday through Friday, 8 am - 4:30 pm

County  
Labor Market Area  
Tourism Region  
Planning Commission  
Regional Development

Grafton  
Lebanon, NH-VT Micropolitan NECTA, NH part  
Dartmouth-Lake Sunapee  
Upper Valley Lake Sunapee  
Grafton County Economic Development Council

## Election Districts

US Congress  
Executive Council  
State Senate  
State Representative

District 2 (All Wards)  
District 1 (All Wards)  
District 5 (All Wards)  
Grafton County District 13 (All Wards)

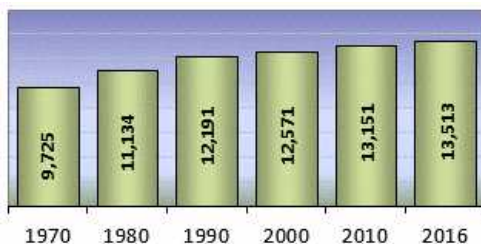
**Incorporated:** 1761

**Origin:** The name Lebanon comes from the biblical cedars of ancient Lebanon, a Semitic word meaning "white" that refers to the nearby mountain with perpetual snows on its summit. Established in 1761, the name for this town was probably selected by the many early settlers who were from Lebanon, Connecticut, including Eleazar Wheelock, founder of Dartmouth College. Lebanon was the original location of the Indian Charity School from which Dartmouth is descended. In 1781, Lebanon was one of the towns that attempted to join Vermont, but later returned to New Hampshire. Lebanon was incorporated as a city in 1957.

**Villages and Place Names:** East Wilder, Mascoma, Sachem Village, West Lebanon

**Population, Year of the First Census Taken:** 1,180 residents in 1790

**Population Trends:** Population change for Lebanon totaled 4,214 over 56 years, from 9,299 in 1960 to 13,513 in 2016. The largest decennial percent change was a 14 percent increase between 1970 and 1980; the smallest, a three percent increase between 1990 and 2000. The 2016 Census estimate for Lebanon was 13,513 residents, which ranked 22nd among New Hampshire's incorporated cities and towns.



**Population Density and Land Area, 2016 (US Census Bureau):** 335.1 persons per square mile of land area. Lebanon contains 40.3 square miles of land area and 0.9 square miles of inland water area.

Economic & Labor Market Information Bureau, NH Employment Security, March 2018. Community Response Received 6/16/2017

All information regarding the communities is from sources deemed reliable and is submitted subject to errors, omissions, modifications, and withdrawals without notice. No warranty or representation is made as to the accuracy of the information contained herein. Specific questions regarding individual cities and towns should be directed to the community contact.



| <b>MUNICIPAL SERVICES</b>                |                              |  |
|------------------------------------------|------------------------------|--|
| Type of Government                       | <b>Manager &amp; Council</b> |  |
| Budget: Municipal Appropriations, 2017   | <b>\$55,131,620</b>          |  |
| Budget: School Appropriations, 2016-2017 | <b>\$42,189,079</b>          |  |
| Zoning Ordinance                         | <b>1936/17</b>               |  |
| Master Plan                              | <b>2012</b>                  |  |
| Capital Improvement Plan                 | <b>Yes</b>                   |  |
| Industrial Plans Reviewed By             | <b>Planning Board</b>        |  |

|                        |                                                          |  |
|------------------------|----------------------------------------------------------|--|
| Boards and Commissions |                                                          |  |
| Elected:               | <b>City Council</b>                                      |  |
| Appointed:             | <b>Planning; Zoning; Library; Conservation; Heritage</b> |  |
| Public Library         | <b>Lebanon Public; West Lebanon</b>                      |  |

| <b>EMERGENCY SERVICES</b>                   |              |                  |  |
|---------------------------------------------|--------------|------------------|--|
| Police Department                           |              | <b>Full-time</b> |  |
| Fire Department                             |              | <b>Full-time</b> |  |
| Emergency Medical Service                   |              | <b>Full-time</b> |  |
| Nearest Hospital(s)                         | Distance     | Staffed Beds     |  |
| <b>Dartmouth-Hitchcock Med Ctr, Lebanon</b> | <b>Local</b> | <b>409</b>       |  |
| <b>Alice Peck Day Memorial, Lebanon</b>     | <b>Local</b> | <b>25</b>        |  |

| <b>UTILITIES</b>                     |                                            |                  |  |
|--------------------------------------|--------------------------------------------|------------------|--|
| Electric Supplier                    | <b>Liberty Utilities; NH Electric Coop</b> |                  |  |
| Natural Gas Supplier                 |                                            | <b>None</b>      |  |
| Water Supplier                       |                                            | <b>Municipal</b> |  |
| Sanitation                           |                                            | <b>Municipal</b> |  |
| Municipal Wastewater Treatment Plant |                                            | <b>Yes</b>       |  |
| Solid Waste Disposal                 |                                            |                  |  |
| Curbside Trash Pickup                |                                            | <b>Private</b>   |  |
| Pay-As-You-Throw Program             |                                            | <b>Yes</b>       |  |
| Recycling Program                    |                                            | <b>Volunraty</b> |  |
| Telephone Company                    |                                            | <b>Fairpoint</b> |  |
| Cellular Telephone Access            |                                            | <b>Yes</b>       |  |
| Cable Television Access              |                                            | <b>Yes</b>       |  |
| Public Access Television Station     |                                            | <b>Yes</b>       |  |
| High Speed Internet Service:         | Business                                   | <b>Yes</b>       |  |
|                                      | Residential                                | <b>Limited</b>   |  |

| <b>PROPERTY TAXES</b>                                     |                | (NH Dept. of Revenue Administration) |
|-----------------------------------------------------------|----------------|--------------------------------------|
| 2016 Total Tax Rate (per \$1000 of value)                 | <b>\$28.13</b> |                                      |
| 2016 Equalization Ratio                                   | <b>93.8</b>    |                                      |
| 2016 Full Value Tax Rate (per \$1000 of value)            | <b>\$25.59</b> |                                      |
| 2016 Percent of Local Assessed Valuation by Property Type |                |                                      |
| Residential Land and Buildings                            | <b>55.1%</b>   |                                      |
| Commercial Land and Buildings                             | <b>40.5%</b>   |                                      |
| Public Utilities, Current Use, and Other                  | <b>4.5%</b>    |                                      |

| <b>HOUSING</b>                            |              | (ACS 2012-2016) |
|-------------------------------------------|--------------|-----------------|
| Total Housing Units                       | <b>6,697</b> |                 |
| Single-Family Units, Detached or Attached | <b>2,898</b> |                 |
| Units in Multiple-Family Structures:      |              |                 |
| Two to Four Units in Structure            | <b>1,294</b> |                 |
| Five or More Units in Structure           | <b>2,218</b> |                 |
| Mobile Homes and Other Housing Units      | <b>287</b>   |                 |

| <b>POPULATION (1-YEAR ESTIMATES/DECENNIAL)</b> |               |               | (US Census Bureau) |
|------------------------------------------------|---------------|---------------|--------------------|
| Total Population                               | Community     | County        |                    |
| 2016                                           | <b>13,513</b> | <b>88,888</b> |                    |
| 2010                                           | <b>13,151</b> | <b>89,118</b> |                    |
| 2000                                           | <b>12,571</b> | <b>81,826</b> |                    |
| 1990                                           | <b>12,191</b> | <b>74,998</b> |                    |
| 1980                                           | <b>11,134</b> | <b>65,806</b> |                    |
| 1970                                           | <b>9,725</b>  | <b>54,914</b> |                    |

| DEMOGRAPHICS, AMERICAN COMMUNITY SURVEY              |            | (ACS) 2012-2016 |       |
|------------------------------------------------------|------------|-----------------|-------|
| Population by Gender                                 |            |                 |       |
| Male                                                 | 6,532      | Female          | 6,996 |
| Population by Age Group                              |            |                 |       |
| Under age 5                                          | 824        |                 |       |
| Age 5 to 19                                          | 1,796      |                 |       |
| Age 20 to 34                                         | 3,121      |                 |       |
| Age 35 to 54                                         | 3,368      |                 |       |
| Age 55 to 64                                         | 2,041      |                 |       |
| Age 65 and over                                      | 2,378      |                 |       |
| Median Age                                           | 40.2 years |                 |       |
| Educational Attainment, population 25 years and over |            |                 |       |
| High school graduate or higher                       | 93.6%      |                 |       |
| Bachelor's degree or higher                          | 46.9%      |                 |       |

| INCOME, INFLATION ADJUSTED \$                                     | (ACS 2012-2016) |
|-------------------------------------------------------------------|-----------------|
| Per capita income                                                 | \$37,704        |
| Median family income                                              | \$77,826        |
| Median household income                                           | \$56,448        |
| Median Earnings, full-time, year-round workers, 16 years and over |                 |
| Male                                                              | \$50,750        |
| Female                                                            | \$50,029        |
| Individuals below the poverty level                               | 13.6%           |

| <b>LABOR FORCE</b>   |              |              |  | (NHES – ELMI) |
|----------------------|--------------|--------------|--|---------------|
| Annual Average       | 2006         | 2016         |  |               |
| Civilian labor force | <b>7,837</b> | <b>7,662</b> |  |               |
| Employed             | <b>7,655</b> | <b>7,514</b> |  |               |
| Unemployed           | <b>182</b>   | <b>148</b>   |  |               |
| Unemployment rate    | <b>2.3%</b>  | <b>1.9%</b>  |  |               |

| <b>EMPLOYMENT &amp; WAGES</b>           |               |                |  | (NHES – ELMI) |
|-----------------------------------------|---------------|----------------|--|---------------|
| Annual Average Covered Employment       | 2006          | 2016           |  |               |
| Goods Producing Industries              |               |                |  |               |
| Average Employment                      | <b>2,334</b>  | <b>2,147</b>   |  |               |
| Average Weekly Wage                     | <b>\$ 995</b> | <b>\$1,339</b> |  |               |
| Service Providing Industries            |               |                |  |               |
| Average Employment                      | <b>15,105</b> | <b>16,287</b>  |  |               |
| Average Weekly Wage                     | <b>\$ 945</b> | <b>\$1,284</b> |  |               |
| Total Private Industry                  |               |                |  |               |
| Average Employment                      | <b>17,438</b> | <b>18,434</b>  |  |               |
| Average Weekly Wage                     | <b>\$ 952</b> | <b>\$1,291</b> |  |               |
| Government (Federal, State, and Local)  |               |                |  |               |
| Average Employment                      | <b>858</b>    | <b>808</b>     |  |               |
| Average Weekly Wage                     | <b>\$ 771</b> | <b>\$1,013</b> |  |               |
| Total, Private Industry plus Government |               |                |  |               |
| Average Employment                      | <b>18,296</b> | <b>19,243</b>  |  |               |
| Average Weekly Wage                     | <b>\$ 944</b> | <b>\$1,279</b> |  |               |

**EDUCATION AND CHILD CARE**Schools students attend: **Lebanon operates grades K-12**District: **SAU 88**Career Technology Center(s): **Hartford Area Career & Technology Center (VT)**Region: **7**

| Educational Facilities (includes Charter Schools) | Elementary     | Middle/Junior High | High School | Private/Parochial |
|---------------------------------------------------|----------------|--------------------|-------------|-------------------|
| Number of Schools                                 | <b>2</b>       | <b>1</b>           | <b>2</b>    |                   |
| Grade Levels                                      | <b>P K 1-4</b> | <b>5-8</b>         | <b>9-12</b> |                   |
| Total Enrollment                                  | <b>604</b>     | <b>469</b>         | <b>644</b>  |                   |

Nearest Community College: **River Valley**Nearest Colleges or Universities: **Dartmouth; Colby-Sawyer**

2017 NH Licensed Child Care Facilities (DHHS-Bureau of Child Care Licensing)

Total Facilities: **7** Total Capacity: **606**

| LARGEST BUSINESSES                                  | PRODUCT/SERVICE      | EMPLOYEES | ESTABLISHED |
|-----------------------------------------------------|----------------------|-----------|-------------|
| Dartmouth Hitchcock Medical Center/Hitchcock Clinic | Health care services | 7,000     | 1857        |
| Alice Peck Day/Lifecare Center                      | Health care services | 610       |             |
| FujiFilm                                            | Technology           | 506       |             |
| Hypertherm                                          | Manufacturing        | 451       | 1958        |

## Employer Information Supplied by Municipality

**TRANSPORTATION** (*distances estimated from city/town hall*)

|                          |                            |                         |
|--------------------------|----------------------------|-------------------------|
| Road Access              | US Routes                  | <b>4</b>                |
|                          | State Routes               | <b>10, 12A, 4A, 120</b> |
| Nearest Interstate, Exit | <b>I-89, Exits 17 - 20</b> |                         |
| Distance                 | <b>Local access</b>        |                         |

|                       |                        |
|-----------------------|------------------------|
| Railroad              | <b>CCRR</b>            |
| Public Transportation | <b>Advance Transit</b> |

Nearest Public Use Airport, General Aviation

|                          |                  |                          |
|--------------------------|------------------|--------------------------|
| <b>Lebanon Municipal</b> | Runway           | <b>5,496 ft. asphalt</b> |
| Lighted? <b>Yes</b>      | Navigation Aids? | <b>Yes</b>               |

Nearest Airport with Scheduled Service

|                                              |          |              |
|----------------------------------------------|----------|--------------|
| <b>Lebanon Municipal</b>                     | Distance | <b>Local</b> |
| Number of Passenger Airlines Serving Airport |          | <b>1</b>     |

Driving distance to select cities:

|                   |                  |
|-------------------|------------------|
| Manchester, NH    | <b>71 miles</b>  |
| Portland, Maine   | <b>163 miles</b> |
| Boston, Mass.     | <b>121 miles</b> |
| New York City, NY | <b>269 miles</b> |
| Montreal, Quebec  | <b>187 miles</b> |

**COMMUTING TO WORK** (*ACS 2012-2016*)

|                            |                     |
|----------------------------|---------------------|
| Workers 16 years and over  |                     |
| Drove alone, car/truck/van | <b>75.5%</b>        |
| Carpooled, car/truck/van   | <b>10.8%</b>        |
| Public transportation      | <b>4.0%</b>         |
| Walked                     | <b>3.5%</b>         |
| Other means                | <b>1.0%</b>         |
| Worked at home             | <b>5.2%</b>         |
| Mean Travel Time to Work   | <b>18.1 minutes</b> |

**Percent of Working Residents: ACS 2012-2016**

|                                   |             |
|-----------------------------------|-------------|
| Working in community of residence | <b>57.3</b> |
| Commuting to another NH community | <b>27.5</b> |
| Commuting out-of-state            | <b>15.2</b> |

**RECREATION, ATTRACTIONS, AND EVENTS**

|          |                                         |
|----------|-----------------------------------------|
| <b>X</b> | Municipal Parks                         |
|          | YMCA/YWCA                               |
|          | Boys Club/Girls Club                    |
| <b>X</b> | Golf Courses                            |
| <b>X</b> | Swimming: Indoor Facility               |
| <b>X</b> | Swimming: Outdoor Facility              |
| <b>X</b> | Tennis Courts: Indoor Facility          |
| <b>X</b> | Tennis Courts: Outdoor Facility         |
| <b>X</b> | Ice Skating Rink: Indoor Facility       |
|          | Bowling Facilities                      |
| <b>X</b> | Museums                                 |
| <b>X</b> | Cinemas                                 |
| <b>X</b> | Performing Arts Facilities              |
| <b>X</b> | Tourist Attractions                     |
| <b>X</b> | Youth Organizations (i.e., Scouts, 4-H) |
| <b>X</b> | Youth Sports: Baseball                  |
| <b>X</b> | Youth Sports: Soccer                    |
| <b>X</b> | Youth Sports: Football                  |
| <b>X</b> | Youth Sports: Basketball                |
| <b>X</b> | Youth Sports: Hockey                    |
| <b>X</b> | Campgrounds                             |
| <b>X</b> | Fishing/Hunting                         |
| <b>X</b> | Boating/Marinas                         |
| <b>X</b> | Snowmobile Trails                       |
| <b>X</b> | Bicycle Trails                          |
| <b>X</b> | Cross Country Skiing                    |
| <b>X</b> | Beach or Waterfront Recreation Area     |
| <b>X</b> | Overnight or Day Camps                  |

Nearest Ski Area(s): **Storrs Hill, Lebanon**Other: **Hiking Trails; Lebanon Adult Sports; Backcountry Camping**

## Education Costs Calculations

|                        | <u>2017</u>      | <u>2018</u> |                              |
|------------------------|------------------|-------------|------------------------------|
| Lebanon Enrollment *   | 1,660            | 1,624       |                              |
| Housing Units **       | 6,689            | n/a         | (use 2017 housing unit data) |
| Enrollment per Unit    | 0.25             | 0.24        |                              |
|                        |                  |             | <u>Cost Per Pupil *</u>      |
| Student Distribution * | <u>2016/2017</u> | <u>%</u>    | <u>2017/2018 %</u>           |
| Pre-K, K, + Elementary | 602              | 36%         | 571 35%                      |
| Middle                 | 480              | 29%         | 469 29%                      |
| High                   | 578              | 35%         | 584 36%                      |
| Total                  | 1660             | 100%        | 1624 100%                    |
|                        |                  |             | \$ 15,981.46 \$ 23,048.38    |
|                        |                  |             | \$ 15,021.13 \$ 19,633.24    |
|                        |                  |             | \$ 16,214.73 \$ 20,219.50    |
|                        |                  |             | \$ 15,865.26 \$ 21,051.01    |

|                        | <u>No. Proposed</u> | <u>Enrollment</u> | <u>No. of</u>   |
|------------------------|---------------------|-------------------|-----------------|
|                        | <u>Units</u>        | <u>Rate (per</u>  | <u>Students</u> |
|                        |                     | <u>unit)</u>      |                 |
| Single-Family Detached | 15                  | 0.24              | 3.60            |
| Two Unit Building      | 6                   | 0.24              | 1.44            |
| Total                  | 21                  |                   | 5.04            |

\* Source: NH Dept. of Education

\*\* Source: American factfinder

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**District Enrollments In New Hampshire Public Schools**  
**As of October 1, 2017**

| SAU #               | District # | District Name             | PreSchool    | Kindergarten  | Elementary    | Middle        | High          | Total          |
|---------------------|------------|---------------------------|--------------|---------------|---------------|---------------|---------------|----------------|
| <b>State Totals</b> |            |                           | <b>3,876</b> | <b>11,415</b> | <b>74,353</b> | <b>32,649</b> | <b>56,035</b> | <b>178,328</b> |
| 53                  | 9          | Allenstown                | 0            | 39            | 325           | 0             | 0             | 364            |
| 72                  | 15         | Alton                     | 40           | 37            | 376           | 0             | 0             | 453            |
| 39                  | 17         | Amherst                   | 35           | 108           | 529           | 637           | 0             | 1,309          |
| 46                  | 19         | Andover                   | 0            | 19            | 230           | 0             | 0             | 249            |
| 2                   | 23         | Ashland                   | 0            | 24            | 135           | 0             | 0             | 159            |
| 15                  | 29         | Auburn                    | 0            | 49            | 557           | 0             | 0             | 606            |
| 86                  | 31         | Barnstead                 | 20           | 59            | 414           | 0             | 0             | 493            |
| 74                  | 33         | Barrington                | 39           | 99            | 395           | 407           | 0             | 940            |
| 9                   | 35         | Bartlett                  | 0            | 25            | 158           | 0             | 0             | 183            |
| 23                  | 39         | Bath                      | 0            | 9             | 69            | 0             | 0             | 78             |
| 25                  | 41         | Bedford                   | 63           | 194           | 1,950         | 754           | 1,491         | 4,452          |
| 3                   | 51         | Berlin                    | 0            | 96            | 388           | 286           | 392           | 1,162          |
| 35                  | 53         | Bethlehem                 | 12           | 28            | 117           | 0             | 0             | 157            |
| 67                  | 57         | Bow                       | 24           | 84            | 412           | 492           | 657           | 1,669          |
| 16                  | 63         | Brentwood                 | 5            | 40            | 266           | 0             | 0             | 311            |
| 41                  | 71         | Brookline                 | 37           | 73            | 440           | 0             | 0             | 550            |
| 48                  | 75         | Campton                   | 23           | 28            | 259           | 0             | 0             | 310            |
| 15                  | 79         | Candia                    | 0            | 23            | 274           | 0             | 0             | 297            |
| 82                  | 93         | Chester                   | 12           | 36            | 453           | 0             | 0             | 501            |
| 29                  | 95         | Chesterfield              | 0            | 32            | 249           | 0             | 0             | 281            |
| 53                  | 99         | Chichester                | 0            | 17            | 181           | 0             | 0             | 198            |
| 6                   | 101        | Claremont                 | 50           | 143           | 670           | 387           | 543           | 1,793          |
| 7                   | 105        | Colebrook                 | 9            | 24            | 181           | 0             | 113           | 327            |
| 8                   | 111        | Concord                   | 83           | 276           | 1,568         | 971           | 1,648         | 4,546          |
| 1                   | 112        | Contoocook Valley         | 60           | 155           | 582           | 659           | 725           | 2,181          |
| 9                   | 113        | Conway                    | 0            | 89            | 639           | 286           | 741           | 1,755          |
| 100                 | 115        | Cornish                   | 8            | 9             | 73            | 0             | 0             | 90             |
| 99                  | 117        | Croydon                   | 0            | 4             | 22            | 0             | 0             | 26             |
| 53                  | 127        | Deerfield                 | 39           | 53            | 423           | 0             | 0             | 515            |
| 10                  | 131        | Derry Cooperative         | 93           | 282           | 1,825         | 1,177         | 0             | 3,377          |
| 11                  | 141        | Dover                     | 47           | 268           | 1,140         | 1,207         | 1,320         | 3,982          |
| 70                  | 142        | Dresden                   | 0            | 0             | 373           | 0             | 724           | 1,097          |
| 67                  | 149        | Dunbarton                 | 0            | 14            | 204           | 0             | 0             | 218            |
| 16                  | 153        | East Kingston             | 0            | 21            | 123           | 0             | 0             | 144            |
| 14                  | 165        | Epping                    | 36           | 78            | 369           | 219           | 279           | 981            |
| 53                  | 167        | Epsom                     | 0            | 43            | 387           | 0             | 0             | 430            |
| 20                  | 171        | Errol                     | 0            | 1             | 15            | 0             | 0             | 16             |
| 16                  | 173        | Exeter                    | 34           | 128           | 825           | 0             | 0             | 987            |
| 16                  | 172        | Exeter Region Cooperative | 0            | 0             | 0             | 1,258         | 1,687         | 2,945          |
| 60                  | 174        | Fall Mountain Regional    | 73           | 118           | 849           | 0             | 502           | 1,542          |
| 61                  | 175        | Farmington                | 35           | 57            | 527           | 0             | 256           | 875            |

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District Enrollments In New Hampshire Public Schools  
As of October 1, 2017

| SAU # | District # | District Name                         | PreSchool | Kindergarten | Elementary | Middle | High  | Total |
|-------|------------|---------------------------------------|-----------|--------------|------------|--------|-------|-------|
| 18    | 185        | Franklin                              | 29        | 61           | 239        | 380    | 311   | 1,020 |
| 13    | 187        | Freedom                               | 18        | 7            | 48         | 0      | 0     | 73    |
| 83    | 189        | Fremont                               | 14        | 43           | 354        | 0      | 0     | 411   |
| 73    | 191        | Gilford                               | 0         | 64           | 269        | 322    | 488   | 1,143 |
| 79    | 195        | Gilmanton                             | 0         | 40           | 359        | 0      | 0     | 399   |
| 19    | 199        | Goffstown                             | 56        | 121          | 668        | 840    | 1,114 | 2,799 |
| 20    | 203        | Gorham Randolph Shelburne Cooperative | 0         | 21           | 148        | 106    | 123   | 398   |
| 49    | 208        | Governor Wentworth Regional           | 42        | 134          | 979        | 397    | 774   | 2,326 |
| 75    | 211        | Grantham                              | 0         | 23           | 183        | 0      | 0     | 206   |
| 50    | 215        | Greenland                             | 0         | 45           | 369        | 0      | 0     | 414   |
| 55    | 223        | Hampstead                             | 28        | 85           | 351        | 415    | 0     | 879   |
| 90    | 225        | Hampton                               | 19        | 79           | 977        | 0      | 0     | 1,075 |
| 21    | 227        | Hampton Falls                         | 0         | 23           | 210        | 0      | 0     | 233   |
| 70    | 233        | Hanover                               | 0         | 70           | 390        | 0      | 0     | 460   |
| 29    | 235        | Harrisville                           | 0         | 11           | 41         | 0      | 0     | 52    |
| 23    | 238        | Haverhill Cooperative                 | 41        | 58           | 151        | 245    | 200   | 695   |
| 24    | 245        | Henniker                              | 30        | 37           | 340        | 0      | 0     | 407   |
| 103   | 247        | Hill                                  | 0         | 7            | 56         | 0      | 0     | 63    |
| 34    | 251        | Hillsboro-Deering Cooperative         | 31        | 66           | 390        | 310    | 342   | 1,139 |
| 92    | 255        | Hinsdale                              | 24        | 41           | 231        | 114    | 150   | 560   |
| 48    | 257        | Holderness                            | 0         | 15           | 147        | 0      | 0     | 162   |
| 41    | 259        | Hollis                                | 20        | 65           | 581        | 0      | 0     | 666   |
| 41    | 260        | Hollis-Brookline Cooperative          | 0         | 0            | 0          | 419    | 806   | 1,225 |
| 15    | 261        | Hooksett                              | 21        | 91           | 707        | 485    | 0     | 1,304 |
| 66    | 263        | Hopkinton                             | 35        | 65           | 415        | 172    | 283   | 970   |
| 81    | 267        | Hudson                                | 91        | 155          | 1,168      | 823    | 1,189 | 3,426 |
| 2     | 269        | Inter-Lakes Cooperative               | 24        | 79           | 600        | 0      | 328   | 1,031 |
| 9     | 271        | Jackson                               | 0         | 3            | 37         | 0      | 0     | 40    |
| 47    | 274        | Jaffrey-Rindge Cooperative            | 37        | 114          | 546        | 328    | 379   | 1,404 |
| 24    | 275        | John Stark Regional                   | 0         | 0            | 0          | 0      | 663   | 663   |
| 65    | 276        | Kearsarge Regional                    | 46        | 118          | 637        | 425    | 535   | 1,761 |
| 29    | 279        | Keene                                 | 94        | 176          | 973        | 694    | 1,388 | 3,325 |
| 16    | 281        | Kensington                            | 0         | 20           | 89         | 0      | 0     | 109   |
| 30    | 285        | Laconia                               | 77        | 134          | 771        | 416    | 547   | 1,945 |
| 35    | 288        | Lafayette Regional                    | 0         | 17           | 107        | 0      | 0     | 124   |
| 35    | 291        | Landaff                               | 5         | 3            | 14         | 0      | 0     | 22    |
| 88    | 295        | Lebanon                               | 37        | 106          | 459        | 480    | 578   | 1,660 |
| 71    | 299        | Lempster                              | 0         | 10           | 93         | 0      | 0     | 103   |
| 68    | 305        | Lincoln-Woodstock Cooperative         | 0         | 19           | 119        | 62     | 101   | 301   |
| 35    | 306        | Lisbon Regional                       | 0         | 31           | 137        | 66     | 103   | 337   |
| 27    | 315        | Litchfield                            | 40        | 53           | 329        | 418    | 458   | 1,298 |
| 84    | 317        | Littleton                             | 0         | 62           | 312        | 100    | 243   | 717   |
| 12    | 319        | Londonderry                           | 121       | 273          | 1,478      | 968    | 1,495 | 4,335 |

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| SAU # | District # | District Name           | PreSchool | Kindergarten | Elementary | Middle | High  | Total  |
|-------|------------|-------------------------|-----------|--------------|------------|--------|-------|--------|
| 76    | 327        | Lyme                    | 0         | 22           | 174        | 0      | 0     | 196    |
| 13    | 333        | Madison                 | 0         | 20           | 117        | 0      | 0     | 137    |
| 37    | 335        | Manchester              | 351       | 1,013        | 5,299      | 2,944  | 4,014 | 13,621 |
| 29    | 339        | Marlborough             | 12        | 15           | 154        | 0      | 0     | 181    |
| 29    | 341        | Marlow                  | 3         | 5            | 27         | 0      | 0     | 35     |
| 87    | 342        | Mascenic Regional       | 17        | 69           | 336        | 316    | 304   | 1,042  |
| 62    | 343        | Mascoma Valley Regional | 68        | 69           | 694        | 0      | 341   | 1,172  |
| 89    | 345        | Mason                   | 11        | 9            | 56         | 0      | 0     | 76     |
| 26    | 351        | Merrimack               | 135       | 193          | 1,631      | 596    | 1,200 | 3,755  |
| 46    | 352        | Merrimack Valley        | 46        | 175          | 850        | 546    | 832   | 2,449  |
| 69    | 353        | Middleton               | 6         | 17           | 110        | 0      | 0     | 133    |
| 20    | 355        | Milan                   | 19        | 13           | 91         | 0      | 0     | 123    |
| 40    | 357        | Milford                 | 24        | 114          | 788        | 567    | 846   | 2,339  |
| 64    | 359        | Milton                  | 0         | 41           | 198        | 111    | 165   | 515    |
| 93    | 363        | Monadnock Regional      | 78        | 126          | 727        | 217    | 489   | 1,637  |
| 77    | 365        | Monroe                  | 6         | 5            | 74         | 0      | 0     | 85     |
| 39    | 367        | Mont Vernon             | 0         | 31           | 154        | 0      | 0     | 185    |
| 45    | 369        | Moultonborough          | 13        | 27           | 208        | 79     | 170   | 497    |
| 42    | 371        | Nashua                  | 276       | 750          | 4,195      | 2,381  | 3,473 | 11,075 |
| 29    | 375        | Nelson                  | 0         | 14           | 56         | 0      | 0     | 70     |
| 19    | 377        | New Boston              | 24        | 39           | 492        | 0      | 0     | 555    |
| 50    | 381        | New Castle              | 0         | 5            | 48         | 0      | 0     | 53     |
| 16    | 387        | Newfields               | 0         | 22           | 103        | 0      | 0     | 125    |
| 4     | 388        | Newfound Area           | 27        | 72           | 429        | 312    | 377   | 1,217  |
| 50    | 391        | Newington               | 0         | 10           | 39         | 0      | 0     | 49     |
| 31    | 399        | Newmarket               | 32        | 79           | 668        | 0      | 267   | 1,046  |
| 43    | 401        | Newport                 | 35        | 51           | 361        | 197    | 350   | 994    |
| 21    | 405        | North Hampton           | 15        | 37           | 321        | 0      | 0     | 373    |
| 58    | 407        | Northumberland          | 0         | 23           | 182        | 0      | 130   | 335    |
| 44    | 411        | Northwood               | 0         | 41           | 340        | 0      | 0     | 381    |
| 44    | 413        | Nottingham              | 0         | 38           | 473        | 0      | 0     | 511    |
| 5     | 423        | Oyster River Coop       | 0         | 119          | 576        | 659    | 793   | 2,147  |
| 28    | 425        | Pelham                  | 42        | 72           | 1,149      | 0      | 651   | 1,914  |
| 53    | 427        | Pembroke                | 0         | 71           | 643        | 0      | 791   | 1,505  |
| 48    | 428        | Pemi-Baker Regional     | 0         | 0            | 0          | 0      | 676   | 676    |
| 23    | 435        | Piermont                | 3         | 6            | 55         | 0      | 0     | 64     |
| 7     | 437        | Pittsburg               | 2         | 6            | 56         | 0      | 30    | 94     |
| 51    | 439        | Pittsfield              | 17        | 46           | 268        | 77     | 165   | 573    |
| 32    | 441        | Plainfield              | 0         | 24           | 180        | 0      | 0     | 204    |
| 48    | 447        | Plymouth                | 28        | 30           | 361        | 0      | 0     | 419    |
| 52    | 449        | Portsmouth              | 24        | 155          | 823        | 536    | 1,096 | 2,634  |
| 35    | 450        | Profile                 | 0         | 0            | 0          | 85     | 144   | 229    |
| 33    | 453        | Raymond                 | 39        | 84           | 379        | 401    | 373   | 1,276  |



New Hampshire Department of Education  
Division of Education Analytics and Resources  
Bureau of Educational Statistics  
101 Pleasant St., Concord, NH 03301-3852  
Telephone (603) 271-2775 Fax (603) 271-3875

District Enrollments In New Hampshire Public Schools  
As of October 1, 2017

| SAU # | District # | District Name                                                   | PreSchool | Kindergarten | Elementary | Middle | High  | Total |
|-------|------------|-----------------------------------------------------------------|-----------|--------------|------------|--------|-------|-------|
| 54    | 461        | Rochester                                                       | 60        | 285          | 1,522      | 917    | 1,440 | 4,224 |
| 56    | 463        | Rollinsford                                                     | 0         | 21           | 129        | 0      | 0     | 150   |
| 48    | 467        | Rumney                                                          | 0         | 10           | 96         | 0      | 0     | 106   |
| 50    | 471        | Rye                                                             | 10        | 51           | 357        | 0      | 0     | 418   |
| 57    | 473        | Salem                                                           | 27        | 224          | 1,287      | 841    | 1,164 | 3,543 |
| 17    | 476        | Sanborn Regional                                                | 47        | 93           | 482        | 335    | 636   | 1,593 |
| 21    | 485        | Seabrook                                                        | 51        | 79           | 586        | 0      | 0     | 716   |
| 80    | 486        | Shaker Regional                                                 | 39        | 89           | 424        | 370    | 394   | 1,316 |
| 56    | 491        | Somersworth                                                     | 22        | 118          | 622        | 350    | 438   | 1,550 |
| 39    | 493        | Souhegan Cooperative                                            | 0         | 0            | 0          | 0      | 787   | 787   |
| 21    | 495        | South Hampton                                                   | 0         | 9            | 70         | 0      | 0     | 79    |
| 58    | 499        | Stark                                                           | 0         | 2            | 25         | 0      | 0     | 27    |
| 7     | 501        | Stewartstown                                                    | 4         | 8            | 64         | 0      | 0     | 76    |
| 24    | 503        | Stoddard                                                        | 0         | 11           | 63         | 0      | 0     | 74    |
| 44    | 507        | Strafford                                                       | 0         | 42           | 371        | 0      | 0     | 413   |
| 58    | 509        | Stratford                                                       | 2         | 9            | 57         | 0      | 0     | 68    |
| 16    | 511        | Stratham                                                        | 13        | 84           | 446        | 0      | 0     | 543   |
| 85    | 515        | Sunapee                                                         | 0         | 29           | 129        | 107    | 140   | 405   |
| 13    | 525        | Tamworth                                                        | 0         | 22           | 172        | 0      | 0     | 194   |
| 48    | 531        | Thornton                                                        | 0         | 25           | 180        | 0      | 0     | 205   |
| 55    | 534        | Timberlane Regional                                             | 137       | 220          | 1,252      | 789    | 1,158 | 3,556 |
| 6     | 539        | Unity                                                           | 7         | 8            | 99         | 0      | 0     | 114   |
| 101   | 543        | Wakefield                                                       | 12        | 51           | 374        | 0      | 0     | 437   |
| 23    | 549        | Warren                                                          | 6         | 8            | 63         | 0      | 0     | 77    |
| 34    | 551        | Washington                                                      | 0         | 11           | 34         | 0      | 0     | 45    |
| 48    | 553        | Waterville Valley                                               | 0         | 3            | 18         | 0      | 0     | 21    |
| 24    | 555        | Weare                                                           | 28        | 60           | 575        | 354    | 0     | 1,017 |
| 48    | 559        | Wentworth                                                       | 0         | 9            | 50         | 0      | 0     | 59    |
| 29    | 563        | Westmoreland                                                    | 0         | 18           | 124        | 0      | 0     | 142   |
| 36    | 568        | White Mountains Regional                                        | 51        | 58           | 637        | 0      | 364   | 1,110 |
| 63    | 572        | Wilton-Lyndeborough Cooperative                                 | 15        | 31           | 218        | 116    | 158   | 538   |
| 94    | 573        | Winchester                                                      | 41        | 42           | 348        | 0      | 0     | 431   |
| 95    | 575        | Windham                                                         | 63        | 141          | 1,835      | 0      | 918   | 2,957 |
| 21    | 581        | Winnacunnet Cooperative                                         | 0         | 0            | 0          | 0      | 1,051 | 1,051 |
| 59    | 582        | Winnisquam Regional                                             | 31        | 86           | 522        | 364    | 439   | 1,442 |
|       |            | <b><u>Public Acadamies and Joint Maintenance Agreements</u></b> |           |              |            |        |       |       |
|       |            | Coe-Brown Northwood Academy                                     | 0         | 0            | 0          | 0      | 715   | 715   |
|       |            | Pinkerton Academy                                               | 0         | 0            | 0          | 0      | 3,184 | 3,184 |
|       |            | Prospect Mountain JMA                                           | 0         | 0            | 0          | 0      | 476   | 476   |
|       |            | <b><u>Charter Schools</u></b>                                   |           |              |            |        |       |       |
|       |            | Academy for Science and Design Charter School                   | 0         | 0            | 0          | 300    | 220   | 520   |
|       |            | Cochecho Academy for the Arts                                   | 0         | 0            | 0          | 0      | 60    | 60    |
|       |            | Compass Classical Academy Charter School                        | 0         | 16           | 91         | 0      | 0     | 107   |

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As of October 1, 2017

| SAU # | District # | District Name                                               | PreSchool | Kindergarten | Elementary | Middle | High | Total |
|-------|------------|-------------------------------------------------------------|-----------|--------------|------------|--------|------|-------|
|       |            | CSI Charter School                                          | 0         | 0            | 0          | 0      | 52   | 52    |
|       |            | Gate City Charter School For the Arts                       | 0         | 16           | 138        | 0      | 0    | 154   |
|       |            | Granite State Arts Academy Charter School                   | 0         | 0            | 0          | 0      | 132  | 132   |
|       |            | Great Bay eLearning Charter School                          | 0         | 0            | 0          | 24     | 112  | 136   |
|       |            | LEAF Charter School                                         | 0         | 0            | 0          | 0      | 14   | 14    |
|       |            | Ledyard Charter School                                      | 0         | 0            | 0          | 0      | 40   | 40    |
|       |            | Making Community Connections Charter School                 | 0         | 0            | 0          | 31     | 134  | 165   |
|       |            | MicroSociety Academy Charter School of Southern NH          | 0         | 38           | 154        | 0      | 0    | 192   |
|       |            | Mill Falls Charter School                                   | 0         | 24           | 144        | 0      | 0    | 168   |
|       |            | Mountain Village Charter School                             | 0         | 0            | 66         | 0      | 0    | 66    |
|       |            | Next Charter School                                         | 0         | 0            | 0          | 0      | 65   | 65    |
|       |            | North Country Charter Academy                               | 0         | 0            | 0          | 2      | 45   | 47    |
|       |            | PACE Career Academy Charter School                          | 0         | 0            | 0          | 0      | 48   | 48    |
|       |            | Polaris Charter School                                      | 0         | 0            | 107        | 0      | 0    | 107   |
|       |            | Robert Frost Charter School                                 | 0         | 7            | 39         | 0      | 0    | 46    |
|       |            | Seacoast Charter School                                     | 0         | 38           | 262        | 0      | 0    | 300   |
|       |            | Strong Foundations Charter School                           | 0         | 0            | 254        | 0      | 0    | 254   |
|       |            | Surry Village Charter School                                | 0         | 11           | 81         | 0      | 0    | 92    |
|       |            | The Birches Academy of Academics & Art A Public Charter Sch | 0         | 23           | 194        | 0      | 0    | 217   |
|       |            | The Founders Academy Charter School                         | 0         | 0            | 220        | 0      | 83   | 303   |
|       |            | Virtual Learning Academy Charter School                     | 0         | 0            | 43         | 0      | 215  | 258   |

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Preliminary Totals as of 11-07-2018

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District Enrollments In New Hampshire Public Schools  
As of October 1, 2018

| SAU #               | District # | District Name                         | PreSchool    | Kindergarten  | Elementary    | Middle        | High          | Total          |
|---------------------|------------|---------------------------------------|--------------|---------------|---------------|---------------|---------------|----------------|
| <b>State Totals</b> |            |                                       | <b>4,192</b> | <b>11,690</b> | <b>73,450</b> | <b>32,250</b> | <b>55,756</b> | <b>177,377</b> |
| 53                  | 9          | Allenstown                            | 0            | 37            | 318           | 0             | 0             | 355            |
| 72                  | 15         | Alton                                 | 39           | 39            | 349           | 0             | 0             | 427            |
| 39                  | 17         | Amherst                               | 33           | 126           | 522           | 637           | 0             | 1,318          |
| 46                  | 19         | Andover                               | 0            | 21            | 216           | 0             | 0             | 237            |
| 2                   | 23         | Ashland                               | 0            | 26            | 124           | 0             | 0             | 150            |
| 15                  | 29         | Auburn                                | 0            | 63            | 555           | 0             | 0             | 618            |
| 86                  | 31         | Barnstead                             | 20           | 52            | 409           | 0             | 0             | 481            |
| 74                  | 33         | Barrington                            | 46           | 101           | 393           | 414           | 0             | 954            |
| 9                   | 35         | Bartlett                              | 31           | 16            | 151           | 0             | 0             | 198            |
| 23                  | 39         | Bath                                  | 0            | 6             | 70            | 0             | 0             | 76             |
| 25                  | 41         | Bedford                               | 71           | 233           | 1,961         | 731           | 1,525         | 4,521          |
| 3                   | 51         | Berlin                                | 0            | 82            | 415           | 264           | 383           | 1,144          |
| 35                  | 53         | Bethlehem                             | 17           | 11            | 111           | 0             | 0             | 139            |
| 67                  | 57         | Bow                                   | 20           | 92            | 417           | 499           | 654           | 1,682          |
| 16                  | 63         | Brentwood                             | 11           | 47            | 250           | 0             | 0             | 308            |
| 41                  | 71         | Brookline                             | 39           | 66            | 468           | 0             | 0             | 573            |
| 48                  | 75         | Campton                               | 20           | 30            | 259           | 0             | 0             | 309            |
| 15                  | 79         | Candia                                | 0            | 22            | 276           | 0             | 0             | 298            |
| 82                  | 93         | Chester                               | 13           | 45            | 437           | 0             | 0             | 495            |
| 29                  | 95         | Chesterfield                          | 0            | 25            | 256           | 0             | 0             | 281            |
| 53                  | 99         | Chichester                            | 0            | 31            | 180           | 0             | 0             | 211            |
| 6                   | 101        | Claremont                             | 59           | 130           | 636           | 400           | 541           | 1,766          |
| 7                   | 105        | Colebrook                             | 8            | 30            | 181           | 0             | 106           | 325            |
| 8                   | 111        | Concord                               | 83           | 288           | 1,508         | 953           | 1,594         | 4,426          |
| 1                   | 112        | Contoocook Valley                     | 62           | 138           | 590           | 667           | 711           | 2,168          |
| 9                   | 113        | Conway                                | 0            | 93            | 582           | 296           | 744           | 1,715          |
| 100                 | 115        | Cornish                               | 11           | 9             | 76            | 0             | 0             | 96             |
| 99                  | 117        | Croydon                               | 0            | 8             | 24            | 0             | 0             | 32             |
| 53                  | 127        | Deerfield                             | 43           | 60            | 438           | 0             | 0             | 541            |
| 10                  | 131        | Derry Cooperative                     | 108          | 263           | 1,752         | 1,194         | 0             | 3,317          |
| 11                  | 141        | Dover                                 | 55           | 232           | 1,106         | 1,173         | 1,400         | 3,966          |
| 70                  | 142        | Dresden                               | 0            | 0             | 374           | 0             | 749           | 1,123          |
| 67                  | 149        | Dunbarton                             | 0            | 39            | 203           | 0             | 0             | 242            |
| 16                  | 153        | East Kingston                         | 0            | 17            | 115           | 0             | 0             | 132            |
| 14                  | 165        | Epping                                | 41           | 88            | 348           | 213           | 274           | 964            |
| 53                  | 167        | Epsom                                 | 0            | 34            | 388           | 0             | 0             | 422            |
| 20                  | 171        | Errol                                 | 0            | 0             | 15            | 0             | 0             | 15             |
| 16                  | 173        | Exeter                                | 35           | 138           | 801           | 0             | 0             | 974            |
| 16                  | 172        | Exeter Region Cooperative             | 0            | 0             | 0             | 1,217         | 1,658         | 2,875          |
| 60                  | 174        | Fall Mountain Regional                | 87           | 98            | 860           | 0             | 486           | 1,531          |
| 61                  | 175        | Farmington                            | 29           | 60            | 507           | 0             | 267           | 863            |
| 18                  | 185        | Franklin                              | 20           | 81            | 554           | 0             | 297           | 952            |
| 13                  | 187        | Freedom                               | 11           | 7             | 49            | 0             | 0             | 67             |
| 83                  | 189        | Fremont                               | 15           | 45            | 346           | 0             | 0             | 406            |
| 73                  | 191        | Gilford                               | 0            | 64            | 279           | 311           | 475           | 1,129          |
| 79                  | 195        | Gilmanton                             | 0            | 43            | 364           | 0             | 0             | 407            |
| 19                  | 199        | Goffstown                             | 69           | 145           | 678           | 878           | 1,124         | 2,894          |
| 20                  | 203        | Gorham Randolph Shelburne Cooperative | 0            | 28            | 131           | 106           | 135           | 400            |
| 49                  | 208        | Governor Wentworth Regional           | 43           | 167           | 978           | 400           | 749           | 2,337          |
| 75                  | 211        | Grantham                              | 0            | 39            | 178           | 0             | 0             | 217            |
| 50                  | 215        | Greenland                             | 0            | 38            | 375           | 0             | 0             | 413            |
| 55                  | 223        | Hampstead                             | 35           | 74            | 359           | 382           | 0             | 850            |
| 90                  | 225        | Hampton                               | 24           | 108           | 917           | 0             | 0             | 1,049          |
| 21                  | 227        | Hampton Falls                         | 0            | 19            | 201           | 0             | 0             | 220            |

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|-------|------------|-------------------------------|-----------|--------------|------------|--------|-------|--------|
| 70    | 233        | Hanover                       | 0         | 67           | 391        | 0      | 0     | 458    |
| 29    | 235        | Harrisville                   | 0         | 11           | 50         | 0      | 0     | 61     |
| 23    | 238        | Haverhill Cooperative         | 43        | 41           | 148        | 272    | 197   | 701    |
| 24    | 245        | Henniker                      | 24        | 42           | 340        | 0      | 0     | 406    |
| 103   | 247        | Hill                          | 0         | 8            | 53         | 0      | 0     | 61     |
| 34    | 251        | Hillsboro-Deering Cooperative | 32        | 58           | 392        | 292    | 348   | 1,122  |
| 92    | 255        | Hinsdale                      | 31        | 51           | 211        | 115    | 152   | 560    |
| 48    | 257        | Holderness                    | 0         | 8            | 137        | 0      | 0     | 145    |
| 41    | 259        | Hollis                        | 21        | 80           | 572        | 0      | 0     | 673    |
| 41    | 260        | Hollis-Brookline Cooperative  | 0         | 0            | 0          | 392    | 857   | 1,249  |
| 15    | 261        | Hooksett                      | 27        | 94           | 701        | 497    | 0     | 1,319  |
| 66    | 263        | Hopkinton                     | 36        | 62           | 429        | 167    | 308   | 1,002  |
| 81    | 267        | Hudson                        | 99        | 135          | 1,151      | 803    | 1,144 | 3,332  |
| 2     | 269        | Inter-Lakes Cooperative       | 23        | 80           | 446        | 152    | 325   | 1,026  |
| 9     | 271        | Jackson                       | 0         | 10           | 39         | 0      | 0     | 49     |
| 47    | 274        | Jaffrey-Rindge Cooperative    | 65        | 99           | 535        | 318    | 379   | 1,396  |
| 24    | 275        | John Stark Regional           | 0         | 0            | 0          | 0      | 643   | 643    |
| 65    | 276        | Kearsarge Regional            | 39        | 116          | 633        | 423    | 512   | 1,723  |
| 29    | 279        | Keene                         | 95        | 183          | 948        | 714    | 1,388 | 3,328  |
| 16    | 281        | Kensington                    | 0         | 24           | 94         | 0      | 0     | 118    |
| 30    | 285        | Laconia                       | 61        | 151          | 758        | 445    | 549   | 1,964  |
| 35    | 288        | Lafayette Regional            | 0         | 10           | 105        | 0      | 0     | 115    |
| 35    | 291        | Landaff                       | 8         | 3            | 12         | 0      | 0     | 23     |
| 88    | 295        | Lebanon                       | 41        | 95           | 435        | 469    | 584   | 1,624  |
| 71    | 299        | Lempster                      | 0         | 10           | 90         | 0      | 0     | 100    |
| 68    | 305        | Lincoln-Woodstock Cooperative | 0         | 35           | 121        | 57     | 75    | 288    |
| 35    | 306        | Lisbon Regional               | 0         | 32           | 153        | 50     | 117   | 352    |
| 27    | 315        | Litchfield                    | 39        | 80           | 340        | 404    | 433   | 1,296  |
| 84    | 317        | Littleton                     | 0         | 49           | 299        | 120    | 213   | 681    |
| 12    | 319        | Londonderry                   | 124       | 226          | 1,504      | 951    | 1,444 | 4,249  |
| 76    | 327        | Lyme                          | 0         | 17           | 167        | 0      | 0     | 184    |
| 13    | 333        | Madison                       | 0         | 19           | 115        | 0      | 0     | 134    |
| 37    | 335        | Manchester                    | 400       | 968          | 5,213      | 2,921  | 3,974 | 13,476 |
| 29    | 339        | Marlborough                   | 9         | 24           | 135        | 0      | 0     | 168    |
| 29    | 341        | Marlow                        | 5         | 7            | 31         | 0      | 0     | 43     |
| 87    | 342        | Mascenic Regional             | 13        | 76           | 319        | 289    | 329   | 1,026  |
| 62    | 343        | Mascoma Valley Regional       | 71        | 76           | 675        | 0      | 321   | 1,143  |
| 89    | 345        | Mason                         | 10        | 10           | 54         | 0      | 0     | 74     |
| 26    | 351        | Merrimack                     | 134       | 237          | 1,601      | 559    | 1,206 | 3,737  |
| 46    | 352        | Merrimack Valley              | 40        | 158          | 826        | 545    | 819   | 2,388  |
| 69    | 353        | Middleton                     | 8         | 15           | 114        | 0      | 0     | 137    |
| 20    | 355        | Milan                         | 20        | 14           | 94         | 0      | 0     | 128    |
| 40    | 357        | Milford                       | 42        | 137          | 761        | 563    | 809   | 2,312  |
| 64    | 359        | Milton                        | 0         | 39           | 205        | 117    | 153   | 514    |
| 93    | 363        | Monadnock Regional            | 82        | 134          | 751        | 225    | 483   | 1,675  |
| 77    | 365        | Monroe                        | 8         | 8            | 61         | 0      | 0     | 77     |
| 39    | 367        | Mont Vernon                   | 0         | 26           | 163        | 0      | 0     | 189    |
| 45    | 369        | Moultonborough                | 29        | 24           | 199        | 73     | 158   | 483    |
| 42    | 371        | Nashua                        | 326       | 778          | 4,095      | 2,415  | 3,548 | 11,162 |
| 29    | 375        | Nelson                        | 0         | 17           | 57         | 0      | 0     | 74     |
| 19    | 377        | New Boston                    | 19        | 43           | 494        | 0      | 0     | 556    |
| 50    | 381        | New Castle                    | 0         | 1            | 44         | 0      | 0     | 45     |
| 16    | 387        | Newfields                     | 0         | 16           | 88         | 0      | 0     | 104    |
| 4     | 388        | Newfound Area                 | 22        | 80           | 404        | 290    | 385   | 1,181  |
| 50    | 391        | Newington                     | 0         | 10           | 42         | 0      | 0     | 52     |
| 31    | 399        | Newmarket                     | 29        | 89           | 649        | 0      | 291   | 1,058  |
| 43    | 401        | Newport                       | 31        | 61           | 347        | 198    | 325   | 962    |
| 21    | 405        | North Hampton                 | 13        | 34           | 294        | 0      | 0     | 341    |
| 58    | 407        | Northumberland                | 0         | 17           | 182        | 0      | 125   | 324    |
| 44    | 411        | Northwood                     | 0         | 41           | 329        | 0      | 0     | 370    |
| 44    | 413        | Nottingham                    | 0         | 46           | 457        | 0      | 0     | 503    |
| 5     | 423        | Oyster River Coop             | 0         | 92           | 589        | 667    | 810   | 2,158  |
| 28    | 425        | Pelham                        | 58        | 87           | 1,115      | 0      | 617   | 1,877  |
| 53    | 427        | Pembroke                      | 0         | 59           | 611        | 0      | 760   | 1,430  |
| 48    | 428        | Pemi-Baker Regional           | 0         | 0            | 0          | 0      | 664   | 664    |
| 23    | 435        | Piermont                      | 9         | 3            | 50         | 0      | 0     | 62     |
| 7     | 437        | Pittsburg                     | 1         | 3            | 50         | 0      | 29    | 83     |

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|-----------------------------------------------------------------|------------|----------------------------------------------------|-----------|--------------|------------|--------|-------|-------|
| 51                                                              | 439        | Pittsfield                                         | 15        | 44           | 269        | 91     | 154   | 573   |
| 32                                                              | 441        | Plainfield                                         | 0         | 22           | 186        | 0      | 0     | 208   |
| 48                                                              | 447        | Plymouth                                           | 26        | 44           | 347        | 0      | 0     | 417   |
| 52                                                              | 449        | Portsmouth                                         | 14        | 175          | 824        | 531    | 1,128 | 2,672 |
| 35                                                              | 450        | Profile                                            | 0         | 0            | 0          | 92     | 134   | 226   |
| 33                                                              | 453        | Raymond                                            | 42        | 104          | 348        | 380    | 368   | 1,242 |
| 54                                                              | 461        | Rochester                                          | 68        | 303          | 1,487      | 922    | 1,437 | 4,217 |
| 56                                                              | 463        | Rollinsford                                        | 0         | 23           | 133        | 0      | 0     | 156   |
| 48                                                              | 467        | Rumney                                             | 0         | 9            | 105        | 0      | 0     | 114   |
| 50                                                              | 471        | Rye                                                | 18        | 39           | 342        | 0      | 0     | 399   |
| 57                                                              | 473        | Salem                                              | 54        | 215          | 1,270      | 825    | 1,161 | 3,525 |
| 17                                                              | 476        | Sanborn Regional                                   | 49        | 100          | 468        | 308    | 670   | 1,595 |
| 21                                                              | 485        | Seabrook                                           | 37        | 71           | 604        | 0      | 0     | 712   |
| 80                                                              | 486        | Shaker Regional                                    | 33        | 95           | 401        | 368    | 391   | 1,288 |
| 56                                                              | 491        | Somersworth                                        | 22        | 118          | 599        | 338    | 413   | 1,490 |
| 39                                                              | 493        | Souhegan Cooperative                               | 0         | 0            | 0          | 0      | 740   | 740   |
| 21                                                              | 495        | South Hampton                                      | 0         | 5            | 77         | 0      | 0     | 82    |
| 58                                                              | 499        | Stark                                              | 0         | 1            | 25         | 0      | 0     | 26    |
| 7                                                               | 501        | Stewartstown                                       | 3         | 7            | 60         | 0      | 0     | 70    |
| 24                                                              | 503        | Stoddard                                           | 0         | 13           | 52         | 0      | 0     | 65    |
| 44                                                              | 507        | Strafford                                          | 0         | 38           | 373        | 0      | 0     | 411   |
| 58                                                              | 509        | Stratford                                          | 3         | 7            | 56         | 0      | 0     | 66    |
| 16                                                              | 511        | Stratham                                           | 20        | 93           | 447        | 0      | 0     | 560   |
| 85                                                              | 515        | Sunapee                                            | 0         | 21           | 127        | 109    | 143   | 400   |
| 13                                                              | 525        | Tamworth                                           | 0         | 17           | 168        | 0      | 0     | 185   |
| 48                                                              | 531        | Thornton                                           | 0         | 30           | 185        | 0      | 0     | 215   |
| 55                                                              | 534        | Timberlane Regional                                | 134       | 219          | 1,202      | 809    | 1,100 | 3,464 |
| 6                                                               | 539        | Unity                                              | 4         | 8            | 80         | 0      | 0     | 92    |
| 101                                                             | 543        | Wakefield                                          | 25        | 57           | 388        | 0      | 0     | 470   |
| 23                                                              | 549        | Warren                                             | 5         | 10           | 63         | 0      | 0     | 78    |
| 34                                                              | 551        | Washington                                         | 0         | 10           | 31         | 0      | 0     | 41    |
| 48                                                              | 553        | Waterville Valley                                  | 0         | 2            | 20         | 0      | 0     | 22    |
| 24                                                              | 555        | Weare                                              | 25        | 78           | 533        | 339    | 0     | 975   |
| 48                                                              | 559        | Wentworth                                          | 0         | 8            | 54         | 0      | 0     | 62    |
| 29                                                              | 563        | Westmoreland                                       | 0         | 18           | 117        | 0      | 0     | 135   |
| 36                                                              | 568        | White Mountains Regional                           | 64        | 63           | 622        | 0      | 358   | 1,107 |
| 63                                                              | 572        | Wilton-Lyndeborough Cooperative                    | 14        | 53           | 211        | 123    | 152   | 553   |
| 94                                                              | 573        | Winchester                                         | 34        | 41           | 344        | 0      | 0     | 419   |
| 95                                                              | 575        | Windham                                            | 61        | 133          | 1,820      | 0      | 940   | 2,954 |
| 21                                                              | 581        | Winnacunnet Cooperative                            | 0         | 0            | 0          | 0      | 1,022 | 1,022 |
| 59                                                              | 582        | Winnisquam Regional                                | 37        | 98           | 512        | 356    | 440   | 1,443 |
| <b><u>Public Acadamies and Joint Maintenance Agreements</u></b> |            |                                                    |           |              |            |        |       |       |
|                                                                 |            | Coe-Brown Northwood Academy                        | 0         | 0            | 0          | 0      | 693   | 693   |
|                                                                 |            | Pinkerton Academy                                  | 0         | 0            | 0          | 0      | 3,227 | 3,227 |
|                                                                 |            | Prospect Mountain JMA                              | 0         | 0            | 0          | 0      | 464   | 464   |
| <b><u>Charter Schools</u></b>                                   |            |                                                    |           |              |            |        |       |       |
|                                                                 |            | Academy for Science and Design Charter School      | 0         | 0            | 0          | 291    | 241   | 532   |
|                                                                 |            | Capital City Public Charter School                 | 0         | 0            | 33         | 0      | 0     | 33    |
|                                                                 |            | Cochecho Academy for the Arts                      | 0         | 0            | 0          | 0      | 59    | 59    |
|                                                                 |            | Compass Classical Academy Charter School           | 0         | 30           | 113        | 0      | 0     | 143   |
|                                                                 |            | CSI Charter School                                 | 0         | 0            | 0          | 0      | 38    | 38    |
|                                                                 |            | Gate City Charter School For the Arts              | 0         | 19           | 144        | 0      | 0     | 163   |
|                                                                 |            | Granite State Arts Academy Charter School          | 0         | 0            | 0          | 0      | 123   | 123   |
|                                                                 |            | Great Bay Charter School                           | 0         | 0            | 0          | 36     | 106   | 142   |
|                                                                 |            | Kreiva Academy Public Charter School District      | 0         | 0            | 0          | 64     | 27    | 91    |
|                                                                 |            | LEAF Charter School                                | 0         | 0            | 0          | 0      | 46    | 46    |
|                                                                 |            | Ledyard Charter School                             | 0         | 0            | 0          | 0      | 35    | 35    |
|                                                                 |            | Making Community Connections Charter School        | 0         | 0            | 0          | 30     | 122   | 152   |
|                                                                 |            | MicroSociety Academy Charter School of Southern NH | 0         | 17           | 197        | 0      | 0     | 214   |
|                                                                 |            | Mill Falls Charter School                          | 0         | 24           | 144        | 0      | 0     | 168   |

| SAU # | District # | District Name                                                  | PreSchool | Kindergarten | Elementary | Middle | High | Total |
|-------|------------|----------------------------------------------------------------|-----------|--------------|------------|--------|------|-------|
|       |            | Mountain Village Charter School                                | 0         | 0            | 91         | 0      | 0    | 91    |
|       |            | Next Charter School                                            | 0         | 0            | 0          | 0      | 70   | 70    |
|       |            | North Country Charter Academy                                  | 0         | 0            | 2          | 0      | 39   | 41    |
|       |            | PACE Career Academy Charter School                             | 0         | 0            | 0          | 0      | 42   | 42    |
|       |            | Polaris Charter School                                         | 0         | 0            | 111        | 0      | 0    | 111   |
|       |            | Robert Frost Charter School                                    | 0         | 7            | 33         | 0      | 0    | 40    |
|       |            | Seacoast Charter School                                        | 0         | 36           | 262        | 0      | 0    | 298   |
|       |            | Strong Foundations Charter School                              | 0         | 0            | 269        | 0      | 0    | 269   |
|       |            | Surry Village Charter School                                   | 0         | 11           | 79         | 0      | 0    | 90    |
|       |            | The Birches Academy of Academics & Art A<br>Public Charter Sch | 0         | 25           | 197        | 0      | 0    | 222   |
|       |            | The Founders Academy Charter School                            | 0         | 0            | 221        | 0      | 116  | 337   |
|       |            | Virtual Learning Academy Charter School                        | 0         | 0            | 45         | 0      | 250  | 295   |
|       |            | Windham Academy Public Charter School                          | 0         | 49           | 41         | 0      | 0    | 90    |

85 (32.101)

\\DistrictEnroll18-19.xls



**COST PER PUPIL BY DISTRICT, 2017-2018**

The Cost per Pupil represents, with certain adjustments, current expenditures from all funding sources (local, state and federal) associated with the daily operation of schools. Payments to other school districts and private schools have been subtracted. Revenues from the sales of lunches have also been excluded.

Cost per Pupil is calculated by subtracting tuition and transportation from K-12 current operating expenditures, and then dividing by the average daily membership in attendance (ADM-A). The report "State Average Cost Per Pupil and Total Expenditures" identifies which expenditures have been included or excluded. The per pupil amount of all expenditures - operating, tuition, transportation, equipment, construction, interest and non-K-12 expenditures is \$18,991.10.

| School District   | Elementary         | Approved<br>Middle | High               | Total<br>(Pre School-12) |
|-------------------|--------------------|--------------------|--------------------|--------------------------|
| State Average (1) | <b>\$15,981.46</b> | <b>\$15,021.13</b> | <b>\$16,214.73</b> | <b>\$15,865.26</b>       |
| Albany            | -                  | -                  | -                  | -                        |
| Allentown         | 17,240.57          | -                  | -                  | 17,240.57                |
| Alton             | 20,060.19          | -                  | -                  | 20,060.19                |
| Amherst           | 17,210.56          | 18,046.91          | -                  | 17,620.42                |
| Andover           | 13,367.65          | -                  | -                  | 13,367.65                |
| Ashland           | 18,639.77          | -                  | -                  | 18,639.77                |
| Auburn            | 12,462.23          | -                  | -                  | 12,462.23                |
| Barnstead         | 16,101.18          | -                  | -                  | 16,101.18                |
| Barrington        | 13,609.67          | 14,754.76          | -                  | 14,116.26                |
| Bartlett          | 24,476.38          | -                  | -                  | 24,476.38                |
| Bath              | 15,638.83          | -                  | -                  | 15,638.83                |
| Bedford           | 13,532.83          | 13,588.88          | 12,916.70          | 13,332.51                |
| Benton            | -                  | -                  | -                  | -                        |
| Berlin            | 16,253.55          | 15,203.32          | 18,250.33          | 16,679.55                |
| Bethlehem         | 20,327.93          | -                  | -                  | 20,327.93                |
| Bow               | 14,586.74          | 14,529.57          | 15,226.28          | 14,819.09                |
| Brentwood *       | 14,462.49          | -                  | -                  | 14,462.49                |
| Brookline         | 15,085.90          | -                  | -                  | 15,085.90                |
| Campton           | 18,215.57          | -                  | -                  | 18,215.57                |
| Candia            | 16,875.73          | -                  | -                  | 16,875.73                |
| Chatham           | -                  | -                  | -                  | -                        |
| Chester           | 12,975.58          | -                  | -                  | 12,975.58                |
| Chesterfield      | 17,820.82          | -                  | -                  | 17,820.82                |
| Chichester        | 19,081.05          | -                  | -                  | 19,081.05                |
| Claremont         | 16,846.32          | 13,696.81          | 17,927.74          | 16,475.90                |
| Clarksville       | -                  | -                  | -                  | -                        |
| Colebrook         | 16,731.92          | -                  | 19,928.21          | 17,839.07                |
| Columbia          | -                  | -                  | -                  | -                        |
| Concord           | 17,569.70          | 14,783.93          | 14,178.74          | 15,639.03                |
| Contoocook Valley | 20,099.31          | 17,232.99          | 17,689.55          | 18,408.09                |
| Conway            | 17,769.08          | 18,429.70          | 16,776.99          | 17,462.66                |
| Coos County       | -                  | -                  | -                  | -                        |
| Cornish           | 24,172.86          | -                  | -                  | 24,172.86                |
| Croydon           | 15,573.19          | -                  | -                  | 15,573.19                |
| Deerfield         | 18,010.23          | -                  | -                  | 18,010.23                |
| Derry Cooperative | 15,442.58          | 14,254.97          | -                  | 15,014.25                |
| Dover             | 13,014.47          | 10,614.94          | 12,859.59          | 12,234.46                |
| Dresden           | 19,595.55          | -                  | 19,856.55          | 19,766.98                |
| Dummer            | -                  | -                  | -                  | -                        |
| Dunbarton         | 14,872.76          | -                  | -                  | 14,872.76                |

| School District                | Elementary | Approved<br>Middle | High      | Total<br>(Pre School-12) |
|--------------------------------|------------|--------------------|-----------|--------------------------|
| East Kingston *                | 18,769.60  | -                  | -         | 18,769.60                |
| Eaton                          | -          | -                  | -         | -                        |
| Ellsworth                      | -          | -                  | -         | -                        |
| Epping                         | 15,078.47  | 16,824.13          | 19,851.83 | 16,797.82                |
| Epsom                          | 16,834.59  | -                  | -         | 16,834.59                |
| Errol                          | 25,282.53  | -                  | -         | 25,282.53                |
| Exeter *                       | 17,703.44  | -                  | -         | 17,703.44                |
| Exeter Regional Cooperative *  | -          | 15,405.21          | 15,242.84 | 15,309.85                |
| Fall Mountain Regional         | 18,424.23  | -                  | 17,348.50 | 18,079.51                |
| Farmington                     | 14,636.80  | -                  | 17,109.55 | 15,354.78                |
| Franklin                       | 15,376.29  | 12,117.11          | 15,595.49 | 14,197.77                |
| Freedom                        | 31,425.95  | -                  | -         | 31,425.95                |
| Fremont                        | 15,433.85  | -                  | -         | 15,433.85                |
| Gilford                        | 18,819.20  | 18,098.95          | 19,170.31 | 18,756.02                |
| Gilmanton                      | 15,244.60  | -                  | -         | 15,244.60                |
| Goffstown                      | 13,667.07  | 13,156.55          | 13,784.12 | 13,553.63                |
| Gorham Randolph Shelburne Coop | 16,679.85  | 16,409.11          | 20,390.22 | 17,722.44                |
| Goshen                         | -          | -                  | -         | -                        |
| Gov Wentworth Regional         | 18,448.39  | 18,547.65          | 17,820.30 | 18,252.09                |
| Grantham                       | 23,472.82  | -                  | -         | 23,472.82                |
| Greenland                      | 14,276.58  | -                  | -         | 14,276.58                |
| Hale's Location                | -          | -                  | -         | -                        |
| Hampstead                      | 18,487.09  | 18,717.77          | -         | 18,599.20                |
| Hampton                        | 16,730.13  | -                  | -         | 16,730.13                |
| Hampton Falls                  | 22,440.88  | -                  | -         | 22,440.88                |
| Hanover                        | 21,652.95  | -                  | -         | 21,652.95                |
| Harrisville                    | 25,886.00  | -                  | -         | 25,886.00                |
| Hart's Location                | -          | -                  | -         | -                        |
| Haverhill Cooperative          | 14,782.76  | 17,554.06          | 22,080.91 | 17,930.40                |
| Henniker **                    | 17,816.13  | -                  | -         | 17,816.13                |
| Hill                           | 14,113.60  | -                  | -         | 14,113.60                |
| Hillsboro-Deering Coop         | 18,616.31  | 15,486.49          | 21,339.05 | 18,559.24                |
| Hinsdale                       | 16,492.54  | 21,384.57          | 23,789.14 | 19,454.28                |
| Holderness                     | 22,042.01  | -                  | -         | 22,042.01                |
| Hollis                         | 15,789.98  | -                  | -         | 15,789.98                |
| Hollis/Brookline Coop          | -          | 14,290.53          | 15,520.73 | 15,095.83                |
| Hooksett                       | 15,114.76  | 13,515.51          | -         | 14,487.37                |
| Hopkinton                      | 16,968.32  | 15,486.92          | 18,898.92 | 17,265.98                |
| Hudson                         | 13,914.46  | 13,448.67          | 13,916.53 | 13,800.98                |
| Inter-Lakes Cooperative        | 21,731.40  | -                  | 23,551.86 | 22,293.52                |
| Jackson                        | 27,357.30  | -                  | -         | 27,357.30                |
| Jaffrey-Rindge Cooperative     | 14,851.54  | 14,181.19          | 15,772.24 | 14,938.66                |
| John Stark Regional **         | -          | -                  | 18,017.82 | 18,017.82                |
| Kearsarge Regional             | 16,834.38  | 21,602.83          | 20,668.83 | 19,122.77                |
| Keene                          | 17,312.26  | 13,363.83          | 15,076.16 | 15,532.40                |
| Kensington *                   | 20,385.11  | -                  | -         | 20,385.11                |
| Laconia                        | 15,014.87  | 19,647.95          | 16,652.22 | 16,485.00                |
| Lafayette Regional             | 18,778.09  | -                  | -         | 18,778.09                |
| Landaff                        | 16,579.52  | -                  | -         | 16,579.52                |
| Lebanon                        | 23,048.38  | 19,633.24          | 20,219.50 | 21,051.01                |
| Lempster                       | 23,965.73  | -                  | -         | 23,965.73                |
| Lincoln-Woodstock Coop         | 23,321.55  | 24,705.06          | 24,761.36 | 24,064.74                |
| Lisbon Regional                | 12,403.52  | 19,984.51          | 22,039.64 | 16,568.55                |
| Litchfield                     | 17,222.78  | 14,699.50          | 14,860.26 | 15,515.34                |

| School District          | Elementary | Approved<br>Middle | High      | Total<br>(Pre School-12) |
|--------------------------|------------|--------------------|-----------|--------------------------|
| Littleton                | 19,249.79  | 18,702.51          | 20,624.81 | 19,681.76                |
| Londonderry              | 17,092.80  | 14,946.33          | 15,950.88 | 16,176.96                |
| Lyme                     | 22,102.77  | -                  | -         | 22,102.77                |
| Madison                  | 25,256.58  | -                  | -         | 25,256.58                |
| Manchester               | 11,367.66  | 12,124.09          | 13,028.39 | 12,024.43                |
| Marlboro                 | 19,639.75  | -                  | -         | 19,639.75                |
| Marlow                   | 22,584.33  | -                  | -         | 22,584.33                |
| Mascenic Regional        | 12,266.12  | 13,812.50          | 16,449.33 | 14,044.86                |
| Mascoma Valley Regional  | 18,981.32  | -                  | 20,755.26 | 19,498.18                |
| Mason                    | 19,314.11  | -                  | -         | 19,314.11                |
| Merrimack                | 16,723.91  | 16,187.73          | 16,269.48 | 16,483.61                |
| Merrimack Valley         | 13,918.88  | 14,922.82          | 15,733.06 | 14,742.55                |
| Middleton                | 15,908.62  | -                  | -         | 15,908.62                |
| Milan                    | 12,867.42  | -                  | -         | 12,867.42                |
| Milford                  | 16,151.37  | 16,006.27          | 15,827.22 | 15,994.26                |
| Milton                   | 15,825.17  | 16,586.30          | 19,690.88 | 17,187.18                |
| Monadnock Regional       | 17,847.33  | 16,722.30          | 18,832.44 | 17,979.18                |
| Monroe                   | 26,441.15  | -                  | -         | 26,441.15                |
| Mont Vernon              | 16,123.86  | -                  | -         | 16,123.86                |
| Moultonborough           | 22,275.02  | 30,719.26          | 27,499.73 | 25,429.92                |
| Nashua                   | 13,360.44  | 13,156.87          | 12,761.93 | 13,126.65                |
| Nelson                   | 16,334.09  | -                  | -         | 16,334.09                |
| New Boston               | 12,079.65  | -                  | -         | 12,079.65                |
| New Castle               | 20,702.30  | -                  | -         | 20,702.30                |
| Newfields *              | 18,894.23  | -                  | -         | 18,894.23                |
| Newfound Area            | 17,668.81  | 15,111.67          | 16,806.70 | 16,721.75                |
| Newington                | 27,994.27  | -                  | -         | 27,994.27                |
| Newmarket                | 15,394.44  | -                  | 17,183.00 | 15,834.04                |
| Newport                  | 13,501.61  | 13,422.70          | 18,125.70 | 15,101.33                |
| North Hampton            | 21,465.68  | -                  | -         | 21,465.68                |
| Northumberland           | 16,589.86  | -                  | 16,243.45 | 16,460.75                |
| Northwood *              | 14,901.74  | -                  | -         | 14,901.74                |
| Nottingham *             | 13,560.99  | -                  | -         | 13,560.99                |
| Oyster River Cooperative | 18,420.86  | 17,055.38          | 18,703.77 | 18,099.27                |
| Pelham                   | 11,991.66  | -                  | 13,880.82 | 12,643.24                |
| Pembroke                 | 16,932.58  | -                  | 14,147.35 | 15,495.35                |
| Pemi-Baker Cooperative   | -          | -                  | 18,260.43 | 18,260.43                |
| Piermont                 | 18,116.41  | -                  | -         | 18,116.41                |
| Pittsburg                | 21,601.38  | -                  | 39,509.83 | 27,065.07                |
| Pittsfield               | 13,759.29  | 16,800.75          | 20,966.15 | 16,161.33                |
| Plainfield               | 22,206.00  | -                  | -         | 22,206.00                |
| Plymouth                 | 18,694.66  | -                  | -         | 18,694.66                |
| Portsmouth               | 18,985.24  | 18,200.33          | 17,838.83 | 18,346.42                |
| Profile                  | -          | 20,490.68          | 24,405.03 | 22,904.92                |
| Raymond                  | 15,982.45  | 15,960.09          | 18,402.72 | 16,679.39                |
| Rochester                | 14,992.91  | 12,690.69          | 12,553.51 | 13,656.86                |
| Rollinsford              | 20,364.78  | -                  | -         | 20,364.78                |
| Rumney                   | 22,934.37  | -                  | -         | 22,934.37                |
| Rye                      | 23,123.86  | -                  | -         | 23,123.86                |
| Salem                    | 15,505.45  | 13,238.19          | 16,705.25 | 15,370.10                |
| Sanborn Regional         | 19,348.65  | 17,929.72          | 17,224.43 | 18,203.53                |
| Seabrook                 | 18,133.01  | -                  | -         | 18,133.01                |
| Shaker Regional          | 15,301.37  | 15,624.72          | 15,426.09 | 15,433.64                |
| Somersworth              | 13,754.95  | 16,569.32          | 17,008.93 | 15,313.36                |

| School District              | Elementary | Approved<br>Middle | High      | Total<br>(Pre School-12) |
|------------------------------|------------|--------------------|-----------|--------------------------|
| Souhegan Cooperative         | -          | -                  | 19,791.08 | 19,791.08                |
| South Hampton                | 22,033.35  | -                  | -         | 22,033.35                |
| Stark                        | 19,656.01  | -                  | -         | 19,656.01                |
| Stewartstown                 | 18,537.14  | -                  | -         | 18,537.14                |
| Stoddard **                  | 16,645.28  | -                  | -         | 16,645.28                |
| Strafford *                  | 13,389.69  | -                  | -         | 13,389.69                |
| Stratford                    | 21,499.32  | -                  | -         | 21,499.32                |
| Stratham *                   | 17,871.97  | -                  | -         | 17,871.97                |
| Sullivan                     | -          | -                  | -         | -                        |
| Sunapee                      | 23,385.55  | 26,585.72          | 26,946.63 | 25,435.73                |
| Surry                        | -          | -                  | -         | -                        |
| Tamworth                     | 25,437.89  | -                  | -         | 25,437.89                |
| Thornton                     | 19,359.98  | -                  | -         | 19,359.98                |
| Timberlane Regional          | 17,092.42  | 17,499.95          | 17,376.37 | 17,280.34                |
| Unity                        | 15,044.76  | -                  | -         | 15,044.76                |
| Wakefield                    | 14,639.02  | -                  | -         | 14,639.02                |
| Warren                       | 18,724.75  | -                  | -         | 18,724.75                |
| Washington                   | 19,250.57  | -                  | -         | 19,250.57                |
| Waterville Valley            | 42,810.02  | -                  | -         | 42,810.02                |
| Weare **                     | 11,315.37  | 15,414.92          | -         | 12,813.37                |
| Wentworth                    | 23,680.94  | -                  | -         | 23,680.94                |
| Westmoreland                 | 15,751.45  | -                  | -         | 15,751.45                |
| White Mountains Regional     | 17,409.17  | -                  | 18,857.61 | 17,885.99                |
| Wilton-Lyndeboro Cooperative | 20,858.07  | 19,784.86          | 19,769.33 | 20,275.42                |
| Winchester                   | 15,960.74  | -                  | -         | 15,960.74                |
| Windham                      | 13,880.09  | -                  | 14,831.37 | 14,194.57                |
| Windsor                      | -          | -                  | -         | -                        |
| Winnacunnet Cooperative      | -          | -                  | 19,572.69 | 19,572.69                |
| Winnisquam Regional          | 16,055.86  | 14,604.84          | 16,153.38 | 15,697.64                |

NOTE:

It is appropriate to compare two districts only when they have the same grade range. Even when the grade ranges are identical, only the total figures should be considered comparable because different formulas may have been used to allocate district-wide costs.

\* Districts do not report federal funds on their annual financial statement

\*\* Partial reporting of federal funds

(1) State Average based on district operated schools only.

RML

66 (18.20)

## Grafton County Expenses

|                                                              | County Budget<br>2018 * | Lebanon<br>Apportionment | % of Budget |
|--------------------------------------------------------------|-------------------------|--------------------------|-------------|
| Percent of taxes paid by Residential**                       | \$ 26,003,536           | \$ 3,841,918             | 14.775%     |
|                                                              |                         | 55.10%                   |             |
| Apportionment of Lebanon Costs to<br>Residential tax burden: |                         | \$ 2,116,897             |             |
| Housing units in Lebanon                                     |                         | 6689                     |             |
| County expenses per unit                                     |                         | <u>\$ 316.47</u>         |             |

### Sources:

\* NH Department of Revenue Administration

\*\* Assume the percent paid by Residential taxes is the same as it is for municipal expenses, as provided by NH Employment Security Community Profile 2018



Lindsey M. Stepp  
Commissioner

Carolynn J. Lear  
Assistant Commissioner

## State of New Hampshire Department of Revenue Administration

109 Pleasant Street  
PO Box 487, Concord, NH 03302-0487  
Telephone (603) 230-5000  
[www.revenue.nh.gov](http://www.revenue.nh.gov)



MUNICIPAL AND PROPERTY  
DIVISION

Stephan W. Hamilton  
Director

Thomas P. Hughes  
Assistant Director

9/20/2018

Commissioners  
Grafton County  
3855 Dartmouth College Hwy – Box 1  
North Haverhill NH 03774

Dear Commissioners:

Please find enclosed the Grafton County apportionment for 2018. This apportionment is based on the net tax commitment of \$26,003,536 as voted by the County Convention and certified to us by its chairman and clerk.

Sincerely yours,

Stephan Hamilton, Director  
Municipal & Property Division

Enclosure

swh/sd

TDD Access: Relay NH 1-800-735-2964

*Individuals who need auxiliary aids for effective communication in programs and services of the Department of Revenue Administration are invited to make their needs and preferences known to the Department.*



| 2018<br>GRAFTON COUNTY                                                 | % Proportion to<br>County Tax* | Apportionment<br>of County Budget |
|------------------------------------------------------------------------|--------------------------------|-----------------------------------|
| ALEXANDRIA                                                             | 1.3697%                        | 356,162                           |
| ASHLAND                                                                | 1.7414%                        | 452,834                           |
| BATH                                                                   | 0.8331%                        | 216,644                           |
| BENTON                                                                 | 0.1959%                        | 50,937                            |
| BETHLEHEM                                                              | 1.9505%                        | 507,207                           |
| BRIDGEWATER                                                            | 2.5389%                        | 660,214                           |
| BRISTOL                                                                | 3.5057%                        | 911,606                           |
| CAMPTON                                                                | 2.8156%                        | 732,160                           |
| CANAAN                                                                 | 2.5606%                        | 665,844                           |
| DORCHESTER                                                             | 0.2681%                        | 69,706                            |
| EASTON                                                                 | 0.4775%                        | 124,158                           |
| ELLSWORTH                                                              | 0.1027%                        | 26,707                            |
| ENFIELD                                                                | 4.1627%                        | 1,082,458                         |
| FRANCONIA                                                              | 2.1717%                        | 564,715                           |
| GRAFTON                                                                | 0.8110%                        | 210,877                           |
| GROTON                                                                 | 0.8736%                        | 227,180                           |
| HANOVER                                                                | 17.1837%                       | 4,468,371                         |
| HAVERHILL                                                              | 2.3742%                        | 617,380                           |
| HEBRON                                                                 | 1.9851%                        | 516,190                           |
| HOLDERNESS                                                             | 5.2093%                        | 1,354,591                         |
| LANDAFF                                                                | 0.3155%                        | 82,047                            |
| LEBANON                                                                | 14.7746%                       | 3,841,918                         |
| LINCOLN                                                                | 6.2455%                        | 1,624,040                         |
| LISBON                                                                 | 0.7478%                        | 194,461                           |
| LITTLETON                                                              | 4.6822%                        | 1,217,530                         |
| LIVERMORE                                                              | 0.0009%                        | 241                               |
| LYMAN                                                                  | 0.4485%                        | 116,637                           |
| LYME                                                                   | 2.6050%                        | 677,390                           |
| MONROE                                                                 | 2.0297%                        | 527,788                           |
| ORANGE                                                                 | 0.2314%                        | 60,174                            |
| ORFORD                                                                 | 1.0220%                        | 265,759                           |
| PIERMONT                                                               | 0.7223%                        | 187,827                           |
| PLYMOUTH                                                               | 3.2064%                        | 833,788                           |
| RUMNEY                                                                 | 1.1618%                        | 302,109                           |
| SUGAR HILL                                                             | 0.9846%                        | 256,026                           |
| THORNTON                                                               | 2.5478%                        | 662,510                           |
| WARREN                                                                 | 0.4844%                        | 125,971                           |
| WATERVILLE VALLEY                                                      | 2.2760%                        | 591,851                           |
| WENTWORTH                                                              | 0.6436%                        | 167,372                           |
| WOODSTOCK                                                              | 1.7388%                        | 452,156                           |
| * Rounded for display. Actual apportionment based on detailed figures. |                                |                                   |
| TOTALS                                                                 | 100.0000%                      | 26,003,536                        |

*Spencer Hale 9/20/18*

**APPENDIX D**  
**WILDLIFE IMPACTS ASSESSMENT**

February 24, 2019

To:

Jeff Goodrich, P.E.  
Pathways Consulting, LLC  
240 Mechanic Street #100  
Lebanon, NH 03766

From:

Rick Van de Poll, Ph.D.  
Ecosystem Management Consultants

Re: Anticipated Wildlife Impacts at the Proposed Oak Ridge Development Site

Dear Jeff;

You have requested a wildlife impact assessment of Lebanon's Map 4 Lots 5 & 6 for the proposed development of a residential cluster hereinafter referred to as 'Oak Ridge.' I have reviewed existing wildlife data known for the area to date including the following:

- Lebanon NRI, as published in *Natural Lebanon* (Van de Poll 2010, available at <https://lebanonnh.gov/646/Natural-Resources-Inventory>)
- "Lebanon's Wildlife Corridors, Results of a Wildlife Corridors Analysis of the City of Lebanon" (Van de Poll, November 2016, available at <https://lebanonnh.gov/853/Lebanons-Wildlife-Corridors>)
- NH Fish & Game Department's Species of Interest, as published on their NH Wildlife Sightings web site - <https://nhwildlifesightings.unh.edu/>
- NH Fish & Game's Wildlife Action Plan records - <https://wildlife.state.nh.us/wildlife/wap.html>
- NH Natural Heritage List of Rare Species by Town - <https://www.nhdfi.org/DRED/media/Documents/Natural%20Heritage/TownLists.pdf>
- NH ebird records for Grafton County (<https://ebird.org/region/US-NH-009>)
- Field notes from personal fieldwork in Lebanon between 2008 and 2018, as well as anecdotal records related to me by Dr. Alcott Smith

The following set of findings are also derived from a field site visit on February 2, 2019, which included a two-hour survey of wildlife evidence and a rapid assessment of wildlife habitat viability. This survey also included a roadside tour of the surrounding neighborhood.

The following findings are based on the above data and information sources:

- 1) **The Oak Ridge project lies within a low to medium density residential area** – this 4.62-acre set of lots fronts on Oak Ridge Road, which has 25 residential lots that range between .44 and 2.8 acres in size. The subject lots also border the back side of Wildwood Drive that contains an additional 11 lots that vary in size from .48 to 3.61 acres. To the east of the subject lots there are three mixed commercial/residential lots along North Main Street (Route 10). To the south are two lots along Richardson Place that range in size from .53 to 1.16 acres. In all, the Oak Ridge ‘neighborhood’ includes 41 lots that contain mostly single family residences and one commercial complex.
- 2) **The existing land cover is primarily old field with a forested ravine in the southwest part** – the subject lots lie on a fairly flat kame terrace of fine sand and interbedded silt at approximately 520 feet in elevation roughly 1000 feet east of and 120 elevational feet above the Connecticut River. Land use history appears to have included forest clearing for agriculture, probable tillage for crops, pasturage, and probable use for over-wintering livestock in one or more outbuildings. At present, there is a small (1/4-acre) gravel parking area on Oak Ridge Road, an old access drive into an antenna building, a +/- 120-foot tall triangular frame antenna, and ground-mount satellite dish. Old barbed wire fence surrounds most of the property, although it was largely missing from the edge of the ravine drop-off in the southwest part. The latter includes a 1.28-acre forest of hardwoods (oak, ash, maple) that leads down into the eastern section of the nearby Quail Hollow apartments.
- 3) **All wildlife species observed during the single site visit indicated that a ‘residential’ population of species dominate the lot** – nine species of mammals and nine species of birds were observed during the single site survey. Among mammals, white-tailed deer were the most common, followed by gray squirrel, house cat, red fox, meadow vole, domestic dog, red squirrel, chipmunk, and deer mouse (*Peromyscus sp.*). Among birds, the most common were ‘feeder birds’ such as black-capped chickadee, eastern tufted titmouse, white-breasted nuthatch, red-breasted nuthatch, northern cardinal, and downy woodpecker. Also seen were several American crow, a single hairy woodpecker, and tracks from a common raven. With the exception of the crow and raven, all of the bird species were commonly seen at nearby residential bird feeders. Both house cat and dog tracks were seen across the lot, and indicated regular use by domestic animals.
- 4) **White-tailed deer appeared to have the most visible wildlife use of the entire lot in winter** – Deer trails were found in the northeast ‘tab’ area that led to the Wheeler Office Park and across Route 10 to the athletic fields off Gould Avenue. Trails also led into the central part of the lot near the antenna building, where two bedding areas under thick pine saplings were found. At least three animals had created eight beds that were in use for at least three nights prior to the survey time period. Additional trails led down into the ravine area and crossed both to the west towards the river and to the south towards the Quail Hollow apartments. Scattered use of browse areas near the edges of the old field area of the lot was also found. Most of the preferred browse appeared to be hemlock twig tips (south edge), cherry seedlings (near the antenna building) and birch twigs (northwest part).
- 5) **Invasive plant species appeared to have limited the available browse on the lot** – the old field nature of the central part of the lot was largely dominated by invasive plant species, notably autumn olive, glossy buckthorn, Morrow’s honeysuckle, and Japanese

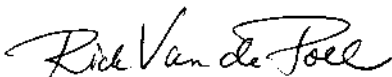
barberry. While these species were the most common deciduous shrubs on the lot, none were observed to be browsed by deer. These species were also found in the surrounding hedgerow edges and in the ravine as well.

- 6) Winter snow cover did not allow for an adequate survey of growing season wildlife; however, no species of concern likely occur** - The occurrence of wildlife in winter are necessarily limited, although the time period of winter snow cover does allow for tracking wide-ranging animals that may be moving through the area. Consistent with the data from the Lebanon NRI of 2008-2010 as well as the wildlife corridors study of 2014-2016, no furbearer species of concern were noted. Whereas bobcat, bear and moose have presented corridor movement challenges elsewhere in Lebanon, none of these species are expected on the Oak Ridge lot, let alone using the lot for traditional movements across the landscape. Bird species from both personal observation lists and from NH ebird indicate that no sensitive species would likely occur on the lot as well. The nearest "hot spot" noted was Wilder Dam, which serves as an excellent migratory stop-over locale for waterfowl, shorebirds, and raptors. The cover types on lot are not conducive habitat for any of the listed species on the NH Fish & Game site. Finally, since there are no vernal pools or other surface water bodies on or in the vicinity of the lot, there are also no concerns about amphibian or reptiles using the lot to migrate from one water body to another.

In sum, the 4.62-acre lots 4 & 5 that are proposed for a residential cluster development will not likely impact any wildlife species of concern. The existing migratory paths of deer have been established since the residential development has taken place in the neighborhood and will likely be moved when the development goes in. No tracks of coyote or bobcat were found in these well-worn pathways, which appears to indicate that the local deer herd is residential and not facing predatory pressure that would otherwise move them into wintering yards. The ample amounts of browse in the fragmented edges of the neighborhood appear to be sustaining these regular incursions by deer. The minor loss of forested canopy that support perching birds on this lot will be easily offset by the permanent conservation of open space on the lot, notably the hedgerow areas and the forested ravine section in the southwest part. With the absence of any surface water features, there will be little to no impacts to amphibians or aquatic reptiles. No known rare snake species are present the area and so no impacts are anticipated in this regard. No rare open land cover types are present; on the basis of the pre-dominance of invasive woody plant species, no impacts to declining or sensitive invertebrate species are expected as well.

I would be happy to answer any questions you or the City's planning staff may have about this report.

Respectfully submitted;



Rick Van de Poll, Principal  
Ecosystem Management Consultants





Fig. 1 General topography and location of the Oak Ridge Residential Cluster Lot



Fig. 2 Aerial view of the Oak Ridge Lot (summer, 2018)



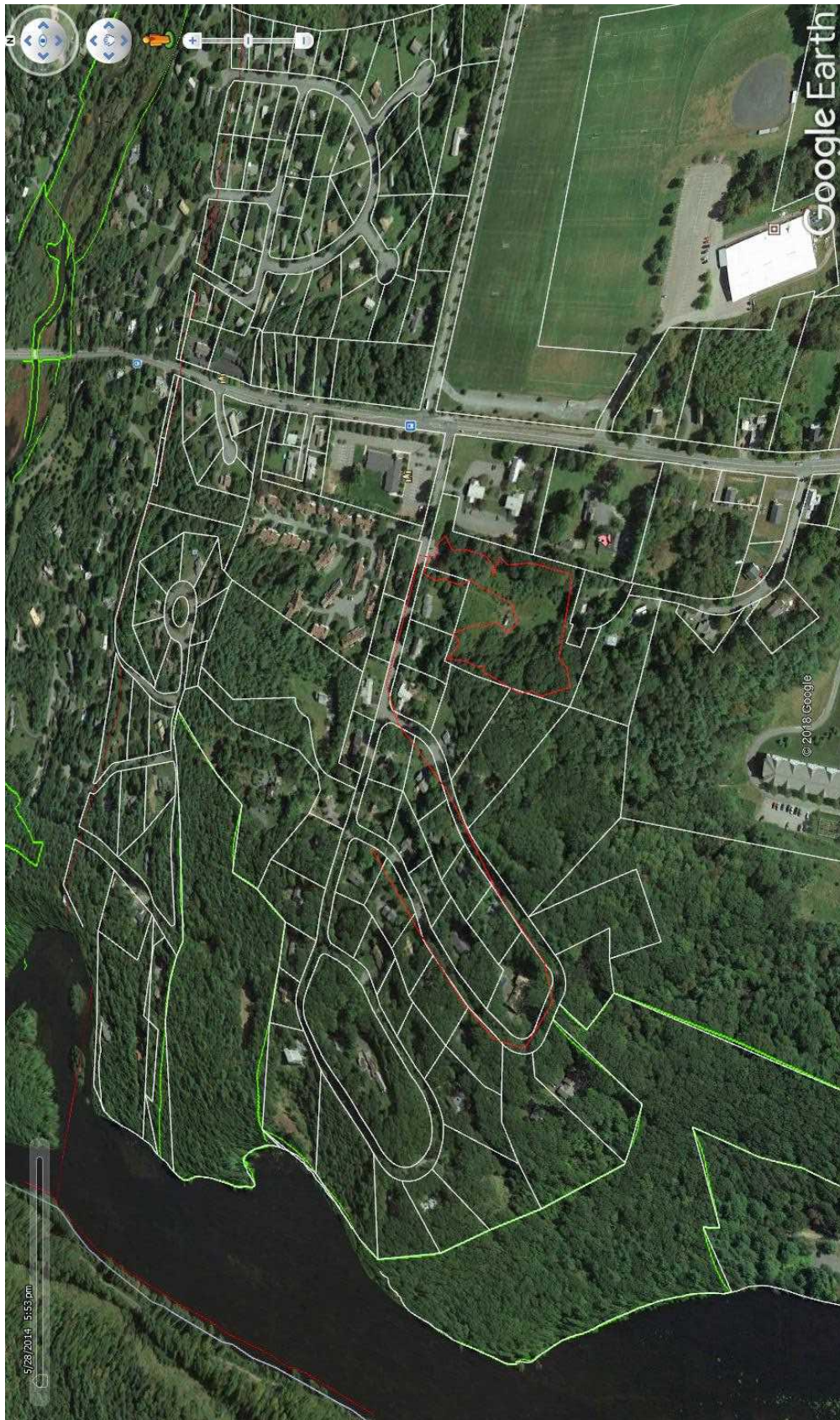


Fig. 3. Site visit route (in red) on GoogleEarth base map





File Name

: 2019\_02\_02 (01a) view of lot from road.JPG



File Name

: 2019\_02\_02 (01b) rdsd view lkg W.JPG



File Name

: 2019\_02\_02 (01c) rdsd view lkg E.JPG



File Name

: 2019\_02\_02 (01d) view across street.JPG



File Name

: 2019\_02\_02 (02) site review sign-.JPG



File Name

: 2019\_02\_02 (03a) deer trail to E-.JPG



File Name

: 2019\_02\_02 (03b) deer trail onto property.JPG



File Name

: 2019\_02\_02 (04) gray squirrel trail - il - typ..JPG



File Name

: 2019\_02\_02 (05) deer trail w- co-  
yote on top.JPG



File Name

: 2019\_02\_02 (06) pattern of use  
deer beds.JPG



File Name

: 2019\_02\_02 (07) old antenna in f-  
ield.JPG



File Name

: 2019\_02\_02 (08) deer mouse trail-  
I.JPG



File Name

: 2019\_02\_02 (09) viw NW from  
SE cmr.JPG



File Name

: 2019\_02\_02 (10) fox-deer-squir-  
el tracks.JPG



File Name

: 2019\_02\_02 (11) house cat track  
set.JPG



File Name

: 2019\_02\_02 (12) fox track set.J-  
PG



File Name

: 2019\_02\_02 (13) view down into ravine.JPG



File Name

: 2019\_02\_02 (14) fungi on dead ash log.JPG



File Name

: 2019\_02\_02 (15) deer trail down ravine.JPG



File Name

: 2019\_02\_02 (16) main deer trail down from prop.JPG



File Name

: 2019\_02\_02 (17) deer trail across ravine.JPG



File Name

: 2019\_02\_02 (18) deer trail across main open field.JPG



File Name

: 2019\_02\_02 (19) old antenna shed & tower.JPG



File Name

: 2019\_02\_02 (20) fresh beds & heavy cherry browse.JPG



File Name

: 2019\_02\_02 (21) deer snuffles a-  
voiding blackberry.JPG



File Name

: 2019\_02\_02 (22) meadow vole t-  
rails.JPG

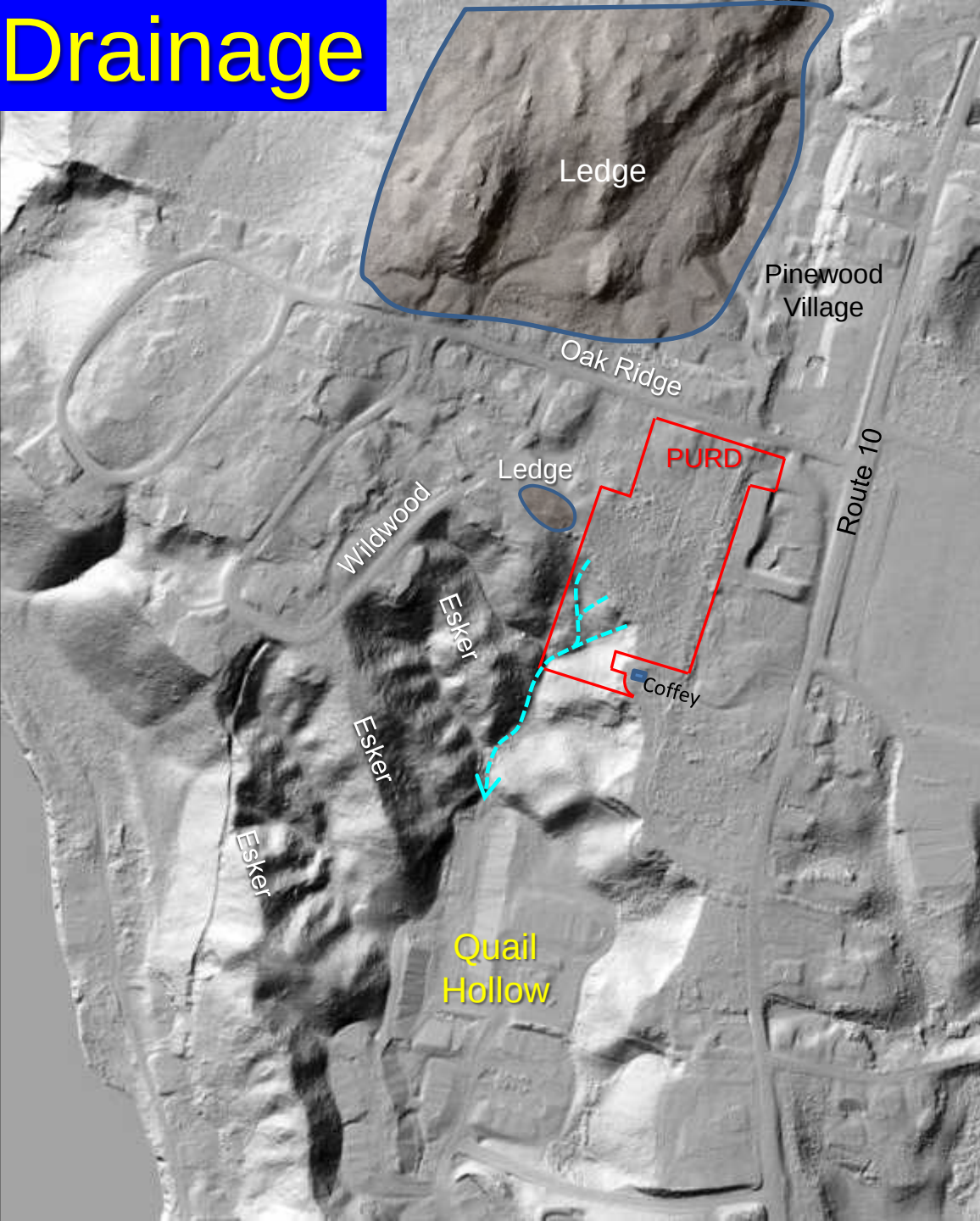
# 3 Issues with the PURD of Basic Holdings, LLC

Steven Arcone  
40 Oak Ridge Road  
December 14, 2020

- . Drainage
- Erosion
- Contamination



# Drainage



Turquoise lines show drainage routes from PURD; elev. drop = 90 ft.

Significant surface runoff, groundwater, and snow melt likely to divert south to Quail Hollow

What happened to “Rain gardens” and “forebays” (in revised plan?)

Ravine end at Quail Hollow is saturated





# Erosion at southern end

Poorly vegetated  
and unstable

Half-buried debris  
indicates active erosion

36%



Partly buried



Partly buried

Partly buried junk means active soil transport, erosion, and suggests *contamination*. Photos show 30-40% of what is present.





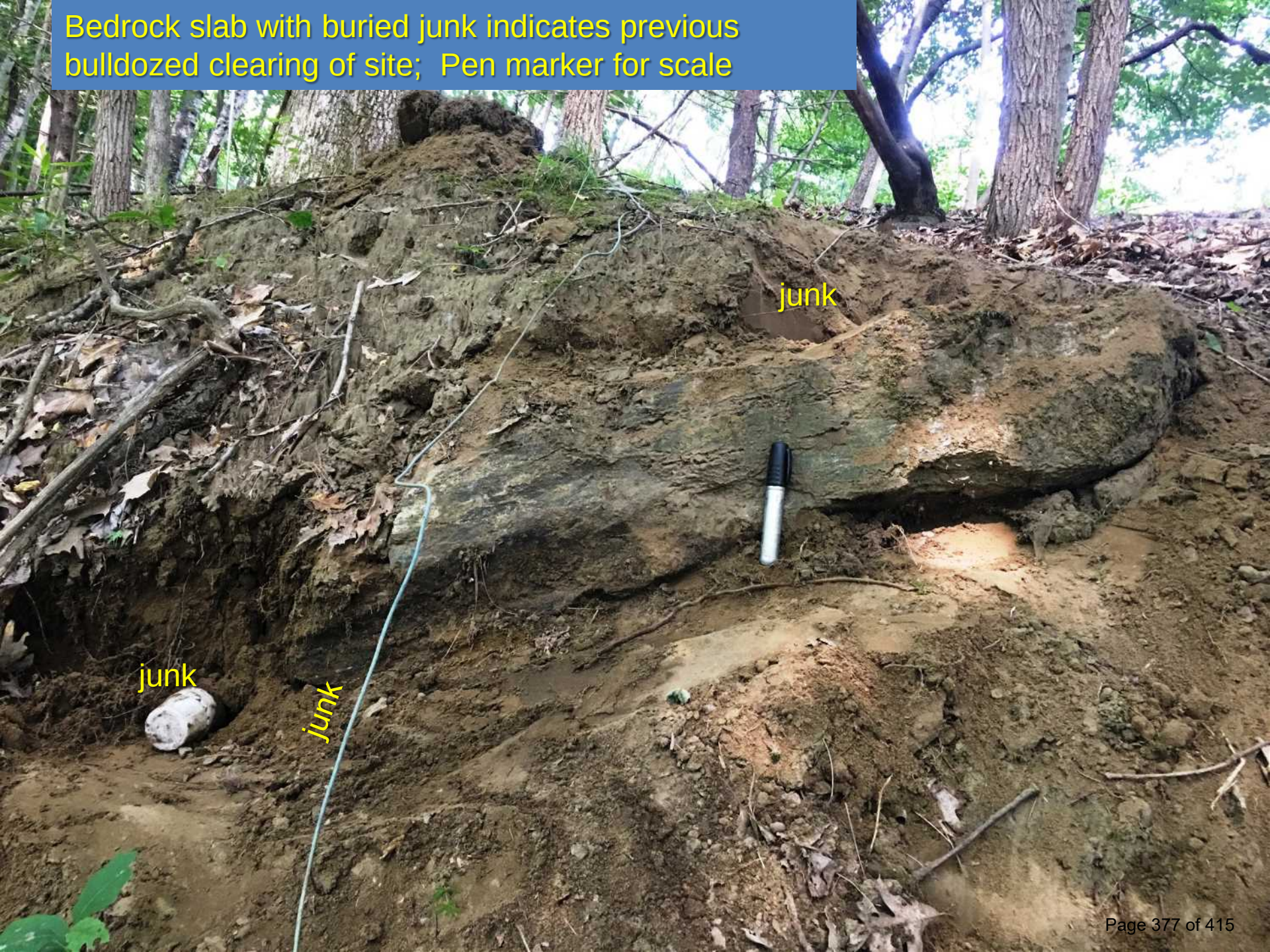
Half-buried junk, partly exposed or covered by *erosion*.



Battery?

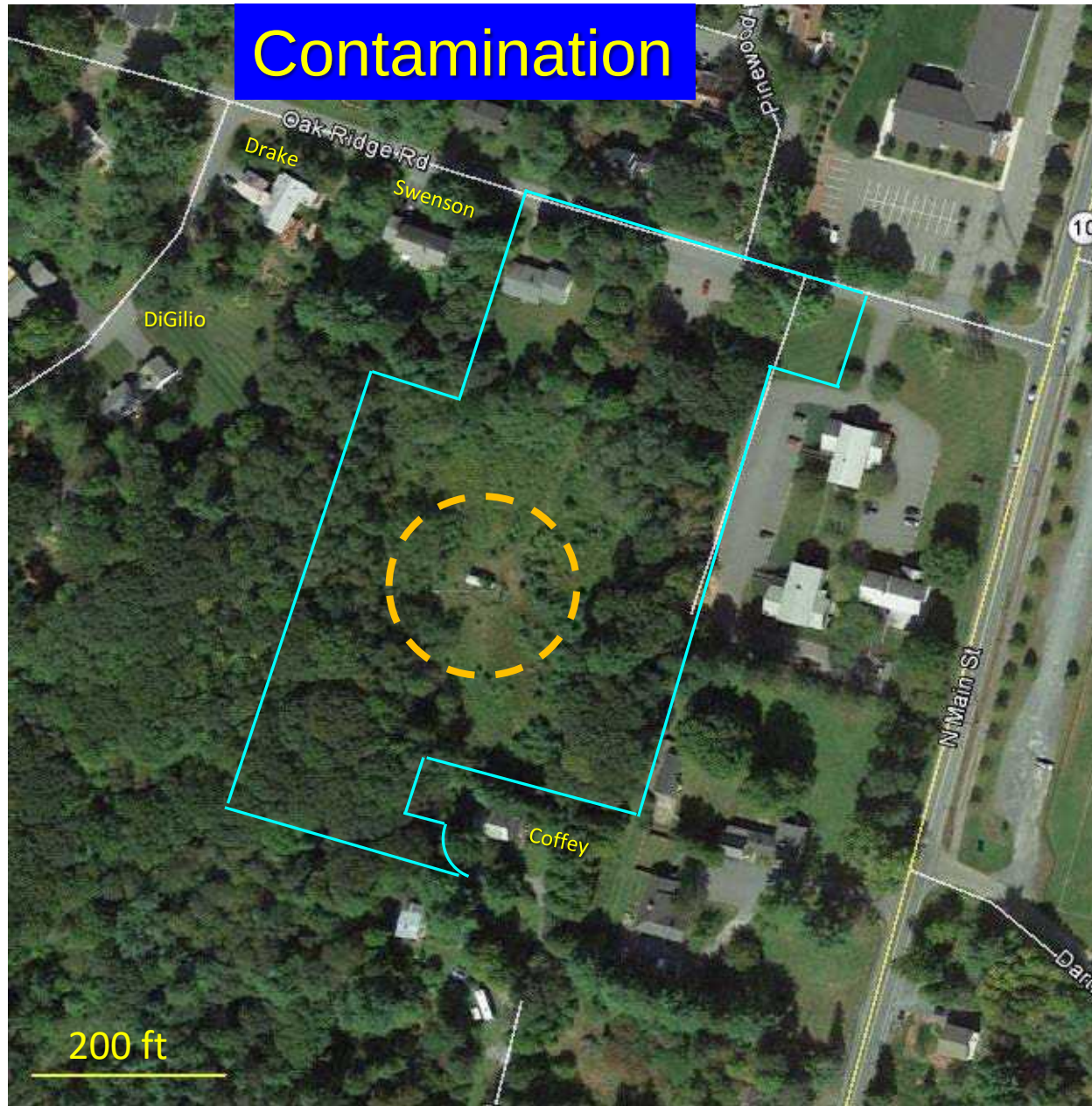


Bedrock slab with buried junk indicates previous bulldozed clearing of site; Pen marker for scale





# Contamination



DiGilio, Drake and Rand septic tanks drain to PURD; Coffey residence is on edge of ravine and her septic system is *below* the edge.

Antenna, 200-foot diameter copper mesh, and 1948–1949 construction debris, including unused mesh and oil and gas spillage, likely contaminated deeper soil. When mobilized contamination will likely drain toward Quail Hollow.



## Concerns

- Soil survey comprised only 12 holes 30 inches deep
- No knowledge of bedrock (“ledge”) depths
- Erratic bedrock topography may guide water south and north as much as east
- 3 stated excavations by Pathways insufficient to determine bedrock distribution
- Site prep grading will remove stabilized soil
- Ravines poorly stabilized
- PURD WILL ACCELERATE EXISTING EROSION PATTERNS
- EROSION WILL UNDERMINE THE SOUTHERN UNITS OF THE PURD
- (Removed) trees and shrubs will no longer uptake water
- STORED SNOW at southern end will channel and enhance Spring flood to QH
- Junk, nearby septic tanks and antenna construction imply contamination
- With climate change more rain and snow expected in northeast

**Agenda  
Planning Board  
March 8, 2021**

**Agenda Item #4A  
Other Business**

**XYZ Dairy, LLC,  
55 Crafts Avenue &  
0 Beyerle Street  
(Tax Map 58, Lots 20 & 18),  
zoned R-3  
PB2021-05-CON  
(Information Previously Distributed)**

# CITY OF LEBANON APPLICATION FOR

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

☒ OTHER Conceptual Subdivision

## PROPERTY OWNER (APPLICANT):

NAME: XYZ Dairy, LLC TEL.#: 603-676-7800

MAILING ADDRESS: 57 Main Street, W. Lebanon, NH 03755

E-MAIL ADDRESS: angela@lymeproperties.com

## CO-APPLICANT, AGENT, OR LESSEE:

NAME: Chet Clem, Lyme Properties TEL.#: 603-676-7106

MAILING ADDRESS: 57 Main Street, W. Lebanon, NH 03755

E-MAIL ADDRESS: chet@lymeproperties.com

## PROJECT LOCATION:

TAX MAP #: LOT#: 58-18, 58-20 PLOT #: ZONE: R-3

STREET ADDRESS OF PROJECT: 55 Crafts Avenue, 0 Beyerle Street

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

## SCOPE OF PROJECT:

Subdivision of Parcel 58-18 into two buildable lots, with frontage on so-called Dartmouth Street (Beyerle Street).

Subdivision of Parcel 58-20, into 4 total lots, with frontage on so-called Dartmouth St. and Chandler St./Shared Driveway

## TYPE OF OCCUPANCY:

EXISTING ☒ VACANT ☒ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL  
PROPOSED ☐ VACANT ☒ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL

IF USE IS COMMERCIAL OR INDUSTRIAL, PLEASE NOTE SPECIFIC USE: \_\_\_\_\_

## SIGNATURE BLOCK:

**FOR PLANNING BOARD APPLICATIONS ONLY:** I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on February 8, 2021, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: David Clem DATE: 2/1/2021

**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: David Clem DATE: 2/1/2021

| DATE RECEIVED | FILE # (MAP/LOT) | APPLICATION # | FEE - \$ AMOUNT | DATE PAID | VOUCHER # |
|---------------|------------------|---------------|-----------------|-----------|-----------|
| 1/12/2021     | 58-18+           | PB2021-       | NA              | NA        | NA        |
|               | 58-20            | 05-CON        |                 |           |           |



January 11, 2021

City of Lebanon  
Planning Department  
51 N. Park St.  
Lebanon, NH 03766

**Re: Request For Conceptual Review: Major Subdivision Application, Parcels 58-18 & 58-20**

To Whom It May Concern:

Herein and attached please find information regarding a proposed subdivision by Lyme Properties on behalf of XYZ Dairy, LLC (XYZ), the owner of record of Parcel 58-18 (0 Beyerle Street) and Parcel 58-20 (55 Crafts Avenue).

In accordance with Section 7.3.A. of the City of Lebanon Subdivision Regulations we request that this be included on the February 8, 2021 Lebanon Planning Board agenda for the purposes of a Conceptual Review.

This proposed subdivision requires extension of, and connection to, the City of Lebanon's municipal sewer and water systems, so it is therefore our understanding that this proposal will be considered as a Major Subdivision Application. We do, however, believe that this represents an as-of-right proposal given the City's December 14, 2020 declaration of so-called "Dartmouth Street" as a plated street with fee ownership controlled by the City of Lebanon. The City's decision in turn provides the legal street frontage for four (4) of the six (6) proposed lots.

It should be noted that XYZ remains in objection to the City's position on these paper streets and we have provided Attorney Philip Hastings' title research and legal analysis (Appendix K) substantiating our position. It has been our position since purchasing the properties in 2017 that by nature of owning to the centerline of the unaccepted street, Parcels 58-18 and 58-20 effectively own the so-called Dartmouth Street corridor between the Eastern and Western bounds of the two parcels, as reflected by the installation of the current fence along the Eastern property line. XYZ Dairy has never claimed any ownership or control over the segment of the paper street running between Parcels 58-17 and 58-19.

The City's position per the December 14, 2020 communication means that we are no longer able to continue the quiet and peaceful enjoyment of the parcels as originally intended when we purchased the property. As such, XYZ Dairy, LLC has elected to subdivide and develop the lots in accordance with the rights so granted by the municipal street frontage.

We have attached (Appendix A) a diagram of the area, lots, and streets in question in the form of a survey of the existing parcels completed by Paton Land Surveying of Springfield, Vt. on September





26, 2017. The Paton survey also reflects the original subdivision lots as proposed in the 1912 H.O. Rugg "Plan of Lots of George R. Beyerle, West Lebanon, NH" as recorded in the Grafton County Registry of Deeds (Book 433, Page 165). The 1912 Beyerle plan, upon which the City of Lebanon has based their claim of ownership, is also attached (Appendix C). The modern-day bounds of Parcel 58-18 and Parcel 58-20 overlaid in yellow for reference.

Although the Lebanon Subdivision Regulations do not require notifying abutting property owners at the Conceptual Review stage, XYZ has elected to communicate our intent to all abutting property owners, as well as the Crafts Avenue Neighborhood mailing list, reflecting the transparency we have maintained with the public throughout all of our development processes. We have also included all landowners who stand to be affected by the City's claim to the four (4) paper streets (so called: Dartmouth Street, Chandler Street, Lincoln Avenue, and Greenway Street).

### ***Project Description***

XYZ Dairy, LLC proposes to subdivide Parcel 58-18 and Parcel 58-20 into a total of six (6) separate and distinct lots, all of which will be in compliance with the Subdivision Regulations and Zoning Ordinance of the City of Lebanon. The resultant development will create one (1) parcel consisting of the existing house at 55 Crafts Avenue and approximately 19,074 S.F. of land and 115' of frontage along Crafts Avenue; one (1) parcel accessible via shared use of the existing private driveway (or an improvement of so-called Chandler Street should the City require it); and four (4) single-family home parcels accessible via a western extension of the so-called Dartmouth Street (now known as Beyerle Street) each in excess of 10,000 S.F. and with greater than 75' of street frontage. Additional information about the existing and proposed lots follows herein.

**7.3.B (1):** The existing boundary lines of the lots under review are illustrated in the 2017 Paton Survey attached as Appendix A. Of note, the City of Lebanon's GIS records do not accurately reflect the boundary between Parcel 58-18 and the abutting Parcel 58-16. The specific discrepancy is a 12.2' x 191.55' area of encroachment by Parcel 58-16's chain link fence onto Parcel 58-18, which is marked on the Paton survey as "Area of Encroachment" and expounded upon below and in more detail in the January 11, 2021 memo to David Brooks (Appendix .

**7.3.B (2):** As illustrated in the City of Lebanon GIS map (attached as Appendix D) the only slopes evident on either Parcel in excess of 25% are located on Parcel 58-20 and as proposed will remain in their existing condition and unaltered as part of proposed Lot A.

**7.3.B (3):** The site is an open field, improved by existing primary and secondary structures on Parcel 58-20 and a fence along the eastern boundary of Parcels 58-18 and 58-20 that was installed by XYZ Dairy, LLC. A tree line runs along the southern-side of the aforementioned encroaching fence installed by the previous owner of Parcel 58-16. Although XYZ may seek to have the encroaching fence removed to the deeded property line, we believe the tree line falls within the 20' rear yard setback of proposed Parcels E and F and will thus seek to protect those trees. Similarly, XYZ seeks



to protect existing trees on and along the boundaries of Parcels 58-18 and 58-20, although there may be some trees impacted by the improvement of the so-called Dartmouth Street.

As illustrated in the City of Lebanon GIS map overlays (attached as Appendixes D-H) there are no watercourses, floodplains, or wetlands evident on either Parcel. Both parcels fall outside of the 150' NH DES Shoreland Protection Zone and all development activities will be done in accordance with NH DES rules & regulations.

**7.3.B (4):** Appendix B contains the conceptual location and size of proposed lots, with a narrative description of the subdivision following herein. It is premature at this phase to establish precise building footprints, as akin to the Crafts Avenue Extension subdivision those decisions are best determined during the architectural design and building permit phase. However, each lot allows for a suitable building envelope as established by the dimensional requirements and setbacks of the R-3 Zone as outlined in Appendix J.

The 25% maximum building coverage ratio will maintain a significant amount of open space per Lot, similar to existing single-family home parcels in the neighborhood. Additionally, these lots benefit from proximate access to the publicly accessible open space and trail network at River Park. Furthermore, in Section 7.3.B (5)(c) we propose how the City's claim to fee ownership of so-called Lincoln Avenue and Greenway Street creates an opportunity to achieve even greater public open space and recreational opportunities that could connect with existing and proposed trail networks in West Lebanon and beyond.

#### *Parcel 58-18*

Parcel 58-18 (0.59 Acres, 25,700 S.F.) is in the Lebanon R-3 zone and has an assessed land value of \$12,900 as of 2020. Parcel 58-18 represents four (4) of the original 1912 Beyerle Plan lots (Lots 54, 55, 56, 57). There are currently no assessed improvements on Parcel 58-18, but there are existing fences along its Eastern and Southern bounds. The parcel is unencumbered by any recorded easements. As proposed, Parcel 58-18 will be divided into two (2) separate and distinct lots (shown on Appendix TK as Lot E and Lot F) of approximately 12,850 sq. ft., with each lot having approximately 83' of frontage on the so-called Dartmouth (Beyerle) Street.

There is a known and identified area of encroachment (12.2' x 191.55') by the abutting property (Parcel 58-16) along the Southern end of Parcel 58-18 representing an issue that lends itself to resolution as part of this subdivision process to protect and perfect title on Parcel 58-18 and proposed Lot E and Lot F. The details of that encroachment are explained in detail in section 7.3.B (5)(b).

#### *Parcel 58-20*

Parcel 58-20 (1.21 Acres, 52,708 S.F.) is in the Lebanon R-3 zone and has an assessed land value of \$99,800 as of 2020. Parcel 58-20 represents seven (7) of the original 1912 Beyerle Plan lots (Lots 58, 59, 60, 63, 77, 78, 79). There are presently \$201,900 of assessed improvements on Parcel 58-20,





including the primary structure at 55 Crafts Avenue and two (2) accessory buildings located at the northwest of the parcel. The parcel is unencumbered by any recorded easements. As proposed, Parcel 58-20 will be divided into four (4) separate and distinct lots (shown on Appendix B as Lot A, Lot B, Lot C, and Lot D). The exact square footage of each lot will be determined at the time of the final Subdivision application, but each lot exceeds the 10,000 S.F. minimum lot size in the R-3 zone. Proposed Lots C and D will have frontage on the so-called Dartmouth (Beyerle) Street in excess of the 75' minimum frontage requirement.

The frontage and access of Lot B can be solved in one of two ways: 1) by utilization of the existing curb-cut and improved gravel roadway as a private driveway, which is the solution preferred by XYZ; or, 2) by frontage on an improved Chandler Street extension should the City wish to further establish its claim of so-called Chandler Street paper street akin to the claim to the parallel so-called Dartmouth Street. Further information regarding the Chandler Street confusion is addressed below in Section 7.3.B (5)(a).

**7.3.B (5):** There are two major issues and one conceptual improvement that we wish to discuss with the Board and Planning Department during this Conceptual Review so that our final subdivision application may be informed accordingly:

- a) The lack of clarity on so-called Chandler Street arises from past decisions by the City, specifically the January 4, 2018 issuance of Building Permit #2017-00406 after the City of Lebanon Senior Planner and Zoning Administrator and the City Clerk determined that the so-called Chandler Street had not been accepted by the City of Lebanon and, per Mr. Corwin's November 27, 2017 email communication, "the dedication will have lapsed if it was made prior to 1969." (Attached as Appendix K)

Mr. Corwin's decision at that time was in agreement with XYZ's position based upon the 2017 title search, title insurance, and zoning analysis completed by Attorney Hastings. In addition to being required for the issuance of the building permit, this mutual understanding was the basis for XYZ's belief that we were within our rights to install the fence along what we believe to be the contiguous eastern boundary of Lots 58-18 and 58-20. Further information regarding these items can be found in our January 11, 2021 letter (attached as Appendix L) to David Brooks in response to his December 14, 2020 email stating the City's evolving position on the matter of the paper streets in question.

As outlined above, it would be our preference to provide access to proposed Lot B via the existing gravel driveway that has been previously improved by XYZ in this location. Based on agreements of the predecessors in title. We invite our abutting neighbors at Parcels 58-21-100 and 58-21-200 to provide input on this matter as they stand to be directly impacted should the un-improved section of Chandler Street be declared a municipal street.



- b) The encroachment (as illustrated as “Area of Encroachment” in the Paton Survey, Appendix A) was identified during the 2017 acquisition of the property, and through our attorney we sought to address and resolve the issue after closing. A license agreement that addressed the encroachment by offering continued use of the affected area while protecting XYZ’s property rights was submitted to the owner of Parcel 58-16 in December of 2017. That offer was rejected and a claim of adverse possession made by the Attorney for the Parcel 58-16 owner. XYZ has subsequently incurred additional legal expenses to secure signed affidavits establishing the known encroachment and refuting the erroneous claim of adverse possession. XYZ seeks closure of this issue as part of the subdivision process. Having established ownership of the area in question through tax record, title, deed records, and the 2017 Paton survey, this subdivision approval will also substantiate the legal property bounds of the current and proposed lots.
- c) If the Planning Director’s opinion is confirmed by the Planning Board, the so-called Lincoln Avenue and Greenway Streets represent a potential corridor for the creation of a waterfront trail that could run from the south boundary of Lot 6 at River Park (where the trail network exists and is being improved upon by the *Friends of River Park* in collaboration with the *Upper Valley Trails Alliance*) to Bridge Street/Route 4. A strong argument can be made to relocate the Greenway Street right-of-way from between Parcel 58-1 and Parcel 58-2 to the western/riverfront side of Parcel 58-1, aligning with the pedestrian underpass constructed as part of the new Lyman Bridge that was completed in 2017, and allowing more flexibility for the future redevelopment of Parcels 58-1 and 58-2 as illustrated in Figure 8 of the West Lebanon Village Visioning Charrette Report published in April, 2020. This trail corridor also aligns with the Bridge Street Park and sewer easement trail as proposed in the 2004 Westboro Riverfront Park Design Study, and revisited as an implementation strategy in the 2020 report.

#### ***Proposed Subdivision’s Conformity with City of Lebanon Master Plan***

This proposed subdivision is in keeping with the goals and objectives of City of Lebanon’s 2012 Master Plan, specifically as it “shall encourage a range of housing options for all segments of the population,” and “new housing development should contribute positively to existing neighborhoods and create safe and desirable new neighborhoods consistent with the other planning goals of the City.” The subdivision will create an additional five (5) housing lots at a time when City and Regional planners are calling for the creation of “a variety of housing options” as supply has not kept up with increasing regional demand.

The Crafts Avenue Neighborhood is one of the finest in the City of Lebanon and has been the site of varied single-family housing development since the late 19<sup>th</sup> century. The “Crafts Avenue Phase II Report” by the Lebanon Heritage Commission documents the architectural history of the neighborhood. This proposal is an adaptation of the previously considered Beyerle Subdivision. As per Section 7-B-2 of the Master Plan, this proposal endeavors to “incorporate the characteristics





that have made [this] traditional neighborhood attractive places to live for generations of City residents.”

Although not as dense as originally intended in the 1912 Beyerle Plan, this subdivision does meet the current dimensional requirements of the Residential Three District (R-3) in the City of Lebanon’s Zoning Ordinance, which is “intended to provide areas primarily for single family residential neighborhoods.” Similar to the Crafts Avenue Extension subdivision, we will encourage distinct and diverse architectural styles that reflect the varied aesthetic character that presently exists along Crafts Avenue. It should also be noted that the newly-created parcels fall outside the “Historic District Boundary” as proposed by the Lebanon Heritage Commission report– which has not been accepted by the New Hampshire Division of Historical Resources.

The Master Plan also encourages the good planning principle of developing housing near existing infrastructure, which is more fiscally responsible than low-density development in outlying areas. This location makes use of existing municipal services that were upgraded and expanded during the Crafts Avenue Sewer and Roadway Improvement (CASRI) project completed by XYZ Dairy, LLC in 2018-2019 and illustrated in Appendix I. Given our familiarity with the existent infrastructure from the CASRI project– specifically the City’s election to up-size the sewer line from what was required by the River Park development to allow additional capacity for future development, and the addition of a new water main while XYZ was completing the Sewer and Roadway improvements– we are confident that the capacity exists. We are aware that XYZ will need City Council approval for connecting to City Utilities, and will seek a Sewer Use Permit Application, Notice of Permitted Allocation, and a Water Use Permit Application from the Department of Public Works in advance of submitting the final Major Subdivision Application.

Additionally, the neighborhood is proximate to downtown West Lebanon, served by public transportation in the form of the *Advance Transit* Orange Line at N. Main Street and the four-line hub in front of the Kilton Library, and has easy access to existing and proposed trail networks as outlined in Section 7.3.B (5)(c).

The net result is an additional five (5) housing lots within an established residential neighborhood, one that is walkable to local shopping, jobs, utilities and services. This abides by the *Neighborhood Character and Design* goals championed in the Master Plan:

7 | D-4     **Neighborhood Character and Design**

The City should encourage the types of neighborhood development patterns that residents find most attractive. Existing patterns of development that have produced pleasant and congenial neighborhood development balanced with open space areas should be allowed to be replicated. New residential development should similarly be based on the conventions of traditional neighborhood development.



We look forward to discussing this application further at the February 8, 2021 City of Lebanon Planning Board meeting. If we can provide any additional information in support of this conceptual review packet, or answer any questions in the interim, please be in touch.

Sincerely,

Chet Clem  
Lyme Properties  
57 Main Street  
West Lebanon, NH 03784

**Cc:**

David Clem, Lyme Properties  
Angela McCanna, Lyme Properties  
Philip Hastings, Esq., Cleveland, Waters & Bass

**Attachments:**

**Appendix A:** Survey of Existing Parcels 58-18 & 58-20  
**Appendix B:** Conceptual Subdivision Plan  
**Appendix C:** 1912 Plan of Lots - Beyerle Subdivision  
**Appendix D:** Lebanon GIS - Site Topography  
**Appendix E:** Lebanon GIS - FEMA Flood Zones  
**Appendix F:** Lebanon GIS - River Bank Protection District  
**Appendix G:** Lebanon GIS - NH DES Shoreland Protection Zones  
**Appendix H:** Lebanon GIS - Wetlands  
**Appendix I:** Lebanon GIS - Utilities: Water and Drainage, Sewer System  
**Appendix J:** Lebanon R-3 District Dimensional Requirements & Calculations  
**Appendix K:** Title Analysis by Attorney Philip Hastings  
**Appendix L:** 2017 Building Permit Communication  
**Appendix M:** January 11, 2021 Response to Director of Planning

## Appendix K: Title Analysis by Attorney Hastings

***Attached***





---

**RE: Beyerle Street Issue**

1 message

**Philip Hastings** <hastingsp@cwbp.com>  
To: David Clem <dclem@lymeproperties.com>

Fri, Sep 4, 2020 at 11:19 AM

David –



\*\*\*

We have completed additional title research on the title to and status of Beyerle Street (f/k/a Dartmouth Street) as it affects the XYZ Dairy property off of Crafts Avenue (Tax parcels 58-2 and 58-18). As you know, title to the various lots and streets in this area derive from George R. Beyerle, who acquired title to a large tract of land between Main Street and the Connecticut River by deed dated September 26, 1892 and recorded at Book 411, Page 368. In or about 1910, Mr. Beyerle recorded a plan in the Registry of Deeds recorded at Book 433, Page 165 (multiple later deeds erroneously refer to the plan as being recorded at "Page 105"; there is no plan recorded at Book 433, Page 165). The Beyerle plan identifies 89 individually numbered lots and several streets, including Dartmouth Street. The Beyerles conveyed some of these lots prior to Ms. Beyerles' death in the 1930's, upon which R. G. Elliott and Donald E. Renehan ("doing business under name and style of... R. G. Elliott & Company") took title to the remainder of the Beyerle land by deed dated August 7, 1939 and recorded at Book 685, Page 582.

By deed dated December 29, 1939 and recorded at Book 737, Page 22, Elliott and Renehan conveyed to Sargent and Dorothy Daniels two separate parcels, the first comprised, collectively, of Lots 58, 59, 60, 63, 77, 78 and 79 and the second comprised, collectively, of Lots 52, 53, 54, 55, 56 and 57. These parcels were conveyed by reference to the Beyerle plan. Dartmouth Street is referred to as the southerly boundary of the first parcel and the northerly boundary of the second parcel. It is well-settled law that a conveyance of land bounded by a street is presumed to run to the center of the street unless a contrary intention is "plainly disclosed". *Luneau v. MacDonald*, 103 N.H. 273, 276 (1961). Furthermore, where lots are conveyed by reference to a recorded plan showing existing or proposed streets which constitute boundaries of the lots, the conveyance includes fee simple to the center line of the adjoining street. *Gagnon v. Moreau*, 107 N.H. 507, 509 (1967). Accordingly, since Elliott and Renehan did not specifically reserve any rights in Dartmouth Street, the Daniels acquired fee simple title of the portion of Dartmouth Street located between the two tracts described in the Elliott and Renehan deed (i.e., the portion of Dartmouth Street between Lots 56, 56, and 57 to the south and Lots 58 and 63 to the north, as shown on the Beyerle Plan).

Title to these lots (with the exception of the southerly portion of the second tract, i.e., Lots 52, 53 and portion of 54) – including ownership of the relevant portion of Dartmouth Street - has since passed to the current owner, XYZ Dairy, LLC, by virtue of the deed from the Farnsworths dated August 24, 2017 and recorded at Book 4307, Page 23. The purported blanket conveyance of Dartmouth Street to the City from Elliott and Renehan did not deprive the Daniels and their successors in title to fee simple in the portion of Dartmouth Street as conveyed to them. That conveyance was originally made by quitclaim deed dated September 25, 1940 (nine months after the conveyance to the Daniels) and corrected by instrument dated December 1940. Elliott and Renehan could only convey to the City whatever interest they held in the property at the time; the City could not, and did not, acquire any interest in Dartmouth Street to the extent that it had previously been conveyed.

Nor does the City retain any rights in Dartmouth Street by virtue of it being shown on the Beyerle plan. While this initially constituted a dedication of the street for public use, we are not aware of any evidence that the City formally accepted the street within the 20 years from the date of recording as required by state law in effect prior to 1989. See, generally, Waugh, 'A Hard Road to Travel' NHMA's Handbook on New Hampshire Law of Local Highways, Streets and Trails (1997 Edition) at 24-25.

The City's lack of any right, title or interest in the portion of Dartmouth Street (now Beyerle Street) running west from Crafts Avenue seems further evidenced by the historic use of this property. To our knowledge, there is no physical evidence of this portion of Dartmouth Street ever being used a public street. Beyerle Street ends at its intersection of Crafts Avenue and the sidewalk along westerly side of Crafts Avenue extends within the so-called right of way where it gives way to a parking space which appears to have been used exclusively by the owners of 45 Crafts Avenue.

Based on this information, we ask that the City confirm that XYZ Dairy, LLC is the owner of fee simple of the portion of Dartmouth Street (as shown on the Beyerle plan) located between Tax parcels 58-2 and 58-18) and that the City has no right, title or interest therein. I will be happy to review this further with Attorney Fillmore and coordinate with her on the proper form of such confirmation.

\*\*\*





## Appendix L: 2017 Building Permit Communication

Begin forwarded message:

**From:** "Corwin, Tim" <Tim.Corwin@lebcity.com>  
**Date:** November 27, 2017 at 11:54:29 AM EST  
**To:** "'boland.custom@gmail.com'" <boland.custom@gmail.com>  
**Cc:** "Cushman, Leann" <Leann.Cushman@lebcity.com>, "Adams, Crystal" <Crystal.Adams@lebcity.com>  
**Subject:** 55 Crafts Ave building permit\_"paper street"

Hi Kurt,

Thank you for coming in this morning. I've asked the City Clerk to confirm the status of the "paper street" that abuts 55 Crafts Avenue. The question is whether the City has accepted the street. If it has not, then the dedication will have lapsed if it was made prior to 1969 (presumably it did given the age of the Crafts Ave subdivision). I'll let you know as soon as I hear back from the City Clerk.

Thank you, Tim

---

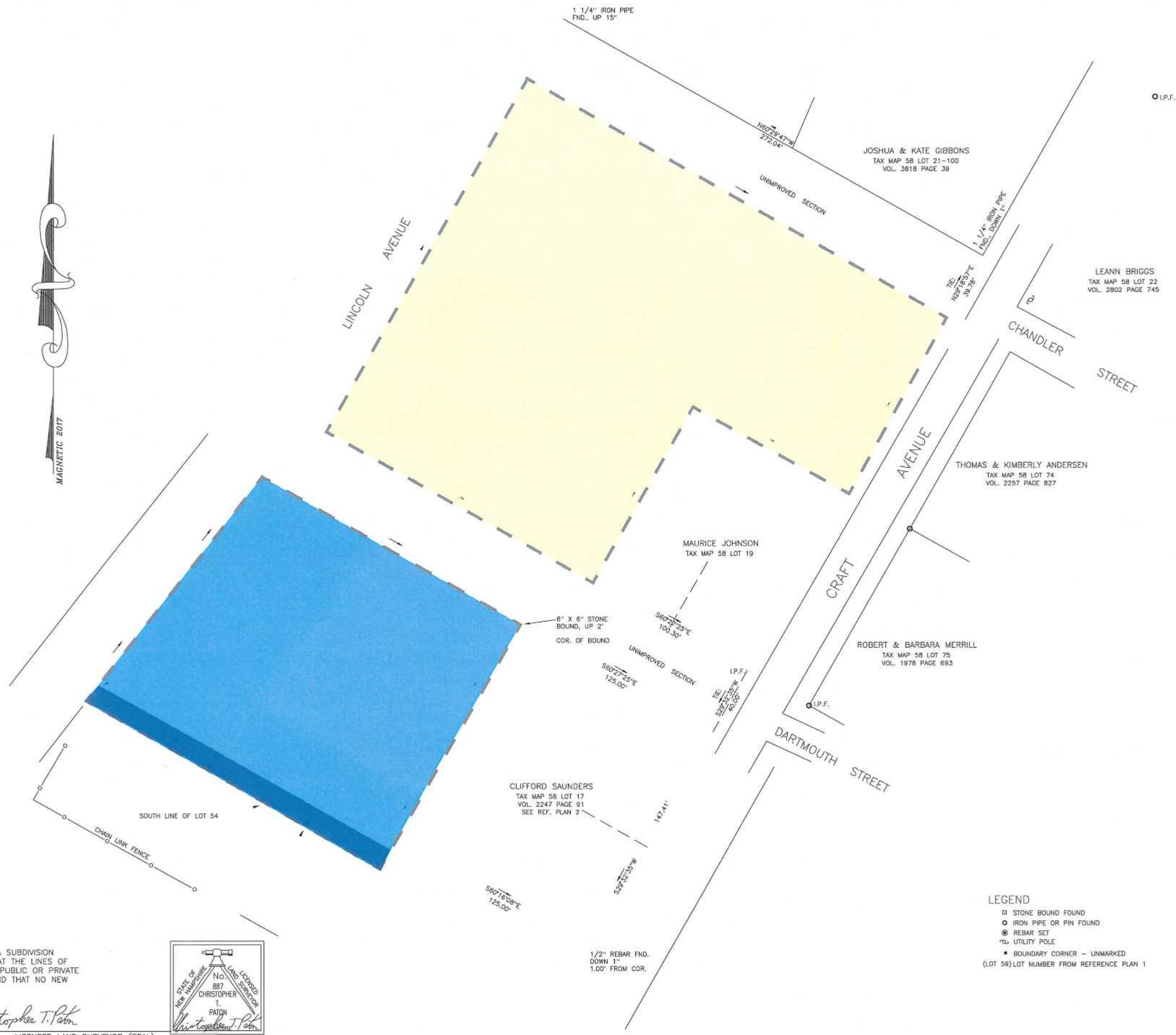
**Tim Corwin, AICP**

Senior Planner

City of Lebanon  
51 North Park Street  
Lebanon, NH 03766  
603-448-1524 x1445

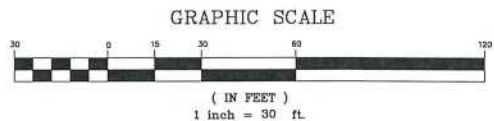
[www.lebanonnh.gov](http://www.lebanonnh.gov)

Appendix A: Survey of Existing Parcels 58-18 & 58-20



- REFERENCE PLANS
1. "PLAN OF LOTS OF GEORGE R. BEYERLE, WEST LEBANON, NH"; DATED 1912; PREPARED BY H.O. RUGG, C.E.; RECORDED IN BOOK 433 PAGE 165.
  2. "LAND OF SIDNEY P. & PAULINE W. WHEELER, LEBANON, NH"; DATED 4/3/1985; PREPARED BY C.E. ROLLINS; PLAN 2662 G.C.R.D.

- NOTES
1. OWNER OF RECORD OF TAX MAP 58 LOTS 18 & 20: XYZ DAIRY, LLC, 57 MAIN STREET, WEST LEBANON, NH 03784, DEED REFERENCE: VOL. 4307 PAGE 23.
  2. BEARINGS SHOWN HEREON ARE REFERENCED TO A 2017 MAGNETIC OBSERVATION.



|                                      |                       |
|--------------------------------------|-----------------------|
| BOUNDARY PLAN OF LANDS OF            |                       |
| XYZ DAIRY, LLC                       |                       |
| TAX MAP 58 LOTS 18 & 20              |                       |
| CRAFT AVENUE, LEBANON, NEW HAMPSHIRE |                       |
| PREPARED BY                          |                       |
| PATON LAND SURVEYING                 |                       |
| 150 SOUTHRIDGE ST.,                  | SPRINGFIELD, VT 05156 |
| DATE: SEPT. 26, 2017                 | SCALE: 1"=30'         |
| DRAWN BY CTP                         | CK'D BY CTP           |
| SURVEYED BY CTP, JR                  |                       |
| PROJ. NO. 2017-273-21                |                       |

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

SEPT. 26, 2017  
DATE

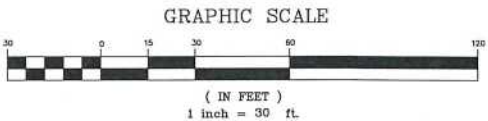
*Christopher T. Paton*  
LICENSED LAND SURVEYOR (SEAL)

Appendix B: Conceptual Subdivision Plan



- REFERENCE PLANS
- "PLAN OF LOTS OF GEORGE R. BEYERLE, WEST LEBANON NH"; DATED 1912; PREPARED BY H.O. RUGG, C.E.; RECORDED IN BOOK 433 PAGE 165.
  - "LAND OF SIDNEY P. & PAULINE W. WHEELER, LEBANON, NH"; DATED 4/3/1985; PREPARED BY C.E. ROLLINS; PLAN 2662 G.C.R.D.

- NOTES
- OWNER OF RECORD OF TAX MAP 58 LOTS 18 & 20: XYZ DAIRY, LLC, 57 MAIN STREET, WEST LEBANON, NH 03784. DEED REFERENCE: VOL. 4307 PAGE 23.
  - BEARINGS SHOWN HEREON ARE REFERENCED TO A 2017 MAGNETIC OBSERVATION.



- LEGEND
- STONE BOUND FOUND
  - IRON PIPE OR PIN FOUND
  - REBAR SET
  - ⊙ UTILITY POLE
  - BOUNDARY CORNER - UNMARKED (LOT 59) LOT NUMBER FROM REFERENCE PLAN 1

BOUNDARY PLAN OF LANDS OF  
XYZ DAIRY, LLC  
TAX MAP 58 LOTS 18 & 20  
CRAFT AVENUE, LEBANON, NEW HAMPSHIRE  
PREPARED BY  
PATON LAND SURVEYING  
150 SOUTHRIDGE ST., SPRINGFIELD, VT 05156  
DATE: SEPT. 26, 2017 SCALE: 1"=30'  
DRAWN BY CTP CK'D BY CTP  
SURVEYED BY CTP, JR  
PROJ. NO. 2017-273-21

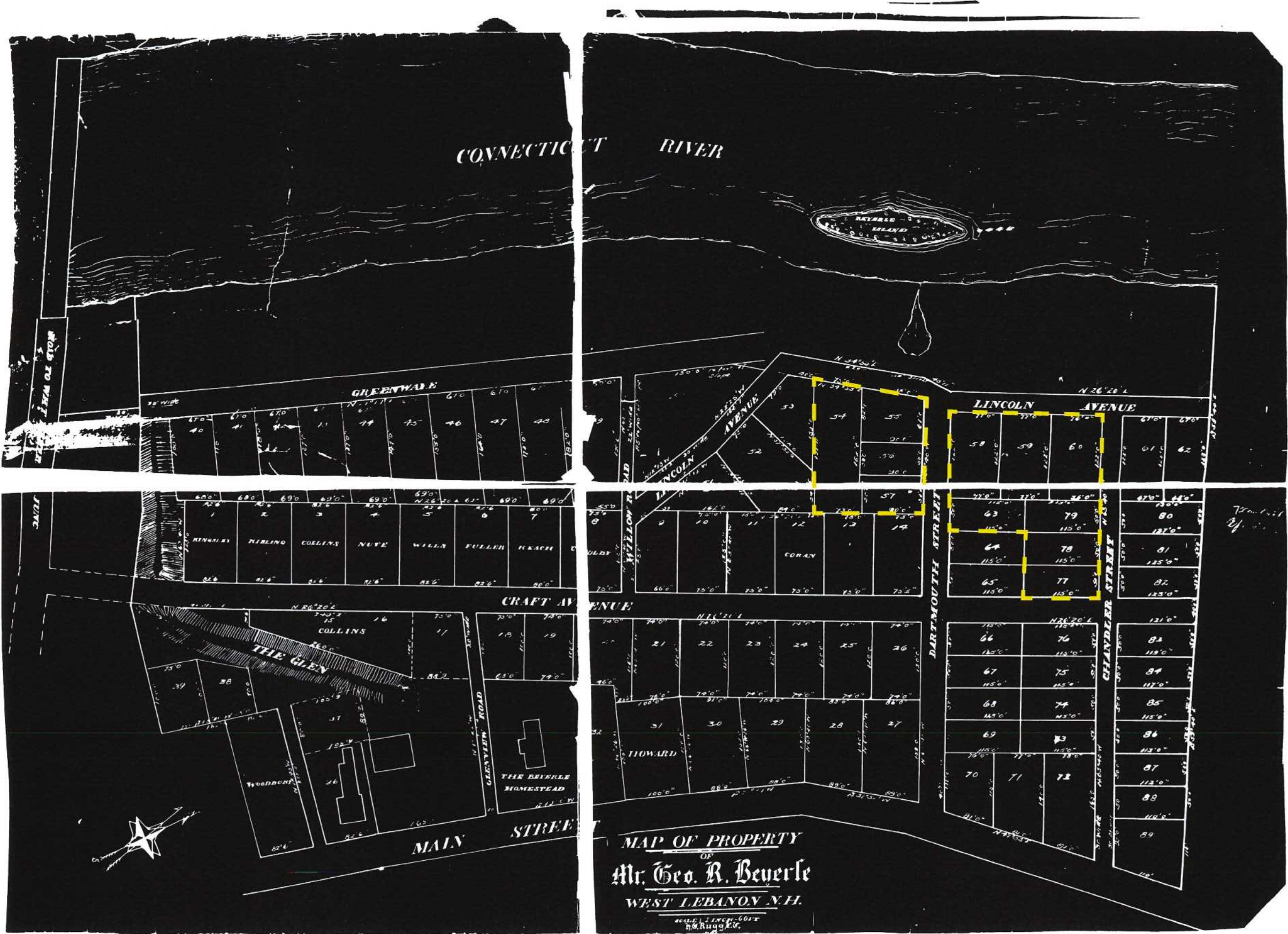
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO N.H.R.S.A. TITLE LXIV AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. RSA 676:18,III

SEPT. 26, 2017  
DATE

*Christopher T. Paton*  
LICENSED LAND SURVEYOR (SEAL)

STATE OF NEW HAMPSHIRE  
No. 887  
CHRISTOPHER T. PATON  
LAND SURVEYOR





Plan of Lots of George R. Beyerle,  
West Lebanon, NH"  
Dated 1912  
Prepared by H.O. Rugg, C.E.

As recorded in Grafton Country  
Registry of Deeds  
Book 433, Page 165.

Present-day boundaries of  
Parcel 58-18 and Parcel 58-20  
highlighted for reference



Appendix D: Lebanon GIS - Site Topography





Appendix E: Lebanon GIS - FEMA Flood Zones



City of Lebanon, NH

Property

Zoom To

Share

Print

Property Quick Search

+

-

44-1

Search

Selection

Themes

Markup

Abutters

Themes

Base Theme

Road Map

Legend/Attribution

Zoning District

Natural Resources

FEMA Flood Zones

Transparency

FEMA FLOOD ZONES

100 YEAR

500 YEAR

Topography

River Bank Protection

Shoreland Protection

Wards and Voting Stations

Water Resources

Wetlands

Conservation Lands and Trails

Historic Areas

Utilities - Water and Drainage

Utilities - Sewer System

58-21-100

151.98

96

120.00

107.5

121

58-22

117

58-20

1.21 AC. CAL.

77

122

50

58-19

115

115

58-74

115

58-73

58-75

58-70

58-18

155

125

150

191

58-17

120

150

58-16

75

58-15

74

120

74

58-77

159

58-78

43.654819, -72.310396

Google AppGeo

Map data ©2021

50 ft

Terms of Use

Report a map error



Appendix F: Lebanon GIS - River Bank Protection District



City of Lebanon, NH

Property

Zoom To

Share

Print

Property Quick Search

+

-

Search

Selection

Themes

Markup

Abutters

Themes

Base Theme

Road Map

Legend/Attribution

Zoning District

Natural Resources

FEMA Flood Zones

Topography

River Bank Protection

Transparency

Riverbank Protection District

50 Feet

125 Feet

Shoreland Protection

Wards and Voting Stations

Water Resources

Wetlands

Conservation Lands and Trails

Historic Areas

Utilities - Water and Drainage

Utilities - Sewer System

58-21-100

151.98

120.00

107.5

121

58-22

117

58-20

1.21 AC. CAL.

77

122

50

58-19

115

115

58-74

115

58-73

58-75

58-70

58-18

155

125

150

191

58-17

120

150

75

58-16

75

58-15

74

120

74

58-76

120

58-77

74

58-78

159

58-69

43.654819,-72.310396

Map data ©2021

50 ft

Terms of Use

Report a map error



Appendix G: Lebanon GIS - NH DES Shoreland Protection Zones



City of Lebanon, NH

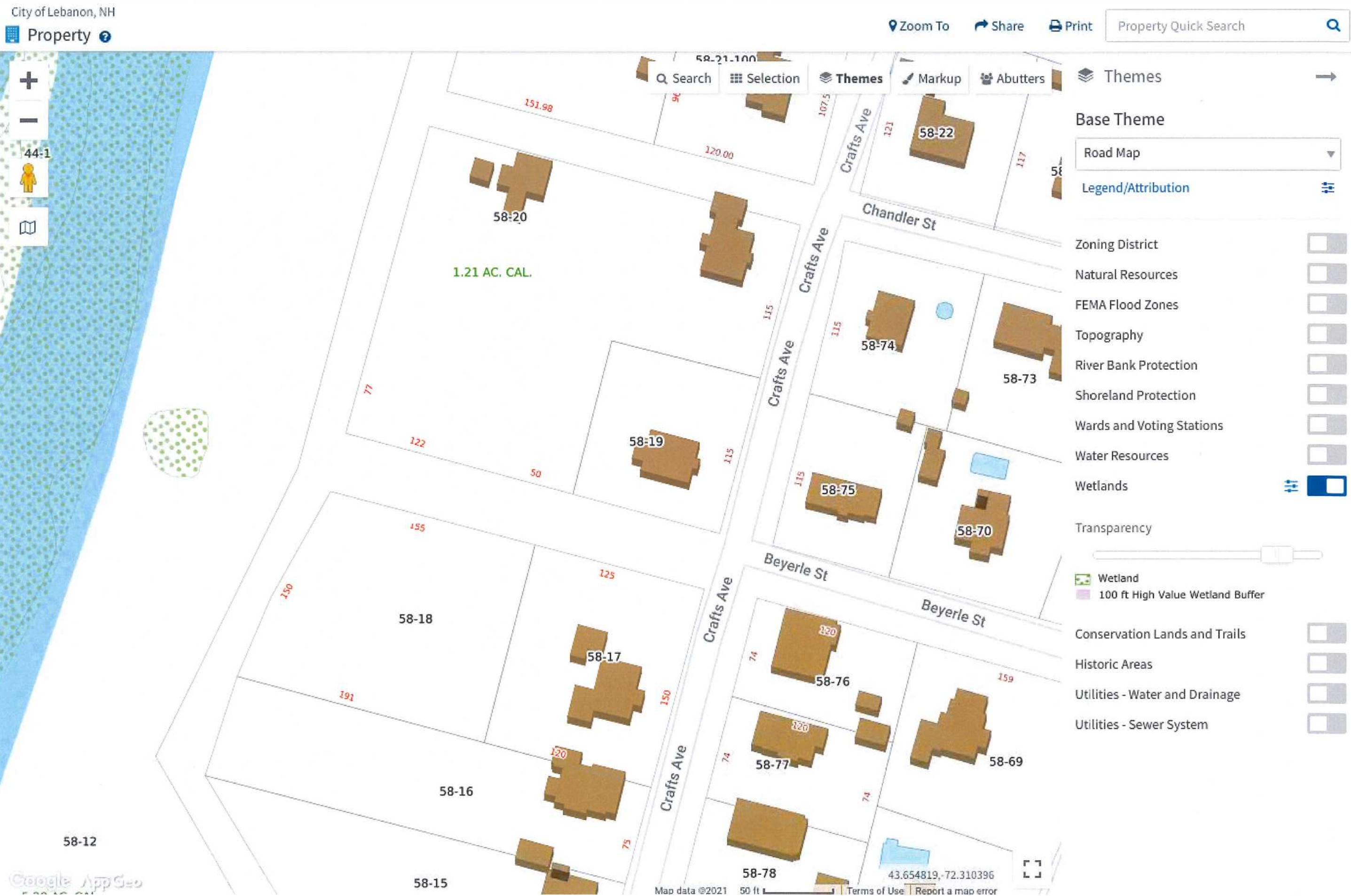
Property

Zoom To Share Print Property Quick Search





Appendix H: Lebanon GIS - Wetlands





Appendix I: Lebanon GIS - Utilities: Water and Drainage, Sewer System





Appendix J: Lebanon R-3 District Dimensional Requirements & Calculations



SECTION 310 RESIDENTIAL THREE DISTRICT (R-3).

310.1 Purpose. The purpose of the R-3 District is to provide areas primarily for single family residential neighborhoods.

310.2 Table of Uses.

| Permitted Uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Special Exception Uses<br>(see Section 801.3)                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Residential</u><br>1. <b>One-family dwelling</b><br>2. <b>Accessory dwelling unit</b> (ADU) per Section 610<br><u>Commercial/Non-Residential</u><br>3. <b>Home business</b> per Section 600<br>4. Home-based agricultural business per Section 600B.2 ( <b>lots</b> 5 acres or more) and per Section 600B.3 ( <b>lots</b> greater than 10 acres)<br>5. Hospital<br>6. Public education facility<br>7. <b>Public recreation facility</b><br>8. <b>Public safety facility</b><br>9. <b>Renewable energy system</b> per Section 612<br><u>Planned Developments</u><br>10. PURD per Section 501 | <u>Residential</u><br>1. Two family dwelling by conversion of existing one family dwelling<br>2. <b>Senior housing complex</b><br><u>Commercial/Non-Residential</u><br>3. Cemetery<br>4. <b>Essential service</b><br>5. <b>Group day care facility</b> per Section 604<br>6. Home-based agricultural business per Section 600B.2 ( <b>lots</b> less than 5 acres) and per Section 600B.3 (5–10 acre <b>lots</b> )<br>7. House of worship<br>8. <b>Nursing home</b> |

Minimum Lot Size

| Class | Area          | Width | Maximum Height |
|-------|---------------|-------|----------------|
| 1     | 10,000 sq.ft. | 75'   | 35'            |
| 2     | 15,000 sq.ft. | 75'   | 35'            |
| 3     | 40,000 sq.ft. | 100'  | 35'            |

Minimum Yard

| Class | Front | Side | Rear | Max. Building Coverage |
|-------|-------|------|------|------------------------|
| 1     | 20'   | 15'  | 20'  | 25%                    |
| 2     | 20'   | 15'  | 20'  | 20%                    |
| 3     | 25'   | 25'  | 30'  | 15%                    |

|                                              |        |         |
|----------------------------------------------|--------|---------|
| Parcels 58-18 & 58-20                        |        |         |
| Dimensional Calculations                     |        |         |
| R-3 Min. Lot Size                            | 10,000 | Sq. Ft. |
| R-3 Min. Frontage                            | 75     | Ft.     |
| Parcel 58-18                                 |        |         |
| Acreage                                      | 0.590  | Acres   |
| Sq. Ft.                                      | 25,700 | Sq. Ft. |
| Divisable Lots                               | 2      | Lots    |
| Approx. Sq. Ft. per Lot                      | 12,850 | Sq. Ft. |
| Beyerle Street (unimproved) Frontage         | 167.4  | Ft.     |
| Approx Frontage per Lot (2 lots)             | 83.7   | Ft.     |
| Parcel 58-20                                 |        |         |
| Acreage                                      | 1.210  | Acres   |
| Sq. Ft.                                      | 52,708 | Sq. Ft. |
| Divisable Lots                               | 5      | Lots    |
| Approx. Sq. Ft. per Lot                      | 10,542 | Sq. Ft. |
| Beyerle Street (unimproved) Frontage         | 172.0  | Ft.     |
| Approx. Frontage per Lot (2 lots)            | 86.0   | Ft.     |
| Chandler Street (unimproved) Frontage        | 273.13 | Ft.     |
| Approx. Frontage per additional Lot (2 lots) | 86.0   | Ft.     |
| Crafts Avenue Frontage                       | 114.91 | Ft.     |
| Existing Frontage - 1 Lot                    | 114.91 | Ft.     |

Note: There is sufficient Sq. Ft. and potential frontage along so-called Chandler Street to subdivide Parcel 58-20 into five (5) lots, but XYZ has elected to pursue only four (4) lots.

**Agenda  
Planning Board  
March 8, 2021**

**Agenda Item #5A  
Approval of Minutes**

**February 8, 2021**

**DRAFT**

**LEBANON PLANNING BOARD  
Regular Meeting  
Monday, February 8, 2021, 6:30 PM  
Remote Via Microsoft Teams  
LebanonNH.gov/Live**

**ROLL CALL OF**

**MEMBERS PRESENT:** Bruce Garland (Chair), Matthew Hall (Vice-Chair), Jim Winny (Council Representative), Gregorio Amaro, Kim Chewning, Joan Monroe, Kathie Romano, Jeremy Rutter, and Laurel Stavis

**MEMBERS ABSENT:** None

**STAFF PRESENT:** David Brooks (Planning Director), Tim Corwin (Senior Planner), Brian Vincent (City Engineer)

---

**1. Call to Order** Chair Garland called the meeting to order at 6:31 PM.

A. Review of meeting procedures and NH RSA 91-A "Right-to-Know" requirements.

Mr. Corwin shared the State directive and participation details for the online meeting in Microsoft Teams. All members identified themselves.

Chair Garland conducted a roll call of members present as reported above.

**2. Notice of Regional Impact**

Mr. Brooks noted that there were no new applications received by the cutoff time for this meeting.

**3. Public Hearing Items**

A. **89 Donuts, LLC (applicant), Miracle Mile Realty, LLC (property owner), 388 Miracle Mile (Tax Map 103, Lot 6), zoned GC:** Request for Site Plan Review to construct a +/-1,332 sq. ft. drive-in restaurant (a Dunkin' Donuts with a drive-through window and walk-in service) within the existing parking lot, together with associated site improvements. **PB2020-32-SPR** - Public hearing continued from January 11, 2021.

Rod Finley, P.E., Pathways Consulting, LLC; Greg Sagris, Owner, 89 Donuts, LLC; Erica Wygonik, PE, of RSG, attended on behalf of the application.

Counselor Winny arrived at 6:38 PM.

Mr. Finley described the project and the modifications to the original plan. Testing for drainage patterns was completed. A bicycle rack was added, and changes to parking were presented. The mechanical services were also outlined. Landscaping for adequate shading was shown.



1 Ms. Wygonik reported on the traffic study and changes based upon City Staff input. The AM and PM  
2 peak national trip averages were reviewed. Both primary and pass-by trips were estimated. Fifty (50) new  
3 trips per day were projected. The traffic impact for congestion was reported as minimal. Exiting the plaza  
4 was expected to be somewhat delayed, and queuing was modeled. The signal warrant analysis revealed  
5 the signal criteria were met. Other remedies in the corridor were considered as being more helpful. Sight  
6 lines are adequate, and the parking changes are improvements. Pedestrian access is improved with  
7 designated pathways and crosswalks. Bicyclists will have adequate parking and connections to the rail  
8 trail.

9  
10 Mr. Corwin stated that the changes in the Staff Memo for this meeting generated a condition that the  
11 applicant contribute to a Miracle Mile traffic improvement plan for the corridor.

12  
13 Chair Garland expressed concern over the center turn lane and the lack of understanding on the part of the  
14 driving public as to how they are to be used. Ms. Wygonik suggested an education campaign to make the  
15 public aware of the use of those lanes.

16  
17 Mr. Hall shared his concern over the new exit arrangement and observed that the island proposed for the  
18 end of the parking spaces makes a tighter area for exiting the plaza toward downtown Lebanon. In  
19 addition, the drive-thru queuing of six vehicles on average may be too low. There may not be enough  
20 space for the queue. Ms. Wygonik commented on the complexity of the current situation and the positive  
21 impact of the proposed changes to the traffic flow with the added island. The simplicity of the interface  
22 was characterized as clearer and structured well. The online ordering is expected to decrease the wait time  
23 and delays in the queue.

24  
25 Ms. Romano inquired about the responsibility for stormwater maintenance for the site. The property  
26 owner has signed off on it. She expressed her concern over those waiting to turn into Listen to donate  
27 items. The new island and painted lanes will improve traffic flow. There may be a bottleneck with those  
28 leaving Dunkin' Donuts, going around the island and joining the queue to turn left toward downtown.  
29 There are no windows on the east side of the building for monitoring traffic flow. Mr. Sagris offered to  
30 add a monitor for that side of the building. Ms. Wygonik noted that the peak traffic would be at 7:15 AM,  
31 and Listen Center opens at 9:00 AM, which would not create an overlap of traffic. Exiting is estimated at  
32 20 seconds, which matches the service time for the drive-thru. Mr. Sagris stated that the window time  
33 goal is 30 seconds and as much as 45 seconds, spacing those leaving the drive-thru. Ms. Wygonik  
34 observed that it spaces the traffic turning left. The congestion analysis was based upon everyone using  
35 that driveway. Some customers may use other exits. Ms. Romano inquired if the lanes and arrows would  
36 be painted as depicted. Mr. Sagris stated that they would.

37  
38 Mr. Amaro expressed concern over the pedestrian crosswalk toward the Cinema with automotive traffic  
39 passing through the crosswalk. Ms. Wygonik agreed that it was a legitimate concern but suggested the  
40 crosswalk is offset from the lane leaving Dunkin' Donuts providing enough time and distance for the  
41 customer to be focused on driving and alert to people using the crosswalk. Lighting would also be  
42 important.

1 Mr. Rutter seconded the idea of a camera for the east side of the building. He noted the seasonal  
2 adjustment for traffic and the months chosen for comparison and asked for clarification. He also  
3 questioned the number of parking spaces. Ms. Wygonik explained the seasonal adjustment factor, which  
4 accounts for seasonal variations. In this location, the peak month is October, and the goal is to reflect that  
5 level of traffic. Mr. Finley addressed the northern row of parking and the suggested island. Mr. Corwin  
6 stated that the landscaped island would be in the middle of the northern parking lanes and would require  
7 moving the parking spaces. Mr. Sagris stated that the parking is needed, and plowing and navigation  
8 would be more difficult.

9  
10 Ms. Stavis expressed her approval of the project. The Listen parking area entrance is in poor repair,  
11 causing drivers to slow down more than usual, which impacts traffic flow. Pedestrian use of Dunkin'  
12 Donuts may be much higher than anticipated. The experience for pedestrians walking to Dunkin' Donuts  
13 could be complicated with the automotive traffic. Mr. Sagris noted that customers walking down from  
14 Price Chopper or over from Huberts and would be turning toward the crosswalk to access Dunkin'  
15 Donuts.

16  
17 Mr. Vincent agreed that there are issues with Listen that could be addressed by looking at the entire  
18 corridor and potential improvements.

19  
20 Mr. Corwin discussed extending the sidewalk on the north side of Dunkin' Donuts parking for those  
21 customers going to the movie theater. Mr. Vincent stated that pedestrians generally want to use the  
22 shortest path to a location.

23  
24 Chair Garland invited public comment.

25  
26 Beth Young inquired if the building would have pedestrian access and use. If there is not, there would not  
27 be many people crossing. There is a bus stop, and a number of those people may want to go to Dunkin'  
28 Donuts. The crosswalk goes through the drive thru lane. Mr. Sagris explained the design was for only  
29 drive-thru customers at first, but it was changed to limited public access.

30  
31 Ms. Monroe expressed concern over the lack of a window on the east side of the building and depending  
32 upon a camera monitor. Mr. Sagris noted that they use high definition cameras with large displays, so  
33 there is clear identification of customers. There are monitors in prep areas to monitor service needs.

34  
35 Mr. Corwin discussed the waivers noting that the shading in the middle of the parking area would be a  
36 point of discussion.

37  
38 Mr. Sagris stated that this would not be a typical Dunkin' Donuts with patrons parking and going inside.  
39 The parking is for the movie theater, not Dunkin' Donuts. The sidewalk would not be solely for Dunkin'  
40 Donuts.

41  
42 Chair Garland suggested that landscape screening for the dumpsters should be 5 feet high.

43 Ms. Romano inquired about the requirement of a restroom. Mr. Brooks stated that it would be for  
44 employees only if there is no seating in the business.

Ms. Chewning noted that the picnic table area is grass and inquired about the location of the public entrance. Mr. Sagris stated that the entrance for the public would be on the north side in front of handicap parking spot. Ms. Chewning inquired about striping for the crosswalk. Mr. Sagris confirmed it would be striped.

Mr. Hall inquired of Ms. Wygonik as to the best location for crosswalk, suggesting it could be moved to the stop sign. Ms. Wygonik suggested pedestrians would still cross in the proposed location due to the location of the crosswalk at the street. Ms. Wygonik agreed it was a valid concern that people leaving the drive-thru may be distracted, and she wouldn't want to see it closer to the window. The goal is to make it as safe as possible. It would be desirable to have it at the stop sign, but the public would likely not make the effort to go to it.

***A MOTION by Matthew Hall to continue the hearing of 89 Donuts, LLC (applicant), Miracle Mile Realty, LLC (property owner), 388 Miracle Mile (Tax Map 103, Lot 6), zoned GC to March 8, 2021, at 6:30 PM.***

***Seconded by Kathie Romano***

***Roll Call Vote:***

***Voting in Favor – Ms. Stavis, Mr. Hall, Mr. Garland, Mr. Amaro, Mr. Rutter, Mr. Winny, Ms. Monroe, Ms. Romano, Ms. Chewning***

***Voting Against - None***

***The MOTION was approved (9-0).***

- B. Brady Sullivan Prospect Hills, LLC, 0 Prospect Street (Tax Map 108, Lot 2), zoned R-3:** Pursuant to Section 14.1.B.1.c of the Subdivision Regulations, a request for an extension of time to achieve active and substantial development of Phase II of a project identified as Prospect Hills, a 171 unit Planned Unit Residential Development located off Moulton Drive and Prospect Street, Tax Map 108 Lot 2 (phase 2) and Lot 14 (phase 1).  
**PB2021-02-EXT - Completeness Review and Public Hearing**

Staff recommended that the application was complete enough for the Planning Board to accept jurisdiction and commence review.

***A MOTION by Kathie Romano that the Lebanon Planning Board finds the application of Brady Sullivan Prospect Hills, LLC, regarding Phase II of the Prospect Hills development (Tax Map 108, Lot 2), PB2021-02-EXT, IS complete enough to accept jurisdiction and commence review.***

***Seconded by Joan Monroe***

***Roll Call Vote:***

***Voting in Favor – Ms. Stavis, Mr. Hall, Mr. Garland, Mr. Amaro, Mr. Rutter, Mr. Winny, Ms. Monroe, Ms. Romano, Ms. Chewning***

***Voting Against – None***

***\*The MOTION was approved (9-0)***

1 Jon Rokeh, Civil Engineer, and Mark Pinard of Brady Sullivan attended on behalf of the application.

2  
3 Mr. Rokeh updated the Board on the status of Phase I. The last extension was in 2018. The Phase II plan  
4 had to be reengineered due to many site issues. Phase I is completed, and they are ready to start on the  
5 Phase II infrastructure in 2021. They are asking for an extension of time to achieve active and substantial  
6 development of Phase II. Housing is needed at present, and they are ready to complete the balance of the  
7 project.

8  
9 Mr. Corwin stated that Staff identified four discussion points to evaluate the application:

- 10 • The request for a partial waiver from the extended application deadline.
- 11 • Whether there is good cause for granting the requested extension. The extension is to achieve
- 12 active and substantial development of Phase II within two years of the plat recording.
- 13 • Determination of new dates for achieving active and substantial development and by what date to
- 14 achieve substantial completion. A date of 2/8/2023 is suggested, and the maximum time is five
- 15 years of until June 12, 2024.
- 16 • Applicant requested a waiver of requirement of Phase II improvements. They did supply security,
- 17 and the applicant did not request it. Item D is not at issue.

18  
19 Chair Garland inquired if Staff had any comment on the missed deadline. Mr. Corwin stated that it is up  
20 to the Board. The applicant must demonstrate unnecessary hardship or conditions of the site and have  
21 identified unnecessary hardship as the reason.

22  
23 Chair Garland invited Board comments.

24  
25 Ms. Romano expressed concern over Phase I due to many negative reactions regarding the quality of  
26 work done and way the developer responded to those problems. Local people need affordable housing,  
27 and this developer didn't perform. Therefore, she is not in favor of granting another extension.

28  
29 Ms. Monroe expressed her agreement with Ms. Romano, noting there was no excuse for this recent  
30 deadline being missed, which is part of the job. The applicant listed many things they have been doing,  
31 but sidewalks were failing along with poor quality work. The closing of Phase I may not be accurate, and  
32 would be difficult to grant a waiver from missing the deadline.

33  
34 Mr. Winny stated it would be important to know where they are in meeting requirements.

35  
36 Mr. Hall suggested missing a deadline by one month is not a flagrant issue.

37  
38 Mr. Winny shared the opinion of Rory Gawler in Ward 3, who is opposed to granting an extension,  
39 because the applicant has not met reasonable deadlines in the past on Phase I.

40  
41 Mr. Corwin observed that the applicant has made multiple requests in the past. One resulted in making a  
42 new application, for which they missed getting the plat approved, so they applied for an extension in  
43 2018. It was recorded and security was provided. However, once the plat is recorded they had two years  
44 to achieve active and substantial development by Dec. 10, 2020, which was not accomplished. That is

what this extension relates to, but the Board must first waive the deadline and then approve the extension. Mr. Brooks stated that they have recorded the plat but have not begun construction or erosion control measures. Mr. Rokeh agreed he missed the deadline, but he is asking for three weeks; and disapproval would cause unnecessary hardship.

***A MOTION by Matthew Hall that the Lebanon Planning Board APPROVE a partial waiver for the application of Brady Sullivan Prospect Hills, LLC, regarding Phase II of the Prospect Hills development (Tax Map 108, Lot 2), PB2021-02-EXT, from Section 14.1.B.1.c of the Subdivision Regulations, which required the extension application to be submitted by December 10, 2020.***

***Seconded by Joan Monroe***

***Roll Call Vote:***

***Voting in Favor – Ms. Monroe, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Hall, Mr. Amaro,***

***Voting Against – Mr. Garland, Mr. Rutter, Mr. Winny***

***\*The MOTION was approved (6-3)***

Mr. Rokeh stated that he will meet with Staff to get things ready for the March 8, 2021 meeting.

***A MOTION by Kathie Romano to continue the hearing of Brady Sullivan Prospect Hills, LLC, 0 Prospect Street (Tax Map 108, Lot 2), zoned R-3 to March 8, 2021, at 6:30 PM.***

***Seconded by Jerry Rutter.***

Ms. Monroe asked about guidance regarding the meaning of active and substantial progress.

***Roll Call Vote:***

***Voting in Favor – Mr. Amaro, Mr. Rutter, Mr. Winny, Ms. Monroe, Ms. Romano, Ms. Chewning, Ms. Stavis, M. Hall, Mr. Garland***

***Voting Against – None***

***The MOTION was approved (9-0).***

**C. ICV-NH, LLC, 67 Etna Road (Tax Map 26, Lot 2), zoned IND-L: Request for modifications to the required open space for the Industrial PUD approved in 2016 (PB2016-04-SPR), and to the subdivision plat required to be recorded for the 75-unit multi-family condominium conversion approved in 2018 (PB2018-30-FMAJ). PB2021-03-FMAJ-SPA - Completeness Review and Public Hearing**

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

***A MOTION by Kathie Romano that the Lebanon Planning Board finds the application of ICV-NH, LLC, regarding 67 Etna Road (Tax Map 26, Lot 2), PB2021-03-FMAJ-SPA, IS complete enough to accept jurisdiction and commence review.***

***Seconded by Laurel Stavis***

***Roll Call Vote:***



***Voting in Favor – Ms. Stavis, Mr. Hall, Mr. Garland, Mr. Amaro, Mr. Rutter, Mr. Winny, Ms. Monroe, Ms. Romano, Ms. Chewning***

***Voting Against - None***

***The MOTION was approved (9-0).***

Mr. Corwin presented the background detail of the property at 67 Etna Road. The issue of an incorrectly designated open space did not come to light until the Certificate of Occupancy was requested in the summer of 2020. Staff worked with the applicant to address the error along with information for the condominium conversion. This request updates the open space designation from the RL-3 to the IND-L district near the multi-family building. They also prepared a plat that can be recorded to reflect the condominium conversion.

Atty. Barry Schuster, speaking on behalf of ICV, stated that Mr. Corwin explained the situation well. The common area would not be changing at all. They are overlaying open space with it, with no essential change. Nothing would be built there.

Mr. Brooks commented that the terms “open space” and “common area” are being mentioned as if they are interchangeable, but they are not in the regulations. Open space is a requirement of PUD regulations and subdivision regulations in order to protect natural resources and recreational space. Open space could be a ballfield or community garden. The condominium already has a common area, and they are trying to overlay the open space on it. They are not planning to develop that area, and they would have to come back to the Board with a request to do so.

Mr. Schuster noted that the common area is controlled by the condominium. Open space is also required, and it would be kept open.

Ms. Romano inquired if they could put in a swimming pool. Atty. Schuster stated that they would need approval from both the condominium folks and the City.

Ms. Monroe stated that open space is meant to be like a nature preserve and for passive activities without disturbing the natural environment. Atty. Schuster added that it could be for trails or other open activities. No development is proposed, and they would come back to the Board if they wanted a change. Ms. Romano noted that open space is to prevent crowding in the PUD. Mr. Brooks stated there are two sets of regulations, both zoning and subdivision. There can be developed open space or undeveloped space; it can be a ballfield or untouched, but the purpose is to offset density, protect natural resources, and provide recreational space.

Ms. Monroe inquired about the location of the wildlife corridor. Mr. Brooks stated from past conversations with NH Fish & Game that it is approximately between two rock outcrops that face Route 120 and is not very defined.

***A MOTION by Jeremy Rutter to extend the meeting to 9:45 PM.***

***Seconded by Mr. Winny***

***Roll Call Vote:***

***Voting in favor – Mr. Garland, Mr. Amaro, Mr. Rutter, Mr. Winny, Ms. Monroe, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Hall***

***Voting Against - None***

***The MOTION was approved (9-0).***

Chair Garland invited public comment. There was none.

***A MOTION by Matthew Hall that the Lebanon Planning Board APPROVE the application of ICV-NH, LLC, regarding 67 Etna Road (Tax Map 26, Lot 2), PB2021-03-FMAJ-SPA, for modifications to the required open space for the Industrial PUD approved in 2016 (PB2016-04-SPR), and to the subdivision plat required to be recorded for the 75-unit multi-family condominium conversion approved in 2018 (PB2018-30-FMAJ), including any and all supplemental submissions and testimony provided during the public hearing, with the following conditions:***

1. Prior to recording the plat, the applicant shall make the following revisions to the satisfaction of the Planning & Development Department:

a) Add a table identifying the acreage of the lot, the acreage of the IND-L portion of the lot, the acreage of the RL-3 portion of the lot, the required size of the open space as a percentage and in acres, and the provided open space as a percentage and in acres.

b) Add a note providing that the open space shall remain undeveloped in perpetuity per Section 501.2.K.3 of the May 20, 2015 Zoning Ordinance.

c) Add a note identifying the purpose of the plat, and add a reference to the Notice of Action and file number for the current Planning Board approval as well as the prior Planning Board approvals that are hereby amended [i.e. the 2016 PUD approval (PB2016-04-SPR) and the 2018 Final Major Subdivision approval (PB2018-30-FMAJ)].

d) Retitle the plat to more accurately convey the purpose of the plat (e.g. "Condominium Subdivision Plat and Revised Gateway Plaza PUD Open Space Plan").

e) Add the statement required by Section 7.11 of the Subdivision Regulations ("The Subdivision Regulations of the City of Lebanon and the Notice of Action are a part of the Plat, and approval of this Plat requires the completion of all the requirements of the Notice of Action and said Subdivision Regulations excepting only any modification or waiver set forth in the Notice of Action.")

f) Update the abutter's list per the current records of the City Assessor.

g) The applicant shall provide the Planning & Development Department with a full-size copy of the approved revised plat, and a digital copy saved in a PDF-A format for archival purposes.

2. The approved revised plat shall be submitted to the Planning & Development Department for recording at the Grafton County Registry of Deeds by no later than May 8, 2021.

***Seconded by Jeremy Rutter.***

Ms. Monroe stated that approval would establish a bad precedent, because it becomes an amenity.

***Roll Call Vote:***

***Voting in Favor – Mr. Hall, Mr. Garland, Mr. Amaro, Mr. Rutter, Mr. Winny, Ms. Stavis***

***Voting Against – Ms. Monroe, Ms. Romano, Ms. Chewning***

***The MOTION was approved (6-3).***

**D. Basic Holdings, LLC, 5 & 11 Oak Ridge Road, (Tax Map 4, Lots 5 & 6), zoned R-3:**

Request for Final Major Subdivision Review, Site Plan Review, and a Conditional Use Permit for a proposed Planned Unit Residential Development (PURD) pursuant to Section 501.2 of the Zoning Ordinance, containing 22 residential units together with related site improvements and amenities. PB2020-31-FMAJ -Public hearing to commence on January 11, 2021 if the Board finds that the application is complete. Completeness review and public hearing expected to be postponed to March 8, 2021.

***A MOTION by Kathie Romano to postpone the hearing for Basic Holdings, LLC, 5 & 11 Oak Ridge Road, (Tax Map 4, Lots 5 & 6), zoned R-3 to March 8, 2021, at 6:30 PM.***

***Seconded by Matthew Hall***

Ms. Monroe left the meeting at 9:34

***Roll Call Vote:***

***Voting in Favor – Mr. Rutter, Mr. Winny, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Hall, Mr. Garland, Mr. Amaro***

***Voting Against - None***

***The MOTION was approved (8-0).***

**4. Other Business**

**A. Novo Nordisk, 5 Technology Drive (Tax Map 130, Lot 1), zoned IND-L:** Conceptual review per Section 4.3 of the Site Plan Review Regulations for a proposed demolition of existing shell space and construction of a new 14,000 SF warehouse. **PB2021-04-CON**

Toni Cavallini of DPS Group, Stuart Sawyer of Novo Nordisk, and Jim Jackson, Engineer attended on behalf of the application.

Ms. Cavallini explained that Novo Nordisk would like to renovate and construct a new warehouse. Mr. Sawyer stated that they are requesting to use the full capacity of the property for expansion due to limited warehouse space. The proposal would be to go higher on a section of the building to fully use the manufacturing space.

Ms. Cavallini noted the proximity to Lebanon Airport and an application to the FAA for a flight path study to determine the height allowed on the site. They are not aware of other concerns.

1 ***A MOTION by Laurel Stavis to extend the meeting to 10:00 PM.***

2 ***Seconded by Jeremy Rutter***

3  
4 ***Voting in favor – Mr. Winny, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Hall, Mr. Garland, Mr. Amaro, Mr. Rutter***

5  
6 ***Voting Against - None***

7 ***The MOTION was approved (8-0).***

8  
9 Mr. Corwin stated that Staff had no comments at this time, noting that Novo Nordisk obtained a variance  
10 from the Zoning Board for equipment in the rear yard that is associated with the proposed project. There  
11 is a question of permitted height in the Airport Protection District, which is being reviewed and expected  
12 to gain approval. The height limit in IND-L district is 65 feet and subject to restrictions due to the location  
13 of the flight paths.

14  
15 Mr. Sawyer explained that the facility creates medications for hemophilia. They develop a product that  
16 goes to Denmark for distribution. Their process uses single use bags that can be incinerated to create  
17 energy. The bags are used to contain media for growing cells to obtain proteins and to minimize the  
18 cleaning of vessels.

19  
20 Chair Garland recommended submitting a rendering of the proposed building.

21  
22 Mr. Jackson inquired if a traffic study would be required. The project would add 10 parking spaces, which  
23 would not have a significant traffic impact. Mr. Corwin stated that the requirement is only triggered if it  
24 created 100 peak hour vehicle trips. The Board can require it, but it would not likely be recommended.  
25 Mr. Jackson also inquired about the landscaping requirement, noting that the property is currently well  
26 landscaped. There would be some minor disruption and that would be redone. Mr. Corwin stated that  
27 there is no requirement for hiring a landscape architect, but a plan needs to be prepared.

28  
29  
30 **B. XYZ Dairy, LLC. 55 Crafts Avenue & 0 Beyerle Street (Tax Map 58, Lots 20 &**  
31 **18), zoned R-3: Conceptual review per Section 4.3 of the Site Plan Review Regulations for a proposed**  
32 **major subdivision. PB2021-05-CON**

33  
34 Chet Clem attended representing XYZ Dairy, LLC.

35  
36 Mr. Brooks explained a communication from the City Attorney regarding Beyerle Street and the  
37 conceptual proposal. The ownership of the area was in question, and the attorney advised that the City no  
38 longer has the ability to accept the right-of-way as a public street. The information was conveyed to Atty.  
39 Hastings, who relayed it to XYZ Dairy. In an emailed response from David Clem, there was a request to  
40 continue the request to a future meeting. There may be additional questions outstanding, and it would be  
41 helpful to know which meeting the Board would propose for dealing with the issue.

42  
43 Mr. Hall inquired if there was any urgency for the hearing. Mr. Clem stated that it was an urgent matter  
44 needing resolution. Based on the new information, it is important to have any questions answered.

1 Otherwise, they expect to withdraw the application. Mr. Brooks stated that this matter could be put on the  
2 March 8 or 22 meeting, but it may be resolved before that.

3  
4 Brian Ware, a resident of Crafts Avenue, inquired about the legal status of paper streets. An historical  
5 document created in 2013 references these paper streets. Crafts Avenue was the first subdivision in W.  
6 Lebanon. Chair Garland noted that the issue was outside the Planning Board's jurisdiction and suggested  
7 following up with the Planning Staff and the City Attorney.  
8

9  
10 ***A MOTION by Matthew Hall for Chair Garland to sign plat for ICV-NH, LLC, 67 Etna Road (Tax***  
11 ***Map 26, Lot 2), zoned IND-L***  
12 ***Seconded by Kathie Romano***  
13

14 ***Roll Call Vote:***

15 ***Voting in Favor – Mr. Amaro, Mr. Rutter, Mr. Winny, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr.***  
16 ***Hall, Mr. Garland***

17 ***Voting Against - None***

18 ***The MOTION was approved (8-0).***  
19

20 Mr. Brooks noted that the Board had previously approved the creation of a new public right-of-way off of  
21 Spring Street West last Fall, but staff could not recall whether the Planning Board had previously  
22 authorized the Chair to sign the plat and asked the Board to take that action now.  
23

24 ***A MOTION by Laurel Stavis for Bruce Garland to sign the plat for the Spring Street West and***  
25 ***Guernsey Trust approved application.***  
26 ***Seconded by Kathie Romano***  
27

28 ***Roll Call Vote:***

29 ***Voting in Favor – Ms. Chewning, Ms. Stavis, Mr. Hall, Mr. Garland, Mr. Amaro, Mr. Rutter, Mr.***  
30 ***Winny, Ms. Romano***

31 ***Voting Against - None***

32 ***The MOTION was approved (8-0).***  
33

34 **5. Approval of Minutes - Postponed**  
35

36 A. January 11, 2021  
37

38 **6. Adjournment**  
39

40 ***A MOTION by Matthew Hall to adjourn the meeting.***  
41 ***Seconded by Laurel Stavis.***  
42

43 ***Roll Call Vote:***

44 ***Voting in Favor – Mr. Garland, Mr. Winny, Ms. Romano, Ms. Stavis, Mr. Rutter, Ms. Chewning, Mr.***  
45 ***Amaro, Mr. Hall***



1 ***Voting Against - None***

2 ***\*The MOTION was approved (8-0).***

3

4 The meeting was adjourned at 9:56 PM.

5

6 Respectfully submitted,

7 Holly Howes

8 Recording Secretary