LEBANON PLANNING BOARD
FEBRUARY 9, 2026 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE

To participate in this meeting, please join live via Microsoft Teams or call 929-229-9356 (Access Code: 798 258 635#). If you have trouble accessing this meeting, please email Tim Corwin.

---

1. Call to Order

2. Notice of Regional Impact

3. Public Hearing Items

A. **Execusuite, LLC, 22 School Street (Tax Map 92, Lot 2), zoned R-O:** Applicant requests Site Plan Review to add seven (7) additional dwelling units within the existing building, together with associated site improvements. **PB2026-02-SPR** ***- Postponed from January 12, 2026***

B. **LWM Residential, LLC, 1 Foundry Street (Tax Map 91, Lot 263) and 43 Mechanic Street (Tax Map 106, Lot 34), zoned LD:** Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests modifications to a previously approved Site Plan (PB2022-36-SPR, PB2023-38-SPA & PB2024-35-SPA) for a proposed multi-family housing development. Applicant proposes revised parking and site configurations, together with related modifications to utilities, landscaping, grading, and other site improvements. **PB2026-04-SPA**

C. **Brickyard One Nominee Trust, Hanover Street Ext (Tax Map 48, Lot 1), zoned R-1, R-O-1, R-3 & RL-3:** Applicant received Site Plan approval on December 17, 2024 (PB2024-22-SPRCUP) for a phased multi-family Planned Unit Residential Development (PURD). Pursuant to Sections 4.9.F and 4.10 of the Site Plan Review Regulations, applicant requests an extension of the phasing plan timelines for obtaining building permits and for constructing required site improvements. **PB2026-05-EXT**

D. **Robert J. Oakes, Laplante Road (Tax Map 138, Lot 27), zoned R-3, RL-1 & RL-2:** Pursuant to Sections 501.1 and 501.2 of the Zoning Ordinance, applicant requests a Conditional Use Permit for a proposed 13-unit Planned Unit Residential Development (PURD). **PB2026-08-CUP** ***- Completeness review only on February 9, 2026; public hearing to commence at the March 9, 2026 meeting.***

E. **Robert J. Oakes, Laplante Road (Tax Map 138, Lot 27), zoned R-3, RL-1 & RL-2:** Applicant requests Final Plat Review pursuant to Section 10.3 of the Subdivision Regulations and Site Plan Review pursuant to Sections 3.1.D and 4.8 of the Site Plan Review Regulations of a proposed Planned Unit Residential Development (PURD) containing 13

detached dwelling units together with related site improvements including an access road, community wells, and community septic. **PB2026-09-FMAJSPR - *Completeness review only on February 9, 2026; public hearing to commence at the March 9, 2026 meeting.***

4. Other Business

5. Conceptual Review

A. **Choice Storage, LLC, Etna Rd (Tax Map 26, Lot 17) & 40 N Labombard Rd (Tax Map 51, Lot 10), zoned IND-L & RL-3:** Per Section 7.3 of the Subdivision Regulations, applicant requests conceptual review of a proposed Major Subdivision. **PB2026-07-CON**

6. Approval of Minutes

A. January 12, 2026

7. Adjournment

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public who wish to attend remotely may do so by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupt virtual or phone connection(s), the meeting will continue without remote access capabilities.
Any person with a disability who wishes to attend this public meeting and needs additional accommodation, please contact the ADA coordinator at City Hall by calling 603-448-4220 at least 72 hours in advance so that the City can make any necessary arrangements.

EXECUSUITE LLC

Bringing new life to our historic downtowns

February 2, 2026

City of Lebanon, New Hampshire
Planning Board
51 North Park Street Lebanon, NH 03766

Execusuite, LLC
77 Bank Street
Lebanon NH 03766

Dear Distinguished Members:

We respectfully request a second postponement of our application for Planning Board review regarding the proposed addition of seven apartments at the School Street School, located at 22 School Street, Lebanon. This project requires a Special Exception from the Zoning Board of Adjustment to permit more than five units. Our initial application for the Special Exception was deemed incomplete, preventing us from proceeding with the Planning Board review at this time. We intend to resubmit for consideration at the March ZBA hearing and remain confident that our revised application will be accepted. Upon approval in March, we will promptly present our application to the Planning Board.

The property is no longer viable as an elementary school; its highest and best use is achieved by a conversion to a multi-family dwelling. Currently, the building includes four studio apartments on the top floor. These seven additional apartments on the first floor and basement will bring badly needed quality housing options to downtown Lebanon in line with the Lebanon Downtown Vision Study.
.
Your consideration is greatly appreciated.

Very truly yours,

Tim Sidore
Chief of Operations
Ledgeworks, Inc
Execusuite, LLC

CITY OF LEBANON
APPLICATION FOR

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

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: LWM Residential LLC, c/o Jon Livadas [redacted]

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Engineering Ventures PC, Nicholas Fiore [redacted]

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 91 & 106 LOT#: 263 & 34 PLOT #: ZONE: LD

STREET ADDRESS OF PROJECT: 1 Foundry St & 43 Mechanic St

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

FLOOD PLAIN ☒ YES ☐ NO

SCOPE OF PROJECT:

Modifications to approved site plan PB2022-36-SPR, PB2023-38-SPA, and PB2024-35-SPA with revised parking and site configurations and the removal of modifications to the structure at 43 Mechanic Street.

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 9, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: _____ DATE: 1/12/26

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 #
2026-01-12	91-263&106-34	PB2026-04-SPA			

ENGINEERING VENTURES PC

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 · 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 · 603-442-9333
368 Broadway, Suite 11, Saratoga Springs, NY 12866 · 518-205-9141

January 12, 2026

City of Lebanon Planning & Development Department
Attn: Tim Corwin, Senior Planner and Zoning Administrator
51 North Park St
Lebanon, NH 03766

RE: Site Plan Amendments
Lebanon Woolen Mill
Tax Map 91 Lots 263 & Tax Map 106 Lot 34
PB2024-35-SPA

Dear Mr. Corwin,

On behalf of LWM Residential LLC, Engineering Ventures, PC (EV) submits the enclosed application package for Site Plan Review Amendment for changes to the previously approved Lebanon Woolen Mill residential development located at 1 Foundry St (Tax Map 91 Lot 263) and 43 Mechanic St (Tax Map 106 Lot 34). This development's most recent Site Plan Approval was on September 30, 2024 (file # PB2024-35-SPA).

Please find included with this letter a drawing set of the revised sheets. The changes since the Planning Board last reviewed the project are summarized as follows:

- Reducing the parking lot work at 25 Mechanic Street to just repaving the extents of the existing parking lot.
- A realignment of the pedestrian access from Mechanic Street to the Millyard.
- Removing all work at 43 Mechanic Street except for some grading at the back of the lot.
- Changing some surface materials. Some pavers are changed to concrete, some pavers are changed to landscaping, and some concrete is changed to asphalt. All in, the result is a reduction of impervious surfaces.
- A site wall adjacent to the surface parking near the Mill Building is being omitted and vegetation will go in its place.
- The boardwalks along the river side of the site have been reconfigured to something agreeable to NHDES.
- An extension of the sewer line into Blacksmith Street per NHDES's request.
- Grading adjustments and site wall reductions.
- Landscaping adjustments to align with site plan changes.

Please review the enclosed drawings and let me know if you need any additional

information.

Thank you for your assistance with this project.

Regards
ENGINEERING VENTURES, PC



Nicholas A. Fiore PE
Vice President

Cc: Jon Livadas, LWM Residential
Enc: Application for Site Plan Review
Fee Schedule
Certified Notification List
Drawing Set of Revised Sheets

CERTIFIED NOTIFICATION LIST

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

672:3 Abutter. – "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.
Source. 1983, 447:1. 1986, 33:2. 2002, 216:1, eff. July 15, 2002.

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

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

Map & Lot Number: 91-265	**Map & Lot Number:** 91-266, 91-280
CLARENCE LLC PO BOX 2172 LEBANON, NH 03766	BGP PROP LLC PO BOX 1325 LEBANON, NH 03766
Map & Lot Number: 91-269	**Map & Lot Number:** 91-277, 91-278, 106-36
DM DEVELOPMENT LLC PO BOX 318 GRANTHAM, NH 03753	ACORN TO SKY INVESTMENTS LLC 84 HANOVER ST LEBANON, NH 03766
Map & Lot Number: 106-20	**Map & Lot Number:** 106-24
GILBERT, WILLIAM & JUDITH 16 HIGH ST LEBANON, NH 03766	LINDSAY FORSYTH 5 BROOKSIDE DR LEBANON, NH 03766
Map & Lot Number: 106-25	**Map & Lot Number:** 106-30, 106-32
MCCARTHY CARLI DOWNEY 6 BROOKSIDE DR LEBANON, NH 03766	CITY OF LEBANON 51 NORTH PARK ST LEBANON, NH 03766
Map & Lot Number: 106-42	**Map & Lot Number:** 106-46, 106-46-907, 106-46-A
FLYNN, DALE 15 BLACKSMITH ST LEBANON, NH 03766	RIVERMILL COMMER CTR LLC 85 MECHANIC ST, STE 140 LEBANON, NH 03766
Map & Lot Number:	**Map & Lot Number:**
ENGINEERING VENTURES, PC ATTN NICHOLAS FIORE 85 MECHANIC STREET, SUITE E2-3 LEBANON, NH 03766	OJB LANDSCAPE ARCHITECTS ATTN GRACE SHAINE WONG, PLA ONE BOWDOIN SQUARE, SUITE 801 BOSTON, MA 02114
Map & Lot Number:	**Map & Lot Number:**
RODE ARCHITECTS ATTN RUTHIE KUHLMAN AIA 535 ALBANY STREET, SUITE 405 BOSTON, MA 02118	

(Revised 2/8/2024)

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

(Revised 2/8/2024)

FEE SCHEDULE
LEBANON PLANNING BOARD
Adopted January 24, 2022

LOT LINE ADJUSTMENT (Boundary Line Adjustment)

		TOTALS
FILING FEE	$25.00	$25.00
ADVERTISING FEE	$100	$100
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____abutter certifieds)
TOTAL DUE		$202.02

MINOR SUBDIVISION

		TOTALS
FILING FEE	$150.00	$150.00
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$

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

PRELIMINARY REVIEW OF A MAJOR SUBDIVISION

		TOTALS
FILING FEE	$200.00	$200.00
NUMBER OF LOTS* _____	$30.00 per lot*	
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$

Or units when the subdivision does not create individual lots.

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

FINAL REVIEW OF A MAJOR SUBDIVISION

		TOTALS
FILING FEE	$500.00	$500.00
FIRST FIVE (5) LOTS*	$75.00 per lot*	
NUMBER OF LOTS 6+*	$150.00 per lot*	
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE TIME OF FILING		$

Or units when the subdivision does not create individual lots.

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

SITE PLAN REVIEW

		TOTALS
FILING FEE	$250.00	$250.00
SQUARE FOOTAGE	$75.00 per 1,000 sq. ft. (gross floor area)	75
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $___abutter certifieds)

SITE PLAN REVIEW

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

SITE PLAN REVIEW AMENDMENT (WITH STRUCTURAL CHANGES)

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

OTHER

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

		TOTALS
FILING FEE	$250.00	$250.00
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note below)**	$5.00 + Current USPS rate per certified notice (see below) X 21 notices	$5.00 $ 126.84 (abutter certifieds)
TOTAL DUE AT TIME OF FILING		481.84
****Engineering Review fees may also be required. See note below.**		

MINOR SITE PLAN REVIEW

		TOTALS
FILING FEE	$150.00	$150.00
NOTIFICATION FEE **(see note below)**	Current USPS rate per certified notice (see below) X_____notices	$_____(abutter certifieds)
TOTAL DUE		$

ENGINEERING REVIEW FEES:

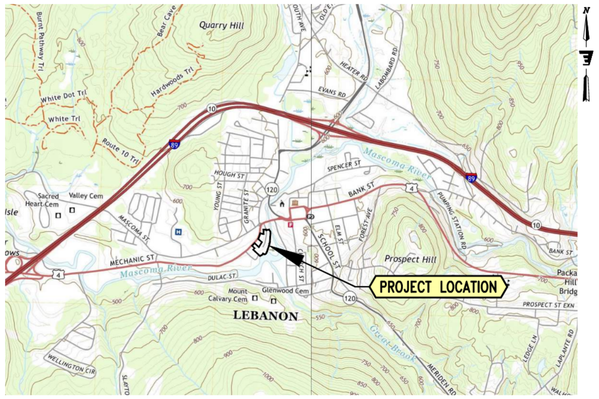
After an application to the Planning Board is submitted and the filing fees identified above have been paid, the Planning & Development Department will determine the scope of required engineering review and will obtain an estimated cost from the reviewing engineer. A cost estimate of the review fees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

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

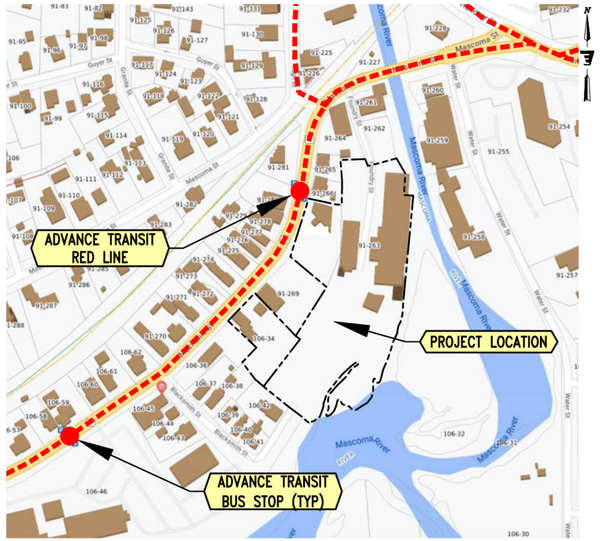
NOTIFICTION FEE: CURRENT FEE as of July 2024 is $6.04 per certified notice

THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS, THE APPLICANT, PROPERTY OWNER, HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD AND ANY OTHER PERSONS REQUIRED BY RSA 676:4, I(d).

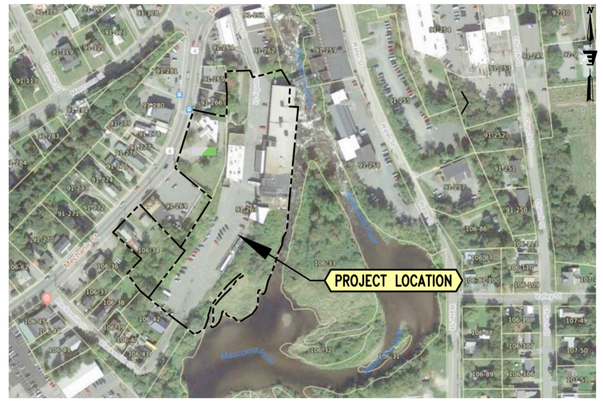
LEBANON WOOLEN MILL



USGS MAP
1"=2,000'



LEBANON GIS MAP
1"=200'



AERIAL PHOTOGRAPH
1"=250'

ZONING TABLE – 1 FOUNDRY

	Zoning Limit	Existing	Proposed Total	Notes
Zoning District		LDD	LDD	
Tax Map / Lot #		91-263	91-263	
Use		Commercial	Multi-Family Res	
Area of Lot (acres)	3,000 s.f. min.	4.226	4.226	
Building Footprint (s.f.)		31,613	51,703	
Existing Mill		23,425	23,425	
Existing Office Building		6,411	0	
Building 3		N/A	16,041	
Boiler Building		1,777	1,777	
25 Mechanic St		N/A	N/A	1
Parking Structure		N/A	10,460	
Building Coverage	No Limit	17.2%	28.1%	
Building Gross Floor Area (s.f.)		75,839	158,293	2
Existing Mill		59,152	58,040	
Existing Office Building		14,364	0	
Building 3		N/A	77,010	
Boiler Building		2,323	2,323	
25 Mechanic St		N/A	N/A	1
Parking Structure		N/A	20,920	
Building Height	55' max.			
Existing Mill		30	30	
Existing Office Building		27	0	
Building 3		N/A	60'-6"	4
Boiler Building		13	13	
25 Mechanic St		N/A	N/A	
Parking Structure		N/A	18'	
Number of Stories				
Existing Mill		3	3	3
Existing Office Building		3	N/A	
Building 3		N/A	6	3
Boiler Building		2	2	3
25 Mechanic St		N/A	N/A	1
Parking Structure		N/A	N/A	3
Parking Spaces Provided		55+/-	191	
Surface		55+/-	77	8
Mill Building Structure		0	68	
Building 3 Garage		N/A	46	
Parking Spaces Required	per 607.4	0	0	
Parking Spaces Required	per 607.1		211	
Max Parking Spaces Allowed	per 607.3		253	5
Loading Spaces		2	2	
Bicycle Parking Spaces (LT / ST)				
Existing Mill		0	15 / 8	
Building 3		NA	31 / 15	
Boiler Building		0	0/0	
Impervious Area (s.f.)		102,500	104,075	
Impervious Area (% of lot)		55.68%	56.54%	8
Setbacks				
Front	0'	40	40	
Rear	10'	NA	NA	
Side	0'	0'	0'	
City Overlay Districts		Wetlands Floodplain Riverbank Protection	Wetlands Floodplain Riverbank Protection	
NHDES Shoreland Jurisdiction		Shoreland	Shoreland	

Notes:
1. Building at 25 Mechanic Street has been demolished.
2. See Building Program schedule for square footage by floor
3. Number of Stories includes below grade building space
4. Additional heigh approved by CUP, City of Lebanon file number PB2022-36-SPR.
5. Spaces within a parking structure do not count towards max spaces allowd per 607.3.B.1.a

BUILDING PROGRAMS

		Studio	1-Bed	2-Bed	Total	Units	GSF	Parking - Garage	Parking - Exterior
Existing Mill	Level 0		7		7		13,800		29
	Level 1	3	18	2	23	57	22,840		
	Level 2	1	24	2	27		21,875		
	Total Units	4	49	4	57		**58,515**		**29**
	Total Bedrooms	4	49	8	61				
Parking Structure	Level 1				0		**10,460**	32	
	Level 2				0	0	**10,460**		36
	Total						**20,920**	68	
Boiler Building	Level 0				0		1,823		
	Level 1				0	0	500		
	Total						**2,323**		0
Building 3	Level 0				0		770	46	
	Level 1	4	12	1	17		16,075		39
	Level 2	5	14	2	21		16,075		
	Level 3	5	14	2	21	97	16,075		
	Level 4	5	14	2	21		16,075		
	Level 5	5	12		17		12,870		
	Total Units	24	66	7	97		**77,940**		**85**
	Total Bedrooms	24	66	14	104				
25 Mechanic Parking	Level 0				0		0	9	
	Total Units				0	0	**0**		**9**
	Total Bedrooms	0	0	0	0				

		Studio	1-Bed	2-Bed	Total		Parking Spaces
Project Totals	Units	28	115	11	**154**	154	159,698
	Bedrooms	28	115	22	**165**		**191**
	Percentage	18%	75%	7%	**100%**		

8

1. Off lot parking for 1 Foundry St approved by CUP, City of Lebanon file number PB2023-38-CUPSPA

PRIOR APPROVALS

FILE NUMBER	APPROVAL TYPE	APPROVAL DATE
PB2022-35-BLA	BOUNDARY LINE ADJUSTMENT	10/10/2022
PB2022-36-SPR	CONDITIONAL USE PERMIT per 307.8.A	10/24/2022
	CONDITIONAL USE PERMIT per 307.6.B.2	10/24/2022
	SITE PLAN REVIEW	10/24/2022
PB2022-34-VLM	VOLUNTARY LOT MERGER, MAP 91, LOTS 263 & 267	06/15/2023
PB2023-38-CUPSPA	CONDITIONAL USE PERMIT per 307.5.A	12/11/2023
	SITE PLAN REVIEW AMENDMENT	12/11/2023
PB2024-35-SPA	CONDITIONAL USE PERMIT per 307.7.C	09/30/2024
	CONDITIONAL USE PERMIT per 307.9.B	09/30/2024
	SITE PLAN REVIEW AMENDMENT	09/30/2024

TABLE OF CONTENTS

SHEET	TITLE	CONSULTANT	PAGE
C-000	COVER SHEET	ENGINEERING VENTURES	1 OF 39
C-001	SITE LEGEND AND NOTES	ENGINEERING VENTURES	2 OF 39
C-003	PHASING PLAN	ENGINEERING VENTURES	3 OF 39
C-100	EXISTING CONDITIONS OVERVIEW PLAN	ENGINEERING VENTURES	4 OF 39
C-101	EXISTING CONDITIONS PLAN (1 OF 2)	ENGINEERING VENTURES	5 OF 39
C-102	EXISTING CONDITIONS PLAN (2 OF 2)	ENGINEERING VENTURES	6 OF 39
C-200	SITE OVERVIEW PLAN	ENGINEERING VENTURES	7 OF 39
C-201	SITE LAYOUT PLAN (1 OF 2)	ENGINEERING VENTURES	8 OF 39
C-202	SITE LAYOUT PLAN (2 OF 2)	ENGINEERING VENTURES	9 OF 39
C-203	GRADING AND DRAINAGE PLAN (1 OF 2)	ENGINEERING VENTURES	10 OF 39
C-204	GRADING AND DRAINAGE PLAN (2 OF 2)	ENGINEERING VENTURES	11 OF 39
C-205	SITE CIRCULATION - SIGNAGE AND STRIPING (1 OF 2)	ENGINEERING VENTURES	12 OF 39
C-206	SITE CIRCULATION - SIGNAGE AND STRIPING (1 OF 2)	ENGINEERING VENTURES	13 OF 39
C-207	UTILITIES PLAN (1 OF 2)	ENGINEERING VENTURES	14 OF 39
C-208	UTILITIES PLAN (1 OF 2)	ENGINEERING VENTURES	15 OF 39
C-209	EROSION PREVENTION AND SEDIMENT CONTROL PLAN (1 OF 2)	ENGINEERING VENTURES	16 OF 39
C-210	EROSION PREVENTION AND SEDIMENT CONTROL PLAN (1 OF 2)	ENGINEERING VENTURES	17 OF 39
C-301	ROADWAY PLAN AND PROFILES	ENGINEERING VENTURES	18 OF 39
C-302	SEWER PLAN AND PROFILE (1 OF 3)	ENGINEERING VENTURES	19 OF 39
C-303	SEWER PLAN AND PROFILE (2 OF 3)	ENGINEERING VENTURES	20 OF 39
C-304	SEWER PLAN AND PROFILE (3 OF 3)	ENGINEERING VENTURES	21 OF 39
C-306	WATER LINE PLAN AND PROFILE (1 OF 3)	ENGINEERING VENTURES	22 OF 39
C-307	WATER LINE PLAN AND PROFILE (2 OF 3)	ENGINEERING VENTURES	23 OF 39
C-308	WATER LINE PLAN AND PROFILE (3 OF 3)	ENGINEERING VENTURES	24 OF 39
C-401	SITE DETAILS (1 OF 2)	ENGINEERING VENTURES	25 OF 39
C-402	SITE DETAILS (2 OF 2)	ENGINEERING VENTURES	26 OF 39
~~C-403~~	~~STORMWATER DETAILS (1 OF 5)~~	~~ENGINEERING VENTURES~~	~~OF~~
~~C-404~~	~~STORMWATER DETAILS (2 OF 5)~~	~~ENGINEERING VENTURES~~	~~OF~~
~~C-405~~	~~STORMWATER DETAILS (3 OF 5)~~	~~ENGINEERING VENTURES~~	~~OF~~
~~C-406~~	~~STORMWATER DETAILS (4 OF 5)~~	~~ENGINEERING VENTURES~~	~~OF~~
~~C-407~~	~~STORMWATER DETAILS (5 OF 5)~~	~~ENGINEERING VENTURES~~	~~OF~~
~~C-408~~	~~SANITARY SEWER DETAILS~~	~~ENGINEERING VENTURES~~	~~OF~~
~~C-409~~	~~WATER DETAIL~~	~~ENGINEERING VENTURES~~	~~OF~~
~~C-410~~	~~EROSION PREVENTION AND SEDIMENT CONTROL DETAILS~~	~~ENGINEERING VENTURES~~	~~OF~~
L000	ORIENTATION PLAN AND GENERAL NOTES	OJB LANDSCAPE ARCHITECTS	27 OF 39
L100	CONSTRUCTION SCHEDULE	OJB LANDSCAPE ARCHITECTS	28 OF 39
L101	CONSTRUCTION PLANS	OJB LANDSCAPE ARCHITECTS	29 OF 39
L102	CONSTRUCTION PLANS	OJB LANDSCAPE ARCHITECTS	30 OF 39
L103	CONSTRUCTION PLANS	OJB LANDSCAPE ARCHITECTS	31 OF 39
L301	CONSTRUCTION DETAILS	OJB LANDSCAPE ARCHITECTS	32 OF 39
L302	CONSTRUCTION DETAILS	OJB LANDSCAPE ARCHITECTS	33 OF 39
L303	CONSTRUCTION DETAILS	OJB LANDSCAPE ARCHITECTS	34 OF 39
L600	PLANTING SCHEDULE AND NOTES	OJB LANDSCAPE ARCHITECTS	35 OF 39
L601	PLANTING PLAN	OJB LANDSCAPE ARCHITECTS	36 OF 39
L602	PLANTING PLAN	OJB LANDSCAPE ARCHITECTS	37 OF 39
L603	PLANTING PLAN	OJB LANDSCAPE ARCHITECTS	38 OF 39
L701	PLANTING DETAILS	OJB LANDSCAPE ARCHITECTS	39 OF 39
~~SL101~~	~~PHOTOMETRIC PLAN~~	~~L&M PARTNERS~~	~~OF~~
~~A101~~	~~PARKING PLAN - BUILDING 3~~	~~RODE ARCHITECTS~~	~~OF~~
~~A102~~	~~PARKING GARAGE PLANS~~	~~RODE ARCHITECTS~~	~~OF~~
~~A201~~	~~BUILDING ELEVATIONS - BUILDING 3~~	~~RODE ARCHITECTS~~	~~OF~~
~~A202~~	~~EXISTING MILL ELEVATIONS~~	~~RODE ARCHITECTS~~	~~OF~~
~~A203~~	~~BUILDING 2 & BOILER BUILDING ELEVATIONS~~	~~RODE ARCHITECTS~~	~~OF~~

OWNER\APPLICANT:

LWM RESIDENTIAL LLC
1 GUYENNE ROAD
WILMINGTON, DELEWARE 19807

SUBJECT PARCELS:

TAX MAP 91 LOTS 263
TAX MAP 106 LOT 34
CITY OF LEBANON
GRAFTON COUNTY
NEW HAMPSHIRE, 03766

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	PLANNING COMMENTS	10.17.22
2	FSPR AMENDMENT SUBMISSION	10.09.23
3	FSPR SUBMISSION	12.06.23
4	NOA CONFORMED	01.25.24
5	FSPR AMENDMENT SUBMISSION	09.16.24
6	CONFORMED PLANS	12.20.24
7	NHDES AoT REVIEW COMMENTS	08.21.25
8	SPR AMENDMENT SUBMISSION	02.03.26

DATE: 01/31/2025

SCALE: AS NOTED

COVER SHEET

C-000
Page 1 of 39

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-000 COVER SHEET.DWG -- PLOTTED: 2/3/2026 11:17 AM

STANDARD ABBREVIATIONS

BENCHMARK	BM	END OF VERTICAL CURVE ELEVATION	EVCE	LIMITS OF CONSTRUCTION	LOC	REINFORCED CONCRETE PIPE	RCP
BEGINNING OF VERTICAL CURVE ELEVATION	BVCE	END OF VERTICAL CURVE STATION	EVCS	LIMITS OF DISTURBANCE	LOD	RIGHT-OF-WAY	ROW
BEGINNING OF VERTICAL CURVE STATION	BVCS	EXISTING	EX	MAXIMUM	MAX	SANITARY	SAN
CAST-IN-PLACE	CIP	EXISTING GRADE/GROUND	EG	MINIMUM	MIN	SANITARY MANHOLE	SMH
CAST IRON	CI	FINISHED FLOOR	FF	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	MUTCD	SEPTIC TANK	ST
CATCH BASIN	CB	FINISHED GRADE/GROUND	FG	MONITORING WELL	MW	SILT FENCE	SF
CENTERLINE	℄	FIELD INLET	FI	MONUMENT	MON	SLOPE	S=
CLEAN OUT	C/O	FLARED END SECTION	FES	NOT IN CONTRACT	NIC	STATION	STA
CORRUGATED METAL PIPE	CMP	FOOT, FEET	FT	NOT TO SCALE	NTS	STORM MANHOLE	DMH
CUBIC FEET	CF	FOOTING	FTG	POINT OF CURVATURE	PC	TANGENT	TAN
CUBIC FEET PER SECOND	CFS	FOUNDATION	FND	POINT OF INTERSECTION	PI	TANGENT TO CURVE	TC
CUBIC YARD	CY	GALLONS PER MINUTE	GPM	POLYETHYLENE, PROFESSIONAL ENGINEER	PE	TAPPING SLEEVE AND VALVE	TS&V
DIAMETER	DIA	GATE VALVE	GV	PROPERTY LINE	PL	TEMPORARY BENCHMARK	TBM
DISTRIBUTION BOX	D-BOX	HEADWALL	HW	PERC TEST, POINT OF TANGENCY	PT	TEST PIT	TP
DUCTILE IRON	DI	HIGH DENSITY POLYETHYLENE	HDPE	POLYVINYL CHLORIDE	PVC	TOP OF BANK	TOB
EDGE OF CONCRETE	EOC	HYDRANT	HYD	POINT OF VERTICAL INTERSECTION	PVI	TOP OF CURB	TOC
EDGE OF GRAVEL	EOG	INTERSECTION	INT	POND	PND	TOP OF WALL	TOW
EDGE OF PAVEMENT	EOP	INVERT	INV	QUANTITY	QTY	TYPICAL	TYP
ELECTRIC	ELEC	IRON PIN	IP	QUALITY ASSURANCE	QA	VERIFY IN FIELD	VIF
ELECTRIC MANHOLE	EMH	IRON PIPE SIZE	IPS	QUALITY CONTROL	QC	WATER VALVE	WV
ELEVATION	ELEV	LENGTH	L=	RADIUS	R=		

GENERAL NOTES

1. EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY DIGGING, DRILLING OR BLASTING.
2. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
3. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
4. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
7. THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW HAMPSHIRE STATE LICENSED LAND SURVEYOR.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
10. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
12. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
13. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
14. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.
17. FOLLOWING ANY WARRANTY PERIOD, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, TO INCLUDE GRASS AND MULCH, IN GOOD, HEALTHY CONDITION SO AS TO PRESENT A NEAT AND ORDERLY APPEARANCE.
18. AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE STORAGE, DISPLAY, OR PARKING OF MOTOR VEHICLES, BOATS, MOBILE HOMES, TRAILERS, OR CONSTRUCTION EQUIPMENT WITHIN LANDSCAPED AREAS, BUFFERS, OR SCREENS, SHOWN AS SUCH ON THE APPROVED LANDSCAPE PLAN, IS EXPRESSLY PROHIBITED AND A VIOLATION OF THE NOTICE OF ACTION.

SYMBOL LEGEND

PROPOSED FEATURES		EXISTING FEATURES	
	BOUND		*BOUND*
	BENCHMARK		*BENCHMARK*
	DRILL HOLE		*DRILL HOLE*
	SURVEY POINT		*SURVEY POINT*
	IRON PIN		*IRON PIN*
TP1	TEST PIT	*TP1*	*TEST PIT*
B1	BORING	*B1*	*BORING*
P1	PERC TEST	*P1*	*PERC TEST*
	CATCH BASIN (SQUARE)		*CATCH BASIN (SQUARE)*
	CATCH BASIN (ROUND)		*CATCH BASIN (ROUND)*
	HEADWALL		*HEADWALL*
	FLARED END SECTION		*FLARED END SECTION*
	STONE APRON		*STONE APRON*
	DRAIN MANHOLE (DMH)		*DRAIN MANHOLE (DMH)*
C/O	DRAINAGE CLEAN OUT	C/O	*DRAINAGE CLEAN OUT*
	SANITARY SEWER MANHOLE (SMH)		*SANITARY SEWER MANHOLE (SMH)*
C/O	SANITARY CLEAN OUT	C/O	*SANITARY CLEAN OUT*
	HYDRANT		*HYDRANT*
	WATER SHUTOFF		*WATER SHUTOFF*
	TAPPING SLEEVE & VALVE		*TAPPING SLEEVE & VALVE*
	GATE VALVE		*GATE VALVE*
	WELL		*WELL*
	UTILITY POLE		*UTILITY POLE*
	GUY POLE		*GUY POLE*
	ELECTRICAL MANHOLE		*ELECTRICAL MANHOLE*
	BUILDING MOUNTED LIGHT		*FLOOD LIGHT*
	LIGHT POST		*LIGHT POST*
	TELEPHONE MANHOLE		*TELEPHONE MANHOLE*
	NATURAL GAS MANHOLE		*NATURAL GAS MANHOLE*
	COMMUNICATION MANHOLE		*COMMUNICATION MANHOLE*
	BOLLARD		*BOLLARD*
	SINGLE POLE SIGN		*SINGLE POLE SIGN*
	DOUBLE POLE SIGN		*DOUBLE POLE SIGN*
+100.5	SPOT ELEVATION	+ 100.00	*SPOT ELEVATION*
	ACCESSIBLE PARKING STALL		*ACCESSIBLE PARKING STALL*
	DRAINAGE FLOW		*DRAINAGE FLOW*
	DECIDUOUS TREE		*DECIDUOUS TREE*
	CONIFEROUS TREE		*CONIFEROUS TREE*
	ACCESSIBLE CURB RAMP		

WILDLIFE PROTECTION NOTES

1. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV. EMAIL SUBJECT LINE: NHB24-2680, 1 FOUNDRY ST, WILDLIFE SPECIES OBSERVATION.
2. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION AS FEASIBLE.
3. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04.
4. THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

EPA 2022 CONSTRUCTION GENERAL PERMIT

1. THIS PROJECT IS SUBJECT TO AN EPA 2022 CONSTRUCTION GENERAL PERMIT (CGP) FOR STORMWATER DISCHARGES FROM THE SITE FROM START OF CONSTRUCTION THROUGH FINAL COMPLETION.
2. CONTRACTOR SHALL FUNCTION AS AND MEET ALL REQUIREMENTS FOR ELIGIBILITY AS AN OPERATOR AS DEFINED BY THE CGP AND SHALL FOLLOW THESE KEY REQUIREMENTS AT A MINIMUM:
   - A. DEVELOP A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND KEEP IT UP TO DATE.
   - B. COMPLETE AND SUBMIT A NOTICE OF INTENT (NOI) TO EPA VIA THE NPDES EREPORTING TOOL (NET).
   - C. IMPLEMENT EROSION AND SEDIMENT CONTROLS AND POLLUTION PREVENTION PRACTICES THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT
   - D. CONDUCT REQUIRED INSPECTIONS TO VERIFY COMPLIANCE WITH PERMIT. INSPECTIONS MAY ONLY BE CONDUCTED BY A QUALIFIED PERSON WHO HAS EITHER: (1) COMPLETED THE EPA CONSTRUCTION INSPECTION COURSE AND PASSED THE EXAM, OR (2) HOLDS A CURRENT CONSTRUCTION INSPECTION CERTIFICATION OR LICENSE FROM A PROGRAM THAT COVERS THE SAME CORE MATERIAL AS EPA'S INSPECTION COURSE.
   - E. CONDUCT ROUTINE MAINTENANCE AND TAKE CORRECTIVE ACTION TO FIX PROBLEMS WITH CONTROLS OR DISCHARGES.
   - F. COMPLETE DOCUMENTATION OF ALL SITE INSPECTIONS, DEWATERING INSPECTIONS, AND CORRECTIVE ACTIONS.
   - G. COMPLY WITH TURBIDITY MONITORING REQUIREMENTS FOR DEWATERING DISCHARGES TO SENSITIVE WATERS (IF APPLICABLE).
   - H. COMPLY WITH ANY STATE, TRIBAL, OR TERRITORY-SPECIFIC REQUIREMENTS IN PART 9 OF THE PERMIT.

LINETYPE LEGEND

PROPOSED FEATURES	EXISTING FEATURES
100 MAJOR CONTOUR	*100 MAJOR CONTOUR*
98 MINOR CONTOUR	*98 MINOR CONTOUR*
EDGE OF RIVER	*EDGE OF RIVER*
EDGE OF POND	*EDGE OF POND*
	FLOOD PLAIN BASED ON B.F.E
	FW *FEMA FLOOD PLAIN LIMITS*
	50' *50' SETBACK FROM ORDINARY HIGH WATER LINE*
	150' *150' SETBACK FROM ORDINARY HIGH WATER LINE*
	250' *250' SETBACK FROM ORDINARY HIGH WATER LINE*
	RRB *RIPARIAN RIGHTS BOUNDARY LINE*
PROPERTY LINE	*PROPERTY LINE*
RIGHT OF WAY	*RIGHT OF WAY*
SETBACK	*SETBACK*
EASEMENT	*EASEMENT*
LOC LIMIT OF CONSTRUCTION	*LIMIT OF CONSTRUCTION*
LOD LIMIT OF DISTURBANCE	*LIMIT OF DISTURBANCE*
SF SILT FENCE	*SILT FENCE*
DEMOLITION WORK	*DEMOLITION WORK*
CENTERLINE	*CENTERLINE*
EDGE OF PAVEMENT	*EDGE OF PAVEMENT*
EDGE OF GRAVEL	*EDGE OF GRAVEL*
EDGE OF CONCRETE	*EDGE OF CONCRETE*
CURB	*CURB*
X X FENCE (BARBED WIRE)	*FENCE (BARBED WIRE)*
FENCE (CHAIN LINK)	*FENCE (CHAIN LINK)*
FENCE (WOODEN)	*FENCE (WOODEN)*
GUARD RAIL	*GUARD RAIL*
TREE LINE	*TREE LINE*
	EDGE OF WETLANDS - DELINEATED
	EDGE OF WETLANDS - APPROXIMATE
STONE WALL	*STONE WALL*
S SANITARY SEWER	*S SANITARY SEWER*
	(S) *SANITARY SEWER APPROX.*
FM SEWER FORCEMAIN	*FM SEWER FORCEMAIN*
SS SEWER SERVICE	*SS SEWER SERVICE*
SLA DISPOSAL AREA LATERAL	*SLA DISPOSAL AREA LATERAL*
SD STORM LINE	*SD STORM LINE*
	(ST) *STORM LINE APPROX.*
UD UNDER DRAIN	*UD UNDER DRAIN*
FD FOUNDATION DRAIN	*FD FOUNDATION DRAIN*
RD ROOF DRAIN	*RD ROOF DRAIN*
DITCH/SWALE	*DITCH/SWALE*
T TELECOMM	*T TELECOMM*
	(T) *TELECOMM APPROX.*
UGT UNDERGROUND TELECOMM	*UGT UNDERGROUND TELECOMM*
OHT OVERHEAD TELECOMM	*OHT OVERHEAD TELECOMM*
E ELECTRIC LINE	*E ELECTRIC LINE*
	(E) *ELECTRIC APPROX.*
UGE UNDERGROUND ELECTRIC	*UGE UNDERGROUND ELECTRIC*
OHE OVERHEAD ELECTRIC	*OHE OVERHEAD ELECTRIC*
SL ELECTRICAL SITE LIGHTING	*SL ELECTRICAL SITE LIGHTING*
W WATER LINE	*W WATER LINE*
	(W) *WATER APPROX.*
WS WATER SERVICE	*WS WATER SERVICE*
GAS GAS LINE	*GAS GAS LINE*
	(G) *GAS APPROX.*
CATV CABLE TV	*CATV CABLE TV*
UGTV UNDERGROUND CABLE TV	*OHTV UNDERGROUND CABLE TV*
UGTV OVERHEAD CABLE TV	*OHTV OVERHEAD CABLE TV*
STM STEAM LINE	*STM STEAM LINE*
LPS LOW PRESSURE STEAM	*LPS LOW PRESSURE STEAM*
HPS HIGH PRESSURE STEAM	*HPS HIGH PRESSURE STEAM*
HW HOT WATER	*HW HOT WATER*
CW CHILLED WATER	*CW CHILLED WATER*

GMP SET

RODE

535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

STATE OF NEW HAMPSHIRE — NICHOLAS R. HOPE No. 13286 — LICENSED PROFESSIONAL ENGINEER — 01/31/2025

1 FOUNDRY ST.

LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date

DATE: 01/31/2025

SCALE: NOT TO SCALE

SITE LEGEND AND NOTES

C-001
Page 2 of 39

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-001 SITE LEGEND AND NOTES.DWG -- PLOTTED: 2/3/2026 11:20 AM

PROJECT PHASING

PHASE 1 (MILL BUILDING, SURFACE PARKING, STRUCTURED PARKING, STORMWATER, AND UTILITIES)

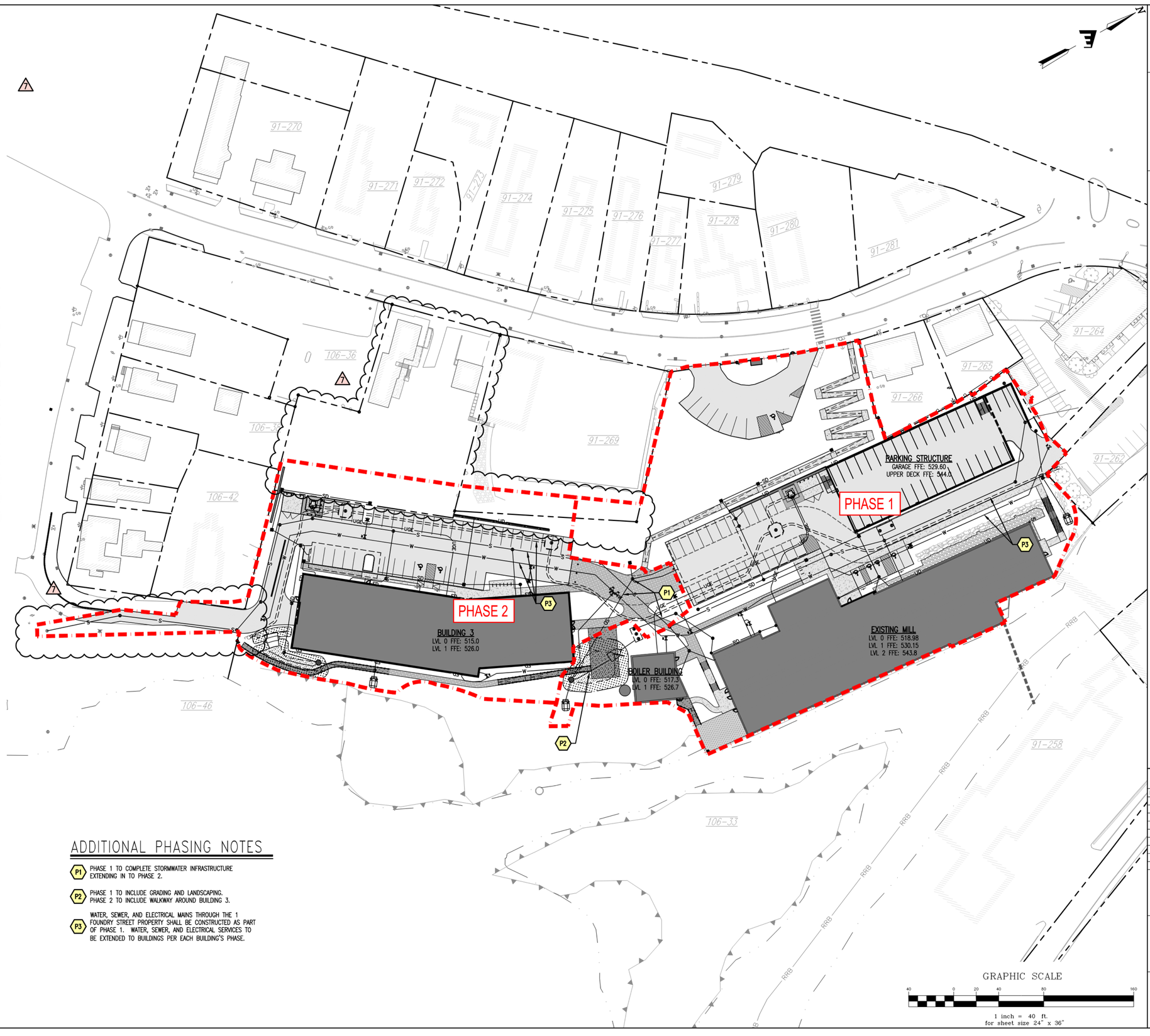
- CONSTRUCTION SCHEDULE
  - JUNE 1, 2027 TO MAY 31, 2029
- SECURE BUILDING PERMIT PRIOR TO JUNE 1, 2027.
- MOBILIZE ON SITE, INSTALL CONSTRUCTION ENTRANCE
- FLAG FOR CLEARING BASE LAYOUT
- INSTALL EROSION CONTROL MEASURES
- CLEAR AND GRUB WOODED AREAS
- DEMOLISH HARDSCAPES AND OFFICE BUILDING
- ROUGH GRADE SITE
- CONSTRUCT FOLLOWING SITE IMPROVEMENTS:
  - MASS GRADING FOR SITE IMPROVEMENTS
  - INFRASTRUCTURE FOR SEWER, WATER, STORM DRAINAGE MAINS FOR ENTIRE SITE
  - WIRE UTILITIES (PHONE/CABLE/ELECTRIC) FEEDS TO THE SITE.
  - RETAINING WALLS.
  - MILL AND BOILER BUILDING RENOVATIONS.
  - PARKING STRUCTURE.
  - SEWER, WATER, AND STORM DRAINAGE SERVICE CONNECTIONS TO MILL AND BOILER BUILDINGS.
  - WIRE UTILITIES (PHONE/CABLE/ELECTRIC) SERVICE CONNECTIONS TO MILL AND BOILER BUILDINGS.
  - SELECT SUB-BASE AND BASE GRAVELS.
  - SIDEWALKS, PATIOS, AND PLAZAS ASSOCIATED WITH MILL AND BOILER BUILDINGS.
  - PEDESTRIAN CONNECTIONS TO AND WITHIN PUBLIC R.O.W.
  - FENCING AND GUARD RAILS.
  - DUMPSTER PAD AND ENCLOSURE
  - BASE AND TOP COAT PAVING
  - SIGNAGE AND PAVEMENT MARKINGS
  - LANDSCAPING AND SITE LIGHTING WITHIN PHASE 1.
- PHASE 1 CONSTRUCTION SHALL ACHIEVE "ACTIVE AND SUBSTANTIAL DEVELOPMENT", AS DEFINED BY LEBANON'S SITE PLAN REVIEW REGULATIONS SECTION 8.4.A, BY DECEMBER 1, 2028.
- PHASE 1 CONSTRUCTION SHALL ACHIEVE "SUBSTANTIAL COMPLETION", AS DEFINED BY LEBANON'S SITE PLAN REVIEW REGULATIONS SECTION 8.4.B, BY MAY 31, 2029.
- SEE ALSO ADDITIONAL PHASING NOTES BELOW

PHASE 2 (BUILDING 3 AND ADJACENT SIDEWALKS)

- CONSTRUCTION SCHEDULE
  - SEPTEMBER 15, 2027 TO SEPTEMBER 30, 2029
- SECURE BUILDING PERMIT PRIOR TO SEPTEMBER 15, 2028.
- CONSTRUCT FOLLOWING SITE IMPROVEMENTS
  - BUILDING 3.
  - SEWER, WATER, AND STORM DRAINAGE SERVICE CONNECTIONS.
  - WIRE UTILITIES (PHONE/CABLE/ELECTRIC) SERVICE CONNECTIONS.
  - STORMWATER INFRASTRUCTURE.
  - SELECT SUB-BASE AND BASE GRAVELS.
  - SIDEWALKS.
  - DUMPSTER PAD AND ENCLOSURE.
  - BASE AND TOP COAT PAVING.
  - SIGNAGE AND PAVEMENT MARKINGS.
  - LANDSCAPING AND SITE LIGHTING.
- PHASE 2 CONSTRUCTION SHALL ACHIEVE "ACTIVE AND SUBSTANTIAL DEVELOPMENT", AS DEFINED BY LEBANON'S SITE PLAN REVIEW REGULATIONS SECTION 8.4.A, BY MARCH 15, 2029.
- PHASE 2 CONSTRUCTION SHALL ACHIEVE "SUBSTANTIAL COMPLETION", AS DEFINED BY LEBANON'S SITE PLAN REVIEW REGULATIONS SECTION 8.4.B, BY SEPTEMBER 30, 2029.

PHASING NOTES

1. ALL SITE IMPROVEMENTS WITHIN A PHASE SHALL BE COMPLETE PRIOR TO THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY FOR THE BUILDING WITHIN THAT PHASE, EXCEPT AS MAY OTHERWISE BE PERMITTED PURSUANT TO SECTION 8.3.A OF THE LEBANON SITE PLAN REVIEW REGULATIONS.
   a. THE STORMWATER DETENTION CHAMBERS AND RAIN GARDENS SHOULD NOT BE PUT INTO SERVICE UNTIL THE ENTIRE SITE IS STABILIZED AS DEFINED BY NHDES AND SUMMARIZED ON SHEET C-410. IF SYSTEMS ARE USED PRIOR TO SITE STABILIZATION THEY SHALL BE BROUGHT TO LIKE-NEW CONDITION PRIOR TO BEING TURNED OVER TO THE OWNER.
2. SECURITY SHALL BE PROVIDED IN A FORM AND IN AN AMOUNT ACCEPTABLE TO THE CITY OF LEBANON PRIOR TO THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY FOR MILL BUILDING. THE SECURITY PROVIDED SHALL SECURE ALL REMAINING SITE IMPROVEMENTS FOR THE DEVELOPMENT. THE AMOUNT OF THE SECURITY SHALL BE REDUCED UPON ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY FOR BUILDING 3 PROVIDED THE REMAINING SECURITY IS IN A SUFFICIENT AMOUNT TO SECURE CONSTRUCTION OF THE REMAINING IMPROVEMENTS, AS DETERMINED BY THE CITY ENGINEER. THE DEVELOPMENT SITE IMPROVEMENTS TO BE SECURED PRIOR TO THE ISSUANCE OF A TEMPORARY C.O. SHALL BE MUTUALLY AGREED UPON BETWEEN OWNER AND CITY PLANNING DEPARTMENT STAFF.



ADDITIONAL PHASING NOTES

- **P1** PHASE 1 TO COMPLETE STORMWATER INFRASTRUCTURE EXTENDING IN TO PHASE 2.
- **P2** PHASE 1 TO INCLUDE GRADING AND LANDSCAPING. PHASE 2 TO INCLUDE WALKWAY AROUND BUILDING 3.
- **P3** WATER, SEWER, AND ELECTRICAL MAINS THROUGH THE 1 FOUNDRY STREET PROPERTY SHALL BE CONSTRUCTED AS PART OF PHASE 1. WATER, SEWER, AND ELECTRICAL SERVICES TO BE EXTENDED TO BUILDINGS PER EACH BUILDING'S PHASE.

GRAPHIC SCALE

40 0 20 40 80 160

1 inch = 40 ft.
for sheet size 24" x 36"

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

STATE OF NEW HAMPSHIRE · NICHOLAS R. FIORE · No. 13286 · LICENSED PROFESSIONAL ENGINEER · 01/03/2026

1 FOUNDRY ST.

LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	10.09.23
2	FSPR REVISED HYBRID LAYOUT	11.07.23
3	FSPR RE-SUBMISSION	12.06.23
4	REVISED PER SPR COMMENTS	01.25.24
5	FSPR AMENDMENT SUBMISSION	09.16.24
6	CONFORMED PLANS	12.20.24
7	SPR AMENDMENT SUBMISSION	02.03.26

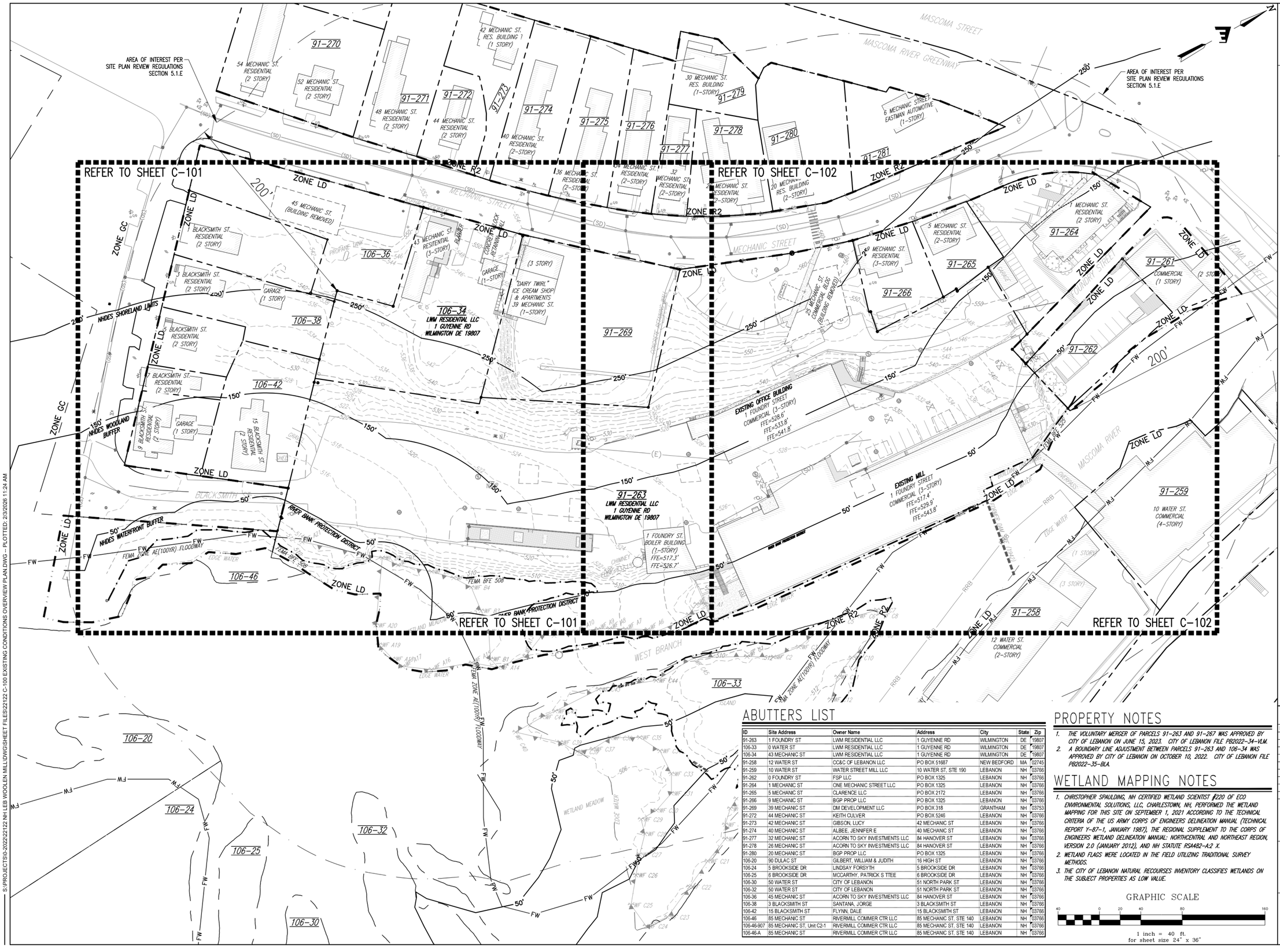
DATE: 01/31/2025

SCALE: 1"= 40'

PHASING PLAN

C-003

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-003 PHASING PLAN.DWG -- PLOTTED: 2/3/2026 11:52 AM



ABUTTERS LIST

ID	Site Address	Owner Name	Address	City	State	Zip
91-263	1 FOUNDRY ST	LWM RESIDENTIAL LLC	1 GUYENNE RD	WILMINGTON	DE	19807
106-33	0 WATER ST	LWM RESIDENTIAL LLC	1 GUYENNE RD	WILMINGTON	DE	19807
106-34	43 MECHANIC ST	LWM RESIDENTIAL LLC	1 GUYENNE RD	WILMINGTON	DE	19807
91-258	12 WATER ST	CC&C OF LEBANON LLC	PO BOX 51687	NEW BEDFORD	MA	02745
91-259	10 WATER ST	WATER STREET MILL LLC	10 WATER ST, STE 190	LEBANON	NH	03766
91-262	0 FOUNDRY ST	FSP LLC	PO BOX 1325	LEBANON	NH	03766
91-264	1 MECHANIC ST	ONE MECHANIC STREET LLC	PO BOX 1325	LEBANON	NH	03766
91-265	5 MECHANIC ST	CLARENCE LLC	PO BOX 2172	LEBANON	NH	03766
91-266	9 MECHANIC ST	BGP PROP LLC	PO BOX 1325	LEBANON	NH	03766
91-269	39 MECHANIC ST	DM DEVELOPMENT LLC	PO BOX 318	GRANTHAM	NH	03753
91-272	44 MECHANIC ST	KEITH OLIVER	PO BOX 5246	LEBANON	NH	03766
91-273	42 MECHANIC ST	GIBSON, LUCY	42 MECHANIC ST	LEBANON	NH	03766
91-274	40 MECHANIC ST	ALBEE, JENNIFER E	40 MECHANIC ST	LEBANON	NH	03766
91-277	32 MECHANIC ST	ACORN TO SKY INVESTMENTS LLC	84 HANOVER ST	LEBANON	NH	03766
91-278	26 MECHANIC ST	ACORN TO SKY INVESTMENTS LLC	84 HANOVER ST	LEBANON	NH	03766
91-280	20 MECHANIC ST	BGP PROP LLC	PO BOX 1325	LEBANON	NH	03766
106-20	90 DULAC ST	GILBERT, WILLIAM & JUDITH	16 HIGH ST	LEBANON	NH	03766
106-24	5 BROOKSIDE DR	LINDSAY FORSYTH	5 BROOKSIDE DR	LEBANON	NH	03766
106-25	6 BROOKSIDE DR	MCCARTHY, PATRICK S TTEE	6 BROOKSIDE DR	LEBANON	NH	03766
106-30	50 WATER ST	CITY OF LEBANON	51 NORTH PARK ST	LEBANON	NH	03766
106-32	50 WATER ST	CITY OF LEBANON	51 NORTH PARK ST	LEBANON	NH	03766
106-36	45 MECHANIC ST	ACORN TO SKY INVESTMENTS LLC	84 HANOVER ST	LEBANON	NH	03766
106-38	3 BLACKSMITH ST	SANTANA, JORGE	3 BLACKSMITH ST	LEBANON	NH	03766
106-42	15 BLACKSMITH ST	FLYNN, DALE	15 BLACKSMITH ST	LEBANON	NH	03766
106-46	85 MECHANIC ST	RIVERMILL COMMER CTR LLC	85 MECHANIC ST, STE 140	LEBANON	NH	03766
106-46-907	85 MECHANIC ST, Unit C2-1	RIVERMILL COMMER CTR LLC	85 MECHANIC ST, STE 140	LEBANON	NH	03766
106-46-A	85 MECHANIC ST	RIVERMILL COMMER CTR LLC	85 MECHANIC ST, STE 140	LEBANON	NH	03766

PROPERTY NOTES

1. THE VOLUNTARY MERGER OF PARCELS 91-263 AND 91-267 WAS APPROVED BY CITY OF LEBANON ON JUNE 15, 2023. CITY OF LEBANON FILE PB2022-34-VLM.
2. A BOUNDARY LINE ADJUSTMENT BETWEEN PARCELS 91-263 AND 106-34 WAS APPROVED BY CITY OF LEBANON ON OCTOBER 10, 2022. CITY OF LEBANON FILE PB2022-35-BLA.

WETLAND MAPPING NOTES

1. CHRISTOPHER SPAULDING, NH CERTIFIED WETLAND SCIENTIST #220 OF ECO ENVIRONMENTAL SOLUTIONS, LLC, CHARLESTOWN, NH, PERFORMED THE WETLAND MAPPING FOR THIS SITE ON SEPTEMBER 1, 2021 ACCORDING TO THE TECHNICAL CRITERIA OF THE US ARMY CORPS OF ENGINEERS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987), THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012), AND NH STATUTE RSA482-A:2 X.
2. WETLAND FLAGS WERE LOCATED IN THE FIELD UTILIZING TRADITIONAL SURVEY METHODS.
3. THE CITY OF LEBANON NATURAL RECOURSES INVENTORY CLASSIFIES WETLANDS ON THE SUBJECT PROPERTIES AS LOW VALUE.

GRAPHIC SCALE

40 0 20 40 80 160

1 inch = 40 ft.
for sheet size 24" x 36"

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

STATE OF NEW HAMPSHIRE — NICHOLAS R. FIORE No. 13286 LICENSED PROFESSIONAL ENGINEER — 01/31/2025

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date

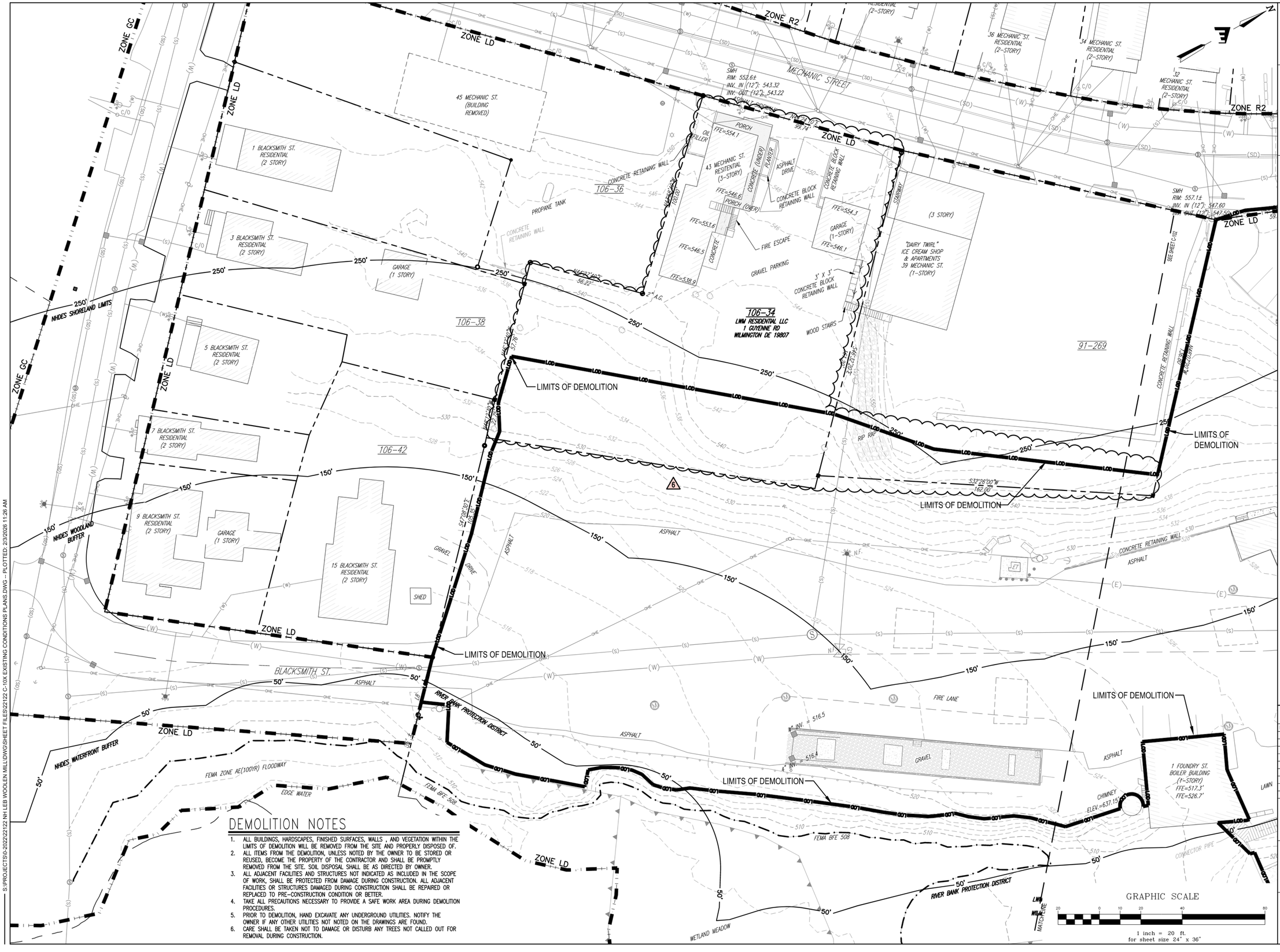
DATE: 01/31/2025

SCALE: 1"= 40'

EXISTING CONDITIONS OVERVIEW PLAN

C-100
Page 4 of 39

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-100 EXISTING CONDITIONS OVERVIEW PLAN.DWG -- PLOTTED: 2/3/2026 11:24 AM



DEMOLITION NOTES

1. ALL BUILDINGS, HARDSCAPES, FINISHED SURFACES, WALLS , AND VEGETATION WITHIN THE LIMITS OF DEMOLITION WILL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
2. ALL ITEMS FROM THE DEMOLITION, UNLESS NOTED BY THE OWNER TO BE STORED OR REUSED, BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. SOIL DISPOSAL SHALL BE AS DIRECTED BY OWNER.
3. ALL ADJACENT FACILITIES AND STRUCTURES NOT INDICATED AS INCLUDED IN THE SCOPE OF WORK, SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ALL ADJACENT FACILITIES OR STRUCTURES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO PRE-CONSTRUCTION CONDITION OR BETTER.
4. TAKE ALL PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK AREA DURING DEMOLITION PROCEDURES.
5. PRIOR TO DEMOLITION, HAND EXCAVATE ANY UNDERGROUND UTILITIES. NOTIFY THE OWNER IF ANY OTHER UTILITIES NOT NOTED ON THE DRAWINGS ARE FOUND.
6. CARE SHALL BE TAKEN NOT TO DAMAGE OR DISTURB ANY TREES NOT CALLED OUT FOR REMOVAL DURING CONSTRUCTION.

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-10X EXISTING CONDITIONS PLANS.DWG -- PLOTTED: 2/3/2026 11:26 AM

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

NICHOLAS K. FRONE No. 13286 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE 02/03/2026

1 FOUNDRY ST.

LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

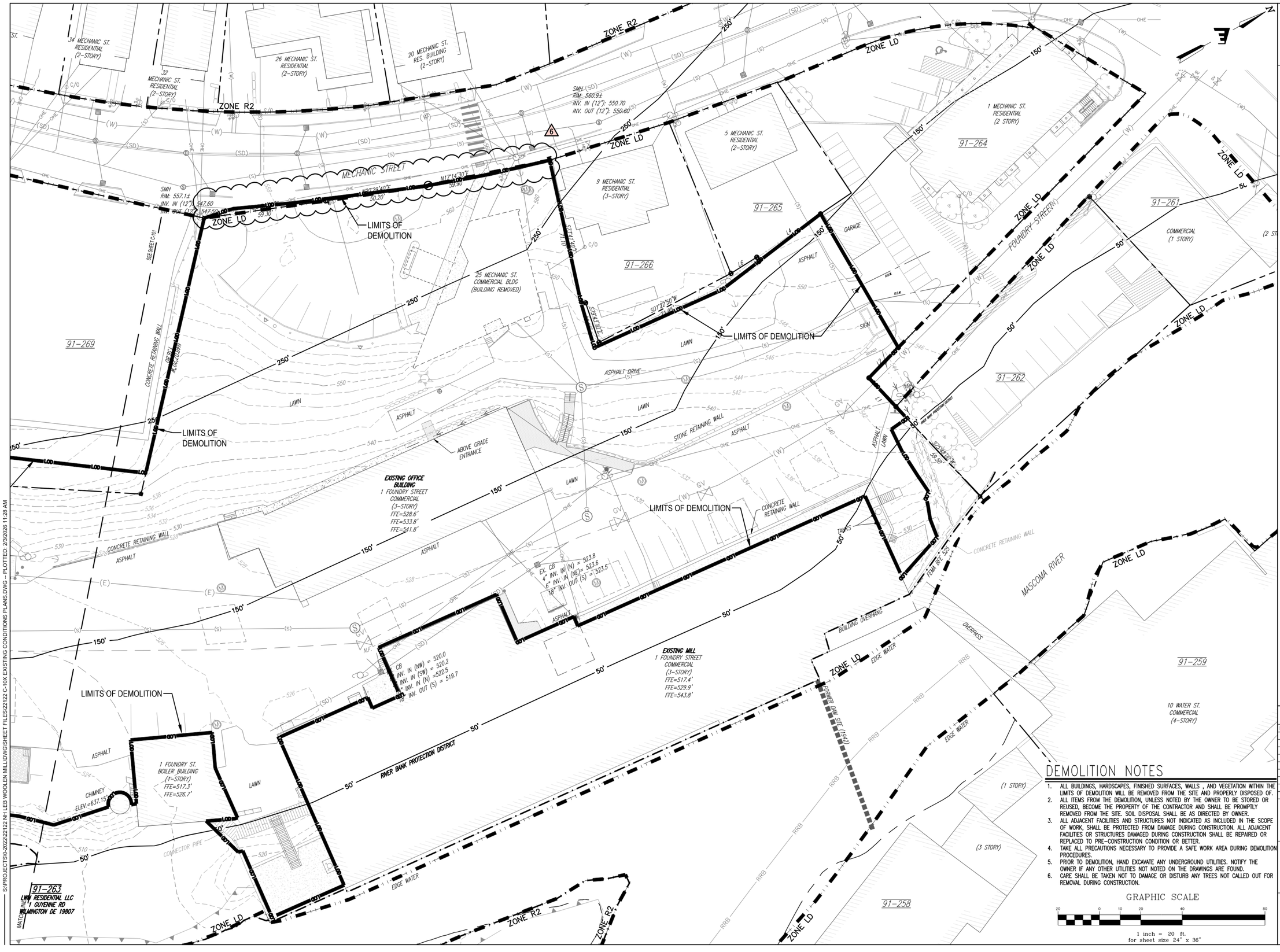
No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	10.09.23
2	FSPR RE-SUBMISSION	12.06.23
3	REVISED PER SPR COMMENTS	01.25.24
4	FSPR AMENDMENT SUBMISSION	09.16.24
5	CONFORMED PLANS	12.20.24
6	SPR AMENDMENT SUBMISSION	02.03.26

DATE: 01/31/2025

SCALE: 1"= 20'

EXISTING CONDITIONS PLAN (1 OF 2)

C-101



DEMOLITION NOTES

1. ALL BUILDINGS, HARDSCAPES, FINISHED SURFACES, WALLS , AND VEGETATION WITHIN THE LIMITS OF DEMOLITION WILL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
2. ALL ITEMS FROM THE DEMOLITION, UNLESS NOTED BY THE OWNER TO BE STORED OR REUSED, BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. SOIL DISPOSAL SHALL BE AS DIRECTED BY OWNER.
3. ALL ADJACENT FACILITIES AND STRUCTURES NOT INDICATED AS INCLUDED IN THE SCOPE OF WORK, SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ALL ADJACENT FACILITIES OR STRUCTURES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO PRE-CONSTRUCTION CONDITION OR BETTER.
4. TAKE ALL PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK AREA DURING DEMOLITION PROCEDURES.
5. PRIOR TO DEMOLITION, HAND EXCAVATE ANY UNDERGROUND UTILITIES. NOTIFY THE OWNER IF ANY OTHER UTILITIES NOT NOTED ON THE DRAWINGS ARE FOUND.
6. CARE SHALL BE TAKEN NOT TO DAMAGE OR DISTURB ANY TREES NOT CALLED OUT FOR REMOVAL DURING CONSTRUCTION.

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-10X EXISTING CONDITIONS PLANS.DWG — PLOTTED: 2/3/2026 11:28 AM

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

NICHOLAS A. FIORE No. 13286 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE 02/03/2026

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

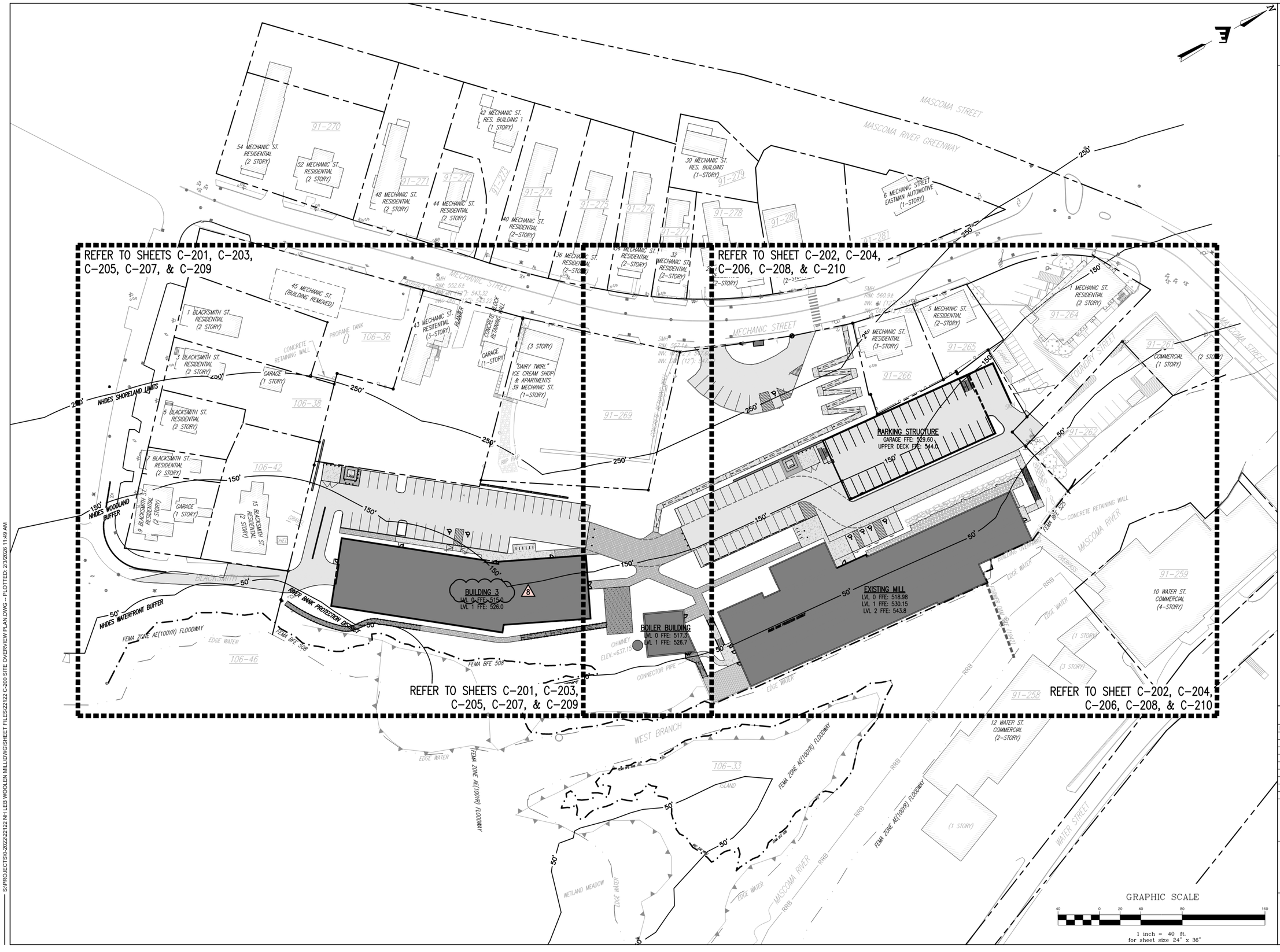
No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	10.09.23
2	FSPR RE-SUBMISSION	12.06.23
3	REVISED PER SPR COMMENTS	01.25.24
4	FSPR AMENDMENT SUBMISSION	09.16.24
5	CONFORMED PLANS	12.20.24
6	SPR AMENDMENT SUBMISSION	02.03.26

DATE: 01/31/2025

SCALE: 1"= 20'

EXISTING CONDITIONS PLAN (2 OF 2)

C-102



S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-200 SITE OVERVIEW PLAN.DWG – PLOTTED: 2/3/2026 11:49 AM

GMP SET

RODE

535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

STATE OF NEW HAMPSHIRE
NICHOLAS MARK FIORE
No. 13286
LICENSED PROFESSIONAL ENGINEER
04/03/2026

1 FOUNDRY ST.

LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	10.09.23
2	FSPR REVISED LAYOUT	11.07.23
3	FSPR RE-SUBMISSION	12.06.23
4	REVISED PER SPR COMMENTS	01.25.24
5	FSPR AMENDMENT SUBMISSION	09.16.24
7	CONFORMED PLANS	12.20.24
8	SPR AMENDMENT SUBMISSION	02.03.26

DATE: 01/31/2025

SCALE: 1"= 40'

SITE OVERVIEW PLAN

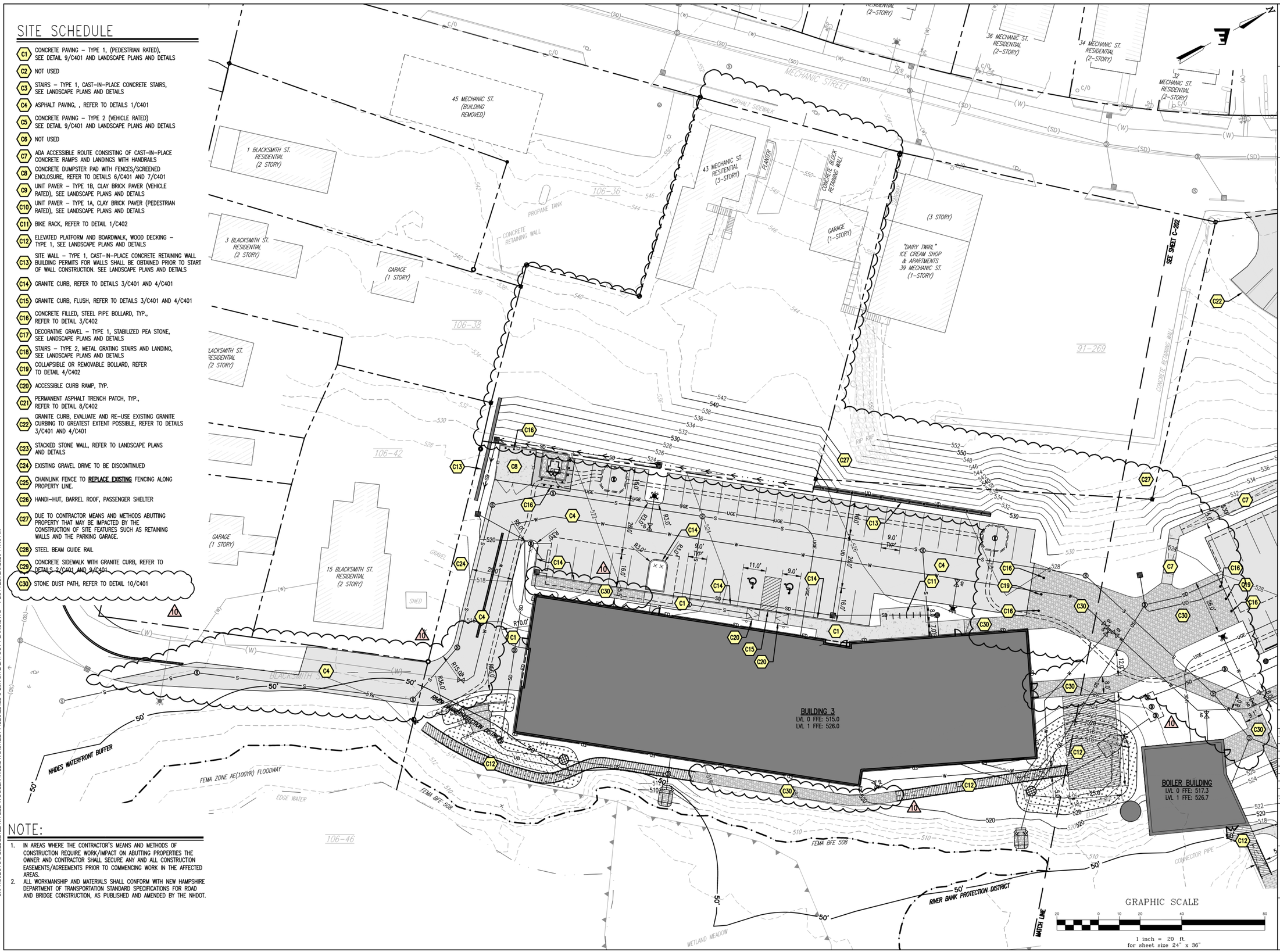
C-200

SITE SCHEDULE

- C1 CONCRETE PAVING – TYPE 1, (PEDESTRIAN RATED), SEE DETAIL 9/C401 AND LANDSCAPE PLANS AND DETAILS
- C2 NOT USED
- C3 STAIRS – TYPE 1, CAST–IN–PLACE CONCRETE STAIRS, SEE LANDSCAPE PLANS AND DETAILS
- C4 ASPHALT PAVING, , REFER TO DETAILS 1/C401
- C5 CONCRETE PAVING – TYPE 2 (VEHICLE RATED) SEE DETAIL 9/C401 AND LANDSCAPE PLANS AND DETAILS
- C6 NOT USED
- C7 ADA ACCESSIBLE ROUTE CONSISTING OF CAST–IN–PLACE CONCRETE RAMPS AND LANDINGS WITH HANDRAILS
- C8 CONCRETE DUMPSTER PAD WITH FENCES/SCREENED ENCLOSURE, REFER TO DETAILS 6/C401 AND 7/C401
- C9 UNIT PAVER – TYPE 1B, CLAY BRICK PAVER (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C10 UNIT PAVER – TYPE 1A, CLAY BRICK PAVER (PEDESTRIAN RATED), SEE LANDSCAPE PLANS AND DETAILS
- C11 BIKE RACK, REFER TO DETAIL 1/C402
- C12 ELEVATED PLATFORM AND BOARDWALK, WOOD DECKING – TYPE 1, SEE LANDSCAPE PLANS AND DETAILS
- C13 SITE WALL – TYPE 1, CAST–IN–PLACE CONCRETE RETAINING WALL BUILDING PERMITS FOR WALLS SHALL BE OBTAINED PRIOR TO START OF WALL CONSTRUCTION. SEE LANDSCAPE PLANS AND DETAILS
- C14 GRANITE CURB, REFER TO DETAILS 3/C401 AND 4/C401
- C15 GRANITE CURB, FLUSH, REFER TO DETAILS 3/C401 AND 4/C401
- C16 CONCRETE FILLED, STEEL PIPE BOLLARD, TYP., REFER TO DETAIL 3/C402
- C17 DECORATIVE GRAVEL – TYPE 1, STABILIZED PEA STONE, SEE LANDSCAPE PLANS AND DETAILS
- C18 STAIRS – TYPE 2, METAL GRATING STAIRS AND LANDING, SEE LANDSCAPE PLANS AND DETAILS
- C19 COLLAPSIBLE OR REMOVABLE BOLLARD, REFER TO DETAIL 4/C402
- C20 ACCESSIBLE CURB RAMP, TYP.
- C21 PERMANENT ASPHALT TRENCH PATCH, TYP., REFER TO DETAIL 8/C402
- C22 GRANITE CURB, EVALUATE AND RE–USE EXISTING GRANITE CURBING TO GREATEST EXTENT POSSIBLE, REFER TO DETAILS 3/C401 AND 4/C401
- C23 STACKED STONE WALL, REFER TO LANDSCAPE PLANS AND DETAILS
- C24 EXISTING GRAVEL DRIVE TO BE DISCONTINUED
- C25 CHAINLINK FENCE TO **REPLACE EXISTING** FENCING ALONG PROPERTY LINE.
- C26 HANDI–HUT, BARREL ROOF, PASSENGER SHELTER
- C27 DUE TO CONTRACTOR MEANS AND METHODS ABUTTING PROPERTY THAT MAY BE IMPACTED BY THE CONSTRUCTION OF SITE FEATURES SUCH AS RETAINING WALLS AND THE PARKING GARAGE.
- C28 STEEL BEAM GUIDE RAIL
- C29 CONCRETE SIDEWALK WITH GRANITE CURB, REFER TO DETAILS 2/C401 AND 3/C401
- C30 STONE DUST PATH, REFER TO DETAIL 10/C401

NOTE:

1. IN AREAS WHERE THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION REQUIRE WORK/IMPACT ON ABUTTING PROPERTIES THE OWNER AND CONTRACTOR SHALL SECURE ANY AND ALL CONSTRUCTION EASEMENTS/AGREEMENTS PRIOR TO COMMENCING WORK IN THE AFFECTED AREAS.
2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM WITH NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED AND AMENDED BY THE NHDOT.



S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-20X SITE LAYOUT PLANS.DWG – PLOTTED: 2/3/2026 11:48 AM

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

NICHOLAS R. FIORE No. 13286 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE 02/03/2026

1 FOUNDRY ST.

LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

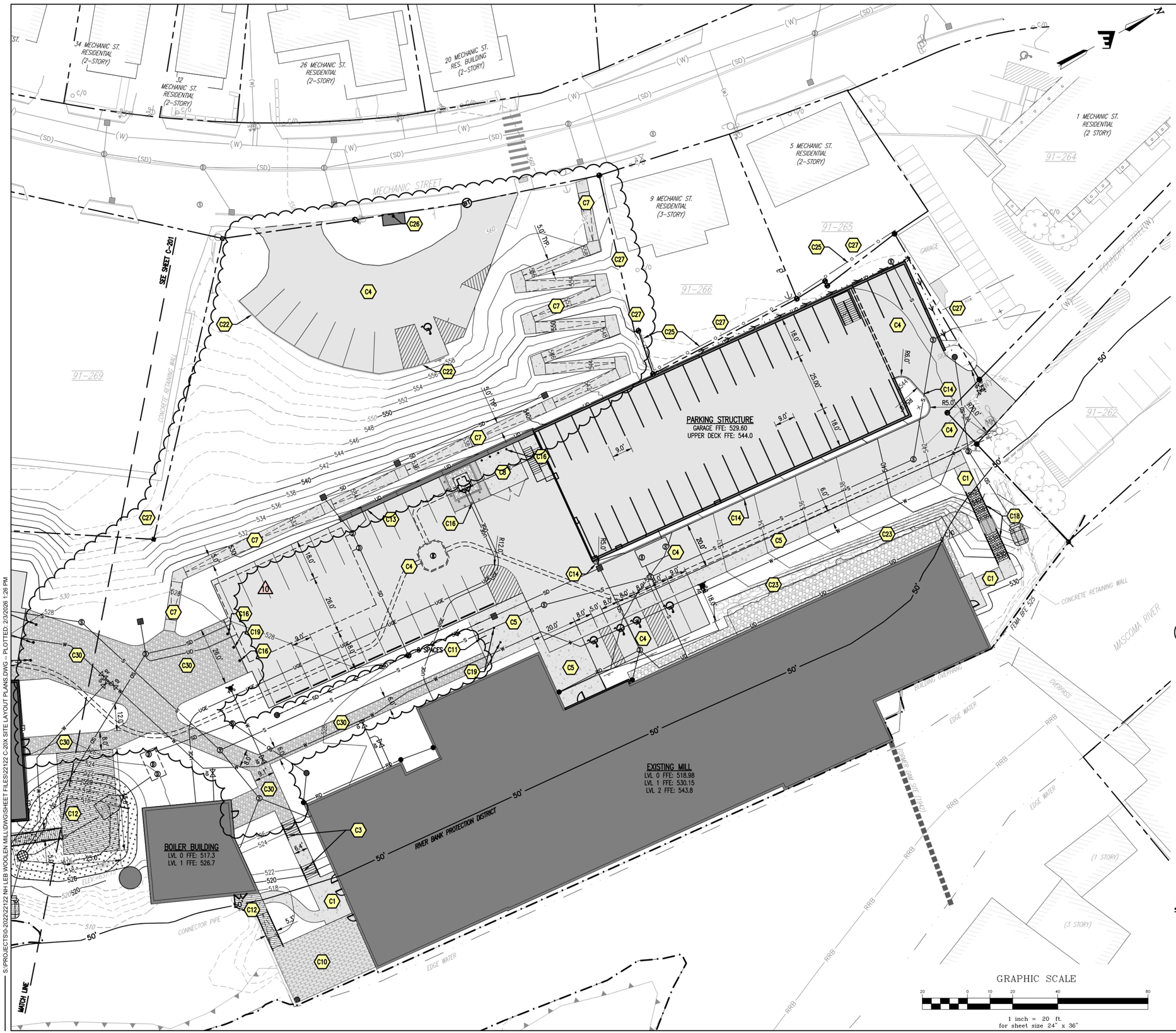
No.	Description	Date
2	FSPR AMENDMENT SUBMISSION	10.09.23
3	FSPR REVISED HYBRID LAYOUT	11.07.23
4	FSPR RE–SUBMISSION	12.06.23
5	REVISED PER SPR COMMENTS	01.25.24
6	FSPR AMENDMENT SUBMISSION	09.16.24
7	NOA COMMENTS	11.06.24
8	CONFORMED PLANS	12.20.24
9	SITE UPDATES	09.22.25
10	SPR AMENDMENT SUBMISSION	02.03.26

DATE: 01/31/2025

SCALE: 1"= 20'

SITE LAYOUT PLAN (1 OF 2)

C-201



SITE SCHEDULE

- C1 CONCRETE PAVING – TYPE 1, (PEDESTRIAN RATED), SEE DETAIL 9/C401 AND LANDSCAPE PLANS AND DETAILS
- C2 NOT USED
- C3 STAIRS – TYPE 1, CAST-IN-PLACE CONCRETE STAIRS, SEE LANDSCAPE PLANS AND DETAILS
- C4 ASPHALT PAVING, , REFER TO DETAILS 1/C401
- C5 CONCRETE PAVING – TYPE 2 (VEHICLE RATED) SEE DETAIL 9/C401 AND LANDSCAPE PLANS AND DETAILS
- C6 NOT USED
- C7 ADA ACCESSIBLE ROUTE CONSISTING OF CAST-IN-PLACE CONCRETE RAMPS AND LANDINGS WITH HANDRAILS
- C8 CONCRETE DUMPSTER PAD WITH FENCES/SCREENED ENCLOSURE, REFER TO DETAILS 6/C401 AND 7/C401
- C9 UNIT PAVER – TYPE 1B, CLAY BRICK PAVER (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C10 UNIT PAVER – TYPE 1A, CLAY BRICK PAVER (PEDESTRIAN RATED), SEE LANDSCAPE PLANS AND DETAILS
- C11 BIKE RACK, REFER TO DETAIL 1/C402
- C12 ELEVATED PLATFORM AND BOARDWALK, WOOD DECKING – TYPE 1, SEE LANDSCAPE PLANS AND DETAILS
- C13 SITE WALL – TYPE 1, CAST-IN-PLACE CONCRETE RETAINING WALL BUILDING PERMITS FOR WALLS SHALL BE OBTAINED PRIOR TO START OF WALL CONSTRUCTION. SEE LANDSCAPE PLANS AND DETAILS
- C14 GRANITE CURB, REFER TO DETAILS 3/C401 AND 4/C401
- C15 GRANITE CURB, FLUSH, REFER TO DETAILS 3/C401 AND 4/C401
- C16 CONCRETE FILLED, STEEL PIPE BOLLARD, TYP., REFER TO DETAIL 3/C402
- C17 DECORATIVE GRAVEL – TYPE 1, STABILIZED PEA STONE, SEE LANDSCAPE PLANS AND DETAILS
- C18 STAIRS – TYPE 2, METAL GRATING STAIRS AND LANDING, SEE LANDSCAPE PLANS AND DETAILS
- C19 COLLAPSIBLE OR REMOVABLE BOLLARD, REFER TO DETAIL 4/C402
- C20 ACCESSIBLE CURB RAMP, TYP.
- C21 PERMANENT ASPHALT TRENCH PATCH, TYP., REFER TO DETAIL 8/C402
- C22 GRANITE CURB, EVALUATE AND RE-USE EXISTING GRANITE CURBING TO GREATEST EXTENT POSSIBLE, REFER TO DETAILS 3/C401 AND 4/C401
- C23 STACKED STONE WALL, REFER TO LANDSCAPE PLANS AND DETAILS
- C24 EXISTING GRAVEL DRIVE TO BE DISCONTINUED
- C25 CHAINLINK FENCE TO **REPLACE EXISTING** FENCING ALONG PROPERTY LINE.
- C26 HANDI-HUT, BARREL ROOF, PASSENGER SHELTER
- C27 DUE TO CONTRACTOR MEANS AND METHODS ABUTTING PROPERTY THAT MAY BE IMPACTED BY THE CONSTRUCTION OF SITE FEATURES SUCH AS RETAINING WALLS AND THE PARKING GARAGE.
- C28 STEEL BEAM GUIDE RAIL
- C29 CONCRETE SIDEWALK WITH GRANITE CURB, REFER TO DETAILS 2/C401 AND 9/C401
- C30 STONE DUST PATH, REFER TO DETAIL 10/C401

10

NOTE:

1. IN AREAS WHERE THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION REQUIRE WORK/IMPACT ON ABUTTING PROPERTIES THE OWNER AND CONTRACTOR SHALL SECURE ANY AND ALL CONSTRUCTION EASEMENTS/AGREEMENTS PRIOR TO COMMENCING WORK IN THE AFFECTED AREAS.
2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM WITH NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED AND AMENDED BY THE NHDOT.

GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.
for sheet size 24" x 36"

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

STATE OF NEW HAMPSHIRE – NICHOLAS J. FIORE No. 13286 LICENSED PROFESSIONAL ENGINEER – 02/03/2026

1 FOUNDRY ST.

LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
2	FSPR AMENDMENT SUBMISSION	10.09.23
3	FSPR REVISED HYBRID LAYOUT	11.07.23
4	FSPR RE-SUBMISSION	12.06.23
5	REVISED PER SPR COMMENTS	01.25.24
6	FSPR AMENDMENT SUBMISSION	09.16.24
7	NOA COMMENTS	10.30.24
8	CONFORMED PLANS	12.20.24
9	SITE UPDATES	09.22.25
10	SPR AMENDMENT SUBMISSION	02.03.26

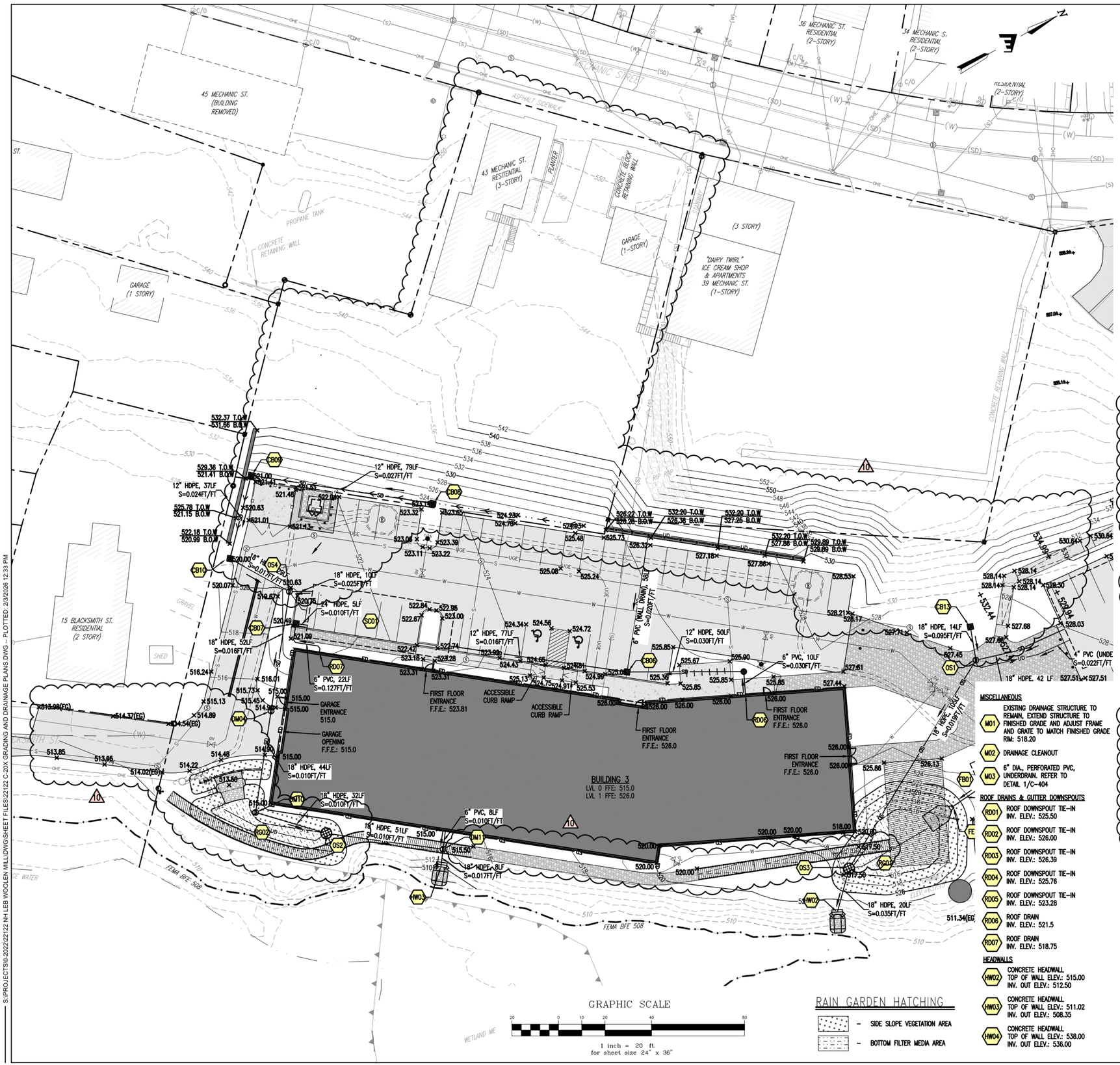
DATE: 01/31/2025

SCALE: 1"= 20'

SITE LAYOUT PLAN (2 OF 2)

C-202
Page 9 of 39

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWGS\SHEET FILES\22122 C-20X SITE LAYOUT PLANS.DWG – PLOTTED: 2/3/2026 1:26 PM



STORMWATER SCHEDULE

CATCHBASINS

CB03 4' I.D. CONCRETE CB
RIM: 529.23
INV. IN: 524.25 (12" HDPE)
INV. IN: 524.25 (12" HDPE)
INV. OUT: 524.00 (12" HDPE)
SUMP: 522.00

CB04 4' I.D. CONCRETE CB
RIM: 528.99
INV. IN: 523.49 (12" HDPE)
INV. OUT: 523.24 (12" HDPE)
SUMP: 521.24

CB05 4' I.D. CONCRETE CB
RIM: 526.50
INV. IN: 523.15 (6" PVC)
INV. OUT: 523.15 (12" HDPE)
SUMP: 523.15

CB06 4' I.D. CONCRETE CB
RIM: 525.16
INV. IN: 520.67 (6" PVC (WALL DRAIN))
INV. IN: 517.51 (12" HDPE)
INV. OUT: 516.00 (12" HDPE)
SUMP: 514.00

CB06A 4' I.D. CONCRETE CB
RIM: 525.75
INV. IN: 521.20 (6" PVC)
INV. OUT: 519.00 (12" HDPE)
SUMP: 517.00

CB07 4' I.D. CONCRETE CB
RIM: 520.56
INV. IN: 516.00 (6" PVC)
INV. OUT: 514.80 (24" HDPE)
SUMP: 512.80

CB08 4' I.D. CONCRETE CB
RIM: 523.14
INV. OUT: 519.14 (12" HDPE)
SUMP: 518.14

CB09 4' I.D. CONCRETE CB
RIM: 521.00
INV. IN: 517.00 (12" HDPE)
INV. OUT: 516.90 (12" HDPE)
SUMP: 515.90

CB10 4' I.D. CONCRETE CB
RIM: 520.00
INV. IN: 516.00 (12" HDPE)
INV. OUT: 515.50 (18" HDPE)
SUMP: 513.50

CB11 4' I.D. CONCRETE CB
RIM: 544.00
INV. OUT: 539.50 (12" HDPE)
SUMP: 537.50

CB13 4' I.D. CONRCRETE CB
RIM: 527.75
INV. OUT: 522.35 (18" HDPE)
SUMP: 520.35

CB15 4' I.D. CONCRETE CB
RIM: 528.90
INV. IN: 522.09 (12" HDPE)
INV. IN: 522.82 (12" HDPE)
INV. OUT: 521.53 (12" HDPE)
SUMP: 521.53

CB17 2' SQ., CONCRETE, DROP INLET
RIM: 526.98
INV. IN: 522.73 (12" HDPE)
SUMP: 522.73

CB19 4' I.D. CONCRETE CB
RIM: 541.59
INV. OUT: 536.50 (12" HDPE)
SUMP: 532.50

CB20 4' I.D. CONCRETE CB
RIM: 536.91
INV. IN: 532.10 (12" HDPE)
INV. OUT: 532.00 (12" HDPE)
SUMP: 528.00

CB21 4' I.D. CONRCRETE CB
RIM: 534.42
INV. IN: 529.00 (12" HDPE)
INV. OUT: 526.00 (12" HDPE)
SUMP: 526.00

DRAINAGE MANHOLES

CB21 4' I.D. CONRCRETE CB
RIM: 534.42
INV. IN: 529.00 (12" HDPE)
INV. OUT: 526.00 (12" HDPE)

DM01 4' I.D. CONCRETE MH
RIM: 526.99
INV. IN: 522.82 (12" HDPE)
INV. OUT: 522.72 (12" HDPE)

DM04 4' I.D. CONCRETE MH
RIM: 514.95
INV. IN: 510.45 (18" HDPE)
INV. OUT: 509.75 (18" HDPE)

DM05 4' I.D. CONCRETE MH
RIM: 542.64
INV. IN: 538.64 (12" HDPE)
INV. OUT: 537.00 (12" HDPE)

DM07 4' I.D. CONRCRETE CB
RIM: 528.89
INV. IN: 520.59 (12" HDPE)
INV. IN: 524.79 (12" HDPE)
INV. IN: 524.00 (6" PVC (WALL DRAIN))
INV. OUT: 520.47 (24" HDPE)

DM07a 4' I.D. CONCRETE MH
RIM: 528.85
INV. IN: 520.76 (12" HDPE)
INV. IN: 520.47 (24" HDPE)
INV. OUT: 520.66 (12" HDPE)

DM09 4' I.D. CONCRETE MH
RIM: 530.21
INV. IN: 525.19 (6" PVC)
INV. IN: 525.23 (6" PVC)
INV. IN: 525.77 (6" PVC)
INV. OUT: 525.06 (12" HDPE)

DM10 4' I.D. CONCRETE MH
RIM: 514.00
INV. IN: 509.31 (18" HDPE)
INV. OUT: 509.31 (18" HDPE)

DM11 4' I.D. CONCRETE MH
RIM: 514.10
INV. IN: 508.48 (18" HDPE)
INV. IN: 510.00 (6" PVC)
INV. OUT: 508.48 (18" HDPE)

MISCELLANEOUS

M01 EXISTING DRAINAGE STRUCTURE TO REMAIN, EXTEND STRUCTURE TO FINISHED GRADE AND ADJUST FRAME AND GRATE TO MATCH FINISHED GRADE
RIM: 518.20

M02 DRAINAGE CLEANOUT

M03 6" DIA., PERFORATED PVC, UNDERDRAIN. REFER TO DETAIL 1/C-404

ROOF DRAINS & GUTTER DOWNSPOUTS

RD01 ROOF DOWNSPOUT TIE-IN
INV. ELEV.: 525.50

RD02 ROOF DOWNSPOUT TIE-IN
INV. ELEV.: 526.00

RD03 ROOF DOWNSPOUT TIE-IN
INV. ELEV.: 526.39

RD04 ROOF DOWNSPOUT TIE-IN
INV. ELEV.: 525.76

RD05 ROOF DOWNSPOUT TIE-IN
INV. ELEV.: 523.28

RD06 ROOF DRAIN
INV. ELEV.: 521.5

RD07 ROOF DRAIN
INV. ELEV.: 518.75

HEADWALLS

HW02 CONCRETE HEADWALL
TOP OF WALL ELEV.: 515.00
INV. OUT ELEV.: 512.50

HW03 CONCRETE HEADWALL
TOP OF WALL ELEV.: 511.02
INV. OUT ELEV.: 508.35

HW04 CONCRETE HEADWALL
TOP OF WALL ELEV.: 538.00
INV. OUT ELEV.: 536.00

RAIN GARDENS

3,500 GAL. STORMWATER FOREBAY TANK
RIM ELEV:525.80
FB01 12" DIA. INV. IN: 521.72
12" DIA. INV. OUT: 521.47
TOP OF TANK: 524.22
BOTTOM OF TANK: 516.14

RG01 RAIN GARDEN
TOP OF BERM ELEV.: 520.00
BOTTOM ELEV.: 516.00

RG02 RAIN GARDEN
TOP OF BERM ELEV.: 514.00
BOTTOM ELEV.: 512.00

BUILDING ENTRANCE

D01 UPPER DECK DRAIN ENTRANCE
INV. ELEV.: 524.29

FLARED END SECTION

FE1 FLARED END SECTION
INV. ELEV.: 516.00

STORMWATER CHAMBER SYSTEMS

10

SC01 CULTEC STORAGE CHAMBER SYSTEM
WITH UNDERGROUND SAND FILTER
48 R-902-HD CHAMBERS IN 3 ROWS OF 16 EACH
INV. IN & OUT: 514.35
TOP OF STONE: 519.35
TOP OF CHAMBER: 518.35
BOTTOM OF CHAMBER 514.35
BOTTOM OF STONE ELEV.: 513.60
TOP OF FILTER COURSE: 513.60
BOTTOM OF FILTER COURSE: 512.10

SC03 CULTEC STORAGE CHAMBER SYSTEM
WITH UNDERGROUND SAND FILTER
80 R-902-HD CHAMBERS IN 5 ROWS OF 16 EACH
INV. IN & OUT: 520.47
TOP OF STONE: 525.47
TOP OF CHAMBER: 524.47
BOTTOM OF CHAMBER 520.47
BOTTOM OF STONE ELEV.: 519.72
TOP OF FILTER COURSE: 519.72
BOTTOM OF FILTER COURSE: 518.22

10

OUTLET STRUCTURES

OS1 OUTLET STRUCTURE
RIM: 527.37
INV. IN: 521.00 (18" HDPE)
INV. IN: 520.11 (18" HDPE)
INV. IN: 516.50 (4" PVC UNDERDRAIN)
INV. OUT: 516.00 (18" HDPE)
SUMP: 516.00

OS2 OUTLET STRUCTURE
RIM: 513.00
INV. IN: 508.99 (18" HDPE)
INV. IN: 509.50 (6" PVC UNDERDRAIN)
INV. OUT: 508.99 (18" HDPE)
SUMP: 508.99

OS3 OUTLET STRUCTURE
RIM: 518.00
INV. IN: 514.00 (18" HDPE)
INV. IN: 513.50 (6" PVC Pipe)
INV. OUT: 513.20 (18" HDPE)
SUMP: 511.70

OS4 OUTLET STRUCTURE
RIM: 520.48
INV. IN: 515.00 (18" HDPE)
INV. IN: 514.50 (18" HDPE)
INV. IN: 511.40 (4" PVC UNDERDRAIN)
INV. OUT: 511.30 (18" HDPE)
SUMP: 511.30

10

RAIN GARDEN HATCHING

- SIDE SLOPE VEGETATION AREA
- BOTTOM FILTER MEDIA AREA

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

NICHOLAS R. FIORE No. 13286 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE 01/02/2026

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
2	FSPR RE-SUBMISSION	12.06.23
3	REVISED PER SPR COMMENTS	01.25.24
4	FSPR AMENDMENT SUBMISSION	09.16.24
5	NOA COMMENTS	11.06.24
6	BUILDING PERMIT SUBMISSION	12.18.24
7	BUILDING C GMP	03.14.25
8	NHDES AoT REVIEW COMMENTS	08.21.25
9	SITE UPDATES	09.22.25
10	SPR AMENDMENT SUBMISSION	02.03.26

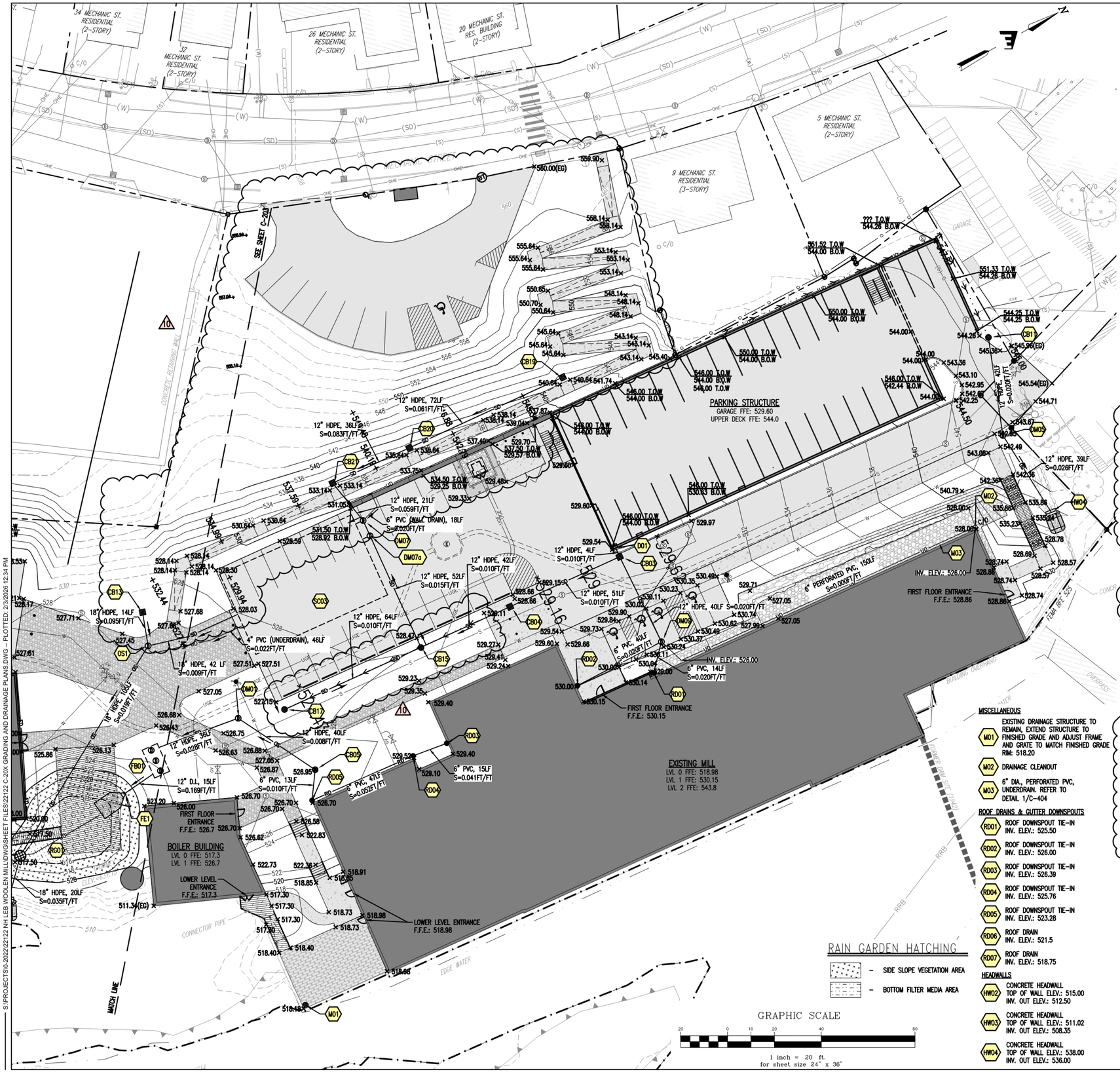
DATE: 01/31/2025

SCALE: 1"= 20'

GRADING AND DRAINAGE PLAN (1 OF 2)

C-203
Page 10 of 39

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-20X GRADING AND DRAINAGE PLANS.DWG – PLOTTED: 2/3/2026 12:33 PM



STORMWATER SCHEDULE

CATCHBASINS

- **CB03** — 4' I.D. CONCRETE CB; RIM: 529.23; INV. IN: 524.25 (12" HDPE); INV. IN: 524.25 (12" HDPE); INV. OUT: 524.00 (12" HDPE); SUMP: 522.00
- **CB04** — 4' I.D. CONCRETE CB; RIM: 528.99; INV. IN: 523.49 (12" HDPE); INV. OUT: 523.24 (12" HDPE); SUMP: 521.24
- **CB05** — 4' I.D. CONCRETE CB; RIM: 526.50; INV. IN: 523.15 (6" PVC); INV. OUT: 523.15 (12" HDPE); SUMP: 523.15
- **CB06** — 4' I.D. CONCRETE CB; RIM: 525.16; INV. IN: 520.67 (6" PVC (WALL DRAIN)); INV. IN: 517.51 (12" HDPE); INV. OUT: 516.00 (12" HDPE); SUMP: 514.00
- **CB06A** — 4' I.D. CONCRETE CB; RIM: 525.75; INV. IN: 521.20 (6" PVC); INV. OUT: 519.00 (12" HDPE); SUMP: 517.00
- **CB07** — 4' I.D. CONCRETE CB; RIM: 520.56; INV. IN: 516.00 (6" PVC); INV. OUT: 514.80 (24" HDPE); SUMP: 512.80
- **CB08** — 4' I.D. CONCRETE CB; RIM: 523.14; INV. OUT: 519.14 (12" HDPE); SUMP: 518.14
- **CB09** — 4' I.D. CONCRETE CB; RIM: 521.00; INV. IN: 517.00 (12" HDPE); INV. OUT: 516.90 (12" HDPE); SUMP: 515.90
- **CB10** — 4' I.D. CONCRETE CB; RIM: 520.00; INV. IN: 516.00 (12" HDPE); INV. OUT: 515.50 (18" HDPE); SUMP: 513.50
- **CB11** — 4' I.D. CONCRETE CB; RIM: 544.00; INV. OUT: 539.50 (12" HDPE); SUMP: 537.50
- **CB13** — 4' I.D. CONRCRETE CB; RIM: 527.75; INV. OUT: 522.35 (18" HDPE); SUMP: 520.35
- **CB15** — 4' I.D. CONCRETE CB; RIM: 528.90; INV. IN: 522.09 (12" HDPE); INV. IN: 522.82 (18" HDPE); INV. OUT: 521.53 (12" HDPE); SUMP: 521.53
- **CB17** — 2' SQ., CONCRETE, DROP INLET; RIM: 526.98; INV. OUT: 522.73 (12" HDPE); SUMP: 522.73
- **CB19** — 4' I.D. CONCRETE CB; RIM: 541.59; INV. OUT: 536.50 (12" HDPE); SUMP: 532.50
- **CB20** — 4' I.D. CONCRETE CB; RIM: 536.91; INV. IN: 532.10 (12" HDPE); INV. OUT: 532.00 (12" HDPE); SUMP: 528.00
- **CB21** — 4' I.D. CONRCRETE CB; RIM: 534.42; INV. IN: 529.00 (12" HDPE); INV. OUT: 526.00 (12" HDPE); SUMP: 526.00

DRAINAGE MANHOLES

- **CB21** — 4' I.D. CONRCRETE CB; RIM: 534.42; INV. IN: 529.00 (12" HDPE); INV. OUT: 526.00 (12" HDPE)
- **DM01** — 4' I.D. CONCRETE MH; RIM: 526.99; INV. IN: 522.82 (12" HDPE); INV. OUT: 522.72 (12" HDPE)
- **DM04** — 4' I.D. CONCRETE MH; RIM: 514.95; INV. IN: 510.45 (18" HDPE); INV. OUT: 509.75 (18" HDPE)
- **DM05** — 4' I.D. CONCRETE MH; RIM: 542.64; INV. IN: 538.64 (12" HDPE); INV. OUT: 537.00 (12" HDPE)
- **DM07** — 4' I.D. CONRCRETE CB; RIM: 528.89; INV. IN: 520.59 (12" HDPE); INV. IN: 524.79 (12" HDPE); INV. IN: 524.00 (6" PVC (WALL DRAIN)); INV. OUT: 520.47 (24" HDPE)
- **DM07A** — 4' I.D. CONCRETE MH; RIM: 528.85; INV. IN: 520.76 (12" HDPE); INV. IN: 520.47 (24" HDPE); INV. OUT: 520.66 (12" HDPE)
- **DM09** — 4' I.D. CONCRETE MH; RIM: 530.21; INV. IN: 525.19 (6" PVC); INV. IN: 525.23 (6" PVC); INV. IN: 525.77 (6" PVC); INV. OUT: 525.06 (12" HDPE)
- **DM10** — 4' I.D. CONCRETE MH; RIM: 514.00; INV. IN: 509.31 (18" HDPE); INV. OUT: 509.31 (18" HDPE)
- **DM11** — 4' I.D. CONCRETE MH; RIM: 514.10; INV. IN: 508.48 (18" HDPE); INV. IN: 510.00 (6" PVC); INV. OUT: 508.48 (18" HDPE)

MISCELLANEOUS

- **M01** — EXISTING DRAINAGE STRUCTURE TO REMAIN, EXTEND STRUCTURE TO FINISHED GRADE AND ADJUST FRAME AND GRATE TO MATCH FINISHED GRADE RIM: 518.20
- **M02** — DRAINAGE CLEANOUT
- **M03** — 6" DIA., PERFORATED PVC, UNDERDRAIN. REFER TO DETAIL 1/C-404

ROOF DRAINS & GUTTER DOWNSPOUTS

- **RD01** — ROOF DOWNSPOUT TIE-IN; INV. ELEV.: 525.50
- **RD02** — ROOF DOWNSPOUT TIE-IN; INV. ELEV.: 526.00
- **RD03** — ROOF DOWNSPOUT TIE-IN; INV. ELEV.: 526.39
- **RD04** — ROOF DOWNSPOUT TIE-IN; INV. ELEV.: 525.76
- **RD05** — ROOF DOWNSPOUT TIE-IN; INV. ELEV.: 523.28
- **RD06** — ROOF DRAIN; INV. ELEV.: 521.5
- **RD07** — ROOF DRAIN; INV. ELEV.: 518.75

HEADWALLS

- **HW02** — CONCRETE HEADWALL; TOP OF WALL ELEV.: 515.00; INV. OUT ELEV.: 512.50
- **HW03** — CONCRETE HEADWALL; TOP OF WALL ELEV.: 511.02; INV. OUT ELEV.: 508.35
- **HW04** — CONCRETE HEADWALL; TOP OF WALL ELEV.: 538.00; INV. OUT ELEV.: 536.00

RAIN GARDENS

3,500 GAL. STORMWATER FOREBAY TANK; RIM ELEV:525.80; 12" DIA. INV. IN: 521.72; 12" DIA. INV. OUT: 521.47; TOP OF TANK: 524.22; BOTTOM OF TANK: 516.14

- **FB01** — RAIN GARDEN; TOP OF BERM ELEV.: 520.00; BOTTOM ELEV.: 516.00
- **RG01** — RAIN GARDEN; TOP OF BERM ELEV.: 514.00; BOTTOM ELEV.: 512.00
- **RG02** — RAIN GARDEN; TOP OF BERM ELEV.: 514.00; BOTTOM ELEV.: 512.00

BUILDING ENTRANCE

- **D01** — UPPER DECK DRAIN ENTRANCE; INV. 12" HDPE: 524.29

FLARED END SECTION

- **FE1** — FLARED END SECTION; INV. ELEV.: 516.00

STORMWATER CHAMBER SYSTEMS

CULTEC STORAGE CHAMBER SYSTEM WITH UNDERGROUND SAND FILTER; 48 R-902-HD CHAMBERS IN 3 ROWS OF 16 EACH; INV. IN & OUT: 514.35; TOP OF STONE: 519.35; TOP OF CHAMBER: 518.35; BOTTOM OF CHAMBER 514.35; BOTTOM OF STONE ELEV.: 513.60; TOP OF FILTER COURSE: 513.60; BOTTOM OF FILTER COURSE: 512.10

- **SC01**

CULTEC STORAGE CHAMBER SYSTEM WITH UNDERGROUND SAND FILTER; 80 R-902-HD CHAMBERS IN 5 ROWS OF 16 EACH; INV. IN & OUT: 520.47; TOP OF STONE: 525.47; TOP OF CHAMBER: 524.47; BOTTOM OF CHAMBER 520.47; BOTTOM OF STONE ELEV.: 519.72; TOP OF FILTER COURSE: 519.72; BOTTOM OF FILTER COURSE: 518.22

- **SC03**

OUTLET STRUCTURES

- **OS1** — OUTLET STRUCTURE; RIM: 527.37; INV. IN: 521.00 (18" HDPE); INV. IN: 520.11 (18" HDPE); INV. IN: 516.50 (4" PVC UNDERDRAIN); INV. OUT: 516.00 (18" HDPE); SUMP: 516.00
- **OS2** — OUTLET STRUCTURE; RIM: 513.00; INV. IN: 508.99 (18" HDPE); INV. IN: 509.50 (6" PVC UNDERDRAIN); INV. OUT: 508.99 (18" HDPE); SUMP: 508.99
- **OS3** — OUTLET STRUCTURE; RIM: 518.00; INV. IN: 514.00 (18" HDPE); INV. IN: 513.50 (6" PVC Pipe); INV. OUT: 513.20 (18" HDPE); SUMP: 511.70
- **OS4** — OUTLET STRUCTURE; RIM: 520.48; INV. IN: 515.00 (18" HDPE); INV. IN: 514.50 (18" HDPE); INV. IN: 511.40 (4" PVC UNDERDRAIN); INV. OUT: 511.30 (18" HDPE); SUMP: 511.30

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

STATE OF NEW HAMPSHIRE — NICHOLAS R. HOPE — No. 13286 — LICENSED PROFESSIONAL ENGINEER — 04/03/2026

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
2	FSPR RE-SUBMISSION	12.06.23
3	REVISED PER SPR COMMENTS	01.25.24
4	FSPR AMENDMENT SUBMISSION	09.16.24
5	NOA COMMENTS	11.06.24
6	CONFORMED PLANS	12.20.24
7	BUILDING C GMP	03.14.25
8	NHDES AoT REVIEW COMMENTS	08.21.25
9	SITE UPDATES	09.22.25
10	SPR AMENDMENT SUBMISSION	02.03.26

DATE: 01/31/2025

SCALE: 1"= 20'

GRADING AND DRAINAGE PLAN (2 OF 2)

C-204
Page 11 of 39

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-20X GRADING AND DRAINAGE PLANS.DWG – PLOTTED: 2/3/2026 12:34 PM

PAVEMENT MARKINGS

- PM1 — 36"X36", BLUE & WHIT, ADA WHEELCHAIR SYMBOL FOR ACCESSIBLE PARKING STALLS, TYP.
- PM2 — 4" WIDE, SSLW, DIAGONAL ACCESS AISLE STRIPING, TYP.
- PM3 — 4" WIDE, SSLW, PARKING STALL STRIPING, TYP.
- PM4 — 4" WIDE, DSLY, PAINTED CENTERLINE STRIPING, TYP.
- PM5 — 18" WIDE, SSLW, STOP BAR
- PM6 — 12" WIDE, SSLW, CROSSWALK STRIPING, 36"O.C.

GRAPHIC SCHEDULE

- DIRECTION OF TRAVEL ARROWS PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON PAVEMENT SURFACE
- (i) PARKING STALL NUMBER PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON PAVEMENT SURFACE
- B# SHORT TERM BICYCLE PARKING STALL NUMBER PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON PAVEMENT SURFACE
- EM — 26 FOOT WIDE EMERGENCY VEHICLE LANE. PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON SURFACE
- SN — EMERGENCY SNOW STORAGE AREA

SIGN SCHEDULE

SIGN KEY:

SIGN	MUTCD DESIGNATIONS	COMMON NAME	SIZE
A	D9-6	HANDICAPPED	24" x 24"
B	D9-6P	VAN ACCESSIBLE (PLAQUE)	18" x 9"
C	R1-1	STOP	30" x 30"

PARKING SUMMARY

BUILDING	SURFACE / UPPER LVL	GARAGE / LOWER LVL.	TOTAL
MILL	29	0	29
PARKING STRUCTURE	36	32	68
25 MECH.	9	0	9
BLDG. C	39	46	85
TOTAL	140	80	191

MECHANIC STREET
45 MECHANIC ST. (BUILDING REMOVED)
PROPANE TANK
CONCRETE RETAINING WALL
43 MECHANIC ST. RESITENTIAL (3-STORY)
PLANTER
CONCRETE BLOCK RETAINING WALL
GARAGE (1-STORY)
"DAIRY TWIRL" ICE CREAM SHOP & APARTMENTS 39 MECHANIC ST. (1-STORY)
(3 STORY)
36 MECHANIC ST. RESIDENTIAL (2-STORY)
34 MECHANIC ST. RESIDENTIAL (2-STORY)
32 MECHANIC ST. RESIDENTIAL (2-STORY)
SEE SHEET C-206
CONCRETE RETAINING WALL
106-36
106-38
106-42
106-46
91-269
5 BLACKSMITH ST. RESIDENTIAL (2 STORY)
7 BLACKSMITH ST. RESIDENTIAL (2 STORY)
9 BLACKSMITH ST. RESIDENTIAL (2 STORY)
GARAGE (1 STORY)
15 BLACKSMITH ST. RESIDENTIAL (2 STORY)
SHED
BLACKSMITH ST.
GARAGE (1 STORY)
ADA ACCESSIBLE PATH, TYP.
SIGN A
VAN ACCESSIBLE
SIGN B
SIGN A
BUILDING 3
LVL 0 FFE: 515.0
LVL 1 FFE: 526.0
GARAGE PARKING: 46 SPACES
LONG TERM BIKE STORAGE: 46 SPACES
(SEE SUPPLEMENTAL ARCHITECTURAL FLOOR PLAN FOR BIKE STORAGE ROOM ON LEVEL ONE)
BOILER BUILDING
LVL 0 FFE: 517.3
LVL 1 FFE: 526.7
RIP RAP
ELEV=6.3'
CONNECTOR PIPE
FEMA ZONE AE(100YR) FLOODWAY
EDGE WATER
FEMA BFE 508
WETLAND MEADOW
MATCH LINE

GRAPHIC SCALE
20 0 10 20 40 80
1 inch = 20 ft.
for sheet size 24" x 36"

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-20X SITE CIRCULATION PLANS.DWG -- PLOTTED: 2/3/2026 12:36 PM

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

NICHOLAS J. FIORE No. 13286 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE 02/03/2026

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	PLANNING COMMENTS	10.17.22
2	FSPR AMENDMENT SUBMISSION	10.09.23
3	FSPR RE-SUBMISSION	12.06.23
4	NOA CONFORMED	01.25.24
5	FSPR AMENDMENT SUBMISSION	09.16.24
6	CONFORMED PLANS	12.20.24
7	SITE UPDATES	09.22.25
8	SPR AMENDMENT SUBMISSION	02.03.26

DATE: 01/31/2025

SCALE: 1"= 20'

SITE CIRCULATION AND SIGNAGE PLAN (1 OF 2)

C-205
Page 12 of 39

PAVEMENT MARKINGS

- PM1 — 36"X36", BLUE & WHIT, ADA WHEELCHAIR SYMBOL FOR ACCESSIBLE PARKING STALLS, TYP.
- PM2 — 4" WIDE, SSLW, DIAGONAL ACCESS AISLE STRIPING, TYP.
- PM3 — 4" WIDE, SSLW, PARKING STALL STRIPING, TYP.
- PM4 — 4" WIDE, DSLY, PAINTED CENTERLINE STRIPING, TYP.
- PM5 — 18" WIDE, SSLW, STOP BAR

GRAPHIC SCHEDULE

- DIRECTION OF TRAVEL ARROWS PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON PAVEMENT SURFACE
- (i) PARKING STALL NUMBER PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON PAVEMENT SURFACE
- BIF — SHORT TERM BICYCLE PARKING STALL NUMBER PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON PAVEMENT SURFACE
- EM — 26 FOOT WIDE EMERGENCY VEHICLE LANE. PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON SURFACE
- SN — EMERGENCY SNOW STORAGE AREA

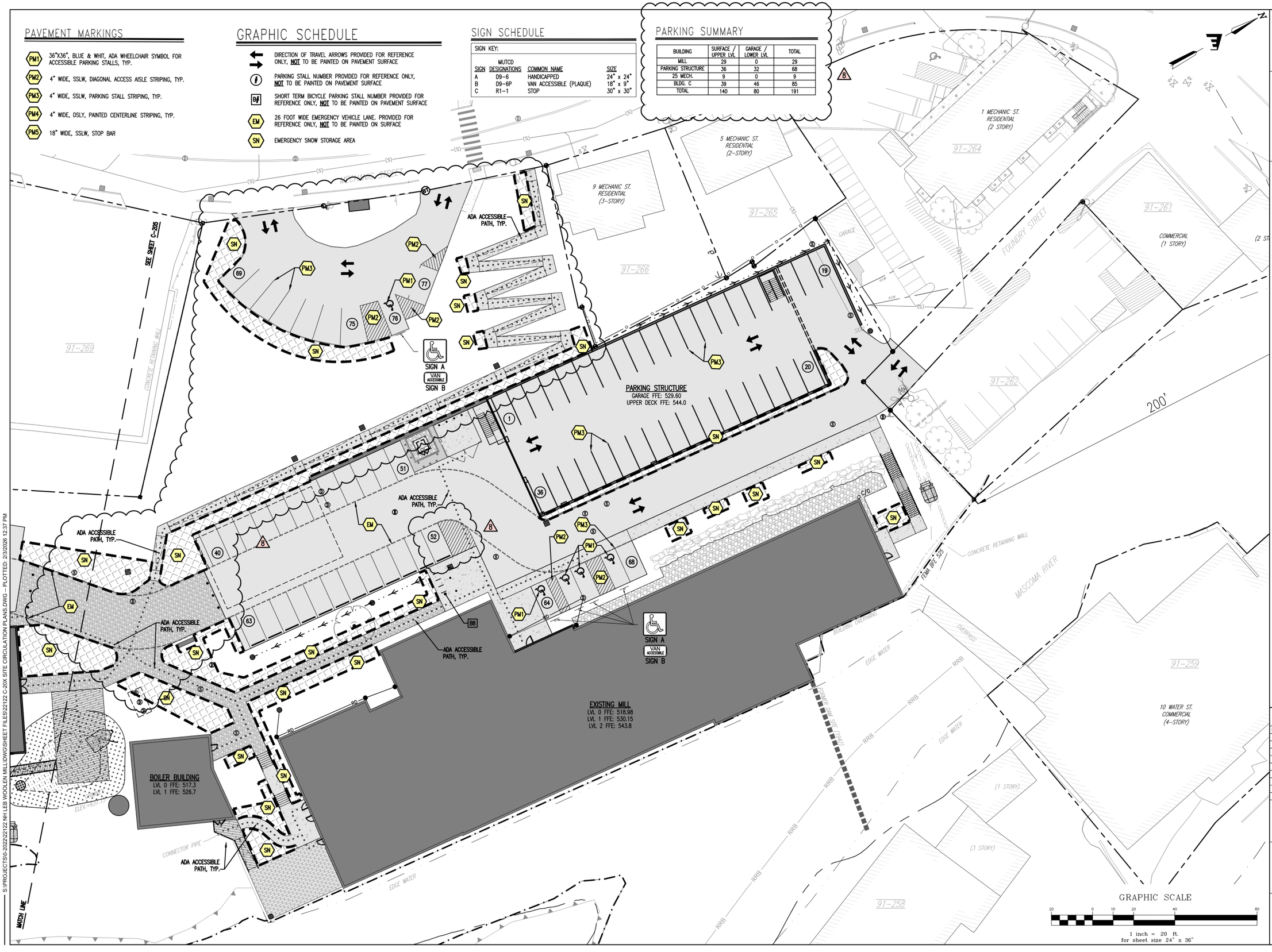
SIGN SCHEDULE

SIGN KEY:

SIGN	MUTCD DESIGNATIONS	COMMON NAME	SIZE
A	D9-6	HANDICAPPED	24" x 24"
B	D9-6P	VAN ACCESSIBLE (PLAQUE)	18" x 9"
C	R1-1	STOP	30" x 30"

PARKING SUMMARY

BUILDING	SURFACE / UPPER LVL	GARAGE / LOWER LVL	TOTAL
MILL	29	0	29
PARKING STRUCTURE	36	32	68
25 MECH.	9	0	9
BLDG. C	39	46	85
TOTAL	140	80	191



S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-20X SITE CIRCULATION PLANS.DWG -- PLOTTED: 2/3/2026 12:37 PM

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

STATE OF NEW HAMPSHIRE — NICHOLAS J. FIORE No. 13286 LICENSED PROFESSIONAL ENGINEER — 04/03/2026

1 FOUNDRY ST.

LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	PLANNING COMMENTS	10.17.22
2	FSPR AMENDMENT SUBMISSION	10.09.23
3	FSPR RE-SUBMISSION	12.06.23
4	NOA CONFORMED	01.25.24
5	FSPR AMENDMENT SUBMISSION	09.16.24
6	CONFORMED PLANS	12.20.24
7	SITE UPDATES	09.22.25
8	SPR AMENDMENT SUBMISSION	02.03.26

DATE: 01/31/2025

SCALE: 1"= 20'

SITE CIRCULATION AND SIGNAGE PLAN (2 OF 2)

C-206
Page 13 of 39

WATER NOTES

SEE SHETS C-305, C-306, AND C-307 FOR WATER SYSTEM PLAN AND PROFILES. SEE SHEET C-407 FOR WATER DETAILS AND NOTES.

SEWER NOTES

SEE SHEETS C-303 AND C-304 FOR GRAVITY COLLECTION SYSTEM PLAN AND PROFILES. SEE SHEET C-406 FOR SEWER DETAILS AND NOTES.

FIRE ALARM NOTES

THE PROPOSED MUNICIPAL FIRE ALARM LOOP SHALL BE PROVIDED IN A DEDICATED 2" CONDUIT, SAME TRENCH AS THE TELECOMM UTILITIES, WITH NO POWER, AND MUNICIPAL FIRE ALARM BOXES SHALL BE LOCATED ON EACH BUILDING TO THE SATISFACTION OF THE LEBANON FIRE DEPARTMENT.

ELECTRICAL SCHEDULE

SEE ELECTRICAL SITE PLAN AND ELECTRICAL DETAILS PREPARED BY MEP.

- E1 PROPOSED ELECTRICAL TRANSFORMER
- E2 PROPOSED ELECTRICAL VAULT
- E3 PROPOSED PRIMARY ELECTRICAL DUCT BANK (6") 2X2
- E4 PROPOSED SECONDARY ELECTRICAL DUCT BANK (4") 2X1
- E5 SERVICE RISER MOUNTED TO EXISTING POLE AND WIRING TIED INTO EXISTING OVERHEAD ELECTRICAL WIRES
- E6 EXACT LOCATION AND ELEVATION OF SERVICE ENTRANCE TO BE DETERMINED BY ELECTRICAL ENGINEER. REFER TO MEP PLANS AND DETAILS.
- E7 RELOCATE EXISTING ANCHOR POLE AND GUY WIRE



GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.
for sheet size 24" x 36"

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-20X UTILITY PLANS.DWG – PLOTTED: 2/3/2026 12:41 PM

GMP SET

RODE

535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

STATE OF NEW HAMPSHIRE
NICHOLAS M. FIORE
No. 13286
LICENSED PROFESSIONAL ENGINEER
02/03/2026

1 FOUNDRY ST.

LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

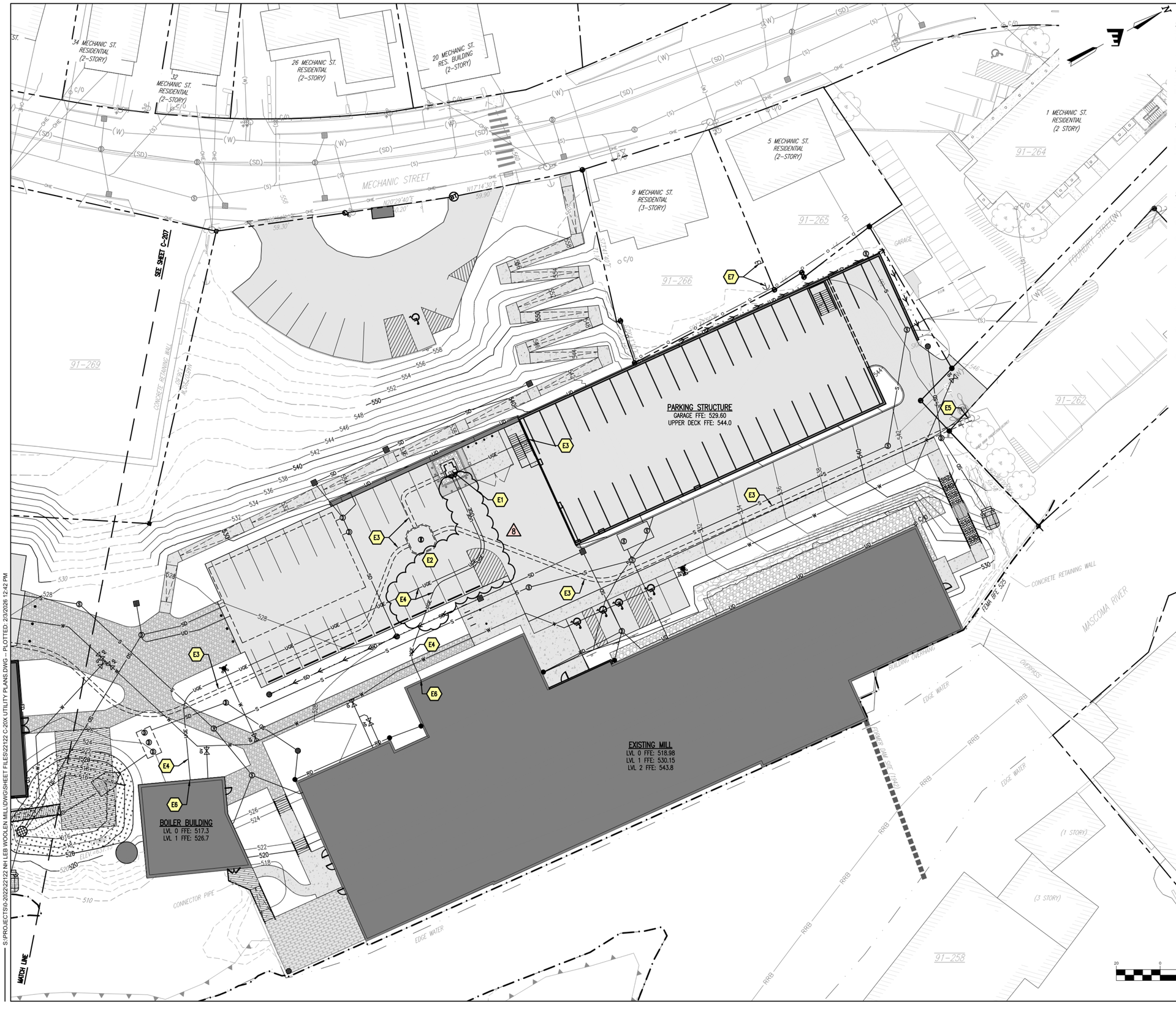
No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	10.09.23
2	FSPR RE-SUBMISSION	12.06.23
3	REVISED PER SPR COMMENTS	01.25.24
4	FSPR AMENDMENT SUBMISSION	09.16.24
5	CONFORMED PLANS	12.20.24
6	SITE UPDATES	09.22.25

DATE: 01/31/2025

SCALE: 1"= 20'

UTILITY PLAN (1 OF 2)

C-207



WATER NOTES

SEE SHETS C-305, C-306, AND C-307 FOR WATER SYSTEM PLAN AND PROFILES. SEE SHEET C-407 FOR WATER DETAILS AND NOTES.

SEWER NOTES

SEE SHEETS C-303 AND C-304 FOR GRAVITY COLLECTION SYSTEM PLAN AND PROFILES. SEE SHEET C-406 FOR SEWER DETAILS AND NOTES.

FIRE ALARM NOTES

THE PROPOSED MUNICIPAL FIRE ALARM LOOP SHALL BE PROVIDED IN A DEDICATED 2" CONDUIT, SAME TRENCH AS THE TELECOMM UTILITIES, WITH NO POWER, AND MUNICIPAL FIRE ALARM BOXES SHALL BE LOCATED ON EACH BUILDING TO THE SATISFACTION OF THE LEBANON FIRE DEPARTMENT.

ELECTRICAL SCHEDULE

SEE ELECTRICAL SITE PLAN AND ELECTRICAL DETAILS PREPARED BY MEP.

- E1 PROPOSED ELECTRICAL TRANSFORMER
- E2 PROPOSED ELECTRICAL VAULT
- E3 PROPOSED PRIMARY ELECTRICAL DUCT BANK (6") 2X2
- E4 PROPOSED SECONDARY ELECTRICAL DUCT BANK (4") 2X1
- E5 SERVICE RISER MOUNTED TO EXISTING POLE AND WIRING TIED INTO EXISTING OVERHEAD ELECTRICAL WIRES
- E6 EXACT LOCATION AND ELEVATION OF SERVICE ENTRANCE TO BE DETERMINED BY ELECTRICAL ENGINEER. REFER TO MEP PLANS AND DETAILS.
- E7 RELOCATE EXISTING ANCHOR POLE AND GUY WIRE

GMP SET

RODE

535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

STATE OF NEW HAMPSHIRE
NICHOLAS A. FIORE
No. 13286
LICENSED PROFESSIONAL ENGINEER
04/03/2026

1 FOUNDRY ST.

LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	PLANNING COMMENTS	10.17.22
2	FSPR AMENDMENT SUBMISSION	10.09.23
3	FSPR RE-SUBMISSION	12.06.23
4	REVISED PER SPR COMMENTS	01.25.24
5	FSPR AMENDMENT SUBMISSION	09.16.24
6	CONFORMED PLANS	12.20.24
7	SITE UPDATES	09.22.25
8	SPR AMENDMENT SUBMISSION	02.03.26

DATE: 01/31/2025

SCALE: 1"= 20'

UTILITY PLAN (2 OF 2)

C-208

Page 15 of 39

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-20X UTILITY PLANS.DWG -- PLOTTED: 2/3/2026 12:42 PM

EROSION CONTROL LEGEND

EROSION PREVENTION AND SEDIMENT CONTROL STRATEGY
THE FOLLOWING TECHNIQUES WILL BE UTILIZED AS PART OF A SEDIMENT AND EROSION CONTROL PROGRAM. THE SEDIMENT AND EROSION CONTROL PROGRAM WILL BE IMPLEMENTED IN STAGES. CERTAIN ITEMS FROM ONE STAGE WILL LIKELY OVERLAP OR TAKE PLACE CONCURRENTLY WITH ITEMS FROM OTHER STAGES. HAY PRODUCTS SHALL NOT BE USED.

TEMPORARY INLET PROTECTION – STONE COLLARS AND/OR INLET SOCKS. INSTALL AS INDICATED ON PLANS. STONE TO BE REMOVED AND REPLACED WITH CLEAN STONE WHEN SEDIMENT IS ≤ 1/2 DEPTH OF STONE. REMOVE ALL SEDIMENT COLLECTED IN STRUCTURE OR SOCK AS SOON AS POSSIBLE.

STONE CHECK DAM
THIS STRUCTURAL MEASURE IS ALONG DITCHES/ SWALES AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO SLOW STORMWATER RUNOFF AND TRAP SEDIMENT PARTICLES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

PERMANENT EROSION CONTROL NETTING
THIS STRUCTURAL MEASURE IS INSTALLED IN AREAS THAT HAVE SLOPES 3:1 AND GREATER AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO STABILIZE THE SLOPE AND REDUCE THE EROSION POTENTIAL. THE NETTING IS TYPICALLY IMPREGNATED WITH GRASS SEED AND SOMETIMES STAPLED TO THE EXPOSED SOIL. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
THIS STRUCTURAL MEASURE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE REMOVED, THE IMPACTED AREA SHALL BE SEEDED AND MULCHED.

TEMPORARY SEDIMENT BASIN
THIS STRUCTURAL MEASURE INVOLVES CONSTRUCTING TEMPORARY SEDIMENT BASINS IN THE LOCATION OF PROPOSED STORMWATER PONDS. GENERALLY THE STORMWATER PONDS CAN BE CONSTRUCTED AS SHOWN ON THE PLANS HOWEVER ORIFICE ON THE OUTLET STRUCTURES SHALL BE OMITTED UNTIL THE SITE IS STABILIZED TO IMPOUND RUNOFF AND ALLOW FOR SETTLING OF SUSPENDED FINES. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE THE SITE IS STABILIZED, SEDIMENT SHALL BE REMOVED FROM THE BASINS AND THE OUTLET ORIFICE SHALL BE DRILLED INTO THE OUTLET STRUCTURE AS NOTED ON THE PLANS.

SEDIMENT TRAP

TEMPORARY STAGING AND WASTE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE NON-SOIL, NON-ERODIBLE MATERIALS MAY BE STORED. SOILS SHALL NOT BE STORED IN THESE AREAS.

STAGING AREA

TEMPORARY SOIL STOCKPILE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE TOPSOIL AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION BY A NUMBER OF METHODS, INCLUDING INSTALLING SILT FENCING AROUND THE DOWN GRADIENT PERIMETER OF THE STOCKPILE AND SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THAN FIVE DAYS.

SOIL STOCKPILE

TEMPORARY STRAW FIBER ROLL
STRAW FIBER ROLLS ARE FLEXIBLE, CYLINDRICAL SEDIMENT RETENTION FIBER ROLLS (SRFRS) COMPRISED OF VARIOUS TYPES OF COMPRESSED MATRIXES, DESIGNED TO REDUCE HYDRAULIC ENERGY AND FILTER SEDIMENT-LADEN STORMWATER RUNOFF ON SLOPES AND IN CHANNELS. SRFRS ARE DESIGNED TO BE USED AS PERIMETER CONTROLS, SLOPE INTERCEPTOR DEVICES, CHECK DAMS, AROUND TEMPORARY SOIL STOCKPILES, AT CURB CUTS AND DRAIN INLETS. SRFRS SHOULD BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND SECURED WITH WOODEN STAKES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

LIMITS OF DISTURBANCE
THE CONTRACTOR SHALL CONTAIN ANY EARTH MOVING ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THE ENGINEER SHALL REVIEW THE SITE TO MAKE ANY ADJUSTMENTS TO ACCOUNT FOR ENVIRONMENTALLY SENSITIVE AREAS, SPECIMEN TREES AND SPECIAL AREAS OF CONCERN.

LOD

CONSTRUCTION SEQUENCE

1. CONTRACTOR TO COORDINATE STOCKPILE AND STAGING AREAS WITH THE OWNER.
2. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL HOST A PRECONSTRUCTION MEETING WITH OWNER, ENGINEER, CITY PLANNING, POLICE, FIRE, AND PUBLIC WORKS STAFF.
3. PRIOR TO ANY OTHER WORK, PERIMETER MEASURES SUCH AS SILT FENCE AND/OR STRAW WATTLES SHALL BE INSTALLED. A DOUBLE ROW OF PERIMETER MEASURES ARE REQUIRED IN AREAS UPGRADE OF WETLANDS. THESE MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE MEASURES AS NEEDED AND THE MEASURES WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
4. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
5. INSTALL INLET PROTECTION ON EXISTING CATCH BASINS AFFECTED DURING CONSTRUCTION.
6. ROUGH GRADE AND STOCKPILE TOPSOIL SURROUNDED BY SILT FENCE.
7. DEMO EXISTING STRUCTURES AS REQUIRED.
8. CLEAR AND GRUB, REMOVE LOOSE PAVING/DEMO PAVING AS REQUIRED AND HAUL OFF SITE USING EXISTING PARKING AREA AS STAGING.
9. GRADE DRIVES/ROADWAYS AND EXCAVATE BUILDING FOUNDATIONS.
10. BEGIN VERTICAL CONSTRUCTION OF BUILDING FOUNDATIONS CONCURRENT WITH WATER AND SEWER UTILITIES.
11. INSTALL STORMWATER PIPING AND STRUCTURES
12. EXCAVATE AND PREP FOR CHAMBER SYSTEMS, IMPORT BASE SUBGRADE MATERIALS AS NECESSARY, CONSTRUCT AND BACKFILL CHAMBER SYSTEMS.
13. EXCAVATE AND PREP FOR RAIN GARDENS, INSTALL PIPING AND APPURTENANCES, APPLY FABRIC AS INDICATED, IMPORT PEA GRAVEL AND FILTER MEDIA, COMPLETE RAIN GARDEN CONSTRUCTION, STABILIZE ALL UPGRADIENT DISTURBED AREAS PRIOR TO DIRECTING RUNOFF TO RAIN GARDENS.
14. BACKFILL AND SUBGRADE PREP FOR NEW PARKING AND SIDEWALK AREAS
15. PAVE BASE COURSE AND CONSTRUCT CONCRETE SIDEWALKS
16. COMPLETE FINAL GRADING OF SITE. PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
17. INSTALL LIGHT POLES.
18. STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, REPAIR AND REESTABLISH ALL DISTURBED VEGETATED/LAWN AREAS, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
19. PAVE WEARING COURSE.
20. AFTER THE SITE IS APPROVED BY THE ENGINEER AS ADEQUATELY STABILIZED, REMOVE ALL TEMPORARY BMPS.
21. ANTICIPATED FINAL COMPLETION DATE SUMMER/FALL 2027.

STORMWATER POLUTION PREVENTION NOTES

- **E1** LIMIT OF DISTURBANCE
- **E2** PORTABLE SANITATION FACILITIES, TO BE STAKED DOWN AND SECURED
- **E3** INLET PROTECTION (TYP.)
- **E4** DOUBLE ROW OF STRAW FIBER ROLL (TYP.)
- **E5** CONCRETE WASHOUT
- **E6** STABILIZED CONSTRUCTION ENTRANCE
- **E7** CHECK DAM
- **E8** EROSION CONTROL NETTING



GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

STATE OF NEW HAMPSHIRE — NICHOLAS FIORE No. 13286 LICENSED PROFESSIONAL ENGINEER — 01/31/2025

1 FOUNDRY ST.

LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
2	FSPR RE-SUBMISSION	12.06.23
3	REVISED PER SPR COMMENTS	01.25.24
4	REVISED PER SPR COMMENTS	01.25.24
5	FSPR AMENDMENT SUBMISSION	09.16.24
6	NOA COMMENTS	11.06.24
7	CONFORMED PLANS	12.20.24
8	NHDES AoT REVIEW COMMENTS	06.18.25
9	SITE UPDATES	09.22.25
10	SPR AMENDMENT SUBMISSION	02.03.26

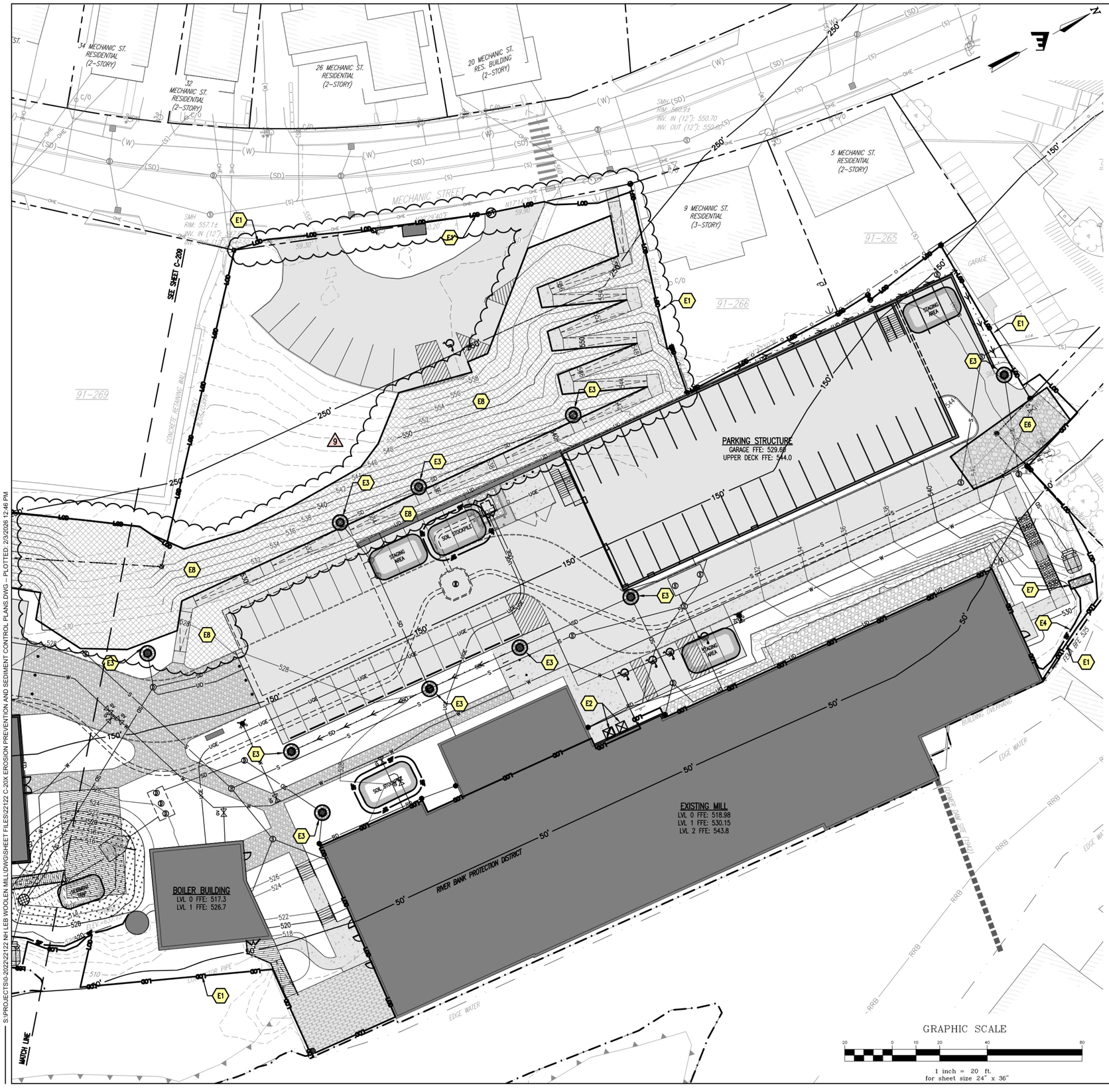
DATE: 01/31/2025

SCALE: 1"= 20'

EROSION PREVENTION AND SEDIMENT CONTROL PLAN (1 OF 2)

C-209
Page 16 of 39

S:\PROJECTS\9-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-20X EROSION PREVENTION AND SEDIMENT CONTROL PLANS.DWG -- PLOTTED: 2/3/2026 12:45 PM



EROSION CONTROL LEGEND

EROSION PREVENTION AND SEDIMENT CONTROL STRATEGY
THE FOLLOWING TECHNIQUES WILL BE UTILIZED AS PART OF A SEDIMENT AND EROSION CONTROL PROGRAM. THE SEDIMENT AND EROSION CONTROL PROGRAM WILL BE IMPLEMENTED IN STAGES. CERTAIN ITEMS FROM ONE STAGE WILL LIKELY OVERLAP OR TAKE PLACE CONCURRENTLY WITH ITEMS FROM OTHER STAGES. HAY PRODUCTS SHALL NOT BE USED.

TEMPORARY INLET PROTECTION – STONE COLLARS AND/OR INLET SOCKS. INSTALL AS INDICATED ON PLANS. STONE TO BE REMOVED AND REPLACED WITH CLEAN STONE WHEN SEDIMENT IS ≤ 1/2 DEPTH OF STONE. REMOVE ALL SEDIMENT COLLECTED IN STRUCTURE OR SOCK AS SOON AS POSSIBLE.

STONE CHECK DAM
THIS STRUCTURAL MEASURE IS ALONG DITCHES/ SWALES AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO SLOW STORMWATER RUNOFF AND TRAP SEDIMENT PARTICLES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

PERMANENT EROSION CONTROL NETTING.
THIS STRUCTURAL MEASURE IS INSTALLED IN AREAS THAT HAVE SLOPES 3:1 AND GREATER AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO STABILIZE THE SLOPE AND REDUCE THE EROSION POTENTIAL. THE NETTING IS TYPICALLY IMPREGNATED WITH GRASS SEED AND SOMETIMES STAPLED TO THE EXPOSED SOIL. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
THIS STRUCTURAL MEASURE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE REMOVED, THE IMPACTED AREA SHALL BE SEEDED AND MULCHED.

TEMPORARY SEDIMENT BASIN
THIS STRUCTURAL MEASURE INVOLVES CONSTRUCTING TEMPORARY SEDIMENT BASINS IN THE LOCATION OF PROPOSED STORMWATER PONDS. GENERALLY THE STORMWATER PONDS CAN BE CONSTRUCTED AS SHOWN ON THE PLANS HOWEVER ORIFICE ON THE OUTLET STRUCTURES SHALL BE OMITTED UNTIL THE SITE IS STABILIZED TO IMPOUND RUNOFF AND ALLOW FOR SETTLING OF SUSPENDED FINES. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE THE SITE IS STABILIZED, SEDIMENT SHALL BE REMOVED FROM THE BASINS AND THE OUTLET ORIFICE SHALL BE DRILLED INTO THE OUTLET STRUCTURE AS NOTED ON THE PLANS.

TEMPORARY STAGING AND WASTE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE NON-SOIL, NON-ERODIBLE MATERIALS MAY BE STORED. SOILS SHALL NOT BE STORED IN THESE AREAS.

TEMPORARY SOIL STOCKPILE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE TOPSOIL AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION BY A NUMBER OF METHODS, INCLUDING INSTALLING SILT FENCING AROUND THE DOWN GRADIENT PERIMETER OF THE STOCKPILE AND SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THAN FIVE DAYS.

TEMPORARY STRAW FIBER ROLL
STRAW FIBER ROLLS ARE FLEXIBLE, CYLINDRICAL SEDIMENT RETENTION FIBER ROLLS (SRFRS) COMPRISED OF VARIOUS TYPES OF COMPRESSED MATRIXES, DESIGNED TO REDUCE HYDRAULIC ENERGY AND FILTER SEDIMENT-LADEN STORMWATER RUNOFF ON SLOPES AND IN CHANNELS. SRFRS ARE DESIGNED TO BE USED AS PERIMETER CONTROLS, SLOPE INTERCEPTOR DEVICES, CHECK DAMS, AROUND TEMPORARY SOIL STOCKPILES, AT CURB CUTS AND DRAIN INLETS. SRFRS SHOULD BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND SECURED WITH WOODEN STAKES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

LIMITS OF DISTURBANCE
THE CONTRACTOR SHALL CONTAIN ANY EARTH MOVING ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THE ENGINEER SHALL REVIEW THE SITE TO MAKE ANY ADJUSTMENTS TO ACCOUNT FOR ENVIRONMENTALLY SENSITIVE AREAS, SPECIMEN TREES AND SPECIAL AREAS OF CONCERN.

CONSTRUCTION SEQUENCE

1. CONTRACTOR TO COORDINATE STOCKPILE AND STAGING AREAS WITH THE OWNER.
2. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL HOST A PRECONSTRUCTION MEETING WITH OWNER, ENGINEER, CITY PLANNING, POLICE, FIRE, AND PUBLIC WORKS STAFF.
3. PRIOR TO ANY OTHER WORK, PERIMETER MEASURES SUCH AS SILT FENCE AND/OR STRAW WATTLES SHALL BE INSTALLED. A DOUBLE ROW OF PERIMETER MEASURES ARE REQUIRED IN AREAS UPGRADE OF WETLANDS. THESE MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE MEASURES AS NEEDED AND THE MEASURES WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
4. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
5. INSTALL INLET PROTECTION ON EXISTING CATCH BASINS AFFECTED DURING CONSTRUCTION.
6. ROUGH GRADE AND STOCKPILE TOPSOIL SURROUNDED BY SILT FENCE.
7. DEMO EXISTING STRUCTURES AS REQUIRED.
8. CLEAR AND GRUB, REMOVE LOOSE PAVING/DEMO PAVING AS REQUIRED AND HAUL OFF SITE USING EXISTING PARKING AREA AS STAGING.
9. GRADE DRIVES/ROADWAYS AND EXCAVATE BUILDING FOUNDATIONS.
10. BEGIN VERTICAL CONSTRUCTION OF BUILDING FOUNDATIONS CONCURRENT WITH WATER AND SEWER UTILITIES.
11. INSTALL STORMWATER PIPING AND STRUCTURES
12. EXCAVATE AND PREP FOR CHAMBER SYSTEMS, IMPORT BASE SUBGRADE MATERIALS AS NECESSARY, CONSTRUCT AND BACKFILL CHAMBER SYSTEMS.
13. EXCAVATE AND PREP FOR RAIN GARDENS, INSTALL PIPING AND APPURTENANCES, APPLY FABRIC AS INDICATED, IMPORT PEA GRAVEL AND FILTER MEDIA, COMPLETE RAIN GARDEN CONSTRUCTION, STABILIZE ALL UPGRADIENT DISTURBED AREAS PRIOR TO DIRECTING RUNOFF TO RAIN GARDENS.
14. BACKFILL AND SUBGRADE PREP FOR NEW PARKING AND SIDEWALK AREAS
15. PAVE BASE COURSE AND CONSTRUCT CONCRETE SIDEWALKS
16. COMPLETE FINAL GRADING OF SITE. PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
17. INSTALL LIGHT POLES.
18. STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, REPAIR AND REESTABLISH ALL DISTURBED VEGETATED/LAWN AREAS, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
19. PAVE WEARING COURSE.
20. AFTER THE SITE IS APPROVED BY THE ENGINEER AS ADEQUATELY STABILIZED, REMOVE ALL TEMPORARY BMPS.
21. ANTICIPATED FINAL COMPLETION DATE SUMMER/FALL 2027.

STORMWATER POLUTION PREVENTION NOTES

- E1 LIMIT OF DISTURBANCE
- E2 PORTABLE SANITATION FACILITIES, TO BE STAKED DOWN AND SECURED
- E3 INLET PROTECTION (TYP.)
- E4 DOUBLE ROW OF STRAW FIBER ROLL (TYP.)
- E5 CONCRETE WASHOUT
- E6 STABILIZED CONSTRUCTION ENTRANCE
- E7 CHECK DAM
- E8 EROSION CONTROL NETTING

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

STATE OF NEW HAMPSHIRE – NICHOLAS FIORE No. 13286 LICENSED PROFESSIONAL ENGINEER – 02/03/2026

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	10.09.23
2	FSPR RE-SUBMISSION	12.06.23
3	REVISED PER SPR COMMENTS	01.25.24
4	REVISED PER SPR COMMENTS	01.25.24
5	FSPR AMENDMENT SUBMISSION	09.16.24
6	CONFORMED PLANS	12.20.24
7	NHDES AoT REVIEW COMMENTS	08.21.25
8	SITE UPDATES	09.22.25
9	SPR AMENDMENT SUBMISSION	02.03.26

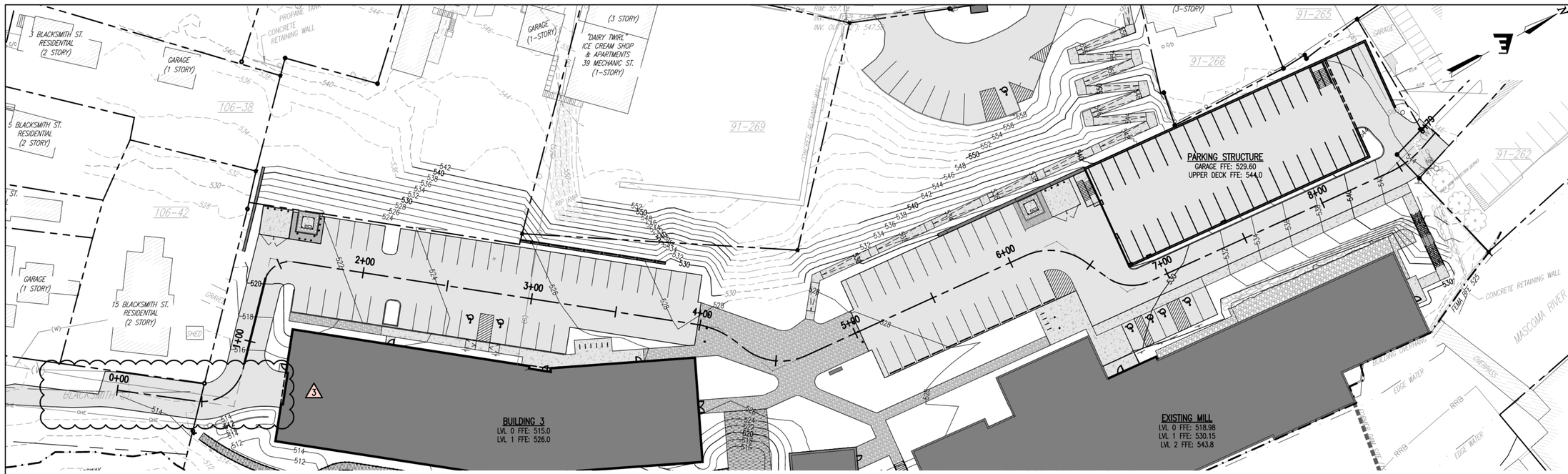
DATE: 01/31/2025

SCALE: 1"= 20'

EROSION PREVENTION AND SEDIMENT CONTROL PLAN (2 OF 2)

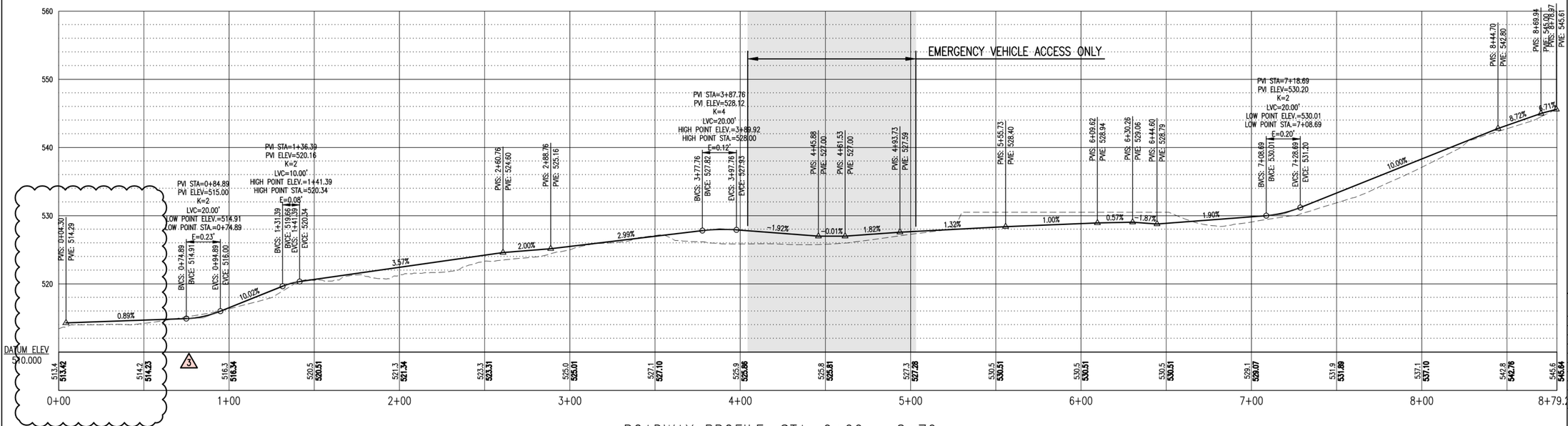
C-210
Page 17 of 39

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-20X EROSION PREVENTION AND SEDIMENT CONTROL PLANS.DWG -- PLOTTED: 2/3/2026 12:46 PM



ROADWAY PLAN VIEW, STA. 0+00 – 8+70

SCALE: 1" = 30'



ROADWAY PROFILE, STA. 0+00 – 8+70

SCALE: HORIZ. 1" = 30'
VERT.: 1" = 10'

GRAPHIC SCALE

40 0 20 40 80 160

1 inch = 40 ft.
for sheet size 24" x 36"

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

STATE OF NEW HAMPSHIRE
NICHOLAS R. KRAFT PRIME
No. 13286
LICENSED PROFESSIONAL ENGINEER
07/03/2026

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	09.16.24
2	CONFORMED PLANS	12.20.24
3	SPR AMENDMENT SUBMISSION	02.03.26

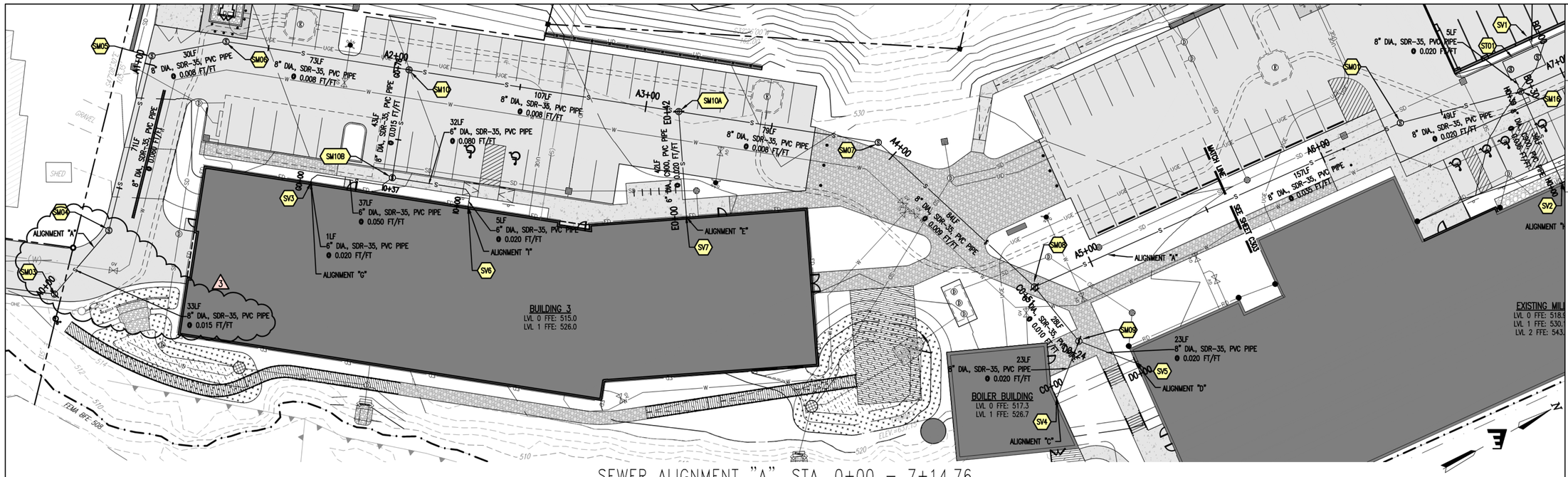
DATE: 01/31/2025

SCALE: 1"= 40'

ROADWAY PLAN AND PROFILE

C-301
Page 18 of 39

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-301 ROADWAY PLAN AND PROFILE.DWG -- PLOTTED: 2/3/2026 12:49 PM



SEWER ALIGNMENT "A", STA. 0+00 – 7+14.76

SCALE: HORIZ. 1" = 20'

SEWER SCHEDULE

SEWER MANHOLES

SM01 4' ID, PRECAST CONCRETE MANHOLE
RIM: 529.32
INV. IN: 520.83 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 520.73 (8" DIA., SDR-35, PVC PIPE)

SM03 4' ID, PRECAST CONCRETE MANHOLE
RIM: 514.11
INV. IN: 506.52 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 506.40 (8" DIA., SDR-35, PVC PIPE)

SM04 4' ID, PRECAST CONCRETE MANHOLE
RIM: 515.02
INV. IN: 507.10 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 507.00 (8" DIA., SDR-35, PVC PIPE)

SM05 4' ID, PRECAST CONCRETE MANHOLE
RIM: 520.70
INV. IN: 511.47 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 511.37 (8" DIA., SDR-35, PVC PIPE)

SEWER MANHOLES

SM06 4' ID, PRECAST CONCRETE MANHOLE
RIM: 521.39
INV. IN: 511.81 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 511.71 (8" DIA., SDR-35, PVC PIPE)

SM07 5' ID, PRECAST CONCRETE MANHOLE
RIM: 527.74
INV. IN: 514.30 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 514.20 (8" DIA., SDR-35, PVC PIPE)

SM08 5' ID, PRECAST CONCRETE MANHOLE
RIM: 526.73
INV. IN: 515.15 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 515.15 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 515.05 (8" DIA., SDR-35, PVC PIPE)

SM09 4' ID, PRECAST CONCRETE MANHOLE
RIM: 526.75
INV. IN: 515.53 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 515.53 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 515.43 (8" DIA., SDR-35, PVC PIPE)

SEWER MANHOLES

SM10 5' ID, PRECAST CONCRETE MANHOLE
RIM: 523.99
INV. IN: 512.52 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 512.52 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 512.42 (8" DIA., SDR-35, PVC PIPE)

SM10A 6' ID, PRECAST CONCRETE MANHOLE WITH INTERIOR DROP
RIM: 527.05
INV. IN: 513.53 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 520.97 (6" DIA., C900, PVC PIPE)
INV. OUT: 513.43 (8" DIA., SDR-35, PVC PIPE)

SM10B 6' ID, PRECAST CONCRETE MANHOLE WITH INTERIOR DROP
RIM: 530.02
INV. IN: 521.91 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 525.15 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 521.91 (8" DIA., C900, PVC PIPE)
INV. OUT: 521.81 (8" DIA., SDR-35, PVC PIPE)

SEWER SERVICES

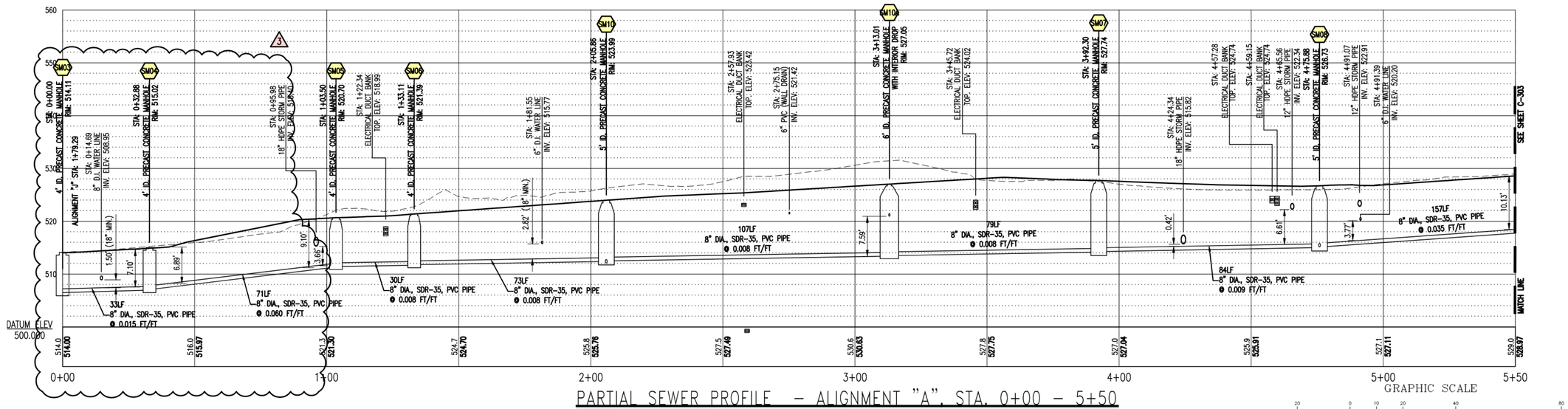
SV1 8" DIA, SEWER SERVICE ENTRANCE
INV. ELEV.: 525.60 (8" DIA., SDR-35, PVC PIPE)

SV2 8" DIA, SEWER SERVICE ENTRANCE
INV. ELEV.: 523.30 (8" DIA., C900, PVC PIPE)

SV4 8" DIA, SEWER SERVICE ENTRANCE
INV. ELEV.: 516.00 (8" DIA., SDR-35, PVC PIPE)

SV5 8" DIA, SEWER SERVICE ENTRANCE
INV. ELEV.: 516.00 (8" DIA., SDR-35, PVC PIPE)

SV6 6" DIA, SEWER SERVICE ENTRANCE
INV. ELEV.: 521.00 (6" DIA., SDR-35, PVC PIPE)



PARTIAL SEWER PROFILE – ALIGNMENT "A", STA. 0+00 – 5+50

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'

GRAPHIC SCALE
1 inch = 20 ft.
for sheet size 24" x 36"

NOTES:
1. ALIGNMENT "J" STA. 1+72.29 = ALIGNMENT "A" STA. 0+00

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-30X SEWER PLAN AND PROFILE.DWG – PLOTTED: 2/3/2026 12:57 PM

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

STATE OF NEW HAMPSHIRE – NICHOLAS FIORE No. 13286 LICENSED PROFESSIONAL ENGINEER – 02/03/2026

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

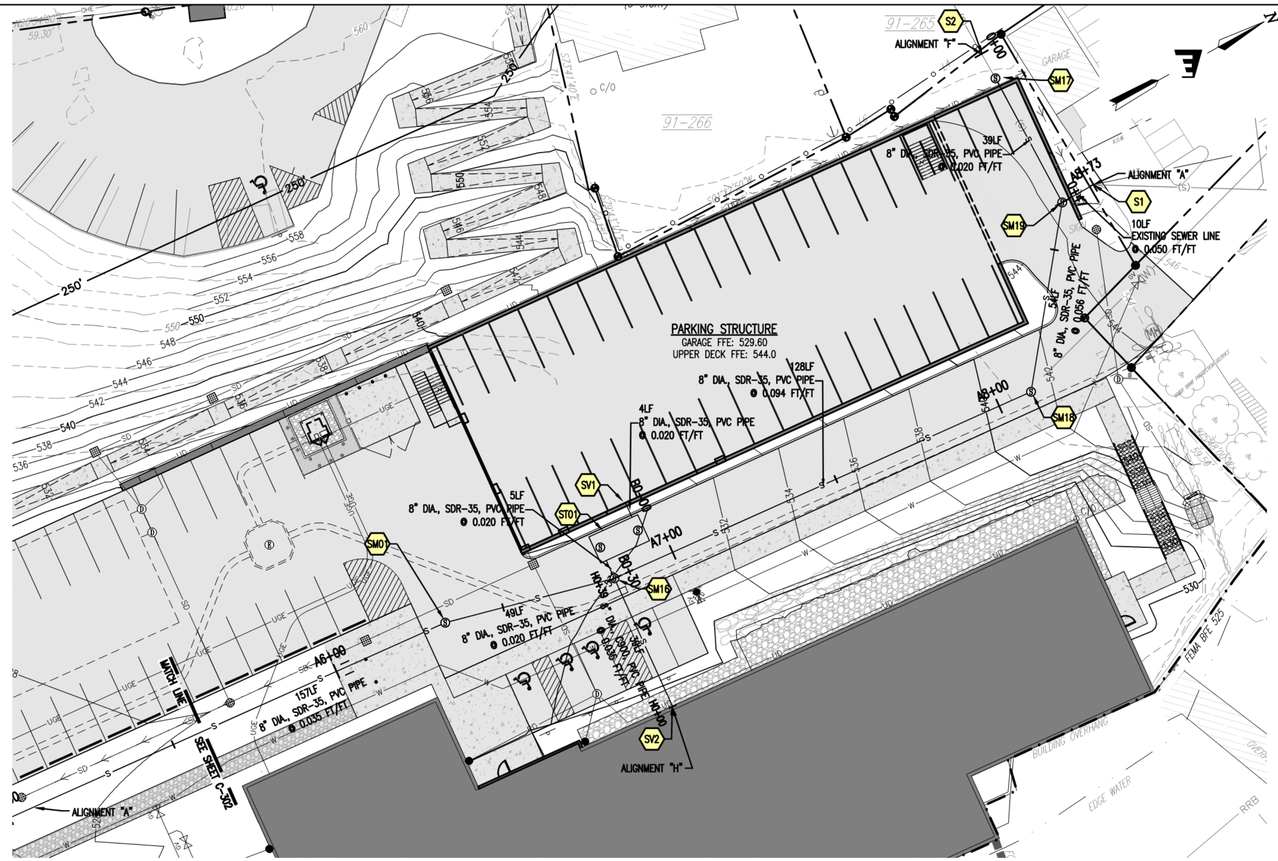
No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	09.16.24
2	CONFORMED PLANS	12.20.24
3	SPR AMENDMENT SUBMISSION	02.03.26

DATE: 01/31/2025

SCALE: 1"= 20'

SEWER PLAN AND PROFILE (1 OF 3)

C-302
Page 19 of 39



GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.
for sheet size 24" x 36"

SEWER ALIGNMENTS "A", "F", "H" AND "J"

SCALE: HORIZ. 1" = 20'

SEWER SCHEDULE

SEWER MANHOLES

SM01
4' ID, PRECAST CONCRETE MANHOLE
RIM: 529.32
INV. IN: 520.83 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 520.73 (8" DIA., SDR-35, PVC PIPE)

SM16
6' ID, PRECAST CONCRETE MANHOLE WITH INTERIOR DROP
RIM: 530.02
INV. IN: 521.91 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 525.15 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 521.91 (8" DIA., C900, PVC PIPE)
INV. OUT: 521.81 (8" DIA., SDR-35, PVC PIPE)

SM17
6' ID, PRECAST CONCRETE, INTERIOR DROP MANHOLE
RIM: 551.80
INV. IN: 546.02 (EXISTING SEWER LINE)
INV. OUT: 537.84 (8" DIA., SDR-35, PVC PIPE)

SEWER MANHOLES

SM18
4' ID, PRECAST CONCRETE MANHOLE
RIM: 541.38
INV. IN: 533.97 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 533.87 (8" DIA., SDR-35, PVC PIPE)

SM19
6' ID, PRECAST CONCRETE MANHOLE WITH INTERIOR DROP
RIM: 544.17
INV. IN: 541.31 (EXISTING SEWER LINE)
INV. IN: 537.05 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 536.95 (8" DIA., SDR-35, PVC PIPE)

SEWER SERVICES

SV1
8" DIA, SEWER SERVICE ENTRANCE
INV. ELEV.: 525.60 (8" DIA., SDR-35, PVC PIPE)

SV2
8" DIA, SEWER SERVICE ENTRANCE
INV. ELEV.: 523.30 (8" DIA., C900, PVC PIPE)

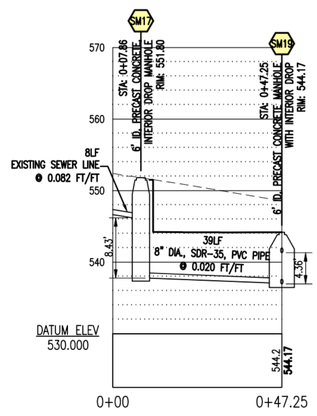
MISCELLANEOUS

S1
TIE NEW SEWER PIPE TO EXISTING SEWER PIPE. INVERT ELEV. TO BE DETERMINED IN THE FIELD.

S2
TIE NEW SEWER PIPE TO EXISTING SEWER PIPE. INVERT ELEV. TO BE DETERMINED IN THE FIELD.

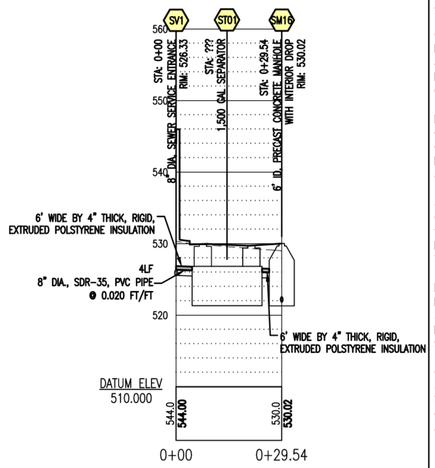
OIL/GRIT SEPARATORS

ST01
1500 GAL SEPARATOR
TOP TANK: 526.84
INV IN: 525.51
INV. OUT: 525.26
BOTTOM TANK: 521.34



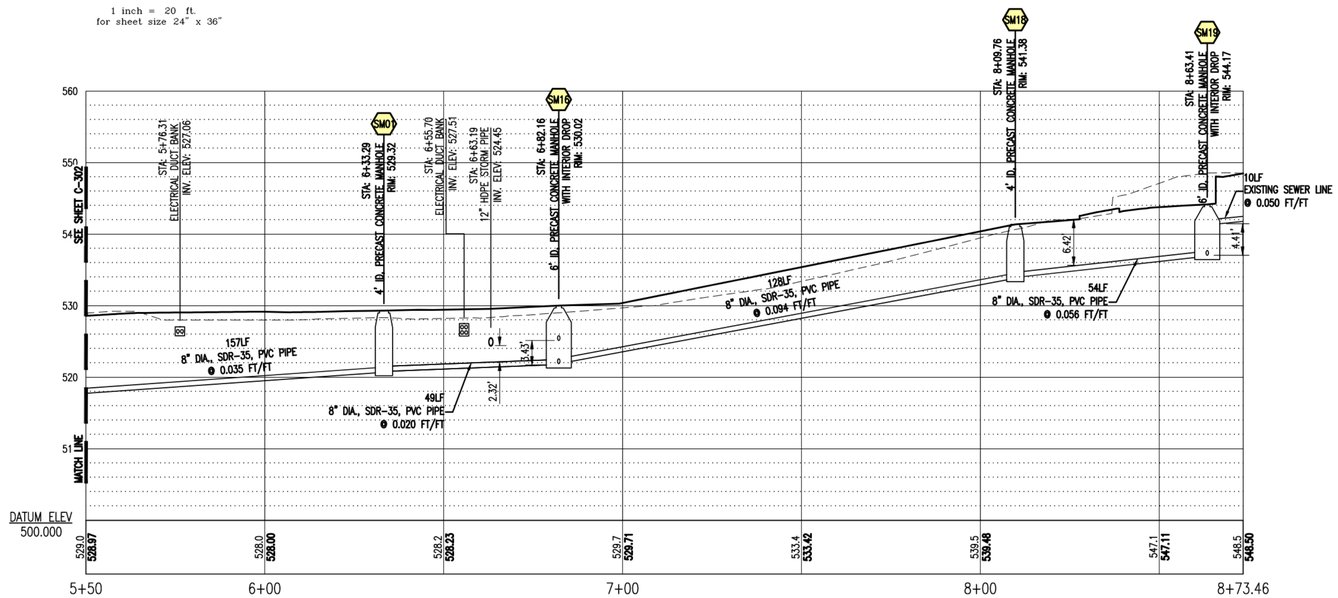
SEWER PROFILE – ALIGNMENT "F", STA. 0+00 – 0+47.25

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'



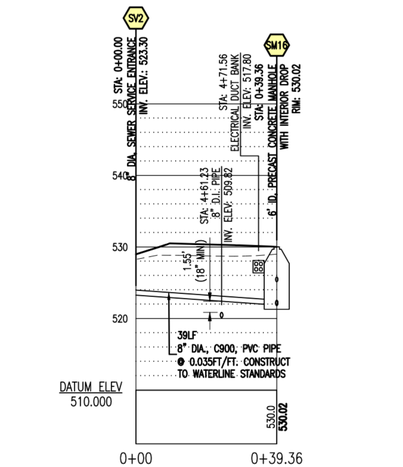
SEWER PROFILE – ALIGNMENT "B", STA. 0+00 – 0+29.54

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'



PARTIAL SEWER PROFILE – ALIGNMENT "A", STA. 5+50 – 8+85

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'



SEWER PROFILE – ALIGNMENT "H", STA. 0+00 – 0+39.36

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'

GMP SET

RODE

535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

NICHOLAS FIORE No. 13286 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE 02/03/2026

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	09.16.24
2	CONFORMED PLANS	12.20.24
3	REVISED PER NHDES COMMENTS	10.14.25

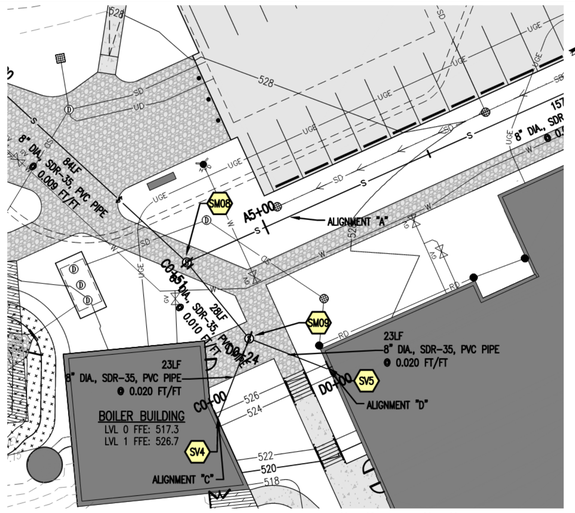
DATE: 01/31/2025

SCALE: 1"= 20'

SEWER PLAN AND PROFILE (2 OF 3)

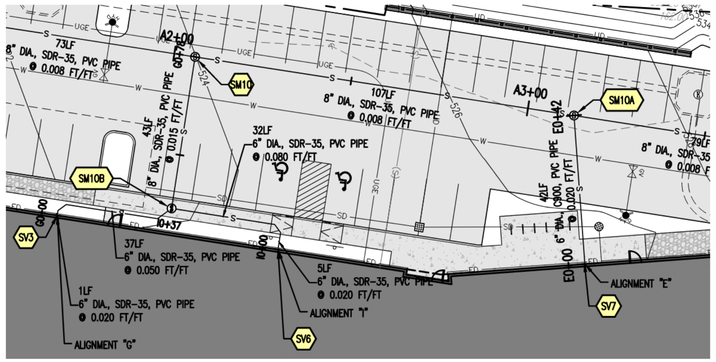
C-303
Page 20 of 39

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-30X SEWER PLAN AND PROFILE.DWG – PLOTTED: 2/3/2026 12:58 PM



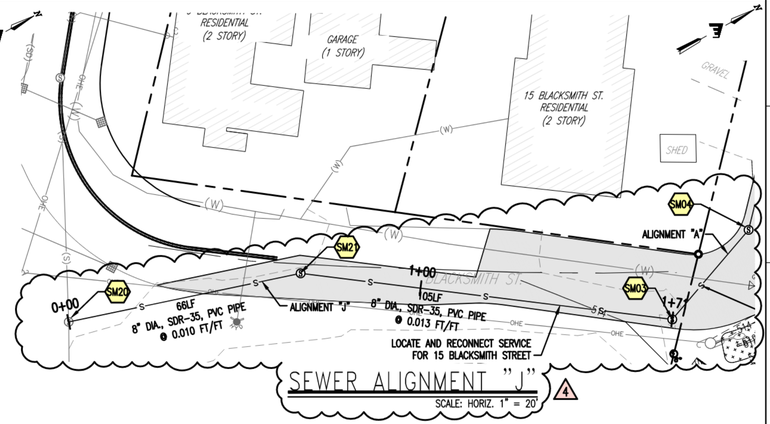
SEWER ALIGNMENTS "C" & "D"

SCALE: HORIZ. 1" = 20'



SEWER ALIGNMENTS "E", "G" & "I"

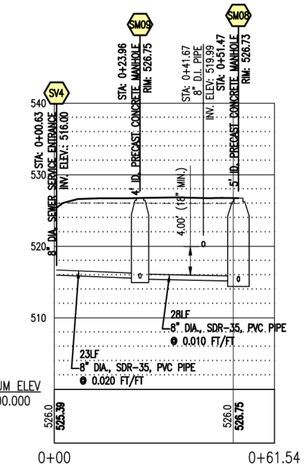
SCALE: HORIZ. 1" = 20'



SEWER ALIGNMENT "J"

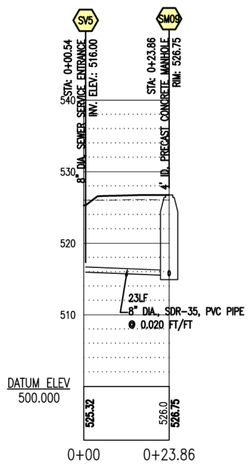
SCALE: HORIZ. 1" = 20'

4



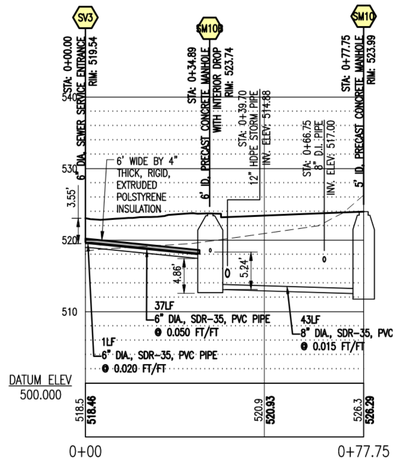
SEWER PROFILE – ALIGNMENT "C", STA. 0+00 – 0+61.54

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'



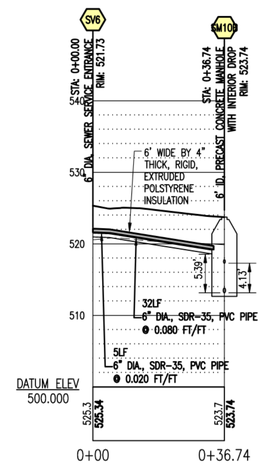
SEWER PROFILE – ALIGNMENT "D", STA. 0+00 – 0+15.74

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'



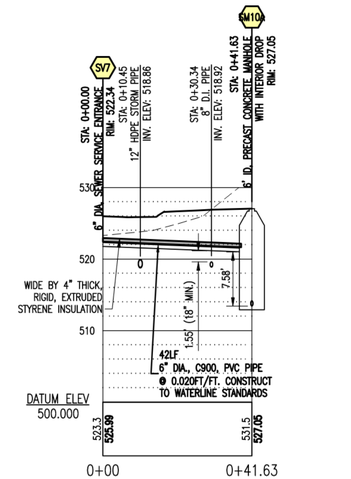
SEWER PROFILE – ALIGNMENT "G", STA. 0+00 – 0+77.75

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'



SEWER PROFILE – ALIGNMENT "I", STA. 0+00 – 0+36.74

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'



SEWER PROFILE – ALIGNMENT "E", STA. 0+00 – 0+41.63

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'

SEWER SCHEDULE

4

SEWER MANHOLES

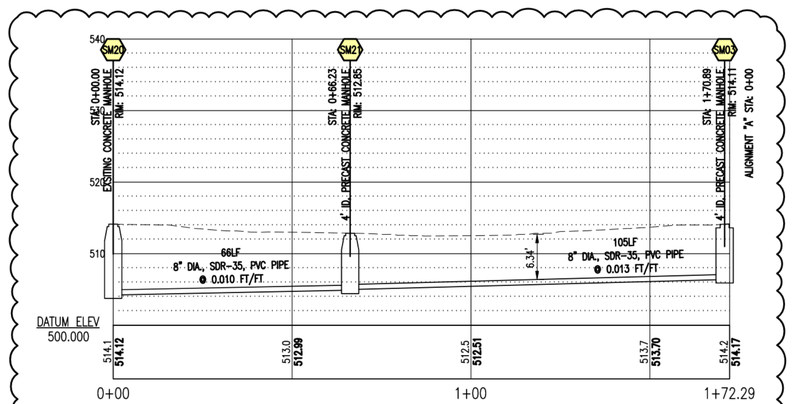
- SM03 — 4' ID, PRECAST CONCRETE MANHOLE, RIM: 514.11, INV. IN: 506.52 (8" DIA., SDR-35, PVC PIPE), INV. OUT: 506.40 (8" DIA., SDR-35, PVC PIPE)
- SM04 — 4' ID, PRECAST CONCRETE MANHOLE, RIM: 515.02, INV. IN: 507.10 (8" DIA., SDR-35, PVC PIPE), INV. OUT: 507.00 (8" DIA., SDR-35, PVC PIPE)
- SM08 — 5' ID, PRECAST CONCRETE MANHOLE, RIM: 526.73, INV. IN: 515.15 (8" DIA., SDR-35, PVC PIPE), INV. IN: 515.15 (8" DIA., SDR-35, PVC PIPE), INV. OUT: 515.05 (8" DIA., SDR-35, PVC PIPE)
- SM09 — 4' ID, PRECAST CONCRETE MANHOLE, RIM: 526.75, INV. IN: 515.53 (8" DIA., SDR-35, PVC PIPE), INV. IN: 515.53 (8" DIA., SDR-35, PVC PIPE), INV. OUT: 515.43 (8" DIA., SDR-35, PVC PIPE)
- SM10 — 5' ID, PRECAST CONCRETE MANHOLE, RIM: 523.99, INV. IN: 512.52 (8" DIA., SDR-35, PVC PIPE), INV. IN: 512.52 (8" DIA., SDR-35, PVC PIPE), INV. OUT: 512.42 (8" DIA., SDR-35, PVC PIPE)

SEWER MANHOLES

- SM10A — 6' ID, PRECAST CONCRETE MANHOLE WITH INTERIOR DROP, RIM: 527.05, INV. IN: 513.53 (8" DIA., SDR-35, PVC PIPE), INV. IN: 520.97 (6" DIA., C900, PVC PIPE), INV. OUT: 513.43 (8" DIA., SDR-35, PVC PIPE)
- SM10B — 6' ID, PRECAST CONCRETE MANHOLE WITH INTERIOR DROP, RIM: 523.74, INV. IN: 517.30 (6" DIA., SDR-35, PVC PIPE), INV. IN: 518.34 (6" DIA., SDR-35, PVC PIPE), INV. OUT: 513.17 (8" DIA., SDR-35, PVC PIPE)
- SM20 — EXSITING CONCRETE MANHOLE, RIM: 514.12, INV. IN: 504.25 (8" DIA., SDR-35, PVC PIPE)
- SM22 — 4' ID, PRECAST CONCRETE MANHOLE, RIM: 512.85, INV. IN: 505.00 (8" DIA., SDR-35, PVC PIPE), INV. OUT: 504.91 (8" DIA., SDR-35, PVC PIPE)

SEWER SERVICES

- SV3 — 6" DIA, SEWER SERVICE ENTRANCE, INV. ELEV.: 519.00 (6" DIA., SDR-35, PVC PIPE)
- SV4 — 8" DIA, SEWER SERVICE ENTRANCE, INV. ELEV.: 516.00 (8" DIA., SDR-35, PVC PIPE)
- SV5 — 8" DIA, SEWER SERVICE ENTRANCE, INV. ELEV.: 516.00 (8" DIA., SDR-35, PVC PIPE)
- SV6 — 6" DIA, SEWER SERVICE ENTRANCE, INV. ELEV.: 521.00 (6" DIA., SDR-35, PVC PIPE)
- SV7 — 6" DIA, SEWER SERVICE ENTRANCE, INV. ELEV.: 521.80 (6" DIA., C900, PVC PIPE)



SEWER PROFILE – ALIGNMENT "J" STA. 0+00 – 1+72.29

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'

NOTES:
1. ALIGNMENT "J" STA. 1+72.29 = ALIGNMENT "A" STA. 0+00

4

GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.
for sheet size 24" x 36"

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

STATE OF NEW HAMPSHIRE — NICHOLAS FRONE — No. 13286 — LICENSED PROFESSIONAL ENGINEER — 02/03/2026

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	09.16.24
2	CONFORMED PLANS	12.20.24
3	REVISED PER NHDES COMMENTS	10.14.25
4	SPR AMENDMENT SUBMISSION	02.03.26

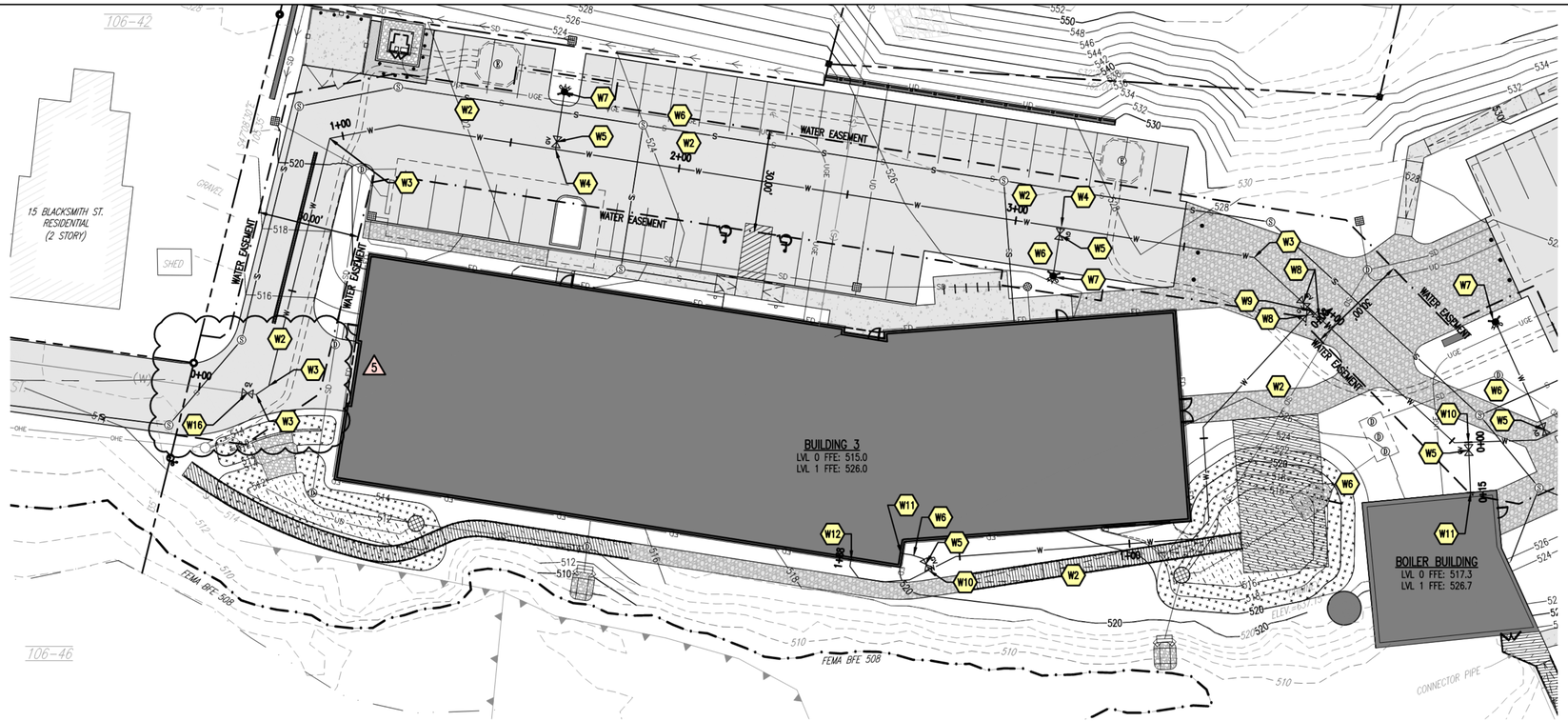
DATE: 01/31/2025

SCALE: 1"= 20'

SEWER PLAN AND PROFILE (3 OF 3)

C-304
Page 21 of 39

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-30X SEWER PLAN AND PROFILE.DWG – PLOTTED: 2/3/2026 12:56 PM



WATER LINE PLAN VIEW – ALIGNMENT "A", STA. 0+00 – 4+50

SCALE: HORIZ. 1" = 20'

WATER SCHEDULE

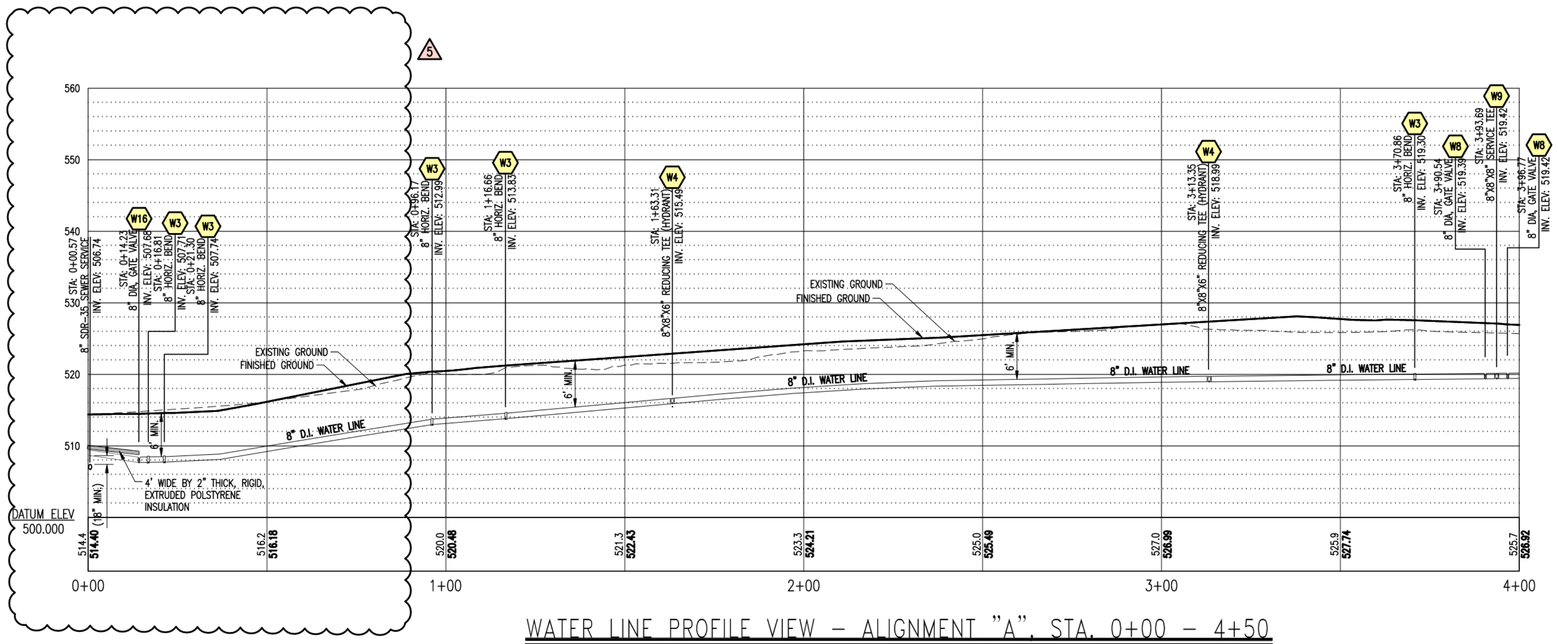
UNDERGROUND UTILITIES, ELECTRIC, TELEPHONE AND CABLE, MUST MAINTAIN A MINIMUM CLEARANCE OF 10 FT. FROM ALL PROPOSED WATER LINES.

- W1 — 12" TAPPING SLEEVE AND VALVE WITH 12"X8" REDUCER FOR CONNECTION TO EXISTING 12" WATERMAIN, COORDINATE WORK WITH LEBANON DEPARTMENT OF PUBLIC WORKS.
- W2 — 8" DIA. DUCTILE IRON WATER LINE
- W3 — 8" DIA. HORIZONTAL BEND FITTING AS NEEDED TO MATCH ALIGNMENT SHOWN, TYP.
- W4 — 8"X8"X6" REDUCING HYDRANT TEE, TYP.
- W5 — 6" DIA. GATE VALVE, MJXMJ WITH MECHANICAL RESTRAINTS, TYP.
- W6 — 6" DIA. DUCTILE IRON WATER LINE, TYP.
- W7 — FIRE HYDRANT, TYP.
- W8 — 8" DIA. GATE VALVE, MJXMJ WITH MECHANICAL RESTRAINTS, TYP.
- W9 — 8"X8"X8" TEE FOR BUIDLING SERVICE, TYP.
- W10 — 8"X8"X6" REDUCING TEE FOR DOMESTIC WATER SERVICE, TYP.
- W11 — 6" DOMESTIC WATER SERVICE ENTRANCE, TYP.
- W12 — 8" FIRE SERVICE ENTRANCE, TYP.
- W13 — 8"X8"X8" HYDRANT TEE
- W14 — 30' WIDE WATER EASEMENT CENTERED ON AS–BUILT WATER LINE AND SHALL INCLUDE HYDRANTS AND HYDRANT SERVICE LINES
- W15 — FIRE DEPARTMENT CONNECTION, REFER TO MEP PLANS FOR EXACT LOCATION AND DETAILS.
- W16 — 8" DIA. GATE VALVE, MJXMJ WITH MECHANICAL RESTRAINTS, TYP. ON EXISTING WATER LINE

GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.
for sheet size 24" x 36"



WATER LINE PROFILE VIEW – ALIGNMENT "A", STA. 0+00 – 4+50

SCALE: HORIZ. 1" = 20'

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

STATE OF NEW HAMPSHIRE – NICHOLAS FIORE No. 13286 LICENSED PROFESSIONAL ENGINEER – 02/03/2026

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
3	FSPR AMENDMENT SUBMISSION	09.16.24
4	CONFORMED PLANS	12.20.24
5	SPR AMENDMENT SUBMISSION	02.03.26

DATE: 01/31/2025

SCALE: 1"= 20'

WATER LINE PLAN AND PROFILE (1 OF 3)

C-306
Page 22 of 39

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-306 WATER PLAN AND PROFILE.DWG – PLOTTED: 2/3/2026 1:00 PM



WATER LINE PLAN VIEW – ALIGNMENT "A", STA. 4+00 – 7+95

SCALE: HORIZ. 1" = 20'

WATER SCHEDULE

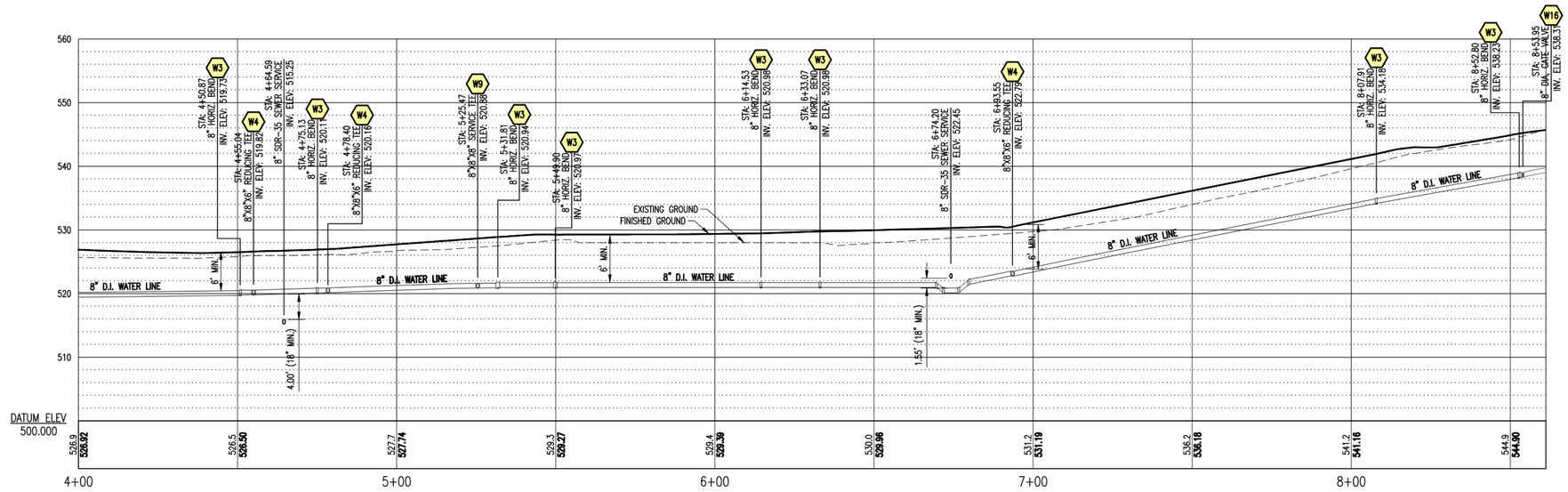
UNDERGROUND UTILITIES, ELECTRIC, TELEPHONE AND CABLE, MUST MAINTAIN A MINIMUM CLEARANCE OF 10 FT. FROM ALL PROPOSED WATER LINES.

- W1 — 12" TAPPING SLEEVE AND VALVE WITH 12"X8" REDUCER FOR CONNECTION TO EXISTING 12" WATERMAIN, COORDINATE WORK WITH LEBANON DEPARTMENT OF PUBLIC WORKS.
- W2 — 8" DIA. DUCTILE IRON WATER LINE
- W3 — 8" DIA. HORIZONTAL BEND FITTING AS NEEDED TO MATCH ALIGNMENT SHOWN, TYP.
- W4 — 8"X8"X6" REDUCING HYDRANT TEE, TYP.
- W5 — 6" DIA. GATE VALVE, MJXMJ WITH MECHANICAL RESTRAINTS, TYP.
- W6 — 6" DIA. DUCTILE IRON WATER LINE, TYP.
- W7 — FIRE HYDRANT, TYP.
- W8 — 8" DIA. GATE VALVE, MJXMJ WITH MECHANICAL RESTRAINTS, TYP.
- W9 — 8"X8"X8" TEE FOR BUIDLING SERVICE, TYP.
- W10 — 8"X8"X6" REDUCING TEE FOR DOMESTIC WATER SERVICE, TYP.
- W11 — 6" DOMESTIC WATER SERVICE ENTRANCE, TYP.
- W12 — 8" FIRE SERVICE ENTRANCE, TYP.
- W13 — 8"X8"X8" HYDRANT TEE
- W14 — 30' WIDE WATER EASEMENT CENTERED ON AS-BUILT WATER LINE AND SHALL INCLUDE HYDRANTS AND HYDRANT SERVICE LINES
- W15 — FIRE DEPARTMENT CONNECTION, REFER TO MEP PLANS FOR EXACT LOCATION AND DETAILS.
- W16 — 8" DIA. GATE VALVE, MJXMJ WITH MECHANICAL RESTRAINTS, TYP. ON EXISTING WATER LINE

GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.
for sheet size 24" x 36"



WATER LINE PROFILE VIEW – ALIGNMENT "A", STA. 4+00 –7+95

SCALE: HORIZ. 1" = 20'

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

STATE OF NEW HAMPSHIRE – NICHOLAS R. MORE No. 13286 – LICENSED PROFESSIONAL ENGINEER – 04/03/2025

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	REVISED PER SPR COMMENTS	01.25.24
2	FSPR AMENDMENT SUBMISSION	09.16.24
3	CONFORMED PLANS	12.20.24

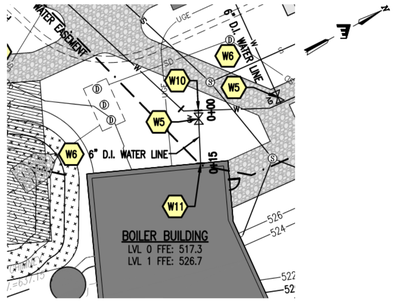
DATE: 01/31/2025

SCALE: 1"= 20'

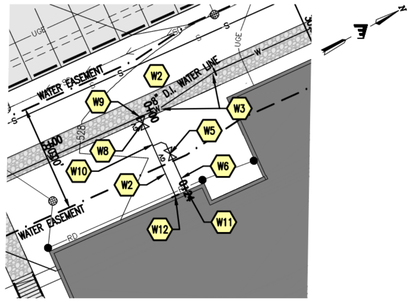
WATER LINE PLAN AND PROFILE (2 OF 3)

C-307
Page 23 of 39

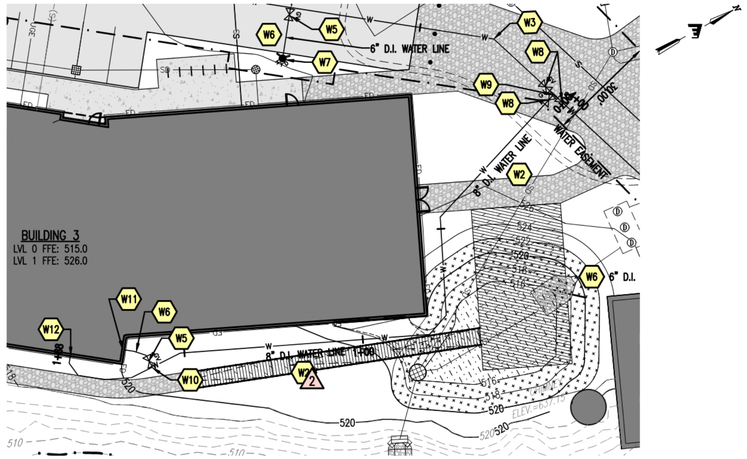
S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-30X WATER PLAN AND PROFILE.DWG – PLOTTED: 2/3/2026 1:02 PM



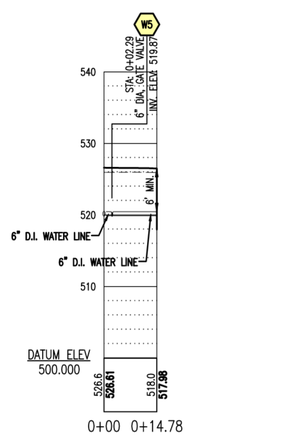
WATER LINE PLAN VIEW
AMMENITY SERVICE
SCALE: HORIZ. 1" = 20'



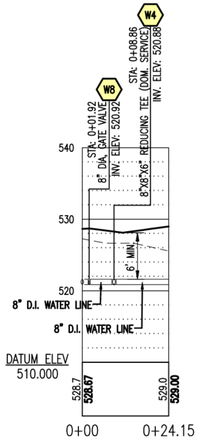
WATER LINE PLAN VIEW
BUILDING 1 SERVICE
SCALE: HORIZ. 1" = 20'



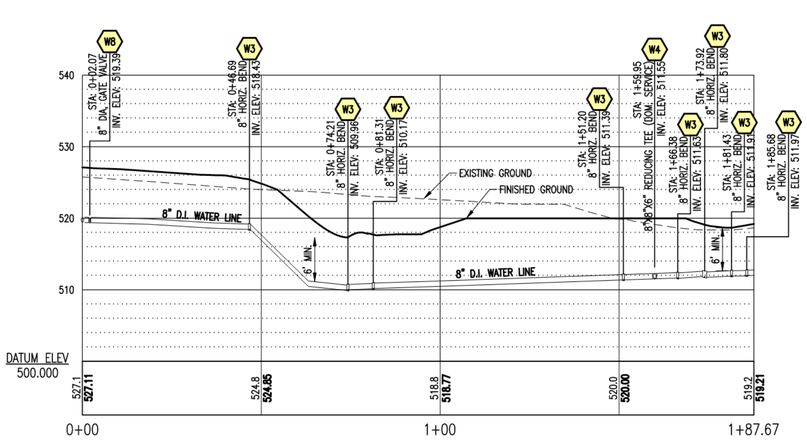
WATER LINE PLAN VIEW
BUILDING 3 SERVICE
SCALE: HORIZ. 1" = 20'



WATER LINE PROFILE VIEW
AMMENITY SERVICE
SCALE: HORIZ. 1" = 20'



WATER LINE PROFILE VIEW
BUILDING 1 SERVICE
SCALE: HORIZ. 1" = 20'



WATER LINE PROFILE VIEW
BUILDING 3 SERVICE
SCALE: HORIZ. 1" = 20'

WATER SCHEDULE

UNDERGROUND UTILITIES, ELECTRIC, TELEPHONE AND CABLE, MUST MAINTAIN A MINIMUM CLEARANCE OF 10 FT. FROM ALL PROPOSED WATER LINES.

- W1 — 12" TAPPING SLEEVE AND VALVE WITH 12"X8" REDUCER FOR CONNECTION TO EXISTING 12" WATERMAIN, COORDINATE WORK WITH LEBANON DEPARTMENT OF PUBLIC WORKS.
- W2 — 8" DIA. DUCTILE IRON WATER LINE
- W3 — 8" DIA. HORIZONTAL BEND FITTING AS NEEDED TO MATCH ALIGNMENT SHOWN, TYP.
- W4 — 8"X8"X6" REDUCING HYDRANT TEE, TYP.
- W5 — 6" DIA. GATE VALVE, MJXMJ WITH MECHANICAL RESTRAINTS, TYP.
- W6 — 6" DIA. DUCTILE IRON WATER LINE, TYP.
- W7 — FIRE HYDRANT, TYP.
- W8 — 8" DIA. GATE VALVE, MJXMJ WITH MECHANICAL RESTRAINTS, TYP.
- W9 — 8"X8"X8" TEE FOR BUIDLING SERVICE, TYP.
- W10 — 8"X8"X6" REDUCING TEE FOR DOMESTIC WATER SERVICE, TYP.
- W11 — 6" DOMESTIC WATER SERVICE ENTRANCE, TYP.
- W12 — 8" FIRE SERVICE ENTRANCE, TYP.
- W13 — 8"X8"X8" HYDRANT TEE
- W14 — 30' WIDE WATER EASEMENT CENTERED ON AS-BUILT WATER LINE AND SHALL INCLUDE HYDRANTS AND HYDRANT SERVICE LINES
- W15 — FIRE DEPARTMENT CONNECTION, REFER TO MEP PLANS FOR EXACT LOCATION AND DETAILS.
- W16 — 8" DIA. GATE VALVE, MJXMJ WITH MECHANICAL RESTRAINTS, TYP. ON EXISTING WATER LINE

GRAPHIC SCALE
20 0 10 20 40 80
1 inch = 20 ft.
for sheet size 24" x 36"

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

STATE OF NEW HAMPSHIRE
NICHOLAS J. FIORE
No. 13286
LICENSED PROFESSIONAL ENGINEER
02/03/2026

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	09.16.24
2	CONFORMED PLANS	12.20.24

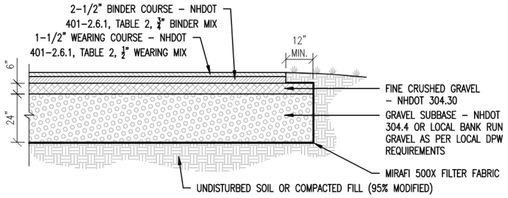
DATE: 01/31/2025

SCALE: 1"= 20'

WATER LINE PLAN AND PROFILE (3 OF 3)

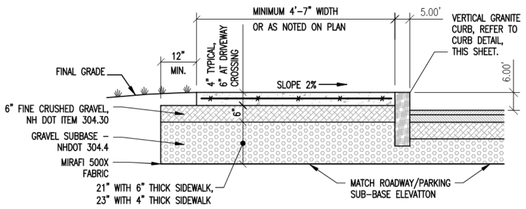
C-308
Page 24 of 39

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-30X WATER PLAN AND PROFILE.DWG -- PLOTTED: 2/3/2026 1:04 PM



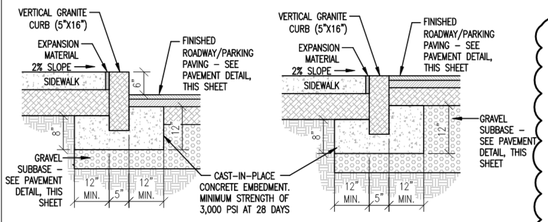
NOTES:
1. ALL SUBBASE MATERIALS SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY ACCORDING TO ASTM D-1557 (MODIFIED PROCTOR).
2. ROAD/PARKING LOT PAVEMENT CROSS SECTION BASED ON VTRANS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ITEM 401, TABLE 2.

ASPHALT PAVING
NOT TO SCALE 1



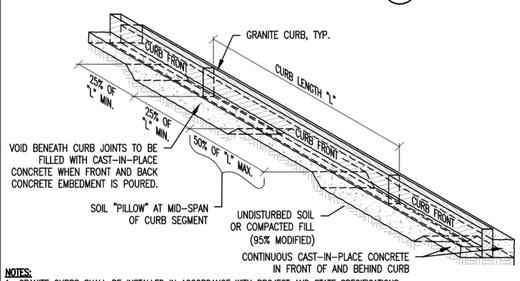
CONCRETE SIDEWALK NOTES:
1. PLACE A TOOLED JOINT 1/8" WIDE AND AT LEAST 1/3 OF THE DEPTH, TYPICALLY AT INTERVALS MATCHING THE SIDEWALK WIDTH, OR AS NOTED ON PLANS (NOT TO EXCEED 10'-0").
2. PLACE EXPANSION JOINT AS INDICATED ON PLANS, NOT TO EXCEED 20'-0" MAX. EXPANSION JOINTS SHALL BE DOWELED WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6" oc (ONE END TO BE GREASED).
3. BROOM FINISH WITH SMOOTH TROWELED EDGES. TREAT WITH SILANE-SILOXANE OR EQUAL.
4. CAST-IN-PLACE CONCRETE TO BE 4000 psi CONCRETE, 5%-7% AIR ENTRAINMENT WITH 6x6-W4.0xW4.0 REINFORCING CENTERED IN SIDEWALK.
5. WHERE SIDEWALK IS ADJACENT TO ENTRY/EXIT DOOR PADS WITH FROST WALL FOUNDATIONS, SIDEWALK SHALL BE DOWELED TO PAD WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6" oc (PORTION OF DOWEL IN SIDEWALK TO BE GREASED).
6. WHERE SIDEWALK IS ADJACENT TO CURB, BOLLARD OR OTHER HARD FEATURE, INSTALL 1/2" EXPANSION MATERIAL (FULL DEPTH OF SIDEWALK), BETWEEN FEATURE AND SIDEWALK.

CONCRETE SIDEWALK WITH GRANITE CURB
NOT TO SCALE 2



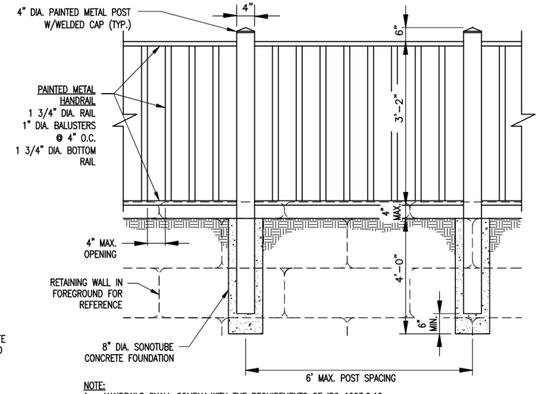
VERTICAL GRANITE CURB NOTES:
1. GRANITE CURBS SHALL BE INSTALLED IN ACCORDANCE WITH PROJECT AND STATE SPECIFICATIONS.
2. WHERE CURB IS ADJACENT TO ENTRY/EXIT DOOR PADS WITH FROST WALL FOUNDATIONS, CURB SHALL BE DOWELED TO PAD WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6"oc (PORTION OF DOWEL IN CURB TO BE GREASED).
3. WHERE CURB IS ADJACENT TO SIDEWALK, BOLLARD OR OTHER HARD FEATURE, BACKSIDE OF CURB SHALL BE SAW CUT. 1/4" EXPANSION MATERIAL (FULL DEPTH OF CURB), SHALL BE INSTALLED BETWEEN FEATURE AND CURB.

GRANITE CURB DETAILS
NOT TO SCALE 3



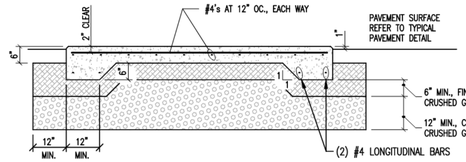
NOTES:
1. GRANITE CURBS SHALL BE INSTALLED IN ACCORDANCE WITH PROJECT AND STATE SPECIFICATIONS.
2. WHERE CURB IS ADJACENT TO SIDEWALK, BOLLARD OR OTHER HARD FEATURE, BACKSIDE OF CURB SHALL BE SAW CUT. 1/4" EXPANSION MATERIAL (FULL DEPTH OF CURB), SHALL BE INSTALLED BETWEEN FEATURE (EXCLUDING SIDEWALKS) AND CURB.
3. ROADWAY/PARKING PAVING AND SECTION TO MATCH EXISTING OR AS DIRECTED.

GRANITE CURB EMBEDMENT
NOT TO SCALE 4



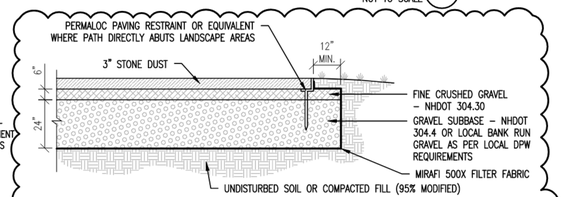
NOTE:
1. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF IBC 1003.2.12.
2. HANDRAILS REQUIRED FOR ALL DROPS GREATER THAN 30".
3. COORDINATE WITH OWNER AND ARCHITECT REGARDING EXACT RAIL MATERIALS, STYLES AND COLORS.

FALL PROTECTION RAILING
NOT TO SCALE 5



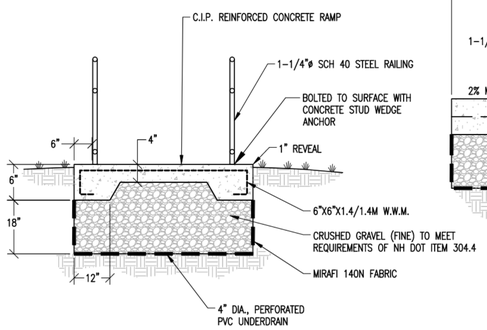
NOTES:
1. CONCRETE TO BE 4,500psi WITH 5-7% AIR ENTRAINMENT.
2. BROOM FINISH WITH SMOOTH TROWELED EDGES. TREAT WITH SILANE-SILOXANE OR EQUIVALENT.
3. REFER TO LAYOUT PLAN FOR SIZE AND LOCATION.

CONCRETE DUMPSTER PAD
NOT TO SCALE 6



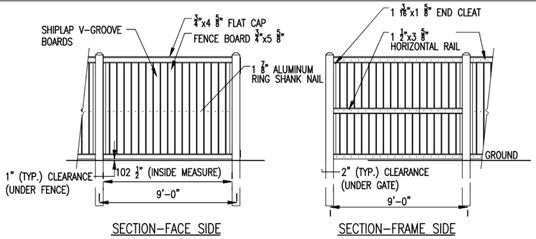
NOTES:
1. ALL SUBBASE MATERIALS SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY ACCORDING TO ASTM D-1557 (MODIFIED PROCTOR).

STONE DUST PATH
NOT TO SCALE 10



NOTES:
1. REFER TO DETAIL 9/C401 FOR CONCRETE SPECIFICATIONS, SURFACE FINISH, JOINTS, AND SEALANT REQUIREMENTS.

TYPICAL RAMP SECTION
NO SCALE 11

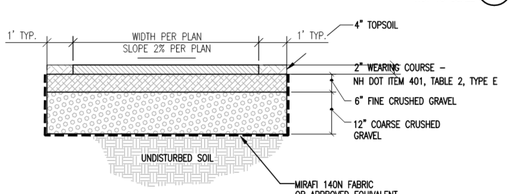


HEIGHT OF FENCE (FEET) (INCHES)	3'	3-6"	4'	5'	6'	6-6"	8' *	10' *
A	5 1/2	5 1/2	5 1/2	5 1/2	5 1/2	5 1/2	5 1/2	5 1/2
B	66	72	84	96	108	114	132	156
C	36	36	36	48	48	48	48	48

* SECTIONS 8' HIGH & OVER ARE 6' LONG (TYP.)

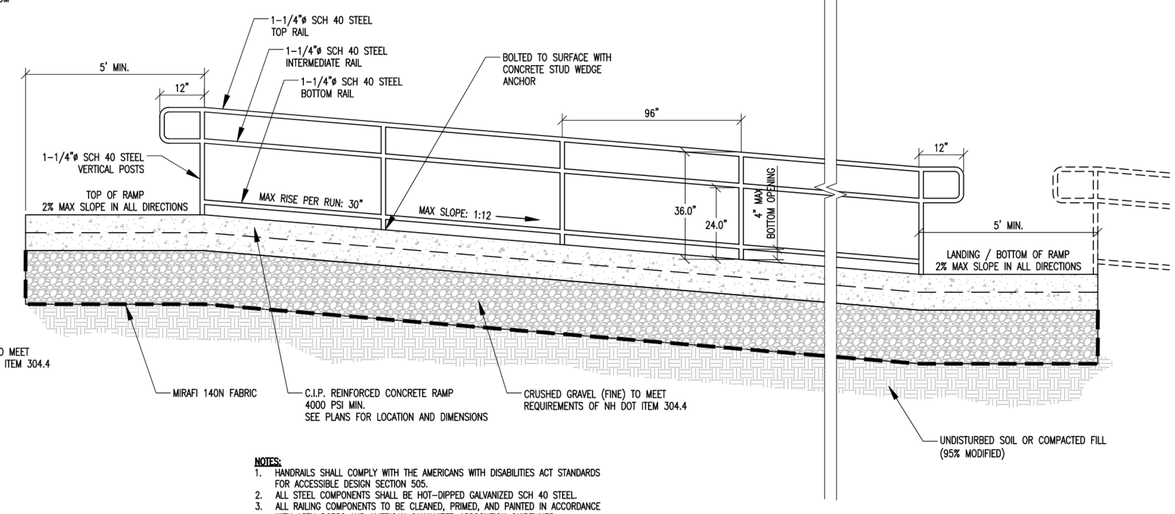
FENCE DETAIL(SMOOTH)

DUMPSTER ENCLOSURE – CEDAR FENCE
NOT TO SCALE 7



NOTES:
1. COMPACT ALL FILL MATERIAL TO 95% OPTIMUM DENSITY.

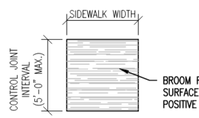
BITUMINOUS PAVED PATH
NOT TO SCALE 8



NOTES:
1. HANDRAILS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN SECTION 505.
2. ALL STEEL COMPONENTS SHALL BE HOT-DIPPED GALVANIZED SCH 40 STEEL.
3. ALL RAILING COMPONENTS TO BE CLEANED, PRIMED, AND PAINTED IN ACCORDANCE WITH ASTM D6386 AND AMERICAN GALVANIZED ASSOCIATION GUIDELINES.
4. FINISH COLOR: MATTE BLACK.
5. HANDRAILS TO BE PROVIDED ON BOTH SIDES OF RAMPS.

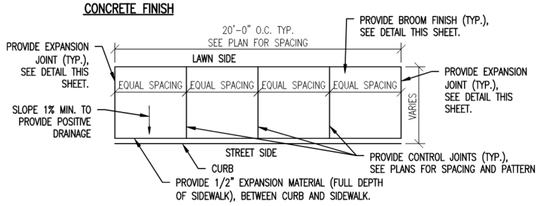
TYPICAL RAMP AND HANDRAIL DETAIL
NO SCALE 12

CONCRETE NOTES:
1. CLASS B CONCRETE SHALL HAVE:
   - A. MIN. COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS
   - B. AIR ENTRAINMENT OF 5% TO 7% BY VOLUME.
   - C. MAXIMUM WATER:CEMENT RATIO= 0.60.
   - D. SLUMP: 2-4 INCHES BEFORE ADDITION OF WATER REDUCER, 6-8 INCHES AFTER THE ADDITION OF WATER REDUCER.
2. PLACE NO CONCRETE WHEN AMBIENT TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT OR MORE THAN 90 DEGREES FAHRENHEIT.
3. NO CONCRETE SHALL BE DROPPED MORE THAN SIX FEET INSIDE A FORM.
4. MAINTAIN TEMPERATURE OF CONCRETE SURFACE AT MINIMUM 50 DEGREES FAHRENHEIT FOR 72 HOURS AFTER PLACING CONCRETE. PREHEAT ALL ENCLOSURES FOR A MINIMUM OF 2 HOURS TO PROVIDE A MIN. SURFACE TEMPERATURE OF 45 DEGREES FAHRENHEIT.
5. ALLOW TO SET AND CURE ALL THRUST BLOCKS, CONCRETE SUPPORTS, AND ANCHORS A MINIMUM OF 24 HOURS BEFORE BACKFILLING.
6. COMPLETELY CURE AND SET CONCRETE BEFORE ANY HYDROSTATIC OR LEAKAGE TESTING OF PIPELINE
7. NONSHRINK GROUT SHALL BE HALCO TRADEMARK, AS MANUFACTURED BY LEHN & FINK INDUSTRIAL PRODUCTS.
8. DO NOT PLACE ANY MORTAR OR GROUT WHEN AMBIENT TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT.
9. MORTAR FOR MANHOLES SHALL CONSIST OF THE FOLLOWING:
   - A. CEMENT-TYPE II, ASTM C150.
   - B. HYDRATED LIME-TYPE N, ASTM C207.
   - C. SAND- ASTM C 33, FINE AGGREGATES FOR CONCRETE.
   - D. WATER-CLEAN, SUITABLE FOR DRINKING.
10. MIX(BY VOLUME): 1 PART CEMENT, 1/2 PART LIME, 4 1/2 PARTS SAND.



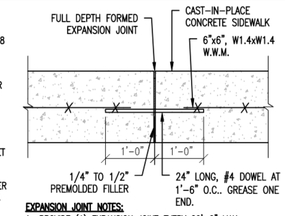
SIDEWALK FINISH NOTES:
1. TREAT WITH SILANE-SILOXANE OR EQUAL.

CONCRETE FINISH



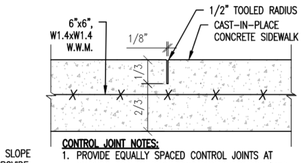
JOINT SPACING AND LAYOUT

CONC. SIDEWALK JOINTS, FINISH, AND NOTES
NOT TO SCALE 9



EXPANSION JOINT NOTES:
1. PROVIDE (1) EXPANSION JOINT EVERY 20'-0" MAX.
2. PROVIDE (2) EXPANSION JOINTS AT EVERY DRIVEWAY INTERSECTION
3. WHERE SIDEWALK IS ADJACENT TO CURB, BOLLARD OR OTHER HARD FEATURE, INSTALL 1/2" EXPANSION MATERIAL (FULL DEPTH OF SIDEWALK), BETWEEN FEATURE AND SIDEWALK.
4. WHERE SIDEWALK IS ADJACENT TO ENTRY/EXIT DOOR PADS WITH FROST WALL FOUNDATIONS, SIDEWALK SHALL BE DOWELED TO PAD WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6" oc (PORTION OF DOWEL IN SIDEWALK TO BE GREASED).
5. CAULK ALL EXPANSION JOINTS WITH COLOR MATCHING SILICONE CAULKING.

EXPANSION JOINT



CONTROL JOINT NOTES:
1. PROVIDE EQUALLY SPACED CONTROL JOINTS AT SPACING AND PATTERN INDICATED ON PLANS (NOT TO EXCEED 5'-0").

CONTROL JOINT

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-40X CONSTRUCTION DETAILS.DWG – PLOTTED: 2/3/2026 1:05 PM

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

STATE OF NEW HAMPSHIRE – NICHOLAS FIORE No. 13286 LICENSED PROFESSIONAL ENGINEER – 02/03/2026

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

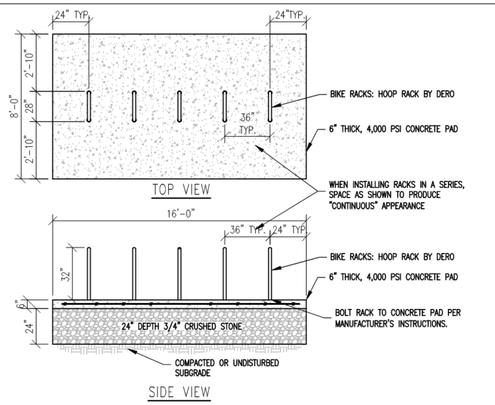
No.	Description	Date
1	FSPR RE-SUBMISSION	12.06.23
2	REVISED PER SPR COMMENTS	01.25.24
3	FSPR AMENDMENT SUBMISSION	09.16.24
4	CONFORMED PLANS	12.20.24
5	SPR AMENDMENT SUBMISSION	02.03.26

DATE: 01/31/2025

SCALE: NO SCALE

SITE DETAILS (1 OF 2)

C-401
Page 25 of 39



CONCRETE PAD NOTES:

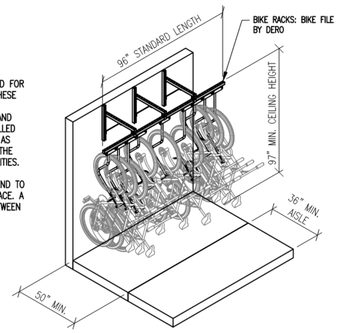
1. PLACE A TOOLED JOINT 1/8" WIDE AND AT LEAST 1/3 OF THE DEPTH, TYPICALLY AT INTERVALS MATCHING THE SLAB WIDTH, OR AS NOTED ON PLANS (NOT TO EXCEED 10'-0").
2. BROOM FINISH WITH SMOOTH TROWELED EDGES. TREAT WITH SILANE-SILOXANE OR EQUAL.
3. CAST-IN-PLACE CONCRETE TO BE 4000 psi CONCRETE, 5%-7% AIR ENTRAINMENT WITH 6x6-W4.0xW4.0 REINFORCING CENTERED IN PAD.
4. WHERE PAD IS ADJACENT TO ENTRY/EXIT DOOR PADS WITH FROST WALL FOUNDATIONS, BIKE RACK PAD SHALL BE DOWELED TO DOOR PAD WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6" oc (PORTION OF DOWEL IN BIKE RACK PAD TO BE GREASED).
5. WHERE PAD IS ADJACENT TO CURB, BOLLARD OR OTHER HARD FEATURE, INSTALL 1/2" EXPANSION MATERIAL (FULL DEPTH OF PAD), BETWEEN FEATURE AND SIDEWALK.

EXTERIOR BIKE RACK

NOT TO SCALE 1

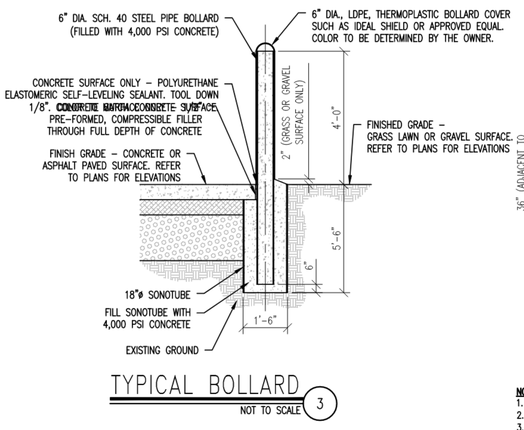
NOTES:

1. THIS DETAIL HAS BEEN PROVIDED FOR REFERENCE PURPOSES ONLY. THESE BIKE RACKS SHALL BE LOCATED WITHIN THE PARKING GARAGES AND SHALL BE PROVIDED AND INSTALLED BY THE BUILDING CONTRACTOR. AS SUCH THEY ARE NOT PART OF THE SITE CONTRACTORS RESPONSIBILITIES.
2. BIKE FILES MAY BE LINED UP END TO END TO FILL THE AVAILABLE SPACE. A 36" AISLE SHOULD BE LEFT BETWEEN THE ENDS OF BIKES IN RACKS FACING ONE ANOTHER.



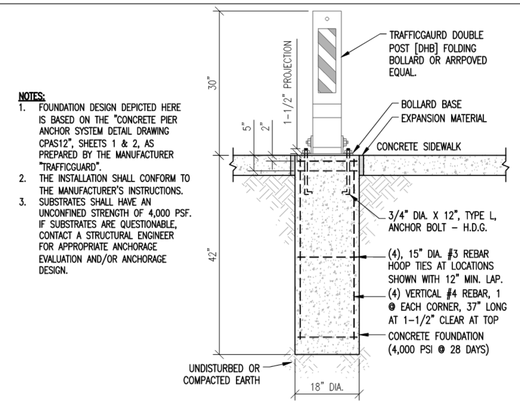
INTERIOR BIKE RACK

NOT TO SCALE 2



TYPICAL BOLLARD

NOT TO SCALE 3

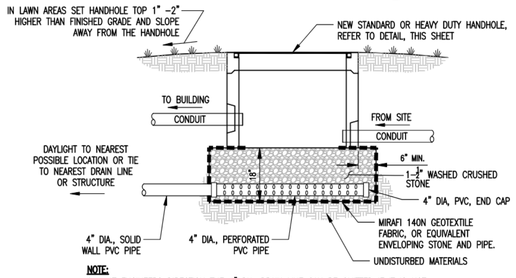


NOTES:

1. FOUNDATION DESIGN DEPICTED HERE IS BASED ON THE "CONCRETE PIER ANCHOR SYSTEM DETAIL DRAWING CPAS12", SHEETS 1 & 2, AS PREPARED BY THE MANUFACTURER "TRAFFICGUARD".
2. THE INSTALLATION SHALL CONFORM TO THE MANUFACTURER'S INSTRUCTIONS.
3. SUBSTRATES SHALL HAVE AN UNCONFINED STRENGTH OF 4,000 PSF. IF SUBSTRATES ARE QUESTIONABLE, CONTACT A STRUCTURAL ENGINEER FOR APPROPRIATE ANCHORAGE EVALUATION AND/OR ANCHORAGE DESIGN.

COLLAPSIBLE BOLLARD

NOT TO SCALE 4

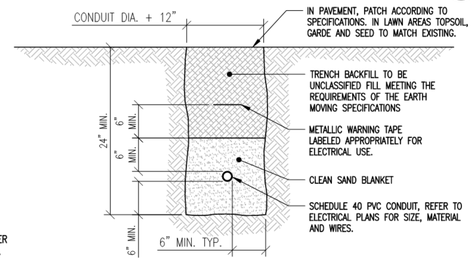


NOTE:

1. AT ENGINEERS DIRECTION THE 4" DIA. DRAIN LINE CAN BE OMITTED IF IT IS NOT FEASIBLE TO DAYLIGHT AND THERE ARE NO NEARBY DRAIN LINES OR STRUCTURES.

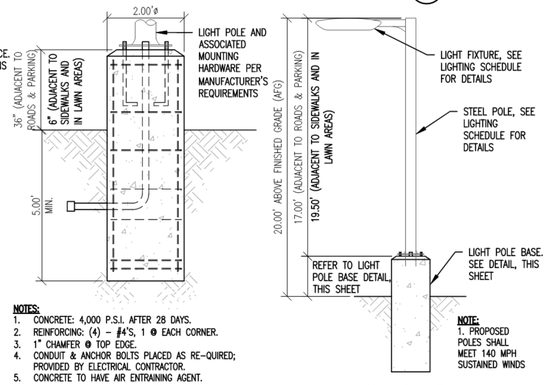
TYPICAL HANDHOLE INSTALLATION

NOT TO SCALE 5



LIGHTING CONDUIT TRENCH

NOT TO SCALE 6



NOTES:

1. CONCRETE: 4,000 P.S.I. AFTER 28 DAYS.
2. REINFORCING: (4) – #4'S, 1 @ EACH CORNER.
3. 1" CHAMFER @ TOP EDGE.
4. CONDUIT & ANCHOR BOLTS PLACED AS RE-QUIRED; PROVIDED BY ELECTRICAL CONTRACTOR.
5. CONCRETE TO HAVE AIR ENTRAINING AGENT.

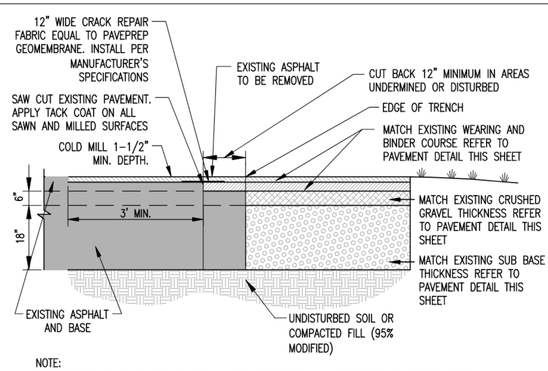
TYPICAL LIGHT POLE BASE

NOTE:
1. PROPOSED POLES SHALL MEET 140 MPH SUSTAINED WINDS

TYPICAL LIGHT POLE

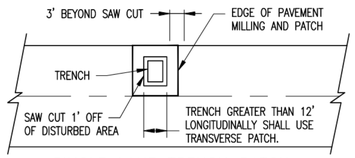
LIGHT POLE

NOT TO SCALE 7

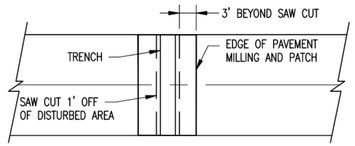


NOTE:
THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

TRENCH CROSS SECTION DETAIL



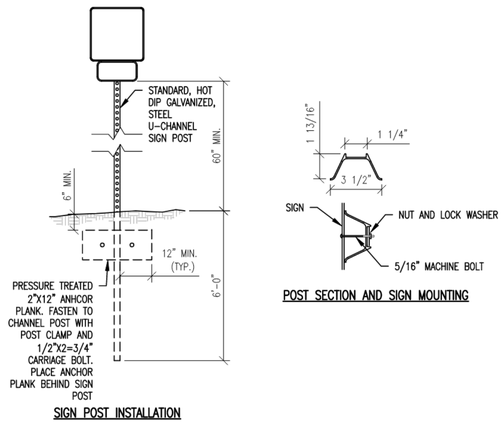
SINGLE LANE TRENCH PATCH



TRANSVERSE TRENCH PATCH

ASPHALT PAVEMENT TRENCH PATCH

NOT TO SCALE 8

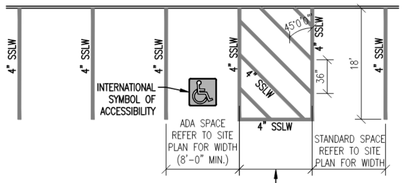


SIGN POST INSTALLATION

POST SECTION AND SIGN MOUNTING

SIGN AND POST

NOT TO SCALE 9



PARKING LOT STRIPING

PAVEMENT MARKINGS

NOT TO SCALE 10

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

STATE OF NEW HAMPSHIRE – NICHOLAS A. FIORE – No. 13286 – LICENSED PROFESSIONAL ENGINEER – 04/02/2026

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	FSPR RE-SUBMISSION	12.06.23
2	REVISED PER SPR COMMENTS	01.25.24
3	FSPR AMENDMENT SUBMISSION	09.16.24
4	CONFORMED PLANS	12.20.24

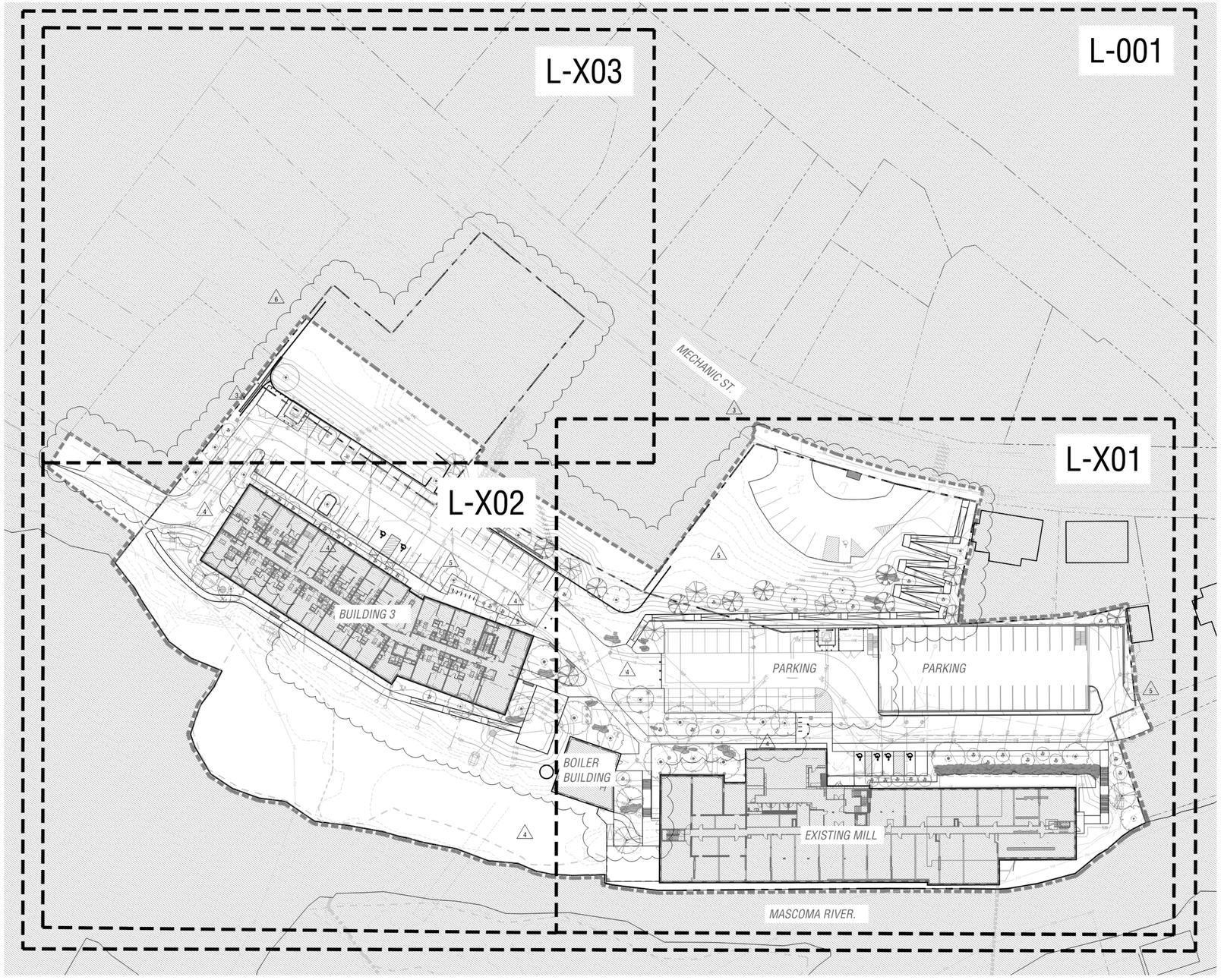
DATE: 01/31/2025

SCALE: NO SCALE

SITE DETAILS (2 OF 2)

C-402
Page 26 of 39

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-40X CONSTRUCTION DETAILS.DWG -- PLOTTED: 2/3/2026 1:07 PM



SHEET INDEX

L-000	ORIENTATION PLAN AND GENERAL NOTES
L-001	ILLUSTRATIVE SITE PLAN
L-100	CONSTRUCTION SCHEDULE AND NOTES
L-101	CONSTRUCTION PLAN
L-102	CONSTRUCTION PLAN
L-103	CONSTRUCTION PLAN
L-301	CONSTRUCTION DETAILS
L-302	CONSTRUCTION DETAILS
L-303	CONSTRUCTION DETAILS
L-600	PLANTING SCHEDULE AND NOTES
L-601	PLANTING PLAN
L-602	PLANTING PLAN
L-603	PLANTING PLAN
L-701	PLANTING DETAILS

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH AND TO LOCATE ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES, PIPES, AND OTHER SUBSTRUCTURES,AND TO PROTECT THEM FROM DAMAGE. THE EXPENSE OF REPAIR, BODILY INJURY OR REPLACEMENT OF SAID SUBSTRUCTURES INCLUDING DAMAGE OF THE OWNER'S PROPERTY SHALL BE BORN BY THE CONTRACTOR. THE CONTRACTOR SHALL HAND DIG FOOTINGS, TREE WELLS, PLANTING BEDS, ETC. AS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES PRIOR TO ANY EXCAVATION.
2. LOCATION AND ELEVATION OF ALL EXISTING IMPROVEMENTS WITH AND ADJACENT TO THE AREA OF WORK SHALL BE CONFIRMED BY FIELD MEASUREMENT PRIOR TO EXCAVATION AND CONSTRUCTION OF NEW WORK. EXTREME CARE SHALL BE EXERCISED IN EXCAVATION AND WORKING NEAR EXISTING UTILITIES. REFER TO CIVIL DRAWING FOR GENERAL REFERENCE. CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES, PIPES AND OTHER SUBSTRUCTURES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS, DETAILS AND SPECIFICATIONS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION IN THE FIELD.THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY, ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, LANDSCAPING, AND FEATURES TO REMAIN ON AND/OR ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENFORCE SAFETY MEASURES OR REGULATIONS.
5. IN AN EMERGENCY THREATENING THE SAFETY OF LIFE, WORK OR ADJOINING PROPERTY, THE CONTRACTOR IS HEREBY INSTRUCTED TO ACT AT HIS DISCRETION TO PREVENT SUCH LOSS OR INJURY.
6. ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER SHALL ASSUME THAT THE CONTRACTOR HAS INCORPORATED THE SPECIFIED ITEM.
7. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION OF DESIGN WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT CONFLICT WITH THE INFORMATION SHOWN ON THE EXISTING CONDITIONS AND PROPOSED SITE PLANS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE SUBCONTRACTOR'S ACCOMPLISHMENT OF SCOPE OF WORK. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.
9. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK. WORK TO BE COMPLETE IN PLACE AS SPECIFIED.
10. CONTRACTOR IS RESPONSIBLE FOR SETTING GRADES ON ALL HARD AND SOFT SURFACES. CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE.
11. ALL MATERIALS SHALL BE OF STANDARD, APPROVED AND FIRST GRADE QUALITY AND SHALL BE IN PRIME CONDITION WHEN INSTALLED AND ACCEPTED. ANY COMMERCIALLY PROCESSED OR PACKAGED MATERIAL SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED PACKAGING BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
12. THE CONTRACTOR AGREES TO HOLD THE CITY AND THE A/E HARMLESS FROM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OR THE OPERATIONS OF ANY OF HIS SUBCONTRACTORS, MATERIALS SUPPLIERS, OR AGENTS.
13. THE CONTRACT DRAWINGS REPRESENT THE FINISHED CONSTRUCTION AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO MAINTAIN THE INTEGRITY OF STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING.
14. ALL LOCAL, MUNICIPAL, AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THE PROJECT SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE ENFORCEMENT OF FEDERAL AND STATE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS AND REQUIREMENTS.
15. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID. PERMITS FOR ANY CONSTRUCTION DEPICTED IN THESE PLANS SHALL BE OBTAINED BY THE CONTRACTOR.
16. DO NOT SCALE ANY DRAWINGS IN THIS SET. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER THE SCALE SHOWN ON THE PLANS, SECTIONS, AND DETAILS. IN THE EVENT OF DISCREPANCIES, THE CONTRACTOR SHALL REQUEST CLARIFICATIONS FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
17. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SIDEWALKS, RAMPS, STAIRS AND HANDRAILS COMPLY WITH THE ADA STANDARD REQUIREMENTS. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR THE OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DESIGN INFORMATION ADA REQUIREMENTS PRIOR TO CONSTRUCTION.

SITE PLAN REVIEW

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite 2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architecture
One Boston Square, Suite 801
Boston, MA 02114
857.233.5171 | T

NOT FOR CONSTRUCTION

1 FOUNDRY ST.

LEBANON, NH

N

PROJECT: NH–LWM

No.	Description	Date
1	Site Plan Review	10/9/2023
2	NOA Conformed	01/25/2024
3	NOA Conformed	09/16/2024
4	NOA Conformed	12/20/2024
5	Site Plan Review Amended	10/24/2025
6	Site Plan Review Amended	01/12/2026

DATE: 09.16.24

SCALE: 1" = 40'–0"

ORIENTATION PLAN AND GENERAL NOTES

L000

Plotted By: Charity Cheung Sheet Set: NH-LWM PERMIT SET Layout: L000 Version: January 07, 2026 12:39:42pm Stored: C:\Users\ccheung\DC\ACCDocs\OJB Landscape Architecture\NH-LWM-Lebanon Woolen Mill\Project Files\Sheets\NH-LWM-L0-ORIENTATION PLANS.dwg
5/18/2022 5:23:22 PM

CONSTRUCTION SCHEDULE

KEY	DESCRIPTION	DETAIL	MATERIAL	FINISH	COLOR	COMMENTS
ASPHALT PAVING						
AP-01	ASPHALT PAVING - TYPE 1	RE: CIVIL	ASPHALT PAVING (CITY STANDARD: PEDESTRIAN RATED)	CITY STANDARD	CITY STANDARD	PAVEMENT SURFACING, SUBGRADE AND PAVEMENT MARKINGS PER CIVIL
AP-02	ASPHALT PAVING - TYPE 2	RE: CIVIL	ASPHALT PAVING (VEHICULAR RATED)	CITY STANDARD	CITY STANDARD	PAVEMENT SURFACING, SUBGRADE AND PAVEMENT MARKINGS PER CIVIL
CURBING						
CB-01	CURB - TYPE 1	RE: CIVIL	GRANITE CURB	CITY STANDARD	CITY STANDARD	PER CIVIL
CB-02	CURB - TYPE 2	RE: CIVIL	FLUSHED GRANITE CURB	CITY STANDARD	CITY STANDARD	PER CIVIL
CONCRETE PAVING						
CP-01	CONCRETE PAVING - TYPE 1	01/ L301	INTEGRAL COLOR CIP CONCRETE PAVING (PEDESTRIAN RATED)	TOP CAST, PER APPROVED MOCK UP SAMPLE	TBD, PER APPROVED MOCK UP SAMPLE	CONTROL JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. THICKNESS, SUBGRADE CONDITION AND REINFORCEMENT PER CIVIL. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
CP-02	CONCRETE PAVING - TYPE 2	02/ L301	INTEGRAL COLOR CIP CONCRETE PAVING (VEHICULAR RATED)	TOP CAST, PER APPROVED MOCK UP SAMPLE	TBD, PER APPROVED MOCK UP SAMPLE	CONTROL JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. THICKNESS, SUBGRADE CONDITION AND REINFORCEMENT PER CIVIL. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UNIT PAVING						
UP-01A	UNIT PAVER - TYPE 1A	04/ L301	CLAY BRICK PAVERS (PEDESTRIAN RATED)	RUMBLED	TBD	SUBSLAB AND SUBGRADE CONDITION PER DETAILS. SUBMIT SAMPLES, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-01B	UNIT PAVER - TYPE 1B	05/ L301	CLAY BRICK PAVERS (VEHICULAR RATED)	RUMBLED	TBD	SUBSLAB AND SUBGRADE CONDITION PER DETAILS. SUBMIT SAMPLES, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-02	UNIT PAVER - TYPE 2	06/ L301	CLAY PERMEABLE BRICK PAVERS (VEHICULAR RATED)	RUMBLED	TBD	SUBSLAB AND SUBGRADE CONDITION PER DETAILS. SUBMIT SAMPLES, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-03	UNIT PAVER - TYPE 3	05/ L301	CLAY BRICK PAVERS (VEHICULAR RATED)	RUMBLED	TBD	SUBSLAB AND SUBGRADE CONDITION PER DETAILS. SUBMIT SAMPLES, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
WOOD DECKING						
WD-01	WOOD DECKING - TYPE 1	01-03/ L302	5/4" X 6" NOMINAL KEBONY WOOD DECKING	SMOOTH	NATURAL	KEBONY DECKING SLATS FASTENED TO PRESSURE TREATED FRAME. FRAMING TO BE INSTALLED ON REINFORCED CONCRETE FOOTINGS AND ADJACENT WALLS. WRAP TOP FACE AND SIDES OF FRAMING WITH VYCOR DECK PROTECTOR, OR APPROVED EQUAL. PAINT ANY EXPOSED LETTERING BLACK. FASTENING SYSTEM; TOP OF DECKING BOARDS UTILIZING A SMART BIT, 3/16" STAINLESS STEEL SCREWS, COUNTER SINK ALL HEADS. SUBMIT SAMPLE, SHOP DRAWINGS, AND PROVIDE MOCK UP FOR APPROVALS BY LANDSCAPE ARCHITECT.
FENCING AND RAILING						
FR-01	HAND RAIL - TYPE 1	04/ L302	STEEL	TBD	TBD	HANDRAILS SHALL ADHERE TO ALL LOCAL AND STATE BUILDING AND ADA CODES. REFER TO CONSTRUCTION PLANS FOR LENGTH AND QUANTITY. PROVIDE SHOP DRAWINGS, SAMPLE AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. ALL WELDS TO BE SHOP FINISHED AND GROUND SMOOTH PER STEEL AESS 4.
FR-02	TERRACE GUARD RAIL	-	STEEL	TBD	TBD	GUARDRAIL SHALL ADHERE TO ALL LOCAL AND STATE BUILDING AND ADA CODES. REFER TO CONSTRUCTION PLANS FOR LENGTH AND QUANTITY. PROVIDE SHOP DRAWINGS, SAMPLE AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. ALL WELDS TO BE SHOP FINISHED AND GROUND SMOOTH PER STEEL AESS 4.
FR-03	DECK RAILING	-	STEEL	TBD	TBD	GUARDRAIL SHALL ADHERE TO ALL LOCAL AND STATE BUILDING AND ADA CODES. REFER TO CONSTRUCTION PLANS FOR LENGTH AND QUANTITY. PROVIDE SHOP DRAWINGS, SAMPLE AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. ALL WELDS TO BE SHOP FINISHED AND GROUND SMOOTH PER STEEL AESS 4.
FR-04	SCREENING FENCE (FOR DUMPSTER)	RE: CIVIL	RE: CIVIL	RE: CIVIL	RE: CIVIL	LENGTH PER PLANS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. FOUNDATIONS AND REINFORCING PER STRUCTURAL ENGINEER. PROVIDE FINISH SAMPLE, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
FR-05	SCREENING FENCE (FOR PARKING)	RE: CIVIL	RE: CIVIL	RE: CIVIL	RE: CIVIL	LENGTH PER PLANS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. FOUNDATIONS AND REINFORCING PER STRUCTURAL ENGINEER. PROVIDE FINISH SAMPLE, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
LANDSCAPE MATERIALS						
LS-01	DECORATIVE GRAVEL - TYPE 1	07/ L301	STABILIZED PEASTONE	NATURAL WITH PERMEABLE BINDER	-	SMALL 3/16" - 5/8" ROUND AGGREGATE WITH GRAVEL-LOK CLEAR PERMEABLE SEALER. PROVIDE PRODUCT DATA, SAMPLE, AND MOCK UP FOR LANDSCAPE ARCHITECT APPROVAL.
LS-02	DECORATIVE GRAVEL - TYPE 2	08/ L301	4" LAYER OF DECORATIVE 2INX4INX2IN GLASS WITH STEEL EDGING	NATURAL	-	4-6" ANGULAR CRUSHED STONE, PROPOSE 3/4"-1.5" BLACK STEEL EDGING ADJACENT TO PLANTING AREAS. PROVIDE SAMPLE AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
STAIRS AND RAMPS						
SR-01	STAIRS - TYPE 1	04/ L302	INTEGRAL COLOR CAST IN PLACE CONCRETE STAIRS	TOP CAST, PER APPROVED MOCK UP SAMPLE	TBD, PER APPROVED MOCK UP SAMPLE	CAST IN PLACE CONCRETE BASE, RISERS AND TREADS, REINFORCED PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. EXPOSED SIDES OF STEP TO BE SOLID CONCRETE WALL, TO MATCH COLOR AND FINISH OF RISERS AND TREADS. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-02	STAIRS - TYPE 2	-	METAL GRATING STAIRS	TBD	TBD	METAL GRATING RISERS AND TREADS ANCHORED TO CAST IN PLACE CONCRETE BASE. CONCRETE FOUNDATION SIZING AND REINFORCING PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT
SR-03	RAMP	-	METAL GRATING RAMP	TBD	TBD	METAL GRATING SURFACE ANCHORED TO CAST IN PLACE CONCRETE BASE. CONCRETE FOUNDATION SIZING AND REINFORCING PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. SUBMIT SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-04	BIKE WHEEL RAMP	-	METAL	TBD	TBD	GALVANIZED STEEL PLATE MECHANICALLY FASTENED TO ADJACENT METAL STAIR. ALL FASTENERS TO BE CONCEALED FROM VIEW. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SITE WALLS						
SW-01	SITE WALL - TYPE 1	01/ L303	INTEGRAL COLOR CAST IN PLACE CONCRETE STRUCTURAL RETAINING WALL	BOARD FORM	TBD, PER APPROVED MOCK UP SAMPLE	BOARD FORMED AND FINISHED CAST IN PLACE CONCRETE WALL. SMOOTH SURFACE AT TOP OF WALL. RETAINING WALL DIMENSIONS AND REINFORCING PER STRUCTURAL ENGINEER. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCKUPS FOR APPROVAL BY LANDSCAPE ARCHITECT. PROVIDE 3 MOCKUPS OF 3 DIFFERENT FORM PATTERNS SELECTED BY THE LANDSCAPE ARCHITECT.
SW-02	SITE WALL - TYPE 2	02-03/ L303	STACKED STONE RETAINING RETAINING WALL WITH PLANTINGS	REGIONALLY SOURCED/ SALVAGED NATURAL BOULDERS	TBD, PER APPROVED MOCK UP SAMPLE	STACKED STONE RETAINING WALL. REINFORCING PER STRUCTURAL ENGINEER. SUBMIT SAMPLES, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SITE FEATURES						
SF-01	BENCH - TYPE 1		WOOD SLAT BENCH WITH STEEL FRAME AND STANCHIONS	WOOD: KEBONY, SMOOTH FRAME: POWDER COAT	WOOD: NATURAL FRAME: TBD, CUSTOM RAL	QUANTITY AND SIZE PER PLANS. CUSTOM WOOD BENCH WITH WOOD SLATS AND STEEL FRAME. FASTEN SLATS TO STEEL FRAME WITH HIDDEN FASTENERS. ALL EXPOSED EDGES TO BE EASED. SUBMIT SAMPLES, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. BENCH ASSEMBLY TO BE FABRICATED BY SINGLE SITE FURNISHINGS MANUFACTURER. ANCHORING AND FOUNDATION PER STRUCTURAL ENGINEER.
SF-02	BENCH - TYPE 2		WOOD SLAT BENCH WITH STEEL FRAME AND STANCHIONS	WOOD: KEBONY, SMOOTH FRAME: POWDER COAT	WOOD: NATURAL FRAME: TBD, CUSTOM RAL	QUANTITY AND SIZE PER PLANS. CUSTOM WOOD BENCH WITH WOOD SLATS AND STEEL FRAME. FASTEN SLATS TO STEEL FRAME WITH HIDDEN FASTENERS. ALL EXPOSED EDGES TO BE EASED. SUBMIT SAMPLES, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. BENCH ASSEMBLY TO BE FABRICATED BY SINGLE SITE FURNISHINGS MANUFACTURER. ANCHORING AND FOUNDATION PER STRUCTURAL ENGINEER.
SF-03	STONE BOULDER		REGIONALLY SOURCED/SALVAGED NATURAL BOULDERS	TBD	TBD, PER APPROVED MOCK UP SAMPLE	SIZE AND QUANTITY PER PLANS. BOULDERS TO BE REGIONALLY SOURCED. CONTRACTOR TO SCHEDULE QUARRY TRIP TO FAD AND SELECT BOULDERS WITH LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
SF-04	BIKE RACK	-	STEEL	POWDER COAT	TBD, CUSTOM RAL	ANCHORING AND FOOTING PER MANUFACTURERS RECOMMENDATIONS. PROVIDE PRODUCT DATA, SHOP DRAWING AND SAMPLE FOR LANDSCAPE ARCHITECT APPROVAL. MMR: LANDSCAPE FORMS. MODEL: BOLA
BO-01	BOLLARD - TYPE 1	RE: CIVIL	RETRACTABLE BOLLARD	POWDER COAT	TBD, CUSTOM RAL	ANCHORING AND FOOTING PER MANUFACTURERS RECOMMENDATIONS. FOOTING AND REINFORCING PER STRUCTURAL ENGINEER. PROVIDE PRODUCT DATA, SHOP DRAWING AND SAMPLE FOR LANDSCAPE ARCHITECT APPROVAL.
BO-02	BOLLARD - TYPE 2	RE: CIVIL	FIXED BOLLARD	POWDER COAT	TBD, CUSTOM RAL	ANCHORING AND FOOTING PER MANUFACTURERS RECOMMENDATIONS. FOOTING AND REINFORCING PER STRUCTURAL ENGINEER. PROVIDE PRODUCT DATA, SHOP DRAWING AND SAMPLE FOR LANDSCAPE ARCHITECT APPROVAL.

CONSTRUCTION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES FOR ALL MATERIALS, FIXTURES, FURNISHINGS, ETC. QUANTITIES ARE PROVIDED HERE FOR REFERENCE ONLY.
2. CONTRACTOR TO PROVIDE PHYSICAL SAMPLES OF EACH FINISH TYPE, AND PROVIDE SHOP DRAWINGS OF ALL FABRICATED CONDITIONS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR TO VERIFY THE LAYOUT OF ALL MATERIALS IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. INCLUDING PAVING, BOLLARDS, TREE GRATES, LIGHT POLE BASES, FOUNTAINS, STEPS, SEATS AND WALLS.
4. CONTRACTOR TO PROTECT ALL HARDSCAPE IN PLACE ONCE CONSTRUCTED, AND TO REPLACE ANY DAMAGED OR CRACKED STONE DURING THE COURSE OF CONSTRUCTION.
5. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL MEP AND IRRIGATION SLEEVING BENEATH AND THROUGH HARDSCAPE.
6. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, LAYOUT COORDINATES, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTIONS IMMEDIATELY BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
3. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
4. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF THE LAYOUT OF ALL ELEMENTS, AS SHOWN. CONTRACTOR SHALL STAKE ALL LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
5. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL SITE LIGHTING FIXTURES, JUNCTION BOXES, TRANSFORMERS, AND PANELS. CONTRACTOR SHALL STAKE ALL LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LIGHTING CIRCUITRY AND SOME JUNCTION BOX LOCATIONS MAY BE LOCATED ON ELECTRICAL ENGINEERING PLANS.
6. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FORMWORK OR A TYPICAL PORTION OF FORMWORK REPRESENTING SIMILAR WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT OF ALL FORMWORK FOR FLATWORK AND WALL WORK PRIOR TO CONCRETE POURING.
7. CONTRACTOR SHALL COORDINATE ALL LAYOUT WORK POINTS, MONUMENTS, GRID LINES, AND CONTROLS, AMONG ALL TRADES; SPECIFICALLY, BUT NOT LIMITED TO, SITE FORMATION, FLATWORK, AND WALL WORK.
8. CONTRACTOR SHALL REFER TO PAVING OR MATERIALS PLAN(S) FOR ALL FLATWORK AND WALL WORK JOINT LOCATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS VERIFYING JOINT LAYOUT PRIOR TO INSTALLATION.
9. CONTRACTOR SHALL ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT, AND IN PROPER ALIGNMENT.
10. CONTRACTOR SHALL NOT SCALE DRAWINGS; CONTRACTOR SHALL USE DIMENSIONS SHOWN.
11. NO DIMENSIONS ARE ADJUSTABLE WITHOUT THE REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT UNLESS NOTED [+/-] AND OR FV (FIELD VERIFY)/ VIF (VERIFY IN FIELD).
12. SIMILAR [SIM] MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. CONTRACTOR SHALL VERIFY DIMENSIONS AND ORIENTATION ON THE PLANS AND ELEVATIONS.
13. DIMENSIONS NOTED CLEAR [CLR] MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF ALL FINISHES. CONTRACTOR SHALL FIELD VERIFY [FV] OR VERIFY IN FIELD [VIF] PRIOR TO CONSTRUCTION.
14. TYPICAL [TYP] MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
15. ALIGN MEANS ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
16. ALL ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE NOTED.
17. ALL CURVES FOR PAVING, BANDS, PATHS, EDGING, AND HEADER BOARDS SHALL BE ALIGNED IN A SMOOTH AND CONTINUOUS FASHION AND SHALL MEET ADJACENT SURFACES AT 90 DEGREES, UNLESS OTHERWISE INDICATED. ALL WALK RADII AND CURVES SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES OR BENDS UNLESS OTHERWISE SHOWN.

SITE PLAN REVIEW

RODE
535 Albany Street | 4051
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite 3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architecture
Charlestown Square, Suite 801
Boston, MA 02114
857.233.5171 | T

NOT FOR CONSTRUCTION

1 FOUNDRY ST.
LEBANON, NH

N

PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023
2	NOA Conformed	01/25/2024
3	NOA Conformed	09/16/2024
4	NOA Conformed	12/20/2024
5	Site Plan Review Amended	10/24/2025
6	Site Plan Review Amended	01/12/2026

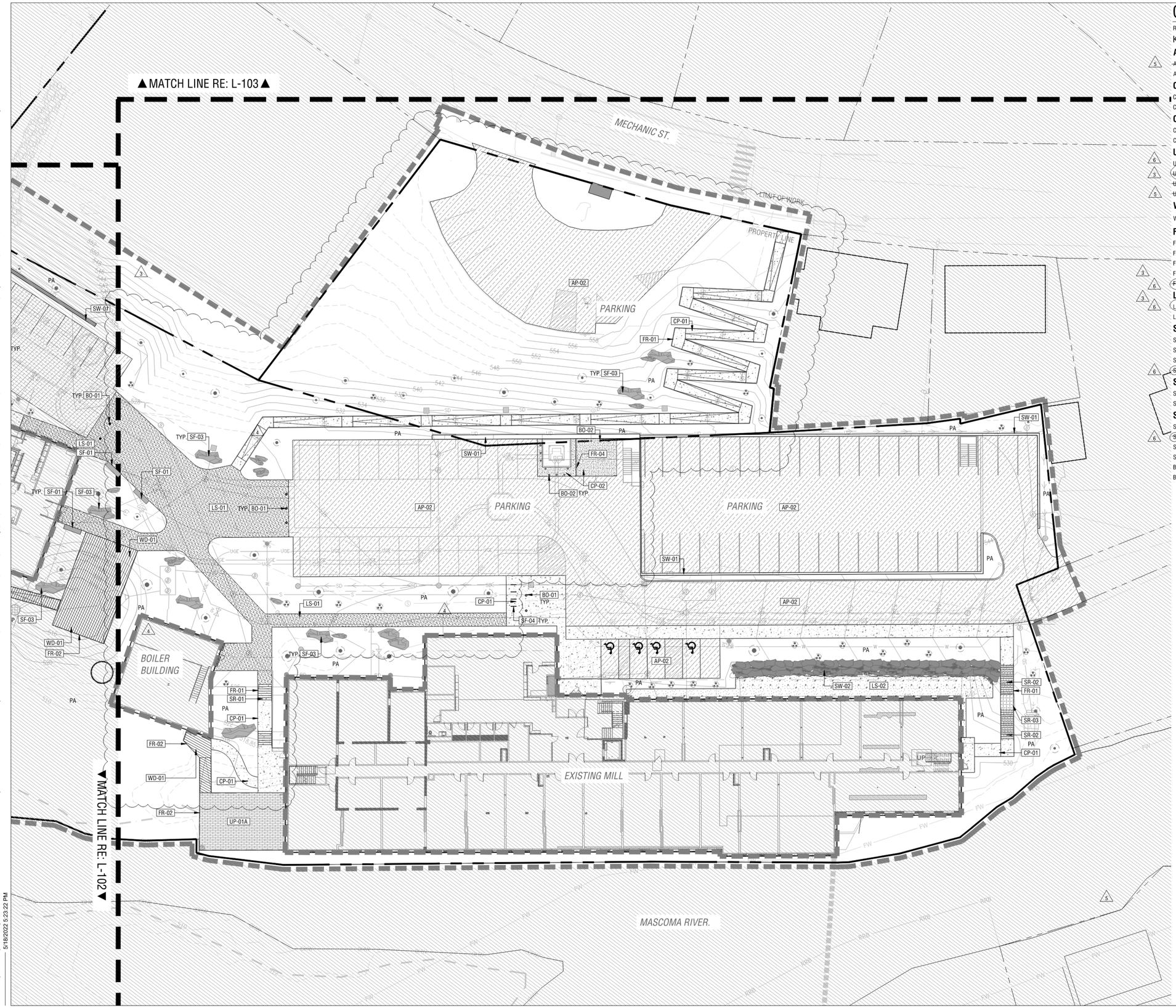
DATE: 09.16.24

SCALE:

CONSTRUCTION SCHEDULE

L100

Plotted By: Charity Cheung Sheet Set: NH-LWM PERMIT SET Layout: L100 Version: January 07, 2026 12:39:50pm Stored: C:\Users\ccheung\DC\ACCDocs\OJB Landscape Architecture\NH-LWM-Lebanon Woolen Mill\Project Files\Sheets\NH-LWM-L1-CONSTRUCTION PLANS.dwg
5/18/2022 5:23:22 PM



QUICK REFERENCE LEGEND

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

KEY SYM DESCRIPTION

ASPHALT PAVING
- AP-01 — ASPHALT PAVING - TYPE 1
- AP-02 — ASPHALT PAVING - TYPE 2

CURBING
- CB-01 — CURB - TYPE 1
- CB-02 — CURB - TYPE 2

CONCRETE PAVING
- CP-01 — CONCRETE PAVING - TYPE 1
- CP-02 — CONCRETE PAVING - TYPE 2

UNIT PAVING
- UP-01A — UNIT PAVER - TYPE 1A
- UP-01B — UNIT PAVER - TYPE 1B
- UP-02 — UNIT PAVER - TYPE 2
- UP-03 — UNIT PAVER - TYPE 3

WOOD DECKING
- WD-01 — WOOD DECKING - TYPE 1

FENCING AND RAILING
- FR-01 — HANDRAIL - TYPE 1
- FR-02 — TERRACE GUARD RAIL
- FR-03 — DECK RAILING
- FR-04 — SCREENING FENCE (FOR DUMPSTER)
- FR-05 — SCREENING FENCE (FOR PARKING)

LANDSCAPE MATERIALS
- LS-01 — DECORATIVE GRAVEL TYPE 1
- LS-02 — DECORATIVE GRAVEL TYPE 2

STAIRS AND RAMPS
- SR-01 — STAIRS - TYPE 1
- SR-02 — STAIRS - TYPE 2
- SR-03 — RAMP
- SR-04 — BIKE WHEEL RAMP

SITE WALLS
- SW-01 — SITE WALL - TYPE 1
- SW-02 — SITE WALL - TYPE 2

SITE FEATURES
- SF-01 — BENCH - TYPE 1
- SF-02 — BENCH - TYPE 2
- SF-03 — STONE BOULDER
- SF-04 — BIKE RACK
- BO-01 — BOLLARD - TYPE 1
- BO-02 — BOLLARD - TYPE 2

ABBREVIATIONS AND SYMBOLS
- PA — PLANTING AREA
- TREE LOCATIONS

0 10 20 40
SCALE: 1"=20'-0"

SITE PLAN REVIEW

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architecture
One Boston Square, Suite 801
Boston, MA 02114
857.233.5171 | T

NOT FOR CONSTRUCTION

1 FOUNDRY ST.
LEBANON, NH

N

PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023
2	NOA Conformed	01/25/2024
3	NOA Conformed	09/16/2024
4	NOA Conformed	12/20/2024
5	Site Plan Review Amended	10/24/2025
6	Site Plan Review Amended	01/12/2026

DATE: 09.16.24

SCALE: 1" = 20'-0"

CONSTRUCTION PLANS

L101

Plotted By: Charity Cheung 5/18/2022 5:23:22 PM Sheet Set: NH-LWM PERMIT SET Layout: L101 Version: January 07, 2026 12:39:54pm Stored: C:\Users\ccheung\DC\ACCDocs\OJB Landscape Architecture\NH-LWM-Lebanon Woolen Mill\Project Files\Sheets\NH-LWM-L1-CONSTRUCTION PLANS.dwg



QUICK REFERENCE LEGEND

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

KEY SYM DESCRIPTION

ASPHALT PAVING
- AP-01 ASPHALT PAVING - TYPE 1
- AP-02 ASPHALT PAVING - TYPE 2

CURBING
- CB-01 CURB - TYPE 1
- CB-02 CURB - TYPE 2

CONCRETE PAVING
- CP-01 CONCRETE PAVING - TYPE 1
- CP-02 CONCRETE PAVING - TYPE 2

UNIT PAVING
- UP-01A UNIT PAVER - TYPE 1A
- UP-01B UNIT PAVER - TYPE 1B
- UP-02 UNIT PAVER - TYPE 2
- UP-03 UNIT PAVER - TYPE 3

WOOD DECKING
- WD-01 WOOD DECKING - TYPE 1

FENCING AND RAILING
- FR-01 HANDRAIL - TYPE 1
- FR-02 TERRACE GUARD RAIL
- FR-03 DECK RAILING
- FR-04 SCREENING FENCE (FOR DUMPSTER)
- FR-05 SCREENING FENCE (FOR PARKING)

LANDSCAPE MATERIALS
- LS-01 DECORATIVE GRAVEL TYPE 1
- LS-02 DECORATIVE GRAVEL TYPE 2

STAIRS AND RAMPS
- SR-01 STAIRS - TYPE 1
- SR-02 STAIRS - TYPE 2
- SR-03 RAMP
- SR-04 BIKE WHEEL RAMP

SITE WALLS
- SW-01 SITE WALL - TYPE 1
- SW-02 SITE WALL - TYPE 2

SITE FEATURES
- SF-01 BENCH - TYPE 1
- SF-02 BENCH - TYPE 2
- SF-03 STONE BOULDER
- SF-04 BIKE RACK
- BO-01 BOLLARD - TYPE 1
- BO-02 BOLLARD - TYPE 2

ABBREVIATIONS AND SYMBOLS
- PA PLANTING AREA
- TREE LOCATIONS

SITE PLAN REVIEW

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape
Architecture
One Bowdoin Square, Suite 801
Boston, MA 02114
857.233.5171 | T

NOT FOR CONSTRUCTION

1 FOUNDRY ST.

LEBANON, NH

N

PROJECT: NH–LWM

No.	Description	Date
1	Site Plan Review	10/9/2023
2	NOA Conformed	01/25/2024
3	NOA Conformed	09/16/2024
4	NOA Conformed	12/20/2024
5	Site Plan Review Amended	10/24/2025
6	Site Plan Review Amended	01/12/2026

DATE: 09.16.24

SCALE: 1" = 20'–0"

CONSTRUCTION PLANS

L102

Plotted By: Charity Cheung Sheet Set: NH–LWM PERMIT SET Layout: L102 Version: January 07, 2026 12:39:58pm Stored: C:\Users\lcheung\DC\ACCDocs\OJB Landscape Architecture\NH–LWM–Lebanon Woolen Mill\Project Files\Sheets\NH–LWM–L1–CONSTRUCTION PLANS.dwg
5/18/2022 5:23:22 PM

Plotted By: Charity Cheung 5/18/2022 5:23:22 PM Sheet Set: NH-LWM PERMIT SET Layout: L103 Version: January 07, 2026 12:40:00pm Stored: C:\Users\vcheung\DC\ACCDocs\OJB Landscape Architecture\NH-LWM-Lebanon Woolen Mill\Project Files\Sheets\NH-LWM-L1-CONSTRUCTION PLANS.dwg



QUICK REFERENCE LEGEND

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

KEY SYM DESCRIPTION

ASPHALT PAVING
- AP-01 ASPHALT PAVING - TYPE 1
- AP-02 ASPHALT PAVING - TYPE 2

CURBING
- CB-01 CURB - TYPE 1
- CB-02 CURB - TYPE 2

CONCRETE PAVING
- CP-01 CONCRETE PAVING - TYPE 1
- CP-02 CONCRETE PAVING - TYPE 2

UNIT PAVING
- UP-01A UNIT PAVER - TYPE 1A
- UP-01B UNIT PAVER - TYPE 1B
- UP-02 UNIT PAVER - TYPE 2
- UP-03 UNIT PAVER - TYPE 3

WOOD DECKING
- WD-01 WOOD DECKING - TYPE 1

FENCING AND RAILING
- FR-01 HANDRAIL - TYPE 1
- FR-02 TERRACE GUARD RAIL
- FR-03 DECK RAILING
- FR-04 SCREENING FENCE (FOR DUMPSTER)
- FR-05 SCREENING FENCE (FOR PARKING)

LANDSCAPE MATERIALS
- LS-01 DECORATIVE GRAVEL TYPE 1
- LS-02 DECORATIVE GRAVEL TYPE 2

STAIRS AND RAMPS
- SR-01 STAIRS - TYPE 1
- SR-02 STAIRS - TYPE 2
- SR-03 RAMP
- SR-04 BIKE WHEEL RAMP

SITE WALLS
- SW-01 SITE WALL - TYPE 1
- SW-02 SITE WALL - TYPE 2

SITE FEATURES
- SF-01 BENCH - TYPE 1
- SF-02 BENCH - TYPE 2
- SF-03 STONE BOULDER
- SF-04 BIKE RACK
- BO-01 BOLLARD - TYPE 1
- BO-02 BOLLARD - TYPE 2

ABBREVIATIONS AND SYMBOLS
- PA PLANTING AREA
- TREE LOCATIONS

0 10 20 40
SCALE: 1"=20'-0"

SITE PLAN REVIEW

RODE
535 Albany Street | 4051
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape
Architecture
One Bowdoin Square, Suite 801
Boston, MA 02114
857.233.5171 | T

NOT FOR CONSTRUCTION

1 FOUNDRY ST.
LEBANON, NH

N

PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023
2	NOA Conformed	01/25/2024
3	NOA Conformed	09/16/2024
4	NOA Conformed	12/20/2024
5	Site Plan Review Amended	10/24/2025
6	Site Plan Review Amended	01/12/2026

DATE: 09.16.24

SCALE: 1" = 20'-0"

CONSTRUCTION PLANS

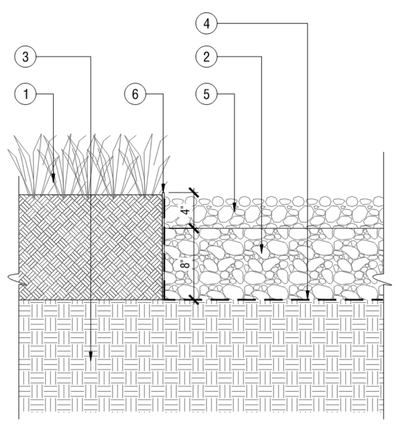
L103

OMIT

OMIT

1. ADJACENT LANDSCAPE PLANTING AREA; SEE PLANTING PLANS
2. COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
3. COMPACTED SUBGRADE; RE: GEOTECH REPORT
4. FILTER FABRIC; WRAP SIDES AND BOTTOM BETWEEN FIRST LIFT AND COMPACTED AGGREGATE BASE; RE: SPECS
5. DECORATIVE AGGREGATE; RE: CONSTRUCTION SCHEDULE
6. LANDSCAPE METAL EDGING; RE: CONSTRUCTION SCHEDULE FOR SIZE AND COLOR

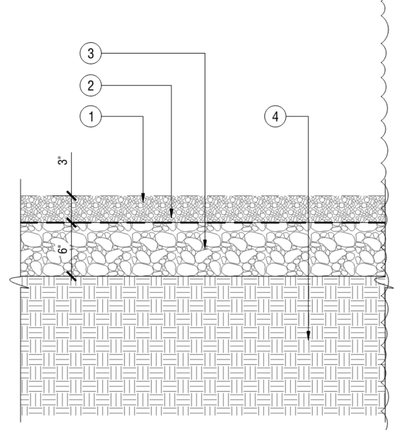
NOTES:
1. EDGING THAT CREATES CORNER SHALL BE CONTINUOUS. CUT EDGING SHALL NOT OCCUR AT CORNERS.
2. WHERE EDGING IS CUT, EDGING SHALL BE PAINTED TO MATCH SURFACE COLOR AND GROUND SMOOTH.



0 1' 2' 4'
SCALE: 1 1/2" = 1'-0"

SECTION - DECORATIVE GRAVEL TYPE 2 AT PLANTING 08
BP-NH:LWM-HS-09

1. PERMEABLE DECORATIVE GRAVEL WITH LIQUID STABILIZER
2. CONTINUOUS FILTER FABRIC
3. COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
4. PREPARED SUB-GRADE

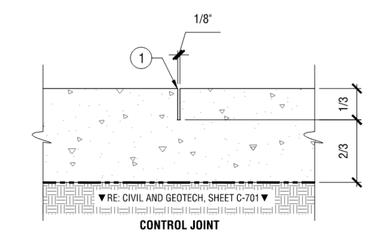


0 1' 2' 4'
SCALE: 1 1/2" = 1'-0"

SECTION - DECORATIVE GRAVEL TYPE 1 07
BP-NH:LWM-HS-11

1. SAW CUT TO BE 1/3 OVERALL DEPTH OF PAVEMENT WHEN NO EXPANSION JOINT IS PRESENT, TYP.
2. 1/4" JOINT WITH ELASTOMERIC JOINT SEALANT
3. #4 9' STEEL DOWEL SPACED AT 36" O.C. WITH GREASED SLEEVE ON ONE END, TYP.
4. 1/4" THICK FOAM EXPANSION JOINT WITH SNAP CAP, TYP.
5. PREPARED SUBGRADE, RE: GEOTECH

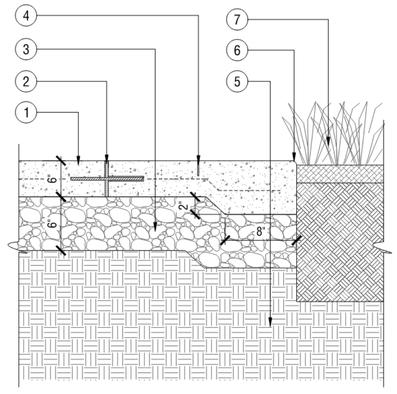
NOTES:
1. CONTRACTOR SHALL REFERENCE HARDSCAPE PLANS FOR JOINT TYPE AND LAYOUT.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF CONCRETE POURS, JOINT TYPE, AND LAYOUT FOR APPROVAL BY LANDSCAPE ARCHITECT.



0 1' 2' 4'
SCALE: 3" = 1'-0"

SECTION - CONTROL JOINT AND EXPANSION JOINT TYPES 03
BP-NH:LWM-05

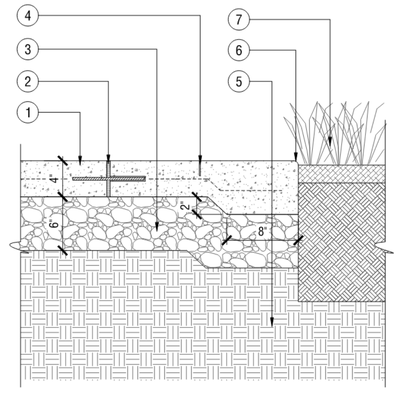
1. PEDESTRIAN RATED CONCRETE PAVING REINFORCED WITH #4 REBAR AT 18' OC; RE: CONSTRUCTION SCHEDULE FOR COLOR AND FINISH PER TYPE
2. SEALED EXPANSION JOINT; RE: PLANS FOR LOCATION; RE: DETAIL 03/L301
3. COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
4. SAW CUT JOINT; RE:PLANS FOR LOCATION; RE: DETAIL 03/L301
5. PREPARED SUBGRADE; RE: GEOTECHNICAL REPORT
6. 1/2"R TOOLED EASED EDGE, AT EDGE CONTIONS ONLY
7. ADJACENT PLANTING - FINISHED GRADE TO BE HELD 1/2" BELOW TOP OF PAVING; RE: PLANTING PLANS FOR TYPE



0 1' 2' 4'
SCALE: 1 1/2" = 1'-0"

SECTION - CONCRETE PAVING TYPE 2 02
BP-NH:LWM-HS-04

1. PEDESTRIAN RATED CONCRETE PAVING REINFORCED WITH #4 REBAR AT 18' OC; RE: CONSTRUCTION SCHEDULE FOR COLOR AND FINISH PER TYPE
2. SEALED EXPANSION JOINT; RE: PLANS FOR LOCATION; RE: DETAIL 03/L301
3. COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
4. SAW CUT JOINT; RE:PLANS FOR LOCATION; RE: DETAIL 03/L301
5. PREPARED SUBGRADE; RE: GEOTECHNICAL REPORT
6. 1/2"R TOOLED EASED EDGE, AT EDGE CONTIONS ONLY
7. ADJACENT PLANTING - FINISHED GRADE TO BE HELD 1/2" BELOW TOP OF PAVING; RE: PLANTING PLANS FOR TYPE

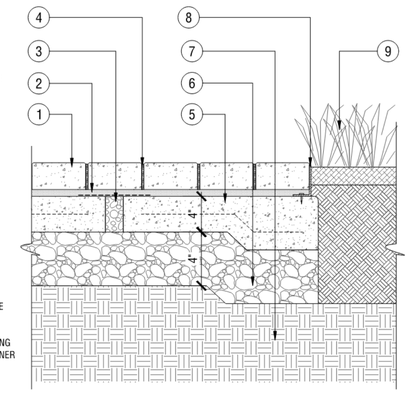


0 1' 2' 4'
SCALE: 1 1/2" = 1'-0"

SECTION - CONCRETE PAVING TYPE 1 01
BP-NH:LWM-HS-08

1. BRICK UNIT PAVER RE: CONSTRUCTION SCHEDULE FOR SIZE, FINISH, AND COLOR, RE: CONSTRUCTION PLANS FOR PAVING LAYOUT
2. 3/4" BITUMINOUS SETTING BED WITH NEOPRENE MODIFIED ASPHALT ADHESIVE TACK COAT
3. 2" DIA. WEEP HOLES AT 8'-0" O.C.; FILL WITH GRAINAGE GRAVEL AND COVE WITH FILTER FABRIC. ENSURE POSITIVE DRAINAGE TO WEEP HOLE LOCATIONS
4. 3/16" POLYMERIC SAND SWEPT JOINT
5. REINFORCED CONCRETE SUBSLAB
6. COMPACTED AGGREGATE SUB-BASE
7. COMPACTED SUBGRADE
8. METAL EDGE RESTRAINT; RE: SPECIFICATIONS
9. ADJACENT PLANTING; RE: PLANTING AND SOIL PLANS

NOTE:
1. CONNECTION BETWEEN EDGE RESTRAINT SECTIONS TO UTILIZE MANUFACTURER`S SLIDING CONNECTOR SYSTEM
2. CORNERS: NOTCH BASE OF EDGING AND FORM A CONTINUOUS CORNER



0 1' 2' 4'
SCALE: 1 1/2" = 1'-0"

SECTION - UNIT PAVING TYPE 1A 04
BP-NH:LWM-HS-02

SITE PLAN REVIEW

RODE
535 Albany Street | 4051
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite 7
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architecture
One Boston Square, Suite 801
Boston, MA 02114
857.233.5171 | T

NOT FOR CONSTRUCTION

1 FOUNDRY ST.
LEBANON, NH

N

PROJECT: NH–LWM

No.	Description	Date
1	Site Plan Review	10/9/2023
2	NOA Conformed	01/25/2024
3	NOA Conformed	09/16/2024
4	NOA Conformed	12/20/2024
5	Site Plan Review Amended	10/24/2025
6	Site Plan Review Amended	01/12/2026

DATE: 09.16.24

SCALE: AS SHOWN

CONSTRUCTION DETAILS

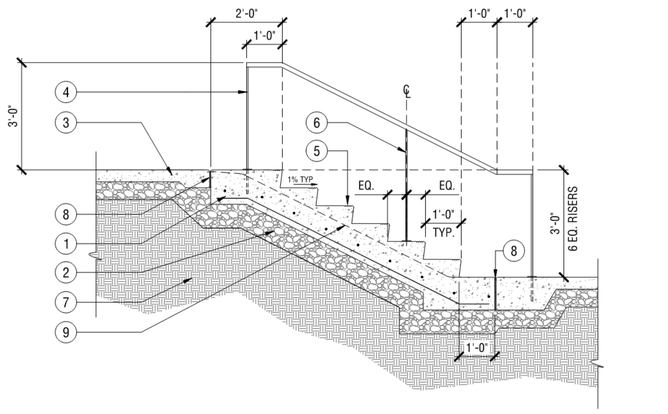
L301

Plotted By: Charity Cheung Sheet Set: NH-LWM PERMIT SET Layout: L301 Version: January 07, 2026 12:40:07pm Stored: C:\Users\ccheung\DOCACCDocs\OJB Landscape Architecture\NH-LWM-Lebanon Woolen Mill\Project Files\Sheets\NH-LWM-L3-CONSTRUCTION DETAILS.dwg
5/18/2022 5:23:22 PM

Plotted By: Charity Cheung Sheet Set: NH-LWM PERMIT SET Layout: L302 Version: January 07, 2026 12:40:07pm Stored: C:\Users\ccheung\DOCACCDocs\OJB Landscape Architecture\NH-LWM-Lebanon Woolen Mill\Project Files\Sheets\NH-LWM-L3-CONSTRUCTION DETAILS.dwg
5/18/2022 5:23:22 PM

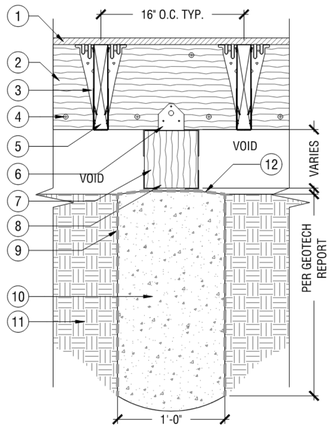
1. CAST-IN-PLACE REINFORCED CONCRETE STEPS. RISER HEIGHT PER CIVIL GRADING PLANS, CONTRACTOR TO VERIFY IN FIELD, RISER HEIGHT TO BE EQUAL FOR ALL TREADS, AND MIN. 5" TO MAX. 7"
2. COMPACTED AGGREGATE SUB-BASE, RE: CIVIL
3. ADJACENT CONCRETE PAVING, RE: CONSTRUCTION PLANS AND SCHEDULE
4. HANDRAIL TYPE 1 (FR-01), RE: CONSTRUCTION SCHEDULE AND TYP. DETAIL
5. 1/8" SAW CUT STAIR NOSING, TYP. REFER TO TYPICAL ENLARGEMENT DETAIL (01/L-302)
6. INTERMEDIATE HANDRAIL STANCHION
7. PREPARED SUBGRADE
8. 1/4" EXPANSION JOINT
9. FINISH GRADE BEYOND

NOTE:
1. DETAIL FOR DESIGN INTENT ONLY, REFER TO CIVIL FOR SIZING, REINFORCING, AND SUBGRADE CONDITION
2. REFER TO CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE CONDITIONS, NOTIFY CIVIL ENGINEER AND LA WITH ANY DISCREPANCIES
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LA AND STRUCTURAL REVIEW
4. REFER TO CONSTRUCTION PLAN FOR STAIR LAYOUT AND QUANTITY



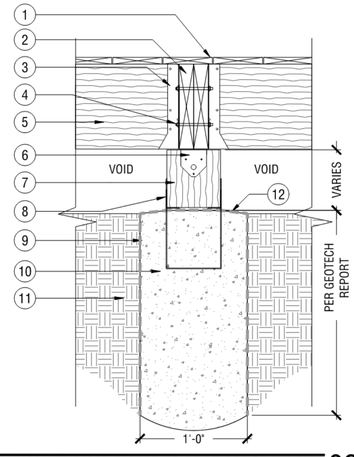
SECTION - STAIR TYPE 1 04
BP-NH.LWM-HS-31
SCALE: 1/2" = 1'-0"

1. 5/4" X 6" KEBONY DECKING, INSTALL USING TOP-DOWN SMART-BIT SCREWS, ENSURE SCREWS ARE COUNTERSUNK
2. (2) 2 X 12 PRESSURE TREATED SISTERED BEAM
3. LU28 FACE MOUNT HANGER
4. GALVANIZED BOLT ASSEMBLY
5. 2 X 10 PRESSURE TREATED JOIST
6. BCS 2-2/4 POST CAPS
7. 4 X 4 PRESSURE TREATED WOOD POST SPACED PER PLANS
8. MPB44Z MOMENT POST BASE EMBEDDED IN CONCRETE PIER
9. SELF ADHERING ICE AND WATER MEMBRANE; RE: SPECS
10. REINFORCED CONCRETE PIER
11. COMPACTED SUB-GRADE
12. PROVIDE POSITIVE SLOPE AT TOP OF FOOTING AWAY FROM POST



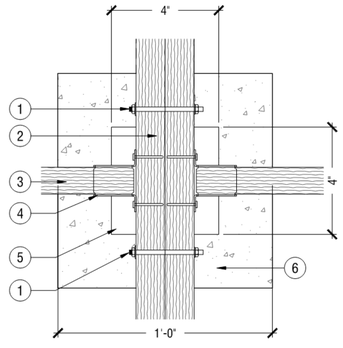
SECTION - TYPICAL SISTER JOIST AT CONCRETE PIER 03
BP-NH.LWM-HS-43
SCALE: 1 1/2" = 1'-0"

1. 5/4" X 6" KEBONY DECKING, INSTALL USING TOP-DOWN SMART-BIT SCREWS, ENSURE SCREWS ARE COUNTERSUNK
2. (2) 2 X 12 PRESSURE TREATED SISTERED BEAM
3. LU28 JOIST HANGER
4. 3/8" GALVANIZED BOLT ASSEMBLY WITH FLAT WASHER
5. 2 X 10 PRESSURE TREATED JOIST
6. BCS 2-2/4 POST TO BEAM ANCHOR; RE: SPECS
7. 4 X 4 PRESSURE TREATED WOOD POST SPACED PER PLANS
8. MPB44Z MOMENT POST BASE EMBEDDED IN CONCRETE PIER
9. SELF ADHERING ICE AND WATER MEMBRANE; RE: SPECS
10. REINFORCED CONCRETE PIER
11. COMPACTED SUB-GRADE
12. PROVIDE POSITIVE SLOPE AT TOP OF FOOTING AWAY FROM POST



SECTION - TYPICAL SISTER JOIST AT CONCRETE PIER 02
BP-NH.LWM-HS-41
SCALE: 1 1/2" = 1'-0"

1. 3/8" GALVANIZED BOLT ASSEMBLY WITH FLAT WASHER
2. 2 X 10 PRESSURE TREATED SISTER JOIST OR BEAM
3. PRESSURE TREATED JOIST
4. GALVANIZED JOIST HANGER
5. 4 X 4 PRESSURE TREATED POST
6. REINFORCED CONCRETE PIER



PLAN - TYPICAL POST AND BEAM AT CONCRETE PIER 01
BP-NH.LWM-HS-42
SCALE: 3" = 1'-0"

SITE PLAN REVIEW

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape
Architecture
One Boston Square, Suite 801
Boston, MA 02114
857.233.5171 | T

NOT FOR CONSTRUCTION

1 FOUNDRY ST.
LEBANON, NH

N

PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023
2	NOA Conformed	01/25/2024
3	NOA Conformed	09/16/2024
4	NOA Conformed	12/20/2024
5	Site Plan Review Amended	10/24/2025
6	Site Plan Review Amended	01/12/2026

DATE: 09.16.24

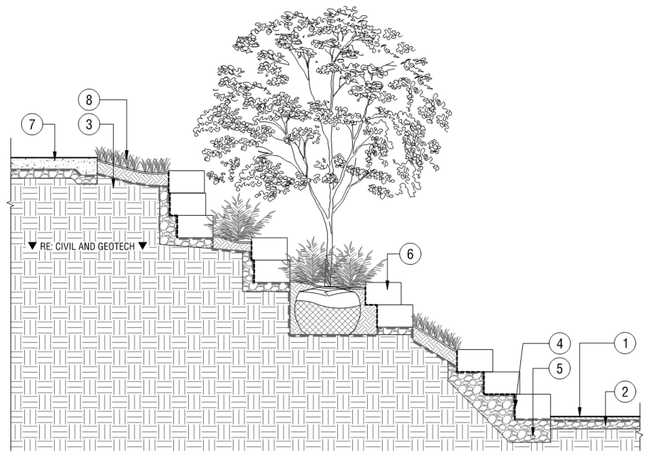
SCALE: AS SHOWN

CONSTRUCTION DETAILS

L302

Plotted By: Charity Cheung Sheet Set: NH-LWM PERMIT SET Layout: L303 Version: January 07, 2026 12:40:09pm Stored: C:\Users\ccheung\DOCACDocs\OJB Landscape Architecture\NH-LWM-Lebanon Woolen Mill\Project Files\Sheets\NH-LWM-L3-CONSTRUCTION DETAILS.dwg
5/18/2022 5:23:22 PM

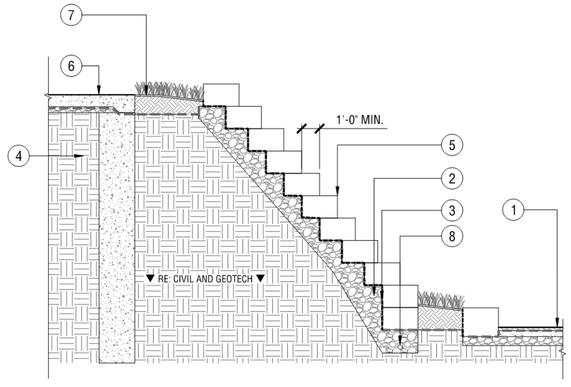
1. ADJACENT PAVING, RE: CONSTRUCTION PLANS
2. COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
3. COMPACTED SUBGRADE; RE: GEOTECH
4. FILTER FABRIC. PROVIDE ALONG ENTIRE VERTICAL FACE OF BLOCKS
5. PERFORATED DRAIN PIPE
6. NATURAL STONE
7. ADJACENT PAVING; RE: CONSTRUCTION PLANS
8. PLANTING; RE: PLANTING PLANS



SCALE: 1/4" = 1'-0"

SECTION - STACKED STONE SLOPE WITH PLANTING 03
BP-NH.LWM-FA-18

1. ADJACENT PAVING, RE: CONSTRUCTION PLANS
2. COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
3. FILTER FABRIC. PROVIDE ALONG ENTIRE VERTICAL FACE OF BLOCKS
4. COMPACTED SUBGRADE; RE: GEOTECH
5. NATURAL STONE
6. ADJACENT PAVING; RE: CONSTRUCTION PLANS
7. ADJACENT PLANTING; RE: PLANTING PLANS
8. PERFORATED DRAIN PIPE



SCALE: 1/4" = 1'-0"

SECTION - STACKED STONE WALL 02
BP-NH.LWM-FA-16

1. REINFORCED CAST-IN-PLACE CONCRETE RETAINING WALL
2. ALL EXPOSED EDGES TO BE CHAMFERED, 1" TYP.
3. EXPANSION JOINT BETWEEN RETAINING WALL AND ADJACENT PAVEMENT
4. ADJACENT PAVING, REFER TO CONSTRUCTION PLANS
5. CRUSHED AGGREGATE, WRAP WITH FILTER FABRIC
6. 4" PERFORATED DRAIN PIPE; CONNECT TO LANDSCAPE DRAINAGE SYSTEM, RE: CIVIL
7. PREPARED SUBGRADE OR STRUCTURAL BACKFILL

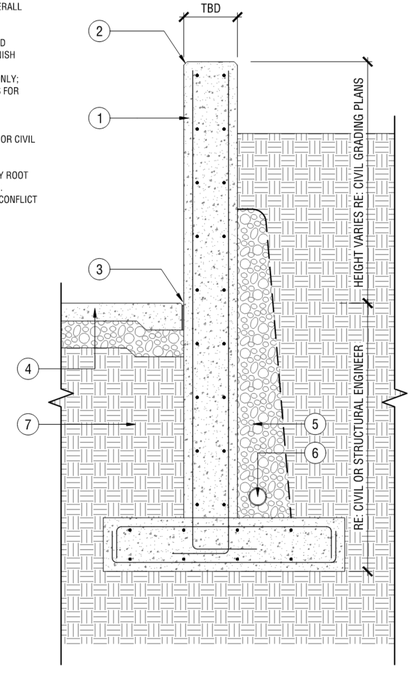
NOTES:
1. REFER TO CONSTRUCTION PLAN FOR OVERALL WALL LAYOUT

2. REFER TO CONSTRUCTION SCHEDULE AND SPECIFICATIONS FOR CONCRETE COLOR/FINISH

3. REINFORCING SHOWN FOR REFERENCE ONLY; CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY LA AND STRUCTURAL ENGINEER

4. WALL TO BE DESIGNED BY STRUCTURAL OR CIVIL ENGINEER.

5. CONSTRUCTION SHALL NOT DAMAGE ANY ROOT SYSTEMS ADJACENT TO PROTECTED TREES. LANDSCAPE ARCHITECT TO BE NOTIFIED IF CONFLICT WITH WALL LAYOUT AND EXISTING TREES.



SCALE: 3/4" = 1'-0"

SECTION - SITE WALL TYPE 1 01
BP-NH.LWM-HS-12

SITE PLAN REVIEW

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape
Architecture
One Boylston Square, Suite 801
Boston, MA 02114
857.233.5171 | T

NOT FOR CONSTRUCTION

1 FOUNDRY ST.
LEBANON, NH

N

PROJECT: NH–LWM

No.	Description	Date
1	Site Plan Review	10/9/2023
2	NOA Conformed	01/25/2024
3	NOA Conformed	09/16/2024
4	NOA Conformed	12/20/2024
5	Site Plan Review Amended	10/24/2025
6	Site Plan Review Amended	01/12/2026

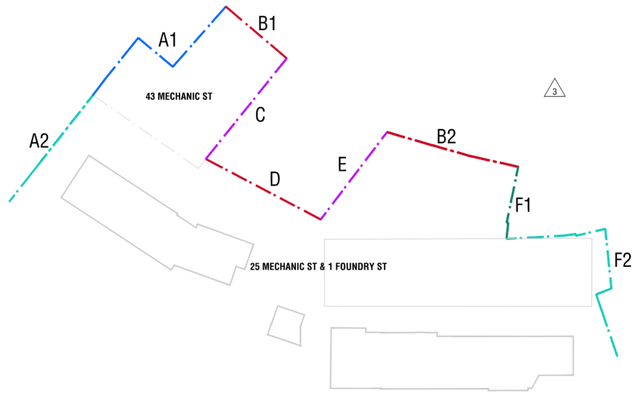
DATE: 09.16.24

SCALE: AS SHOWN

CONSTRUCTION DETAILS

L303

PERIMETER LANDSCAPING



43 MECHANIC ST

Perimeter A1	
*(applied for waiver) **	
Length of Frontage	34'
Shade Trees	
Required: 34' x 15'/600SF	1
Provided:	1
Understories Trees (applied for waiver)	
Provided:	0
Perimeter B1 (Mechanic St. Frontage)	
Length of Frontage	0
Shade Trees	
Required: 0' x 15'/600SF	0
Provided:	0
Understories Trees & Shrubs	
Required: (0' x 15'/600SF) x 5	0
Provided:	0
Perimeter C	
*(applied for waiver) **	
Length of Frontage	32'
Shade Trees	
Required: 32' x 15'/600SF	1
Provided:	2
Understories Trees (applied for waiver)	
Provided:	0

25 MECHANIC ST & 1 FOUNDRY ST

Perimeter A2	
*(applied for waiver) **	
Area of Planted Frontage	968 sf
Perimeter B2 (Mechanic St. Frontage)	
Length of Frontage	0'
Shade Trees	
Required: 0' x 15'/600SF	0
Provided:	0
Understories Trees & Shrubs	
Required: (0' x 15'/600SF) x 5	0
Provided:	0
Perimeter D	
*(applied for waiver) **	
Length of Frontage	158'
Shade Trees	
Required: 158' x 15'/300SF	8
Provided:	8
Understories Trees (applied for waiver)	
Provided:	1
Perimeter E	
*(applied for waiver) **	
Area of Planted Frontage	0 sf
Perimeter F1	
Length of Frontage	93'
Shade Trees	
Required: 93' x 15'/600SF	3
Provided:	3
Understories Trees & Shrubs	
Required: (93' x 15'/600SF) x 5	12
Provided:	12
Perimeter F2	
*(applied for waiver) **	
Area of Planted Frontage	2768 sf
Shade Trees (applied for waiver)	
Provided:	3
Understories Trees (applied for waiver)	
Provided:	3

PLANTING SCHEDULE

TREES/UNDERSTORIES	CODE	BOTANICAL / COMMON NAME	CALIPER	FORM	COUNT	REMARKS
	AR	ACER RUBRUM / RED MAPLE	2.5' - 3" MIN.	STANDARD	8	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM. AT MATURITY MUST HAVE A TRUNK DIAMETER OF AT LEAST 12 INCHES, MEASURED 4 FEET ABOVE THE GROUND SURFACE.
	AS	ACER SACCHARUM / SUGAR MAPLE	2.5' - 3" MIN.	MULTISTEM, STANDARD	13	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
	NS	NYSSA SYLVATICA / BLACK GUM	2.5' - 3" MIN.	STANDARD	4	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
	BP1	BETULA PAPYRIFERA / PAPER BIRCH	2.5' - 3" MIN.	STANDARD	7	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
	BP2	BETULA POPULIFOLIA / GRAY BIRCH	2.5' - 3" MIN.	MULTISTEM, STANDARD	6	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
	CC	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	2.5' - 3" MIN.	STANDARD	4	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
	GT	GLEDITSIA TRIACANTHS INERMIS / THORNLESS HONEY LOCUST	2.5' - 3" MIN.	STANDARD	3	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM. AT MATURITY MUST HAVE A TRUNK DIAMETER OF AT LEAST 12 INCHES, MEASURED 4 FEET ABOVE THE GROUND SURFACE.
	CF	CORNUS FLORIDA / FLOWERING DOGWOOD	2.5' - 3" MIN.	MULTISTEM, STANDARD	6	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
	SN	~~SALIX NIGRA / BLACK WILLOW~~	~~2.5' - 3" MIN.~~	~~STANDARD~~	4	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
UNDERSTORIES	**CODE**	**BOTANICAL / COMMON NAME**	**CALIPER**	**FORM**	**COUNT**	**REMARKS**
	AC	AMELANCHIER CANADENSIS / SHADOW SERVICEBERRY	1" - 2"	MULTISTEM	9	MATCHED SPECIMEN
	BN2	BETULA NIGRA / RIVER BIRCH	1" - 2"	MULTISTEM	27	MATCHED SPECIMEN
	CE	~~CORNUS X EDDIE'S WHITE WONDER / WHITE WONDER DOGWOOD~~	~~1" - 2"~~	~~MULTISTEM~~	9	~~MATCHED SPECIMEN~~
GROUND COVERS	**CODE**	**PLANTING MIX**	**SPACING**	**FORM**		**REMARKS**
	PA 1	PLANTING MIX 1 - WILDLIFE SEED MIX	PER SUPPLIER	-		NEW ENGLAND 'CONSERVATION/WILDLIFE' SEED MIX, MANUFACTERED BY NEW ENGLAND WETLAND PLANTS, INC. APPLY SEED MIX AT A RATE OF 25LBS/ACRE
	PA 2	PLANTING MIX 2 - NO-MOW SEED MIX	PER SUPPLIER	-		PRAIRIE NURSERY STANDARD NO-MOW SEED MIX PRODUCT, MANUFACTURED BY PRAIRIE NURSERY,INC. APPLY SEED MIX AT A RATE OF 300LBS/ACRE
	PA 3	PLANTING MIX 3 - MILL YARD	18" - 24" O.C.	-		SPECIES INCLUDE: *Carex pensylvanica; Limonium carolinianum; Solidago bicolor; Carex stricta; Schizachyrium-scoparium; Calamagrostis canadensis; Baptisia australis; Panicum-virgatum*; OR SIMILAR NATIVES IN 1-2 GAL.
	PA 4	PLANTING MIX 4 - FRONTAGE	18" - 24" O.C.	-		60% FLOWERING PLANTS, 40% EVERGREEN. SPECIES INCLUDE: *Aster novae-angliae; Kalmia angustifolia; Rosa virginiana; Juniperus communis;Taxus canadensis*; OR SIMILAR NATIVES. ALL SHRUBS TO BE 24"-30"MIN IN HEIGHT AND/OR 18" - 24" INCHES IN SPREAD AT INSTALLATION.
	PA 5	PLANTING MIX 5 - BIOSWALE SEED MIX	PER SUPPLIER	-		PRAIRIE NURSERY BIOSWALE SEED MIX PRODUCT, MANUFACTURED BY PRAIRIE NURSERY,INC. APPLY SEED MIX AT A RATE OF 10LBS/ACRE
	PA 6	PLANTING MIX 6 - WETLAND SEED MIX	PER SUPPLIER	-		NEW ENGLAND WETMIX 'WETLAND' SEED MIX PRODUCT, MANUFACTERED BY NEW ENGLAND WETLAND PLANTS, INC. APPLY SEED MIX AT A RATE OF 18LBS/ACRE
	PA 7	PLANTING MIX 7 - SCREENING SHRUB	72" O.C.	-		SPECIES INCLUDE: *Rhododendron macrophyllum*; OR SIMILAR NATIVES IN 5 GAL. ALL SHRUBS TO BE 4' IN HEIGHT AND/OR 4' IN SPREAD AT INSTALLATION.

SITE PLAN REVIEW

RODE
535 Albany Street | 4051
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite 2
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architecture
One Bowdoin Square, Suite 801
Boston, MA 02114
857.233.5171 | T

NOT FOR CONSTRUCTION

1 FOUNDRY ST.
LEBANON, NH

N

PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023
2	NOA Conformed	01/25/2024
3	NOA Conformed	09/16/2024
4	NOA Conformed	12/20/2024
5	Site Plan Review Amended	10/24/2025
6	Site Plan Review Amended	01/12/2026

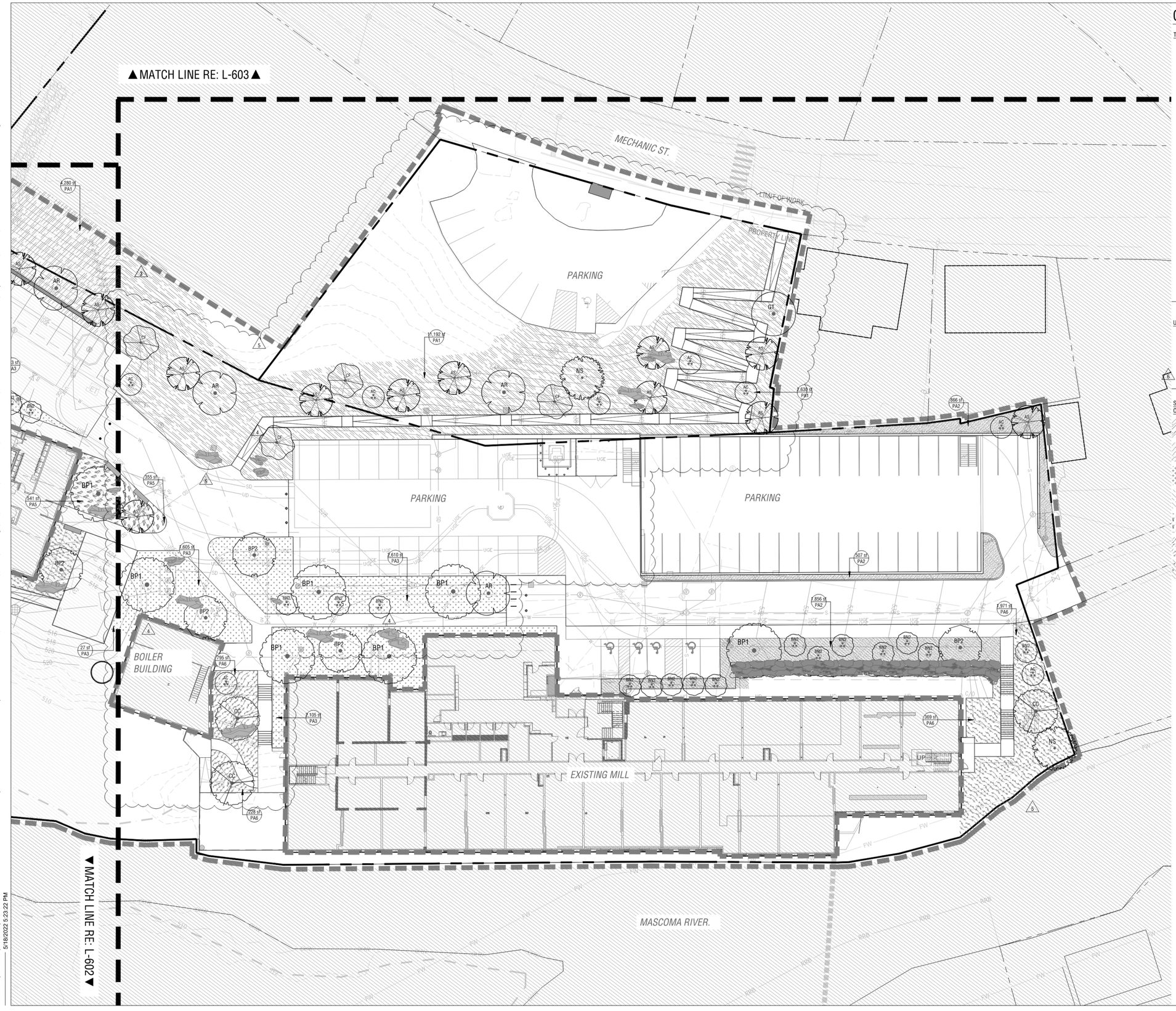
DATE: 09.16.24

SCALE:

PLANTING SCHEDULE AND NOTES

L600

Plotted By: Charity Cheung Sheet Set: NH-LWM PERMIT SET Layout: L600 Version: January 07, 2026 12:40:15pm Stored: C:\Users\ccheung\DC\ACCDocs\OJB Landscape Architecture\NH-LWM-Lebanon Woolen Mill\Project Files\Sheets\NH-LWM-L6-PLANTING PLANS.dwg
5/18/2022 5:23:22 PM



QUICK REFERENCE LEGEND

TREES	CODE	BOTANICAL / COMMON NAME	CONTAINER
	AR	ACER RUBRUM / RED MAPLE	2.5" - 3" MIN.
	AS	ACER SPICATUM / MOUNTAIN MAPLE	2.5" - 3" MIN.
	NS	NYSSA SYLVATICA / BLACK GUM	2.5" - 3" MIN.
	BP1	BETULA PAPYRIFERA / PAPER BIRCH	2.5" - 3" MIN.
	BP2	BETULA POPULIFOLIA / GRAY BIRCH	2.5" - 3" MIN.
	CC	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	2.5" - 3" MIN.
	GT	GLEDITSIA TRIACANTHS INERMIS / THORNLESS HONEY LOCUST	2.5" - 3" MIN.
	CF	CORNUS FLORIDA / FLOWERING DOGWOOD	2.5" - 3" MIN.
	SN	SALIX NIGRA / BLACK WILLOW	2.5" - 3" MIN.

UNDERSTORIES	CODE	BOTANICAL / COMMON NAME	CONTAINER
A	AC	AMELANCHIER CANADENSIS / SHADOW SERVICEBERRY	1" - 2"
A	BN2	BETULA NIGRA / RIVER BIRCH	1" - 2"
A	CE	CORNUS X EDDIE'S WHITE WONDER / WHITE WONDER DOGWOOD	1" - 2"

SHRUB/GROUND OVER AREAS	CODE	BOTANICAL / COMMON NAME	CONTAINER
	PA 1	PLANTING MIX 1	PER SUPPLIER
	PA 2	PLANTING MIX 2	PER SUPPLIER
	PA 3	PLANTING MIX 3	18" - 24" O.C.
	PA 4	PLANTING MIX 4	18" - 24" O.C.
	PA 5	PLANTING MIX 5	PER SUPPLIER
	PA 6	PLANTING MIX 6	PER SUPPLIER
	PA 7	PLANTING MIX 7	72" O.C.

SITE PLAN REVIEW

RODE
535 Albany Street | Suite 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite 2
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architecture
41 Bowdoin Square, Suite 801
Boston, MA 02114
857.233.5171 | T

NOT FOR CONSTRUCTION

1 FOUNDRY ST.
LEBANON, NH

N

PROJECT: NH–LWM

No.	Description	Date
1	Site Plan Review	10/9/2023
2	NOA Conformed	01/25/2024
3	NOA Conformed	09/16/2024
4	NOA Conformed	12/20/2024
5	Site Plan Review Amended	10/24/2025
6	Site Plan Review Amended	01/12/2026

DATE: 09.16.24

SCALE: 1" = 20'–0"

PLANTING PLAN

L601

Plotted By: Charity Cheung Sheet Set: NH–LWM PERMIT SET Layout: L601 Version: January 07, 2026 12:40:20pm Stored: C:\Users\ccheung\DC\ACCDocs\OJB Landscape Architecture\NH–LWM–Lebanon Woolen Mill\Project Files\Sheets\NH–LWM–L6–PLANTING PLANS.dwg
5/18/2022 5:23:22 PM



QUICK REFERENCE LEGEND

TREES	CODE	BOTANICAL / COMMON NAME	CONTAINER
	AR	ACER RUBRUM / RED MAPLE	2.5" - 3" MIN.
	AS	ACER SPICATUM / MOUNTAIN MAPLE	2.5" - 3" MIN.
	NS	NYSSA SYLVATICA / BLACK GUM	2.5" - 3" MIN.
	BP1	BETULA PAPYRIFERA / PAPER BIRCH	2.5" - 3" MIN.
	BP2	BETULA POPULIFOLIA / GRAY BIRCH	2.5" - 3" MIN.
	CC	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	2.5" - 3" MIN.
	GT	GLEDITSIA TRIACANTHS INERMIS / THORNLESS HONEY LOCUST	2.5" - 3" MIN.
	CF	CORNUS FLORIDA / FLOWERING DOGWOOD	2.5" - 3" MIN.
	SN	SALIX NIGRA / BLACK WILLOW	2.5" - 3" MIN.

UNDERSTORIES	CODE	BOTANICAL / COMMON NAME	CONTAINER
A	AC	AMELANCHIER CANADENSIS / SHADOW SERVICEBERRY	1" - 2"
A	BN2	BETULA NIGRA / RIVER BIRCH	1" - 2"
	CE	CORNUS X EDDIE'S WHITE WONDER / WHITE WONDER DOGWOOD	1" - 2"

SHRUB/GROUNDCOVER AREAS	CODE	BOTANICAL / COMMON NAME	CONTAINER
	PA 1	PLANTING MIX 1	PER SUPPLIER
	PA 2	PLANTING MIX 2	PER SUPPLIER
	PA 3	PLANTING MIX 3	18" - 24" O.C.
	PA 4	PLANTING MIX 4	18" - 24" O.C.
	PA 5	PLANTING MIX 5	PER SUPPLIER
	PA 6	PLANTING MIX 6	PER SUPPLIER
	PA 7	PLANTING MIX 7	72" O.C.

SITE PLAN REVIEW

RODE
535 Albany Street | 4th Floor
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architecture
141 Boylston Square, Suite 801
Boston, MA 02114
857.233.5171 | T

NOT FOR CONSTRUCTION

1 FOUNDRY ST.
LEBANON, NH

N

PROJECT: NH–LWM

No.	Description	Date
1	Site Plan Review	10/9/2023
2	NOA Conformed	01/25/2024
3	NOA Conformed	09/16/2024
4	NOA Conformed	12/20/2024
5	Site Plan Review Amended	10/24/2025
6	Site Plan Review Amended	01/12/2026

DATE: 09.16.24

SCALE: 1" = 20'–0"

PLANTING PLAN

L602

Plotted By: Charity Cheung Sheet Set: NH–LWM PERMIT SET Layout: L602 Version: January 07, 2026 12:40:24pm Stored: C:\Users\ccheung\DC\ACCDocs\OJB Landscape Architecture\NH–LWM–Lebanon Woolen Mill\Project Files\Sheets\NH–LWM–L6–PLANTING PLANS.dwg
5/18/2022 5:23:22 PM

Plotted By: Charity Cheung Sheet Set: NH-LWM PERMIT SET Layout: L603 Version: January 07, 2026 12:40:25pm Stored: C:\Users\ccheung\DC\ACCDocs\OJB Landscape Architecture\NH-LWM-Lebanon Woolen Mill\Project Files\Sheets\NH-LWM-L6-PLANTING PLANS.dwg
5/18/2022 5:23:22 PM

QUICK REFERENCE LEGEND

TREES	CODE	BOTANICAL / COMMON NAME	CONTAINER
	AR	ACER RUBRUM / RED MAPLE	2.5" - 3" MIN.
	AS	ACER SPICATUM / MOUNTAIN MAPLE	2.5" - 3" MIN.
	NS	NYSSA SYLVATICA / BLACK GUM	2.5" - 3" MIN.
	BP1	BETULA PAPYRIFERA / PAPER BIRCH	2.5" - 3" MIN.
	BP2	BETULA POPULIFOLIA / GRAY BIRCH	2.5" - 3" MIN.
	CC	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	2.5" - 3" MIN.
	GT	GLEDITSIA TRIACANTHS INERMIS / THORNLESS HONEY LOCUST	2.5" - 3" MIN.
	CF	CORNUS FLORIDA / FLOWERING DOGWOOD	2.5" - 3" MIN.
	SN	SALIX NIGRA / BLACK WILLOW	2.5" - 3" MIN.

UNDERSTORIES	CODE	BOTANICAL / COMMON NAME	CONTAINER
	AC	AMELANCHIER CANADENSIS / SHADOW SERVICEBERRY	1" - 2"
	BN2	BETULA NIGRA / RIVER BIRCH	1" - 2"
	CE	CORNUS X EDDIE'S WHITE WONDER / WHITE WONDER DOGWOOD	1" - 2"

SHRUB/GROUNDCOVER AREAS	CODE	BOTANICAL / COMMON NAME	CONTAINER
	PA 1	PLANTING MIX 1	PER SUPPLIER
	PA 2	PLANTING MIX 2	PER SUPPLIER
	PA 3	PLANTING MIX 3	18" - 24" O.C.
	PA 4	PLANTING MIX 4	18" - 24" O.C.
	PA 5	PLANTING MIX 5	PER SUPPLIER
	PA 6	PLANTING MIX 6	PER SUPPLIER
	PA 7	PLANTING MIX 7	72" O.C.

LIMIT OF WORK
PROPERTY LINE
MECHANIC ST.
6
5,684 sf PA1
421 sf PA7
62 sf PA2
334 sf PA7
710 sf PA2
109 sf PA2
16.4k PA1
4,280 sf PA1
▼MATCH LINE RE: L-602▼
▼MATCH LINE RE: L-601▼

SITE PLAN REVIEW

RODE
535 Albany Street | Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite 2&3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape Architecture
One Bowdoin Square, Suite 801
Boston, MA 02114
857.233.5171 | T

NOT FOR CONSTRUCTION

1 FOUNDRY ST.
LEBANON, NH

N

PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023
2	NOA Conformed	01/25/2024
3	NOA Conformed	09/16/2024
4	NOA Conformed	12/20/2024
5	Site Plan Review Amended	10/24/2025
6	Site Plan Review Amended	01/12/2026

DATE: 09.16.24

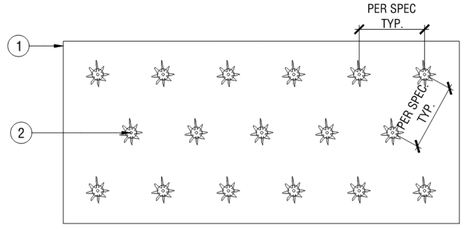
SCALE: 1" = 20'-0"

PLANTING PLAN

L603

Plotted By: Charity Cheung Sheet Set: NH-LWM PERMIT SET Layout: L701 Version: January 07, 2026 12:40:29pm Stored: C:\Users\ccheung\Dc\ACCDocs\OJB Landscape Architecture\NH-LWM-Lebanon Woolen Mill\Project Files\Sheets\NH-LWM-L7-PLANTING DETAILS.dwg
5/18/2022 5:23:22 PM

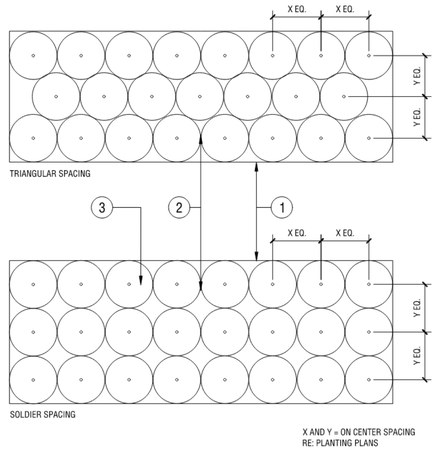
1 EDGE OF PLANTING BED OR ADJACENT HARDSCAPE
2 PLUGS - PER SPECIFICATION



SCALE: NTS

PLAN - PLUG LAYOUT 05
BP-NH.LWM-PA-12

1 EDGE OF PLANTING BED OR ADJACENT HARDSCAPE
2 PLANT SPACING AS PER PLANS
3 ALTERNATION SEQUENCE WHEN TWO PLANT SPECIES OCCUR IN THE SAME PLANTING AREA

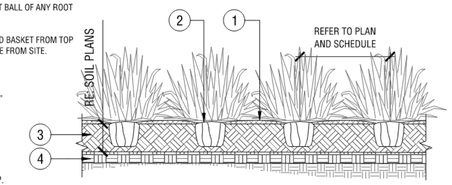


0 6" 12" 48"
SCALE: 1/4" = 1'-0"

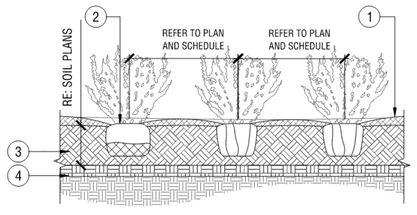
PLAN - SHRUB AND GROUND COVER SPACING, TYPICAL 04
BP-NH.LWM-PA-01

NOTES:
A. FOR CONTAINER: LOOSEN ROOT BALL OF ANY ROOT BOUND PLANTS
B. FOR B&B: REMOVE BURLAP AND BASKET FROM TOP 2/3 OF ROOT BALL AND REMOVE FROM SITE.

1 3" MULCH LAYER, TYP.
2 TOP OF ROOT BALL TO BE 1" ABOVE SOIL MIX, TYP.
3 PLANTING MIX, RE: SOIL PLANS
4 PREPARED SUBGRADE, TILLED TO 4'-6" DEPTH, TYP.



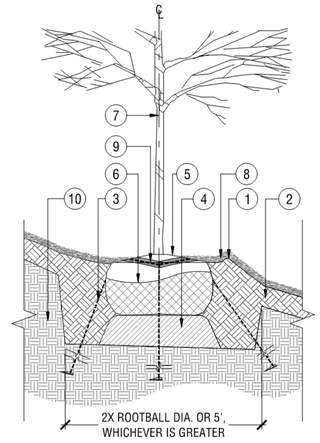
GROUNDCOVER & PERENNIAL PLANTING



0 6" 12"
SCALE: 1/2" = 1'-0"

DETAIL - SHRUB AND PERENNIAL PLANTING 03
BP-NH.LWM-PA-07

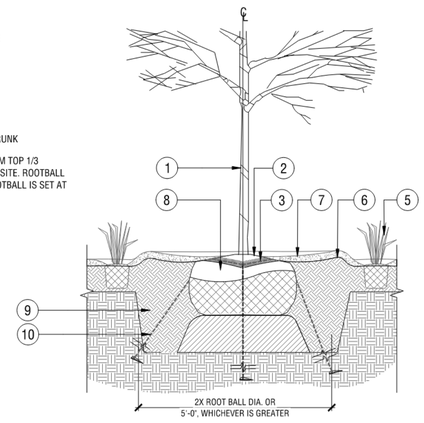
1 6" BERM AND WATERING SAUCER
2 PLANTING MIX
3 PLATIPUS ANCHOR SYSTEM
4 COMPACTED SUBGRADE MOUND FOR DRAINAGE.
5 TOP OF ROOT BALL TO BE 2" ABOVE SPECIFIED SOIL MIX. ROOT FLARE TO BE EXPOSED BEFORE ROOTBALL IS SET AT FINISH GRADE
6 REMOVE BURLAP AND BASKET FROM TOP 1/3 OF ROOTBALL OR SIDES OF BOX AND REMOVE FROM SITE.
7 TREE TRUNK
8 3" MULCH LAYER NOT TO TOUCH TRUNK
9 ANCHOR MAT
10 UNDISTURBED SUBGRADE



0 1'-4" 2'-8"
SCALE: 3/8" = 1'-0"

DETAIL - TREE PLANTING ON SLOPE 02
BP-NH.LWM-PA-05

1 TREE TRUNK
2 TOP OF ROOT BALL TO BE 2" ABOVE SPECIFIED MIX
3 ANCHOR MAT, RE: SPECS
5 ADJACENT PLANTING
6 3" EARTH SAUCER
7 3" MULCH LAYER NOT TO TOUCH TRUNK
8 REMOVE BURLAP AND BASKET FROM TOP 1/3 OF ROOT BALL AND REMOVE FROM SITE. ROOTBALL FLARE TO BE EXPOSED BEFORE ROOTBALL IS SET AT FINISH GRADE
9 PLANTING MIX, RE: SPECS
10 PLATIPUS ANCHOR SYSTEM RE: SPECS



0 1'-4" 2'-8"
SCALE: 3/8" = 1'-0"

DETAIL - TREE PLANTING IN LANDSCAPE AREA 01
BP-NH.LWM-PA-04

SITE PLAN REVIEW

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE
OJB Landscape
Architecture
One Boylston Square, Suite 801
Boston, MA 02114
857.233.5171 | T

NOT FOR CONSTRUCTION

1 FOUNDRY ST.
LEBANON, NH

N

PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023
2	NOA Conformed	01/25/2024
3	NOA Conformed	09/16/2024
4	NOA Conformed	12/20/2024
5	Site Plan Review Amended	10/24/2025
6	Site Plan Review Amended	01/12/2026

DATE: 09.16.24

SCALE: 1" = 20'-0"

PLANTING DETAILS

L701

CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD
November 10, 2025 Meeting
Staff Memorandum – PB2026-05-EXT

APPLICATION INFORMATION

Agenda Item: 3.C

Application ID: PB2026-05-EXT

Application Type:
Request for an extension of the phasing plan and construction deadlines for an approved 474-unit Planned Unit Residential Development (PURD)

Property Location & Tax Map:
Hanover St (Tax Map 48, Lot 1)

Applicant & Property Owner:
Brickyard One Nominee Trust

Property Size: +/-136.87 acres total

Zoning District(s): R-1, R-3, R-0-1, RL-3

Overlay District(s):
- Wetlands Conservation District
- Floodplain District
- Steep Slopes District

Future Land Use Map:
- Mixed Use
- Rural *(where zoned RL-3)*

Related Planning Board Approvals:
- PB2024-22-SPRCUP
- PB2025-41-VLM
- PB2025-45-FMAJ

Staff Attachments:
- Planning Board Notice of Action dated December 17, 2024, for PB2024-22-SPRCUP
- Planning Board Notice of Action dated November 24, 2025 (PB2025-45-FMAJ)

LEGAL NOTICE

Brickyard One Nominee Trust, Hanover Street Ext (Tax Map 48, Lot 1), zoned R-1, R-O-1, R-3 & RL-3: Applicant received Site Plan approval on December 17, 2024 (PB2024-22-SPRCUP) for a phased multi-family Planned Unit Residential Development (PURD). Pursuant to Sections 4.9.F and 4.10 of the Site Plan Review Regulations, applicant requests an extension of the phasing plan timelines for obtaining building permits and for constructing required site improvements. PB2026-05-EXT

APPLICATION MATERIALS

- Application form (1 page)
- Letter dated February 2, 2026, from Richard Whitehouse, of VHB (description of request; 3 page)
- Application for Waivers dated February 3, 2026 with attachment (3 pages)
- Certified Notification List (2 pages)
- Fee Schedule (2 pages)
- Revised plan sheet from the approved plan set for the Brickyard development titled, “Overall Site Plan,” Sheet C1.5 (Sheet 6 of 50) prepared by Vanasse Hangen Brustlin, Inc., dated May 10, 2024, last revised February 2, 2026, Project Number 52933.00 (proposed revised building permit issuance schedule)

COMPLETENESS REVIEW

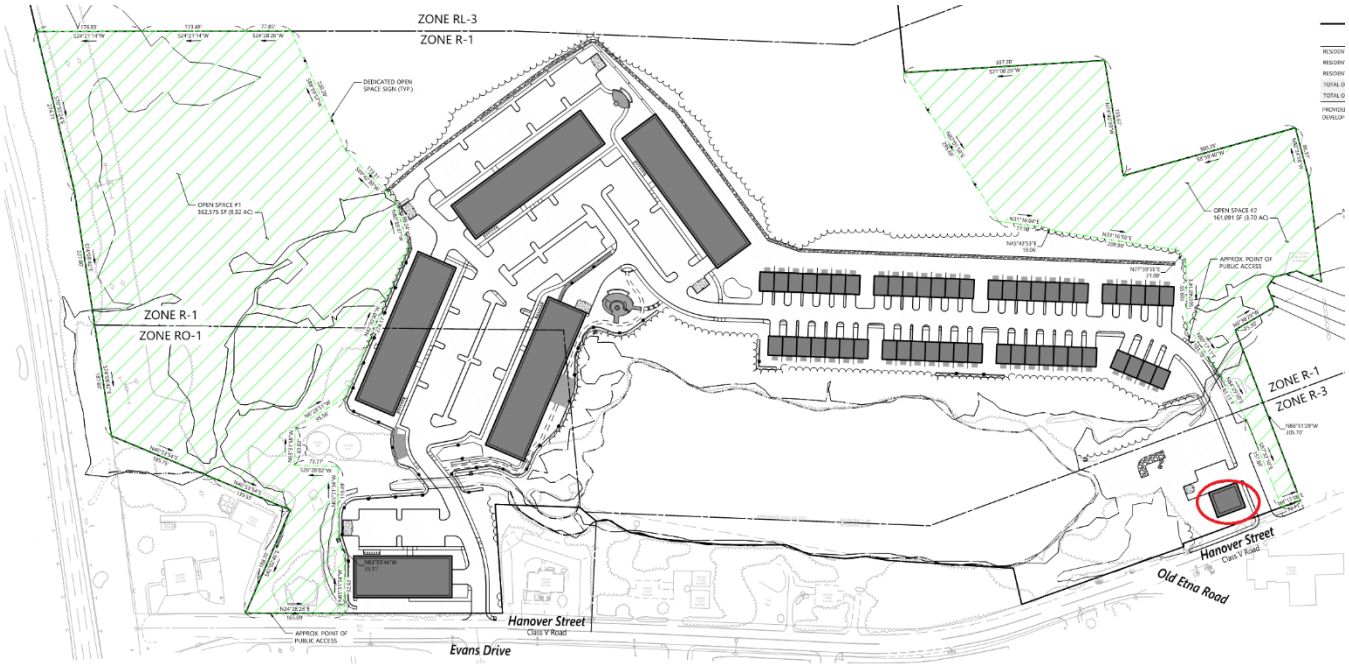
This application has been reviewed in accordance with the Lebanon Site Plan Review Regulations. The Planning and Development Department recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

BACKGROUND

On December 17, 2024, the applicant obtained Site Plan approval and a Conditional Use Permit for a proposed 474-unit multi-family Planned Unit Residential Development (PURD) (PB2024-22-SPRCUP) for what was at the time the following four properties totaling +/-136.87 acres in size: 174 Hanover Street (Tax Map 48, Lot 4), 0 Hanover Street (Tax Map 48, Lot 2), 0 Hanover Street (Tax Map 48, Lot 1), and 238 Hanover Street (Tax Map 63, Lot 1), zoned R-1, R-O-1, R-3 & RL-3. The applicant has since merged the properties into a single property (pursuant to a Voluntary Lot

Merger, PB2025-41-VLM). The merged property has been assigned a Tax Map/Lot number of 48/1 by the City Assessor.

The development consists of five (5) multi-family buildings containing a total of 422 apartments, eight (8) townhouse clusters containing a total of 51 units, and a maintenance building containing one dwelling unit, which is circled in red in the image of the approved open space plan below:



The project was approved as a phased development to allow building permits to be issued over a longer period of time than is otherwise permissible under Section 4.10.A of the Site Plan Review Regulations (which requires a building permit to be obtained within two years of the date of site plan approval). The approved building permit schedule is set forth in condition of approval #4 of the Notice of Action dated December 17, 2024, for PB2024-22-SPRCUP, a copy of which is attached for reference.

Initial land clearing and installation of erosion control measures were undertaken in the spring and early summer of 2025. Construction activities paused mid-summer in order to complete wetland permitting and to address the Planning Board's pre-construction conditions of approval. It is anticipated that the applicant will resume construction in the spring of 2026.

On November 24, 2025, the Planning Board approved the applicant's request to subdivide the property into 4 land condominium units (PB2025-45-FMAJ). Although the land condominium approval is not substantially related to the applicant's current request, a copy of the Board's Notice of Action for PB2025-45-FMAJ is attached for reference.

APPLICATION OVERVIEW

The applicant's request includes the following components:

1. An amendment to the schedule establishing the deadlines for the issuance of buildings permits (condition #4 of the original approval) to extend the deadlines for the issuance of a building permit for each building. To approve the schedule as proposed by the applicant, the applicant has requested and the Board will also need to grant a waiver from Section 4.10.B of the Site Plan Review Regulations (limiting extensions to no more than 2 years beyond the original expiration date).

2. An amendment to conditions #5 and #6 of the original approval to update the vesting thresholds of 2 years to achieve active and substantial development and 5 years to achieve substantial completion to 3 years and 7 years, respectively, consistent with recent changes to RSA 674:39. To approve the proposed changes to conditions of approval #5 and #6, the applicant will need to request and the Board will need to grant a waiver from Section 8.4 of the Site Plan Review Regulations, the timeframes within which have not yet been updated to match the new timeframes set forth in RSA 674:39.

3. In addition to extending the time to achieve active and substantial development to three years consistent with the recent changes to RSA 674:39, the applicant also requests an additional 2-year extension for achieving Active and Substantial Development (per Section 8.4.A.3). If the extension is granted, active and substantial development will need to be achieved by December 17, 2029.

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



©2025 Eagleview (image taken 4/24/2025)

SITE PLAN REVIEW REGULATIONS & STAFF COMMENTS

Request #1: Extension of Building Permit Issuance Deadlines

Pursuant to phased development regulations (Section 4.9), the Planning Board approved the following schedule for the issuance of building permits, as set forth in condition #4 of the December 17, 2024 Notice of Action for PB2024-22-SPRCUP:

a. Maintenance Building: February 1, 2026
b. Building 1: March 1, 2026
c. Building 2: March 1, 2027
d. Building 3: March 1, 2028
e. Building 4: March 1, 2029
f. Building 5: March 1, 2030
g. Townhouse Cluster 8: March 1, 2027
h. Townhouse Cluster 7: September 1, 2027
i. Townhouse Cluster 6: March 1, 2028
j. Townhouse Cluster 5: September 1, 2028
k. Townhouse Cluster 4: March 1, 2029
l. Townhouse Cluster 3: September 1, 2029
m. Townhouse Cluster 2: March 1, 2030
n. Townhouse Cluster 1: September 1, 2030

Pursuant to Sections 4.9.F and 4.10.B of the Site Plan Review Regulations, the applicant requests an extension of these deadlines, as follows:

Building Permit Schedule

Building	Date Of Building Permit Issuance - As Approved Dec. 17, 2024	Date Of Building Permit Issuance - As Extended
Maintenance Building	February 1, 2026	December 17, 2028
Goff House (Building 1)	March 1, 2026	January 1, 2029
Barrows House (Building 2)	March 1, 2027	January 1, 2030
Townhouse Cluster 8	March 1, 2027	January 1, 2030
Townhouse Cluster 7	September 1, 2027	July 1, 2030
Kiln View Building (Building 3)	March 1, 2028	January 1, 2031
Townhouse Cluster 6	March 1, 2028	January 1, 2031
Townhouse Cluster 5	September 1, 2028	July 1, 2031
Fraser House (Building 4)	March 1, 2029	January 1, 2032
Townhouse Cluster 4	March 1, 2029	January 1, 2032
Townhouse Cluster 3	September 1, 2029	July 1, 2032
Boutin House (Building 5)	March 1, 2030	January 1, 2033
Townhouse Cluster 2	March 1, 2030	January 1, 2033
Townhouse Cluster 1	September 1, 2030	July 1, 2033

To entertain the applicant's extension request, the Board must first consider the applicant's request for a partial waiver from Section 4.10.B which provides that "the Board may grant an extension of up to two (2) additional years beyond the original expiration date." Without a waiver, the Board cannot approve the applicant's request which would extend the deadlines for each building permit by 2 years and 11 months (approximately). For example, with respect to the first building permit for the development (for the maintenance building), Section 4.10.B allows the Planning Board to approve an extension only to February 1, 2028 (since the applicant was required to obtain a building permit for the maintenance building by February 1, 2026), whereas the applicant is requesting an extension until December 17, 2028.

The basis for the applicant's request to waive Section 4.10.B is that when the applicant originally proposed the building permit schedule, the applicant could have requested a deadline of December 17, 2026, for the issuance of the first building permit. This would have been consistent with Section 4.10.A which provides that a building permit shall be issued within 2 years of the date of approval. Instead, the applicant proposed a deadline for the issuance of the first building permit of almost 11 months sooner than what would have otherwise been required by Section 4.10.A.

To grant the requested waiver from Section 4.10.B – which will allow the Board to consider extending each building permit deadline by more than 2 years (specifically, the applicant is requesting a 2 year, 11 month extension for the issuance of each building permit consistent with what they could have requested originally) – the Board must determine that the applicant has satisfied at least one of the following waiver criteria set forth in Section 7.1:

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.

If the applicant's request to waive Section 4.10.B is granted, the Board will then need to evaluate the applicant's request to approve the requested extensions of the building permit issuance deadlines. In determining whether to grant an extension (and the duration of any such extension), Section 4.10.C provides that "the Board shall consider the totality of the circumstances, including the extent and complexity of the conditions precedent, and whether the need for more time is attributable to unusual circumstances beyond the control of the Applicant, rather than to the Applicant's neglect or failure to proceed with reasonable promptness."

Additionally, note that Section 9.1 of the Site Plan Review Regulations provides, in part, as follows:

> A request for a modification which would entail a reversal or relaxation of any condition or determination made by the Board […] as part of its original approval, shall not be heard unless the applicant demonstrates that a material change of circumstances has occurred affecting the merits of the original application.

Arguably, the cited provision does not apply as the applicant's proposed modification to condition #4 is specifically authorized by Sections 4.9.F and 4.10 (by contrast, Section 9.1 would clearly apply to a proposed modification to a condition of approval that, for example, requires the installation of fencing, or limits the hours of operation, etc.).

Request #2: Updating Vesting Thresholds

The development is subject to the vesting thresholds set forth in Section 8.4.A which requires that, "Active and Substantial Development," as defined in Section 8.4.A.1, shall be achieved within two (2) years from the date of the Planning Board's approval[1], and requires that "Substantial Completion," as defined in Section 8.4.B.1, shall be achieved within five (5) years from the date of the Planning Board's approval. These deadlines, which were memorialized in the December 17, 2024 Notice of Action as conditions of approval #5 and #6, respectively, reflect the requirements of RSA 674:39.[2] However, since the Brickyard development was approved, RSA 674:39 has been amended to change the "active and substantial development" deadline from two (2) years to three (3) years, and to change the "substantial completion" deadline from two (2) years to three (3) years. The statute specifically provides that these new exemption periods shall apply to any planning board approval granted on or after July 1, 2023.

In light of the statutory changes, the applicant requests modifications to conditions #5 and #6 of the original approval to update the vesting thresholds of 2 years to achieve active and substantial development and 5 years to achieve substantial completion to 3 years and 7 years, as follows:

5. "Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved within ~~two~~ three (~~2~~3) years of the date of this approval (8.4.A.2), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 8.4.A.3. If active and substantial development is not achieved within two (2) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.

6. "Substantial completion," as defined in Section 8.4.B.1 of the Site Plan Review Regulations, shall be achieved within ~~five~~ seven (~~5~~7) years of the date of this approval. If substantial completion is not achieved within ~~five~~ seven (~~5~~7) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.

To approve the proposed changes to conditions of approval #5 and #6, the applicant will need to submit a written request and the Board will need to grant a waiver from Section 8.4 of the Site Plan Review Regulations, the timeframes within which have not yet been updated to match the new timeframes set forth in RSA 674:39. To grant a waiver from the timeframes set forth in Section 8.4 as currently written[3], the Board must determine that the applicant has satisfied at least one of the waiver criteria set forth in Section 7.1 (shown above). Additionally, the requirements set forth in Section 9.1 regarding proposed modifications to conditions of approval appear to apply here since there is no provision in the Site Plan Review Regulations allowing extension requests for the "substantial completion" deadline. To the extent

[1] If active and substantial development is not achieved within two (2) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.

[2] Note that the in a typical phased development, active and substantial development and substantial completion deadlines are established for each phase. For the Brickyard development, the applicant has not proposed to do so, which means that the entire development is subject to the same thresholds. This means that all of the required site improvements will need to be "substantially completed" prior to the issuance of a Certificate of Occupancy for any of the buildings.

[3] Amendments to Section 8.4 to bring the vesting thresholds into conformance with the amended RSA 674:39 are scheduled for a public hearing at the Planning Board's February 23, 2026 work session.

Section 9.1 does apply, it is staff's view that the statutory changes to RSA 674:39 constitute the required "material change in circumstances".

Request #3: Extension of Active and Substantial Development Deadline

In addition to extending the time to achieve active and substantial development to three years consistent with the recent changes to RSA 674:39 (i.e. to December 17, 2027), the applicant also requests an additional 2-year extension for achieving Active and Substantial Development. If the extension is granted, active and substantial development will need to be achieved by December 17, 2029.

The applicant's request is made pursuant to Section 8.4.A.3 which allows the Planning Board to grant an extension of the time for completion of active and substantial development upon demonstration of "good cause". The applicant's application narrative appears to set forth facts and circumstances that the Board can consider in evaluating whether the applicant has demonstrated "good cause".

STAFF RECOMMENDATIONS

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

1. The applicant shall comply with the Planning Board Notice of Action for the Brickyard Planned Unit Residential Development (PURD) Conditional Use Permit and Site Plan approvals, dated December 17, 2024 (PB2024-22-SPRCUP) and the Minor Subdivision approval dated November 24, 2025 (PB2025-45-FMAJ) and all conditions of approval thereof, except as may be superseded by the conditions below.

2. Within 45 days of the Planning Board's approval, the "Building Permit Schedule" set forth on the plan sheet titled, "Overall Site Plan," prepared by Vanasse Hangen Brustlin, Inc., dated May 10, 2024, last revised February 2, 2026, Project Number 52933.00, Sheet C1.5 (Sheet 6 of 50), shall be updated to remove the original deadlines and to replace note #1 with the following: "Active and substantial development and substantial completion will be undertaken in accordance with RSA 674:39 and with the Planning Board Notice of Action dated February 9, 2026 for PB2026-05-EXT".

3. Condition #4 set forth in the Planning Board Notice of Action for PB2024-22-SPRCUP dated December 17, 2024, is hereby stricken and replaced with the following:

   > Pursuant to the phased development regulations set forth in Section 4.9 of the Site Plan Review Regulations, deadlines for the issuance of building permits for each building shall be as set forth on the plan sheet titled "Overall Site Plan," prepared by Vanasse Hangen Brustlin, Inc., dated May 10, 2024, last revised February 2, 2026, Project Number 52933.00, as further revised pursuant to condition of approval #2 set forth above, and as may also be further revised pursuant the Notice of Action for PB2024-22-SPRCUP dated December 17, 2024.

4. Condition #5 set forth in the Planning Board Notice of Action for PB2024-22-SPRCUP dated December 17, 2024, is hereby stricken and replaced with the following:

"Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved within _____of the date of this approval (8.4.A.2), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 8.4.A.3. If active and substantial development is not achieved within _____ years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.

5. Condition #5 set forth in the Planning Board Notice of Action for PB2024-22-SPRCUP dated December 17, 2024, is hereby stricken and replaced with the following:

   "Substantial completion," as defined in Section 8.4.B.1 of the Site Plan Review Regulations, shall be achieved within seven (7) years of the date of this approval. If substantial completion is not achieved within seven (7) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.

6. Condition #27.f set forth in the Planning Board Notice of Action for PB2024-22-SPRCUP dated December 17, 2024, is hereby stricken and replaced with the following:

   [The applicant shall revised the plan set to] remove the phasing plan sheets and replace the sheet titled "Overall Site Plan" (Sheet C1.5) with the revised version of Sheet C1.5 approved by the Planning Board on February 9, 2026 in connection with PB2026-05-EXT, as may be further revised pursuant to the conditions of approval set forth in the Notice of Action for PB2026-05-EXT.

7. Conditions of approval #34 through #44 set forth in the Planning Board Notice of Action for PB2024-22-SPRCUP dated December 17, 2024, under the heading "Conditions to be Satisfied Prior to the Issuance of a Building Permit" shall be satisfied prior to the issuance of *any* building permit for the development.

8. Conditions of approval #45 through #52 set forth in the Planning Board Notice of Action for PB2024-22-SPRCUP dated December 17, 2024, under the heading "Conditions to be Satisfied Prior to the Issuance of a Temporary Certificate of Occupancy" shall be satisfied prior to the issuance of *any* temporary certificate of occupancy for the development, except for the payment of impact fees per condition #50 which may be made separately for each building prior to the issuance of a Certificate of Occupancy for each building.

Attachments

cc: Brickyard One Nominee Trust
David Fenstermacher, PE, VHB

NOTICE OF ACTION
LEBANON PLANNING BOARD
PB2024-22-CUPSPR

Notice is hereby given that on **July 8, 2024**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

"**Jeremy Rutter** moved that the application of Brickyard One Nominee Trust, 174 Hanover Street (Tax Map 48, Lot 4), 0 Hanover Street (Tax Map 48, Lot 2), 0 Hanover Street (Tax Map 48, Lot 1), and 238 Hanover Street (Tax Map 63, Lot 1), zoned R-1, R-O-1 & R-3 is complete enough for the Planning Board to accept jurisdiction and commence review.

The motion was seconded by Patrick Kennelly. The vote on the motion was approved, 7-0."

WAIVER REQUESTS:

"Notice is hereby given that on **December 17, 2024**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Richard Ford Burley moved that, for the application of Brickyard One Nominee Trust, PB2024-22-SPRCUP, the Lebanon Planning Board approves partial waivers from the following sections of the Site Plan Review Regulations:

- Section 5.1.E.7 – Requirement to provide information relative to buildings within 200 feet of the site
- Section 5.1.E.16 – Requirement to count existing trees if used to meet landscape requirements.
- Section 6.6.C.1.2.K – Requiring test pit data for stormwater management design. Additional discussion of this waiver can request can be found below in discussion of the Section 6.6 requirements.
- Section 6.5.D.5 – Requiring construction of a sidewalk along length of property's frontage.

The motion was seconded by Eric Stacy. The vote on the motion was unanimous in

favor, 6-0. “

DENSITY BONUS:

“Notice is hereby given that on **December 17, 2024**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

“Richard Ford Burley moved that, for the application of Brickyard One Nominee Trust, PB2024-22-SPRCUP, the Lebanon Planning Board approves a density bonus of 51 dwelling units per section. 501.2.D of the Zoning Ordinance and in support thereof finds that:

1. Pursuant to Section 501.2.D of the Zoning Ordinance, the maximum permitted density of the proposed PURD is 423 dwelling units.

2. Section 507 of the Zoning Ordinance allows the Board to grant up to a 12% density bonus for PURDs.

3. The applicant requests a density bonus of 51 units, which is the maximum number of additional units that the board may allow, pursuant to Section 507.

4. A density bonus of 51 units is appropriate as the number and type of proposed additional units is in the best interest of the residents of the City of Lebanon.

The motion was seconded by Patrick Kennelly. The vote on the motion was unanimous in favor, 6-0.”

CONDITIONAL USE PERMIT – BUILDING HEIGHT:

A MOTION was made by **Richard Ford Burley** that:

“At duly-noticed meetings of the Lebanon Planning Board held on July 8, 2024, August 12, 2024, September 9, 2024, October 14, 2024, November 12, 2024, December 9, 2024, and December 17, 2024, there appeared representatives on behalf of Brickyard One Nominee Trust regarding 174 Hanover Street (Tax Map 48, Lot 4), 0 Hanover Street (Tax Map 48, Lot 2), 0 Hanover Street (Tax Map 48, Lot 1), and 238 Hanover Street (Tax Map 63, Lot 1), zoned R-1, R-O-1, R-3 & RL-3, requesting a Conditional Use Permit pursuant to Section 308.4 of the Zoning Ordinance to allow an increase in the maximum permitted building height from 45 ft. to 55 ft. for Buildings 4 and 5 as identified in the PURD plan set. PB2024-22-SPRCUP.

The Findings of Fact are as given in Tim Corwin’s Staff Memo included in the January 09, 2024 Planning Board meeting agenda packet.

Findings of Fact

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

1. 45 ft. is the maximum building height in the R-1 District. Per Section 308.4 of the Zoning Ordinance, the Planning Board may allow building height of up to 55 ft. by Conditional Use Permit.

2. Section 308.4 provides as follows: "By conditional use permit per Section 302.4, the maximum building height for a proposed building may be increased up to 10 additional feet if the increase in building height is for the purpose of accommodating a parking structure underneath or within the proposed building, and provided that the building is set back from the setback line a minimum distance equal to two (2) feet for every one (1) foot of additional building height over 45 feet."

3. Pursuant to Section 308.4, the applicant requests a Conditional Use Permit to allow the two multi-family buildings that are located wholly within the R-1 District (i.e. Buildings 4 and 5 as labeled in the plan set) to have a height of 55 ft.

4. In order to grant the requested Conditional Use Permit, the Board must find the applicant's proposal satisfies the Enhanced Performance Standards set forth in Section 302.4.D as well as the specific requirements of Section 308.4. The applicant has addressed the Section 302.4.D and Section 308.4 criteria in an Application for Conditional Use Permit Support Statement (found on pages 48-50 of the agenda packet for the August 12, 2024 Planning Board meeting).

Conclusions of Law

As a result of the above findings of fact and based on testimony given, application materials presented, and supporting documents submitted, the Planning Board concludes the following with respect to the Enhanced Performance Standards set forth in section 302.4.D and the criteria set forth in Section 308.4 of the Zoning Ordinance:

1. The site is suitable for the proposal Section 302.4.D.1.

2. The external impacts of the proposed use on abutting properties and the neighborhood are commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. Section 302.4.D.2

3. The proposal does satisfy the criteria of Section 302.4.D.3.

4. Does satisfy the criteria section 302.4.D.4

5. The proposal does satisfy the criteria of section 302.4.D.5

6. The additional height for Buildings four and five is for the purpose of accommodating a parking structure underneath or within the proposed buildings. (Section 308.4)

7. Buildings 4 and 5 are set back from the setback line a minimum distance equal to two feet for every one foot of additional building height over 45 feet. (Section 308.4)

Decision

Now therefore it be it resolved that the Planning Board, on this September 17th day of December 2024, hereby grants the request of Brickyard One Nominee Trust for a Conditional Use Permit per Section 308.4 for a height of 55 feet for Buildings 4 and 5 as identified in the PURD plan set as set forth above and per testimony, plans, and materials submitted.

The motion was seconded by Jeremy Rutter. The vote on the motion was approved, 6-0."

CONDITIONAL USE PERMIT – PURD:

A motion was made by **Richard Ford Burley** that:

"At a noticed meetings of the Lebanon Planning Board held on July 8, 2024, August 12, 2024, September 9, 2024, October 14, 2024, November 12, 2024, December 9, 2024 and December 17, 2024 there appeared representatives on behalf of Brickyard One Nominee Trust regarding 174 Hanover St. (Tax Map 48 Lot 4), 0 Hanover Street (Tax Map 48, Lot 2), 0 Hanover Street (Tax Map 48, Lot 1) and 238 Hanover Street (Tax Map 63 Lot 1) zoned R-1, R-O-1, R-3 & RL-3. Requesting a Conditional Use Permit per Sections 308.2, 310.2, 311A.2, and 501.2 of Zoning Ordinance for a proposed 474-unit multi-family Planned Unit Residential Development (PURD). PB2024-22-SPRCUP

The Findings of Fact are those from the Staff memo.

Findings of Fact

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

1. The applicant owns the following 4 properties which they intend to merge into a single property following Planning Board approval of the subject application (collectively, referred to as the "Property"):
    - 174 Hanover St (Tax Map 48, Lot 4)

- 0 Hanover St (Tax Map 48, Lot 2)
- 0 Hanover St (Tax Map 48, Lot 1)
- 238 Hanover St (Tax Map 63, Lot 1)

2. Per the applicant's application materials, the property is a total of +/-135.98 acres and is split-zoned R-O-1, R-3, R-1, and RL-3. A portion of the Property is the site of the former Densmore Brickyard. Other than vacant structures formerly occupied by the Densmore Brickyard, a vacant cottage at the north end of Densmore Pond, and a single family residence at what is currently 238 Hanover Street, the Property is vacant and undeveloped.

3. The applicant proposes to develop the +/-38.18 portion of the Property zoned R-O-1, R-3, R-1 as a 474-unit multi-building, multi-family Planned Unit Residential Development (PURD). All existing structures on the Property will be demolished except for some of the Densmore Brickyard kilns that are still standing. The remainder of the Property – zoned RL-3 and containing 97.8 acres – is not included as part of the PURD and is proposed to remain vacant at this time.

4. When the subject application was originally submitted, the applicant had proposed to construct ten (10) multi-family dwellings with a total of 473 dwelling units (and a maintenance building with an additional dwelling unit). Following feedback from the Planning Board and the public at the August and September Planning Board meetings, the applicant substantially revised their plans and is now proposing 5 multi-family buildings with a total of 422 units at the southern end of the development site and 8 clusters of townhouses with 51 units at the northern end of the development site (and a maintenance building with an additional unit at the proposed northern entrance to development).

5. Pursuant to Sections 308.2, 310.2, 311A.2, and 501.2 of the Zoning Ordinance to Section 307.6.B.2, the applicant requests a Conditional Use Permit for the proposed PURD.

6. In order to grant the requested Conditional Use Permit, the Board must the Board must determine that the applicant has satisfied the criteria set forth in Section 501.1.J.1 ("Approval of CUP Application") of the Zoning Ordinance.

Conclusions of Law

As a result of the above findings of fact, and based on testimony given, application materials presented, and supporting documents submitted, the Planning Board concludes the following
with respect to the criteria set forth in Section 501.1.J.1 of the Zoning Ordinance.

a. The site plan prepared pursuant to Section 501.1.E.1 above meets the purpose statement set forth in section 501.1.A (PUD Purpose) and the following standards:

i. 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

ii. The layout of the designated Open Space area provides the greatest feasible public benefit, which is compatible with the applicant's permissible development goals, and there is no feasible alternative layout which would yield a significantly improved Open Space public benefit, while still fulfilling the applicant's otherwise permissible development objectives

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

b. All applicable requirements of Section 501.1.E ("Application Requirements"), Section 501.1.F ("Open Space"), Section 501.1.H, ("Dimensional Requirements"), and Section 501.2 ("Planned Residential Developments") have been met.

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

d. The PUD does not have any substantial negative or undue impact on the environment or on transportation systems, community facilities, utilities and services

e. The PUD complies with all requirements of the Site Plan Review Regulations

Decision

Now therefore be resolved that the Planning Board, on this 17th day of December, 2024, hereby grants the request of Brickyard One Nominee Trust for a Conditional Use Permit for Sections 308.2, 310.2, 311A. 2, and 501.2 of the Zoning Ordinance for a 474-unit PURD as set forth above, and per testimony, plans, and materials submitted and per the conditions that have been read at great length earlier in this meeting.

1. Prior to application for a Building Permit and prior to the start of any construction activities:

    a. In order to better aesthetically harmonize the development with the surrounding area and historical character of the site, no less than 20% of the buildings' cladding will have the appearance of red brick; or in the alternative the applicant shall provide final architectural renderings and

designs for review by the Planning Board and Heritage Commission to ensure that the legacy of the Densmore Brickyard is appropriately honored.

b. The applicant shall construct and maintain in perpetuity to a reasonable standard of access the trail listed on Sheet C2.3 “Layout and Materials Plan 3” as “Approx. Upper Valley Bike Association Trail Connection” and shall work with the City and relevant abutting property owners to construct a trail connecting that trail with the “Upper Valley Mountain Bike Association Trails” shown on Sheet C1.2 “Open Space Plan”.

c. The applicant shall work with the City and, as needed, the NH Department of Transportation, to design and implement landscaping and other aesthetic changes to the pedestrian access from the southern access road, due south along Hanover Street, to the pedestrian bridge over I-89, in order to better integrate the development into the surrounding neighborhood per Section 501.1.G.1 of the Zoning Ordinance, as well as to create a visual sense of connection with the Lebanon downtown.

d. The applicant shall provide satisfactory responses to any/all outstanding Planning & Development Department Staff comments or requests conveyed by Staff memo, email, or other documentation, including but not limited to the applicable PURD comments made via e-mail sent on November 11, 2024, and comments made regarding the project’s compliance with the PURD open space regulations as set forth in an e-mail sent on December 8, 2024 from the Planning & Development Department to the applicant.

e. Per Section 501.1.F.7.b of the Lebanon Zoning Ordinance, the applicant shall, in the absence of lot lines delineating the open space as depicted on Sheet C1.2 “Open Space Plan,” amend Sheet C1.2 to show the means of physical delineation and distinguishing of the open space from the other areas of the development.

2. Prior to issuance of a Certificate of Occupancy:

a. The applicant shall prepare and record an open space covenant or deed restriction for the open space as depicted on the approved plan set. The open space covenant or restriction shall satisfy the requirements of Section 501.1.F of the Zoning Ordinance and shall be in a form and content acceptable to the Planning and Development Department and the City Attorney. The open space boundaries shall be described in metes and bounds.

b. [Heritage Commission recommendation:] The applicant shall adequately document the structure and current condition of the kilns. The applicant (and any subsequent property owner) shall make reasonable efforts to maintain

the structural integrity of the kilns (labeled "Existing Kilns" in the PURD approved plan set) in perpetuity. The applicant and any subsequent property owner shall allow and maintain pedestrian access to the kiln area, and such access shall be open to the public. In collaboration with the city, the applicant shall produce interpretive materials to document the history of the site and to educate the public.

The motion was seconded by Brian Ceglarski. The vote on the motion was approved, 6-0.

SITE PLAN APPLICATION:

"Notice is hereby given that on **December 17, 2024**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Richard Ford Burley moved that the Lebanon Planning Board approves the application of Brickyard One Nominee Trust regarding 174 Hanover St.(Tax Map 48 Lot 4), 0 Hanover Street (Tax Map 48, Lot 2), 0 Hanover Street (Tax Map 48, Lot 1) and 238 Hanover St. (Tax Map 63, Lot 1), zoned R-1, R-O-1, R-3 & RL-3. PB2024-22-SBRCUP for Site Plan approval to construct a proposed 474 unit multi-family Planned Unit Residential Development including five multi-family buildings containing 422 units and eight townhouse clusters containing 51 units, and a maintenance building containing one unit, together with parking, utilities, landscaping, access and other related site improvements as shown on plan set titled, "The Brickyard Residential Development," dated May 10, 2024, latest issue December 4, 2024, prepared by VHB EV Project: 52933.00 (53 sheets plus cover sheet), including any and all submissions and testimony provided for and during the public hearing.

In support of this decision, the board finds the applicant has submitted plans, testimony, technical data, information, reports and studies that, together satisfactorily demonstrate compliance with the applicable requirements of the Site Plan Review Regulations, except as may be reasonably addressed through the imposition of certain conditions of approval, set forth below, and except as may have been waived pursuant to section 7.1.

This approval is subject to the following conditions:

General Conditions

1. This approval is based on all plans and materials provided by the applicant and included in the July 8, 2024, August 12, 2024, September 9, 2024, October 14, 2024, November 12, 2024, and December 9, 2024 Planning Board meeting agenda packets. The materials included with the agenda packet for the December 17, 2024 special meeting of the Planning Board will be reviewed by staff to verify the project's compliance with the conditions below, in addition to any other revised

materials submitted by the applicant following the issuance of this decision in response to the conditions of approval set forth below.

2. This approval shall automatically expire and be deemed void upon failure to meet any of the conditions of approval set forth herein within the timeframes specified. It shall be the applicant's responsibility to be familiar with and aware of these conditions of approval, and it shall be the applicant's responsibility to satisfy these conditions of approval and to satisfy them within the relevant timeframes outlined below.

3. The development is subject to the Site Plan Review Regulations adopted May 13, 1991, last revised January 23, 2023, and the Zoning Ordinance adopted January 16, 2013, last amended April 3, 2024, which are the regulations in effect at the time the application was submitted.

4. Pursuant to Section 4.10.A of the Site Plan Review Regulations which permits the Board, for good cause, to specify an alternative timeframe for obtaining a Building Permit, a building permit must be applied for and issued for each building by the following dates, subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 4.10.B:
    a) Maintenance Building: February 1, 2026
    b) Building 1: March 1, 2026
    c) Building 2: March 1, 2027
    d) Building 3: March 1, 2028
    e) Building 4: March 1, 2029
    f) Building 5: March 1, 2030
    g) Townhouse Cluster 8: March 1, 2027
    h) Townhouse Cluster 7: September 1, 2027
    i) Townhouse Cluster 6: March 1, 2028
    j) Townhouse Cluster 5: September 1, 2028
    k) Townhouse Cluster 4: March 1, 2029
    l) Townhouse Cluster 3: September 1, 2029
    m) Townhouse Cluster 2: March 1, 2030
    n) Townhouse Cluster 1: September 1, 2030

5. "Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved within two (2) years of the date of this approval (8.4.A.2), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 8.4.A.3. If active and substantial development is not achieved within two (2) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.

6. "Substantial completion," as defined in Section 8.4.B.1 of the Site Plan Review Regulations, shall be achieved within five (5) years of the date of this approval. If substantial completion is not achieved within five (5) years of the date of the

Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.

7. All required landscape plantings shall meet the minimum size requirements for such plantings set forth in Section 6.2.B of the Site Plan Review Regulations at the time of installation.

8. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.

9. Prior to the start of any construction activities on the property, erosion control measures, including edge-of-disturbance fencing if applicable, shall be installed and maintained before and during any site work, to be verified by the City Engineer or the City's third-party inspector on site.

10. 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).

11. All service areas and facilities including garbage and waste disposal containers, recycling bins, electrical and mechanical equipment such as transformers and compressors, meter clusters, and other utility elements must be screened in accordance with Section 6.2.B.8 of the Site Plan Review Regulations.

12. Changes to underground utilities that do not impact surface conditions may be approved administratively unless determined by the City Engineer and the Planning & Development Department to materially alter the development and the approved site plan, in which case such changes shall be reviewed pursuant to Article IX of the Site Plan Review Regulations.

13. Pursuant to Section 5.1.E.14 of the Site Plan Review Regulations, any future proposed ground-mounted / freestanding signage for the development that does not appear in the approved plan set shall require an amendment to the approved site plan set pursuant to Article IX of the Site Plan Review Regulations, as well as compliance with Section 608 of the Zoning Ordinance.

14. The developer's contractor shall limit off site construction activities during school arrival in the mornings and school dismissal in the afternoons while school is in session and shall coordinate with these timeframes with the school district superintendent.

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

15. In lieu of installing sidewalks along the entire property's frontages as required by Section 6.5.D.5 of the Site Plan Review Regulations, the applicant shall:

    a) Construct sidewalks as proposed on the approved site plans, prepared by VHB and as amended based on comments received from the Reviewing Engineer. These comments include extending the proposed sidewalk an additional 200 feet south along the west side of Hanover Street Extension terminating at a painted crosswalk which extends to the existing sidewalk on the easterly side of Hanover Street Extension immediately adjacent to the site driveway to Lebanon High School.

    b) Contribute funds to an amount to be determined by the City to be equal to the cost of the sidewalk no longer than the balance of the frontage of the applicant's property along Hanover Street Extension. Said monies may be pooled with other funds from properties within the corridor to pay for the development of a coordinated plan for or construction or rehabilitation of pedestrian facilities in the vicinity of Hanover Street Extension.

16. The applicant shall coordinate the final proposed design of the Old Etna Rd/Hanover St Ext and/or the Hanover Street crossing recommended by the Reviewing Engineer, and Evans Dr/Hanover St Ext intersection improvements (as conceptually depicted in the approved plan set) with the Department of Public Works and the Planning & Development Department, with review and advisory comment by the Lebanon Pedestrian and Bicyclist Advisory Committee, to include but not be limited lighting improvements in the vicinity of the crosswalks.

17. The applicant shall make and maintain reasonable improvements (landscaping, signage, street striping/graphics, etc.) between the development's southern entrance to the I-89 Pedestrian Bridge to improve the aesthetic and promote public recognition of that important means of connection into Lebanon Downtown. The applicant shall develop a plan in coordination with the Department of Public Works, the Planning & Development Department, and as needed, the NH Department of Transportation, to contribute to the enhancement of the aesthetics of the existing Pedestrian Bridge. Unless otherwise agreed to by the Department of Public Works, the applicant shall be responsible for maintaining all such improvements.

18. The applicant shall address any outstanding comments from Weston & Sampson regarding the applicant's traffic study and related design improvements, including but not limited to the recommendation that the driveways shall be designed to allow any garbage trucks and firetrucks that may arrive southbound on Hanover Street Extension to turn right into the site without being required to stop and wait for exiting traffic to move.

19. A water pressure and flow test on Hanover Street Extension shall be completed by the applicant to be witnessed and approved by the Lebanon Fire Department and the Department of Public Works.

20. The applicant shall address all comments set forth in the letter dated December 9, 2024, from Steve Keach, PE, of Keach-Nordstrom Associates, Inc., to the satisfaction of the City Engineer. Any substantive changes to the approved site plan that result from the applicant's response to the Reviewing Engineer's comments shall require review and approval by the Planning Board.

21. The applicant shall provide satisfactory responses to any/all outstanding Planning Staff comments or requests conveyed by Staff memo, email, or other documentation, including but not limited to the 32 comments made via e-mail sent on November 11, 2024.

22. The applicant shall demonstrate satisfactory compliance with the requirements of Section 6.2 (landscaping) and Section 6.7 (lighting) of the Site Plan Review Regulations.

23. The interior access drive shall be named and the buildings and dwelling units shall be given addresses in accordance with City of Lebanon policies and procedures, preferably Densmore Drive.

24. The applicant shall satisfactorily address the following comments of the Lebanon Fire Department:
    a) Sheet 9.1: the Fire Department Vehicle Tracking does not show any tracking path into or out of Building 1. The applicant shall confirm that the entrance/parking design continues to conform to all applicable Fire Code requirements.
    b) Sheet 9.1: the Applicant shall confirm that a fire engine is able to access the rear parking lot behind Building 4 in the event of a car fire.

25. The applicant shall verify whether the US Postal Service will require a mail kiosk and, if so, shall update the plan set accordingly.

26. Condition #1 of the concurrent PURD Conditional Use approval shall be satisfied.

27. Within 45 days of the Planning Board's approval, the applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department and the City Engineer:
    a) Any changes necessitated in response to Condition #1 of the concurrent PURD Conditional Use approval.
    b) Any changes necessitated in response to any of the preceding Site Plan conditions of approval (i.e. #1-#26), as applicable.
    c) Add plan notes and update plan set as needed to memorialize and reflect the preceding conditions of approval (i.e. #1-#26), as applicable.
    d) Provide a 5 ft. wide easement along the property frontage for potential future sidewalk improvements. (Section 6.5.C.5.c)

e) Add a plan note indicating that the trailhead parking will be available for use by the general public.
f) Replace phasing plan sheets with a building permit schedule sheet in accordance with Condition of Approval #3.
g) Conferring with the Heritage Commission, identify names of multi-family buildings utilizing historic names associated with the Densmore Brickyard.
h) Amend the cover sheet to provide description of plan revisions (5.1.E.4.d).

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

28. The applicant shall provide a letter or certification from the engineer of record or other qualified design professional confirming that the approved plan set meets the accessibility standards of the State of New Hampshire Building Code.

29. Prior to any construction activities and prior to the application for a Building Permit, the applicant shall apply to the Planning and Development Department for a voluntary merger of the subject properties. Upon approval, the voluntary merger shall be recorded at the Grafton County Registry of Deeds.

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

31. 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.

32. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations. (Note: applicant can request an invoice from the Department of Public Works).

33. If required by the Department of Public Works, the applicant shall apply for and obtain an Excavation Permit, Driveway Permit, and Stormwater Permit.

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

34. The applicant shall create and support a scheduled maintenance plan in accordance with state and local regulations for maintaining inflow and outflow of water from the pond, paying particular attention to those sections over which new driveways will be constructed.

35. The applicant shall put in place and maintain reasonable controls for regulating access to the pond perimeter and the pond itself.

36. Prior to the start of any construction activities on the property, the applicant shall provide a performance guarantee pursuant to Section 8.3 of the Site Plan Review Regulations in an amount and form acceptable to the Department of Public Works and the City's legal counsel, to serve as a financial surety for: site restoration in the event of abandonment; installation and maintenance of appropriate erosion and sedimentation controls throughout construction; and full and final completion of public improvements and/or work within the public right-of-way at Hanover Street.

37. Prior to the start of any construction activities on the property for which construction inspection is required pursuant to this decision or any applicable ordinance or code, the City shall retain the services of an independent third-party inspector, for which the applicant shall be responsible for all inspection fees related to (a) on-site work related to sewer, water, temporary sedimentation and erosion control, and drainage improvements, and (b) all off-site work within the City's right-of-way (including but not limited to water, sewer, driveways, drainage), in accordance with Section 8.2 of the Site Plan Review Regulations. The applicant shall provide funding for inspection services in a form and amount acceptable to the City and shall sign an Infrastructure Inspection Agreement.

38. The applicant shall request approval pursuant to City Code Chapter 182, Section 182-40.B, to extend the water main from Hanover Street Extension through the development. The applicant shall request that the City Council, at the time of approval of the connection of the utilities, delegate to the City Manager the authority to accept on the City's behalf, a conveyance, which would include the water mains and hydrants within the development, excluding service connections beyond the curb shut-off valves, and all appropriate easements for their continued maintenance by the City, such conveyance to be recorded prior to acceptance of any utility improvements by the City.

39. The applicant shall sign a Water Extension Agreement in accordance with Chapter 182 of the City Code.

40. Prior to the start of any construction activities on the property, the applicant shall record in the Grafton County Registry of Deeds notice of the stormwater management and erosion and sediment control plans as required per Section 6.6.H.2.d of the Site Plan Review Regulations. Such notice shall be reviewed by the Planning & Development Department prior to recording.

41. The development shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on May 20, 2024. 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.

42. All water and sewer fees shall be paid as set forth in City Code Chapter 68.

43. If required by the Department of Public Works, the applicant shall obtain an Excavation Permit, Driveway Permit, and Stormwater Permit.

44. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required Federal or State approvals, including but not limited to:
    a) EPA Stormwater Pollution Prevention Plan (SWPPP)
    b) NHDES Sewer Connection Permit
    c) NHDES Wetlands Permit
    d) NHDES Alteration of Terrain Permit

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

45. Condition #2 of the concurrent PURD Conditional Use approval shall be satisfied.

46. The applicant shall dedicate the completed water mains and the on-site hydrant(s), 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. The easement shall be described in metes and bounds in the easement deed and on the easement plan. Said easement shall not be recorded until satisfactory completion of Condition of Approval #51 requiring the provision of as built plans.

47. The Applicant shall perform maintenance on the existing 48” CMP culvert that will be used for stormwater discharge of the project site, which also extends across Hanover Street Extension, to include both clearing of the culvert inlet and outlet of debris, and restore the condition of the headwall, to minimize the risk of culvert failure (capacity) to the satisfaction of the City Engineer and the Planning & Development Department. In addition, the applicant shall perform an inspection of the invert of the existing culvert and report its condition, in writing, to the City Engineer for review. The City will coordinate access to the right-of-way and any abutting property for maintenance. Maintenance activities shall be in accordance with NHDES standards.

48. The applicant shall implement all recommendations set forth in the applicant’s traffic study.

49. One (1) year following the issuance of a certificate of occupancy of Building 3 and then again one (1) year after the issuance of a certificate of occupancy of the final building in the development, the applicant shall prepare a post-construction traffic study. Based on the traffic evaluation results, the applicant shall be required to work with the Lebanon Police Department, the Department of Public Works, and the Planning & Development Department to identify and provide additional mitigation to ensure safe and efficient traffic patterns at the intersections studied. The applicant shall post a performance security with the City of Lebanon in an amount adequate to cover the cost of traffic evaluation to ensure its satisfactory completion pursuant to this condition. Pursuant to the recommendation of the Lebanon Pedestrian and Bicyclist Advisory Committee, traffic/pedestrian/bicycle counts for the post-construction traffic studies shall be performed in September or May.

50. The impact fee calculated pursuant to Condition of Approval #41 shall be paid.

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

52. All improvements depicted on the plan shall be completed and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Planning Board in accordance with the Site Plan Review Regulations.

The motion was seconded by Eric Stacy. The vote on the motion was approved, 6-0.”

CITY OF LEBANON ~ PLANNING & DEVELOPMENT

NOTICE OF ACTION
LEBANON PLANNING BOARD
PB2025-45-FMAJ

Notice is hereby given that on **November 10, 2025**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

"**Andrew Faunce** moved that the application of Brickyard One Nominee Trust, Hanover Street (Tax Map 48, Lot 1) PB2025-45-FMAJ is complete enough for the Planning Board to accept jurisdiction and commence review.

The motion was seconded by Kellen Appleton. The vote on the motion was approved, 8-0."

Notice is hereby given that on **November 24, 2025**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

"**Kellen Appleton** moved that the Lebanon Planning Board approves the application of Brickyard One Nominee Trust for a proposed land condominium subdivision of the +/-136.87 acre parcel located on Hanover Street Extension identified as Tax Map 48, Lot 1, as shown on a plat titled "Land Condominium Plan of Land – Map 48, Lot 1 in Lebanon New Hampshire," prepared by Vanasse Hangen Brustlin, Inc., dated October 10, 2025, revised November 13, 2025, PB2025-45-FMAJ, including any and all supplemental submissions and testimony provided during the public hearing.

In support of its decision, the Board finds that the Planning & Development Director, in correspondence sent to the applicant on November 11, 2025, made a determination pursuant to Section 6.3 of the Subdivision Regulations that the creation of condominium Units 1, 2 and 3 does not materially alter the underlying use of the property and therefore does not require subdivision approval, and that consequently, the creation of Unit 4 constitutes a Minor Subdivision subject to the requirements of Section 9 of the Subdivision Regulations. The Board further finds that the applicant has submitted plans, testimony, and technical data prepared by a licensed land surveyor that together satisfactorily demonstrate compliance with the applicable Minor Subdivision requirements of the Subdivision Regulations.

This approval is subject to the following conditions:

A. General Conditions

1. The applicant shall comply with the Planning Board Notice of Action for the Brickyard Planned Unit Residential Development (PURD) Conditional Use Permit and Site Plan approvals, dated December 17, 2024 (PB2024-22-SPRCUP), and all conditions of approval thereof.

2. This approval shall be considered void unless, within two (2) years from the date of this Notice of Action (Section 7.12.B), a) all conditions precedent have been met and b) the plat and this Notice of Action have been recorded in the Grafton County Registry of Deeds.

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

1. The applicant shall provide a final version of the Condominium Declaration and Bylaws to the Planning & Development Department for review by the City's legal counsel.

2. The applicant shall provide a digital record drawing of the revised plat (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator) to the Planning & Development Department.

3. The applicant shall provide to the City draft copies of the deeds of the land transfer for review to ensure the transfer will be completed properly for Assessing and recording purposes.

4. The applicant shall submit two (2) mylars of the approved plat together with applicable recording fees to the Planning & Development Department in accordance with Planning & Development Department recording procedures. (8.1.D & 7.11)

5. The applicant shall submit the executed deeds of the land transfer together with applicable recording fees to the Planning & Development Department to be recorded contemporaneously with the plat and Notice of Action.

The motion was seconded by Wes Achord. The vote on the motion was approved, 7-0."

Notice is hereby given that on **November 24, 2025**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

"**Kellen Appleton** moved that the Lebanon Planning Board authorizes the Chair to sign the plat of Brickyard One Nominee Trust, PB2025-45-FMAJ, titled "Land Condominium Plan of Land – Map 48, Lot 1 in Lebanon New Hampshire," prepared by Vanasse Hangen Brustlin, Inc., dated October 10, 2025, revised November 13, 2025.

The motion was seconded by Don Collins. The vote on the motion was approved, 7-0."

THE CITY OF LEBANON

By: _____ DATE:_____
Planning Board Chair
Andrew Faunce

Notice of Action prepared by: Crystal Taplin, Administrative Assistant, December 8, 2025

CITY OF LEBANON

APPLICATION FOR

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

☒ OTHER Extension Request

PROPERTY OWNER (APPLICANT):

NAME: Brickyard One Nominee Trust [redacted]

MAILING ADDRESS [redacted]

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: David Fenstermacher, PE [redacted]

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 48 LOT#: 1 PLOT #: ZONE: R1, RO1, R3, RL-3

STREET ADDRESS OF PROJECT: Hanover St. Ext.

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

FLOOD PLAIN ☒ YES ☐ NO

SCOPE OF PROJECT:

Multifamily & townhouse PURD consisting of 474 units. Request two year extension of the building permit schedule approved on 12/17/2024 & listed in the Planning Board Notice of Action (PB2024-22-CUPSPR), as described in the included cover letter & revised plan sheet C1.5.

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: Former brick manufacturing facility

SIGNATURE BLOCK:

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

PROPERTY OWNER: _____ DATE: January 8, 2026

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 #	[redacted]		
2026-01-12	48-1	PB2026-05-EXT			

www.vhb.com

February 2, 2026
Ref: 52933.00

Mr. Nathan Reichert
Planning and Development Director
51 North Park Street
City Hall, 5th Floor
Lebanon, NH 03766

Re: The Brickyard Residential Development
Request for Building Permit Schedule Extension

Mr. Reichert,

The Lebanon Planning Board approved the Brickyard Multifamily PURD Project (the Project) on December 17, 2024 under PB2024-22-CUPSPR. Sections 4.10.A. and B. of the Lebanon Site Plan Review Regulations dictate that a building permit must be obtained within two years of the date of the original approval, and that the Planning Board may grant an extension of up to two additional years by request prior to approval expiration.

Since the Planning Board approved the Project, the Applicant has worked diligently to continue and expedite obtaining the remaining local, state, and federal entitlements. The entitlements process continues to advance successfully, however it has taken longer than originally anticipated despite all efforts to expedite the process. Additionally, it has become increasingly clear as more is learned about the existing site constraints that those constraints will slow Project site work more than originally anticipated. Due to these factors beyond the control and prior knowledge of the Applicant, the current Project construction schedule will result in the inability to obtain building permits as outlined in the approved building permit schedule and Planning Board Notice of Action.

Additionally, recognizing the Planning Board's desire that there be an ownership component to the development, the Brickyard returned to the Planning Board in order to arrange for condominium ownership by having three land units, one of which will have the 51 town homes. That process was only completed in November.

Based on those factors beyond the Applicant's control, VHB submits, on behalf of the Applicant, the following materials in support of an application to extend the approved building permit schedule:

- Signed application & fee calculation (fee submitted in late January)
- Abutters notification form
- Site Plan sheet C1.5, updated 2/2/2026, reflecting the requested two-year schedule extension
- Application for Waiver

Engineers | Scientists | Planners | Designers

2 Bedford Farms Drive
Suite 200
Bedford, New Hampshire 03110
P 603.391.3900
F 603.518.7495

This request consists of two extensions totaling approximately 2 years and 10 months as described below. Because the request exceeds the allowable 2 year extension, a waiver has been requested from Section 4.10.B. of the Lebanon Site Plan Review Regulations. This request consists of two extensions because:

1. The approved schedule did not utilize the allowable validity period of 2 years from the date of the original approval, as provided under section 4.10.A. This request would correct that, adding approximately 10 months to the date for each building permit.
2. Based on the site earthwork and approvals protraction described on the previous page, this request also seeks to extend each building permit date by an additional two years as allowed under section 4.10.B.

It is VHB's understanding that the approval granted on December 17, 2024 requires the first building permit to be obtained by December 17, 2026, and the requested two-year extension pushes that date to December 17, 2028, if granted. A revised building permit schedule is provided on sheet C1.5 included herewith, listing both the approved and extended building permit issuance dates. The approved building permit issuance dates are also listed in Site Plan Application condition #4 on page 9 of the Planning Board Notice of Action. Furthermore, active and substantial development and substantial completion will be undertaken in accordance with RSA 674:39 and section 8.4 of the Lebanon Site Plan Review Regulations.

Pursuant to sections 4.10.C. and 8.4.A.3. of the Lebanon Site Plan Review Regulations, VHB also offers the following information in support of this request:

> Section 4.10.C. of the Lebanon Site Plan Review Regulations states: *"In determining whether to grant such an extension, the Board shall consider the totality of the circumstances, including the extent and complexity of the conditions precedent, the extent of the progress made by the Applicant toward satisfying the conditions-precedent and/or starting construction, and whether the need for more time is attributable to unusual circumstances beyond the control of the Applicant, rather than to the Applicant's neglect or failure to proceed with reasonable promptness. The Board shall indicate in its minutes the reason(s) for its decision on an extension request under this Section. The Board shall grant no more than one extension for any site plan, unless it determines, based on legal advice, that such extension is required in order to prevent a violation of constitutional rights."*
>
> - Since Planning Board approval, the Applicant has received approvals from NHDES Alteration of Terrain, NHDES Wetlands, US EPA. US Army Corp of Engineers.
> - Erosion and sedimentation controls have been installed and maintained on-site
> - Work on-site was paused to satisfy local requirements and obtain the additional Project approvals listed above, and is expected to continue as soon as weather and ground conditions allow.
>
> Section 8.4.A.3. of the Lebanon Site Plan Review Regulations states: *"The time for completion of Active and Substantial Development or Building may be extended for good cause by the Planning Board. A request for an extension of time within which to complete such Active and Substantial*

Development or Building shall be submitted by the Applicant to the Planning and Development Department prior to such expiration date for review in accordance with the provisions of Section 4.10 of these Regulations. Requests for extension of time to complete Active and Substantial Development or Building received after the expiration date shall not be considered by the Board. An extension may be granted only after a public hearing with notice as provided in Section 4.8 of these Regulations. In no event shall the time for completion of Active and Substantial Development or Building be extended to more than five (5) years from the date of the Planning Board's approval, unless the development has been approved for completion in phases in accordance with Section 4.9 of these Regulations. In the event the Planning Board approves an extension request, the Applicant shall be required to update any Security Agreements or other documents, as necessary, to reflect the dates of the extended approval."

- The original approval was granted December 17, 2024 and is still valid. It currently expires December 17, 2026, which extends to December 17, 2028 if this requested two-year extension is granted.

Thank you for your assistance with this process. Please reach out with any questions.

Sincerely,

Vanasse Hangen Brustlin, Inc.

Richard Whitehouse Jr.

Rich Whitehouse Jr.

Project Manager

City of Lebanon, New Hampshire
APPLICATION FOR WAIVERS

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

PROJECT INFORMATION

Name of Applicant: Brickyard One Nominee Trust

Project Name: The Brickyard Residential Development

Project Address: Hanover Street Ext. (Map 48 Lot 1)

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

See attached statement

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

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

_____

_____

_____

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: **February 3, 2026**

I (we) hereby request a Waiver from Section 4.10.B. of the Site Plan Review Regulations. A Waiver of this Section meets Criteria B because the scale of the development and associated earthwork, along with the time taken to secure additional approvals resulted in the inability to secure building permits in accordance with the schedule outlined in condition 4 of the 12/17/2024 Planning Board Notice of Action. **A waiver is requested to extend the building permit schedule by greater than the 2 years allowable under Section 4.10.B., as described below.**

This request to extend the approved building permit schedule consists of the following two extensions:

1. The approved schedule did not utilize the allowable validity period of 2 years from the date of the original approval provided under section 4.10.A. This request would correct that, adding approximately 10 months to the date for each building permit.
2. Based on the site earthwork and approvals protraction described above, this request also seeks to extend each building permit date by an additional two years as allowed under section 4.10.B.

Items 1 and 2 above result in the requested extension totaling approximately 2 years and 10 months.

CERTIFIED NOTIFICATION LIST

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

672:3 Abutter. – "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.
Source. 1983, 447:1. 1986, 33:2. 2002, 216:1, eff. July 15, 2002.

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

Map & Lot Number: 48-1	**Map & Lot Number:**
Property Owner: MARCHESE RICHARD TTEE PO BOX 720 MIDDLETON, MA 01949	Applicant, Co-Applicant, Agent, or Lessee: David Fenstermacher, PE VHB 2 Bedford Farms Drive, Suite 200 Bedford, NH 03110
Map & Lot Number: 48-3	**Map & Lot Number:** 48-6
COMCAST OF CT/GA/MA/NH/NY/NC/V ONE COMCAST CENTER PHILADELPHIA, PA 19103	KRONER, CONSTANCE I 194 HANOVER ST EXT LEBANON, NH 03766
Map & Lot Number: 64-2	**Map & Lot Number:** 64-33
BOISVERT SR, E M & E E CO-TTEES 2 PASTURE LN WEST LEBANON, NH 03784	LEBANON SCHOOL DISTRICT 20 SEMINARY HILL WEST LEBANON, NH 03784

Map & Lot Number: 76-10	**Map & Lot Number:** 49-1
DARTMOUTH COLLEGE TRUSTEES PO BOX 5188 HANOVER, NH 03755	CREIGHTON DANIEL SILAS 266 SLAB CITY RD GRAFTON, NH 03240
Map & Lot Number: 63-2	**Map & Lot Number:** 63-4
LEVIN MARY ANNE TTEE 248 HANOVER ST EXT LEBANON, NH 03766	CICOTTE PROP LLC PO BOX 600 LEBANON, NH 03766
Map & Lot Number: 77-115	**Map & Lot Number:** 48-7, 48-7-100, 48-7-200
LEUCA MAGDALENA TTEE 9920 SE 40TH ST MERCER ISLAND, WA 98040	BRICKYARD TWO LLC 200 HANOVER ST LEBANON, NH 03766
Map & Lot Number:	**Map & Lot Number:** 48-5
NHDOT 7 HAZEN DRIVE CONCORD, NH 03302	BRI HANOVER ST EXT LLC PO BOX 245 LEBANON, NH 03766
Map & Lot Number:	**Map & Lot Number:** 76-8 & 77-106
GRANITE STATE ELECTRIC c/o LIBERTY UTILITIES 130 ELM ST MANCHESTER, NH 03101	CITY OF LEBANON 51 NORTH PARK ST LEBANON, NH 03766
Map & Lot Number: 77-113	**Map & Lot Number:** 77-81
LEE, CUONG V 194 PLAIN ST ROCKLAND, MA 02370	RADER III, GERALD LENARD 54 WINTER ST LEBANON, NH 03766
Map & Lot Number: 77-83	**Map & Lot Number:** 77-111& 77-112
SEIDMAN, MAX JAMES + ZHANG, ANGELA 53 WINTER ST LEBANON, NH 03766	VALDIVIEZO ZENIA MAE 48 JUNIPER CIR LEBANON, NH 03766

(Revised 2/8/2024)

FEE SCHEDULE
LEBANON PLANNING BOARD
Adopted January 24, 2022

LOT LINE ADJUSTMENT (Boundary Line Adjustment)

		TOTALS
FILING FEE	$25.00	$25.00
ADVERTISING FEE	$100	$100
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____abutter certifieds)
TOTAL DUE		$202.02

MINOR SUBDIVISION

		TOTALS
FILING FEE	$150.00	$150.00
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$

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

PRELIMINARY REVIEW OF A MAJOR SUBDIVISION

		TOTALS
FILING FEE	$200.00	$200.00
NUMBER OF LOTS* _____	$30.00 per lot*	
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$

Or units when the subdivision does not create individual lots.

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

FINAL REVIEW OF A MAJOR SUBDIVISION

		TOTALS
FILING FEE	$500.00	$500.00
FIRST FIVE (5) LOTS*	$75.00 per lot*	
NUMBER OF LOTS 6+*	$150.00 per lot*	
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE TIME OF FILING		$

Or units when the subdivision does not create individual lots.

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

SITE PLAN REVIEW

		TOTALS
FILING FEE	$250.00	$250.00
SQUARE FOOTAGE	$75.00 per 1,000 sq. ft. (gross floor area)	75
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $___abutter certifieds)

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

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

OTHER **-SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES)** **-EXTENSION REQUESTS** **-CONDITIONAL USE PERMITS &** **-CONCEPTUAL SITE PLAN REVIEW (if required per section 4.3.B of Site Plan Regs)**		
		TOTALS
FILING FEE	$250.00	$250.00
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note below)**	$5.00 + Current USPS rate per certified notice (see below) X 20 notices	$5.00 $ 120.80 (abutter certifieds)
TOTAL DUE AT TIME OF FILING		**$475.80**
****Engineering Review fees may also be required. See note below.**		

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

ENGINEERING REVIEW FEES:

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

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

NOTIFICTION FEE: CURRENT FEE as of July 2024 is $6.04 per certified notice

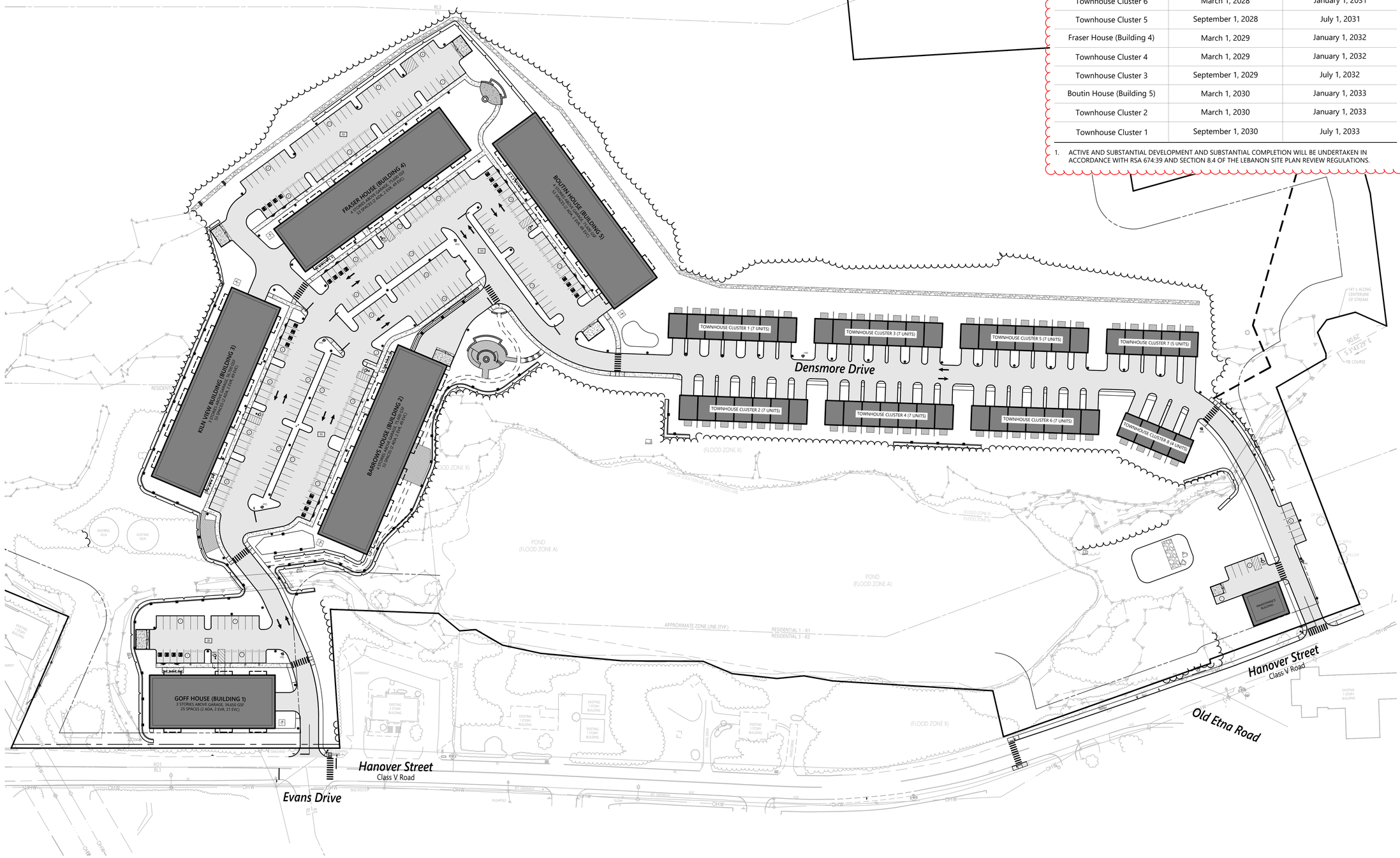
THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS, THE APPLICANT, PROPERTY OWNER, HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD AND ANY OTHER PERSONS REQUIRED BY RSA 676:4, I(d).

\\vhb.com\gbl\proj\Bedford\52933.00 Lebanon Brickyard Develo\cad\ld\Planset\52933.00-LM.dwg

Building Permit Schedule

Building	Date Of Building Permit Issuance - As Approved Dec. 17, 2024	Date Of Building Permit Issuance - As Extended
Maintenance Building	February 1, 2026	December 17, 2028
Goff House (Building 1)	March 1, 2026	January 1, 2029
Barrows House (Building 2)	March 1, 2027	January 1, 2030
Townhouse Cluster 8	March 1, 2027	January 1, 2030
Townhouse Cluster 7	September 1, 2027	July 1, 2030
Kiln View Building (Building 3)	March 1, 2028	January 1, 2031
Townhouse Cluster 6	March 1, 2028	January 1, 2031
Townhouse Cluster 5	September 1, 2028	July 1, 2031
Fraser House (Building 4)	March 1, 2029	January 1, 2032
Townhouse Cluster 4	March 1, 2029	January 1, 2032
Townhouse Cluster 3	September 1, 2029	July 1, 2032
Boutin House (Building 5)	March 1, 2030	January 1, 2033
Townhouse Cluster 2	March 1, 2030	January 1, 2033
Townhouse Cluster 1	September 1, 2030	July 1, 2033

1. ACTIVE AND SUBSTANTIAL DEVELOPMENT AND SUBSTANTIAL COMPLETION WILL BE UNDERTAKEN IN ACCORDANCE WITH RSA 674:39 AND SECTION 8.4 OF THE LEBANON SITE PLAN REVIEW REGULATIONS.



Notes

EVC ELECTRIC VEHICLE CAPABLE PARKING SPACE

EVR ELECTRIC VEHICLE READY PARKING SPACE

ELECTRIC VEHICLE INSTALLED PARKING SPACE

0 30 60 120Feet

The Brickyard Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revision	Date	Appvd.
3	Revised Layout Resubmission	10/24/24	DF
4	Response to Comments Rev 2	12/04/24	DF
5	Response to City Comments	12/11/24	DF
6	Conditions of Approval	02/06/2025	DF
7	Revised Building Permit Schedule	02/02/2026	DF

Designed by TMD | Checked by MJV

Issued for: Permitting | Date: May 10, 2024

Not Approved for Construction

Drawing Title: Overall Site Plan

Drawing Number: C1.5

Sheet 6 of 50

Project Number: 52933.00

STATE OF NEW HAMPSHIRE – DAVID H. FENSTERMACHER No. 13332 LICENSED PROFESSIONAL ENGINEER

vhb.com
vhb
2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Saved Tuesday, February 3, 2026 10:25:57 AM DBOSWORTH Plotted Tuesday, February 3, 2026 10:26:34 AM Derek Bosworth

www.vhb.com

February 2, 2026
Ref: 52933.00

Mr. Nathan Reichert
Planning and Development Director
51 North Park Street
City Hall, 5th Floor
Lebanon, NH 03766

Re: The Brickyard Residential Development
Request for Building Permit Schedule Extension

Mr. Reichert,

The Lebanon Planning Board approved the Brickyard Multifamily PURD Project (the Project) on December 17, 2024 under PB2024-22-CUPSPR. Sections 4.10.A. and B. of the Lebanon Site Plan Review Regulations dictate that a building permit must be obtained within two years of the date of the original approval, and that the Planning Board may grant an extension of up to two additional years by request prior to expiration of the approval. Additionally, Section 8.4 requires Active and Substantial Development within 2 years of the approval date, and Substantial Completion within 5 years of the approval date.

This application includes the following requests, described in greater detail in the pages that follow:

1. **Building Permit Schedule Amendment**
   - Correct the approved building permit schedule to utilize the full two years from approval date provided under Section 4.10.A. This extends each building permit date by approximately 10 months.
   - Request to extend each building permit by an additional two years as allowed under Section 4.10.B.

   As these schedule changes result in a total extension of greater than two years, this application includes a request for a waiver from section 4.10.B.

2. **Active and Substantial Development & Substantial Completion Amendment**

   - Request to extend the timeframes for Active and Substantial Development & Substantial Completion to 3 years and 7 years, respectively, consistent with RSA 674:39 and the proposed changes to the City of Lebanon's Site Plan Review Regulations.

   As this is a deviation from the current requirements of Section 8.4, this application includes a request for a waiver from that section.

Engineers | Scientists | Planners | Designers

2 Bedford Farms Drive
Suite 200
Bedford, New Hampshire 03110
P 603.391.3900
F 603.518.7495

Application Materials

On behalf of the Applicant, VHB submits the following materials in support of this application:

1. Signed application & fee calculation (fee submitted in January)
2. Abutters notification form
3. Site Plan sheet C1.5, updated 2/2/2026, reflecting the requested schedule extensions
4. Application for Waivers

Entitlements and Project Planning Developments

Since the Planning Board approved the Project, the Applicant has worked diligently to continue and expedite obtaining the remaining local, state, and federal entitlements. The entitlements process continues to advance successfully, however it has taken longer than originally anticipated despite all efforts to expedite the process. Additionally, it has become increasingly clear as more is learned about the existing site constraints that those constraints will slow Project site work more than originally anticipated. Due to these factors beyond the control and prior knowledge of the Applicant, the current Project construction schedule will result in the inability to obtain building permits as outlined in the approved building permit schedule and Planning Board Notice of Action.

Additionally, recognizing the Planning Board's desire that there be an ownership component to the development, the Brickyard returned to the Planning Board in order to arrange for condominium ownership by having three land units, one of which will have the 51 town homes. That process was only completed in November.

Requested Schedule Extensions

1. Building Permits

   The Planning Board approval granted on December 17, 2024 includes issuance of the first building permit by February 1, 2026. This application requests utilization of the full two-year timeframe provided under Section 4.10.A., extending the first building permit issuance deadline to December 17, 2026. This application also requests a two-year extension as allowed under Section 4.10.B., extending that deadline to December 17, 2028.

   A revised building permit schedule reflecting those extended deadlines and the previously approved deadlines is provided on sheet C1.5 included herewith. The previously approved building permit issuance deadlines are also listed in Site Plan Application condition #4 on page 9 of the Planning Board Notice of Action. An associated waiver request is included in this application.

2. Active and Substantial Development & Substantial Completion

   The Planning Board approval granted on December 17, 2024 requires Active and Substantial Development and Substantial Completion by December 17, 2026 and December 17, 2029, respectively. This application requests those deadlines be extended from 2 and 5 years to 3 and 7

years, respectively, consistent with RSA 674:39 and the proposed changes to the City of Lebanon's Site Plan Review Regulations. This extends the deadlines for Active and Substantial Development and Substantial Completion to December 17, 2027 and December 17, 2031.

This application also requests a 2 year extension of the Active and Substantial Development deadline under Section 8.4.A.3., extending the deadline to December 17, 2029. An associated waiver request is included in this application.

Extension Request Criteria

Pursuant to sections 4.10.C. and 8.4.A.3. of the Lebanon Site Plan Review Regulations, VHB also offers the following information in support of this request:

Section 4.10.C. of the Lebanon Site Plan Review Regulations states: *"In determining whether to grant such an extension, the Board shall consider the totality of the circumstances, including the extent and complexity of the conditions precedent, the extent of the progress made by the Applicant toward satisfying the conditions-precedent and/or starting construction, and whether the need for more time is attributable to unusual circumstances beyond the control of the Applicant, rather than to the Applicant's neglect or failure to proceed with reasonable promptness. The Board shall indicate in its minutes the reason(s) for its decision on an extension request under this Section. The Board shall grant no more than one extension for any site plan, unless it determines, based on legal advice, that such extension is required in order to prevent a violation of constitutional rights."*

- Since Planning Board approval, the Applicant has received approvals from NHDES Alteration of Terrain, NHDES Wetlands, US EPA. US Army Corp of Engineers.
- Erosion and sedimentation controls have been installed and maintained on-site
- Work on-site was paused to satisfy local requirements and obtain the additional Project approvals listed above, and is expected to continue as soon as weather and ground conditions allow.

Section 8.4.A.3. of the Lebanon Site Plan Review Regulations states: *"The time for completion of Active and Substantial Development or Building may be extended for good cause by the Planning Board. A request for an extension of time within which to complete such Active and Substantial Development or Building shall be submitted by the Applicant to the Planning and Development Department prior to such expiration date for review in accordance with the provisions of Section 4.10 of these Regulations. Requests for extension of time to complete Active and Substantial Development or Building received after the expiration date shall not be considered by the Board. An extension may be granted only after a public hearing with notice as provided in Section 4.8 of these Regulations. In no event shall the time for completion of Active and Substantial Development or Building be extended to more than five (5) years from the date of the Planning Board's approval, unless the development has been approved for completion in phases in accordance with Section 4.9 of these Regulations. In the event the Planning Board approves an extension request, the Applicant*

shall be required to update any Security Agreements or other documents, as necessary, to reflect the dates of the extended approval."

- The original approval was granted December 17, 2024 and is still valid. It currently expires December 17, 2026. Pursuant to our waiver request of Section 8.4 and the anticipated Section 8.4 updates related to consistency with RSA 674:39, the Applicant requests that date be extended to December 17, 2027, consistent with RSA 674:39, and extended by a two year period as provided under Section 4.10 to December 17, 2029.

Thank you for your assistance with this process. Please reach out with any questions.

Sincerely,

Vanasse Hangen Brustlin, Inc.



Rich Whitehouse Jr.

Project Manager

City of Lebanon, New Hampshire
APPLICATION FOR WAIVERS

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

PROJECT INFORMATION

Name of Applicant: Brickyard One Nominee Trust

Project Name: The Brickyard Residential Development

Project Address: Hanover Street Ext. (Map 48 Lot 1)

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

See attached statement

2. Section 8.4 of the (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because _____

See attached statement

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

_____

_____

_____

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: **February 3, 2026**

Waiver Request #1

I (we) hereby request a Waiver from Section 4.10.B. of the Site Plan Review Regulations. A Waiver of this Section meets Criteria B because the scale of the development and associated earthwork, along with the time taken to secure additional approvals resulted in the inability to secure building permits in accordance with the schedule outlined in condition 4 of the 12/17/2024 Planning Board Notice of Action. **A waiver is requested to extend the building permit schedule by greater than the 2 years allowable under Section 4.10.B., as described below.**

This request to extend the approved building permit schedule consists of the following two extensions:

1. The approved schedule did not utilize the allowable validity period of 2 years from the date of the original approval provided under section 4.10.A. This request would correct that, adding approximately 10 months to the date for each building permit.
2. Based on the site earthwork and approvals protraction described above, this request also seeks to extend each building permit date by an additional two years as allowed under section 4.10.B.

Items 1 and 2 above result in the requested extension totaling approximately 2 years and 10 months.

Waiver Request #2

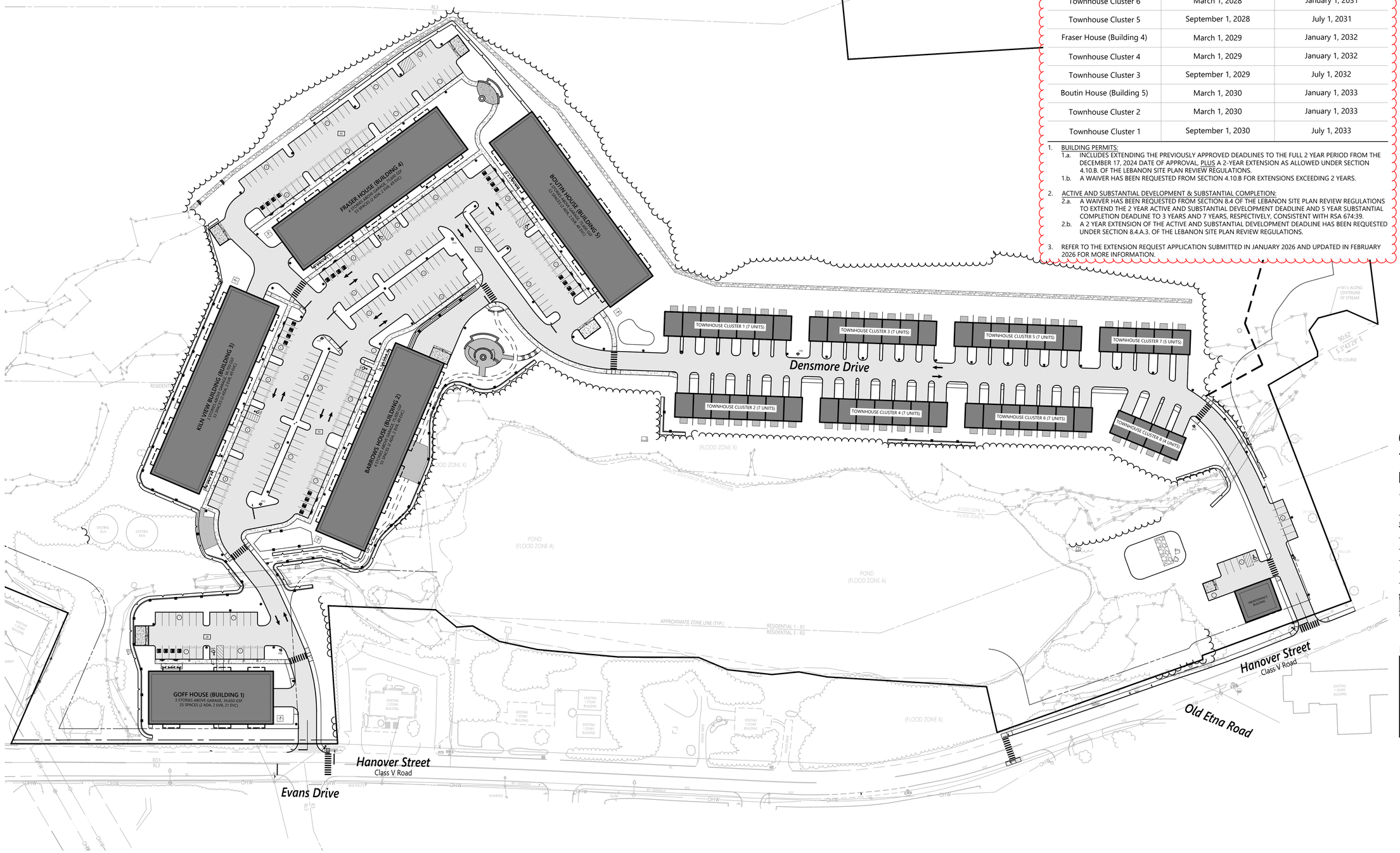
I (we) hereby request a Waiver from Section 8.4. of the Site Plan Review Regulations. A Waiver of this Section meets Criteria A because the timeframes for Active and Substantial Development and Substantial Completion currently set forth in Section 8.4 are more restrictive than RSA 674:39. Since state statute allows additional time, and since the City of Lebanon has pending Site Plan Review Regulation changes to align with state statute, this waiver would not be contrary to the spirit and intent of the regulations. **A waiver is requested to extend the Active and Substantial Development and Substantial Completion timeframes consistent with RSA 674:39.**

\\vhb.com\gbl\proj\Bedford\52933.00 Lebanon Brickyard Develo\cad\ld\Planset\52933.00-LM.dwg

Building Permit Schedule

Building	Date Of Building Permit Issuance - As Approved Dec. 17, 2024	Date Of Building Permit Issuance - As Extended [1]
Maintenance Building	February 1, 2026	December 17, 2028
Goff House (Building 1)	March 1, 2026	January 1, 2029
Barrows House (Building 2)	March 1, 2027	January 1, 2030
Townhouse Cluster 8	March 1, 2027	January 1, 2030
Townhouse Cluster 7	September 1, 2027	July 1, 2030
Kiln View Building (Building 3)	March 1, 2028	January 1, 2031
Townhouse Cluster 6	March 1, 2028	January 1, 2031
Townhouse Cluster 5	September 1, 2028	July 1, 2031
Fraser House (Building 4)	March 1, 2029	January 1, 2032
Townhouse Cluster 4	March 1, 2029	January 1, 2032
Townhouse Cluster 3	September 1, 2029	July 1, 2032
Boutin House (Building 5)	March 1, 2030	January 1, 2033
Townhouse Cluster 2	March 1, 2030	January 1, 2033
Townhouse Cluster 1	September 1, 2030	July 1, 2033

1. BUILDING PERMITS:
   - 1.a. INCLUDES EXTENDING THE PREVIOUSLY APPROVED DEADLINES TO THE FULL 2 YEAR PERIOD FROM THE DECEMBER 17, 2024 DATE OF APPROVAL, PLUS A 2-YEAR EXTENSION AS ALLOWED UNDER SECTION 4.10.B. OF THE LEBANON SITE PLAN REVIEW REGULATIONS.
   - 1.b. A WAIVER HAS BEEN REQUESTED FROM SECTION 4.10.B FOR EXTENSIONS EXCEEDING 2 YEARS.
2. ACTIVE AND SUBSTANTIAL DEVELOPMENT & SUBSTANTIAL COMPLETION:
   - 2.a. A WAIVER HAS BEEN REQUESTED FROM SECTION 8.4 OF THE LEBANON SITE PLAN REVIEW REGULATIONS TO EXTEND THE 2 YEAR ACTIVE AND SUBSTANTIAL DEVELOPMENT DEADLINE AND 5 YEAR SUBSTANTIAL COMPLETION DEADLINE TO 3 YEARS AND 7 YEARS, RESPECTIVELY, CONSISTENT WITH RSA 674:39.
   - 2.b. A 2 YEAR EXTENSION OF THE ACTIVE AND SUBSTANTIAL DEVELOPMENT DEADLINE HAS BEEN REQUESTED UNDER SECTION 8.4.A.3. OF THE LEBANON SITE PLAN REVIEW REGULATIONS.
3. REFER TO THE EXTENSION REQUEST APPLICATION SUBMITTED IN JANUARY 2026 AND UPDATED IN FEBRUARY 2026 FOR MORE INFORMATION.



Notes

EVC ELECTRIC VEHICLE CAPABLE PARKING SPACE

EVR ELECTRIC VEHICLE READY PARKING SPACE

ELECTRIC VEHICLE INSTALLED PARKING SPACE

0 30 60 120Feet

The Brickyard Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revision	Date	Appvd.
3	Revised Layout Resubmission	10/24/24	DF
4	Response to Comments Rev 2	12/04/24	DF
5	Response to City Comments	12/11/24	DF
6	Conditions of Approval	02/06/2025	DF
7	Revised Building Permit Schedule	02/02/2026	DF

Designed by: TMD
Checked by: MJV
Issued for: Permitting
Date: May 10, 2024

Not Approved for Construction

Drawing Title: Overall Site Plan

Drawing Number: C1.5

Sheet 6 of 50

Project Number: 52933.00

STATE OF NEW HAMPSHIRE – DAVID H. FENSTERMACHER No. 13032 – LICENSED PROFESSIONAL ENGINEER

vhb.com
vhb
2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Saved Thursday, February 5, 2026 2:21:39 PM RWHITEHOUSE Plotted Thursday, February 5, 2026 2:27:30 PM Richard Whitehouse

CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

February 9, 2026 Meeting

Staff Memorandum – PB2026-08-CUP

APPLICATION INFORMATION

Agenda Item: 3.D

Application ID:
PB2026-08-CUP

Application Type:
Conditional Use Permit (CUP) pursuant to Sections 501.1 and 501.2 of the Zoning Ordinance for a proposed 13-unit Planned Unit Residential Development (PURD)

Property Location & Tax Map:
00 Laplante Road (Tax Map 138, Lot 27)

Applicant & Property Owner:
Oakes & Son Construction, LLC

Property Owner:
Robert J. Oakes

Property Size:
+/-11.11 acres

Zoning District(s):
Residential Three (R-3), Rural Lands One (RL-1), and Rural Lands Two (RL-2)

Overlay District(s):
Wetlands Conservation District

Future Land Use Map:
Residential – Low

Existing Use & Improvements:
Vacant

LEGAL NOTICE

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

*Application to be renoticed prior to commencement of the public hearing to include the name of the applicant which, inadvertently, was not included with the legal notice prepared for the 2/9/26 Planning Board meeting.

APPLICATION MATERIALS

Available on-line only:

- Application form (1 page)
- Project Narrative dated January 12, 2026, prepared by Fieldstone Land Consultants, PLLC (5 pages including 2-page trip generation analysis)
- Application for Conditional Use Permit Support Statement dated January 12, 2026 (3 pages)
- Letter dated October 21, 2025, from Bobby Oakes (authorizing Fieldstone Land Consultants, PLLC, to serve as property owner's agent; 1 page)
- List of Abutters prepared by Fieldstone Land Consultants, PLLC (1 pg)
- Plan set titled, "Acorn to Sky Heritage Development," prepared by Fieldstone Land Consultants, PLLC, dated January 12, 2026, Proj. No. 4080.00 (13 sheets)
- Plan sheet titled, "Utility Plan," prepared by Fieldstone Land Consultants, PLLC, dated January 12, 2026, revised January 19, 2026, Proj. No. 4080.00

REVIEW SCHEDULE

Staff has placed the subject application and its companion application (PB2026-09-FMAJ) on the Planning Board's "Schedule B". Ordinarily this would mean that the Board makes a completeness determination at the first regular meeting following submission of the application and then holds the public hearing at the second regular meeting following submission of the application (i.e. the subject application was submitted on January 12, 2026 such that a completeness determination would ordinarily be made at the February 9, 2026 Planning Board meeting with

the public hearing held at the March 9, 2026 meeting).

COMPLETENESS REVIEW

Pursuant to Section 302.4.C of the Zoning Ordinance, "[t]he Planning Board shall act upon [an] application [for a Conditional Use Permit] in accordance with the applicable procedural requirements of its Site Plan Review Regulations." Pursuant to Section 4.7.C.3 ("Initial Completeness Determination") of the Site Plan Review Regulations, in order to accept jurisdiction and commence review of the applicant's proposal, the Planning Board must first determine that the application is complete. See also NH RSA 676:4, I(c)(1). Pursuant to Section 4.7.C.3.a, staff is reviewing the application for compliance with the requirements of Sections 501.1 and 501.2 of the Zoning Ordinance.

Staff has determined that the application is currently incomplete with respect to demonstrating compliance with the Planned Unit Residential Development (PURD) Conditional Use Permit requirements including the calculation of permissible density pursuant to Section 501.2.D of the Zoning Ordinance. The application also lacks sufficient information to verify compliance with the Open Space requirements set forth in Section 501.1.F, including but not limited to:

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. […]

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 R-2 districts. […]

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 […]

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. […]

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. […]

    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.

At the time of the writing of this memo, staff is working with the applicant to resolve the concerns identified above. Any additional completeness concerns that are identified upon completion of staff's review of the application (which is ongoing at the time of the writing of this memo) will be also be conveyed to the applicant at the February 5th staff review meeting.

STAFF COMMENTS

Staff anticipates that the applicant will need additional time to provide the information required for a complete Conditional Use Permit application. Consequently, staff recommends that the Planning Board postpone the completeness determination to the March 9, 2026 meeting (with the public hearing to be opened and held immediately following the completeness determination). Because the Planning Board is statutorily obligated to make a completeness determination at the February 9, 2026 meeting[1], **the Board will need the applicant's consent to postpone the completeness determination** to March 9th. Unless such written consent is provided in advance, the issue of postponing completeness may be discussed with the applicant at the February 9th meeting.

Attachments

cc: Oakes & Son Construction, LLC
Robert J. Oakes
Fieldstone Land Consultants, PLLC

[1] See NH RSA 676:4, I(c)(1) ("The [Planning] board shall, at the next regular meeting or within 30 days following the delivery of the application, for which notice can be given in accordance with the requirements of subparagraph (b), determine if a submitted application is complete according to the board's regulation and shall vote upon its acceptance.").

CITY OF LEBANON
APPLICATION FOR

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

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: Oakes & Son Construction, LLC [redacted]

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS [redacted]

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Fieldstone Land Consultants [redacted]

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS: [redacted]

PROJECT LOCATION:

TAX MAP #: 138 LOT#: 27 PLOT #: ZONE: R3

STREET ADDRESS OF PROJECT: 00 Laplante Road

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

FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

A 13 unit Planned Unit development (PUD) is being proposed off of Laplante Road. The site will have a shared septic system and will connect to the municipal water system. Condo-units for each home.

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 January 12, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: John Norman DATE: 1/12/26

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: (see attached LOA) DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	[redacted]		
2026-01-12	138-27	PB2026-08-CUP			

(Last Revised 4/04/18)

FIELDSTONE
LAND CONSULTANTS, PLLC
Surveying ✦ Engineering
Land Planning ✦ Septic Designs
206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

Planned Unit Development
Major Site Plan, Major Subdivision, & CUP Narrative

Oaks & Son Construction, LLC
Tax Map Parcel 138, Lot 27
Laplante Road, Lebanon, New Hampshire

January 12, 2026

Project Narrative:

Fieldstone Land Consultants, on behalf of Oaks & Son Construction, LLC, is submitting a Planned Unit Development plan for Planning Board review per Zoning Article V, Section 501.1.B. The proposal consists of developing Tax Map Lot 138-27 located on LaPlante Road, which includes the construction of 13 residential dwelling units. The proposed site design will include the establishment of a Home Owners Association (HOA), which will assume responsibility for the ownership and maintenance of the shared infrastructures and common areas. The overall property will remain as one lot, and each individual home will be a condominium unit with a Limited Common Area around each home. The remainder of the lot will be Common Space, which will be shared spaces for recreation by the homeowners. The proposed road is approximately 830 feet in length, 20-feet in width and will be a private roadway maintained by the Home Owners Association, designed in accordance with the local road design standards. This roadway is proposed to be known as Heritage Way.

The development will be serviced by municipal water extended up Laplante Road to a pump house, which will boost pressure to each dwelling unit. The intent is to have the municipality own the water service from Meriden Road to the pump house and an easement shall be granted following the installed water line layout up to the pump house. The pump house and all distribution equipment will be owned and maintained by the HOA. The sanitary system is designed as a gravity sewer following the roadway and then pumped to two separate, communal septic systems. The location of these septic systems was determined by soil test pit information and the nitrate setbacks for the septic leach fields. These would be permitted with NHDES following a local approval of the project.

Additional site considerations will include stormwater management, erosion and sedimentation control, grading and drainage design, and compliance with the site plan and subdivision regulations. The overall disturbance of the project is over the threshold of 100,000 square-feet and therefore will require an NHDES Alteration of Terrain permit. The stormwater management systems will be designed to meet these state standards and details are included in the Site Plan submission set. There are no wetland impacts or permanent wetland buffer impacts associated with the project.

CUP Impact Statement (Section 501.1.E.2):

Below is an outline of the impact statement requirements and how each item is met:

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.: The project does not propose any impacts to the water quality, air quality, wetlands in the area. The project will require an NHDES Alteration of Terrain permit, that will review the stormwater management systems and erosion control methods proposed. The stormwater management systems will provide treatment of runoff and ensure the groundwater resource is recharged by utilizing infiltration practices. The erosion control measures consist of a stabilized construction entrance, silt fencing, stone check dams, stone lined swales, riprap aprons and erosion control matting to ensure that erosion is not an issue.

b. Statement of impact of the proposed development on abutters.: The impact on abutters will be negligible as residential homes of this caliber will generally increase surrounding property values. The project is designed to not impact abutters by managing stormwater runoff and utilizing nearby municipal water supply. The design of this development will fit in with the surrounding neighborhood.

c. Statement of sufficiency of proposed parking for the use intended.: The homes have driveways that will allow for two cars, either in the driveway or in the garages.

d. Statement of adequacy of streets and/or sidewalks in the general area of the development including major intersections providing access, and such other areas as requested by the Board.: The project proposes a private roadway that is designed to City road standards that will adequately handle the vehicle load from this 13-unit development. The private road will intersect the LaPlante Road at a perpendicular alignment to maximize sight distance and a stop sign with painted stop bar is provided. There are no sidewalks proposed, as there are no adjacent City sidewalks to connect to in this area. Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (attached), the following counts are estimated for the development:

Average Vehicle Trip Ends, Weekday: 9.57 x 13 = 124 Trips
Peak Hour, Weekday Morning: 0.75 x 13 = 10 Trips
Peak Hour, Weekday Evening: 1.01 x 13 = 14 Trips
Peak Hour, Weekday Morning (on site): 10 Trips

The peak hour vehicle trips are below the 100 vehicle trip peak hour requirement, and there are no anticipated adverse impacts on the City streets from this sized development.

e. Statement of sufficiency, availability and capacity of utility services to provide water, fire protection, and sewer, and storm drainage, and further, the impact of the development on the municipal solid waste disposal facilities.: The water pressure is low at the end of the municipal infrastructure on Meriden Road & Laplante Road intersection. The proposal is to extend a smaller water line to feed a booster pump house on the property. The pump house, pump equipment and all water distribution lines will be privately owned and maintained by the HOA. The septic systems will be constructed to service the 13 homes and also will be owned by the HOA.

f. (If applicable) Statement of 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.: The private septic systems will not impact water supplies or wells, as they will be designed to meet the NHDES Subsurface Bureau's requirements for separation from these resources. The septic

system's nitrate setbacks drove the design of this development and the setbacks provide a safe distance to wells or water supplies. The owner decided to extend the municipal water infrastructure and own a private pump station to boost water pressure for the development. This further reduces the potential impacts on abutter's wells, as large wells are not proposed for this development.

g. Statement of impact of storm drainage from the development on abutting properties and potential storm drainage problems both on the site of the development and downstream from the development.: The stormwater management systems were designed to ensure no adverse impacts are created by the development during rainfall events, as modeled and submitted for the 2, 10, 25, 50, and 100 year storm fall events. The design and details of the stormwater management systems will be reviewed by the NHDES Alteration of Terrain Bureau. Please refer to the submitted Stormwater Management Report.

h. Statement of noise control methods and procedures.: Noise from residential homes tends to not be very loud or a nuisance to abutters. The property has vegetated buffers between abutting homes and the proposed homes and any noise generated would be minimal, as is typical for a residence.

i. Statement on the capacity of the school system; effect on school bus transportation and distance of the proposed development from the nearest elementary school.: Based on the town's report for calculating school burden costs, the following is estimated:

2,500 SF Avg. Size x 13 Homes x $3.12/SF = $101,400

The Lebanon Middle School is approximately 4300-feet from the subject property, and the closest elementary school is 5450-feet from the property. These schools are relatively close the schools and should not have a negative effect on the bus transportation. Overall in the state, most school districts have seen a decrease in student population and additional students are generally welcomed to ensure communities thrive.

j. Fiscal impact statement analyzing the impact of the development on municipal, school and county revenues and expenditures, including estimated potential tax revenue and estimated number of school children.: The development will increase the tax base for the City and the municipal water infrastructure will also generate funds from the development's water usage.

The tax rate is $21.53 per $1000 of assessed value, therefore the following estimate of taxes generated by the development are listed below:

13 homes at $700,000: 13 x $700 x 21.53 = $195,923

Total Annual Tax Revenue = $195,923

Total Annual School Expenditure = $101,400

Based on these estimates, the taxes generated would cover the costs of additional students to the school district and have a surplus of $94,523 taxes provided to the town.

k. Statement on any special fire, police and public safety problems due to location and/or special conditions related to the site's proposed type of use: The project is in a rural area and will not require any special fire, police or public safety requirements or issues.

Single-Family Detached Housing
(210)

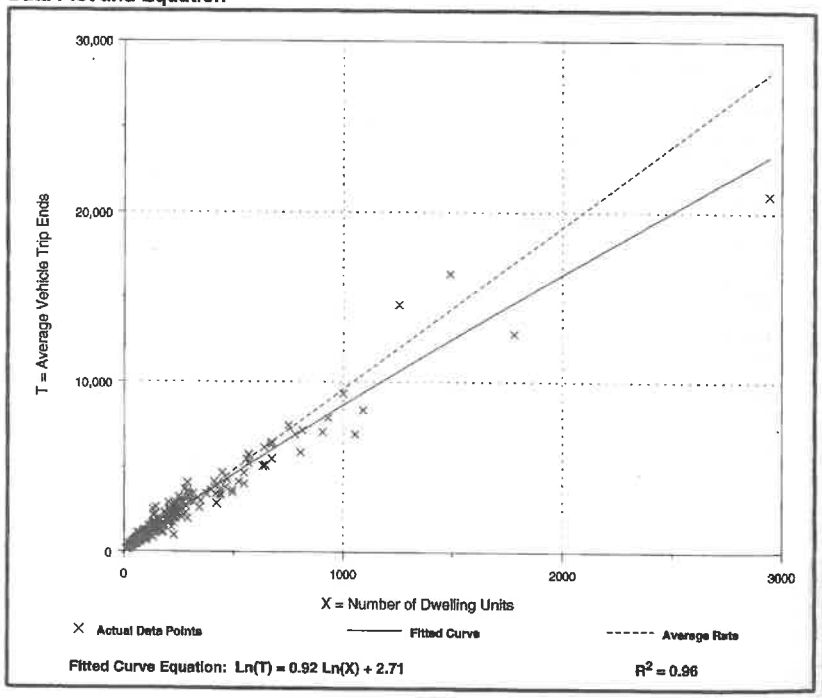
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Number of Studies: 351
Avg. Number of Dwelling Units: 197
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.57	4.31 - 21.85	3.69

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.71 R^2 = 0.96

Single-Family Detached Housing
(210)

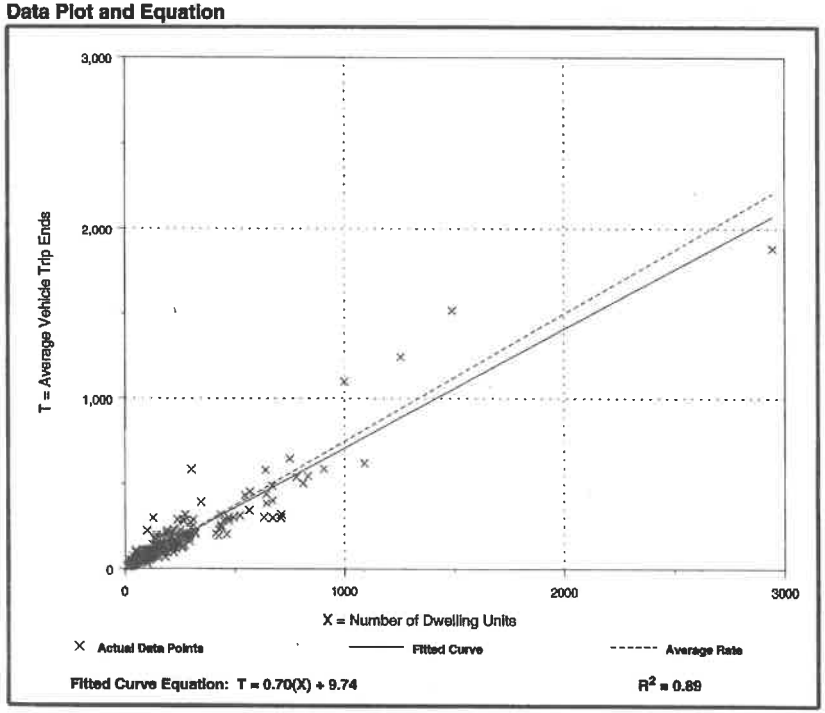
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 286
Avg. Number of Dwelling Units: 194
Directional Distribution: 25% entering, 75% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.33 - 2.27	0.90

Data Plot and Equation



Fitted Curve Equation: T = 0.70(X) + 9.74 R^2 = 0.89

Single-Family Detached Housing
(210)

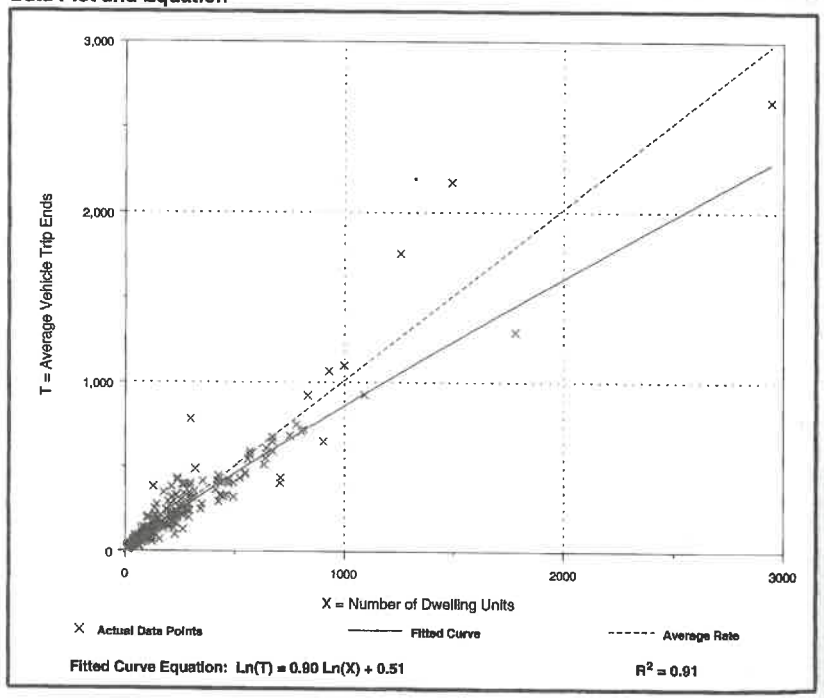
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 314
Avg. Number of Dwelling Units: 208
Directional Distribution: 63% entering, 37% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.01	0.42 - 2.98	1.05

Data Plot and Equation



Fitted Curve Equation: $Ln(T) = 0.90\ Ln(X) + 0.51$ $R^2 = 0.91$

Single-Family Detached Housing
(210)

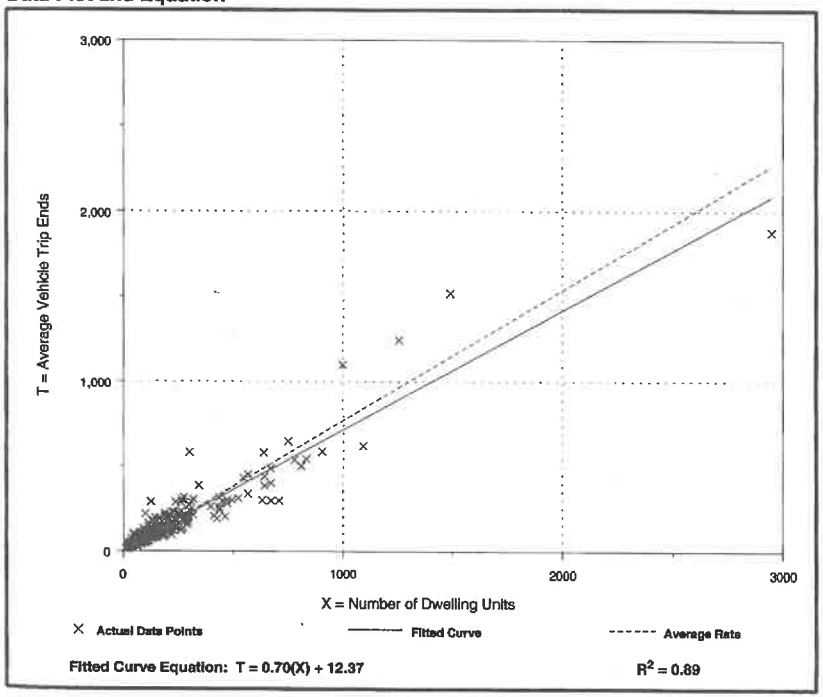
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
A.M. Peak Hour of Generator

Number of Studies: 341
Avg. Number of Dwelling Units: 181
Directional Distribution: 26% entering, 74% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.77	0.33 - 2.27	0.91

Data Plot and Equation



Fitted Curve Equation: $T = 0.70(X) + 12.37$ $R^2 = 0.89$

City of Lebanon, New Hampshire

APPLICATION FOR CONDITIONAL USE PERMIT SUPPORT STATEMENT

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

I. APPLICATION CHECKLIST

☑ *Application form*

☑ *Public Hearing Notification List*

☑ *Filing fee*

☑ *This form, fully completed*

☑ *A written narrative providing responses to the information required per sections II, III.A, and III.B below*

☑ *A scaled site plan identifying existing and proposed conditions and improvements including but not limited to buildings, structures, relevant setbacks and measurements, natural features, utilities, parking, access drives, landscaping, and lighting*

Note: existing and proposed conditions shall normally be shown on separate plan sheets unless otherwise approved by Planning & Development Department staff, with the same orientation and scale (i.e. sheets should appear as if layered upon the same base drawing).

☐ *Optional: photos and any other materials in support of the application*

II. PROJECT DESCRIPTION

The applicant requests a Conditional Use Permit as provided for in Article(s) V, Section(s) 501.1.B, of the Lebanon Zoning Ordinance.

Please describe the proposed project and/or the proposed use with as much detail as possible. With respect to a proposed use, provide as much information as possible regarding the nature of the use as well as operational details (e.g. hours of operation, number of employees, etc.).

III. CONDITIONAL USE PERMIT CRITERIA

In order to obtain a Conditional Use Permit, an applicant must demonstrate to the Planning Board that the proposal satisfies the applicable General and Specific criteria set forth in Sections A and B below.

A. General Criteria

A conditional use permit shall be granted only if the Planning Board determines that the proposal conforms to **all** of the Enhanced Performance Standards set forth in Section 302.4.D of the Lebanon Zoning Ordinance, as listed below.

Applicants must specifically address each numbered and lettered criterion specifically. Applicants are advised that responses should be supported by evidence (in the form of data, engineering or environmental studies, annotated maps, etc.), or, in the absence of evidence, detailed explanations and reasoning.

***NOTE**: The Board may require supporting evidence for projects that will also require Site Plan Review. For such projects, applicants are consequently advised to apply to the Planning Board for the Conditional Use Permit and for Site Plan Review simultaneously.*

1. The site is suitable for the proposal. This includes:

   a. Adequate vehicular and pedestrian access for the intended use.

   b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, safe access, and other municipal services.

   c. The absence of environmental constraints (floodplain, steep slope, etc.) proposed to be impacted by the intended use.

   d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater treatment, electricity, and similar utilities.

2. External impacts: The external impacts of the proposed use on abutting properties and the neighborhood shall be commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. This shall include, but not be limited to, water runoff, drainage, traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. In addition, the location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, shall not have an adverse effect on the surrounding environment nor discourage the appropriate and orderly development and use of land and buildings in the neighborhood. The proportion of the site proposed to be occupied by impervious surfaces shall be minimized to the extent necessary to preclude unreasonable risk of runoff, erosion, sedimentation, and other potentially adverse on-site or off-site effects.

3. Character of the site development: The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts on abutters, the neighborhood, and nearby public ways and infrastructure. This shall include, but not be limited to, the relationship of the building(s) to the street, the amount, location, and screening of off-street parking, the treatment of yards and setbacks, the buffering of adjacent properties, and provisions for vehicular and pedestrian access to and within the site.

4. Character of the buildings and structures: The design of any new buildings or structures and the modification of existing buildings or structures on the site shall not be incompatible with the established character of the neighborhood. This shall include, but not be limited to, the scale, height, and massing of the building or structure, the roof line, locations of access, and visual compatibility with the area.

5. Preservation of natural, cultural, historic, and scenic resources: The proposed use and layout of the site, including all related development activities, shall to the greatest extent practicable preserve identified natural, cultural, historic, and scenic

resources on the site and shall not degrade such identified resources on abutting properties. This shall include, but not be limited to, identified wetlands, floodplains, significant wildlife habitat and documented wildlife corridors, stonewalls, mature tree lines, identified historic buildings or sites, scenic views, and viewsheds.

B. Specific Criteria

The Conditional Use Permit is authorized by Article V, Section 501.1.B of the Zoning Ordinance.

Please list and respond to any criteria set forth in the above article and section of the Zoning Ordinance that apply to the proposed use or project.

Applicants must address each criterion specifically. Applicants are advised that assertions should be supported by evidence (in the form of data, engineering or environmental studies, annotated maps, etc.), or, in the absence of evidence, detailed explanations and reasoning.

☐ If the article and section of the Zoning Ordinance authorizing the Conditional Use lists no specific criteria, please check this box.

IV. ACCURACY AND COMPLETENESS

☑ By checking this box, the applicant(s) affirm that they have included in their application all of the relevant materials listed in the checklist and have responded to the Conditional Use Permit Criteria truthfully and to the best of their abilities.

Applicant's Name: FIELDSTONE LAND CONSULTANTS Date: 1/12/26

Applicant's Signature: John Rowan

Applicant's Name:_____ Date:_____

Applicant's Signature:_____

Form approved by the Lebanon Planning Board on 9/23/2024

FIELDSTONE
LAND CONSULTANTS, PLLC
Surveying ◆ Engineering
Land Planning ◆ Septic Designs
206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

October 21, 2025

RE: Oakes & Sons Construction, LLC – Planned Unit Development
Laplante Road - Lebanon, NH
Tax Map Parcel 138-27

To Whom It May Concern:

The undersigned hereby authorizes Fieldstone Land Consultants, PLLC to act as their agent in filing and seeking the necessary local, state and federal approvals for the above referenced project.

Very truly yours,

Applicant:

Signature: Bobby Oakes Print: Bobby Oakes Date 10/21/25

FIELDSTONE
LAND CONSULTANTS, PLLC
Surveying ✦ Engineering
Land Planning ✦ Septic Designs
206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

January 12, 2026

FLC #4080.00 / CDF

List of Abutters
Tax Map 138 Lot 27
Lebanon, New Hampshire

Map 138 Lot 27
Robert J. Oakes
84 Hanover Street
Lebanon, NH. 03766

Map 138 Lot 7-100 & 7-300
Susan E. & Matthew K. Williams
97 Laplante Road
Lebanon, NH. 03766-1508

Map 138 Lot 7-200
Jason & Molly Pepin
P.O. Box 583
Lebanon, NH. 03766

Map 138 Lot 7
Brenden J. & Stacey L. Macaskill
263 Meriden Road
Lebanon, NH. 03766

Map 137 Lot 52
Ute & Joerg Hoehner
271 Ash Swamp Road
Newmarket, NH. 03857

Map 137 Lot 53
Leon & Dorothy Tremblay
102 Laplante Road
Lebanon, NH. 03766

Map 138 Lot 26
Ronald D. & Linda A. Carbone Goodwin
15 Churchill Way
Lebanon, NH. 03466

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055

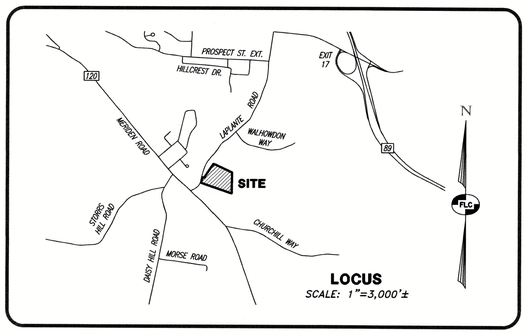
PLANNED UNIT DEVELOPMENT

- TAX MAP 138 LOT 27 -

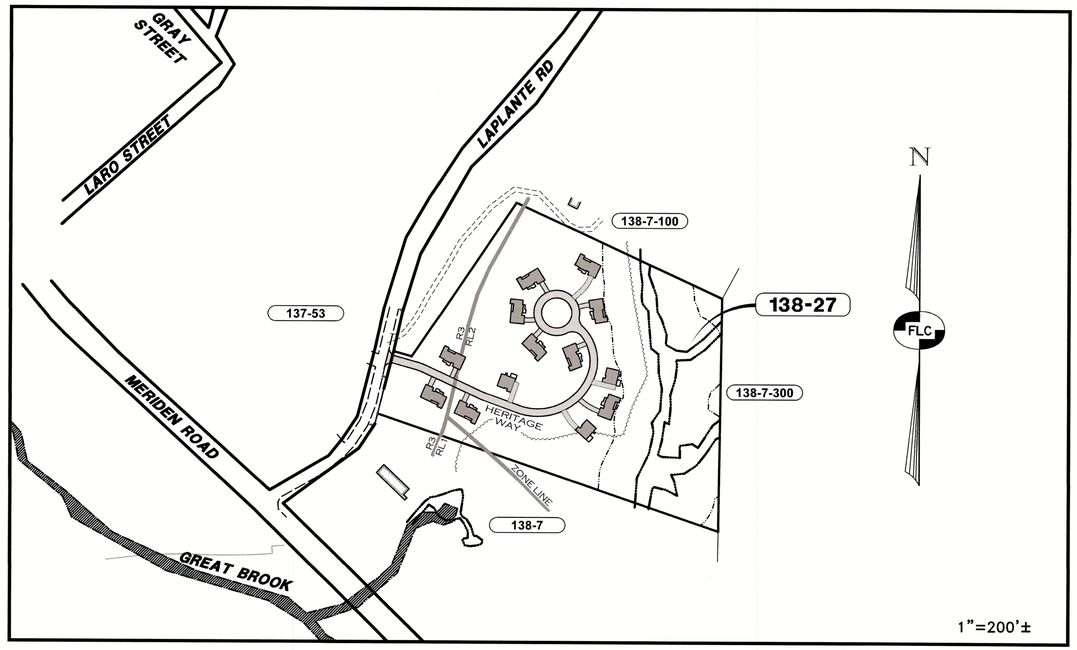
ACORN TO SKY HERITAGE DEVELOPMENT

LAPLANTE ROAD
LEBANON, NEW HAMPSHIRE

DATE: JANUARY 12, 2026



LOCUS
SCALE: 1"=3,000'±



1"=200'±

SHEET INDEX

PAGE	SHEET	TITLE
1	CV-1	COVER SHEET
2	EX-1	EXISTING CONDITIONS PLAN
3	SP-1	CONDOMINIUM SITE PLAN
4	GR-1	GRADING PLAN
5	PP-1	ROADWAY PLAN & PROFILE
6	UT-1	UTILITY PLAN
7	LT-1	LIGHTING PLAN
8	LS-1	LANDSCAPING PLAN
9	DT-1	EROSION CONTROL DETAILS
10	DT-2	CONSTRUCTION DETAILS
11	DT-3	CONSTRUCTION DETAILS
12	DT-4	CONSTRUCTION DETAILS
13	DT-5	SEWER DETAILS

PREPARED FOR:

OAKES & SON CONSTRUCTION, LLC

84 HANOVER STREET, LEBANON, NH 03766

LAND OF:

ROBERT J. OAKES

84 HANOVER STREET, LEBANON, NH 03766

1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL UTILITY COMPANIES AND JURISDICTIONAL AGENCIES PRIOR TO AND DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

DIAL 811 OR GO TO DIGSAFE.COM

Surveying ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns

W E

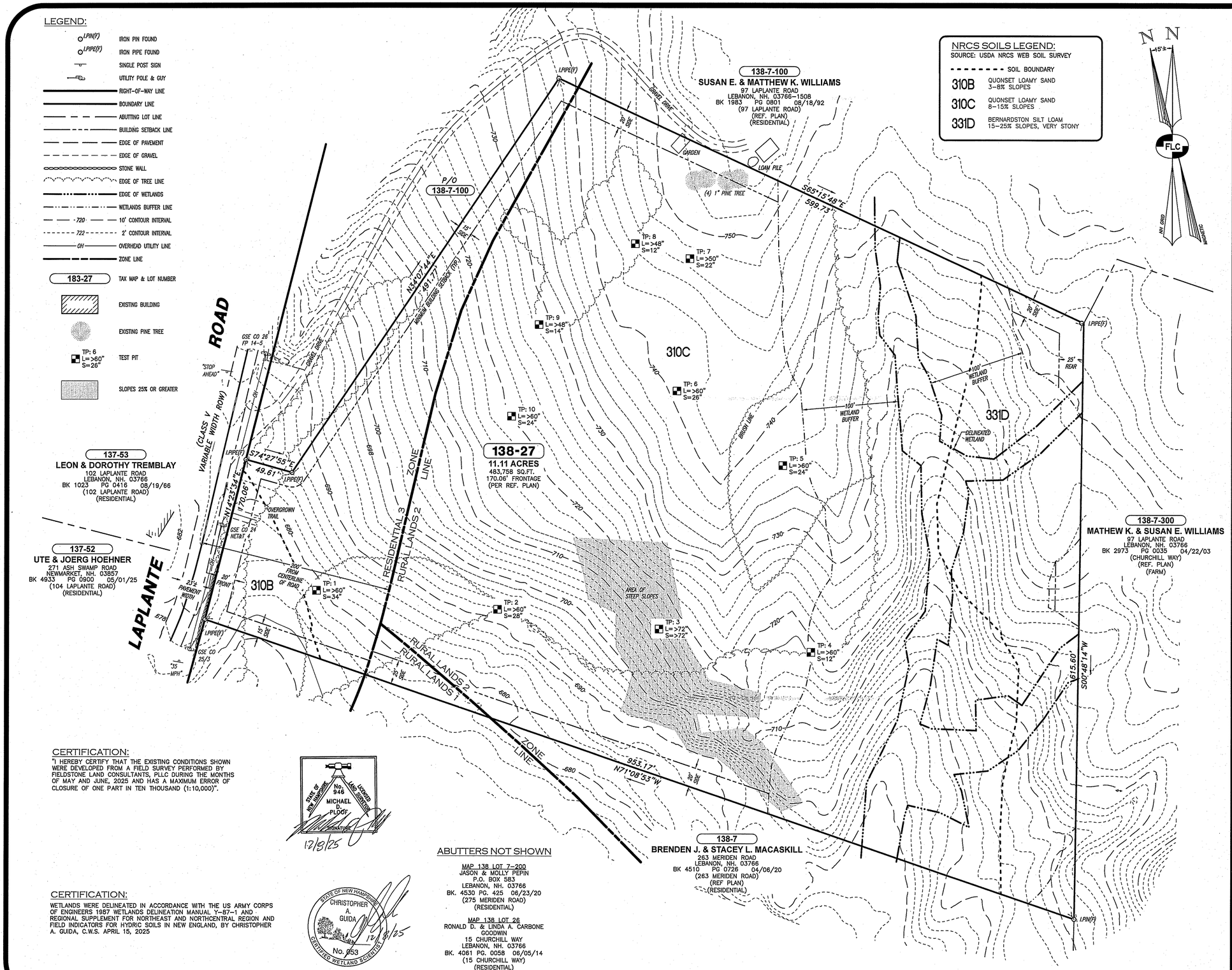
FIELDSTONE
LAND CONSULTANTS, PLLC

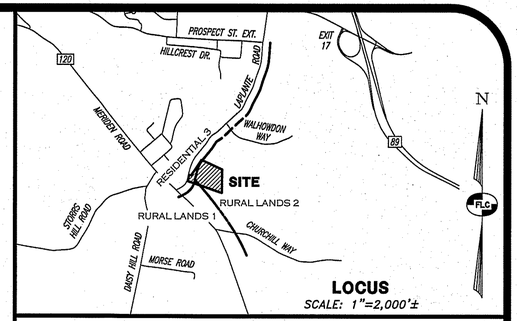
206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

STATE OF NEW HAMPSHIRE
CHAD E BRANON
No. 12197
LICENSED
PROFESSIONAL ENGINEER
1/12/2026

REV.	DATE	DESCRIPTION	C/O	DR	CK

FILE: 4080CV00.dwg | PROJ. NO. 4080.00 | SHEET: CV-1





LOCUS
SCALE: 1"=2,000'±

REFERENCE PLAN:

"MINOR SUBDIVISION PLAN OF LAND – DANIEL A. & ELIZABETH G. DOWNES – TAX MAP 138 LOT 7 – ROUTE 120 & LAPLANTE ROAD – GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE", SCALE: 1"=60', DATED APRIL 9, 2015, REVISED THROUGH: APRIL 24, 2015, PREPARED BY PATON LAND SURVEYING AND RECORDED AT THE G.C.R.D. AS PLAN NO. 14885.

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 138 LOT 27 IS ROBERT J. OAKES, 84 HANOVER STREET, LEBANON, NH. 03766. SEE G.C.R.D. BK. 4564 PG. 836 DATED JUNE 26, 2020.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS ON TAX MAP 138 LOT 27.
3. PORTIONS OF MAP 138 LOT 27 LIE WITHIN THE RURAL LANDS ONE (RL–1), RURAL LANDS TWO (RL–2) AND RESIDENTIAL THREE (R–3) ZONING DISTRICTS. CLASS 1 LOT REQUIREMENTS ARE:

	RL–1	RL–2	R–3
MIN. LOT AREA:	1 ACRE	1 ACRE	10,000 S.F.
MIN. FRONTAGE:	150 FT.	150 FT.	NONE
MIN. LOT WIDTH:	NONE	NONE	75 FT.
MIN. FRONT SETBACK	40 FT.	40 FT.	20 FT.
MIN. SIDE SETBACK:	25 FT.	20 FT.	15 FT.
MIN. REAR SETBACK:	30 FT.	25 FT.	20 FT.
BLDG. COVERAGE	15%	20%	25%
WETLAND BUFFER:	100 FT. ALL WETLANDS		

4. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON–SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTHS OF MAY AND JUNE, 2025 TOGETHER WITH SUPPLIMENTAL LIDAR DATA.
5. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLAN NOTED HEREON TOGETHER WITH A PRECISE SURVEY BY THIS OFFICE.
6. HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD83 AND NAVD88 PER A GPS CORS SOLUTION.
7. THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), GRAFTON COUNTY, CITY OF LEBANON, NEW HAMPSHIRE. COMMUNITY NO. 330061, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER: 33009C0913E & 33009C1080E, EFFECTIVE DATE: FEBRUARY 20, 2008.
8. THE LOCATION OF ANY UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
9. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO EASEMENTS, ENCUMBRANCES OR RESTRICTIONS ON LOT 138–27.

GRAPHIC SCALE
50' 25' 0 50' 100' 150'
IMPERIAL: 1"=50'

REV.	DATE	DESCRIPTION	C/O	DR	CK

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN WERE DEVELOPED FROM A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTHS OF MAY AND JUNE, 2025 AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000)".

STATE OF NEW HAMPSHIRE No. 946 LICENSED LAND SURVEYOR MICHAEL D. PLOOF SIGNATURE
12/9/25

CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y–87–1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. APRIL 15, 2025

STATE OF NEW HAMPSHIRE CHRISTOPHER A. GUIDA No. 553 CERTIFIED WETLAND SCIENTIST
12/9/25

ABUTTERS NOT SHOWN

MAP 138 LOT 7–200
JASON & MOLLY PEPIN
P.O. BOX 583
LEBANON, NH. 03766
BK. 4530 PG. 425 06/23/20
(275 MERIDEN ROAD)
(RESIDENTIAL)

MAP 138 LOT 26
RONALD D. & LINDA A. CARBONE GOODWIN
15 CHURCHILL WAY
LEBANON, NH. 03766
BK. 4061 PG. 0058 06/05/14
(15 CHURCHILL WAY)
(RESIDENTIAL)

EXISTING CONDITIONS PLAN

TAX MAP 138 LOT 27

(LAPLANTE ROAD)

GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR:

OAKES & SON CONSTRUCTION, LLC

84 HANOVER STREET LEBANON, NH 03766

LAND OF:

ROBERT J. OAKES

84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 50' JULY 2, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080EX00.dwg	PROJ. NO. 4080.00	SHEET: EX–1	PAGE NO. 1 OF 1

Dec 08, 2025 – 10:28am flc–38
P:\0_FLC\0_PROJECTS\04080\4080.00\DWGS\

LEGEND:

EXISTING FEATURES

- IRON PIN FOUND (LPIN(F))
- IRON PIPE FOUND (LPIPE(F))
- SINGLE POST SIGN
- UTILITY POLE & GUY (WF 37)
- WETLAND FLAG
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- 720' 10' CONTOUR INTERVAL
- 722' 2' CONTOUR INTERVAL
- OH OVERHEAD UTILITY LINE
- ZONE LINE
- 183-27 TAX MAP & LOT NUMBER
- EXISTING BUILDING
- EXISTING PINE TREE
- TP: 6 L=>60" S=26" TEST PIT
- SLOPES 25% OR GREATER

PROPOSED FEATURES

- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- S PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W G.V. HYDRANT, GATE VALVE & WATER MAIN
- UGE ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- LIMITED COMMON AREA LINE
- PROPOSED EASEMENT LINE
- L.C.A. LIMITED COMMON AREA

PERMITS/APPROVALS REQUIRED:

1. TOWN OF LEBANON MAJOR SUBDIVISION APPROVAL:
2. TOWN OF LEBANON MAJOR SITE PLAN APPROVAL:
3. TOWN OF LEBANON PLANNED UNIT DEVELOPMENT C.U.P.:
4. NHDES SUBSURFACE-SEPTIC PERMIT:
5. NHDES ALTERATION OF TERRAIN PERMIT:

PROJECT TIME SCHEDULE:

1. LOCAL APPROVALS: WINTER 2026
2. STATE APPROVALS: WINTER-SPRING 2026
3. START CONSTRUCTION: SUMMER 2026
4. END CONSTRUCTION: SUMMER 2027

DENSITY CALCULATIONS:

1. RURAL LANDS RL1: AREA=3,468 SF (0 UNITS)
2. RURAL LANDS RL2:
   AREA=421,800 SF/43560 = 9.7 UNITS
3. RESIDENTIAL 3 R3 (CLASS 2 LOT):
   AREA=58,500 SF/15000 = 3.9 UNITS
   TOTAL UNITS = 13.6 > 14 UNITS ALLOWED (13 UNITS PROPOSED)

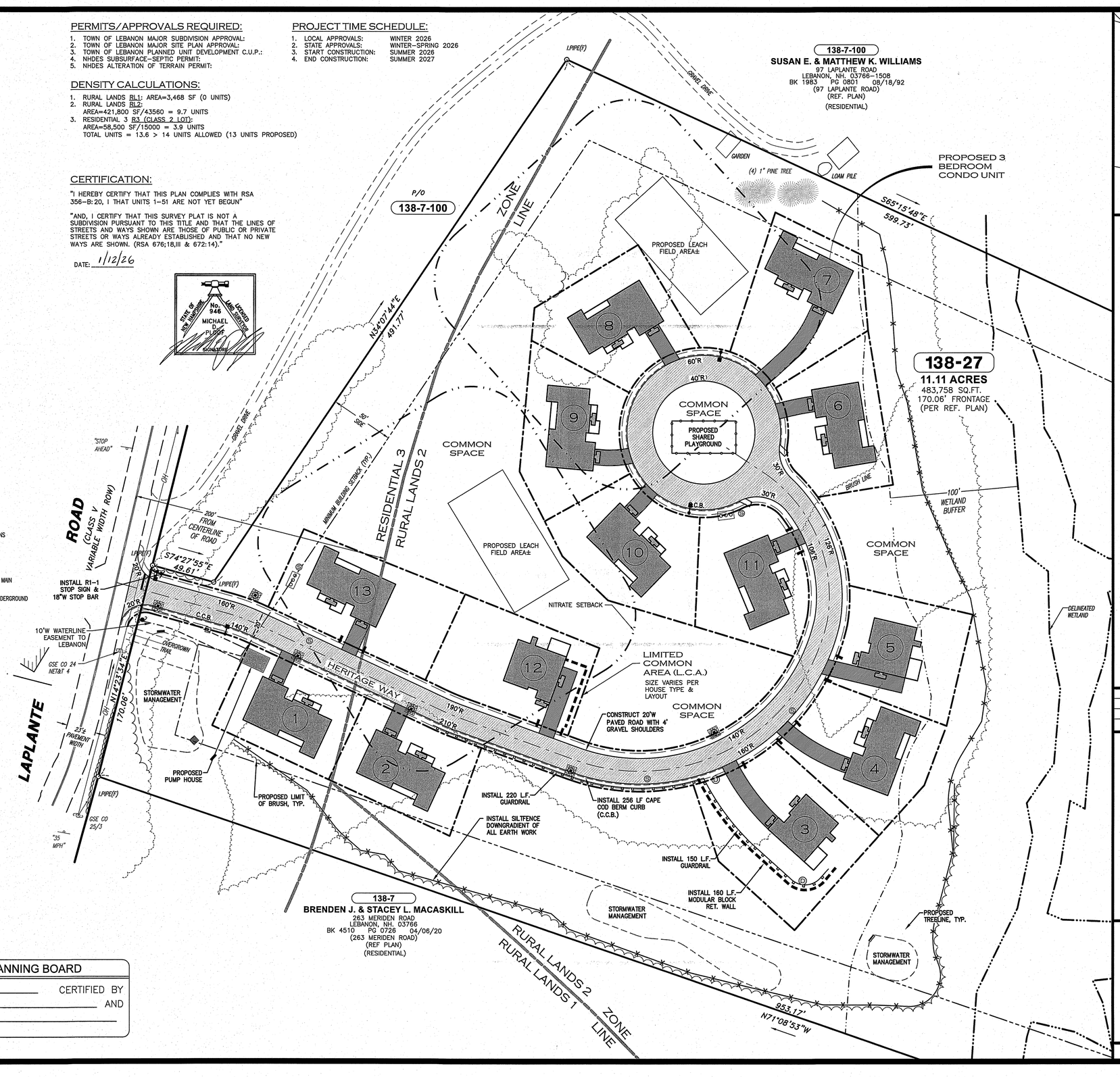
CERTIFICATION:

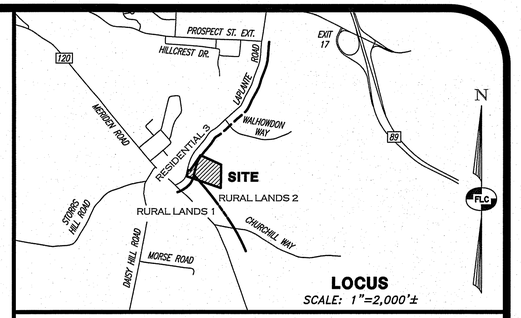
"I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH RSA 356-B:20, I THAT UNITS 1-51 ARE NOT YET BEGUN"

"AND, I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE 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 & 672:14)."

DATE: 1/12/26

STATE OF NEW HAMPSHIRE — No. 946 — LICENSED LAND SURVEYOR — MICHAEL D. FLEURY — SURVEYOR





NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 138 LOT 27 IS ROBERT J. OAKES, 84 HANOVER STREET, LEBANON, NH. 03766. SEE G.C.R.D. BK. 4564 PG. 836 DATED JUNE 26, 2020.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT A PLANNED UNIT DEVELOPMENT OVER TAX MAP 138 LOT 27.
3. PORTIONS OF MAP 138 LOT 27 LIE WITHIN THE RURAL LANDS ONE (RL-1), RURAL LANDS TWO (RL-2) AND RESIDENTIAL THREE (R-3) ZONING DISTRICTS. CLASS 1 LOT REQUIREMENTS ARE:

	RL-1	RL-2	R-3
MIN. LOT AREA:	1 ACRE	1 ACRE	15,000 S.F.
MIN. FRONTAGE:	150 FT.	150 FT.	NONE
MIN. LOT WIDTH:	NONE	NONE	75 FT.
MIN. FRONT SETBACK	40 FT.	40 FT.	20 FT.
MIN. SIDE SETBACK:	25 FT.	20 FT.	15 FT.
MIN. REAR SETBACK:	30 FT.	25 FT.	20 FT.
BLDG. COVERAGE	15% (0%)	20% (4%)	25% (7%)
TOTAL BLDG. COVERAGE	19,907 SF/483,758 SF = 4.1%		
WETLAND BUFFER:	100 FT. ALL WETLANDS (NO PERMANENT IMPACTS)		
IMPERVIOUS COVERAGE	30,785 SF (6.3%)		
AREA OF DISTURBANCE	270,580 SF (AOT PERMIT REQUIRED)		

*PUD DEVELOPMENTS REQUIRE A 50-FT PERIMETER BUFFER FROM ALL LOT LINES.

4. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTHS OF MAY AND JUNE, 2025 TOGETHER WITH SUPPLIMENTAL LIDAR DATA.
5. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLAN NOTED HEREON TOGETHER WITH A PRECISE SURVEY BY THIS OFFICE.
6. HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD83 AND NAVD88 PER A GPS CORS SOLUTION.
7. THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), GRAFTON COUNTY, CITY OF LEBANON, NEW HAMPSHIRE. COMMUNITY NO. 330061, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER: 33009C0913E & 33009C1080E, EFFECTIVE DATE: FEBRUARY 20, 2008.
8. THE LOCATION OF ANY UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
9. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO EASEMENTS, ENCUMBRANCES OR RESTRICTIONS ON LOT 138-27.
10. THE CONDOMINIUM WILL INCLUDE LIMITED COMMON AREAS (LCA) AND MAINTENANCE OF STORMWATER SYSTEMS, SEPTIC SYSTEMS, AND ROADWAY WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. EACH HOME WILL BE A CONDOMINIUM UNIT (13 TOTAL).
11. THE WATERLINE SHALL BE OWNED BY THE TOWN OF LEBANON UP TO THE PUMP HOUSE. THE PUMP HOUSE AND ALL WATER DISTRIBUTION SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE SEPTIC SYSTEM WILL ALSO BE OWNED BY THE HOA.

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

CONDOMINIUM SITE PLAN

TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR:
OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

LAND OF:
ROBERT J. OAKES
84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 40' JANUARY 12, 2026

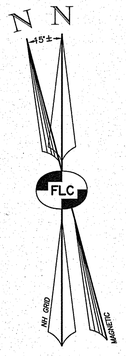
Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080SP00.dwg | PROJ. NO. 4080.00 | SHEET: SP-1

APPROVED BY LEBANON PLANNING BOARD

ON: _____ CERTIFIED BY
CHAIRMAN: _____ AND
SECRETARY: _____



Jan 12, 2026 - 8:46am FLC-31
P:\D_FLC\0_PROJECTS\04080\4080.00\DWGS\

LEGEND:

EXISTING FEATURES

- IRON PIN FOUND (I.PIN(F))
- IRON PIPE FOUND (I.PIPE(F))
- SINGLE POST SIGN
- UTILITY POLE & GUY (WF 37)
- WETLAND FLAG
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- 720 — 10' CONTOUR INTERVAL
- 722 — 2' CONTOUR INTERVAL
- OH — OVERHEAD UTILITY LINE
- ZONE LINE
- 183-27 — TAX MAP & LOT NUMBER
- EXISTING BUILDING
- EXISTING PINE TREE
- TP: 6 L=>60" S=26" — TEST PIT
- SLOPES 25% OR GREATER

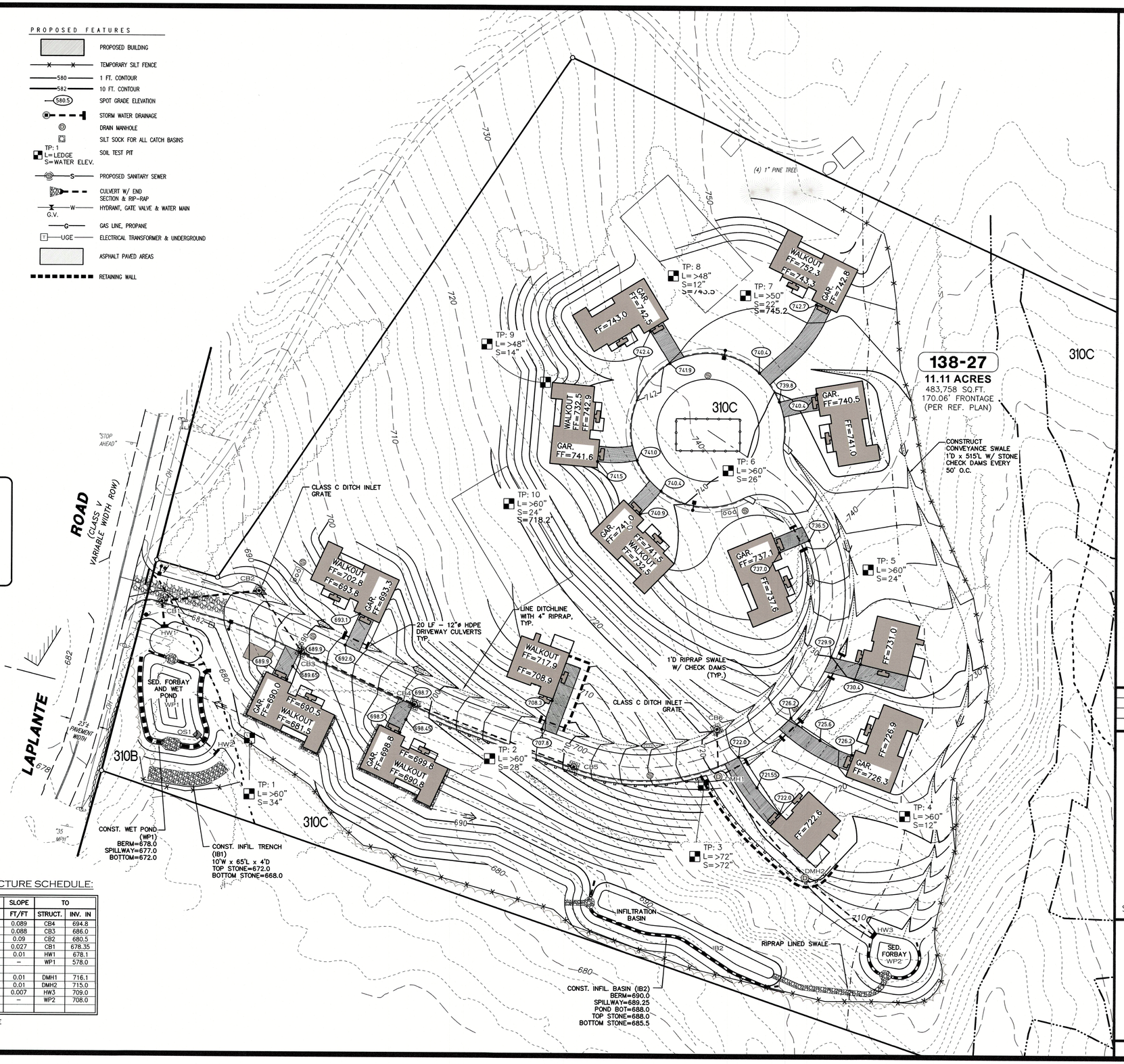
PROPOSED FEATURES

- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- 580 — 1 FT. CONTOUR
- 582 — 10 FT. CONTOUR
- 580.5 — SPOT GRADE ELEVATION
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- TP: 1 L=LEDGE S=WATER ELEV. — SOIL TEST PIT
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — HYDRANT, GATE VALVE & WATER MAIN (G.V.)
- G — GAS LINE, PROPANE
- T UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- RETAINING WALL

NRCS SOILS LEGEND:

SOURCE: USDA NRCS WEB SOIL SURVEY

- SOIL BOUNDARY
- 310B — QUONSET LOAMY SAND 3–8% SLOPES
- 310C — QUONSET LOAMY SAND 8–15% SLOPES
- 331D — BERNARDSTON SILT LOAM 15–25% SLOPES, VERY STONY



PROPOSED DRAINAGE STRUCTURE SCHEDULE:

FROM			LENGTH	DIA.	SLOPE	TO	
STRUCT.	RIM	INV. OUT	FEET	INCHES	FT/FT	STRUCT.	INV. IN
CB5	710.7	706.7	133	12	0.089	CB4	694.8
CB4	698.7	694.7	98	12	0.088	CB3	686.0
CB3	689.9	685.9	58	12	0.09	CB2	680.5
CB2*	683.9	680.4	76	18	0.027	CB1	678.35
CB1	681.75	678.25	20	18	0.01	HW1	678.1
HW1	–	578.1	–	–	–	WP1	578.0
CB6*	720.5	716.5	36	12	0.01	DMH1	716.1
DMH1	720.3	716.0	104	12	0.01	DMH2	715.0
DMH2	720.0	709.5	70	12	0.007	HW3	709.0
HW3	711.0	709.0	–	–	–	WP2	708.0

* DENOTES NHDOT CLASS C – DITCH INLET GRATE

NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF LEBANON.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1–800–255–4977 IN NH, 1–888–344–7233 IN MA).
4. COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
5. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS–BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS–BUILT CONDITION OF ALL CONSTRUCTION.
8. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.
9. PROPOSED STORMWATER COLLECTION SYSTEM WILL NOT BE OWNED OR MAINTAINED BY THE TOWN.

STATE OF NEW HAMPSHIRE — CHAD E BRANON No. 12191 LICENSED PROFESSIONAL ENGINEER

1/12/2026

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

GRADING PLAN

TAX MAP 138 LOT 27

(LAPLANTE ROAD)

GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR:

OAKES & SON CONSTRUCTION, LLC

84 HANOVER STREET LEBANON, NH 03766

LAND OF:

ROBERT J. OAKES

84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 40' JANUARY 12, 2026

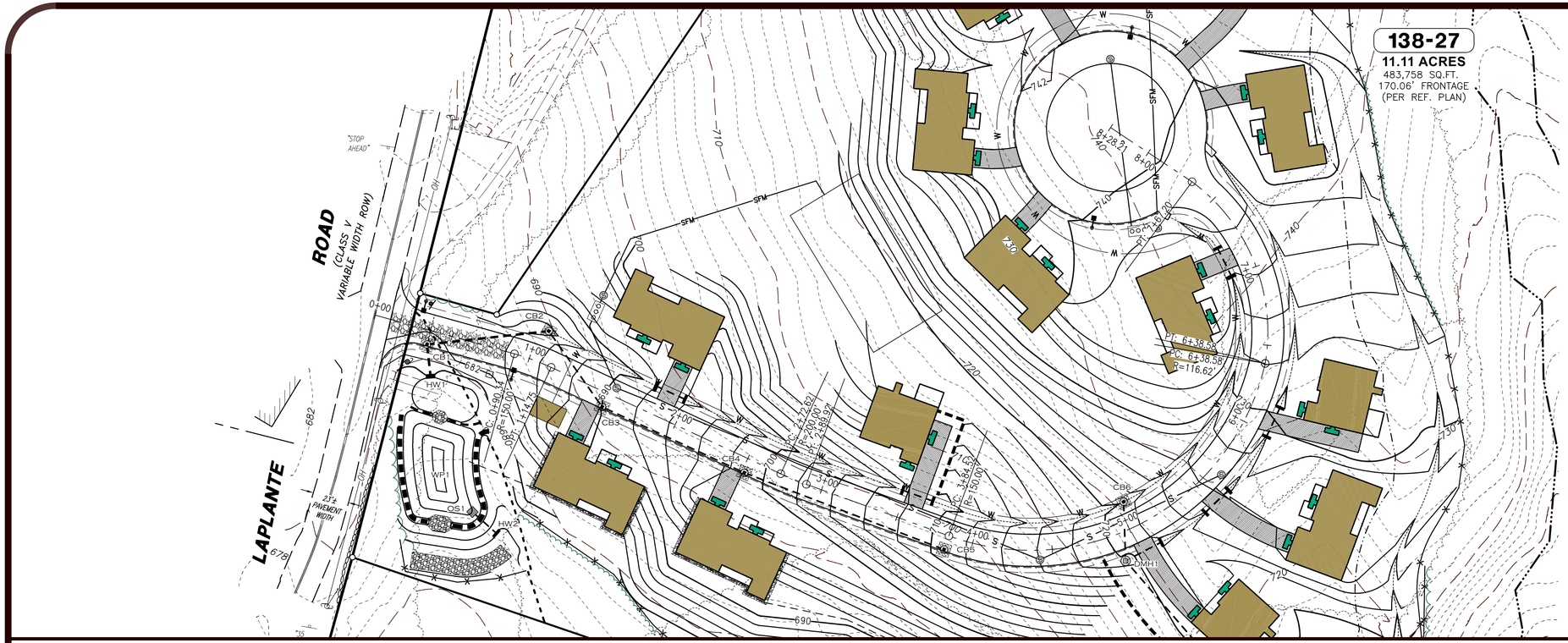
Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

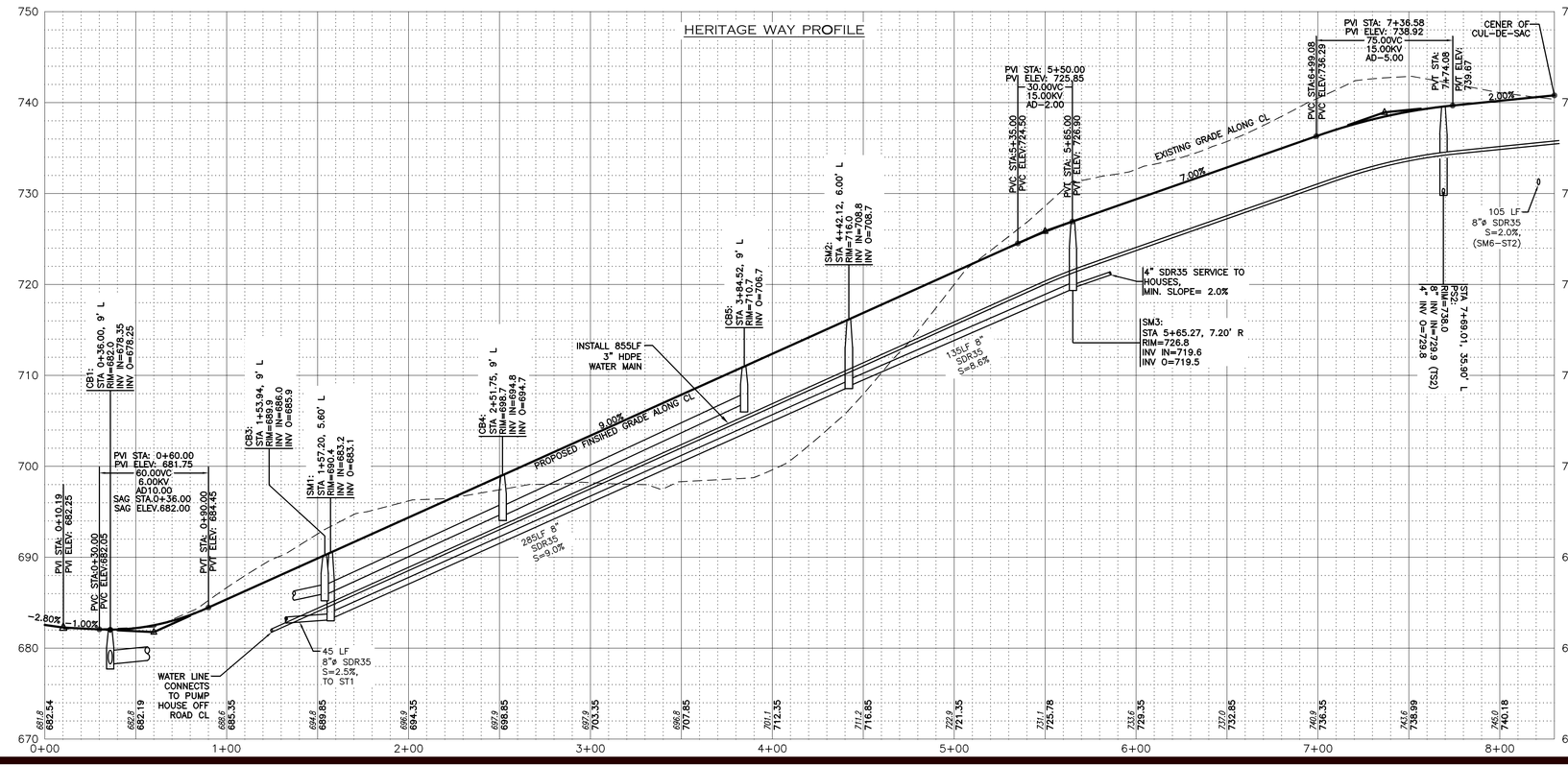
FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080SP00.dwg | PROJ. NO. 4080.00 | SHEET: GR–1

Jan 14, 2026 - 9:27am P:\0_FLC\0_PROJECTS\04080_4080.00\DWGS\





NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF LEBANON.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
4. COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
5. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.
8. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.
9. PROPOSED STORMWATER COLLECTION SYSTEM WILL NOT BE OWNED OR MAINTAINED BY THE TOWN.

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

ROAD PLAN AND PROFILE

TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR:
OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

LAND OF:
ROBERT J. OAKES
84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 40' JANUARY 12, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs
FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080SP00.dwg | PROJ. NO. 4080.00 | SHEET: PP-1

Jan 12, 2026 - 9:51am FLC-31
P:\0_PLC\0_PROJECTS\04080\4080.00\DWGS\

LEGEND:

EXISTING FEATURES

- IRON PIN FOUND (I.PIN(F))
- IRON PIPE FOUND (I.PIPE(F))
- SINGLE POST SIGN
- UTILITY POLE & GUY (WF 37)
- WETLAND FLAG
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- 720 — 10' CONTOUR INTERVAL
- 722 — 2' CONTOUR INTERVAL
- OH — OVERHEAD UTILITY LINE
- ZONE LINE
- 183-27 — TAX MAP & LOT NUMBER
- EXISTING BUILDING
- EXISTING PINE TREE
- TP: 6 L= >60" S=26" — TEST PIT
- SLOPES 25% OR GREATER

PROPOSED FEATURES

- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- 1 FT. CONTOUR
- 10 FT. CONTOUR
- 580.5 — SPOT GRADE ELEVATION
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- TP: 1 L= LEDGE S=WATER ELEV. — SOIL TEST PIT
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — HYDRANT, GATE VALVE & WATER MAIN
- GAS LINE, PROPANE
- UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- RETAINING WALL

STRUCTURE TABLE:

PS1:
RIM=692.5
INV IN=680.7
INV O=680.6

PS2:
RIM=738.0
INV IN=729.9
INV O=729.8

ST1:
RIMS=692.0
INV IN=680.9
INV O=680.8

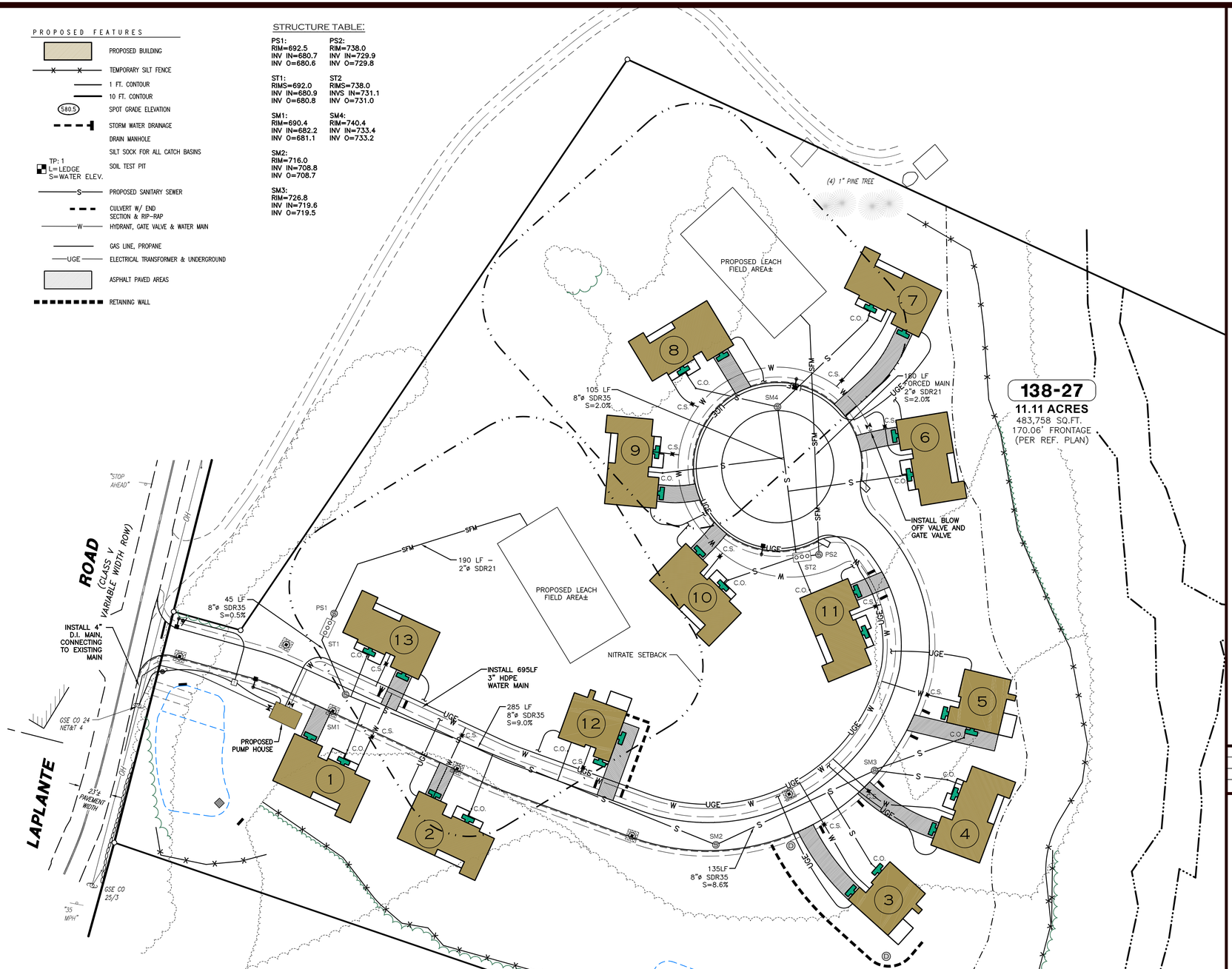
ST2
RIMS=738.0
INVS IN=731.1
INV O=731.0

SM1:
RIM=690.4
INV IN=682.2
INV O=681.1

SM4:
RIM=740.4
INV IN=733.4
INV O=733.2

SM2:
RIM=716.0
INV IN=708.8
INV O=708.7

SM3:
RIM=726.8
INV IN=719.6
INV O=719.5



NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF LEBANON AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF LEBANON DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-888-344-7233)
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
6. BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF LEBANON FIRE DEPARTMENT REGULATIONS. BASED ON TEST PITS, THIS IS UNLIKELY TO BE PRESENT.
7. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED. THE RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED.
8. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
9. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT. RESTORE ANY CURBING IF DAMAGE OCCURS DURING CONSTRUCTION.
10. ALL POWER WORK SHALL CONFORM TO EVERSOURCE STANDARDS. THE POWER SERVICE SIZES SHALL BE VERIFIED BY AN ELECTRICAL ENGINEER AND EVERSOURCE.
11. ALL TELEPHONE WORK SHALL CONFORM TO CONSOLIDATED COMMUNICATIONS SPECIFICATIONS.
12. ALL PROPANE GAS WORK SHALL CONFORM TO THE SUPPLIER'S GAS SPECIFICATIONS. PROVIDE SHUTOFF VALVE AND REGULATOR FOR EACH HOME IF APPLICABLE.
13. WATER AND SEWER SERVICES TO TIE INTO THE KEENE MUNICIPAL SERVICE IN COURT STREET. CONTRACTOR TO PERMIT AND COORDINATE WITH KEENE PUBLIC WORKS FOR CONSTRUCTION WITHIN COURT STREET. WATER TIE IN SHALL BE MADE WITHIN THE EXISTING UTILITY AND ACCESS EASEMENT ON LOT 228-15.
14. SEWER SERVICE SHALL HAVE INDIVIDUAL CLEAN-OUT INSIDE EACH BUILDING.
15. CONTRACTOR SHALL OBTAIN STRUCTURAL DESIGN PLANS, DETAILS AND SPECIFICATIONS FOR ANY RETAINING WALLS AND WING-WALLS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION.
16. ALL HVAC EQUIPMENT SHALL MEET THE SCREENING STANDARDS OF THE L.D.C. GROUND-MOUNTED EQUIPMENT TO BE LOCATED SO AS NOT TO BE VISIBLE FROM THE PUBLIC WAY – SCREEN IF VISIBLE.
17. AN EXCAVATION PERMIT, ENCUMBRANCE PERMIT, AND UTILITY CONNECTION PERMIT FROM THE KEENE PUBLIC WORKS IS REQUIRED FOR THE UTILITY IMPROVEMENTS SHOWN.
18. INSTALL PRECAST THRUST BLOCKS AT ALL FITTINGS ON WATER MAIN. MECHANICALLY RESTRAIN TEE FITTINGS.
19. PUMP HOUSE TO BE OWNED AND MAINTAINED BY AN H.O.A.
20. SEWER SYSTEM TO BE OWNED AND MAINTAINED BY AN H.O.A.

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

UTILITY PLAN

TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR:
OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

LAND OF:
ROBERT J. OAKES
84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 40' JANUARY 12, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080SP00.dwg | PROJ. NO. 4080.00 | SHEET: UT-1

Jan 12, 2026 – 9:18am FLC-31
P:\0_FLC\0_PROJECTS\04080\4080.00\DWGS\

PROGRESS LIGHTING™

Performance:

P5623-2030K9



Number of Modules	1
Input Power	9 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Source)	623/69.2 (LM-82)
Lumens/LPW (Delivered)	479/61.1 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM-21)
EMI/RFI	Meets FCC Title 47, Part 15 Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited Warranty
Labels	cCSAus Wet Location Listed

Steel Poles
Square Straight



V-Locity Small (VALS)
Outdoor LED Area Light



OVERVIEW	
Lumen Package	6,000 - 27,000
Wattage Range	36 - 178
Efficacy Range (LPW)	142 - 171
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Tag	[MANUFAC]
	4	S	Single	VALS-06L-4P-UNV-30K8--CXX-SA-IS / 4SQ B3 S11G15 S CXX AB 4BC	15' POLE	LSI INDUSTRIES, INC.
	26	W	Single	P5623-2030K9	WALL MOUNTED 8' AFG	PROGRESS

LIGHTING NOTES:

1. LIGHTING SHALL BE INSTALLED AND ARRANGED SO AS NOT TO REFLECT OR CAUSE GLARE UPON ABUTTING LAND, HIGHWAYS AND ROADS.
2. ALL FIXTURES ARE FULL CUTOFF, LED FIXTURES. FLOOD LIGHTING AND UP-LIGHTING ARE PROHIBITED.
3. LIGHTING IS PROVIDED VIA BUILDING MOUNTED LIGHTS AND POLE MOUNTED LIGHTS.
4. MOUNTING HEIGHT OF ALL PROPOSED WALL MOUNT LIGHTING FIXTURES SHALL BE 9 FEET ABOVE FINISH GRADE ON THE BUILDINGS. LOCATED AT EACH BUILDING UNIT.
5. POLE MOUNTED LIGHTS ARE TO BE MOUNTED 12.0 FEET ABOVE FINISH GRADE. LIGHTS SHALL NOT EXCEED 15' A.F.G.
6. ALL PROPOSED LIGHTING MUST BE GREATER THAN 70 COLOR RENDERING INDEX (80 CRI ON WALL MOUNT LIGHTS, 80 CRI ON POLE LIGHTS PROPOSED).
7. ALL PROPOSED LIGHTING MUST BE 3000 KELVIN COLOR-TEMPERATURE TO MATCH.
8. LIGHT FIXTURES ARE AVAILABLE THROUGH EXPOSURE 2 LIGHTING. ANY CHANGE IN FIXTURE MUST BE APPROVED BY THE OWNER, DESIGN ENGINEER, AND CITY OF LEBANON.

LEGEND:

EXISTING FEATURES

- IRON PIN FOUND (I.PIN(F))
- IRON PIPE FOUND (I.PIPE(F))
- SINGLE POST SIGN
- UTILITY POLE & GUY
- WETLAND FLAG (WF 37)
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- 720 — 10' CONTOUR INTERVAL
- 722 — 2' CONTOUR INTERVAL
- OH — OVERHEAD UTILITY LINE
- ZONE LINE
- 183-27 — TAX MAP & LOT NUMBER
- EXISTING BUILDING
- EXISTING PINE TREE
- TP: 6 L=>60" S=26" — TEST PIT
- SLOPES 25% OR GREATER

PROPOSED FEATURES

- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- 580 — 1 FT. CONTOUR
- 582 — 10 FT. CONTOUR
- 580.5 — SPOT GRADE ELEVATION
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- TP: 1 L= LEDGE S=WATER ELEV. — SOIL TEST PIT
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — G.V. — HYDRANT, GATE VALVE & WATER MAIN
- G — GAS LINE, PROPANE
- T UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- RETAINING WALL

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

LIGHTING PLAN
TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR:
OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

LAND OF:
ROBERT J. OAKES
84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 40' JANUARY 12, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080SP00.dwg	PROJ. NO. 4080.00	SHEET: LT-1

Jan 12, 2026 - 9:24am FLC-31
P:\0_FLC\0_PROJECTS\04080\4080.00\DWGS\

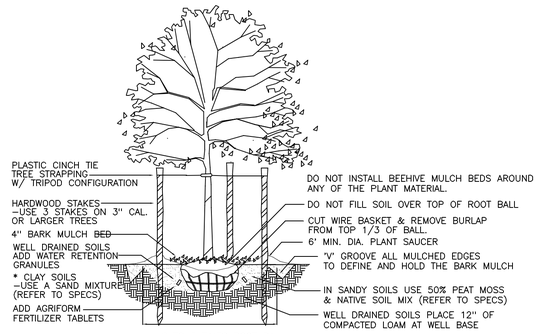
LEGEND:

EXISTING FEATURES

- IRON PIN FOUND (I.PIN(F))
- IRON PIPE FOUND (I.PIPE(F))
- SINGLE POST SIGN
- UTILITY POLE & GUY (WF 37)
- WETLAND FLAG
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- 720 — 10' CONTOUR INTERVAL
- 722 — 2' CONTOUR INTERVAL
- OH — OVERHEAD UTILITY LINE
- ZONE LINE
- 183-27 — TAX MAP & LOT NUMBER
- EXISTING BUILDING
- EXISTING PINE TREE
- TP: 6 L= >60" S=26" — TEST PIT
- SLOPES 25% OR GREATER

PROPOSED FEATURES

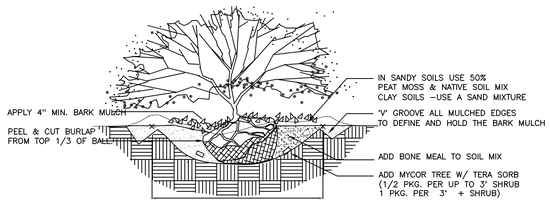
- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- 580 — 1 FT. CONTOUR
- 582 — 10 FT. CONTOUR
- 580.5 — SPOT GRADE ELEVATION
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- TP: 1 L=LEDGE S=WATER ELEV. — SOIL TEST PIT
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — HYDRANT, GATE VALVE & WATER MAIN
- G.V.
- G — GAS LINE, PROPANE
- T UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- RETAINING WALL



NOTE: ALL PYRAMIDAL EVERGREENS & DECIDUOUS TREES SHALL BE PLANTED W/ ROOTS HORMONE ENHANCER.

SCALE: N.T.S.

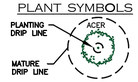
DECIDUOUS TREE PLANTING DETAIL — 1 / LS-1



SCALE: N.T.S.

B & B SHRUB PLANTING DETAIL — 2 / LS-1

PLANT SYMBOLS



PLANT SYMBOLS		PLANT LIST & NAME	QTY.
	ACER	ACER RUBRUM (RED MAPLE TREE)	(5) 3" CAL., 12' TALL, 6' DRIP LINE 50'H, 40' DRIP LINE AT MATURITY
	PGL	PICEA GLAUCA (WHITE SPRUCE) (OR EQUAL)	(10) 2"–2.5" CAL.
	PJM	RHOD. 'P.J.M.' COMP. CLONE (COMPACT RHODODENDRON)	(3) 18"–24"
	JGO	JUNIPERUS CHINENSIS (GREY OWL JUNIPER)	(2) 3 GAL.
	LEX	ILEX MESURVEAE 'BLUE PRINCE' (MALE HOLLY)	(3) 2.5'–3'

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG-SAFE AND FOR VERIFICATION OF ALL UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS PRIOR TO COMMENCING.
2. EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE START OF SITE WORK TO PROTECT ROOT MASSES.
3. EXISTING TREES THAT ARE TO BE REMOVED, SHALL BE REMOVED ENTIRELY FROM THE SITE, INCLUDING STUMPS. NO STUMP-DUMPS ARE ALLOWED ON SITE.
4. UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA NO PLANT MATERIAL SHALL BE INSTALLED.
5. UNLESS OTHERWISE NOTED OR APPROVED, ALL TREES MUST BE BALLED AND BURLAPPED.
6. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF "THE AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE. ANY PLANT MATERIAL THAT IS SIGNIFICANTLY DAMAGED, MISSING, DISEASE RIDDEN, OR DEAD SHALL BE ABATED WITHIN 1-YEAR OR BEFORE THE END OF THE FOLLOWING PLANTING SEASON, WHICHEVER OCCURS FIRST.
9. IN AREAS OF STONE MULCH LAY 6 MIL SHEETS OF "VISQUEEN" TYPE POLYETHYLENE ON COMPACTED SUBGRADE BEFORE PLACING STONE, MINIMUM 6" OVERLAP. PERFORATE SHEETING IN PLANTING BEDS BEFORE PLACING STONE.
10. UNLESS OTHERWISE NOTED LOAM AND SEED ALL DISTURBED AREAS WITH A MINIMUM 4" OF SUITABLE LOAM. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. SEE SITE PLAN.
11. WHERE APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
12. PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF COMMENCEMENT OF CONSTRUCTION
13. ALL LANDSCAPING SHALL BE LOCATED AND MAINTAINED SO AS NOT TO IMPACT THE LINES OF SIGHT AT THE ENTRANCE AND INTERNAL INTERSECTIONS TO PROVIDE SAFE PASSAGE OF PEDESTRIANS, BICYCLISTS, AND MOTORISTS.
14. ALL LANDSCAPED AREAS WILL BE MAINTAINED TO HAVE A SUFFICIENT AMOUNT OF WATER TO MAINTAIN VIABILITY EITHER BY IRRIGATION OR BY OTHER MEANS.
15. PROPOSED PLANTINGS SHALL NOT CONFLICT WITH SNOW STORAGE AREAS, LIGHT FIXTURES OR UNDERGROUND UTILITIES.
16. ALL LANDSCAPING APPROVED AS PART OF THE SITE PLAN SHALL BE CONSIDERED AS ELEMENTS OF THE SITE, IN THE SAME MANNER AS PARKING, BUILDING MATERIALS, AND OTHER SITE DETAILS. ANY CHANGES WILL REQUIRE APPROVAL BY THE OWNER AND CITY COMMUNITY DEVELOPMENT DIRECTOR.
17. LANDSCAPING AROUND BUILDINGS TO BE DESIGNED WHILE OBTAINING THE BUILDING PERMIT.

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

LANDSCAPING PLAN

TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR:
OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

LAND OF:
ROBERT J. OAKES
84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 40' JANUARY 12, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080SP00.dwg	PROJ. NO. 4080.00	SHEET: LS-1

Jan 12, 2026 – 9:28am PLC-31
P:\0_PLC\0_PROJECTS\04080\4080.00\DWGS\

1. PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.

2. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS THEREOF IN NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICE STORM WATER MANUALS, VOLUME 1–3, LATEST EDITION.

3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.

4. INSTALL INLET PROTECTION AROUND ALL STORM DRAIN STRUCTURES. INLET PROTECTION BMP'S SHALL REMAIN UNTIL THE SITE IS STABILIZED. CONSTRUCTION OF STORMWATER BASINS AND TREATMENT SWALES SHALL OCCUR PRIOR TO AND EARTH MOVING OPERATION THAT WILL INFLUENCE STORM WATER RUNOFF.

5. THE WORK AREA SHALL BE GRADED, SHAPED AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA.

6. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.

7. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.25–INCH OR GREATER RAINFALL. SEDIMENTS SHALL BE DISPOSED OF IN AN UPLAND AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF–SITE AND BE PERMANENTLY STABILIZED.

8. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. AT NO TIME SHALL THE TOTAL UNSTABILIZED DISTURBED AREA, INCLUDING LOT DISTURBANCES, BE GREATER THAN FIVE (5) ACRES.

9. THE LAND AREA EXPOSED SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME. ALL NON–ACTIVE DISTURBED AREAS SHALL BE STABILIZED WITHIN 30 DAYS OF THE DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.

10. DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

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

12. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1 (HORIZONTAL / VERTICAL). UNLESS OTHERWISE SPECIFIED THE CONTRACTOR SHALL USE NORTH AMERICAN GREEN SC150, OR APPROVED EQUAL.

13. ALL AREAS RECEIVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).

14. ALL DISTURBED AREAS TO TURF FINISHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 6 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW:

PERMANENT SEED (LAWN AREAS)	LBS / 1,000 SQ. FT.	PERMANENT SLOPE SEED MIX	LBS / 1,000 SQ. FT.
CREEPING RED FESCUE	0.92 LBS	CREEPING RED FESCUE	0.80 LBS
PERENNIAL RYEGRASS	1.15 LBS	PERENNIAL RYEGRASS	0.69 LBS
KENTUCKY BLUEGRASS	0.58 LBS	REDTOP	0.12 LBS
REDTOP	0.12 LBS	ALSIKE CLOVER	0.12 LBS
		BIRDSFOOT TREFOIL	
**APPLICATION RATE TOTALS		**APPLICATION RATE TOTALS	
2.8 LBS PER 1,000 SF**		*1.85 LBS PER 1,000 SF**	

15. TEMPORARY STABILIZATION OF DISTURBED AREAS:
STRIPPED SOIL SHALL BE STOCKPILED UNCOMPACTED, AND STABILIZED AGAINST EROSION AS OUTLINED BELOW: SEED BED PREPARATION: 10–10–10 FERTILIZATION TO BE SPREAD AT THE RATE OF 7 LBS. PER 100 SF AND AGRICULTURAL LIMESTONE AT A RATE OF 90 LBS PER 1000 SF AND INCORPORATED INTO THE SOIL. THE SOIL, FERTILIZER AND LIMESTONE SHALL BE TILLED TO PREPARE FOR SEEDING.

A. SEED MIXTURE: USE ANY OF THE FOLLOWING:

SPECIES	RATE PER 1,000 SF	DEPTH	SEEDING DATES
WINTER RYE	2.5 LBS	1 INCH	8/15 TO 9/15
OATS	2.5 LBS	1 INCH	4/15 TO 10/15
ANNUAL RYEGRASS	1.0 LBS	0.25 INCH	8/15 TO 9/15

B. MULCHING: MULCH SHOULD BE USED ON HIGHLY ERODIBLE AREAS, AND WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT AS FOLLOWS:

TYPE	RATE PER 1,000 SF	USE AND COMMENTS
STRAW	70 TO 90 LBS	MAY BE USED WITH PLANTINGS, MUST BE ANCHORED TO BE USED ALONE
WOOD CHIPS OR BARK MULCH	460 TO 920 LBS	USED WITH TREE AND SHRUB PLANTINGS
FIBROUS MATTING	AS RECOMMENDED BY MANUFACTURER	MUST BE BIODEGRADABLE. USE IN SLOPE AREAS AND AREAS DIFFICULT TO VEGETATE
CRUSHED STONE 1/4" TO 1–1/2" DIA.	SPREAD TO GREATER THAN 1/2" THICKNESS	USE IN SPECIFIC AREAS AS SHOWN ON PLAN OR AS NEEDED

16. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE (CRITICAL TIME FRAMES OR VARIABLE SITES) THEN APPLY FERTILIZER AT A RATE OF 11 POUNDS PER 1,000 SF AND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SF. FERTILIZER SHALL BE LOW PHOSPHATE (LESS THAN 2% PHOSPHORUS).

17. CAUTION SHOULD BE TAKE WHEN THE PROPERTY IS LOCATED WITHIN 250 FEET OF A WATER BODY. IN THIS CASE ALL FERTILIZERS SHALL BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER. SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT. NO FERTILIZER EXCEPT LIMESTONE SHALL BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE ARE REGULATED LIMITATIONS.

18. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS (SEE WINTER CONSTRUCTION NOTES). NO DISTURBED AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.

19. A VIGOROUS DUST CONTROL PROGRAM SHALL BE APPLIED BY THE SITE CONTRACTOR. DUST SHALL BE MANAGED THROUGH THE USE OF WATER AND/OR CALCIUM CHLORIDE.

20. IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS SITE CONDITIONS, WEATHER OR CONSTRUCTION METHODS WARRANT.

21. FOLLOWING PERMANENT STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND ACCUMULATED SEDIMENTATION IS TO BE DISPOSED OF IN AN APPROVED LOCATION, OUTSIDE OF JURISDICTIONAL WETLANDS.

22. LOT DISTURBANCE OTHER THAN SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

23. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

EROSION CONTROL NOTES — 1 / DT - 1

1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

3. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL OR PROPERLY INSTALLED EROSION CONTROL BLANKETS COVERED WITH HAY. OTHER STABILIZATION OPTIONS ARE TO BE APPROVED BY THE APPROPRIATE AGENCIES AND THE DESIGN ENGINEER. IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER MONTHS THEN THE ROAD SHOULD BE CLEARED OF ACCUMULATED SNOW AFTER EACH STORM EVENT.

WINTER CONSTRUCTION NOTES — 2 / DT - 1

1. INSTALL SILTATION CONTROL FENCES IN LOCATIONS SHOWN HEREON. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION. GROUND COVER SHALL NOT TAKE PLACE MORE THAN 15 PRIOR TO GRADING AND CONSTRUCTION.

2. INSTALL STABILIZED CONSTRUCTION EXIT(S).

3. CUT AND CLEAR TREES; DISPOSE OF DEBRIS. DISTURBANCE OF EXISTING DAYS STUMPS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.

4. REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES. STOCKPILING IS NOT PERMITTED ON SLOPES GREATER THAN 10%.

5. ROUGH GRADE SITE – CONSTRUCT DRAINAGE BASINS AND DRAINAGE SWALES DURING INITIAL PORTION OF CONSTRUCTION. STABILIZE IMMEDIATELY PER THE CONSTRUCTION AND EROSION CONTROL DETAILS. DO NOT DIRECT STORM WATER RUNOFF TO THESE STRUCTURES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.

6. BEGIN BUILDING CONSTRUCTION.

7. CONSTRUCT GRAVEL PARKING AREA (PAVEMENT OPTIONAL) AND BUILDING PAD. INSTALL UTILITIES AND STRUCTURES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE THE EROSION CONTROL NOTES.

8. INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.25" OR GREATER RAINFALL.

9. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.

10. FINISH GRADING TO PREPARE FOR PAVING (IF ANY) AND LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.

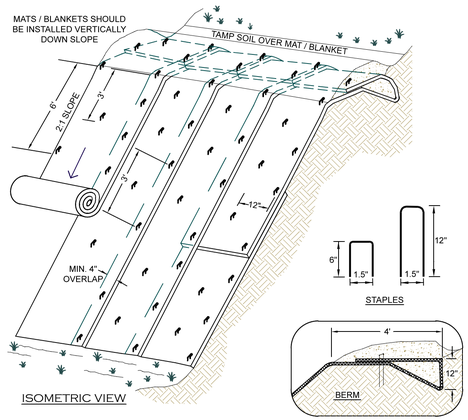
11. FINISH PAVING (IF ANY). PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF PARKING AREA (SEE EROSION CONTROL NOTES).

12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.

13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.

14. ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

CONSTRUCTION SEQUENCE — 3 / DT - 1



ISOMETRIC VIEW

NOTES:

1. DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES: DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

2. INSTALL STRAW/COCONUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN S150 OR EQUAL ON ALL SLOPES EXCEEDING 3:1.

3. THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1 INCH AND LENGTH OF 6 INCH.

4. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT.

5. APPLY LIME, FERTILIZER AND PERMANENT SEEDING BEFORE PLACING BLANKETS.

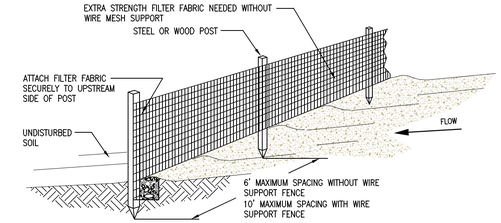
6. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET AS SHOWN. ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAKES IN APPROPRIATE LOCATIONS. REFER TO MANUFACTURERS STAPLE GUIDE FOR CORRECT STAPLE PATTERN.

7. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

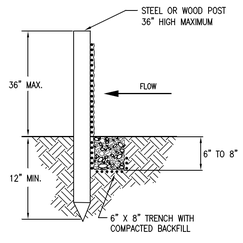
8. IN LOOSE SOIL CONDITIONS THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6 INCHES MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

9. THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING AND SHALL BE REFERTILIZED, RESEEDED AND REMULCHED AS DIRECTED.

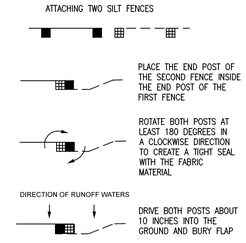
EROSION BLANKETS - SLOPE INSTALLATION — 4 / DT - 1



PERSPECTIVE VIEW



SECTION VIEW

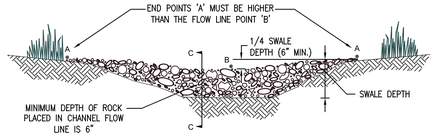


ATTACHING TWO SILT FENCES

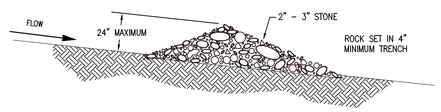
NOTES:

1. SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAYS.
2. SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UPSLOPE.
3. IF THE SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE OR THE PRESENCE OF HEAVY ROOTS THE BASE OF THE FABRIC SHOULD BE EMBEDDED WITH A MINIMUM THICKNESS OF 8 INCHES OF 3/4–INCH STONE.
4. SILT FENCES PLACED AT THE TOE OF SLOPES SHOULD BE INSTALLED AT LEAST 6 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PONDING AND ACCESS FOR MAINTENANCE.
5. THE MAXIMUM SLOPE ABOVE THE FENCE SHOULD BE 2:1 AND THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHOULD BE 100 FEET.
6. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.
7. SILT FENCES SHOULD BE REMOVED WHEN THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

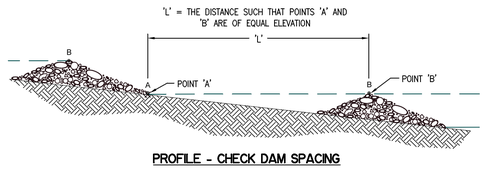
SILT FENCE — 5 / DT - 1



VIEW LOOKING UPSTREAM



SECTION C - C

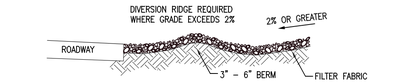


PROFILE - CHECK DAM SPACING

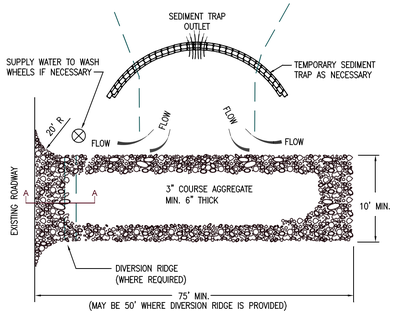
NOTES:

1. STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
3. STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
4. STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL–GRADED ANGULAR 2 TO 3 INCH STONE. THE INSTALLATION OF 3/4–INCH STONE ON THE UPGRADIENT FACE IS RECOMMENDED FOR BETTER FILTERING.
5. WHEN INSTALLING STONE CHECK DAMS THE CONTRACTOR SHALL KEY THE STONE INTO THE CHANNEL BANKS AND EXTEND THE STONE BEYOND THE ABUTMENTS A MINIMUM OF 18–INCHES TO PREVENT FLOW AROUND THE DAM.
6. STONE CHECK DAMS SHOULD BE REMOVED ONCE THE SWALE OR DITCH HAS BEEN STABILIZED UNLESS OTHERWISE SPECIFIED.

STONE CHECK DAM — 6 / DT - 1



SECTION A-A



PLAN VIEW

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. THE MINIMUM STONE USED SHOULD BE 3–INCH CRUSHED STONE.
3. THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3–INCH TO 6–INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
4. THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
5. THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
6. THE PAD SHOULD BE AT LEAST 6–INCHES THICK.
7. THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
8. THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF–SITE.
9. NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
10. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.
11. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

SCALE: N.T.S.

GRAVEL CONSTRUCTION EXIT — 7 / DT - 1

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8 1 1
CALL 811 – KNOW WHAT'S BELOW
811 DigSafe MA ME NH RI VT

REV.	DATE	DESCRIPTION	C/O	DR	CK

EROSION CONTROL DETAILS

TAX MAP 138 LOT 27

(LAPLANTE ROAD)

GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

OAKES & SON CONSTRUCTION, LLC

84 HANOVER STREET LEBANON, NH 03766

SCALE: NOT TO SCALE JANUARY 12, 2026

Surveying ✣ Engineering ✣ Land Planning ✣ Permitting ✣ Septic Designs

W E

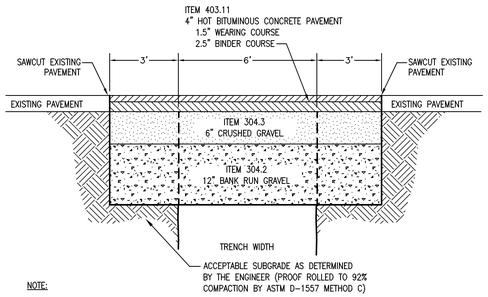
FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080DT00.dwg | PROJ. NO. 4080.00 | SHEET: DT–1

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF PEMBROKE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
4. COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
5. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.
8. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

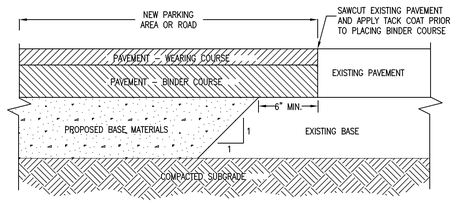
GENERAL CONSTRUCTION NOTES — 1 / DT - 2



NOTE:

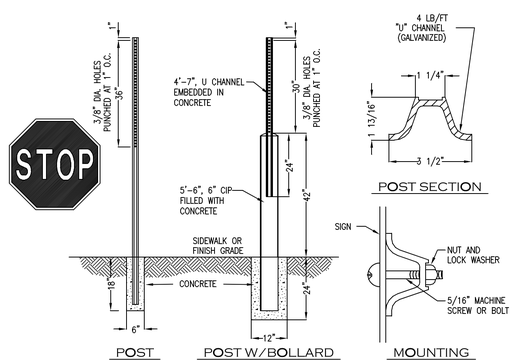
THE BINDER COURSE SHALL BE PLACED IMMEDIATELY AFTER TRENCH CONSTRUCTION AND ALLOWED TO STAND A MINIMUM OF 90 DAYS. A LEVELING COURSE SHALL BE APPLIED OVER THE TRENCH AFTER 90 DAYS AND THE ENTIRE ROAD OVERLAID TO THE LIMITS SHOWN ON THE PLANS.

PAVEMENT TRENCH PATCH — 2 / DT - 2

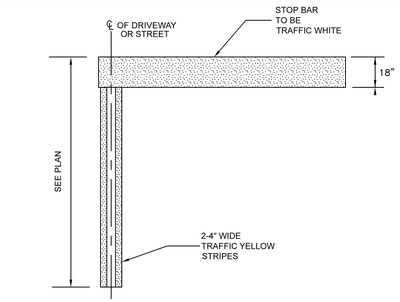


NOTE:
1. SEE ROADWAY FOR MATERIALS AND ASSOCIATED DEPTHS.
2. INFRARED JOINT AFTER PLACING PAVEMENT.

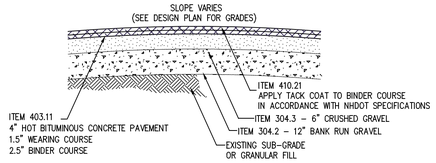
PAVEMENT MATCH — 3 / DT - 2



SIGN POST - STANDARD & W/BOLLARD — 4 / DT - 2



STOP BAR DETAIL — 5 / DT - 2



** SEE CURB DETAILS WHEN APPLICABLE**

NOTE:
1. FILL SOILS SHALL BE NO LESS GRANULAR THAN THE SOIL UPON WHICH IT IS PLACED AND SHALL DRAIN READILY.
2. COMPACTION OF FILL SOILS SHALL ACHIEVE 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1577-02, ASTM 1556-00, AND ASTM D2922-01.

TYPICAL PAVEMENT SECTION — 6 / DT - 2

SCALE: N.T.S.

STORMWATER BASIN OUTLET STRUCTURE — 7 / DT - 2

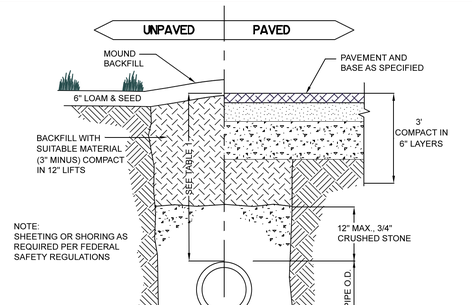
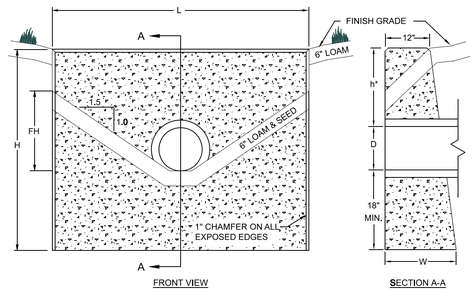


TABLE 1 (RECOMMENDED COVER)		
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

TABLE 2 (RECOMMENDED TRENCH WIDTH)	
INSIDE DIAMETER	TOTAL WIDTH
12" TO 24" OVER 24"	I.D. + 24" 2 x I.D.

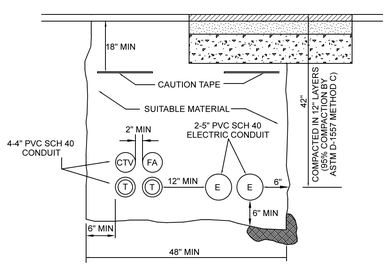
DRAINAGE TRENCH (TYPICAL) — 8 / DT - 2



CULVERT DIAM.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	TOP HEIGHT	HEADWALL BOTTOM
D	L	H	FH	h	WIDTH W
INCHES	FEET & INCHES				
12	4'-3"	3'-9"	1'-1"	1'-3"	1'-11.25"
15	6'-0"	4'-3"	1'-7"	1'-6"	2'-0.75"
18	7'-0"	4'-6"	1'-10"	1'-6"	2'-1.50"
24	9'-0"	5'-0"	2'-4"	1'-6"	2'-3.00"
30	11'-0"	5'-6"	2'-10"	1'-6"	2'-4.50"
36	13'-0"	6'-0"	3'-4"	1'-6"	2'-6.00"

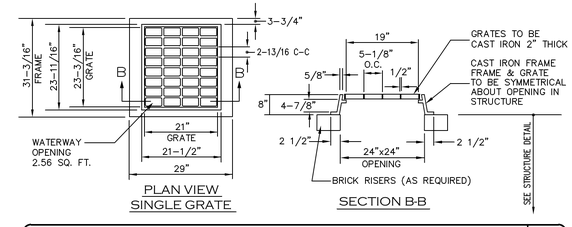
HEADWALL SHALL BE STEEL REINFORCED AND CONFORM TO NHDOT STANDARD PLAN HW-2, LAST REVISED JUNE 16, 2010.

HEADWALL - PRECAST CONCRETE — 9 / DT - 2

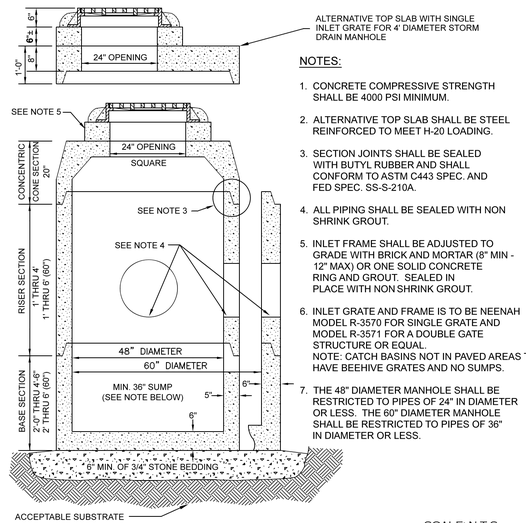


NOTE:
ALL CONDUIT AND TRENCH WORK SHALL CONFORM TO THEIR RESPECTIVE UTILITY COMPANY'S REQUIREMENTS.

TYPICAL UTILITY TRENCH — 10 / DT - 2



FRAME AND GRATE - NHDOT TYPE B — 11 / DT - 2



NOTES:

1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI MINIMUM.
2. ALTERNATIVE TOP SLAB SHALL BE STEEL REINFORCED TO MEET H-20 LOADING.
3. SECTION JOINTS SHALL BE SEALED WITH BUTYL RUBBER AND SHALL CONFORM TO ASTM C443 SPEC. AND FED SPEC. SS-S-210A.
4. ALL PIPING SHALL BE SEALED WITH NON SHRINK GROUT.
5. INLET FRAME SHALL BE ADJUSTED TO GRADE WITH BRICK AND MORTAR (8" MIN - 12" MAX) OR ONE SOLID CONCRETE RING AND GROUT. SEALED IN PLACE WITH NON SHRINK GROUT.
6. INLET GRATE AND FRAME IS TO BE NEENAH MODEL R-3570 FOR SINGLE GRATE AND MODEL R-3571 FOR A DOUBLE GATE STRUCTURE OR EQUAL.
   NOTE: CATCH BASINS NOT IN PAVED AREAS TO HAVE BEEHIVE GRATES AND NO SUMPS.
7. THE 48" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 24" IN DIAMETER OR LESS. THE 60" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 36" IN DIAMETER OR LESS.

SCALE: N.T.S.

CATCH BASIN — 12 / DT - 2

REV.	DATE	DESCRIPTION	C/O	DR

CONSTRUCTION DETAILS

TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

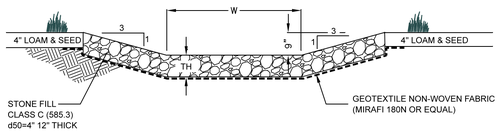
SCALE: NOT TO SCALE — JANUARY 12, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

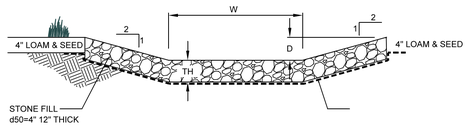
FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080DT00.dwg	PROJ. NO. 4080.00	SHEET: DT-2

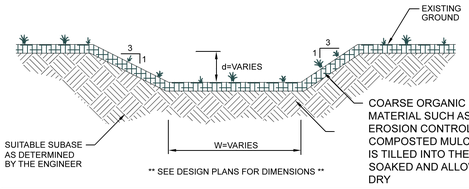


RIPRAP SPILLWAY DETAIL — 1 / DT - 3

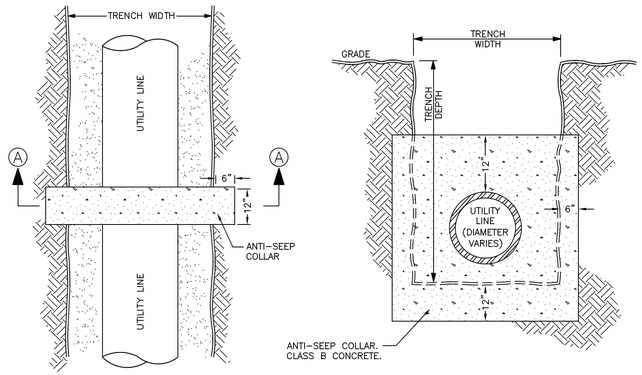


STRUCTURE	W	D	TH	d50
RAIN GARDEN	4 FT	8"	12"	4"

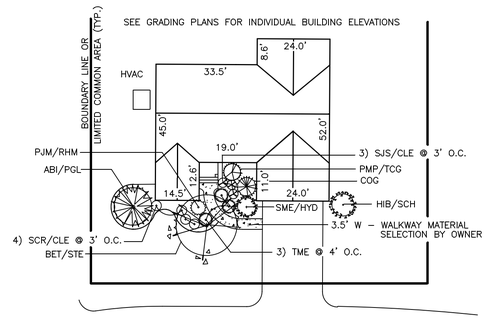
EMERGENCY SPILLWAY DETAIL — 2 / DT - 3



INFILTRATION BASIN SECTION — 4 / DT - 3



ANTI-SEEP COLLAR & TRENCH CHECK DAM — 5 / DT - 3



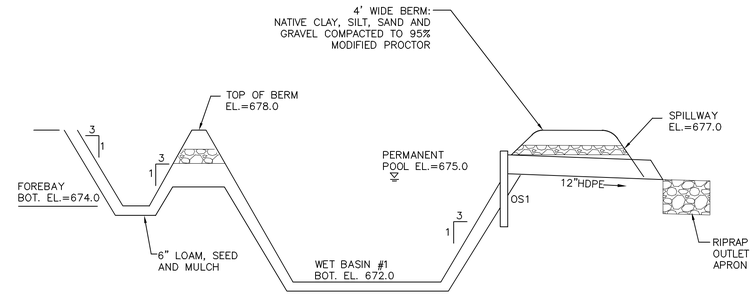
PLANT LEGEND

ABI	ABIES CONCOLOR (WHITE FIR)
BET	BETULA NIGRA (HERITAGE RIVER BIRCH MULTI–STEM)
*CLE	CLETHRA COMPACTA (COMPACT SUMMERSWEET)
COG	CHAMAECYPARIS OBTUSA (GRACILIS HINOKI FALSECYPRESS)
HIB	HIBISCUS SYRIACUS (ROSE OF SHARON)
HYD	HYDRANGEA PANICULATA (COMPACT P.P., LIMELIGHT HYDRANGEA)
PGL	PICEA GLAUCA (WHITE SPRUCE)
PJM	RHODODENDRON SPECIES (PJM HYBRIDS)
PMP	PINUS MUGO PUMILIO (DWARF MUGO PINE)
*RHM	RHODODENDRON MEDIUM TALL (CUNNINGHAM, BOULE DE NEIGE, BOURSAULT)
SCH	SYRINGA CHINENSIS (CHINESE LILAC)
SCR	SPIRAEA X. B. (CRISP LEAF SPIREA)
SJS	SPIREA JAPONICA (SHIBORI SPIREA)
SME	SYRINGA PATULA (MISS SUSIE LILAC)
STE	STEWARTIA PSEUDOCAMELLIA (JAPANESE STEWARTIA)
*TCG	TAXUS CUSPIDATA (GREENWAVE YEW)
*TME	TAXUS MEDIA (EVER–LOW YEW)

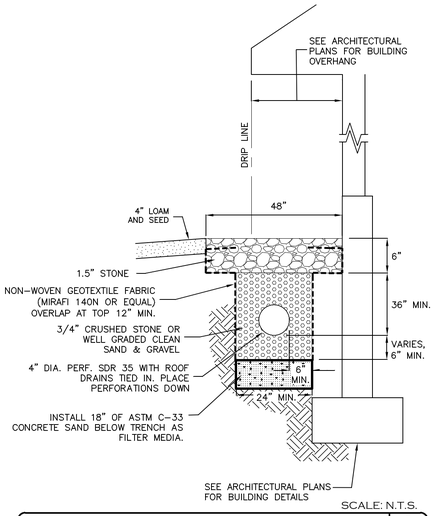
NOTES:
1. THERE SHALL BE ONE SHADE TREE PER 40 LINEAR FOOT OF ROAD FRONTAGE..
2. ALL SHRUBS ARE TO BE 24" HIGH WHEN PLANTED. ALL TREES ARE TO BE 2 TO 2-1/2 INCHES CAL. WHEN PLANTED.
*3. ALL NORTH & EAST ORIENTED UNITS SHALL BE PLANTED WITH THESE NOTED SHADE/SEMI-SHADE PLANT SELECTIONS.
4. THE OWNER RESERVES THE RIGHT TO CHANGE THE HOUSE STYLE TO MEET MARKET DEMANDS, WHICH MAY INCLUDE A TWO STORY OPTION, PROVIDED CITY AND STATE REGULATIONS ARE MET.

SCALE: N.T.S.

RESIDENTIAL STRUCTURE & LOT LANDSCAPING (TYPICAL) — 7 / DT - 3



TYPICAL WET BASIN (WP1) — 8 / DT - 3

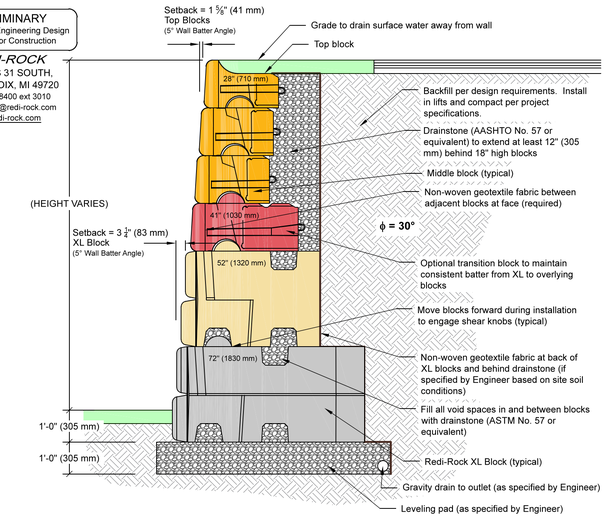


SCALE: N.T.S.

STONE DRIP EDGE TRENCH — 3 / DT - 3

PRELIMINARY
Professional Engineering Design
Required for Construction

REDI-ROCK
05481 US 31 SOUTH,
CHARLEVOIX, MI 49720
(866) 222-8400 ext 3010
engineering@redi-rock.com
www.redi-rock.com



This detail is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site. Final wall design must address both internal and external drainage and all modes of wall stability.Fieldstone Land Consultants is not responsible for retaining wall design.

MSE RETAINING WALL (REDI-ROCK OR EQUAL) — 6 / DT - 3

REV.	DATE	DESCRIPTION	C/O	DR

CONSTRUCTION DETAILS
TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

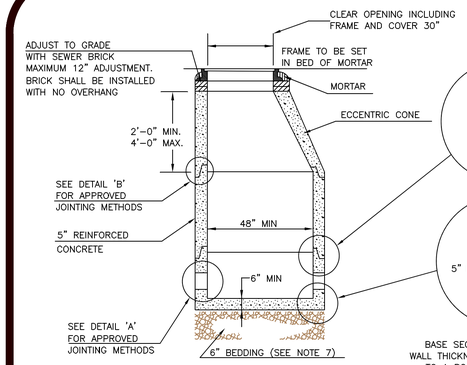
SCALE: NOT TO SCALE — JANUARY 12, 2026

Surveying ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns

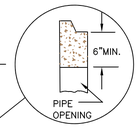
FIELDSTONE LAND CONSULTANTS, PLLC

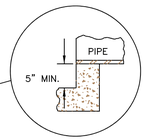
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080DT00.dwg | PROJ. NO. 4080.00 | SHEET: DT–3

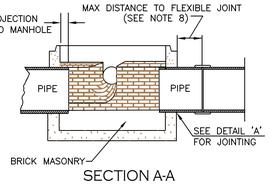


TYPICAL SECTION

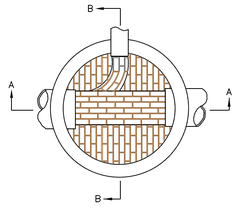




BASE SECTION TO BE FULL WALL THICKNESS AND MONOLITHIC TO A POINT 6" ABOVE THE PIPE CROWN.



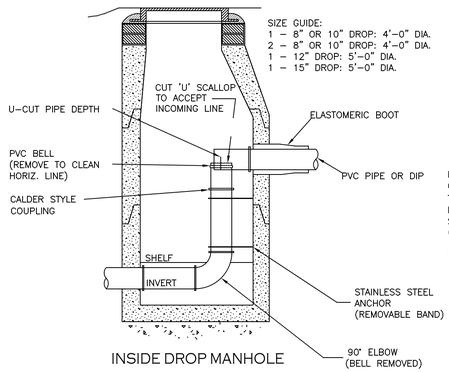
SECTION A-A



PLAN

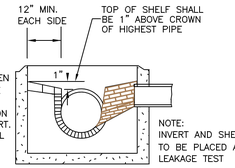
NOTES:

1. IT IS INTENDED: THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE SPACE REQUIREMENTS AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OF PRECAST SECTIONS WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING PER Env-Wq 704.10 (d). IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
2. BARRELS AND CONE SECTIONS: SHALL BE PRECAST REINFORCED CONCRETE
3. PRECAST CONCRETE BARREL SECTIONS, CONES, AND BASES SHALL CONFORM TO ASTM C 478.
4. BASE SECTIONS: SHALL BE MONOLITHIC TO A POINT 6" ABOVE THE CROWN OF THE INCOMING PIPE, AND SHALL BE PRE-CAST REINFORCED CONCRETE.
5. INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE DIRECTION OF FLOW. THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE. CROWN AND SLOPE TO DRAIN TOWARD THE FLOW THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.
6. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN EQUAL TO CLASS 30, CONFORMING TO ASTM A48 AND PROVIDE A 30 INCH CLEAR OPENING. THE COVERS SHALL BE THE WORD "SEWER" IN 3 INCH HIGH LETTERS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
7. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 SIZE #67.
   100% PASSING 1 INCH SCREEN
   90-100% PASSING 3/4 INCH SCREEN
   20-55% PASSING 3/8 INCH SCREEN
   0-10% PASSING #4 SIEVE
   0-5% PASSING #8 SIEVE
   WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE. SCREENED GRAVEL OR CRUSHED STONE 1-1/2 TO ½ INCH SHALL BE USED.
8. FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:
   RCP & CI PIPE - ALL SIZES - 48"
   PVC PIPE - UP THROUGH 15" DIAMETER - NO FLEXIBLE JOINT REQUIRED
9. SHALLOW MANHOLE IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED. IT MUST HAVE AN ECCENTRIC ENTRANCE OPENING AND BE CAPABLE OF SUPPORTING H-20 LOADING.
10. HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE SEALED WITH A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT IN ACCORDANCE WITH Env-Wq 704.10 (f). A TYPE APPROVED BY THE ENGINEER, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON AN MASTIC-LIKE OR ELASTOMERIC SEALANT
11. PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.
12. MATERIAL REQUIREMENTS FOR BRICK AND MORTAR SHALL CONFORM TO Env-Wq 704.10 (k) (9) THROUGH (14)
13. MANHOLES TO BE COATED WITH TWO (2) COATS OF 16 MIL. BITUMINOUS COATING.
14. ALL SEWER CONSTRUCTION SHALL CONFORM TO SPECIFICATIONS DEFINED BY TOWN OF LEBANON STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION. THESE STANDARD MANHOLE DRAWINGS ARE NOT COMPLETE WITHOUT THESE SPECIFICATIONS.



INSIDE DROP MANHOLE

NOTE:
CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.

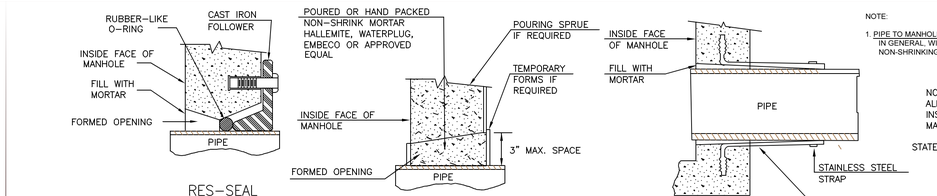


SECTION B-B

NOTE:
INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST

SCALE: N.T.S.

STANDARD MANHOLE - PART A	1 DT - 4



RES-SEAL (OR EQUAL)

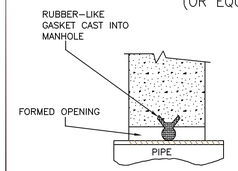
NON-SHRINKING MORTAR (OR EQUAL)

LOCK-JOINT FLEXIBLE MANHOLE SLEEVE (OR EQUAL)

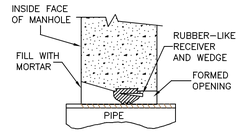
NOTE:
1 PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND, IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.

NOTE:
ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

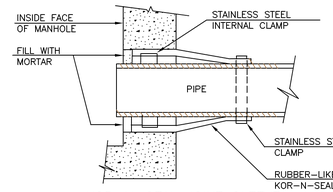
STATE OF NEW HAMPSHIRE APPROVED PRODUCTS
[A] SIKAFLEX-12-SL
[B] SONNEBORN BUILDING PRODUCTS SONNOLASTIC SL-1



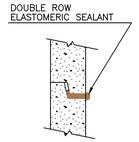
A-LOK (OR EQUAL)



PRESS-WEDGE II (OR EQUAL)



KOR-N-SEAL JOINT SLEEVE (OR EQUAL)



ELASTOMERIC SEALANT (OR EQUAL)

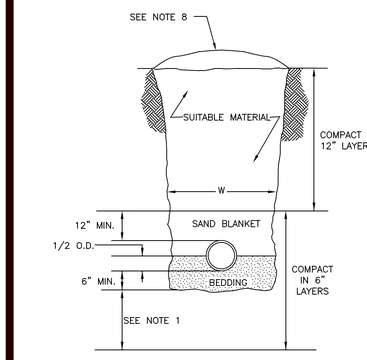
DETAIL B

NOTE:
1 HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE ENGINEER. WHICH TYPE SHALL BE, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON AN ELASTOMERIC GASKET.

DETAIL A

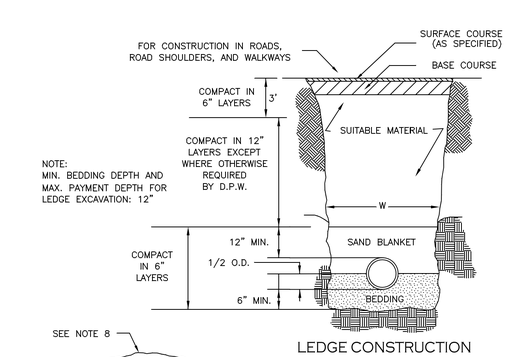
SCALE: N.T.S.

STANDARD MANHOLE - PART B	3 DT - 4

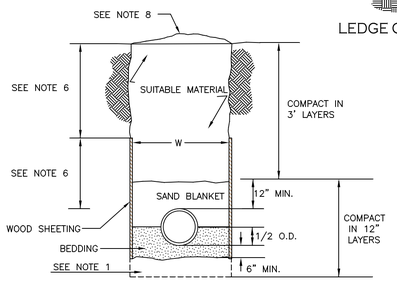


EARTH CONSTRUCTION

NOTE:
MIN. BEDDING DEPTH AND MAX. PAYMENT DEPTH FOR LEDGE EXCAVATION: 12"



LEDGE CONSTRUCTION



EARTH CONSTRUCTION WITH SHEETING

SCALE: N.T.S.

STANDARD TRENCH SECTION	2 DT - 4

NOTES:

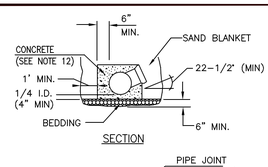
1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE, REFILL WITH BEDDING MATERIAL. (SEE ALSO NOTE 7).
2. BEDDING: SCREEENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33, STONE SIZE #67
   100% PASSING 1 INCH SCREEN
   90-100% PASSING 3/4 INCH SCREEN
   20-50% PASSING 3/8 INCH SCREEN
   0-10% PASSING #4 SIEVE
   0-5% PASSING #8 SIEVE
3. SAND BLANKET: CLEAN SAND, FREE FROM ORGANIC MATTER, SO GRADED THAT 90-100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2" IS IN CONTACT WITH THE PIPE.
4. SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALK WAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOPSOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES, IN LARGEST DIMENSION OR ANY MATERIAL WHICH AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT TO MAINTAIN THE COMPLETED CONSTRUCTION. SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP-SOIL, LOAM, MUCK OR PEAT. IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE (AND POSSIBLY RECONSTRUCTION, WHEN NECESSARY) WILL BE PRESERVED.
5. BASE COURSE: IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF N.H. DEPT. OF TRANSPORTATION.
6. WOOD SHEETING: IF REQUIRED, IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER. IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE THE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISH GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.
7. W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D.. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
8. FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
9. CONCRETE: FOR ENCASEMENT SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000#) CONCRETE OF THE N.H. DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS:
   CEMENT: 6.0 BAGS PER CUBIC YARD
   WATER: 5.75 GALLONS PER BAG OF CEMENT
   MAXIMUM AGGREGATE SIZE: 1 INCH
   NOTE: ANY SEWER PIPE TO BE ENCASED MUST BE MADE OF DUCTILE IRON.

NOTES:

1. MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE 4 INCHES.
2. PIPE AND JOINT MATERIALS
   A. PLASTIC SEWER PIPE
      1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

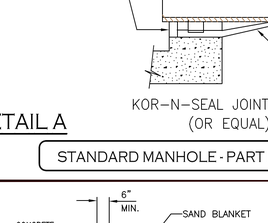
ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	PVC (SOLID WALL)*	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (ROBBED WALL)	8" THROUGH 36"
D2680	ABS (COMPOSITES WALL)*	8" THROUGH 15"

      *PVC: POLY VINYL CHLORIDE
      *ABS: ACRYLONITRILE-BUTADIENE-STYRENE
      2. JOINTS SEALS FOR PVC PIPE SHALL BE OIL-RESISTANT COMPRESSION RINGS OF ELASTOMREIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.
      ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2680, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322).
      JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2680, FORMING A CHEMICAL WELDED JOINT.
   B. DUCTILE-IRON PIPE, FITTINGS AND JOINTS.
      1. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:
         A21.50 THICKNESS DESIGN OF DICTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.
         A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.
      2. JOINTS SHALL BE OF THE MECHNICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:
         A21 11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE AND FITTINGS.
3. DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
4. JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATERTIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER "Y" OR AT THE FOUNDATION WALL, APPROPRIATE ADAPTERS SHALL BE USED.
5. "T" AND "Y" WHERE A "T" OR "Y" IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE IN THE SEWER, FOLLOWING MANUFACTURERS INSTRUCTIONS USING A BOLTED, CLAMPED, OR EPOXY CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH (OR OTHER SUCH MATERIAL) AROUND THE JOINT OR APPLYING MORTAR TO HOLD THE CONNECTION AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED, AS SHOWN IN THE DETAIL, UP TO AND INCLUDING 15" DIAMETER.*
6. HOUSE SEWER INSTALLATION THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL, AS SPECIFIED IN NOTE 10, BEDDING AND RE-FILL FOR A DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE HOUSE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4 INCH PER FOOT. PIPE JOINTS MUSH BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.
7. TESTING THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS (PRIOR TO BACKFILLING):
   A. AN OBSERVATION "T" SHALL BE INSTALLED AS SHOWN. WHEN READY TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE "T". AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.
   B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS. IF THE TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.
   C. DRY FLUORESCENT DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER. IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE POPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST MANHOLE DOWNSTREAM. LEAKAGE O OBSERVED IN ANY OF THE ABOVE, ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG UP, IF NECESSARY, AND RELAID SO AS TO ASSURE WATERTIGHTNESS.
8. ILLEGAL CONNECTIONS NOTHING BUT SANITARY WASTE FLOW FROM THE HOUSE TOILETS SINKS, LAUNDRY, ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR ANY OTHER SIMILAR CONNECTION CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.
9. HOUSE WATER SERVICE SHALL NOT BE LAID IN THE SAME TRENCH AS THE SEWER SERVICE.
10. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-67.
    100% PASSING 1 INCH SCREEN
    90-100% PASSING 3/4 INCH SCREEN
    20-55% PASSING 3/8 INCH SCREEN
    0-10% PASSING #4 SIEVE
    0-5% PASSING #8 SIEVE
    WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE (1-1/2 TO 1/2 INCH) SHALL BE USED.
11. LOCATION THE LOCATION OF THE "T" OR "Y" SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE "T" OR "Y", AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.
12. CONCRETE CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE N.H. DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS:
    CEMENT: 6.0 BAGS/C.Y. WATER: 5.75 GALS/BAG CEMENT
    AGGREGATE: 1 INCH MAX
13. CHIMNEYS IF VERTICAL DROP INTO THE SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.

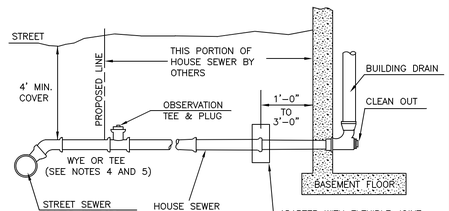


CONCRETE FULL ENCASEMENT

CHIMNEY (SEE NOTE 13)



TRENCH CROSS-SECTION



SEWER AND HOUSE SEWER

SCALE: N.T.S.

HOUSE SEWER DETAILS	4 DT - 4

REV.	DATE	DESCRIPTION	C/O	DR

CONSTRUCTION DETAILS
TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

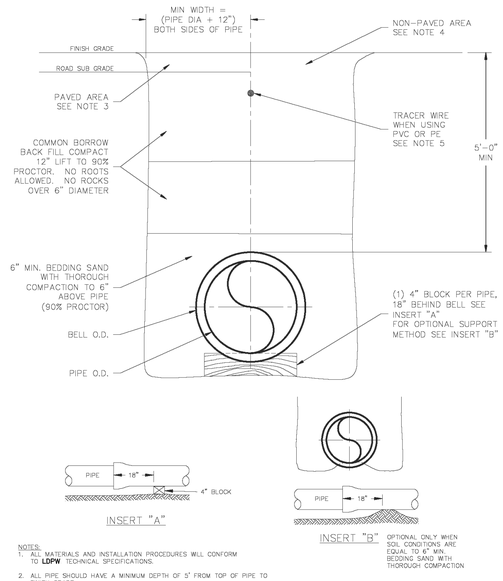
SCALE: NOT TO SCALE JANUARY 12, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

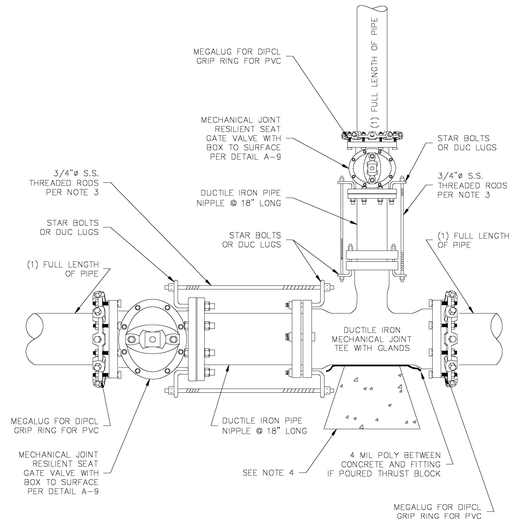
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080DT00.dwg	PROJ. NO. 4080.00	SHEET: DT-4



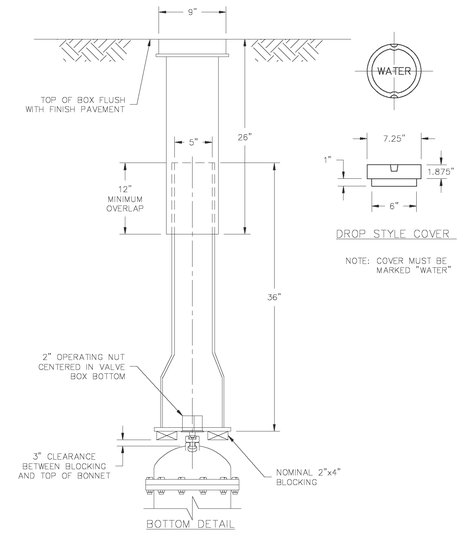
NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO **LDPW** TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. REQUIREMENTS FOR SUBBASE AND BASE MATERIAL TYPE ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN PAVED AREAS.
4. REQUIREMENTS FOR GRAVEL, LOAM AND/OR SEED ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN NON-PAVED AREAS.
5. 10 GAUGE TRACER WIRE AS MANUFACTURED BY BWS, DIVISION OF ALBESTAR CORP., AVON, MA OR EQUIVALENT.

TYPICAL TRENCH DETAIL — 1 / DT-5



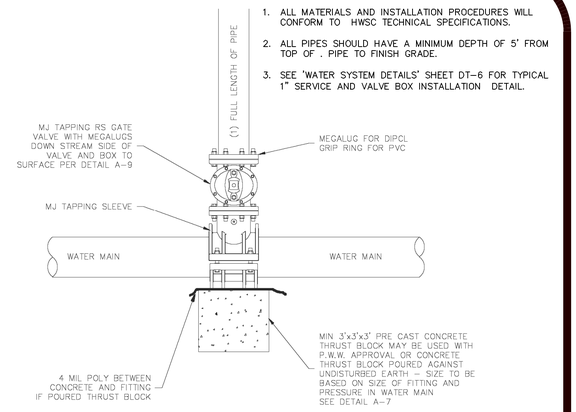
NOTES:
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO **LDPW** TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. 3/4"ø S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS. 10" FITTING OR SMALLER = (2) 3/4"ø S.S. RODS & ASSOC. HARDWARE. 12" FITTING OR LARGER = (4) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
4. MIN 3'x3'x3' PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH P.W.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH – SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN. SEE DETAIL A-7.

TYPICAL TEE INSTALLATION — 3 / DT-5



NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO **LDPW** TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.

TYPICAL VALVE BOX — 5 / DT-5

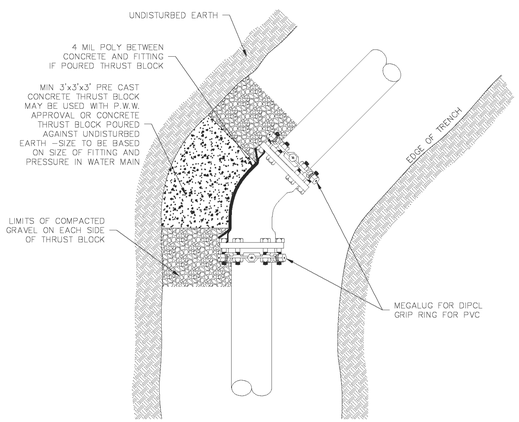


1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO HWSC TECHNICAL SPECIFICATIONS.
2. ALL PIPES SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF . PIPE TO FINISH GRADE.
3. SEE 'WATER SYSTEM DETAILS' SHEET DT-6 FOR TYPICAL 1" SERVICE AND VALVE BOX INSTALLATION DETAIL.

TYPICAL LARGE SERVICE AND/OR TAPPING SLEEVE — 7 / DT-5

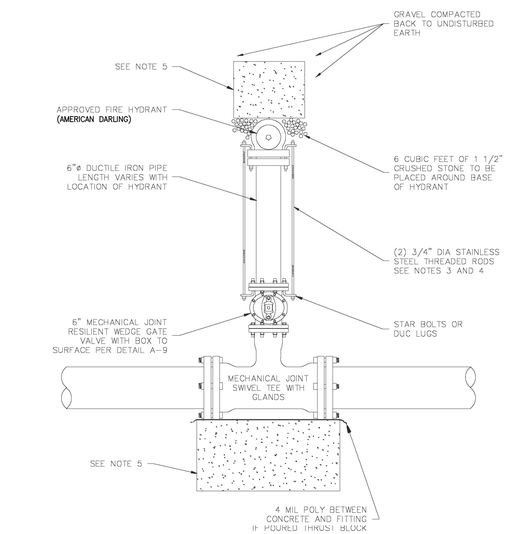
1. REFERENCE LEBANON DPW (LDPW) SPECIFICATIONS FOR INSTALLATION OF ALL WATER LINES.
2. ALL SPRINKLER AND DOMESTIC LEADS TO BUILDING SHALL END 5 FEET OUTSIDE THE FACE OF THE BUILDING WALL, UNLESS NOTED, AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END (FOR OTHERS TO REMOVE AND EXTEND THE LINE AS NECESSARY).
3. THRUST BLOCKS AND MEGALUG RESTRAINTS SHALL BE PROVIDED AT ALL HORIZONTAL BENDS, TEES, AND FIRE HYDRANTS. SEE DETAIL.
4. MINIMUM COVER ON ALL WATER LINES IS 5'–6".
5. CONTRACTOR SHALL MAINTAIN A 5'–0" HORIZONTAL (UNLESS OTHERWISE NOTED) AND 12" VERTICAL SEPARATION BETWEEN WATER SERVICE AND UTILITIES OTHER THAN SANITARY SEWER.
6. INSPECTIONS ON WATER SERVICE INSTALLATION DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE SITE CONTRACTOR AND SHALL BE COORDINATED WITH HILLSBOROUGH WATER AND SEWER COMMISSION. ALL INSPECTION FEES SHALL BE PAID FOR BY THE CONTRACTOR.
7. CONTRACTOR SHALL HAVE BACTERIOLOGICAL AND PRESSURE TESTING PERFORMED. CONTRACTOR SHALL GIVE HILLSBOROUGH WATER AND SEWER COMMISSION A COPY OF THE RESULTS. HILLSBOROUGH WATER AND SEWER COMMISSION SHALL BE ON-SITE TO WITNESS TEST.
8. ALL PIPE, VALVES, MISCELLANEOUS MATERIALS AND INSTALLATION SHALL CONFORM TO HILLSBOROUGH WATER AND SEWER COMMISSION SPECIFICATIONS AND REQUIREMENTS.
9. ALL FIRE HYDRANTS, VALVES, FITTINGS, PIPES, ETC. SHALL BE IN ACCORDANCE WITH HILLSBOROUGH WATER AND SEWER COMMISSION SPECIFICATIONS.
10. METALLIC TAPE OR DETECTOR WIRE SHALL BE INSTALLED IN THE SAME TRENCH WITH ALL NONMETALLIC PIPE SUCH THAT THE PIPE MAY BE LOCATED WITH ELECTRONIC LOCATING EQUIPMENT. METALLIC TAPE OR DETECTOR WIRE SHALL BE INSTALLED APPROXIMATELY 12" TO 18" BELOW GRADE DIRECTLY ABOVE THE TOP OF THE PIPE. DETECTOR WIRE SHALL BE 14 GAUGE SOLID COPPER, SIMPLEX BW3001 OR EQUAL. METALLIC TAPE SHALL BE 2" MINIMUM METALIZED TAPE, GRIFFOLYN COMPANY, INC., TERRATAPE OR EQUAL.
11. CONTRACTOR SHALL ENSURE ALL WATER VALVES ARE IN A FULLY OPEN POSITION UPON COMPLETION. OF PROJECT.
12. CONTRACTOR SHALL COORDINATE ALL WATER INTERRUPTIONS WITH LDPW AND AFFECTED PROPERTY OWNERS.

WATER SYSTEM CONSTRUCTION NOTES — 8 / DT-5



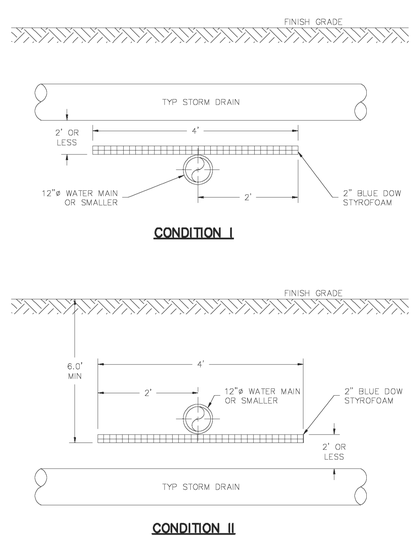
NOTES:
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO **LDPW** TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. 3/4"ø S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS. 10" FITTING OR SMALLER = (2) 3/4"ø S.S. RODS & ASSOC. HARDWARE. 12" FITTING OR LARGER = (4) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
4. MIN 3'x3'x3' PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH P.W.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH – SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN. SEE DETAIL A-7.

TYPICAL THRUST BLOCK BEHIND FITTINGS — 2 / DT-5



NOTES:
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO **LDPW** TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. 3/4"ø S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS. 10" FITTING OR SMALLER = (2) 3/4"ø S.S. RODS & ASSOC. HARDWARE. 12" FITTING OR LARGER = (4) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
4. WHEN DISTANCE FROM WATER MAIN TO HYDRANT IS MORE THAN 10' SUBSTITUTE MEGALUGS (OR GRIP RINGS) IN LIEU OF THREADED RODS.
5. MIN 3'x3'x3' PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH P.W.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH – SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN. SEE DETAIL A-7.

TYPICAL HYDRANT INSTALLATION — 4 / DT-5



NOTES:
1. **LEBANON WATER & SEWER COMMISSION** RESERVES THE RIGHT TO MODIFY INSULATION REQUIREMENTS AS NECESSARY BASED ON FIELD CONDITIONS, ETC.
2. THE LENGTH OR WIDTH OF INSULATION SHALL EXTEND 1 STORM DRAIN PIPE DIAMETER BEYOND THE EDGE OF STORM DRAIN PIPE IN EACH DIRECTION OR A MINIMUM OF 2' BEYOND THE CENTERLINE OF THE STORM DRAIN PIPE, WHICHEVER IS GREATER.
3. ALL BUTT JOINT SEAMS TO BE OVERLAPPED WITH A 1' PIECE OF INSULATION CENTERED OVER SEAM.

STORM DRAIN / WATER MAIN INTERSECTING RUNS — 6 / DT-5

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8 1 1
IT'S SMART, IT'S FREE, IT'S THE LAW

811 DigSafe MA-ME-NH-RI-VT

REV.	DATE	DESCRIPTION	C/O	DR

CONSTRUCTION DETAILS

TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

SCALE: NOT TO SCALE — JANUARY 12, 2026

Surveying ✦ **E**ngineering ✦ **L**and **P**lanning ✦ **P**ermitting ✦ **S**eptic **D**esigns

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080DT00.dwg	PROJ. NO. 4080.00	SHEET: DT-5

LEGEND:

EXISTING FEATURES

- IRON PIN FOUND (I.PIN(F))
- IRON PIPE FOUND (I.PIPE(F))
- SINGLE POST SIGN
- UTILITY POLE & GUY (WF 37)
- WETLAND FLAG
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- 720 — 10' CONTOUR INTERVAL
- 722 — 2' CONTOUR INTERVAL
- OH — OVERHEAD UTILITY LINE
- ZONE LINE
- 183-27 — TAX MAP & LOT NUMBER
- EXISTING BUILDING
- EXISTING PINE TREE
- TP: 6 L= >60" S=26" — TEST PIT
- SLOPES 25% OR GREATER

PROPOSED FEATURES

- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- 1 FT. CONTOUR
- 10 FT. CONTOUR
- 580.5 — SPOT GRADE ELEVATION
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- TP: 1 L= LEDGE S=WATER ELEV. — SOIL TEST PIT
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — HYDRANT, GATE VALVE & WATER MAIN
- GAS LINE, PROPANE
- UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- RETAINING WALL

STRUCTURE TABLE:

PS1:
RIM=692.5
INV IN=680.7
INV O=680.6

PS2:
RIM=738.0
INV IN=729.9
INV O=729.8

ST1:
RIMS=692.0
INV IN=680.9
INV O=680.8

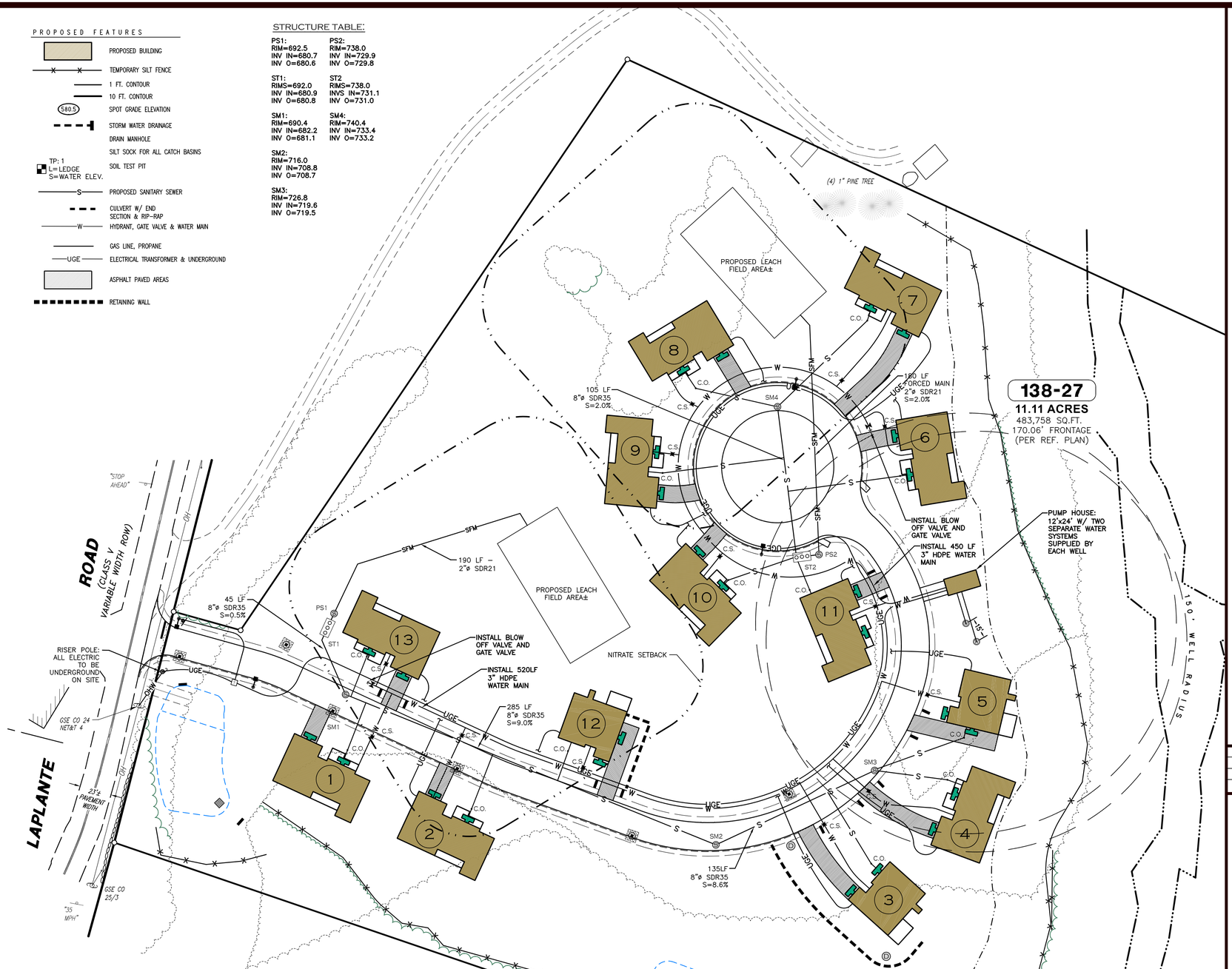
ST2
RIMS=738.0
INVS IN=731.1
INV O=731.0

SM1:
RIM=690.4
INV IN=682.2
INV O=681.1

SM4:
RIM=740.4
INV IN=733.4
INV O=733.2

SM2:
RIM=716.0
INV IN=708.8
INV O=708.7

SM3:
RIM=726.8
INV IN=719.6
INV O=719.5



NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF LEBANON AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF LEBANON DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-888-344-7233)
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
6. BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF LEBANON FIRE DEPARTMENT REGULATIONS. BASED ON TEST PITS, THIS IS UNLIKELY TO BE PRESENT.
7. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED. THE RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED.
8. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
9. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT. RESTORE ANY CURBING IF DAMAGE OCCURS DURING CONSTRUCTION.
10. ALL POWER WORK SHALL CONFORM TO EVERSOURCE STANDARDS. THE POWER SERVICE SIZES SHALL BE VERIFIED BY AN ELECTRICAL ENGINEER AND EVERSOURCE.
11. ALL TELEPHONE WORK SHALL CONFORM TO CONSOLIDATED COMMUNICATIONS SPECIFICATIONS.
12. ALL PROPANE GAS WORK SHALL CONFORM TO THE SUPPLIER'S GAS SPECIFICATIONS. PROVIDE SHUTOFF VALVE AND REGULATOR FOR EACH HOME IF APPLICABLE.
13. WATER AND SEWER SERVICES TO TIE INTO THE KEENE MUNICIPAL SERVICE IN COURT STREET. CONTRACTOR TO PERMIT AND COORDINATE WITH KEENE PUBLIC WORKS FOR CONSTRUCTION WITHIN COURT STREET. WATER TIE IN SHALL BE MADE WITHIN THE EXISTING UTILITY AND ACCESS EASEMENT ON LOT 228-15.
14. SEWER SERVICE SHALL HAVE INDIVIDUAL CLEAN-OUT INSIDE EACH BUILDING.
15. CONTRACTOR SHALL OBTAIN STRUCTURAL DESIGN PLANS, DETAILS AND SPECIFICATIONS FOR ANY RETAINING WALLS AND WING-WALLS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION.
16. ALL HVAC EQUIPMENT SHALL MEET THE SCREENING STANDARDS OF THE L.D.C. GROUND-MOUNTED EQUIPMENT TO BE LOCATED SO AS NOT TO BE VISIBLE FROM THE PUBLIC WAY – SCREEN IF VISIBLE.
17. AN EXCAVATION PERMIT, ENCUMBRANCE PERMIT, AND UTILITY CONNECTION PERMIT FROM THE KEENE PUBLIC WORKS IS REQUIRED FOR THE UTILITY IMPROVEMENTS SHOWN.
18. INSTALL PRECAST THRUST BLOCKS AT ALL FITTINGS ON WATER MAIN. MECHANICALLY RESTRAIN TEE FITTINGS.
19. THE WELLS AND PUMP HOUSES SHALL BE OWNED AND MAINTAINED BY AN H.O.A.
20. SEWER SYSTEM TO BE OWNED AND MAINTAINED BY AN H.O.A.

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	1/19/26	PRIVATE WELLS & WATER SYSTEM		JEN	CEB

UTILITY PLAN

TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR:
OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

LAND OF:
ROBERT J. OAKES
84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 40' JANUARY 12, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080SP00A.DWG	PROJ. NO. 4080.00	SHEET: UT-1

Jan 19, 2026 - 1:54pm FLC-19
P:\00_FLC\00_PROJECTS\04080\4080.00\DWGS\

CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

February 9, 2026 Meeting

Staff Memorandum – PB2026-09-FMAJ

APPLICATION INFORMATION

Agenda Item: 3.E

Application ID:
PB2026-09-FMAJ

Application Type:
Final Plat Review of a proposed 13-unit Planned Unit Residential Development (PURD) Major Subdivision

Property Location & Tax Map:
00 Laplante Road (Tax Map 138, Lot 27)

Applicant & Property Owner:
Oakes & Son Construction, LLC

Property Owner:
Robert J. Oakes

Property Size:
+/-11.11 acres

Zoning District(s):
Residential Three (R-3), Rural Lands One (RL-1), and Rural Lands Two (RL-2)

Overlay District(s):
Wetlands Conservation District

Future Land Use Map:
Residential – Low

Existing Use & Improvements:
Vacant

LEGAL NOTICE

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

*Application to be renoticed prior to commencement of the public hearing to include the name of the applicant which, inadvertently, was not included with the legal notice prepared for the 2/9/26 Planning Board meeting, and to remove the request for Site Plan Review which was included with the legal notice prepared for the 2/9/26 Planning Board meeting but which staff has subsequently determined is not required.

APPLICATION MATERIALS

Available on-line only:

- Application form (1 page)
- Project Narrative dated January 12, 2026, prepared by Fieldstone Land Consultants, PLLC (5 pages including 2-page trip generation analysis)
- Application for Waivers dated January 12, 2026 (2 pages)
- Subdivision Regulations Technical Checklist – Final Major Subdivision dated January 12, 2026 (5 pages)
- Letter dated October 21, 2025, from Bobby Oakes (authorizing Fieldstone Land Consultants, PLLC, to serve as property owner's agent; 1 page)
- List of Abutters prepared by Fieldstone Land Consultants, PLLC (1 pg)
- Plan set titled, "Acorn to Sky Heritage Development," prepared by Fieldstone Land Consultants, PLLC, dated January 12, 2026, Proj. No. 4080.00 (13 sheets)
- Plan sheet titled, "Utility Plan," prepared by Fieldstone Land Consultants, PLLC, dated January 12, 2026, revised January 19, 2026, Proj. No. 4080.00
- Stormwater Management Report titled, "Oakes & Son Construction Condo Plan," dated January 12, 2026, prepared by Fieldstone Land Consultants, PLLC (82 pages)

REVIEW SCHEDULE

Staff has placed the subject application and its companion application (PB2026-08-CUP) on the Planning Board's "Schedule B". Ordinarily this would mean that the Board would make a completeness determination at the first regular meeting following submission of the application and would then hold the public hearing at the second regular meeting following submission of the application (i.e. the subject application was submitted on January 12, 2026 such that a completeness determination would ordinarily be made at the 9, 2026 Planning Board meeting with the public hearing held at the March 9, 2026 meeting).

COMPLETENESS REVIEW

In order to accept jurisdiction and commence review of the applicant's proposal, the Planning Board must first determine that the application is complete. See NH RSA 676:4, I(c)(1) and Section 4.7.C.3 ("Initial Completeness Determination") of the Site Plan Review Regulations and Section 7.7.C.3 ("Initial Completeness Determination") of the Subdivision Regulations. These sections provide as follows:

a. The Planning & Development Department shall review the application for completeness pursuant to the requirements of Section 7.7.A and Section [10]. If the Planning & Development Department finds that the application is complete, or lacks only those items or documents for which waiver requests have been submitted, then the Planning & Development Department shall make a preliminary determination of whether the waiver requests meet the standards of Section 7.15 of these Regulations, and if so, shall recommend to the Board acceptance of the application for review.

b. If the Planning & Development Department finds that the application is not complete or that one or more of the waiver requests do not meet the standards of Section 7.15, the Planning & Development Department shall so advise the Applicant, who can elect to complete the missing submission requirements. […]

Pursuant to Section 7.7.C.3.a of the Subdivision Regulations, Planning and Development Department staff is reviewing the application for compliance with the Subdivision Regulations and has found that the application is currently incomplete with respect to some of the Major Subdivision application submission requirements including Section 10.4.B(2)(c) (requiring soil tests) and Section 10.4.C(2)(d) (requiring owners association documents).

At the staff review meeting scheduled for February 5, 2026, staff will advise the applicant that the application is currently incomplete and, pursuant to Section 7.7.C.3.b of the Subdivision Regulations, will request that the applicant submit the missing information and materials. Any additional completeness concerns that are identified upon completion of staff's review of the application (which is ongoing at the time of the writing of this memo) will be also be conveyed to the applicant at the February 5th staff review meeting.

STAFF COMMENTS

1. Staff anticipates that the applicant will need additional time to provide the information required for a complete Conditional Use Permit application. Consequently, staff recommends that the Planning Board postpone the completeness determination to the March 9, 2026 meeting (with the public hearing to be opened and held immediately following the completeness determination). Because the Planning Board is statutorily obligated to make a completeness determination at the

February 9, 2026 meeting[1], **the Board will need the applicant's consent to postpone the completeness determination** to March 9th. Unless such written consent is provided in advance, the issue of postponing completeness may be discussed with the applicant at the February 9th meeting.

2. Preliminary Major Subdivision Review (a/k/a Design Review of a Preliminary Layout) is required prior to Final Major Subdivision Review (a/k/a Final Plat Review) unless the Board determines that, pursuant to Section 10.2.F, "the specific circumstances of a proposed subdivision application do not require such review." The applicant has requested a waiver pursuant to Section 10.2.F to proceed directly to Final Plat Review as allowed. A preliminary determination on the requested waiver should be made in connection with the Board's completeness determination.

Attachments

cc: Oakes & Son Construction, LLC
Robert J. Oakes
Fieldstone Land Consultants, PLLC

[1] See NH RSA 676:4, I(c)(1) ("The [Planning] board shall, at the next regular meeting or within 30 days following the delivery of the application, for which notice can be given in accordance with the requirements of subparagraph (b), determine if a submitted application is complete according to the board's regulation and shall vote upon its acceptance.").

CITY OF LEBANON
APPLICATION FOR

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

☐ OTHER_____

PROPERTY OWNER (APPLICANT):

NAME: Oakes & Son Construction, LLC TEL.#: 603-863-1050 (office)

MAILING ADDRESS: 84 Hanover Street, Lebanon, NH 03766

E-MAIL ADDRESS: bobby@oakesandsonconstruction.com>

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Fieldstone Land Consultants TEL.#: (603) 672-5456

MAILING ADDRESS: 45 Roxbury Street, Keene, NH 03431

E-MAIL ADDRESS: jenoonan@fieldstonelandconsultaces.com, John Noonan

PROJECT LOCATION:

TAX MAP #: 138 LOT#: 27 PLOT #: ZONE: R3

STREET ADDRESS OF PROJECT: 00 Laplante Road

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

FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

A 13 unit Planned Unit development (PUD) is being proposed off of Laplante Road. The site will have a shared septic system and will connect to the municipal water system. Condo-units for each home.

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 January 12, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: John Noonan (FIELDSTONE LAND CONS.) DATE: 1/12/26

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: (see attached LOA DATE:_____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - $ AMOUNT	DATE PAID	VOUCHER #

(Last Revised 4/04/18)

FIELDSTONE
LAND CONSULTANTS, PLLC
Surveying ✦ Engineering
Land Planning ✦ Septic Designs
206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

Planned Unit Development
Major Site Plan, Major Subdivision, & CUP Narrative

Oaks & Son Construction, LLC
Tax Map Parcel 138, Lot 27
Laplante Road, Lebanon, New Hampshire

January 12, 2026

Project Narrative:

Fieldstone Land Consultants, on behalf of Oaks & Son Construction, LLC, is submitting a Planned Unit Development plan for Planning Board review per Zoning Article V, Section 501.1.B. The proposal consists of developing Tax Map Lot 138-27 located on LaPlante Road, which includes the construction of 13 residential dwelling units. The proposed site design will include the establishment of a Home Owners Association (HOA), which will assume responsibility for the ownership and maintenance of the shared infrastructures and common areas. The overall property will remain as one lot, and each individual home will be a condominium unit with a Limited Common Area around each home. The remainder of the lot will be Common Space, which will be shared spaces for recreation by the homeowners. The proposed road is approximately 830 feet in length, 20-feet in width and will be a private roadway maintained by the Home Owners Association, designed in accordance with the local road design standards. This roadway is proposed to be known as Heritage Way.

The development will be serviced by municipal water extended up Laplante Road to a pump house, which will boost pressure to each dwelling unit. The intent is to have the municipality own the water service from Meriden Road to the pump house and an easement shall be granted following the installed water line layout up to the pump house. The pump house and all distribution equipment will be owned and maintained by the HOA. The sanitary system is designed as a gravity sewer following the roadway and then pumped to two separate, communal septic systems. The location of these septic systems was determined by soil test pit information and the nitrate setbacks for the septic leach fields. These would be permitted with NHDES following a local approval of the project.

Additional site considerations will include stormwater management, erosion and sedimentation control, grading and drainage design, and compliance with the site plan and subdivision regulations. The overall disturbance of the project is over the threshold of 100,000 square-feet and therefore will require an NHDES Alteration of Terrain permit. The stormwater management systems will be designed to meet these state standards and details are included in the Site Plan submission set. There are no wetland impacts or permanent wetland buffer impacts associated with the project.

CUP Impact Statement (Section 501.1.E.2):

Below is an outline of the impact statement requirements and how each item is met:

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.: The project does not propose any impacts to the water quality, air quality, wetlands in the area. The project will require an NHDES Alteration of Terrain permit, that will review the stormwater management systems and erosion control methods proposed. The stormwater management systems will provide treatment of runoff and ensure the groundwater resource is recharged by utilizing infiltration practices. The erosion control measures consist of a stabilized construction entrance, silt fencing, stone check dams, stone lined swales, riprap aprons and erosion control matting to ensure that erosion is not an issue.

b. Statement of impact of the proposed development on abutters.: The impact on abutters will be negligible as residential homes of this caliber will generally increase surrounding property values. The project is designed to not impact abutters by managing stormwater runoff and utilizing nearby municipal water supply. The design of this development will fit in with the surrounding neighborhood.

c. Statement of sufficiency of proposed parking for the use intended.: The homes have driveways that will allow for two cars, either in the driveway or in the garages.

d. Statement of adequacy of streets and/or sidewalks in the general area of the development including major intersections providing access, and such other areas as requested by the Board.: The project proposes a private roadway that is designed to City road standards that will adequately handle the vehicle load from this 13-unit development. The private road will intersect the LaPlante Road at a perpendicular alignment to maximize sight distance and a stop sign with painted stop bar is provided. There are no sidewalks proposed, as there are no adjacent City sidewalks to connect to in this area. Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (attached), the following counts are estimated for the development:

Average Vehicle Trip Ends, Weekday: 9.57 x 13 = 124 Trips
Peak Hour, Weekday Morning: 0.75 x 13 = 10 Trips
Peak Hour, Weekday Evening: 1.01 x 13 = 14 Trips
Peak Hour, Weekday Morning (on site): 10 Trips

The peak hour vehicle trips are below the 100 vehicle trip peak hour requirement, and there are no anticipated adverse impacts on the City streets from this sized development.

e. Statement of sufficiency, availability and capacity of utility services to provide water, fire protection, and sewer, and storm drainage, and further, the impact of the development on the municipal solid waste disposal facilities.: The water pressure is low at the end of the municipal infrastructure on Meriden Road & Laplante Road intersection. The proposal is to extend a smaller water line to feed a booster pump house on the property. The pump house, pump equipment and all water distribution lines will be privately owned and maintained by the HOA. The septic systems will be constructed to service the 13 homes and also will be owned by the HOA.

f. (If applicable) Statement of 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.: The private septic systems will not impact water supplies or wells, as they will be designed to meet the NHDES Subsurface Bureau's requirements for separation from these resources. The septic

system's nitrate setbacks drove the design of this development and the setbacks provide a safe distance to wells or water supplies. The owner decided to extend the municipal water infrastructure and own a private pump station to boost water pressure for the development. This further reduces the potential impacts on abutter's wells, as large wells are not proposed for this development.

g. Statement of impact of storm drainage from the development on abutting properties and potential storm drainage problems both on the site of the development and downstream from the development.: The stormwater management systems were designed to ensure no adverse impacts are created by the development during rainfall events, as modeled and submitted for the 2, 10, 25, 50, and 100 year storm fall events. The design and details of the stormwater management systems will be reviewed by the NHDES Alteration of Terrain Bureau. Please refer to the submitted Stormwater Management Report.

h. Statement of noise control methods and procedures.: Noise from residential homes tends to not be very loud or a nuisance to abutters. The property has vegetated buffers between abutting homes and the proposed homes and any noise generated would be minimal, as is typical for a residence.

i. Statement on the capacity of the school system; effect on school bus transportation and distance of the proposed development from the nearest elementary school.: Based on the town's report for calculating school burden costs, the following is estimated:

2,500 SF Avg. Size x 13 Homes x $3.12/SF = $101,400

The Lebanon Middle School is approximately 4300-feet from the subject property, and the closest elementary school is 5450-feet from the property. These schools are relatively close the schools and should not have a negative effect on the bus transportation. Overall in the state, most school districts have seen a decrease in student population and additional students are generally welcomed to ensure communities thrive.

j. Fiscal impact statement analyzing the impact of the development on municipal, school and county revenues and expenditures, including estimated potential tax revenue and estimated number of school children.: The development will increase the tax base for the City and the municipal water infrastructure will also generate funds from the development's water usage.

The tax rate is $21.53 per $1000 of assessed value, therefore the following estimate of taxes generated by the development are listed below:

13 homes at $700,000: 13 x $700 x 21.53 = $195,923

Total Annual Tax Revenue = $195,923

Total Annual School Expenditure = $101,400

Based on these estimates, the taxes generated would cover the costs of additional students to the school district and have a surplus of $94,523 taxes provided to the town.

k. Statement on any special fire, police and public safety problems due to location and/or special conditions related to the site's proposed type of use: The project is in a rural area and will not require any special fire, police or public safety requirements or issues.

Single-Family Detached Housing
(210)

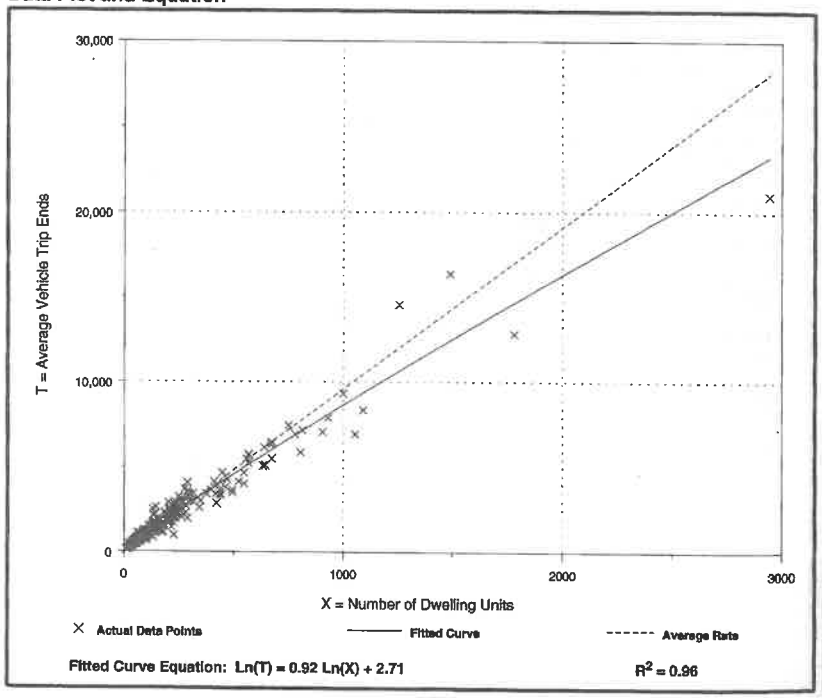
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Number of Studies: 351
Avg. Number of Dwelling Units: 197
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.57	4.31 - 21.85	3.69

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.71 $R^2 = 0.96$

Single-Family Detached Housing
(210)

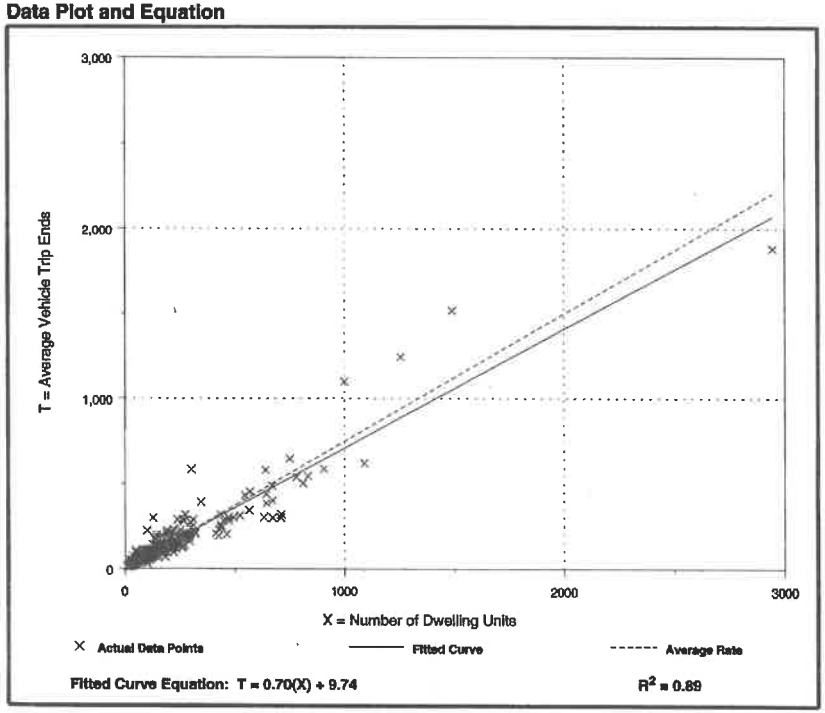
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 286
Avg. Number of Dwelling Units: 194
Directional Distribution: 25% entering, 75% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.33 - 2.27	0.90

Data Plot and Equation



Fitted Curve Equation: T = 0.70(X) + 9.74 $R^2 = 0.89$

Single-Family Detached Housing
(210)

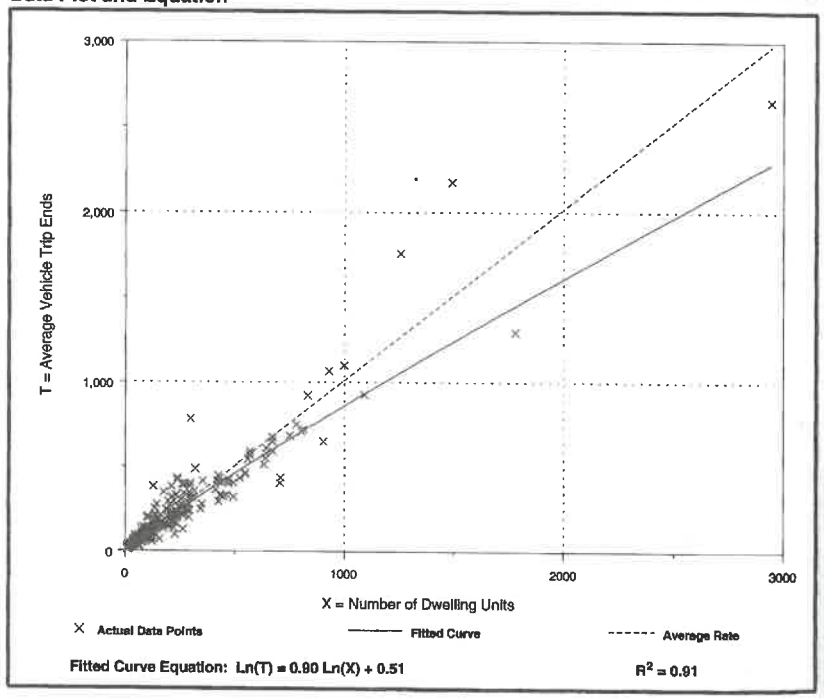
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 314
Avg. Number of Dwelling Units: 208
Directional Distribution: 63% entering, 37% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.01	0.42 - 2.98	1.05

Data Plot and Equation



Fitted Curve Equation: $Ln(T) = 0.90\ Ln(X) + 0.51$ $R^2 = 0.91$

Single-Family Detached Housing
(210)

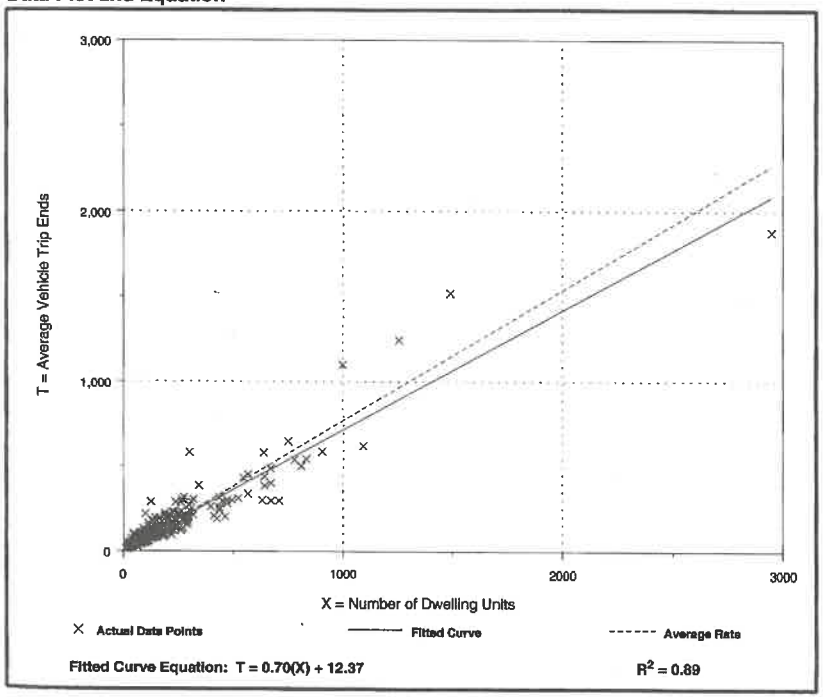
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
A.M. Peak Hour of Generator

Number of Studies: 341
Avg. Number of Dwelling Units: 181
Directional Distribution: 26% entering, 74% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.77	0.33 - 2.27	0.91

Data Plot and Equation



Fitted Curve Equation: $T = 0.70(X) + 12.37$ $R^2 = 0.89$

City of Lebanon, New Hampshire
APPLICATION FOR WAIVERS

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

PROJECT INFORMATION

Name of Applicant: OAKES & SON CONSTRUCTION, LLC

Project Name: 13 UNIT PUD - RESIDENTIAL CONOMINIUM DEVELOPMENT

Project Address: 00 LAPLANTE ROAD; MAP 138, LOT 27

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 10.2 of the (*circle one*) **Site Plan Review** / **Subdivision Regulations.** A Waiver of this Section meets (*circle one*) **Criteria A** / **Criteria B** because THE CONDOMINIUM SITE PLAN IS A SUBDIVISION, HOWEVER THIS APPLICATION INCLUDES A SITE PLAN AND CUP FOR THE PURD WITH ALL REQUIREMENTS SUBMITTED AT ONE TIME. PER CRITERIA B, THE SPIRIT & INTENT OF THE REGULATIONS WILL BE CARRIED OUT, AS THE SITE PLAN, CUP, AND SUBDIVISION REGULATIONS WILL BE REVIEWED AT ONE TIME.
2. Section 12.2.B.1 (*circle one*) **Site Plan Review** / **Subdivision Regulations.** A Waiver of this Section meets (*circle one*) **Criteria A** / **Criteria B** because THE UNITS WILL HAVE A LIMITIED COMMON AREA AROUND EACH HOME, WHERE ALL REMAINING SPACE IS COMMON AREA, SHARED BY ALL CONDO OWNERS. THERE WILL BE A PLAYGROUND AND ALL THE REMAINING UNDEVELOPED LAND CAN BE USED FOR RECREATIONAL USE, THIS IS SPECIFIC CIRCUMSTANCE RELATIVE TO THE SITE PLAN, AS IT IS CONDOMINIUM AND NOT A STANDARD SUBDIVISION OF LAND. THE CONDO PLAN PROVIDES WELL OVER 15% OF COMMON SPACE (OPEN SPACE) SHARED.

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

_____

_____

_____

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: 1/12/26

CITY OF LEBANON, NH SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST FINAL MAJOR SUBDIVISION	
PROJECT NAME: OAKES & SON - CONDO SITE PLAN: LAPLANTE ROAD	
APPLICANT: OAKES & SON CONSTRUCTION, LLC	**DATE:** 1/12/26
GENERAL SUBMISSION REQUIREMENTS:	

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

- ☑ **A properly completed and signed Application Form.** [§7.7.A(1)]
- ☑ **The appropriate filing fees.** [§7.7.A(2)]
- ☑ **A written project description.** [§7.7.A(3)]
- ☑ **A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing.** [§7.7.A(4)]
- ☑ **A completed and signed Technical Checklist.** [§7.7.B]
  [Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Section 7.15 of the Subdivision Regulations, as appropriate.]
- ☑ **Eight (8) sets of project plans to be distributed for Staff Review.** [§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.

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)]

Plan Requirements	Info. Provided	Waiver Sought
10.4.A(1)(a) - - Proposed subdivision name or identifying title; - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat shall be shown on the first page or cover page, if applicable; (NOTE: The date on the plat at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plat shall include a revision date and description of the revision(s).)	☑ ☑ ☑ ☑ ☑ ☑	☐ ☐ ☐ ☐ ☐ ☐
10.4.A(1)(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.	☑	☐
10.4.A(1)(c) - 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.	☑	☐
10.4.A(1)(d) - Zoning District in which the subdivision is located, including district boundaries if in more than one district.	☑	☐

Plan Requirements *(cont.)*	**Info. Provided**	**Waiver Sought**
10.4.A(1)(e) - 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.	☑	☐
10.4.A(1)(f) - 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.	☑	☐
10.4.A(1)(g) - Location of existing structures, roads, easements, and trails on the property and within 200 feet of the property.	☑	☐
10.4.A(1)(h) - 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.	☑	☐
10.4.A(1)(i) - 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.	☑	☐
10.4.A(1)(j) - 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.	☑	☐
10.4.C(1)(a) - Final proposed lot lines and rights-of-way, with bearings and distances, and areas of each lot in square feet and acres.	☑	☐
10.4.C(1)(b) - Final width, location, and grades of all proposed streets or road rights-of-way.	☑	☐
10.4.C(1)(c) - Final profile of streets and cross-sections for construction of streets and sidewalks.	☑	☐
10.4.C(1)(d) - Names of all proposed streets.	☑	☐
10.4.C(1)(e) - 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.	☑	☐
10.4.C(1)(f) - Typical lot layout(s) with building envelopes and location for on-site wastewater disposal facilities, if applicable.	☑	☐

Plan Requirements *(cont.)*	**Info. Provided**	**Waiver Sought**
10.4.C(1)(g) - 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.	☑	☐
10.4.C(1)(h) - Final design and location of any proposed bridges or culverts.	☑	☐
10.4.C(1)(i) - Final plan for existing and proposed telephone, cable, and electric utilities, including municipal fire alarm systems.	☑	☐
10.4.C(1)(j) - 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.	☐	☑
10.4.C(1)(k) - 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.	☑	☐
10.4.C(1)(l) - Phasing lines, where applicable.	☑	☐
10.4.C(1)(m) - 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.	☑	☐
Supporting Documents and Information, Where Applicable	**Info. Provided**	**Not Applicable**
10.4.C(2)(a) - 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.	☐	☑
10.4.C(2)(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.	☑	☐
10.4.C(2)(c) - Temporary Control Plan(s) to be implemented during the proposed construction period, such as traffic control, erosion control, dust control, and hours of operation.	☑	☐
10.4.C(2)(d) - 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.	☑	☐
10.4.C(2)(e) - 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.	☑	☐
10.4.C(2)(f) - 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.	☐	☑
10.4.C(2)(g) - Approvals, as prescribed by law, from any other City agency which may have jurisdiction, including but not limited to, wetland permits.	☐	☑

Supporting Documents and Information, Where Applicable *(cont.)*	**Info. Provided**	**Not Applicable**	
10.4.C(2)(h) - 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.	☐	☑	UTILITIES ALONG TOWN ROAD

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: _____

Planning office Use Only:

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

(Last Revised 05/23/13)

FIELDSTONE
LAND CONSULTANTS, PLLC
Surveying ◆ Engineering
Land Planning ◆ Septic Designs
206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

October 21, 2025

RE: Oakes & Sons Construction, LLC – Planned Unit Development
Laplante Road - Lebanon, NH
Tax Map Parcel 138-27

To Whom It May Concern:

The undersigned hereby authorizes Fieldstone Land Consultants, PLLC to act as their agent in filing and seeking the necessary local, state and federal approvals for the above referenced project.

Very truly yours,

Applicant:

Signature: Bobby Oakes Print: Bobby Oakes Date 10/21/25

FIELDSTONE
LAND CONSULTANTS, PLLC
Surveying ✦ Engineering
Land Planning ✦ Septic Designs
206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

January 12, 2026

FLC #4080.00 / CDF

List of Abutters
Tax Map 138 Lot 27
Lebanon, New Hampshire

Map 138 Lot 27
Robert J. Oakes
84 Hanover Street
Lebanon, NH. 03766

Map 138 Lot 7-100 & 7-300
Susan E. & Matthew K. Williams
97 Laplante Road
Lebanon, NH. 03766-1508

Map 138 Lot 7-200
Jason & Molly Pepin
P.O. Box 583
Lebanon, NH. 03766

Map 138 Lot 7
Brenden J. & Stacey L. Macaskill
263 Meriden Road
Lebanon, NH. 03766

Map 137 Lot 52
Ute & Joerg Hoehner
271 Ash Swamp Road
Newmarket, NH. 03857

Map 137 Lot 53
Leon & Dorothy Tremblay
102 Laplante Road
Lebanon, NH. 03766

Map 138 Lot 26
Ronald D. & Linda A. Carbone Goodwin
15 Churchill Way
Lebanon, NH. 03466

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055

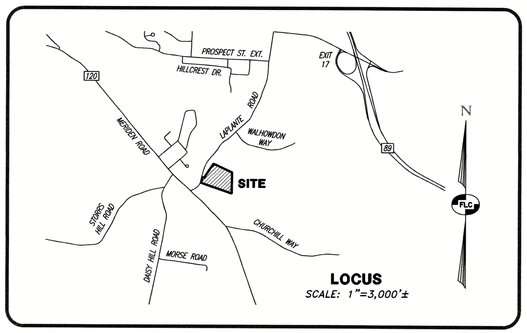
PLANNED UNIT DEVELOPMENT

- TAX MAP 138 LOT 27 -

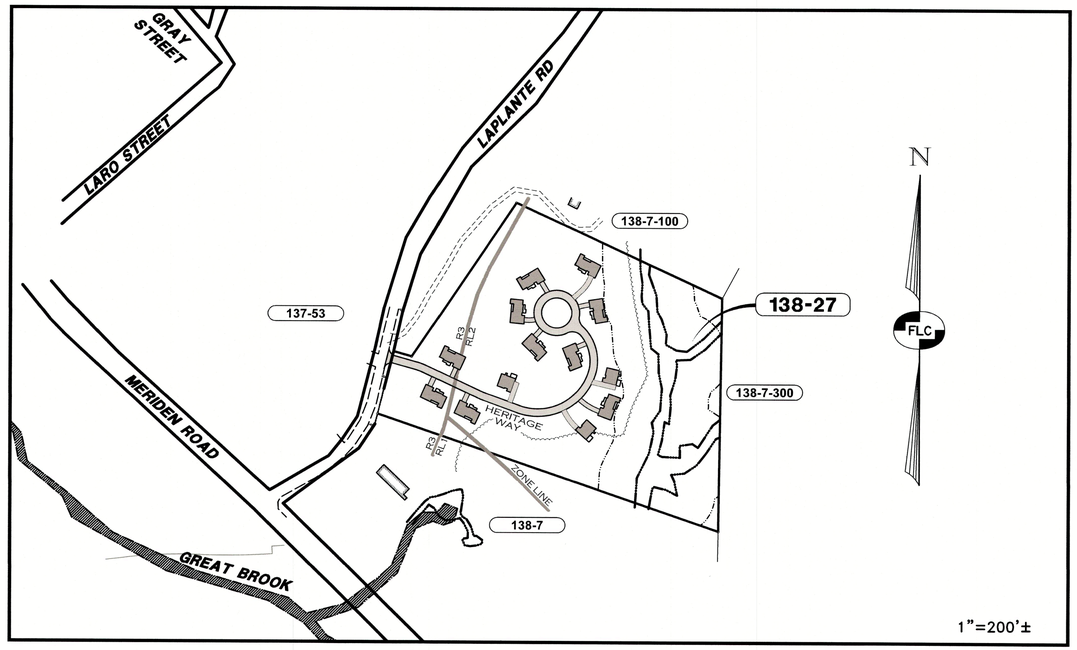
ACORN TO SKY HERITAGE DEVELOPMENT

LAPLANTE ROAD
LEBANON, NEW HAMPSHIRE

DATE: JANUARY 12, 2026



LOCUS
SCALE: 1"=3,000'±



1"=200'±

SHEET INDEX

PAGE	SHEET	TITLE
1	CV-1	COVER SHEET
2	EX-1	EXISTING CONDITIONS PLAN
3	SP-1	CONDOMINIUM SITE PLAN
4	GR-1	GRADING PLAN
5	PP-1	ROADWAY PLAN & PROFILE
6	UT-1	UTILITY PLAN
7	LT-1	LIGHTING PLAN
8	LS-1	LANDSCAPING PLAN
9	DT-1	EROSION CONTROL DETAILS
10	DT-2	CONSTRUCTION DETAILS
11	DT-3	CONSTRUCTION DETAILS
12	DT-4	CONSTRUCTION DETAILS
13	DT-5	SEWER DETAILS

PREPARED FOR:

OAKES & SON CONSTRUCTION, LLC

84 HANOVER STREET, LEBANON, NH 03766

LAND OF:

ROBERT J. OAKES

84 HANOVER STREET, LEBANON, NH 03766

1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL UTILITY COMPANIES AND JURISDICTIONAL AGENCIES PRIOR TO AND DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION
DIAL 811 OR GO TO DIGSAFE.COM

Surveying ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns

W E

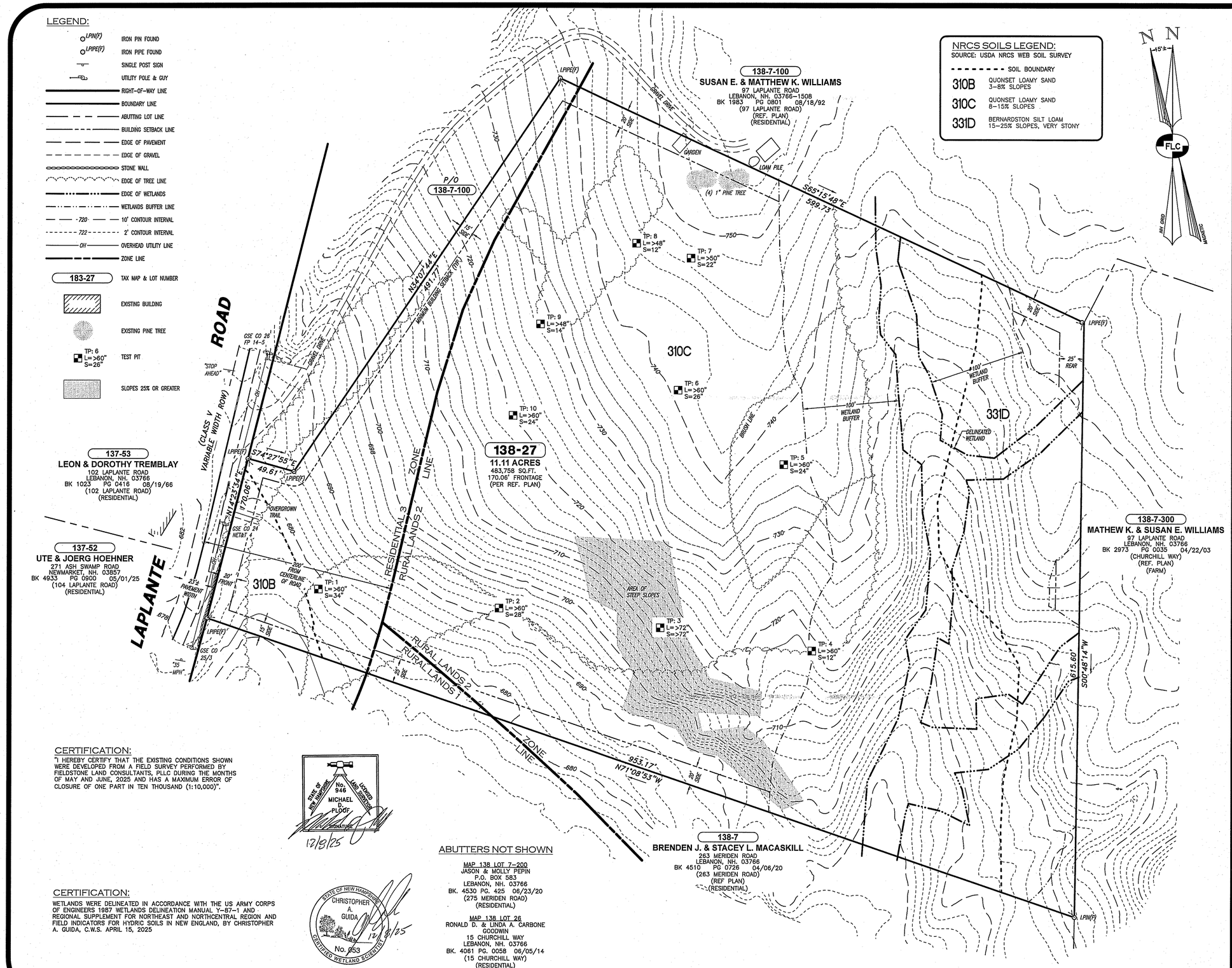
FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

STATE OF NEW HAMPSHIRE
CHAD E BRANON
No. 12197
LICENSED
PROFESSIONAL ENGINEER
1/12/2026

REV.	DATE	DESCRIPTION	C/O	DR	CK

FILE: 4080CV00.dwg | PROJ. NO. 4080.00 | SHEET: CV-1



REFERENCE PLAN:

"MINOR SUBDIVISION PLAN OF LAND – DANIEL A. & ELIZABETH G. DOWNES – TAX MAP 138 LOT 7 – ROUTE 120 & LAPLANTE ROAD – GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE", SCALE: 1"=60', DATED APRIL 9, 2015, REVISED THROUGH: APRIL 24, 2015, PREPARED BY PATON LAND SURVEYING AND RECORDED AT THE G.C.R.D. AS PLAN NO. 14885.

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 138 LOT 27 IS ROBERT J. OAKES, 84 HANOVER STREET, LEBANON, NH. 03766. SEE G.C.R.D. BK. 4564 PG. 836 DATED JUNE 26, 2020.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS ON TAX MAP 138 LOT 27.
3. PORTIONS OF MAP 138 LOT 27 LIE WITHIN THE RURAL LANDS ONE (RL–1), RURAL LANDS TWO (RL–2) AND RESIDENTIAL THREE (R–3) ZONING DISTRICTS. CLASS 1 LOT REQUIREMENTS ARE:

	RL–1	RL–2	R–3
MIN. LOT AREA:	1 ACRE	1 ACRE	10,000 S.F.
MIN. FRONTAGE:	150 FT.	150 FT.	NONE
MIN. LOT WIDTH:	NONE	NONE	75 FT.
MIN. FRONT SETBACK	40 FT.	40 FT.	20 FT.
MIN. SIDE SETBACK:	25 FT.	20 FT.	15 FT.
MIN. REAR SETBACK:	30 FT.	25 FT.	20 FT.
BLDG. COVERAGE	15%	20%	25%
WETLAND BUFFER:	100 FT. ALL WETLANDS		

4. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON–SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTHS OF MAY AND JUNE, 2025 TOGETHER WITH SUPPLIMENTAL LIDAR DATA.
5. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLAN NOTED HEREON TOGETHER WITH A PRECISE SURVEY BY THIS OFFICE.
6. HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD83 AND NAVD88 PER A GPS CORS SOLUTION.
7. THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), GRAFTON COUNTY, CITY OF LEBANON, NEW HAMPSHIRE. COMMUNITY NO. 330061, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER: 33009C0913E & 33009C1080E, EFFECTIVE DATE: FEBRUARY 20, 2008.
8. THE LOCATION OF ANY UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
9. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO EASEMENTS, ENCUMBRANCES OR RESTRICTIONS ON LOT 138–27.

GRAPHIC SCALE

50' 25' 0 50' 100' 150'

IMPERIAL: 1"=50'

REV.	DATE	DESCRIPTION	C/O	DR	CK

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN WERE DEVELOPED FROM A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTHS OF MAY AND JUNE, 2025 AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000)".

STATE OF NEW HAMPSHIRE No. 946 MICHAEL D. PLOOF LICENSED LAND SURVEYOR SIGNATURE

12/9/25

CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y–87–1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. APRIL 15, 2025

STATE OF NEW HAMPSHIRE CHRISTOPHER A. GUIDA No. 553 CERTIFIED WETLAND SCIENTIST

12/9/25

ABUTTERS NOT SHOWN

MAP 138 LOT 7–200
JASON & MOLLY PEPIN
P.O. BOX 583
LEBANON, NH. 03766
BK. 4530 PG. 425 06/23/20
(275 MERIDEN ROAD)
(RESIDENTIAL)

MAP 138 LOT 26
RONALD D. & LINDA A. CARBONE GOODWIN
15 CHURCHILL WAY
LEBANON, NH. 03766
BK. 4061 PG. 0058 06/05/14
(15 CHURCHILL WAY)
(RESIDENTIAL)

EXISTING CONDITIONS PLAN

TAX MAP 138 LOT 27

(LAPLANTE ROAD)

GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR:

OAKES & SON CONSTRUCTION, LLC

84 HANOVER STREET LEBANON, NH 03766

LAND OF:

ROBERT J. OAKES

84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 50' JULY 2, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080EX00.dwg	PROJ. NO. 4080.00	SHEET: EX–1	PAGE NO. 1 OF 1

Dec 08, 2025 – 10:28am flc–38
P:\0_FLC\0_PROJECTS\04080\4080.00\DWGS\

LEGEND:

EXISTING FEATURES

- IRON PIN FOUND (LPIN(F))
- IRON PIPE FOUND (LPIPE(F))
- SINGLE POST SIGN
- UTILITY POLE & GUY (WF 37)
- WETLAND FLAG
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- 720 10' CONTOUR INTERVAL
- 722 2' CONTOUR INTERVAL
- OH OVERHEAD UTILITY LINE
- ZONE LINE
- 183-27 TAX MAP & LOT NUMBER
- EXISTING BUILDING
- EXISTING PINE TREE
- TP: 6 L=>60" S=26" TEST PIT
- SLOPES 25% OR GREATER

PROPOSED FEATURES

- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- S PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W G.V. HYDRANT, GATE VALVE & WATER MAIN
- UGE ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- LIMITED COMMON AREA LINE
- PROPOSED EASEMENT LINE
- L.C.A. LIMITED COMMON AREA

PERMITS/APPROVALS REQUIRED:

1. TOWN OF LEBANON MAJOR SUBDIVISION APPROVAL:
2. TOWN OF LEBANON MAJOR SITE PLAN APPROVAL:
3. TOWN OF LEBANON PLANNED UNIT DEVELOPMENT C.U.P.:
4. NHDES SUBSURFACE-SEPTIC PERMIT:
5. NHDES ALTERATION OF TERRAIN PERMIT:

PROJECT TIME SCHEDULE:

1. LOCAL APPROVALS: WINTER 2026
2. STATE APPROVALS: WINTER-SPRING 2026
3. START CONSTRUCTION: SUMMER 2026
4. END CONSTRUCTION: SUMMER 2027

DENSITY CALCULATIONS:

1. RURAL LANDS RL1: AREA=3,468 SF (0 UNITS)
2. RURAL LANDS RL2:
   AREA=421,800 SF/43560 = 9.7 UNITS
3. RESIDENTIAL 3 R3 (CLASS 2 LOT):
   AREA=58,500 SF/15000 = 3.9 UNITS
   TOTAL UNITS = 13.6 > 14 UNITS ALLOWED (13 UNITS PROPOSED)

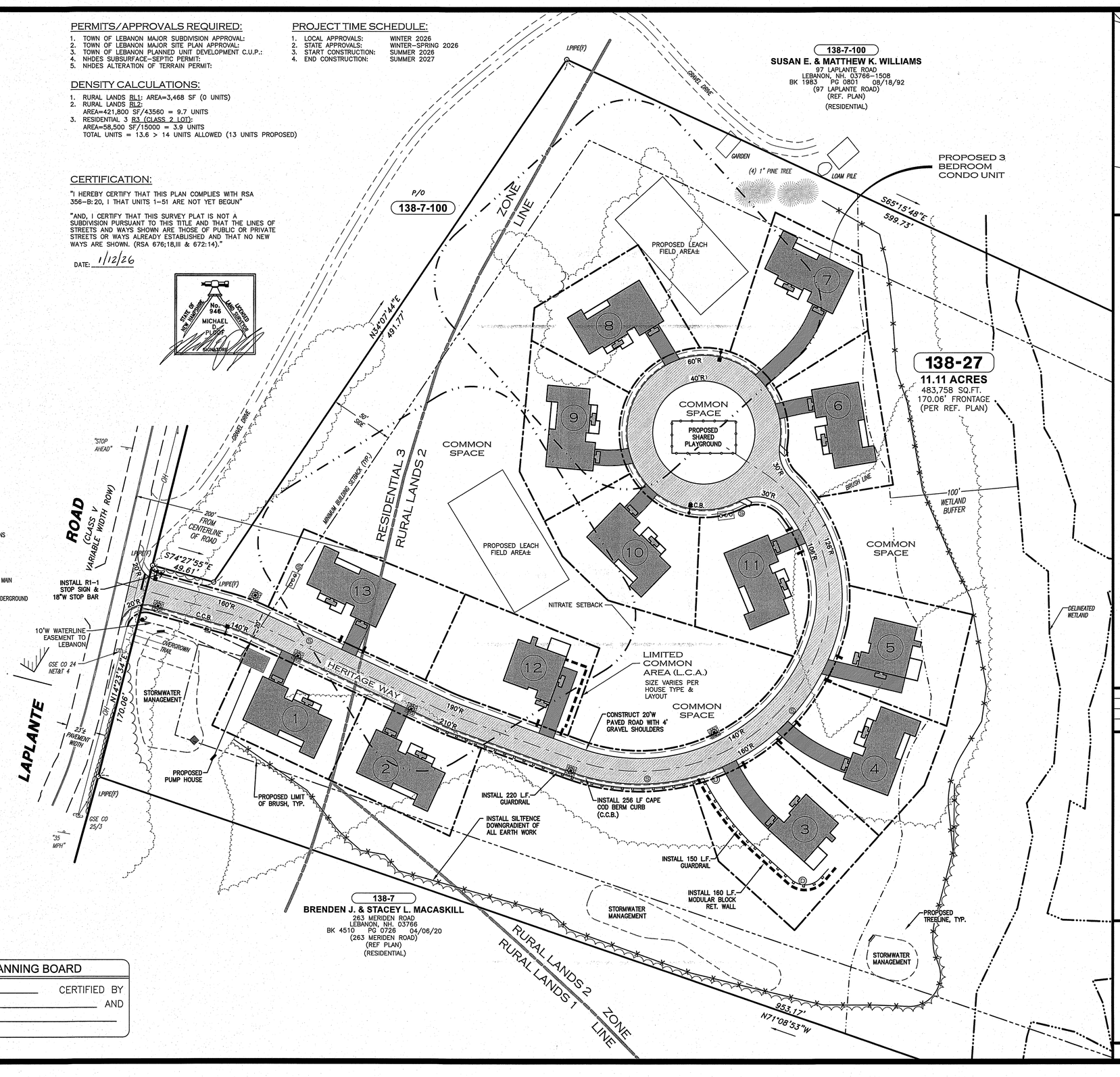
CERTIFICATION:

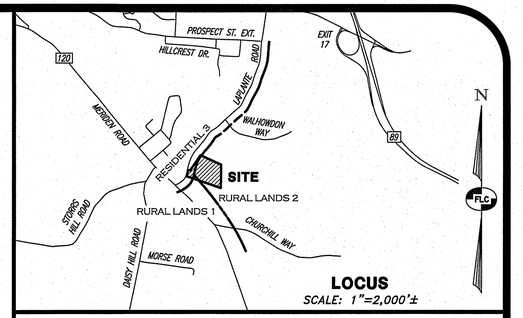
"I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH RSA 356-B:20, I THAT UNITS 1-51 ARE NOT YET BEGUN"

"AND, I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE 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 & 672:14)."

DATE: 1/12/26

STATE OF NEW HAMPSHIRE — No. 946 — LICENSED LAND SURVEYOR — MICHAEL D. DUGAS — SURVEYOR





NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 138 LOT 27 IS ROBERT J. OAKES, 84 HANOVER STREET, LEBANON, NH. 03766. SEE G.C.R.D. BK. 4564 PG. 836 DATED JUNE 26, 2020.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT A PLANNED UNIT DEVELOPMENT OVER TAX MAP 138 LOT 27.
3. PORTIONS OF MAP 138 LOT 27 LIE WITHIN THE RURAL LANDS ONE (RL-1), RURAL LANDS TWO (RL-2) AND RESIDENTIAL THREE (R-3) ZONING DISTRICTS. CLASS 1 LOT REQUIREMENTS ARE:

	RL-1	RL-2	R-3
MIN. LOT AREA:	1 ACRE	1 ACRE	15,000 S.F.
MIN. FRONTAGE:	150 FT.	150 FT.	NONE
MIN. LOT WIDTH:	NONE	NONE	75 FT.
MIN. FRONT SETBACK	40 FT.	40 FT.	20 FT.
MIN. SIDE SETBACK:	25 FT.	20 FT.	15 FT.
MIN. REAR SETBACK:	30 FT.	25 FT.	20 FT.
BLDG. COVERAGE	15% (0%)	20% (4%)	25% (7%)
TOTAL BLDG. COVERAGE	19,907 SF/483,758 SF = 4.1%		
WETLAND BUFFER:	100 FT. ALL WETLANDS (NO PERMANENT IMPACTS)		
IMPERVIOUS COVERAGE	30,785 SF (6.3%)		
AREA OF DISTURBANCE	270,580 SF (AOT PERMIT REQUIRED)		

*PUD DEVELOPMENTS REQUIRE A 50-FT PERIMETER BUFFER FROM ALL LOT LINES.

4. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTHS OF MAY AND JUNE, 2025 TOGETHER WITH SUPPLIMENTAL LIDAR DATA.
5. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLAN NOTED HEREON TOGETHER WITH A PRECISE SURVEY BY THIS OFFICE.
6. HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD83 AND NAVD88 PER A GPS CORS SOLUTION.
7. THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), GRAFTON COUNTY, CITY OF LEBANON, NEW HAMPSHIRE. COMMUNITY NO. 330061, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER: 33009C0913E & 33009C1080E, EFFECTIVE DATE: FEBRUARY 20, 2008.
8. THE LOCATION OF ANY UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
9. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO EASEMENTS, ENCUMBRANCES OR RESTRICTIONS ON LOT 138-27.
10. THE CONDOMINIUM WILL INCLUDE LIMITED COMMON AREAS (LCA) AND MAINTENANCE OF STORMWATER SYSTEMS, SEPTIC SYSTEMS, AND ROADWAY WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. EACH HOME WILL BE A CONDOMINIUM UNIT (13 TOTAL).
11. THE WATERLINE SHALL BE OWNED BY THE TOWN OF LEBANON UP TO THE PUMP HOUSE. THE PUMP HOUSE AND ALL WATER DISTRIBUTION SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE SEPTIC SYSTEM WILL ALSO BE OWNED BY THE HOA.

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

CONDOMINIUM SITE PLAN

TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR:
OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

LAND OF:
ROBERT J. OAKES
84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 40' JANUARY 12, 2026

APPROVED BY LEBANON PLANNING BOARD

ON: _____ CERTIFIED BY
CHAIRMAN: _____ AND
SECRETARY: _____

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080SP00.dwg | PROJ. NO. 4080.00 | SHEET: SP-1

Jan 12, 2026 - 8:46am FLC-31
P:\D_FLC\0_PROJECTS\04080\4080.00\DWGS\

LEGEND:

EXISTING FEATURES

- IRON PIN FOUND (I.PIN(F))
- IRON PIPE FOUND (I.PIPE(F))
- SINGLE POST SIGN
- UTILITY POLE & GUY (WF 37)
- WETLAND FLAG
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- 720 — 10' CONTOUR INTERVAL
- 722 — 2' CONTOUR INTERVAL
- OH — OVERHEAD UTILITY LINE
- ZONE LINE
- 183-27 — TAX MAP & LOT NUMBER
- EXISTING BUILDING
- EXISTING PINE TREE
- TP: 6 L=>60" S=26" — TEST PIT
- SLOPES 25% OR GREATER

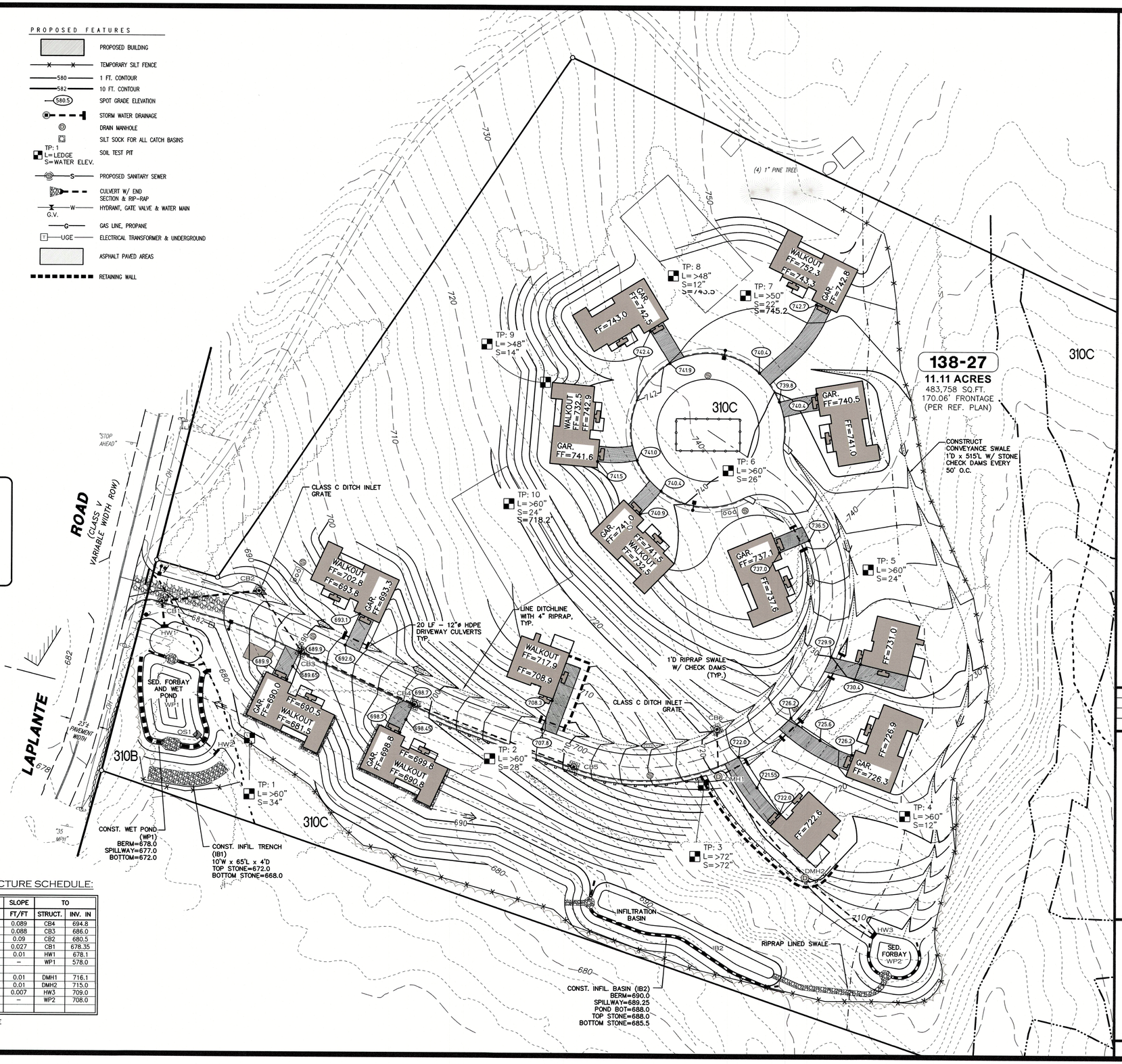
PROPOSED FEATURES

- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- 580 — 1 FT. CONTOUR
- 582 — 10 FT. CONTOUR
- 580.5 — SPOT GRADE ELEVATION
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- TP: 1 L=LEDGE S=WATER ELEV. — SOIL TEST PIT
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — HYDRANT, GATE VALVE & WATER MAIN (G.V.)
- G — GAS LINE, PROPANE
- T UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- RETAINING WALL

NRCS SOILS LEGEND:

SOURCE: USDA NRCS WEB SOIL SURVEY

- SOIL BOUNDARY
- 310B — QUONSET LOAMY SAND 3–8% SLOPES
- 310C — QUONSET LOAMY SAND 8–15% SLOPES
- 331D — BERNARDSTON SILT LOAM 15–25% SLOPES, VERY STONY



NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF LEBANON.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1–800–255–4977 IN NH, 1–888–344–7233 IN MA).
4. COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
5. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS–BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS–BUILT CONDITION OF ALL CONSTRUCTION.
8. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.
9. PROPOSED STORMWATER COLLECTION SYSTEM WILL NOT BE OWNED OR MAINTAINED BY THE TOWN.

PROPOSED DRAINAGE STRUCTURE SCHEDULE:

FROM			LENGTH	DIA.	SLOPE	TO	
STRUCT.	RIM	INV. OUT	FEET	INCHES	FT/FT	STRUCT.	INV. IN
CB5	710.7	706.7	133	12	0.089	CB4	694.8
CB4	698.7	694.7	98	12	0.088	CB3	686.0
CB3	689.9	685.9	58	12	0.09	CB2	680.5
CB2*	683.9	680.4	76	18	0.027	CB1	678.35
CB1	681.75	678.25	20	18	0.01	HW1	678.1
HW1	–	578.1	–	–	–	WP1	578.0
CB6*	720.5	716.5	36	12	0.01	DMH1	716.1
DMH1	720.3	716.0	104	12	0.01	DMH2	715.0
DMH2	720.0	709.5	70	12	0.007	HW3	709.0
HW3	711.0	709.0	–	–	–	WP2	708.0

* DENOTES NHDOT CLASS C – DITCH INLET GRATE

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

GRADING PLAN

TAX MAP 138 LOT 27

(LAPLANTE ROAD)

GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR:

OAKES & SON CONSTRUCTION, LLC

84 HANOVER STREET LEBANON, NH 03766

LAND OF:

ROBERT J. OAKES

84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 40' JANUARY 12, 2026

STATE OF NEW HAMPSHIRE – CHAD E. BRANON No. 12191 LICENSED PROFESSIONAL ENGINEER 1/12/2026

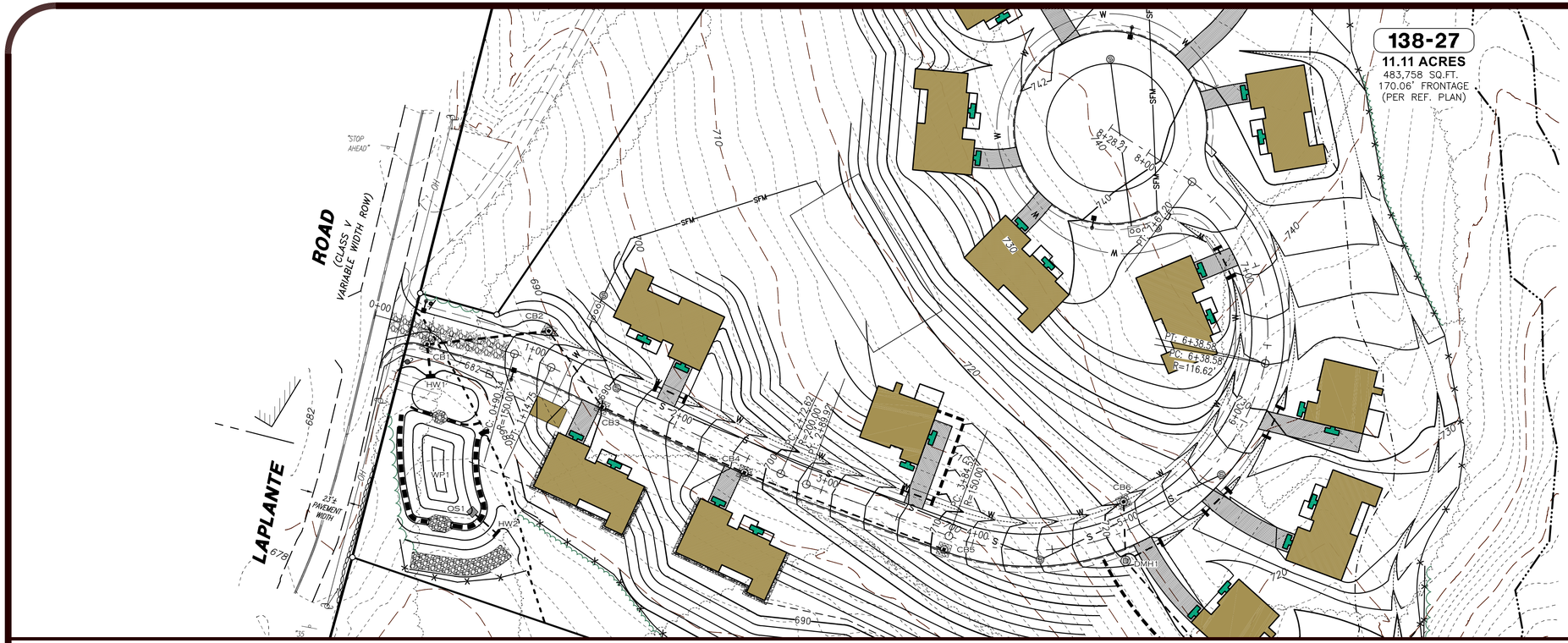
Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

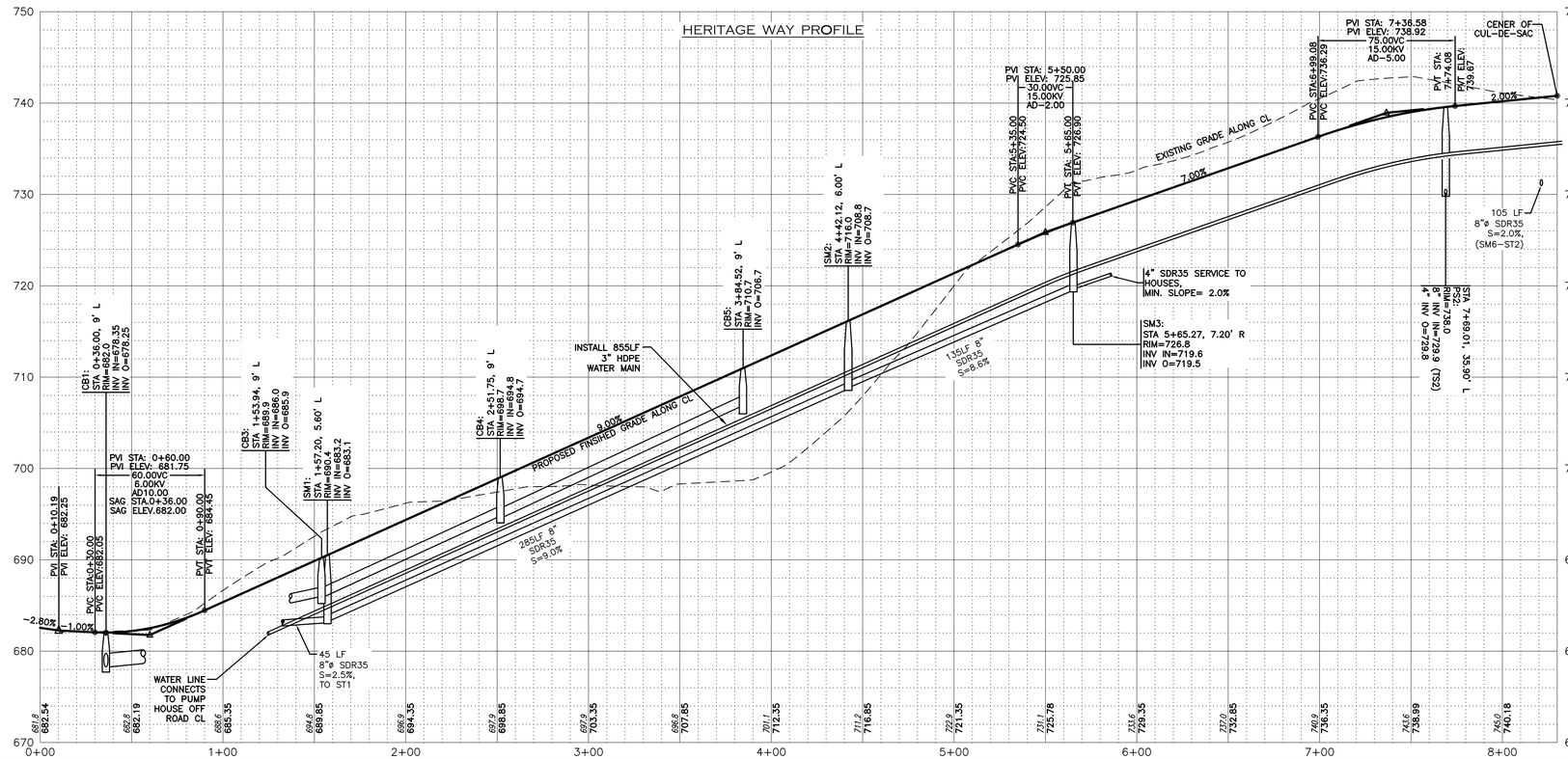
FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080SP00.dwg | PROJ. NO. 4080.00 | SHEET: GR-1

Jan 14, 2026 - 9:27am P:\0_FLC\0_PROJECTS\04080_4080.00\DWGS\





NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF LEBANON.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
4. COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
5. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.
8. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.
9. PROPOSED STORMWATER COLLECTION SYSTEM WILL NOT BE OWNED OR MAINTAINED BY THE TOWN.

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

ROAD PLAN AND PROFILE

TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR:
OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

LAND OF:
ROBERT J. OAKES
84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 40' JANUARY 12, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080SP00.dwg	PROJ. NO. 4080.00	SHEET: PP-1

Jan 12, 2026 - 9:51am FLC-31
P:\0_PLC\0_PROJECTS\04080\4080.00\DWGS\

LEGEND:

EXISTING FEATURES

- IRON PIN FOUND (I.PIN(F))
- IRON PIPE FOUND (I.PIPE(F))
- SINGLE POST SIGN
- UTILITY POLE & GUY (WF 37)
- WETLAND FLAG
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- 720 — 10' CONTOUR INTERVAL
- 722 — 2' CONTOUR INTERVAL
- OH — OVERHEAD UTILITY LINE
- ZONE LINE
- 183-27 — TAX MAP & LOT NUMBER
- EXISTING BUILDING
- EXISTING PINE TREE
- TP: 6 L= >60" S=26" — TEST PIT
- SLOPES 25% OR GREATER

PROPOSED FEATURES

- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- 1 FT. CONTOUR
- 10 FT. CONTOUR
- 580.5 — SPOT GRADE ELEVATION
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- TP: 1 L= LEDGE S=WATER ELEV. — SOIL TEST PIT
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — HYDRANT, GATE VALVE & WATER MAIN
- GAS LINE, PROPANE
- UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- RETAINING WALL

STRUCTURE TABLE:

PS1:
RIM=692.5
INV IN=680.7
INV O=680.6

PS2:
RIM=738.0
INV IN=729.9
INV O=729.8

ST1:
RIMS=692.0
INV IN=680.9
INV O=680.8

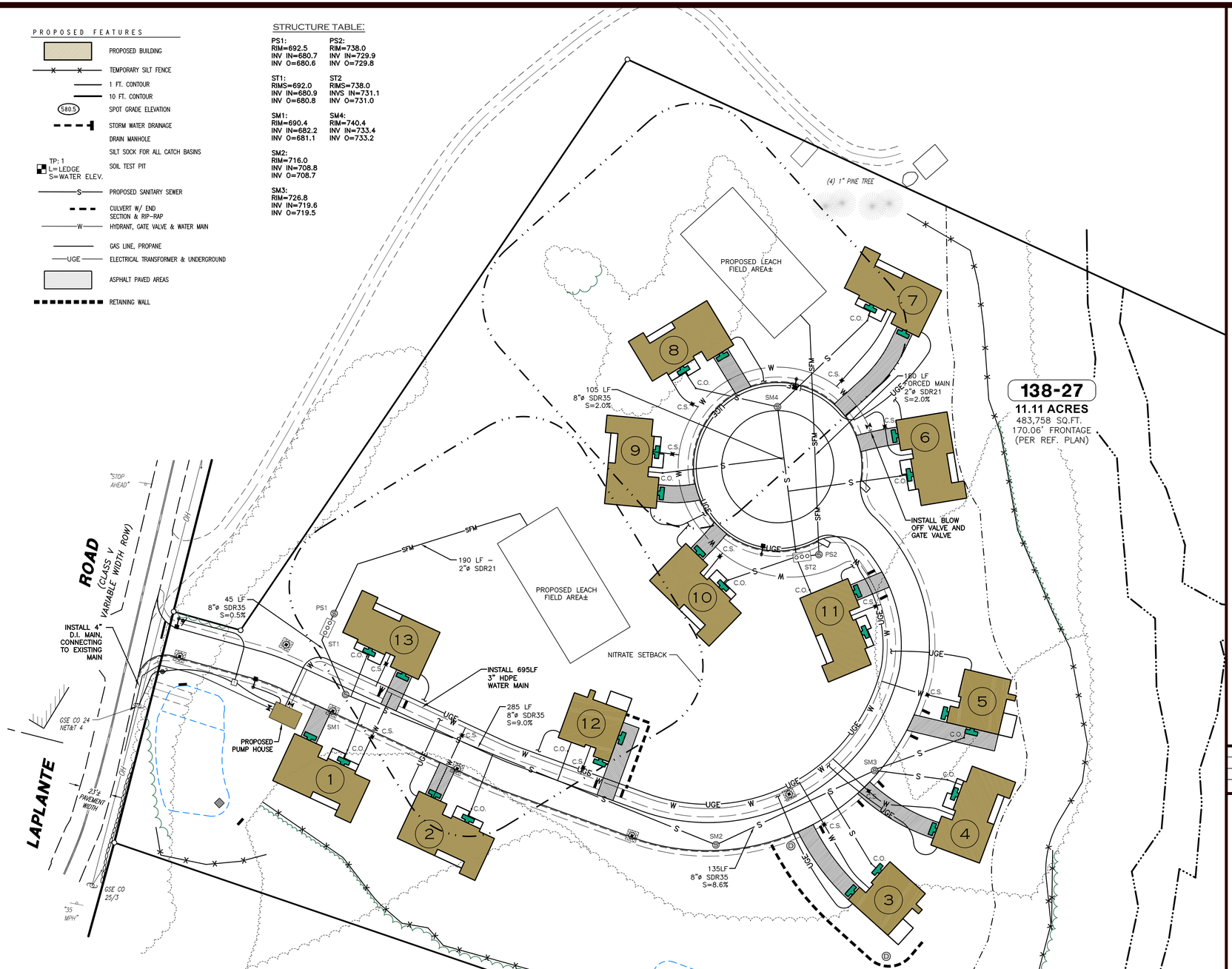
ST2
RIMS=738.0
INVS IN=731.1
INV O=731.0

SM1:
RIM=690.4
INV IN=682.2
INV O=681.1

SM4:
RIM=740.4
INV IN=733.4
INV O=733.2

SM2:
RIM=716.0
INV IN=708.8
INV O=708.7

SM3:
RIM=726.8
INV IN=719.6
INV O=719.5



NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF LEBANON AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF LEBANON DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-888-344-7233)
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
6. BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF LEBANON FIRE DEPARTMENT REGULATIONS. BASED ON TEST PITS, THIS IS UNLIKELY TO BE PRESENT.
7. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED. THE RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED.
8. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
9. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT. RESTORE ANY CURBING IF DAMAGE OCCURS DURING CONSTRUCTION.
10. ALL POWER WORK SHALL CONFORM TO EVERSOURCE STANDARDS. THE POWER SERVICE SIZES SHALL BE VERIFIED BY AN ELECTRICAL ENGINEER AND EVERSOURCE.
11. ALL TELEPHONE WORK SHALL CONFORM TO CONSOLIDATED COMMUNICATIONS SPECIFICATIONS.
12. ALL PROPANE GAS WORK SHALL CONFORM TO THE SUPPLIER'S GAS SPECIFICATIONS. PROVIDE SHUTOFF VALVE AND REGULATOR FOR EACH HOME IF APPLICABLE.
13. WATER AND SEWER SERVICES TO TIE INTO THE KEENE MUNICIPAL SERVICE IN COURT STREET. CONTRACTOR TO PERMIT AND COORDINATE WITH KEENE PUBLIC WORKS FOR CONSTRUCTION WITHIN COURT STREET. WATER TIE IN SHALL BE MADE WITHIN THE EXISTING UTILITY AND ACCESS EASEMENT ON LOT 228-15.
14. SEWER SERVICE SHALL HAVE INDIVIDUAL CLEAN-OUT INSIDE EACH BUILDING.
15. CONTRACTOR SHALL OBTAIN STRUCTURAL DESIGN PLANS, DETAILS AND SPECIFICATIONS FOR ANY RETAINING WALLS AND WING-WALLS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION.
16. ALL HVAC EQUIPMENT SHALL MEET THE SCREENING STANDARDS OF THE L.D.C. GROUND-MOUNTED EQUIPMENT TO BE LOCATED SO AS NOT TO BE VISIBLE FROM THE PUBLIC WAY – SCREEN IF VISIBLE.
17. AN EXCAVATION PERMIT, ENCUMBRANCE PERMIT, AND UTILITY CONNECTION PERMIT FROM THE KEENE PUBLIC WORKS IS REQUIRED FOR THE UTILITY IMPROVEMENTS SHOWN.
18. INSTALL PRECAST THRUST BLOCKS AT ALL FITTINGS ON WATER MAIN. MECHANICALLY RESTRAIN TEE FITTINGS.
19. PUMP HOUSE TO BE OWNED AND MAINTAINED BY AN H.O.A.
20. SEWER SYSTEM TO BE OWNED AND MAINTAINED BY AN H.O.A.

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

UTILITY PLAN

TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR:
OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

LAND OF:
ROBERT J. OAKES
84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 40' JANUARY 12, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080SP00.dwg | PROJ. NO. 4080.00 | SHEET: UT-1

Jan 12, 2026 – 9:18am FLC-31
P:\0_FLC\0_PROJECTS\04080\4080.00\DWGS\

PROGRESS LIGHTING™

Performance:

P5623-2030K9



Number of Modules	1
Input Power	9 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Source)	623/69.2 (LM-82)
Lumens/LPW (Delivered)	479/61.1 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM-21)
EMI/RFI	Meets FCC Title 47, Part 15 Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited Warranty
Labels	cCSAus Wet Location Listed

Steel Poles
Square Straight



V-Locity Small (VALS)
Outdoor LED Area Light



OVERVIEW	
Lumen Package	6,000 - 27,000
Wattage Range	36 - 178
Efficacy Range (LPW)	142 - 171
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Tag	[MANUFAC]
	4	S	Single	VALS-06L-4F-UNV-30K8--CXX-SA-IS / 4SQ B3 S11G15 S CXX AB 4BC	15' POLE	LSI INDUSTRIES, INC.
	26	W	Single	P5623-2030K9	WALL MOUNTED 8' AFG	PROGRESS

LIGHTING NOTES:

1. LIGHTING SHALL BE INSTALLED AND ARRANGED SO AS NOT TO REFLECT OR CAUSE GLARE UPON ABUTTING LAND, HIGHWAYS AND ROADS.
2. ALL FIXTURES ARE FULL CUTOFF, LED FIXTURES. FLOOD LIGHTING AND UP-LIGHTING ARE PROHIBITED.
3. LIGHTING IS PROVIDED VIA BUILDING MOUNTED LIGHTS AND POLE MOUNTED LIGHTS.
4. MOUNTING HEIGHT OF ALL PROPOSED WALL MOUNT LIGHTING FIXTURES SHALL BE 9 FEET ABOVE FINISH GRADE ON THE BUILDINGS. LOCATED AT EACH BUILDING UNIT.
5. POLE MOUNTED LIGHTS ARE TO BE MOUNTED 12.0 FEET ABOVE FINISH GRADE. LIGHTS SHALL NOT EXCEED 15' A.F.G.
6. ALL PROPOSED LIGHTING MUST BE GREATER THAN 70 COLOR RENDERING INDEX (80 CRI ON WALL MOUNT LIGHTS, 80 CRI ON POLE LIGHTS PROPOSED).
7. ALL PROPOSED LIGHTING MUST BE 3000 KELVIN COLOR-TEMPERATURE TO MATCH.
8. LIGHT FIXTURES ARE AVAILABLE THROUGH EXPOSURE 2 LIGHTING. ANY CHANGE IN FIXTURE MUST BE APPROVED BY THE OWNER, DESIGN ENGINEER, AND CITY OF LEBANON.

LEGEND:

EXISTING FEATURES

- IRON PIN FOUND (I.PIN(F))
- IRON PIPE FOUND (I.PIPE(F))
- SINGLE POST SIGN
- UTILITY POLE & GUY
- WETLAND FLAG (WF 37)
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- 720 — 10' CONTOUR INTERVAL
- 722 — 2' CONTOUR INTERVAL
- OH — OVERHEAD UTILITY LINE
- ZONE LINE
- 183-27 — TAX MAP & LOT NUMBER
- EXISTING BUILDING
- EXISTING PINE TREE
- TP: 6 L=>60" S=26" — TEST PIT
- SLOPES 25% OR GREATER

PROPOSED FEATURES

- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- 580 — 1 FT. CONTOUR
- 582 — 10 FT. CONTOUR
- 580.5 — SPOT GRADE ELEVATION
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- TP: 1 L= LEDGE S=WATER ELEV. — SOIL TEST PIT
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — G.V. — HYDRANT, GATE VALVE & WATER MAIN
- G — GAS LINE, PROPANE
- T UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- RETAINING WALL

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

LIGHTING PLAN
TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR:
OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

LAND OF:
ROBERT J. OAKES
84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 40' JANUARY 12, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080SP00.dwg	PROJ. NO. 4080.00	SHEET: LT-1

Jan 12, 2026 - 9:24am FLC-31
P:\0_FLC\0_PROJECTS\04080\4080.00\DWGS\

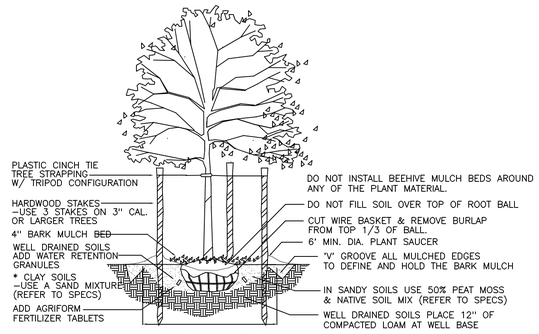
LEGEND:

EXISTING FEATURES

- IRON PIN FOUND (IPIN(F))
- IRON PIPE FOUND (IPIPE(F))
- SINGLE POST SIGN
- UTILITY POLE & GUY (WF 37)
- WETLAND FLAG
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- 720 — 10' CONTOUR INTERVAL
- 722 — 2' CONTOUR INTERVAL
- OH — OVERHEAD UTILITY LINE
- ZONE LINE
- 183-27 — TAX MAP & LOT NUMBER
- EXISTING BUILDING
- EXISTING PINE TREE
- TP: 6 L= >60" S=26" — TEST PIT
- SLOPES 25% OR GREATER

PROPOSED FEATURES

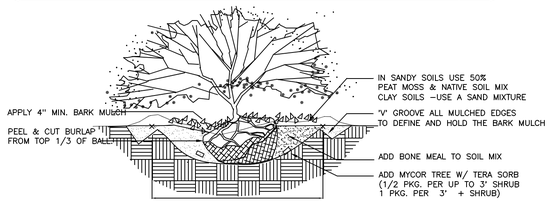
- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- 580 — 1 FT. CONTOUR
- 582 — 10 FT. CONTOUR
- 580.5 — SPOT GRADE ELEVATION
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- TP: 1 L=LEDGE S=WATER ELEV. — SOIL TEST PIT
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — HYDRANT, GATE VALVE & WATER MAIN (G.V.)
- G — GAS LINE, PROPANE
- T UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- RETAINING WALL



NOTE: ALL PYRAMIDAL EVERGREENS & DECIDUOUS TREES SHALL BE PLANTED W/ ROOTS HORMONE ENHANCER.

SCALE: N.T.S.

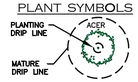
DECIDUOUS TREE PLANTING DETAIL — 1 / LS-1



SCALE: N.T.S.

B & B SHRUB PLANTING DETAIL — 2 / LS-1

PLANT SYMBOLS



PLANT SYMBOLS	PLANT LIST & NAME	QTY.
ACER	ACER RUBRUM (RED MAPLE TREE)	(5) 3" CAL., 12' TALL, 6' DRIP LINE 50'H, 40' DRIP LINE AT MATURITY
PGL	PICEA GLAUCA (WHITE SPRUCE) (OR EQUAL)	(10) 2"–2.5" CAL.
PJM	RHOD. 'P.J.M.' COMP. CLONE (COMPACT RHODODENDRON)	(3) 18"–24"
JGO	JUNIPERUS CHINENSIS (GREY OWL JUNIPER)	(2) 3 GAL.
LEX	ILEX MESURVEAE 'BLUE PRINCE' (MALE HOLLY)	(3) 2.5'–3'

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG-SAFE AND FOR VERIFICATION OF ALL UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS PRIOR TO COMMENCING.
2. EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE START OF SITE WORK TO PROTECT ROOT MASSES.
3. EXISTING TREES THAT ARE TO BE REMOVED, SHALL BE REMOVED ENTIRELY FROM THE SITE, INCLUDING STUMPS. NO STUMP-DUMPS ARE ALLOWED ON SITE.
4. UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA NO PLANT MATERIAL SHALL BE INSTALLED.
5. UNLESS OTHERWISE NOTED OR APPROVED, ALL TREES MUST BE BALLED AND BURLAPPED.
6. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF "THE AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE. ANY PLANT MATERIAL THAT IS SIGNIFICANTLY DAMAGED, MISSING, DISEASE RIDDEN, OR DEAD SHALL BE ABATED WITHIN 1-YEAR OR BEFORE THE END OF THE FOLLOWING PLANTING SEASON, WHICHEVER OCCURS FIRST.
9. IN AREAS OF STONE MULCH LAY 6 MIL SHEETS OF "VISQUEEN" TYPE POLYETHYLENE ON COMPACTED SUBGRADE BEFORE PLACING STONE, MINIMUM 6" OVERLAP. PERFORATE SHEETING IN PLANTING BEDS BEFORE PLACING STONE.
10. UNLESS OTHERWISE NOTED LOAM AND SEED ALL DISTURBED AREAS WITH A MINIMUM 4" OF SUITABLE LOAM. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. SEE SITE PLAN.
11. WHERE APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
12. PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF COMMENCEMENT OF CONSTRUCTION
13. ALL LANDSCAPING SHALL BE LOCATED AND MAINTAINED SO AS NOT TO IMPACT THE LINES OF SIGHT AT THE ENTRANCE AND INTERNAL INTERSECTIONS TO PROVIDE SAFE PASSAGE OF PEDESTRIANS, BICYCLISTS, AND MOTORISTS.
14. ALL LANDSCAPED AREAS WILL BE MAINTAINED TO HAVE A SUFFICIENT AMOUNT OF WATER TO MAINTAIN VIABILITY EITHER BY IRRIGATION OR BY OTHER MEANS.
15. PROPOSED PLANTINGS SHALL NOT CONFLICT WITH SNOW STORAGE AREAS, LIGHT FIXTURES OR UNDERGROUND UTILITIES.
16. ALL LANDSCAPING APPROVED AS PART OF THE SITE PLAN SHALL BE CONSIDERED AS ELEMENTS OF THE SITE, IN THE SAME MANNER AS PARKING, BUILDING MATERIALS, AND OTHER SITE DETAILS. ANY CHANGES WILL REQUIRE APPROVAL BY THE OWNER AND CITY COMMUNITY DEVELOPMENT DIRECTOR.
17. LANDSCAPING AROUND BUILDINGS TO BE DESIGNED WHILE OBTAINING THE BUILDING PERMIT.

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

LANDSCAPING PLAN

TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR:
OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

LAND OF:
ROBERT J. OAKES
84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 40' JANUARY 12, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

W E

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080SP00.dwg | PROJ. NO. 4080.00 | SHEET: LS-1

Jan 12, 2026 – 9:28am PLC-31
P:\0_PLC\0_PROJECTS\04080\4080.00\DWGS\

1. PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.

2. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS THEREOF IN NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICE STORM WATER MANUALS, VOLUME 1–3, LATEST EDITION.

3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.

4. INSTALL INLET PROTECTION AROUND ALL STORM DRAIN STRUCTURES. INLET PROTECTION BMP'S SHALL REMAIN UNTIL THE SITE IS STABILIZED. CONSTRUCTION OF STORMWATER BASINS AND TREATMENT SWALES SHALL OCCUR PRIOR TO AND EARTH MOVING OPERATION THAT WILL INFLUENCE STORM WATER RUNOFF.

5. THE WORK AREA SHALL BE GRADED, SHAPED AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA.

6. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.

7. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.25–INCH OR GREATER RAINFALL. SEDIMENTS SHALL BE DISPOSED OF IN AN UPLAND AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF–SITE AND BE PERMANENTLY STABILIZED.

8. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. AT NO TIME SHALL THE TOTAL UNSTABILIZED DISTURBED AREA, INCLUDING LOT DISTURBANCES, BE GREATER THAN FIVE (5) ACRES.

9. THE LAND AREA EXPOSED SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME. ALL NON–ACTIVE DISTURBED AREAS SHALL BE STABILIZED WITHIN 30 DAYS OF THE DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.

10. DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

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

12. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1 (HORIZONTAL / VERTICAL). UNLESS OTHERWISE SPECIFIED THE CONTRACTOR SHALL USE NORTH AMERICAN GREEN SC150, OR APPROVED EQUAL.

13. ALL AREAS RECEIVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).

14. ALL DISTURBED AREAS TO TURF FINISHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 6 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW:

PERMANENT SEED (LAWN AREAS)	LBS / 1,000 SQ. FT.	PERMANENT SLOPE SEED MIX	LBS / 1,000 SQ. FT.
CREEPING RED FESCUE	0.92 LBS	CREEPING RED FESCUE	0.80 LBS
PERENNIAL RYEGRASS	1.15 LBS	PERENNIAL RYEGRASS	0.69 LBS
KENTUCKY BLUEGRASS	0.58 LBS	REDTOP	0.12 LBS
REDTOP	0.12 LBS	ALSIKE CLOVER	0.12 LBS
		BIRDSFOOT TREFOIL	
**APPLICATION RATE TOTALS		**APPLICATION RATE TOTALS	
2.8 LBS PER 1,000 SF**		*1.85 LBS PER 1,000 SF**	

15. TEMPORARY STABILIZATION OF DISTURBED AREAS:
STRIPPED SOIL SHALL BE STOCKPILED UNCOMPACTED, AND STABILIZED AGAINST EROSION AS OUTLINED BELOW: SEED BED PREPARATION: 10–10–10 FERTILIZATION TO BE SPREAD AT THE RATE OF 7 LBS. PER 100 SF AND AGRICULTURAL LIMESTONE AT A RATE OF 90 LBS PER 1000 SF AND INCORPORATED INTO THE SOIL. THE SOIL, FERTILIZER AND LIMESTONE SHALL BE TILLED TO PREPARE FOR SEEDING.

A. SEED MIXTURE: USE ANY OF THE FOLLOWING:

SPECIES	RATE PER 1,000 SF	DEPTH	SEEDING DATES
WINTER RYE	2.5 LBS	1 INCH	8/15 TO 9/15
OATS	2.5 LBS	1 INCH	4/15 TO 10/15
ANNUAL RYEGRASS	1.0 LBS	0.25 INCH	8/15 TO 9/15

B. MULCHING: MULCH SHOULD BE USED ON HIGHLY ERODIBLE AREAS, AND WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT AS FOLLOWS:

TYPE	RATE PER 1,000 SF	USE AND COMMENTS
STRAW	70 TO 90 LBS	MAY BE USED WITH PLANTINGS, MUST BE ANCHORED TO BE USED ALONE
WOOD CHIPS OR BARK MULCH	460 TO 920 LBS	USED WITH TREE AND SHRUB PLANTINGS
FIBROUS MATTING	AS RECOMMENDED BY MANUFACTURER	MUST BE BIODEGRADABLE. USE IN SLOPE AREAS AND AREAS DIFFICULT TO VEGETATE
CRUSHED STONE 1/4" TO 1–1/2" DIA.	SPREAD TO GREATER THAN 1/2" THICKNESS	USE IN SPECIFIC AREAS AS SHOWN ON PLAN OR AS NEEDED

16. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE (CRITICAL TIME FRAMES OR VARIABLE SITES) THEN APPLY FERTILIZER AT A RATE OF 11 POUNDS PER 1,000 SF AND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SF. FERTILIZER SHALL BE LOW PHOSPHATE (LESS THAN 2% PHOSPHORUS).

17. CAUTION SHOULD BE TAKE WHEN THE PROPERTY IS LOCATED WITHIN 250 FEET OF A WATER BODY. IN THIS CASE ALL FERTILIZERS SHALL BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER. SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT. NO FERTILIZER EXCEPT LIMESTONE SHALL BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE ARE REGULATED LIMITATIONS.

18. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS (SEE WINTER CONSTRUCTION NOTES). NO DISTURBED AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.

19. A VIGOROUS DUST CONTROL PROGRAM SHALL BE APPLIED BY THE SITE CONTRACTOR. DUST SHALL BE MANAGED THROUGH THE USE OF WATER AND/OR CALCIUM CHLORIDE.

20. IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS SITE CONDITIONS, WEATHER OR CONSTRUCTION METHODS WARRANT.

21. FOLLOWING PERMANENT STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND ACCUMULATED SEDIMENTATION IS TO BE DISPOSED OF IN AN APPROVED LOCATION, OUTSIDE OF JURISDICTIONAL WETLANDS.

22. LOT DISTURBANCE OTHER THAN SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

23. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

EROSION CONTROL NOTES — 1 / DT - 1

1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

3. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL OR PROPERLY INSTALLED EROSION CONTROL BLANKETS COVERED WITH HAY. OTHER STABILIZATION OPTIONS ARE TO BE APPROVED BY THE APPROPRIATE AGENCIES AND THE DESIGN ENGINEER. IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER MONTHS THEN THE ROAD SHOULD BE CLEARED OF ACCUMULATED SNOW AFTER EACH STORM EVENT.

WINTER CONSTRUCTION NOTES — 2 / DT - 1

1. INSTALL SILTATION CONTROL FENCES IN LOCATIONS SHOWN HEREON. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION. GROUND COVER SHALL NOT TAKE PLACE MORE THAN 15 PRIOR TO GRADING AND CONSTRUCTION.

2. INSTALL STABILIZED CONSTRUCTION EXIT(S).

3. CUT AND CLEAR TREES; DISPOSE OF DEBRIS. DISTURBANCE OF EXISTING DAYS STUMPS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.

4. REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES. STOCKPILING IS NOT PERMITTED ON SLOPES GREATER THAN 10%.

5. ROUGH GRADE SITE – CONSTRUCT DRAINAGE BASINS AND DRAINAGE SWALES DURING INITIAL PORTION OF CONSTRUCTION. STABILIZE IMMEDIATELY PER THE CONSTRUCTION AND EROSION CONTROL DETAILS. DO NOT DIRECT STORM WATER RUNOFF TO THESE STRUCTURES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.

6. BEGIN BUILDING CONSTRUCTION.

7. CONSTRUCT GRAVEL PARKING AREA (PAVEMENT OPTIONAL) AND BUILDING PAD. INSTALL UTILITIES AND STRUCTURES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE THE EROSION CONTROL NOTES.

8. INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.25" OR GREATER RAINFALL.

9. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.

10. FINISH GRADING TO PREPARE FOR PAVING (IF ANY) AND LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.

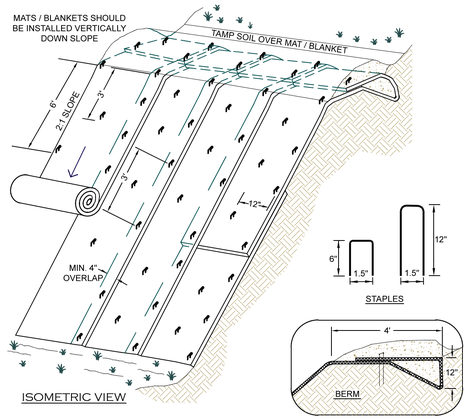
11. FINISH PAVING (IF ANY). PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF PARKING AREA (SEE EROSION CONTROL NOTES).

12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.

13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.

14. ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

CONSTRUCTION SEQUENCE — 3 / DT - 1



ISOMETRIC VIEW

NOTES:

1. DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES: DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

2. INSTALL STRAW/COCONUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN S150 OR EQUAL ON ALL SLOPES EXCEEDING 3:1.

3. THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1 INCH AND LENGTH OF 6 INCH.

4. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT.

5. APPLY LIME, FERTILIZER AND PERMANENT SEEDING BEFORE PLACING BLANKETS.

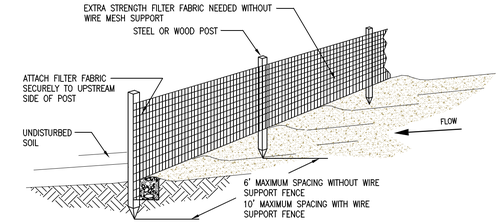
6. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET AS SHOWN. ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAKES IN APPROPRIATE LOCATIONS. REFER TO MANUFACTURERS STAPLE GUIDE FOR CORRECT STAPLE PATTERN.

7. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

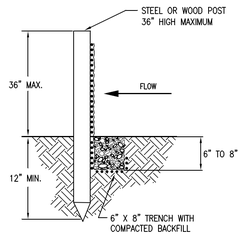
8. IN LOOSE SOIL CONDITIONS THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6 INCHES MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

9. THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING AND SHALL BE REFERTILIZED, RESEEDED AND REMULCHED AS DIRECTED.

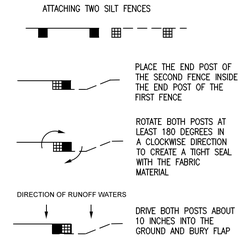
EROSION BLANKETS - SLOPE INSTALLATION — 4 / DT - 1



PERSPECTIVE VIEW



SECTION VIEW

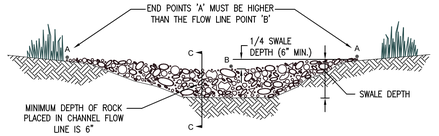


ATTACHING TWO SILT FENCES

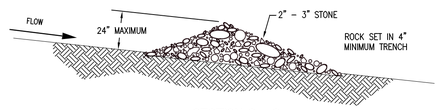
NOTES:

1. SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAYS.
2. SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UPSLOPE.
3. IF THE SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE OR THE PRESENCE OF HEAVY ROOTS THE BASE OF THE FABRIC SHOULD BE EMBEDDED WITH A MINIMUM THICKNESS OF 8 INCHES OF 3/4–INCH STONE.
4. SILT FENCES PLACED AT THE TOE OF SLOPES SHOULD BE INSTALLED AT LEAST 6 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PONDING AND ACCESS FOR MAINTENANCE.
5. THE MAXIMUM SLOPE ABOVE THE FENCE SHOULD BE 2:1 AND THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHOULD BE 100 FEET.
6. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.
7. SILT FENCES SHOULD BE REMOVED WHEN THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

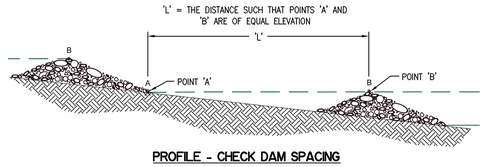
SILT FENCE — 5 / DT - 1



VIEW LOOKING UPSTREAM



SECTION C - C

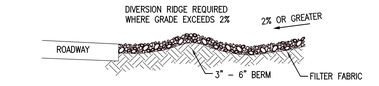


PROFILE - CHECK DAM SPACING

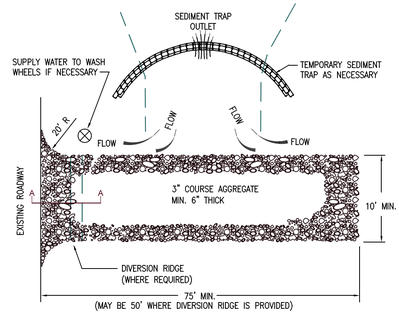
NOTES:

1. STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
3. STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
4. STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL–GRADED ANGULAR 2 TO 3 INCH STONE. THE INSTALLATION OF 3/4–INCH STONE ON THE UPGRADIENT FACE IS RECOMMENDED FOR BETTER FILTERING.
5. WHEN INSTALLING STONE CHECK DAMS THE CONTRACTOR SHALL KEY THE STONE INTO THE CHANNEL BANKS AND EXTEND THE STONE BEYOND THE ABUTMENTS A MINIMUM OF 18–INCHES TO PREVENT FLOW AROUND THE DAM.
6. STONE CHECK DAMS SHOULD BE REMOVED ONCE THE SWALE OR DITCH HAS BEEN STABILIZED UNLESS OTHERWISE SPECIFIED.

STONE CHECK DAM — 6 / DT - 1



SECTION A-A



PLAN VIEW

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. THE MINIMUM STONE USED SHOULD BE 3–INCH CRUSHED STONE.
3. THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3–INCH TO 6–INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
4. THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
5. THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
6. THE PAD SHOULD BE AT LEAST 6–INCHES THICK.
7. THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
8. THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF–SITE.
9. NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
10. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.
11. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

SCALE: N.T.S.

GRAVEL CONSTRUCTION EXIT — 7 / DT - 1

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8 1 1
CALL 811 – KNOW WHAT'S BELOW
811 DigSafe MA ME NH RI VT

REV.	DATE	DESCRIPTION	C/O	DR	CK

EROSION CONTROL DETAILS

TAX MAP 138 LOT 27

(LAPLANTE ROAD)

GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

OAKES & SON CONSTRUCTION, LLC

84 HANOVER STREET LEBANON, NH 03766

SCALE: NOT TO SCALE JANUARY 12, 2026

Surveying ✣ Engineering ✣ Land Planning ✣ Permitting ✣ Septic Designs

W E

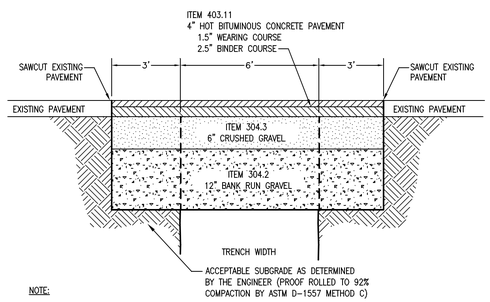
FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080DT00.dwg | PROJ. NO. 4080.00 | SHEET: DT–1

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF PEMBROKE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
4. COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
5. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.
8. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

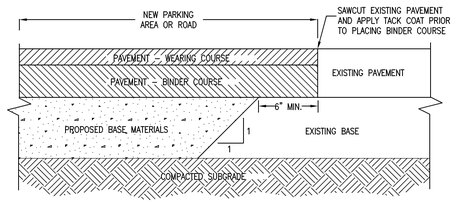
GENERAL CONSTRUCTION NOTES — 1 / DT - 2



NOTE:

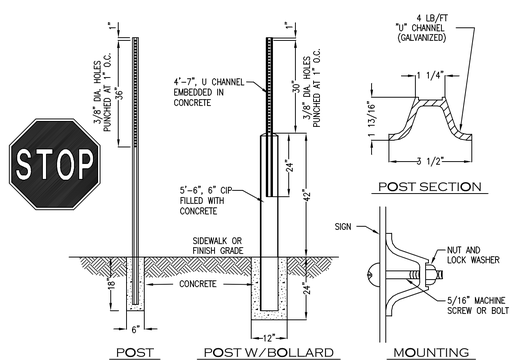
THE BINDER COURSE SHALL BE PLACED IMMEDIATELY AFTER TRENCH CONSTRUCTION AND ALLOWED TO STAND A MINIMUM OF 90 DAYS. A LEVELING COURSE SHALL BE APPLIED OVER THE TRENCH AFTER 90 DAYS AND THE ENTIRE ROAD OVERLAID TO THE LIMITS SHOWN ON THE PLANS.

PAVEMENT TRENCH PATCH — 2 / DT - 2

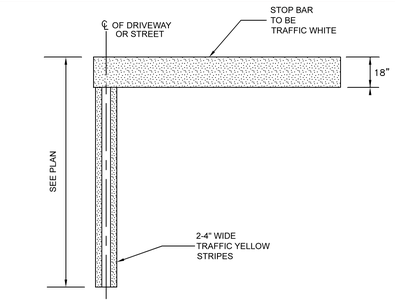


NOTE:
1. SEE ROADWAY FOR MATERIALS AND ASSOCIATED DEPTHS.
2. INFRARED JOINT AFTER PLACING PAVEMENT.

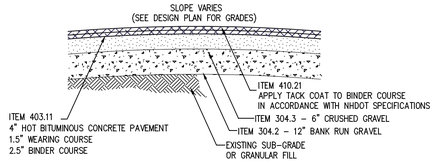
PAVEMENT MATCH — 3 / DT - 2



SIGN POST - STANDARD & W/BOLLARD — 4 / DT - 2



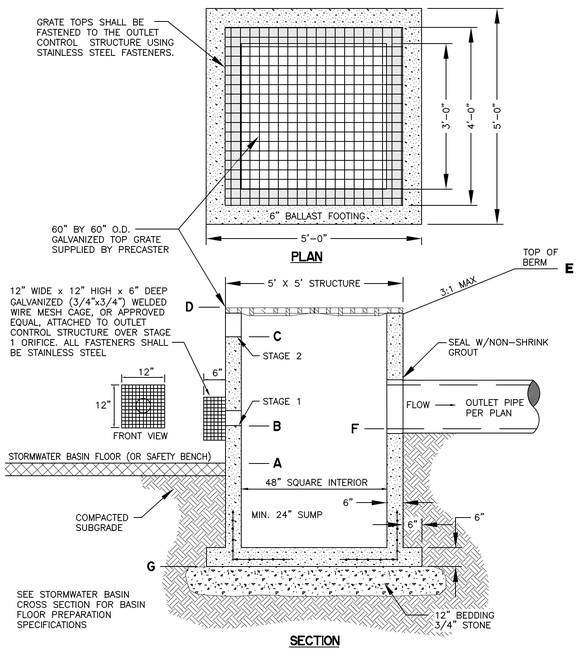
STOP BAR DETAIL — 5 / DT - 2



** SEE CURB DETAILS WHEN APPLICABLE**

NOTE:
1. FILL SOILS SHALL BE NO LESS GRANULAR THAN THE SOIL UPON WHICH IT IS PLACED AND SHALL DRAIN READILY.
2. COMPACTION OF FILL SOILS SHALL ACHIEVE 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1577-02, ASTM 1556-00, AND ASTM D2922-01.

TYPICAL PAVEMENT SECTION — 6 / DT - 2



SCALE: N.T.S.

STORMWATER BASIN OUTLET STRUCTURE — 7 / DT - 2

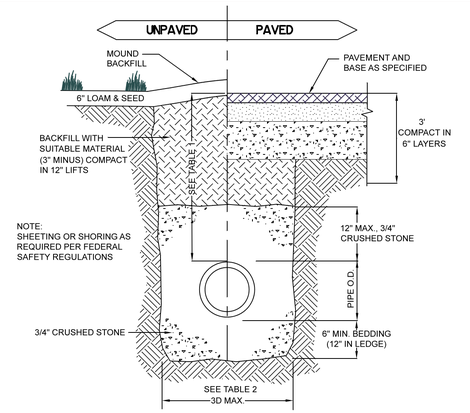


TABLE 1 (RECOMMENDED COVER)		
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

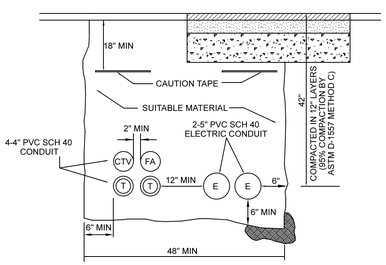
TABLE 2 (RECOMMENDED TRENCH WIDTH)	
INSIDE DIAMETER	TOTAL WIDTH
12" TO 24" OVER 24"	I.D. + 24" 2 x I.D.

DRAINAGE TRENCH (TYPICAL) — 8 / DT - 2

CULVERT DIAM.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	TOP HEIGHT	HEADWALL BOTTOM
D	L	H	FH	h	WIDTH W
INCHES	FEET & INCHES				
12	4'-3"	3'-9"	1'-1"	1'-3"	1'-11.25"
15	6'-0"	4'-3"	1'-7"	1'-6"	2'-0.75"
18	7'-0"	4'-6"	1'-10"	1'-6"	2'-1.50"
24	9'-0"	5'-0"	2'-4"	1'-6"	2'-3.00"
30	11'-0"	5'-6"	2'-10"	1'-6"	2'-4.50"
36	13'-0"	6'-0"	3'-4"	1'-6"	2'-6.00"

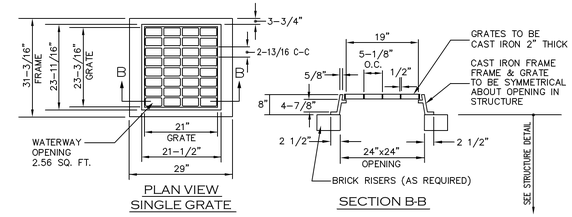
HEADWALL SHALL BE STEEL REINFORCED AND CONFORM TO NHDOT STANDARD PLAN HW-2, LAST REVISED JUNE 16, 2010.

HEADWALL - PRECAST CONCRETE — 9 / DT - 2

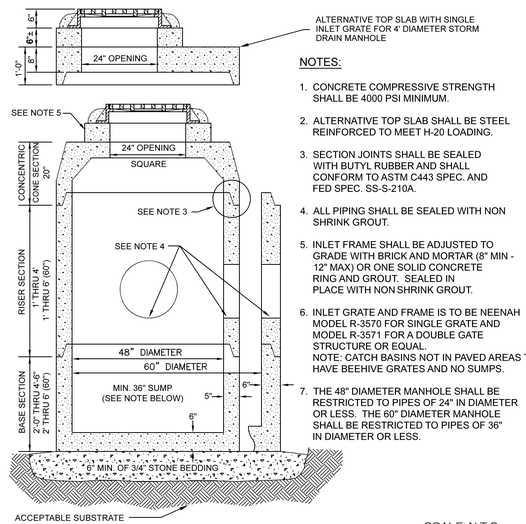


NOTE:
ALL CONDUIT AND TRENCH WORK SHALL CONFORM TO THEIR RESPECTIVE UTILITY COMPANY'S REQUIREMENTS.

TYPICAL UTILITY TRENCH — 10 / DT - 2



FRAME AND GRATE - NHDOT TYPE B — 11 / DT - 2



NOTES:

1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI MINIMUM.
2. ALTERNATIVE TOP SLAB SHALL BE STEEL REINFORCED TO MEET H-20 LOADING.
3. SECTION JOINTS SHALL BE SEALED WITH BUTYL RUBBER AND SHALL CONFORM TO ASTM C443 SPEC. AND FED SPEC. SS-S-210A.
4. ALL PIPING SHALL BE SEALED WITH NON SHRINK GROUT.
5. INLET FRAME SHALL BE ADJUSTED TO GRADE WITH BRICK AND MORTAR (8" MIN - 12" MAX) OR ONE SOLID CONCRETE RING AND GROUT. SEALED IN PLACE WITH NON SHRINK GROUT.
6. INLET GRATE AND FRAME IS TO BE NEENAH MODEL R-3570 FOR SINGLE GRATE AND MODEL R-3571 FOR A DOUBLE GATE STRUCTURE OR EQUAL.
   NOTE: CATCH BASINS NOT IN PAVED AREAS TO HAVE BEEHIVE GRATES AND NO SUMPS.
7. THE 48" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 24" IN DIAMETER OR LESS. THE 60" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 36" IN DIAMETER OR LESS.

SCALE: N.T.S.

CATCH BASIN — 12 / DT - 2

REV.	DATE	DESCRIPTION	C/O	DR

CONSTRUCTION DETAILS

TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

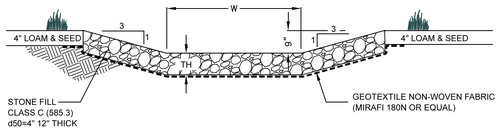
SCALE: NOT TO SCALE — JANUARY 12, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

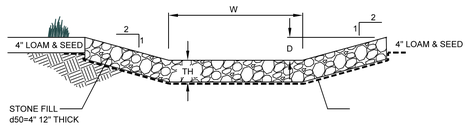
FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080DT00.dwg | PROJ. NO. 4080.00 | SHEET: DT-2

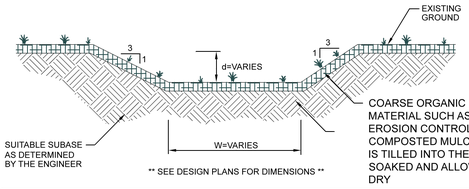


RIPRAP SPILLWAY DETAIL | 1 | DT - 3

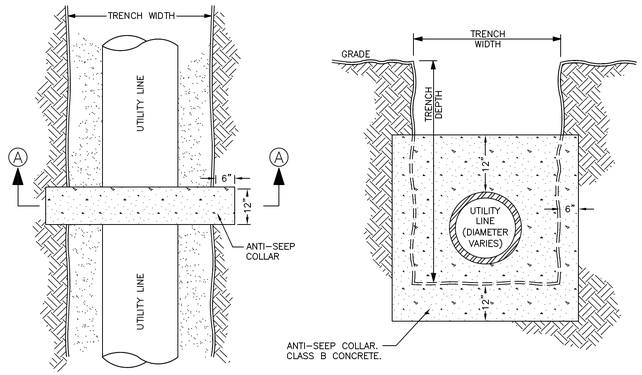


STRUCTURE	W	D	TH	d50
RAIN GARDEN	4 FT	8"	12"	4"

EMERGENCY SPILLWAY DETAIL | 2 | DT - 3



INFILTRATION BASIN SECTION | 4 | DT - 3

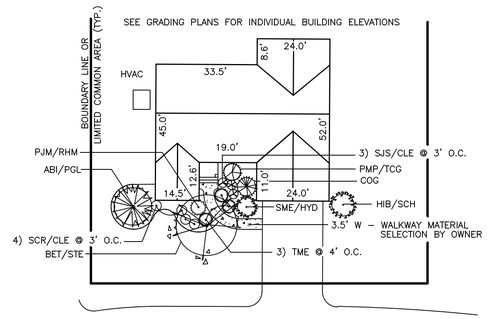


PLAN VIEW

SECTION A–A

SCALE: N.T.S.

ANTI-SEEP COLLAR & TRENCH CHECK DAM | 5 | DT - 3



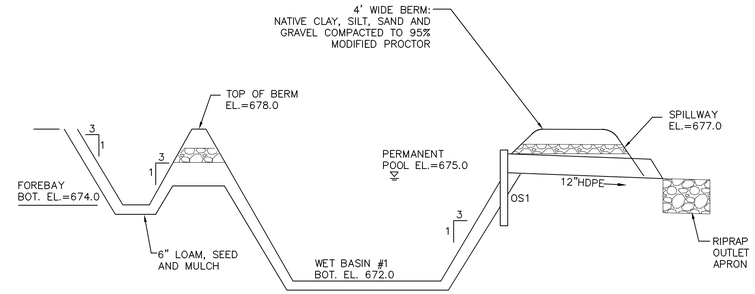
PLANT LEGEND

ABI	ABIES CONCOLOR (WHITE FIR)
BET	BETULA NIGRA (HERITAGE RIVER BIRCH MULTI–STEM)
*CLE	CLETHRA COMPACTA (COMPACT SUMMERSWEET)
COG	CHAMAECYPARIS OBTUSA (GRACILIS HINOKI FALSECYPRESS)
HIB	HIBISCUS SYRIACUS (ROSE OF SHARON)
HYD	HYDRANGEA PANICULATA (COMPACT P.P., LIMELIGHT HYDRANGEA)
PGL	PICEA GLAUCA (WHITE SPRUCE)
PJM	RHODODENDRON SPECIES (PJM HYBRIDS)
PMP	PINUS MUGO PUMILIO (DWARF MUGO PINE)
*RHM	RHODODENDRON MEDIUM TALL (CUNNINGHAM, BOULE DE NEIGE, BOURSAULT)
SCH	SYRINGA CHINENSIS (CHINESE LILAC)
SCR	SPIRAEA X. B. (CRISP LEAF SPIREA)
SJS	SPIREA JAPONICA (SHIBORI SPIREA)
SME	SYRINGA PATULA (MISS SUSIE LILAC)
STE	STEWARTIA PSEUDOCAMELLIA (JAPANESE STEWARTIA)
*TCG	TAXUS CUSPIDATA (GREENWAVE YEW)
*TME	TAXUS MEDIA (EVER–LOW YEW)

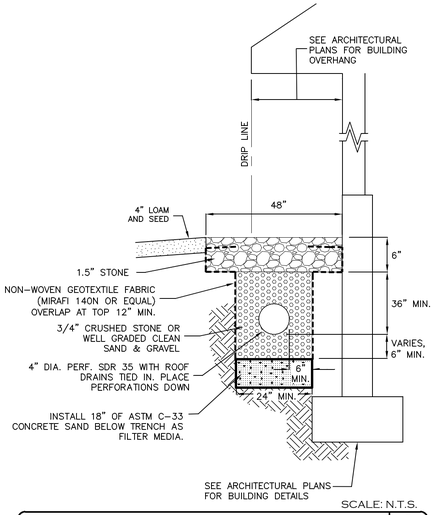
NOTES:
1. THERE SHALL BE ONE SHADE TREE PER 40 LINEAR FOOT OF ROAD FRONTAGE..
2. ALL SHRUBS ARE TO BE 24" HIGH WHEN PLANTED. ALL TREES ARE TO BE 2 TO 2-1/2 INCHES CAL. WHEN PLANTED.
*3. ALL NORTH & EAST ORIENTED UNITS SHALL BE PLANTED WITH THESE NOTED SHADE/SEMI-SHADE PLANT SELECTIONS.
4. THE OWNER RESERVES THE RIGHT TO CHANGE THE HOUSE STYLE TO MEET MARKET DEMANDS, WHICH MAY INCLUDE A TWO STORY OPTION, PROVIDED CITY AND STATE REGULATIONS ARE MET.

SCALE: N.T.S.

RESIDENTIAL STRUCTURE & LOT LANDSCAPING (TYPICAL) | 7 | DT - 3



TYPICAL WET BASIN (WP1) | 8 | DT - 3

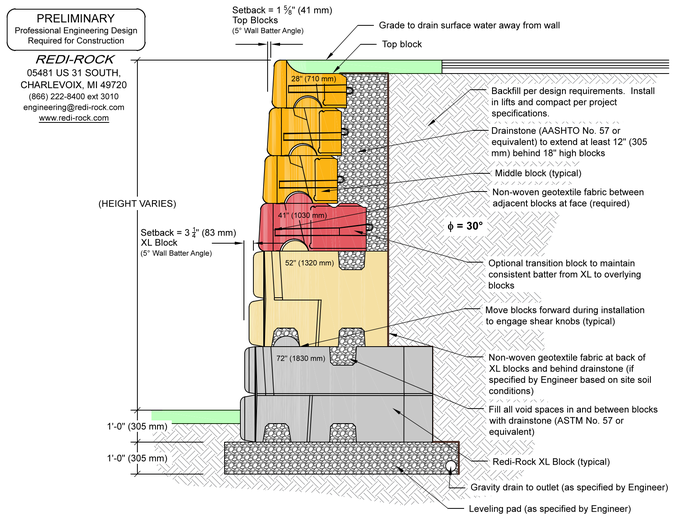


SCALE: N.T.S.

STONE DRIP EDGE TRENCH | 3 | DT - 3

PRELIMINARY
Professional Engineering Design
Required for Construction

REDI-ROCK
05481 US 31 SOUTH,
CHARLEVOIX, MI 49720
(866) 222-8400 ext 3010
engineering@redi-rock.com
www.redi-rock.com



This detail is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site. Final wall design must address both internal and external drainage and all modes of wall stability.Fieldstone Land Consultants is not responsible for retaining wall design.

MSE RETAINING WALL (REDI-ROCK OR EQUAL) | 6 | DT - 3

REV.	DATE	DESCRIPTION	C/O	DR

CONSTRUCTION DETAILS
TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

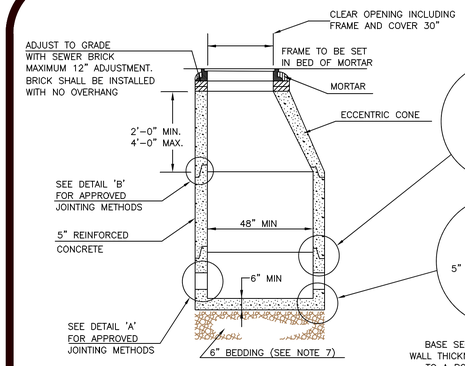
SCALE: NOT TO SCALE JANUARY 12, 2026

Surveying ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns

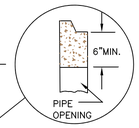
FIELDSTONE
LAND CONSULTANTS, PLLC

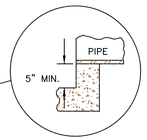
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080DT00.dwg | PROJ. NO. 4080.00 | SHEET: DT–3

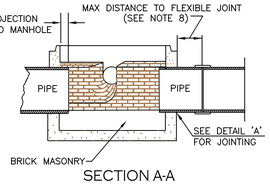


TYPICAL SECTION

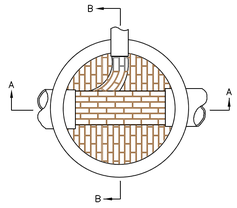




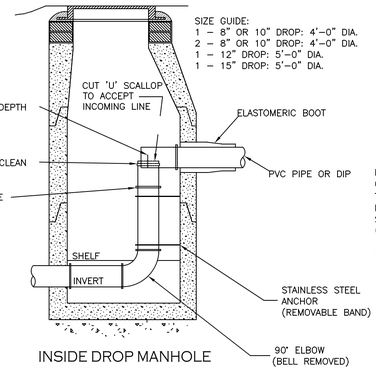
BASE SECTION TO BE FULL WALL THICKNESS AND MONOLITHIC TO A POINT 6" ABOVE THE PIPE CROWN.



SECTION A-A

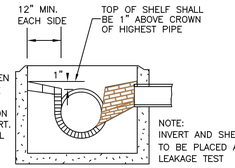


PLAN



INSIDE DROP MANHOLE

NOTE:
CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.



SECTION B-B

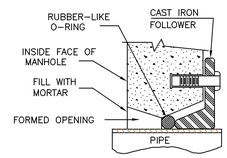
NOTE:
INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST

NOTES:

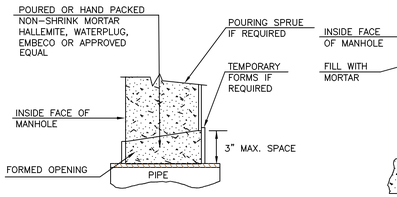
1. IT IS INTENDED: THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE SPACE REQUIREMENTS AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OF PRECAST SECTIONS WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING PER Env-Wq 704.10 (d). IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
2. BARRELS AND CONE SECTIONS: SHALL BE PRECAST REINFORCED CONCRETE
3. PRECAST CONCRETE BARREL SECTIONS, CONES, AND BASES SHALL CONFORM TO ASTM C 478.
4. BASE SECTIONS: SHALL BE MONOLITHIC TO A POINT 6" ABOVE THE CROWN OF THE INCOMING PIPE, AND SHALL BE PRE-CAST REINFORCED CONCRETE.
5. INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE DIRECTION OF FLOW. THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE. CROWN AND SLOPE TO DRAIN TOWARD THE FLOW THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.
6. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN EQUAL TO CLASS 30, CONFORMING TO ASTM A48 AND PROVIDE A 30 INCH CLEAR OPENING. THE COVERS SHALL BE THE WORD "SEWER" IN 3 INCH HIGH LETTERS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
7. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 SIZE #67.
   100% PASSING 1 INCH SCREEN
   90-100% PASSING 3/4 INCH SCREEN
   20-55% PASSING 3/8 INCH SCREEN
   0-10% PASSING #4 SIEVE
   0-5% PASSING #8 SIEVE
   WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE. SCREENED GRAVEL OR CRUSHED STONE 1-1/2 TO ½ INCH SHALL BE USED.
8. FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:
   RCP & CI PIPE - ALL SIZES - 48"
   PVC PIPE - UP THROUGH 15" DIAMETER - NO FLEXIBLE JOINT REQUIRED
9. SHALLOW MANHOLE IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED. IT MUST HAVE AN ECCENTRIC ENTRANCE OPENING AND BE CAPABLE OF SUPPORTING H-20 LOADING.
10. HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE SEALED WITH A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT IN ACCORDANCE WITH Env-Wq 704.10 (f). A TYPE APPROVED BY THE ENGINEER, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON AN MASTIC-LIKE OR ELASTOMERIC SEALANT
11. PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.
12. MATERIAL REQUIREMENTS FOR BRICK AND MORTAR SHALL CONFORM TO Env-Wq 704.10 (k) (9) THROUGH (14)
13. MANHOLES TO BE COATED WITH TWO (2) COATS OF 16 MIL. BITUMINOUS COATING.
14. ALL SEWER CONSTRUCTION SHALL CONFORM TO SPECIFICATIONS DEFINED BY TOWN OF LEBANON STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION. THESE STANDARD MANHOLE DRAWINGS ARE NOT COMPLETE WITHOUT THESE SPECIFICATIONS.

SCALE: N.T.S.

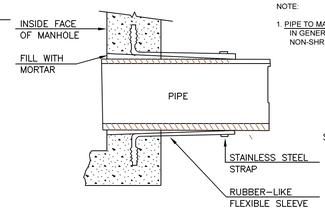
STANDARD MANHOLE - PART A	1 DT - 4



RES-SEAL (OR EQUAL)



NON-SHRINKING MORTAR (OR EQUAL)

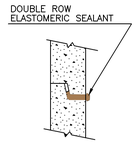


LOCK-JOINT FLEXIBLE MANHOLE SLEEVE (OR EQUAL)

NOTE:
1 PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND, IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.

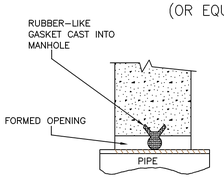
NOTE:
ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

STATE OF NEW HAMPSHIRE APPROVED PRODUCTS
[A] SIKAFLEX-12-SL
[B] SONNEBORN BUILDING PRODUCTS SONNOLASTIC SL-1

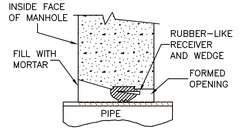


ELASTOMERIC SEALANT (OR EQUAL)

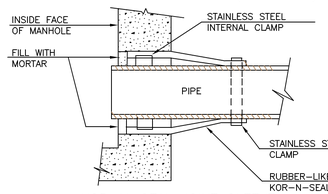
DETAIL B



A-LOK (OR EQUAL)



PRESS-WEDGE II (OR EQUAL)



KOR-N-SEAL JOINT SLEEVE (OR EQUAL)

NOTE:
1 HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE ENGINEER. WHICH TYPE SHALL BE, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON AN ELASTOMERIC GASKET.

DETAIL A

SCALE: N.T.S.

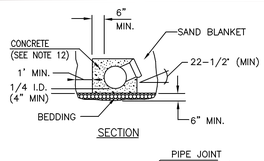
STANDARD MANHOLE - PART B	3 DT - 4

NOTES:

1. MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE 4 INCHES.
2. PIPE AND JOINT MATERIALS
   A. PLASTIC SEWER PIPE
      1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

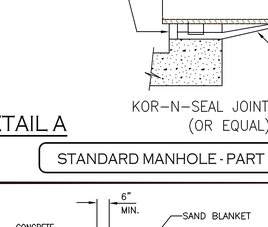
ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	PVC (SOLID WALL)*	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (ROBBED WALL)	8" THROUGH 36"
D2680	ABS (COMPOSITES WALL)*	8" THROUGH 15"

      *PVC: POLY VINYL CHLORIDE
      *ABS: ACRYLONITRILE-BUTADIENE-STYRENE
      2. JOINTS SEALS FOR PVC PIPE SHALL BE OIL-RESISTANT COMPRESSION RINGS OF ELASTOMREIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.
      ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2680, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322).
      JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2680, FORMING A CHEMICAL WELDED JOINT.
   B. DUCTILE-IRON PIPE, FITTINGS AND JOINTS.
      1. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:
         A21.50 THICKNESS DESIGN OF DICTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.
         A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.
      2. JOINTS SHALL BE OF THE MECHNICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:
         A21 11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE AND FITTINGS.
3. DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
4. JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATERTIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER "Y" OR AT THE FOUNDATION WALL, APPROPRIATE ADAPTERS SHALL BE USED.
5. "T" AND "Y" WHERE A "T" OR "Y" IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE IN THE SEWER, FOLLOWING MANUFACTURERS INSTRUCTIONS USING A BOLTED, CLAMPED, OR EPOXY CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH (OR OTHER SUCH MATERIAL) AROUND THE JOINT OR APPLYING MORTAR TO HOLD THE CONNECTION AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED, AS SHOWN IN THE DETAIL, UP TO AND INCLUDING 15" DIAMETER.*
6. HOUSE SEWER INSTALLATION THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL, AS SPECIFIED IN NOTE 10, BEDDING AND RE-FILL FOR A DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE HOUSE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4 INCH PER FOOT. PIPE JOINTS MUSH BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.
7. TESTING THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS (PRIOR TO BACKFILLING):
   A. AN OBSERVATION "T" SHALL BE INSTALLED AS SHOWN. WHEN READY TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE "T". AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.
   B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS. IF THE TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.
   C. DRY FLUORESCENT DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER. IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE POPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST MANHOLE DOWNSTREAM. LEAKAGE O OBSERVED IN ANY OF THE ABOVE, ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG UP, IF NECESSARY, AND RELAID SO AS TO ASSURE WATERTIGHTNESS.
8. ILLEGAL CONNECTIONS NOTHING BUT SANITARY WASTE FLOW FROM THE HOUSE TOILETS SINKS, LAUNDRY, ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR ANY OTHER SIMILAR CONNECTION CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.
9. HOUSE WATER SERVICE SHALL NOT BE LAID IN THE SAME TRENCH AS THE SEWER SERVICE.
10. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-67.
    100% PASSING 1 INCH SCREEN
    90-100% PASSING 3/4 INCH SCREEN
    20-55% PASSING 3/8 INCH SCREEN
    0-10% PASSING #4 SIEVE
    0-5% PASSING #8 SIEVE
    WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE (1-1/2 TO 1/2 INCH) SHALL BE USED.
11. LOCATION THE LOCATION OF THE "T" OR "Y" SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE "T" OR "Y", AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.
12. CONCRETE CONCRETE SHALL CONFORM TO THE REQUREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE N.H. DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS:
    CEMENT: 6.0 BAGS/C.Y. WATER: 5.75 GALS/BAG CEMENT
    AGGREGATE: 1 INCH MAX
13. CHIMNEYS IF VERTICAL DROP INTO THE SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.

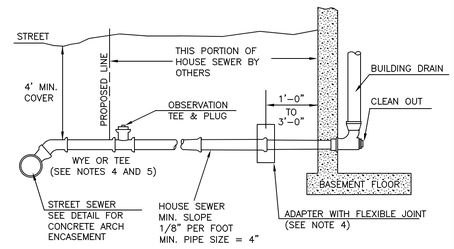


CONCRETE FULL ENCASEMENT

CHIMNEY (SEE NOTE 13)



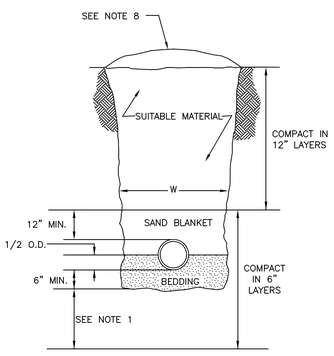
TRENCH CROSS-SECTION



SEWER AND HOUSE SEWER

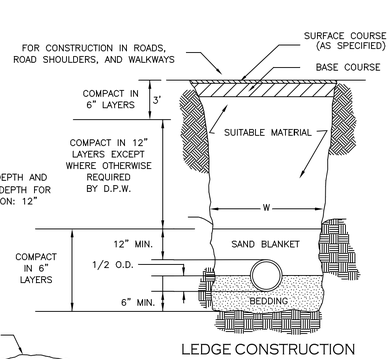
SCALE: N.T.S.

HOUSE SEWER DETAILS	4 DT - 4

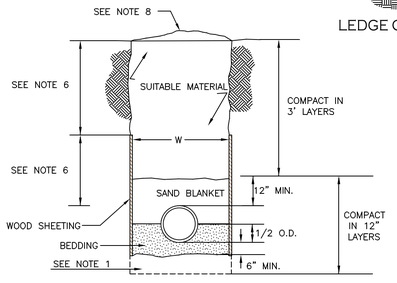


EARTH CONSTRUCTION

NOTE:
MIN. BEDDING DEPTH AND MAX. PAYMENT DEPTH FOR LEDGE EXCAVATION: 12"



LEDGE CONSTRUCTION



EARTH CONSTRUCTION WITH SHEETING

SCALE: N.T.S.

STANDARD TRENCH SECTION	2 DT - 4

REV.	DATE	DESCRIPTION	C/O	DR

CONSTRUCTION DETAILS
TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

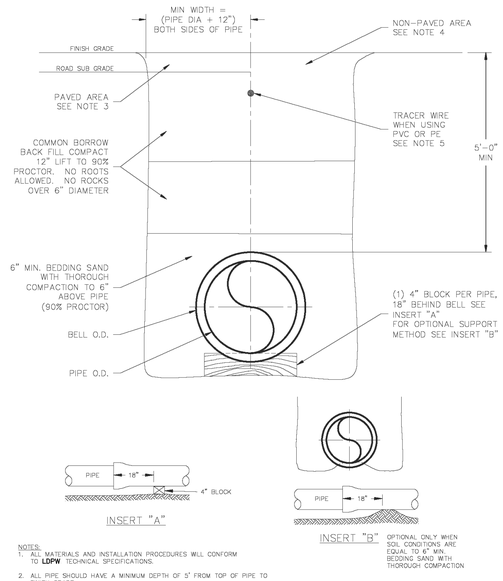
PREPARED FOR & LAND OF:
OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

SCALE: NOT TO SCALE JANUARY 12, 2026

Surveying ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns

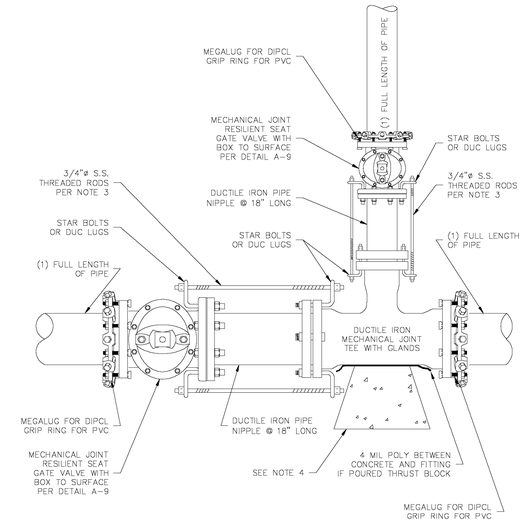
FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080DT00.dwg	PROJ. NO. 4080.00	SHEET: DT-4



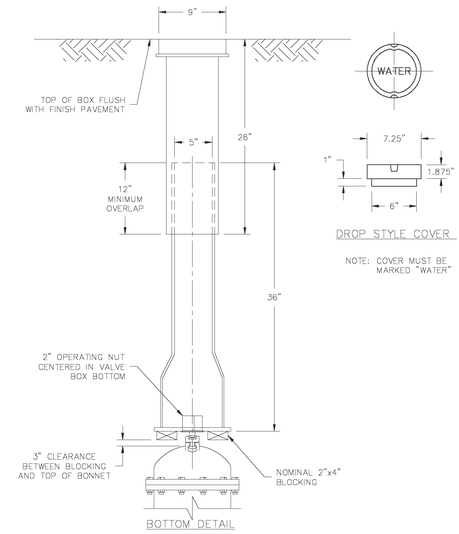
NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO **LDPW** TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. REQUIREMENTS FOR SUBBASE AND BASE MATERIAL TYPE ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN PAVED AREAS.
4. REQUIREMENTS FOR GRAVEL, LOAM AND/OR SEED ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN NON-PAVED AREAS.
5. 10 GAUGE TRACER WIRE AS MANUFACTURED BY BWS, DIVISION OF ALBESTAR CORP., AVON, MA OR EQUIVALENT.

TYPICAL TRENCH DETAIL — 1 / DT-5



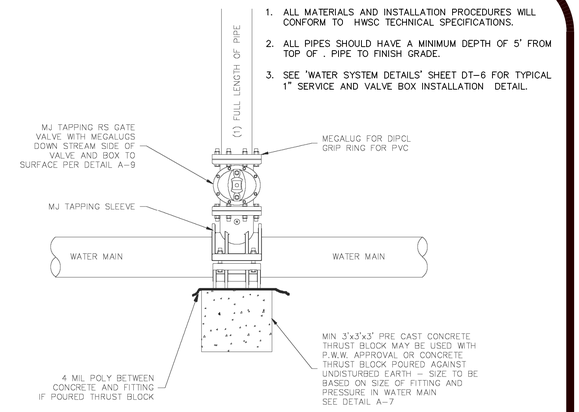
NOTES:
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO **LDPW** TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. 3/4"ø S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS. 10" FITTING OR SMALLER = (2) 3/4"ø S.S. RODS & ASSOC. HARDWARE. 12" FITTING OR LARGER = (4) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
4. MIN 3'x3'x3' PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH P.W.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH – SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN. SEE DETAIL A-7.

TYPICAL TEE INSTALLATION — 3 / DT-5



NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO **LDPW** TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.

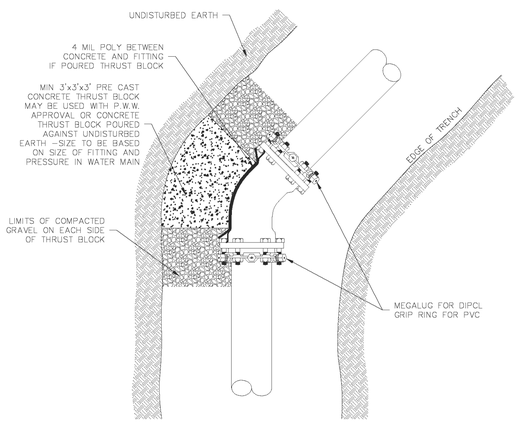
TYPICAL VALVE BOX — 5 / DT-5



TYPICAL LARGE SERVICE AND/OR TAPPING SLEEVE — 7 / DT-5

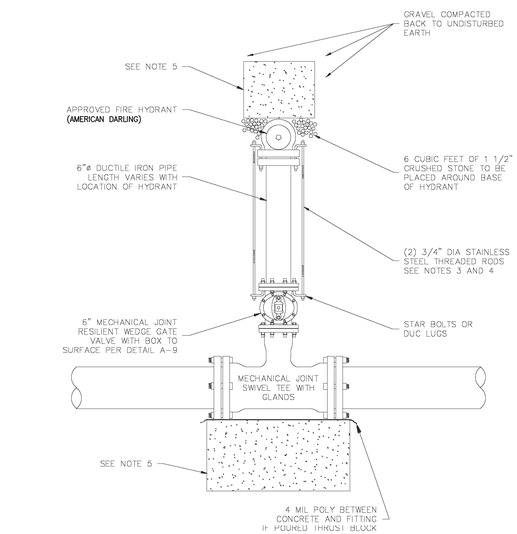
1. REFERENCE LEBANON DPW (LDPW) SPECIFICATIONS FOR INSTALLATION OF ALL WATER LINES.
2. ALL SPRINKLER AND DOMESTIC LEADS TO BUILDING SHALL END 5 FEET OUTSIDE THE FACE OF THE BUILDING WALL, UNLESS NOTED, AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END (FOR OTHERS TO REMOVE AND EXTEND THE LINE AS NECESSARY).
3. THRUST BLOCKS AND MEGALUG RESTRAINTS SHALL BE PROVIDED AT ALL HORIZONTAL BENDS, TEES, AND FIRE HYDRANTS. SEE DETAIL.
4. MINIMUM COVER ON ALL WATER LINES IS 5'–6".
5. CONTRACTOR SHALL MAINTAIN A 5'–0" HORIZONTAL (UNLESS OTHERWISE NOTED) AND 12" VERTICAL SEPARATION BETWEEN WATER SERVICE AND UTILITIES OTHER THAN SANITARY SEWER.
6. INSPECTIONS ON WATER SERVICE INSTALLATION DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE SITE CONTRACTOR AND SHALL BE COORDINATED WITH HILLSBOROUGH WATER AND SEWER COMMISSION. ALL INSPECTION FEES SHALL BE PAID FOR BY THE CONTRACTOR.
7. CONTRACTOR SHALL HAVE BACTERIOLOGICAL AND PRESSURE TESTING PERFORMED. CONTRACTOR SHALL GIVE HILLSBOROUGH WATER AND SEWER COMMISSION A COPY OF THE RESULTS. HILLSBOROUGH WATER AND SEWER COMMISSION SHALL BE ON-SITE TO WITNESS TEST.
8. ALL PIPE, VALVES, MISCELLANEOUS MATERIALS AND INSTALLATION SHALL CONFORM TO HILLSBOROUGH WATER AND SEWER COMMISSION SPECIFICATIONS AND REQUIREMENTS.
9. ALL FIRE HYDRANTS, VALVES, FITTINGS, PIPES, ETC. SHALL BE IN ACCORDANCE WITH HILLSBOROUGH WATER AND SEWER COMMISSION SPECIFICATIONS.
10. METALLIC TAPE OR DETECTOR WIRE SHALL BE INSTALLED IN THE SAME TRENCH WITH ALL NONMETALLIC PIPE SUCH THAT THE PIPE MAY BE LOCATED WITH ELECTRONIC LOCATING EQUIPMENT. METALLIC TAPE OR DETECTOR WIRE SHALL BE INSTALLED APPROXIMATELY 12" TO 18" BELOW GRADE DIRECTLY ABOVE THE TOP OF THE PIPE. DETECTOR WIRE SHALL BE 14 GAUGE SOLID COPPER, SIMPLEX BW3001 OR EQUAL. METALLIC TAPE SHALL BE 2" MINIMUM METALIZED TAPE, GRIFFOLYN COMPANY, INC., TERRATAPE OR EQUAL.
11. CONTRACTOR SHALL ENSURE ALL WATER VALVES ARE IN A FULLY OPEN POSITION UPON COMPLETION. OF PROJECT.
12. CONTRACTOR SHALL COORDINATE ALL WATER INTERRUPTIONS WITH LDPW AND AFFECTED PROPERTY OWNERS.

WATER SYSTEM CONSTRUCTION NOTES — 8 / DT-5



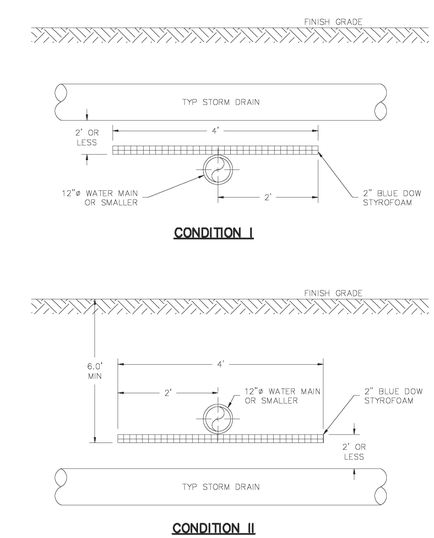
NOTES:
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO **LDPW** TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. 3/4"ø S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS. 10" FITTING OR SMALLER = (2) 3/4"ø S.S. RODS & ASSOC. HARDWARE. 12" FITTING OR LARGER = (4) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
4. MIN 3'x3'x3' PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH P.W.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH – SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN. SEE DETAIL A-7.

TYPICAL THRUST BLOCK BEHIND FITTINGS — 2 / DT-5



NOTES:
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO **LDPW** TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. 3/4"ø S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS. 10" FITTING OR SMALLER = (2) 3/4"ø S.S. RODS & ASSOC. HARDWARE. 12" FITTING OR LARGER = (4) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
4. WHEN DISTANCE FROM WATER MAIN TO HYDRANT IS MORE THAN 10' SUBSTITUTE MEGALUGS (OR GRIP RINGS) IN LIEU OF THREADED RODS.
5. MIN 3'x3'x3' PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH P.W.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH – SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN. SEE DETAIL A-7.

TYPICAL HYDRANT INSTALLATION — 4 / DT-5



NOTES:
1. **LEBANON WATER & SEWER COMMISSION** RESERVES THE RIGHT TO MODIFY INSULATION REQUIREMENTS AS NECESSARY BASED ON FIELD CONDITIONS, ETC.
2. THE LENGTH OR WIDTH OF INSULATION SHALL EXTEND 1 STORM DRAIN PIPE DIAMETER BEYOND THE EDGE OF STORM DRAIN PIPE IN EACH DIRECTION OR A MINIMUM OF 2' BEYOND THE CENTERLINE OF THE STORM DRAIN PIPE, WHICHEVER IS GREATER.
3. ALL BUTT JOINT SEAMS TO BE OVERLAPPED WITH A 1' PIECE OF INSULATION CENTERED OVER SEAM.

STORM DRAIN / WATER MAIN INTERSECTING RUNS — 6 / DT-5

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8 1 1
IT'S SMART, IT'S FREE, IT'S THE LAW

811 DigSafe MA-ME-NH-RI-VT

REV.	DATE	DESCRIPTION	C/O	DR

CONSTRUCTION DETAILS

TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

SCALE: NOT TO SCALE — JANUARY 12, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080DT00.dwg	PROJ. NO. 4080.00	SHEET: DT-5

LEGEND:

EXISTING FEATURES

- IRON PIN FOUND (I.PIN(F))
- IRON PIPE FOUND (I.PIPE(F))
- SINGLE POST SIGN
- UTILITY POLE & GUY (WF 37)
- WETLAND FLAG
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- 720 — 10' CONTOUR INTERVAL
- 722 — 2' CONTOUR INTERVAL
- OH — OVERHEAD UTILITY LINE
- ZONE LINE
- 183-27 — TAX MAP & LOT NUMBER
- EXISTING BUILDING
- EXISTING PINE TREE
- TP: 6 L= >60" S=26" — TEST PIT
- SLOPES 25% OR GREATER

PROPOSED FEATURES

- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- 1 FT. CONTOUR
- 10 FT. CONTOUR
- 580.5 — SPOT GRADE ELEVATION
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- TP: 1 L= LEDGE S=WATER ELEV. — SOIL TEST PIT
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — HYDRANT, GATE VALVE & WATER MAIN
- GAS LINE, PROPANE
- UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- RETAINING WALL

STRUCTURE TABLE:

PS1:
RIM=692.5
INV IN=680.7
INV O=680.6

PS2:
RIM=738.0
INV IN=729.9
INV O=729.8

ST1:
RIMS=692.0
INV IN=680.9
INV O=680.8

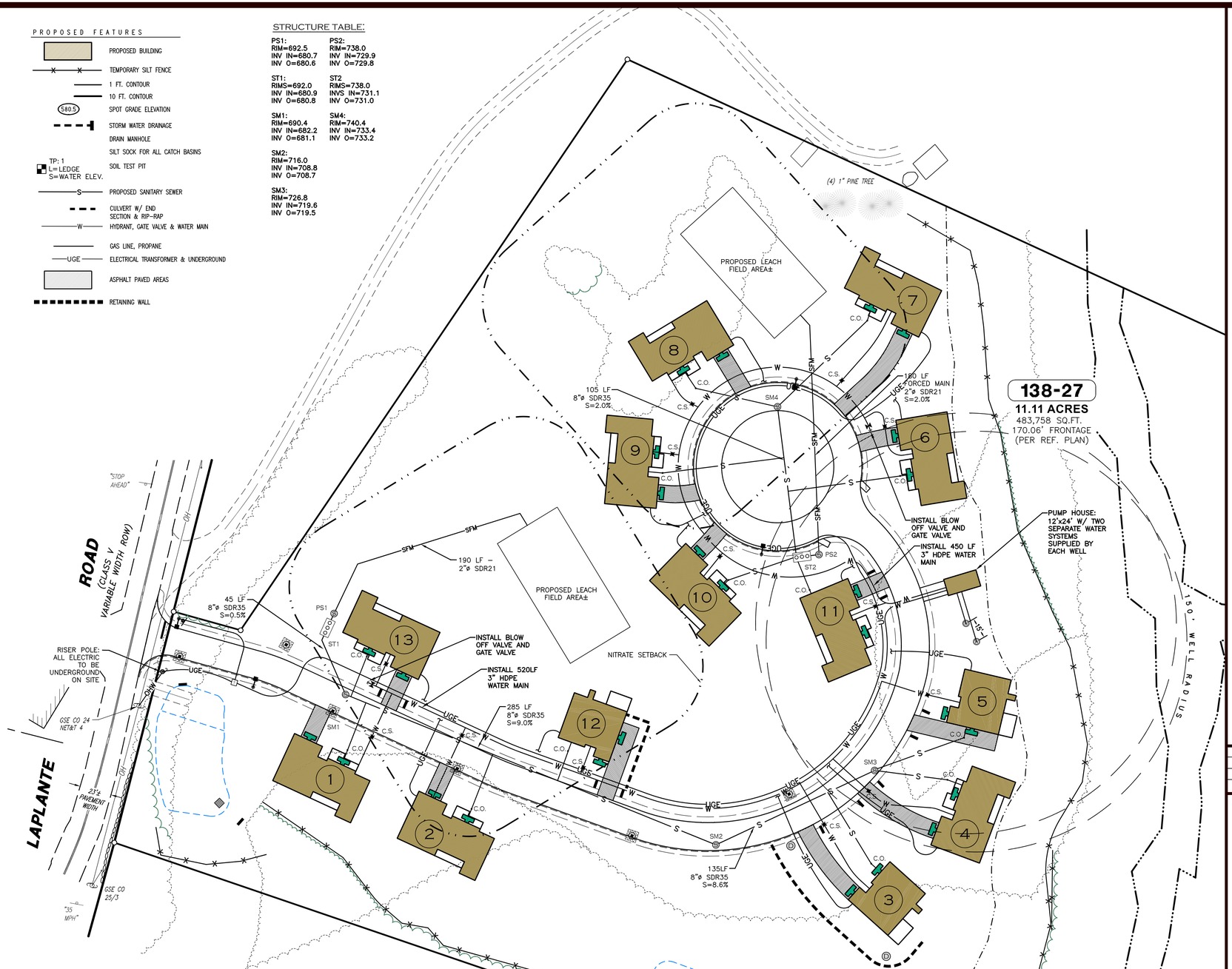
ST2
RIMS=738.0
INVS IN=731.1
INV O=731.0

SM1:
RIM=690.4
INV IN=682.2
INV O=681.1

SM4:
RIM=740.4
INV IN=733.4
INV O=733.2

SM2:
RIM=716.0
INV IN=708.8
INV O=708.7

SM3:
RIM=726.8
INV IN=719.6
INV O=719.5



NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF LEBANON AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF LEBANON DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-888-344-7233)
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
6. BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF LEBANON FIRE DEPARTMENT REGULATIONS. BASED ON TEST PITS, THIS IS UNLIKELY TO BE PRESENT.
7. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED. THE RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED.
8. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
9. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT. RESTORE ANY CURBING IF DAMAGE OCCURS DURING CONSTRUCTION.
10. ALL POWER WORK SHALL CONFORM TO EVERSOURCE STANDARDS. THE POWER SERVICE SIZES SHALL BE VERIFIED BY AN ELECTRICAL ENGINEER AND EVERSOURCE.
11. ALL TELEPHONE WORK SHALL CONFORM TO CONSOLIDATED COMMUNICATIONS SPECIFICATIONS.
12. ALL PROPANE GAS WORK SHALL CONFORM TO THE SUPPLIER'S GAS SPECIFICATIONS. PROVIDE SHUTOFF VALVE AND REGULATOR FOR EACH HOME IF APPLICABLE.
13. WATER AND SEWER SERVICES TO TIE INTO THE KEENE MUNICIPAL SERVICE IN COURT STREET. CONTRACTOR TO PERMIT AND COORDINATE WITH KEENE PUBLIC WORKS FOR CONSTRUCTION WITHIN COURT STREET. WATER TIE IN SHALL BE MADE WITHIN THE EXISTING UTILITY AND ACCESS EASEMENT ON LOT 228-15.
14. SEWER SERVICE SHALL HAVE INDIVIDUAL CLEAN-OUT INSIDE EACH BUILDING.
15. CONTRACTOR SHALL OBTAIN STRUCTURAL DESIGN PLANS, DETAILS AND SPECIFICATIONS FOR ANY RETAINING WALLS AND WING-WALLS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION.
16. ALL HVAC EQUIPMENT SHALL MEET THE SCREENING STANDARDS OF THE L.D.C. GROUND-MOUNTED EQUIPMENT TO BE LOCATED SO AS NOT TO BE VISIBLE FROM THE PUBLIC WAY – SCREEN IF VISIBLE.
17. AN EXCAVATION PERMIT, ENCUMBRANCE PERMIT, AND UTILITY CONNECTION PERMIT FROM THE KEENE PUBLIC WORKS IS REQUIRED FOR THE UTILITY IMPROVEMENTS SHOWN.
18. INSTALL PRECAST THRUST BLOCKS AT ALL FITTINGS ON WATER MAIN. MECHANICALLY RESTRAIN TEE FITTINGS.
19. THE WELLS AND PUMP HOUSES SHALL BE OWNED AND MAINTAINED BY AN H.O.A.
20. SEWER SYSTEM TO BE OWNED AND MAINTAINED BY AN H.O.A.

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	1/19/26	PRIVATE WELLS & WATER SYSTEM		JEN	CEB

UTILITY PLAN

TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR:
OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

LAND OF:
ROBERT J. OAKES
84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 40' JANUARY 12, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080SP00A.DWG	PROJ. NO. 4080.00	SHEET: UT-1

Jan 19, 2026 - 1:54pm FLC-19
P:\0_FLC\0_PROJECTS\04080\4080.00\DWGS\

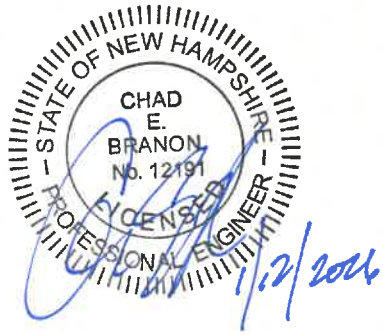
Storm Water Management Report

OAKES & SON CONSTRUCTION CONDO PLAN

Project Location:
Tax Map 138, Lot 27
Laplante Road
Lebanon, NH 03766

Prepared for:
Oakes & Son Construction, LLC
84 Hanover Street
Lebanon, NH 03766

Date: January 12, 2026



Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

W E

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford NH 03055
Phone: (603)-672-5456 Fax: (603)-413-5456
www.FieldstoneLandConsultants.com

Index

Narrative with Summary Tables

Drainage Analysis / Storm Water Management Report:

Section 1.1 Existing Conditions – 1", 2, 10, 25, & 100 Year Storm Node List

Section 1.2 Existing Conditions – 50 Year Storm Full Summary

Section 2.1 Proposed Conditions – 1", 2, 10, 25, & 100 Year Storm Node List

Section 2.2 Proposed Conditions – 50 Year Storm Full Summary

Supplemental Data & Reports:

Section 3.1 USGS & AERIAL Maps

Section 3.2 Soils Analysis – Test Pit report

Section 3.3 NRCS Web Soil Survey

Section 3.4 Inspection & Maintenance Manual

Section 3.5 Drainage Area Plans (DP-1 & DP-2)

FIELDSTONE
LAND CONSULTANTS, PLLC
Surveying ⌖ Engineering
Land Planning ⌖ Septic Designs
206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

STORM WATER MANAGEMENT REPORT
OAKES & SON CONSTRUCTION PURD
LEBANON, NEW HAMPSHIRE

Prepared for:
Oakes & Son Construction, LLC

January 12, 2026

I) INTRODUCTION

This storm-water management report was conducted for a proposed site development for a PURD condominium housing development. The proposal consists of developing Tax Map 138, Lot 27 located on LaPlante Road, as a single-family residential development with 13 dwelling units. The applicant is looking to develop the site with single-family homes, privately owned utilities and a private road. This layout will provide condominium style ownership for future homeowners with a goal of providing much needed owner-occupied housing in the area.

The proposed site design will include the establishment of a Home Owners Association (HOA), which will assume responsibility for the ownership and maintenance of the shared infrastructures and common areas. The overall property will remain as one lot, and each individual home will be a condominium unit. The proposed road is approximately 830 feet in length, 20-feet in width and will be a private roadway maintained by the Home Owners Association, designed in accordance with the local road design standards.

The development will be serviced by municipal water extended up Laplante Road, where a private pump station will boost pressure to the homes. The intent is to have the municipality own the water main to the pump house and the HOA would own the pump house and water distribution infrastructure within the development. The sanitary system is designed as a gravity sewer following the roadway and then pumped to two separate, communal septic systems. The location of these septic systems was determined by soil test pit information and the nitrate setbacks for the septic leach fields. The septic systems will be owned and maintained by the HOA.

The development will have stormwater management, erosion and sedimentation control, that is in compliance with the local site plan and subdivision regulations. The overall disturbance of the project is over the threshold of 100,000 square-feet and therefore will require an NHDES Alteration of Terrain permit. The stormwater management systems will be designed to meet these state standards and details are included in the Site Plan set. The stormwater management systems will be owned and maintained by the HOA. There are no wetland impacts or wetland buffer impacts associated with the project.

II) SITE DESCRIPTION (EXISTING)

The existing site is Tax Map Lot 138-27 has 11.1+/- acres with 170.06 feet of frontage along LaPlante Road in Lebanon, NH. The lot is currently undeveloped with a mix of field and woodland. There is a wetland that

drains from the north to the south along the eastern side of the property. The high point of the property is at the northern midpoint of the property, where the grades pitch to the south and southeast from this high point. The groundcover is a mix of small-growth trees and meadow in the area of the development and is mature forest from the wetland to the eastern boundary of the property.

The NRCS websoil survey indicates that the soils present on the site are Quonset Loamy Sand and Bernardston Silt Loam. The area of development is completely within the Quonset Loamy Sand mapping limits, where the Bernardston Silt Loam is mapped in the low-lying wetland areas. The Quonset Loamy Sand soils are denoted on the plan (310B and 310C) and are Hydrologic Soils Group (HSG) "A" soils. There is no development within the Bernardston Silt Loam, which are HSG "C" soils. Test pits have been conducted on the property, and a Site-Specific Soils Map will be completed and submitted as part of the AOT permit.

III) METHODOLOGY

The quantity of runoff and the conveyance of that flow through the site are determined using the software package HydroCAD r 10.0 by HydroCAD Software Solutions, LLC. HydroCAD is a computer aided design program for modeling storm water hydrology based on the Soil Conservation Service (SCS) TR-20 method combined with standard hydraulics calculations used to model stormwater systems, such as detention basins, culverts, swales, and catch basins.

The stormwater management systems are designed in accordance with the methodology for the "Best Management Practices" (BMP's), as outlined in the New Hampshire Storm Water Manual, Volume 2.

IV) DRAINAGE DESIGN

In accordance with the City of Lebanon and the NHDES Alteration of Terrain regulations, there will be no increase in the peak flow of surface runoff. In order to demonstrate this the one-inch (1"), two (2), ten (10), twenty-five (25), fifty (50), and hundred (100) year frequency storm events have been evaluated. The values for each storm modeled match the Extreme Precipitation Estimates, as listed by the Northeast Regional Climate Center, specifically for the property in Lebanon NH (see below). These design storms have been analyzed to compare the Pre and Post-development peak flow rates for the site (see comparison tables below).

2 Year = 2.5" 10 Year = 3.59" 25 Year = 4.42" 50 Year = 5.17" 100 Year = 6.05"

<u>Pre-Development Drainage Conditions:</u>
The Pre-Development Drainage Area Plan outlines the area where water flows across the property. The high point of the property is along the northern boundary. The property slopes towards LaPlante Road at the southwestern corner and toward the wetland complex on the east to southeast boundary. There is a middle section of the lot that drains directly south, which then drains easterly to the wetland complex on the abutting lot. Ultimately all of the runoff is directed towards two areas; the Southwest corner of the property, Observation Point (OP1), or the Southeast corner of the property and into the wetland complex, represented by Observation Point (OP2).

<u>Post-Development Drainage Conditions:</u>
The proposed drainage systems were designed to capture runoff from the houses and paved areas, and direct the flow to stormwater management systems to mitigate the stormwater runoff associated with the

development. All of the impervious areas from the houses and asphalt pavement will be collected by the proposed stormwater systems. The proposed roadway will utilize a combination of open ditches and closed drainage systems to direct runoff to two areas for stormwater management. The upper section of the development is directed to a sediment forebay, followed by an infiltration basin. The lower section of the development is directed to a wet pond. The wet pond provides stormwater treatment and detention, which then will slowly release treated water to an infiltration trench.

The net result is that all of the new impervious areas will receive qualitative treatment and there will be a reduction of peak rates of runoff leaving this site for all storm events modeled.

V) SUMMARY

The intent of the stormwater management system for this project is to address the qualitative and quantitative aspects of the stormwater runoff so that there are no downstream adverse impacts created by the project. To mitigate the resulting increases in runoff peak rates due to the development of Lot 138-27, this project proposes that a stormwater management system consisting of six (6) catch basins, two (2) drain manholes, one (1) infiltration basin, one (1) wet pond, and one (1) infiltration trench to be constructed. The net result is that new buildings and paved areas will receive qualitative treatment and there will be no increase in the peak rates of runoff leaving the site.

The stormwater management design for this project therefore complies with the standards set forth in the City of Lebanon's Site Plan Review Regulations and meets the NHDES Alteration of Terrain regulations.

The following table is a summary of the attached calculations and shows a comparison of the peak flow rates at the summary point for the site. The values presented are based on Pre- and Post-development conditions.

Table 1.1: Peak Flow Rates (CFS)/Volume (AF) to Observation Point 1 (OP1) – PRE VS. POST DEVELOPMENT

STORM FREQUENCY	PRE-DEV. RUNOFF (CFS/AF)	POST-DEV. RUNOFF (CFS/AF)	CHANGE (CFS/AF)
2-YEAR	0.0/0.0	0.0/0.0	0.0/0.0
10-YEAR	0.0/0.0	0.0/0.0	0.0/0.0
25-YEAR	0.0/0.0	0.0/0.02	0.0/+0.02
50-YEAR	0.01/0.008	0.01/0.006	0.0/-0.002
100-YEAR	0.07/0.041	0.04/0.013	-0.03/-0.028

Table 1.2: Peak Flow Rates (CFS)/Volume (AF) to Observation Point 1 (OP2) – PRE VS. POST DEVELOPMENT

STORM FREQUENCY	PRE-DEV. RUNOFF (CFS/AF)	POST-DEV. RUNOFF (CFS/AF)	CHANGE (CFS/AF)
2-YEAR	0.0/0.0	0.0/0.0	0.0/0.0
10-YEAR	0.0/0.0	0.0/0.0	0.0/0.0
25-YEAR	0.0/0.0	0.0/0.0	0.0/0.0
50-YEAR	0.01/0.008	0.00/0.003	-0.01/-0.005
100-YEAR	0.06/0.036	0.02/0.013	-0.04/-0.023

Section 1.1

Existing Conditions
1-inch, 2, 10, 25, 100 Year Storm Node List

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E1S: TO OP1 Runoff Area=203,495 sf 0.92% Impervious Runoff Depth=0.00"
Flow Length=621' Tc=23.3 min CN=31 Runoff=0.00 cfs 0.000 af

Subcatchment E2S: TO WETLAND E. Runoff Area=108,226 sf 0.00% Impervious Runoff Depth=0.00"
Flow Length=450' Tc=17.7 min CN=31 Runoff=0.00 cfs 0.000 af

Subcatchment E3S: TO OP2 Runoff Area=72,053 sf 0.00% Impervious Runoff Depth=0.00"
Flow Length=414' Tc=14.4 min CN=31 Runoff=0.00 cfs 0.000 af

Link OP1: SW BOUNDARY Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Link OP2: WETLAND E. Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Total Runoff Area = 8.810 ac Runoff Volume = 0.000 af Average Runoff Depth = 0.00"
99.51% Pervious = 8.767 ac 0.49% Impervious = 0.043 ac

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E1S: TO OP1 Runoff Area=203,495 sf 0.92% Impervious Runoff Depth=0.00"
Flow Length=621' Tc=23.3 min CN=31 Runoff=0.00 cfs 0.000 af

Subcatchment E2S: TO WETLAND E. Runoff Area=108,226 sf 0.00% Impervious Runoff Depth=0.00"
Flow Length=450' Tc=17.7 min CN=31 Runoff=0.00 cfs 0.000 af

Subcatchment E3S: TO OP2 Runoff Area=72,053 sf 0.00% Impervious Runoff Depth=0.00"
Flow Length=414' Tc=14.4 min CN=31 Runoff=0.00 cfs 0.000 af

Link OP1: SW BOUNDARY Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Link OP2: WETLAND E. Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Total Runoff Area = 8.810 ac Runoff Volume = 0.000 af Average Runoff Depth = 0.00"
99.51% Pervious = 8.767 ac 0.49% Impervious = 0.043 ac

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E1S: TO OP1 Runoff Area=203,495 sf 0.92% Impervious Runoff Depth=0.00"
Flow Length=621' Tc=23.3 min CN=31 Runoff=0.00 cfs 0.000 af

Subcatchment E2S: TO WETLAND E. Runoff Area=108,226 sf 0.00% Impervious Runoff Depth=0.00"
Flow Length=450' Tc=17.7 min CN=31 Runoff=0.00 cfs 0.000 af

Subcatchment E3S: TO OP2 Runoff Area=72,053 sf 0.00% Impervious Runoff Depth=0.00"
Flow Length=414' Tc=14.4 min CN=31 Runoff=0.00 cfs 0.000 af

Link OP1: SW BOUNDARY Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Link OP2: WETLAND E. Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Total Runoff Area = 8.810 ac Runoff Volume = 0.000 af Average Runoff Depth = 0.00"
99.51% Pervious = 8.767 ac 0.49% Impervious = 0.043 ac

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E1S: TO OP1 Runoff Area=203,495 sf 0.92% Impervious Runoff Depth>0.10"
Flow Length=621' Tc=23.3 min CN=31 Runoff=0.07 cfs 0.041 af

Subcatchment E2S: TO WETLAND E. Runoff Area=108,226 sf 0.00% Impervious Runoff Depth>0.11"
Flow Length=450' Tc=17.7 min CN=31 Runoff=0.03 cfs 0.022 af

Subcatchment E3S: TO OP2 Runoff Area=72,053 sf 0.00% Impervious Runoff Depth>0.11"
Flow Length=414' Tc=14.4 min CN=31 Runoff=0.02 cfs 0.015 af

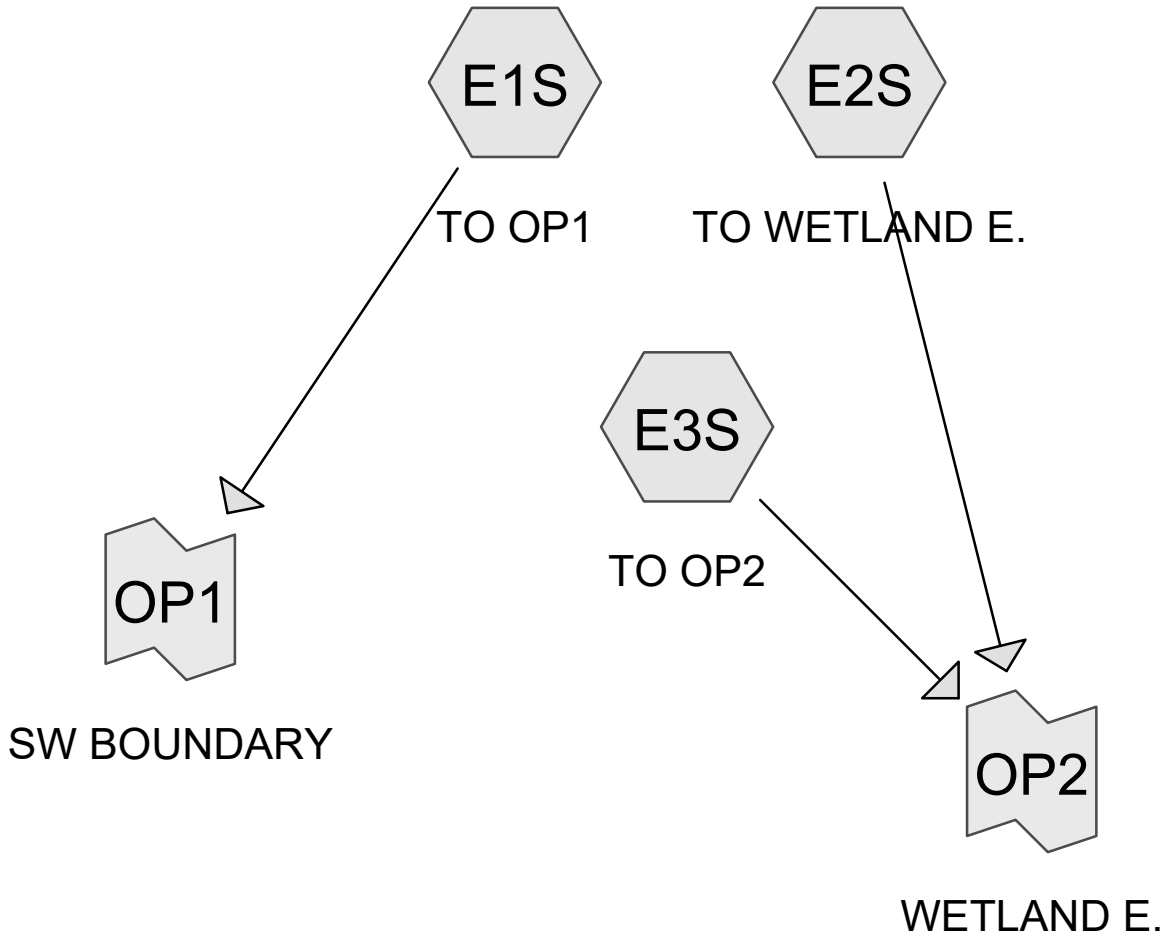
Link OP1: SW BOUNDARY Inflow=0.07 cfs 0.041 af
Primary=0.07 cfs 0.041 af

Link OP2: WETLAND E. Inflow=0.06 cfs 0.036 af
Primary=0.06 cfs 0.036 af

Total Runoff Area = 8.810 ac Runoff Volume = 0.077 af Average Runoff Depth = 0.11"
99.51% Pervious = 8.767 ac 0.49% Impervious = 0.043 ac

Section 1.2

Existing Conditions
50 Year Storm Full Summary



Subcat Reach Pond Link

Routing Diagram for 4080.00_PRE_DEV
Prepared by FIELDSTONE LAND CONSULTANTS, Printed 1/10/2026
HydroCAD® 10.10-6a s/n 06037 © 2020 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	50 Year Storm	Type III 24-hr		Default	24.00	1	5.17	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
5.552	30	Meadow, non-grazed, HSG A (E1S, E2S, E3S)
0.043	98	Paved parking, HSG A (E1S)
3.215	32	Woods/grass comb., Good, HSG A (E1S, E2S, E3S)
8.810	**31**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
8.810	HSG A	E1S, E2S, E3S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
8.810		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
5.552	0.000	0.000	0.000	0.000	5.552	Meadow, non-grazed	E1S, E2S, E3S
0.043	0.000	0.000	0.000	0.000	0.043	Paved parking	E1S
3.215	0.000	0.000	0.000	0.000	3.215	Woods/grass comb., Good	E1S, E2S, E3S
8.810	**0.000**	**0.000**	**0.000**	**0.000**	**8.810**	**TOTAL AREA**	

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E1S: TO OP1 Runoff Area=203,495 sf 0.92% Impervious Runoff Depth>0.02"
Flow Length=621' Tc=23.3 min CN=31 Runoff=0.01 cfs 0.008 af

Subcatchment E2S: TO WETLAND E. Runoff Area=108,226 sf 0.00% Impervious Runoff Depth>0.02"
Flow Length=450' Tc=17.7 min CN=31 Runoff=0.01 cfs 0.005 af

Subcatchment E3S: TO OP2 Runoff Area=72,053 sf 0.00% Impervious Runoff Depth>0.02"
Flow Length=414' Tc=14.4 min CN=31 Runoff=0.00 cfs 0.003 af

Link OP1: SW BOUNDARY Inflow=0.01 cfs 0.008 af
Primary=0.01 cfs 0.008 af

Link OP2: WETLAND E. Inflow=0.01 cfs 0.008 af
Primary=0.01 cfs 0.008 af

Total Runoff Area = 8.810 ac Runoff Volume = 0.016 af Average Runoff Depth = 0.02"
99.51% Pervious = 8.767 ac 0.49% Impervious = 0.043 ac

Summary for Subcatchment E1S: TO OP1

Runoff = 0.01 cfs @ 21.72 hrs, Volume= 0.008 af, Depth> 0.02"
Routed to Link OP1 : SW BOUNDARY

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Storm Rainfall=5.17"

Area (sf)	CN	Description
39,295	32	Woods/grass comb., Good, HSG A
1,882	98	Paved parking, HSG A
162,318	30	Meadow, non-grazed, HSG A
203,495	31	Weighted Average
201,613		99.08% Pervious Area
1,882		0.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.6	100	0.0400	0.09		**Sheet Flow, A-B** Woods: Light underbrush n= 0.400 P2= 2.21"
2.9	420	0.1190	2.41		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
0.8	101	0.0890	2.09		**Shallow Concentrated Flow, C-D** Short Grass Pasture Kv= 7.0 fps
23.3	621	Total			

Summary for Subcatchment E2S: TO WETLAND E.

Runoff = 0.01 cfs @ 21.59 hrs, Volume= 0.005 af, Depth> 0.02"
Routed to Link OP2 : WETLAND E.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Storm Rainfall=5.17"

Area (sf)	CN	Description
66,006	32	Woods/grass comb., Good, HSG A
42,220	30	Meadow, non-grazed, HSG A
108,226	31	Weighted Average
108,226		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.8	100	0.0800	0.11		**Sheet Flow, A-B** Woods: Light underbrush n= 0.400 P2= 2.21"
2.9	350	0.0830	2.02		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
17.7	450	Total			

Summary for Subcatchment E3S: TO OP2

Runoff = 0.00 cfs @ 21.60 hrs, Volume= 0.003 af, Depth> 0.02"
Routed to Link OP2 : WETLAND E.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Storm Rainfall=5.17"

Area (sf)	CN	Description
37,327	30	Meadow, non-grazed, HSG A
34,726	32	Woods/grass comb., Good, HSG A
72,053	31	Weighted Average
72,053		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.6	100	0.1200	0.13		**Sheet Flow, A-B** Woods: Light underbrush n= 0.400 P2= 2.21"
1.8	314	0.1650	2.84		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
14.4	414	Total			

Summary for Link OP1: SW BOUNDARY

Inflow Area = 4.672 ac, 0.92% Impervious, Inflow Depth > 0.02" for 50 Year Storm event
Inflow = 0.01 cfs @ 21.72 hrs, Volume= 0.008 af
Primary = 0.01 cfs @ 21.72 hrs, Volume= 0.008 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link OP2: WETLAND E.

Inflow Area = 4.139 ac, 0.00% Impervious, Inflow Depth > 0.02" for 50 Year Storm event
Inflow = 0.01 cfs @ 21.59 hrs, Volume= 0.008 af
Primary = 0.01 cfs @ 21.59 hrs, Volume= 0.008 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Section 2.1

Proposed Conditions
1-inch, 2, 10, 25, 100 Year Storm Node List

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 101S: to CB1 Runoff Area=142,578 sf 10.18% Impervious Runoff Depth>0.00"
Flow Length=465' Tc=7.9 min CN=45 Runoff=0.00 cfs 0.000 af

Subcatchment 102S: DIRECT TO WP1 Runoff Area=13,414 sf 19.79% Impervious Runoff Depth>0.00"
Tc=6.0 min UI Adjusted CN=45 Runoff=0.00 cfs 0.000 af

Subcatchment 201S: TO CB5 Runoff Area=68,000 sf 41.91% Impervious Runoff Depth>0.27"
Flow Length=550' Tc=7.5 min CN=64 Runoff=0.22 cfs 0.035 af

Subcatchment 202S: TO WP2 Runoff Area=39,453 sf 13.00% Impervious Runoff Depth=0.00"
Tc=6.0 min UI Adjusted CN=43 Runoff=0.00 cfs 0.000 af

Subcatchment 203S: TO IB1 Runoff Area=25,995 sf 8.82% Impervious Runoff Depth=0.00"
Tc=6.0 min UI Adjusted CN=39 Runoff=0.00 cfs 0.000 af

Subcatchment E1S: TO OP1 Runoff Area=22,867 sf 8.07% Impervious Runoff Depth=0.00"
Tc=6.0 min CN=36 Runoff=0.00 cfs 0.000 af

Subcatchment E2S: TO WETLAND E. Runoff Area=52,705 sf 0.00% Impervious Runoff Depth=0.00"
Flow Length=450' Tc=17.7 min CN=31 Runoff=0.00 cfs 0.000 af

Subcatchment E3S: TO OP2 Runoff Area=18,731 sf 0.00% Impervious Runoff Depth=0.00"
Tc=6.0 min CN=30 Runoff=0.00 cfs 0.000 af

Pond 101P: WP1 Peak Elev=675.00' Storage=1,873 cf Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.000 af

Pond 102P: IB1 Peak Elev=668.00' Storage=0 cf Inflow=0.00 cfs 0.000 af
Discarded=0.00 cfs 0.000 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.000 af

Pond 201P: IB2 Peak Elev=685.50' Storage=1 cf Inflow=0.06 cfs 0.021 af
Discarded=0.06 cfs 0.021 af Primary=0.00 cfs 0.000 af Outflow=0.06 cfs 0.021 af

Pond 202P: WP2 Peak Elev=707.02' Storage=606 cf Inflow=0.22 cfs 0.035 af
Outflow=0.06 cfs 0.021 af

Pond 203P: CB1 Peak Elev=678.26' Inflow=0.00 cfs 0.000 af
18.0" Round Culvert n=0.013 L=20.0' S=0.0100 '/' Outflow=0.00 cfs 0.000 af

Link OP1: SW BOUNDARY Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Link OP2: WETLAND E. Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Total Runoff Area = 8.810 ac Runoff Volume = 0.035 af Average Runoff Depth = 0.05"
85.68% Pervious = 7.548 ac 14.32% Impervious = 1.261 ac

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 101S: to CB1 Runoff Area=142,578 sf 10.18% Impervious Runoff Depth>0.10"
Flow Length=465' Tc=7.9 min CN=45 Runoff=0.04 cfs 0.027 af

Subcatchment 102S: DIRECT TO WP1 Runoff Area=13,414 sf 19.79% Impervious Runoff Depth>0.10"
Tc=6.0 min UI Adjusted CN=45 Runoff=0.00 cfs 0.003 af

Subcatchment 201S: TO CB5 Runoff Area=68,000 sf 41.91% Impervious Runoff Depth>0.75"
Flow Length=550' Tc=7.5 min CN=64 Runoff=1.04 cfs 0.098 af

Subcatchment 202S: TO WP2 Runoff Area=39,453 sf 13.00% Impervious Runoff Depth>0.06"
Tc=6.0 min UI Adjusted CN=43 Runoff=0.01 cfs 0.005 af

Subcatchment 203S: TO IB1 Runoff Area=25,995 sf 8.82% Impervious Runoff Depth>0.01"
Tc=6.0 min UI Adjusted CN=39 Runoff=0.00 cfs 0.001 af

Subcatchment E1S: TO OP1 Runoff Area=22,867 sf 8.07% Impervious Runoff Depth>0.00"
Tc=6.0 min CN=36 Runoff=0.00 cfs 0.000 af

Subcatchment E2S: TO WETLAND E. Runoff Area=52,705 sf 0.00% Impervious Runoff Depth=0.00"
Flow Length=450' Tc=17.7 min CN=31 Runoff=0.00 cfs 0.000 af

Subcatchment E3S: TO OP2 Runoff Area=18,731 sf 0.00% Impervious Runoff Depth=0.00"
Tc=6.0 min CN=30 Runoff=0.00 cfs 0.000 af

Pond 101P: WP1 Peak Elev=675.21' Storage=2,121 cf Inflow=0.05 cfs 0.029 af
Primary=0.04 cfs 0.026 af Secondary=0.00 cfs 0.000 af Outflow=0.04 cfs 0.026 af

Pond 102P: IB1 Peak Elev=668.00' Storage=1 cf Inflow=0.04 cfs 0.026 af
Discarded=0.04 cfs 0.026 af Primary=0.00 cfs 0.000 af Outflow=0.04 cfs 0.026 af

Pond 201P: IB2 Peak Elev=686.17' Storage=357 cf Inflow=0.83 cfs 0.089 af
Discarded=0.39 cfs 0.089 af Primary=0.00 cfs 0.000 af Outflow=0.39 cfs 0.089 af

Pond 202P: WP2 Peak Elev=707.12' Storage=684 cf Inflow=1.04 cfs 0.102 af
Outflow=0.83 cfs 0.088 af

Pond 203P: CB1 Peak Elev=678.35' Inflow=0.04 cfs 0.027 af
18.0" Round Culvert n=0.013 L=20.0' S=0.0100 '/' Outflow=0.04 cfs 0.027 af

Link OP1: SW BOUNDARY Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Link OP2: WETLAND E. Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Total Runoff Area = 8.810 ac Runoff Volume = 0.132 af Average Runoff Depth = 0.18"
85.68% Pervious = 7.548 ac 14.32% Impervious = 1.261 ac

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 101S: to CB1 Runoff Area=142,578 sf 10.18% Impervious Runoff Depth>0.27"
Flow Length=465' Tc=7.9 min CN=45 Runoff=0.30 cfs 0.075 af

Subcatchment 102S: DIRECT TO WP1 Runoff Area=13,414 sf 19.79% Impervious Runoff Depth>0.27"
Tc=6.0 min UI Adjusted CN=45 Runoff=0.03 cfs 0.007 af

Subcatchment 201S: TO CB5 Runoff Area=68,000 sf 41.91% Impervious Runoff Depth>1.22"
Flow Length=550' Tc=7.5 min CN=64 Runoff=1.90 cfs 0.158 af

Subcatchment 202S: TO WP2 Runoff Area=39,453 sf 13.00% Impervious Runoff Depth>0.21"
Tc=6.0 min UI Adjusted CN=43 Runoff=0.05 cfs 0.016 af

Subcatchment 203S: TO IB1 Runoff Area=25,995 sf 8.82% Impervious Runoff Depth>0.10"
Tc=6.0 min UI Adjusted CN=39 Runoff=0.01 cfs 0.005 af

Subcatchment E1S: TO OP1 Runoff Area=22,867 sf 8.07% Impervious Runoff Depth>0.04"
Tc=6.0 min CN=36 Runoff=0.00 cfs 0.002 af

Subcatchment E2S: TO WETLAND E. Runoff Area=52,705 sf 0.00% Impervious Runoff Depth=0.00"
Flow Length=450' Tc=17.7 min CN=31 Runoff=0.00 cfs 0.000 af

Subcatchment E3S: TO OP2 Runoff Area=18,731 sf 0.00% Impervious Runoff Depth=0.00"
Tc=6.0 min CN=30 Runoff=0.00 cfs 0.000 af

Pond 101P: WP1 Peak Elev=675.77' Storage=2,907 cf Inflow=0.33 cfs 0.082 af
Primary=0.09 cfs 0.071 af Secondary=0.00 cfs 0.000 af Outflow=0.09 cfs 0.071 af

Pond 102P: IB1 Peak Elev=668.01' Storage=2 cf Inflow=0.09 cfs 0.071 af
Discarded=0.09 cfs 0.071 af Primary=0.00 cfs 0.000 af Outflow=0.09 cfs 0.071 af

Pond 201P: IB2 Peak Elev=687.87' Storage=1,260 cf Inflow=1.86 cfs 0.165 af
Discarded=0.61 cfs 0.165 af Primary=0.00 cfs 0.000 af Outflow=0.61 cfs 0.165 af

Pond 202P: WP2 Peak Elev=707.20' Storage=752 cf Inflow=1.90 cfs 0.174 af
Outflow=1.86 cfs 0.160 af

Pond 203P: CB1 Peak Elev=678.50' Inflow=0.30 cfs 0.075 af
18.0" Round Culvert n=0.013 L=20.0' S=0.0100 '/' Outflow=0.30 cfs 0.075 af

Link OP1: SW BOUNDARY Inflow=0.00 cfs 0.002 af
Primary=0.00 cfs 0.002 af

Link OP2: WETLAND E. Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Total Runoff Area = 8.810 ac Runoff Volume = 0.262 af Average Runoff Depth = 0.36"
85.68% Pervious = 7.548 ac 14.32% Impervious = 1.261 ac

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 101S: to CB1 Runoff Area=142,578 sf 10.18% Impervious Runoff Depth>0.82"
Flow Length=465' Tc=7.9 min CN=45 Runoff=1.79 cfs 0.223 af

Subcatchment 102S: DIRECT TO WP1 Runoff Area=13,414 sf 19.79% Impervious Runoff Depth>0.82"
Tc=6.0 min UI Adjusted CN=45 Runoff=0.17 cfs 0.021 af

Subcatchment 201S: TO CB5 Runoff Area=68,000 sf 41.91% Impervious Runoff Depth>2.30"
Flow Length=550' Tc=7.5 min CN=64 Runoff=3.84 cfs 0.299 af

Subcatchment 202S: TO WP2 Runoff Area=39,453 sf 13.00% Impervious Runoff Depth>0.69"
Tc=6.0 min UI Adjusted CN=43 Runoff=0.37 cfs 0.052 af

Subcatchment 203S: TO IB1 Runoff Area=25,995 sf 8.82% Impervious Runoff Depth>0.46"
Tc=6.0 min UI Adjusted CN=39 Runoff=0.11 cfs 0.023 af

Subcatchment E1S: TO OP1 Runoff Area=22,867 sf 8.07% Impervious Runoff Depth>0.31"
Tc=6.0 min CN=36 Runoff=0.04 cfs 0.013 af

Subcatchment E2S: TO WETLAND E. Runoff Area=52,705 sf 0.00% Impervious Runoff Depth>0.11"
Flow Length=450' Tc=17.7 min CN=31 Runoff=0.02 cfs 0.011 af

Subcatchment E3S: TO OP2 Runoff Area=18,731 sf 0.00% Impervious Runoff Depth>0.08"
Tc=6.0 min CN=30 Runoff=0.00 cfs 0.003 af

Pond 101P: WP1 Peak Elev=676.68' Storage=4,499 cf Inflow=1.96 cfs 0.245 af
Primary=0.49 cfs 0.214 af Secondary=0.00 cfs 0.000 af Outflow=0.49 cfs 0.214 af

Pond 102P: IB1 Peak Elev=671.78' Storage=984 cf Inflow=0.49 cfs 0.214 af
Discarded=0.41 cfs 0.214 af Primary=0.00 cfs 0.000 af Outflow=0.41 cfs 0.214 af

Pond 201P: IB2 Peak Elev=689.17' Storage=3,538 cf Inflow=4.17 cfs 0.360 af
Discarded=1.41 cfs 0.360 af Primary=0.00 cfs 0.000 af Outflow=1.41 cfs 0.360 af

Pond 202P: WP2 Peak Elev=707.33' Storage=858 cf Inflow=4.19 cfs 0.351 af
Outflow=4.11 cfs 0.337 af

Pond 203P: CB1 Peak Elev=678.92' Inflow=1.79 cfs 0.223 af
18.0" Round Culvert n=0.013 L=20.0' S=0.0100 '/' Outflow=1.79 cfs 0.223 af

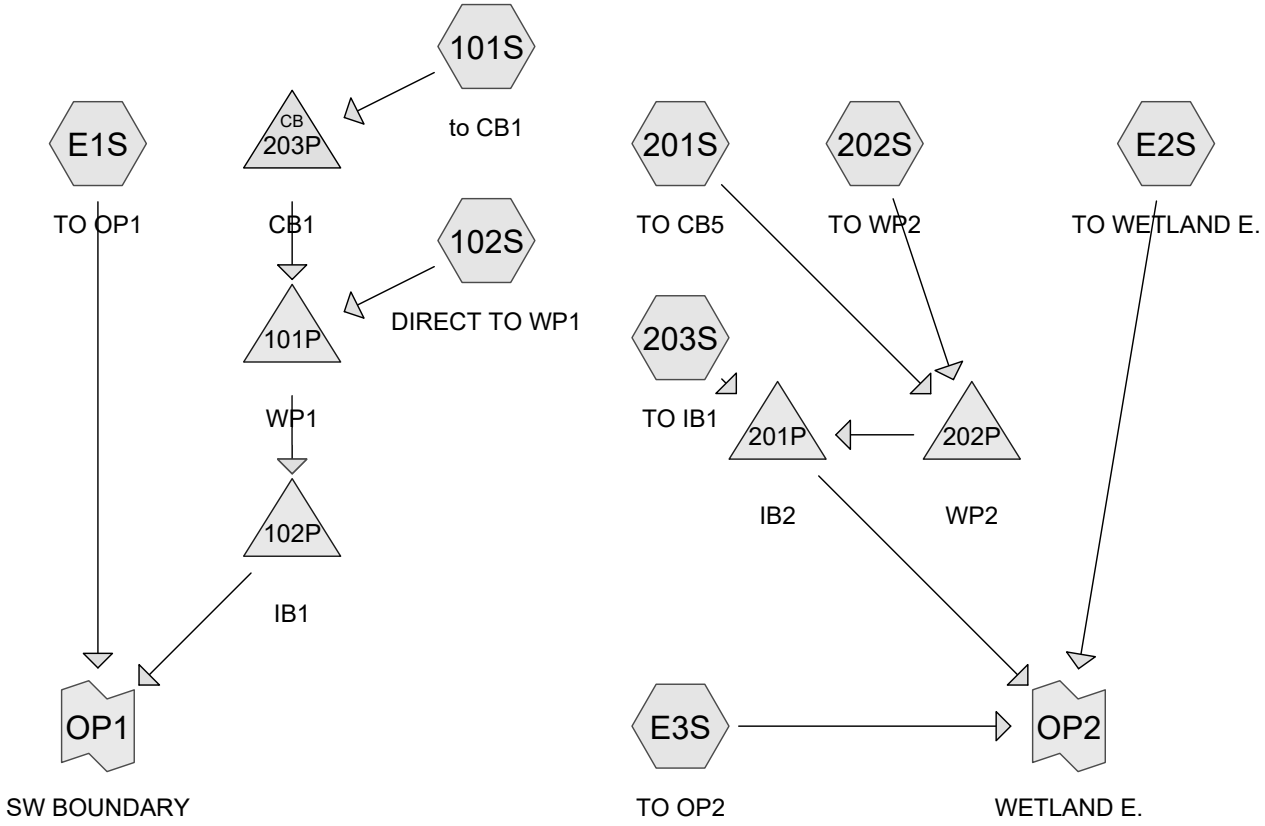
Link OP1: SW BOUNDARY Inflow=0.04 cfs 0.013 af
Primary=0.04 cfs 0.013 af

Link OP2: WETLAND E. Inflow=0.02 cfs 0.013 af
Primary=0.02 cfs 0.013 af

Total Runoff Area = 8.810 ac Runoff Volume = 0.645 af Average Runoff Depth = 0.88"
85.68% Pervious = 7.548 ac 14.32% Impervious = 1.261 ac

Section 2.2

Proposed Conditions
50 Year Storm Full Summary



Subcat Reach Pond Link

Routing Diagram for 4080.00_POST_DEV
Prepared by FIELDSTONE LAND CONSULTANTS, Printed 1/10/2026
HydroCAD® 10.10-6a s/n 06037 © 2020 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	50 Year Storm	Type III 24-hr		Default	24.00	1	5.17	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
5.260	39	>75% Grass cover, Good, HSG A (101S, 102S, 201S, 202S, 203S)
1.155	30	Meadow, non-grazed, HSG A (E1S, E2S, E3S)
1.030	98	Paved parking, HSG A (101S, 201S, E1S)
0.170	98	Unconnected pavement, HSG A (202S, 203S)
0.061	98	Unconnected pavement, HSG B (102S)
0.165	30	Woods, Good, HSG A (203S)
0.968	32	Woods/grass comb., Good, HSG A (E1S, E2S, E3S)
8.810	**45**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
8.749	HSG A	101S, 102S, 201S, 202S, 203S, E1S, E2S, E3S
0.061	HSG B	102S
0.000	HSG C	
0.000	HSG D	
0.000	Other	
8.810		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
5.260	0.000	0.000	0.000	0.000	5.260	>75% Grass cover, Good	101S, 102S, 201S, 202S, 203S
1.155	0.000	0.000	0.000	0.000	1.155	Meadow, non-grazed	E1S, E2S, E3S
1.030	0.000	0.000	0.000	0.000	1.030	Paved parking	101S, 201S, E1S
0.170	0.061	0.000	0.000	0.000	0.231	Unconnected pavement	102S, 202S, 203S
0.165	0.000	0.000	0.000	0.000	0.165	Woods, Good	203S
0.968	0.000	0.000	0.000	0.000	0.968	Woods/grass comb., Good	E1S, E2S, E3S
8.749	**0.061**	**0.000**	**0.000**	**0.000**	**8.810**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	101P	675.00	674.40	30.0	0.0200	0.013	0.0	12.0	0.0
2	203P	678.25	678.05	20.0	0.0100	0.013	0.0	18.0	0.0

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 101S: to CB1 Runoff Area=142,578 sf 10.18% Impervious Runoff Depth>0.50"
Flow Length=465' Tc=7.9 min CN=45 Runoff=0.76 cfs 0.135 af

Subcatchment 102S: DIRECT TO WP1 Runoff Area=13,414 sf 19.79% Impervious Runoff Depth>0.50"
Tc=6.0 min UI Adjusted CN=45 Runoff=0.07 cfs 0.013 af

Subcatchment 201S: TO CB5 Runoff Area=68,000 sf 41.91% Impervious Runoff Depth>1.69"
Flow Length=550' Tc=7.5 min CN=64 Runoff=2.75 cfs 0.220 af

Subcatchment 202S: TO WP2 Runoff Area=39,453 sf 13.00% Impervious Runoff Depth>0.40"
Tc=6.0 min UI Adjusted CN=43 Runoff=0.15 cfs 0.030 af

Subcatchment 203S: TO IB1 Runoff Area=25,995 sf 8.82% Impervious Runoff Depth>0.24"
Tc=6.0 min UI Adjusted CN=39 Runoff=0.03 cfs 0.012 af

Subcatchment E1S: TO OP1 Runoff Area=22,867 sf 8.07% Impervious Runoff Depth>0.13"
Tc=6.0 min CN=36 Runoff=0.01 cfs 0.006 af

Subcatchment E2S: TO WETLAND E. Runoff Area=52,705 sf 0.00% Impervious Runoff Depth>0.02"
Flow Length=450' Tc=17.7 min CN=31 Runoff=0.00 cfs 0.002 af

Subcatchment E3S: TO OP2 Runoff Area=18,731 sf 0.00% Impervious Runoff Depth>0.01"
Tc=6.0 min CN=30 Runoff=0.00 cfs 0.000 af

Pond 101P: WP1 Peak Elev=676.19' Storage=3,589 cf Inflow=0.83 cfs 0.148 af
Primary=0.23 cfs 0.126 af Secondary=0.00 cfs 0.000 af Outflow=0.23 cfs 0.126 af

Pond 102P: IB1 Peak Elev=669.02' Storage=266 cf Inflow=0.23 cfs 0.126 af
Discarded=0.20 cfs 0.126 af Primary=0.00 cfs 0.000 af Outflow=0.20 cfs 0.126 af

Pond 201P: IB2 Peak Elev=688.43' Storage=1,992 cf Inflow=2.77 cfs 0.248 af
Discarded=1.09 cfs 0.248 af Primary=0.00 cfs 0.000 af Outflow=1.09 cfs 0.248 af

Pond 202P: WP2 Peak Elev=707.26' Storage=799 cf Inflow=2.81 cfs 0.250 af
Outflow=2.77 cfs 0.236 af

Pond 203P: CB1 Peak Elev=678.67' Inflow=0.76 cfs 0.135 af
18.0" Round Culvert n=0.013 L=20.0' S=0.0100 '/' Outflow=0.76 cfs 0.135 af

Link OP1: SW BOUNDARY Inflow=0.01 cfs 0.006 af
Primary=0.01 cfs 0.006 af

Link OP2: WETLAND E. Inflow=0.00 cfs 0.003 af
Primary=0.00 cfs 0.003 af

Total Runoff Area = 8.810 ac Runoff Volume = 0.418 af Average Runoff Depth = 0.57"
85.68% Pervious = 7.548 ac 14.32% Impervious = 1.261 ac

Summary for Subcatchment 101S: to CB1

Runoff = 0.76 cfs @ 12.31 hrs, Volume= 0.135 af, Depth> 0.50"
Routed to Pond 203P : CB1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Storm Rainfall=5.17"

Area (sf)	CN	Description
14,520	98	Paved parking, HSG A
128,058	39	>75% Grass cover, Good, HSG A
142,578	45	Weighted Average
128,058		89.82% Pervious Area
14,520		10.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.8	50	0.0200	0.12		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 2.21"
0.4	135	0.1600	6.00		**Shallow Concentrated Flow, B-C** Grassed Waterway Kv= 15.0 fps
0.7	280	0.0920	6.93	21.49	**Trap/Vee/Rect Channel Flow, C-D** Bot.W=0.10' D=1.00' Z= 3.0 '/' Top.W=6.10' n= 0.040 Earth, cobble bottom, clean sides
7.9	465	Total			

Summary for Subcatchment 102S: DIRECT TO WP1

Runoff = 0.07 cfs @ 12.28 hrs, Volume= 0.013 af, Depth> 0.50"
Routed to Pond 101P : WP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Storm Rainfall=5.17"

Area (sf)	CN	Adj	Description
2,655	98		Unconnected pavement, HSG B
10,759	39		>75% Grass cover, Good, HSG A
13,414	51	45	Weighted Average, UI Adjusted
10,759			80.21% Pervious Area
2,655			19.79% Impervious Area
2,655			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Summary for Subcatchment 201S: TO CB5

Runoff = 2.75 cfs @ 12.12 hrs, Volume= 0.220 af, Depth> 1.69"
Routed to Pond 202P : WP2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Storm Rainfall=5.17"

Area (sf)	CN	Description
28,500	98	Paved parking, HSG A
39,500	39	>75% Grass cover, Good, HSG A
68,000	64	Weighted Average
39,500		58.09% Pervious Area
28,500		41.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.8	100	0.1200	0.29		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 2.21"
0.7	145	0.0300	3.52		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
1.0	305	0.0750	5.30	5.83	**Trap/Vee/Rect Channel Flow, C-D** Bot.W=0.10' D=1.00' Z= 1.0 '/' Top.W=2.10' n= 0.040
7.5	550	Total			

Summary for Subcatchment 202S: TO WP2

Runoff = 0.15 cfs @ 12.33 hrs, Volume= 0.030 af, Depth> 0.40"
Routed to Pond 202P : WP2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Storm Rainfall=5.17"

Area (sf)	CN	Adj	Description
34,323	39		>75% Grass cover, Good, HSG A
5,130	98		Unconnected pavement, HSG A
39,453	47	43	Weighted Average, UI Adjusted
34,323			87.00% Pervious Area
5,130			13.00% Impervious Area
5,130			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Summary for Subcatchment 203S: TO IB1

Runoff = 0.03 cfs @ 12.45 hrs, Volume= 0.012 af, Depth> 0.24"
Routed to Pond 201P : IB2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Storm Rainfall=5.17"

Area (sf)	CN	Adj	Description
16,503	39		>75% Grass cover, Good, HSG A
2,292	98		Unconnected pavement, HSG A
7,200	30		Woods, Good, HSG A
25,995	42	39	Weighted Average, UI Adjusted
23,703			91.18% Pervious Area
2,292			8.82% Impervious Area
2,292			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Summary for Subcatchment E1S: TO OP1

Runoff = 0.01 cfs @ 14.64 hrs, Volume= 0.006 af, Depth> 0.13"
Routed to Link OP1 : SW BOUNDARY

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Storm Rainfall=5.17"

Area (sf)	CN	Description
5,600	32	Woods/grass comb., Good, HSG A
1,845	98	Paved parking, HSG A
15,422	30	Meadow, non-grazed, HSG A
22,867	36	Weighted Average
21,022		91.93% Pervious Area
1,845		8.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Summary for Subcatchment E2S: TO WETLAND E.

Runoff = 0.00 cfs @ 21.59 hrs, Volume= 0.002 af, Depth> 0.02"
Routed to Link OP2 : WETLAND E.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Storm Rainfall=5.17"

Area (sf)	CN	Description
35,555	32	Woods/grass comb., Good, HSG A
17,150	30	Meadow, non-grazed, HSG A
52,705	31	Weighted Average
52,705		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.8	100	0.0800	0.11		**Sheet Flow, A-B** Woods: Light underbrush n= 0.400 P2= 2.21"
2.9	350	0.0830	2.02		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
17.7	450	Total			

Summary for Subcatchment E3S: TO OP2

Runoff = 0.00 cfs @ 22.80 hrs, Volume= 0.000 af, Depth> 0.01"
Routed to Link OP2 : WETLAND E.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Storm Rainfall=5.17"

Area (sf)	CN	Description
17,731	30	Meadow, non-grazed, HSG A
1,000	32	Woods/grass comb., Good, HSG A
18,731	30	Weighted Average
18,731		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Summary for Pond 101P: WP1

Inflow Area = 3.581 ac, 11.01% Impervious, Inflow Depth > 0.50" for 50 Year Storm event
Inflow = 0.83 cfs @ 12.31 hrs, Volume= 0.148 af
Outflow = 0.23 cfs @ 13.86 hrs, Volume= 0.126 af, Atten= 72%, Lag= 93.3 min
Primary = 0.23 cfs @ 13.86 hrs, Volume= 0.126 af
Routed to Pond 102P : IB1
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Pond 102P : IB1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3
Starting Elev= 675.00' Surf.Area= 1,176 sf Storage= 1,870 cf
Peak Elev= 676.19' @ 13.86 hrs Surf.Area= 1,721 sf Storage= 3,589 cf (1,719 cf above start)
Flood Elev= 678.00' Surf.Area= 2,715 sf Storage= 7,594 cf (5,724 cf above start)

Plug-Flow detention time= 343.5 min calculated for 0.083 af (56% of inflow)
Center-of-Mass det. time= 92.4 min (1,032.8 - 940.4)

Volume	Invert	Avail.Storage	Storage Description
#1	672.00'	7,594 cf	**POND (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
672.00	175	0	0
674.00	738	913	913
676.00	1,614	2,352	3,265
678.00	2,715	4,329	7,594

Device	Routing	Invert	Outlet Devices
#1	Secondary	677.00'	**8.0' long + 3.0 '/' SideZ x 4.0' breadth SPILLWAY** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32
#2	Primary	675.00'	**12.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 675.00' / 674.40' S= 0.0200 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#3	Device 2	676.75'	**42.0" x 48.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 2	675.00'	**2.0" Vert. Orifice** C= 0.600 Limited to weir flow at low heads
#5	Device 2	676.00'	**3.0" Vert. Orifice X 2.00** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.23 cfs @ 13.86 hrs HW=676.19' TW=668.65' (Dynamic Tailwater)
└─**2=Culvert** (Passes 0.23 cfs of 3.15 cfs potential flow)
  ├─**3=Grate** (Controls 0.00 cfs)
  ├─**4=Orifice** (Orifice Controls 0.11 cfs @ 5.08 fps)
  └─**5=Orifice** (Orifice Controls 0.12 cfs @ 1.50 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=675.00' TW=668.00' (Dynamic Tailwater)
└─**1=SPILLWAY** (Controls 0.00 cfs)

Stage-Discharge for Pond 101P: WP1

Elevation (feet)	Discharge (cfs)	Primary (cfs)	Secondary (cfs)
672.00	0.00	0.00	0.00
672.10	0.00	0.00	0.00
672.20	0.00	0.00	0.00
672.30	0.00	0.00	0.00
672.40	0.00	0.00	0.00
672.50	0.00	0.00	0.00
672.60	0.00	0.00	0.00
672.70	0.00	0.00	0.00
672.80	0.00	0.00	0.00
672.90	0.00	0.00	0.00
673.00	0.00	0.00	0.00
673.10	0.00	0.00	0.00
673.20	0.00	0.00	0.00
673.30	0.00	0.00	0.00
673.40	0.00	0.00	0.00
673.50	0.00	0.00	0.00
673.60	0.00	0.00	0.00
673.70	0.00	0.00	0.00
673.80	0.00	0.00	0.00
673.90	0.00	0.00	0.00
674.00	0.00	0.00	0.00
674.10	0.00	0.00	0.00
674.20	0.00	0.00	0.00
674.30	0.00	0.00	0.00
674.40	0.00	0.00	0.00
674.50	0.00	0.00	0.00
674.60	0.00	0.00	0.00
674.70	0.00	0.00	0.00
674.80	0.00	0.00	0.00
674.90	0.00	0.00	0.00
675.00	0.00	0.00	0.00
675.10	0.01	0.01	0.00
675.20	0.04	0.04	0.00
675.30	0.05	0.05	0.00
675.40	0.06	0.06	0.00
675.50	0.07	0.07	0.00
675.60	0.08	0.08	0.00
675.70	0.08	0.08	0.00
675.80	0.09	0.09	0.00
675.90	0.09	0.09	0.00
676.00	0.10	0.10	0.00
676.10	0.15	0.15	0.00
676.20	0.24	0.24	0.00
676.30	0.31	0.31	0.00
676.40	0.37	0.37	0.00
676.50	0.41	0.41	0.00
676.60	0.46	0.46	0.00
676.70	0.49	0.49	0.00
676.80	1.07	1.07	0.00
676.90	3.41	3.41	0.00
677.00	4.63	4.63	0.00
677.10	5.40	4.78	0.62
677.20	6.74	4.93	1.81
677.30	8.60	5.07	3.52
677.40	10.97	5.21	5.76
677.50	13.85	5.35	8.51
677.60	17.28	5.48	11.80
677.70	20.83	5.61	15.22
677.80	24.76	5.74	19.02
677.90	29.06	5.86	23.20
678.00	**33.75**	**5.98**	**27.77**

Stage-Area-Storage for Pond 101P: WP1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
672.00	175	0
672.10	203	19
672.20	231	41
672.30	259	65
672.40	288	93
672.50	316	123
672.60	344	156
672.70	372	191
672.80	400	230
672.90	428	272
673.00	457	316
673.10	485	363
673.20	513	413
673.30	541	465
673.40	569	521
673.50	597	579
673.60	625	640
673.70	654	704
673.80	682	771
673.90	710	841
674.00	738	913
674.10	782	989
674.20	826	1,069
674.30	869	1,154
674.40	913	1,243
674.50	957	1,337
674.60	1,001	1,435
674.70	1,045	1,537
674.80	1,088	1,644
674.90	1,132	1,755
675.00	1,176	1,870
675.10	1,220	1,990
675.20	1,264	2,114
675.30	1,307	2,243
675.40	1,351	2,375
675.50	1,395	2,513
675.60	1,439	2,654
675.70	1,483	2,801
675.80	1,526	2,951
675.90	1,570	3,106
676.00	1,614	3,265
676.10	1,669	3,429
676.20	1,724	3,599
676.30	1,779	3,774
676.40	1,834	3,955
676.50	1,889	4,141
676.60	1,944	4,332
676.70	1,999	4,530
676.80	2,054	4,732
676.90	2,109	4,941
677.00	2,165	5,154
677.10	2,220	5,373
677.20	2,275	5,598
677.30	2,330	5,828
677.40	2,385	6,064
677.50	2,440	6,305
677.60	2,495	6,552
677.70	2,550	6,804
677.80	2,605	7,062
677.90	2,660	7,325
678.00	**2,715**	**7,594**

Summary for Pond 102P: IB1

Inflow Area = 3.581 ac, 11.01% Impervious, Inflow Depth > 0.42" for 50 Year Storm event
Inflow = 0.23 cfs @ 13.86 hrs, Volume= 0.126 af
Outflow = 0.20 cfs @ 14.95 hrs, Volume= 0.126 af, Atten= 13%, Lag= 65.5 min
Discarded = 0.20 cfs @ 14.95 hrs, Volume= 0.126 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link OP1 : SW BOUNDARY

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3
Peak Elev= 669.02' @ 14.95 hrs Surf.Area= 650 sf Storage= 266 cf

Plug-Flow detention time= 8.8 min calculated for 0.126 af (100% of inflow)
Center-of-Mass det. time= 8.7 min (1,041.5 - 1,032.8)

Volume	Invert	Avail.Storage	Storage Description
#1	668.00'	1,040 cf	**STONE (Conic)** Listed below (Recalc) 2,600 cf Overall x 40.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
668.00	650	0	0	650
672.00	650	2,600	2,600	1,012

Device	Routing	Invert	Outlet Devices
#1	Discarded	668.00'	**9.000 in/hr Exfiltration over Wetted area** Conductivity to Groundwater Elevation = 665.00' Phase-In= 0.01'
#2	Primary	671.90'	**65.0' long + 3.0 '/' SideZ x 4.0' breadth OVERFLOW** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Discarded OutFlow Max=0.20 cfs @ 14.95 hrs HW=669.02' (Free Discharge)
↑**1=Exfiltration** (Controls 0.20 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=668.00' TW=0.00' (Dynamic Tailwater)
↑**2=OVERFLOW** (Controls 0.00 cfs)

Stage-Discharge for Pond 102P: IB1

Elevation (feet)	Discharge (cfs)	Discarded (cfs)	Primary (cfs)
668.00	0.00	0.00	0.00
668.05	0.14	0.14	0.00
668.10	0.14	0.14	0.00
668.15	0.15	0.15	0.00
668.20	0.15	0.15	0.00
668.25	0.15	0.15	0.00
668.30	0.15	0.15	0.00
668.35	0.16	0.16	0.00
668.40	0.16	0.16	0.00
668.45	0.16	0.16	0.00
668.50	0.17	0.17	0.00
668.55	0.17	0.17	0.00
668.60	0.17	0.17	0.00
668.65	0.18	0.18	0.00
668.70	0.18	0.18	0.00
668.75	0.18	0.18	0.00
668.80	0.19	0.19	0.00
668.85	0.19	0.19	0.00
668.90	0.20	0.20	0.00
668.95	0.20	0.20	0.00
669.00	0.20	0.20	0.00
669.05	0.21	0.21	0.00
669.10	0.21	0.21	0.00
669.15	0.21	0.21	0.00
669.20	0.22	0.22	0.00
669.25	0.22	0.22	0.00
669.30	0.22	0.22	0.00
669.35	0.23	0.23	0.00
669.40	0.23	0.23	0.00
669.45	0.23	0.23	0.00
669.50	0.24	0.24	0.00
669.55	0.24	0.24	0.00
669.60	0.24	0.24	0.00
669.65	0.25	0.25	0.00
669.70	0.25	0.25	0.00
669.75	0.26	0.26	0.00
669.80	0.26	0.26	0.00
669.85	0.26	0.26	0.00
669.90	0.27	0.27	0.00
669.95	0.27	0.27	0.00
670.00	0.27	0.27	0.00
670.05	0.28	0.28	0.00
670.10	0.28	0.28	0.00
670.15	0.28	0.28	0.00
670.20	0.29	0.29	0.00
670.25	0.29	0.29	0.00
670.30	0.30	0.30	0.00
670.35	0.30	0.30	0.00
670.40	0.30	0.30	0.00
670.45	0.31	0.31	0.00
670.50	0.31	0.31	0.00
670.55	0.31	0.31	0.00
670.60	0.32	0.32	0.00
670.65	0.32	0.32	0.00
670.70	0.33	0.33	0.00
670.75	0.33	0.33	0.00
670.80	0.33	0.33	0.00
670.85	0.34	0.34	0.00
670.90	0.34	0.34	0.00
670.95	0.34	0.34	0.00
671.00	0.35	0.35	0.00
671.05	0.35	0.35	0.00
671.10	0.36	0.36	0.00
671.15	0.36	0.36	0.00
671.20	0.36	0.36	0.00
671.25	0.37	0.37	0.00
671.30	0.37	0.37	0.00
671.35	0.38	0.38	0.00
671.40	0.38	0.38	0.00
671.45	0.38	0.38	0.00
671.50	0.39	0.39	0.00
671.55	0.39	0.39	0.00
671.60	0.40	0.40	0.00
671.65	0.40	0.40	0.00
671.70	0.40	0.40	0.00
671.75	0.41	0.41	0.00
671.80	0.41	0.41	0.00
671.85	0.42	0.42	0.00
671.90	0.42	0.42	0.00
671.95	2.16	0.42	1.73
672.00	**5.34**	**0.43**	**4.91**

Stage-Area-Storage for Pond 102P: IB1

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
668.00	**650**	650	0
668.10	650	659	26
668.20	650	668	52
668.30	650	677	78
668.40	650	686	104
668.50	650	695	130
668.60	650	704	156
668.70	650	713	182
668.80	650	722	208
668.90	650	731	234
669.00	650	740	260
669.10	650	749	286
669.20	650	758	312
669.30	650	767	338
669.40	650	777	364
669.50	650	786	390
669.60	650	795	416
669.70	650	804	442
669.80	650	813	468
669.90	650	822	494
670.00	650	831	520
670.10	650	840	546
670.20	650	849	572
670.30	650	858	598
670.40	650	867	624
670.50	650	876	650
670.60	650	885	676
670.70	650	894	702
670.80	650	903	728
670.90	650	912	754
671.00	650	921	780
671.10	650	930	806
671.20	650	939	832
671.30	650	948	858
671.40	650	957	884
671.50	650	966	910
671.60	650	975	936
671.70	650	984	962
671.80	650	993	988
671.90	650	1,002	1,014
672.00	650	**1,012**	**1,040**

Summary for Pond 201P: IB2

Inflow Area = 3.064 ac, 26.92% Impervious, Inflow Depth > 0.97" for 50 Year Storm event
Inflow = 2.77 cfs @ 12.14 hrs, Volume= 0.248 af
Outflow = 1.09 cfs @ 12.51 hrs, Volume= 0.248 af, Atten= 61%, Lag= 22.0 min
Discarded = 1.09 cfs @ 12.51 hrs, Volume= 0.248 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link OP2 : WETLAND E.

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3
Peak Elev= 688.43' @ 12.51 hrs Surf.Area= 3,059 sf Storage= 1,992 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 16.9 min (907.1 - 890.1)

Volume	Invert	Avail.Storage	Storage Description
#1	688.00'	4,745 cf	**POND (Conic)** Listed below (Recalc)
#2	685.50'	1,330 cf	**STONE (Conic)** Listed below (Recalc) 3,325 cf Overall x 40.0% Voids
		6,075 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
688.00	1,330	0	0	1,330
690.00	3,600	4,745	4,745	3,626

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
685.50	1,330	0	0	1,330
688.00	1,330	3,325	3,325	1,653

Device	Routing	Invert	Outlet Devices
#1	Discarded	685.50'	**10.000 in/hr Exfiltration over Wetted area** Conductivity to Groundwater Elevation = 682.00' Phase-In= 0.01'
#2	Primary	689.25'	**8.0' long + 3.0 '/' SideZ x 4.0' breadth SPILLWAY** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Discarded OutFlow Max=1.09 cfs @ 12.51 hrs HW=688.43' (Free Discharge)
1=Exfiltration (Controls 1.09 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=685.50' TW=0.00' (Dynamic Tailwater)
2=SPILLWAY (Controls 0.00 cfs)

Stage-Discharge for Pond 201P: IB2

Elevation (feet)	Discharge (cfs)	Discarded (cfs)	Primary (cfs)
685.50	0.00	0.00	0.00
685.55	0.31	0.31	0.00
685.60	0.32	0.32	0.00
685.65	0.33	0.33	0.00
685.70	0.33	0.33	0.00
685.75	0.34	0.34	0.00
685.80	0.34	0.34	0.00
685.85	0.35	0.35	0.00
685.90	0.36	0.36	0.00
685.95	0.36	0.36	0.00
686.00	0.37	0.37	0.00
686.05	0.37	0.37	0.00
686.10	0.38	0.38	0.00
686.15	0.39	0.39	0.00
686.20	0.39	0.39	0.00
686.25	0.40	0.40	0.00
686.30	0.40	0.40	0.00
686.35	0.41	0.41	0.00
686.40	0.42	0.42	0.00
686.45	0.42	0.42	0.00
686.50	0.43	0.43	0.00
686.55	0.44	0.44	0.00
686.60	0.44	0.44	0.00
686.65	0.45	0.45	0.00
686.70	0.45	0.45	0.00
686.75	0.46	0.46	0.00
686.80	0.47	0.47	0.00
686.85	0.47	0.47	0.00
686.90	0.48	0.48	0.00
686.95	0.49	0.49	0.00
687.00	0.49	0.49	0.00
687.05	0.50	0.50	0.00
687.10	0.51	0.51	0.00
687.15	0.51	0.51	0.00
687.20	0.52	0.52	0.00
687.25	0.53	0.53	0.00
687.30	0.53	0.53	0.00
687.35	0.54	0.54	0.00
687.40	0.54	0.54	0.00
687.45	0.55	0.55	0.00
687.50	0.56	0.56	0.00
687.55	0.56	0.56	0.00
687.60	0.57	0.57	0.00
687.65	0.58	0.58	0.00
687.70	0.58	0.58	0.00
687.75	0.59	0.59	0.00
687.80	0.60	0.60	0.00
687.85	0.60	0.60	0.00
687.90	0.61	0.61	0.00
687.95	0.62	0.62	0.00
688.00	0.93	0.93	0.00
688.05	0.95	0.95	0.00
688.10	0.97	0.97	0.00
688.15	0.99	0.99	0.00
688.20	1.00	1.00	0.00
688.25	1.02	1.02	0.00
688.30	1.04	1.04	0.00
688.35	1.06	1.06	0.00
688.40	1.08	1.08	0.00
688.45	1.10	1.10	0.00
688.50	1.12	1.12	0.00
688.55	1.14	1.14	0.00
688.60	1.16	1.16	0.00
688.65	1.18	1.18	0.00
688.70	1.20	1.20	0.00
688.75	1.23	1.23	0.00
688.80	1.25	1.25	0.00
688.85	1.27	1.27	0.00
688.90	1.29	1.29	0.00
688.95	1.31	1.31	0.00
689.00	1.34	1.34	0.00
689.05	1.36	1.36	0.00
689.10	1.38	1.38	0.00
689.15	1.41	1.41	0.00
689.20	1.43	1.43	0.00
689.25	1.45	1.45	0.00
689.30	1.69	1.48	0.22
689.35	2.12	1.50	0.62
689.40	2.68	1.53	1.16
689.45	3.36	1.55	1.81
689.50	4.18	1.58	2.60
689.55	5.13	1.60	3.52
689.60	6.20	1.63	4.58
689.65	7.41	1.65	5.76
689.70	8.75	1.68	7.06
689.75	10.21	1.71	8.51
689.80	11.82	1.73	10.08
689.85	13.56	1.76	11.80
689.90	15.25	1.79	13.46
689.95	17.04	1.82	15.22
690.00	**18.92**	**1.84**	**17.07**

Stage-Area-Storage for Pond 201P: IB2

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
685.50	1,330	0
685.55	1,336	27
685.60	1,343	53
685.65	1,349	80
685.70	1,356	106
685.75	1,362	133
685.80	1,369	160
685.85	1,375	186
685.90	1,382	213
685.95	1,388	239
686.00	1,395	266
686.05	1,401	293
686.10	1,408	319
686.15	1,414	346
686.20	1,420	372
686.25	1,427	399
686.30	1,433	426
686.35	1,440	452
686.40	1,446	479
686.45	1,453	505
686.50	1,459	532
686.55	1,466	559
686.60	1,472	585
686.65	1,479	612
686.70	1,485	638
686.75	1,492	665
686.80	1,498	692
686.85	1,505	718
686.90	1,511	745
686.95	1,517	771
687.00	1,524	798
687.05	1,530	825
687.10	1,537	851
687.15	1,543	878
687.20	1,550	904
687.25	1,556	931
687.30	1,563	958
687.35	1,569	984
687.40	1,576	1,011
687.45	1,582	1,037
687.50	1,589	1,064
687.55	1,595	1,091
687.60	1,601	1,117
687.65	1,608	1,144
687.70	1,614	1,170
687.75	1,621	1,197
687.80	1,627	1,224
687.85	1,634	1,250
687.90	1,640	1,277
687.95	1,647	1,303
688.00	2,983	1,330
688.05	3,027	1,398
688.10	3,071	1,467
688.15	3,117	1,539
688.20	3,162	1,614
688.25	3,209	1,690
688.30	3,256	1,769
688.35	3,304	1,850
688.40	3,353	1,934
688.45	3,402	2,020
688.50	3,452	2,108
688.55	3,503	2,199
688.60	3,554	2,292
688.65	3,606	2,388
688.70	3,659	2,487
688.75	3,713	2,588
688.80	3,767	2,692
688.85	3,822	2,799
688.90	3,878	2,908
688.95	3,934	3,020
689.00	3,991	3,135
689.05	4,049	3,253
689.10	4,107	3,374
689.15	4,166	3,497
689.20	4,226	3,624
689.25	4,287	3,753
689.30	4,348	3,886
689.35	4,410	4,021
689.40	4,473	4,160
689.45	4,536	4,301
689.50	4,600	4,446
689.55	4,665	4,594
689.60	4,730	4,745
689.65	4,796	4,900
689.70	4,863	5,058
689.75	4,931	5,219
689.80	4,999	5,383
689.85	5,068	5,551
689.90	5,137	5,722
689.95	5,208	5,897
690.00	**5,279**	**6,075**

Summary for Pond 202P: WP2

Inflow Area = 2.467 ac, 31.30% Impervious, Inflow Depth > 1.22" for 50 Year Storm event
Inflow = 2.81 cfs @ 12.12 hrs, Volume= 0.250 af
Outflow = 2.77 cfs @ 12.14 hrs, Volume= 0.236 af, Atten= 2%, Lag= 1.2 min
Primary = 2.77 cfs @ 12.14 hrs, Volume= 0.236 af
Routed to Pond 201P : IB2

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3
Peak Elev= 707.26' @ 12.14 hrs Surf.Area= 848 sf Storage= 799 cf

Plug-Flow detention time= 40.3 min calculated for 0.236 af (94% of inflow)
Center-of-Mass det. time= 11.5 min (884.8 - 873.2)

Volume	Invert	Avail.Storage	Storage Description
#1	706.00'	1,520 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
706.00	420	0	0
708.00	1,100	1,520	1,520

Device	Routing	Invert	Outlet Devices
#1	Primary	707.00'	**8.0' long + 3.0 '/' SideZ x 4.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Primary OutFlow Max=2.73 cfs @ 12.14 hrs HW=707.26' TW=687.25' (Dynamic Tailwater)
1=Broad-Crested Rectangular Weir (Weir Controls 2.73 cfs @ 1.21 fps)

Stage-Discharge for Pond 202P: WP2

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
706.00	0.00	706.53	0.00	707.06	0.28	707.59	11.45
706.01	0.00	706.54	0.00	707.07	0.36	707.60	11.80
706.02	0.00	706.55	0.00	707.08	0.44	707.61	12.13
706.03	0.00	706.56	0.00	707.09	0.53	707.62	12.46
706.04	0.00	706.57	0.00	707.10	0.62	707.63	12.79
706.05	0.00	706.58	0.00	707.11	0.72	707.64	13.12
706.06	0.00	706.59	0.00	707.12	0.82	707.65	13.46
706.07	0.00	706.60	0.00	707.13	0.93	707.66	13.81
706.08	0.00	706.61	0.00	707.14	1.04	707.67	14.16
706.09	0.00	706.62	0.00	707.15	1.16	707.68	14.51
706.10	0.00	706.63	0.00	707.16	1.28	707.69	14.86
706.11	0.00	706.64	0.00	707.17	1.40	707.70	15.22
706.12	0.00	706.65	0.00	707.18	1.53	707.71	15.58
706.13	0.00	706.66	0.00	707.19	1.67	707.72	15.95
706.14	0.00	706.67	0.00	707.20	1.81	707.73	16.32
706.15	0.00	706.68	0.00	707.21	1.95	707.74	16.70
706.16	0.00	706.69	0.00	707.22	2.11	707.75	17.07
706.17	0.00	706.70	0.00	707.23	2.27	707.76	17.46
706.18	0.00	706.71	0.00	707.24	2.43	707.77	17.84
706.19	0.00	706.72	0.00	707.25	2.60	707.78	18.23
706.20	0.00	706.73	0.00	707.26	2.78	707.79	18.63
706.21	0.00	706.74	0.00	707.27	2.96	707.80	19.02
706.22	0.00	706.75	0.00	707.28	3.14	707.81	19.42
706.23	0.00	706.76	0.00	707.29	3.33	707.82	19.83
706.24	0.00	706.77	0.00	707.30	3.52	707.83	20.24
706.25	0.00	706.78	0.00	707.31	3.72	707.84	20.65
706.26	0.00	706.79	0.00	707.32	3.93	707.85	21.07
706.27	0.00	706.80	0.00	707.33	4.14	707.86	21.49
706.28	0.00	706.81	0.00	707.34	4.36	707.87	21.91
706.29	0.00	706.82	0.00	707.35	4.58	707.88	22.34
706.30	0.00	706.83	0.00	707.36	4.80	707.89	22.77
706.31	0.00	706.84	0.00	707.37	5.03	707.90	23.20
706.32	0.00	706.85	0.00	707.38	5.27	707.91	23.64
706.33	0.00	706.86	0.00	707.39	5.51	707.92	24.09
706.34	0.00	706.87	0.00	707.40	5.76	707.93	24.53
706.35	0.00	706.88	0.00	707.41	6.01	707.94	24.98
706.36	0.00	706.89	0.00	707.42	6.26	707.95	25.44
706.37	0.00	706.90	0.00	707.43	6.53	707.96	25.90
706.38	0.00	706.91	0.00	707.44	6.79	707.97	26.36
706.39	0.00	706.92	0.00	707.45	7.06	707.98	26.82
706.40	0.00	706.93	0.00	707.46	7.34	707.99	27.29
706.41	0.00	706.94	0.00	707.47	7.63	708.00	**27.77**
706.42	0.00	706.95	0.00	707.48	7.91		
706.43	0.00	706.96	0.00	707.49	8.21		
706.44	0.00	706.97	0.00	707.50	8.51		
706.45	0.00	706.98	0.00	707.51	8.81		
706.46	0.00	706.99	0.00	707.52	9.12		
706.47	0.00	707.00	0.00	707.53	9.44		
706.48	0.00	707.01	0.02	707.54	9.76		
706.49	0.00	707.02	0.05	707.55	10.08		
706.50	0.00	707.03	0.10	707.56	10.42		
706.51	0.00	707.04	0.15	707.57	10.75		
706.52	0.00	707.05	0.22	707.58	11.10		

Stage-Area-Storage for Pond 202P: WP2

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
706.00	420	0
706.02	427	8
706.04	434	17
706.06	440	26
706.08	447	35
706.10	454	44
706.12	461	53
706.14	468	62
706.16	474	72
706.18	481	81
706.20	488	91
706.22	495	101
706.24	502	111
706.26	508	121
706.28	515	131
706.30	522	141
706.32	529	152
706.34	536	162
706.36	542	173
706.38	549	184
706.40	556	195
706.42	563	206
706.44	570	218
706.46	576	229
706.48	583	241
706.50	590	253
706.52	597	264
706.54	604	276
706.56	610	289
706.58	617	301
706.60	624	313
706.62	631	326
706.64	638	338
706.66	644	351
706.68	651	364
706.70	658	377
706.72	665	391
706.74	672	404
706.76	678	417
706.78	685	431
706.80	692	445
706.82	699	459
706.84	706	473
706.86	712	487
706.88	719	501
706.90	726	516
706.92	733	530
706.94	740	545
706.96	746	560
706.98	753	575
707.00	760	590
707.02	767	605
707.04	774	621
707.06	780	636
707.08	787	652
707.10	794	668
707.12	801	684
707.14	808	700
707.16	814	716
707.18	821	732
707.20	828	749
707.22	835	765
707.24	842	782
707.26	848	799
707.28	855	816
707.30	862	833
707.32	869	851
707.34	876	868
707.36	882	886
707.38	889	903
707.40	896	921
707.42	903	939
707.44	910	957
707.46	916	976
707.48	923	994
707.50	930	1,013
707.52	937	1,031
707.54	944	1,050
707.56	950	1,069
707.58	957	1,088
707.60	964	1,107
707.62	971	1,127
707.64	978	1,146
707.66	984	1,166
707.68	991	1,185
707.70	998	1,205
707.72	1,005	1,225
707.74	1,012	1,245
707.76	1,018	1,266
707.78	1,025	1,286
707.80	1,032	1,307
707.82	1,039	1,328
707.84	1,046	1,348
707.86	1,052	1,369
707.88	1,059	1,390
707.90	1,066	1,412
707.92	1,073	1,433
707.94	1,080	1,455
707.96	1,086	1,476
707.98	1,093	1,498
708.00	**1,100**	**1,520**

Summary for Pond 203P: CB1

Inflow Area = 3.273 ac, 10.18% Impervious, Inflow Depth > 0.50" for 50 Year Storm event
Inflow = 0.76 cfs @ 12.31 hrs, Volume= 0.135 af
Outflow = 0.76 cfs @ 12.31 hrs, Volume= 0.135 af, Atten= 0%, Lag= 0.0 min
Primary = 0.76 cfs @ 12.31 hrs, Volume= 0.135 af
Routed to Pond 101P : WP1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3
Peak Elev= 678.67' @ 12.31 hrs
Flood Elev= 681.75'

Device	Routing	Invert	Outlet Devices
#1	Primary	678.25'	**18.0" Round Culvert** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 678.25' / 678.05' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=0.76 cfs @ 12.31 hrs HW=678.67' TW=675.45' (Dynamic Tailwater)
1=Culvert (Barrel Controls 0.76 cfs @ 2.84 fps)

Stage-Discharge for Pond 203P: CB1

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
678.25	0.00	679.31	3.83	680.37	9.40	681.43	13.26
678.27	0.00	679.33	3.94	680.39	9.52	681.45	13.32
678.29	0.01	679.35	4.06	680.41	9.63	681.47	13.37
678.31	0.02	679.37	4.18	680.43	9.74	681.49	13.43
678.33	0.03	679.39	4.30	680.45	9.85	681.51	13.48
678.35	0.05	679.41	4.42	680.47	9.96	681.53	13.53
678.37	0.07	679.43	4.54	680.49	10.07	681.55	13.59
678.39	0.09	679.45	4.66	680.51	10.17	681.57	13.64
678.41	0.12	679.47	4.78	680.53	10.28	681.59	13.69
678.43	0.15	679.49	4.90	680.55	10.38	681.61	13.75
678.45	0.19	679.51	5.02	680.57	10.49	681.63	13.80
678.47	0.23	679.53	5.14	680.59	10.59	681.65	13.85
678.49	0.27	679.55	5.27	680.61	10.69	681.67	13.90
678.51	0.32	679.57	5.39	680.63	10.79	681.69	13.96
678.53	0.36	679.59	5.51	680.65	10.89	681.71	14.01
678.55	0.41	679.61	5.63	680.67	10.99	681.73	14.06
678.57	0.47	679.63	5.75	680.69	11.06	681.75	**14.11**
678.59	0.52	679.65	5.87	680.71	11.13		
678.61	0.58	679.67	6.00	680.73	11.19		
678.63	0.64	679.69	6.12	680.75	11.26		
678.65	0.70	679.71	6.24	680.77	11.32		
678.67	0.77	679.73	6.36	680.79	11.38		
678.69	0.84	679.75	6.48	680.81	11.45		
678.71	0.91	679.77	6.59	680.83	11.51		
678.73	0.98	679.79	6.71	680.85	11.57		
678.75	1.05	679.81	6.83	680.87	11.64		
678.77	1.13	679.83	6.94	680.89	11.70		
678.79	1.21	679.85	7.06	680.91	11.76		
678.81	1.29	679.87	7.17	680.93	11.82		
678.83	1.37	679.89	7.28	680.95	11.88		
678.85	1.46	679.91	7.39	680.97	11.94		
678.87	1.54	679.93	7.50	680.99	12.00		
678.89	1.63	679.95	7.61	681.01	12.06		
678.91	1.72	679.97	7.71	681.03	12.12		
678.93	1.81	679.99	7.81	681.05	12.18		
678.95	1.91	680.01	7.91	681.07	12.24		
678.97	2.00	680.03	8.01	681.09	12.30		
678.99	2.10	680.05	8.10	681.11	12.36		
679.01	2.20	680.07	8.19	681.13	12.42		
679.03	2.30	680.09	8.28	681.15	12.48		
679.05	2.40	680.11	8.36	681.17	12.53		
679.07	2.50	680.13	8.44	681.19	12.59		
679.09	2.61	680.15	8.51	681.21	12.65		
679.11	2.71	680.17	8.58	681.23	12.71		
679.13	2.82	680.19	8.63	681.25	12.76		
679.15	2.93	680.21	8.68	681.27	12.82		
679.17	3.04	680.23	8.71	681.29	12.88		
679.19	3.15	680.25	8.69	681.31	12.93		
679.21	3.26	680.27	8.81	681.33	12.99		
679.23	3.37	680.29	8.93	681.35	13.04		
679.25	3.48	680.31	9.05	681.37	13.10		
679.27	3.60	680.33	9.17	681.39	13.15		
679.29	3.71	680.35	9.29	681.41	13.21		

Stage-Area-Storage for Pond 203P: CB1

Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
678.25	**0.000**	680.90	0.000
678.30	0.000	680.95	0.000
678.35	0.000	681.00	0.000
678.40	0.000	681.05	0.000
678.45	0.000	681.10	0.000
678.50	0.000	681.15	0.000
678.55	0.000	681.20	0.000
678.60	0.000	681.25	0.000
678.65	0.000	681.30	0.000
678.70	0.000	681.35	0.000
678.75	0.000	681.40	0.000
678.80	0.000	681.45	0.000
678.85	0.000	681.50	0.000
678.90	0.000	681.55	0.000
678.95	0.000	681.60	0.000
679.00	0.000	681.65	0.000
679.05	0.000	681.70	0.000
679.10	0.000	681.75	0.000
679.15	0.000		
679.20	0.000		
679.25	0.000		
679.30	0.000		
679.35	0.000		
679.40	0.000		
679.45	0.000		
679.50	0.000		
679.55	0.000		
679.60	0.000		
679.65	0.000		
679.70	0.000		
679.75	0.000		
679.80	0.000		
679.85	0.000		
679.90	0.000		
679.95	0.000		
680.00	0.000		
680.05	0.000		
680.10	0.000		
680.15	0.000		
680.20	0.000		
680.25	0.000		
680.30	0.000		
680.35	0.000		
680.40	0.000		
680.45	0.000		
680.50	0.000		
680.55	0.000		
680.60	0.000		
680.65	0.000		
680.70	0.000		
680.75	0.000		
680.80	0.000		
680.85	0.000		

Summary for Link OP1: SW BOUNDARY

Inflow Area = 4.106 ac, 10.63% Impervious, Inflow Depth > 0.02" for 50 Year Storm event
Inflow = 0.01 cfs @ 14.64 hrs, Volume= 0.006 af
Primary = 0.01 cfs @ 14.64 hrs, Volume= 0.006 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link OP2: WETLAND E.

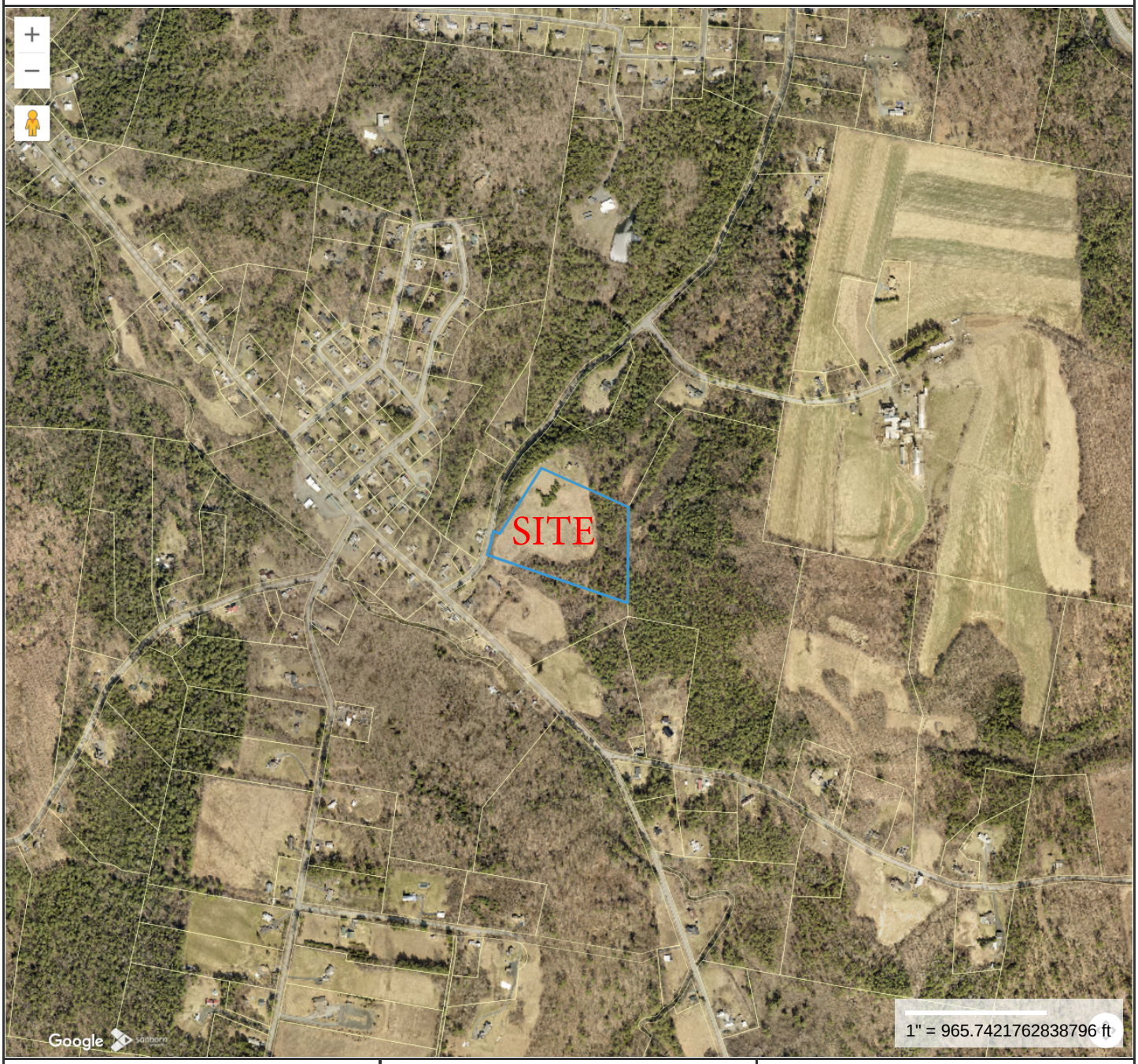
Inflow Area = 4.703 ac, 17.53% Impervious, Inflow Depth > 0.01" for 50 Year Storm event
Inflow = 0.00 cfs @ 21.94 hrs, Volume= 0.003 af
Primary = 0.00 cfs @ 21.94 hrs, Volume= 0.003 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Section 3.1

USGS & AERIAL MAPS
(Project Location Maps)

OAKES - LAPLANTE RD AERIAL



Property Information

Property ID	138-27
Location	00 LAPLANTE RD
Owner	OAKES, ROBERT J

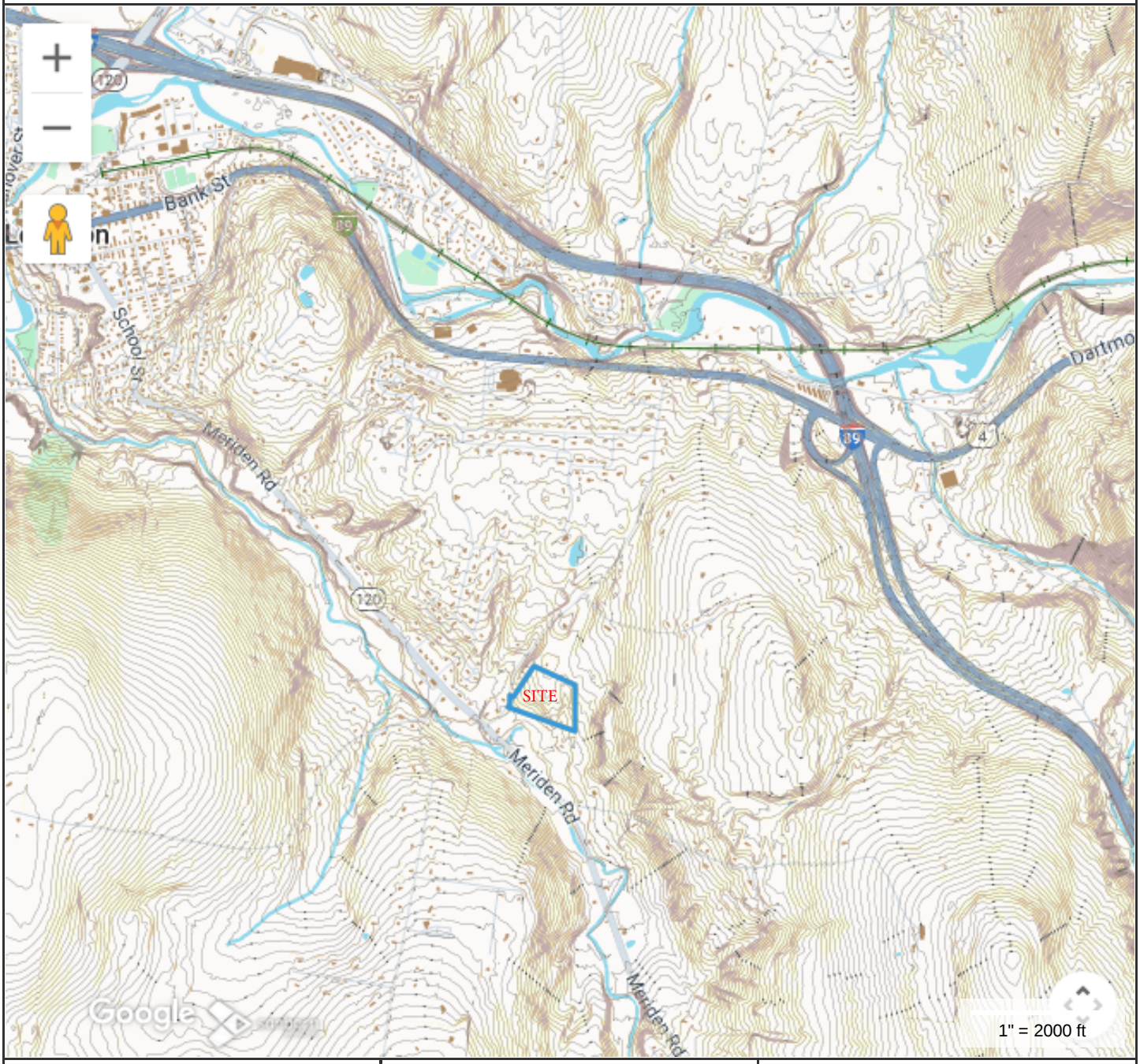
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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 12/08/2025
Data updated 11/18/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

OAKES - USGS MAP



Property Information

Property ID	138-27
Location	00 LAPLANTE RD
Owner	OAKES, ROBERT J

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

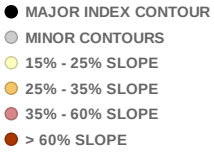
City of Lebanon, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 12/08/2025
Data updated 11/18/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Map Theme Legends

Topography



Section 3.2

Soils Analysis
(Test Pit Report)

FIELDSTONE
LAND CONSULTANTS, PLLC
Surveying ✦ Engineering
Land Planning ✦ Septic Designs
206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

NEW HAMPSHIRE
Designer
of
Subsurface Disposal
Systems
★ ★ ★
Kenneth M. Robinson
No. 1896
Department of Environmental Services
4/9/25

TEST PIT DATA
MAP 138 LOT 27
LAPLANTE ROAD
LEBANON, NH

4/16/25
Test Pit #1
0-4" – 10YR 3/3 Dark brown loam, granular, friable
4-26" – 10YR 5/4 Yellow-brown fine sandy loam, granular, friable.
26-60" – 2.5 Y 5/3 Light olive-brown gravelly loamy fine sand, granular, friable.
ESHWT = 34" **Observed Water = 46"** **Ledge/Boulders = None** **Roots = 30"**

4/16/25
Test Pit #2
0-4" – 10YR 3/3 Dark brown loam, granular, friable
4-24" – 10YR 5/4 Yellow-brown fine sandy loam, granular, friable.
24-60" – 2.5 Y 5/3 Light olive-brown gravelly loamy fine sand, granular, friable.
ESHWT = 28" **Observed Water = None** **Ledge/Boulders = None** **Roots = 30"**

4/16/25
Test Pit #3
0-2" – 10YR 3/3 Dark brown loam, granular, friable
2-48" – 10YR 5/4 Yellow-brown gravelly fine sandy loam, granular, friable. Stony.
48-72" – 2.5 Y 5/4 Light olive-brown gravelly fine sandy loam, granular, friable.
ESHWT = None **Observed Water = None** **Ledge/Boulders = None** **Roots = 48"**

4/16/25
Test Pit #4
0-4" – 10YR 3/3 Dark brown loam, granular, friable
4-32" – 2.5 Y 4/4 Olive-brown gravelly fine sandy loam, granular, friable.
32-60" – 2.5 Y 5/3 Light olive-brown loamy fine sand, massive, firm.
ESHWT = 12" **Observed Water = 30"** **Ledge/Boulders = None** **Roots = 26"**

4080.00



4/16/25
Test Pit #5
0-8" – 10YR 3/3 Dark brown loam, granular, friable
8-24" – 2.5 Y 4/4 Olive-brown gravelly fine sandy loam, granular, friable.
24-60" – 2.5 Y 5/3 Light olive-brown loamy fine sand, massive, firm.
ESHWT = 24" **Observed Water = None** **Ledge/Boulders = None** **Roots = 26"**

4/16/25
Test Pit #6
0-4" – 10YR 3/3 Dark brown loam, granular, friable
4-24" – 2.5 Y 4/4 Olive-brown gravelly fine sandy loam, granular, friable.
24-60" – 2.5 Y 5/3 Light olive-brown fine sandy loam, massive, firm.
ESHWT = 26"* **Observed Water = None** **Ledge/Boulders = None** **Roots = 28"**
***Perched**

4/16/25
Test Pit #7
0-8" – 10YR 3/3 Dark brown loam, granular, friable
8-24" – 2.5 Y 4/4 Olive-brown gravelly fine sandy loam, granular, friable.
24-50" – 2.5 Y 5/3 Light olive-brown fine sandy loam, massive, firm.
ESHWT = 22" **Observed Water = 24"** **Ledge/Boulders = None** **Roots = 24"**

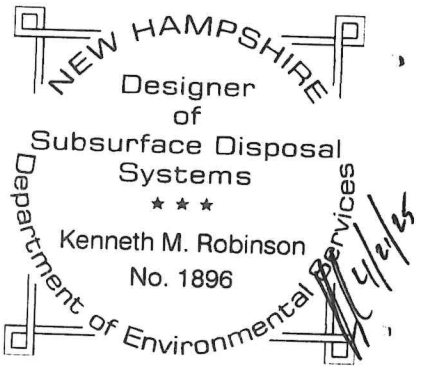
4/16/25
Test Pit #8
0-4" – 10YR 3/3 Dark brown loam, granular, friable
4-12" – 2.5 Y 4/4 Olive-brown fine sandy loam, granular, friable.
12-48" – 2.5 Y 5/3 Light olive-brown gravelly fine sandy loam, massive, firm.
ESHWT = 12" **Observed Water = 12"** **Ledge/Boulders = None** **Roots = 6"**

4/16/25
Test Pit #9
0-8" – 10YR 3/3 Dark brown loam, granular, friable
8-12" – 2.5 Y 4/4 Olive-brown fine sandy loam, granular, friable.
12-48" – 2.5 Y 5/3 Light olive-brown gravelly fine sandy loam, massive, firm.
ESHWT = 14" **Observed Water = None** **Ledge/Boulders = None** **Roots = 16"**

4/16/25
Test Pit #10
0-6" – 10YR 3/3 Dark brown loam, granular, friable
6-24" – 10YR 5/4 Yellow-brown gravelly fine sandy loam, granular, friable. Stony.
24-60" – 2.5 Y 5/4 Light olive-brown gravelly fine sandy loam, granular, friable.
ESHWT = 24" **Observed Water = 24"** **Ledge/Boulders = None** **Roots = 24"**

Test Pits were logged by:

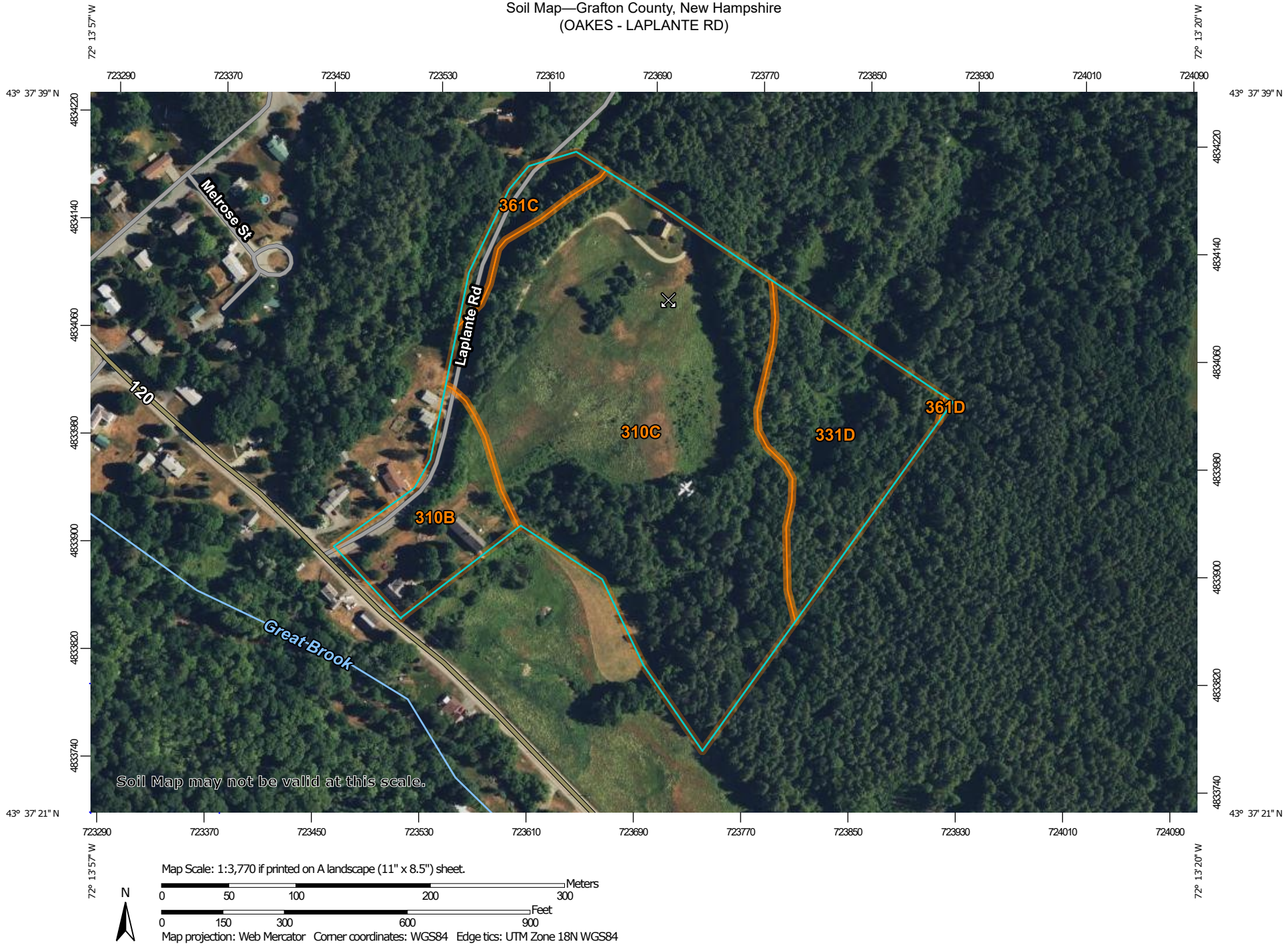
Kenneth M. Robinson, CWS
NH Septic Designer #1896



Section 3.3

NRCS Soils Map

Soil Map—Grafton County, New Hampshire
(OAKES - LAPLANTE RD)



Map Scale: 1:3,770 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

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 29, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 27, 2020—Sep 16, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
310B	Quonset loamy sand, 3 to 8 percent slopes	2.5	10.4%
310C	Quonset loamy sand, 8 to 15 percent slopes	16.6	68.2%
331D	Bernardston silt loam, 15 to 25 percent slopes, very stony	4.3	17.7%
361C	Cardigan-Kearsarge-Rock outcrop complex, 8 to 15 percent slopes	0.9	3.6%
361D	Cardigan-Kearsarge-Rock outcrop complex, 15 to 25 percent slopes	0.0	0.1%
Totals for Area of Interest		**24.3**	**100.0%**

Section 3.4

Inspection and Maintenance Manual

OAKES & SON CONSTRUCTION, LLC
CONDO SITE PLAN PURD - Lebanon, New Hampshire
Storm Water Management System
Inspection and Maintenance Manual

Introduction

The operation and maintenance of a storm water management system and its individual components is as critical to system performance as the design. Without proper maintenance, best management practices (BMPs) are likely to become functionally impaired or to fail, providing reduced or no treatment of storm water. Proper operation and maintenance will ensure that the storm water system and individual BMPs will remain effective at removing pollutants as designed and meeting New Hampshire's water quality objectives. Proper maintenance will:

- Maintain the volume of storm water treated over the long term;
- Sustain the pollutant removal efficiency of the BMP;
- Reduce the risk of re-suspending sediment and other pollutants captured by the BMP;
- Prevent structural deterioration of the BMP and minimize the need for expensive repairs;
- Decrease the potential for failure of the BMP.

Responsible Maintenance Party:

Applicant: Robert Oakes
Oakes & Son Construction, LLC
84 Hanover St.
Lebanon, NH 03766

Future: Homeowners Association

Transfer of Responsibility:

In the event that the property is sold or transferred to another party, the Responsible Maintenance Party, shall notify the City of Lebanon and the New Hampshire Department of Environmental Services (NHDES) of the transfer of ownership and include the name and contact information for the new Responsible Maintenance Party. The new Responsible Maintenance Party will take ownership and carry out all inspections as outlined in the maintenance manual, and keep records of such inspections. The listed landowner will be the responsible party if the NHDES is not notified of transfer. The mailing address for NHDES is:

NHDES – Alteration of Terrain
P.O. Box 95
Concord, NH 03302-0095

Report Information:

- Oakes & Son Construction, LLC will be the entity responsible for implementing the required reporting, inspection, and maintenance activities identified in the I & M manual. This will transfer to the Homeowners Association, once established, to maintain all stormwater infrastructure.

- Inspection and maintenance reports shall be completed after each inspection. Copies of the report forms to be completed by the inspector are attached at the end of this manual, including:
    - Inspection checklist to be used during each inspection;
    - Inspection and maintenance logs to document each inspection and maintenance activity;
    - Deicing Log to track the amount and type of deicing materials applied on site;
    - Photos of each drainage practice at the time of inspection.
- A plan showing the locations of all the storm water practices described in the I &M manual is attached at the end of this manual.
- How to Identify and Dispose of Invasive Plant Species (per UNH Cooperative Extension).

Maintenance Recommendations for Best Management Practices:

The following recommendations are to be used as a guide for the inspection and maintenance of the permanent erosion and sediment control measures.

The checklist and inspection log must be filled out and photos taken of each practice listed at the time of the inspection.

We recommend that inspections be performed every couple of weeks and after larger storm events within the first year following construction to ensure that the site remains stabilized (site and slopes).

Infiltration – Building Drip Strips

- Inspect drip strips at least semi-annually.
- Remove leaves and debris from top of stone to ensure proper drainage.
- Cut any vegetation back from the edge of the stone to ensure water can drip from roofline directly onto stone below. Trim tree branches back so they do not overhang the roof.
- Dispose of vegetation cuttings away from any infiltration area.

Outlet Protection - Stone spillways & Rip-rap aprons

- Inspect the outlet protection annually for damage and deterioration. Repair damages immediately.
- Remove debris & woody vegetation from the stone apron area.
- Inspect the stone spillways for deterioration and remove any vegetation.
- Stone drip-strips should be cleared of leaves, vegetation, and sediments. Replace top stone if needed.

Infiltration Basins/Trenches and Grass Swales

- Inspect the basin and swales for erosion, debris, and woody vegetation. Remove debris and cut woody vegetation. Repair any eroded areas with loam and seed immediately.
- Identify if any invasive plant species are growing, refer to appendix on how to identify such.
- Verify that at least 4” of grass is thriving in the grass swales.
- Overflow outlet structures should be free of debris and checked for damage/deterioration.
- Verify that no sediment has filled in the bottom of the basins.

Wet Ponds and Detention Basins

- Inspect all catch basins that outlet to the BMPs and vacuum the sumps as needed.
- Inspect the BMPs for erosion, debris, and woody vegetation growth. Remove debris and cut woody vegetation. Repair any eroded areas with loam and seed immediately.
- Overflow outlet structures should be free of debris and checked for damage/deterioration.
- Inspect the emergency spillway for erosion and ensure no debris is restricting the outlet.

Inspection Checklist /Maintenance Logs

The inspection checklist and maintenance logs following this report shall be used as a guide for the inspection reporting for this project.

Inspection Checklist

- ☐ Building Drip Edge (Stone Drip Strips)
- ☐ Rip-Rap Aprons
- ☐ Infiltration Basins/Trenches & Grass Treatment Swales
- ☐ Wet Ponds and Detention Basins

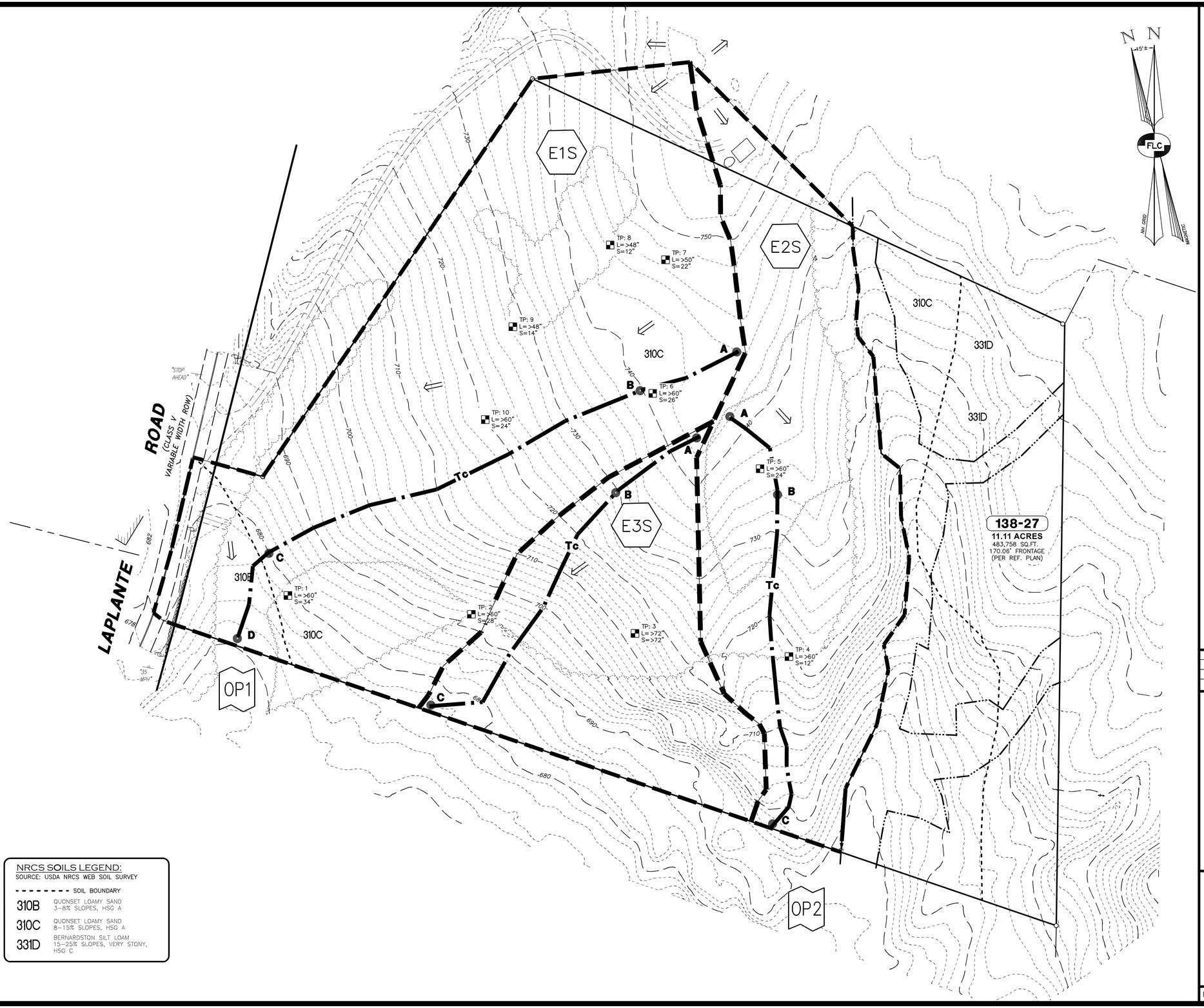
Inspection and Maintenance Log					
	BMP	**Inspection Date**	**Inspected By**	**Maintenance Required?**	**Maintenance Performed**
1				❑Yes ❑No	
2				❑Yes ❑No	
3				❑Yes ❑No	
4				❑Yes ❑No	
5				❑Yes ❑No	
6				❑Yes ❑No	
7				❑Yes ❑No	
8				❑Yes ❑No	

*Any time a deicing material (ex. Road salt) is applied on site, fill in the log below.

DEICING LOG		
DATE APPLIED	TYPE OF DEICING MATERIAL	AMOUNT APPLIED

Section 3.5

Drainage Area Plans
(Pre and Post Development)



NRCS SOILS LEGEND:

SOURCE: USDA NRCS WEB SOIL SURVEY

- SOIL BOUNDARY

310B	QUONSET LOAMY SAND 3–8% SLOPES, HSG A
310C	QUONSET LOAMY SAND 8–15% SLOPES, HSG A
331D	BERNARDSTON SILT LOAM 15–25% SLOPES, VERY STONY, HSG C

DRAINAGE SYMBOLS:

- 1P — PIPE OR BASIN
- E1S — SUBCATCHMENT
- R2 — REACH
- OP1 — OBSERVATION POINT
- WATERSHED BOUNDARY
- TIME OF CONCENTRATION
- SURFACE WATER FLOW

GRAPHIC SCALE

50' 25' 0 50' 100' 150'

IMPERIAL: 1"=50'

REV.	DATE	DESCRIPTION	C/O	DR	CK

PRE-DEVELOPMENT DRAINAGE PLAN

TAX MAP 138 LOT 27

(LAPLANTE ROAD)

LEBANON, NEW HAMPSHIRE

PREPARED FOR:

OAKES & SON CONSTRUCTION, LLC

84 HANOVER STREET, LEBANON, NH 03766

LAND OF:

ROBERT J. OAKES

84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 50' JANUARY 12, 2026

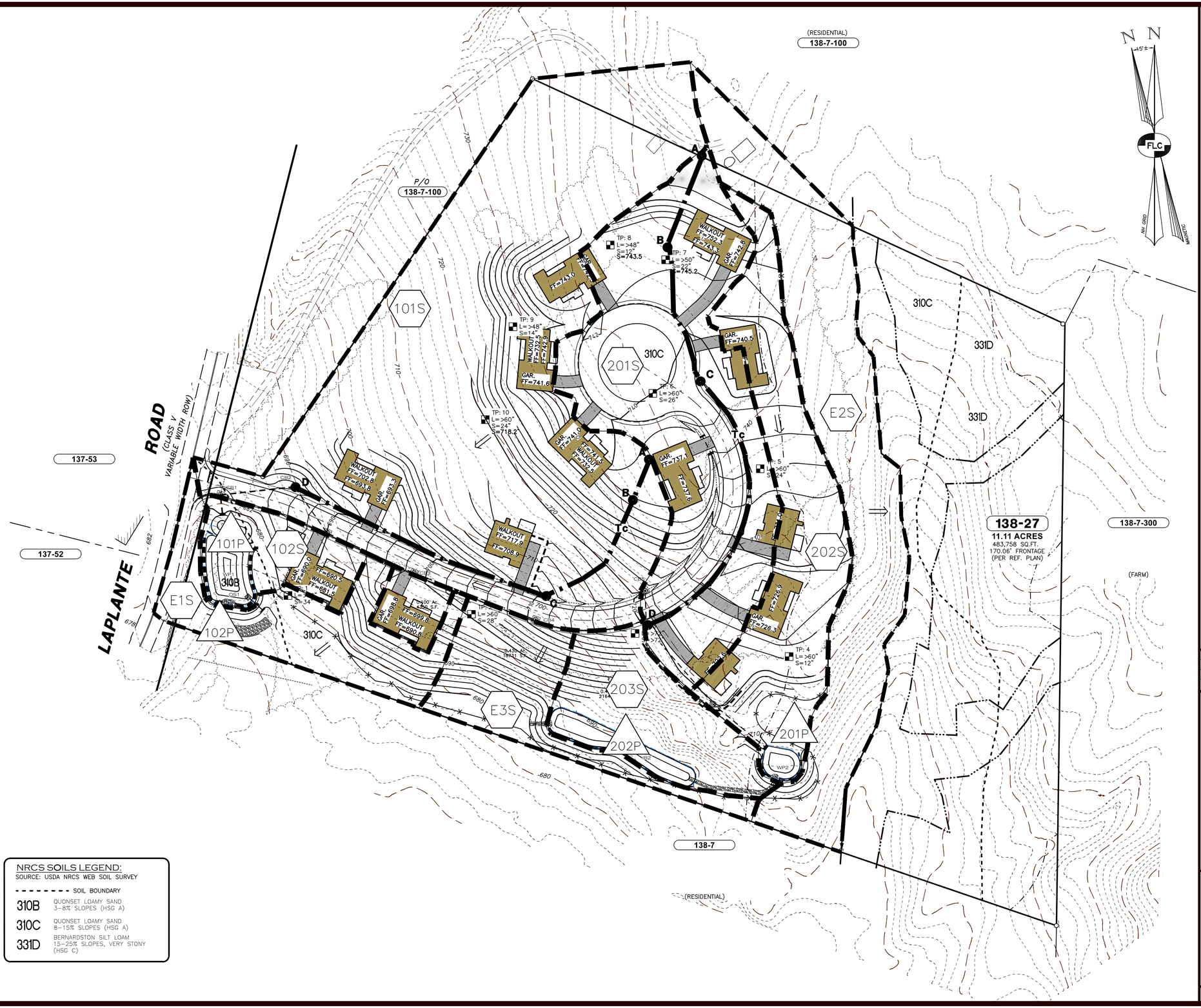
Surveying ◆ Engineering ◆ Land Planning ◆ Permitting ◆ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080DP00.dwg	PROJ. NO. 4080.00	SHEET: DP-1	PAGE NO. 1 OF 2

Jan 07, 2026 – 11:55am FLC-19
P:\0_FLC\0_PROJECTS\04080\4080.00\DWGS\


(RESIDENTIAL)
138-7-100
P/O
138-7-100
137-53
137-52
ROAD
(CLASS V
VARIABLE WIDTH ROW)
LAPLANTE
101S
201S
310C
E2S
202S
E1S
101P
102P
102S
310B
E3S
203S
202P
201P
310C
331D
331D
138-27
11.11 ACRES
483,758 SQ.FT.
170.06' FRONTAGE
(PER REF. PLAN)
138-7-300
(FARM)
138-7
(RESIDENTIAL)
WALKOUT FF=702.8
GAR. FF=693.8
WALKOUT FF=693.3
GAR. FF=693.3
WALKOUT FF=690.0
GAR. FF=690.0
WALKOUT FF=691.5
GAR. FF=693.8
WALKOUT FF=693.8
GAR. FF=693.8
WALKOUT FF=690.8
WALKOUT FF=717.8
GAR. FF=708.9
WALKOUT FF=743.3
GAR. FF=744.6
GAR. FF=743.0
GAR. FF=740.5
WALKOUT FF=743.3
GAR. FF=741.6
GAR. FF=741.0
WALKOUT FF=743.5
GAR. FF=737.1
GAR. FF=737.6
GAR. FF=726.3
GAR. FF=719.8
TP: 8 L=>48" S=12" S=743.5
TP: 7 L=>50" S=22" S=745.2
TP: 9 L=>48" S=14"
TP: 10 L=>60" S=24" S=718.2
TP: 6 L=>60" S=26"
TP: 5 L=>60" S=24"
TP: 4 L=>60" S=12"
L=>60 S=28
S=34
WP2
720
710
700
690
680
670
730
740
750
760
770
780
790
800
810
820
830
840
850
860
870
880
890
900
910
920
930
940
950
960
970
980
990
1000
1010
1020
1030
1040
1050
1060
1070
1080
1090
1100
1110
1120
1130
1140
1150
1160
1170
1180
1190
1200
1210
1220
1230
1240
1250
1260
1270
1280
1290
1300
1310
1320
1330
1340
1350
1360
1370
1380
1390
1400
1410
1420
1430
1440
1450
1460
1470
1480
1490
1500
1510
1520
1530
1540
1550
1560
1570
1580
1590
1600
1610
1620
1630
1640
1650
1660
1670
1680
1690
1700
1710
1720
1730
1740
1750
1760
1770
1780
1790
1800
1810
1820
1830
1840
1850
1860
1870
1880
1890
1900
1910
1920
1930
1940
1950
1960
1970
1980
1990
2000
2010
2020
2030
2040
2050
2060
2070
2080
2090
2100
2110
2120
2130
2140
2150
2160
2170
2180
2190
2200
2210
2220
2230
2240
2250
2260
2270
2280
2290
2300
2310
2320
2330
2340
2350
2360
2370
2380
2390
2400
2410
2420
2430
2440
2450
2460
2470
2480
2490
2500
2510
2520
2530
2540
2550
2560
2570
2580
2590
2600
2610
2620
2630
2640
2650
2660
2670
2680
2690
2700
2710
2720
2730
2740
2750
2760
2770
2780
2790
2800
2810
2820
2830
2840
2850
2860
2870
2880
2890
2900
2910
2920
2930
2940
2950
2960
2970
2980
2990
3000
3010
3020
3030
3040
3050
3060
3070
3080
3090
3100
3110
3120
3130
3140
3150
3160
3170
3180
3190
3200
3210
3220
3230
3240
3250
3260
3270
3280
3290
3300
3310
3320
3330
3340
3350
3360
3370
3380
3390
3400
3410
3420
3430
3440
3450
3460
3470
3480
3490
3500
3510
3520
3530
3540
3550
3560
3570
3580
3590
3600
3610
3620
3630
3640
3650
3660
3670
3680
3690
3700
3710
3720
3730
3740
3750
3760
3770
3780
3790
3800
3810
3820
3830
3840
3850
3860
3870
3880
3890
3900
3910
3920
3930
3940
3950
3960
3970
3980
3990
4000
4010
4020
4030
4040
4050
4060
4070
4080
4090
4100
4110
4120
4130
4140
4150
4160
4170
4180
4190
4200
4210
4220
4230
4240
4250
4260
4270
4280
4290
4300
4310
4320
4330
4340
4350
4360
4370
4380
4390
4400
4410
4420
4430
4440
4450
4460
4470
4480
4490
4500
4510
4520
4530
4540
4550
4560
4570
4580
4590
4600
4610
4620
4630
4640
4650
4660
4670
4680
4690
4700
4710
4720
4730
4740
4750
4760
4770
4780
4790
4800
4810
4820
4830
4840
4850
4860
4870
4880
4890
4900
4910
4920
4930
4940
4950
4960
4970
4980
4990
5000
5010
5020
5030
5040
5050
5060
5070
5080
5090
5100
5110
5120
5130
5140
5150
5160
5170
5180
5190
5200
5210
5220
5230
5240
5250
5260
5270
5280
5290
5300
5310
5320
5330
5340
5350
5360
5370
5380
5390
5400
5410
5420
5430
5440
5450
5460
5470
5480
5490
5500
5510
5520
5530
5540
5550
5560
5570
5580
5590
5600
5610
5620
5630
5640
5650
5660
5670
5680
5690
5700
5710
5720
5730
5740
5750
5760
5770
5780
5790
5800
5810
5820
5830
5840
5850
5860
5870
5880
5890
5900
5910
5920
5930
5940
5950
5960
5970
5980
5990
6000
6010
6020
6030
6040
6050
6060
6070
6080
6090
6100
6110
6120
6130
6140
6150
6160
6170
6180
6190
6200
6210
6220
6230
6240
6250
6260
6270
6280
6290
6300
6310
6320
6330
6340
6350
6360
6370
6380
6390
6400
6410
6420
6430
6440
6450
6460
6470
6480
6490
6500
6510
6520
6530
6540
6550
6560
6570
6580
6590
6600
6610
6620
6630
6640
6650
6660
6670
6680
6690
6700
6710
6720
6730
6740
6750
6760
6770
6780
6790
6800
6810
6820
6830
6840
6850
6860
6870
6880
6890
6900
6910
6920
6930
6940
6950
6960
6970
6980
6990
7000
7010
7020
7030
7040
7050
7060
7070
7080
7090
7100
7110
7120
7130
7140
7150
7160
7170
7180
7190
7200
7210
7220
7230
7240
7250
7260
7270
7280
7290
7300
7310
7320
7330
7340
7350
7360
7370
7380
7390
7400
7410
7420
7430
7440
7450
7460
7470
7480
7490
7500
7510
7520
7530
7540
7550
7560
7570
7580
7590
7600
7610
7620
7630
7640
7650
7660
7670
7680
7690
7700
7710
7720
7730
7740
7750
7760
7770
7780
7790
7800
7810
7820
7830
7840
7850
7860
7870
7880
7890
7900
7910
7920
7930
7940
7950
7960
7970
7980
7990
8000
8010
8020
8030
8040
8050
8060
8070
8080
8090
8100
8110
8120
8130
8140
8150
8160
8170
8180
8190
8200
8210
8220
8230
8240
8250
8260
8270
8280
8290
8300
8310
8320
8330
8340
8350
8360
8370
8380
8390
8400
8410
8420
8430
8440
8450
8460
8470
8480
8490
8500
8510
8520
8530
8540
8550
8560
8570
8580
8590
8600
8610
8620
8630
8640
8650
8660
8670
8680
8690
8700
8710
8720
8730
8740
8750
8760
8770
8780
8790
8800
8810
8820
8830
8840
8850
8860
8870
8880
8890
8900
8910
8920
8930
8940
8950
8960
8970
8980
8990
9000
9010
9020
9030
9040
9050
9060
9070
9080
9090
9100
9110
9120
9130
9140
9150
9160
9170
9180
9190
9200
9210
9220
9230
9240
9250
9260
9270
9280
9290
9300
9310
9320
9330
9340
9350
9360
9370
9380
9390
9400
9410
9420
9430
9440
9450
9460
9470
9480
9490
9500
9510
9520
9530
9540
9550
9560
9570
9580
9590
9600
9610
9620
9630
9640
9650
9660
9670
9680
9690
9700
9710
9720
9730
9740
9750
9760
9770
9780
9790
9800
9810
9820
9830
9840
9850
9860
9870
9880
9890
9900
9910
9920
9930
9940
9950
9960
9970
9980
9990
10000
10010
10020
10030
10040
10050
10060
10070
10080
10090
10100
10110
10120
10130
10140
10150
10160
10170
10180
10190
10200
10210
10220
10230
10240
10250
10260
10270
10280
10290
10300
10310
10320
10330
10340
10350
10360
10370
10380
10390
10400
10410
10420
10430
10440
10450
10460
10470
10480
10490
10500
10510
10520
10530
10540
10550
10560
10570
10580
10590
10600
10610
10620
10630
10640
10650
10660
10670
10680
10690
10700
10710
10720
10730
10740
10750
10760
10770
10780
10790
10800
10810
10820
10830
10840
10850
10860
10870
10880
10890
10900
10910
10920
10930
10940
10950
10960
10970
10980
10990
11000
11010
11020
11030
11040
11050
11060
11070
11080
11090
11100
11110
11120
11130
11140
11150
11160
11170
11180
11190
11200
11210
11220
11230
11240
11250
11260
11270
11280
11290
11300
11310
11320
11330
11340
11350
11360
11370
11380
11390
11400
11410
11420
11430
11440
11450
11460
11470
11480
11490
11500
11510
11520
11530
11540
11550
11560
11570
11580
11590
11600
11610
11620
11630
11640
11650
11660
11670
11680
11690
11700
11710
11720
11730
11740
11750
11760
11770
11780
11790
11800
11810
11820
11830
11840
11850
11860
11870
11880
11890
11900
11910
11920
11930
11940
11950
11960
11970
11980
11990
12000
12010
12020
12030
12040
12050
12060
12070
12080
12090
12100
12110
12120
12130
12140
12150
12160
12170
12180
12190
12200
12210
12220
12230
12240
12250
12260
12270
12280
12290
12300
12310
12320
12330
12340
12350
12360
12370
12380
12390
12400
12410
12420
12430
12440
12450
12460
12470
12480
12490
12500
12510
12520
12530
12540
12550
12560
12570
12580
12590
12600
12610
12620
12630
12640
12650
12660
12670
12680
12690
12700
12710
12720
12730
12740
12750
12760
12770
12780
12790
12800
12810
12820
12830
12840
12850
12860
12870
12880
12890
12900
12910
12920
12930
12940
12950
12960
12970
12980
12990
13000
13010
13020
13030
13040
13050
13060
13070
13080
13090
13100
13110
13120
13130
13140
13150
13160
13170
13180
13190
13200
13210
13220
13230
13240
13250
13260
13270
13280
13290
13300
13310
13320
13330
13340
13350
13360
13370
13380
13390
13400
13410
13420
13430
13440
13450
13460
13470
13480
13490
13500
13510
13520
13530
13540
13550
13560
13570
13580
13590
13600
13610
13620
13630
13640
13650
13660
13670
13680
13690
13700
13710
13720
13730
13740
13750
13760
13770
13780
13790
13800
13810
13820
13830
13840
13850
13860
13870
13880
13890
13900
13910
13920
13930
13940
13950
13960
13970
13980
13990
14000
14010
14020
14030
14040
14050
14060
14070
14080
14090
14100
14110
14120
14130
14140
14150
14160
14170
14180
14190
14200
14210
14220
14230
14240
14250
14260
14270
14280
14290
14300
14310
14320
14330
14340
14350
14360
14370
14380
14390
14400
14410
14420
14430
14440
14450
14460
14470
14480
14490
14500
14510
14520
14530
14540
14550
14560
14570
14580
14590
14600
14610
14620
14630
14640
14650
14660
14670
14680
14690
14700
14710
14720
14730
14740
14750
14760
14770
14780
14790
14800
14810
14820
14830
14840
14850
14860
14870
14880
14890
14900
14910
14920
14930
14940
14950
14960
14970
14980
14990
15000
15010
15020
15030
15040
15050
15060
15070
15080
15090
15100
15110
15120
15130
15140
15150
15160
15170
15180
15190
15200
15210
15220
15230
15240
15250
15260
15270
15280
15290
15300
15310
15320
15330
15340
15350
15360
15370
15380
15390
15400
15410
15420
15430
15440
15450
15460
15470
15480
15490
15500
15510
15520
15530
15540
15550
15560
15570
15580
15590
15600
15610
15620
15630
15640
15650
15660
15670
15680
15690
15700
15710
15720
15730
15740
15750
15760
15770
15780
15790
15800
15810
15820
15830
15840
15850
15860
15870
15880
15890
15900
15910
15920
15930
15940
15950
15960
15970
15980
15990
16000
16010
16020
16030
16040
16050
16060
16070
16080
16090
16100
16110
16120
16130
16140
16150
16160
16170
16180
16190
16200
16210
16220
16230
16240
16250
16260
16270
16280
16290
16300
16310
16320
16330
16340
16350
16360
16370
16380
16390
16400
16410
16420
16430
16440
16450
16460
16470
16480
16490
16500
16510
16520
16530
16540
16550
16560
16570
16580
16590
16600
16610
16620
16630
16640
16650
16660
16670
16680
16690
16700
16710
16720
16730
16740
16750
16760
16770
16780
16790
16800
16810
16820
16830
16840
16850
16860
16870
16880
16890
16900
16910
16920
16930
16940
16950
16960
16970
16980
16990
17000
17010
17020
17030
17040
17050
17060
17070
17080
17090
17100
17110
17120
17130
17140
17150
17160
17170
17180
17190
17200
17210
17220
17230
17240
17250
17260
17270
17280
17290
17300
17310
17320
17330
17340
17350
17360
17370
17380
17390
17400
17410
17420
17430
17440
17450
17460
17470
17480
17490
17500
17510
17520
17530
17540
17550
17560
17570
17580
17590
17600
17610
17620
17630
17640
17650
17660
17670
17680
17690
17700
17710
17720
17730
17740
17750
17760
17770
17780
17790
17800
17810
17820
17830
17840
17850
17860
17870
17880
17890
17900
17910
17920
17930
17940
17950
17960
17970
17980
17990
18000
18010
18020
18030
18040
18050
18060
18070
18080
18090
18100
18110
18120
18130
18140
18150
18160
18170
18180
18190
18200
18210
18220
18230
18240
18250
18260
18270
18280
18290
18300
18310
18320
18330
18340
18350
18360
18370
18380
18390
18400
18410
18420
18430
18440
18450
18460
18470
18480
18490
18500
18510
18520
18530
18540
18550
18560
18570
18580
18590
18600
18610
18620
18630
18640
18650
18660
18670
18680
18690
18700
18710
18720
18730
18740
18750
18760
18770
18780
18790
18800
18810
18820
18830
18840
18850
18860
18870
18880
18890
18900
18910
18920
18930
18940
18950
18960
18970
18980
18990
19000
19010
19020
19030
19040
19050
19060
19070
19080
19090
19100
19110
19120
19130
19140
19150
19160
19170
19180
19190
19200
19210
19220
19230
19240
19250
19260
19270
19280
19290
19300
19310
19320
19330
19340
19350
19360
19370
19380
19390
19400
19410
19420
19430
19440
19450
19460
19470
19480
19490
19500
19510
19520
19530
19540
19550
19560
19570
19580
19590
19600
19610
19620
19630
19640
19650
19660
19670
19680
19690
19700
19710
19720
19730
19740
19750
19760
19770
19780
19790
19800
19810
19820
19830
19840
19850
19860
19870
19880
19890
19900
19910
19920
19930
19940
19950
19960
19970
19980
19990
20000
20010
20020
20030
20040
20050
20060
20070
20080
20090
20100
20110
20120
20130
20140
20150
20160
20170
20180
20190
20200
20210
20220
20230
20240
20250
20260
20270
20280
20290
20300
20310
20320
20330
20340
20350
20360
20370
20380
20390
20400
20410
20420
20430
20440
20450
20460
20470
20480
20490
20500
20510
20520
20530
20540
20550
20560
20570
20580
20590
20600
20610
20620
20630
20640
20650
20660
20670
20680
20690
20700
20710
20720
20730
20740
20750
20760
20770
20780
20790
20800
20810
20820
20830
20840
20850
20860
20870
20880
20890
20900
20910
20920
20930
20940
20950
20960
20970
20980
20990
21000
21010
21020
21030
21040
21050
21060
21070
21080
21090
21100
21110
21120
21130
21140
21150
21160
21170
21180
21190
21200
21210
21220
21230
21240
21250
21260
21270
21280
21290
21300
21310
21320
21330
21340
21350
21360
21370
21380
21390
21400
21410
21420
21430
21440
21450
21460
21470
21480
21490
21500
21510
21520
21530
21540
21550
21560
21570
21580
21590
21600
21610
21620
21630
21640
21650
21660
21670
21680
21690
21700
21710
21720
21730
21740
21750
21760
21770
21780
21790
21800
21810
21820
21830
21840
21850
21860
21870
21880
21890
21900
21910
21920
21930
21940
21950
21960
21970
21980
21990
22000
22010
22020
22030
22040
22050
22060
22070
22080
22090
22100
22110
22120
22130
22140
22150
22160
22170
22180
22190
22200
22210
22220
22230
22240
22250
22260
22270
22280
22290
22300
22310
22320
22330
22340
22350
22360
22370
22380
22390
22400
22410
22420
22430
22440
22450
22460
22470
22480
22490
22500
22510
22520
22530
22540
22550
22560
22570
22580
22590
22600
22610
22620
22630
22640
22650
22660
22670
22680
22690
22700
22710
22720
22730
22740
22750
22760
22770
22780
22790
22800
22810
22820
22830
22840
22850
22860
22870
22880
22890
22900
22910
22920
22930
22940
22950
22960
22970
22980
22990
23000
23010
23020
23030
23040
23050
23060
23070
23080
23090
23100
23110
23120
23130
23140
23150
23160
23170
23180
23190
23200
23210
23220
23230
23240
23250
23260
23270
23280
23290
23300
23310
23320
23330
23340
23350
23360
23370
23380
23390
23400
23410
23420
23430
23440
23450
23460
23470
23480
23490
23500
23510
23520
23530
23540
23550
23560
23570
23580
23590
23600
23610
23620
23630
23640
23650
23660
23670
23680
23690
23700
23710
23720
23730
23740
23750
23760
23770
23780
23790
23800
23810
23820
23830
23840
23850
23860
23870
23880
23890
23900
23910
23920
23930
23940
23950
23960
23970
23980
23990
24000
24010
24020
24030
24040
24050
24060
24070
24080
24090
24100
24110
24120
24130
24140
24150
24160
24170
24180
24190
24200
24210
24220
24230
24240
24250
24260
24270
24280
24290
24300
24310
24320
24330
24340
24350
24360
24370
24380
24390
24400
24410
24420
24430
24440
24450
24460
24470
24480
24490
24500
24510
24520
24530
24540
24550
24560
24570
24580
24590
24600
24610
24620
24630
24640
24650
24660
24670
24680
24690
24700
24710
24720
24730
24740
24750
24760
24770
24780
24790
24800
24810
24820
24830
24840
24850
24860
24870
24880
24890
24900
24910
24920
24930
24940
24950
24960
24970
24980
24990
25000
25010
25020
25030
25040
25050
25060
25070
25080
25090
25100
25110
25120
25130
25140
25150
25160
25170
25180
25190
25200
25210
25220
25230
25240
25250
25260
25270
25280
25290
25300
25310
25320
25330
25340
25350
25360
25370
25380
25390
25400
25410
25420
25430
25440
25450
25460
25470
25480
25490
25500
25510
25520
25530
25540
25550
25560
25570
25580
25590
25600
25610
25620
25630
25640
25650
25660
25670
25680
25690
25700
25710
25720
25730
25740
25750
25760
25770
25780
25790
25800
25810
25820
25830
25840
25850
25860
25870
25880
25890
25900
25910
25920
25930
25940
25950
25960
25970
25980
25990
26000
26010
26020
26030
26040
26050
26060
26070
26080
26090
26100
26110
26120
26130
26140
26150
26160
26170
26180
26190
26200
26210
26220
26230
26240
26250
26260
26270
26280
26290
26300
26310
26320
26330
26340
26350
26360
26370
26380
26390
26400
26410
26420
26430
26440
26450
26460
26470
26480
26490
26500
26510
26520
26530
26540
26550
26560
26570
26580
26590
26600
26610
26620
26630
26640
26650
26660
26670
26680
26690
26700
26710
26720
26730
26740
26750
26760
26770
26780
26790
26800
26810
26820
26830
26840
26850
26860
26870
26880
26890
26900
26910
26920
26930
26940
26950
26960
26970
26980
26990
27000
27010
27020
27030
27040
27050
27060
27070
27080
27090
27100
27110
27120
27130
27140
27150
27160
27170
27180
27190
27200
27210
27220
27230
27240
27250
27260
27270
27280
27290
27300
27310
27320
27330
27340
27350
27360
27370
27380
27390
27400
27410
27420
27430
27440
27450
27460
27470
27480
27490
27500
27510
27520
27530
27540
27550
27560
27570
27580
27590
27600
27610
27620
27630
27640
27650
27660
27670
27680
27690
27700
27710
27720
27730
27740
27750
27760
27770
27780
27790
27800
27810
27820
27830
27840
27850
27860
27870
27880
27890
27900
27910
27920
27930
27940
27950
27960
27970
27980
27990
28000
28010
28020
28030
28040
28050
28060
28070
28080
28090
28100
28110
28120
28130
28140
28150
28160
28170
28180
28190
28200
28210
28220
28230
28240
28250
28260
28270
28280
28290
28300
28310
28320
28330
28340
28350
28360
28370
28380
28390
28400
28410
28420
28430
28440
28450
28460
28470
28480
28490
28500
28510
28520
28530
28540
28550
28560
28570
28580
28590
28600
28610
28620
28630
28640
28650
28660
28670
28680
28690
28700
28710
28720
28730
28740
28750
28760
28770
28780
28790
28800
28810
28820
28830
28840
28850
28860
28870
28880
28890
28900
28910
28920
28930
28940
28950
28960
28970
28980
28990
29000
29010
29020
29030
29040
29050
29060
29070
29080
29090
29100
29110
29120
29130
29140
29150
29160
29170
29180
29190
29200
29210
29220
29230
29240
29250
29260
29270
29280
29290
29300
29310
29320
29330
29340
29350
29360
29370
29380
29390
29400
29410
29420
29430
29440
29450
29460
29470
29480
29490
29500
29510
29520
29530
29540
29550
29560
29570
29580
29590
29600
29610
29620
29630
29640
29650
29660
29670
29680
29690
29700
29710
29720
29730
29740
29750
29760
29770
29780
29790
29800
29810
29820
29830
29840
29850
29860
29870
29880
29890
29900
29910
29920
29930
29940
29950
29960
29970
29980
29990
30000
30010
30020
30030
30040
30050
30060
30070
30080
30090
30100
30110
30120
30130
30140
30150
30160
30170
30180
30190
30200
30210
30220
30230
30240
30250
30260
30270
30280
30290
30300
30310
30320
30330
30340
30350
30360
30370
30380
30390
30400
30410
30420
30430
30440
30450
30460
30470
30480
30490
30500
30510
30520
30530
30540
30550
30560
30570
30580
30590
30600
30610
30620
30630
30640
30650
30660
30670
30680
30690
30700
30710
30720
30730
30740
30750
30760
30770
30780
30790
30800
30810
30820
30830
30840
30850
30860
30870
30880
30890
30900
30910
30920
30930
30940
30950
30960
30970
30980
30990
31000
31010
31020
31030
31040
31050
31060
31070
31080
31090
31100
31110
31120
31130
31140
31150
31160
31170
31180
31190
31200
31210
31220
31230
31240
31250
31260
31270
31280
31290
31300
31310
31320
31330
31340
31350
31360
31370
31380
31390
31400
31410
31420
31430
31440
31450
31460
31470
31480
31490
31500
31510
31520
31530
31540
31550
31560
31570
31580
31590
31600
31610
31620
31630
31640
31650
31660
31670
31680
31690
31700
31710
31720
31730
31740
31750
31760
31770
31780
31790
31800
31810
31820
31830
31840
31850
31860
31870
31880
31890
31900
31910
31920
31930
31940
31950
31960
31970
31980
31990
32000
32010
32020
32030
32040
32050
32060
32070
32080
32090
32100
32110
32120
32130
32140
32150
32160
32170
32180
32190
32200
32210
32220
32230
32240
32250
32260
32270
32280
32290
32300
32310
32320
32330
32340
32350
32360
32370
32380
32390
32400
32410
32420
32430
32440
32450
32460
32470
32480
32490
32500
32510
32520
32530
32540
32550
32560
32570
32580
32590
32600
32610
32620
32630
32640
32650
32660
32670
32680
32690
32700
32710
32720
32730
32740
32750
32760
32770
32780
32790
32800
32810
32820
32830
32840
32850
32860
32870
32880
32890
32900
32910
32920
32930
32940
32950
32960
32970
32980
32990
33000
33010
33020
33030
33040
33050
33060
33070
33080
33090
33100
33110
33120
33130
33140
33150
33160
33170
33180
33190
33200
33210
33220
33230
33240
33250
33260
33270
33280
33290
33300
33310
33320
33330
33340
33350
33360
33370
33380
33390
33400
33410
33420
33430
33440
33450
33460
33470
33480
33490
33500
33510
33520
33530
33540
33550
33560
33570
33580
33590
33600
33610
33620
33630
33640
33650
33660
33670
33680
33690
33700
33710
33720
33730
33740
33750
33760
33770
33780
33790
33800
33810
33820
33830
33840
33850
33860
33870
33880
33890
33900
33910
33920
33930
33940
33950
33960
33970
33980
33990
34000
34010
34020
34030
34040
34050
34060
34070
34080
34090
34100
34110
34120
34130
34140
34150
34160
34170
34180
34190
34200
34210
34220
34230
34240
34250
34260
34270
34280
34290
34300
34310
34320
34330
34340
34350
34360
34370
34380
34390
34400
34410
34420
34430
34440
34450
34460
34470
34480
34490
34500
34510
34520
34530
34540
34550
34560
34570
34580
34590
34600
34610
34620
34630
34640
34650
34660
34670
34680
34690
34700
34710
34720
34730
34740
34750
34760
34770
34780
34790
34800
34810
34820
34830
34840
34850
34860
34870
34880
34890
34900
34910
34920
34930
34940
34950
34960
34970
34980
34990
35000
35010
35020
35030
35040
35050
35060
35070
35080
35090
35100
35110
35120
35130
35140
35150
35160
35170
35180
35190
35200
35210
35220
35230
35240
35250
35260
35270
35280
35290
35300
35310
35320
35330
35340
35350
35360
35370
35380
35390
35400
35410
35420
35430
35440
35450
35460
35470
35480
35490
35500
35510
35520
35530
35540
35550
35560
35570
35580
35590
35600
35610
35620
35630
35640
35650
35660
35670
35680
35690
35700
35710
35720
35730
35740
35750
35760
35770
35780
35790
35800
35810
35820
35830
35840
35850
35860
35870
35880
35890
35900
35910
35920
35930
35940
35950
35960
35970
35980
35990
36000
36010
36020
36030
36040
36050
36060
36070
36080
36090
36100
36110
36120
36130
36140
36150
36160
36170
36180
36190
36200
36210
36220
36230
36240
36250
36260
36270
36280
36290
36300
36310
36320
36330
36340
36350
36360
36370
36380
36390
36400
36410
36420
36430
36440
36450
36460
36470
36480
36490
36500
36510
36520
36530
36540
36550
36560
36570
36580
36590
36600
36610
36620
36630
36640
36650
36660
36670
36680
36690
36700
36710
36720
36730
36740
36750
36760
36770
36780
36790
36800
36810
36820
36830
36840
36850
36860
36870
36880
36890
36900
36910
36920
36930
36940
36950
36960
36970
36980
36990
37000
37010
37020
37030
37040
37050
37060
37070
37080
37090
37100
37110
37120
37130
37140
37150
37160
37170
37180
37190
37200
37210
37220
37230
37240
37250
37260
37270
37280
37290
37300
37310
37320
37330
37340
37350
37360
37370
37380
37390
37400
37410
37420
37430
37440
37450
37460
37470
37480
37490
37500
37510
37520
37530
37540
37550
37560
37570
37580
37590
37600
37610
37620
37630
37640
37650
37660
37670
37680
37690
37700
37710
37720
37730
37740
37750
37760
37770
37780
37790
37800
37810
37820
37830
37840
37850
37860
37870
37880
37890
37900
37910
37920
37930
37940
37950
37960
37970
37980
37990
38000
38010
38020
38030
38040
38050
38060
38070
38080
38090
38100
38110
38120
38130
38140
38150
38160
38170
38180
38190
38200
38210
38220
38230
38240
38250
38260
38270
38280
38290
38300
38310
38320
38330
38340
38350
38360
38370
38380
38390
38400
38410
38420
38430
38440
38450
38460
38470
38480
38490
38500
38510
38520
38530
38540
38550
38560
38570
38580
38590
38600
38610
38620
38630
38640
38650
38660
38670
38680
38690
38700
38710
38720
38730
38740
38750
38760
38770
38780
38790
38800
38810
38820
38830
38840
38850
38860
38870
38880
38890
38900
38910
38920
38930
38940
38950
38960
38970
38980
38990
39000
39010
39020
39030
39040
39050
39060
39070
39080
39090
39100
39110
39120
39130
39140
39150
39160
39170
39180
39190
39200
39210
39220
39230
39240
39250
39260
39270
39280
39290
39300
39310
39320
39330
39340
39350
39360
39370
39380
39390
39400
39410
39420
39430
39440
39450
39460
39470
39480
39490
39500
39510
39520
39530
39540
39550
39560
39570
39580
39590
39600
39610
39620
39630
39640
39650
39660
39670
39680
39690
39700
39710
39720
39730
39740
39750
39760
39770
39780
39790
39800
39810
39820
39830
39840
39850
39860
39870
39880
39890
39900
39910
39920
39930
39940
39950
39960
39970
39980
39990
40000
40010
40020
40030
40040
40050
40060
40070
40080
40090
40100
40110
40120
40130
40140
40150
40160
40170
40180
40190
40200
40210
40220
40230
40240
40250
40260
40270
40280
40290
40300
40310
40320
40330
40340
40350
40360
40370
40380
40390
40400
40410
40420
40430
40440
40450
40460
40470
40480
40490
40500
40510
40520
40530
40540
40550
40560
40570
40580
40590
40600
40610
40620
40630
40640
40650
40660
40670
40680
40690
40700
40710
40720
40730
40740
40750
40760
40770
40780
40790
40800
40810
40820
40830
40840
40850
40860
40870
40880
40890
40900
40910
40920
40930
40940
40950
40960
40970
40980
40990
41000
41010
41020
41030
41040
41050
41060
41070
41080
41090
41100
41110
41120
41130
41140
41150
41160
41170
41180
41190
41200
41210
41220
41230
41240
41250
41260
41270
41280
41290
41300
41310
41320
41330
41340
41350
41360
41370
41380
41390
41400
41410
41420
41430
41440
41450
41460
41470
41480
41490
41500
41510
41520
41530
41540
41550
41560
41570
41580
41590
41600
41610
41620
41630
41640
41650
41660
41670
41680
41690
41700
41710
41720
41730
41740
41750
41760
41770
41780
41790
41800
41810
41820
41830
41840
41850
41860
41870
41880
41890
41900
41910
41920
41930
41940
41950
41960
41970
41980
41990
42000
42010
42020
42030
42040
42050
42060
42070
42080
42090
42100
42110
42120
42130
42140
42150
42160
42170
42180
42190
42200
42210
42220
42230
42240
42250
42260
42270
42280
42290
42300
42310
42320
42330
42340
42350
42360
42370
42380
42390
42400
42410
42420
42430
42440
42450
42460
42470
42480
42490
42500
42510
42520
42530
42540
42550
42560
42570
42580
42590
42600
42610
42620
42630
42640
42650
42660
42670
42680
42690
42700
42710
42720
42730
42740
42750
42760
42770
42780
42790
42800
42810
42820
42830
42840
42850
42860
42870
42880
42890
42900
42910
42920
42930
42940
42950
42960
42970
42980
42990
43000
43010
43020
43030
43040
43050
43060
43070
43080
43090
43100
43110
43120
43130
43140
43150
43160
43170
43180
43190
43200
43210
43220
43230
43240
43250
43260
43270
43280
43290
43300
43310
43320
43330
43340
43350
43360
43370
43380
43390
43400
43410
43420
43430
43440
43450
43460
43470
43480
43490
43500
43510
43520
43530
43540
43550
43560
43570
43580
43590
43600
43610
43620
43630
43640
43650
43660
43670
43680
43690
43700
43710
43720
43730
43740
43750
43760
43770
43780
43790
43800
43810
43820
43830
43840
43850
43860
43870
43880
43890
43900
43910
43920
43930
43940
43950
43960
43970
43980
43990
44000
44010
44020
44030
44040
44050
44060
44070
44080
44090
44100
44110
44120
44130
44140
44150
44160
44170
44180
44190
44200
44210
44220
44230
44240
44250
44260
44270
44280
44290
44300
44310
44320
44330
44340
44350
44360
44370
44380
44390
44400
44410
44420
44430
44440
44450
44460
44470
44480
44490
44500
44510
44520
44530
44540
44550
44560
44570
44580
44590
44600
44610
44620
44630
44640
44650
44660
44670
44680
44690
44700
44710
44720
44730
44740
44750
44760
44770
44780
44790
44800
44810
44820
44830
44840
44850
44860
44870
44880
44890
44900
44910
44920
44930
44940
44950
44960
44970
44980
44990
45000
45010
45020
45030
45040
45050
45060
45070
45080
45090
45100
45110
45120
45130
45140
45150
45160
45170
45180
45190
45200
45210
45220
45230
45240
45250
45260
45270
45280
45290
45300
45310
45320
45330
45340
45350
45360
45370
45380
45390
45400
45410
45420
45430
45440
45450
45460
45470
45480
45490
45500
45510
45520
45530
45540
45550
45560
45570
45580
45590
45600
45610
45620
45630
45640
45650
45660
45670
45680
45690
45700
45710
45720
45730
45740
45750
45760
45770
45780
45790
45800
45810
45820
45830
45840
45850
45860
45870
45880
45890
45900
45910
45920
45930
45940
45950
45960
45970
45980
45990
46000
46010
46020
46030
46040
46050
46060
46070
46080
46090
46100
46110
46120
46130
46140
46150
46160
46170
46180
46190
46200
46210
46220
46230
46240
46250
46260
46270
46280
46290
46300
46310
46320
46330
46340
46350
46360
46370
46380
46390
46400
46410
46420
46430
46440
46450
46460
46470
46480
46490
46500
46510
46520
46530
46540
46550
46560
46570
46580
46590
46600
46610
46620
46630
46640
46650
46660
46670
46680
46690
46700
46710
46720
46730
46740
46750
46760
46770
46780
46790
46800
46810
46820
46830
46840
46850
46860
46870
46880
46890
46900
46910
46920
46930
46940
46950
46960
46970
46980
46990
47000
47010
47020
47030
47040
47050
47060
47070
47080
47090
47100
47110
47120
47130
47140
47150
47160
47170
47180
47190
47200
47210
47220
47230
47240
47250
47260
47270
47280
47290
47300
47310
47320
47330
47340
47350
47360
47370
47380
47390
47400
47410
47420
47430
47440
47450
47460
47470
47480
47490
47500
47510
47520
47530
47540
47550
47560
47570
47580
47590
47600
47610
47620
47630
47640
47650
47660
47670
47680
47690
47700
47710
47720
47730
47740
47750
47760
47770
47780
47790
47800
47810
47820
47830
47840
47850
47860
47870
47880
47890
47900
47910
47920
47930
47940
47950
47960
47970
47980
47990
48000
48010
48020
48030
48040
48050
48060
48070
48080
48090
48100
48110
48120
48130
48140
48150
48160
48170
48180
48190
48200
48210
48220
48230
48240
48250
48260
48270
48280
48290
48300
48310
48320
48330
48340
48350
48360
48370
48380
48390
48400
48410
48420
48430
48440
48450
48460
48470
48480
48490
48500
48510
48520
48530
48540
48550
48560
48570
48580
48590
48600
48610
48620
48630
48640
48650
48660
48670
48680
48690
48700
48710
48720
48730
48740
48750
48760
48770
48780
48790
48800
48810
48820
48830
48840
48850
48860
48870
48880
48890
48900
48910
48920
48930
48940
48950
48960
48970
48980
48990
49000
49010
49020
49030
49040
49050
49060
49070
49080
49090
49100
49110
49120
49130
49140
49150
49160
49170
49180
49190
49200
49210
49220
49230
49240
49250
49260
49270
49280
49290
49300
49310
49320
49330
49340
49350
49360
49370
49380
49390
49400
49410
49420
49430
49440
49450
49460
49470
49480
49490
49500
49510
49520
49530
49540
49550
49560
49570
49580
49590
49600
49610
49620
49630
49640
49650
49660
49670
49680
49690
49700
49710
49720
49730
49740
49750
49760
49770
49780
49790
49800
49810
49820
49830
49840
49850
49860
49870
49880
49890
49900
49910
49920
49930
49940
49950
49960
49970
49980
49990
50000
50010
50020
50030
50040
50050
50060
50070
50080
50090
50100
50110
50120
50130
50140
50150
50160
50170
50180
50190
50200
50210
50220
50230
50240
50250
50260
50270
50280
50290
50300
50310
50320
50330
50340
50350
50360
50370
50380
50390
50400
50410
50420
50430
50440
50450
50460
50470
50480
50490
50500
50510
50520
50530
50540
50550
50560
50570
50580
50590
50600
50610
50620
50630
50640
50650
50660
50670
50680
50690
50700
50710
50720
50730
50740
50750
50760
50770
50780
50790
50800
50810
50820
50830
50840
50850
50860
50870
50880
50890
50900
50910
50920
50930
50940
50950
50960
50970
50980
50990
51000
51010
51020
51030
51040
51050
51060
51070
51080
51090
51100
51110
51120
51130
51140
51150
51160
51170
51180
51190
51200
51210
51220
51230
51240
51250
51260
51270
51280
51290
51300
51310
51320
51330
51340
51350
51360
51370
51380
51390
51400
51410
51420
51430
51440
51450
51460
51470
51480
51490
51500
51510
51520
51530
51540
51550
51560
51570
51580
51590
51600
51610
51620
51630
51640
51650
51660
51670
51680
51690
51700
51710
51720
51730
51740
51750
51

CITY OF LEBANON
APPLICATION FOR

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

☒ OTHER CONCEPT REVIEW

PROPERTY OWNER (APPLICANT):

NAME: JAMES CAMPION/CHOICE STORAGE TEL.#: [redacted]

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS: [redacted]

CO-APPLICANT, AGENT, OR LESSEE:

NAME: TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 26 LOT#: 17 PLOT #: ZONE: IND-L/RL-3

STREET ADDRESS OF PROJECT:

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

FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Concept review of 4 lot subdivision.

TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☒ INDUSTRIAL

PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☒ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL

IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC** USE:_____

SIGNATURE BLOCK:

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

PROPERTY OWNER:_____DATE:_____

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 #	[redacted]		
2026-01-12	26-17	PB2026-07-CON			

(Last Revised 4/04/18)

CITY OF LEBANON
APPLICATION FOR

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

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: CWM ALL WASTE, LLC TEL.#:

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

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

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 51 LOT#: 10 PLOT #: ZONE: IND-L

STREET ADDRESS OF PROJECT: 40 North Labombard Road, Lebanon, NH 03766

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

FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Subdivide to create road ROW for abutting property.

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: Recycling center

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 13 January, 20 25, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: _____ DATE: _____

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

PROPERTY OWNER: _____ DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	[redacted]		
2026-01-12	51-10	PB2026-07-CON			

(Last Revised 4/04/18)

AGD
Advanced Geomatics & Design

12 January 2026

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

Re: Concept Review, Major Subdivision, Lots 26-17 & 51-10
Etna & LaBombard Roads

Dear Mr. Corwin:

This Subdivision represents Phase I of the development of Lot 26-17. Approval for Phase 1 is necessary for the applicant to engage negotiation with the City regarding a TIF funding and transfer of recreational land to the city. Once TIF negotiations are completed, designs and applications for the remainder of the parcel will be presented to the city and pursued through the permit process.

This application entails two subdivisions: 1) the first subdivision creates a roadway through the existing Casella parcel(Lot 51-10), and 2) a four lot subdivision of the Campion parcel (Lot 26-17). The proposed Casella parcel subdivision creating the ROW splits the parent lot roughly in half, creating 3 parcels. (see plat entitled CWM All Waste). The existing recycling operation, Lot 1, will eventually move from the 9.6Ac lot to another parcel, not subject to either parcel in this application. The ROW, Lot 3, consumes apx 1.7 Ac. The remaining land of apx 7.3Ac, Lot 2, will remain vacant. The Campion subdivision will entail a ROW, Lot 2; Lot 1 for multi-family housing; Lot 3, a "daycare/commercial" lot, and Lot 4, remaining land. The entirety of the project is shown on the attached map entitled Choice Storage.

When Campion purchased the Signal Hill parcel, he noticed that the access would not be suitable for more vigorous uses. As can be seen on the attached Holden plan, the former access ran right across the front of the Casella building. Campion's previous engineer, Holden, designed a roadway and easement to give room for the Casella operation. Campion negotiated with Casella and obtained the easement in 2013. A copy of the easement is attached for reference.

The roadway along the easement has been roughed in and graveled. It is currently in use.

The existing Casella building is served by municipal water and sewer and has power and phone.

This proposal is consistent with the Master Plan, Chapter 2.
-"promote growth by guiding development to those areas served by public infrastructure". The parcels subject to this application have access to municipal water, sewer, and roadways.

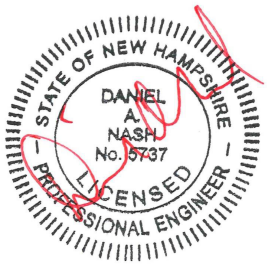
-"employ Smart Growth-mixed land uses" The Phase 1 project proposes housing, daycare, and commercial uses.
-"employ Smart Growth-compact buildings" The multi-family buildings are compact in that they provide housing units vertically, and employ some under building parking.

In addition, the city's multi-year project in reviewing the "North Lebanon" area, promotes housing, which this project focuses on.

PLANS:
Cover. Lists owners and preparers of plans. Lists plan sheets. Notes regarding zoning and utilities.
Sheet OA-1. Overall topo. Indicates 2' contours. Site started as industrial site with 7 planned "pads" for industrial uses.
Sheet OA-2. Planned business park land use allocations. This sheet may become obsolete is anticipated change of IND-L lands to GC-1 passes in Feb 2026.
Sheet OA-3. Concept land use and layouts for Phase 1. Once Phase 1 approved, sites on each lot would submit for Site Plan Review.
Sheet L 1.0. This sheet contains concept for land use after Phase 1 approval.
Subdivision Choice Storage. Subdivision of Campion land into 4 lots.
Subdivision CWM All Waste. Subdivision of CWM land into 3 lots. Access road.

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

Sincerely,



Daniel A. Nash, PE
Principal

Attachments:
-Application
-Abutters List
-Plan set

CC: Choice Storage

M:\2018_projects\18-025\planning_board_app\app_9dec24_PBP\col_signal_subdiv__12Jan2026.docx

SIGNAL PARK

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

CONCEPT PLANS

OWNER/APPLICANT
SIGNAL HILL FOR CHOICE STORAGE
44 SOUTH MAIN STREET, BOX 14
HANOVER, NH 03755

CO-APPLICANT
CWM ALL WASTE, LLC
PO BOX 4900
SCOTTSDALE, AZ 85261

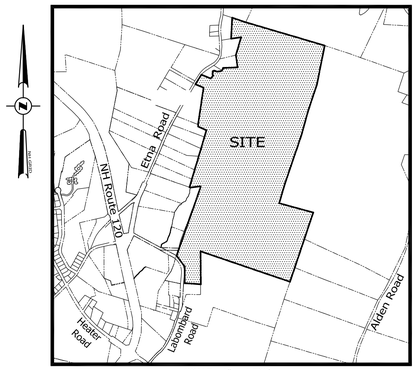
CONSULTANTS

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

SURVEYOR
CHRISTOPHER T. PATON, LLS
PATON LAND SURVEYING
PO BOX 581
SPRINGFIELD, VT 05156

LANDSCAPE ARCHITECT/LAND PLANNING
PAUL SIMON
BOWMAN CONSULTING GROUP, LTD
3 SCHOOL HOUSE LANE, SUITE 1
ETNA, NH 03750

ENGINEER-LAND PLANNING & TRAFFIC
ABBY DERY, PE
BOWMAN CONSULTING GROUP, LTD
478 BLAIR PARK ROAD
WILLISTON, VT 05495



SCALE: 1" = 1,500'

INDEX OF SHEETS

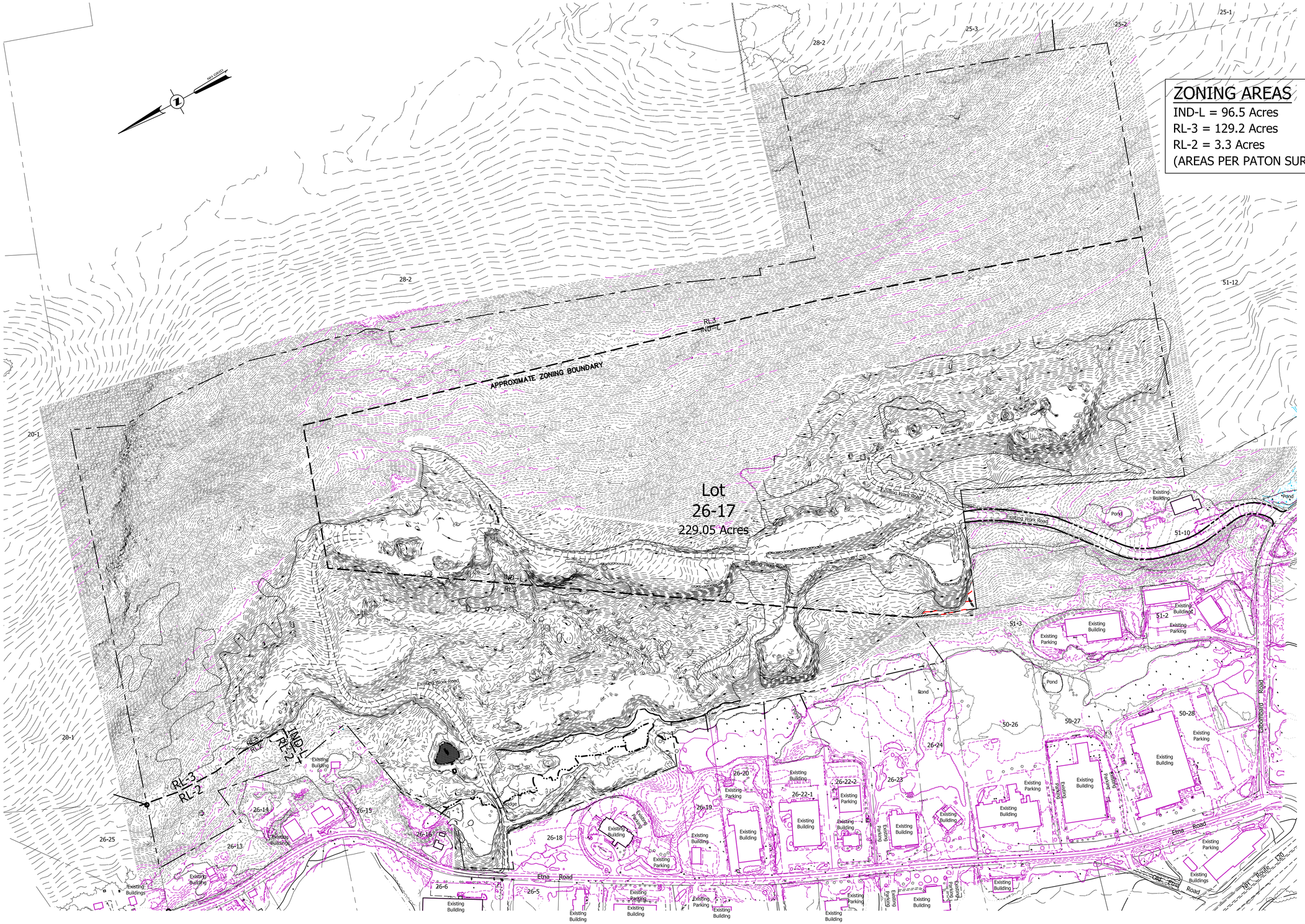
SHEET NUMBER		
2	OVERALL EXISTING CONDITIONS PLAN	OA-1
3	OVERALL PLAN, PLANNED BUSINESS PARK	OA-2
4	PHASE 1, CONCEPTUAL LAND USE	OA-3
5	DRAFT SITE MASTER PLAN	L 1.0
6	SUBDIVISION PLAT, CHOICE STORAGE	-
7	SUBDIVISION PLAN, CWM ALL WASTE	-

NOTES:

1. THIS PARCEL IS SHOWN AS LOTS 26-17 AND 51-10 ON THE LEBANON TAX MAPS.
2. THIS PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
3. THIS PARCEL IS SUBJECT TO THE WETLANDS OVERLAY DISTRICT.
4. THIS PARCEL IS NOT SUBJECT TO THE FLOOD OVERLAY DISTRICT.
5. SUBJECT PARCEL IS ZONED IND-L (LIGHT INDUSTRIAL), RL-2 (RURAL LANDS 2), AND RL-3 (RURAL LANDS 3).

STATE OF NEW HAMPSHIRE
DANIEL A. NASH
No. 9737
LICENSED
PROFESSIONAL ENGINEER

12JAN2026
PBP CONCEPT PLANS
18-025



OVERALL EXISTING CONDITIONS PLAN
FOR
SIGNAL HILL PBP
IN
LEBANON, NEW HAMPSHIRE

1	REVISIONS	DATE

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

DANIEL A. KENT No. 7937 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

SURVEYED:	GIS, ET
DESIGNED:	
DRAWN:	KH
CHECKED:	DAN
DATE:	9/12/2024

SIGNAL HILL PBP

OVERALL EXISTING CONDITIONS PLAN

OA-1

© 2024
ADVANCED GEOMATICS & DESIGN
DWG: 18025\18025-BA

SIGNAL PARK

PLANNED BUSINESS PARK DISTRICT

NOVEMBER 2025

0' 200' 400' 600' 1000'

Scale: 1" = 200'-0"

NORTH

PLANNED 26-17 SUBDIVISION PARCELS

PARCEL ID	SITE ADDRESS	OWNER NAME / USE		ACRES	
26 - 17	0 ETNA RD	CHOICE STORAGE, LLC (ENTIRE PARCEL)		± 229.05	
26 - 17	0 ETNA RD	AREA OF PLANNED BUSINESS PARK DISTRICT		± 97.11	
LOT #1	0 ETNA RD (LOT #1)	USE: RESIDENTIAL	(WITHIN PBP)	± 8.565	97.11 WITHIN PLANNED BUSINESS PARK (PBP)
LOT #2	(BETWEEN LOT 1 & 3)	PROPOSED ROW AREA	(WITHIN PBP)	± 1.467	
LOT #3	0 ETNA RD (LOT #3)	USE: COMMERCIAL	(WITHIN PBP)	± 6.603	
LOT #4 ± 212.41 TOTAL	0 ETNA RD (LOT #4)	CHOICE STORAGE, LLC	(WITHIN PBP)	± 80.476	
LOT #4	0 ETNA RD (LOT #4)	CHOICE STORAGE, LLC	(REMAINING)	± 131.94	CURRENT USE
		TOTAL ACREAGE OF 26-17 PARCELS:		± 229.05	

PLANNED BUSINESS PARK PARCELS

PARCEL ID	SITE ADDRESS	OWNER NAME	ACRES	PBP USE COMMERCIAL
51 - 10	40 N LABOMBARD RD	CWM ALL WASTE LLC	~~± 18.61~~	
51 - 10 A	40A N LABOMBARD RD	LOT #1C PROPOSED RECYCLING YARD:	± 9.60	N/A
51 - 10 B	40B N LABOMBARD RD	LOT #2C PROPOSED RECYCLING YARD:	± 7.27	
----------	(BETWEEN LOT 1C & 2C)	PROPOSED ROW AREA	± 1.74	
51 - 11	32 LABOMBARD RD	CHALOUX PROPERTIES LLC	± 2.00	C: 2.00
64 - 21	35 LABOMBARD RD	ROUTE 120 HOTEL LLC	± 8.97	C: 8.97
64 - 25	25 LABOMBARD RD	CHALOUX PROPERTIES LLC	± 2.85	C: 2.85
26 - 17	0 ETNA RD	CHOICE STORAGE, LLC (WITHIN PBP DISTRICT)		
26 - 17A	0A ETNA RD	LOT #1 PROPOSED RESIDENTIAL USE:	± 8.565	
----------	(BETWEEN LOT 1 & 3)	LOT #2 PROPOSED ROW AREA:	± 1.467	
26 - 17B	0B ETNA RD	LOT #3 PROPOSED COMMERCIAL USE:	± 6.603	C: 6.603
26 - 17C	0C ETNA RD	LOT #4 PORTION WITHIN PBP DISTRICT:	± 80.476	
51 - 14	39 LABOMBARD RD	KLUBIO, LLC	± 2.31	N/A
51 - 1	41 LABOMBARD RD	TLL REALTY LLC	± 2.35	C: 2.35
51 - 15	33 LABOMBARD RD	NOTCH CLIMBING REAL ESTATE LLC	± 2.55	N/A
		TOTAL ACREAGE FOR PROPOSED BUSINESS PARK:	± 136.751	N/A
		TOTAL PBP COMMERCIAL USE (C):		22.773 ACRES
		TOTAL % COMMERCIAL (CAN NOT EXCEED 20%):		16.652%

PLANNED BUSINESS PARK REQUIREMENTS

508.2 GENERAL REQUIREMENT. A PLANNED BUSINESS PARK IS A USE PERMITTED IN THE LIGHT INDUSTRIAL DISTRICT AND THE INDUSTRIAL RAIL ACCESS DISTRICT.

508.3 LOT AREA. A PLANNED BUSINESS PARK SHALL INCLUDE A MINIMUM OF TWENTY (20) CONTIGUOUS ACRES WITH AT LEAST FOUR (4) LOTS. 508.4 SECTORS,

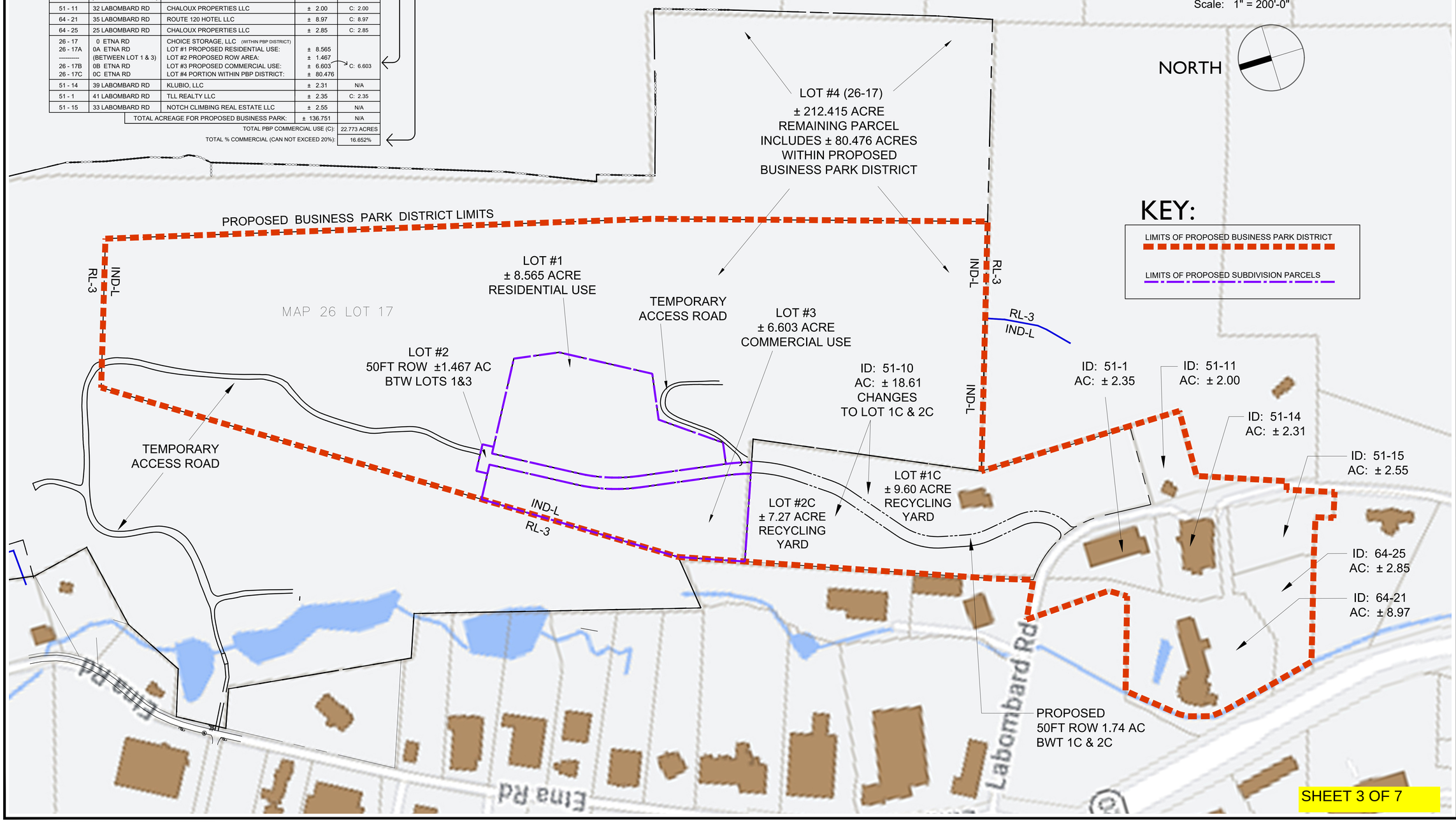
ALLOWED USES. A. THE PLANNED BUSINESS PARK SHALL BE SHOWN ON AN APPROVED SUBDIVISION PLAN AND USE ALLOCATION PLAN. THE SUBDIVISION PLAN AND USE ALLOCATION PLAN APPROVED BY THE PLANNING BOARD SHALL DESIGNATE THE ALLOCATION OF THE INDUSTRIAL/ OFFICE, COMMERCIAL AND RESIDENTIAL USES WITHIN THE PARK.

B. NO MORE THAN 20% OF THE NET LAND AREA NOT PLANNED FOR OPEN SPACE, ROADS, OR UTILITIES SHALL BE USED FOR THE COMMERCIAL SECTOR.

C. UNLESS LIMITED BY THE PLANNING BOARD AT THE TIME OF SUBDIVISION APPROVAL, THE FOLLOWING USES SHALL BE PERMITTED.

1. THE FOLLOWING USES SHALL BE PERMITTED BY RIGHT FOR ANY PLANNED BUSINESS PARK INDUSTRIAL/OFFICE SECTOR: LIGHT INDUSTRY; WAREHOUSE; TRUCKING TERMINAL; PUBLISHING/PRINTING; PLUMBING, ELECTRICAL OR CARPENTRY SHOP; RESEARCH LABORATORY; LOCAL GOVERNMENT USE; ESSENTIAL SERVICE; OUTDOOR STORAGE PER SECTION 303.4 (LESS THAN 20%); GROUP DAY CARE FACILITY PER SECTION 604; GENERAL BUSINESS OFFICES, RESEARCH FACILITIES, MEDICAL OFFICE BUILDINGS; HEALTH CLUBS, EDUCATIONAL FACILITY, COLLEGE/UNIVERSITY; EDUCATIONAL FACILITY, VOCATIONAL SCHOOL; AND ACCESSORY USES TO A PERMITTED USE. RETAIL SHOWROOMS PER SECTIONS 303.5 AND 303A.5 SHALL BE ALLOWED BY CONDITIONAL USE PERMIT.

2. THE FOLLOWING USES SHALL BE PERMITTED BY RIGHT FOR ANY PLANNED BUSINESS PARK COMMERCIAL SECTOR: RETAIL STORE(S) UP TO A CUMULATIVE MAXIMUM OF 20,000 SQ. FT. OF GROSS FLOOR AREA; PERSONAL SERVICE; BANK, BRANCH BANK; RESTAURANT, SANDWICH SHOP/DELI; REFRESHMENT STAND; OFFICE; MOTEL; HOTEL; MOVIE THEATER; MEMBERSHIP CLUB; AMUSEMENTS (INDOOR); PRINTING (I.E. RETAIL COPY STORE); RADIO OR TV STUDIO; GROUP DAY CARE FACILITY PER SECTION 604; LOCAL GOVERNMENT USE; AND HEALTH CLUBS.



KEY:

LIMITS OF PROPOSED BUSINESS PARK DISTRICT

LIMITS OF PROPOSED SUBDIVISION PARCELS

SHEET 3 OF 7

Stamp

Rev. No. | Description | Chkd.

Bowman
478 Blair Park Rd.
Williston, Vermont 05495
Phone: (802) 879-6331
www.bowman.com

3 School House Ln.
Etna, New Hampshire 03750
Phone: (603) 643-3400
www.bowman.com

© 2025 Bowman Consulting Group Ltd

Client: Signal Park
Signal Park for Choice Storage
44 South Main Street, Box 14
Hanover, New Hampshire 03755

Sheet Title: Planned Business Park

Project Title: Signal Park
Lebanon, New Hampshire

PA Project #	1931
Checked By:	PS
Drawn By:	PS
Scale:	NTS
Date:	12-20-2024

OA-2

SIGNAL PARK

PHASE 1 CONCEPTUAL LAND USE PLAN

NOVEMBER 2025

0' 60' 120' 180' 300'

Scale: 1" = 60'-0"

LOT 1: 216 UNITS MULTIFAMILY BUILDINGS (RESIDENTIAL USE)



LOT 1: BUILDING PROGRAM

BUILDING	USE	UNITS PER FLOOR	TOTAL UNITS	
A	1 BEDROOM RES.	6	24	72
	2 BEDROOM RES.	8	32	
	3 BEDROOM RES.	4	16	
B	1 BEDROOM RES.	6	24	72
	2 BEDROOM RES.	8	32	
	3 BEDROOM RES.	4	16	
C	1 BEDROOM RES.	6	24	72
	2 BEDROOM RES.	8	32	
	3 BEDROOM RES.	4	16	
			216 TOTAL	

BEDROOM UNIT SUMMARY

A, B & C	TOTAL 1 BEDROOM UNITS:	72	216
	TOTAL 2 BEDROOM UNITS:	96	
	TOTAL 3 BEDROOM UNITS:	48	

LOT 1: PROPOSED PARKING

BUILDING	# OF PARKING SPACES	SPACES
A	± 60 SPACES (UNDERGROUND)	60
B	± 60 SPACES (UNDERGROUND)	60
C	± 60 SPACES (UNDERGROUND)	60
N/A	SURFACE PARKING SPACES	180
		360 TOTAL

LOT 3: DAYCARE FACILITY (COMMERCIAL USE)



Stamp

Chkd.

Description

Rev. No.

Bowman
3 School House Ln.
Etna, New Hampshire 03750
Phone: (603) 643-3400
www.bowman.com
478 Blair Park Rd.
Williston, Vermont 05495
Phone: (802) 879-6331
www.bowman.com

© 2025 Bowman Consulting Group Ltd

Signal Park

Signal Park for Choice Storage
44 South Main Street, Box 14
Hanover, New Hampshire 03755

Sheet Title: Phase 1 - Conceptual Land Use

Project Title: Signal Park
Lebanon, New Hampshire

Project #	1931
Checked By:	PS
Drawn By:	PS
Scale:	NTS
Date:	11-17-2025

OA-3

SIGNAL PARK
DRAFT SITE MASTERPLAN

DECEMBER 2025

0' 100' 200' 300' 500'

Scale: 1" = 100'-0"



RL-3 UNIT ALLOWANCE FORMULA METHOD:

% OF PROPERTY COVERED BY WETLANDS AND/OR STEEP SLOPES = ±18%

% of WETLANDS AND/OR STEEP SLOPES TO BE SUBTRACTED: 20%
RL-3 AREA: ±5,641,800 - 20%
= ±4,513,440 = 103.61 ACRES

RL-3 AREA CALCS:
± 103.61 ACRES / 10 ACRES
= 10.36 UNITS

PROPOSED UNITS SHOWN = 10

RL-2 AREA CALCS:
± 105,000 SF / 10,000SF
= 10.5 UNITS

FRONTAGE RL-2 WIDTH: 700FT
700FT / 75FT
WIDTH = 9.33 UNITS

PROPOSED UNITS SHOWN = 0

Signal Park

Signal Park for Choice Storage
44 South Main Street, Box 14
Hanover, New Hampshire 03755

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448 6295

E-MAIL: advancedgeomatics@comcast.net

No.	REVISIONS/SUBMISSIONS	Date
0	INITIAL ISSUE	

RECORD DRAWING ☐ FINAL ☐ PRELIMINARY ☒ SKETCH/CONCEPT

Bowman

478 Blair Park Rd.
Williston, Vermont 05495

3 School House Ln.
Etna, New Hampshire 03750

Project: SIGNAL PARK

Title: DRAFT SITE MASTER PLAN

Prepared by: Paul Simon / PS	Project No.
Drawn: PS	Scale: 1" = 100FT
Checked: JC	Drawing No.: L 1.0
Reviewed: PS	
Date: DECEMBER 2025	

DWG File Name

FOR REGISTRY USE

NEW HAMPSHIRE GRID

CITY OF LEBANON
MAP 28 LOT 2
VOL. 2618 PAGE 245

RYAN & TIANA MORSE
MAP 52 LOT 3
VOL. 4433 PAGE 858

DENISE MACLEOD TRUST
MAP 52 LOT 2
VOL. 3614 PAGE 532

3/4" REBAR FND., UP 15"
S17°48'53"W 333.74'
S18°37'41"W 916.02'
S20°37'43"W 237.13'
3/4" IRON PIPE FND., UP 12"
5/8" REBAR FND., UP12"

S73°23'53"E 732.22'

CITY OF LEBANON
MAP 28 LOT 2
VOL. 2618 PAGE 245

S26°34'27"W 45.28'
S00°00'00"W 44.50'
S42°28'30"W 59.92'
S18°47'42"W 1301.23'
S23°10'28"W 392.94'
S18°00'49"W 256.26'
S73°49'34"E 30.76'
3/4" REBAR FND., UP 15"
3/4" REBAR FND., UP 15"
3/4" REBAR FND., UP 12"

3/4" REBAR FND., UP 14", IN STONES
S23°50'10"W 246.18'
S04°04'02"E 200.38'
S03°27'05"W 434.16'
S15°15'42"W 174.12'
S11°33'24"W 196.08'
S18°25'06"W 128.19'
3/4" IRON PIPE FND., UP 6"
REBAR SET UP 15"
REBAR SET UP 16"
3/4" REBAR FND., UP 13", NEXT TO OAK

RL3
IND-L

FREDERIC & MARGARET HATCH
MAP 51 LOT 12
VOL. 2069 PAGE 936

N71°36'42"W 1983.03'

JAMES BROWNING
MAP 20 LOT 1
VOL. 3644 PAGE 181

S72°57'01"E 1724.00'

FLAGGED WETLANDS

LOT 4
REMAINING LAND
212.41 ACRES±

ZONING BOUNDARY

IND-L
RL3

LOT 1
373116.83 Sq. Feet
8.57 ACRES±

S 09°03'07" W 200.51'
S 29°53'59" W 419.28'
S 60°06'01" E 427.19'
S 29°53'59" W 50.00'
N 29°53'59" E 50.00'
N 60°06'01" W 427.19'
N 80°56'53" W 203.43'
S 36°41'07" W 299.72'
N 80°56'53" W 94.08'
R=725.00' L=12.76'
R=675.00' L=102.46'
5/8" REBAR FND., UP 14"
N24°58'20"E 1011.12'
8" X 4" STONE BOUND FND., UP 26"

S 29°53'59" W 390.72'
R=725.00' L=263.80'
386.74' N09°03'07"E
50.07'
N 29°53'59" E 390.72'
R=775.00' L=281.99'
509°03'07"W 386.74'
155.84'
S60°06'01"E 200.00'
N60°06'01"W 200.00'
LOT 2 PROPOSED ROAD 1.47 ACRES± 63898.42 Sq. Feet
LOT 3
287658.39 Sq. Feet
6.60 ACRES±
GRAVEL ROAD
50 FT. WIDE RIGHT OF WAY TO NORTH LABOMBARD ROAD SEE VOL. 3988 PAGE 596
386.13'
N69°08'36"W 538.48'
R=675.00' L=102.46'
3/4" REBAR FND., UP 12"
N20°52'13"E 292.77'
CWM ALL WASTE LLC
MAP 51 LOT 10
VOL. 2936 PAGE 82
CWM ALL WASTE LLC
MAP 51 LOT 10
VOL. 2936 PAGE 82

N 33°20'18" E 899.27'

1 1/2" IRON PIPE FND., UP 12"
1 1/2" IRON PIPE FND., UP 10"
3/4" REBAR FND., UP 11"
3/4" REBAR FND., UP 16"
1 1/2" IRON PIPE FND., UP 12"
S83°01'44"W 244.47'
MARY HITCHCOCK MEMORIAL HOSPITAL
MAP 51 LOT 3
VOL. 2684 PAGE 117
REBAR SET, UP 13" IN DITCH
BOND OPTICS INC.
MAP 50 LOT 26
VOL. 1327 PAGE 353

2" IRON PIPE FND., UP 12"
2" IRON PIPE FND., UP 8"
N15°47'57"E 159.82'
N15°58'26"E 268.51'
N15°48'02"E 166.85'
N15°49'06"E 293.95'
N15°49'06"E 369.20'
PENFIELD FAMILY LTD. PARTNERSHIP
MAP 26 LOT 20
VOL. 3535 PAGE 984
DARTMOUTH TRANSPORT COMPANY, INC.
MAP 26 LOT 22-2
VOL. 2187 PAGE 990
HYPERTHERM INC.
MAP 26 LOT 24
VOL. 2114 PAGE 376
HYPERTHERM INC.
MAP 26 LOT 22-1
VOL. 3746 PAGE 432
PENFIELD FAMILY LTD. PARTNERSHIP
MAP 26 LOT 23
VOL. 3535 PAGE 984

N69°24'50"W 195.78'
N07°25'18"E 767.00'
N30°16'40"E 225.00'
N69°01'20"W 74.00'
S70°47'52"E 209.50'
N07°25'18"E 42.40'
REBAR SET UP 12"
REBAR SET UP 14"
REBAR SET UP 10"
REBAR SET UP 7"
DRAWBELL
ETNA ROAD ASSOCIATES
MAP 26 LOT 18
VOL. 2343 PAGE 709
HYPERTHERM INC.
MAP 26 LOT 19
VOL. 4489 PAGE 283
ETNA ROAD
I.P.F.

FLAGGED WETLANDS

N.H HWY. BND. UP 12"
N11°57'23"W 260.00'
REBAR SET UP 12"
N78°27'37"E 385.00'
REBAR SET UP 22"
N08°58'16"E 399.41'
3/4" REBAR FND., UP 6"
RL3
RL2
N.H HWY. BND. UP 10"
S81°45'08"W 174.18'
S78°01'16"W 300.67'
ANGLE IRON FND.
421.58'
438.67'
S78°01'16"W 198.00'
N01°08'16"W 290.49'
N02°09'32"E
DEED LINE
REBAR SET UP 8" IN LEDGE
IRON ROD FND.
N72°56'31"W 198.00'
S72°56'31"E 290.49'
CHARLES & ROSE GRENIER
MAP 26 LOT 25
VOL. 4712 PAGE 507
TERRY & KAREN MOODIE
MAP 26 LOT 13
VOL. 2364 PAGE 871
STATE OF NEW HAMPSHIRE
MAP 26 LOT 14
PAUL LEONARDO MIRANDA PISCOPO
MAP 26 LOT 15
VOL. 4757 PAGE 46
CHOICE STORAGE, LLC
MAP 26 LOT 16
VOL. 4040 PAGE 361
NHHB
NHHB

UNIFIRST CORPORATION
MAP 26 LOT 6
UPPER VALLEY LAND TRUST INC.
MAP 26 LOT 7

N
TOWN LINE HANOVER LEBANON
ETNA ROAD
SITE
STEVENS ROAD
ROUTE 120
LABOMBARD ROAD
HEATER ROAD

LOCATION MAP

LEGEND

- STONE OR CONCRETE BOUND FOUND
- IRON PIPE OR PIN FOUND
- REBAR SET
- STONE WALL
- BARBED WIRE FENCE
- UTILITY POLE
- HYDRANT
- SEWER MANHOLE

REFERENCE PLANS

1. "PROPERTY OF GERARD & GLORIA CHALOUX, LEBANON, NEW HAMPSHIRE"; DATED MAY 1972; PREPARED BY T & M ASSOC.; RECORDED IN POCKET 2, FOLDER 4, PLANS 36 AND 37, G.C.R.D.
2. "LAND OF HELEN P. BUNKER, LEBANON, NEW HAMPSHIRE"; DATED 01/19/1985; PREPARED BY CHRISTOPHER ROLLINS; RECORDED AS PLAN #2585 G.C.R.D.
3. "BOUNDARY SURVEY OF A PORTION OF THE PROPERTY OF GERARD CHALOUX, LEBANON, NH"; DATED 06/09/1965; PREPARED BY KENNETH A. LECLAIR.
4. "PROPERTY OF GERARD CHALOUX, UPPER VALLEY DEVELOPMENT COUNCIL, LEBANON, NH"; DATED 03/18/1965; PREPARED BY KENNETH A. LECLAIR; RECORDED IN PLAN BOOK 1007, PAGE 73 G.C.R.D.
5. "SUBDIVISION OF GERARD CHALOUX, CITY OF LEBANON, NH"; DATED MAY 1985; PREPARED BY T & M SURVEYS, INC.; RECORDED AS PLAN 2997 G.C.R.D.
6. "SUBDIVISION OF SIGNAL HILL INDUSTRIAL PARK, LEBANON, NH"; DATED JAN. 1986; PREPARED BY T & M ASSOCIATES; RECORDED AS PLAN #6693 G.C.R.D.
7. "EASEMENT PLAN, BOUNDARY SURVEY, MAP 51 LOT 10, CWM ALL WASTE LLC, LEBANON, NH"; DATED 02/25/2013; PREPARED BY HOLDEN ENGINEERING & SURVEYING INC.; RECORDED AS PLAN #14465 G.C.R.D.
8. "BOUNDARY SURVEY N.H. INDUSTRIAL DEVELOPMENT AUTHORITY, ROBERTS PROPERTY, ETNA ROAD, LEBANON, NH"; RECORDED 12/21/1993; PREPARED BY K.A. LECLAIR ASSOC.; RECORDED AS PLAN #7792 G.C.R.D.
9. "CONSERVATION EASEMENT PLAN FOR FREDERIC & MARGARET HATCH, LABOMBARD ROAD, LEBANON, NH"; DATED 12/14/1992; PREPARED BY T & M ASSOC.; RECORDED AS PLAN #7798 G.C.R.D.
10. "SUBDIVISION PLAN PREPARED FOR DONALD O. GOODWIN, ETNA ROAD, LEBANON, NH"; DATED 6/20/1989; PREPARED BY T & M ASSOC.; RECORDED AS PLAN #7129 G.C.R.D.
11. "BOUNDARY SURVEY, JAMES W. CAMPION IV TRUST, 17 ETNA ROAD, LEBANON, NH; DATED 02/22/2019; PREPARED BY THIS OFFICE; PLAN NO. 15698 G.C.R.D.

NOTES

1. OWNER OF RECORD OF MAP 26 LOT 17: CHOICE STORAGE, LLC, 44 SOUTH MAIN ST., HANOVER, NH 03755. DEED REFERENCE: VOL. 4681 PAGE 704.
2. CONTROL FOR THIS SURVEY WAS ESTABLISHED USING STATIC AND REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEM METHODS. THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM. (NAD83) COMBINED SCALE FACTOR: 0.99996055.

REVISED 12/6/2025: LOTS 1, 2 & 3

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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

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

CERTIFICATION

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

STATE OF NEW HAMPSHIRE — No. 887 — CHRISTOPHER T. PATON — LICENSED LAND SURVEYOR

Christopher T. Paton
SIGNATURE

SHEET 6 OF 7

SUBDIVISION PLAN OF LAND OF

CHOICE STORAGE, LLC

MAP 26 LOT 17

ETNA ROAD, GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED BY

PATON LAND SURVEYING

150 SOUTHRIDGE ST., SPRINGFIELD, VT 05156

DATE: OCTOBER 28, 2024	SCALE: 1"=200'
DRAWN BY CTP	CK'D BY CTP
SURVEYED BY CTP, JR	
PROJ. NO. 2019-279-01	

FOR REGISTRY USE

N

NEW HAMPSHIRE GRID NORTH

MAG. 15°

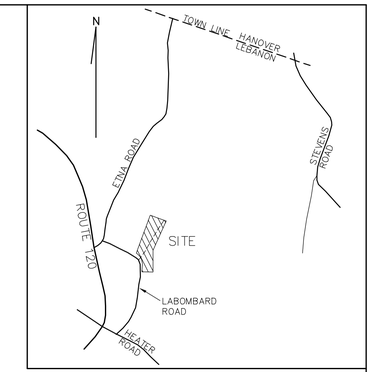
ACCORDING TO THE CITY OF LEBANON, N.H. ZONING ORDINANCE THIS PROPERTY IS ZONED IND-L (INDUSTRIAL LIGHT) WITH THE FOLLOWING DIMENSIONAL STANDARDS:

MINIMUM LOT REQUIREMENTS

AREA	FRONTAGE	FRONT YARD	SIDE YARD	REAR YARD
2 ACRES	200'	40'	20'	20'

MAXIMUM LIMITATIONS

BLDG. COVERAGE	HEIGHT
50%	65'



LOCATION MAP

CHOICE STORAGE, LLC
VOL. 4681 PG. 704
TAX MAP 26 LOT 17

CHOICE STORAGE, LLC
VOL. 4681 PG. 704
TAX MAP 26 LOT 17

FREDERIC HATCH
VOL. 2069 PG. 936
TAX MAP 51 LOT 12

5/8" REBAR FND., UP 14"

#5 REBAR UP 12" W/CAP

S 69°08'36" E 97.35'

S 24°58'20" W 1011.12'

S 00°27'27" W 679.95'

CHORD: S 27°20'48" W, 223.47'
R=725.00' L=224.36'

S 69°08'36" E 50.05'

R=675.00' L=210.96'
CHORD: N 27°15'31" E 210.10'

S 36°12'44" W 139.73'

CHORD: S 43°42'11" W, 84.74'
R=325.00' L=84.98'

GRAVEL ROAD

N 36°12'44" E 139.73'

R=275.00' L=71.91'
CHORD: N 43°42'11" E 71.70'

S 51°11'36" W 282.95'

N 51°11'36" E 282.95'

8" X 4" STONE BOUND FND., UP 26"

LOT 1
418253 Sq. Feet
9.60 ACRES±

PROPANE TANK

BUILDING

CONC.

STORAGE BUNKER

C.B.

GRAVEL AREA

CHORD: S 32°08'46" W, 179.49'
R=275.00' L=182.84'

S 13°05'58" W 103.02'

R=275.00' L=102.45'

S 02°25'36" W 101.86'

S 08°14'44" E 141.23'

SCALE

R=200.00' L=250.59'

CHORD: S 27°38'55" W, 234.52'

GRAVEL ROAD

R=25.00' L=33.65'
CHORD: S 25°00'08" W, 31.15'

N 04°41'40" W 132.24'

CHORD: N 04°41'40" W 132.76'

R=430.00' L=132.76'

N 04°03'26" E 208.24'

R.R. SPIKE FLUSH

DWY.

TO HEATER RD.

RD.

50 FT. WIDE RIGHT OF WAY
TO NORTH LABOMBARD ROAD
SEE VOL. 3988 PAGE 596 (PRIVATE R.O.W.)
TO BE DEDICATED AS A CITY HIGHWAY
AREA OF 50' WD. R.O.W.
757523 Sq. Feet
1.74 ACRES±

R=325.00' L=216.08

CHORD: N 32°08'46" E 212.13'

N 13°05'58" E 103.02'

R=325.00' L=121.08'
CHORD: N 02°25'36" E 120.38'

N 08°14'44" W 141.23'

R=150.00' L=174.11'
CHORD: N 25°00'23" E, 164.50'

R=25.00' L=41.64'
CHORD: S 74°01'30" E, 36.99'

R=430.00' L=85.83'
CHORD: N 19°55'26" W 85.63'

SIGN

RETAINING WALL

DATE PAVED 2024

LABOMBARD

CHORD: N 42°21'18" W 210.19'
R=430.00' L=212.34'

#5 REBAR UP 2" W/ CAP

1" I.P. UP 12" BENT, SHOT BASE

168.26'
N 18°31'55" E

3/4" REBAR UP 1"

3/4" REBAR UP 6" W/CAP

1099.71'
N 20°54'20" E

IRON ROD FOUND

3/4" REBAR FND., UP 12"

CHOICE STORAGE, LLC
VOL. 4681 PG. 704
TAX MAP 26 LOT 17

S 69°08'36" E 391.09'

LOT 2
316468 Sq. Feet
7.27 ACRES±

MARY HITCHCOCK MEMORIAL HOSPITAL
VOL. 2684 PAGE 117
MAP 51 LOT 2
MAP 51 LOT 3

CHALOUX PROP LLC
VOL. 3838 PG. 34
TAX MAP 51 LOT 11

N 88°02'35" W 351.63'

DWY.

TO ETNA RD.

LEGEND

- STONE OR CONCRETE BOUND FOUND
- IRON PIPE OR PIN FOUND
- REBAR SET
- STONE WALL
- BARBED WIRE FENCE
- UTILITY POLE
- HYDRANT
- SEWER MANHOLE
- WATER VALVE

GRAPHIC SCALE (IN FEET)

80' 0' 40' 80' 160' 320'

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

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

CERTIFICATION

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

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 887 CHRISTOPHER T. PATON

Christopher T. Paton SIGNATURE

NOTES

1. OWNER OF RECORD OF MAP 51 LOT 10: CWM ALL WASTE, LLC, P.O. BOX 4900, SCOTTSDALE, AZ. 85261 DEED REFERENCE: VOL. 2936 PAGE 82
2. CONTROL FOR THIS SURVEY WAS ESTABLISHED USING STATIC AND REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEM METHODS. THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM. (NAD83) COMBINED SCALE FACTOR: 0.99996055.

SHEET 7 OF 7

REFERENCE PLANS

1. "PROPERTY OF GERARD & GLORIA CHALOUX, LEBANON, NEW HAMPSHIRE"; DATED MAY 1972; PREPARED BY T & M ASSOC.; RECORDED IN POCKET 2, FOLDER 4, PLANS 36 AND 37, G.C.R.D.
2. "LAND OF HELEN P. BUNKER, LEBANON, NEW HAMPSHIRE"; DATED 01/19/1985; PREPARED BY CHRISTOPHER ROLLINS; RECORDED AS PLAN #2585 G.C.R.D.
3. "BOUNDARY SURVEY OF A PORTION OF THE PROPERTY OF GERARD CHALOUX, LEBANON, NH"; DATED 06/09/1965; PREPARED BY KENNETH A. LECLAIR.
4. "PROPERTY OF GERARD CHALOUX, UPPER VALLEY DEVELOPMENT COUNCIL, LEBANON, NH"; DATED 03/18/1965; PREPARED BY KENNETH A. LECLAIR; RECORDED IN PLAN BOOK 1007, PAGE 73 G.C.R.D.
5. "SUBDIVISION OF GERARD CHALOUX, CITY OF LEBANON, NH"; DATED MAY 1985; PREPARED BY T & M SURVEYS, INC.; RECORDED AS PLAN 2997 G.C.R.D.
6. "SUBDIVISION OF SIGNAL HILL INDUSTRIAL PARK, LEBANON, NH"; DATED JAN. 1986; PREPARED BY T & M ASSOCIATES; RECORDED AS PLAN #6693 G.C.R.D.
7. "EASEMENT PLAN, BOUNDARY SURVEY, MAP 51 LOT 10, CWM ALL WASTE LLC, LEBANON, NH"; DATED 02/25/2013; PREPARED BY HOLDEN ENGINEERING & SURVEYING INC.; RECORDED AS PLAN #14465 G.C.R.D.
8. "BOUNDARY SURVEY N.H. INDUSTRIAL DEVELOPMENT AUTHORITY, ROBERTS PROPERTY, ETNA ROAD, LEBANON, NH"; RECORDED 12/21/1993; PREPARED BY K.A. LECLAIR ASSOC.; RECORDED AS PLAN #7792 G.C.R.D.
9. "CONSERVATION EASEMENT PLAN FOR FREDERIC & MARGARET HATCH, LABOMBARD ROAD, LEBANON, NH"; DATED 12/14/1992; PREPARED BY T & M ASSOC.; RECORDED AS PLAN #7798 G.C.R.D.
10. "SUBDIVISION PLAN PREPARED FOR DONALD O. GOODWIN, ETNA ROAD, LEBANON, NH"; DATED 6/20/1989; PREPARED BY T & M ASSOC.; RECORDED AS PLAN #7129 G.C.R.D.
11. "BOUNDARY SURVEY, JAMES W. CAMPION IV TRUST, 17 ETNA ROAD, LEBANON, NH; DATED 02/22/2019; PREPARED BY THIS OFFICE; PLAN NO. 15698 G.C.R.D.

SUBDIVISION PLAN OF LAND OF

CWM ALL WASTE LLC

MAP 51 LOT 10

LABOMBARD ROAD, GRAFTON COUNTY, LEBANON, N.H.

PREPARED BY

PATON LAND SURVEYING

150 SOUTHRIDGE ST., SPRINGFIELD, VT 05156

DATE: NOV. 18, 2024	SCALE: 1"=80'
DRAWN BY JWC	CK'D BY CTP
SURVEYED BY CTP, JR, TR, JC	
PROJ. NO. 22024–	

DRAFT

LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, JANUARY 12, 2026 6:30PM

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

MEMBERS ABSENT: Richard Ford Burley, Steven Cole (alt)

STAFF PRESENT: Tim Corwin (Deputy Planning Director)

---

1. CALL TO ORDER

Chair Faunce called the meeting to order at 6:30pm. Mr. Corwin reviewed the City's meeting in-person and REMOTE attendance policies and procedures. Ms. Romano said she is participating remotely because she is out of town. She said no one was in the room with her during the meeting. Chair Faunce included Ms. Romano in voting during the meeting.

Chair Faunce said **Item 2 Election of Officers** will be addressed at the end of the meeting, which is out of the order of the meeting agenda.

3. NOTICE OF REGIONAL IMPACT

The following applications were received by the Planning and Development Department on or before January 12, 2026:

- **LVM Residential, LLC, 1 Foundry Street (Tax Map 91, Lot 263) and 43 Mechanic Street (Tax Map 106, Lot 34), zoned LD: Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests modifications to a previously approved Site Plan (PB2022-36-SPR & PB2023-38-SPA & PB2024-35-SPA) for a proposed 148-unit multi-family housing development. Applicant proposes revised parking and site configurations and the removal of approved modifications to the structure at 43 Mechanic Street, together with related modifications to utilities, landscaping, grading, and other site improvements. PB2026-04-SPA**
- **Brickyard One Nominee Trust, Hanover Street Ext (Tax Map 48, Lot 1), zoned R-1, R-O-1, R-3 & RL-3: Applicant received Site Plan approval on December 17, 2024 (PB2024-22-SPRCUP) for a phased 474-unit multi-family Planned Unit Residential Development (PURD). Applicant now requests an extension of the phasing plan timelines for obtaining building permits and for constructing required site improvements. PB2026-05-SPA**
- **Greg Kutvirt (applicant), TLL Realty LLC (property owner), 41 N Labombard Road (Tax Map 51, Lot 1), zoned IND-L: Applicant requests a partial waiver of an impact fee**

associated with a proposed change of use from a Federal Express facility to pickleball courts. PB2026-06-AAD

- **Robert J. Oakes, Laplante Road (Tax Map 138, Lot 27), zoned R-3, RL-1 & RL-2: Applicant requests a Conditional Use Permit, Final Major Subdivision approval and Site Plan Review for a proposed Planned Unit Residential Development (PURD) containing 13 detached dwelling units together with related site improvements. PB2026-07-FMAJ**

Mr. Corwin said Staff recommends the applications do not have the potential for regional impact.

A MOTION was made by Andrew Faunce that the applications of LVM Residential, LLC, 1 Foundry Street (Tax Map 91, Lot 263) and 43 Mechanic Street (Tax Map 106, Lot 34), PB2026-04-SPA; Brickyard One Nominee Trust, Hanover Street Ext (Tax Map 48, Lot 1), PB2026-05-SPA; Greg Kutvirt (applicant), TLL Realty LLC (property owner), 41 N Labombard Road (Tax Map 51, Lot 1) PB2026-06-AAD; and Robert J. Oakes, Laplante Road (Tax Map 138, Lot 27), PB2026-07-FMAJ do not have the potential for regional impact. The MOTION was seconded by Don Collins.

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

4. PUBLIC HEARING ITEMS

A. Execusuite, LLC, 22 School Street (Tax Map 92, Lot 2), zoned R-O: Applicant requests Site Plan Review to add seven (7) additional dwelling units within the existing building, together with associated site improvements. PB2026-02-SPR - To be postponed to February 9, 2026

Chair Faunce said this application has been postponed to the February 9, 2026 Planning Board meeting. Mr. Corwin said the reason for the delay is the applicant needs to obtain a special exception by the Zoning Board of Approvals for part of the project before the site plan application can be reviewed by the Planning Board.

5. CONCEPTUAL REVIEW

A. SPNH Mount Support, LLC, Mount Support Road (Tax Map 24, Lot 1, Plot 100), zoned R-1 & RL-3: Applicant requests conceptual review per Section 4.3.B of the Site Plan Review Regulations of a proposed 260-unit residential development consisting of three (3) 4-story multi-family dwellings. PB2025-42-CON

Mr. Don Smith (Saxon Partners) and Mr. Dave Fenstermacher (VHB) were present on behalf of the applicant.

Mr. Smith reviewed the proposed revised conceptual plan, which he said included changes made based on feedback received after the previous conceptual review at a September 2025 Planning Board meeting. He said this revised plan includes central green areas and other amenities for the residential community, reconfigured parking areas, and a new location of the access road/driveway into the development. He said the building has been relocated about 85 feet back from the previous plan, which increases setbacks from the road. He said the new plan results in

about 2,500 fewer square feet of wetlands that are impacted. He also said the plans include a townhouse concept which he said may be considered in the future on this site.

The group discussed wetlands concerns and impacts to the wildlife crossing that is near the project side. They discussed the revised parking lot locations and ways to provide additional parking spaces and areas. The group discussed whether a walkway could be added between the future townhomes and the parking area to provide a safe place for children to walk to the car.

Mr. Smith said the project has not been completely engineered. He said the next step is to have NHDES review the plan. He said if they receive NHDES approval, they will re-engineer the plan and the submit the project for site plan approval.

Ms. Sarah Riley (Chair of Conservation Commission) said she has concerns that the new plan's long driveway is encroaching into the protected open space area, which she said provides wildlife connectivity from the west side to the east side of the property. She asked the Planning Board to review this proposal carefully and review the impact on the wildlife corridor. She said the Conservation Commission has asked the project team and Planning Board to reconsider the size of the development because it includes more than 10,000 square feet of impacted wetlands. Chair Faunce said he'd like to know the extent of the wildlife corridor and more convincing data to support the argument to make the change to extend the driveway. Mr. Smith said the new location of the driveway was the team's response to previous concerns expressed by the Conservation Commission, but they can move it back to its original location if it is not a good solution.

Chair Faunce asked if more information could be provided to the Board regarding the wildlife corridor. Mr. Smith said they would include that information as a separate report with the plan when they apply for site plan approval.

Ms. Riley said it seems like the new plan for the development locates it further west and into a larger open space area that she referred to as the "greater Boston Lot." She said it is better to keep projects like this closer to the road than up the slope and into the woods. She said any movement of the development to the west is problematic. She said sometimes projects are too large for the site. Ms. Appleton acknowledged that the relocation of the project was done in response to feedback that it was too close to the road, but they said it is better for pedestrian access to keep the project as close to the road as possible.

The group discussed the applicant's request to change the conditions of the protected wildlife corridor. Mr. Corwin said Attorney Philip Hastings provided his opinion that the Board has the authority to make changes requested by the applicant. Mr. Corwin said Attorney Hastings' opinion should be reviewed by the City's legal counsel.

Mr. Corwin noted that Section 4.7.E.2 - *Additional Fees for Special Investigative Studies and Expenses* of the Site Plan Review Regulations provides that the Board has the right to require the applicant to pay necessary and reasonable fees sufficient to cover the City's expenses for the cost of special investigative studies, review of documents, extraordinary or unusual legal expenses, etc. Mr. Corwin said the cost for legal review of Attorney Hastings' opinion should be borne by the applicant (as opposed to taxpayers). Chair Faunce said the expense should be borne by the applicant because they are requesting the change in conditions of the protected wildlife corridor.

Attorney Philip Hastings (Cleveland, Waters, and Bass) said he drafted three previous wildlife corridor restrictions that are similar to this one. He said this type of request is relatively new to Lebanon. He said the developer/owner can make changes to the wildlife corridor with the approval of the Planning Board as a condition of site plan approval. He agreed that the City's legal counsel should review his opinion.

Mr. Corwin suggested Dr. Rick Van de Poll, of Ecosystem Management Consultants, could review this proposal as well. He asked VHB to prepare a document for Dr. Van de Poll to review at a future meeting.

[At 7:38pm Ms. Zook left the meeting.]

6. STUDY ITEMS

A. Review of and Discussion re: Master Plan Update and Implementation Process

Mr. Corwin said Staff has suggested this item should be discussed at a future meeting.

2. ELECTION OF OFFICERS – Chair and Vice Chair

A MOTION was made by Kathie Romano to nominate Andrew Faunce as the Chair of the Lebanon Planning Board. The MOTION was seconded by Wes Achord.

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

Chair Faunce said Dr. Ford Burley (current Vice Chair) has declined to be nominated as Vice Chair.

A MOTION was made by Andrew Faunce to nominate Wes Achord as the Vice Chair of the Lebanon Planning Board. The MOTION was seconded by Don Collins.

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

7. APPROVAL MINUTES – November 24, 2025 and December 08, 2026

The Board members said they had small, typographical edits, which they gave to Mr. Corwin to give to the recording secretary.

A MOTION was made by Andrew Faunce to approve the November 24, 2025 and December 08, 2025 Planning Board Meeting minutes as amended. The MOTION was seconded by Patrick Kennelly.

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

8. ADJOURNMENT

A MOTION was made by Kellen Appleton to adjourn the meeting at 7:43pm. The MOTION was seconded by Patrick Kennelly.

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

The meeting adjourned at 7:43pm.

Respectfully submitted,
Paula Roux
Recording Secretary