LEBANON PLANNING BOARD
APRIL 13, 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: 456 972 520#). If you have trouble accessing this meeting, please email Tim Corwin.

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1. Call to Order

2. Election of Officers

3. Notice of Regional Impact

4. Public Hearing Items

A. **Lebanon Poker Room & Casino, LLC, 369 Miracle Mile (Tax Map 103, Lot 11), zoned GC:** Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests a modification to a previously approved Site Plan (PB2025-43-SPA) to change the number and type of Electric Vehicle (EV) parking spaces to be installed. **PB2026-17-SPA**

B. **Carter Golf, LLC, 53 Poverty Lane (Tax Map 117, Lot 10), zoned R-3:** Request for a three (3)-lot Minor Subdivision. **PB2026-18-MIN**

C. **Gerald & Anne Marie Rader and City of Lebanon, 54 Winter Street (Tax Map 77, Lot 81) and 0 Winter Street (Tax Map 77, Lot 82), zoned R-3:** Request for approval of a Lot Line Adjustment. **PB2026-19-BLA**

D. **Choice Storage, LLC, 0 Etna Rd (Tax Map 26, Lot 17), CWM All Waste, LLC, 40 N Labombard Rd (Tax Map 51, Lot 10), Chaloux Properties, LLC, 32 Labombard Rd (Tax Map 51, Lot 11), Route 120 Hotel, LLC, 35 Labombard Rd (Tax Map 64, Lot 21), Chaloux Properties, LLC, 25 Labombard Rd (Tax Map 64, Lot 25), Klubio, LLC, 39 Labombard Rd (Tax Map 51, Lot 14), TLL Realty, LLC, 41 Labombard Rd (Tax Map 51, Lot 1) & Notch Climbing Real Estate, LLC, 33 Labombard Rd (Tax Map 51, Lot 15), zoned IND-L and RL-3:** Request for a Conditional Use Permit pursuant to Section 508 of the Zoning Ordinance for a proposed Planned Business Park. **PB2026-21-CUP – *Completeness review only on April 13, 2026; public hearing to commence at the May 11, 2026 meeting***

E. **Choice Storage, LLC and CWM All Waste, LLC, 0 Etna Rd (Tax Map 26, Lot 17) and 40 N Labombard Rd (Tax Map 51, Lot 10), zoned IND-L and RL-3:** Request for Preliminary Major Subdivision review of a proposed 4-lot subdivision of 0 Etna Road (Tax Map 26, Lot 17) and a 2-lot subdivision of 40 North Labombard Road (Tax Map 51, Lot 10). **PB2026-22-PMAJ – *Completeness review only on April 13, 2026; public hearing to commence at the May 11, 2026 meeting***

F. **REVISED NOTICE: Oakes and Son Construction, LLC (applicant), Robert J. Oakes (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**

G. **REVISED NOTICE: Oakes and Son Construction, LLC (applicant), 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 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-FMAJ**

H. **Execusuite, LLC, 22 School Street (Tax Map 92, Lot 2), zoned R-O:** Applicant requests Site Plan Review to convert the existing building from mixed use with two (2) dwelling units to a 12-unit multi-family building, together with associated site improvements. **PB2026-02-SPR**

5. Other Business

6. Approval of Minutes

A. March 9, 2026

B. March 23, 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.

MEMORANDUM

TO: **Planning Board**

FROM: **Planning and Development Department Staff**

RE: **Site Plan Amendment – 369 Miracle Mile (103-11) – PB2026-17-SPA**
April 13, 2026 Regular Meeting – Agenda Item 4.A

MEMO DATE: **April 8, 2026**

LEGAL NOTICE

Lebanon Poker Room & Casino, LLC, 369 Miracle Mile (Tax Map 103, Lot 11), zoned GC: Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests a modification to a previously approved Site Plan (PB2025-43-SPA) to change the number and type of Electric Vehicle (EV) parking spaces to be installed. **PB2026-17-SPA**

COMPLETENESS REVIEW

In order to accept jurisdiction and commence review of the applicant's proposal, the Planning Board must first determine that the application is complete. See NH RSA 676:4, I(c)(1) and Section 4.7.C.2 ("Initial Completeness Determination") of the Site Plan Review Regulations. The Planning and Development Department has reviewed the application for compliance with the Site Plan Review Regulations in accordance with Section 4.7.C.2 and recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

BACKGROUND

The property is improved with a one-story commercial building which, according to the City's assessing records, was originally constructed in 1989 and was used for a car dealership (a "vehicular sales" use per the Zoning Ordinance) until circa 2019-2020. The building footprint was reduced in size and extensively renovated following the Planning Board's approval of a site plan on July 10, 2023, for the conversion of the building to a casino (considered an "indoor amusements" use per the Zoning Ordinance) and to make related site improvements including landscaping, lighting, utilities, and more (PB2023-04-SPR).

Pursuant to a Site Plan Amendment approved by the Planning Board on September 8, 2025 (PB2025-43-SPACUP) the applicant obtained approval to convert the "western leg" of the subject property (circled in green in Figure 1 below) from a gravel area to a paved parking lot to provide 44 additional parking spaces for the casino[1] (per the original 2023 site plan approval, this area was proposed to remain unimproved), in addition to some other minor changes to the remainder of the site. For reference, the agenda packet that was prepared for the September 8, 2025 meeting – including the approved plan set - can be found on-line here, and the Notice of Action is attached for reference.

[1] Additionally, several rounds of minor alterations of the original site plan have been administratively approved per Section 9.2 of the Site Plan Review Regulations (on 9/6/23, 2/27/24, and 4/29/24).

In January 2023, the Zoning Ordinance was amended to require electric vehicle (EV) parking for certain uses. The original site plan application for the casino use was submitted in December 2022 and, therefore, was not required to comply with the EV zoning regulations that were adopted the following month. However, compliance was subsequently required in connection with the Site Plan Amendment application submitted in 2025 to convert the "western leg" of the property to a parking lot. Consequently, the approved site plan for the parking lot expansion includes the provision of EV parking spaces and infrastructure in compliance with the EV regulations.

Subsequent to approval of the parking lot expansion, the Zoning Ordinance EV regulations were amended in January 2026 to make compliance less burdensome for developers and to better reflect market demand. The EV regulations now provide, in relevant part, as follows:

> 607.8 Electric Vehicles. […]
>
> 4. Non-Residential Uses. Parking for uses requiring the provision of 10 or more new or additional off-street parking spaces shall include:
>
> a. ***EVSE-installed*** Level 2 spaces for a minimum of 2% of new or additional off-street parking spaces with a minimum of 2 EVSE-Installed spaces.
> b. For parking spaces dedicated to employee use, the requirement of 4.a. may be replaced by Low-Power Level 2 EVSE-Ready charging spaces at a minimum of 5% of new or additional spaces.
> c. For 20% of the remining number of new or additional parking spaces not provided with EVSE-Installed or EVSE Ready spaces, EVSE-Planned spaces shall be designated in a site plan approved by the Planning Board for incremental development as demand for such spaces required.
> d. For existing (not greenfield) non-residential developments, these requirements for EV charging may be replaced by a contribution to a common fund managed by the City of Lebanon for installing public EV charging stations at a separate site, with the contribution amount to be determined by the City.

Figure 1. Bird's eye view of property (looking north).



Image ©2025 Eagleview (image taken 4/25/2025)

APPLICATION OVERVIEW

As set forth in the attached letter from Adam Morse, PE, of Engineering Ventures, dated March 4, 2026, "[t]he approved parking expansion plan included EV infrastructure consisting of three (3) EVSE-installed spaces (including one ADA-compliant charger), four (4) EVSE ready spaces, and sixteen (16) EVSE-capable spaces." The applicant proposes to amend the approved site plan for property (as amended in 2025) to take advantage of the new EV regulations, which were recently adopted by the City Council. Specifically, as set forth in Mr. Morse's letter, the applicant proposes to reduce the EV parking to eight (8) EVSE-planned spaces[2]. The proposed changes are highlighted in the attached revised plan sheets taken from the approved plan set for the parking lot expansion.

STAFF COMMENTS

The applicant's request is a modification to an approved site plan (PB2023-04-SPR and PB2025-43-SPACUP) pursuant to Section 9.1 of the Site Plan Review Regulations, as follows:

Section 9.1 – Modifications to an Approved Site Plan

> Once a plan has received approval from the Board and prior to the issuance of a Certificate of Occupancy, no modification shall take place unless the modification of the plan has been approved by the Board, except as provided by Section 9.2 ("Minor Alternations to an Approved Site Plan") below. [...]
>
> Modifications shall normally be treated by the Board [...] as a new plan application, which will require notification of abutting property owners, a public hearing, staff review, and formal Board [...] action. 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.

Ordinarily, the scope of the proposed changes would qualify for administrative approval per Section 9.2 of the Site Plan Review Regulations. However, the change in this case directly impacts a condition of approval in that condition of approval #4 from the September 8, 2025 Notice of Action for PB2025-43-SPACUP specifies that the development is subject to the Zoning Ordinance adopted January 16, 2013, last amended March 19, 2025. The applicant's request to change the EV parking to comply with the *current* Zoning Ordinance effectively constitutes an amendment to a condition of approval. Per Section 9.1, modifications that "reverse or relax" any condition of approval can only be approved by the Board per Section 9.1 (and not through the Section 9.2 administrative approval process).
It should be noted that the applicant's request requires the Board to undertake a 2-step analysis:

- First, as required by Section 9.1, the Board must first find that the applicant has demonstrated "a material change of circumstances has occurred affecting the merits of the original application". A finding in the affirmative will allow the Board to consider the merits of the application.

[2] "EVSE Planned Space" is defined in Appendix A of the Zoning Ordinance as "[a]n off street parking space that is included in a plan reviewed and approved by the Planning Board for eventual build-out as an EVSE-Ready space pursuant to Site Plan Review Regulations."

- Second, the Board must consider the substance/merits of the applicant's request and make a determination on their requested alteration to the approved site plan.

Finally, note that a development is ordinarily subject to the land use regulations in effect at the time of the original approval and cannot subsequently take advantage of future advantageous changes to the land use regulations while avoiding disadvantageous changes. However, under NH law, the Planning Board almost certainly has *some* authority to allow *minor* deviations. It is staff's view that the applicant's request to take advantage of the current EV regulations is the sort of minor deviation that the Planning Board almost certainly has the inherent authority to allow without also requiring the applicant to bring the entire development into conformance with all current land use regulations. The Board in fact recently approved a similar request for the Woolen Mill development at 1 Foundry Street (PB2026-04-SPA). The lack of decisively clear case law on this matter is another reason why the requested change is more appropriately reviewed by the Planning Board per Section 9.1 rather than administratively by staff per Section 9.2.

STAFF RECOMMENDATIONS

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

1. The applicant shall comply with the Planning Board Notices of Action for PB2023-04-SPR dated July 10, 2023 and for PB2025-43-SPACUP dated September 8, 2025, and shall satisfy and comply with all conditions of approval thereof except as may be superseded by the conditions below.

2. The development is subject to the Site Plan Review Regulations adopted May 13, 1991, last revised April 28, 2025, and the Zoning Ordinance adopted January 16, 2013, last amended March 19, 2025, which are the regulations in effect at the time the application was submitted. Notwithstanding the foregoing, the Planning Board approves the applicant's changes to the number and type of EV parking spaces as shown in the above-referenced plan set* which changes are in conformance with amendments made to Section 607.8 of the Zoning Ordinance adopted on January 21, 2026. This condition shall supersede condition of approval #2 set forth in the July 10, 2023 Notice of Action for PB2023-04-SPR and condition of approval #4 set forth in the September 8, 2025 Notice of Action for PB2025-43-SPACUP.

**Referenced plan set will be identified in the draft motion to be prepared for the 4/13/26 public hearing.*

3. Within thirty (30) days of this approval, the applicant shall provide a PDF of the final revised Planning Board-approved plan set that incorporates the revised sheets to the Planning and Development Department.

Attachments
- Planning Board Notice of Action for PB2025-43-SPACUP dated September 8, 2025
- Application materials (10 pages, including 3 plan sheets)

cc (via e-mail): Stefan Huba, Lebanon Poker Room & Casino, LLC
Adam Morse, PE, Engineering Ventures

NOTICE OF ACTION
LEBANON PLANNING BOARD
PB2025-43-SPACUP

Notice is hereby given that on **September 8, 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:

"Richard Ford Burley moved that the application of Lebanon Poker Room & Casino, LLC, 369 Miracle Mile (Tax Map 103, Lot 11) PB2025-43-SPACUP is complete enough for the Planning Board to accept jurisdiction and commence review.

The motion was seconded by Jeremy Rutter. The vote on the motion was approved, 9-0."

Notice is hereby given that on **September 8, 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:

"A motion was made by **Richard Ford Burley** as follows:

At a duly-noticed meeting of the Lebanon Planning Board held on September 8, 2025, there appeared representatives of Lebanon Poker Room & Casino, LLC, regarding 369 Miracle Mile (Tax Map 103, Lot 11), zoned GC, requesting a Conditional Use Permit pursuant to Section 607.3.B.2 of the Zoning Ordinance to allow parking spaces in excess of 120% of the minimum required for the existing indoor amusements use (Revo Casino). PB2025-43-SPACUP

I. 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 property is occupied by the Revo Casino, which is considered an "indoor amusements" use as defined in Appendix A of the Zoning Ordinance.

2. The Applicant has determined that more parking is needed to fulfill the parking demand created by the combination of casino guests and employees.

3. To accommodate this need, the Applicant proposes to construct an additional parking area with 44 spaces on the western portion of the subject property.

4. Currently, the subject property has 93 on-site parking spaces which equates to providing 94% of the minimum number of parking spaces that are required for the casino use, as determined per Section 607.1 of the Zoning Ordinance.

5. The applicant requests a Conditional Use Permit pursuant to Section 607.3.B.2 of the Zoning Ordinance to provide off-street parking spaces in excess of 120% of the minimum

number required. Adding 44 additional parking spaces will bring the number of on-site parking spaces to 137 which equates to 138% of the minimum number of required parking spaces.

6. In order to grant a Conditional Use Permit to allow 138% of the minimum number of parking spaces, the applicant must demonstrate and the Board must find the applicant's proposal satisfies the requirements of Section 607.3.B.2.

II. 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 §607.3.B.2 of the Zoning Ordinance:

1. The need for additional parking cannot reasonably be met through provision of on-street parking or shared parking with adjacent or nearby uses. (§607.3.B.2.a)

2. The proposed development demonstrates that its design and intended uses will continue to support high levels of existing or planned transit and pedestrian activity. (§607.3.B.2.b)

3. The site plan indicates where additional parking can be redeveloped to a more intensive transit supportive use in the future. (§607.3.B.2.c)

III. DECISION

Now therefore be it resolved that the Planning Board, on this 8th day of September, 2025, hereby grants the request of Lebanon Poker Room & Casino, LLC for a Conditional Use Permit per §607.3.B.2 of the Zoning Ordinance to allow on-site parking spaces equal to 138% of the minimum required, as set forth above and per testimony, plans, and materials submitted.

The motion was seconded by Don Collins. The vote on the motion was approved, 10-0."

Notice is hereby given that on **September 8, 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:

"**Richard Ford Burley** moved that for the application of Lebanon Poker Room & Casino, LLC, PB2025-43-SPACUP, the Lebanon Planning Board approves a waiver from Sections 6.6, 5.1.E.17, and 5.1.E.18 of the Site Plan Review Regulations (stormwater management submission and design requirements).

The motion was seconded by Jeremy Rutter. The vote on the motion was approved, 10-0."

Notice is hereby given that on **September 8, 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:

"**Richard Ford Burley** moved that for the application of Lebanon Poker Room & Casino, LLC, PB2025-43-SPACUP, the Lebanon Planning Board approves a waiver from Section 6.2.B.1-5 of the Site Plan Review Regulations (perimeter landscaping requirements).

The motion was seconded by Wes Ashford. The vote on the motion was approved, 10-0."

Notice is hereby given that on **September 8, 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:

"**Richard Ford Burley** moved that for the application of Lebanon Poker Room & Casino, LLC, PB2025-43-SPACUP, the Lebanon Planning Board approves a waiver from Section 5.1.E.8 of the Site Plan Review Regulations to provide a wetland delineation at the time of application submission.

The motion was seconded by Kellen Appleton. The vote on the motion was approved, 10-0."

Notice is hereby given that on **September 8, 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:

"**Richard Ford Burley** moved that the Lebanon Planning Board approves the application of Lebanon Poker Room & Casino, LLC, regarding 369 Miracle Mile (Tax Map 103, Lot 11), zoned GC, PB2025-43-SPACUP, for an amendment to the site plan originally approved on July 10, 2023 (PB2023-04-SPR), to expand the parking lot to add 44 additional spaces as shown on a plan set titled "369 Miracle Mile – Revo Casino Parking Expansion," prepared by Engineering Ventures, PC, dated August 11, 2025, Project No. 25122 (13 sheets), including any and all submissions and testimony provided for and during the public hearing.

In support of its decision, the Board finds that 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 reasonably be 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:

A. General Conditions

1. 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.

2. This approval supersedes the site plan amendment approved pursuant to a Notice of Action dated March 12, 2007, for PB2007-07.

3. The subject property shall continue to comply with and be subject to the Planning Board Notice of Action for PB2023-04-SPR, dated July 10, 2023, and all conditions of approval thereof except as may be superseded by the conditions herein. The plan set identified in the July 10, 2023,

Notice of Action, which plan set was further modified pursuant to Section 9.2 of the Site Plan Review Regulations, shall remain in force except as modified pursuant to this approval.

4. The development is subject to the Site Plan Review Regulations adopted May 13, 1991, last revised April 28, 2025, and the Zoning Ordinance adopted January 16, 2013, last amended March 19, 2025, which are the regulations in effect at the time the application was submitted. This condition shall supersede condition of approval #2 set forth in the July 10, 2023 Notice of Action for PB2023-04-SPR.

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 engineer-of-record.

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 and Section 6.10.B.5 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 Reviewing 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. In lieu of engaging a third-party, the applicant’s engineer-of-record shall observe the installation of the stormwater system, which shall include preparing daily field reports for each field visit conducted by the engineer-of-record and promptly providing such daily reports to the City Engineer.

14. The Vortechnics unit for stormwater treatment shall be serviced twice per year by the owner.

B. <u>Conditions to be Satisfied Prior to the Start of Any Construction Activities</u>

1. 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, including with respect to the sidewalk proposed along the north side of the parking lot expansion access drive.

2. The applicant shall perform a wetland delineation in accordance with Section 5.1.E.8 of the Site Plan Review Regulations and shall provide the same to the Planning & Development Department.

3. The applicant shall demonstrate compliance with the parking lot shading requirements set forth in Section 6.2.E of the Site Plan Review Regulations to the satisfaction of the Planning & Development Department.

4. Within 60 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. Amend the cover sheet to identify the permitted (maximum) number of parking spaces and the calculations for each (5.1.E.4.e.5).
b. Update the parking calculations and notes on the cover sheet to address the revocation of the off-lot parking Conditional Use Permit, PB2023-18-CUP.
c. Add a reference to the cover sheet identifying the approved plan set and Planning Board approval that the subject application and plan set is amending.
d. Amend the lighting plan to identify the color correlated temperature (CCT) for the proposed lighting fixtures (5.1.E.13).
e. Amend the plan set as needed to address accessibility requirements, including with respect to the sidewalk proposed along the north side of the parking lot expansion access drive.
f. Update the plan set to call for 4-foot deep sumps on stormwater structures D1, D11 and D12.
g. Update the plan set to depict the wetland delineation performed pursuant to Condition B.2 above.
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 with one (1) full size copy of the revised plan set, and a digital copy of the revised plan set saved in a PDF-A format for archival purposes.

5. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations. (Note: the applicant can request an invoice from the Department of Public Works).

6. The applicant shall apply for and obtain a Building Permit (if required by the Building Code) and a Zoning Permit per Section 901.1 of the Zoning Ordinance.

C. <u>Conditions to be Satisfied Prior to the Issuance of a Zoning Permit and Building Permit (if required)</u>

1. 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.

D. Conditions to be Satisfied Prior to the Issuance of a Certificate of Completion

1. 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.

2. 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 Kellen Appleton. The vote on the motion was approved, 10-0."

Notice is hereby given that on **September 8, 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:

"A motion was made by **Richard Ford Burley** as follows:

On June 12, 2023, the Planning Board approved a Conditional Use Permit pursuant to Section 607.5.A of the Zoning Ordinance to allow off-lot parking at 351 Miracle Mile to meet the minimum parking requirements of the casino use at 369 Miracle Mile, PB2023-18-CUP, based in part on the following conclusion of law, as required by Section 607.5.A.1: "The minimum number of required off-street parking spaces as calculated per Section 607.4 cannot be feasibly be accommodated on-site." Pursuant to the approval of PB2025-43-SPACUP, the minimum number of parking spaces for the casino use will now be provided on-site. Consequently, the off-lot parking criteria set forth in Section 607.5.A can no longer be demonstrated and, therefore, upon issuance of a Certificate of Completion for PB2025-43-SPACUP, the Conditional Use Permit approved on June 12, 2023, PB2023-18-CUP, shall be deemed VOID.

The motion was seconded by Jeremy Rutter. The vote on the motion was approved, 10-0."

Notice of Action prepared by: Crystal Taplin, Administrative Assistant, September 16, 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 Site Plan Amendment

PROPERTY OWNER (APPLICANT):

NAME: Stefan Huba (Lebanon Poker Room & Casino, LLC) [redacted]

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS: [redacted]

CO-APPLICANT, AGENT, OR LESSEE:

NAME: TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 103 LOT#: 11 PLOT #: ZONE: GC

STREET ADDRESS OF PROJECT: 369 Miracle Mile

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

FLOOD PLAIN ☐ YES ☑ NO

SCOPE OF PROJECT:

Amend PB2025-43-SPACUP to remove (4) EVSE-Ready and (16) EVSE-Capable parking spaces and replace with (8) EVSE-planned spaces as shown on the revised plan. The intent is to revise the EVSE spaces to conform with the 2026 Zoning Regulations regarding EVSE charging requirements.

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: Restaurant and Charity Gaming 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 April 13th, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: Stefan Huba Stefan Huba Authorized Signer 2026.03.03 10:00:58-06'00' DATE: 03/03/2026

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]		
2026-03-09	103-11	PB2026-17-SPA			

(Last Revised 4/04/18)

ENGINEERING VENTURES PC

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

March 4, 2026

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

RE: Request for Minor Alteration
369 Miracle Mile
Revo Casino Parking Expansion
Tax Map 103 Lot 11
PB2025-43-SPACUP

Dear Mr. Corwin,

On behalf of Lebanon Poker Room and Casino, LLC, Engineering Ventures respectfully submits the enclosed materials and requests approval of an amendment to the Revo Casino Parking Expansion project located at 369 Miracle Mile (Tax Map 103 Lot 11). This project received Site Plan Amendment approval on September 8, 2025, under file number PB2025-43-SPACUP.

This request is narrowly limited to the EV parking and charging requirements applicable to PB2025-43-SPACUP and does not seek to amend, modify, or reopen any other aspect of the approved parking expansion plan or conditions of approval. The purpose of this submission is solely to document and obtain approval for the EV-related plan revisions necessary to align the project with the City's current EV zoning requirements under Section 607.8.C.4.

The approved parking expansion plan included EV infrastructure consisting of three (3) EVSE-installed spaces (including one ADA-compliant charger), four (4) EVSE-ready spaces, and sixteen (16) EVSE-capable spaces.

Since approval of PB2025-43-SPACUP, the City adopted updated EV zoning requirements under Section 607.8.C.4 of the Zoning Ordinance. As a result, the previously approved EVSE-ready and EVSE-capable spaces are no longer proposed in the same configuration. The revised plan instead provides eight (8) EVSE-planned spaces in conformance with the current requirements of Section 607.8.C.4.

This request is submitted pursuant to Section 9.1 of the City's Site Plan Review Regulations. To the extent the Board treats this request as a modification to the approved PB2025-43-SPACUP plan, the Applicant demonstrates the requisite change of circumstances only in relation to the provision of EV charging equipment and related EV parking designations needed to comply with the City's adoption of revised EV zoning requirements under Section 607.8.C.4.

The requested EV revisions are limited to the EV component only and do not alter the overall site layout, circulation, drainage, lighting, landscaping, or use of the property.

Thank you for your review and assistance. Please let us know if you would like any additional documentation or revised plan sheets to support the file.

Sincerely,
ENGINEERING VENTURES, PC



Adam Morse, PE
Project Manager

cc: (via email): Stefan Huba

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: 103-11	**Map & Lot Number:**
Property Owner: LEBANON POKER ROOM & CASINO LLC 887B CENTRAL AVE DOVER, NH 03820	Applicant, Co-Applicant, Agent, or Lessee: ENGINEERING VENTURES 85 MECHANIC ST., STE E2 LEBANON, NH 03766
Map & Lot Number: 103-8	**Map & Lot Number:** 103-8-100
MIRACLE MILE REALTY, LLC 23 CONCORD ST. WILMINGTON, MA 01887	MANKI, LLC 3 PRESERVE WAY SHARON, MA 02067
Map & Lot Number: 103-9	**Map & Lot Number:** 103-10
SEACOAST MOTORCYCLE 17 LAFAYETTE RD NORTH HAMPTON, NH 03862	EVAN'S GROUP, INC. PO BOX 246 LEBANON, NH 03766

Map & Lot Number: 103-12	**Map & Lot Number:** 103-13
HORNE, SANDRA TTEE 1032 ROUTE 12A PLAINFIELD, NH 03781	LISTEN, INC. 60 HANOVER ST LEBANON, NH 03766
Map & Lot Number: 103-14	**Map & Lot Number:**
LIBERTY UTILITIES 15 BUTTRICK RD LONDONDERRY, NH 03053	CITY OF LEBANON 51 N. PARK ST. LEBANON, NH 03766
Map & Lot Number:	**Map & Lot Number:**
NH DOT - DISTRICT 2 PO BOX 483 CONCORD, NH 03302	
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 10 notices	$5.00 $ $60.40 (abutter certifieds)
TOTAL DUE AT TIME OF FILING		$415.40
****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

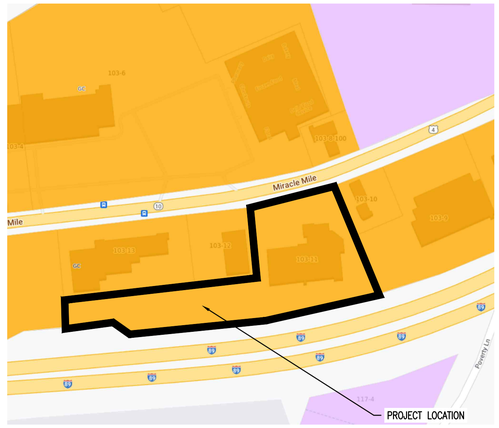
THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS, THE APPLICANT, PROPERTY OWNER, HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON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

PLOTTED: 3/3/2026 2:28 PM

369 MIRACLE MILE
REVO CASINO PARKING EXPANSION
CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE



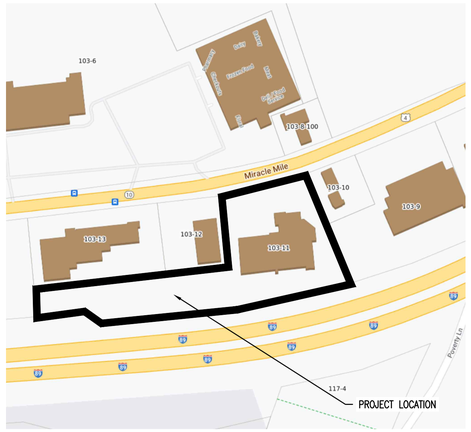
ORTHO MAP
1" = 500'



ZONING MAP
1" = 200'



BUS ROUTES
1"=200'



TAX MAP
1" = 200'

ZONING CHART

8/11/2025
369 Miracle Mile
Lebanon Zoning Regulations

	Existing	Required	Proposed
Zoning District	GC		GC
Tax Lot #	103-11		103-11
Area of Lot	3.38 Acres	50,000 sf	3.38 Acres
Building (Footprint)	17,335 sq. ft.	44,170 sq. ft. (maximum)	17,335 sq. ft.
Gross Floor Area (first floor + Mezzanine)	18,735 sq. ft.		18,735 sq. ft.
Mezanine Floor Area	1,360 sq. ft.		1,360 sq. ft.
Parking	99	99 (minimum)	137
ADA Parking Spaces	5	5	5
EVSE-Installed spaces	2	2	3
EVSE-Planned spaces	0	8	8
Short-term Bicycle Storage Spaces	10	10	10
Long-term Bicycle Storage Spaces	0	0	0
Loading Spaces	1	-	1
Use	Restaurant / Charity Gaming		Restaurant / Charity Gaming
Overlay Districts	none		none
# of stories	single story with mezzanine		single story with mezzanine
Impervious Area (sf)	100,864		98,467
Impervious Area (% of lot)	68.5%		66.9%
Frontage	240'	150'	240'
Setbacks			
Front	131'	40'	131'
Rear	61'	20'	61'
Side	30'	20'	30'
Building Height	33'		33'

Parking Calcs:
259 gaming seats x 0.33 = 85 spaces
41 restaurant seats x 0.33 = 14 spaces
Total = 99 (minimum)
proposed maximum = 1.38 (138%) x 99 spaces = 137 spaces

PARKING NOTE: THE 6 OFF LOT PARKING SPACES AT 351 MIRACLE MILE, LOT 103-9, AS PER PB2023-18-CUP APPROVED ON JUNE 12, 2023 ARE REVOKED AS PER CONDITION #4 OF PB2025-43-SPACUP

PLANNING NOTE: PLANNING BOARD APPLICATION PB2025-43-SPACUP APPROVED ON SEPTEMBER, 8 2025 AND THE APPROVED PLAN SET HEREIN IS AN AMENDMENT TO APPLICATION PB2023-18-CUP.

GROUNDWATER NOTE: THE QUALITY OF GROUNDWATER WILL NOT BE ADVERSELY AFFECTED BY THE PROPOSED DEVELOPMENT.

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C1.1	EXISTING CONDITIONS PLAN	ENGINEERING VENTURES	(3 OF 13)
C1.2	EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN	ENGINEERING VENTURES	(4 OF 13)
C2.1	SITE PLAN (1 of 2)	ENGINEERING VENTURES	(5 OF 13)
C2.2	SITE PLAN (2 of 2)	ENGINEERING VENTURES	(6 OF 13)
C2.3	VEHICLE TURNING PLAN	ENGINEERING VENTURES	(7 OF 13)
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L-2	LANDSCAPE DETAILS	MARA LANDSCAPE DESIGN	(12 OF 13)
PH1	PHOTOMETRIC PLAN	VISIBLE LIGHT	(13 OF 13)

CONSULTANTS

CIVIL ENGINEERING
ENGINEERING VENTURES, PC
85 MECHANIC STREET, SUITE E2-3
LEBANON, NH 03766
(603) 442-9333

LAND SURVEYOR
VIVE LIBRE GEOMATICS
PO BOX 1093
LEBANON, NH 03766
(603) 727-4222

LANDSCAPE ARCHITECT/SITE LIGHTING
MARA LANDSCAPE DESIGN
16 MYTLE AVE.
NEWBURYPORT, MA 01950
(978) 471-8103

SUBJECT PROPERTY

LOT 103-11
369 MIRACLE MILE
LEBANON, NH 03766

OWNER

OWNER
LEBANON POKER ROOM AND CASINO, LLC
887B CENTRAL AVE.
DOVER, NH 03820
StefanHuba@p2e.COM

No.	Description	Date
1	REVISED PER PLANNING CONDITIONS #1 THROUGH #6 PB2025-43-SPACUP	11/07/25
2	ELECTRIC VEHICLE REVISIONS	02/03/26

Stamp

ENGINEERING VENTURES PC
208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
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Stefan Huba
New Hampshire Group, LLC
887B Central Ave.
Dover, NH 03820

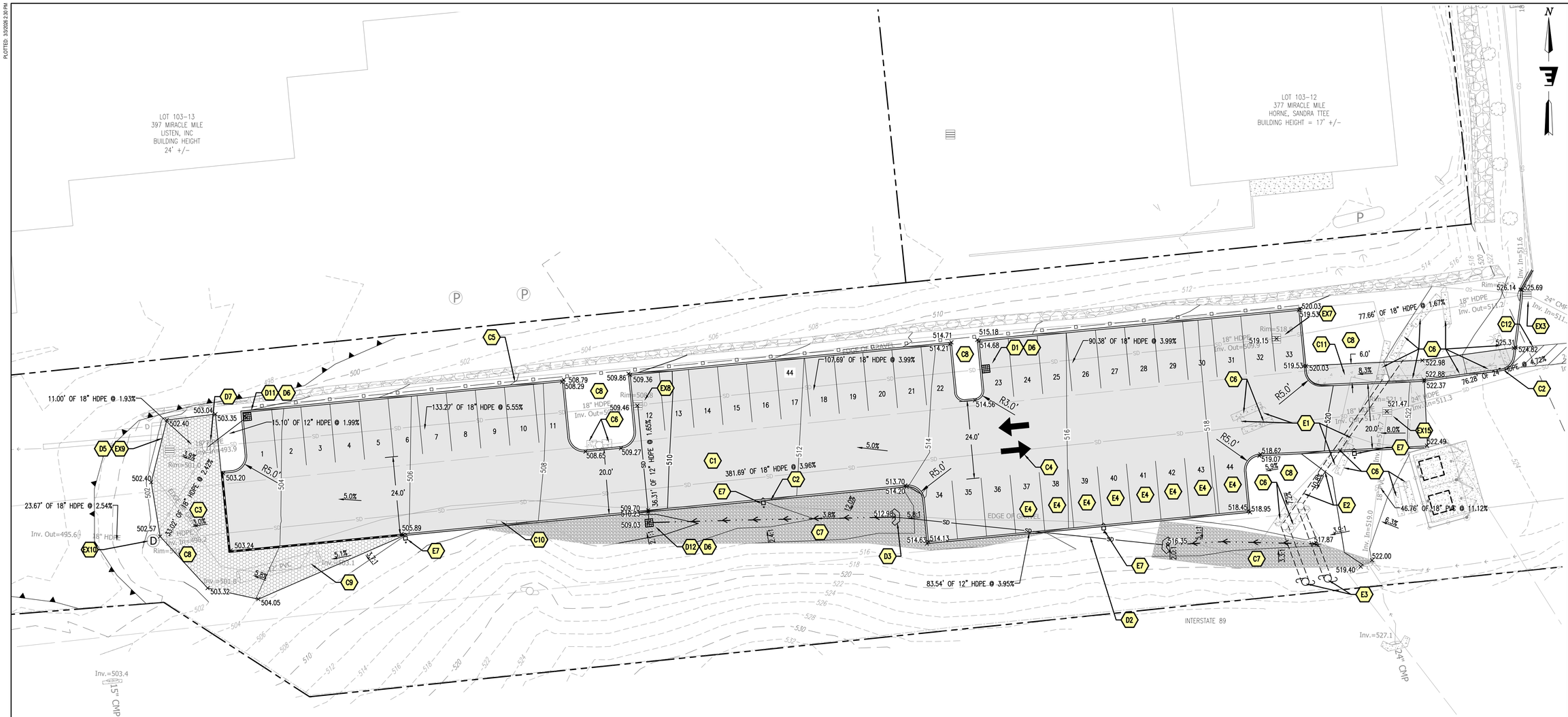
Sheet Title: COVER SHEET

Project Title: 369 Miracle Mile
Revo Casino Parking Expansion
Lebanon, Grafton County, New Hampshire

EV Project #	25122
Drawn By:	AM
Checked By:	AM
Scale:	AS NOTED
Date:	08/11/2025

C0.0
SHEET 1 OF 13

S:\PROJECTS\X-2025\25122 NH 369 MIRACLE MILE - PARKING EXPANSION\DWG\SHEET FILES\25122 C0.X - COVER SHEET.DWG



SITE NOTES

- C1 ASPHALT PARKING AND DRIVE ACCESS
- C2 VERTICAL GRANITE CURBING (TYP.)
- C3 SNOW STORAGE
- C4 DIRECTION OF TRAVEL (TYP.)
- C5 WOOD GUIDE RAIL
- C6 CONCRETE BARRIER TO BE REMOVED (TYP.)
- C7 RIPRAP (TYP.)
- C8 RESTORE WITH 6" TOPSOIL, GRASS SEED AND MULCH
- C9 GRASS PAVERS
- C10 RESET AND PLACE LARGE BOULDERS TO PROVIDE SPACE FOR CURB CONSTRUCTION, PROVIDE ADDITIONAL BOULDERS AS REQUIRED, MATCH EXISTING DIMENSIONS.
- C11 CONCRETE SIDEWALK
- C12 STRIPED SIDEWALK TO EXISTING STEPS AT REAR ENTRANCE. 4" YELLOW ALKYD ENAMEL PAINTED AT 45° ANGLE AND 24" O.C.

ELECTRICAL NOTES

- E1 REMOVE GUY WIRE (COORDINATE WITH LIBERTY UTILITIES)
- E2 GUY WIRE SPANNING BETWEEN UTILITY POLES (COORDINATE WITH LIBERTY UTILITIES)
- E3 PUSH BRACE (COORDINATE WITH LIBERTY UTILITIES)
- E4 EVSE-PLANNED PARKING SPACE
- E5 ACCESIBLE ELECTRIC VEHICLE CHARGING STATION
- E6 ELECTRIC CONNECTION TRENCH
- E7 POLE MOUNTED PARKING LOT LIGHT (TYP.)

STORMWATER NOTES

- D2 HDPE PIPE (TYP.)
- D3 PRECAST HEADWALL (TYP.)
- D4 UNDERDRAIN
- D5 VORTECH TREATMENT SYSTEM TO BE CLEANED OF SEDIMENT WITH VACUUM TRUCK AND MAINTAINED AS REQUIRED. ADJUST RIM ELEVATION TO NEW GRADE.
- D6 STORMWATER SNOUT 24R OR APPROVED EQUAL ON OUTLET PIPE.

PROPANE NOTES

- P1 CAST IN PLACE REINFORCED CONCRETE COUNTERWEIGHT SLAB BENEATH TANKS, INSTALL HOLD DOWN STRAPS, RODS AND ANCHOR BOLTS TO SECURE TANK TO SLAB, BOTTOM OF SLAB SHALL BE 5' MIN. BELOW FINISHED GRADE, BACKFILL WITH GRANULAR FILL, SIZE OF COUNTERWEIGHT AND STRAP SPECIFICATIONS TO BE SUPPLIED BY PROPANE COMPANY. COORDINATE INSTALLATION WITH PROPANE COMPANY.
- P2 EXISTING PROPANE TANKS TO BE REINSTALLED COORDINATE WITH PROPANE COMPANY

SITE LEGEND

FLUSH CURB

GRAPHIC SCALE

15 0 7.5 15 30 60

1 inch = 15 ft.
for sheet size 24" x 36"

STORMWATER SCHEDULE

D1 4' I.D. CATCH BASIN
RIM: 514.79
INV. IN: 506.20 (18" HDPE)
INV. OUT: 506.20 (18" HDPE)
SUMP: 502.20

D7 4' I.D. BYPASS STRUCTURE
RIM: 503.01
INV. IN: 494.50 (18" HDPE)
INV. IN: 496.00 (12" HDPE)
INV. OUT: 494.50 (18" HDPE)
INV. OUT: 497.00 (18" HDPE)
SUMP: 494.50

D11 4' I.D. CATCH BASIN
RIM: 500.24
INV. OUT: 496.30 (12" HDPE)
SUMP: 492.30

D12 4' I.D. CATCH BASIN
RIM: 509.34
INV. OUT: 505.40 (12" HDPE)
SUMP: 501.40

EX3 4' I.D. CATCH BASIN
RIM: 525.70
INV. IN: 515.50 (18" HDPE)
INV. IN: 511.20 (24" CMP)
INV. OUT: 511.20 (18" HDPE)
SUMP: 509.20

EX4 4' I.D. CATCH BASIN
RIM: 526.30
INV. IN: 521.70 (18" CMP)
INV. OUT: 521.70 (24" CMP)
SUMP: 519.70

EX5 4' I.D. CATCH BASIN
RIM: 529.31
INV. IN: 521.90 (12" HDPE)
INV. IN: 521.90 (15" HDPE)
INV. IN: 524.00 (6" HDPE)
INV. OUT: 521.90 (18" CMP)
SUMP: 519.90

EX7 4' I.D. CATCH BASIN
RIM: 519.18
INV. IN: 509.90 (18" HDPE)
INV. OUT: 509.80 (18" HDPE)
SUMP: 507.80

EX8 4' I.D. CATCH BASIN
RIM: 509.58
INV. IN: 501.90 (18" HDPE)
INV. IN: 504.80 (12" HDPE)
INV. OUT: 501.90 (18" HDPE)
SUMP: 499.90

EX9 HYDRODYNAMIC SEPARATOR (VORTECH UNIT)
RIM: 502.60
INV. IN: 494.29 (18" HDPE)
INV. OUT: 494.19 (18" HDPE)
SUMP: 490.03

EX10 4' I.D. DRAIN MANHOLE
RIM: 502.08
INV. IN: 496.20 (18" HDPE)
INV. IN: 496.20 (18" HDPE)
INV. OUT: 496.20 (18" HDPE)
SUMP: 496.20

EX13 4' I.D. DRAIN MANHOLE
RIM: 525.67
INV. IN: 518.70 (15" HDPE)
INV. OUT: 515.30 (24" HDPE)
SUMP: 512.89

EX14 4' I.D. CATCH BASIN
RIM: 524.30
INV. IN: 519.60 (6" PVC)
INV. OUT: 519.60 (15" HDPE)
SUMP: 517.60

EX15 4' I.D. CATCH BASIN
RIM: 521.42
INV. IN: 511.70 (24" HDPE)
INV. IN: 514.70 (18" PVC)
INV. OUT: 511.30 (18" HDPE)
SUMP: 511.30

No.	Description	Date
1	ELECTRIC VEHICLE REVISIONS	02/03/26

Stamp

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www.engineeringventures.com

Stefan Huba
New Hampshire Group, LLC
887B Central Ave.
Dover, NH 03820

Sheet Title: SITE PLAN

Project Title: 369 Miracle Mile
Revo Casino Parking Expansion
Lebanon, Grafton County, New Hampshire

EV Project #	25122
Drawn By:	AM
Checked By:	AM
Scale:	1" = 15'
Date:	08/11/2025

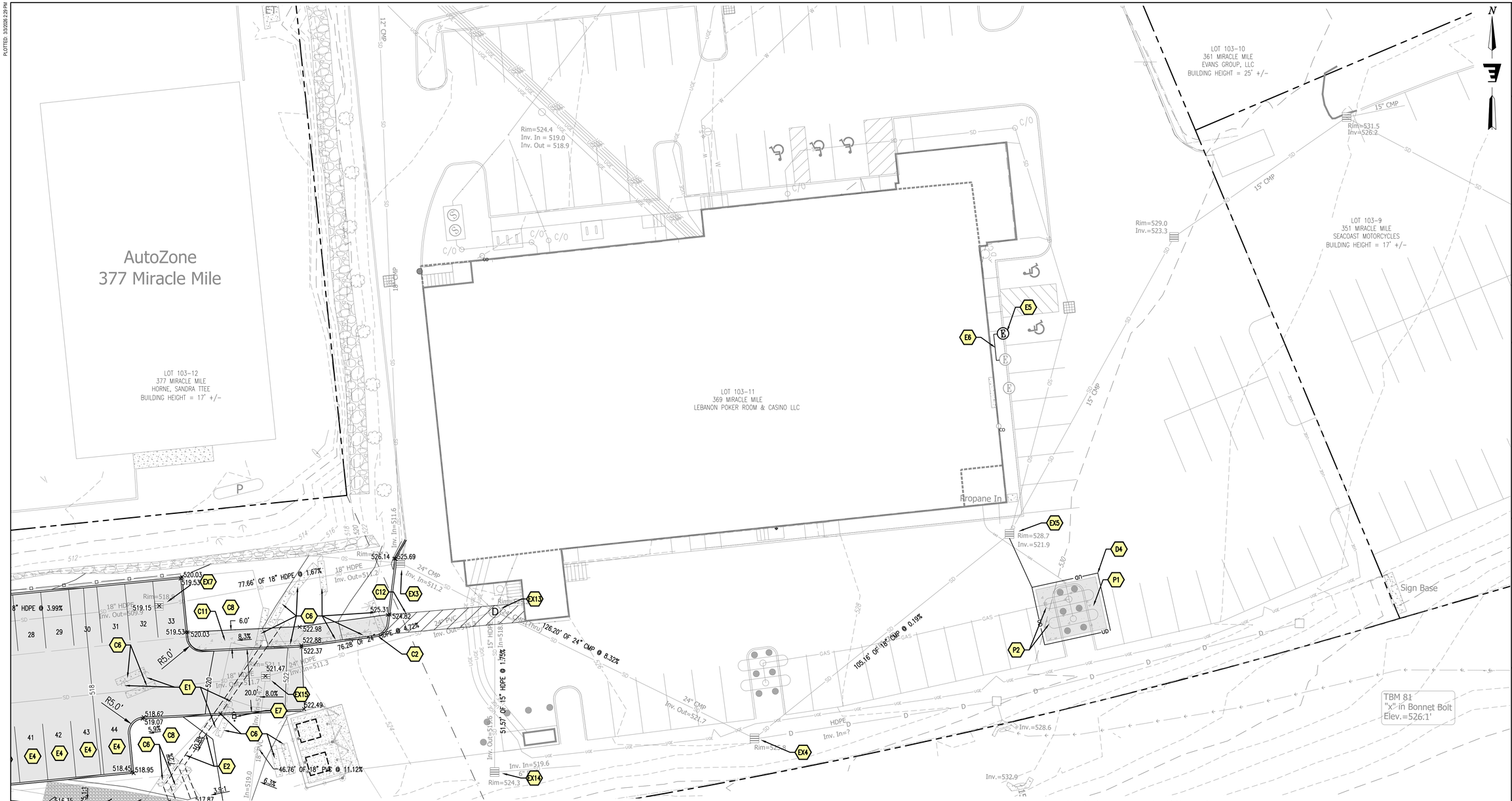
C2.1

SHEET 5 OF 13

PLOTTED: 3/3/2026 2:39 PM

S:\PROJECTS\X-2025\25122 NH 369 MIRACLE MILE - PARKING EXPANSION\DWG\SHEET FILES\25122 C2.1 SITE PLAN.DWG

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SITE NOTES

- C1 ASPHALT PARKING AND DRIVE ACCESS
- C2 VERTICAL GRANITE CURBING (TYP.)
- C3 SNOW STORAGE
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- E5 ACCESIBLE ELECTRIC VEHICLE CHARGING STATION
- E6 ELECTRIC CONNECTION TRENCH
- E7 POLE MOUNTED PARKING LOT LIGHT (TYP.)

STORMWATER NOTES

- D2 HDPE PIPE (TYP.)
- D3 PRECAST HEADWALL (TYP.)
- D4 UNDERDRAIN
- D5 VORTECH TREATMENT SYSTEM TO BE CLEANED OF SEDIMENT WITH VACUUM TRUCK AND MAINTAINED AS REQUIRED. ADJUST RIM ELEVATION TO NEW GRADE.
- D6 STORMWATER SNOUT 24R OR APPROVED EQUAL ON OUTLET PIPE.

SITE LEGEND

FLUSH CURB

GRAPHIC SCALE

15 0 7.5 15 30 60

1 inch = 15 ft.
for sheet size 24" x 36"

PROPANE NOTES

- P1 CAST IN PLACE REINFORCED CONCRETE COUNTERWEIGHT SLAB BENEATH TANKS, INSTALL HOLD DOWN STRAPS, RODS AND ANCHOR BOLTS TO SECURE TANK TO SLAB, BOTTOM OF SLAB SHALL BE 5' MIN. BELOW FINISHED GRADE, BACKFILL WITH GRANULAR FILL, SIZE OF COUNTERWEIGHT AND STRAP SPECIFICATIONS TO BE SUPPLIED BY PROPANE COMPANY. COORDINATE INSTALLATION WITH PROPANE COMPANY.
- P2 EXISTING PROPANE TANKS TO BE REINSTALLED COORDINATE WITH PROPANE COMPANY

STORMWATER SCHEDULE

D1 4' I.D. CATCH BASIN
RIM: 514.79
INV. IN: 506.20 (18" HDPE)
INV. OUT: 506.20 (18" HDPE)
SUMP: 502.20

D7 4' I.D. BYPASS STRUCTURE
RIM: 503.01
INV. IN: 494.50 (18" HDPE)
INV. IN: 496.00 (12" HDPE)
INV. OUT: 494.50 (18" HDPE)
INV. OUT: 497.00 (18" HDPE)
SUMP: 494.50

D11 4' I.D. CATCH BASIN
RIM: 500.24
INV. OUT: 496.30 (12" HDPE)
SUMP: 492.30

D12 4' I.D. CATCH BASIN
RIM: 509.34
INV. OUT: 505.40 (12" HDPE)
SUMP: 501.40

EX3 4' I.D. CATCH BASIN
RIM: 525.70
INV. IN: 515.50 (18" HDPE)
INV. IN: 511.20 (24" CMP)
INV. OUT: 511.20 (18" HDPE)
SUMP: 509.20

EX4 4' I.D. CATCH BASIN
RIM: 526.30
INV. IN: 521.70 (18" CMP)
INV. OUT: 521.70 (24" CMP)
SUMP: 519.70

EX5 4' I.D. CATCH BASIN
RIM: 529.31
INV. IN: 521.90 (12" HDPE)
INV. IN: 521.90 (15" HDPE)
INV. IN: 524.00 (6" HDPE)
INV. OUT: 521.90 (18" CMP)
SUMP: 519.90

EX7 4' I.D. CATCH BASIN
RIM: 519.18
INV. IN: 509.90 (18" HDPE)
INV. OUT: 509.80 (18" HDPE)
SUMP: 507.80

EX8 4' I.D. CATCH BASIN
RIM: 509.58
INV. IN: 501.90 (18" HDPE)
INV. IN: 504.80 (12" HDPE)
INV. OUT: 501.90 (18" HDPE)
SUMP: 499.90

EX9 HYDRODYNAMIC SEPARATOR (VORTECH UNIT)
RIM: 502.60
INV. IN: 494.29 (18" HDPE)
INV. OUT: 494.19 (18" HDPE)

EX10 4' I.D. DRAIN MANHOLE
RIM: 502.08
INV. IN: 496.20 (18" HDPE)
INV. IN: 496.20 (18" HDPE)
INV. OUT: 496.20 (18" HDPE)
SUMP: 496.20

EX13 4' I.D. DRAIN MANHOLE
RIM: 525.67
INV. IN: 518.70 (15" HDPE)
INV. OUT: 515.30 (24" HDPE)
SUMP: 512.89

EX14 4' I.D. CATCH BASIN
RIM: 524.30
INV. IN: 519.60 (6" PVC)
INV. OUT: 519.60 (15" HDPE)
SUMP: 517.60

EX15 4' I.D. CATCH BASIN
RIM: 521.42
INV. IN: 511.70 (24" HDPE)
INV. IN: 514.70 (18" PVC)
INV. OUT: 511.30 (18" HDPE)
SUMP: 511.30

Stamp

No.	Description	Date
1	ELECTRIC VEHICLE REVISIONS	02/03/26

ENGINEERING VENTURES PC
208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-8225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
414 Union Street, Schenectady, NY 12305 • 518-630-9614
www.engineeringventures.com

Stefan Huba
New Hampshire Group, LLC
887B Central Ave.
Dover, NH 03820

Sheet Title: SITE PLAN

Project Title: 369 Miracle Mile
Revo Casino Parking Expansion
Lebanon, Grafton County, New Hampshire

EV Project #	25122
Drawn By:	AM
Checked By:	AM
Scale:	1" = 15'
Date:	08/11/2025

C2.2
SHEET 6 OF 13

S:\PROJECTS\K-2020\25122 NH 369 MIRACLE MILE- PARKING EXPANSION\DWG\SHEET FILES\25122 C2.X SITE PLAN.DWG

PLANNING BOARD

April 13, 2026 Meeting

Staff Memorandum – PB2026-18-MIN

APPLICATION INFORMATION

Agenda Item: 4.B

Application ID:
PB2026-18-MIN

Application Type:
3-lot Minor Subdivision *per Section 9 of the Subdivision Regulations*

Property Location:
53 Poverty Lane

Tax Map/Lot #:
117-10

Property Owner and Applicant:
Carter Golf, LLC

Property Size (existing):
+/-45.12 acres *(per subdivision plat)*

Zoning District:
Residential Three (R-3) District

Overlay District(s):
none

LEGAL NOTICE

Carter Golf, LLC, 53 Poverty Lane (Tax Map 117, Lot 10), zoned R-3: Request for a three (3)-lot Minor Subdivision. PB2026-18-MIN

APPLICATION MATERIALS

- Application form (1 page)
- Letter dated March 4, 2026, from Nicholas J. Vertefeuille of Horizons Engineering (project description; 1 page)
- Horizons Engineering Appointment of Agent dated March 4, 2026, Project No. 250221 (1 page)
- Application for Waivers dated March 5, 2026 (2 pages)
- Subdivision Regulations - Technical Checklist – Minor Subdivision (4 pages)
- Certified Notification List (2 pages)
- Fee Schedule (1 page)
- Plat titled, “Plan Showing a Proposed Minor Subdivision of Land Owned of Record by Carter Golf LLC,” prepared by Horizons Engineering, dated March 2, 2026, last revised March 12, 2026, Project #: 250221
- Plan sheet titled, “Driveway Concepts – Carter Golf LLC,” prepared by Horizons Engineering, dated March 4, 2026, last revised March 12, 2026, Project #: 250221H

COMPLETENESS REVIEW

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

APPLICATION OVERVIEW

The subject property is a +/-45.12 acre parcel with frontage on Poverty Lane. The property is vacant except for an “old equipment storage building/‘lean to’” as described and depicted on the attached subdivision plat. Additionally, a 12-inch water main from Poverty Lane crosses the

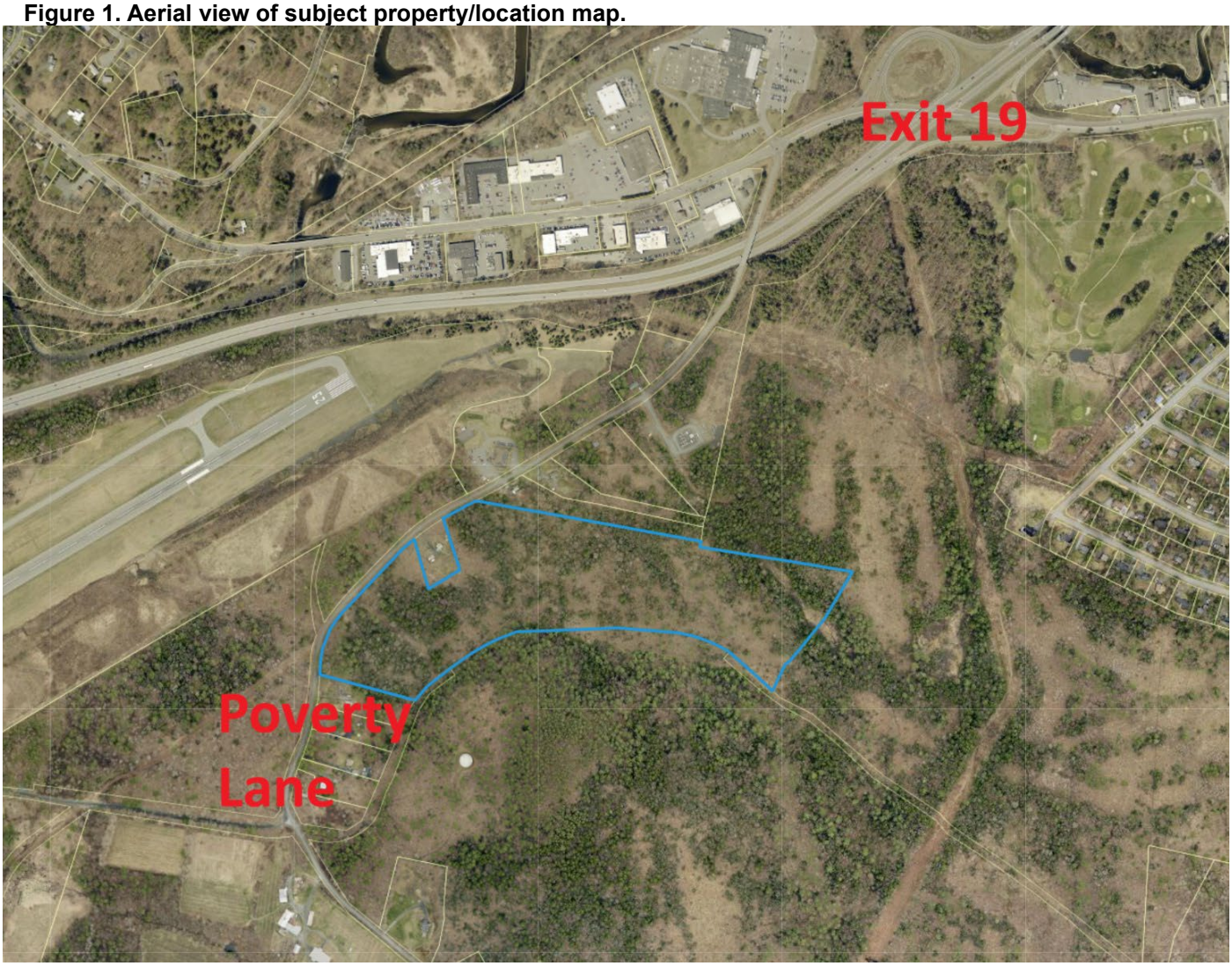
subject property (the water main terminates at the City's water tower located on the adjacent City-owned parcel, Tax Map 132, Lot 10).

The applicant proposes to subdivide the property into three (3) lots as follows:

- Lot 1: +/-5.0 acres
- Lot 2: +/-5.0 acres
- Lot 3: +/-35.12 acres

When developed, the lots will require connection to the City's water main located within Poverty Lane. For wastewater, the lots will be served by individual on-lot septic systems. Conceptual driveway locations providing access to Poverty Lane are depicted on the subdivision plat.

Figure 1. Aerial view of subject property/location map.



APPLICABLE LAND USE REGULATIONS

A. ZONING ORDINANCE:

- Section 310.3 - *the R-3 District Table of Area, Dimensions and Coverage*

B. SUBDIVISION REGULATIONS:

- Section 9 – Minor Subdivision[1]:
  - *9.5 – Application Submission Requirements*
- Section 12 – General Requirements:
  - *12.1 – Character of the Land*
  - *12.4 – Impact Fees*
- Section 13 – Design Standards:
  - *13.3 – Lot Layout, Drainage and Driveways*
  - *13.4 - Lots/Lot Area/On-Site Septic System Requirements*
  - *13.8 – Utilities*

The application and proposed subdivision meet the applicable submission and design requirements except with respect to the Sections from which the applicant has requested waivers, as described below.

WAIVER REQUESTS

As set forth in the attached Application for Waivers, the applicant requests waivers from the following requirements of the Subdivision Regulations:

- **Section 9.5.C.2**: "Where private individual wastewater systems are proposed, the Applicant shall perform soil tests complying with requirements of Section 13.4 of these Regulations."

Pursuant to Section 7.15 ("Waiver of Regulations"), the Board may grant the requested waivers from Section 9.5.C.2 if it finds, by majority vote, that either:

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

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

- **Section 13.4.A**:
  "1. For each lot in the proposed subdivision requiring a subsurface sewage disposal system, soil data shall be provided using Site Specific Soil Maps for New Hampshire and Vermont SSSNNE Special Publication No. 3, June, 1997.

[1] "Minor subdivision" is defined in Section 5 ("Definitions") of the Subdivision Regulations as, "**Any division of a lot, tract, or parcel of land into no more than three (3) lots**, plats, building sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance or building development and not involving the creation of new streets or the extension of existing streets." (emphasis added)

2. The tests and soil mapping for required soil information shall be performed by a certified soil scientist.
3. The report of the certified soil scientist shall establish that there is at least 4,000 square feet of contiguous area suitable for the placement of an individual sewage disposal system on each lot."

With respect to the requested waiver from Section 13.4.A.1-3, the applicable standard is set forth in Section 13.18 ("Modifications or Waivers of Design Standards") which provides as follows: "A subdivider may request the modification or waiver of a design standard contained in Section 13. The Board may grant such request if it determines that compliance is not required to meet the purpose and intent of these Regulations and that the public good will not be adversely affected."

STAFF COMMENTS

ASSESSING
No comment at this time.

BUILDING INSPECTION
No comment at this time.

ENGINEERING / PUBLIC WORKS
At the time of construction, the driveways should be graded at the road to minimize or eliminate stormwater from entering onto the public road surface, and may require driveway culverts.

FIRE
No comment at this time.

PLANNING AND ZONING:

- The proposed lots comply with the applicable zoning dimensional requirements for Class 3 lots in the R-3 District, as set forth in Section 310.3 of the Zoning Ordinance, including minimum lot size (40,000 sq ft) and lot width (100 ft) (a class 3 lot is a lot that is not served by City sewer.)

- The lots will be able to utilized for any use allowed in the R-3 District. *See* the R-3 District Table of Use, Section 310.2 of the Zoning Ordinance.

- Regarding the City's water main that runs across the property, no easement agreement has been located. As noted in the attached letter dated March 4, 2026, from Nicholas J. Vertefeuille, of Horizons Engineering, the applicant requests that, in connection with the proposed subdivision, a formal easement agreement for the water main is entered into by and between the applicant and the City. Staff has included a proposed condition of approval to this effect below.

- The Planning and Development Department recommends certain changes to the plat which are identified in proposed conditions of approval below.

POLICE
No comment at this time.

STAFF RECOMMENDATIONS

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

A. General Conditions

1. This approval shall be considered void unless all conditions precedent have been met, and the plat has been recorded in the Registry of Deeds, within two (2) years from the date of the Notice of Action (Section 7.12.B).

2. Future development on the new lots 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, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. In accordance with RSA 674:39, development 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.

3. All future construction shall substantially conform with and shall be subject to the requirements and specifications of the recorded plat (Section 7.9.A.2).

4. All new driveways shall comply with the City of Lebanon Driveway Regulations and, by extension, NHDOT Driveway Regulations, including layout, sight distances, grading and drainage.

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

1. The applicant shall prepare an easement agreement to the satisfaction of the Planning and Development Department and the Department of Public Works to memorialize the easement for the City's water main located on proposed Lot 2.

2. The applicant shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:
    a. Correct grammatical and typographical errors within the "Zoning Information" paragraph.
    b. Add a note on the plat to address Section 7.7.A.4.e. (NOTE: When there are no restrictions on the subject property, a definitive statement to that effect shall be provided.)
    c. Add the statement required by Section 7.11 of the Subdivision Regulations.
    d. Update General Note 11 to account for preparation of water main easement agreement per condition #B.1.
    e. Correct the typographical error in General Note 13.
    f. Add tax map/lot numbers for the new lots, in consultation with the City Assessor.
    g. Add a note to the plan that electric, telephone and cable TV distributions systems shall be underground, including services (13.8.C).
    h. Add a note indicating that the plat was approved pursuant to the City of Lebanon Subdivision Regulations last revised June 28, 2021.
    i. Add Planning Board application number (PB2026-18-MIN).

j. Add the following as a plan note: “Lots shall be graded sufficiently to provide adequate drainage for the purpose intended without the diversion of water onto other lots or onto property adjoining the subdivision.” (13.3)
k. Provide the date and description of the plat revisions. (9.5.A.1)

3. 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).

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

5. 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.

6. The applicant shall submit the executed deeds of the land transfer together with applicable recording fees to the Planning and Development Department to be recorded contemporaneously with the plat.

7. The applicant shall submit the executed water main easement agreement with applicable recording fees to the Planning and Development Department to be recorded contemporaneously with the plat.

Attachments

cc: Carter Golf LLC
Horizons Engineering
File

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: Carter Golf, LLC [redacted]

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS: [redacted]

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Nicholas Vertefeuille of Verdantas, LLC [redacted]

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS [redacted]

PROJECT LOCATION:

TAX MAP #: 117 LOT#: 10 PLOT #: ZONE: R-3

STREET ADDRESS OF PROJECT: 53 Poverty Lane

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

FLOOD PLAIN ☐ YES ■ NO

SCOPE OF PROJECT:

Minor subdivision consisting of 3 lots all 5 acres or more in size

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 April 13, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: _____ DATE: 3/5/26

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: 3/5/26

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	[redacted]		
2026-03-09	117-10	PB2026-18-MIN			

(Last Revised 4/04/18)

34 School Street • Littleton, NH 03561 • Phone 603-444-4111 • Fax 603-444-1343 • www.horizonsengineering.com

March 04, 2026
Project No. 250221
Minor Subdivision Project Description

To the City of Lebanon Planning Board,

The proposed minor subdivision is presented to the planning board as required per section 7.7.A.3.c of the City of Lebanon subdivision regulations. Tax map 117 lot 10 was determined to be 45.12 acres upon completion of a boundary survey of said property as described in deed book 4027 page 11. The proposed condition of the property is a 3-lot minor subdivision consisting of "2" lots of 5 acres and "1" lot with the remaining 35.12 acres. As shown on the plan provided, the property borders Kings Highway, a class VI town road, and Poverty Lane, a class V road. Furthermore, steep slopes and wetlands on the property have been delineated in the determination and configuration of proposed lots to be created by this subdivision. It is requested that a waiver for section 13.4.A be granted for this subdivision, since the proposed lots are not regulated under NHDES subsurface approval and are all 5 acres or larger in size. As part of this proposed subdivision, it is requested that an easement be formalized for the location and width of an easement in favor of the City of Lebanon for an existing City waterline that runs through the surveyed property. An easement of record for said waterline believed to be built in 1986 could not be found at the registry of deeds. Please see the attached application package attached herewith for your review and consideration.

Signed,

Nicholas J. Vertefeuille, S.I.T

horizons Engineering
A Verdantas Company

34 School Street • Littleton, NH 03561 • Phone 603-444-4111 • Fax 603-444-1343 • www.horizonsengineering.com

March 04, 2026
Project No. 250221

APPOINTMENT OF AGENT

I, Doug Holman, owner of Carter Golf, LLC do hereby appoint and authorize Horizons Engineering, Inc., a Verdantas Company to represent me before such boards and agencies in the city of Lebanon and the State of New Hampshire as may be necessary to complete application on my behalf. Horizons Engineering, Inc. is further authorized to sign applications as may be required to complete such representations on my behalf.

Signed,

_____ (Signature)

Douglas J. Holman (Printed Name)

3/5/26 (Date)

City of Lebanon, New Hampshire
APPLICATION FOR WAIVERS

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

PROJECT INFORMATION

Name of Applicant: Verdantas LLC

Project Name: 53 Poverty Lane Minor Subdivision

Project Address: 53 Poverty Lane Lebanon, NH

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).]

13.4/9.5.C(2)

1. Section 1 of the (*circle one*) **Site Plan Review / Subdivision Regulations.** A Waiver of this Section meets (*circle one*) **Criteria A / Criteria B** because Given the size of lots 5 acres or greater there is not a substantial need to prove septic systems via Test Pits and site specific soils mapping. As the applicant, I believe this is unnecessary to prove that lots could be supported by a septic systems given the size of lots and NRCS soil types present. All lots need minimal lot loading area for leach fields and have ample area for septic field placement.
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: 03/05/2026

CITY OF LEBANON, NH SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST MINOR SUBDIVISION	
PROJECT NAME: Poverty Lane Minor Subdivision	
APPLICANT: Verdantas LLC	**DATE:** 03/04/2026
GENERAL SUBMISSION REQUIREMENTS:	

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

- ☒ A properly completed and signed Application Form. [§7.7.A(1)]
- ☒ The appropriate filing fees. [§7.7.A(2)]
- ☒ A written project description. [§7.7.A(3)]
- ☒ A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§7.7.A(4)]
- ☒ A completed and signed Technical Checklist. [§7.7.B]
  [Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Section 7.15 of the Subdivision Regulations, as appropriate.]
- ☒ One (1) set of project plans to be distributed for Staff Review. [§9.5.A]
  [A Staff Review meeting is held at City Hall one (1) week following the cutoff date. Staff Review meetings begin at 2:00PM, unless otherwise noted. All revised and/or additional information or materials must be submitted within one (1) week following the Staff Review meeting.]
- ☒ A digital copy of Subdivision plan in .PDF format. [§9.5.B]

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

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

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

PLAN SUBMITTAL TECHNICAL CHECKLIST:

NOTE: Minor Subdivision plans shall include the information described below pursuant to Section 9 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. [§9.5.C(5)]

Plan Requirements	**Info. Provided**	**Waiver Sought**
9.5.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat 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).)	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐
9.5.A(2) - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	☒	☐
9.5.A(3) - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	☒	☐
9.5.A(4) - Zoning District in which the subdivision is located, including district boundaries if in more than one district.	☒	☐
9.5.A(5) - 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.	☒	☐
9.5.A(6) - The area of all proposed lots shall be shown in square feet and acres.	☒	☐

Plan Requirements	**Info. Provided**	**Waiver Sought**
9.5.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat 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).)	☒ ☒ ☒ ☐ ☐	☐ ☐ ☐ ☐ ☐
9.5.A(2) - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	☒	☐
9.5.A(3) - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	☒	☐
9.5.A(4) - Zoning District in which the subdivision is located, including district boundaries if in more than one district.	☒	☐
Plan Requirements *(cont.)*	**Info. Provided**	**Waiver Sought**
9.5.A(7) - Location of all existing structures, easements, permanent and intermittent watercourses, flood plains and wetlands, rock outcrops, wooded areas, and other significant existing features on the property. Indicate those natural and man-made 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.	☒	☐
9.5.A(8) - 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.	☒	☐
9.4 - A statement shall be placed on the plat as follows: "A parcel of land which has been reviewed and approved as part of a minor subdivision shall not be eligible for further subdivision review under the Minor Subdivision procedures for a period of three (3) years from the date of the minor subdivision approval."	☒	☐
Supporting Documents and Information, Where Applicable	**Info. Provided**	**Not Applicable**
9.5.C(1) - Proposed covenants or deed restrictions as may be intended to apply to the property in whole or in part to be recorded in the Registry of Deeds.	☐	☒

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR SUBDIVISION

Plan Requirements	**Info. Provided**	**Waiver Sought**
9.5.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat 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).)	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐
9.5.A(2) - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	☒	☐
9.5.A(3) - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	☒	☐
9.5.A(4) - Zoning District in which the subdivision is located, including district boundaries if in more than one district.	☒	☐
9.5.C(2) - Where private individual wastewater systems are proposed, the applicant shall perform soil tests complying with requirements of Section 13.4 of the Regulations. For all proposed lots less than 5 acres in size, the applicant shall have a soil investigation made and a report prepared to establish the existence of at least 4,000 square feet of contiguous area meeting NHDES requirements. NHDES approval of all subdivision lots less than 5 acres in size shall be obtained and provided to the Board prior to the recording of the approved plat. Soil maps and information shall be in accordance with the most current USDA Natural Resource Conservation Service County Soil Maps. Maps prepared by field investigation shall be stamped and signed by a Certified Soil Scientist.	☐	☒
9.5.C(3) - Any access driveway to a State highway shall be approved by the NHDOT and provided to the Board prior to the recording of the approved plat.	☒	☐
9.5.C(4) - Approvals, as prescribed by law, from any other City agency which may have jurisdiction, including but not limited to, wetland permits.	☒	☐

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO SECTION 9 OF THE SUBDIVISION REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: Nicholas Vertefeuille, 03/05/2026

Planning office Use Only:

Date Received___/___/___ Checklist Complete YES or NO Checked by:_____

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: 117-10	**Map & Lot Number:** N/A
Property Owner: Carter Golf LLC PO Box 2460 New London, NH 03257	Applicant, Co-Applicant, Agent, or Lessee: Nicholas Vertefeuille, SIT 34 School Street Littleton, NH 03561
Map & Lot Number: N/A	**Map & Lot Number:** N/A
Company: Verdantas, LLC 34 School Street Littleton, NH 03561	Surveyor: Andrew Nadeau, LLS 947 34 School Street Littleton, NH 03561
Map & Lot Number: N/A	**Map & Lot Number:** 117-10-100
Certified Wetland Scientist: Caitlin Banaszak, CWS #311 127 Old Warner Road Bradford, NH 03221	Jayne & David Melahn 47 Poverty Lane Lebanon, NH 03766

Map & Lot Number: 131-1	**Map & Lot Number:** 117-1
City of Lebanon 51 North Park Street, Lebanon, NH 03766	City of Lebanon 51 North Park Street, Lebanon, NH 03766
Map & Lot Number: 117-9	**Map & Lot Number:** 132-16
Charles D. Henry 37 Poverty Lane, Lebanon, NH 03766	Carter Country Club, Inc. PO Box 2460 New London, NH 03257
Map & Lot Number: 132-10	**Map & Lot Number:** 132-5
City of Lebanon 51 North Park Street, Lebanon, NH 03766	Anne M. Chapin & Marshall D. Banks, Trustees of the Chapin Banks Trust 71 Poverty Lane, Lebanon, NH 03766
Map & Lot Number: 131-7	**Map & Lot Number:**
City of Lebanon 51 North Park Street, Lebanon, NH 03766	
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**

(Revised 2/8/2024)

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_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE AT TIME OF FILING		
**Engineering Review fees may also be required. See note below.		

MINOR SITE PLAN REVIEW		
		TOTALS
FILING FEE	$150.00	$150.00
NOTIFICATION FEE **(see note below)**	Current USPS rate per certified notice (see below) X 7 notices	$ 42.28 (abutter certifieds)
TOTAL DUE		$ 192.28

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).

RESERVED FOR GRAFTON COUNTY REGISTRY OF DEEDS

SOIL LEGEND

SYMBOL	NAME	HYDROLOGIC SOIL GROUP
63C	CHARLTON	B
63D	CHARLTON	A
331	BERNARDSTON	D
336	PITTSTOWN	C
341	STISSING	C/D
360	CARDIGAN-KEARSAGE	C

670D
- INDICATES SOIL TYPE
- INDICATES SLOPE OF LAND
  - A = 0 TO 3 PERCENT SLOPE
  - B = 3 TO 8 PERCENT SLOPE
  - C = 8 TO 15 PERCENT SLOPE
  - D = 15 TO 25 PERCENT SLOPE
  - E = GREATER THAN 25 PERCENT

ZONING INFORMATION:

PER THE CITY OF LEBANON GIS AND ZONING MAP (PRINTED APRIL 1, 2025) THE SURVEYED PREMISES LIES WITHIN THE RESIDENTIAL 3 (R3) & WETLANDS CONSERVATION DISTRICT. PER SAID ZONING ORDINANCE WHILE THE SURVEYED PREMISES DOES HAVE STEEP SLOPES AND WETLANDS. ALTHOUGH STEEP SLOPES ARE PRESENT, THE STEEP SLOPE OVERLAY DISTRICT DOES NOT APPLY BECAUSE THE PREMISES IS NOT LOCATED IN THE RL-3 ZONING DISTRICT. PER PAGE 186 OF SAID ZONING ORDINANCE THE SURVEYED PREMISES FALLS UNDER THE CLASS 3 CATEGORY FOR THE SUBDIVISION AS SHOWN HEREON. THE FOLLOWING ARE APPLICABLE ZONING REQUIREMENTS:

-MINIMUM AREA: 40,000 FT²
-MINIMUM WIDTH: 100 FEET
-FRONT YARD SETBACK: 25 FEET
-SIDE YARD SETBACK: 25 FEET
-REAR YARD SETBACK: 30 FEET
-MAXIMUM HEIGHT: 35 FEET
-MAXIMUM BUILDING COVERAGE: 15%
-STEEP SLOPES: 25%
-100 FOOT BUFFER TO WETLANDS OF HIGH OR VERY HIGH VALUE (NONE ON SURVEYED PREMISES)

*SEE SAID ZONING ORDINANCE FOR ADDITIONAL INFORMATION AND REGULATIONS.

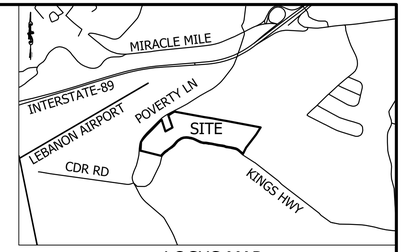
WETLAND NOTES:

STATE AND FEDERAL JURISDICTIONAL WETLANDS WERE DELINEATED BY N.H. CERTIFIED WETLAND SCIENTIST, CAITLIN BANASZAK CWS NO. 311 MAY 7-15, 2025. WETLANDS MAPPING WAS DONE BY N.H. LICENSED LAND SURVEYORS, HORIZONS ENGINEERING, INC. IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:

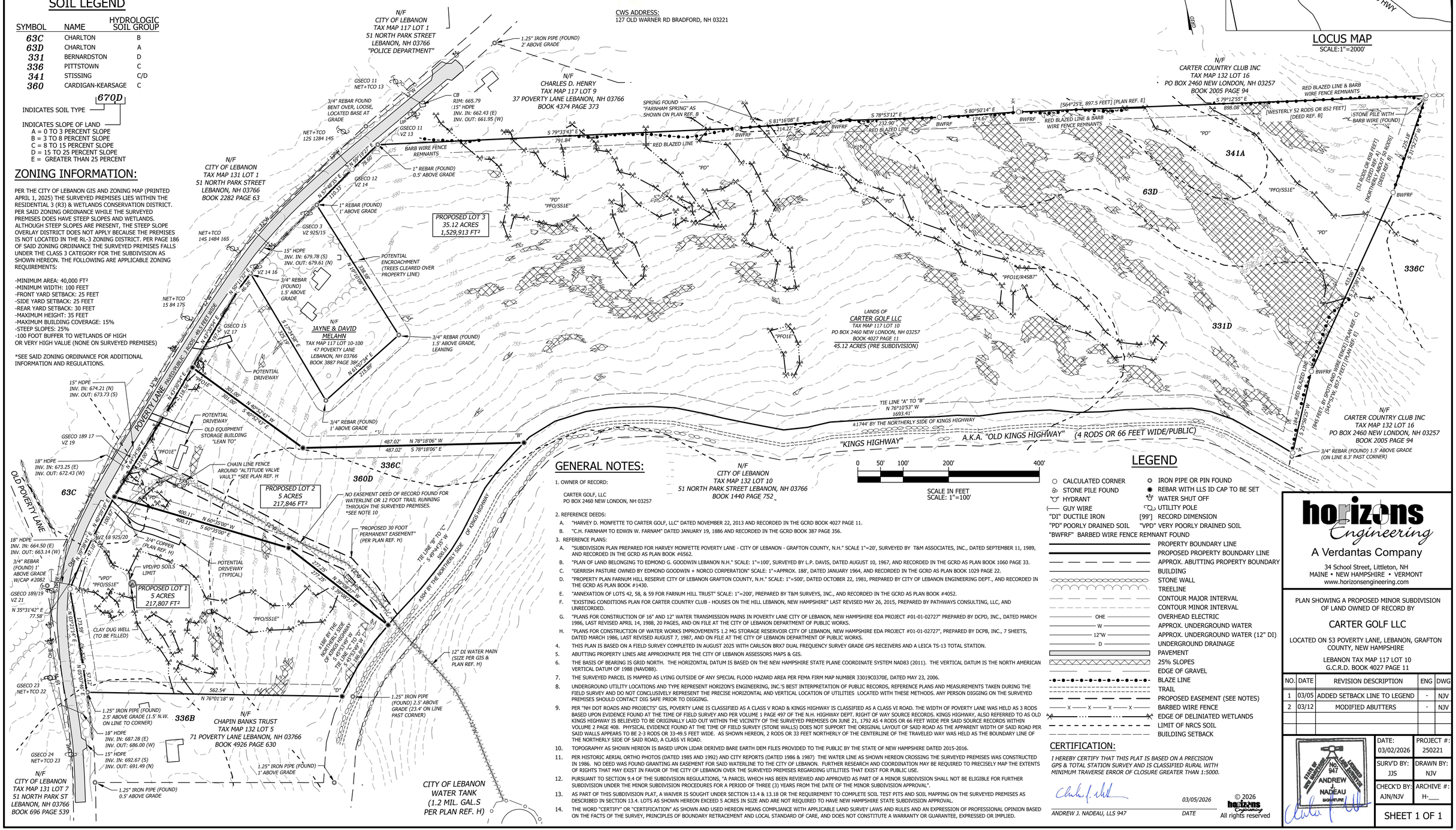
1. N.H. CODE OF ADMINISTRATIVE RULES (ENV-WT 301.01) WITH THE TECHNIQUES OUTLINED IN THE 1987 "U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1."
2. U.S. ARMY CORPS OF ENGINEERS. 2012. "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY ERDC/EL TR-09-19."
3. U.S. ARMY CORPS OF ENGINEERS. 2018 "NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST REGION, U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY.
4. N.H. CODE OF ADMINISTRATIVE RULES (ENV-WT 301.02) WITH THE U.S. FISH AND WILDLIFE SERVICE MANUAL FWS/OBS-79/31 ENTITLED "CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, COWARDIN ET AL, 1979."
5. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2020. VERSION 4., "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND." NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
6. U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE. 2018. "FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2." L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.

STATE OF NEW HAMPSHIRE — CAITLIN BANASZAK — No. 311 — 3/7/26 — CERTIFIED WETLAND SCIENTIST

CWS ADDRESS:
127 OLD WARNER RD BRADFORD, NH 03221



LOCUS MAP
SCALE:1"=2000'



GENERAL NOTES:

1. OWNER OF RECORD:
   CARTER GOLF, LLC
   PO BOX 2460 NEW LONDON, NH 03257
2. REFERENCE DEEDS:
   A. "HARVEY D. MONFETTE TO CARTER GOLF, LLC" DATED NOVEMBER 22, 2013 AND RECORDED IN THE GCRD BOOK 4027 PAGE 11.
   B. "C.H. FARNHAM TO EDWIN W. FARNAM" DATED JANUARY 19, 1886 AND RECORDED IN THE GCRD BOOK 387 PAGE 356.
3. REFERENCE PLANS:
   A. "SUBDIVISION PLAN PREPARED FOR HARVEY MONFETTE POVERTY LANE - CITY OF LEBANON - GRAFTON COUNTY, N.H." SCALE 1"=20', SURVEYED BY T&M ASSOCIATES, INC., DATED SEPTEMBER 11, 1989, AND RECORDED IN THE GCRD AS PLAN BOOK #6562.
   B. "PLAN OF LAND BELONGING TO EDMOND G. GOODWIN LEBANON N.H." SCALE: 1"=100', SURVEYED BY L.P. DAVIS, DATED AUGUST 10, 1967, AND RECORDED IN THE GCRD AS PLAN BOOK 1060 PAGE 33.
   C. "GERRISH PASTURE OWNED BY EDMOND GOODWIN + NORCO CORPERATION" SCALE: 1"=APPROX. 188', DATED JANUARY 1964, AND RECORDED IN THE GCRD AS PLAN BOOK 1029 PAGE 22.
   D. "PROPERTY PLAN FARNUM HILL RESERVE CITY OF LEBANON GRAFTON COUNTY, N.H." SCALE: 1"=500', DATED OCTOBER 22, 1981, PREPARED BY CITY OF LEBANON ENGINEERING DEPT., AND RECORDED IN THE GCRD AS PLAN BOOK #1430.
   E. "ANNEXATION OF LOTS 42, 58, & 59 FOR FARNUM HILL TRUST" SCALE: 1"=200', PREPARED BY T&M SURVEYS, INC., AND RECORDED IN THE GCRD AS PLAN BOOK #4052.
   F. "EXISTING CONDITIONS PLAN FOR CARTER COUNTRY CLUB - HOUSES ON THE HILL LEBANON, NEW HAMPSHIRE" LAST REVISED MAY 26, 2015, PREPARED BY PATHWAYS CONSULTING, LLC, AND UNRECORDED.
   G. "PLANS FOR CONSTRUCTION OF 16" AND 12" WATER TRANSMISSION MAINS IN POVERTY LANE CITY OF LEBANON, NEW HAMPSHIRE EDA PROJECT #01-01-02727" PREPARED BY DCPD, INC., DATED MARCH 1986, LAST REVISED APRIL 14, 1988, 20 PAGES, AND ON FILE AT THE CITY OF LEBANON DEPARTMENT OF PUBLIC WORKS.
   H. "PLANS FOR CONSTRUCTION OF WATER WORKS IMPROVEMENTS 1.2 MG STORAGE RESERVOIR CITY OF LEBANON, NEW HAMPSHIRE EDA PROJECT #01-01-02727", PREPARED BY DCPB, INC., 7 SHEETS, DATED MARCH 1986, LAST REVISED AUGUST 7, 1987, AND ON FILE AT THE CITY OF LEBANON DEPARTMENT OF PUBLIC WORKS.
4. THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED IN AUGUST 2025 WITH CARLSON BRX7 DUAL FREQUENCY SURVEY GRADE GPS RECEIVERS AND A LEICA TS-13 TOTAL STATION.
5. ABUTTING PROPERTY LINES ARE APPROXIMATE PER THE CITY OF LEBANON ASSESSORS MAPS & GIS.
6. THE BASIS OF BEARING IS GRID NORTH. THE HORIZONTAL DATUM IS BASED ON THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD83 (2011). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. THE SURVEYED PARCEL IS MAPPED AS LYING OUTSIDE OF ANY SPECIAL FLOOD HAZARD AREA PER FEMA FIRM MAP NUMBER 33019C0370E, DATED MAY 23, 2006.
8. UNDERGROUND UTILITY LOCATIONS AND TYPE REPRESENT HORIZON'S ENGINEERING, INC.'S BEST INTERPRETATION OF PUBLIC RECORDS, REFERENCE PLANS AND MEASUREMENTS TAKEN DURING THE FIELD SURVEY AND DO NOT CONCLUSIVELY REPRESENT THE PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES LOCATED WITH THESE METHODS. ANY PERSON DIGGING ON THE SURVEYED PREMISES SHOULD CONTACT DIG SAFE PRIOR TO DIGGING.
9. PER "NH DOT ROADS AND PROJECTS" GIS, POVERTY LANE IS CLASSIFIED AS A CLASS V ROAD & KINGS HIGHWAY IS CLASSIFIED AS A CLASS VI ROAD. THE WIDTH OF POVERTY LANE WAS HELD AS 3 RODS BASED UPON EVIDENCE FOUND AT THE TIME OF FIELD SURVEY AND PER VOLUME 1 PAGE 497 OF THE N.H. HIGHWAY DEPT. RIGHT OF WAY SOURCE RECORDS. KINGS HIGHWAY, ALSO REFERRED TO AS OLD KINGS HIGHWAY IS BELIEVED TO BE ORIGINALLY LAID OUT WITHIN THE VICINITY OF THE SURVEYED PREMISES ON JUNE 21, 1792 AS 4 RODS OR 66 FEET WIDE PER SAID SOURCE RECORDS WITHIN VOLUME 2 PAGE 408. PHYSICAL EVIDENCE FOUND AT THE TIME OF FIELD SURVEY (STONE WALLS) DOES NOT SUPPORT THE ORIGINAL LAYOUT OF SAID ROAD AS THE APPARENT WIDTH OF SAID ROAD PER SAID WALLS APPEARS TO BE 2-3 RODS OR 33-49.5 FEET WIDE. AS SHOWN HEREON, 2 RODS OR 33 FEET NORTHERLY OF THE CENTERLINE OF THE TRAVELED WAY WAS HELD AS THE BOUNDARY LINE OF THE NORTHERLY SIDE OF SAID ROAD, A CLASS VI ROAD.
10. TOPOGRAPHY AS SHOWN HEREON IS BASED UPON LIDAR DERIVED BARE EARTH DEM FILES PROVIDED TO THE PUBLIC BY THE STATE OF NEW HAMPSHIRE DATED 2015-2016.
11. PER HISTORIC AERIAL ORTHO PHOTOS (DATED 1985 AND 1992) AND CITY REPORTS (DATED 1986 & 1987) THE WATER LINE AS SHOWN HEREON CROSSING THE SURVEYED PREMISES WAS CONSTRUCTED IN 1986. NO DEED WAS FOUND GRANTING AN EASEMENT FOR SAID WATERLINE TO THE CITY OF LEBANON. FURTHER RESEARCH AND COORDINATION MAY BE REQUIRED TO PRECISELY MAP THE EXTENTS OF RIGHTS THAT MAY EXIST IN FAVOR OF THE CITY OF LEBANON OVER THE SURVEYED PREMISES REGARDING UTILITIES THAT EXIST FOR PUBLIC USE.
12. PURSUANT TO SECTION 9.4 OF THE SUBDIVISION REGULATIONS, "A PARCEL 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".
13. AS PART OF THIS SUBDIVISION PLAT, A WAIVER IS SOUGHT UNDER SECTION 13.4 & 13.18 OR THE REQUIREMENT TO COMPLETE SOIL TEST PITS AND SOIL MAPPING ON THE SURVEYED PREMISES AS DESCRIBED IN SECTION 13.4. LOTS AS SHOWN HEREON EXCEED 5 ACRES IN SIZE AND ARE NOT REQUIRED TO HAVE NEW HAMPSHIRE STATE SUBDIVISION APPROVAL.
14. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS COMPLIANCE WITH APPLICABLE LAND SURVEY LAWS AND RULES AND AN EXPRESSION OF PROFESSIONAL OPINION BASED ON THE FACTS OF THE SURVEY, PRINCIPLES OF BOUNDARY RETRACEMENT AND LOCAL STANDARD OF CARE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

LEGEND

- CALCULATED CORNER
- STONE PILE FOUND
- HYDRANT
- GUY WIRE
- "DI" DUCTILE IRON
- "PD" POORLY DRAINED SOIL
- "BWFRF" BARBED WIRE FENCE REMNANT FOUND
- IRON PIPE OR PIN FOUND
- REBAR WITH LLS ID CAP TO BE SET
- WATER SHUT OFF
- UTILITY POLE
- [99'] RECORD DIMENSION
- "VPD" VERY POORLY DRAINED SOIL
- PROPERTY BOUNDARY LINE
- PROPOSED PROPERTY BOUNDARY LINE
- APPROX. ABUTTING PROPERTY BOUNDARY
- BUILDING
- STONE WALL
- TREELINE
- CONTOUR MAJOR INTERVAL
- CONTOUR MINOR INTERVAL
- OHE — OVERHEAD ELECTRIC
- W — APPROX. UNDERGROUND WATER
- 12"W — APPROX. UNDERGROUND WATER (12" DI)
- D — UNDERGROUND DRAINAGE
- PAVEMENT
- 25% SLOPES
- EDGE OF GRAVEL
- BLAZE LINE
- TRAIL
- PROPOSED EASEMENT (SEE NOTES)
- BARBED WIRE FENCE
- EDGE OF DELINIATED WETLANDS
- LIMIT OF NRCS SOIL
- BUILDING SETBACK

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A PRECISION GPS & TOTAL STATION SURVEY AND IS CLASSIFIED RURAL WITH MINIMUM TRAVERSE ERROR OF CLOSURE GREATER THAN 1:5000.

ANDREW J. NADEAU, LLS 947 — *DATE* 03/05/2026

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horizons Engineering
A Verdantas Company
34 School Street, Littleton, NH
MAINE • NEW HAMPSHIRE • VERMONT
www.horizonsengineering.com

PLAN SHOWING A PROPOSED MINOR SUBDIVISION OF LAND OWNED OF RECORD BY

CARTER GOLF LLC

LOCATED ON 53 POVERTY LANE, LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

LEBANON TAX MAP 117 LOT 10
G.C.R.D. BOOK 4027 PAGE 11

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
1	03/05	ADDED SETBACK LINE TO LEGEND	-	NJV
2	03/12	MODIFIED ABUTTERS	-	NJV

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — No. 947 — ANDREW J. NADEAU — SIGNATURE

DATE:	PROJECT #:
03/02/2026	250221
SURV'D BY: JJS	DRAWN BY: NJV
CHECK'D BY: AJN/NJV	ARCHIVE #: H-___

SHEET 1 OF 1

GRID

N/F
JAYNE & DAVID MELAHN
TAX MAP 117 LOT 10-100
47 POVERTY LANE
LEBANON, NH 03766
BOOK 3887 PAGE 386

S 17°24'05" E
325.19'
N 61°07'34" E
215.89'

LOT 3 CONCEPTUAL 14' WIDE DRIVEWAY
0+00
2+00.70
N 43°39'54" E
197.45'
N 43°39'54" E
315.59'

LOT 2 CONCEPTUAL 14' WIDE DRIVEWAY
0+00
0+85.55
N 43°39'54" E
105.58'

301.00'
301.00'
N 48°52'43" W
S 48°52'43" E

487.02'
487.02'
N 78°18'06" W
S 78°18'06" E

PROPOSED LOT
MAP 117 LOT 10 SUBLOT 2
5 ACRES

N 43°39'19" E
100.00'
1+00.00
2+00.00
N 39°38'41" E
47.10'
N 39°38'41" E
27.70'
N 35°31'42" E
77.58'
N 35°31'42" E
77.58'

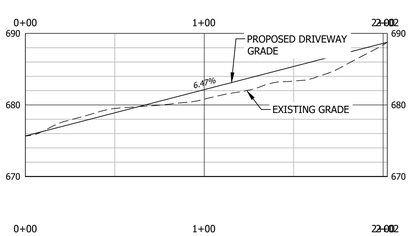
400.11'
400.11'
N 60°35'00" W
S 60°35'00" E

PROPOSED LOT
MAP 117 LOT 10 SUBLOT 1
5 ACRES

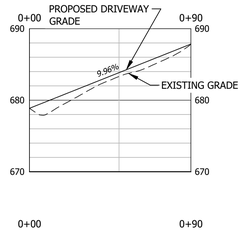
LOT 1 CONCEPTUAL 14' WIDE DRIVEWAY

277.25'
277.25'
N 39°08'27" W
S 39°08'27" E

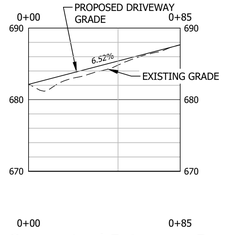
TIE LINE "B" TO "C"
S 49°44'35" W
500.81'



Lot 1 Conceptual Driveway Profile
STA: 0+00 to STA: 2+02



Lot 2 Conceptual Driveway Profile
STA: 0+00 to STA: 0+90



Lot 3 Conceptual Driveway Profile
STA: 0+00 to STA: 0+85

DATE OF PRINT
MARCH 04 2026
HORIZONS ENGINEERING

40' 0 40' 80'
DRAWING SCALE 1" = 40'

verdantas
34 SCHOOL STREET
LITTLETON, NH 03561
FAX: 603.444.1343
PHONE: 603.444.4111

ENGINEERS_NAME
P.E._#####
STATE_XXXXXX

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
XXX	SPM	XXX	250221########

CHK'D BY
DATE

No.	REVISION
-	

PRELIMINARY
NOT FOR
CONSTRUCTION

LEBANON-GRAFTON COUNTY-NEW HAMPSHIRE
DRIVEWAY CONCEPTS
CARTER GOLF LLC
POVERTY LANE
LEBANON, NH 03784

DATE
03/04/2026

SCALE
1"=40'

SHEET
X OF X

t:\proj_2025\250221 carter gold - poverty lane subdivision - lebanon, nh\internal\survey\dwgs\250221-sub-04- driveway concepts.dwg 3/4/2026 10:03 AM

PLANNING BOARD

April 13, 2026 Meeting

Staff Memorandum – PB2026-19-BLA

APPLICATION INFORMATION

Agenda Item: 4.C

Application ID: PB2026-19-BLA

Application Type:
Lot Line Adjustment per Section 8 of the Subdivision Regulations

Property Location & Tax Map:
- 54 Winter Street (77-81)
- 0 Winter Street (77-82)

Applicants/Property Owners:
- Gerald & Anne Rader (77-81)
- City of Lebanon (77-82)

Property Sizes (existing):
- 54 Winter Street (77-81): +/-2.67 acres
- 0 Winter Street (77-82): +/-0.44 acres

Property Sizes (proposed):
- 54 Winter Street (77-81): +/-2.79 acres
- 0 Winter Street (77-82): +/-0.33 acres

Zoning District:
Residential Three (R-3)

LEGAL NOTICE

Gerald & Anne Marie Rader and City of Lebanon, 54 Winter Street (Tax Map 77, Lot 81) and 0 Winter Street (Tax Map 77, Lot 82), zoned R-3: Request for approval of a Lot Line Adjustment. PB2026-19-BLA

APPLICATION MATERIALS

- Application forms (2 pages)
- Project Description (1 page)
- Planning Board application resubmission list (1 page)
- Technical Checklist (1 page)
- Letter dated March 30, 2026 (response to staff comments; 1 page)
- Certified Notification List (2 pages)
- Fee Schedule (1 page)
- Plat titled “Plan of Annexation/Lot Line Adjustment,” prepared by Pennroyal Hill Land Surveying & Forestry, LLC, dated March 4, 2026, revised March 30, 2026

COMPLETENESS REVIEW

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

BACKGROUND

This is a request for a Lot Line Adjustment between lands located at 54 Winter Street (Tax Map 77, Lot 81), owned by Gerald and Anne Marie Rader and 0 Winter Street (Tax Map 77, Lot 82), owned by the City of Lebanon. The City-owned parcel is approximately 0.44 acres and includes part of the vehicular turnaround area at the end of Winter Street, but is otherwise vacant. The City parcel extends to within a few feet of the Rader’s home and is surrounded on three sides by the Rader’s property, which is the only property that directly abuts the City’s parcel. At the Rader’s request, the City Council has approved the sale of a portion of the City’s property in order to be annexed to the Rader’s property. The City Council’s motion, adopted on July 5, 2025, provides as follows:

RESOLVED, that in accordance with Council Policy CC-102, Real Property Transactions, the Lebanon City Council hereby authorizes the City Manager to prepare and execute documents for the sale of a +/-6,200 sq ft. (+/-0.14 Ac.) portion of City-owned property located at 0 Winter Street, Tax Map 77, Lot 82, Lebanon, approximately as depicted in the July 2, 2025 City Council Agenda Packet, to abutting property owners Anne and Gerald Rader, for the amount of $6,200.00 (Six Thousand and Two Hundred Dollars & no cents) and to include any other appropriate conditions or requirements as may be deemed necessary.

APPLICATION OVERVIEW

The changes resulting from the proposed Lot Line Adjustment are as follows:

- Map/Lot 77-81 will increase by a net of +/-0.115 acres*, from +/-2.67 acres to +/-2.79 acres;
- Map/Lot 77-82 will decrease by a net of +/-0.115 acres*, from +/-0.44 acres to +/-0.33 acres (*the remainder of the City's property is outlined in blue in Figure 1 below*).

**The +/-0.115 acre portion of the City's property to be annexed to the Rader property is shown in red in Figure 1 below.*

Figure 1. Portion of City Property to be Annexed to Rader Property

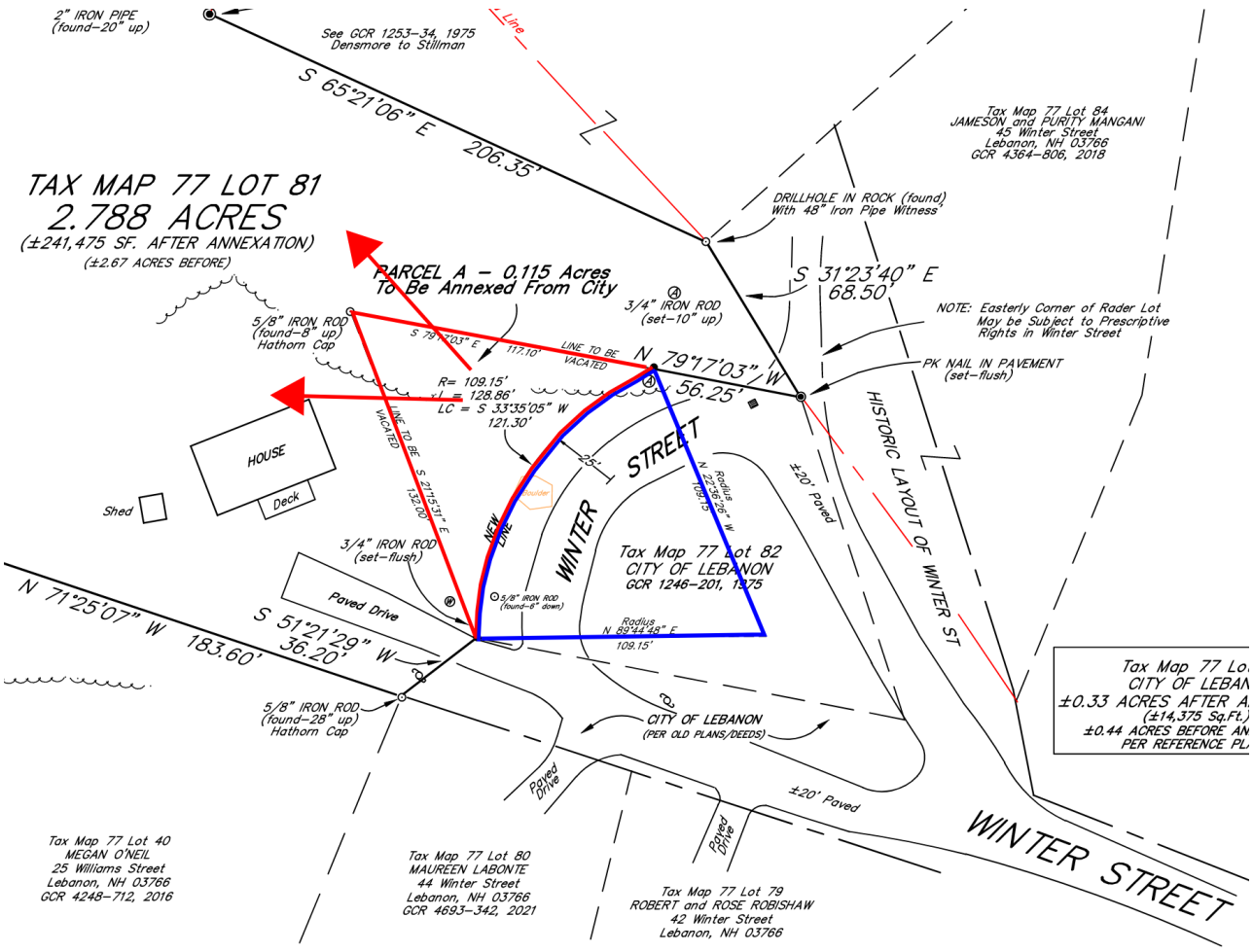
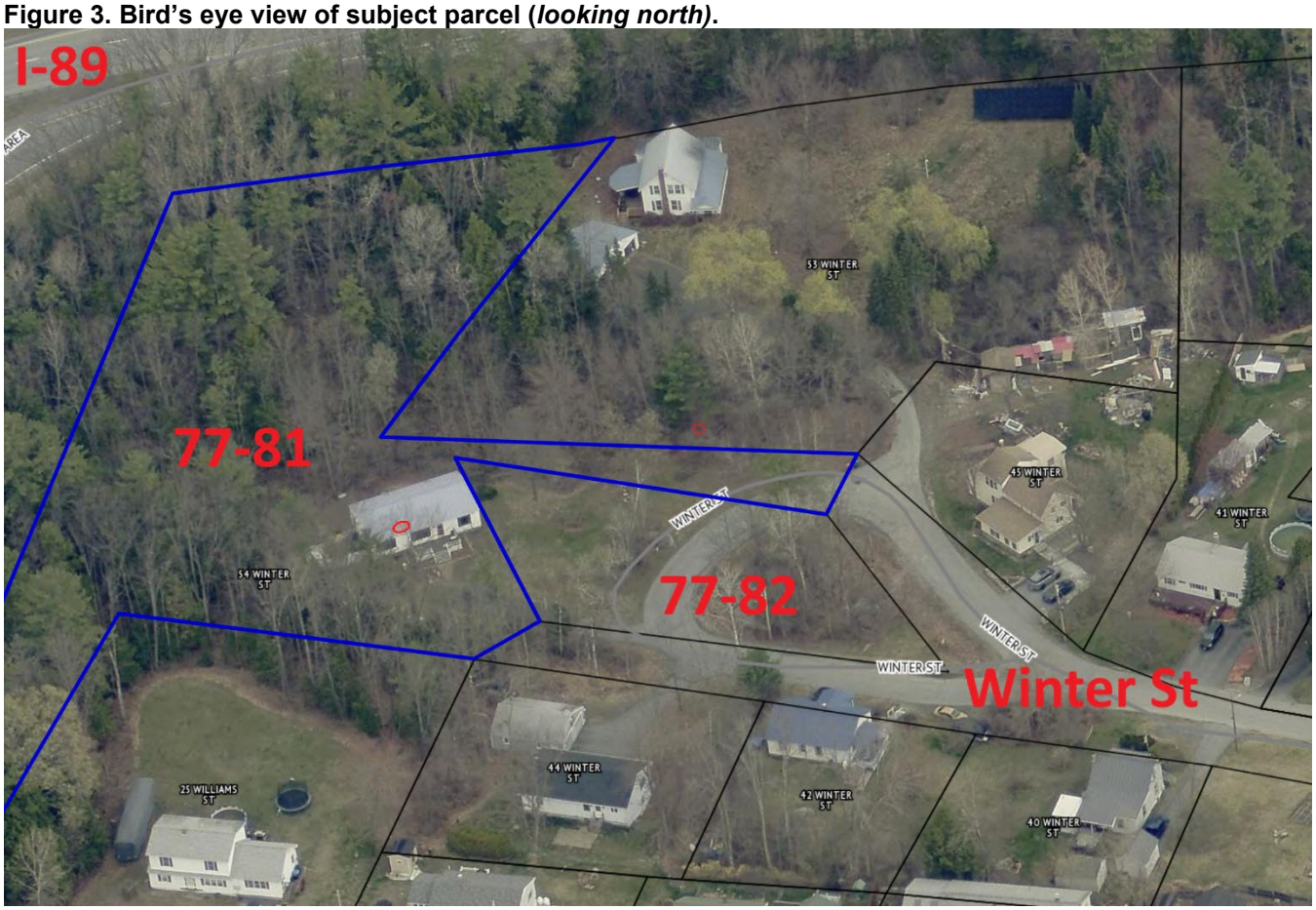


Figure 3. Bird's eye view of subject parcel (*looking north*).



©2025 Eagleview (image taken 4/25/2025)

STAFF COMMENTS

ASSESSING
No comment provided.

BUILDING INSPECTION
No comment provided.

FIRE
No comment provided.

POLICE
No comment provided.

PUBLIC WORKS/CITY ENGINEER
No comment.

PLANNING & ZONING

Both lots currently conform to the minimum lot area, frontage, and building coverage requirements for Class 1 lots in the R-3 District (as set forth in Section 310.2 of the Zoning Ordinance) and will continue to after the proposed lot line adjustment.

Recommended conditions of approval are provided below under "Staff Recommendations".

STAFF RECOMMENDATIONS

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

A. General Conditions

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

2. This approval shall automatically expire and be considered void upon failure to meet any of the conditions of approval set forth herein within the timeframes specified.

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

1. The applicants shall provide a digital record drawing of the revised plat (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator) to the Planning and Development Department.

2. The applicants 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.

3. The applicants shall submit two (2) mylars of the approved plat and applicable recording fees to the Planning and Development Department in accordance with Planning and Development Department recording procedures. (8.1.D & 7.11)

4. The applicants shall submit the executed deeds of the land transfer together with applicable recording fees to the Planning and Development Department to be recorded contemporaneously with the plat.

Attachments

cc (via e-mail): Gerald & Anne Marie Rader
Andrew Hosmer, City Manager
File

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: Gerald Rader [redacted]

MAILING ADDRESS [redacted]

E-MAIL ADDRESS: [redacted]

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Anne Rader [redacted]

MAILING ADDRESS [redacted]

E-MAIL ADDRESS: [redacted]

PROJECT LOCATION:

TAX MAP #: 77 LOT#: 81 PLOT #: ZONE: R-3

STREET ADDRESS OF PROJECT: 54 Winter Street Lebanon NH 03766

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

FLOOD PLAIN ☐ YES ■ NO

SCOPE OF PROJECT:

On July 2, 2025, the City Council approved conveying a portion of tax map/lot 77/82 to be annexed into ours, 77/81. This application is intended to facilitate the agreement with the city.

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 April 13th, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: _____ DATE: 2/25/26

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 #	[redacted]		
2026-03-09	77-81	PB2026-19-BLA			

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: City of Lebanon TE [redacted]

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Gerald Rader TE [redacted]

MAILING ADDRESS: [redacted]

E-MAIL ADDR [redacted]

PROJECT LOCATION:

TAX MAP #: 77 LOT#: 82 PLOT #: ZONE: R-3

STREET ADDRESS OF PROJECT: Winter Street Lebanon NH 03766

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

FLOOD PLAIN ☐ YES ■ NO

SCOPE OF PROJECT:

On July 2, 2025, the City Council approved conveying a portion of tax map/lot 77/82 to be annexed into ours, 77/81. This application is intended to facilitate the agreement with the city.

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 April 13th, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: **Signature:** Andrew Hosmer DATE: 03/20/2026

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: **Signature:** Andrew Hosmer DATE: 03/20/2026

Email: andrew.hosmer@lebanonnh.gov

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	[redacted]	[redacted]	[redacted]

Project Description

Purchase & Annexation of partial City parcel to Rader parcel

On July 2nd, 2025 the Lebanon City Council approved conveying a portion of lot 77-82 to be sold & annexed into the Rader's lot 77-81. This planning board application is to facilitate that agreement with the city and nothing else. Included in this application are the minutes from the City Council Meeting and plat done by surveyor showing the annexation. See attached for more details.

Planning Board Application

Resubmission Date 03-30-26

Included In this Application

1. Completed & Signed Application Form from Raders (property owners of 77-81)
2. Completed (currently unsigned-okay per Planning Board Director Tim Corwin, AICP) Application Form for City of Lebanon City Manager (property owners of 77-82)
3. City of Lebanon Fee Schedule (with total fees listed & paid in full)
4. A written project description
5. Abutters list form (newly revised)
6. List of requested changes with comments addressing requested changes
7. Completed & Signed Technical Checklist
8. Revised Plat emailed form (a physical copy to be dropped off to the office as well)

Plan Requirements	Info. Provided	Waiver Sought
8.2.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat; (NOTE: The date on the plat at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plat shall include a revision date and description of the revision(s).)	☑ ☑ ☑ ☑ ☑	☐ ☐ ☐ ☐ ☐
8.2.A(2) - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	☑	☐
8.2.A(3) - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	☑	☐
8.2.A(4) - Zoning District in which the subject lots are located, including district boundaries if in more than one district.	☑	☐
8.2.A(5) - Location of all existing structures on the subject lots.	☑	☐
8.2.A(6) - Site location map showing the original boundaries of the subject lots and adjacent lots.	☐	☐
8.2.A(7) - The new surveyed property line(s) as a result of the application, including bearings and distances, as determined by an actual field survey by a licensed land surveyor, including the date of the completion of the survey. All dimensions shall be shown in feet and decimals, and the area of the altered lots shall be shown in square feet and acres.	☑	☐

Plan Requirements (*cont.*)	Info. Provided	Waiver Sought
8.2.A(8) - The plat shall be titled to include the names of the owners of all lots altered by the application.	☑	☐
8.2.A(9) - A statement shall be placed on the plat as follows: "This plan shows Minor Lot Line Adjustments / Boundary Line Agreements and does not require the approval of the Lebanon Planning Board as a subdivision."	☑	☐

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

Completed By: Anne Rader

30th March 2026

Response to Staff Review's Comments:

1) Grafton County added to the Title Block of the plat (3/31/26)

2) Excel sheet of addresses was rejected so not submitted, handwritten city form of address converted to typed & formatted properly. The following address changes were made: added 77-82 (54 Winter Street), abutter that is across the interstate (48-1 0 Hanover St Ext) and added City of Lebanon's mailing address. (completed 03/30/26)
3) Mailing address of 77-82 (54 Winter Street) Added (completed 03/30/26)
4) Site Location Map of original boundaries of subject lots and adjacent lot added to plat-top left corner (3/31/26)
5) 'Date survey was completed' added to plat (actual date of field survey completed vs date of plat) (3/31/26)
6) Area of altered lots in both acres and square feet added to plat (3/31/26)
7) Both the Clty of Lebanon & our names are on the plat title (03/30/26)
8) Note indicating "Plat is approved pursuant to the City of Lebanon Subdivision Regulations last revised June 28, 2021" (3/31/26)
9) Planning Board number (PB2026-19-BLA) added to plat (3/31/26)
10) Statement "The Subdivision Regulations of the City of Lebanon and the Notice of Action are a part of the plat, and approval of this plat requires the completion of all the requirements of the Notice of Action and said Subdivision Regulations excepting only any modification or waiver set forth in the Notice of Action." added to plat (3/31/26)
11) Dates of revisions completed in parentheses above, updated version of this form will be submitted with the plat, see note below.

Surveyor updated plat efile sent 3/31/26 by Surveyor & Physical plat dropped off on 4/2/26. Signs posted to properties on 3/12/26

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:	**Map & Lot Number:**
Property Owner: 77-82 00 Winter Street Lebanon NH 03766 City of Lebanon 51 N. Park Street Lebanon NH 03766	Applicant, Co-Applicant, Agent, or Lessee: 77-81 Gerald & Anne Rader 54 Winter Street Lebanon NH 03766
Map & Lot Number:	**Map & Lot Number:**
77-37 K.S. Trustee Forbush 6 Downes Ave Lebanon NH 03766	77-40 Megan A O'Neil 25 Williams Street Lebanon NH 03766
Map & Lot Number:	**Map & Lot Number:**
77-79 Robert E & Rose A Robishaw 42 Winter Street Lebanon NH 03766	77-83 Max Seidman & Angela Zhang 53 Winter Street Lebanon NH 03766

Map & Lot Number:	Map & Lot Number:
77-84 Jameson & Purity Mangani 45 Winter Street Lebanon NH 03766	77-80 Samuel J M Armstrong 44 Winter Street Lebanon NH 03766
Map & Lot Number:	**Map & Lot Number:**
77-39 STEPHEN N TTEE DECATO 88 Young Street Lebanon NH 03766	76-8 0 Eldridge Street City of Lebanon 51 N Park Street Lebanon NH 03766
Map & Lot Number:	**Map & Lot Number:**
48-1 0 Hanover Street Ext MARCHESE RICHARD TTEE PO BOX 720 MIDDLETON, MA 01949	No Map/Lot US Route 89 State of NH NH DOT Dist. 2 Office, 8 East Hillman Road
Map & Lot Number:	**Map & Lot Number:**
Surveyor: Clayton Platt, LLS Pennyroyal Hill Land Surveying & Forestry LLC 414 Pine Hill Road Croydon, NH 03773	
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 $10 abutter certifieds)
TOTAL DUE		190.40 Paid In Full 3/12/26

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

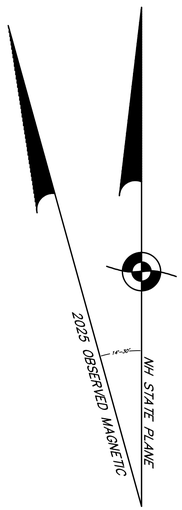
		TOTALS
FILING FEE	$500.00	$500.00
FIRST FIVE (5) LOTS*	$75.00 per lot*	
NUMBER OF LOTS 6+*	$150.00 per lot*	
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE TIME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

Or units when the subdivision does not create individual lots.

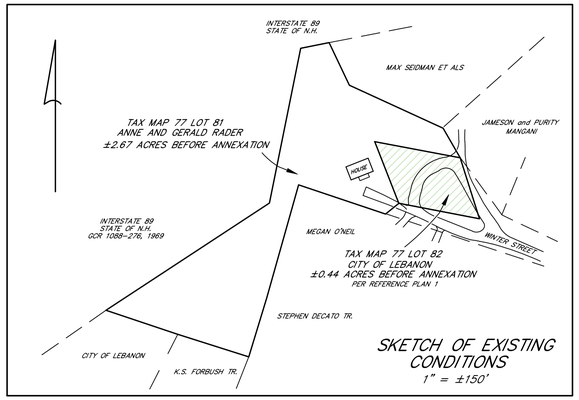
****Engineering Review fees will also be required. See note on page 2.**

SITE PLAN REVIEW

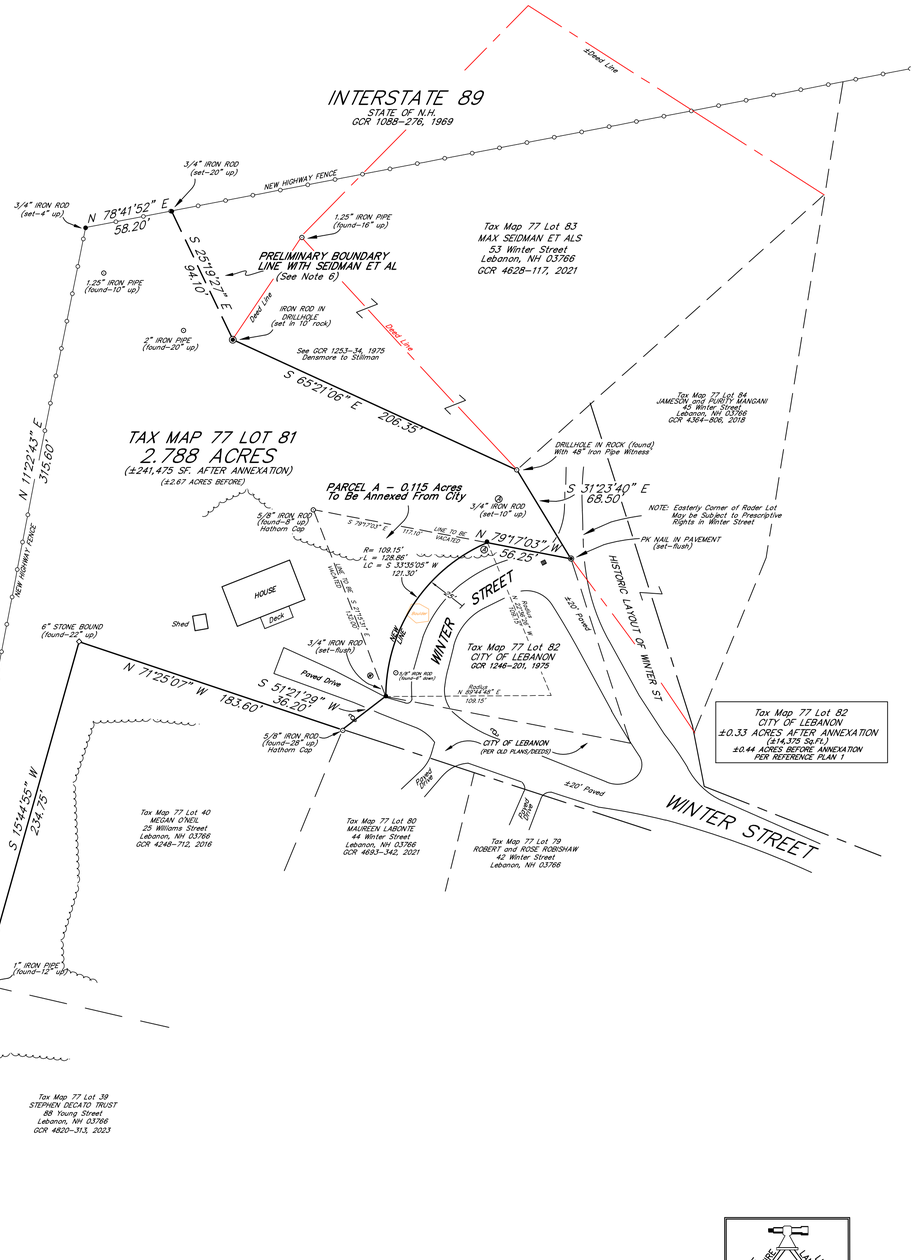
		TOTALS
FILING FEE	$250.00	$250.00
SQUARE FOOTAGE	$75.00 per 1,000 sq. ft. (gross floor area)	75
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $___abutter certifieds)



ALL BEARINGS SHOWN ARE REFERENCED TO N.H. STATE PLANE

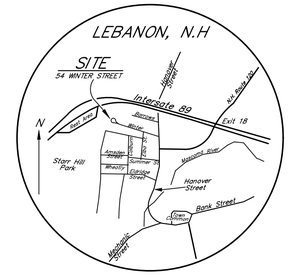


SKETCH OF EXISTING CONDITIONS
1" = ±150'



KEY

- Boundary Wall
- Woven Wire Highway Fence
- Historic Deed Line
- Brook
- Culvert
- .1" Iron Pipe (found) or as noted
- .3/4" Iron Rod with Red Cap (set-2026)
- .Iron Rod in Drillhole (set-2026)
- Utility Pole/Overhead Lines
- Storm Drain
- Water Shutoff
- Edge Paved Road/ Drive



LOCUS

NOTES

1. Deed references:
   A. TM 77–81: GCR Book 4440 Page 108, Edel Cortez to Gerald and Anne Rader, May 30, 2019.
   B. TM 77–82: GCR Book 1246–201, Tax Deed: George Gately Estate to the City of Lebanon, May 19, 1975.
2. This survey is based on a BRx7 GPS and Nikon total station traverse meeting the NH Standards for a Suburban Property survey, October 9, 2025. All survey information is referenced ot NH State Plane datum.
3. The purpose of this plan is to show the following:
   A. The annexation of Parcel A (0.110 acres) from the City of Lebanon to the Rader property.
4. The ownership of the area between Parcel A and Tax Map 77–83 (Seidman) was shown on previous plans with notations of questionable ownership. It is the conclusion of this office that this is part of the Rader's lot based on the following:
   A. This property was part of the Clark Farm deeded to Alfred Densmore in GCR 547–182, 1918.
   B. This property was expressly included in the deed from Densmore to Grandler in 2447–389, 2000.
   C. This same property was conveyed to the Raders in GCR 4440–108, 2019.
5. This property is located in the R–3 zoning district.
6. The boundary near the highway between the Rader property and the Seidman/Zhang property cannot be determined based on the loss of record monuments and lack of clarity in the deeds. A boundary line agreement is recommended, but is not to be considered part of the submission to, or approval of, the Lebanon Planning Board.
7. The Rader property may be subject to an easement granted by Clark to Roy in GCR 538–54, 1916. This right of way accessed land later taken for highway purposes and is Tract 2 in the Seidman deed.

THIS APPLICATION WAS ASSIGNED THE NUMBER PB2026–19–BLA

THE SUBDIVISION REGULATIONS OF THE CITY OF LEBANON AND THE NOTICE OF ACTION ACTION ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF THE NOTICE OF ACTION AND SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY MODIFICATION OR WAIVER SET FORTH IN THE NOTICE OF ACTION

THIS PLAN SHOWS A MINOR LOT LINE ADJUSTMENT AND DOES NOT REQUIRE THE APPROVAL OF THE LEBANON PLANNING BOARD AS A SUBDIVISION.

THIS PLAN IS APPROVED PURSUANT TO THE CITY OF LEBANON SUBDIVISION REGULATIONS

APPROVED BY THE LEBANON, N.H. PLANNING BOARD

Date _____

_____ _____ (CHAIR)

_____ _____

_____ _____

_____ _____

REFERENCE PLANS

1. Unrecorded Plan – "Boundary Survey For City of Lebanon...," by Pathways Consulting, February 28, 2011.
2. Unrecorded Plan – "Boundary Sketch For Dales Homes Inc., Winter Street...," by Roy Hathorn, January 28, 2000.
3. GCR Plan 6453 – "Boundary Plan, Land south of I–89, Elbthal Realty Trust...," by Kenneth LeClair, July 3, 1980.
4. GCR Plan 1227–21 – "Property of Joseph Stillman...," by Morgan Goodrich, June 9, 1975.
5. GCR Plan 757–19 – "Plan of House Lots, Peter Guay...," by H.S. Steven, c.1940.
6. NH Highway Plans, Interstate 89, Project No 5821B, Sheet 63 of 221, c.1965.
7. Unrecorded Plan – "A.J. Densmore Estate, Lebanon, N.H...," by Kilburn, 1935.

STATE OF NEW HAMPSHIRE — No. 833 CLAYTON E. PLATT — LICENSED LAND SURVEYOR
SIGNATURE

REVISIONS

3/30/26 – Add approval notes, abutter, city address deed references, survey date, existing sketch Sq. Ft. area

PLAN OF ANNEXATION/ LOT LINE ADJUSTMENT

TAX MAP 77 LOT 81 – 54 WINTER STREET
PREPARED FOR

GERALD LENARD RADER III
ANNE MARIE RADER

54 WINTER STREET, LEBANON NH 03766

AND TAX MAP 77 LOT 82
PROPERTY OF THE CITY OF LEBANON
51 NORTH PARK STREET, LEBANON NH 03766

LOCATED IN

LEBANON, N.H.
GRAFTON COUNTY

SCALE = 0' 100' 200' / 50' 50' 150'

1" = 50'

MARCH 4. 2026
REVISED MARCH 30, 2026

PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC
CLAYTON E. PLATT LIC. SURVEYOR NO. 833
414 Pine Hill Road Croydon, NH 03773 (603) 863–0981

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:

Preliminary Major Subdivision. 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 March 16, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: _____ DATE: 2/27/26

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 #	[redacted]		
2026-03-09	26-17,51-10 et al	PB2026-20-CUP and PB2026-21-PMAJ			

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: JAMES CAMPION/CHOICE STORAGE TEL.#: [redacted]

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS:

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:

Preliminary subdivision and Conditional Use Permit for a Planned Business Park

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 March 16, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER:_____ DATE: 2/27/26

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 #	[redacted]		
2026-03-09	26-17,51-10 et al	PB2026-20-CUP and PB2026-21-PMAJ			

AGD
Advanced Geomatics & Design

9 March 2026

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

Re: Planned Business Park, Lots 26-17 & 51-10
40 North LaBombard Road

Dear Mr. Corwin:

This application is for the proposed Signal Hill Planned Business Park. The application package consists of a CUP (Conditional Use Permit) application for the business park, a major subdivision on the parent parcel to create the park, and a major subdivision to create the ROW for the park roadway to the parent parcel.

Planned Business Parks are created with a Conditional Use Permit and a Subdivision. Attached is the application for the CUP and applications for 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.

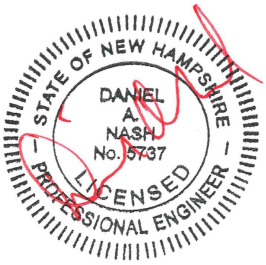
Next is the CUP application/Support Statement for the PBP. Following the PBP/CUP application is a separate subdivision impact statement, covering items not in the CUP application. The PBP application includes several parcels outside of Lot 26-17; they are shown on Sheet OA-2.

The roadway along the easement across Lot 51-10 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 request creates the foundation for the Signal Hill Planned Business Park CUP request. The Planned Business Park includes several parcels outside the Signal Hill parcel. The parcels are shown on the PBP plan. The parties to the PBP and a land use allocation is attached.

We request that these applications be approved. Please let us know if you need any additional materials to support this request.

Sincerely,



Daniel A. Nash, PE
Principal

Attachments:
-Application-CUP&Subdivision
-Application-Subdivision Lot 51-10
-Abutters List
-Professionals list
-PBP Agents
-CUP Support statement
-PBP/Subdivision Impact statement
-Checklist
-P&S Agreement
-Traffic, Trip Generation
-Sewer Calculations

CC: Choice Storage

M:\2018_projects\18-025\planning_board_app\app_9mar26\col_signal_PBP__9mar2026.docx

AGREEMENT and AGENT DESIGNATION

This Agreement is made by and among the following parties:

A. CWM All Waste LLC[1];

B. Chaloux Properties LLC;

C. Route 120 Hotel LLC;

D. Choice Storage, LLC;

E. Klubio, LLC;

F. TLL Realty LLC; and

G. Notch Climbing Real Estate LLC

Each of the foregoing is referred to individually as a "Party" and collectively as the "Parties".

Preliminary Statement. The Parties have reviewed the benefits of establishing a Planned Business Park (the "Park") within the meaning of Section 508 of the City of Lebanon Zoning Ordinance #2 for all of the properties owned by the Parties and identified on Exhibit A attached hereto. The Parties further wish to designate by this Agreement their agent for purpose of applying for approval of the Park by the Lebanon Planning Board.

Agreement. For good and valuable consideration, the mutual receipt of which is hereby acknowledged, the parties agree as follows:

1. Subject Properties. The Parties are the respective owners of the real properties identified on Exhibit A (collectively, the "Properties").

2. Intent to Seek Park Designation. The Parties wish to have the Properties designated as a Planned Business Park within the meaning of Section 508 of the City of Lebanon Zoning Ordinance #2. The designation contained in Section 3 below is made solely for the purposes of obtaining designation as a Planned Business Park, and not for any construction or other purpose.

3. Designation of Agent for Planned Business Park Conditional Use Permit Application:

By signature below, each of the undersigned property owners hereby designate James W. (Jay) Campion, IV as its 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.

[1] NH Secretary of State records shown as dissolved.

4. Representation; Costs. Each Party is entitled to participate in any hearings regarding establishment of the Park and is responsible for its own costs in doing so, including any legal fees.

5. General. This Agreement is binding on each of the Parties and their successors and assigns. This Agreement is and shall be deemed to be made under and pursuant to the laws of the State of New Hampshire and shall, in all respects, be governed, construed and enforced in accordance with the laws of that state, without resort to principles of conflicts of laws. This Agreement may not be amended, changed, modified, altered or terminated except by written instrument executed and delivered by the parties. This Agreement may be executed in any number of counterparts, each counterpart shall constitute an original agreement, and all counterparts taken together shall constitute a single agreement. Confirmation of execution of this Agreement by facsimile or electronic signature shall be binding upon any party so confirming.

[Signature pages follow]

Property Owner	Signature	Date
CWM All Waste LLC	By: _____ Duly Authorized Manager	12/2, 2024
Chaloux Properties LLC	By: _____, Duly authorized agent	_____, 2024
Route 120 Hotel LLC	By: _____, Duly authorized agent	_____, 2024
Choice Storage, LLC	By: _____, Duly authorized agent	_____, 2024
Klubio, LLC	By: _____, Duly authorized agent	_____, 2024
TLL Realty LLC	By: _____, Duly authorized agent	_____, 2024
Notch Climbing Real Estate LLC	By: _____, Duly authorized agent	_____, 2024

Property Owner	Signature	Date
CWM All Waste LLC	By: _____, Duly authorized agent	_____, 2024
Chaloux Properties LLC	By: _____, Duly authorized agent	3/3, 2024
Route 120 Hotel LLC	By: _____, Duly authorized agent	3/3, 2024
Choice Storage, LLC	By: _____, Duly authorized agent	3/3, 2024
Klubio, LLC	By: _____, Duly authorized agent	_____, 2024
TLL Realty LLC	By: _____, Duly authorized agent	_____, 2024
Notch Climbing Real Estate LLC	By: _____, Duly authorized agent	_____, 2024

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CWM All Waste LLC	By: _____, Duly authorized agent	_____, 2024
Chaloux Properties LLC	By: _____, Duly authorized agent	_____, 2024
Route 120 Hotel LLC	By: _____, Duly authorized agent	_____, 2024
Choice Storage, LLC	By: _____, Duly authorized agent	_____, 2024
Klubio, LLC	By: _____, Duly authorized agent	01/14/, ~~2024~~ 2025
TLL Realty LLC	By: _____, Duly authorized agent	_____, 2024
Notch Climbing Real Estate LLC	By: _____, Duly authorized agent	_____, 2024

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Choice Storage, LLC	By: _____, Duly authorized agent	_____, 2026
Klubio, LLC	By: _____, Duly authorized agent	_____, 2026
TLL Realty LLC	By: _____, Duly authorized agent	4/2, 2026
Notch Climbing Real Estate LLC	By: _____, Duly authorized agent	_____, 2026

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Route 120 Hotel LLC	By: _____, Duly authorized agent	_____, 2026
Choice Storage, LLC	By: _____, Duly authorized agent	_____, 2026
Klubio, LLC	By: _____, Duly authorized agent	_____, 2026
TLL Realty LLC	By: _____, Duly authorized agent	_____, 2026
Notch Climbing Real Estate LLC	By: _____, Duly authorized agent	April 02, 2026

EXHIBIT A

Parcel ID	Site Address	Owner Name	Address		
51-10	40 N LABOMBARD RD	CWM ALL WASTE LLC	PO BOX 4900	SCOTTSDALE, AZ	85261
51-11	32 LABOMBARD RD	CHALOUX PROPERTIES LLC	PO BOX 4430	MANCHESTER, NH	03108
64-21	35 LABOMBARD RD	ROUTE 120 HOTEL LLC	1359 HOOKSETT RD	HOOKSETT, NH	03106
64-25	25 LABOMBARD RD	CHALOUX PROPERTIES LLC	PO BOX 4430	MANCHESTER,NH	03108
26-17	0 ETNA RD	CHOICE STORAGE, LLC	44 SOUTH MAIN ST	HANOVER, NH	03755
51-14	39 LABOMBARD RD	KLUBIO, LLC	39 LABOMBARD RD	LEBANON, NH	03766
51-1	41 LABOMBARD RD	TLL REALTY LLC	100 ALDEN RD	LEBANON, NH	03766
51-15	33 LABOMBARD RD	NOTCH CLIMBING REAL ESTATE LLC c/o NOAH LYND	181 BEAN RD	MERIDEN, NH	03770

22562554.2

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64-25	25 LABOMBARD RD	CHALOUX PROPERTIES LLC	PO BOX 4430	MANCHESTER,NH	03108
26-17	0 ETNA RD	CHOICE STORAGE, LLC	44 SOUTH MAIN ST	HANOVER, NH	03755
51-14	39 LABOMBARD RD	KLUBIO, LLC	39 LABOMBARD RD	LEBANON, NH	03766
51-1	41 LABOMBARD RD	TLL REALTY LLC	100 ALDEN RD	LEBANON, NH	03766
51-15	33 LABOMBARD RD	NOTCH CLIMBING REAL ESTATE LLC c/o NOAH LYND	181 BEAN RD	MERIDEN, NH	03770

22562554.2

official use only Date Received: Application No:

51 NORTH PARK STREET, LEBANON, NEW HAMPSHIRE 03766 TEL: 603-448-1457 FAX: 603-442-6141 WWW.LEBANONNH.GOV

City of Lebanon, New Hampshire

APPLICATION FOR CONDITIONAL USE PERMIT AND

SUPPORT STATEMENT

I. APPLICATION CHECKLIST

X• Application form

X• Public Hearing Notification List

X• Filing fee

X• This form, including written responses to the Section 302.4.D requirements, outlined below

X A written narrative providing responses to the information required per sections II, III.A, and III.B below

X 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).

x• A site plan

• Optional: photos and any other materials in support of your application

II. PROJECT DESCRIPTION

The Applicant hereby requests a Conditional Use Permit as provided for in Article(s) V Subdivisions and Planned Developments, Section(s) 508.6 A., 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.).

A Major Subdivision of 4 lots. One for Residential, one for commercial and two for construction debris recycling uses. Th is subdivision will be the first phase in a multi-phased buildout of a mixed use Planned Business Park.

III. CONDITIONAL USE PERMIT CRITERIA

In order to obtain a Conditional Use Permit, you must demonstrate to the Planning Board that the proposal satisfies the applicable 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.

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

The Conditional Use Permit is authorized **by Article V , Section 508.4** of the Zoning Ordinance which requires the applicant to demonstrate that (please address any criteria set forth in the Zoning Ordinance that specifically apply to your proposed use or project):

A Planned Business Park subdivision is permitted in the Ind-L zone when subdivided into a minimum of 4 lots of a tract of more than 20 acres.

51 NORTH PARK STREET, LEBANON, NEW HAMPSHIRE 03766 TEL: 603-448-1457 FAX: 603-442-6141 WWW.LEBANONNH.GOV

B. General Criteria per Section 302.4.D

A conditional use permit shall be granted only if the Planning Board determines that the proposal conforms to all of the following standards:

1. The site is suitable for the proposal. This includes:

a. Adequate vehicular and pedestrian access for the intended use.

Phase 1 will be serviced by a City DPW compliant roadway and sidewalk, extending from La Bombard Road.

b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, safe access, and other municipal services.

The site has access to full City services and utilities from three separate locations

_____

c. The absence of environmental constraints (floodplain, steep slope, etc.) proposed to be impacted by the intended use.

The proposed subdivision is not in the floodplain nor is it on a steep slope, defined as 25 degrees or greater.

_____

d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater treatment, electricity, and similar utilities.

With the completion of the new Etna Road sewer connector and given the current size of the existing water service in the area, there will be ample resources available to provide for

the demand created by this development. The storm water discharge from the property will remain separate from the sewer line and the flow will engineered to return to the aquifer on site. The site has access to full City services and utilities from three separate locations.

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 onsite or off-site effects.

Any impacts of the proposed uses will be minimal and in scale with its surroundings.

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. (see Site Plan Attached)

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.

There is no established character of the neighborhood. What is planned will be a fully integrated, planned environment in scale and internally architecturally compatible.

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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.

The impact of the proposed development on natural resources and environmental quality will be a positive one. The site work proposed is being engineered to capture and control runoff with extensive drainage. Particular attention is being paid to preserving the water quality in the wetlands on the property's western border. There are no agricultural lands on the site or bordering the site so there can be no adverse impact. There will be a substantial overall improvement in the local and regional air quality with the possible promulgation of Landfill gas as an energy source for heat and transportation. The established Wildlife Corridor will be maintained and protected.

51 NORTH PARK STREET, LEBANON, NEW HAMPSHIRE 03766 TEL: 603-448-1457 FAX: 603-442-6141 WWW.LEBANONNH.GOV

CONDITIONAL USE PERMIT APPLICATION

CHECK LIST AND SUPPORT STATEMENT

LAST REVISED 9/23/2024

B. Specific Criteria The Conditional Use Permit is authorized by Article ___V___, Section 508.6 A. 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

X 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: JAMES W CRAFTON Date: 10/14/2024

Applicant's Signature: _____

Applicant's Name: Choice STORAGE LLC Date: 10/14/24

Applicant's Signature: _____

Form approved by the Lebanon Planning Board on 9/23/2024

Impact Statement for Signal Park, Planned Business Park

1) The impact of the proposed development on natural resources and environmental quality will be a positive one. The site work proposed is being engineered to capture and control runoff with extensive drainage. Particular attention is being paid to preserving the water quality in the wetlands on the property's western boarder. There are no agricultural lands on the site or bordering the site so there can be no adverse impact. There will be a substantial overall improvement in the local and regional air quality with the promulgation of Landfill gas as an energy source for heat and transportation.

2) There will be no impact on abutters as a result of this development with the exception of CW Allwaste through which the property is accessed via a 50ft Right of Way. Extreme care is being taken to protect the substantial wetland that is the shared boundary with most of the abutters and there is no development proposed within 100 ft of any property line.

3) Parking is an integral part of the proposed Phase 1 subdivision facility. We expect to provide leased parking in addition to whatever additional parking is required for each proposed use. We have ample space to expand parking should a change of use require more to be made available.

4) The intended impact of the Signal Phase 1 subdivision is to a new housing alternative for Lebanon residents. This should have a significant positive impact on roadway use. While this will mean new traffic in and out of this location, this use will, in total, shorten commuter routes, thereby reducing road mileage and further cutting air pollution.

5) With the completion of the new Etna Road sewer connector and given the current size of the existing water service in the area, there will be ample resources available to provide for the demand created by this development. The storm water discharge from the property will remain separate from the sewer line and the flow will engineered to return to the aquifer on site.

6) The drainage system is engineered to eliminate the impacts of run-off from 25 year storm events and to slow the flow of storm water to prevent any rising water in the wetland that could impact abutters.

7) This property is sufficiently remote and in an industrial area. Noise control measures should not be necessary for the proposed uses.

8) There should an effect on the public school system if there are units large enough to house a family. The cost to the school system should be more than covered by the new tax revenue generated by the real estate.

9) There are no structures or uses proposed that would generate substantial solid waste. MSW that is created will be taken to the Lebanon landfill.

10) In it's first phase, this development will have the positive fiscal impact of generating higher property tax revenue. Because the development is a private condominium complex, there will be no added burden on the city or the state to maintain the private roadways. Similarly, new taxes will be generated to support the school system and the city's obligations to the county with limited increase in demand on either.

11) All permanent structures will be sprinkler protected and roadways maintained to promote easy access for the fire department. We will also consult with the police to design landscaping with ample site lines and lighting to promote public safety.

9 December 2024

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

Re: Items in Support of Section 12, Subdivision Regulations
Lot 26-17, 0 Etna Road/LaBombard Road

Dear Mr. Corwin:

We provide the following in support of the Preliminary Major Subdivision application for Signal Hill/Choice Storage off LaBombard Road (required by Section 10.4.B(2)(b).

Section 12.1 Character of Land

A. The entire Signal Park approach is to minimize impacts of new development on identified natural resources and critical open space. At the largest scale, the project protects against open space fragmentation by proposing about 35% of Signal Park's Lebanon holdings to be preserved as conservation lands. These 55.5 acres include the vast majority of site's most valuable wetlands and wildlife habitat (See the attached Wildlife Habitat Assessment and Inventory of Natural Resources under Section 4)

B. The development pattern for the remaining 147.83 acres is to determine the most suitable distribution of proposed land uses. The highly impacted lands that comprise the 10.78 acre Phase I, are high density, mixed use. The balance of the development will be spread out over the remaining acres as Signal Park Phase II. Phase I comprises the Planned Business Park (PBP) application submitted here.

C. Within the PBP, the distribution of the proposed land uses shall be of mixed use. The northern half of the site (49+-acres) that is immediately adjacent to the Etna Road access shall be used by the City for recreation along with mixed residential. The southern end of the PBP will have residential juxtaposed with appropriate small-scale commercial, office and service uses and parking areas. The adjacency of land use type consolidates related impacts. In contrast to the north end, the southern half of the site is planned to relate more closely with the existing PBP uses like the Hilton Conference Center, The Notch climbing gym, FedEx and Dartmouth Coach. Additionally, the adjacency of the first 96 housing units with the mixed-use service and the retail uses will help foster more sustainable transportation patterns. The proximity of housing, jobs, and community services will facilitate alternatives to driving, such as walking, biking and public transit. The project provides the City with an unprecedented opportunity to incorporate the smart growth principles outlined in the Master Plan.

Section 12.2 Open Space and Recreation Area

A. Provisions for active recreation serving the residential units in the PBP will be provided in the form of trails for walking, jogging, hiking, biking, picnicking, and skiing integrated within the residential areas and in the connections between residential areas and nearby services and workplaces. This approach on the southern RL-3 land is more suitable to the character of the land than, for example, large recreation fields adjacent to the northern residential development.

Section 12.3 Impact of Subdivision and Determination of Premature or Scattered.

12.3B-1 Statement of Impact of the proposed development on natural resources and environmental quality including, but not limited to, water quality, air quality, wetlands, soil erosion and agricultural soils and a statement of pollution control and environmental impact mitigation measures.

a. As mentioned above, the project intends to minimize impacts of new development on identified natural resources and open space. The threat of open space fragmentation has been significantly reduced by the proposal to protect conservation land.

4.Furthermore, there are hundreds of acres of natural features to the east and west of the proposed PBP, including valuable wetlands and wildlife habitat. In addition, preliminary planning efforts have identified key characteristics of the land (including steep slopes, wetlands, surface runoff, wildlife corridors, and distinctive landscape features) to guide and inform the site plan. Incorporating structured parking lessens the need for parking lots and related site and stormwater impacts.

b. See the attached Wildlife Habitat Assessment and Inventory of Natural Resources dated May 2016 prepared by Rick Van de Poll, Ph.D. Ecosystem Management Consultants 30 North Sandwich Rd. Center Sandwich, NH 03227 (Section 4)

12.3B-2 Capacity of School System: Effect of school bus transportation and distance of the proposed subdivision form the nearest elementary school.

a. See attached Fiscal Impact Analysis dated September 13, 2024 (Section 9)

(Section 8) *12.3B-3 Adequacy of streets and/or sidewalks in the general area of the subdivision including major intersections providing access, and such other areas as requested by the Board.*

a. See Traffic Impact Analysis prepared by Advanced Geomatics & Design, dated December 1 2024

(Section 8) 12.3B-4 Sufficiency, availability and capacity of utility services to provide water, fire protection, and sewer, and further, the impact of the subdivision on the municipal solid waste disposal facilities.

a. See attached Signal Park PBP allocation request to Jay Cairelli, LDPW from Advanced Geomatics & Design dated December 9, 2024 (Section 6)

(Section 9) Signal Park Preliminary Subdivision/PBP application – December 9 2024

a. b. See attached Fiscal Impact Analysis dated

Fiscal Impact Analysis dated October 31, 2024 prepared by James Campion.

Section 12.4 Impact Fees.

The project will be subject to impact fees as individual buildings are built. Fees are addressed in Attachment 2.

Section 12.5 Off-site Improvements

There are no off-site improvements anticipated at this time.

Section 12.6 Community Water Supply and Sewage Disposal

The project is planned to connects to municipal water and sewer. Both utilities are available on LaBombard Road. Estimated project needs are outlined in Attachment 4. The city's Etna Road sewer project improved the connecting sewer for significantly increased flows for the service area.

Section 12.7 Operation & Maintenance of Common Facilities

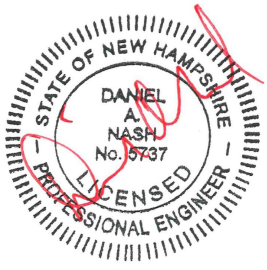
Facilities, roads and utilities, will be provided by Signal Hill and eventually transferred to the Signal Hill PBP Owners Association. Details of the Association will be provided in the Final Subdivision application.

Section 12.8 Owners Association

PBP tenants will be subject to a PBP Owners Association. Details of the Association will be provided in the Final Subdivision application.

Please let me know if you need any further materials to support this section of the application.

Sincerely,



Daniel A. Nash, PE
Principal

Attachments:
-Attachment 1. Wildlife Habitat Assessment (Cover only, document on file with City)
-Attachment 2. Fiscal Impact prepared by Campion, 13Sep24
-Attachment 3. Traffic Impact
-Attachment 4. Sewer and Water Impact

CC: Jay Campion, Choice Storage

ATTACHMENT 1 - WILDLIFE HABITAT ASSESSMENT

The following page is a cover from a study the City of Lebanon performed in 2016. The document is entitled Lebanon's Wildlife Corridors. For brevity sake, only the cover is included here. the report went into significant detail for the Signal Hill/Rix Ledges areas. The report located a corridor that is on the northernmost extent of the Signal HIll parcel.

Subsequent to this report, Campion engaged Dr Van de Pool to further review the Signal Hill parcel and give some thoughts. They follow the cover of the above study.

-Cover
-Van de Pool notes

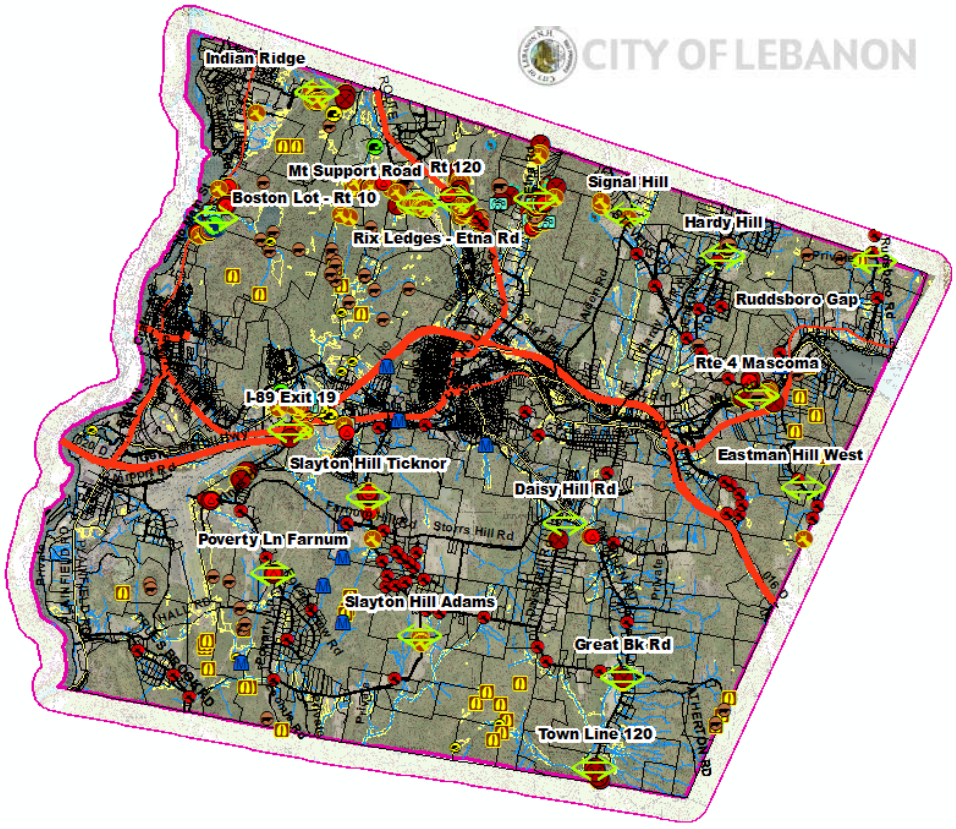
Lebanon's Wildlife Corridors

Results of a

WILDLIFE CORRIDOR ANALYSIS

Of the

City of Lebanon, NH



Prepared for the

LEBANON PLANNING DEPARTMENT

Rick Van de Poll, Ph.D.
Ecosystem Management Consultants
30 North Sandwich Rd.
Center Sandwich, NH 03227
rickvdp@gmail.com

November 2016

Jay;

Here are some initial findings from a couple weeks ago, plus a couple images:

1) it appears that the best crossing area for wildlife along Etna Road in the vicinity of your property is just north of the lot you own adjacent to the Signal Park property (as so labeled on the Holden Engineering plans). The attached photos show the west side of said area, as well as the main game trail that leads onto your rental property.
2) The main beaver flowage through the lower part of the Signal Park property acts as a secondary wildlife corridor that runs perpendicular to the aforementioned game trail system.
3) Game trails currently along both sides of the beaver flowage, and some evidence exists that certain wildlife species cross the beaver dam where two old foot bridges exist.
4) Other game trails lead uphill easterly towards Signal Hill, although these have been largely masked by the extensive logging operation that took place on this slope a few years ago.
5) There are at least two vernal pools from the old gravel pit excavation at the base of the hill that will likely be considered as special wildlife areas by NH Fish & Game.
6) The intermittent streams that flow down this slope are currently acting as sediment traps from destabilized soil that resulted from the logging operations.
7) Larger wildlife species appear the prefer the woodlands north of your Signal Park property for accessing the Signal Hill Ridge, as evidenced from game trail that climb the ridge and cross onto Signal Hill proper.
8) There is an existing stone & concrete spring house that sits on the side slope of Signal Hill that is not shown on the Holden plans. It appears to be located at the end of an outfall culvert pipe shown underneath the upper road loop.

I did not get to the south part of the property yet, but will do so in the coming weeks. In the meanwhile, let me know if you retain another firm that might be able to provide dlg or CAD files of the project plans as this would help in the reconnoitering the area.

Thanks, and let me know if you have questions.
Rick

Rick Van de Poll, Ph.D
Ecosystem Management Consultants
30 North Sandwich Rd
Center Sandwich, NH 03227
rickvdp@gmail.com

CITY OF LEBANON, NH SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST PRELIMINARY MAJOR SUBDIVISION	
PROJECT NAME: Signal Hill Planned Business Park	
APPLICANT: Choice Storage, LLC/Jay Campion	**DATE:** 9 Mar 2026
GENERAL SUBMISSION REQUIREMENTS:	

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

- ☒ A properly completed and signed Application Form. [§7.7.A(1)]
- ☒ The appropriate filing fees. [§7.7.A(2)]
- ☒ A written project description. [§7.7.A(3)]
- ☒ A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§7.7.A(4)]
- ☒ A completed and signed Technical Checklist. [§7.7.B]
  [Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Section 7.15 of the Subdivision Regulations, as appropriate.]
- ☒ 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: Preliminary 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.	☒	☐
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.	☒	☐

Plan Requirements *(cont.)*	**Info. Provided**	**Waiver Sought**
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.B(1)(a) - Proposed lot lines and rights-of-way, with bearings and distances, and areas of each lot in square feet and acres.	☒	☐
10.4.B(1)(b) - Approximate width, location, and grades of all proposed streets or road rights-of-way.	☒	☐
10.4.B(1)(c) - Preliminary profile of streets and cross-sections for construction of streets and sidewalks.	☒	☐
10.4.B(1)(d) - Approximate 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 preliminary designs and locations, shall be provided if existing municipal systems are not available.	☐	☐
10.4.B(1)(e) - Preliminary storm drainage plan, indicating the approximate 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.B(1)(f) - Location and preliminary design of any proposed bridges or culverts.	☒	☐
10.4.B(1)(g) - Preliminary plan for existing and proposed telephone, cable, and electric utilities, including municipal fire alarm systems.	☒	☐

Plan Requirements *(cont.)*	**Info. Provided**	**Waiver Sought**
10.4.B(1)(h) - Preliminary 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.B(1)(i) - Location 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.	N/A	☐
10.4.B(1)(j) - Phasing lines, where applicable.	☒	☐
Supporting Documents and Information, Where Applicable	**Info. Provided**	**Not Applicable**
10.4.B(2)(a) - Preliminary statement of the anticipated work required on existing streets and other off-site improvements to meet the minimum standards set forth in the Regulations.	N/A	☐
10.4.B(2)(b) - Information and impact statements required by all applicable portions of Section 12 of the Regulations. (NOTE: The Board may require the applicant to pay reasonable fees to cover the City's administrative expenses and costs of investigative studies and/or peer reviews with regard to the impact statements as provided in Section 7.7.F of the Regulations.)	☒	☐
10.4.B(2)(c) - Where private individual wastewater systems are proposed, the applicant shall perform soil tests complying with requirements of Section 13.4 of the Regulations. For all proposed lots less than 5 acres in size, the applicant shall have a soil investigation made and a report prepared to establish the existence of at least 4,000 square feet of contiguous area meeting NHDES requirements. NHDES approval of all subdivision lots less than 5 acres in size shall be obtained and provided to the Board prior to the recording of the approved plat. Soil maps and information shall be in accordance with the most current USDA Natural Resource Conservation Service County Soil Maps. Maps prepared by field investigation shall be stamped and signed by a Certified Soil Scientist.	N/A	☐
10.4.B(2)(d) - If a subdivision is to be served by public water supply or public wastewater services, the applicant shall provide a statement from the City Engineer attesting to the availability of such services. The applicant shall also provide a statement of methods of sanitary wastewater estimations and computations therefor.	☒	☐
10.4.B(2)(e) - Any development estimated to generate a net increase of 100 peak hour trips or 1,000 average daily trips (based upon the most current edition of the ITE Trip Generation Manual) shall prepare and submit a Traffic Impact Study in accordance with standard traffic analysis conventions as set forth by the NHDOT. The Board may, in its discretion, require the submission of a Traffic Impact Study for developments estimated to generate less than 100 peak hour trips or 1,000 average daily trips if the Board has reason to believe such development could adversely affect levels of service or have other adverse impacts.	☒	☐

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
PRELIMINARY MAJOR SUBDIVISION

Supporting Documents and Information, Where Applicable *(cont.)*	**Info. Provided**	**Not Applicable**
10.4.B(2)(f) - For any subdivision of 20 or more lots, plats, sites, units, or other divisions of land, the applicant shall request a letter from Advance Transit, or other local public transportation providers, stating whether, in the opinion of the transit provider, public transportation service can be adequately provided to the development.	☒	☐
10.4.B(2)(g) - A drainage analysis map and computations for the watershed area appropriate to the scale of the development and the scope of the project as determined by the Board.	☒	☐
10.4.B(2)(h) - Where a phased development is proposed, a preliminary schedule for construction and completion of streets, utilities, and other required infrastructure improvements.	☒	☐

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: Dan Nash, PE 9Mar26

Planning office Use Only:

Date Received___/___/___ Checklist Complete YES or NO Checked by:_____

(Last Revised 05/23/13)

REAL ESTATE

PURCHASE AND SALE AGREEMENT

SELLER:	CWM All Waste LLC ("Seller")	
	Entity type:	_____ limited liability company
	EIN:	
	Contact person:	Shelley Sayward
	Telephone:	
	Email:	Shelley.sayward@casella.com
BUYER:	Choice Storage LLC ("Buyer")	
	Entity type:	New Hampshire limited liability company
	EIN:	
	Contact person:	Jay Campion
	Telephone:	
	Email:	Jay.campion@gmail.com

This Real Estate Purchase and Sale Agreement (the "Agreement") is made by and between the Seller and the Buyer upon the terms and conditions set forth below.

1. Date of Agreement. This Agreement is effective as of the date when last executed by Seller and Buyer (the "Effective Date").

2. The Property.

a. A lot of land containing 18.61 acres of land, more or less, having a physical address of 40 N. Labombard Rd, in the City of Lebanon (the "City"), New Hampshire, and any and all easements, profits, mineral rights, licenses, appurtenances and other rights existing, belonging or appertaining thereto (the "Land").

b. An industrial building constructed upon the Land having an interior floor area of approximately 7,512 square feet (the "Building"), and any and all other buildings, structures and improvements existing on the Land, and all fixtures and other articles of every kind and nature whatsoever, used or procured for use in connection with the operation and maintenance of the Land and its improvements, including, without limitation, any and all boilers, chillers, cooling towers, pumps, tanks, electric transformers, panels, switchboards, wiring, heating, plumbing and ventilating apparatus, air conditioning and air cooling equipment, and other building systems and equipment, and ceilings, interior partitions, mezzanines, portable offices, doors, wall to wall floor coverings, lighting equipment, hardware and other items of fit up and finish, and any and all exterior trees, shrubbery and landscaping (collectively, the "Improvements" and together with the Land, the "Property"). The term "Improvements" includes the Building.

specifically approved in writing by the Buyer shall be deemed null and void at the time of a Closing.

j. Such other documents as the title company, the Buyer or its legal counsel may reasonably require.

13. Closing Prorations.

a. The following, if applicable, shall be apportioned and prorated as of the Closing date measured from the beginning of the current taxable periods established by each taxing authority: all property taxes, water, fire, school, sewer or other municipal or governmental charges imposed upon the Property.

b. Should any tax, charge or assessment be undetermined on the Closing date, the last determined tax, charge or rate shall be used for purposes of apportionment.

c. Fuel, utilities, and similar items shall also be adjusted on a prorata basis so that Seller shall pay the prorata share of such items up to and including the day before the Closing, and Buyer shall pay the prorate share of such items beginning on the Closing date.

d. The net amount of the above adjustments shall be added to or deducted from the amount due Seller at closing.

14. Ongoing Operations. From the Effective Date through Closing, Seller shall not, without Buyer's prior written consent:

a. Enter into any new lease or other occupancy agreement that would be binding on Buyer after the Closing, or amend or terminate any existing Lease.

b. Seller shall not enter into any other contract that will be an obligation affecting the Property subsequent to the Closing, except contracts entered into in the ordinary course of business that are terminable without cause and without the payment of any termination penalty on not more than thirty (30) days' prior notice.

15. Buyer Permitting. Seller understands that Buyer is in the proces of seeking permitting for its adjacent parcel, including subdivision of the property that will require completion of a road across the Property in the area that is presently the subject of an easement from Seller to Buyer, which road is to be built at standards for a City road, and ultimately to be dedicated to the City as a public road. In consideration for Buyer's agreement to purchase the Property, Seller agrees to cooperate as necessary, at no out of pocket cost to Seller, with Buyer's applications for City approval, including for any construction of the aforesaid road.

16. Default. If the Buyer fails to complete said purchase as provided herein, or is otherwise in default, the Seller may terminate this Agreement, and retain the Deposit as agreed and liquidated damages. If Seller shall fail to complete said sale as provided herein, or is otherwise in default, Buyer may terminate this Agreement and receive back the Deposit or may pursue all legal and equitable remedies provided by law, including specific performance. Buyer's damages

transactions contemplated hereby or to further perfect the conveyance, transfer and assignment of the Property to Buyer.

j. If either Buyer or Seller brings an action to enforce the terms of this Agreement or to declare rights hereunder, the non-prevailing party shall pay the prevailing party's costs incurred therefor, including without limitation, reasonable attorney's fees and costs through the appellate level.

k. If any term, covenant or condition of this Agreement or the application thereof to any party or circumstances shall be invalid or unenforceable, this Agreement shall not be affected thereby, and each term shall be valid and enforceable to the fullest extent permitted by law.

l. This Agreement shall not be recorded.

m. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of New Hampshire, without regard to its principles of choice of law.

The parties have executed this Agreement on the dates set forth below.

BUYER: CHICOPEE STORAGE LLC

Dated: 1/18 2026 By: _____

Name: James W. Campion IV

Title: Manager

SELLER: CWM ALL WASTE LLC

Dated: 1/18 2026 By: _____

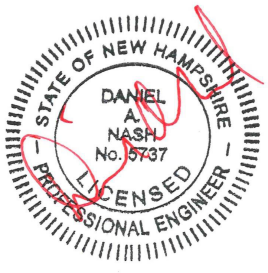
By: _____
Duly Authorized Manager

TO: JAY CAMPION, CHOICE STORAGE

FROM: DANIEL A. NASH, PE

RE: TRIP GENERATION
SIGNAL HILL PBP PHASE 1

CC:



DATE: 9 MARCH 2026

The Phase 1 of Signal Hill PBP envisions one lot with 216 units of multi-family housing and a 4,000sf daycare center.

The ITE Trip Generation Manual, 11th Edition, was used to calculate the AM and PM peak generated traffic for the project.

ITE Use Category	AM Peak Trips	PM Peak Trips
220, Multi-Family	104	126
565, Day care center	47	47
Total Trips for PBP	151	173

At this time, the land uses and sizes are conceptual. Once the PBP is approved and site plans are applied for, the calculations will be revisited.

Please let me know if you need further information regarding these calculations.

M:\2018_projects\18-025\traffic\mem_campion_traffic_9mar2026.doc

SIGNAL HILL PLANNED BUSINESS PARK
PROPOSED SEWER FLOWS
LEBANON, NEW HAMPSHIRE

PROJECT # 18-025

Building	Use	Unit Flow	Rate	UNITS	Flow (GPD)	
Lot 1						
BLDG A	3BR	120	GPD/Unit	16	1,920	2)
	2BR	90	GPD/Unit	32	2,880	2)
	1BR	60	GPD/Unit	24	1,440	1)
BLDG B	3BR	120	GPD/Unit	16	1,920	2)
	2BR	90	GPD/Unit	32	2,880	2)
	1BR	60	GPD/Unit	24	1,440	1)
BLDG C	3BR	120	GPD/Unit	16	1,920	2)
	2BR	90	GPD/Unit	32	2,880	2)
	1BR	60	GPD/Unit	24	1,440	1)
Lot 2	ROW-no flow					
Lot 3						
	COMMERCIAL	38	GPD/student	50	1,900	
				Sub-total Phase 1	20,620	
Lot 4						
	INDUSTRIAL	3,207	GPD/Ac	81	259,767	6)
				Sub-total new	280,387	
Existing						
TOTALS					280,387	
				SUB-TOTAL=	280,387	GPD
				INFILTRATION=	852	GPD
				DESIGN FLOW (ADF)=	281,239	GPD
				SEWER UNITS=	1,368	
				DESIGN FLOW (PEAKED)=	982,207	(INTERCEPTOR)
Notes:				DESIGN FLOW (PEAKED)=	1,682,322	(LOCAL DESIGN)

1. Design flow for STUDIO/1BR units is 60gpd.
2. Design flow for 2BR units is 90gpd; 3BR is 120gpd.
3. Design flows proposed at City Council work session, 23Oct2019.
4. Design flows require peak multiplier of 6.0 per City of Lebanon Code, Chapter 181, dated Jan2018, for localized design.
5. Design flows require peak multiplier of 3.5, for calculating interceptor evaluation.
6. Flows from Lot 4 will go to Etna Road Sewer.

DESIGN FLOWS FOR UNDEVELOPED PROPERTY								
TYPE	design				design			
	flow				flow			
	(m**3/HA)				(GPD/Ac)			
RESIDENTIAL	40	35.315	2.471	7.48	4276			
COMMERCIAL	20	35.315	2.471	7.48	2138			
INDUSTRIAL	30	35.315	2.471	7.48	3207			
NOTES:								
1) DESIGN FLOW TAKEN FROM METCALF AND EDDY, WASTEWATER ENGINEERING, TABLE 3-15.								
2) CONVERSION FROM CUBIC METERS = 35.315CF/CM								
3) CONVERSION FROM HECTARE =2,471AC/HA.								
4) CONVERSION FROM CUBIC FEET TO GALLONS = 7.48 GALLONS PER CUBIC FOOT.								

SIGNAL HILL PLANNED BUSINESS PARK

PROPOSED SEWER FLOWS

LEBANON, NEW HAMPSHIRE

PROJECT # 18-025

SEWER INFILTRATION ALLOWANCE

SEWER RUN	LENGTH	LENGTH	DIAMETER	ALLOWANCE	INFILTRATION	
	(FT)	(MI)	(IN)	(GPD/IN DIA/MI/DAY)	(GPD)	
SMH-A to SMH-1	160	0.0303	8	300	73	
SMH-1 to SMH-2	120	0.0227	8	300	55	
SMH-2 to SMH-3	240	0.0455	8	300	109	
SMH-3 to SMH-4	200	0.0379	8	300	91	
SMH-4 to SMH-5	300	0.0568	8	300	136	
SMH-5 to SMH-6	280	0.0530	8	300	127	
SMH-6 to SMH-7	200	0.0379	8	300	91	
SMH-7 to SMH-8	160	0.0303	8	300	73	
SMH-8 to BLDG	500	0.0947	6	300	170	
	2,000					
		TOTAL SEWER INFILTRATION ALLOWANCE=			852	gpd

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: 26-4	**Map & Lot Number:** 26-5
Property Owner: Chiron Springs Realty Corp PO Box 27 Windsor, VT 05089	Applicant, Co-Applicant, Agent, or Lessee: Unifirst Corp. 68 Jonspin Rd. Wilmington, Ma 01887
Map & Lot Number: 26-6	**Map & Lot Number:** 26-9
Unifirst Corp. 68 Jonspin Rd. Wilmington, Ma 01887	Richard D. Smarsik 145 Etna Rd. Lebanon, NH 03766
Map & Lot Number: 26-14	**Map & Lot Number:** 26-18
State of New Hampshire PO Box 483 Concord, NH 03302	Etna Road Associates 27 Green St. Newbury, MA 01951

Map & Lot Number: 26-19	Map & Lot Number: 26-20
Hypertherm Inc. P.O. Box 14 Hooksett, NH 03106	Penfield Family Ltd Prtnr P.O. Box 14 Hooksett, NH 03106
Map & Lot Number: 26-22-100	**Map & Lot Number:** 26-22-200
Hypertherm Inc. P.O. Box 14 Hooksett, NH 03106	Dartmouth Transportation 7 Langdon St. Concord, NH 03301
Map & Lot Number: 26-23	**Map & Lot Number:** 26-24
Penfield Family Ltd Prtnr P.O. Box 14 Hooksett, NH 03106	HyperTherm Inc. P.O. Box 14 Hooksett, NH 03106
Map & Lot Number: 28-2	**Map & Lot Number:** 50-26
City of Lebanon 51 North Park St. Lebanon, NH 03766	Bond Optics 76 Etna Rd Lebanon, NH 03766
Map & Lot Number: 51-3	**Map & Lot Number:** 51-10
Mary Hitchcock Mem. Hosp. 1 Medical Center Drive. Lebanon, NH 03766	CWM All Waste LLC P.O Box 4900 Scottsdale, AZ 85261
Map & Lot Number: 51-12	**Map & Lot Number:** 20-1
Frederick Hatch 24 La Bombard Rd. Lebanon, NH 03766	James Browning 91 Orion Drive Lebanon, NH 03766
Map & Lot Number: 26-7	**Map & Lot Number:** 26-8
Upper Valley Land Trust Inc. 19 Buck Rd. Hanover, NH 03755	Upper Valley Land Trust Inc. 19 Buck Rd. Hanover, NH 03755

(Revised 2/8/2024)

Map & Lot Number: 26-10	Map & Lot Number: 26-13
Robert G. Oakes 84 Hanover St. Lebanon, NH 03766	Terry L & Karen L. Moodie 245 Skyline Dr. Newport, NH 03773
Map & Lot Number: 26-16	**Map & Lot Number:** 52-2
Choice Storage LLC 44 So. Main St. #14 Hanover, NH 03755	Denise B. MacLeod TTEE P.O. Box 134 Lebanon, NH 03766
Map & Lot Number: 52-3	**Map & Lot Number:** 26-26
Ryan & Tiana Morse 100 Alden Rd. Lebanon, NH 03766	Shawn L & Jamie Sarracco 1160 Etna Rd. Lebanon, NH 03766
Map & Lot Number: 26-25	**Map & Lot Number:** 26-15
Charles S & Rose Grenier 156 Etna Rd Lebanon, NH 03766	Paul Dominic Leonardo 6 Mass Row Hanover, NH 03755
Map & Lot Number:	**Map & Lot Number:**
Advanced Geomatics & Design 105 Bank St. Lebanon, NH 03766	L & M Service Contractors 257 River Rd. Norwich, VT 05055
Map & Lot Number:	**Map & Lot Number:**
Holden Engineering and Surveying 9 Constitution Dr. Bedford, NH 03110	B.A.G. Engineering 43 Rockingham St. Concord, NH 03301
Map & Lot Number:	**Map & Lot Number:**
Pathways Consulting 240 Mechanic St. #100 Lebanon, NH 03766	Paton Surveying 150 Southridge St. Springfield, VT 05156

(Revised 2/8/2024)

Map & Lot Number:	Map & Lot Number:
Ecosystem Management of New England, LLC 30 N. Sandwich Rd. Center Sandwich, NH 03227	Bowman Consulting 3 School House Lane Etna, NH 03750
Map & Lot Number:	**Map & Lot Number:**
Eastern Topographic P.O. Box 970 - 495 Center St. Wolfeboro, NH 03894	Tri-Mont Engineering 38 Resnik Rd. Suite 102 Plymouth, MA 02360
Map & Lot Number:	**Map & Lot Number:**
Schaver Environmental Consultants 722 Rt 3A Bow, NH 03304	
Map & Lot Number:	**Map & Lot Number:**
Bowman Consulting 478 Blair Park Road Williston, VT 05495	
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* _____4___	$30.00 per lot*	$120
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____43_____notices	$5.00 $0 due for PMAJ, cost accounted for with CUP app
TOTAL DUE AT TIME OF FILING		$ 425+$614.72 for CUP=$1,039.72

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_____43_____notices	$5.00 $_____259.72___(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$614.72 for CUP
****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

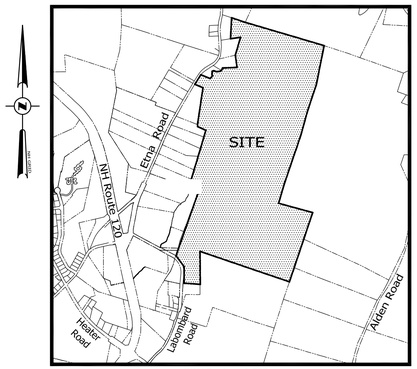
THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS, THE APPLICANT, PROPERTY OWNER, HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON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

SIGNAL PARK

PLANNED BUSINESS PARK

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

PRELIMINARY SUBDIVISION PLANS



SCALE: 1" = 1,500'

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

INDEX OF SHEETS

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2	LEGEND	G-1
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4	OVERALL PLAN, PLANNED BUSINESS PARK	OA-2
5	OVERALL PLAN, CONCEPTUAL LAND USE	OA-3
6	OVERALL PLAN, WETLANDS NORTH	OA-4
7	OVERALL PLAN, WETLANDS SOUTH	OA-5
8	SUBDIVISION PLAT, SIGNAL HILL	-
9	SUBDIVISION PLAN, CWM ALL WASTE	-
10-12	LABOMBARD ACCESS PLAN/PROFILE	R-1 - R-3
13-20	LABOMBARD ACCESS CROSS SECTIONS	XS-1 - XS-8
21	SITE DETAILS	D-1
22	SEWER DETAILS	D-2
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24	DRAIN DETAILS	D-4
25	EROSION CONTROL DETAILS	D-5

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).



9MAR2026
PBP & SUBDIV PLANS
18-025

EXISTING LEGEND

- Boundary Corner
- Iron Pipe (Found)
- Rebar (Found)
- Stone Monument (Found)
- Survey Traverse Point
- Survey Control Disk
- Shrub
- Hardwood Tree
- Softwood Tree
- Cleanout
- Utility Pole
- Light Pole
- Bollard Light
- Light
- Utility Pole Anchor
- U.g. Electric Junction Box
- U.g. Electric Transformer
- U.g. Telephone Box
- U.g. Cable Tv Box
- Curb Stop
- Gate Valve
- Fire Hydrant
- Drilled Well
- Monitor Well
- Catch Basin
- Drain Manhole
- Sewer Manhole
- Riser
- Telephone Manhole
- Electric Manhole
- Communication Manhole
- Propane Tank
- Sign

EXISTING LEGEND(CONT.)

- X 66.9 — Spot Elevation
- Approximate Boundary Line
- Approximate RIght-Of-Way Line
- Existing 1'/2' Contour
- 760 — Existing 5'/10' Contour
- Curb
- Edge Of Pavement
- Edge Of Gravel
- Painted White Line
- Painted Yellow Line
- OET — Overhead Electric/Telephone
- OHE — Overhead Electric
- OHT — Overhead Telephone
- UETC — U.g. Electric/Telephone/Cable
- Edge Of Brook/River
- Edge Of Wetland
- Guard Rail
- Stonewall
- Wire Fence
- Chainlink Fence
- Rail Fence
- D — Drain Line
- UD — Underdrain Line
- W — Water Line
- S — Sewer Line
- FM — Sewer Forcemain
- UGE — U.g. Electric
- E
- UGT — U.g. Telephone
- Edge Of Woods
- Retaining Wall
- UGP — U.g. Propane
- Edge Of building

PROPOSED LEGEND

- BOLLARD
- C.O. — CLEANOUT
- UTILITY POLE
- UTILITY POLE ANCHOR
- LIGHT POLE
- LIGHT
- S — SEWER MANHOLE
- D — DRAIN MANHOLE
- R — RISER
- CATCH BASIN
- YARD DRAIN
- E — ELECTRIC MANHOLE
- T — TELEPHONE MANHOLE
- C — COMMUNICATION MANHOLE
- P — PROPANE TANK
- T — U.G. TELEPHONE BOX
- C — U.G. CABLE TV BOX
- E — U.G. ELECTRIC JUNCTION BOX
- ET — U.G. ELECTRIC TRANSFORMER
- GATE VALVE
- S — CURB STOP
- FIRE HYDRANT
- W — DRILLED WELL
- SIGN
- 5 — PARKING SPACE NUMBER
- HANDICAP PARKING SPACE
- SWTD — STORM WATER TREATMENT DEVICE
- DETECTABLE SURFACE (TRUNCATED DOME)
- ×66.93 — SPOT ELEVATION
- UD — UNDERDRAIN
- D — DUMPSTER
- BR — BIKE RACK

PROPOSED LEGEND(CONT.)

- DUMPSTER FENCE
- PAINTED/NO PARKING
- 762 — 2' CONTOUR
- 760 — 10' CONTOUR
- GAS LINE
- DRAIN LINE
- UNDERDRAIN LINE
- WATER LINE
- SEWER LINE
- SEWER FORCEMAIN
- U.G. ELECTRIC
- UGT — U.G. TELEPHONE
- U.G. ELECTRIC/TELEPHONE
- UETC — U.G. ELECTRIC/TELEPHONE/CABLE
- (RET.) — RETAINING WALL
- (RET.) — REDI-ROK RETAINING WALL
- CENTERLINE ROAD
- CURB
- EDGE OF WOODS
- LIMIT OF DISTURBED
- BARRIER FENCE
- UNDERGROUND PROPANE TANK
- BUILDING ADDITION
- TW = ?? — TOP OF WALL ELEVATION
- GT — GREASE TRAP/GRIT-OIL SEPARATOR

NOTES:

1. Lower case text on all plan sheets indicates existing data.
2. UPPER CASE TEXT ON ALL PLAN SHEETS INDICATES PROPOSED DATA.

SHEET 2 OF 25

REVISIONS

#	DESCRIPTION	DATE
1		

LEGEND FOR SIGNAL HILL PBP IN LEBANON, NEW HAMPSHIRE

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

DANIEL N. ASH No. 7937 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

SURVEYED:	
DESIGNED:	
DRAWN:	DAN
CHECKED:	DAN
DATE:	9/12/2024

SIGNAL HILL PBP

LEGEND

G-1

© 2024 ADVANCED GEOMATICS & DESIGN

DWG: 18025\LEGEND

LOT 26-17

LOT 51-11

LOT 51-12

Existing Building

Existing Acess Road

Scale

LOT 51-10-1

Existing Building

LOT 51-1

PK

Former Acess Road (Disc)

LOT 51-10-2 (ROW)

LOT 51-10-3

LOT 64-21

Existing Building

Existing Building

LOT 51-2

Existing Building

LOT 51-3

60 0 30 60 120 240

SCALE: 1" = 60'

SHEET 3 OF 25

		1	9/12/2024
		0	DATE
			REVISIONS

EXISTING CONDITIONS PLAN

FOR

CWM ALL WASTE, LLC

IN

LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448 6295

E-MAIL: advancedgeomatics@comcast.net

STATE OF NEW HAMPSHIRE
DANIEL N. GIN
No. 7937
LICENSED PROFESSIONAL ENGINEER

SURVEYED:	GIS, ET
DESIGNED:	
DRAWN:	KH
CHECKED:	DAN
DATE:	9/12/2024

CWM ALL WASTE, LLC

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,

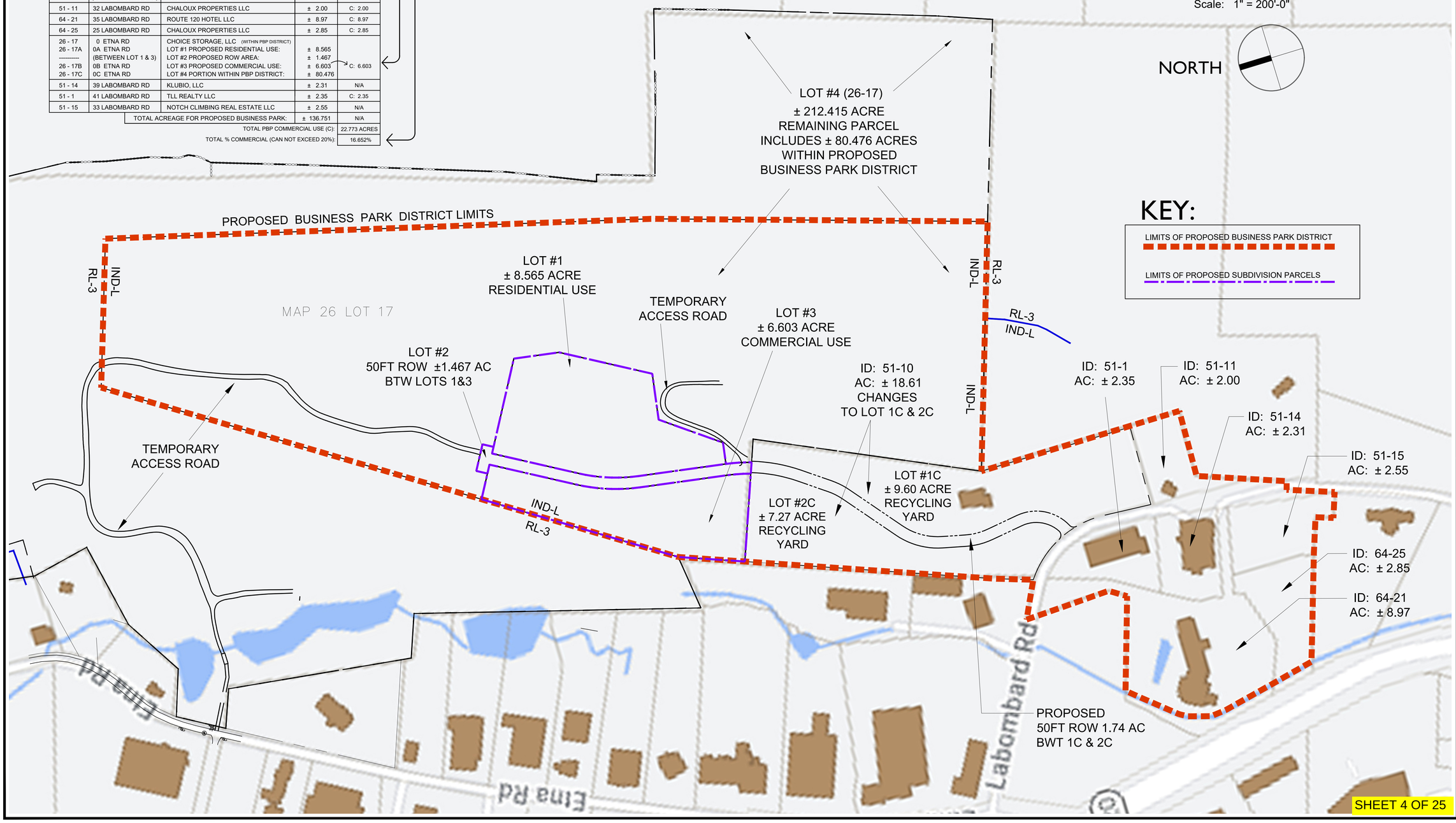
ALLOWED USES. A. THE PLANNED BUSINESS PARK SHALL BE SHOWN ON AN APPROVED SUBDIVISION PLAN AND USE ALLOCATION PLAN. THE SUBDIVISION PLAN AND USE ALLOCATION PLAN APPROVED BY THE PLANNING BOARD SHALL DESIGNATE THE ALLOCATION OF THE INDUSTRIAL/ OFFICE, COMMERCIAL AND RESIDENTIAL USES WITHIN THE PARK.

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 4 OF 25

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

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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)



SHEET 5 OF 25

Stamp

Chkd. | Description | Rev. No.

Bowman
478 Blair Park Rd.
Williston, Vermont 05495
Phone: (802) 879-6331
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3 School House Ln.
Etna, New Hampshire 03750
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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

APPROXIMATE ZONING BOUNDARY

RL3

RL2

RL1

RL4

RL5

RL6

WF B6

WF B5

WF B4

WF B3

WF B2

WF B1

N 424402.3200
E 833482.9400

WETLAND CERTIFICATION STATEMENT

The wetland limits were identified in the field in May & June 2024 after above average precipitation. The delineation was performed by Bruce A. Gilday, CWS #88, of BAG Land Consultants, Concord NH utilizing Section "F" [Atypical: Man-induced wetlands] from the Corps of Engineers Wetlands 1987 Delineation Manual.

BRUCE A. GILDAY, CWS #88

STATE OF NEW HAMPSHIRE
BRUCE A. GILDAY
No. 088
CERTIFIED WETLAND SCIENTIST

100 0 50 100 200 400

SCALE: 1" = 100'

SHEET 6 OF 25

OVERALL WETLANDS - NORTH
FOR
SIGNAL HILL PBP
IN
LEBANON, NEW HAMPSHIRE

#	REVISIONS	DATE

B A G LAND CONSULTANTS
43 ROCKINGHAM STREET
CONCORD, NEW HAMPSHIRE 03301
PHONE: (603) 228 5775
E-MAIL: bagilday@comcast.net

SURVEYED:	PATON
DESIGNED:	BAG
DRAWN:	DAN
CHECKED:	BAG
DATE:	6/6/2024

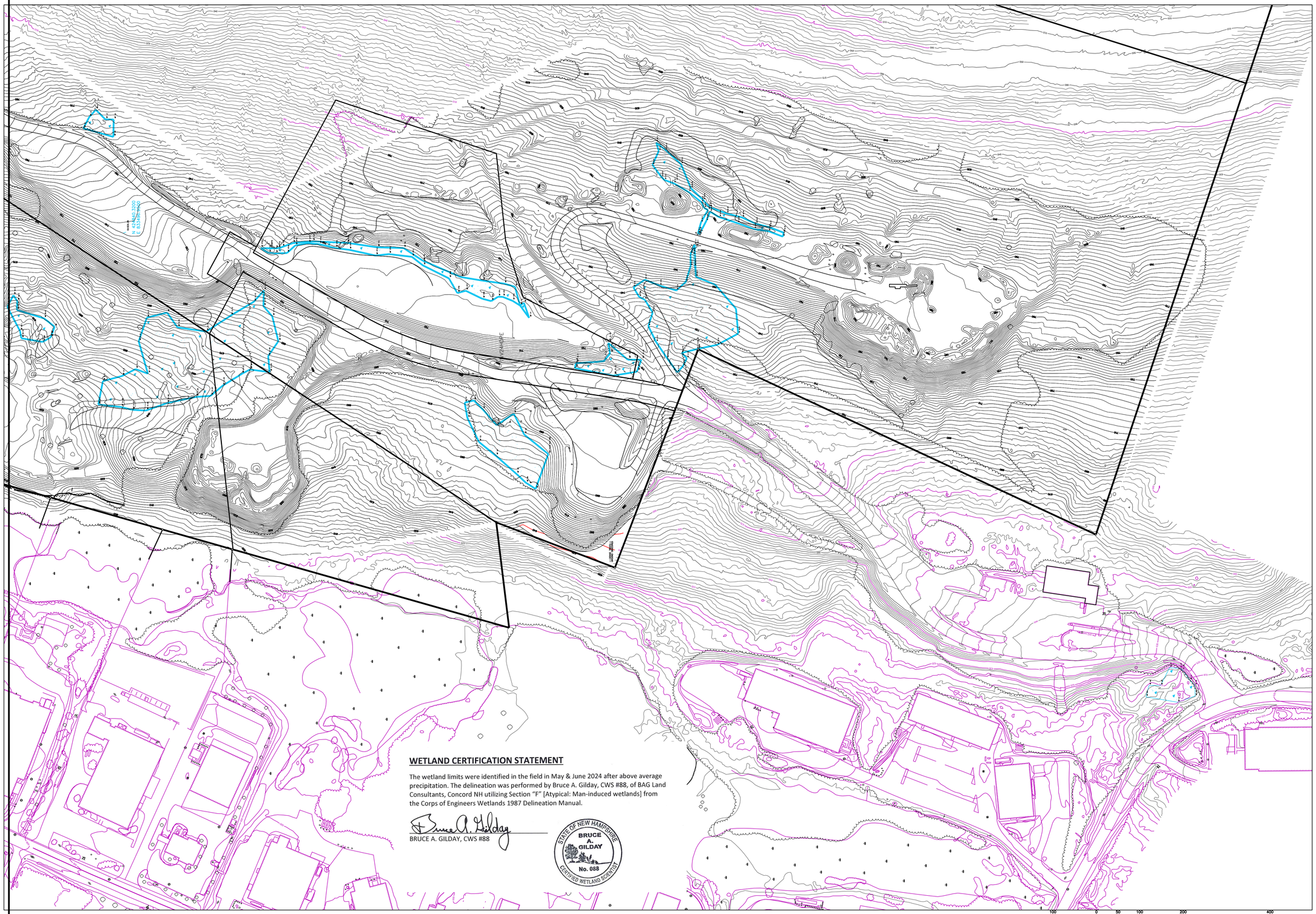
SIGNAL HILL PBP

WETLANDS NORTH

OA-4

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BAG LAND CONSULTANTS

DWG: C:\



WETLANDS - SOUTH
FOR
SIGNAL HILL PBP
IN
LEBANON, NEW HAMPSHIRE

NO.	REVISIONS	DATE

B A G LAND CONSULTANTS
43 ROCKINGHAM STREET
CONCORD, NEW HAMPSHIRE 03301
PHONE: (603) 228 5775
E-MAIL: bagllday@comcast.net

SURVEYED:	PATON
DESIGNED:	BAG
DRAWN:	BAG
CHECKED:	BAG
DATE:	6/6/2024

SIGNAL HILL PBP

WETLANDS SOUTH

OA-5

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BAG LAND CONSULTANTS

DWG: C:\

SHEET 7 OF 25

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"

LOT 2 PROPOSED ROAD 1.47 ACRES± 63898.42 Sq. Feet
S 29°53'59" W 390.72'
N 29°53'59" E 390.72'
R=725.00' L=263.80'
R=775.00' L=281.99'
386.74' N09°03'07"E
509°03'07"W 386.74'
50.07'
155.84'
S60°06'01"E 200.00'
N60°06'01"W 200.00'
GRAVEL ROAD

LOT 3
287658.39 Sq. Feet
6.60 ACRES±
N 33°20'18" E 899.27'
386.13'
N69°08'36"W 538.48'
50 FT. WIDE RIGHT OF WAY TO NORTH LABOMBARD ROAD SEE VOL. 3988 PAGE 596
CWM ALL WASTE LLC
MAP 51 LOT 10
VOL. 2936 PAGE 82
CWM ALL WASTE LLC
MAP 51 LOT 10
VOL. 2936 PAGE 82

3/4" REBAR FND., UP 12"
N20°52'13"E 292.77'
MARY HITCHCOCK MEMORIAL HOSPITAL
MAP 51 LOT 3
VOL. 2684 PAGE 117
S83°01'44"W 244.47'
REBAR SET, UP 13" IN DITCH
BOND OPTICS INC.
MAP 50 LOT 26
VOL. 1327 PAGE 353

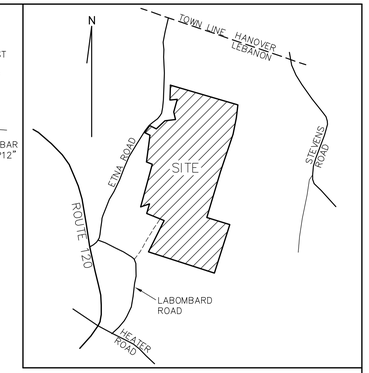
1 1/2" IRON PIPE FND., UP 12"
1 1/2" IRON PIPE FND., UP 10"
3/4" REBAR FND., UP 11"
3/4" REBAR FND., UP 16"
1 1/2" IRON PIPE FND., UP 12"
2" IRON PIPE FND., UP 12"
N15°47'57"E 159.82'
N15°58'26"E 268.51'
N15°48'02"E 166.85'
N15°49'06"E 293.95'
N15°49'06"E 369.20'
PENFIELD FAMILY LTD. PARTNERSHIP
MAP 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

2" IRON PIPE FND., UP 8"
N69°24'50"W 195.78'
1 1/2" IRON PIPE FND., UP 12"
N07°12'28"E 42.40'
REBAR SET UP 12"
N07°25'18"E 767.00'
REBAR SET UP 14"
S70°47'52"E 209.50'
N30°16'40"E 223.00'
REBAR SET UP 10"
REBAR SET UP 7"
N69°01'20"W 74.00'
ETNA ROAD ASSOCIATES
MAP 26 LOT 18
VOL. 2343 PAGE 709
HYPERTHERM INC.
MAP 26 LOT 19
VOL. 4489 PAGE 283
UNIFIRST CORPORATION
MAP 26 LOT 6
UPPER VALLEY LAND TRUST INC.
MAP 26 LOT 7
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"
S81°45'08"W 174.18'
S78°01'16"W 438.67'
N01°08'16"W 421.58'
N02°09'32"E 438.67'
S78°01'16"W 198.00'
S72°56'31"E 290.49'
N72°56'31"W 198.00'
N83°27'02"E 282.89'
CHARLES & ROSE GRENIER
MAP 26 LOT 25
VOL. 4712 PAGE 507
ANGLE IRON FND.
IRON ROD FND.
REBAR SET UP 8" IN LEDGE
DEED LINE
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

LEGEND

- STONE OR CONCRETE BOUND FOUND
- IRON PIPE OR PIN FOUND
- REBAR SET
- STONE WALL
- BARBED WIRE FENCE
- UTILITY POLE
- HYDRANT
- SEWER MANHOLE



LOCATION MAP

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 — LICENSED LAND SURVEYOR
No. 887
CHRISTOPHER T. PATON
SIGNATURE

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	

SHEET 8 OF 25

FOR REGISTRY USE

N

NEW HAMPSHIRE GRID NORTH

MAG. 1° 15'

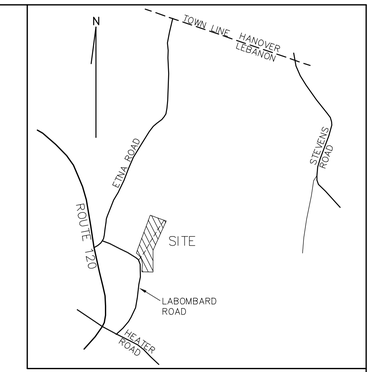
ACCORDING TO THE CITY OF LEBANON, N.H. ZONING ORDINANCE THIS PROPERTY IS ZONED IND-L (INDUSTRIAL LIGHT) WITH THE FOLLOWING DIMENSIONAL STANDARDS:

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

CHALOUX PROP LLC
VOL. 3838 PG. 34
TAX MAP 51 LOT 11

5/8" REBAR FND., UP 14"

#5 REBAR UP 12" W/CAP

8" X 4" STONE BOUND FND., UP 26"

S 69°08'36" E 97.35'

S 24°58'20" W 1011.12'

S 00°27'27" W 679.95'

N 88°07'35" W 351.63'

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'

GRAVEL ROAD

S 36°12'44" W 139.73'

CHORD: S 43°42'11" W, 84.74'
R=325.00' L=84.98'

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'

S 69°08'36" E 391.09'

LOT 1
418253 Sq. Feet
9.60 ACRES±

LOT 2
316468 Sq. Feet
7.27 ACRES±

PROPANE TANK

BUILDING

STORAGE BUNKER

C.B.

CONC.

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'

SCALE

S 08°14'44" E 141.23'

GRAVEL ROAD

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'

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=200.00' L=250.59'

S 27°38'55" W, 234.52'

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=25.00' L=33.65'
CHORD: S 25°00'06" W, 31.15'

R=430.00' L=132.76'
CHORD: N 04°41'40" W 132.24'

N 04°03'26" E 208.24'

R=430.00' L=85.83'
CHORD: N 19°55'26" W 85.63'

R=430.00' L=210.19'
CHORD: N 42°21'18" W

L=72.34'

R.R. SPIKE FLUSH

DWY.

TO HEATER RD.

RD.

LABOMBARD

TO ETNA RD.

SLOPE

SLOPE

STONE RET. WALL

DATE PAVED 1996

R

IRON ROD FOUND

3/4" REBAR FND., UP 12"

1099.71'
N 20°54'20" E

3/4" REBAR UP 6" W/CAP

1" I.P. UP 12" BENT, SHOT BASE

#5 REBAR UP 2" W/ CAP

168.26'
N 18°31'55" E

3/4" REBAR UP 1"

MARY HITCHCOCK MEMORIAL HOSPITAL
VOL. 2684 PAGE 117
MAP 51 LOT 2
MAP 51 LOT 3

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'

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 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.

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

SUBDIVISION PLAN OF LAND OF

CWM ALL WASTE LLC

MAP 51 LOT 10

LABOMBARD ROAD, GRAFTON COUNTY, LEBANON, N.H.

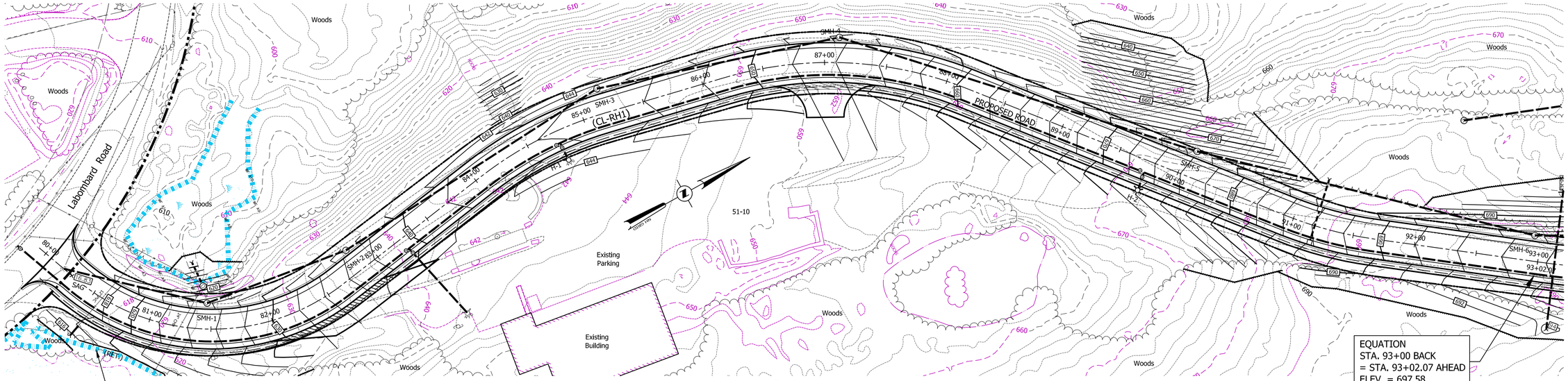
PREPARED BY

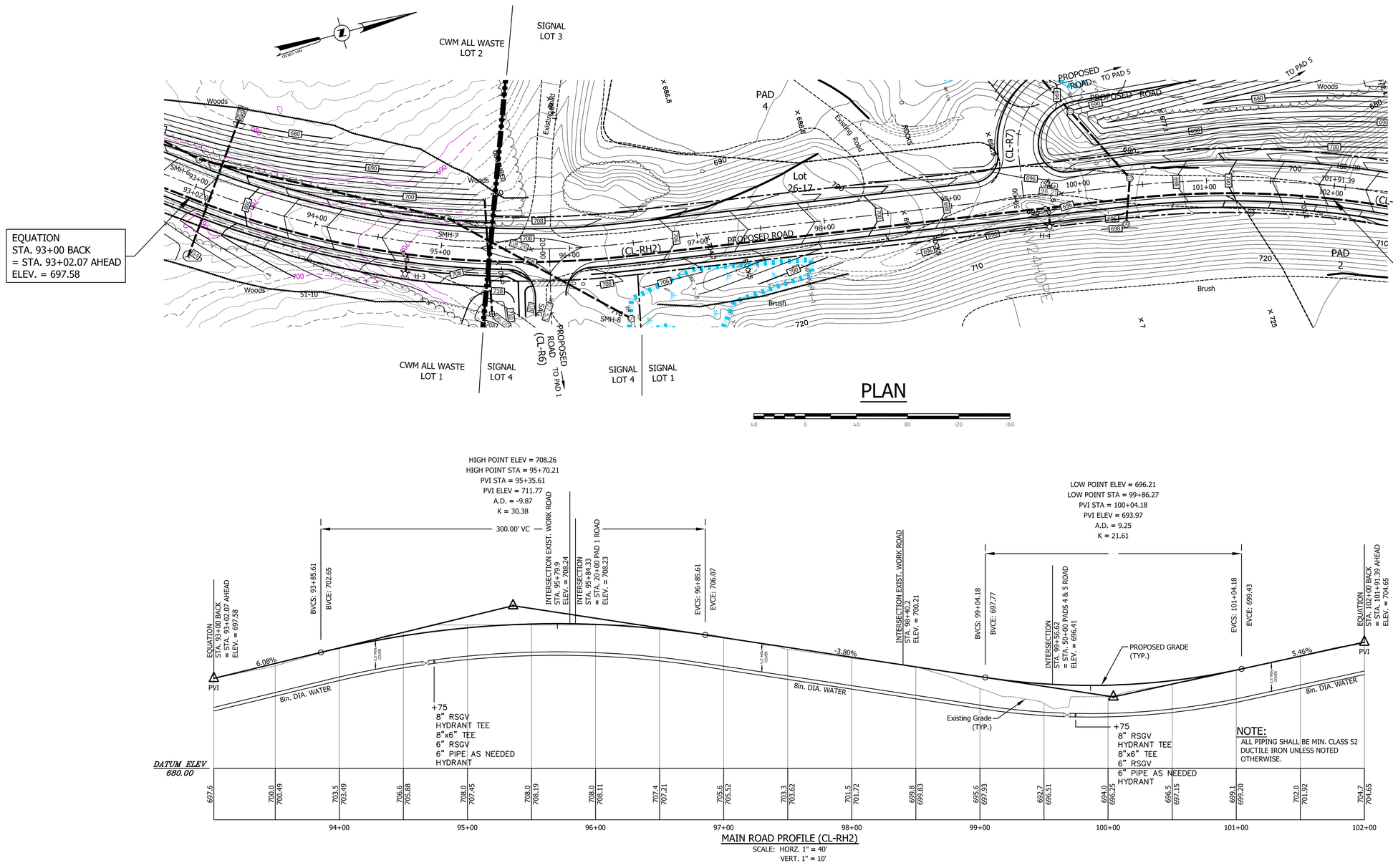
PATON LAND SURVEYING

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-	

SHEET 9 OF 25


Woods
Labombard Road
Woods
Woods
Woods



MAIN ROAD PROFILE (CL-RH2)
SCALE: HORZ. 1" = 40'
VERT. 1" = 10'

NOTE:
ALL PIPING SHALL BE MIN. CLASS 52 DUCTILE IRON UNLESS NOTED OTHERWISE.

SHEET 11 OF 25

#	REVISIONS	DATE

LABOMBARD ACCESS PLAN/PROFILE
FOR
SIGNAL PARK
IN
LEBANON, NEW HAMPSHIRE

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

DANIEL A. NASH NO. 9937 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

SURVEYED:	PATON, EASTERN
DESIGNED:	DAN
DRAWN:	KH
CHECKED:	DAN
DATE:	12/09/2024

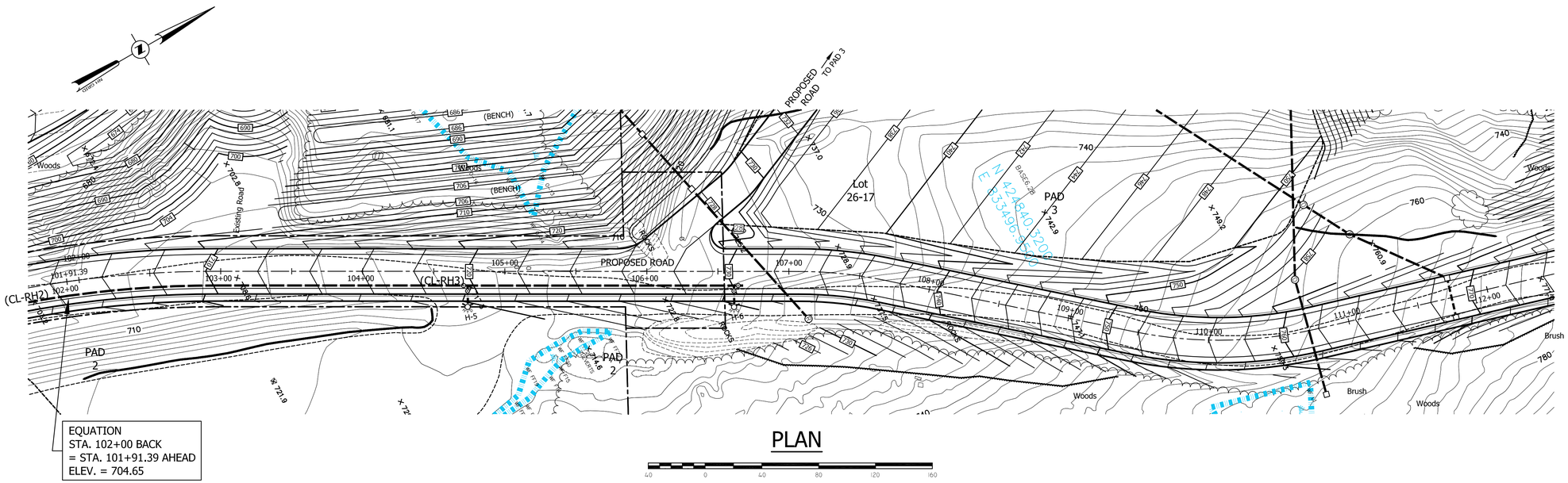
SIGNAL PARK

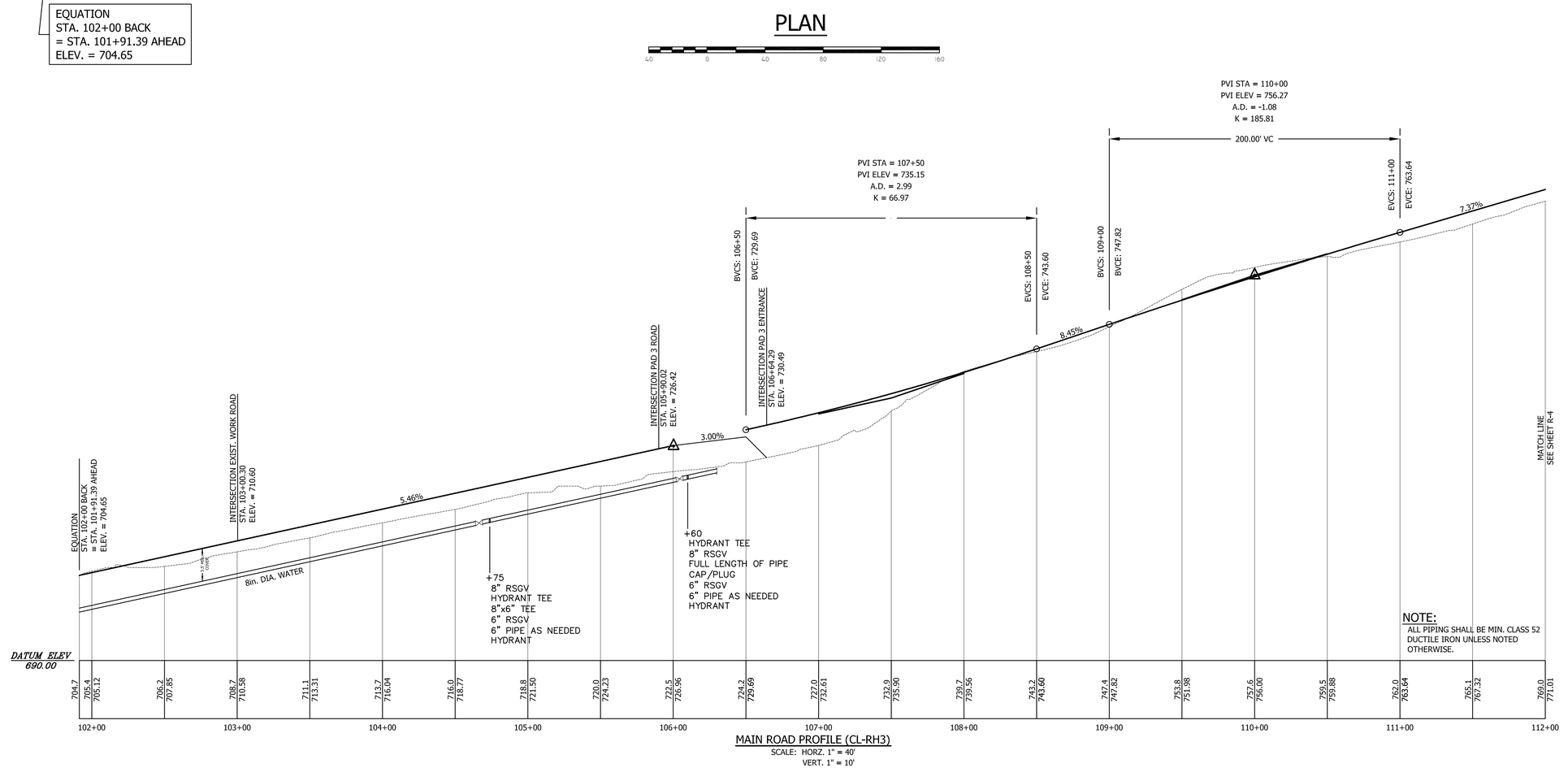
LABOMBARD ACCESS PLAN/PROFILE

R-2

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DWG: 18025\18025-PL5





MAIN ROAD PROFILE (CL-RH3)
SCALE: HORZ. 1" = 40'
VERT. 1" = 10'

NOTE:
ALL PIPING SHALL BE MIN. CLASS 52 DUCTILE IRON UNLESS NOTED OTHERWISE.

SHEET 12 OF 25

#	REVISIONS	DATE

LABOMBARD ACCESS PLAN/PROFILE
FOR
SIGNAL PARK
IN
LEBANON, NEW HAMPSHIRE

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

DANIEL N. KOSKEY
No. 20937
LICENSED PROFESSIONAL ENGINEER
STATE OF NEW HAMPSHIRE

SURVEYED:	PATON, EASTERN
DESIGNED:	DAN
DRAWN:	KH
CHECKED:	DAN
DATE:	12/09/2024

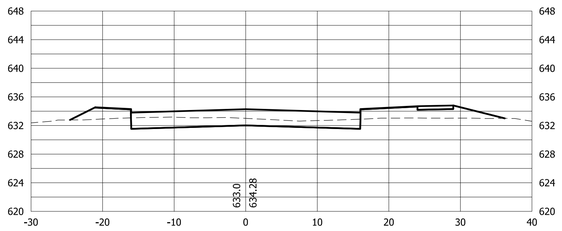
SIGNAL PARK

LABOMBARD ACCESS PLAN/PROFILE

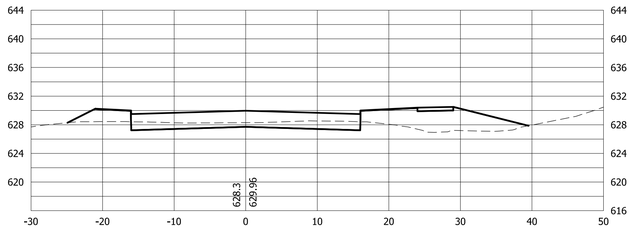
R-3

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DWG: 18025\18025-PLS

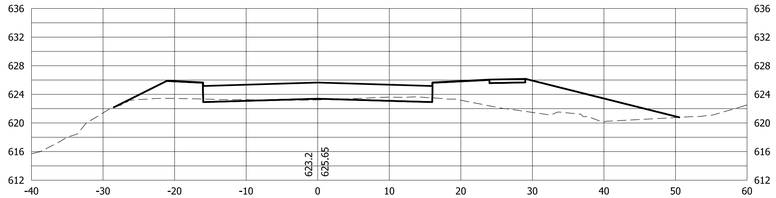
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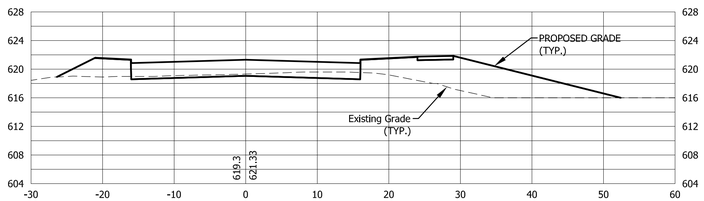
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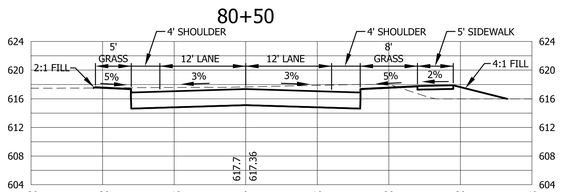
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81+00



80+50

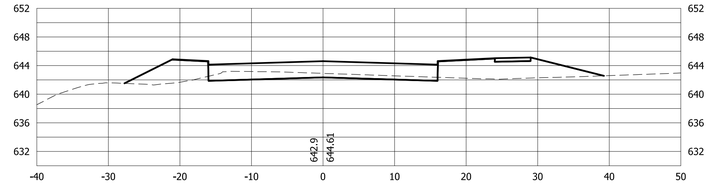


ROAD CROSS SECTIONS (CL-RH1)

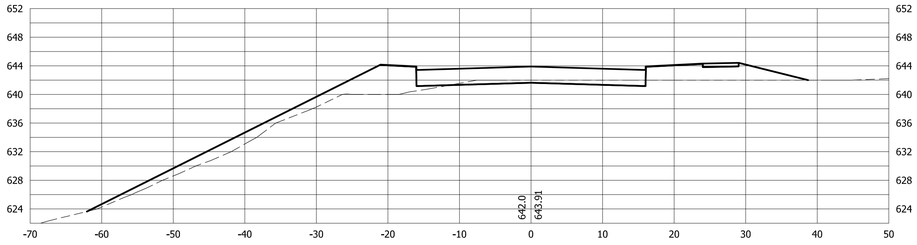
SCALE: HORZ. 1" = 10'
VERT. 1" = 10'

STA. 79+93 BEGIN ROAD 1

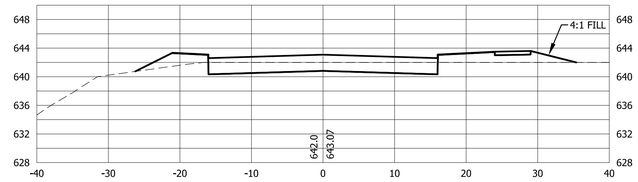
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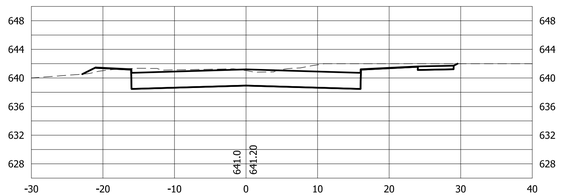
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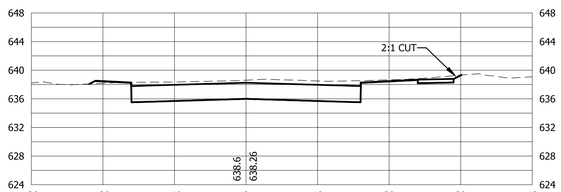
84+00



83+50



83+00



ROAD CROSS SECTIONS (CL-RH1)

SCALE: HORZ. 1" = 10'
VERT. 1" = 10'

RH1

SHEET 13 OF 25

LABOMBARD ACCESS CROSS SECTIONS
FOR
SIGNAL PARK
IN
LEBANON, NEW HAMPSHIRE

#	REVISIONS	DATE

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

STATE OF NEW HAMPSHIRE
DANIEL A. NASH
No. 19577
LICENSED PROFESSIONAL ENGINEER

SURVEYED:	PATON, EASTERN
DESIGNED:	DAN
DRAWN:	KH
CHECKED:	DAN
DATE:	23DEC2024

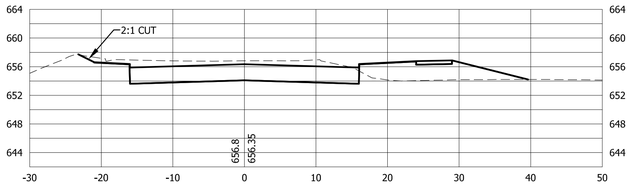
SIGNAL PARK

LABOMBARD ACCESS CROSS SECTIONS

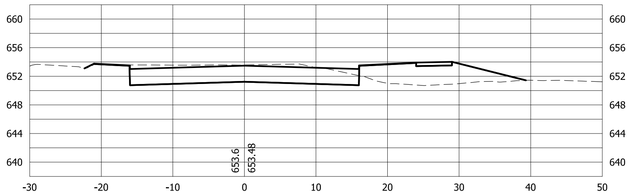
XS-1

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DWG: 18025\18025-PL5

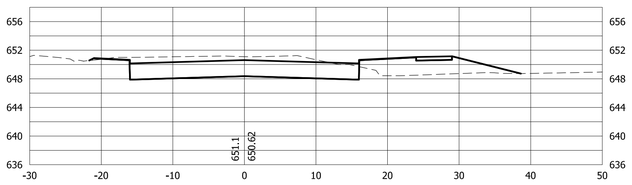
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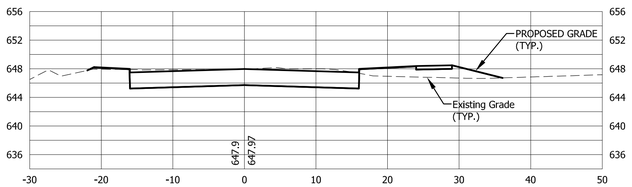
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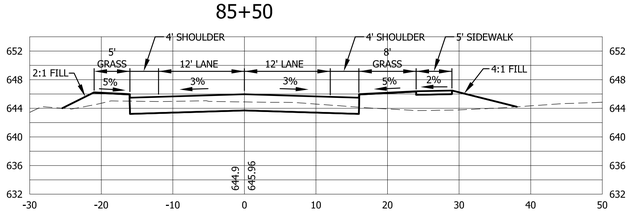
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86+00



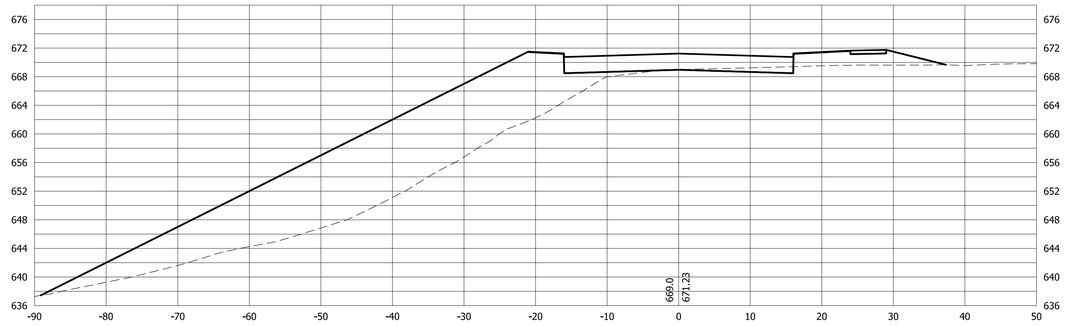
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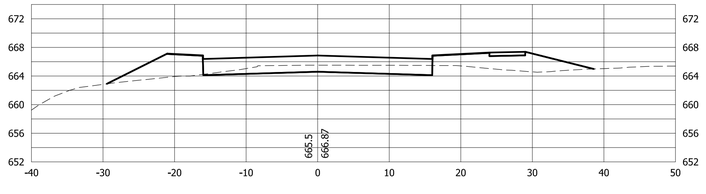
ROAD CROSS SECTIONS (CL-RH1)

SCALE: HORZ. 1" = 10'
VERT. 1" = 10'

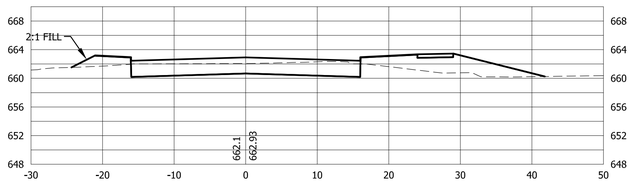
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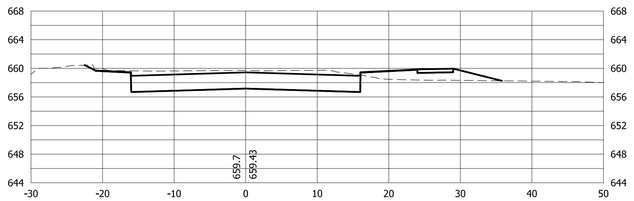
89+00



88+50



88+00



ROAD CROSS SECTIONS (CL-RH1)

SCALE: HORZ. 1" = 10'
VERT. 1" = 10'

RH1

SHEET 14 OF 25

#	REVISIONS	DATE

LABOMBARD ACCESS CROSS SECTIONS
FOR
SIGNAL PARK
IN
LEBANON, NEW HAMPSHIRE

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

STATE OF NEW HAMPSHIRE
DANIEL A. NASH
No. 9737
LICENSED
PROFESSIONAL ENGINEER

SURVEYED:	PATON, EASTERN
DESIGNED:	DAN
DRAWN:	KH
CHECKED:	DAN
DATE:	23DEC2024

SIGNAL PARK

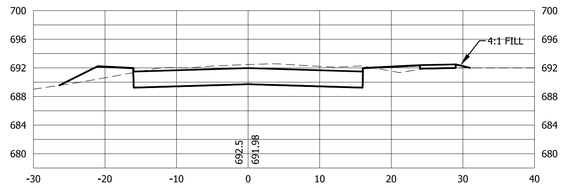
LABOMBARD ACCESS CROSS SECTIONS

XS-2

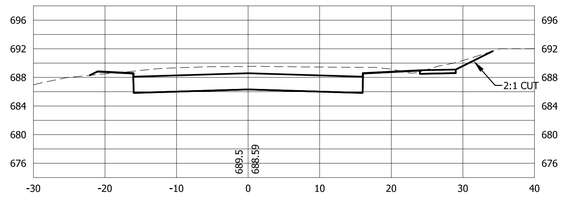
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DWG: 18025\18025-PLS

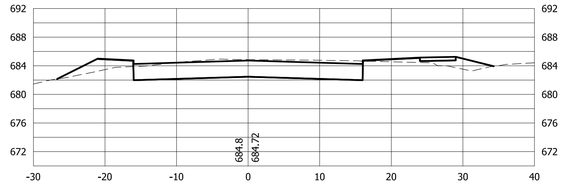
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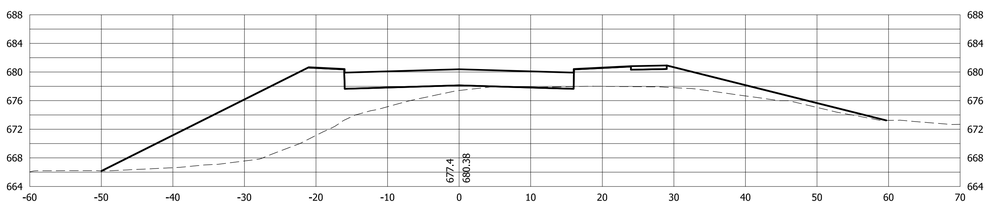
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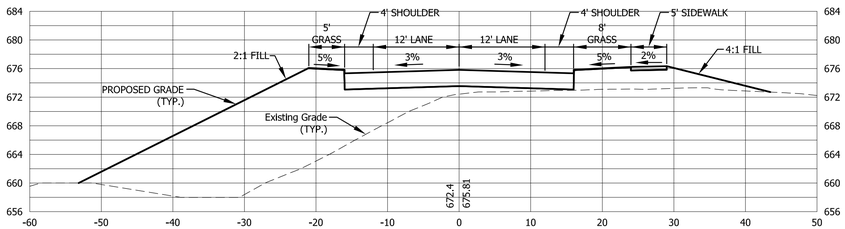
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90+50



90+00



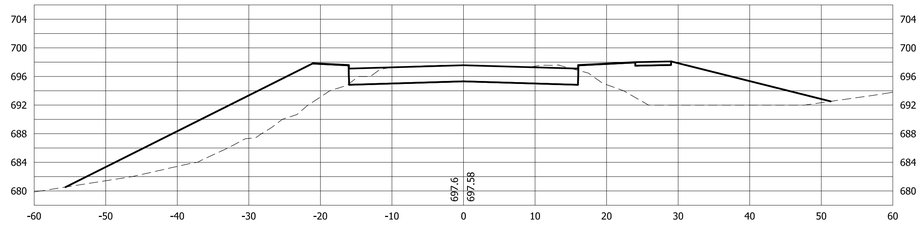
ROAD CROSS SECTIONS (CL-RH1)

SCALE: HORZ. 1" = 10'
VERT. 1" = 10'

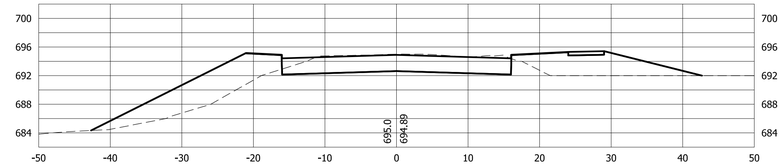
STATION	AREAS Square Feet		VOLUMES Cubic Yards		CUMULATIVE VOLUMES Cubic Yards	
	CUT	FILL	CUT	FILL	CUT	FILL
80+00	89.30	2.41				
80+50	94.32	14.32	170.02	15.49	170.02	15.49
81+00	16.08	120.02	102.23	124.39	272.24	139.87
81+50	7.55	116.57	21.88	219.07	294.12	358.94
82+00	28.96	62.92	33.80	166.20	327.93	525.14
82+50	37.25	33.98	61.30	89.72	389.23	614.86
83+00	93.85	0.79	121.39	32.20	510.62	647.06
83+50	94.50	1.51	174.40	2.13	685.02	649.19
84+00	45.71	32.03	129.82	31.06	814.84	680.25
84+50	14.14	113.94	55.41	135.16	870.25	815.41
85+00	23.61	72.70	34.95	172.81	905.19	988.22
85+50	43.19	51.60	61.85	115.10	967.05	1103.32
86+00	78.19	22.40	112.40	68.52	1079.44	1171.84
86+50	90.49	37.51	156.19	55.47	1235.63	1227.31
87+00	78.20	48.66	156.19	79.79	1391.83	1307.10
87+50	96.01	42.99	161.30	84.86	1553.13	1391.96
88+00	88.18	19.09	170.55	57.48	1723.68	1449.44
88+50	54.12	49.70	131.76	63.69	1855.43	1513.13
89+00	30.60	65.73	78.44	106.88	1933.87	1620.01
89+50	7.54	599.37	35.31	615.83	1969.18	2235.84
90+00	0.00	474.01	6.98	993.87	1976.16	3229.71
90+50	1.07	326.31	0.99	741.04	1977.15	3970.75
91+00	77.84	21.76	73.06	322.29	2050.21	4293.03
91+50	117.29	1.32	180.67	21.37	2230.89	4314.40
92+00	88.03	15.00	190.11	15.11	2421.00	4329.51
92+50	72.79	137.74	148.91	141.42	2569.91	4470.94
93+00	68.96	290.95	131.25	396.93	2701.16	4867.87
			0.00	0.00	2701.16	4867.87

EQUATION
STA. 93+00 BACK
= STA. 93+02.07 AHEAD
ELEV. = 697.58

93+00



92+50



ROAD CROSS SECTIONS (CL-RH1)

SCALE: HORZ. 1" = 10'
VERT. 1" = 10'

RH1

SHEET 15 OF 25

LABOMBARD ACCESS CROSS SECTIONS
FOR
SIGNAL PARK
IN
LEBANON, NEW HAMPSHIRE

#	REVISIONS	DATE

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

STATE OF NEW HAMPSHIRE — DANIEL A. NASH No. 9937 — LICENSED PROFESSIONAL ENGINEER

SURVEYED:	PATON, EASTERN
DESIGNED:	DAN
DRAWN:	KH
CHECKED:	DAN
DATE:	22DEC2024

SIGNAL PARK

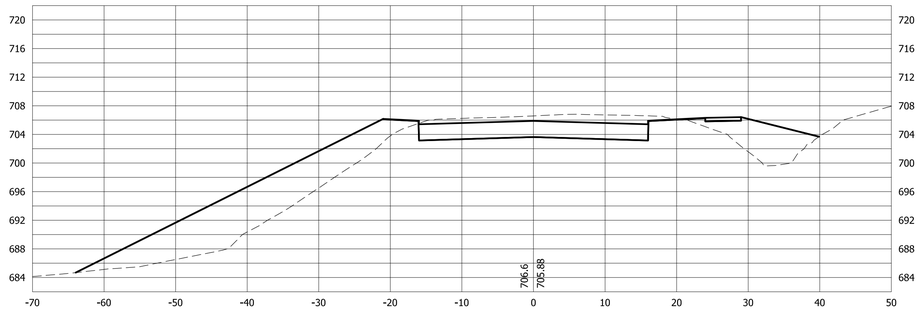
LABOMBARD ACCESS CROSS SECTIONS

XS-3

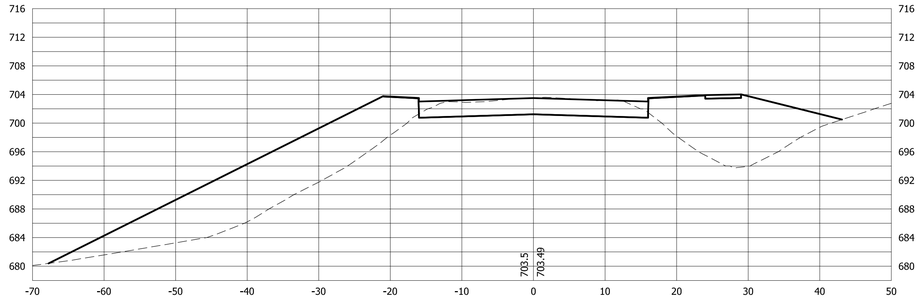
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DWG: 18025\18025-PLS

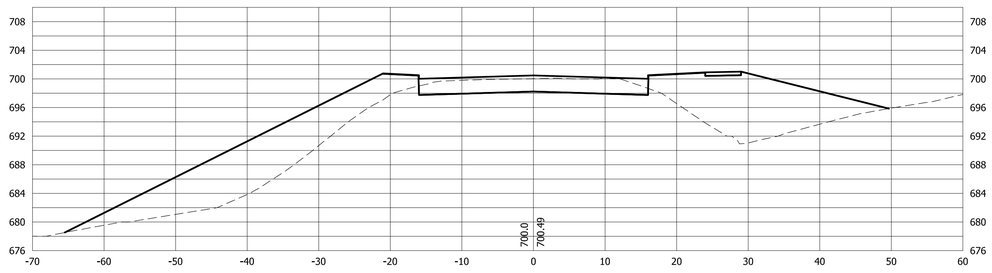
94+50



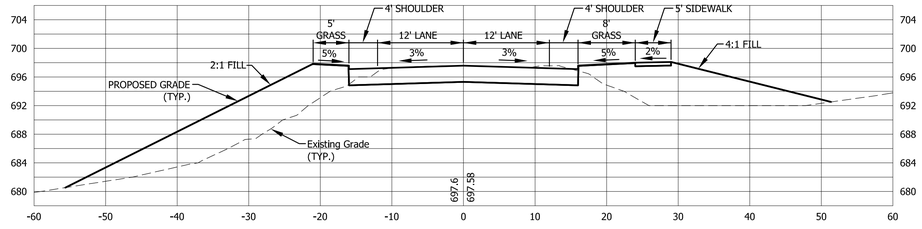
94+00



93+50



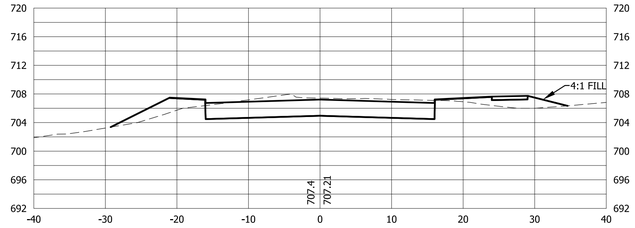
93+02.07



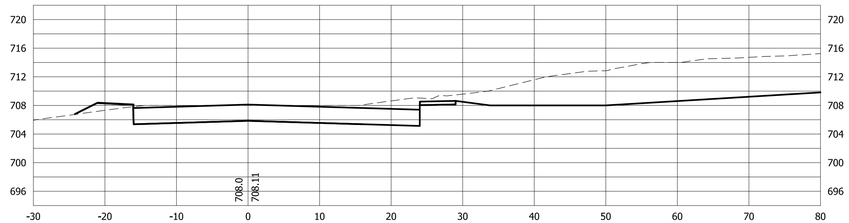
ROAD CROSS SECTIONS (CL-RH2)
SCALE: HORZ. 1" = 10'
VERT. 1" = 10'

EQUATION
STA. 93+00 BACK
= STA. 93+02.07 AHEAD
ELEV. = 697.58

96+50

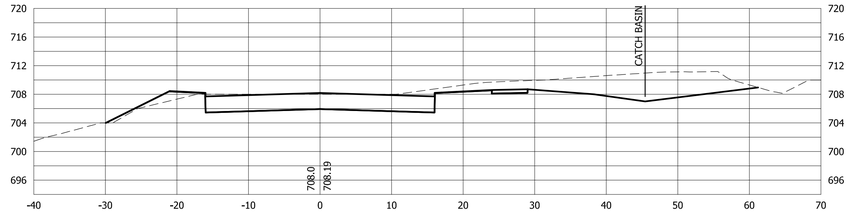


96+00

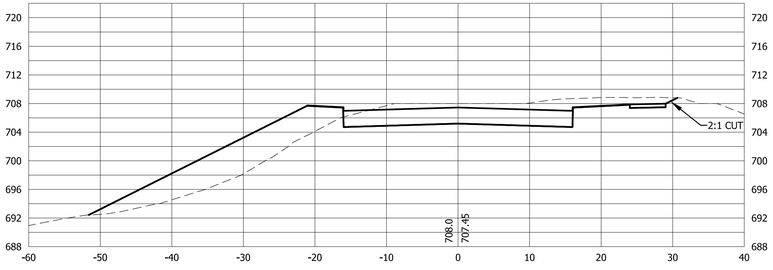


+84.33 -INT. PAD 1 ACCESS ROAD, RT.
+80 -INT. EXISTING PAD 4 ACCESS ROAD, LT.

95+50



95+00



ROAD CROSS SECTIONS (CL-RH2)
SCALE: HORZ. 1" = 10'
VERT. 1" = 10'

RH2

SHEET 16 OF 25

LABOMBARD ACCESS CROSS SECTIONS
FOR
SIGNAL PARK
IN
LEBANON, NEW HAMPSHIRE

#	REVISIONS	DATE

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

STATE OF NEW HAMPSHIRE
DANIEL J. NASH
No. 9937
LICENSED PROFESSIONAL ENGINEER

SURVEYED:	PATON, EASTERN
DESIGNED:	DAN
DRAWN:	KH
CHECKED:	DAN
DATE:	22DEC2024

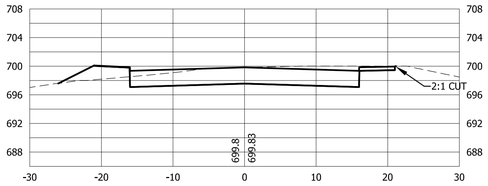
SIGNAL PARK

LABOMBARD ACCESS CROSS SECTIONS

XS-4

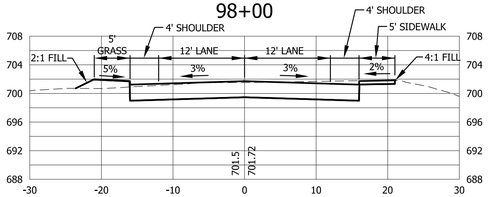
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ADVANCED GEOMATICS & DESIGN
DWG: 18025\18025-PL5

98+50

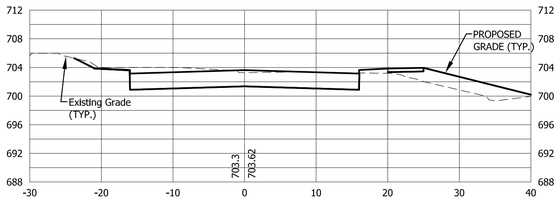


+40 -EXISTING PAD 4 ACCESS ROAD, LT.

98+00

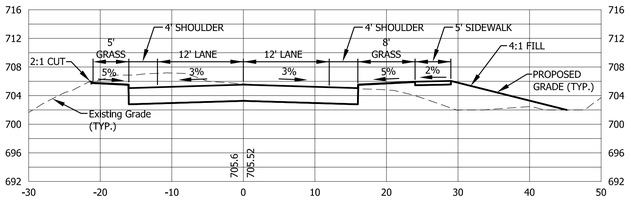


97+50



STATION	AREAS Square Feet		VOLUMES Cubic Yards		CUMULATIVE VOLUMES Cubic Yards	
	CUT	FILL	CUT	FILL	CUT	FILL
93+02.07	68.85	291.62				
93+50	58.93	400.80	113.41	614.59	113.41	614.59
94+00	65.17	449.07	114.90	786.92	228.32	1401.51
94+50	101.33	262.25	154.16	658.62	382.48	2060.13
95+00	110.95	123.31	196.55	357.00	579.02	2417.14
95+50	93.14	8.18	188.97	121.75	767.99	2538.89
96+00	85.57	5.45	165.47	12.61	933.46	2551.50
96+50	81.75	30.94	154.92	33.69	1088.38	2585.19
97+00	98.23	50.41	166.64	75.32	1255.03	2660.51
			0.00	0.00	1255.03	2660.51

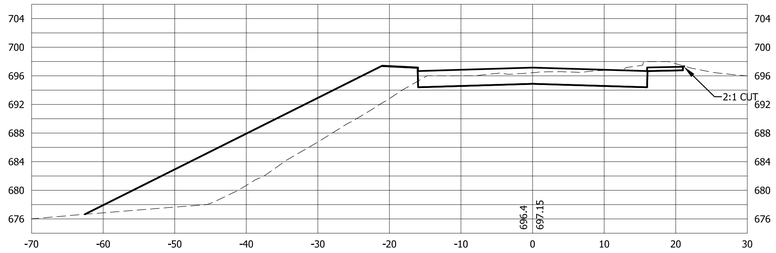
97+00



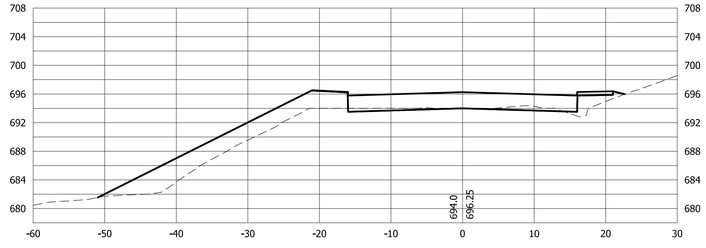
ROAD CROSS SECTIONS (CL-RH2)

SCALE: HORZ. 1" = 10'
VERT. 1" = 10'

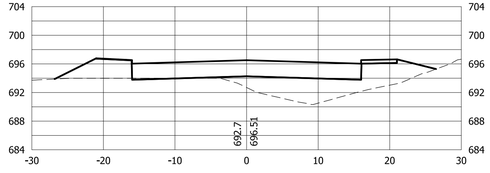
100+50



100+00

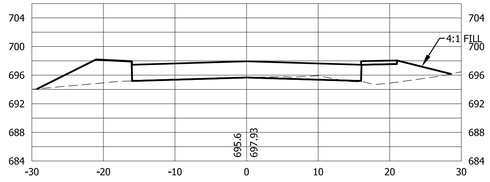


99+50



+56.62 -PROPOSED PADS 4 & 5 ACCESS ROAD, LT.

99+00



ROAD CROSS SECTIONS (CL-RH2)

SCALE: HORZ. 1" = 10'
VERT. 1" = 10'

RH2

DATE
REVISIONS
#

LABOMBARD ACCESS CROSS SECTIONS
FOR
SIGNAL PARK
IN
LEBANON, NEW HAMPSHIRE

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

STATE OF NEW HAMPSHIRE – DANIEL A. HOEPPNER – No. 7937 – LICENSED PROFESSIONAL ENGINEER

SURVEYED: PATON, EASTERN
DESIGNED: DAN
DRAWN: KH
CHECKED: DAN
DATE: 22DEC2024

SIGNAL PARK

LABOMBARD ACCESS CROSS SECTIONS

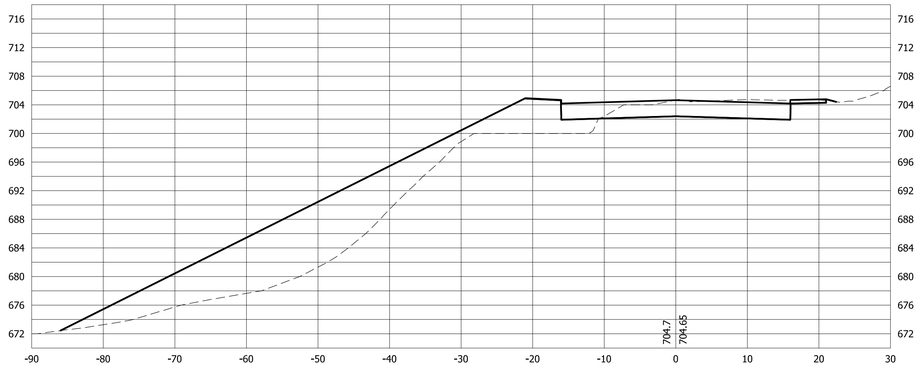
XS-5

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ADVANCED GEOMATICS & DESIGN

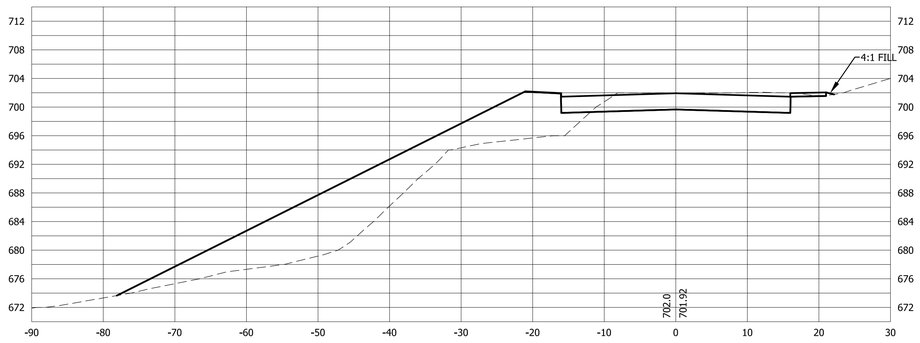
DWG: 18025\18025-PLS

EQUATION
STA. 102+00 BACK
= STA. 101+91.39 AHEAD
ELEV. = 704.65

102+00

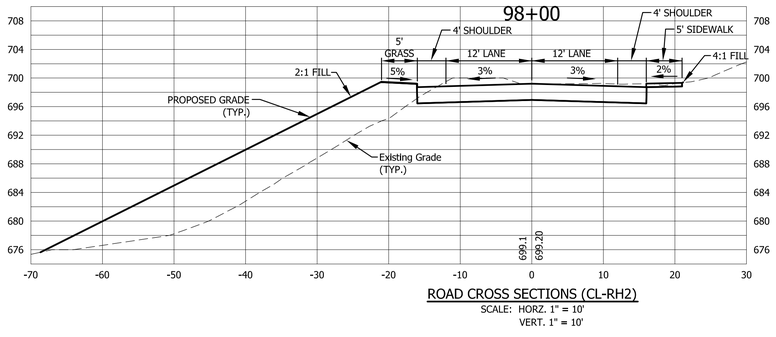


101+50



101+00

98+00



ROAD CROSS SECTIONS (CL-RH2)
SCALE: HORZ. 1" = 10'
VERT. 1" = 10'

STATION	AREAS Square Feet		VOLUMES Cubic Yards		CUMULATIVE VOLUMES Cubic Yards	
	CUT	FILL	CUT	FILL	CUT	FILL
97+50	81.15	10.70				
			144.48	16.29	144.48	16.29
98+00	74.88	6.90				
			140.55	18.19	285.02	34.49
98+50	76.91	12.75				
			74.48	62.39	359.50	96.87
99+00	3.53	54.63				
			4.06	137.56	363.56	234.43
99+50	0.86	93.94				
			8.53	174.49	372.09	408.93
100+00	8.36	94.52				
			66.51	306.51	438.61	715.44
100+50	63.48	236.52				
			137.78	473.68	576.38	1189.12
101+00	85.32	275.05				
			141.40	559.23	717.78	1748.35
101+50	67.39	328.92				
			116.33	645.25	834.11	2393.60
102+00	58.24	367.98				
			0.00	0.00	834.11	2393.60

RH2

SHEET 18 OF 25

LABOMBARD ACCESS CROSS SECTIONS
FOR
SIGNAL PARK
IN
LEBANON, NEW HAMPSHIRE

#	REVISIONS	DATE

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

STATE OF NEW HAMPSHIRE
DANIEL A. NASH
No. 7937
LICENSED PROFESSIONAL ENGINEER

SURVEYED:	PATON, EASTERN
DESIGNED:	DAN
DRAWN:	KH
CHECKED:	DAN
DATE:	22DEC2024

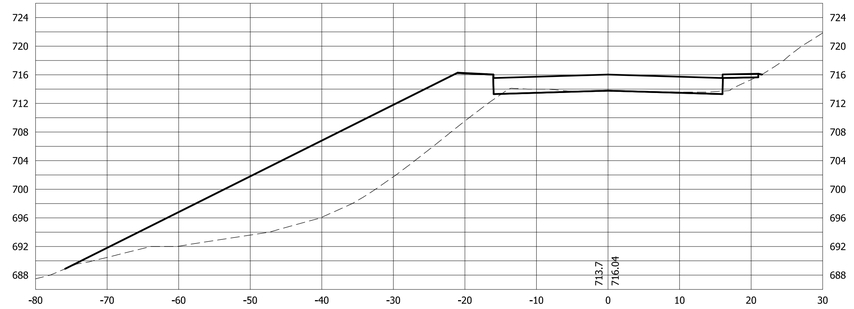
SIGNAL PARK

LABOMBARD ACCESS CROSS SECTIONS

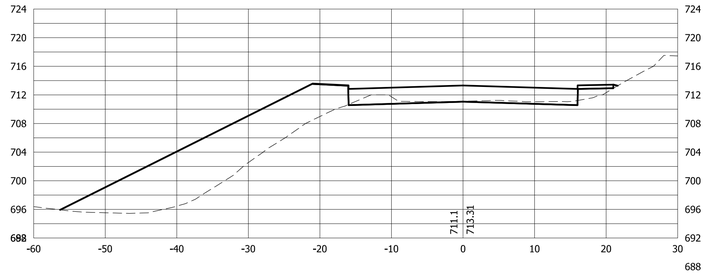
XS-6

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ADVANCED GEOMATICS & DESIGN
DWG: 18025\18025-PLS

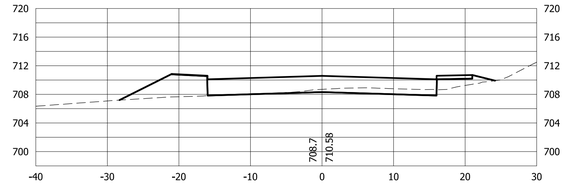
104+00



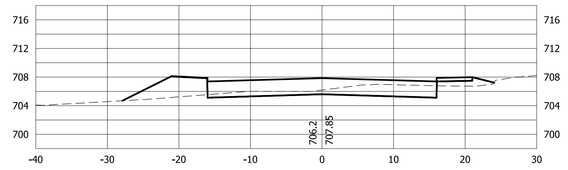
103+50



103+00

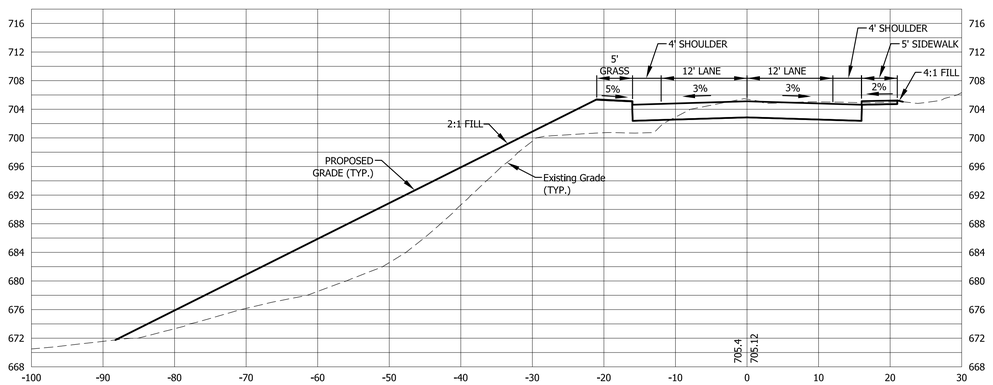


102+50

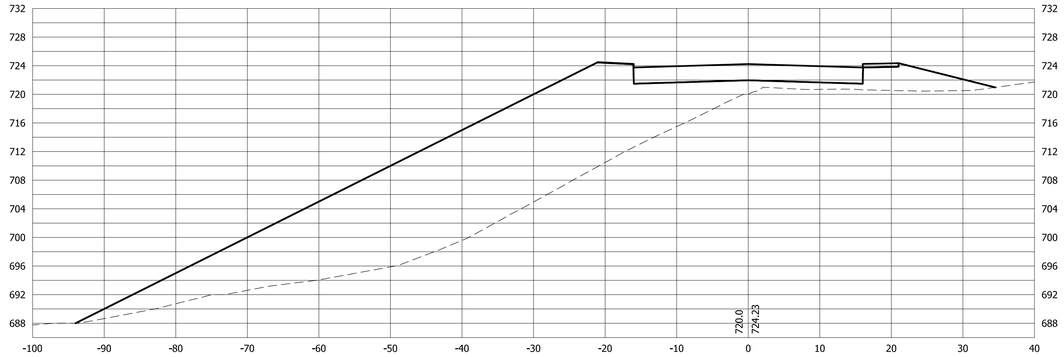


EQUATION
STA. 102+00 AHEAD
= STA. 102+08.61 BACK
ELEV. = 705.12

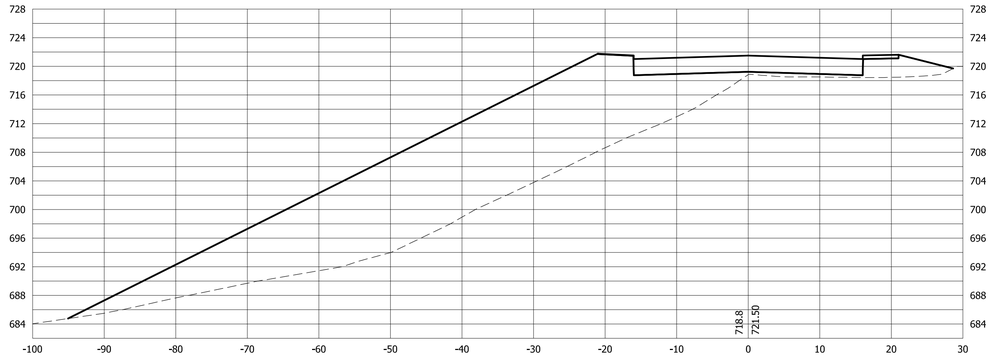
102+00



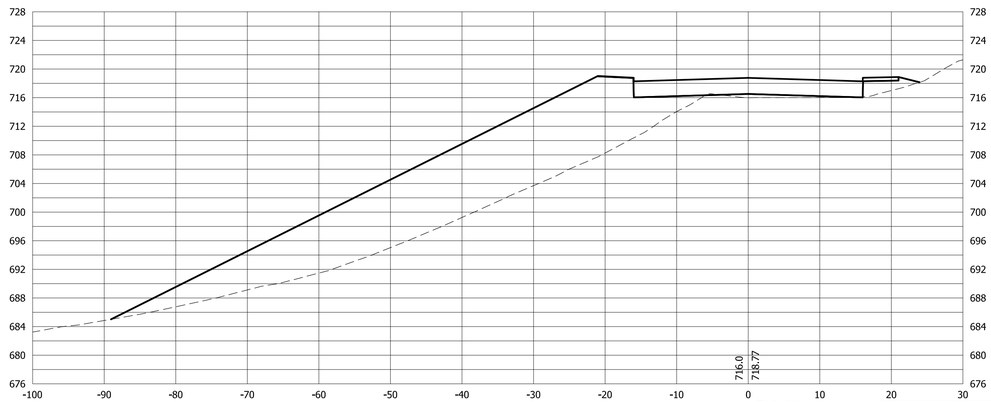
105+50



105+00



104+50



ROAD CROSS SECTIONS (CL-RH3)
SCALE: HORZ. 1" = 10'
VERT. 1" = 10'

RH3

SHEET 19 OF 25

LABOMBARD ACCESS CROSS SECTIONS
FOR
SIGNAL PARK
IN
LEBANON, NEW HAMPSHIRE

#	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. NEAL No. 9737 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

SURVEYED:	PATON, EASTERN
DESIGNED:	DAN
DRAWN:	KH
CHECKED:	DAN
DATE:	22DEC2024

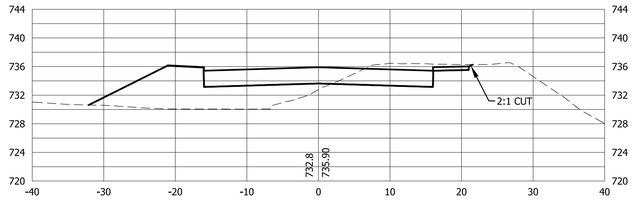
SIGNAL PARK

LABOMBARD ACCESS CROSS SECTIONS

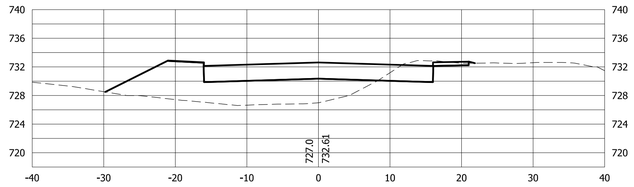
XS-7

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ADVANCED GEOMATICS & DESIGN
DWG: 18025\18025-PL5

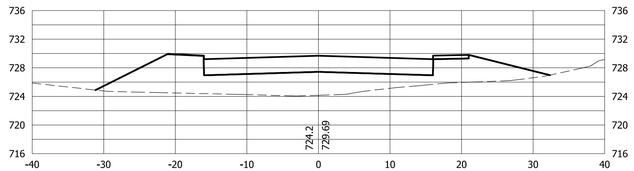
107+50



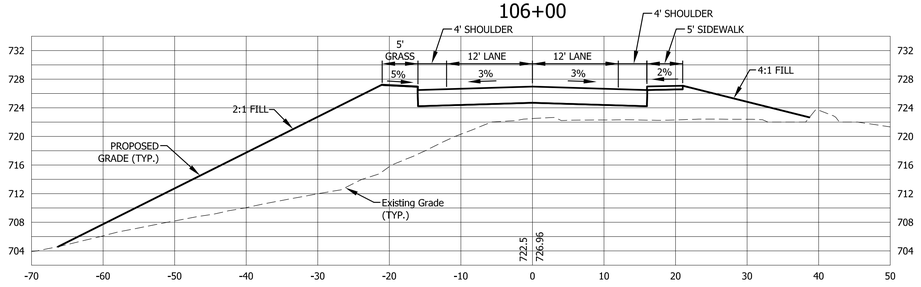
107+00



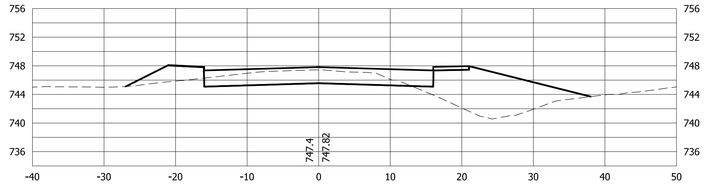
106+50



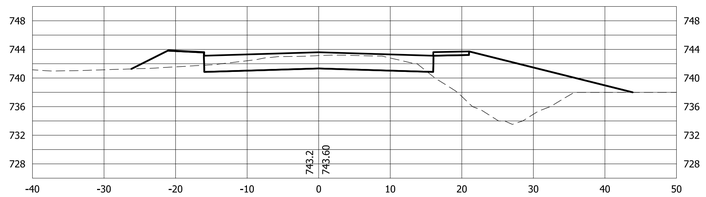
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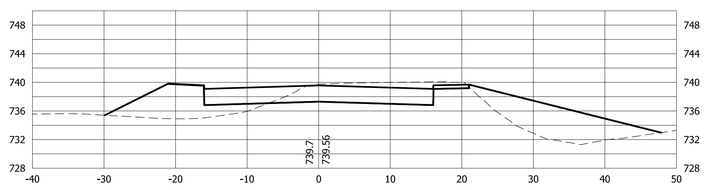
109+00



108+50



108+00



ROAD CROSS SECTIONS (CL-RH3)

SCALE: HORZ. 1" = 10'
VERT. 1" = 10'

RH3

SHEET 20 OF 25

LABOMBARD ACCESS CROSS SECTIONS
FOR
SIGNAL PARK
IN
LEBANON, NEW HAMPSHIRE

#	REVISIONS	DATE

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

STATE OF NEW HAMPSHIRE
DANIEL A. NASH
No. 9937
LICENSED
PROFESSIONAL ENGINEER

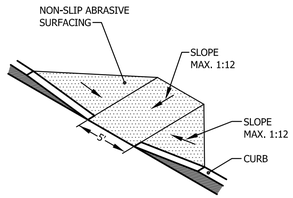
SURVEYED:	PATON, EASTERN
DESIGNED:	DAN
DRAWN:	KH
CHECKED:	DAN
DATE:	22DEC2024

SIGNAL PARK

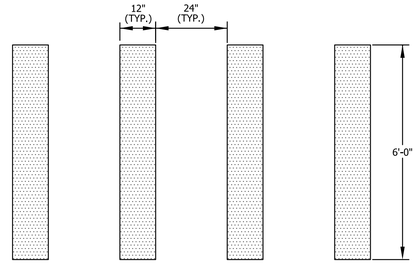
LABOMBARD ACCESS CROSS SECTIONS

XS-8

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DWG: 18025\18025-PLS



CURB RAMP
N.T.S.



PAINTED CROSSWALK DETAIL (IN PARKING AREAS)
N.T.S.

GENERAL NOTES:

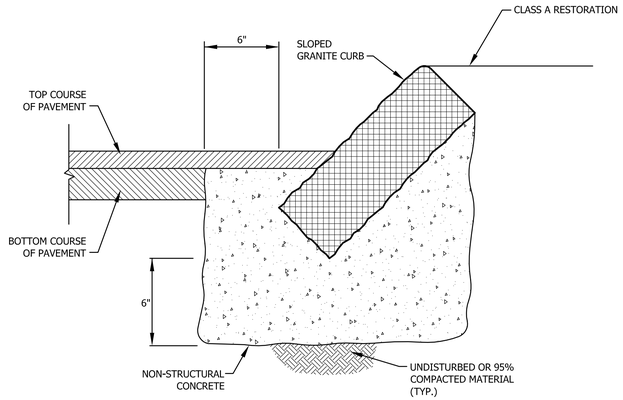
1) ROADWAY CONSTRUCTION SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2016 AND CITY OF LEBANON SUBDIVISION REGULATIONS.

2) GUARD RAIL SHALL BE USED WHERE SIDESLOPES EXCEED 3' HORIZONTAL AND 1' VERTICAL.

3) DESIGN SPEED = 15 M.P.H.

4) UNDERDRAIN REQUIRED WHERE GROUNDWATER WILL BE LESS THAN 4 FEET BELOW FINISHED GRADE. LOCATIONS TO BE DETERMINED IN THE FIELD.

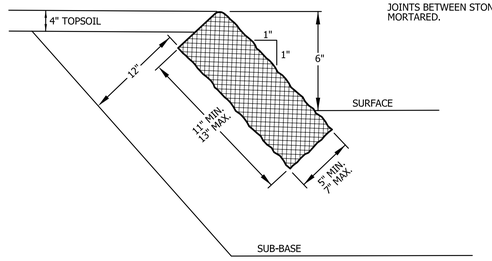
5) THE DESIGN INTENT IS FOR CATCH BASIN RIMS TO BE SET 0.1 FOOT BELOW THE FINISH GRADE OF ADJACENT PAVEMENT.



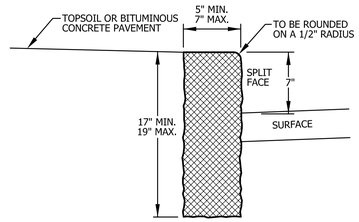
CURB SETTING DETAIL
N.T.S.

EDGING TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.

JOINTS BETWEEN STONES TO BE MORTARED.

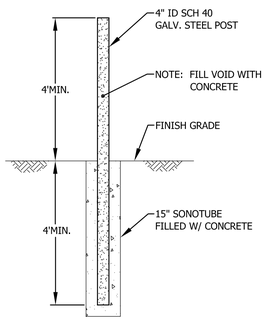


SLOPED GRANITE CURB
N.T.S.



VERTICAL GRANITE CURB
N.T.S.

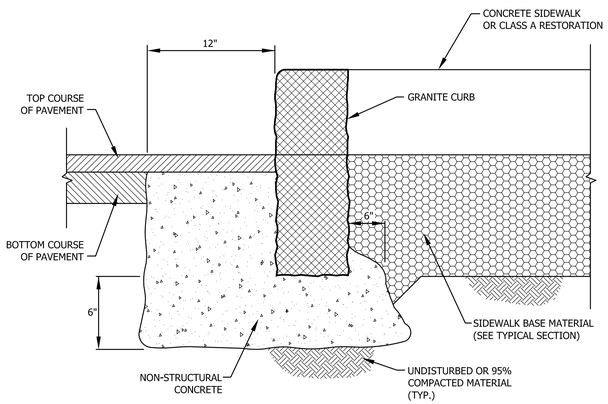
- TO BE USED WHERE SIDEWALK ABUTS ROADWAY.



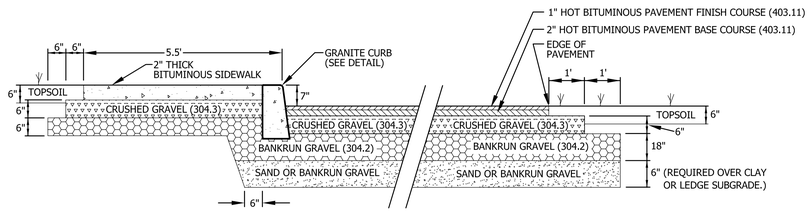
BOLLARD DETAIL
N.T.S.

NOTES:

1. BOLLARDS SHALL BE MINIMUM 4" DIAMETER, CONCRETE FILLED.
2. SPACING SHALL NOT EXCEED 4' ON CENTER.
3. BOLLARDS SHALL BE SET IN BASES OF AT LEAST 15" DIAMETER, AND AT LEAST 4' DEEP.
4. BOLLARDS SHALL EXTEND A MINIMUM 4' ABOVE FINISHED GRADE.
5. BOLLARDS SHALL BE PLACED A MINIMUM OF 3' FROM THE PROTECTED ITEM (DOMES).



CURB SETTING DETAIL
N.T.S.



NOTES:

1.) ALL GRAVEL AND SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR.

2.) ALL MATERIAL USED SHALL COMPLY WITH NHDOT STANDARDS FOR HIGHWAY CONSTRUCTION.

3.) UNDERDRAIN SHALL BE REQUIRED WHEREVER GROUNDWATER SURFACE IS WITHIN 4' OF FINISH GRADE.

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

#	REVISIONS	DATE
1		

SITE DETAILS
FOR
SIGNAL HILL PBP
IN
LEBANON, NEW HAMPSHIRE

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

STATE OF NEW HAMPSHIRE — DANIEL KEATING — No. 9737 — LICENSED PROFESSIONAL ENGINEER

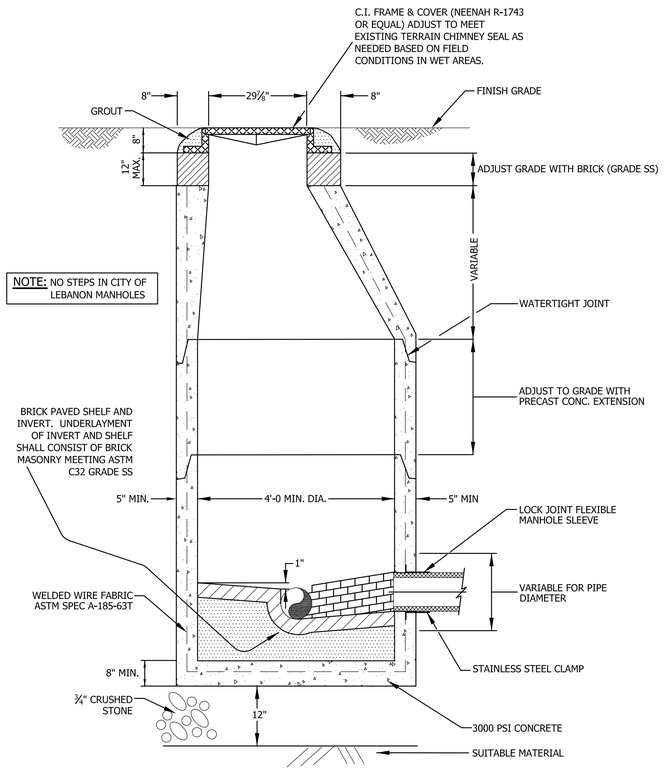
SURVEYED:	N/A
DESIGNED:	DAN
DRAWN:	KH
CHECKED:	DAN
DATE:	22DEC2024

SIGNAL HILL PBP

SITE DETAILS

D-1

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DWG: 18025\18025-DET



TYPICAL MANHOLE SECTION

N.T.S.

NOTES:

1) MANHOLE EXTERIORS TO BE COATED TWICE, AT THE FACTORY, WITH ASPHALTIC SEAL COATING. CONTRACTOR SHALL RECOAT WHERE FACTORY COATING IS INADEQUATE OR DAMAGED, AND ALL JOINTS SHALL BE COATED.

2) COVER SHALL HAVE "SEWER" CAST IN IT. (IN 3" LETTERS).

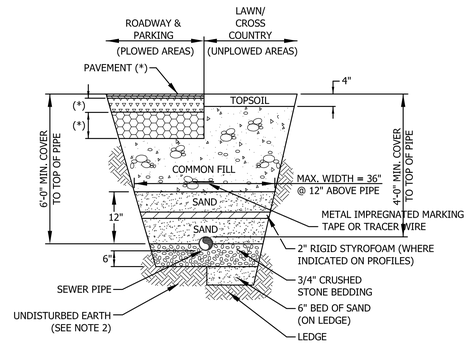
MANHOLE LEAKAGE TESTING PROCEDURES

ALL MANHOLES SHALL BE TESTED FOR LEAKAGE. MANHOLES MUST PASS LEAKAGE TESTING PRIOR TO INSTALLING INVERTS & SHELVES.

AFTER THE MANHOLE HAS BEEN ASSEMBLED, IN PLACE, ALL LIFTING HOLES AND EXTERIOR JOINTS SHALL BE FILLED AND POINTED WITH AN APPROVED NON-SHRINKING MORTAR. ALL PIPES AND OTHER OPENINGS INTO THE MANHOLE SHALL BE SUITABLY PLUGGED, AND THE PLUGS PLACED TO PREVENT BLOWOUT.

THE ALLOWABLE METHOD OF TESTING MANHOLES FOR LEAKAGE INVOLVES THE USE OF A DEVICE FOR SEALING THE TOP OF THE MANHOLE CONE SECTION AND PUMPING THE AIR OUT OF THE MANHOLE, CREATING VACUUM AND HOLDING THIS VACUUM FOR A PRESCRIBED PERIOD OF TIME. THE PROCEDURE FOR THIS TEST IS AS FOLLOWS:

1. ALL LIFTING HOLES AND EXTERIOR JOINTS SHALL BE FILLED AND POINTED WITH AN APPROVED NON-SHRINKING MORTAR. THE COMPLETED MANHOLE SHALL NOT BE BACKFILLED PRIOR TO TESTING. MANHOLES WHICH HAVE BEEN BACKFILLED SHALL BE EXCAVATED TO EXPOSE THE ENTIRE EXTERIOR PRIOR TO VACUUM TESTING OR THE MANHOLE SHALL BE TESTED FOR LEAKAGE BY MEANS OF A HYDROSTATIC TEST.
2. ALL PIPES AND OTHER OPENINGS INTO THE MANHOLE SHALL BE SUITABLY PLUGGED IN MANNER TO PREVENT DISPLACEMENT.
3. A PLATE WITH AN INFLATABLE RUBBER RING THE SIZE OF THE TOP OF THE MANHOLE SHALL BE INSTALLED BY INFLATING THE RING WITH AIR TO PRESSURE ADEQUATE TO PREVENT LEAKAGE OF AIR BETWEEN THE RUBBER RING AND MANHOLE WALL.
4. AIR SHALL THEN BE PUMPED OUT OF THE MANHOLE THROUGH AN OPENING IN THE PLATE UNTIL A VACUUM IS CREATED INSIDE OF THE MANHOLE EQUAL TO 10 INCHES OF MERCURY ON AN APPROVED VACUUM GAUGE. THE REMOVAL OF AIR SHALL THEN BE STOPPED AND THE TEST TIME BEGUN.
5. FOR UP TO TEN FOOT DEEP MANHOLES, THE VACUUM MUST NOT DROP TO BELOW 9 INCHES OF MERCURY WITHIN A 3 MINUTE TEST PERIOD/ IF MORE THAN 1 INCH DROP IN VACUUM OCCURS WITHIN THE 3 MINUTE TEST PERIOD, THE MANHOLE HAS FAILED THE TEST AND SHALL BE REPAIRED OR RECONSTRUCTED AND RETESTED.
6. FOLLOWING SATISFACTORY TEST RESULTS, THE MANHOLE MAY BE BACKFILLED.



(*) SEE ROADWAY TYPICAL CROSS SECTION

COMMON FILL - SHALL CONTAIN NO STONES, ROCKS, CONCRETE, OR OTHER RUBBLE LARGER THAN 10 INCHES IN DIAMETER. FILL TO BE PLACED IN 12" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.

BR GRAVEL - SHALL BE 12" BANK RUN GRAVEL PLACED IN 6" LIFTS, COMPACTED TO 95% STANDARD PROCTOR.

CRUSHED GRAVEL - SHALL BE 6" CRUSHED GRAVEL SURFACE COURSE COMPACTED TO 95% STANDARD PROCTOR.

CRUSHED STONE - SHALL BE DURABLE, WASHED CRUSHED STONE AND SHALL BE APPROVED BY PROJECT ENGINEER PRIOR TO USE.

SAND - SHALL BE OF CLEAN MINERAL AGGREGATE AND SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO USE. SAND TO BE PLACED IN 6" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.

NOTE: 1) CONSTRUCTION MATERIALS SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS.

2) UNSUITABLE MATERIAL BELOW GRADE SHALL BE REMOVED AND BACKFILLED WITH BEDDING MATERIAL.

GRAVITY SEWER TRENCH DETAIL (PIPE DIA. < 15")

N.T.S.

GRAVITY SEWER TESTING PROCEDURES

LEAKAGE TESTS: WHEN TESTED, THE LEAKAGE INWARD AND OUTWARD OF A GRAVITY SEWER INCLUDING MANHOLES SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY. UPON COMPLETION OF CONSTRUCTION, A SEWER LINE SHALL BE TESTED IN ACCORDANCE WITH THE FOLLOWING PROCEDURE:

AIR TESTING

A. PROCEDURES

1. DETERMINE THE TEST TIME FOR THE SECTION OF LINE TO BE TESTED USING TABLE III.
2. PLUG ALL OPENINGS IN THE TEST SECTION.
3. ADD AIR UNTIL THE INTERNAL PRESSURE OF THE LINE IS RAISED TO APPROXIMATELY 5.0 POUNDS/SQUARE INCH (PSI) GREATER THAN THE AVERAGE PRESSURE OF ANY GROUND WATER. AFTER THIS PRESSURE IS REACHED, ALLOW THE PRESSURES TO STABILIZE. THE PRESSURE WILL NORMALLY DROP AS THE AIR TEMPERATURE STABILIZES. THIS USUALLY TAKES 2 TO 5 MINUTES DEPENDING ON THE PIPE SIZE. THE PRESSURE MAY BE REDUCED TO 3.5 PSI BEFORE STARTING THE TEST.
4. WHEN THE PRESSURE HAS STABILIZED AND IS AT OR ABOVE THE STARTING TEST PRESSURE OF 3.5 PSI ABOVE THE GROUNDWATER PRESSURE, START THE TEST. IF THE PRESSURE DROPS MORE THAN 0.5 PSI DURING THE TEST TIME, THE LINE IS PRESUMED TO HAVE FAILED THE TEST. IF A 0.5 PSI DROP DOES NOT OCCUR WITHIN THE TEST TIME, THE LINE HAS PASSED THE TEST.

B. TEST TIME

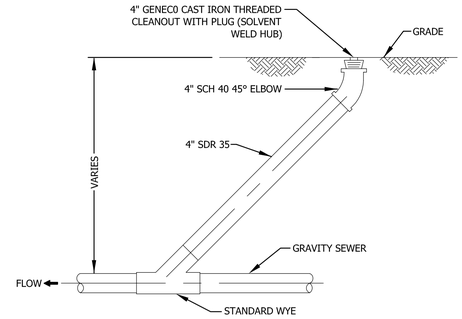
1. TABLE III SHOWS THE REQUIRED TEST TIME, T, IN MINUTES/100 FEET OF PIPE FOR EACH NOMINAL PIPE SIZE. TEST TIMES ARE FOR 1.0 PSI PRESSURE DROP FROM 3.5 TO 2.5 PSI.
2. IF THE SECTION OF LINE TO BE TESTED INCLUDES MORE THAN ONE PIPE SIZE, CALCULATE THE TEST TIME FOR EACH SIZE AND ADD THE TEST TIMES TO ARRIVE AT THE TOTAL TEST TIME FOR THE SECTION.

TABLE III MINIMUM TEST TIME FOR VARIOUS PIPE SIZES

NORMAL PIPE SIZE IN.	T(TIME) MIN./100 FT.	NOMINAL PIPE SIZE IN.	T(TIME) MIN./100 FT
3	0.2	21	3.0
4	0.3	24	3.6
6	0.7	27	4.2
8	1.2	30	4.8
10	1.5	33	5.4
12	1.8	36	6.0
15	2.1	39	6.6
18	2.4	42	7.3

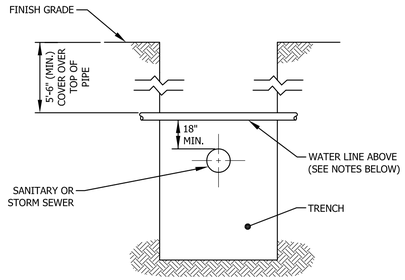
GRAVITY SEWER DEFLECTION TESTING PROCEDURES

ALL GRAVITY SEWER MAINS INSTALLED BETWEEN MANHOLES SHALL BE TESTED FOR DEFLECTION. AN ASTM APPROVED MANDREL ALLOWING FOR 5% DEFLECTION SHALL BE UTILIZED. MANDREL TESTING SHALL BE CONDUCTED AFTER THE TEST LINE HAS PASSED LEAKAGE TESTING. DEFLECTION TESTING SHALL BE CONDUCTED NOT LESS THAN 30 DAYS FOLLOWING INSTALLATION.



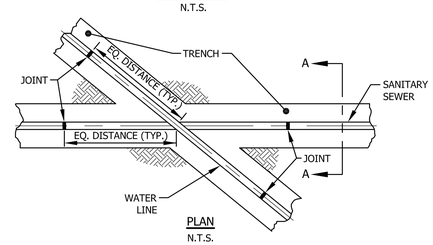
CLEANOUT

N.T.S



SECTION A-A

N.T.S.



PLAN

N.T.S.

WATER-SEWER CROSSING DETAIL

N.T.S

ALL WATER MAIN/SERVICE CROSSINGS WITH SANITARY SEWERS SHALL BE CONSTRUCTED TO THESE STANDARDS.

CROSSING NOTES:

CROSSINGS: SEWERS CROSSING WATER LINES SHALL BE LAID BENEATH THE WATER LINE WITH AT LEAST 18 INCHES VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE SEWER AND THE OUTSIDE OF THE WATER LINE. THE CROSSING SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED BELOW THE WATER LINE WITH SEWER JOINTS AS FAR AS POSSIBLE FROM WATER JOINTS.

THE PROJECT ENGINEER MUST BE NOTIFIED WHEN IT IS IMPOSSIBLE TO MAINTAIN THE 18" VERTICAL CLEARANCE.

NOTE:

CONTRACTOR SHALL CONTACT LEBANON DPW PRIOR TO ANY WATER OR SEWER RELATED CONSTRUCTION. (603) 298-5190.

DATE	REVISIONS	#

SEWER DETAILS
FOR
SIGNAL HILL PBP
IN
LEBANON, NEW HAMPSHIRE

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

STATE OF NEW HAMPSHIRE – DANIEL A. KASH – No. 7937 – LICENSED PROFESSIONAL ENGINEER

SURVEYED:	N/A
DESIGNED:	DAN
DRAWN:	KH
CHECKED:	DAN
DATE:	9/12/2024

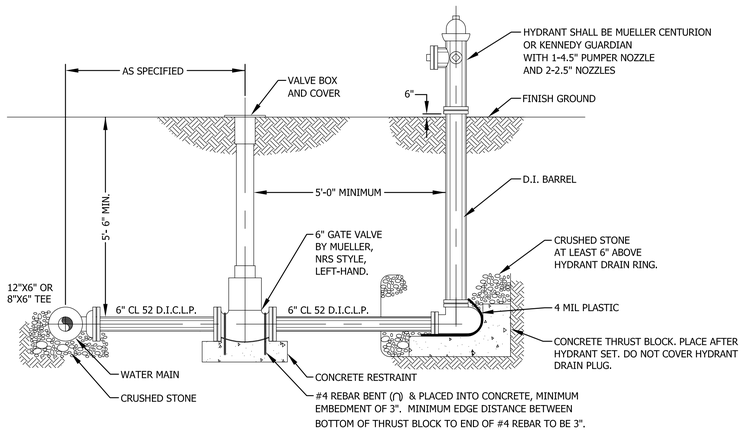
SIGNAL HILL PBP

SEWER DETAILS

D-2

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DWG: 18025\18025-DET



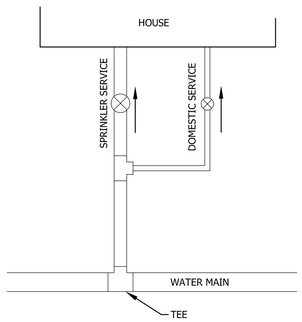
NOTES:

1) USE RESTRAINING JOINTS BETWEEN WATER MAIN TEE, GATE VALVE AND HYDRANT ELBOW.

2) IF GROUNDWATER IS ENCOUNTERED DURING HYDRANT INSTALLATION, CONTRACTOR SHALL COORDINATE WITH ENGINEER AND DETERMINE WHETHER TO PROVIDE POSITIVE DRAINAGE (PREFERRED) OR PLUG HYDRANT DRAIN.

3) SIZE OF THRUST BLOCK FOR VALVE BASED ON 90° ELBOW. SEE "BEARING CHART FOR THRUST BLOCKS" THIS SHEET.

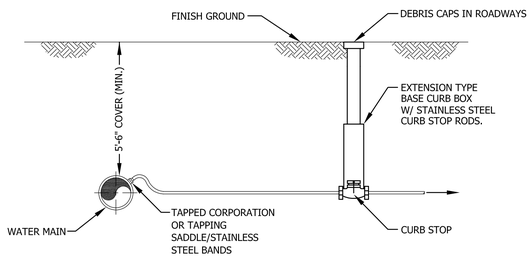
HYDRANT CONNECTION DETAIL
N.T.S.



TYPICAL SERVICE SCHEMATIC
N.T.S.

NOTE:

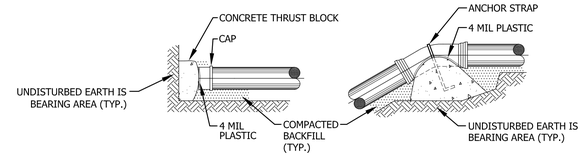
VALVES MUST BE PLACED A MINIMUM OF 5' AWAY FROM BUILDING.



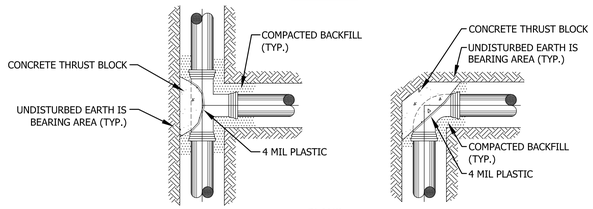
NOTES:

1. SERVICE SIZE DEPENDENT ON FIXTURE UNIT ANALYSIS (BY OTHERS) AND SPRINKLER DESIGN (BY OTHERS).
2. CONTRACTOR SHALL INSTALL MAGNETIC TRACER TAPE 6" ABOVE THE SERVICE LATERAL, FROM THE TAP TO THE POINT OF ENTRY TO THE STRUCTURES.
3. CONTRACTOR TO PROVIDE & INSTALL THE FOLLOWING FOR EACH SERVICE LATERAL. FIXTURE UNIT ANALYSIS (BY OTHERS).
   A. BACK FLOW PREVENTOR - PER CITY OF LEBANON REQUIREMENTS.
   B. PRESSURE REDUCING VALVE WATTS USB, AS REQUIRED.

TYPICAL WATER SERVICE CONNECTION
N.T.S.



ELEVATIONS



PLANS

NOTES:

1) SEE "MINIMUM AREA OF BEARING SURFACE OF CONCRETE THRUST BLOCKS" FOR REQUIRED AREAS IN SQUARE FEET FOR EACH TYPE OF THRUST BLOCK.

2) MECHANICAL JOINT RESTRAINT, SUCH AS EBBA IRON "MEGA-LUG", MAY BE USED IN LIEU OF THRUST BLOCKS.

THRUST BLOCKS
N.T.S.

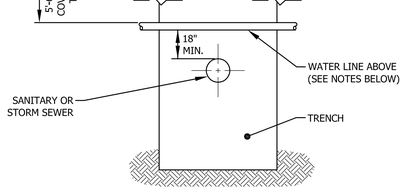
	4"			6"			8"			10"			12"		
	TEES ENDS	90° EL	45° EL	TEES ENDS	90° EL	45° EL	TEES ENDS	90° EL	45° EL	TEES ENDS	90° EL	45° EL	TEES ENDS	90° EL	45° EL
SOFT CLAY	3	4	2.5	6	8	5	10.5	14.5	8.5	16	22.4	13	23	32	18.5
SAND	1.5	2	1.5	3	4	2.5	5.5	7.5	4.5	8	11.35	6.5	11.5	16	9.5
SAND & GRAVEL	1	1.5	1	2	3	2	3.5	5	3	5.5	7.5	4.5	8	11	6.5
SAND/GRAVEL W/CLAY	1	1	1	1.5	2	1.5	3	4	2.5	4	6	3.5	6	8	5.
SAND/GRAVEL CEMENTED W/CLAY	.5	.5	.5	1	1	1	1.5	2	1.5	2	3	2	3	4	2.5
HARD SHALE	.5	.5	.5	1	1	1	1.5	1.5	1	2	2.5	1.5	2.5	3.5	2

NOTES:

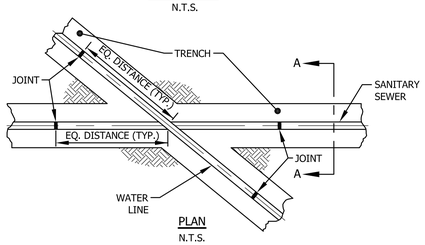
1. DESIGN PRESSURE = 100 PSI. FOR 300 PSI MULTIPLY AREAS BY 3.
2. AREAS SHOWN ARE IN SQUARE FEET.
3. USE 90 DEG. ELBOW COLUMNS FOR AREAS REQUIRED FOR VALVES. ALL VALVES SHALL BE ANCHORED AS SHOWN IN HYDRANT CONNECTION DETAIL.
4. NORMAL OPERATING PRESSURE APPROX. 50 PSI., ALLOWANCE FOR SURGE = 1.5
5. PRESUMED BEARING STRENGTH OF NATIVE SOILS:

SOIL	BEARING STRENGTH Sb (lb/ft)^2
MUCK	0
SOFT CLAY	500
SAND	1000
SAND AND GRAVEL	1500
SAND AND GRAVEL WITH CLAY	2000
SAND AND GRAVEL CEMENTED WITH CLAY	4000
HARD PAN	5000

BEARING CHART FOR THRUST BLOCKS



SECTION A-A
N.T.S.



PLAN
N.T.S.

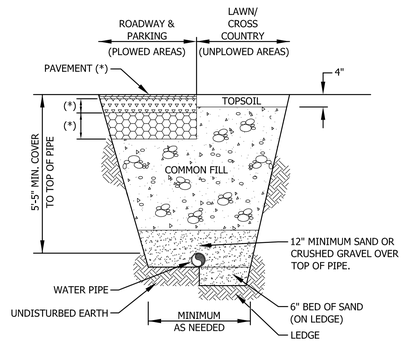
WATER-SEWER CROSSING DETAIL
N.T.S

ALL WATER MAIN/SERVICE CROSSINGS WITH SANITARY SEWERS SHALL BE CONSTRUCTED TO THESE STANDARDS.

CROSSING NOTES:

CROSSINGS: SEWERS CROSSING WATER LINES SHALL BE LAID BENEATH THE WATER LINE WITH AT LEAST 18 INCHES VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE SEWER AND THE OUTSIDE OF THE WATER LINE. THE CROSSING SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED BELOW THE WATER LINE WITH SEWER JOINTS AS FAR AS POSSIBLE FROM WATER JOINTS.

THE PROJECT ENGINEER MUST BE NOTIFIED WHEN IT IS IMPOSSIBLE TO MAINTAIN THE 18" VERTICAL CLEARANCE.



(*) SEE ROADWAY TYPICAL CROSS SECTION

COMMON FILL- SHALL CONTAIN NO STONES, ROCKS, CONCRETE, OR OTHER RUBBLE LARGER THAN 10 INCHES IN DIAMETER. FILL TO BE PLACED IN 12" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.

BR GRAVEL - SHALL BE 12" BANK RUN GRAVEL PLACED IN 6" LIFTS, COMPACTED TO 95% STANDARD PROCTOR.

CRUSHED GRAVEL - SHALL BE 6" CRUSHED GRAVEL SURFACE COURSE COMPACTED TO 95% STANDARD PROCTOR.

SAND - SHALL BE OF CLEAN MINERAL AGGREGATE AND SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO USE. SAND TO BE PLACED IN 6" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.

NOTE: CONSTRUCTION MATERIALS SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS.

DUCTILE IRON
WATER LINE TRENCH DETAIL
N.T.S.

LEAKAGE TESTING OF WATER LINES

ALL TYPES OF INSTALLED PIPE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C-600.

DISINFECTION OF WATER LINES

A) BASIC DISINFECTION PROCEDURE CONSISTS OF:

1) PREVENTING CONTAMINATING MATERIALS FROM ENTERING THE WATER LINE DURING CONSTRUCTION OR REPAIR.

2) REMOVING BY FLUSHING OR OTHER MEANS, THOSE MATERIALS THAT MAY HAVE ENTERED THE WATER LINE.

3) CHLORINATING ANY RESIDUAL CONTAMINATION THAT MAY REMAIN, AND FLUSHING THE CHLORINATED WATER.

4) DETERMINING THE BACTERIOLOGICAL QUALITY BY LABORATORY TEST AFTER DISINFECTION.

5) COMPLY WITH ALL PERTINENT PROCEDURES AND REQUIREMENTS OF THE LATEST EDITION OF AWWA C651, FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES.

B) DISINFECTION PROCEDURE:

1) CLOSE THE SERVICE VALVES AND FILL THE WATER LINE WITH CHLORINATED WATER.

2) LEAVE THE CHLORINATED WATER IN THE WATER LINE FOR AT LEAST 24 HOURS.

3) AT THE END OF THIS PERIOD, THE CHLORINATED WATER SHALL BE SAMPLED AND HAVE A FREE CHLORINE RESIDUAL OF AT LEAST 10 mg/L. IF NOT, THE PROCEDURE SHALL BE REPEATED UNTIL THE RESIDUAL REQUIREMENT IS MET.

4) THOROUGHLY FLUSH THE WATER LINE ASSURING NO OFFENSIVE ODOR EXISTS DUE TO CHLORINE REACTIONS OR EXCESS CHLORINE RESIDUAL.

5) FLUSHING VELOCITY SHALL NOT BE LESS THAN 2.5 FT/SEC.

6) REPEAT DISINFECTION PROCESS ON LINES THAT BECOME OR MAY HAVE BECOME RECONTAMINATED AND ALL LINES IN WHICH COLIFORM BACTERIA WERE FOUND.

7) THE TABLET METHOD IS NOT ACCEPTABLE.

NOTE:

CONTRACTOR SHALL CONTACT LEBANON DPW PRIOR TO ANY WATER OR SEWER RELATED CONSTRUCTION. (603) 298-5190.

SHEET 23 OF 25

DATE	REVISIONS	#

WATER DETAILS
FOR
SIGNAL HILL PBP
IN
LEBANON, NEW HAMPSHIRE

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

STATE OF NEW HAMPSHIRE — DANIEL A. HESS — No. 7917 — LICENSED PROFESSIONAL ENGINEER

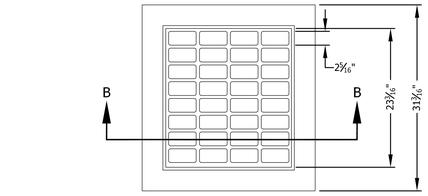
SURVEYED:	N/A
DESIGNED:	DAN
DRAWN:	KH
CHECKED:	DAN
DATE:	9/12/2024

SIGNAL HILL PBP

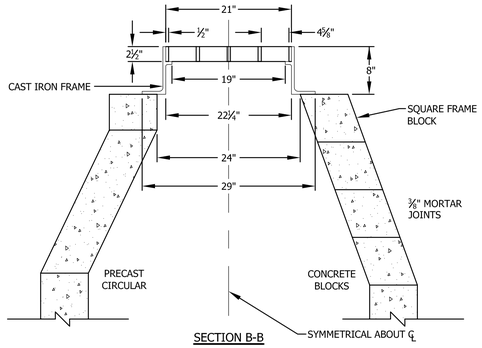
WATER DETAILS

D-3

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ADVANCED GEOMATICS & DESIGN
DWG: 18025\18025-DET



PLAN



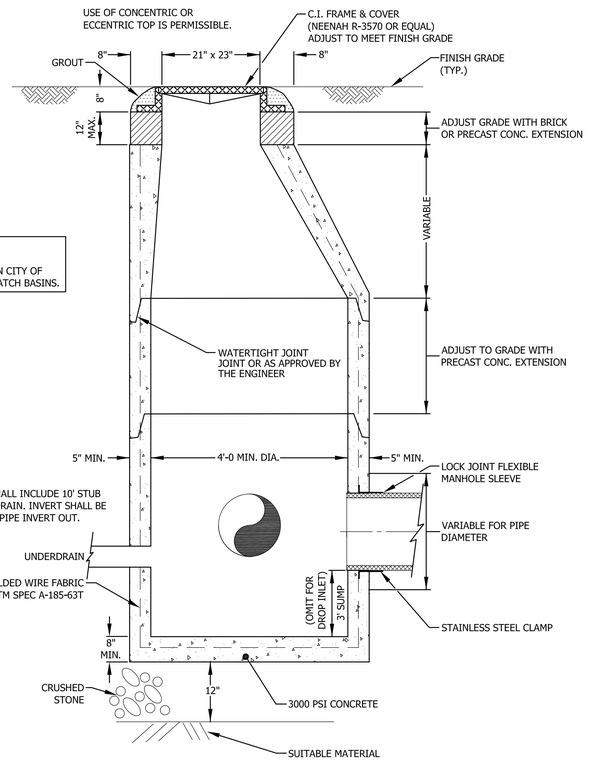
SECTION B-B

INLET GRATE
N.T.S

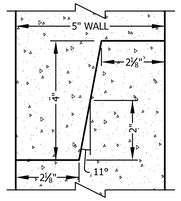
NOTE:

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

NOTE:



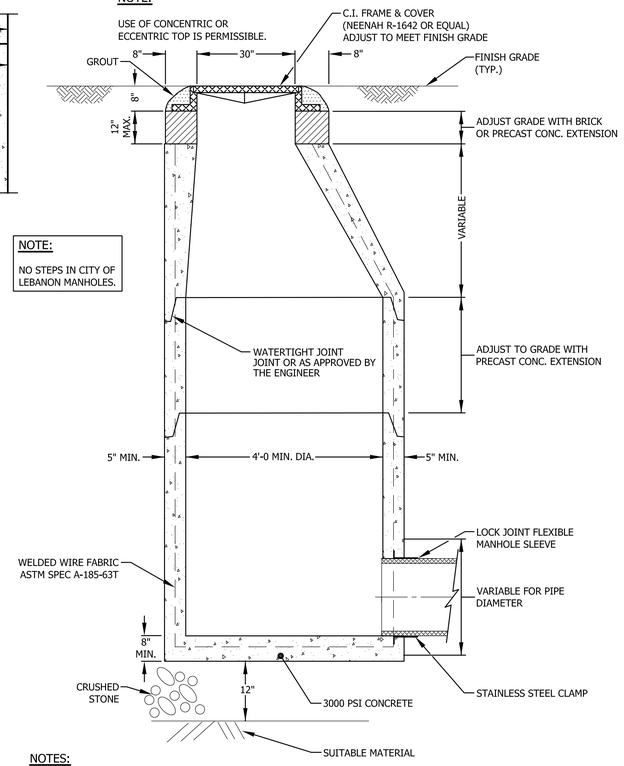
PRECAST REINFORCED CATCH BASIN AND DROP INLET
N.T.S.



DETAIL OF TONGUE & GROOVE JOINT

NOTE:

USE OF CONCENTRIC OR ECCENTRIC TOP IS PERMISSIBLE.

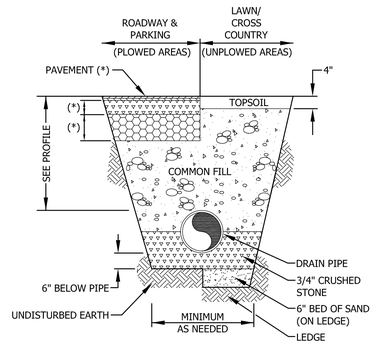


NOTES:

1) A 3 INCH (MINIMUM) LETTER "S" FOR SEWER OR "D" FOR STORM DRAINAGE SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.

2) FRAME AND COVER SEATS TO BE MACHINED.

TYPICAL DRAIN MANHOLE SECTION
N.T.S.



(*) SEE ROADWAY TYPICAL CROSS SECTION

COMMON FILL- SHALL CONTAIN NO STONES, ROCKS, CONCRETE, OR OTHER RUBBLE LARGER THAN 10 INCHES IN DIAMETER. FILL TO BE PLACED IN 12" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.

BR GRAVEL - SHALL BE 12" BANK RUN GRAVEL PLACED IN 6" LIFTS, COMPACTED TO 95% STANDARD PROCTOR.

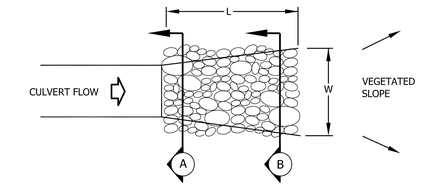
CRUSHED GRAVEL - SHALL BE 6" CRUSHED GRAVEL SURFACE COURSE COMPACTED TO 95% STANDARD PROCTOR.

CRUSHED STONE - SHALL BE DURABLE, WASHED CRUSHED STONE AND SHALL BE APPROVED BY PROJECT ENGINEER PRIOR TO USE. (SMOOTH WASHED STONE IS NOT ACCEPTABLE)

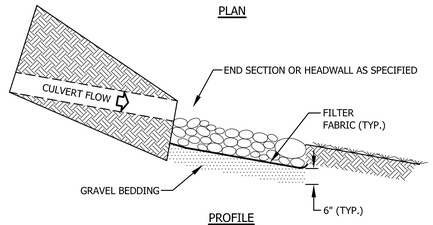
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NOTE: CONSTRUCTION MATERIALS SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS.

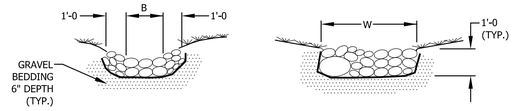
DRAIN PIPE TRENCH DETAIL
N.T.S.



PLAN



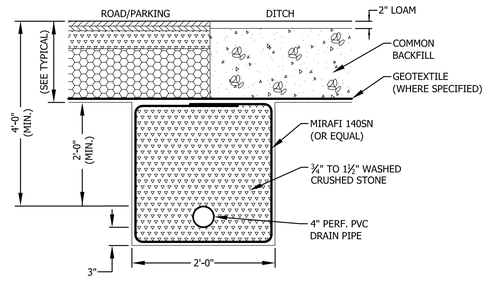
PROFILE



CROSS SECTION (A) CROSS SECTION (B)

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

STONE DISCHARGE APRON
N.T.S.



UNDERDRAIN DETAIL
N.T.S.

NOTES:

1) MINIMUM 10' STUB REQUIRED AT ALL DRAIN CB/MH.

2) REQUIRED WHERE GROUNDWATER WILL BE LESS THAN 4 FEET BELOW FINISHED GRADE.

SHEET 24 OF 25

DATE	REVISIONS	#

DRAINAGE DETAILS
FOR
SIGNAL HILL PBP
IN
LEBANON, NEW HAMPSHIRE

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



SURVEYED:	N/A
DESIGNED:	DAN
DRAWN:	KH
CHECKED:	DAN
DATE:	9/12/2024

SIGNAL HILL PBP

DRAINAGE DETAILS

D-4

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DWG: 18025\18025-DET

EROSION CONTROL PLAN

ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION

DESIGN BASIS

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

SITE PREPARATION

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

1) ALL NECESSARY AND REQUIRED EROSION CONTROL WILL NEED TO BE INSTALLED AND IN PLACE PRIOR TO ANY CLEARING AND GRUBBING.

2) ONCE THE TEMPORARY EROSION CONTROL MEASURES, AS DESCRIBED ON THE PLAN AND AS REQUIRED IN THE FIELD, ARE IN PLACE; GRUBBING, GRADING AND EARTHWORK MAY BEGIN IN PHASES. EACH PHASE, FROM THE BEGINNING OF CLEARING TO FINAL STABILIZATION OF SEEDING AND MULCHING, SHOULD BE ACCOMPLISHED WITHIN A REASONABLE PERIOD OF TIME, USUALLY TWO WEEKS. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF DISTURBANCE THROUGH THE APPLICATION OF TEMPORARY OR PERMANENT EROSION CONTROL MEASURES DESCRIBED HEREIN. IN NO CASE SHALL A DISTURBED AREA REMAIN UNSTABILIZED FOR ANY MORE THAN 45 DAYS.

3) ALL BLASTING WILL BE COMPLETED UNDER BLAST MATS OR EARTH OVERBURDEN IN ORDER TO PREVENT UNCONTROLLED EJECTION OF ROCK FRAGMENTS. BLASTING SHALL ALSO CONFORM TO ALL STATE AND FEDERAL STANDARDS.

4) SLOPES WILL BE BROUGHT TO FINAL GRADE AS RAPIDLY AS POSSIBLE. AT THE END OF EACH DAY'S OPERATION, THE SEGMENT OF THE SLOPE UNDER CONSTRUCTION WILL EITHER BE SEEDED AND MULCHED UPON COMPLETION OF FINAL GRADE, OR ALL EROSION CONTROL MEASURES INSPECTED TO INSURE THAT THEY WOULD FUNCTION PROPERLY IN THE EVENT OF A RAIN DURING THE NON-WORKING PERIODS.

5) AREAS GRUBBED AND NOT GRADED SHALL BE MULCHED AND TRACKED IN WITH A BULLDOZER OR ROLLER WITHIN 7 DAYS. ANY GRADED AREAS NOT BEING WORKED (ROADWAYS, BUILDING PADS) SHALL BE MULCHED AND TRACKED IN WITHIN 7 DAYS OF DISTURBANCE.

6) THE DISTURBED AREA SHALL BE KEPT TO THE SMALLEST AREA PRACTICABLE. IN NO CASE SHALL UNSTABILIZED DISTURBED AREA EXCEED 5 ACRES.

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

1) TEMPORARY EROSION CONTROL

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

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

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

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE RIPRAP HAS BEEN INSTALLED; OR
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

2) TEMPORARY SEEDING AND MULCHING

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

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

3) ROADWAY

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

4) CLEARING AND GRUBBING STUMPS ARE TO BE CHIPPED IN PLACE AND ALLOWED TO DECOMPOSE, PLACED IN NON STRUCTURAL FILL SECTIONS OR SHALL BE REMOVED TO AN APPROVED STUMP DUMP.

5) SEEDING AND MULCHING

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

6) EROSION CONTROL DURING BUILDING CONSTRUCTION

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

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

7) COMMENCEMENT AND COMPLETION

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

8) DUST CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WITHIN THE PROJECT LIMITS.

CALCIUM CHLORIDE OR WATER WILL BE USED AS NEEDED TO CONTROL DUST.

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

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

WINTER CONSTRUCTION NOTES:

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

EROSION CONTROL CHART

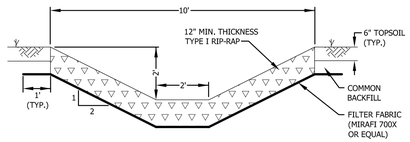
ACTIVITY:	TYPE OF CONTROL:	MAINTENANCE (*):
1) CLEARING AND GRUBBING	SILT FENCE	B
2) ACCESS ROADS AND PARKING	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
	SILT FENCE	B
3) DRAINAGE STRUCTURES	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
4) HOUSE SITES	SILT FENCE	B
	STACKED HAY BALES	B
	GRASS SEED AND MULCH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

MAINTENANCE INDEX

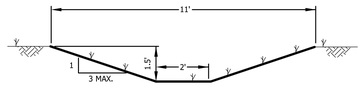
*) DAMAGED EROSION CONTROL MEASURES WILL BE REPAIRED AND/OR REPLACED AS SOON AS POSSIBLE. DAMAGE TO ANY EROSION CONTROL MEASURE AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED IMMEDIATELY. EROSION CONTROL MEASURES THAT TRAP SEDIMENT WILL BE EMPTIED WHEN HALF FULL. SEE EROSION CONTROL TEXT FOR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

A) TO BE INSPECTED DAILY.

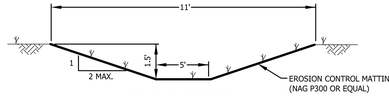
B) TO BE INSPECTED ONCE A WEEK AND AFTER RUNOFF OF 0.5" OR GREATER. REPAIRS SHALL BE MADE WITHIN 24 HOURS OF INSPECTION.



STONE LINED DITCH
(AS NOTED AND ON ROAD DITCHES > 5%)



GRASS LINED DITCH



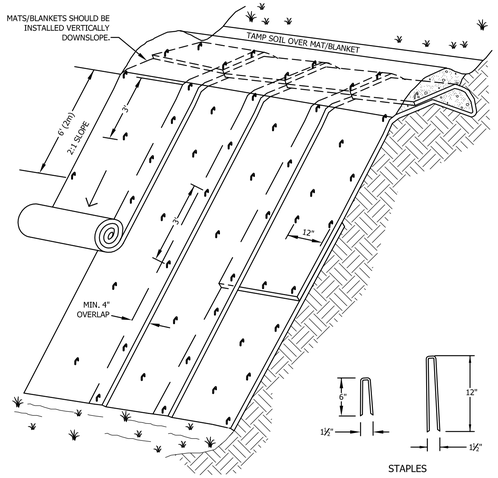
GRASS LINED DITCH

STONE FOR RIP-RAP

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

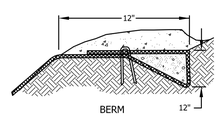
(A) TYPE I. THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 INCH TO 12 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME SHALL HAVE A LEAST DIMENSION OF 4 INCHES.
(B) TYPE II. THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 2 INCHES TO 36 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME SHALL HAVE A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

TYPICAL DRAINAGE DITCH SECTIONS
N.T.S.

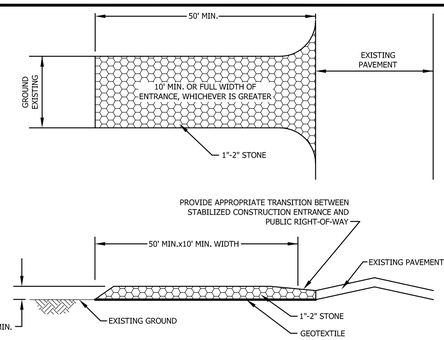


NOTES:

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



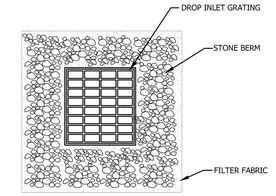
EROSION CONTROL MATTING
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE (BMP-SCE)
N.T.S.

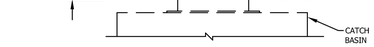
NOTES:

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



PLAN VIEW

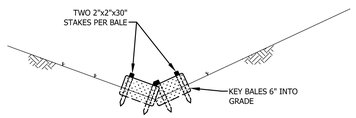
NOTE: PLACE STONE BERM AROUND GRATING AS SHOWN ON EROSION CONTROL PLAN

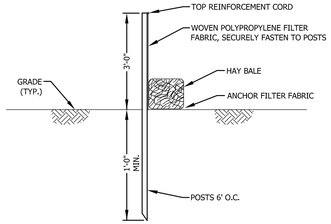


SECTION

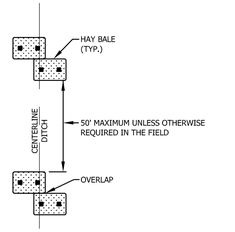
TEMPORARY STONE INLET PROTECTION (BMP-SIP)
N.T.S.

*NOTE: TO BE USED AT ALL CATCH BASINS

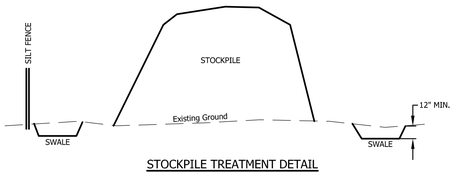




SILT FENCE DETAIL (BMP-SF)
N.T.S.



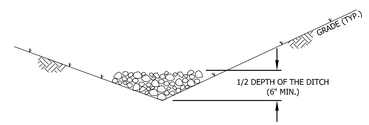
STAKED HAY BALES (BMP-SHB)
N.T.S.

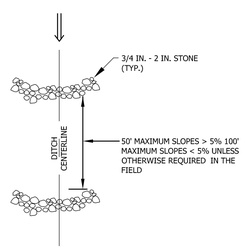


STOCKPILE TREATMENT DETAIL
N.T.S.

NOTES:

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





STONE CHECK DAMS (BMP - SCD)
N.T.S.

DATE	REVISIONS
	1

EROSION CONTROL DETAILS
FOR
SIGNAL HILL PBP
IN
LEBANON, NEW HAMPSHIRE

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

DANIEL A. NASH NO. 9737 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

SURVEYED:	N/A
DESIGNED:	DAN
DRAWN:	KH
CHECKED:	DAN
DATE:	9/12/2024

SIGNAL HILL PBP

EROSION CONTROL DETAILS

D-5

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ADVANCED GEOMATICS & DESIGN
DWG: 18025\18025-DET

30 December 2024

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

Re: Preliminary Drainage Report
Signal Hill PBP
LaBombard Road

Dear Mr. Vincent:

Attached are our drainage calculations for the Signal Hill PBP (Planned Business Park) on LaBombard Road.

The site consists of an access road and 3 development areas: the existing recycling site, the future housing lot, and the future daycare. The project has five discharge points. The discharge points are at existing culverts on the access road. Discharge points DP#1 & DP#2 are at the outlets of existing culverts on the access road near the intersection of LaBombard Road. Discharge points DP#3 & DP#4 are in the middle of the road segment just onto the Signal parcel. Discharge Point #5 is near the temporary TEE Turnaround at the end of the ROW parcel.

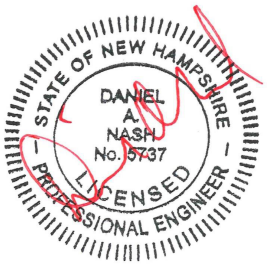
The existing culverts were installed during early development of the site, primarily for logging. Such culverts are usually designed to a lower standard, namely a 10year standard, or less. The culvert chart shows existing culverts, calculated flow for different storms and the recommendations for each.

The Existing runoff Sheet compares the 2, 10, 25, 50, and 100 year storms. The project involves 3 large runoff areas, extending off site. The design practice will be to route upstream, off-site runoff through the site. This practice obviates the need for detention and treatment on non-site related runoff. Each proposed site will design systems that will treat and detain runoff from the development.

This report is preliminary. Detailed report of the developed condition will be provided with the Final Subdivision application.

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

Sincerely,



Daniel A. Nash, PE
Principal

Attachments:
-Drain Area maps, DR-1&2
-Existing runoff calculations
-Time of Concentration calculations
-Culvert calculations
-Grafton runoff chart
-Culvert nomograph
-Nomograph full Flow

CC: Jay Campion

M:\2018_projects\18-025\drainage\signal_drain_30dec2024.doc

DP#3

DP#2

DP#1

AREA③

AREA③

AREA②

AREA④

AREA④

AREA②

AREA②

AREA②

AREA①

Existing Building

Existing Building

Existing Building

APPROXIMATE ZONING BOUNDARY

LOT 51-10

LOT 51-12

LOT 26-12

LOT 51-12

TND-VL

KEY

FLOW ARROW

DRAINAGE AREA NUMBER	DRAINAGE AREA SIZE (ACRES)
①	0.71
②	83.1
③	4.05
④	47.8
⑤	64.5
⑥	.
⑦	.
⑧	.

SCALE: 1" = 100'

#	REVISIONS	DATE
1		

PRE DRAINAGE PLAN
FOR
SIGNAL HILL PBP
IN
LEBANON, NEW HAMPSHIRE

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

STATE OF NEW HAMPSHIRE
DANIEL A. NASH
NO. 9937
LICENSED
PROFESSIONAL ENGINEER

SURVEYED:	ET,PATON,GIS
DESIGNED:	DAN
DRAWN:	DAN
CHECKED:	DAN
DATE:	31DEC2024

SIGNAL HILL PBP

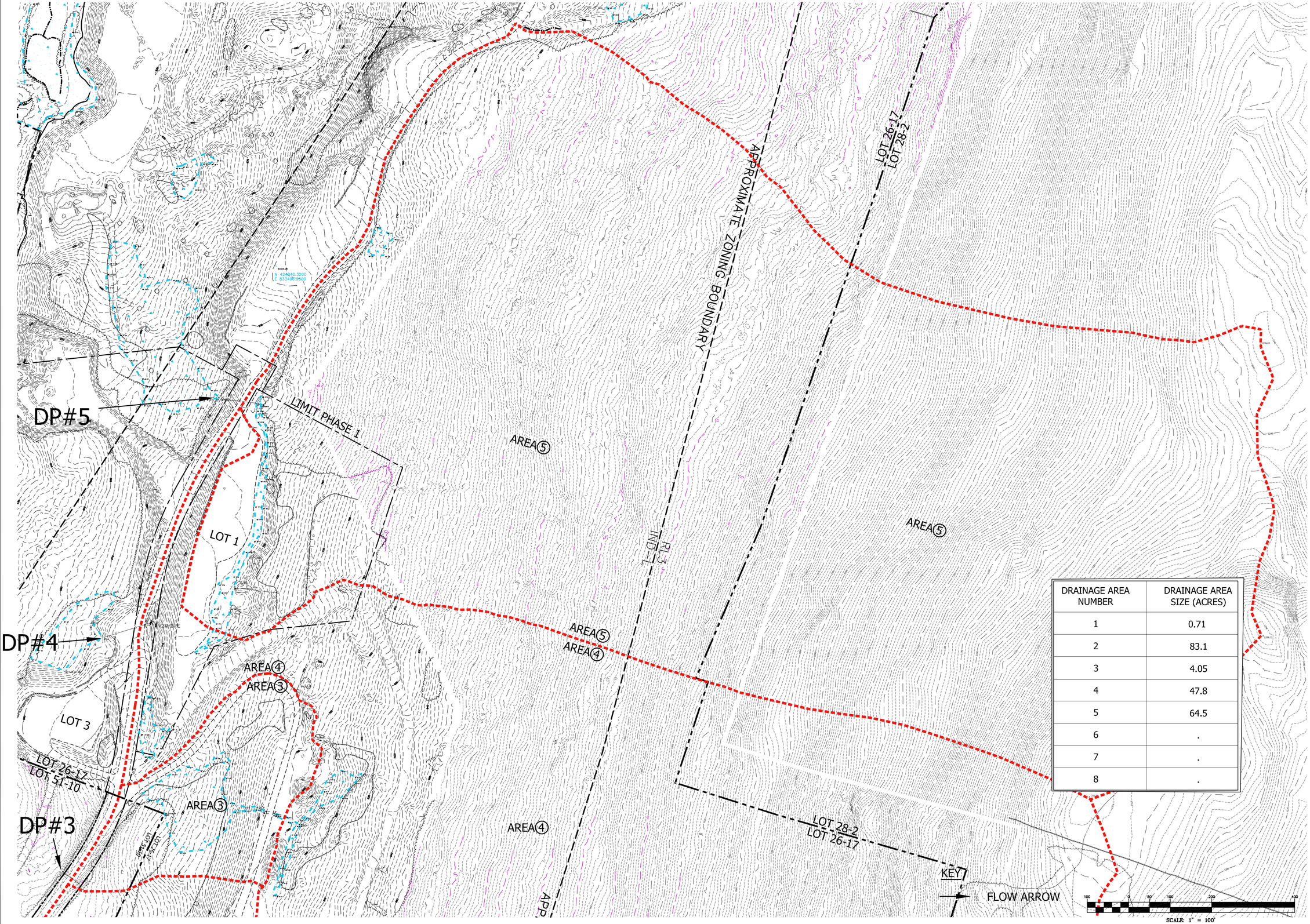
PRE DRAINAGE PLAN

DR-1

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ADVANCED GEOMATICS & DESIGN

DWG: 18025\18025-DR



DRAINAGE AREA NUMBER	DRAINAGE AREA SIZE (ACRES)
1	0.71
2	83.1
3	4.05
4	47.8
5	64.5
6	.
7	.
8	.

#	REVISIONS	DATE
1		

PRE DRAINAGE PLAN
FOR
SIGNAL HILL PBP
IN
LEBANON, NEW HAMPSHIRE

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

STATE OF NEW HAMPSHIRE
DANIEL A. HISEY
NO. 7937
LICENSED PROFESSIONAL ENGINEER

SURVEYED:	ET,PATON,GIS
DESIGNED:	DAN
DRAWN:	DAN
CHECKED:	DAN
DATE:	31DEC2024

SIGNAL HILL PBP

PRE DRAINAGE PLAN

DR-2

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ADVANCED GEOMATICS & DESIGN

DWG: 18025\18025-DR

SIGNAL HILL PBP
LABOMBARD ROAD
LEBANON, NH

DRAIN CALCULATIONS

EXISTING RUNOFF

Q-2

-TO DISCHARGE POINT #1

	Area (Ac)	i-2	"c"	Q-2	
AREA 1	0.71	2.7	0.30	0.58	
AREA 2	83.10	1.1	0.30	27.42	
AREA 3	4.05	2.0	0.30	2.43	
AREA 4	47.80	1.2	0.30	17.21	
AREA 5	64.50	1.2	0.30	23.22	
2 year discharge			Total=	**70.86**	**cfs**

Q-10

-TO DISCHARGE POINT #1

	Area (Ac)	i-10	"c"	Q-10	
AREA 1	0.71	4.5	0.30	0.96	
AREA 2	83.10	1.7	0.30	42.38	
AREA 3	4.05	3.2	0.30	3.89	
AREA 4	47.80	2.1	0.30	30.11	
AREA 5	64.50	2.1	0.30	40.64	
10 year discharge				**117.98**	**cfs**

Q-25

-TO DISCHARGE POINT #1

	Area (Ac)	i-25	"c"	Q-25	
AREA 1	0.71	5.2	0.30	1.11	
AREA 2	83.10	1.9	0.30	47.37	
AREA 3	4.05	3.7	0.30	4.50	
AREA 4	47.80	2.5	0.30	35.85	
AREA 5	64.50	2.5	0.30	48.38	
25 year discharge				**137.20**	**cfs**

Q-50

-TO DISCHARGE POINT #1

	Area (Ac)	i-50	"c"	Q-50	
AREA 1	0.71	6.0	0.30	1.28	
AREA 2	83.10	2.2	0.30	54.85	
AREA 3	4.05	4.3	0.30	5.22	
AREA 4	47.80	2.9	0.30	41.59	
AREA 5	64.50	2.9	0.30	56.12	
50 year discharge				**159.05**	**cfs**

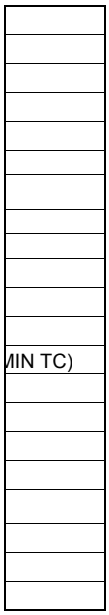
Q-100

-TO DISCHARGE POINT #1

	Area (Ac)	i-100	"c"	Q-100	
AREA 1	0.71	6.3	0.30	1.34	
AREA 2	83.10	2.3	0.30	57.34	
AREA 3	4.05	4.4	0.30	5.35	
AREA 4	47.80	3.1	0.30	44.45	
AREA 5	64.50	3.1	0.30	59.99	
100 year discharge				**168.47**	**cfs**

Note: Tc=10 minutes (minimum) Areas 17. Tc=120min Area 8.
From Cornell, i-100, for Tc=10 minutes, i-100=0.105inch/minute; 6.3in/hour

SIGNAL HILL PBP									
LABOMBARD ROAD									
LEBANON, NH									
DRAIN CALCULATIONS									
TIME OF CONCENTRATION									
AREA						T-c	T-c		
DESIGNATION	High Elev	Low Elev	Delta H	Travel Path(ft)	Slope	(calc)	(use)		
AREA 1							10	(SMALL AREA; USE M	
AREA 2	1,299	615	684	3,735	18.3%	33.7	60		
AREA 3	803	690	113	444	25.5%	10.4	20		
AREA 4	1,315	687	628	2,498	25.1%	24.8	40		
AREA 5	1,298	716	582	2,498	23.3%	25.5	40		
Notes:									
1) T-c = 1.8(1.1-c)SquareRoot(Length)/CubeRoot(Slope in %) (FAA Method)									
2) "c" value of 0.3 used for t-c calculation.									


MIN TC)

SIGNAL HILL PBP							
LABOMBARD ROAD							
LEBANON, NH							
CULVERTS							
Culvert #1			Flow		NOTES:		
Sta	80+50		Q-2	0.58			
Existing			Q-10	0.96			
size	15"PVC		Q-25	1.11	Culvert adequate; retain		
Inv. In	615		Q-50	1.28			
Inv. Out	611		Q-100	1.34			
Culvert #2							
Sta	81+17		Q-2	27.42			
Existing			Q-10	42.38			
size	24"CMP		Q-25	47.37	Use 36"		
Inv. In	615		Q-50	54.85			
Inv. Out	612		Q-100	57.34			
Culvert #3							
Sta	93+10		Q-2	2.43			
Existing			Q-10	3.89			
size	24"CMP		Q-25	4.50	Culvert adequate; retain		
Inv. In	688		Q-50	5.22			
Inv. Out	685		Q-100	5.35			
Culvert #4							
Sta	99+57		Q-2	17.21			
Existing			Q-10	30.11			
size	24"HDPE		Q-25	35.85	use 30"		
Inv. In	689		Q-50	41.59			
Inv. Out	681		Q-100	44.45			
Culvert #5							
Sta	105+36		Q-2	23.22			
Existing			Q-10	40.64			
size	2x24"HDPE		Q-25	48.38	Culverts adequate; retain		
Inv. In	715		Q-50	56.12			
Inv. Out	711		Q-100	59.99			
Qcap							
with HW/D=2							
Qcap-15"=7cfs							
Qcap-24"=23cfs							
Qcap-30"=45cfs							
Qcap-36"=56cfs							

10 5.2
11 5.0
12 4.8
13 4.6
14 4.4
15 4.2

Yr Storm	Ratio	@ Tc = 1hr
50	100%	2.2
25	86%	1.9
10	73%	1.6

L_c (FAA) $= \frac{1.8(1.1-c)\sqrt{L}}{\sqrt[3]{S}}$

L (ft)
S (%)

DATA FROM: U.S.D.C.
TECH PAPER No 40.

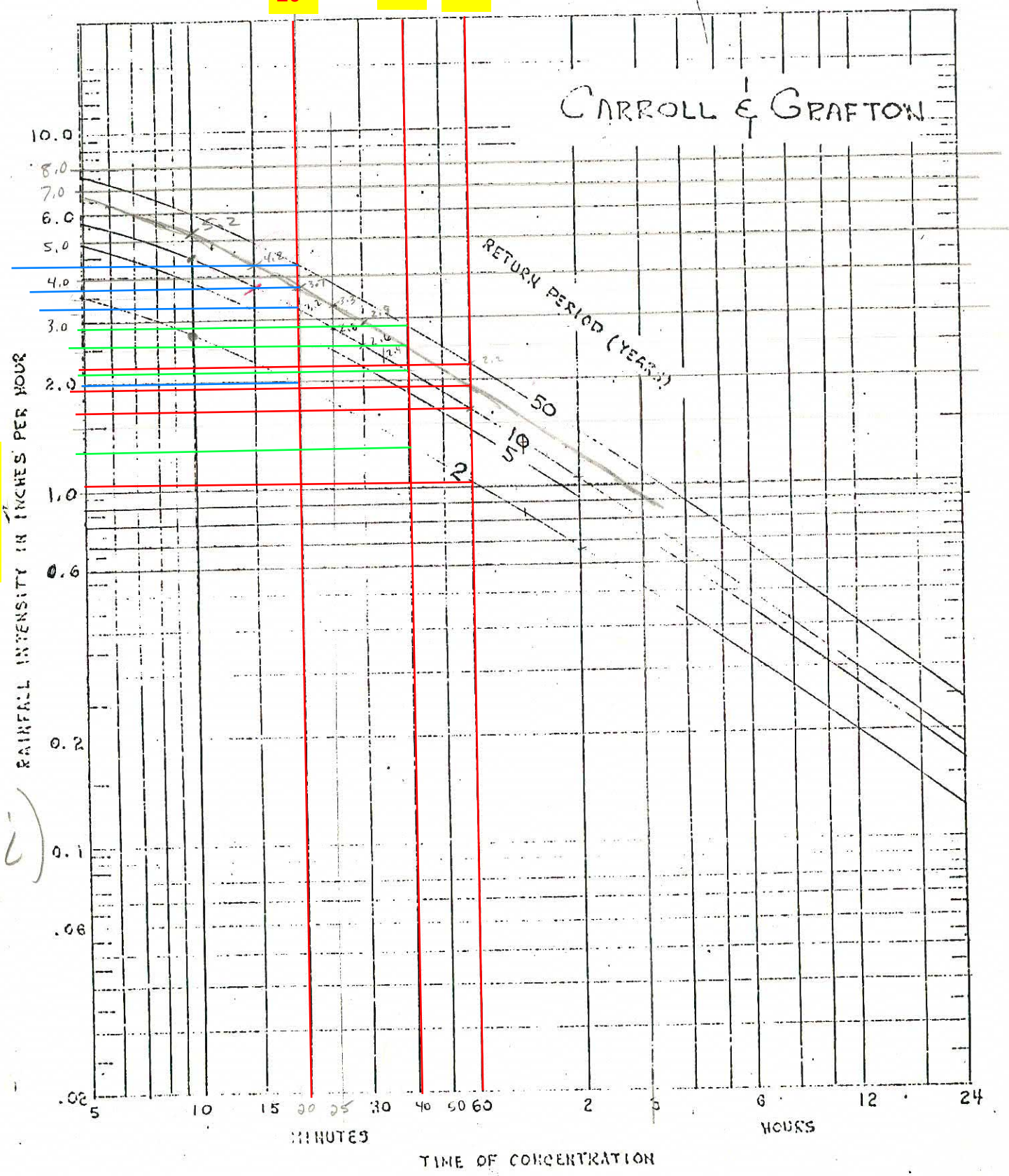
FIGURE 2-4

20 40 60

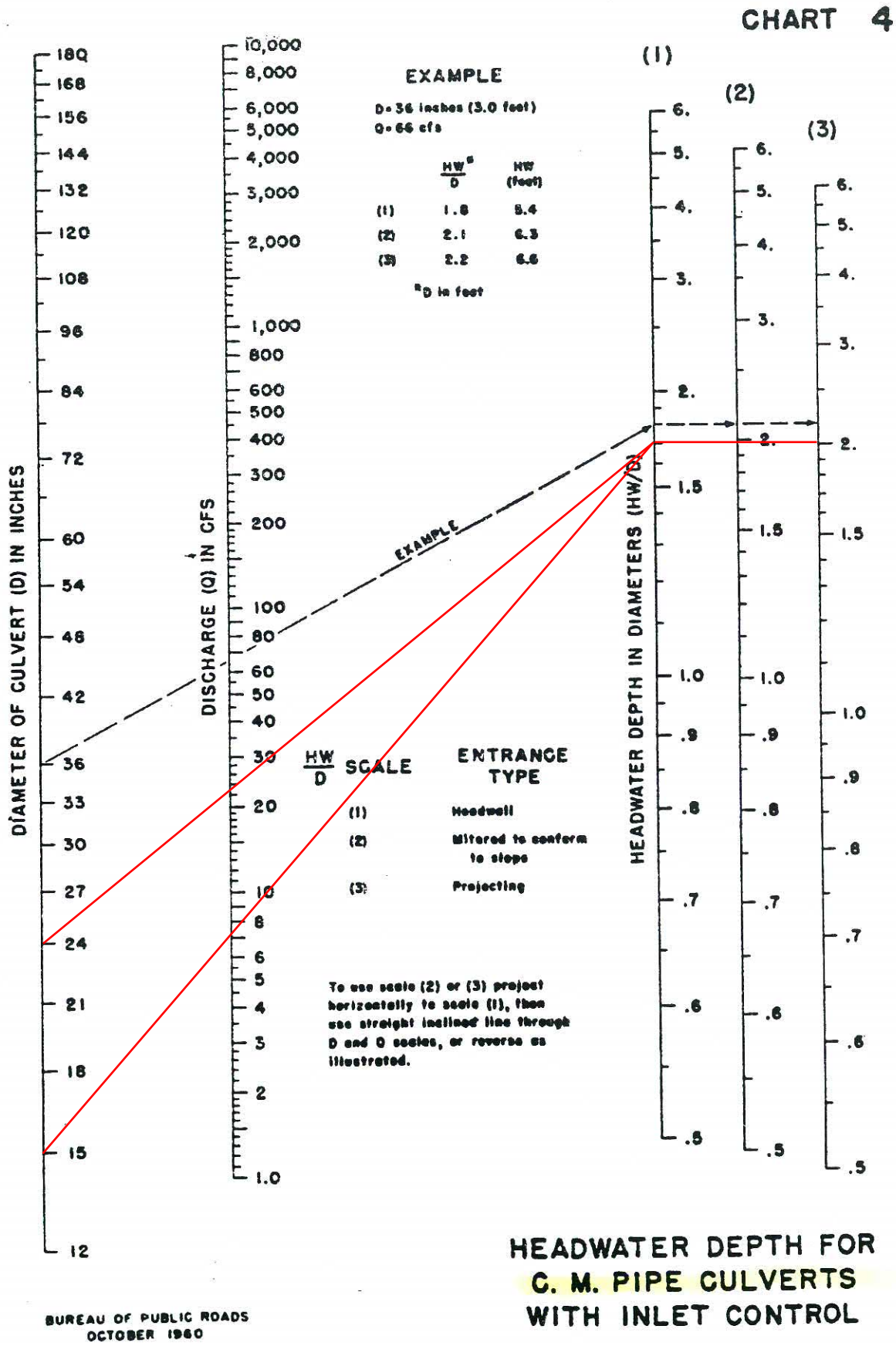
Tc-20
4.3
3.7
3.2
2.0

Tc-40
2.9
2.5
2.1
1.2

Tc-60
2.2
1.9
1.7
1.1



(1)



Q-cap-24"
w/ HW/D=2

=23cfs

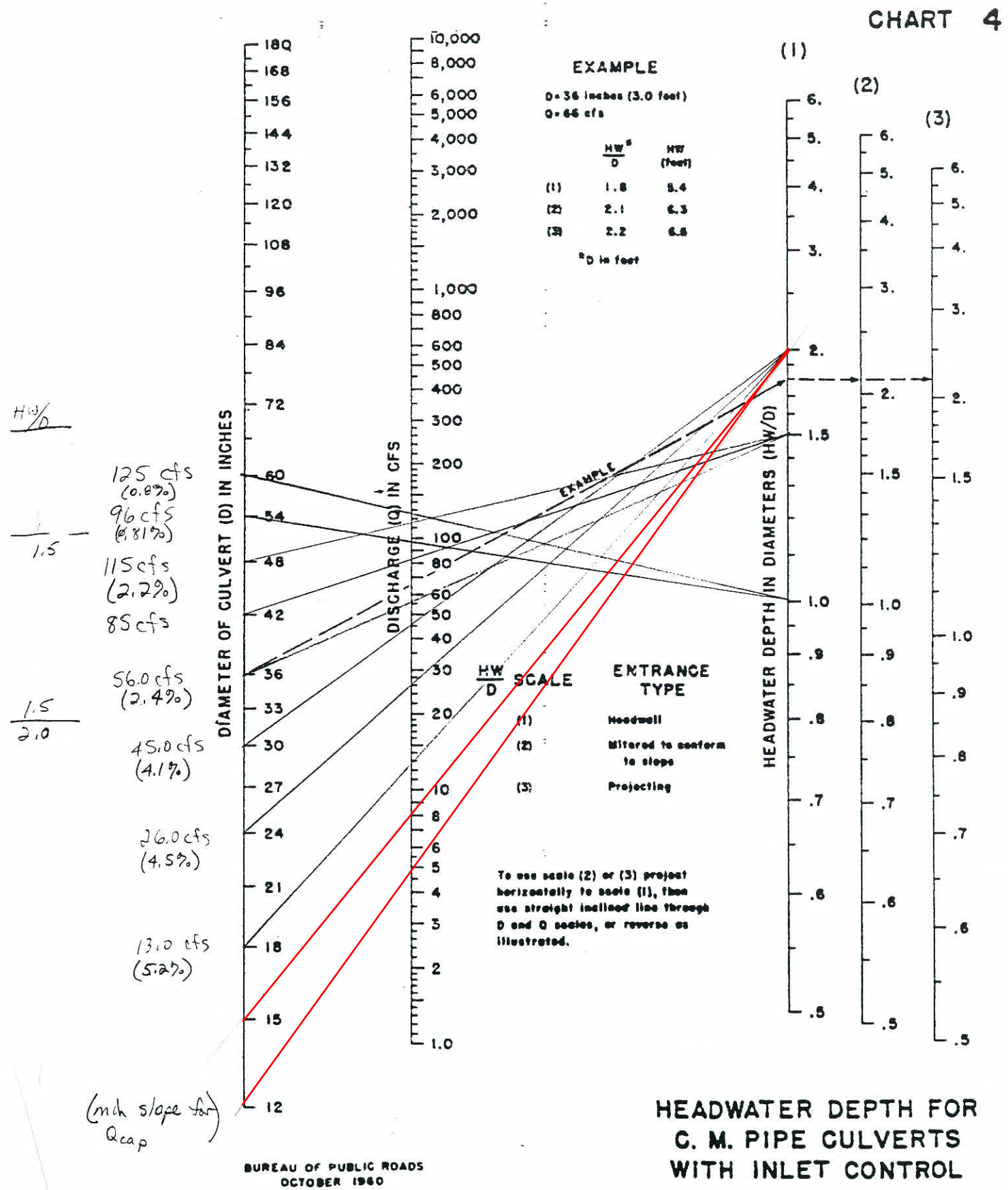
Q-cap-15"
w/ HW/D=2

=7cfs

max HW/D

12" - 30" 2.0
36" - 48" 1.5
54" + 1.0

FIG. 5-3



BUREAU OF PUBLIC ROADS
OCTOBER 1960

HEADWATER DEPTH FOR C. M. PIPE CULVERTS WITH INLET CONTROL

PLANNING BOARD

April 13, 2026 Meeting

Staff Memorandum – PB2026-08-CUP

APPLICATION INFORMATION

Agenda Item:
4.F

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:
Laplante Road (Tax Map 138, Lot 27)

Applicant:
Oakes and 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 and Son Construction, LLC (applicant), Robert J. Oakes (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 MATERIALS

- Application form (1 page)
- Project Narrative dated April 3, 2026, prepared by Fieldstone Land Consultants, PLLC (6 pages including 2-page trip generation analysis)
- Planned Unit Residential Development (PURD) Conditional Use Permit Requirements (responses to Zoning Ordinance Section 501.1 and Section 501.2 requirements and staff comments; 17 pages)
- Letter dated October 21, 2025, from Bobby Oakes (authorizing Fieldstone Land Consultants, PLLC, to serve as property owner's agent; 1 page)
- Certified Notification List (2 pages)
- Fee Schedule (2 pages)
- Plan set titled, "Heritage Way Development," prepared by Fieldstone Land Consultants, PLLC, dated January 12, 2026, last revised April 3, 2026, Proj. No. 4080.00 (15 sheets)

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 has reviewed the application for compliance with the requirements of Sections 501.1 and 501.2 of the Zoning Ordinance and has determined that the following submission requirements have not been met:

- Section 501.1.E.1.a.iii which requires an applicant to, "[p]ropose a prioritization of the Site Resources in terms of their highest to least suitability for inclusion in the Open Space for the proposed development. The proposed prioritization should reflect the value of each Site Resource relative to one another. This determination may be refined in consultation with the Planning Board during conceptual review and/or as part of the Board's review of the CUP application."

- Section 501.1.F.7.a which requires that, "[a]ll 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. […]"

  The applicant requests that compliance with Section 501.1.F.7.a be made a condition of approval. In staff's view, these documents would ideally be provided to the Board prior to making a determination on the application.

Except as noted above, staff would recommend that the Board find that the application is complete enough to accept jurisdiction and to commence review.

Figure 1. Zoning Map.

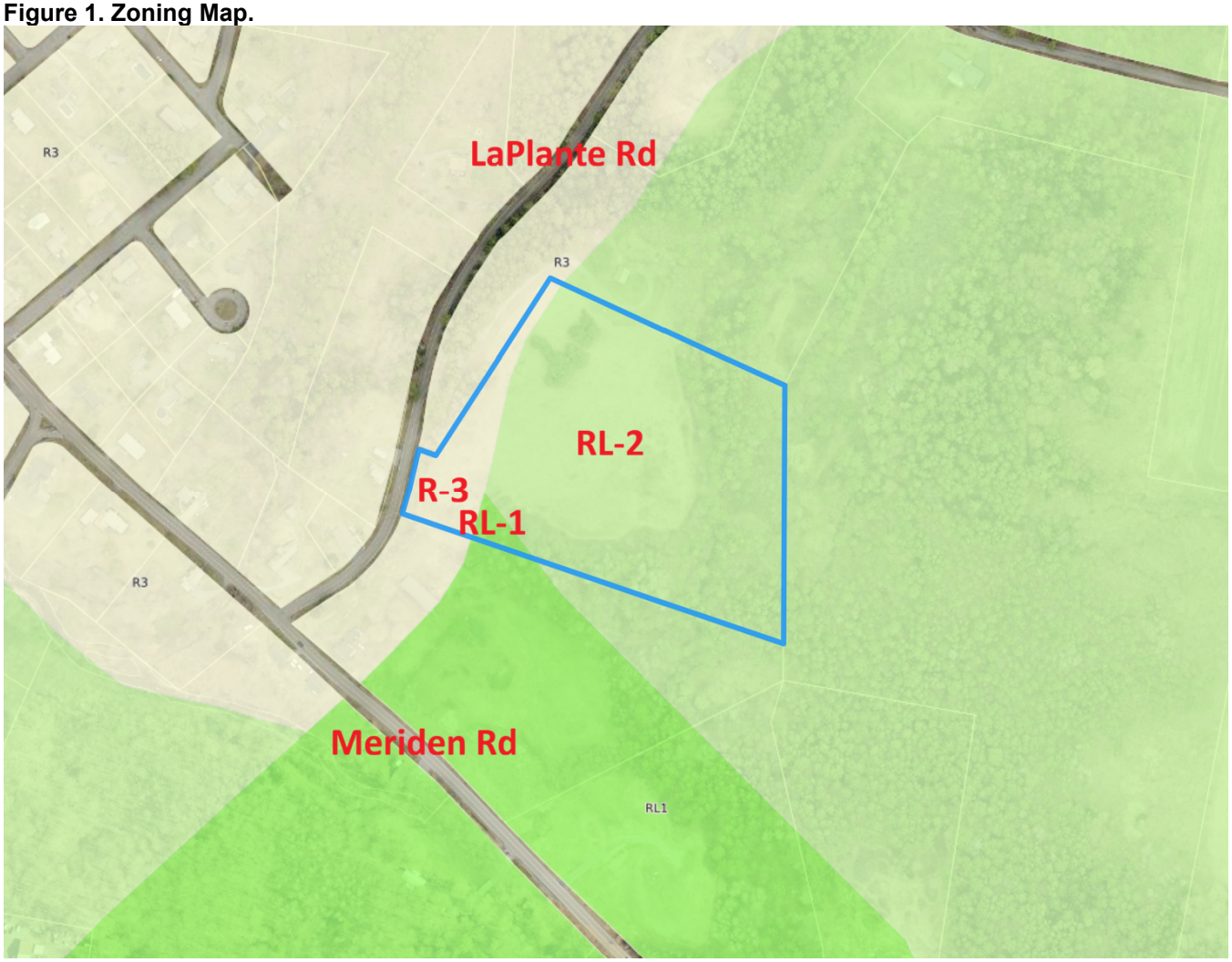


Figure 2. Bird's eye view of subject parcel (*looking east)*.



©2025 Eagleview (image taken 4/25/2025)

APPLICATION OVERVIEW

The subject property is currently undeveloped and, from the stream that runs along the rear of the property, slopes downwards towards Laplante Road. As depicted in Figure 1 above, the property is mostly located within the RL-2 District except along the property's road frontage which is zoned R-3, and a small portion along the property's southern boundary which is zoned RL-1.

The applicant proposes to develop the property as a 13-unit Planned Unit Residential Development (PURD) consisting of 13 one-family dwellings together with supporting infrastructure including a proposed private street, two community wells, a pump house, two community septic systems, stormwater management facilities, and a walking path. Approximately 50% of the lot will be conserved as open space in accordance with the PURD requirements. The units will be clustered around a private street extending from LaPlante Road and ending in a cul-de-sac, proposed to be named "Heritage Way," with private driveways accessing each unit.

Portions of the property are subject to the Wetlands Conservation District. The applicant obtained Special Exception approval from the Zoning Board of Adjustment on April 6, 2026 (ZB2026-04-SE), to allow +/-14,380 sq. ft. of impact to the wetland buffer that extends 100 ft. from either side of the intermittent stream that runs along the rear of the property (see the Existing Conditions Plan, Sheet 2 of the plan set). The impacts allowed by the Special Exception include grading, stormwater management systems, lawns, and sheds.

The applicant proposes a condominium form of ownership with "limited common areas" associated with each unit and three "common areas" within which the shared amenities and infrastructure will be located (as shown on the Condominium and Open Space Plan included with the plan set, Common Area #3 will consist of the protected open space required for the proposed PURD). It is not clear why a condominium is proposed as opposed to creating individual house lots for fee ownership.

A request for PURD approval is governed by Section 501 of the Zoning Ordinance. Section 501.1.A requires the applicant to obtain a Conditional Use Permit from the Planning Board. Section 501.1.C states that a Conditional Use Permit shall be issued only if the proposal complies with all of the applicable requirements of Section 501. Applications for a Conditional Use Permit follow the procedures set forth in the Site Plan Review Regulations. However, due to the multiple buildings proposed on the site and the creation of a street, the project also meets the definition of a subdivision and, therefore, requires compliance with the Subdivision Regulations. An application for Final Plan Review of the proposed major subdivision has been submitted by the applicant (PB2026-09-FMAJ) and should be considered contemporaneously with the Conditional Use Permit application for the PURD.

ZONING ORDINANCE REQUIREMENTS

A Planned Unit Residential Development (PURD) is a type of Planned Unit Development (PUD)[1] which is a type of planned development that is regulated by Section 501.1 of the Zoning Ordinance.[2] The core purpose of the PUD regulations is set forth in Section 501.1.A of the Zoning Ordinance as follows: "PUDs should occur only after the characteristics of a property are studied and described, in order to best ensure that impacts on natural resources are minimized, through a process of building site selection in areas of lowest natural resource value. Land planning is not an exercise in geometry, but a rational process of site assessment and intelligent design."

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

PURD-specific regulations are found in Section 501.2. A PURD is an allowed use in the R-3, RL-1, and RL-2 Districts with a Conditional Use Permit from the Planning Board (per Section 501.1.B). Among other requirements, a minimum percentage of the PURD-land must be preserved as open space (Section 501.1.F.4.a of the Zoning Ordinance).

[1] For reference, other types of PUDs include Planned Unit Recreational Developments (Section 501.3), Commercial PUDs (Section 501.4), Industrial PUDs (Section 501.4), and Manufactured Housing PURDs (Section 504).

[2] For reference, other types of planned developments include Manufactured Housing Parks (Section 503), Recreational Camping Parks (Section 505), Medical Center Complexes (Section 506), Planned Business Parks (Section 508), and Cottage Developments (Section 509).

As stated in Section 501.2.A, the purposes of the PURD provisions of the Zoning Ordinance are (1) to allow flexibility in residential development so that the demand for housing may be met with a variety of housing types, densities, and site designs; (2) to encourage the preservation of valuable open spaces and/or natural features; and (3) to provide for the efficient utilization of land and community facilities, services, and utilities.

To approve a Conditional Use permit for a proposed PURD, the Board must make the following determinations (as required by Section 501.1.J.1 of the Zoning Ordinance):

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

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

   ii. Public Benefit of Open Space. The Planning Board must determine that the layout of the designated Open Space area provides the greatest feasible public benefit which is compatible with the applicant's permissible development goals. The Board shall not approve such layout if it finds that there is a feasible alternative layout which would yield a significantly improved Open Space public benefit while still fulfilling the applicant's otherwise permissible development objectives. […]

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

b. All applicable requirements of Section 501.1.E, Section 501.1.F, Section 501.1.H, [and] Section 501.2 […] have been met.

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

d. The PUD will not have any substantial or undue impact on the environment or on transportation systems, community facilities, utilities and services and/or the applicant will contribute impact fees, in amounts acceptable to the Planning Board, in order to mitigate the impact of the PUD on transportation systems, public facilities, utilities and services.

e. The PUD complies with all requirements of the Site Plan Review Regulations and Subdivision Regulations, as applicable.

f. For developments proposing condominium ownership, the PUD is capable of complying with all applicable state statutes regulating the condominium form of ownership."

The applicant has provided a written narrative addressing the PUD/PURD requirements. See attached 17-page document titled, "Planned Unit Residential Development (PURD) Conditional Use Permit Requirements". Note that this document was originally prepared for the applicant by staff with the intent of providing a convenient format for the applicant to provide responses to the PUD/PURD criteria. In preparing this document for the applicant's convenience, staff converted requirements that do not necessarily require a specific written response from dark black to light gray.

STAFF COMMENTS

PURDs are regulated by Sections 501.1 and 501.2 of the Zoning Ordinance and, per Section 501.1.B, require a Conditional Use Permit (CUP) from the Planning Board. To grant a CUP, the applicant must demonstrate that the proposed PURD satisfies all applicable criteria set forth in Sections 501.1 and 501.2 of the Zoning Ordinance.

Section 501.1 PUD Criteria

E.1. Subdivision and/or Site Plan. Section 501.1.E.1 requires an application for a CUP to include a subdivision and/or site plan, as applicable depending on the nature of the proposed PUD, prepared in accordance with all applicable standards contained within the Subdivision Regulations and/or Site Plan Review Regulations. In addition, Section 501.1.E.1 requires that the plan shall be prepared in accordance with steps outlined in Section 501.1.E.1.a through d.

As noted above, the plan must first identify the "Site Resources" (described in Section 501.1.E.1.a). The required open space, building sites, and overall site layout must then be designed in a manner that maximizes protection/conservation of the Site Resources.

As shown on the Condominium and Open Space Plan included with the plan set, building setback lines have been provided as required by Section 501.1.E.1.b. However, there appears to be no indication as to what the building setback measurements are proposed to be.

E.2. Impact Statement. The impact statements required per Section 501.1.E.2 are set forth in the applicant's Project Narrative dated April 3, 2026, prepared by Fieldstone Land Consultants, PLLC. Note that per Section 501.1.E.2, "[t]he Planning Board may require the applicant to pay for an independent consultant(s) retained by the Board for the purposes of reviewing and verifying the conclusions of the impact statement."

F. Open Space. PURDs in the R-3 District require at least 50% of the property be set aside for open space in perpetuity. As reflected on the Condominium and Open Space Plan included with the plan set, 50.2% of the property is proposed to be reserved for open space (242,923 sq. ft.). The open space is proposed to include a walking path which is permissible per Section 501.1.F.3 which provides that, "[a]t the discretion of the Planning Board, Open Space may include trails, agriculture, the required perimeter buffer, recreation (both active and passive), stormwater management design features, wells, shared septic system(s), centralized sewer systems, and underground utilities, so long as such features do not adversely impact the integrity of the Site Resources."

As noted above, the Planning Board must determine that the layout of the designated Open Space area provides the greatest feasible "public benefit" which is compatible with the applicant's permissible development goals. Per Section 501.1.J.,1.a.ii, "public benefit" means that the Open Space fulfills as many of the following criteria as are feasible:

- the Open Space is larger and contiguous, rather than smaller and fragmented. In achieving characteristics of larger and contiguous, the location of the Open Space will factor in off-site, adjacent open space natural areas;
- the Open Space conserves Site Resources located on the property;
- the Open Space is realistically capable of management for economically viable agriculture or forestry activities;
- the Open Space conserves natural habitat for animals or plants, especially those which are locally rare or unusual;

- the Open Space contributes to the ecological viability of natural systems, or natural areas, or of nearby recreation areas;
- the Open Space conserves historical and archeological resources;
- the Open Space provides opportunities for passive and/or active public indoor or outdoor recreation;
- the Open Space provides scenic enjoyment by the public from the vantage point of public lands, highways, or waters; and/or
- the Open Space provides some other open space public benefit explicitly identified by the Planning Board in its decision.

See page 5 of the PUD/PURD narrative for the applicant's description of how the proposed open space meets the Section 501.1.J.1.a.ii public benefit criteria.

Note that the protected Open Space as proposed does not include the entirety of the wetland buffer. The "Limited Common Areas" for several of the "lots" encroach into the 100 ft. wetland buffer. These areas of the protected wetland buffer that are proposed to included within "Limited Common Areas" are not proposed to be located within the protected Open Space.

The open space is proposed to be owned and maintained by the Condominium Association. As noted above, Section 501.1.F.7.a requires that, "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. […]" The applicant has not provided the required documentation and instead requests that compliance with Section 501.1.F.7.a be made a condition of approval. In staff's view, these documents would ideally be provided to the Board and reviewed by the Cit's legal counsel prior to making a determination on the application.

Metes and bounds for the proposed Open Space will need to be provided.

G. Design Guidelines. See page 8 of the PUD/PURD narrative for the applicant's description of how the development meets the Section 501.1.G Design Guidelines.

H. Dimensional Regulations. The proposed project layout demonstrates that the development will comply with the special setback requirements of Section 501.1.H.2, including the requirement to provide a 50 ft. perimeter buffer.

As depicted on the Condominium and Open Space Plan included with the plan set, the applicant has complied with Section 501.1.H.3 which provides as follows, "[f]or developments proposed to be in a condominium or other form of ownership which does not involve the creation of individual lot lines, the applicant shall nonetheless provide a layout of hypothetical lot lines for regulatory purposes only, to which the requirements of this Ordinance pertaining to lots may be applied."

As set forth in Section 501.1.H.3, each lot (which are "lots" for zoning regulatory purposes only since the project will subject to a condominium form or ownership) are subject to dimensional requirements applicable in the underlying zoning district, which in this case are the requirements for Class 3 lots in the RL-2 District. The dimensional requirements for Class 3 lots in the RL-2 District, and therefore the default requirements for each "lot" within the development, are set forth in Section 313.3 of the Zoning Ordinance:

Minimum ***Lot*** Requirements						Maximum Limitations	
Class	Lot Area	Lot ***Frontage***	Front Yard	Side Yard	Rear Yard	Height	***Building Coverage***
3	3 acres (*)	200’	40’	35’	30’	35’	10%

Per Section 501.1.H.3, the Board may approve lots that are non-conforming to the underlying requirements of the zoning district in which the property is located if the Board finds: (1) that such reductions do not result in overcrowding of the land; (2) that the layout pattern is orderly and harmonious; and (3) that the reductions are appropriate to the PUD proposal.

As depicted on the Condominium and Open Space Plan included with the plan set, the applicant proposes dimensional regulations for each “lot” that are different from what would be required for a conventional subdivision, but does not appear to specifically identify what these proposed regulations are. Whatever the proposed dimensional regulations are for each lot (and the applicant should specify what these are), they may be approved by the Planning Board if it makes the findings noted above.

I. Water and Sewer. As described in the applicant’s project narrative dated April 3, 2026 and as depicted in the plan set, the applicant proposes two on-site community wells and two on-site septic systems to serve the development. All of these systems will require approval from the NH Department of Environmental Services.

Section 501.2 PURD Criteria

A. Objectives. In evaluating the applicant’s proposal, the Board should review and bear in mind the objectives of a PURD as set forth in Section 501.2.A of the Zoning Ordinance.

B. Applicability. The subject property is +/-11.11 acres in size where a minimum of 5 acres is required for a PURD in the R-3 zone, and a minimum of 10 acres is needed for a property located within the RL-1 and RL-2 Districts.

C. Uses Allowed in a PURD. The proposed one-family dwellings are allowed uses within a PURD per Section 501.2.C.1.

D. Density. As determined pursuant to the “formula method” for calculating permissible gross density as set forth in Section 501.2.D.2.a, 12.6 dwelling units are permitted for the development, which is rounded to 13. The applicant’s density calculations pursuant to the “formula method” are set forth on Sheet 3 (“Site Layout Plan”) of the plan set.

Conditions of Approval

Per Section 302.4.E of the Zoning Ordinance, the Planning Board “may impose conditions as it finds reasonably appropriate to safeguard the neighborhood and the general public or otherwise serve the purposes of this Ordinance, including such measures as set forth in Section 802.4 (“Special Conditions”).” Section 802.4.B of the Zoning Ordinance provides as follows:

> [T]he Board may attach whatever conditions it deems necessary to the approval decision in order to assure compliance with the purposes of this Ordinance. Such conditions may include but are not necessarily limited to:

1. Increasing the required lot size or yard dimensions in order to protect the adjacent properties.
2. Limiting the coverage or height of building because of obstruction to view and reduction of light and air to adjacent properties.
3. Controlling the location and number of vehicular access points to the property.
4. Increasing the street width adjacent to the property.
5. Increasing the number of on-site off street parking or loading spaces required.
6. Requiring suitable on-site landscaping and screening where necessary to reduce noise and glare and to maintain the property in character and keeping with the surrounding area.
7. Specifying a time limit for initiation of construction, alteration, or enlargement of a structure to house an exception.
8. Providing for specific layout of facilities on the property such as location of the building, parking areas, access to the building so as to minimize effect on adjoining property.
9. Specifying standards for operation of this [conditional use] so that it will be no more objectionable to the neighborhood by reasons of noise, odors, vibrations, flashing lights or hours of operation than will be the operation of a permitted use at that site.
10. Specifying the length of time of the [conditional use] and time of occupancy during the year, or hours of operation.

Staff's recommended conditions of approval as set forth below under "Staff Recommendations".

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 Conditional Use Permit is contingent on approval of the applicant's subdivision plat currently pending before the Board, PB2026-09-FMAJ, and shall be subject to all conditions of approval thereof.

2. The applicant shall update the Condominium and Open Space Plan to:
    a. Provide metes and bounds for the proposed open space;
    b. Provide open space calculations per Section 501.1.F.4;
    c. Add a note indicating how the open space will be owned, protected, and managed; and
    d. Identify the minimum building setbacks and frontage requirements for each building "lot".

Attachments

cc: Oakes & Son Construction, LLC
Robert J. Oakes
Fieldstone Land Consultants, PLLC

APPLICATION FOR

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

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: Robert J. Oakes [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.

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 26, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: _____ DATE: 1/26/26

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			

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www.FieldstoneLandConsultants.com

Planned Unit Development
Major Subdivision, & CUP Narrative

Oaks & Son Construction, LLC
Tax Map Parcel 138, Lot 27
Laplante Road, Lebanon, New Hampshire

Revised: April 3, 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 and a private road as a condominium. 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 Area, which will be shared spaces for recreation by the homeowners. The Common Areas will be divided into two (2) separate Common Areas: Common Area 1 will include the shared areas with utilities (septic systems & well pump house) and the roadway. Common Area 2 will be the Open Space to the east and is an amenity for the homeowners to enjoy as undeveloped space, which is greater than 50% of the lot size. 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 two private wells, a pump house, and two separate water systems. The intent is to have the two wells owned and maintained by the HOA and staying under the threshold of a community system. The wells, 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 (centralized sewer system to be approved by NHDES).

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 associated with the project; however a Special Exception has been submitted to the

Zoning Board for grading and sheds within the wetland buffer.

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, so the municipal water line will not be extended. The proposal is to install two privately owned wells with two separate water distribution systems, installed in one pump house. 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 wells on site will be located to have the proper separation from the septic systems.

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 City Assessor's review, the below was listed:

13 Homes x 2.27 kid/home = 29.51 kids in development
29.51 kids x $28,528.75/student = $841,883.36 School Impact.

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 fiscal impact has been revised based on the City Assessor's review.
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 = $841,883.36 ($64,760 per student)
Based on these estimates, the impact would be $645,960.36 per year.

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 police or public safety requirements or issues. To address the Wildland-Urban Intermix Area and NFPA 1, Section 17.1.1 we have included a Fire Exhibit plan to the submission that shows the City Ladder Truck can turn into the site and around the cul-de-sac. Also noted on this plan is a fire cistern with a dry hydrant, the distance from the proposed road to the closest fire hydrant (at Meriden road intersection), and the distance from the tree-line to the homes. It is also noted that the trees along the proposed road must be maintained with a clearance height of 13'-6".

Single-Family Detached Housing
(210)

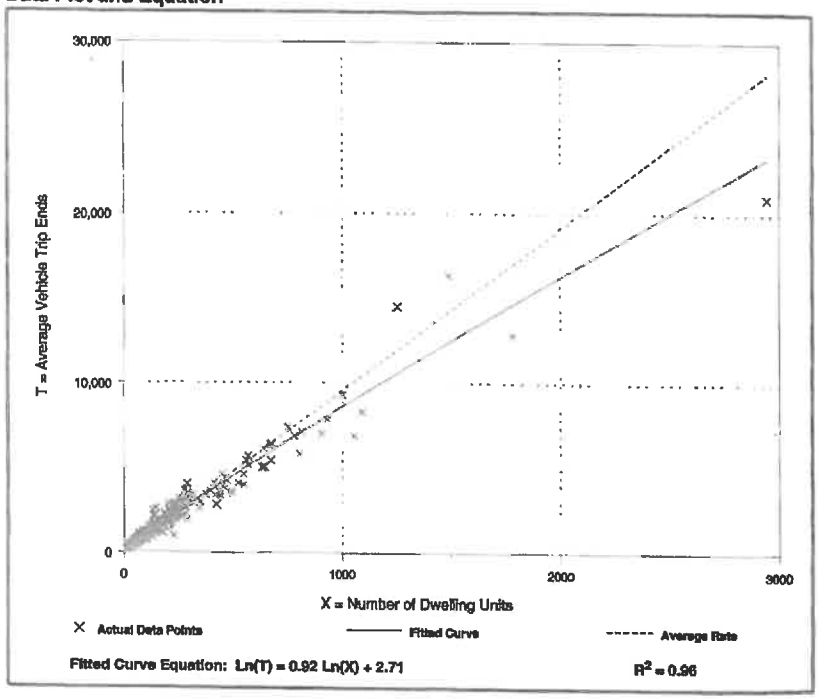
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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



Single-Family Detached Housing
(210)

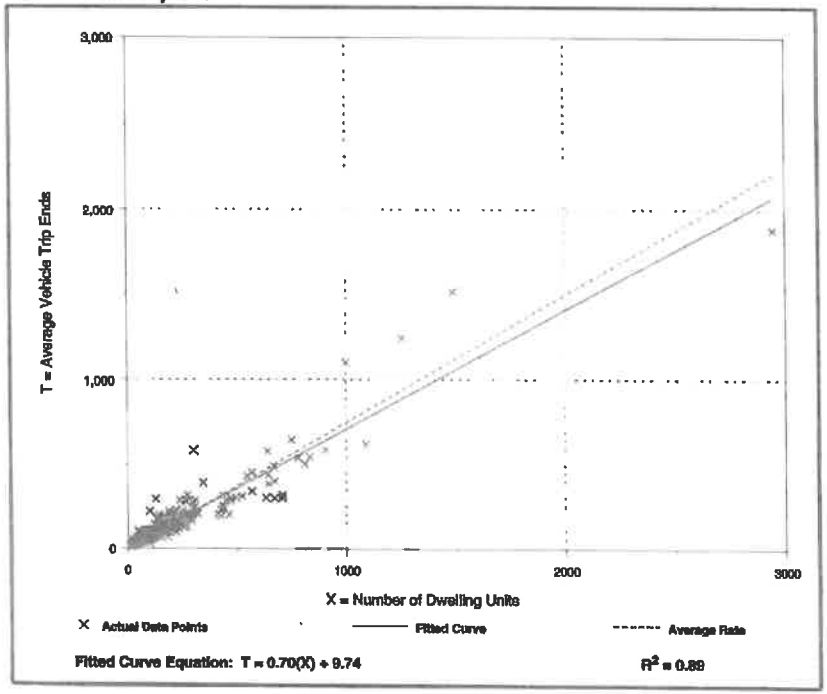
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

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



Single-Family Detached Housing
(210)

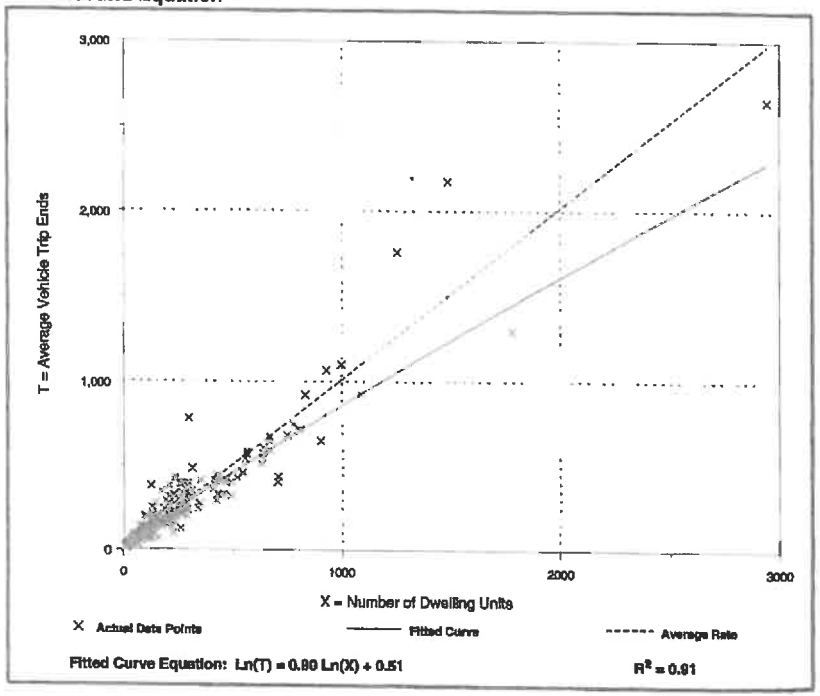
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

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



Single-Family Detached Housing
(210)

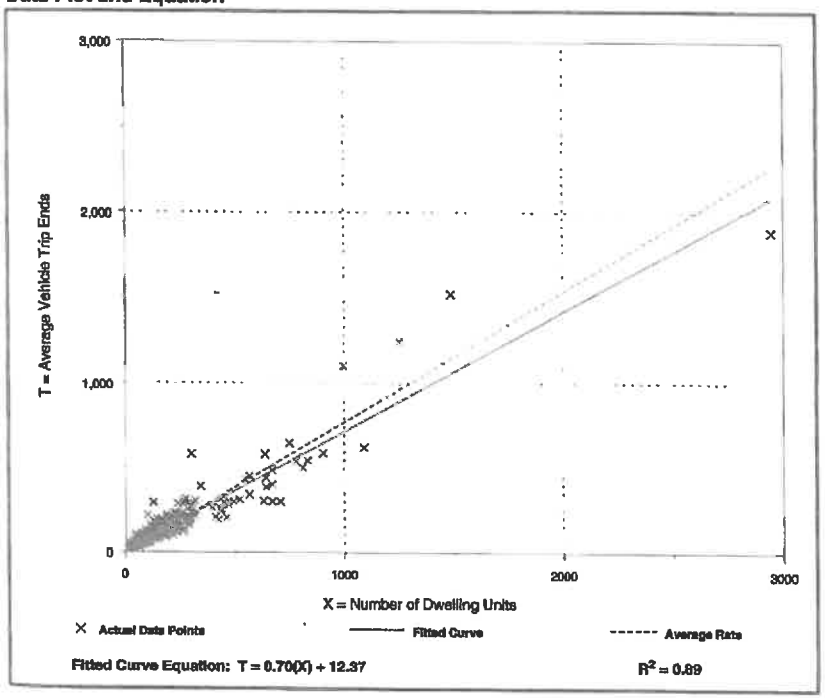
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
A.M. Peak Hour of Generator

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



CITY OF LEBANON, NH

Planned Unit Residential Development (PURD)

Conditional Use Permit Requirements

Sections 501.1 & 501.2 of the Zoning Ordinance

Instructions: Applicant shall provide written demonstration of compliance with criteria in black print below (regulations in light gray type are for reference only). Applicant responses should be provided in **red and bold type**.

Fieldstone Land Consultant Responses in **Red and Bold** below.

SECTION 501 PLANNED UNIT DEVELOPMENT (PUD).

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

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

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

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

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

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

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

    a. **Delineation of Site Resources and Required Open Space**:
        i. Show the location of all environmentally sensitive areas of high resource value which shall include:
            - floodplains as defined in Section 402.1; **NA**
            - ***wetlands*** and ***buffers*** as defined in Section 401.2; **See sheet SP-1 and EX-1 for wetland and buffer**
            - perennial stream courses and adjacent ***buffers*** as defined in Section 410.3; **NA**
            - slopes in excess of 25%; **See EX-1. A portion of steep slopes to be impacted.**
            - Significant Ecological Areas (SEAs) and Co-Occurrence areas as identified in *Natural Lebanon* the 2010 natural resources inventory prepared for the City of Lebanon, available on the City of Lebanon website; **NA**
            - vernal pools; **NA**
            - wildlife corridors; and **NA**
            - species or habitat of significance known or found to occur on or in close proximity to the subject property. **NA**

        ii. Indicate areas of moderate resource value which shall include:
            - areas with agricultural soils of national and statewide significance as defined by the Grafton County Natural Resources and Conservation Service; **Soils info provided on EX-1 and drainage plans.**
            - aquifers; intermittent streams; and **Shown on EX-1 previously but revised to be shown on CD-1.**
            - historic and cultural structures or features including stonewalls and cellar holes. **Stonewall along LaPlante, none on property. See EX-1 and SP-1 sheets.**

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

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

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

iv. Identify and delineate between proposed Open Space area(s) as defined in Section 501.1.F below and the area(s) suitable for development taking into account: **Shown on CD-1 plan for 3/4/26 sub.**

- the location of the Site Resources; **Walking trails have been added to SP-1. Open Space preserves the wetlands and woodland areas to the east.**
- the tract's context in relation to natural, historic, and cultural areas on adjoining and nearby properties; **NA**
- the minimum percentage and acreage of required Open Space areas; and **See CD-1 plan for open space calculations.**
- the Open Space public benefit criteria set forth in Section 501.1.J.1.a.ii below. **The Open Space includes walking trails, open views and woodlands to be owned and shared by members of the HOA.**

b. **Location of Building Sites:**
Potential building sites (e.g. building footprints or building envelopes) shall be tentatively located, using the proposed Open Space/development areas as a base map. ***Accessory buildings*** and building ***setback lines*** shall also be indicated. Building sites shall be located with careful consideration given to: **Building setback lines are shown in a note on CD-1 that was submitted 3/4/26.**

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

c. **Alignment of Roads, Driveways and Trails:**
The plans shall be designed to provide vehicular access to each ***building***, complying with the applicable standards in the Site Plan Review Regulations and/or the Subdivision Regulations, as applicable, and bearing a logical relationship to topographic conditions. Impacts of the vehicular access design on proposed Open Space areas and the Site Resources shall be minimized, particularly with respect to crossing environmentally sensitive areas such as ***wetlands*** and traversing slopes exceeding 15%. **The proposed road must cross the steep slopes in order to make the road long enough and meet City road standards for maximum grade.** Road connections shall be required to the maximum extent practicable in order to minimize the number of new cul-de-sacs and to facilitate access to and from homes in different parts of the tract and adjoining lots. **Private roadway "Heritage Way" provides access to individual driveways at each home unit.**

d. **Drawing in the Lot Lines:**
When Steps a through c are completed, lines shall be drawn to delineate the ***lots*** for development and the Open Space lot(s), if individual ***lots*** are proposed. **Condo Plan with LCA's shown.**

2. Impact Statement.

(Editorial note: It is recommended that the applicant provide the Impact Statement required by Section 501.1.E.2 in a separate document.)

An impact statement which clearly sets forth the impact of the proposal. The impact statement shall include: **See Narrative with Impact Statement**.

a. Statement of impact of the proposed development on natural resources and environmental quality including but not limited to water quality, air quality, ***wetlands***, soil erosion and agricultural lands and a statement of pollution control and environmental impact mitigation measures.
b. Statement of impact of the proposed development on ***abutters***.
c. Statement of sufficiency of proposed parking for the use intended.
d. Statement of 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.
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.
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.
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.
h. Statement of noise control methods and procedures.
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.
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. **Number of children noted in narrative.**
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 Planning Board may require the applicant to pay for an independent consultant(s) retained by the Board for the purposes of reviewing and verifying the conclusions of the impact statement. The Planning Board shall inform an applicant of the cost of any such consultant services and shall

obtain an applicant's commitment to pay for such services, prior to the City incurring any obligations to pay for such services.

F. Open Space.

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

2. Design. Open Space areas will be identified on the proposed plan **Shown on CD-1 plan submitted on 3/4/26.** 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. *(Editorial note: the public benefit are listed Section 501.1.J.1.a.ii below)*

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

- the Open Space is larger and contiguous, rather than smaller and fragmented. In achieving characteristics of larger and contiguous, the location of the Open Space will factor in off-site, adjacent open space natural areas; **The Open Space is the Common Area that is contiguous around the Limited Common Areas. The Open Space includes the natural area to the east that has woodlands and the wetland area.**
- the Open Space conserves Site Resources located on the property;
- the Open Space is realistically capable of management for economically viable ***agriculture*** or forestry activities; **Future forestry could occur in the Open Space area.**
- the Open Space conserves natural habitat for animals or plants, especially those which are locally rare or unusual; **The east side of the property is left in a natural state which is wooded and has wetland areas that is habitat for wildlife.**
- the Open Space contributes to the ecological viability of natural systems, or natural areas, or of nearby recreation areas; **The woodland and wetland areas will be maintained in the Open Space area.**
- the Open Space conserves historical and archeological resources; **NA**
- the Open Space provides opportunities for passive and/or active public indoor or outdoor recreation; **Walking trails provided in Open Space.**
- the Open Space provides scenic enjoyment by the public from the vantage point of public lands, highways, or waters; and/or **There are views from the high point of the property.**

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

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

3. 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.: **Open Space Provided = 50.2% (Common Area #3)**
   Revised to 50.2% proposed, submitted on 3/4/26

   b. PRec. See Section 501.3 for requirements.

   c. Commercial or Industrial PUD. At least 15% of the property utilized for a Commercial or Industrial PUD shall be preserved as Open Space. None of the ***curtilage*** of a ***principal building*** shall be used to meet the 15% criteria.

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:

   a. In common, by an owner's association for the control and maintenance of the Open Space, established by the applicant for the benefit and enjoyment of the residents and/or users of the development. **Condominium Association will own the Open Space, which is to be used by all homeowners in the development.**

   b. By the City of Lebanon which may at any time accept dedication of any Open Space for perpetual public use and maintenance if accepted by the City Council. **Not City Owned.**

   c. By a qualified land trust organization or other suitable private non-profit organization registered in the State of New Hampshire which shall ensure that the Open Space will be held in perpetuity as Open Space. **NA**

   d. By an individual, conditional upon the Open Space being protected in perpetuity by a conservation easement to be held by a registered New Hampshire Land Trust organization. **NA**

e. Other ownership structure deemed by the City Attorney to be legally adequate to carry out the intent of Section 501 and the decision of the Planning Board. NA

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

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

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

a. Granting development rights to the City, the Conservation Commission or other similar entity.

b. Deeding of the land to an owners' association or similar entity.

c. Encumbrance of a conservation easement that protects the land in perpetuity, which will be held by either a Conservation Trust organization registered in the State of New Hampshire, or by the City of Lebanon.

7. Additional Requirements.

a. All agreements, deed restrictions, easements, organizational provisions for an owners' association, and any other method of ownership, management, and protection of the Open Space shall be approved by the Planning Board, subject to review by the City Attorney. **The Condominium Plan that is sent to AG's office for approval and recorded thereafter will include all of this information. Request for condition of approval from PB** Said documentation shall be recorded at the Grafton County Registry of Deeds and a copy of the recorded documents shall be placed on file with the Planning Department.

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 **All the proposed pins are the boundaries of the open space (Common Area 3)** 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. **Shown on CD-1 plan sub 3/4/26**

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

1. The PUD shall be integrated into the surrounding neighborhood in such a way that the overall visual qualities between existing land use and the PUD is complementary. **The PUD design will fit in with the neighborhood and provide a condominium site plan that supports single-family residential homes.**

2. The scale and size of buildings shall be related to and shall harmonize with existing buildings in the immediate vicinity of the PUD property.: **The homes will be single family houses that match the homes in the area.**

3. The design of the PUD shall be directed toward establishing a sense of place, such as providing inward oriented placement of buildings, streets, and recreational facilities. **The layout matches a City Street with single family homes, driveways and common areas.**

4. Adverse visual impact to ridgelines shall be minimized. **The property is not on a ridge line.**

5. A convenient system of paths designed to provide access to and between all buildings, ***parking areas***, recreation facilities, Open Space and adjacent streets. There is a main shared roadway "Heritage Way", driveways and walking paths to connect the Open Space.

6. Each ***dwelling unit*** shall have reasonable access to the Open Space provided, but need not front directly on such land. **Each home is the dwelling unit and there is access to the Open Space, as there are connection points along Heritage Way.**

7. Bicycle use shall be accommodated on all streets within the development. Covered bicycle storage shall be provided for all multi-family structures. **Bicycles can be used on the roadway and stored at each home. The layout of Heritage Way is similar to LaPlante Road, where no sidewalks are provided.**

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

9. Streets shall be designed for consistency with overall City plans for vehicular circulation improvements, if such plans exist. **The layout of the private road "Heritage Way" is similar to the adjacent street that accommodates two-way traffic and provides a cul-de-sac turnaround.**

H. Dimensional Requirements.

1. Height. All buildings in a PUD shall comply with the height regulations of the applicable zoning district on which the ***building*** is being considered. **The homes will not exceed the maximum height of 35' and will be**

verified on architectural plans provided with the building permit applications.

2. Special Setbacks. No ***building*** or ***structure*** shall be located closer than 50 feet to the side and rear lines of the PUD property. Front yard setbacks shall be dictated by the underlying zoning district. Stormwater management design features and ***septic systems*** may be located in these setbacks at the discretion of the Planning Board, considering impacts on any vegetative screen required to minimize impact to adjacent existing properties. **The 50' setback is shown on the plans and all homes meet this setback. The existing trees to the west, south and east sides of the property are maintained and provide screening.**

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

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

3. Lots. For developments proposed to be in a condominium or other form of ownership which does not involve the creation of individual lot lines, the applicant shall nonetheless provide a layout of hypothetical lot lines for regulatory purposes only, to which the requirements of this Ordinance pertaining to lots may be applied. **No lot lines proposed. The Limited Common Area (LCA) surround each home where each home unit owner will use this as the lawn. Refer to CD-1 Plan.**

   The lot size, ***lot width***, and ***yard*** requirements of the applicable zoning district shall apply but may be modified by the Planning Board, provided the Board finds: (1) that such reductions do not result in overcrowding of the land; (2) that the layout pattern is orderly and harmonious; and (3) that the reductions are appropriate to the PUD proposal. **The proposed Limited Common Areas of the condo unit, represent the "lot" where the setbacks are shown. These do not overcrowd the land and the layout of the units is similar to a standard subdivision layout. There is more than the 50% of Open Space and there is enough room to provide homes, roadway , and private wells and septic systems.**

   In all cases the boundaries of all Open Space areas shall be clearly designated on the final plans, **Open Space lines and monuments are shown.** consistent with the ownership requirements of Subsection F of this section. **Final Condo Plans will show all of these areas following AG's Office approval and recording.**

4. Existing buildings. An existing ***building*** on a site proposed to be developed as a PUD may be incorporated into a PUD even if the ***building*** is nonconforming with respect to the requirements of Section 501.1. However, the extent of the nonconformity may not be increased unless the proposed change to the existing ***building*** is determined by the Planning

Board to be consistent in character, scale and design with the proposed PUD. *(Editorial note: if an existing building is not proposed as part of the PURD, the applicant shall indicate so.)* **NA**

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

J. Approval of CUP Application.

(Editorial note: The applicant may but is not required to provide written responses to the Section 501.1.J.1 criteria below.)

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

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

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

      ii. Public Benefit of Open Space. The Planning Board must determine that the layout of the designated Open Space area provides the greatest feasible public benefit which is compatible with the applicant's permissible development goals. The Board shall not approve such layout if it finds that there is a feasible alternative layout which would yield a significantly improved Open Space public benefit while still fulfilling the applicant's otherwise permissible development objectives.

      (Editorial note: for purposes of this support statement, the public benefit criteria are located under Section 501.1.F above)

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

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

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

   d. The PUD will not have any substantial or undue impact on the environment or on transportation systems, community facilities, utilities and services and/or the applicant will contribute impact fees, in amounts acceptable to the Planning Board, in order to mitigate the

impact of the PUD on transportation systems, public facilities, utilities and services.

e. The PUD complies with all requirements of the Site Plan Review Regulations and Subdivision Regulations, as applicable.

f. For developments proposing condominium ownership, the PUD is capable of complying with all applicable state statutes regulating the condominium form of ownership.

2. The Planning Board may condition its approval of the PUD on reasonable conditions necessary to accomplish the objectives set forth in Section 501.2.A, 501.3.A, or 501.4.A, as applicable, including a reduction in allowed density if necessary to accomplish said objectives.

3. Phasing of Development. The Planning Board may establish a reasonable timetable for phasing the development of a PUD in order to mitigate the impact of the development on community facilities, services and/or utilities.

501.2 Planned Unit Residential Development (PURD).

A. Objectives. The objectives of the PURD provisions of this ordinance are as follows:

1. To encourage conservation of Open Space to effect appropriate density and protect important natural resources such as agricultural soils, forested land, wildlife habitat, water resources, other natural resources, including geologic and scenic, and historical and archeological resources.

2. To establish a connected network of conservation lands, trails, and working farm and forest land throughout the City by linking the Open Spaces and trails within the development, to conservation lands, important natural resources and trails on adjoining lands wherever possible, and as particularly found in the Lebanon *Master Plan* and *Natural Lebanon*.

3. To preserve those areas of the property that have the highest ecological value, including, for example, wildlife habitat, large un-fragmented blocks of undeveloped land, and areas of co-occurring resources as shown in *Natural Lebanon*, and water resources, such as drinking water supply areas, ***wetlands***, streams and rivers.

4. To encourage the development of environmentally sensitive outdoor recreation land uses.

5. To allow flexibility in residential development to provide for a diversity of housing types, densities, and styles.

6. To provide opportunities for the development of workforce or affordable housing.

7. To locate buildings and structures on those portions of the property which are the most appropriate for development and avoiding developing in areas

ill-suited for development, including, for example, areas with poor soil conditions, a high water table, that are subject to frequent flooding or that have excessively steep slopes.

8. To encourage a more suitable form of development by facilitating the design, construction, and maintenance of housing, streets, utilities and public services in a more economic and efficient manner and by integrating the new development into the existing built and natural environment.

9. To promote the reduction of impervious surface areas and sustainable stormwater management.

B. Applicability.

(Editorial note: For Section 501.2.B, the applicant shall identify whether and why the proposed PURD is required or permitted per Section 501.2.B.1 or 2, as applicable.)

1. Required. In the R-3, RL-1, RL-2, and RL-3 Districts, PURDs shall be required for any major subdivision, as defined in the Subdivision Regulations, and for any other development that would constitute a major subdivision but for the exception set forth in Section 6.2 of the Subdivision Regulations, where the property to be subdivided equals or exceeds the following sizes: **Condominium is a Subdivision of Title, not a Subdivision of Land. CONDOS ARE ON ONE LOT.**

District	Property Size
R-3	10 acres
RL-1, RL-2	20 acres
RL-3	40 acres

In the RL-1, RL-2, and RL-3 Districts, a PRec may be proposed in accordance with Section 501.3 in lieu of a required PURD.

2. Permitted. In the R-1, R-2, R-3, R-O, and R-O-1 Districts where the property to be subdivided is 5 acres or more, and in the RL-1 and RL-2 Districts where the property to be subdivided is 10 acres or more, PURDs are permitted for any major subdivision, as defined in the Subdivision Regulations, and for any other development that would constitute a major subdivision but for the exception set forth in Section 6.2 of the Subdivision Regulations. **LOT IS IN RL-1, RL-2, AND R3 AT 11.11 ACRES.**

3. Property Size. Land within the Wetlands Conservation District and land having slopes in excess of 25 percent shall be included in determining the minimum property size. Land within the Floodplain District shall not be included in determining the minimum property size. **SEE SP-1. WETLAND/STEEP SLOPES IS 12.6% OF LOT**

C. Uses Allowed in a PURD.

1. Residential Uses.

(Editorial note: The applicant shall indicate the number and type of proposed dwelling units.)

A PURD may include ***dwelling units*** in ***one-family***, ***two-family*** and ***multi-family dwellings***. A mix of ***dwelling*** types may be permitted at the reasonable discretion of the Planning Board. In a ***manufactured housing PURD*** only ***manufactured housing unit***s are permitted and shall be on individual lots. ONE-FAMILY DWELLING UNITS

2. Non-Residential Uses.

(Editorial note: The applicant shall indicate whether non-commercial uses are proposed. If any non-commercial uses are proposed, the applicant shall provide responses to the criteria in Section 501.2.C.2 and 501.2.C.3 below that are applicable to each proposed non-residential use.)

Certain non-residential uses may be established within a PURD, subject to the following provisions:

a. Non-residential uses designed principally to service the residents of a PURD are permitted. Examples of such uses are:
   i. Indoor and outdoor recreation facilities.
   ii. Sales office for the sale or rental of property in the PURD.
   iii. Medical care uses.
   iv. Day-care facilities.

b. Neighborhood commercial uses such as: (1) neighborhood convenience stores, neighborhood drug stores; (2) personal convenience services including but not limited to barber shops, beauty shops, tailors, dry cleaning shops, and laundromats; (3) sandwich shops and delicatessens having fewer than 17 seats; provided that:

   i. The Planning Board finds that such uses are appropriate to the area;
   ii. A single commercial use shall occupy no more than 4000 square feet of ***gross floor area***; and
   iii. Space allocated for neighborhood commercial uses shall not exceed ten percent of the gross residential floor area of the PURD.

c. Non-residential uses and ***multi-family dwellings*** shall not be permitted for PURDs developed in the R-3 District where the property to be subdivided is less than ten (10) acres.

This provision shall not apply to a ***manufactured housing PURD***.

3. All Other Uses in Underlying Zoning District.

Any use permitted in the zoning district in which the PURD is located may be permitted within the PURD. Uses allowed by ***special exception*** or by ***conditional use*** permit in the underlying zoning district where the PURD

is located may also be permitted within the PURD, and shall not require a ***special exception*** from the Zoning Board or a separate ***conditional use*** permit from the Planning Board. This provision shall not apply to a ***manufactured housing PURD***.

D. Density.

(Editorial note: For Section 501.2.D, the applicant shall identify proposed density and the permissible density together with the density calculations.)

1. General. The PUD provisions of this Ordinance provide applicants with a development approach intended to promote flexibility and innovation in land planning. Within this context, the density regulations that are established are intended to be maximum allowable densities. Each tract of land possesses different, unique development characteristics and limitations, and the density allowed on any particular tract will be a function of innovative land planning and building design interacting with the special characteristics and limitations of the property. The density regulations set forth below are intended to support development on areas most suitable for development, while conserving the Site Resources.

2. Gross Density. In determining the number of ***dwelling units*** allowed by the applicable zoning district, an applicant for a PURD may use either of the following two methods:

   a. Formula Method. Subtract some of the area covered by ***wetlands*** and/or slopes in excess of 25 percent from the total area of the property, pursuant to the following table: **FORMULA METHOD USED.**

Sheet SP-1 lists the Formula Method and the density calculation.

% of property covered by ***wetlands*** and/ or steep slopes	% of ***wetlands*** and / or steep slopes to be subtracted
< 15% **(12.6%)**	0
15% - 25%	20%
25% - 35%	40%
35% - 55%	60%
55% - 70%	80%
> 70%	100%

Reduce the result by ten percent for the area that would be allocated to roads and streets. Apply the density of the applicable zoning district to the area resulting from the foregoing calculations to determine the number of ***dwelling units*** allowed. A fractional number of permitted ***dwelling units*** of .5 or greater shall be rounded up to the next whole number. **10% REDUCED FOR ROAD, SEE SP-1 SHEET.**

Example: A 500-acre property with 30 acres of ***wetland*** and 70 acres of slopes greater than 25% located in the RL-3 District. (1) Since 20% of the property is covered by ***wetlands*** or steep slopes, the above table

requires that 20% of the 100 acres so covered must be deducted, i.e., 500 acres - (20% of 100 acres) = 480 acres. (2) Deduct 10% of 480 for streets, i.e. 480 -(10% of 480) = 432. (3) 432 acres at RL-3 density of 10 acres per ***dwelling units*** = 43 ***dwelling units*** allowed in PURD.

b. Traditional Subdivision Yield Plan Method. A yield plan for a ***traditional subdivision*** is prepared containing proposed lots that conform to the minimum ***lot*** dimension standards set forth in the ARTICLE III, and which depicts roads, rights of way, and other pertinent features designed in conformance with the Subdivision Regulations, as applicable. Although it must be drawn to scale, it need not be based on a field survey. However, it must be a realistic, reasonable, regular and ordinary layout reflecting a development pattern that could be expected to be implemented, taking into account the presence of lakes, rivers, streams, ***wetlands***, ***wetland buffers***, floodplains, steep slopes, existing easements and encumbrances, well placement and hydrologic yield and, if not served by public sewer, the suitability of soils for subsurface sewage disposal. The Planning Board may require test pits to demonstrate the suitability for on-site sewage disposal.

Planning Department staff shall review the yield plan and determine:
(1) whether it represents a feasible development concept for the property; and,
(2) whether it is likely to be approved by all government agencies from which permits would be required.

If the determinations are positive, then the number of ***dwelling units*** shown on the yield plan may be used as the number of ***dwelling units*** allowed in the PURD. Applicants choosing this method shall be required to accept the decisions of the City administrative staff as final.

c. Density Bonus. For a PURD, the number of ***dwelling units*** resulting from the above calculations may be increased by up to 12 percent at the discretion of the Planning Board, per Section 507. In determining the maximum number of additional ***dwelling units*** that the Board may permit, a fractional number of bonus ***dwelling units*** of .5 or greater shall be rounded up to the next whole number. **The Bonus note has been added but is not needed to meet the 13 Unit Proposal.**

3. Property Located in Multiple Zoning Districts. Where a property is located in more than one zoning district, the total number of ***dwelling units*** allowed pursuant to Section 501.2.D.2 shall be determined separately for each zoning district. However, the increments may be aggregated to determine the total number of ***dwelling units*** allowed, and ***dwellings*** may be located on the property, irrespective of the zoning boundary location(s). **The density calculation shows each zone, and the dwellings are aggregated and spread across the property in 2 zones.**

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. **Noted in narrative, as per assessor's review.**

The lot size, ***lot width***, and ***yard*** requirements of the applicable zoning district shall apply but may be modified by the Planning Board, provided the Board finds: (1) that such reductions do not result in overcrowding of the land; (2) that the layout pattern is orderly and harmonious; and (3) that the reductions are appropriate to the PUD proposal. **The CD-1 sheet calls out 5' Side, 5' Rear and 10' Front setbacks from the Limited Common Areas. The areas of the LCA's are shown on each LCA "lot".**

Formula Method. Subtract some of the area covered by ***wetlands*** and/or slopes in excess of 25 percent from the total area of the property, pursuant to the following table: **FORMULA METHOD USED.**
This is shown in the Density Calculations on SP-1 sheet.

PURD COMMENTS FROM EMAIL

1. Please provide separate application packages for the Conditional Use Permit request (PB2026-08-CUP) and for the Major Subdivision approval request (PB2026-09-FMAJ). **The applications have been separated.**

2. For the Conditional Use Permit application package to be resubmitted by 2/25, please include the following:
    a. Application form: **The application has been provided.**
    b. Project description narrative
    c. Narrative responding to the PURD criteria (501.1 & 501.2) **Narrative included.**
    d. Any additional materials required by the PURD criteria and/or needed to demonstrate compliance with the PURD criteria. For example:
        i. The impact statement required by Section 501.1.A.2.
        ii. Draft condominium association documents as required per 501.1.F.7.a. **Pending per attorney; requested as Condition of Approval.**
        iii. Etc.
    e. Certified Notification List (for questions, please contact Crystal Taplin)
    f. Fee Schedule (for questions, please contact Crystal Taplin)
    g. Plan set (which will be the same as the plan set submitted for the Subdivision application, PB2026-09-FMAJ)
        i. Plan set must include an open space plan which will be recorded.

3. Regarding item 1.c above, please note the following:
    a. A Conditional Use Permit Support Statement is not required since the form is based on the Section 302.4.D criteria which do not apply to a PURD. **Removed from narrative.**

b. The attached Word document (which is based on a document I recently prepared in connection with this project but with the idea that it could be used for future PURD applicants as well) can continue to serve as your PURD narrative (as updated per staff comment 3 below). **Answers to comments included above.**

4. See attached for staff's comments on the application's compliance with the PUD/PURD CUP criteria set forth in Section 501.1 and 501.2 of the Zoning Ordinance. In addition to the comments, requirements that appear to require additional explanation and/or documentation have been highlighted in blue. **Responses were submitted previously based on sidebar comments.**

a. Note: Please use the attached instead of the document I shared earlier this week as I have added comments and additional highlights.

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

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:	**Map & Lot Number:**
Property Owner: Map 138 Lot 27 Robert J. Oakes 84 Hanover Street Lebanon, NH. 03766	Applicant, Co-Applicant, Agent, or Lessee: Engineer: Fieldstone Land Consultants, PLLC 206 Elm Street Milford, NH 03055
Map & Lot Number:	**Map & Lot Number:**
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 & Lot Number:	**Map & Lot Number:**
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 & Lot Number:	Map & Lot Number:
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
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:**
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*	13x$150=$1,950
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____9 ____notices	$5.00 $_____$54.36____(abutter certifieds)
TOTAL DUE TIME OF FILING		$ 2,609.36 FMAJ + $350 for CUPapp=$2,959.36

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)	$5.00 $___abutter certifieds)

Form last revised on 07/28/2025 Postage increase

SITE PLAN REVIEW

	X_____notices	
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_____notices	$5.00 _covered with FMAJ app $Covered with FMAJ app(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$ 2,609.36 FMAJ + $350 for CUPapp=$2,959.36
****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

PLANNED UNIT DEVELOPMENT

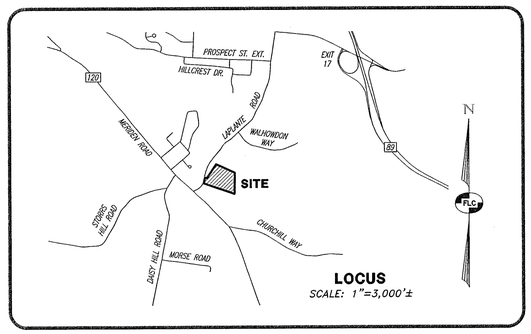
- TAX MAP 138 LOT 27 -

HERITAGE WAY DEVELOPMENT

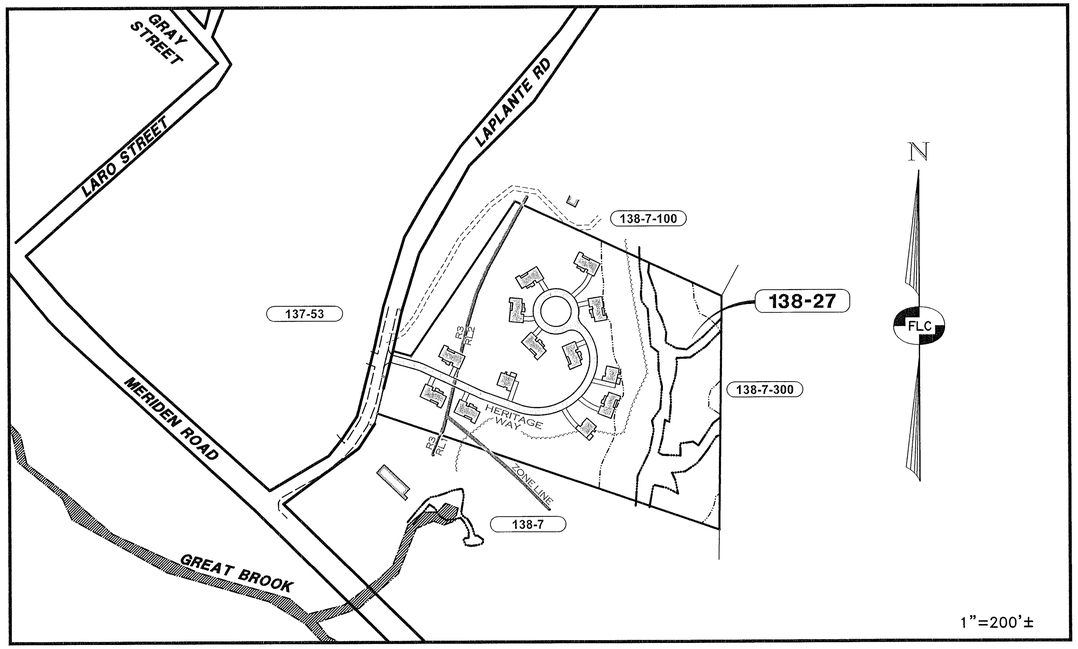
LAPLANTE ROAD
LEBANON, NEW HAMPSHIRE

DATE: JANUARY 12, 2026

LAST REVISED: APRIL 3, 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	SITE LAYOUT 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	SEWER DETAILS

SHEET INDEX

PAGE	SHEET	TITLE
1	CD-1	CONDOMINIUM AND OPEN SPACE PLAN
1	EH-1	FIRETRUCK TURNING EXHIBIT PLAN
1	ZE-1	ZONING EXHIBIT PLAN

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 ⌖ 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

STATE OF NEW HAMPSHIRE
CHAD E. BRANON
No. 12191
LICENSED
PROFESSIONAL ENGINEER
4/6/2026

APPLICATION NUMBER: PB2026-09-FMAJ

REV.	DATE	DESCRIPTION	C/O	DR	CK
B	4/3/26	REVS PER TOWN COMMENTS	–	CJC	JEN
A	3/4/26	REVS PER TOWN COMMENTS: 9.5.A.1	–	CJC	JEN

FILE: 4080SP00B.DWG | PROJ. NO. 4080.00 | SHEET: CV-1 | PAGE NO. 1 OF 12

LEGEND:

- IRON PIN FOUND — LPIN(F)
- IRON PIPE FOUND — LPIPE(F)
- SINGLE POST SIGN
- UTILITY POLE & GUY
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- APPROX. CENTERLINE OF STREAM
- 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: 1 L=LEDGE S=SEASONAL — TEST PIT
- SLOPES 25% OR GREATER

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

137-53
LEON & DOROTHY TREMBLAY
102 LAPLANTE ROAD
LEBANON, NH. 03766
BK 1023 PG 0416 08/19/66
(102 LAPLANTE ROAD)
(RESIDENTIAL)

137-52
UTE & JOERG HOEHNER
271 ASH SWAMP ROAD
NEWMARKET, NH. 03857
BK 4933 PG 0900 05/01/25
(104 LAPLANTE ROAD)
(RESIDENTIAL)

138-7-100
SUSAN E. & MATTHEW K. WILLIAMS
97 LAPLANTE ROAD
LEBANON, NH. 03766–1508
BK 1983 PG 0801 08/18/92
(97 LAPLANTE ROAD)
(REF. PLAN)
(RESIDENTIAL)

138-27
11.11 ACRES
483,758 SQ.FT.
170.06' FRONTAGE
(PER REF. PLAN)

138-7-300
MATHEW K. & SUSAN E. WILLIAMS
97 LAPLANTE ROAD
LEBANON, NH. 03766
BK 2973 PG 0035 04/22/03
(CHURCHILL WAY)
(REF. PLAN)
(FARM)

138-7
BRENDEN J. & STACEY L. MACASKILL
263 MERIDEN ROAD
LEBANON, NH. 03766
BK 4510 PG 0726 04/06/20
(263 MERIDEN ROAD)
(REF PLAN)
(RESIDENTIAL)

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)

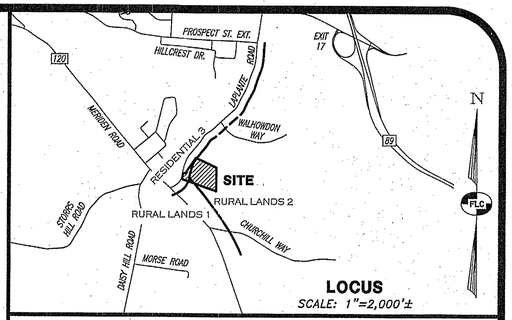
MAP 138 LOT 26
RONALD D. & LINDA A. CARBONE GOODWIN
15 CHURCHILL WAY
LEBANON, NH. 03766
BK. 4061 PG. 0058 05/05/14
(15 CHURCHILL WAY)
(RESIDENTIAL)

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 — 2/26/26

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 KENNETH ROBINSON, C.W.S. ON APRIL 15, 2025 AND WERE REVERIFIED BY CHRISTOPHER A. GUIDA, C.W.S. IN JANUARY, 2026.

STATE OF NEW HAMPSHIRE — CHRISTOPHER A. GUIDA — WETLAND SCIENTIST — No. 053 — CERTIFIED WETLAND SCIENTIST — 2/26/26



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
A	2/26/26	ADDITIONAL STEEP SLOPES		CJC	JEN

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
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45 Roxbury Street, Keene, NH 03431
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flc–27

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: 1 L=LEDGE S=SEASONAL — SOIL TEST PIT
- SLOPES 25% OR GREATER

PROPOSED FEATURES

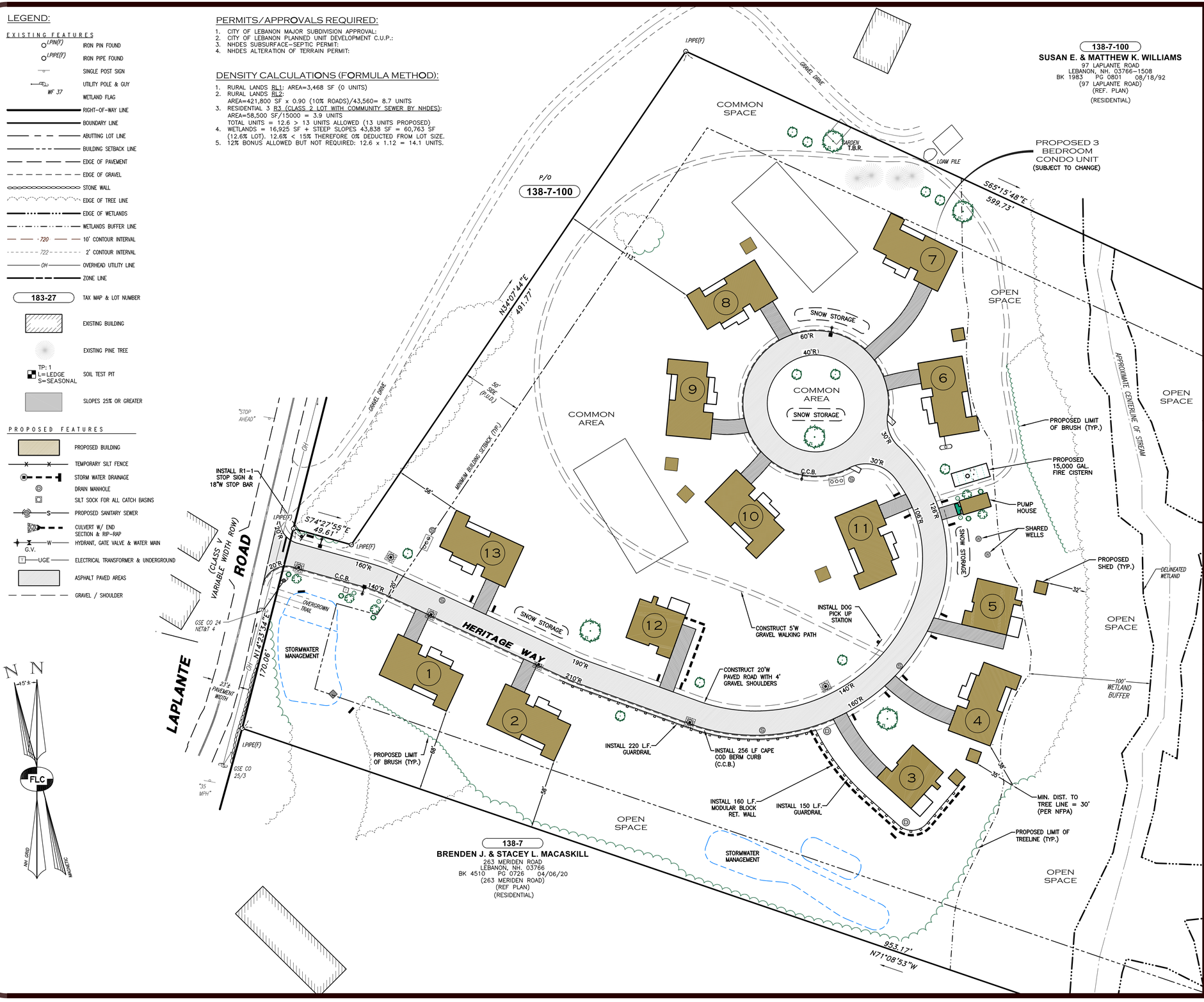
- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — HYDRANT, GATE VALVE & WATER MAIN
- G.V.
- T UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- GRAVEL / SHOULDER

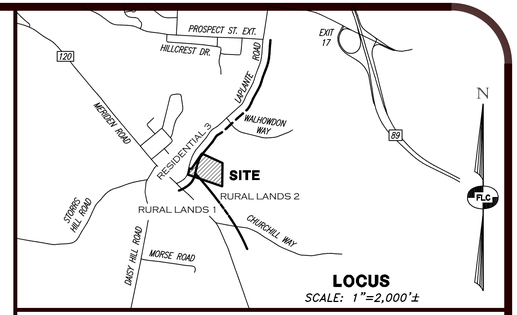
PERMITS/APPROVALS REQUIRED:

1. CITY OF LEBANON MAJOR SUBDIVISION APPROVAL:
2. CITY OF LEBANON PLANNED UNIT DEVELOPMENT C.U.P.:
3. NHDES SUBSURFACE–SEPTIC PERMIT:
4. NHDES ALTERATION OF TERRAIN PERMIT:

DENSITY CALCULATIONS (FORMULA METHOD):

1. RURAL LANDS RL1: AREA=3,468 SF (0 UNITS)
2. RURAL LANDS RL2:
   AREA=421,800 SF x 0.90 (10% ROADS)/43,560= 8.7 UNITS
3. RESIDENTIAL 3 R3 (CLASS 2 LOT WITH COMMUNITY SEWER BY NHDES):
   AREA=58,500 SF/15000 = 3.9 UNITS
   TOTAL UNITS = 12.6 > 13 UNITS ALLOWED (13 UNITS PROPOSED)
4. WETLANDS = 16,925 SF + STEEP SLOPES 43,838 SF = 60,763 SF
   (12.6% LOT). 12.6% < 15% THEREFORE 0% DEDUCTED FROM LOT SIZE.
5. 12% BONUS ALLOWED BUT NOT REQUIRED: 12.6 x 1.12 = 14.1 UNITS.





LOCUS
SCALE: 1"=2,000'±

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%		
BLDG. HEIGHT	35' MAX. (HOMES SHALL NOT EXCEED 35'H)		
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)		
OPEN SPACE (50%; 5.5AC)	53.3% (5.92 AC, 257,935 SF) PROVIDED		

*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 ON EX–1 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, WATER SUPPLY SYSTEMS, AND ROADWAY WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. EACH HOME WILL BE A CONDOMINIUM UNIT (13 TOTAL). BUILDING WITHIN THE WETLAND PROTECTION BUFFER IS PROHIBITED.
11. THE WELLS, PUMP HOUSES, AND WATER DISTRIBUTION EQUIPMENT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE SEPTIC SYSTEM WILL ALSO BE OWNED BY THE HOA. TRASH DISPOSAL WILL ALSO BE MANAGED BY THE HOA.

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	4/6/26	REVS PER TOWN COMMENTS		CJC	JEN
B	3/4/26	REVS PER TOWN COMMENTS: 9.5.A.1		CJC	JEN
A	1/19/12	PRIVATE WELLS & WATER SYSTEM		JEN	CEB

SITE LAYOUT 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

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LEGEND:

EXISTING FEATURES

- I.PIN(F) — IRON PIN FOUND
- I.PIPE(F) — IRON PIPE FOUND
- 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: 1 L=LEDGE S=SEASONAL — SOIL TEST PIT
- SLOPES 25% OR GREATER

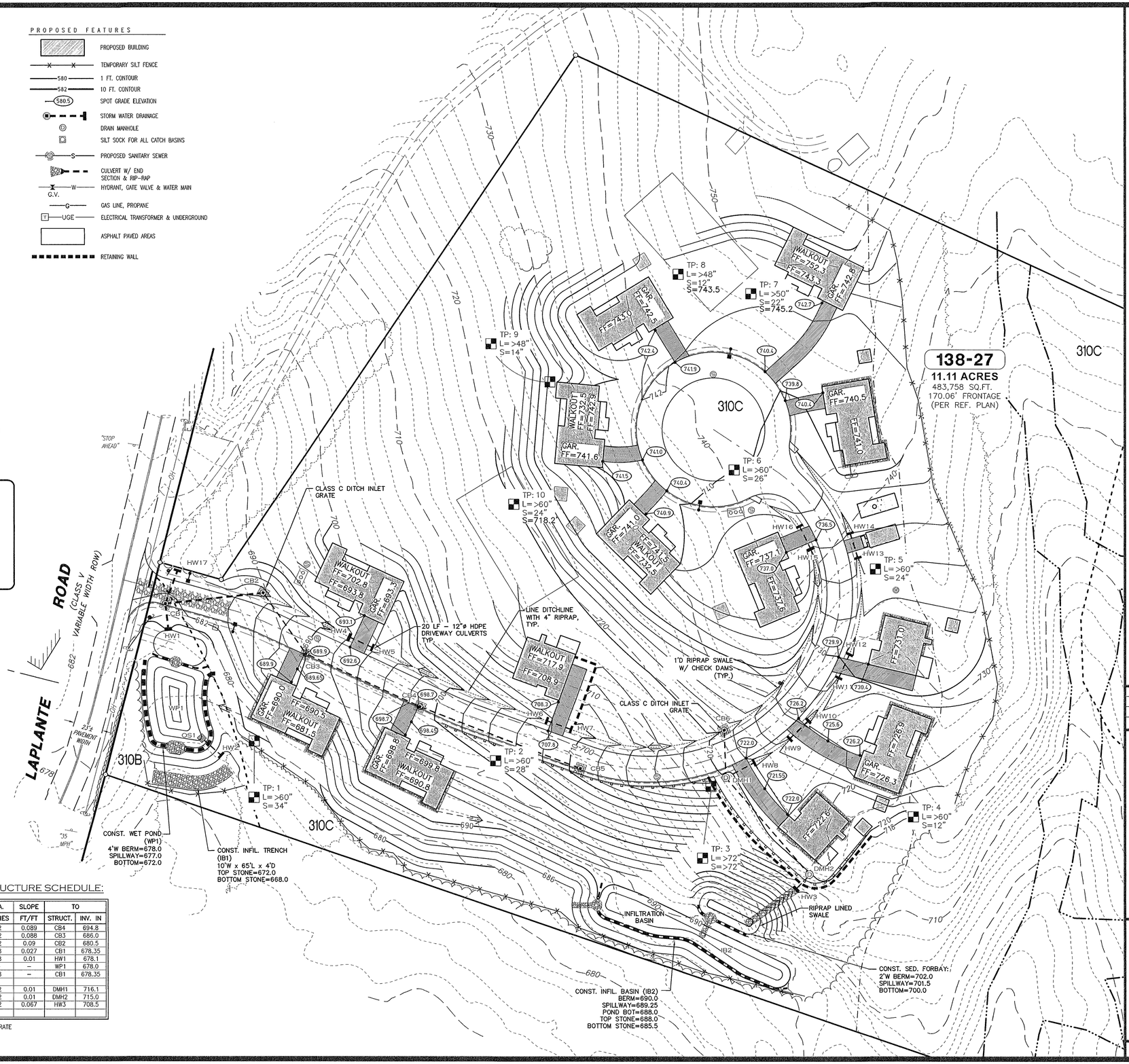
PROPOSED FEATURES

- 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
- 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	–	678.1	–	–	–	WP1	678.0
HW17	–	678.6	25	18	–	CB1	678.35
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	15	12	0.067	HW3	708.5

* 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.

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
B	4/6/26	REVS PER TOWN COMMENTS		CJC	JEN
A	3/4/26	REVS PER TOWN COMMENTS: 9.5.A.1		CJC	JEN

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

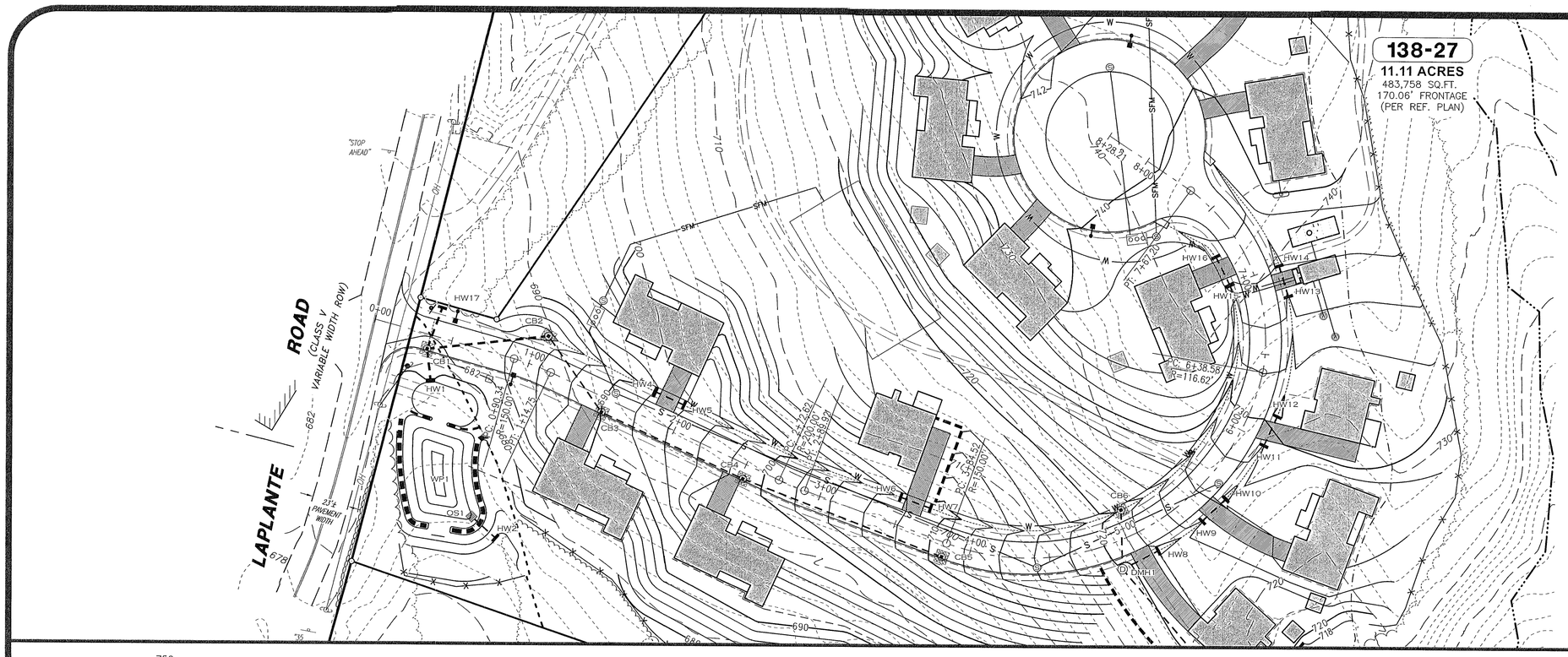
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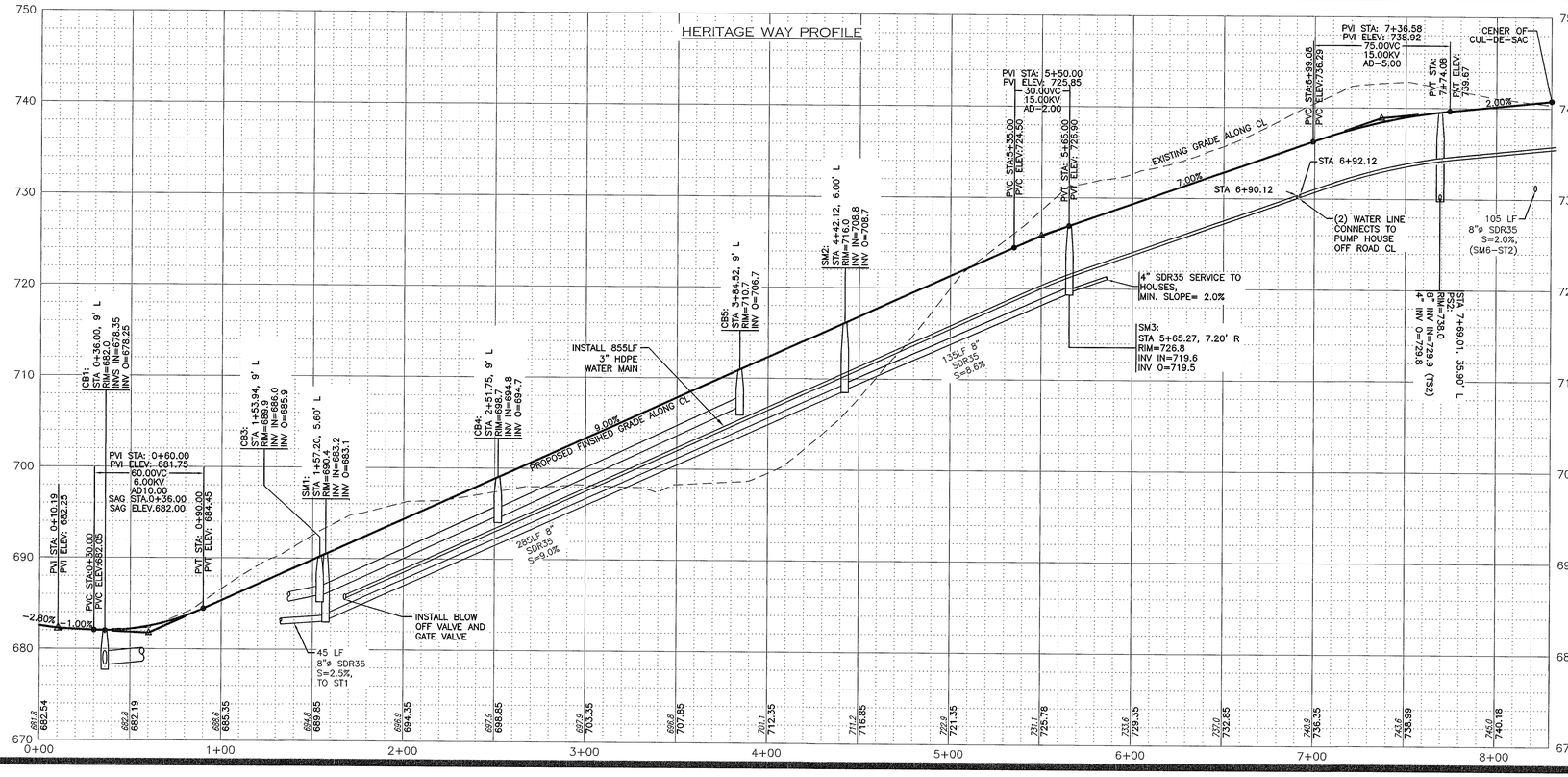
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NOTES:

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GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
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A	3/4/26	REVS PER TOWN COMMENTS: 9.5.A.1		CJC	JEN

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

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LEGEND:

EXISTING FEATURES

- LPIN(F) — IRON PIN FOUND
- LPIPE(F) — IRON PIPE FOUND
- SINGLE POST SIGN
- WF 37 — UTILITY POLE & GUY
- WETLAND FLAG
- RIGHT-OF-WAY LINE
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- SLOPES 25% OR GREATER

PROPOSED FEATURES

- PROPOSED BUILDING
- X X — TEMPORARY SILT FENCE
- 580 — 1 FT. CONTOUR
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- SILT SOCK FOR ALL CATCH BASINS
- 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

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

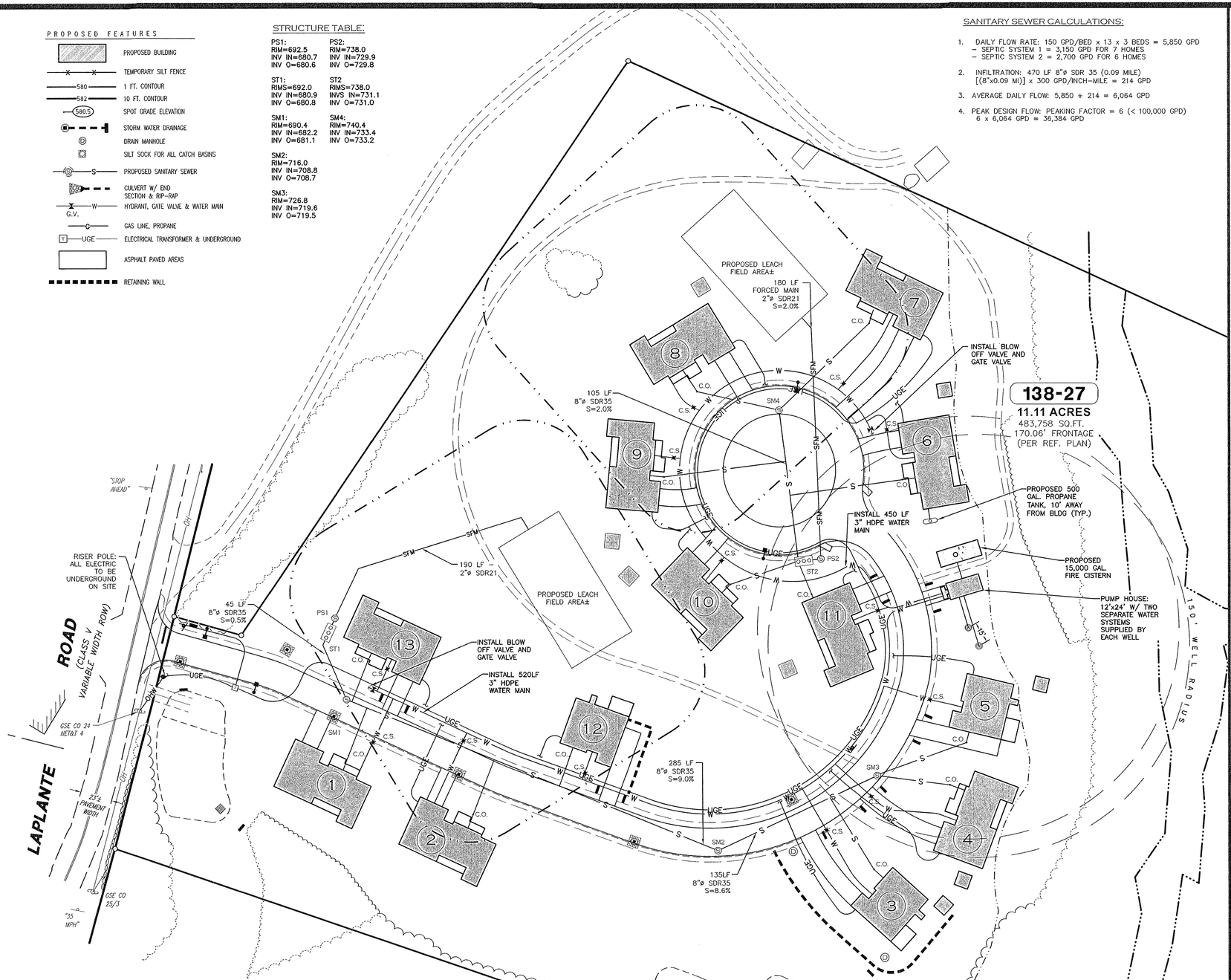
SM4:
RIM=740.4
INV IN=733.4
INV O=733.2

SM2:
RIM=716.0
INV IN=708.8
INV O=708.7

SM3:
RIM=726.8
INV IN=719.6
INV O=719.5

SANITARY SEWER CALCULATIONS:

1. DAILY FLOW RATE: 150 GPD/BED x 13 x 3 BEDS = 5,850 GPD
   - SEPTIC SYSTEM 1 = 3,150 GPD FOR 7 HOMES
   - SEPTIC SYSTEM 2 = 2,700 GPD FOR 6 HOMES
2. INFILTRATION: 470 LF 8"ø SDR 35 (0.09 MILE)
   [(8"x0.09 MI)] x 300 GPD/INCH-MILE = 214 GPD
3. AVERAGE DAILY FLOW: 5,850 + 214 = 6,064 GPD
4. PEAK DESIGN FLOW: PEAKING FACTOR = 6 (< 100,000 GPD)
   6 x 6,064 GPD = 36,384 GPD



NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF LEBANON AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CITY 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 CITY 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. SEWER SERVICE SHALL HAVE INDIVIDUAL CLEAN-OUT INSIDE EACH BUILDING.
14. CONTRACTOR SHALL OBTAIN STRUCTURAL DESIGN PLANS, DETAILS AND SPECIFICATIONS FOR ANY RETAINING WALLS AND WING-WALLS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION.
15. 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.
16. INSTALL PRECAST THRUST BLOCKS AT ALL FITTINGS ON WATER MAIN. MECHANICALLY RESTRAIN TEE FITTINGS.
17. THE WELLS AND PUMP HOUSES SHALL BE OWNED AND MAINTAINED BY AN H.O.A.
18. 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
C	4/6/26	REVS PER TOWN COMMENTS		CJC	JEN
B	3/4/26	REVS PER TOWN COMMENTS: 9.5.A.1		CJC	JEN
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

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45 Roxbury Street, Keene, NH 03431
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FILE: 4080SP00B.DWG	PROJ. NO. 4080.00	SHEET: UT-1	PAGE NO. 6 OF 12

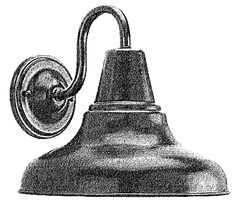
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PROGRESS LIGHTING™

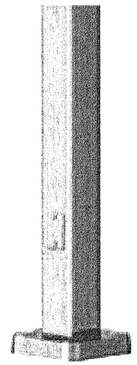
Performance:

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

P5623-2030K9



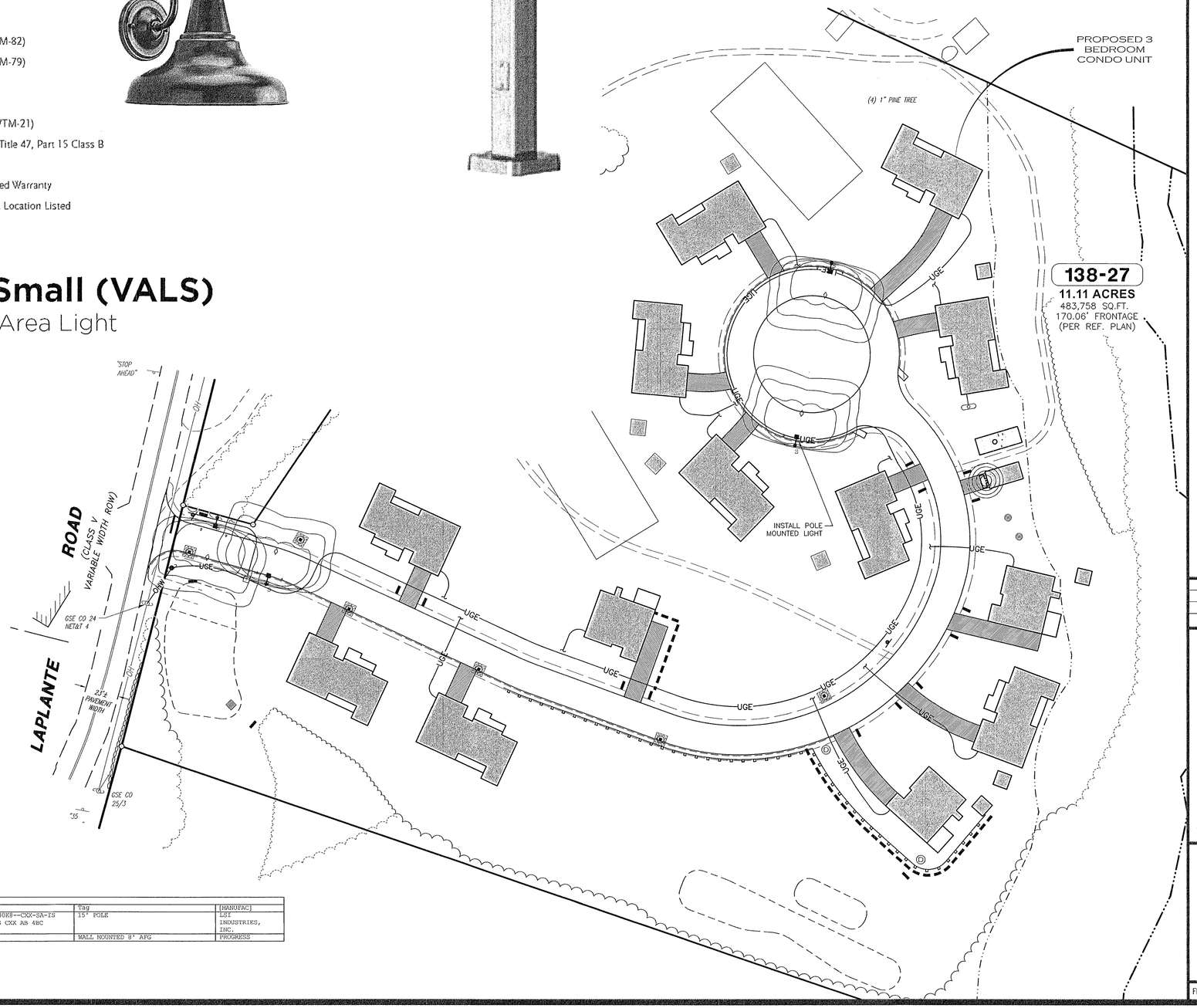
Steel Poles
Square Straight



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	B	Single	VALS-06L-4F-UNV-30K8--CXX-SA-IS / 48Q 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 (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: 1 L=LEDGE S=SEASONAL — SOIL 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
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — HYDRANT, GATE VALVE & WATER MAIN (G.V.)
- G — GAS LINE, PROPANE
- UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- RETAINING WALL

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
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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

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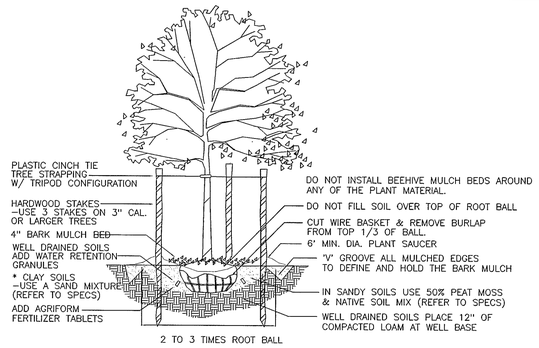
LEGEND:

EXISTING FEATURES

- I.P.I.N.(F) — IRON PIN FOUND
- I.P.PIPE(F) — IRON PIPE FOUND
- SINGLE POST SIGN
- UTILITY POLE & GUY
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- RIGHT-OF-WAY LINE
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- 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.

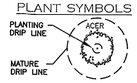
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DECIDUOUS TREE PLANTING DETAIL — 1 LS-1

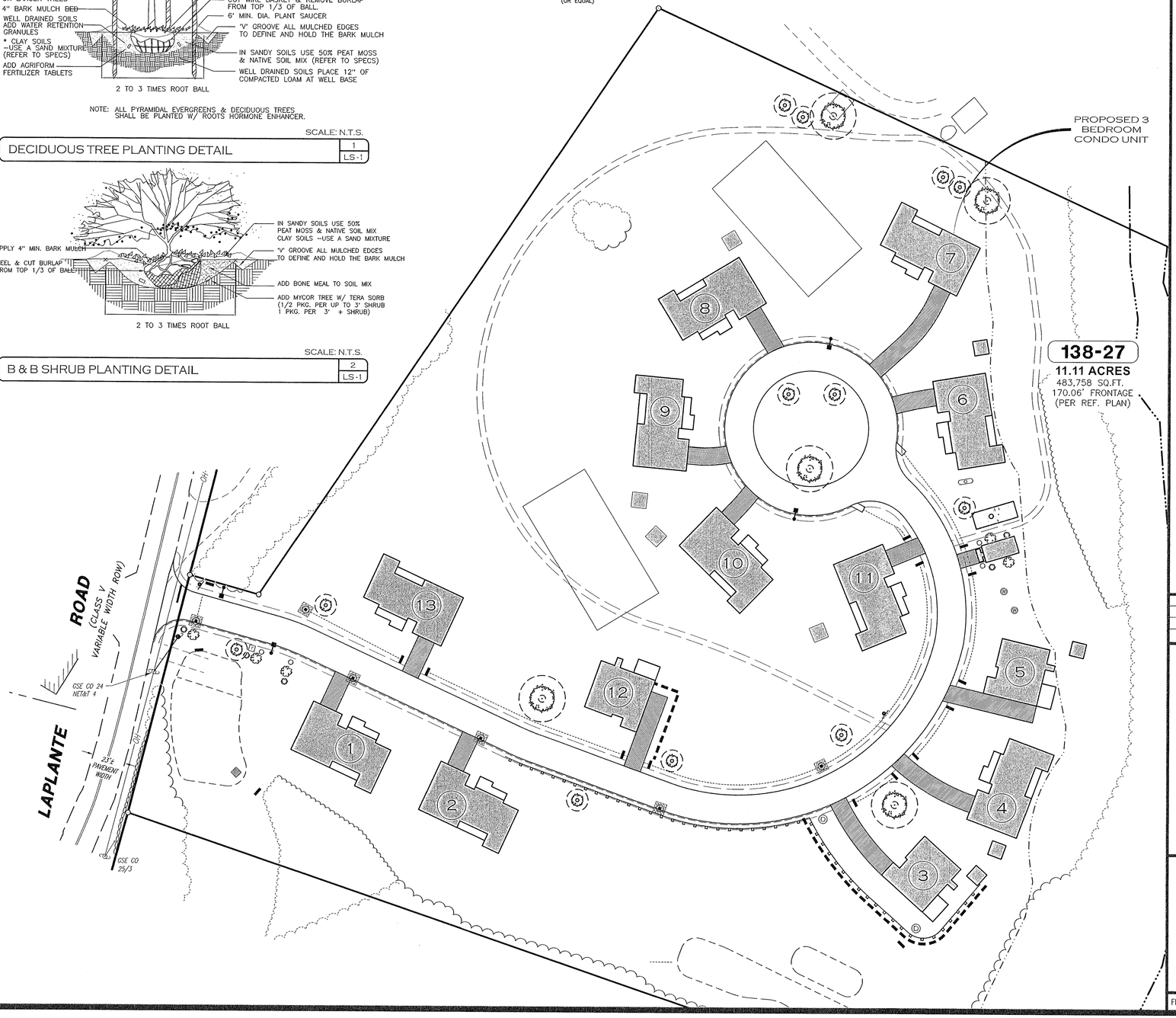
SCALE: N.T.S.

B & B SHRUB PLANTING DETAIL — 2 LS-1

PLANT SYMBOLS



	PLANT LIST & NAME	QTY.
ACER	ACER RUBRUM (RED MAPLE TREE) (OR EQUAL)	(5) 3" CAL., 12' TALL, 6' DRIP LINE 50'H, 40' DRIP LINE AT MATURITY
CRA	CRATAEGUS MACROSPERMA (HAWTHORN) (OR EQUAL)	(12) 1.5" CAL., 6' TALL, 3' DRIP LINE
PJM	RHOD. "P.J.M." COMP. CLONE (COMPACT RHODODENDRON) (OR EQUAL)	(5) 18"–24"
JGO	JUNIPERUS CHINENSIS (GREY OWL JUNIPER) (OR EQUAL)	(4) 3 GAL.
LEX	ILEX MESURVEAE 'BLUE PRINCE' (MALE HOLLY) (OR EQUAL)	(5) 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.
18. TREE CANOPY EXTENDING INTO THE ROADWAY MUST BE MAINTAINED AT 13'-6" FROM THE ROAD SURFACE.

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

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A	3/4/26	REVS PER TOWN COMMENTS: 9.5.A.1		CJC	JEN

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

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FILE: 4080SP00B.DWG	PROJ. NO. 4080.00	SHEET: LS-1	PAGE NO. 8 OF 12

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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.

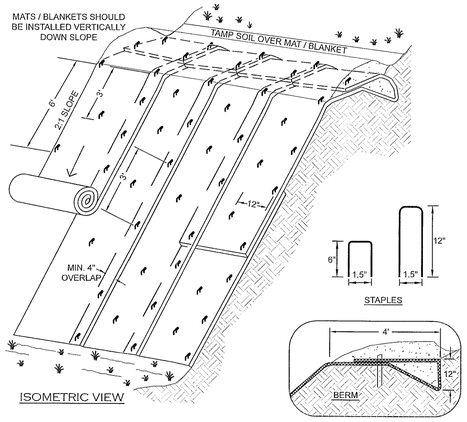
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

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

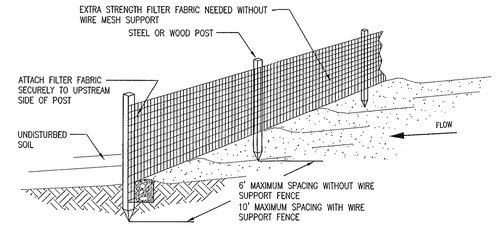


ISOMETRIC VIEW

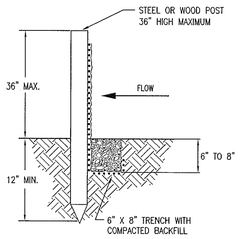
NOTES:

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.

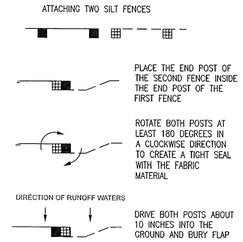
EROSION BLANKETS - SLOPE INSTALLATION — 4 / DT-1



PERSPECTIVE VIEW



SECTION VIEW

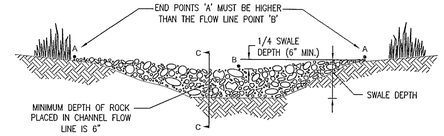


ATTACHING TWO SILT FENCES

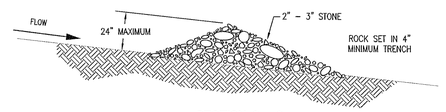
NOTES:

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.

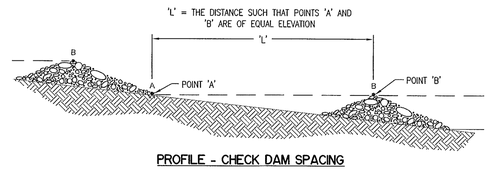
SILT FENCE — 5 / DT-1



VIEW LOOKING UPSTREAM



SECTION C – C

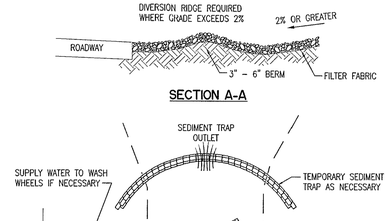


PROFILE – CHECK DAM SPACING

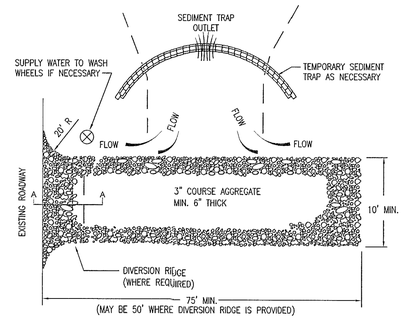
NOTES:

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
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CALL 811 – KNOW WHAT'S BELOW
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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

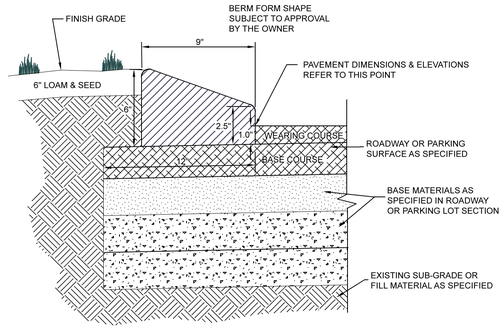
SCALE: NOT TO SCALE JANUARY 12, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

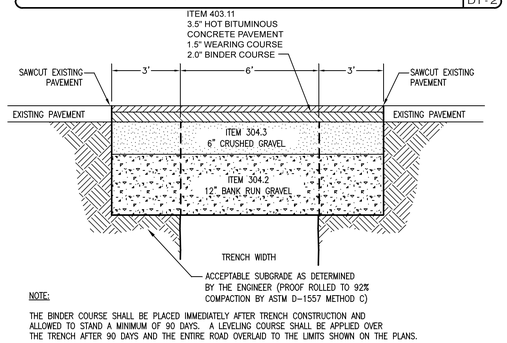
FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080DT00B.DWG	PROJ. NO. 4080.00	SHEET: DT–1	PAGE NO. 9 OF 12



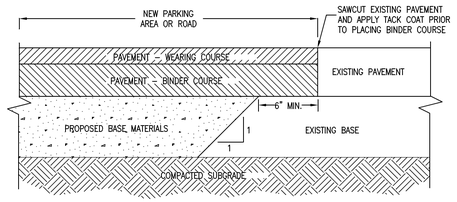
CURB - ASPHALT (CAPE COD BERM) — 1 / DT - 2



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.

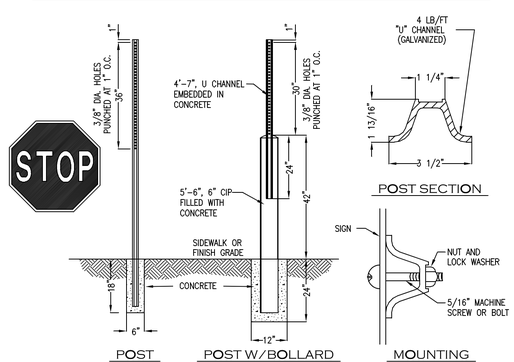
PAVEMENT TRENCH PATCH — 2 / DT - 2



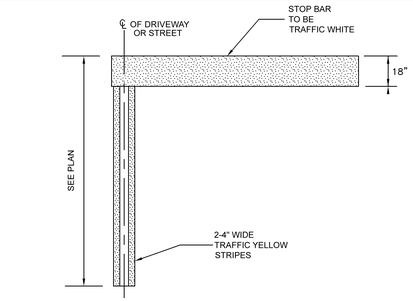
NOTE:

1. SEE ROADWAY FOR MATERIALS AND ASSOCIATED DEPTHS.
2. INFRARED JOINT AFTER PLACING PAVEMENT.

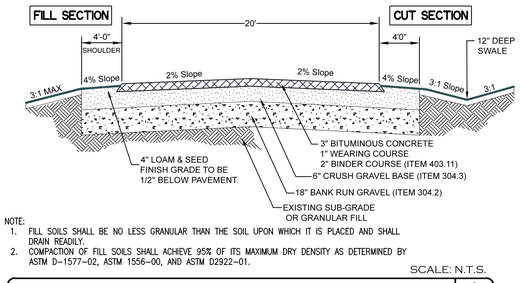
PAVEMENT MATCH — 3 / DT - 2



SIGN POST - STANDARD & W/BOLLARD — 4 / DT - 2



STOP BAR DETAIL — 5 / DT - 2

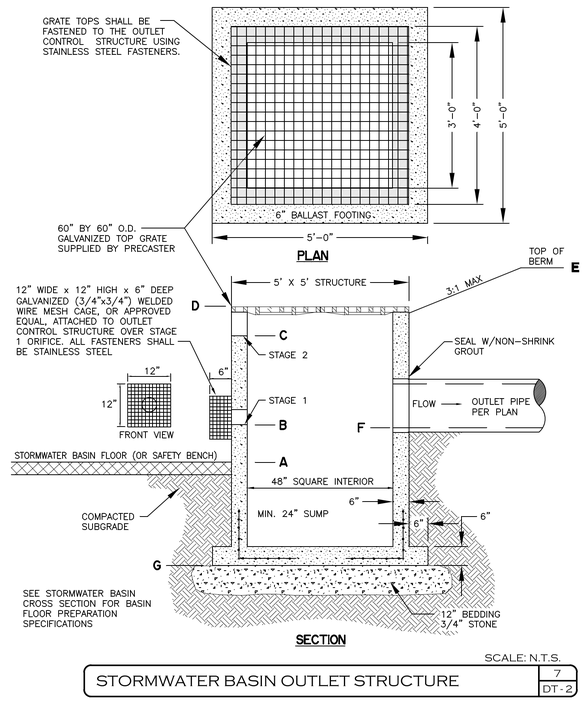


NOTE:

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.

SCALE: N.T.S.

TYPICAL ROAD CROSS SECTION — 6 / DT - 1



SCALE: N.T.S.

STORMWATER BASIN OUTLET STRUCTURE — 7 / DT - 2

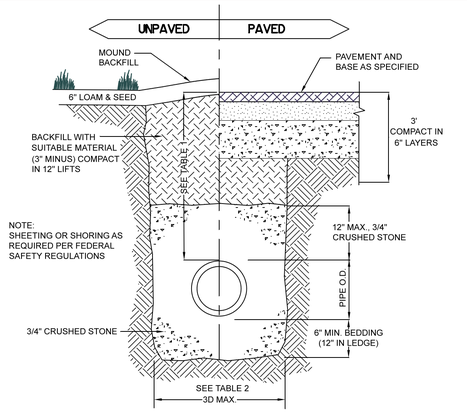
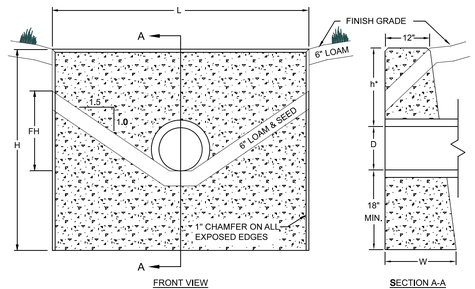


TABLE 1 (RECOMMENDED COVER)		
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

TABLE 2 (RECOMMENDED TRENCH WIDTH)	
INSIDE DIAMETER	TOTAL WIDTH
12" TO 24" OVER 24"	I.D. + 24" 2 x I.D.

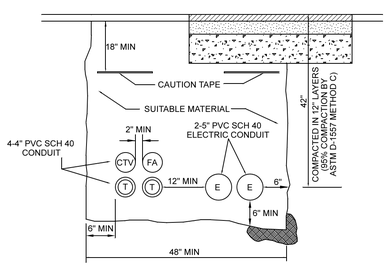
DRAINAGE TRENCH (TYPICAL) — 8 / DT - 2



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.

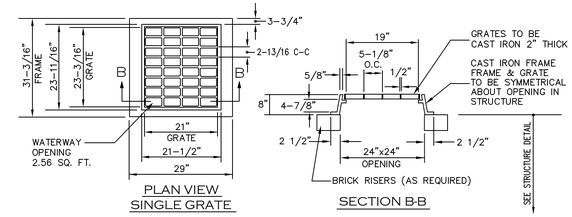
HEADWALL - PRECAST CONCRETE — 9 / DT - 2



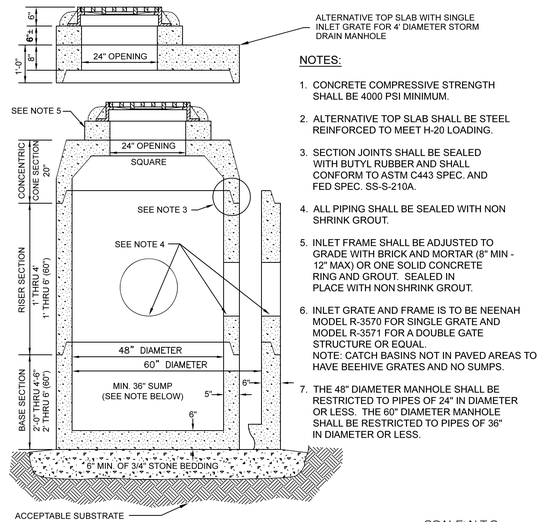
NOTE:

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	CK
A	3/4/26	REVS PER TOWN COMMENTS		CJC	JEN

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

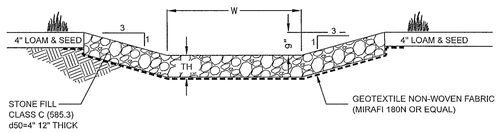
SCALE: NOT TO SCALE JANUARY 12, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

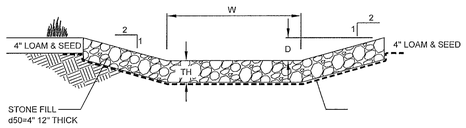
FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080DT00B.DWG	PROJ. NO. 4080.00	SHEET: DT-2	PAGE NO. 10 OF 12

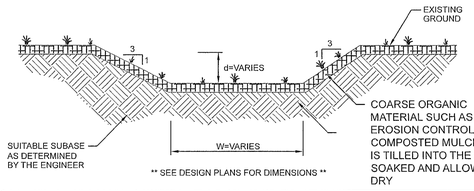


RIPRAP SPILLWAY DETAIL | 1 | DT-3

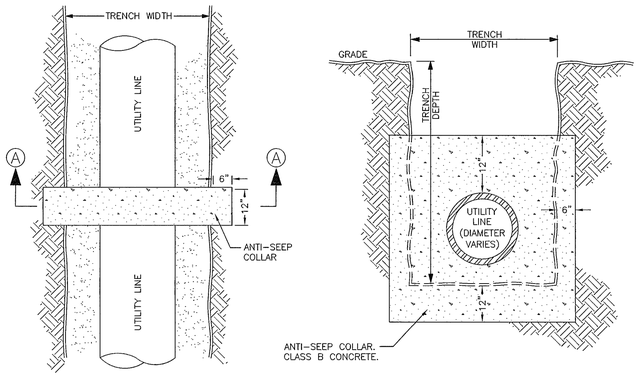


STRUCTURE	W	D	TH	d50
RAIN GARDEN	4 FT	8"	12"	4"

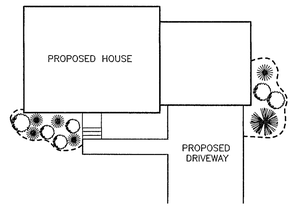
EMERGENCY SPILLWAY DETAIL | 2 | DT-3



INFILTRATION BASIN SECTION | 4 | DT-3



ANTI-SEEP COLLAR & TRENCH CHECK DAM | 5 | DT-3



LANDSCAPE LEGEND:

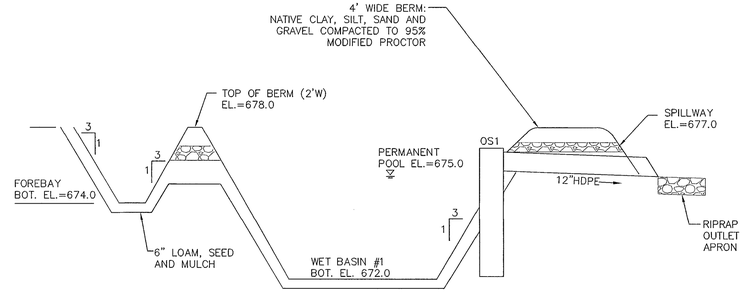
- EVERGREEN TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB
- MULCH AREA

NOTES:

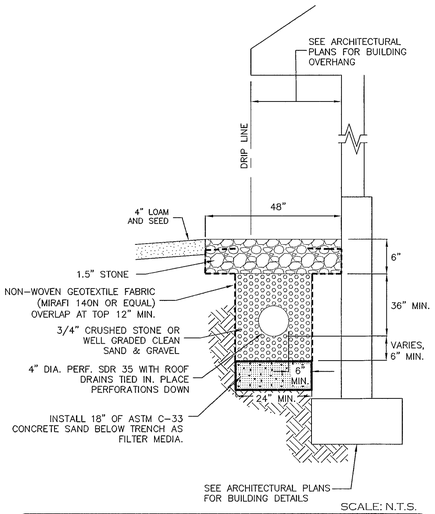
1. SUBJECT TO CHANGE PER OWNERS PREFERENCE
2. NATIVE SHRUBS SUCH AS VIBURNUMS, SHOWY FOTHERGILLA, OAKLEAF HYDRANGEA, INKBERYY, ARONIA, NINEBARK, AND SUMMERSWEET ARE TO BE USED AS EQUAL

SCALE: N.T.S.

LOT LANDSCAPING OR EQUAL | 7 | DT-3



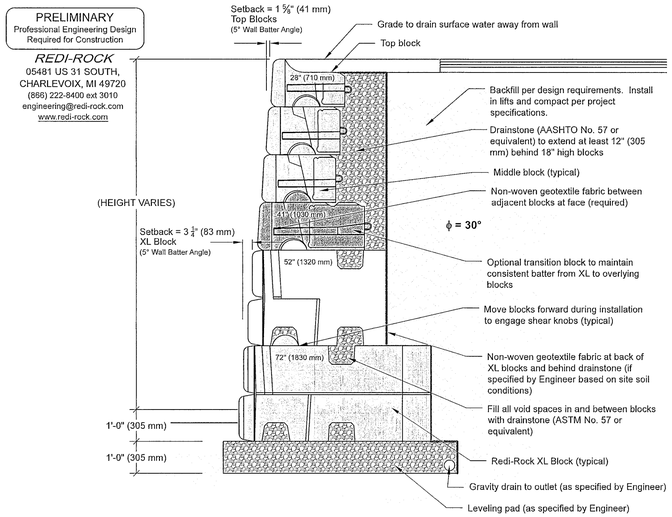
TYPICAL WET BASIN (WP1) | 8 | DT-3



STONE DRIP EDGE TRENCH | 3 | DT-3

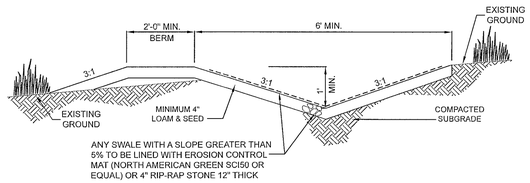
PRELIMINARY
Professional Engineering Design Required for Construction

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



TYPICAL SWALE DETAIL | 9 | D-3

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	3/4/26	REVS PER TOWN COMMENTS		CJC	JEN

CONSTRUCTION DETAILS

TAX MAP 138 LOT 27
(LAPLANTE ROAD)
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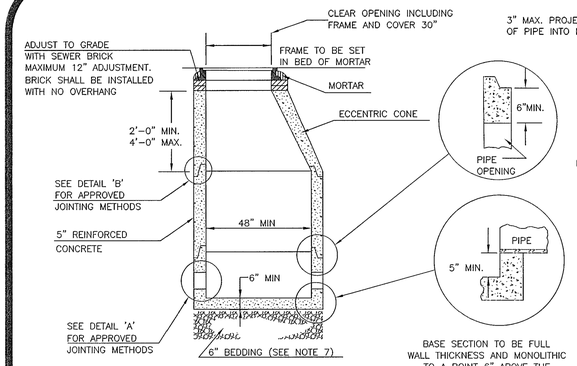
SCALE: NOT TO SCALE JANUARY 12, 2026

Surveying ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns

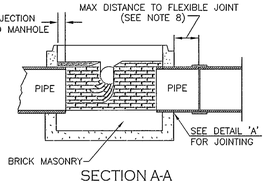
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FILE: 4080DT00B.DWG | PROJ. NO. 4080.00 | SHEET: DT-3 | PAGE NO. 11 OF 12

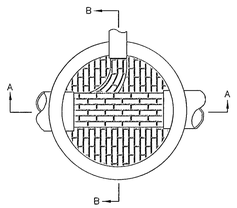


TYPICAL SECTION



SECTION A-A

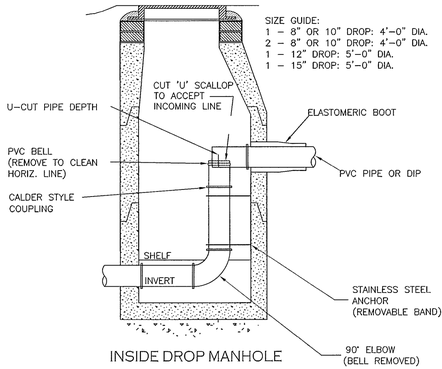
BASE SECTION TO BE FULL WALL THICKNESS AND MONOLITHIC TO A POINT 6" ABOVE THE PIPE CROWN.



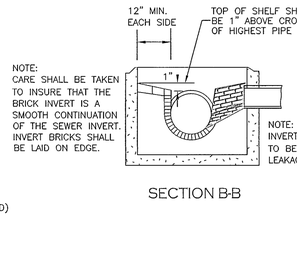
PLAN

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

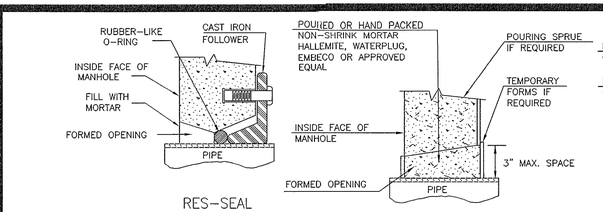


NOTE: CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.

SECTION B-B

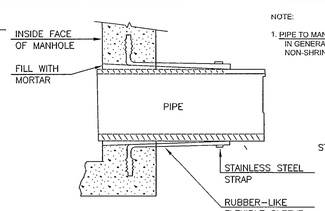
SCALE: N.T.S.

STANDARD MANHOLE - PART A	1
	DT - 4



RES–SEAL (OR EQUAL)

NON–SHRINKING MORTAR (OR EQUAL)

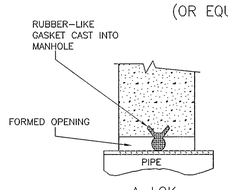


LOCK–JOINT FLEXIBLE MANHOLE SLEEVE (OR EQUAL)

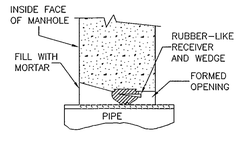
NOTE:
1. PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND, IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.

NOTE:
ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

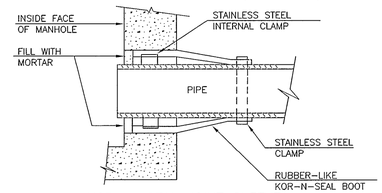
STATE OF NEW HAMPSHIRE APPROVED PRODUCTS
[A] SIKAFLEX–12–SL
[B] SONNEBORN BUILDING PRODUCTS
SONNOLASTIC SL–1



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

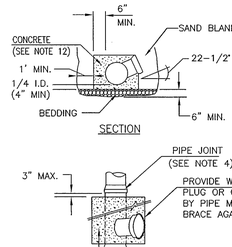
SCALE: N.T.S.

STANDARD MANHOLE - PART B	3
	DT - 4

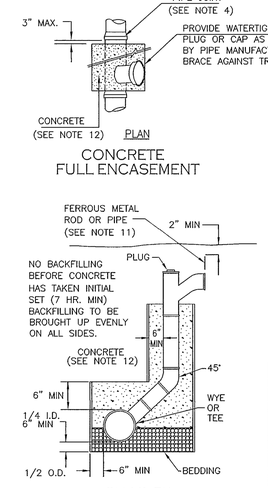
NOTES:
1. MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE 4 INCHES.
2. PIPE AND JOINT MATERIALS
   A. PLASTIC SEWER PIPE
      1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

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 15" (T-1 TO T-3)
F794	PVC (ROBBED WALL)	8" THROUGH 36"
D2680	ABS (COMPOSITES WALL)*	8" THROUGH 15"

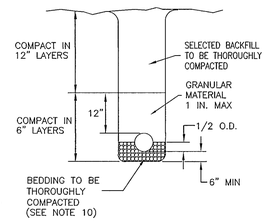
      *PVC: POLY VINYL CHLORIDE
      *ABS: ACRYLONITRILE-BUTADIENE-STYRENE
      2. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMREIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.
      ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2680, 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 INSTITURE:
         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 6 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



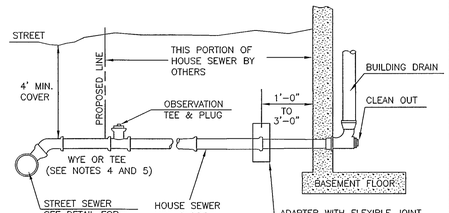
CHIMNEY (SEE NOTE 13)



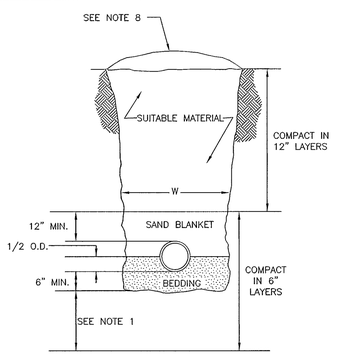
TRENCH CROSS-SECTION

SCALE: N.T.S.

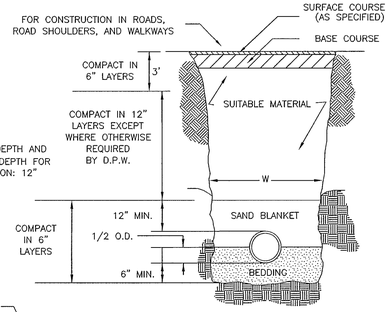
HOUSE SEWER DETAILS	4
	DT - 4



SEWER AND HOUSE SEWER

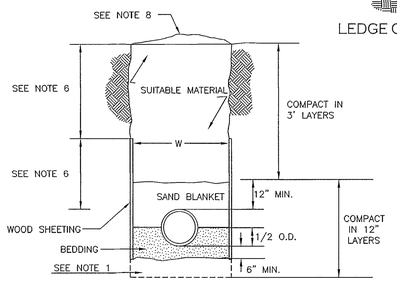


EARTH CONSTRUCTION



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	CK

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
45 Roxbury Street, Keene, NH 03431
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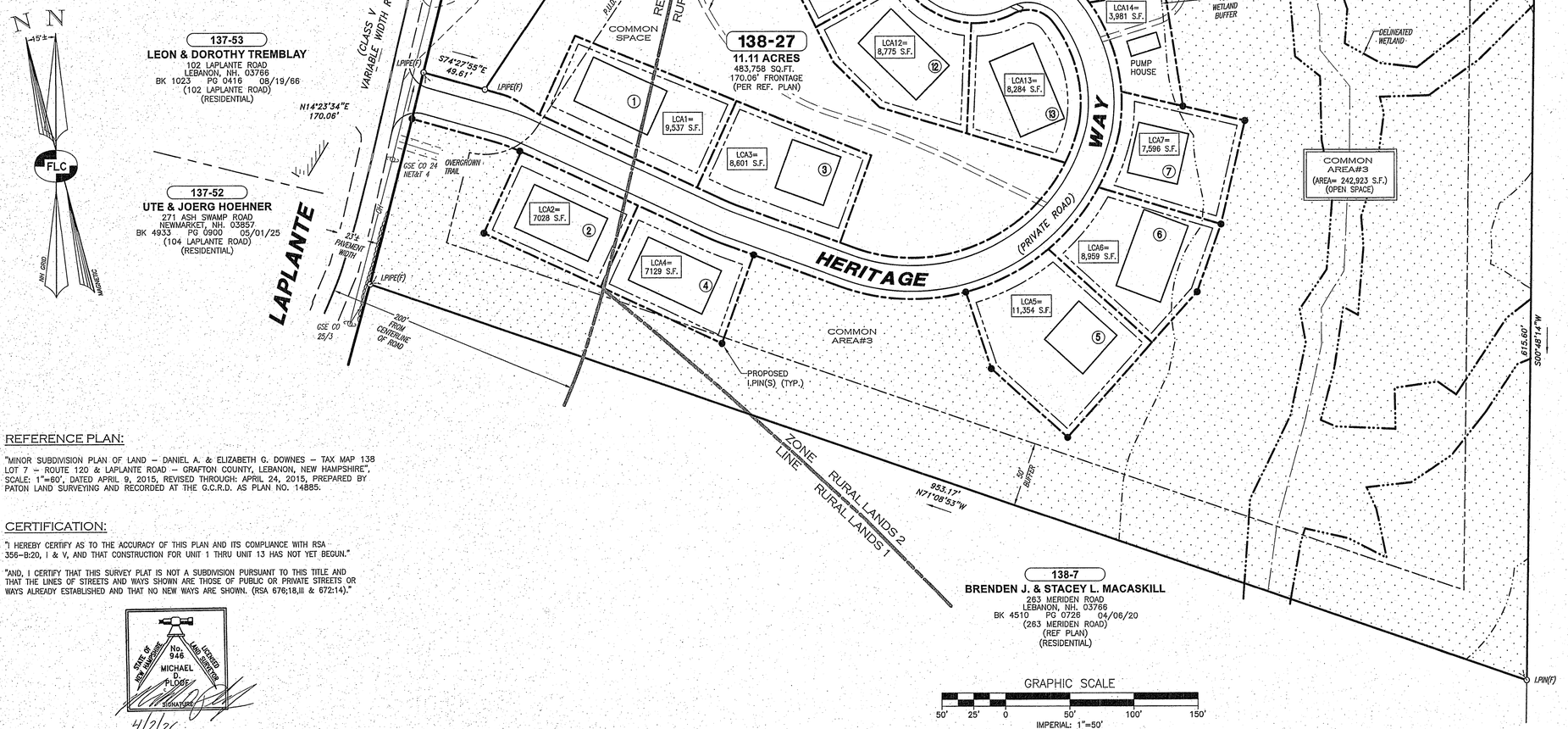
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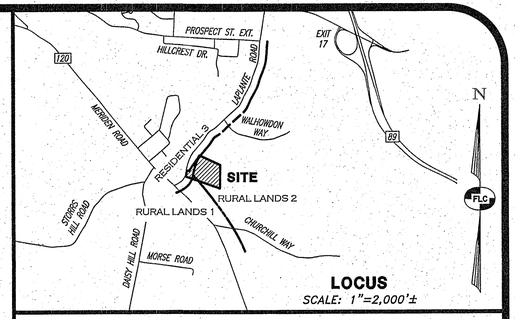
LEGEND:

- LPIN(F) — IRON PIN FOUND
- LPIPE(F) — IRON PIPE FOUND
- UTILITY POLE & GUY
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- 50' P.U.D. BUFFER LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- OH — OVERHEAD UTILITY LINE
- ZONE LINE
- 183-27 — TAX MAP & LOT NUMBER
- EXISTING BUILDING
- PROPOSED ASPHALT PAVED AREAS
- LIMITED COMMON AREA LINE
- PROPOSED EASEMENT LINE
- L.C.A. — LIMITED COMMON AREA

UNIT LEGEND

- UNIT SUBSTANTIALLY COMPLETE
- UNIT NOT YET COMPLETED
- UNIT NOT YET BEGUN
- 29 — CONDOMINIUM UNIT NUMBER
- 112 — UNIT ADDRESS NUMBER
- LCA10= 8,175 S.F. — LIMITED COMMON AREA





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 CONDOMINIUM SITE PLAN 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%		
BLDG. HEIGHT	35' MAX. (HOMES SHALL NOT EXCEED 35'H)		
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)		
OPEN SPACE (50%; 5.5AC)	50.2% (5.57 AC, 252,923 SF) PROVIDED		

*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, WATER SUPPLY SYSTEMS, AND ROADWAY WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. EACH HOME WILL BE A CONDOMINIUM UNIT (13 TOTAL). BUILDING WITHIN THE WETLAND PROTECTION BUFFER IS PROHIBITED.
11. THE WELLS, PUMP HOUSES, AND WATER DISTRIBUTION EQUIPMENT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE SEPTIC SYSTEM WILL ALSO BE OWNED BY THE HOA.
12. THE SUBDIVISION REGULATIONS OF THE CITY OF LEBANON AND THE NOTICE OF ACTION ARE A PART OF THE PLAT, AND APPROVAL OF THIS PLAT REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF THE NOTICE OF ACTION AND SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY MODIFICATION OR WAIVER SET FORTH IN THE NOTICE OF ACTION.

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	4/3/26	REVS PER PB COMMENTS		CJC	JEN

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.

CERTIFICATION:

"I HEREBY CERTIFY AS TO THE ACCURACY OF THIS PLAN AND ITS COMPLIANCE WITH RSA 356–B:20, I & V, AND THAT CONSTRUCTION FOR UNIT 1 THRU UNIT 13 HAS 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)."

STATE OF NEW HAMPSHIRE — No. 946 — MICHAEL D. PLOUFF — LICENSED LAND SURVEYOR — SIGNATURE

4/2/26

CONDOMINIUM AND OPEN SPACE 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' MARCH 4, 2026

Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

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45 Roxbury Street, Keene, NH 03431
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FILE: 4080CD00A.dwg	PROJ. NO. 4080.00	SHEET: CD–1	PAGE NO. 1 OF 1

LEGEND:

EXISTING FEATURES

- LPIN(F) — IRON PIN FOUND
- LPIPE(F) — IRON PIPE FOUND
- 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: 1 L=LEDGE S=SEASONAL — SOIL TEST PIT
- SLOPES 25% OR GREATER

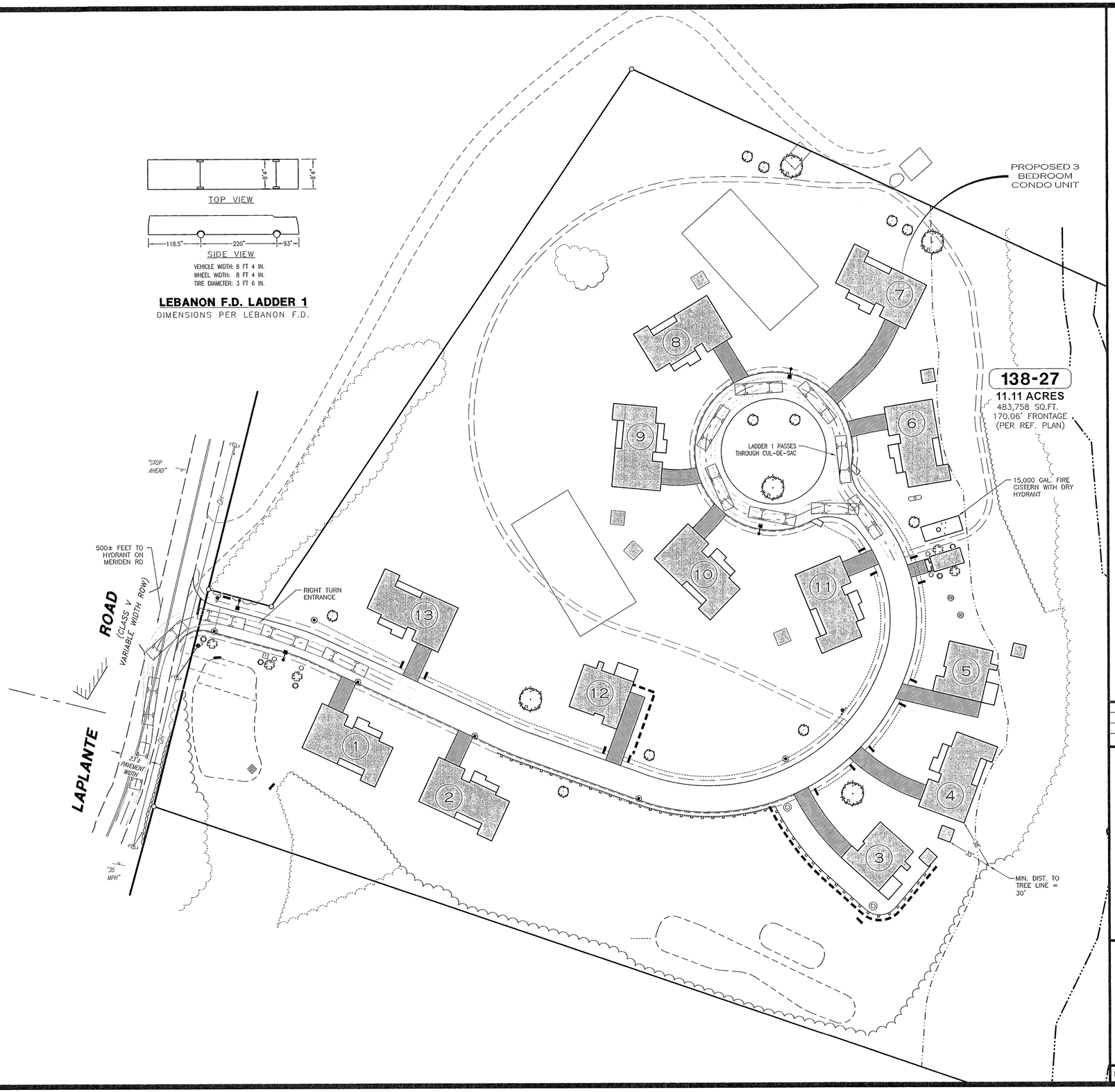
PROPOSED FEATURES

- PROPOSED BUILDING
- X X — 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 — GAS LINE, PROPANE
- T UGE
- ASPHALT PAVED AREAS
- RETAINING WALL

VEHICLE WIDTH: 8 FT 4 IN.
WHEEL WIDTH: 8 FT 4 IN.
TIRE DIAMETER: 3 FT 6 IN.

LEBANON F.D. LADDER 1

DIMENSIONS PER LEBANON F.D.



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%
BLDG. HEIGHT 35' MAX. (HOMES SHALL NOT EXCEED 35'H)
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)
OPEN SPACE (50%; 5.5AC) 53.3% (5.92 AC, 257,935 SF) PROVIDED
*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.
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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, WATER SUPPLY SYSTEMS, AND ROADWAY WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. EACH HOME WILL BE A CONDOMINIUM UNIT (13 TOTAL).
11. THE WELLS, PUMP HOUSES, AND WATER DISTRIBUTION EQUIPMENT 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
B	4/6/26	REVS PER TOWN COMMENTS		CJC	JEN
A	2/26/26	SHEET ADDED PER DPW		CJC	JEN

FIRETRUCK TURNING EXHIBIT 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' FEBRUARY 26, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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FILE: 4080SP00B.DWG	PROJ. NO. 4080.00	SHEET: EH-1	PAGE NO. 1 OF 1

Apr 02, 2026 - 12:19pm rLC-31
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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: 1 L=LEDGE S=SEASONAL — SOIL TEST PIT
- SLOPES 25% OR GREATER

PROPOSED FEATURES

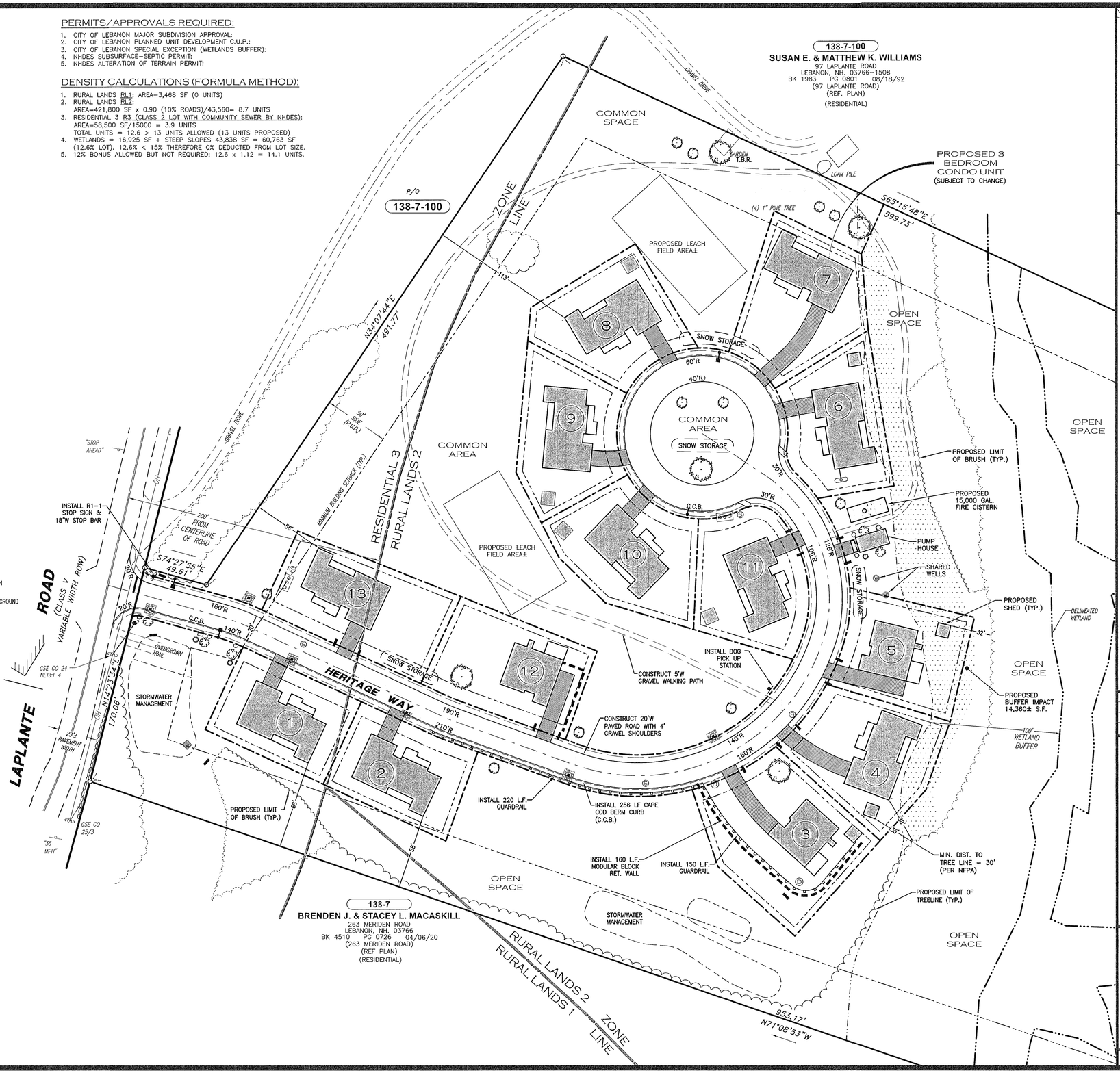
- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- HYDRANT, GATE VALVE & WATER MAIN
- ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- GRAVEL SHOULDER
- CAPE COD BERM CURB (C.C.B.)
- LIMITED COMMON AREA LINE
- PROPOSED EASEMENT LINE
- L.C.A. — LIMITED COMMON AREA

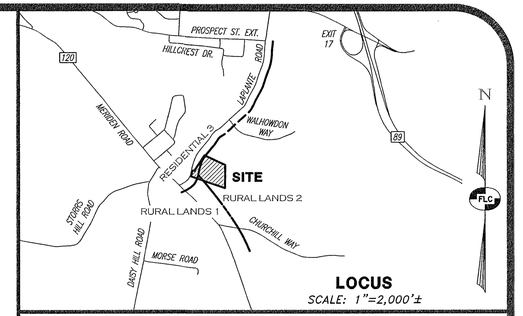
PERMITS/APPROVALS REQUIRED:

1. CITY OF LEBANON MAJOR SUBDIVISION APPROVAL:
2. CITY OF LEBANON PLANNED UNIT DEVELOPMENT C.U.P.:
3. CITY OF LEBANON SPECIAL EXCEPTION (WETLANDS BUFFER):
4. NHDES SUBSURFACE-SEPTIC PERMIT:
5. NHDES ALTERATION OF TERRAIN PERMIT:

DENSITY CALCULATIONS (FORMULA METHOD):

1. RURAL LANDS RL1: AREA=3,468 SF (0 UNITS)
2. RURAL LANDS RL2:
   AREA=421,800 SF x 0.90 (10% ROADS)/43,560= 8.7 UNITS
3. RESIDENTIAL 3 R3 (CLASS 2 LOT WITH COMMUNITY SEWER BY NHDES):
   AREA=58,500 SF/15000 = 3.9 UNITS
   TOTAL UNITS = 12.6 > 13 UNITS ALLOWED (13 UNITS PROPOSED)
4. WETLANDS = 16,925 SF + STEEP SLOPES 43,838 SF = 60,763 SF (12.6% LOT). 12.6% < 15% THEREFORE 0% DEDUCTED FROM LOT SIZE.
5. 12% BONUS ALLOWED BUT NOT REQUIRED: 12.6 x 1.12 = 14.1 UNITS.





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 2 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%		
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5. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLAN NOTED ON EX-1 TOGETHER WITH A PRECISE SURVEY BY THIS OFFICE.
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GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	4/6/26	REVS PER TOWN COMMENTS		CJC	JEN

ZONING EXHIBIT 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' FEBRUARY 26, 2026

Surveying ✣ Engineering ✣ Land Planning ✣ Permitting ✣ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

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FILE: 4080SP00B.DWG	PROJ. NO. 4080.00	SHEET: ZE-1	PAGE NO. 1 OF 1

Apr 14, 2026 - 12:19pm TLC-JT
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PLANNING BOARD

April 13, 2026 Meeting

Staff Memorandum – PB2026-09-FMAJ

APPLICATION INFORMATION

Agenda Item: 4.G

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:
Laplante Road (Tax Map 138, Lot 27)

Applicant:
Oakes and 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 and Son Construction, LLC (applicant), 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 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-FMAJ

APPLICATION MATERIALS

- Application form (1 page)
- Document titled, "Planned Unit Development – Major Subdivision & CUP Narrative," dated April 3, 2026, prepared by Fieldstone Land Consultants, PLLC (6 pages including 2-page trip generation analysis)
- Document titled, "Planned Unit Development – Staff Comments - Response Letter," dated April 10, 2026, prepared by Fieldstone Land Consultants, PLLC (5 pages)
- Application for Waivers dated March 4, 2026 (2 pages)
- Document titled, "Planned Unit Development – Major Subdivision Waiver Request," dated April 8, 2026, prepared by Fieldstone Land Consultants, PLLC (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)
- Certified Notification List (2 pages)
- Fee Schedule (2 pages)
- Plan set titled, "Heritage Way Development," prepared by Fieldstone Land Consultants, PLLC, dated January 12, 2026, last revised April 3, 2026, Proj. No. 4080.00 (15 sheets)
- Stormwater Management Report titled, "Oakes & Son Construction Condo Plan," dated January 12, 2026, prepared by Fieldstone Land Consultants, PLLC (82 pages)

REQUEST TO WAIVE PRELIMINARY MAJOR SUBDIVISION REVIEW

The applicant proposes to develop the subject property with 13 one-family dwellings to be individually owned and accessed from LaPlante Road via a private street (proposed to be named "Heritage Way"). As such, the development constitutes a "Major Subdivision" as that term is defined in Section 5 of the Subdivision Regulations. As a major subdivision, the proposed development requires Preliminary Major Subdivision Review (a/k/a Design Review of a Preliminary Layout) per Section 10.2 of the Subdivision Regulations prior to Final Major Subdivision Review (a/k/a Final Plat Review) per Section 10.3 of the Subdivision Regulations.

Pursuant to Section 10.2.F of the Subdivision Regulations, the applicant has requested a waiver of Design Review in order to proceed directly to Final Plat Review. The Board may waive Design Review per Section 10.2.F if it finds that "the specific circumstances of a proposed subdivision application do not require such review." The basis for the applicant's request to waive Preliminary Major Subdivision Review is set forth in the attached Application for Waivers dated March 4, 2026.

Staff recommends that the Board consider this request as a threshold matter before proceeding with the completeness review.

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 7.7.C.3 ("Initial Completeness Determination") of the Subdivision Regulations. Section 7.7.C.3 provides 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 and 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 has reviewed the application for compliance with the applicable submission requirements of the Subdivision Regulations and has found that the application is currently incomplete or partially incomplete with respect to the following:

- Section 10.4.A.1.g: Requiring the plans to show, "[t]he location of existing structures […] within 200 feet of the property."
- Section 10.4.A.1.h Requiring the plans to show, "[t]he location of existing natural features […] within 200 feet of the property."
- Section 10.4.A.1.h Requiring the plans to "indicate […] those natural features that are to be removed, retained, or altered."

With respect to the following Sections requiring certain information to be submitted as part of an application for Final Plat Review, the applicant has requested waivers to allow these requirements to be satisfied as a condition of approval:

- Section 10.4.C.2.b: Requiring "[c]ost estimates for the completion of all on-site improvements which shall be subject to a Performance Security Agreement pursuant to Section 7.10 of these Regulations."
- Section 10.4.C.2.c: Requiring "[t]emporary Control Plan(s) to be implemented during the proposed construction period, including, but not limited to, traffic control, erosion control, dust control, and hours of operation."
- Section 10.4.C.2.d: Requiring a "copy of such proposed covenants or deed restrictions, including Owners Association documents and Bylaws as described in Section 12.8 of these Regulations, as may be intended to apply to the property in whole or in part."
- Section 10.4.C.2.d and Section 12.2.D: *open space deed restrictions*
- Section 12.2.F: *owners association documentation and requirements*
- Section 12.7: "The Board will not approve a subdivision with a community water supply or sewage disposal system subject to regulation by Water Supply and Pollution Control Division until provision satisfactory to the Board is made for the continued operation and maintenance of such systems."
- Section 12.8: "[T]he subdivider shall furnish a copy of the proposed legal documents establishing this organization and shall include specific provisions for the collection of fees, assessments and charges to pay for the operation and maintenance of such common facilities."
- Section 13.4.A.1: "For each lot in the proposed subdivision requiring a subsurface sewage disposal system, soil data shall be provided using Site Specific Soil Maps for New Hampshire and Vermont SSSNNE Special Publication No. 3, June, 1997."

The applicant requests waivers to allow a significant amount of information to be provided as a condition of approval rather than at the time of application. To the extent the Planning Board determines that the applicants' waiver requests meet the standards of Section 7.15 ("Waiver of Regulations"), staff would recommend that compliance with these requirements be made subject to a compliance hearing before the Planning Board pursuant to Section 7.9.A.7 of the Subdivision Regulations and NH RSA 676:4, I(i).

APPLICATION OVERVIEW

The subject property is currently undeveloped and, from the stream that runs along the rear of the property, slopes downwards towards Laplante Road. The property is mostly located within the RL-2 District except along the property's road frontage which is zoned R-3, and a small portion along the property's southern boundary which is zoned RL-1.

The applicant proposes to develop the property as a 13-unit Planned Unit Residential Development (PURD) consisting of 13 one-family dwellings together with supporting infrastructure including two community wells, a pump house, two community septic systems, stormwater management facilities, street lighting, landscaping, and a walking path. Approximately 50% of the lot will be conserved as open space in accordance with the PURD requirements. The units will be clustered around a private street extending from LaPlante Road and ending in a cul-de-sac, proposed to be named "Heritage Way," with private driveways accessing each unit.

Portions of the property are subject to the Wetlands Conservation District. The applicant obtained Special Exception approval from the Zoning Board of Adjustment on April 6, 2026 (ZB2026-04-SE), to allow +/- 14,380 sq. ft. of impact to the wetland buffer that extends 100 ft. from either side of the intermittent stream that runs along the rear of the property (see the Existing Conditions Plan, Sheet 2 of the plan set). The

impacts allowed by the Special Exception include grading, stormwater management systems, lawns, and sheds.

The applicant proposes a condominium form of ownership with "limited common areas" associated with each unit and three "common areas" within which the shared amenities and infrastructure will be located (as shown on the Condominium and Open Space Plan included with the plan set, Common Area #3 will consist of the protected open space required for the proposed PURD). It is not clear why a condominium has been proposed as opposed to a conventional homeowners association.

A request for PURD approval is governed by Section 501 of the Zoning Ordinance. Section 501.1.A requires the applicant to obtain a Conditional Use Permit from the Planning Board. An application for a Conditional Use Permit for the PURD has been submitted by the applicant (PB2026-08-CUP) and should be considered contemporaneously with the applicant's request for Final Plat Review.

SUBDIVISION REGULATIONS

Jurisdiction

The proposed 13-unit development meets the definition of "major subdivision" as set forth in Section 5 of the Subdivision Regulations:

> **Major Subdivision.** Any division of a lot, tract, or parcel of land either (a) into four (4) or more lots, plats, building sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance or building development, or (b) involves the creation of new streets, or the extension of existing streets.

As such, the project would ordinarily require Design Review of a Preliminary Layout. When Design Review of a Preliminary Layout is waived (as has been requested), the project requires Final Plan Review per Section 10.3 of the Subdivision Regulations. Applications for Final Plat Review must provide the information required by Section 10.4.A and C, and must meet all applicable requirements of Section 12 (General Requirements) and Section 13 (Design Standards).

Waiver Requests

As discussed above, the applicant requests a waiver from Section 10.2, requiring Design Review of a Preliminary Layout", as well as waivers to allow the information required by the following sections of the Subdivision Regulations to be provided as conditions of approval:

- **Section 10.4.C.2.b**: cost estimates for completion of all on-site improvements which shall be subject to a Performance Security Agreement pursuant to Section 7.10 of these Regulations
- **Section 10.4.C.2.c**: temporary control plan(s)
- **Section 10.4.C.2.d**: covenants or deed restrictions, including Owners Association documents and Bylaws
- **Section 10.4.C.2.d & Section 12.2.D**: open space deed restrictions
- **Section 12.2.F**: owners association documentation and requirements
- **Section 12.7**: provisions for the continued operation and maintenance of the common facilities
- **Section 12.8**: legal documents establishing this organization and shall include specific provisions for the collection of fees, assessments and charges to pay for the operation and maintenance of such common facilities

- **Section 13.4.A.1**: soil data

Additionally, the applicant requests waivers from the following requirements:

- **Section 12.1.B**: "The Board shall restrict subdivision of land which is found by the Board to be unsuitable for development by reason of […] excessive slope, namely any slope of land that is 25% or greater."
- **Section 12.2.B.1**: "The Planning Board may require the installation of recreational facilities [within the dedicated open space]." *Note: it is not clear that this waiver is needed.*
- **Section 13.5.A**: requiring survey monuments installed within the street right-of-way.
- **Section 13.5.H.6**: requiring curbing to be constructed of concrete or granite.

Pursuant to Section 7.15 of the Subdivision Regulations, the Board may grant a waiver from the Section 10 and Section 12 requirements if it finds, by majority vote, that either:

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

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

Waivers from Section 13 requirements are subject to Section 13.18 which provides that, "[a] subdivider may request the modification or waiver of a design standard contained in Section 13. The Board may grant such request if it determines that compliance is not required to meet the purpose and intent of these Regulations and that the public good will not be adversely affected."

The applicant's basis for each waiver request is described in the attached Application for Waivers and the attached document titled, "Planned Unit Development – Major Subdivision Waiver Request," dated April 8, 2026, prepared by Fieldstone Land Consultants, PLLC. Note that the granting of a waiver from a design requirement does not relieve an applicant from making the improvements that are depicted on the approved plan, even if the depicted improvement would have been covered by the waiver had it not been included on the approved plan.

Section 10 – Major Subdivision Application Requirements

Section 10.4.A and 10.4.C (Final Major Subdivision Plat Submission Requirements): The missing information required by Section 10.4 is discussed above. Other than as discussed above, all other information required by Section 10.4 for final review of a major subdivision has been submitted by the applicant.

Section 12 - General Requirements

12.1 (Character of Land). The proposed development area on the property does not appear to be subject to flooding or erosive stream action. While there are extensive wetlands to the rear of the property, the applicant's proposal stays mostly clear of the wetlands located within the development site, and mostly clear of the wetland buffer. The development area contains steep slopes greater than 25 percent. As noted above, the applicant has requested a waiver to allow the access road to traverse an area of steep slopes.

12.2 (Open Space and Recreation Area) The applicant is required by the Subdivision Regulations to set aside a minimum of fifteen (15) percent of the property for open space. However, pursuant to the requirements of Section 501.1.F of the Zoning Ordinance, PURDs in the R-3 District require at least 50% of the property be set aside for open space in perpetuity. As reflected on the Condominium and Open Space Plan included with the plan set, 50.2% of the property is proposed to be reserved for open space (242,923 sq. ft.).

Section 12.2.F requires that the applicant, "file a Declaration of Covenants and Restrictions that will govern the association, to be submitted with the application for the Final Plat approval." The Declaration of Covenants and Restrictions must include the provisions set forth in Section 12.2.F.1 through 6, in addition to the provisions set forth in Section 12.2.D.1 through 4. The applicant has requested a waiver to provide Declaration of Covenants and Restrictions as a condition of approval.

12.3 (Statement of Impact and Determination of Whether or Not Premature or Scattered) The required impact statements are set forth in the applicant's Project Narrative dated April 3, 2026, prepared by Fieldstone Land Consultants, PLLC. Based on the materials provided by the applicant, the Board must make a determination with respect to whether the project is premature or scattered. Board members should review Section 12.3.C and Section 12.3.D for the requirements regarding the "scattered and premature" determination.

12.4 (Impact Fees) The creation of new residential square footage will be subject to the City's Impact Fee Ordinance.

12.5 (Off-site Improvements) The applicant is not proposing any off-site improvements.

12.6 (Community Water Supply and Sewage Disposal Systems). This section requires the Board to submit the design plans for the proposed community water supply and sewage disposal systems to the Water Supply and Pollution Control Division (WSPCD). Staff recommends that the applicant be made responsible for completing this task as a condition of approval.

12.7 (Operation and Maintenance of Common Facilities). This section provides that, "[t]he Board will not approve a subdivision with a community water supply or sewage disposal system subject to regulation by Water Supply and Pollution Control Division until provision satisfactory to the Board is made for the continued operation and maintenance of such systems." The applicant has requested a waiver to demonstrate compliance with this requirement as a condition of approval.

12.8 (Owners Association). Requiring that the applicant, "furnish a copy of the proposed legal documents establishing [the owners association] and shall include specific provisions for the collection of fees, assessments and charges to pay for the operation and maintenance of such common facilities." The applicant has requested a waiver to provide these documents as a condition of approval.

Section 13 – Design Standards

13.1 (Minimum Standards). This section does not contain any requirements except as related to the Board's approval of "modifications" to the design requirements set forth in Section 13 of the Subdivision Regulations (i.e. Sections 13.2 through 13.17).

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

13.3 (Lot Layout, Drainage, and Driveways): Provides that:

- Lots[1] shall be laid out in relation to the topography and graded sufficiently to provide adequate drainage for the purpose intended without the diversion of water onto other lots or onto property adjoining the subdivision.
- Excessive grading and disturbance of natural cover will not be permitted.
- The subdivider shall demonstrate on each lot that there is a feasible location for a safe and convenient access for a driveway without unreasonable grades.

13.4 (Lots/Lot Area/On-Site Septic System Requirements): Requires that, "[f]or each lot in the proposed subdivision requiring a subsurface sewage disposal system, soil data shall be provided using Site Specific Soil Maps for New Hampshire and Vermont SSSNNE Special Publication No. 3, June, 1997." The applicant has requested a waiver to provide the site specific soils map and report as a condition of approval. Alternatively, the applicant could request a waiver from providing the information at all pursuant to Section 13.4.A.4 which provides that, "[i]n the case of a subdivision resulting in the creation of lots in excess of five (5) acres, the subdivider may request a waiver under Section 13.19 from the requirements of the investigation and report as to soil data."

13.5 (Streets): The applicant proposes a private street ("Heritage Way") to access the development from LaPlante Road ending in a cul-de-sac. Private streets are allowed per Section 13.5.E.8 ("[t]here may be private streets in a subdivision"), provided that the subdivider shall satisfy the Board that such private streets shall be properly maintained to provide access for police, fire and other emergency vehicles. The applicant should address this maintenance requirement as part of the Board's review of the subdivision.

Private streets are subject to the design requirements set forth in Section 13.5. As noted above, the applicant has requested waivers from the monumentation and curbing requirements.

13.6 (Street Lighting): The applicant is proposing four (4) pole-mounted cut-off light fixtures, two located near the entrance from LaPlante Road and two at the other end of the access drive on opposite sides of the cul-de-sac. Lighting fixture specifications are included on the Lighting Plan included with the plan set.

13.7 (Street Signs): The requirements of this section have been incorporated as a proposed condition of approval.

13.8 (Utilities): The applicant proposes to provide water via two community water supply systems, each served by its own well, and two on-site community sewage disposal systems. Staff has no concerns with the systems as designed, which will also require approval from the NH Department of Environmental Services.

13.9 (Storm Drainage), **Section 13.10** (Excavation and Grading) and **Section 13.11** (Site Preservation). The applicant proposes a stormwater management system for the proposed road in conformance with the requirements of Section 13.9. The applicant's responses to comments by the City Engineer regarding Sections 13.9, 13.10, and 13.11 are included on pages 2 and 3 of the attached document titled, "Planned Unit Development – Staff Comments - Response Letter," dated April 10, 2026, prepared by Fieldstone Land Consultants, PLLC.

13.12 (Fire Protection): A fire cistern is proposed to serve the development. A construction detail of the fire cistern should be included within the plan set.

[1] The proposed "limited common areas" for each dwelling unit meets the definition of "lot" set forth in Section 5 ("A single unit or parcel of land in the same ownership throughout, with ascertainable boundaries and undivided by a street.")

13.13 (Pedestrian Walks & Bicycle Paths): As depicted on the Site Layout Plan a pedestrian path is proposed to loop through the development's common area and open space.

13.14 (Development of Open Space), and **Section 13.15** (Parks and Playgrounds): See discussion above under Section 12.2.

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

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

STAFF COMMENTS

ASSESSING
The subject property is in current use and development of the property will trigger a current use penalty once the subdivision plat is recorded.

BUILDING INSPECTION
No comment at this time.

ENGINEERING/PUBLIC WORKS
Comments pending at the time of the writing of this memo.

FIRE
Comments pending at the time of the writing of this memo.

POLICE
No comment at this time.

OTHER COMMENTS

The following comment on the application were provided by the Lebanon Tree Advisory Board (TAB) as set forth in an e-mail from the TAB Chair to Planning and Development Department staff sent on February 3, 2026:

1. Street trees should be placed minimum of 40' along the streetscape per planning guidelines. We would encourage a greater diversity of species for shade trees and limit the number of maples (Acer species) due to over-planting in Lebanon. No species should be more than 20% of the plan. Trees like Yellowood, Black Gum, Oaks, Honeylocust, Sycamore, Lindens and Kentucky Coffeetree are tough and beautiful alternatives to maples suitable for streetscapes and provide greater resilience to pests and diseases. A link to the Updated Recommended Tree List can be found on the City of Lebanon's Tree Code.

2. For energy conservation, deciduous shade trees should be considered on the West sides of houses to help shade from the hot afternoon sun and mixes of evergreen screening trees can be planted toward the northern sides to help serve as a wind break in the winter. Consider planting evergreen trees in odd numbers to appear more naturalistic.

3. Small flowering trees such as Redbud, Serviceberry, Hawthorn, and or fruiting trees added in each front yard and a few around the playground would provide beauty and food and shelter for wildlife and highly increase property values with a very modest initial investment. A street tree or flowering tree at the entrance of the development could have more impact than a few small, scattered shrubs.

4. The shrubs are suitable as foundation plantings skirting the buildings. Again, there is a great variety of tough, native shrubs and a greater diversity would increase year round interest and habitat value. Shrubs such as viburnums, showy fothergilla, oakleaf hydrangea, inkberry, aronia, ninebark, and summersweet can be great additions to the home landscape.

Note that the Subdivision Regulations do not currently include any specific requirements relative to landscaping.

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. Additional conditions may be needed depending on the outcome of the applicant's waiver requests.

General Conditions

1. 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.

2. This approval shall be considered void unless all conditions precedent have been met, and the Condominium and Open Space Plan, as revised pursuant to these conditions and signed and signed by the Planning Board Chair, has been recorded in the Grafton County Registry of Deeds, within two (2) years from the date of the Notice of Action (Section 7.12.B).

3. The development is subject to the Subdivision Regulations adopted May 13, 1991, last revised June 28, 2021, and the Zoning Ordinance adopted January 16, 2013, last amended March 19, 2025, which are the land use regulations in effect at the time the application was submitted.

4. Future development of the dwelling units 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, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. In accordance with RSA 674:39, development 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.

5. All future construction shall substantially conform with and shall be subject to the requirements and specifications of the recorded plat (Section 7.9.A.2).

6. "Active and substantial development," as defined in Section 14.1.B.1.a of the Subdivision Regulations, shall be achieved within three (3) years of the date of this approval (per RSA 674:39, I(a)), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 14.1.B.1.c. If active and substantial development is not achieved within three (3) years of the date of the Planning Board's approval, the development shall be subject to the default provisions set forth in Section 14.1.C.

7. "Substantial completion," as defined in Section 14.1.B.2.a of the Subdivision Regulations, shall be achieved within seven (7) years of the date of this approval (per RSA 674:39, I). 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 the default provisions set forth in Section 14.1.C.

8. Changes to underground utilities that do not impact surface conditions may be approved administratively unless determined by the Reviewing Engineer and the Planning and Development Department to materially alter the development and the approved plan.

9. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.

10. 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 City's third-party inspector on site.

11. 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.

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

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

13. 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.

14. The applicant shall submit the executed deeds of the land transfer together with applicable recording fees to the Planning and Development Department to be recorded contemporaneously with the plat.

15. Prior to the start of any construction activities on the property, the applicant shall sign a Subdivision Agreement in accordance with Section 7.9.B of the Subdivision Regulations.

16. Pursuant to Section 14.5.A of the Subdivision Regulations, the applicant shall enter into a Performance Security Agreement for all required improvements, both on and off-site, including but not limited to: roadway and parking improvements, landscaping, lighting, utilities, bike lane/shoulder improvements, stormwater improvements, and sidewalks in an amount considered adequate by the Department of Public Works, and in a form satisfactory to the City Attorney. Pursuant to Section 14.5.B, the Performance Security Agreement shall be secured

by a surety bond, a letter of credit, or an escrow account. *This requirement shall not apply if the required improvements are constructed prior to the recording of the plat.*

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

17. 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.

18. Prior to the start of any construction activities on the property, the applicant shall sign an Infrastructure Inspection Agreement in accordance with Section 14.2 of the Subdivision Regulations.

19. 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) Add a Zoning Table to the cover sheet identifying the dimensional requirements for each lot.
    b) Provide all information required by Section 10.4.A.1.c. ("The name and business address 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.")
    c) Remove Notes throughout plan set regarding the dimensional requirements for Class 1 lots.
    d) Provide construction detail for the roadway guardrail.
    e) Delineate the protected open space on the Site Layout Plan.
    f) On the Condominium and Open Space Plan:
        i. Update as may be required per conditions of approval for PB2026-08-CUP.
        ii. Provide metes and bounds for all limited common areas.
        iii. Update unit numbering for consistency with other plan sheets.
        iv. Remove Unit Legend.
        v. Clarify Legend which, as submitted, is partially illegible.
        vi. Add tax map/lot numbers for the new lots, in consultation with the City Assessor.
        vii. Add the following as plan notes: "Per Section 13.14 of the Subdivision Regulations, there shall be no depositing, dumping, or storage of waste, or other natural or man-made material, supplies or equipment, on any subdivision land designated as open space," and, "Per Section 13.14 of the Subdivision Regulations, no work, or removal, or filling shall be done, nor shall the existing natural characteristics of open space land be altered from the original condition," and
    g) On the utility plan:
        i. Update notes to remove references to the "LDC".
        ii. Add a note electric, telephone and cable TV distributions systems shall be underground, including services (13.8.C).
    h) Provide a construction detail for the fire cistern.
    i) 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.

20. All outstanding engineering review fees shall be paid in full as required by Section 7.7.E.1 of the Subdivision Regulations.

21. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required Federal and State approvals including, but not limited to, the following:
    a) NHDES Alteration of Terrain Permit

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

22. Edge-of-disturbance fencing shall be installed and maintained before and during any site work, to be verified by the City Engineer or City's third-party inspector on site.

Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy
(These conditions shall be satisfied within 5 years of the date of the Notice of Action)

23. All impact fees shall be paid.

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

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

Attachments

cc: Oakes & Son Construction, LLC
Robert J. Oakes
Fieldstone Land Consultants, PLLC

APPLICATION FOR

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

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: Robert J. Oakes [redacted]

MAILING ADDRESS [redacted]

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Fieldstone Land Consultants [redacted]

MAILING ADDRESS [redacted]

E-MAIL ADDRESS:

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.

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 26, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: _____ DATE: 1/26/26

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 PB2026-09-FMAJ				

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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 Subdivision, & CUP Narrative

Oaks & Son Construction, LLC
Tax Map Parcel 138, Lot 27
Laplante Road, Lebanon, New Hampshire

Revised: April 3, 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 and a private road as a condominium. 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 Area, which will be shared spaces for recreation by the homeowners. The Common Areas will be divided into two (2) separate Common Areas: Common Area 1 will include the shared areas with utilities (septic systems & well pump house) and the roadway. Common Area 2 will be the Open Space to the east and is an amenity for the homeowners to enjoy as undeveloped space, which is greater than 50% of the lot size. 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 two private wells, a pump house, and two separate water systems. The intent is to have the two wells owned and maintained by the HOA and staying under the threshold of a community system. The wells, 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 (centralized sewer system to be approved by NHDES).

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 associated with the project; however a Special Exception has been submitted to the

Zoning Board for grading and sheds within the wetland buffer.

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, so the municipal water line will not be extended. The proposal is to install two privately owned wells with two separate water distribution systems, installed in one pump house. 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 wells on site will be located to have the proper separation from the septic systems.

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 City Assessor's review, the below was listed:

13 Homes x 2.27 kid/home = 29.51 kids in development
29.51 kids x $28,528.75/student = $841,883.36 School Impact.

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 fiscal impact has been revised based on the City Assessor's review.
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 = $841,883.36 ($64,760 per student)
Based on these estimates, the impact would be $645,960.36 per year.

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 police or public safety requirements or issues. To address the Wildland-Urban Intermix Area and NFPA 1, Section 17.1.1 we have included a Fire Exhibit plan to the submission that shows the City Ladder Truck can turn into the site and around the cul-de-sac. Also noted on this plan is a fire cistern with a dry hydrant, the distance from the proposed road to the closest fire hydrant (at Meriden road intersection), and the distance from the tree-line to the homes. It is also noted that the trees along the proposed road must be maintained with a clearance height of 13'-6".

Single-Family Detached Housing
(210)

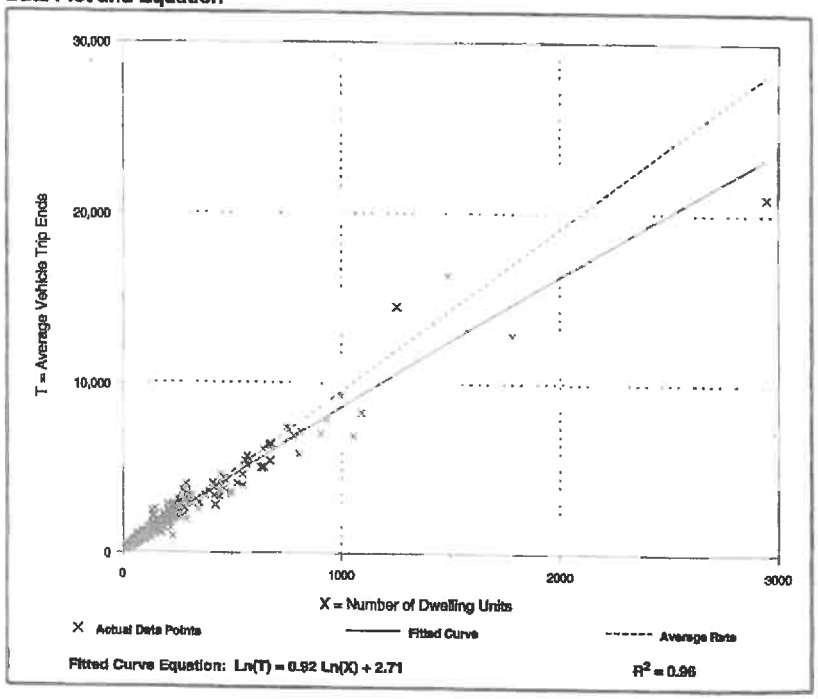
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

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



Single-Family Detached Housing
(210)

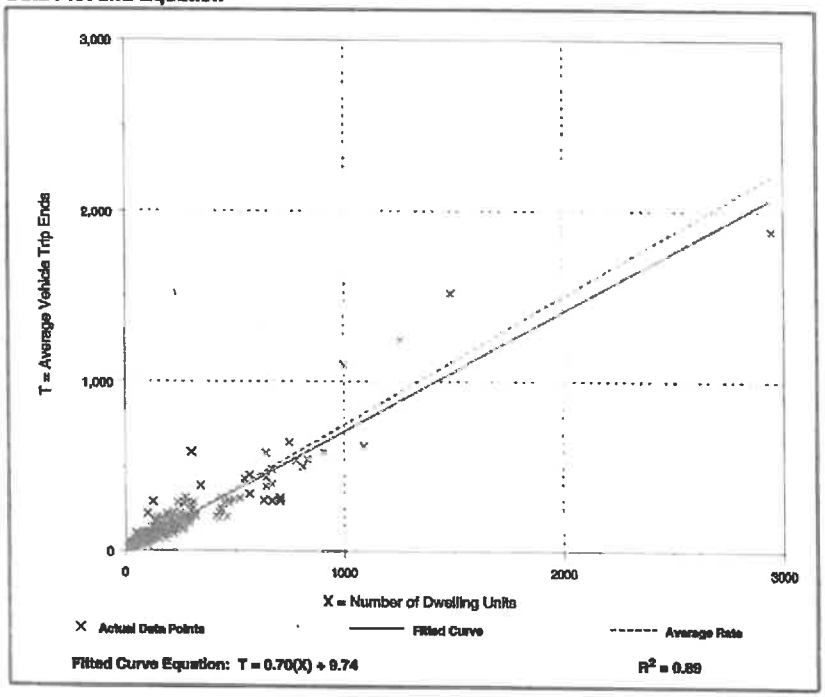
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

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



Single-Family Detached Housing
(210)

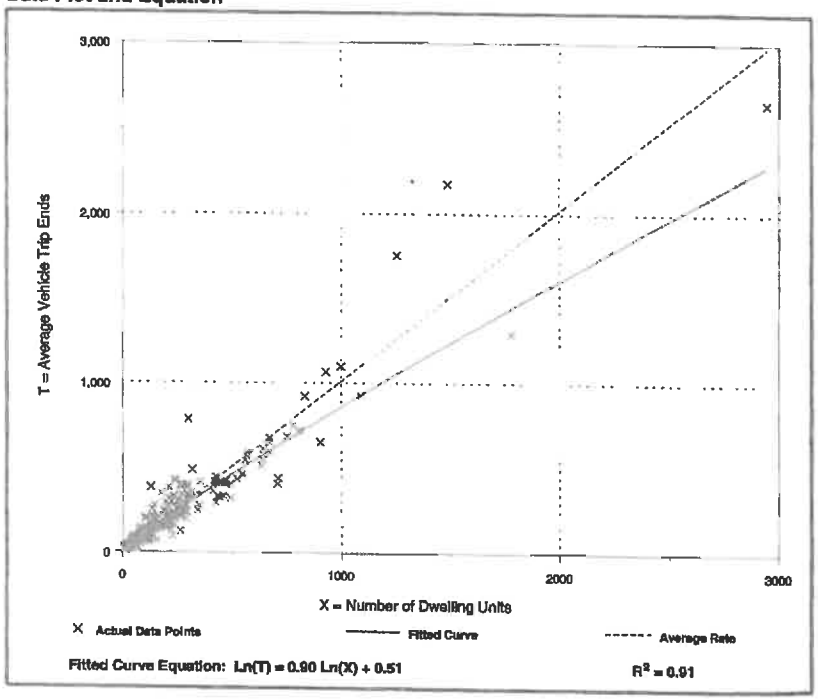
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

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



Single-Family Detached Housing
(210)

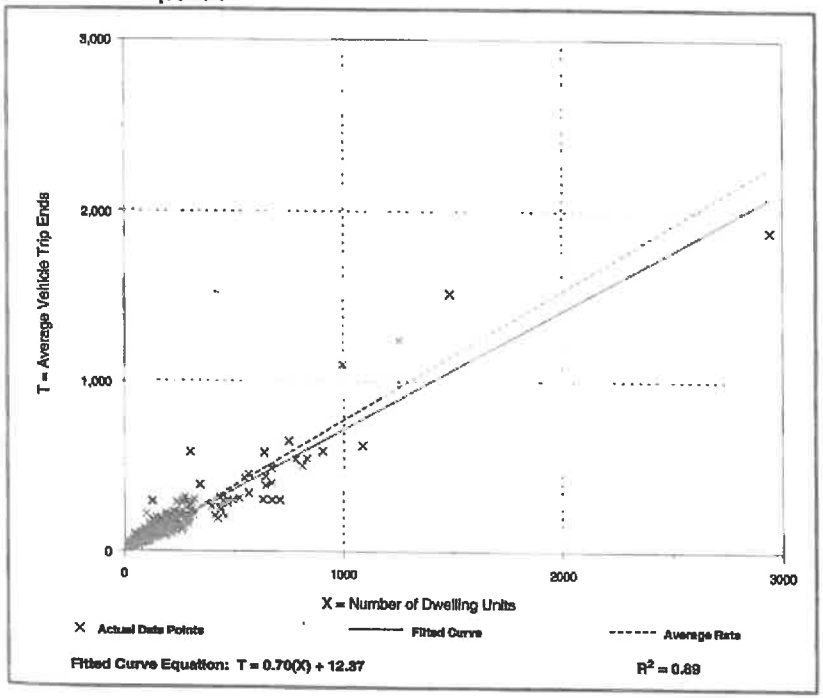
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
A.M. Peak Hour of Generator

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



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www.FieldstoneLandConsultants.com

Planned Unit Development
Staff Comments – Response Letter

HERITAGE WAY
Oaks & Son Construction, LLC
Tax Map Parcel 138, Lot 27
Laplante Road, Lebanon, New Hampshire

Date: April 10, 2026

Fieldstone Land Consultants, on behalf of Oaks & Son Construction, LLC, is submitting this outline of staff comments that were compiled and relate to the Subdivision Application for the Condominium known as "Heritage Way".

Below are the staff comments and our responses to those comments, in **Bold Red** text:

Per Planning 2/12/26 e-mail from Tim Corwin:

In addition:

- *There was no existing conditions sheet included with the resubmission*. **Added.**
- Please provide an updated application form to remove the reference to the site being served by municipal water. **Revised without municipal water.**
- *The technical checklist indicates that you're requesting a waiver from Sections 10.4.C.1.j, 10.4.C.2.a, 10.4.C.2.f, and 10.4.C.2.g – however, these sections do not appear on you Application for Waivers*. **These were listed as Non-applicable items.**
- *Please add the sheet numbers to the bottom right hand corner of each sheet*. **Added.**
- *Plan set:*
    - *Cover sheet:*
        - *Move the condominium into the plan set (as opposed to grouping it with the other exhibits)* **It is noted on the cover and the CD plan will be it's own plan submitted to the Attorney General's office. Typically, for the AG submission the Condo Plans will have more sheets added to show the interior of the homes and the bearings/distances of all Common and Limited Common Areas; it becomes a separate plan set.**
            - Rename condominium plan: "Condominium ~~Subdivision~~ and Open Space Plan" **Renamed and Stamped.**
        - *Removed the Planning Board signature block* **: Removed.**
        - *Sheet 3 ("Site Layout Plan"): Label the proposed walking path and identify construction materials and width* **Material and width noted.**

- *On the Condominium Subdivision and Open Space Plan, all portions of the wetland buffer would ideally be within the protected open space. Alternatively, the plan should make it clear whether by adjusting the building envelopes and/or by adding a note that building within the wetland protection buffer is prohibited.* **Note added that building within the wetland protection buffer is prohibited; shed approved in buffer.**

Comments per the City Engineer's 2/24/26 from Brian Vincent:

The following comments are regarding specific sections of the Subdivision Regulations:

- *Section of 12.1.B ("Unsuitable Land"): Based on test pit information there does not appear to be an issue with water table or bedrock. Regarding steep slopes, the applicant proposes impermeable surfaces (buildings and/or paved surfaces) within existing on-site steep slopes. Please describe the reasons that these proposed impacts to existing steep slopes is unavoidable with the current proposed site design, and please be prepared to defend the this proposal.* : **The impact to the steep slopes is unavoidable as the roadway had to be made longer to meet the City Road Standards for steepness. As evident by the test pits, the steep slopes are not ledge and there is no issue with water table. The impacted steep slopes will be regraded to 2:1 – 3:1 grades and the area of impact was minimized by utilizing a retaining wall. The proposed grades will make the area more stabilized than the existing steep slope and the disturbed areas will have erosion control matting installed to ensure that vegetation will be established and the slope will be stable.**

- *13.3 (driveway grade) : The proposed driveway grading appears to meet Section 13.3.* **Correct, the private road will meet the City Standards, including maximum grades and the individual driveways are relatively "flat", well below the maximum grade.**

- *13.5 ("Streets") : The applicant should ensure that the proposed project meets these requirements, or prepare waivers as needed for any particular provision if there is a unreasonable hardship to meet noted requirements.* **We have included a waiver request for street monumentation and curbing to be asphalt. Please refer to waiver requests.**

- *13.9 ("Storm Drainage"): It appears that there may be a need for a property sized culvert along Laplante Road for the proposed driveway. In addition, the project generates at least two point-discharges of stormwater that would flow to the abutting properties to the south. The applicant should describe how the applicant will mitigate any adverse impacts to the abutting properties, and describe what measures the project will take if after construction, there are point discharge impacts to the abutter(s).* **The catch basin on the proposed roadway now has an inlet culvert to pick up any flow along LaPlante Road or from the end of the neighbor's driveway. There is no formal ditchline along LaPlante Road. The**

stormwater basins utilize infiltration methods for treatment and for groundwater recharge. The outlet of those basins do not discharge any flow during the modeled storm events. These practices and designs will be reviewed by the NHDES Alteration of Terrain permit.

- *13.10 ("Excavation and Grading"): There is a notable amount of grading taking place in the general area of the existing steep slopes on the site. The applicant should describe how this proposed grading will impact the abutting properties to the south and what mitigated plan will be put in place should such issues arise following construction*. **There will be impacts to the steep slopes, as the road is constructed. This area will have the slopes reduced to meet the road grades and will have 2:1-3:1 slopes with erosion control matting installed. The finished slope will be less steep than the existing condition and stabilized. The NHDES Alteration of Terrain permit requires the area of disturbance to be limited during construction and for erosion measures to be in place, such as silt socks, silt sacks, erosion control matting and silt fencing. These best management practices will ensure that the abutters properties are not impacted by the construction of the development. Also, the project disturbs more than one acre, thereby falling under the EPA requirement for weekly inspections until the area is stabilized and well vegetated.**

- *13.11 ("Site Preservation"). Please include a description in the application materials that explains how these requirements are being met with the proposed site plan. A condition of approval may include a provision that requires that the project meet the requirements of Section 13.11B of the Subdivision Regulations*: **The natural cover is being preserved around the extents of the project, and half of the property is being protected by the Open Space area that has wetland resources, woodland, an intermittent stream, and the trees within the wetland buffer. The roadway was designed to meet City Street standards and curves to follow the topography of the land and allow for house construction along the road frontage. The stormwater runoff from the development is being handled by closed drainage within the roadway and by utilizing a wet pond, swales, and two infiltration practices. Each home will have stone infiltration strips along the foundations to capture roof runoff and direct that flow into the ground. We believer that the development balances the site preservation and the housing development, while offsetting the stormwater runoff by using the best management practices outlined.**

<u>Per Planning 4/7/26 e-mail from Tim Corwin</u>: :

- *10.4.A.1 – All Major Subdivision plans shall include and depict the following baseline information:*
  - *c: "The name and business address 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.":* **The**

title block on the plans lists this and plans are stamped by surveyor and engineer.

- *e: "The location of existing structures [...] within 200 feet of the property."*: **The structures within 200' are shown on the SP-1 sheet.**
- *h: "The location of existing natural features, including, but not limited to, 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."*: **The natural features are shown, such as the wetlands adjacent to the development area.**
- *h: "The plan shall indicate [...] those natural features that are to be removed, retained, or altered."*: **The proposed and existing treelines to remain are shown, and the abutters shed & garden are labeled to be removed.**

- *10.4.C.2 - Major Subdivision plans submitted for Final Plat Review shall include and depict the following information:*
  - *b: "Cost estimates for the completion of all on-site improvements which shall be subject to a Performance Security Agreement pursuant to Section 7.10 of these Regulations" needed if plat will be recorded prior to completion of the improvements.*: **The cost estimate will be provided following a Conditional Approval.**
  - *c: "Temporary Control Plan(s) to be implemented during the proposed construction period, including, but not limited to, traffic control, erosion control, dust control, and hours of operation."*: **There are notes on erosion control and these will be listed items with the Alteration of Terrain permit, requested as Condition of Approval.**
  - *d: "A copy of such proposed covenants or deed restrictions, including Owners Association documents and Bylaws as described in Section 12.8 of these Regulations, as may be intended to apply to the property in whole or in part."*: **This will be provided as part of the AG submission, and is requested as a Condition of Approval.**
  - *d: "[S]uch 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 these Regulations."*: **Request for Conditional Approval.**
- *12.1.B: "The Board shall restrict subdivision of land which is found by the Board to be unsuitable for development by reason of [...] excessive slope, namely any slope of land that is 25% or greater."*: **We ask the board to review the plan that demonstrates that the existing steep slope area will be regraded to achieve road grades meeting City Standards and the area to be stabilized by erosion control matting. The sensitive steep slope areas within the wetland buffer will be preserved and unaltered.**
- *12.2.D: open space deed restrictions*: **The Open Space deed will be outlined as part of the AG submission and has been requested as a Condition of Approval.**
- *12.2.F: owners association documentation and requirements:* **Also requested for Condition of Approval, as pending attorney completion.**
- *12.7: "The Board will not approve a subdivision with a community water supply or sewage*

disposal system subject to regulation by Water Supply and Pollution Control Division until provision satisfactory to the Board is made for the continued operation and maintenance of such systems.": **This has been requested as a Condition of Approval, as water system and system systems have not been permitted at this time and are subject to revisions.**

- *12.8: "the subdivider shall furnish a copy of the proposed legal documents establishing this organization and shall include specific provisions for the collection of fees, assessments and charges to pay for the operation and maintenance of such common facilities."*: **Any fees would be outlined in the AG submission of the condominium documents and has been requested as a Condition of Approval.**
- *13.4.A.1: "For each lot in the proposed subdivision requiring a subsurface sewage disposal system, soil data shall be provided using Site Specific Soil Maps for New Hampshire and Vermont SSSNNE Special Publication No. 3, June, 1997."*: **We requested this as a Condition of Approval as it will be required for the Alteration of Terrain permit and septic system permit, which will not be started until after a local approval that the project is viable.**
- *Provide a roadway cross section diagram in the construction details to demonstrate compliance with Section 13.5 (this comment was provided in my 2/17/26 e-mail below).* **: The cross section is included in details of the plan set, outlining the private road section and was reviewed with the City Engineer.**

Please let me know if you have any additional questions on these responses or the submitted items.
Thank you,

John Noonan
Project Manager

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 WALKING TRAILS 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 13.5.A of the (*circle one*) **Site Plan Review / Subdivision Regulations.** A Waiver of this Section meets (*circle one*) **Criteria A / Criteria B** because WE ARE REQUESTING TO WAIVE THE NEED FOR MONUMENTATION ALONG THE ROADWAY AS THIS IS CONDOMINIUM AND DOES NOT CREATE A FORMAL RIGHT-OF-WAY FOR THE ROAD. THE AREAS FOR LCA'S, COMMON AREAS, AND THE OPEN SPACE ARE SHOWN.

4. Section 13.5.H.6 of the (*circle one*) **Site Plan Review / Subdivision Regulations.** A Waiver of this Section meets (*circle one*) **Criteria A / Criteria B** because WE ARE REQUESTING ASPHALT CURBING VERSUS CONCRETE OR GRANITE CURBING. THE PROPOSED CURBING IS ONLY ON A PORTION OF ROADWAY TO DIRECT STORMWATER RUNOFF. THE ROADWAY WILL NOT BE OWNED BY THE CITY AND IS A PRIVATE ROAD.

5. Section ___ of the (*circle one*) **Site Plan Review / Subdivision Regulations.** A Waiver of this Section meets (*circle one*) **Criteria A / Criteria B** because PLEASE REFER TO ADDITIONAL WAIVERS AND REQUESTS FOR CONDITIONS OF APPROVAL.

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: John Norman Date: 3/4/26

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 Subdivision WAIVER REQUEST

HERITAGE WAY
Oaks & Son Construction, LLC
Tax Map Parcel 138, Lot 27
Laplante Road, Lebanon, New Hampshire

Date: April 8, 2026

Project Narrative:
Fieldstone Land Consultants, on behalf of Oaks & Son Construction, LLC, is submitting this outline of waiver requests that relate to the Subdivision Application for the Condominium known as "Heritage Way".

Below are waiver requests to be listed as Conditions of Approval:

- 10.4.C.2 - *Major Subdivision plans submitted for Final Plat Review shall include and depict the following information*:
  - b: "*Cost estimates for the completion of all on-site improvements which shall be subject to a Performance Security Agreement pursuant to Section 7.10 of these Regulations" needed if plat will be recorded prior to completion of the improvements.*: We request that security is estimated and provided following a Conditional Approval. This allows the applicant the ability to secure project funding and obtain all state permits with a Conditional Approval.
  - c: *"Temporary Control Plan(s) to be implemented during the proposed construction period, including, but not limited to, traffic control, erosion control, dust control, and hours of operation*.": We request that the Temporary Control Plans be incorporated into Final Construction Documents; the erosion control, dust control, and construction sequencing is outlined in the notes to the Alteration of Terrain.
  - d: *"A copy of such proposed covenants or deed restrictions, including Owners Association documents and Bylaws as described in Section 12.8 of these Regulations, as may be intended to apply to the property in whole or in part*.": We request that the information listed is made a Condition of Approval. These documents will be finalized and submitted to the state Attorney General's Office for approval. They are not complete or approved by the AG's office at this time.
  - d: *"[S]uch 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 these Regulations*.": We request this as a Conditon of Approval, as this will be outlined in the Condominium Documents/Declarations that will go to the AG's Office.
- 12.1.B: "*The Board shall restrict subdivision of land which is found by the Board to be unsuitable*

for development by reason of […] excessive slope, namely any slope of land that is 25% or greater.": We request a waiver for this section, as we have demonstrated that the road can be graded through the steep slope section, and the proposed slope will be much less than the existing slope in the area impacted. The steep slope areas on the remaining property will not be impacted.

- *12.2.D: open space deed restrictions*: We request that this be a Condition of Approval, as it will be detailed in the Condominium Documents.
- *12.2.F: owners association documentation and requirements:* We request that this be a Condition of Approval, as it will be detailed in the Condominium Documents.
- 12.7: "*The Board will not approve a subdivision with a community water supply or sewage disposal system subject to regulation by Water Supply and Pollution Control Division until provision satisfactory to the Board is made for the continued operation and maintenance of such systems*." We request that this be a Condition of Approval, as it will be detailed in the Condominium Documents and require a final design of the private water system.
- *12.8: "the subdivider shall furnish a copy of the proposed legal documents establishing this organization and shall include specific provisions for the collection of fees, assessments and charges to pay for the operation and maintenance of such common facilities*." We request that this be a Condition of Approval, as it will be detailed in the Condominium Documents and will follow the AG's office approval.
- *13.4.A.1: "For each lot in the proposed subdivision requiring a subsurface sewage disposal system, soil data shall be provided using Site Specific Soil Maps for New Hampshire and Vermont SSSNNE Special Publication No. 3, June, 1997*." We request that this be a Condition of Approval, as it will be included in the NHDES Alteration of Terrain application and the NHDES Subsurface Bureau's septic application. Test pits have been completed and submitted as part of this application; however, the Site Specific Soils Map and Report are pending at this time.

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.	☑	☑	Open Space Shown CD-1
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.	☐	☑	N/A PRIVATE ROAD
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.	☐	☑	N/A NOT NHDOT ACCESS
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.	☐	☑	N/A NO WETLAND IMPACT

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

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: _____ John Bowman _____

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

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:	**Map & Lot Number:**
Property Owner: Map 138 Lot 27 Robert J. Oakes 84 Hanover Street Lebanon, NH. 03766	Applicant, Co-Applicant, Agent, or Lessee: Engineer: Fieldstone Land Consultants, PLLC 206 Elm Street Milford, NH 03055
Map & Lot Number:	**Map & Lot Number:**
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 & Lot Number:	**Map & Lot Number:**
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 & Lot Number:	Map & Lot Number:
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
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:**
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*	13x$150=$1,950
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____9 ____notices	$5.00 $_____$54.36____(abutter certifieds)
TOTAL DUE TIME OF FILING		$ 2,609.36 FMAJ + $350 for CUPapp=$2,959.36

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)	$5.00 $___abutter certifieds)

Form last revised on 07/28/2025 Postage increase

SITE PLAN REVIEW

	X_____notices	
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_____notices	$5.00 _covered with FMAJ app $Covered with FMAJ app(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$ 2,609.36 FMAJ + $350 for CUPapp=$2,959.36
****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

PLANNED UNIT DEVELOPMENT

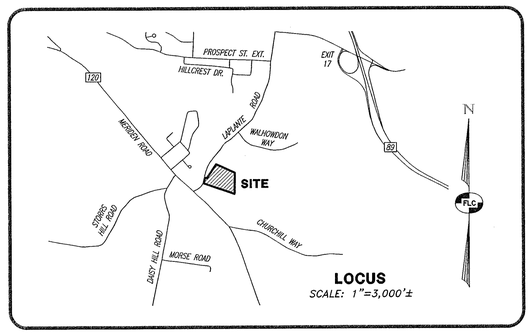
- TAX MAP 138 LOT 27 -

HERITAGE WAY DEVELOPMENT

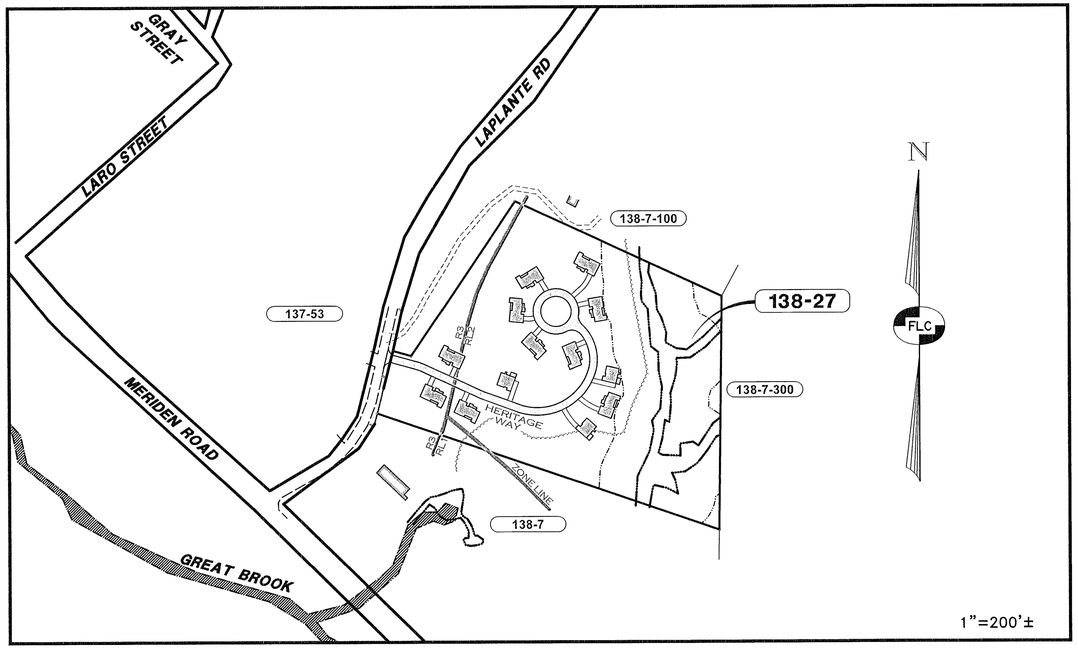
LAPLANTE ROAD
LEBANON, NEW HAMPSHIRE

DATE: JANUARY 12, 2026

LAST REVISED: APRIL 3, 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	SITE LAYOUT 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	SEWER DETAILS

SHEET INDEX

PAGE	SHEET	TITLE
1	CD-1	CONDOMINIUM AND OPEN SPACE PLAN
1	EH-1	FIRETRUCK TURNING EXHIBIT PLAN
1	ZE-1	ZONING EXHIBIT PLAN

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 ⌖ 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

STATE OF NEW HAMPSHIRE
CHAD E. BRANON
No. 12191
LICENSED
PROFESSIONAL ENGINEER
4/6/2026

APPLICATION NUMBER: PB2026-09-FMAJ

REV.	DATE	DESCRIPTION	C/O	DR	CK
B	4/3/26	REVS PER TOWN COMMENTS	–	CJC	JEN
A	3/4/26	REVS PER TOWN COMMENTS: 9.5.A.1	–	CJC	JEN

FILE: 4080SP00B.DWG | PROJ. NO. 4080.00 | SHEET: CV-1 | PAGE NO. 1 OF 12

LEGEND:

- LPIN(F) — IRON PIN FOUND
- LPIPE(F) — IRON PIPE FOUND
- SINGLE POST SIGN
- UTILITY POLE & GUY
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- APPROX. CENTERLINE OF STREAM
- 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: 1 L=LEDGE S=SEASONAL — TEST PIT
- SLOPES 25% OR GREATER

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

137-53
LEON & DOROTHY TREMBLAY
102 LAPLANTE ROAD
LEBANON, NH. 03766
BK 1023 PG 0416 08/19/66
(102 LAPLANTE ROAD)
(RESIDENTIAL)

137-52
UTE & JOERG HOEHNER
271 ASH SWAMP ROAD
NEWMARKET, NH. 03857
BK 4933 PG 0900 05/01/25
(104 LAPLANTE ROAD)
(RESIDENTIAL)

138-7-100
SUSAN E. & MATTHEW K. WILLIAMS
97 LAPLANTE ROAD
LEBANON, NH. 03766–1508
BK 1983 PG 0801 08/18/92
(97 LAPLANTE ROAD)
(REF. PLAN)
(RESIDENTIAL)

138-27
11.11 ACRES
483,758 SQ.FT.
170.06' FRONTAGE
(PER REF. PLAN)

138-7-300
MATHEW K. & SUSAN E. WILLIAMS
97 LAPLANTE ROAD
LEBANON, NH. 03766
BK 2973 PG 0035 04/22/03
(CHURCHILL WAY)
(REF. PLAN)
(FARM)

138-7
BRENDEN J. & STACEY L. MACASKILL
263 MERIDEN ROAD
LEBANON, NH. 03766
BK 4510 PG 0726 04/06/20
(263 MERIDEN ROAD)
(REF PLAN)
(RESIDENTIAL)

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)

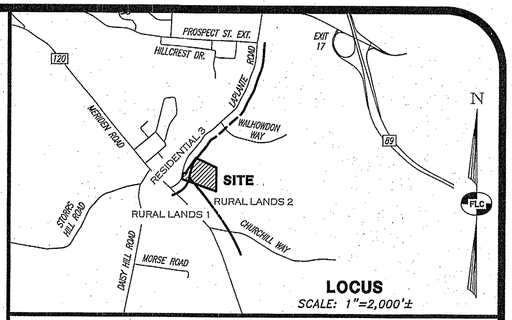
MAP 138 LOT 26
RONALD D. & LINDA A. CARBONE GOODWIN
15 CHURCHILL WAY
LEBANON, NH. 03766
BK. 4061 PG. 0058 05/05/14
(15 CHURCHILL WAY)
(RESIDENTIAL)

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 — 2/26/26

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 KENNETH ROBINSON, C.W.S. ON APRIL 15, 2025 AND WERE REVERIFIED BY CHRISTOPHER A. GUIDA, C.W.S. IN JANUARY, 2026.

STATE OF NEW HAMPSHIRE — CHRISTOPHER A. GUIDA — WETLAND SCIENTIST — No. 053 — CERTIFIED WETLAND SCIENTIST — 2/26/26



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
A	2/26/26	ADDITIONAL STEEP SLOPES		CJC	JEN

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
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Feb 26, 2026 - 9:20am
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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: 1 L=LEDGE S=SEASONAL — SOIL TEST PIT
- SLOPES 25% OR GREATER

PROPOSED FEATURES

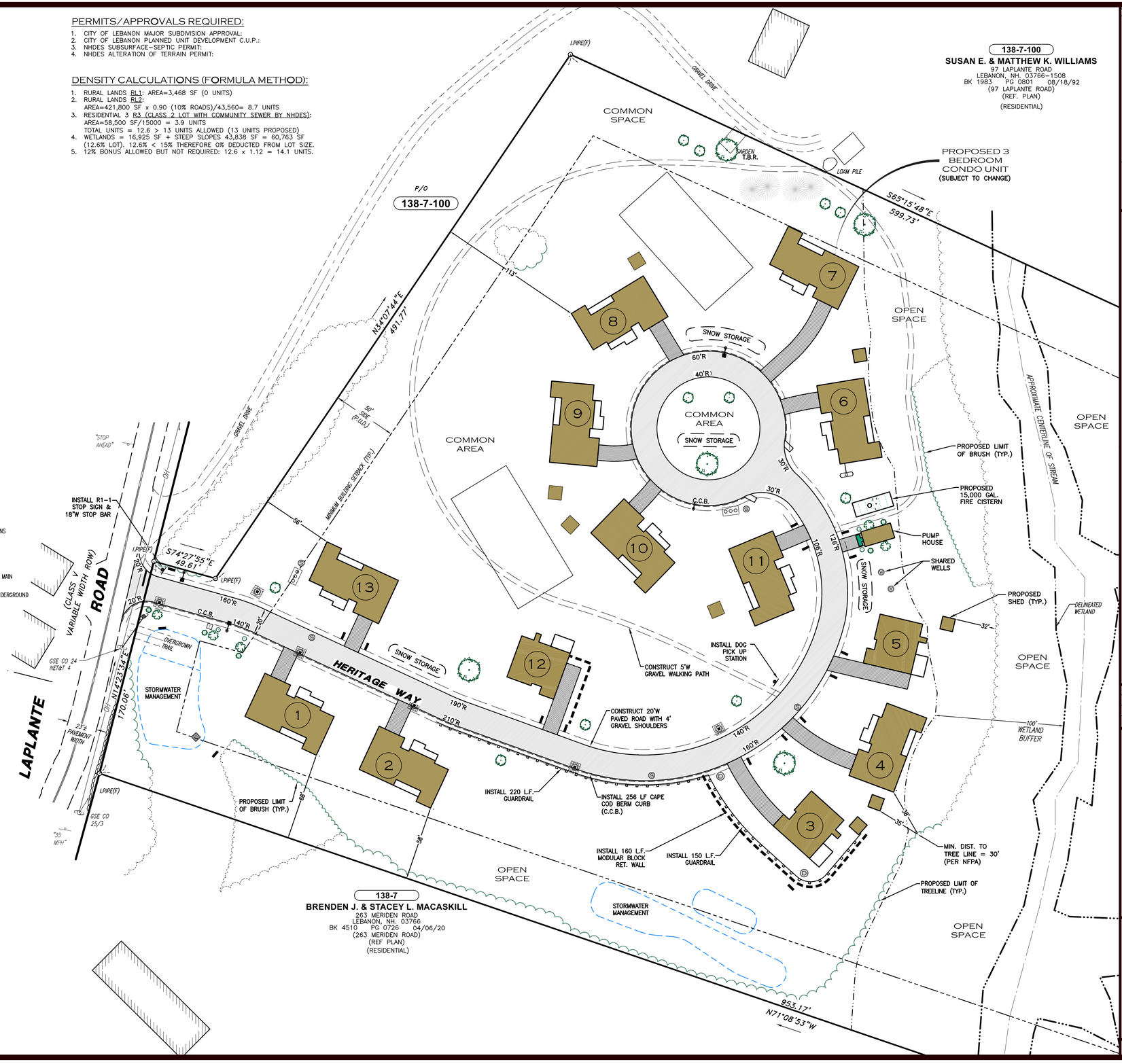
- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — HYDRANT, GATE VALVE & WATER MAIN
- G.V.
- T UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- GRAVEL / SHOULDER

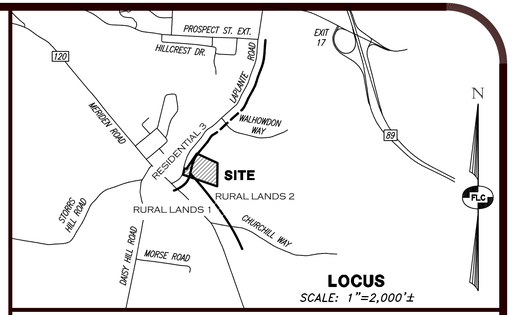
PERMITS/APPROVALS REQUIRED:

1. CITY OF LEBANON MAJOR SUBDIVISION APPROVAL:
2. CITY OF LEBANON PLANNED UNIT DEVELOPMENT C.U.P.:
3. NHDES SUBSURFACE–SEPTIC PERMIT:
4. NHDES ALTERATION OF TERRAIN PERMIT:

DENSITY CALCULATIONS (FORMULA METHOD):

1. RURAL LANDS RL1: AREA=3,468 SF (0 UNITS)
2. RURAL LANDS RL2:
   AREA=421,800 SF x 0.90 (10% ROADS)/43,560= 8.7 UNITS
3. RESIDENTIAL 3 R3 (CLASS 2 LOT WITH COMMUNITY SEWER BY NHDES):
   AREA=58,500 SF/15000 = 3.9 UNITS
   TOTAL UNITS = 12.6 > 13 UNITS ALLOWED (13 UNITS PROPOSED)
4. WETLANDS = 16,925 SF + STEEP SLOPES 43,838 SF = 60,763 SF
   (12.6% LOT). 12.6% < 15% THEREFORE 0% DEDUCTED FROM LOT SIZE.
5. 12% BONUS ALLOWED BUT NOT REQUIRED: 12.6 x 1.12 = 14.1 UNITS.





LOCUS
SCALE: 1"=2,000'±

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%		
BLDG. HEIGHT	35' MAX. (HOMES SHALL NOT EXCEED 35'H)		
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)		
OPEN SPACE (50%; 5.5AC)	53.3% (5.92 AC, 257,935 SF) PROVIDED		

*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 ON EX–1 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, WATER SUPPLY SYSTEMS, AND ROADWAY WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. EACH HOME WILL BE A CONDOMINIUM UNIT (13 TOTAL). BUILDING WITHIN THE WETLAND PROTECTION BUFFER IS PROHIBITED.
11. THE WELLS, PUMP HOUSES, AND WATER DISTRIBUTION EQUIPMENT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE SEPTIC SYSTEM WILL ALSO BE OWNED BY THE HOA. TRASH DISPOSAL WILL ALSO BE MANAGED BY THE HOA.

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	4/6/26	REVS PER TOWN COMMENTS		CJC	JEN
B	3/4/26	REVS PER TOWN COMMENTS: 9.5.A.1		CJC	JEN
A	1/19/12	PRIVATE WELLS & WATER SYSTEM		JEN	CEB

SITE LAYOUT 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

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Apr 08, 2026 – 9:36am FLC–31
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LEGEND:

EXISTING FEATURES

- I.PIN(F) — IRON PIN FOUND
- I.PIPE(F) — IRON PIPE FOUND
- 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: 1 L=LEDGE S=SEASONAL — SOIL TEST PIT
- SLOPES 25% OR GREATER

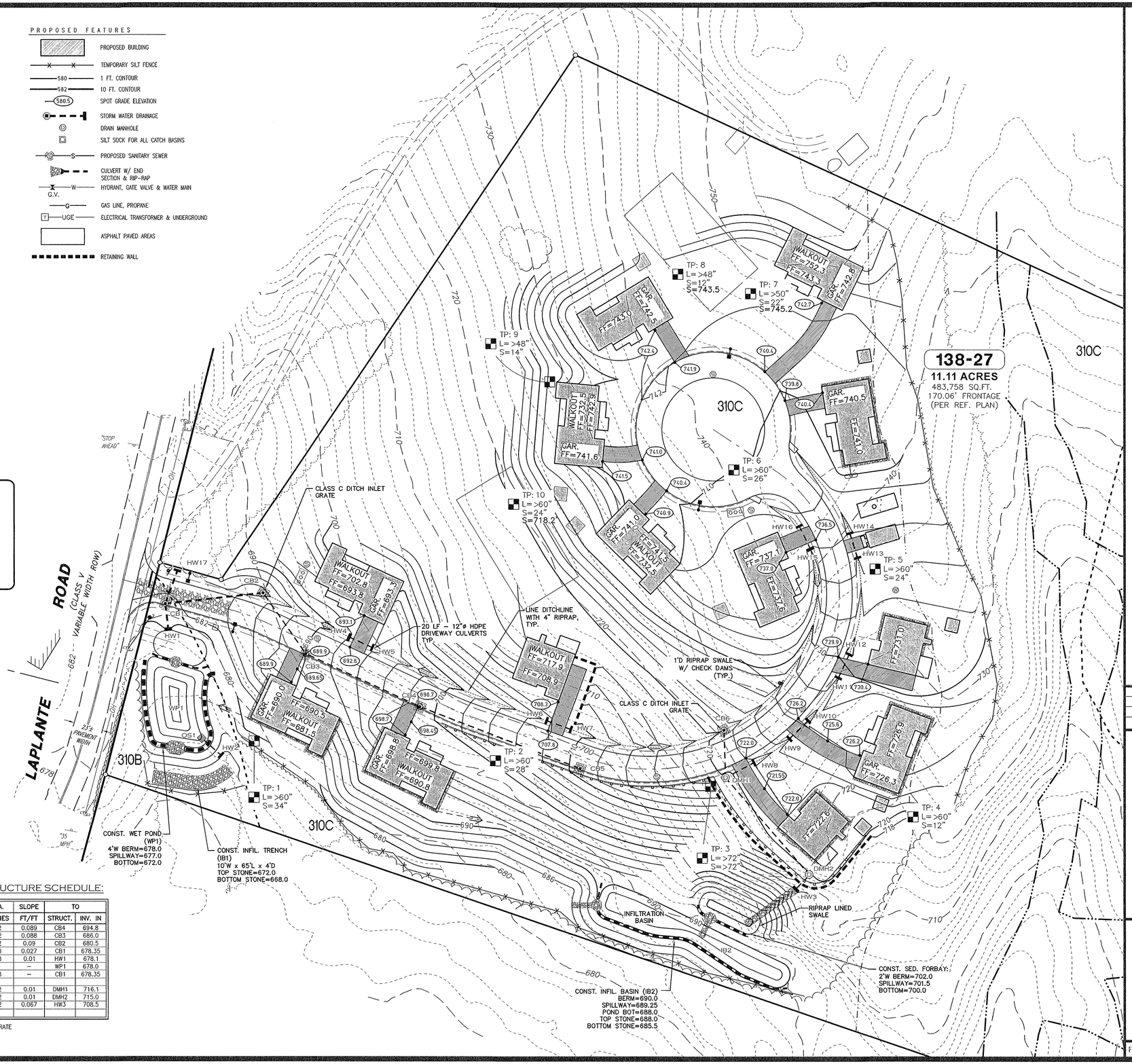
PROPOSED FEATURES

- 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
- 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	–	678.1	–	–	–	WP1	678.0
HW17	–	678.6	25	18	–	CB1	678.35
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	15	12	0.067	HW3	708.5

* 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.

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
B	4/6/26	REVS PER TOWN COMMENTS		CJC	JEN
A	3/4/26	REVS PER TOWN COMMENTS: 9.5.A.1		CJC	JEN

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

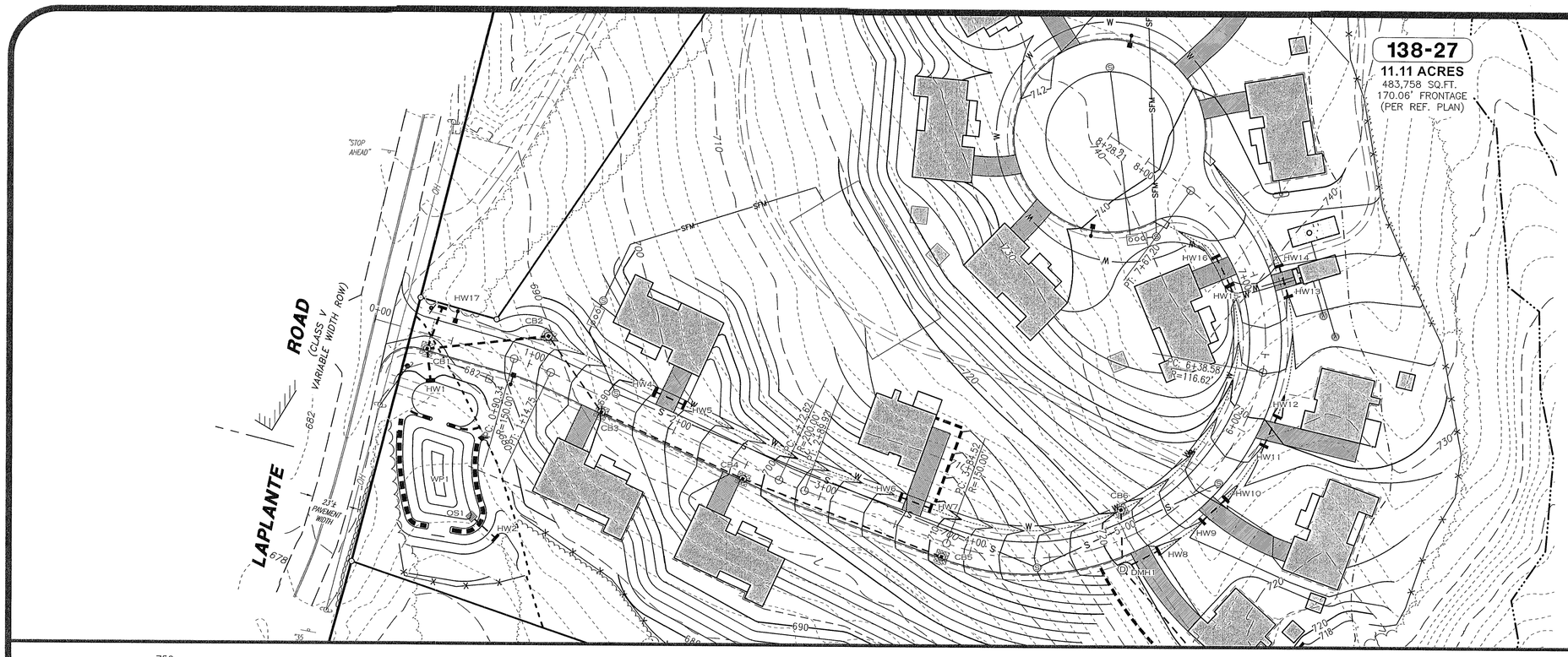
Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

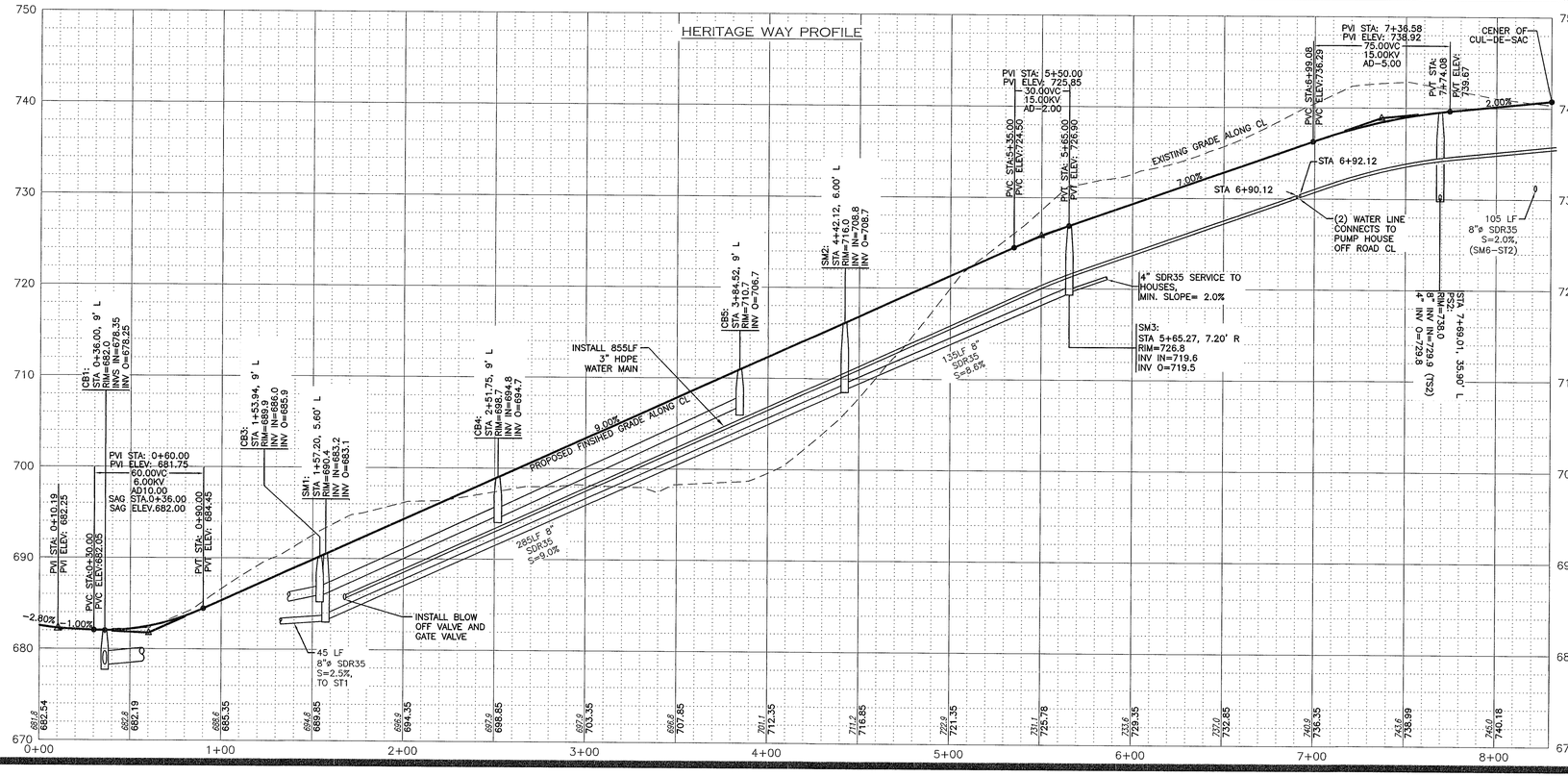
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Apr 02, 2026 – 12:14pm – FLC–JL
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NOTES:

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
B	4/6/26	REVS PER TOWN COMMENTS		CJC	JEN
A	3/4/26	REVS PER TOWN COMMENTS: 9.5.A.1		CJC	JEN

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
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FILE: 4080SP00B.DWG	PROJ. NO. 4080.00	SHEET: PP-1	PAGE NO. 5 OF 12

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LEGEND:

EXISTING FEATURES

- LPIN(F) — IRON PIN FOUND
- LPIPE(F) — IRON PIPE FOUND
- 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: 1 L=LEDGE S=SEASONAL — SOIL TEST PIT
- SLOPES 25% OR GREATER

PROPOSED FEATURES

- PROPOSED BUILDING
- X X — 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
- 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

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

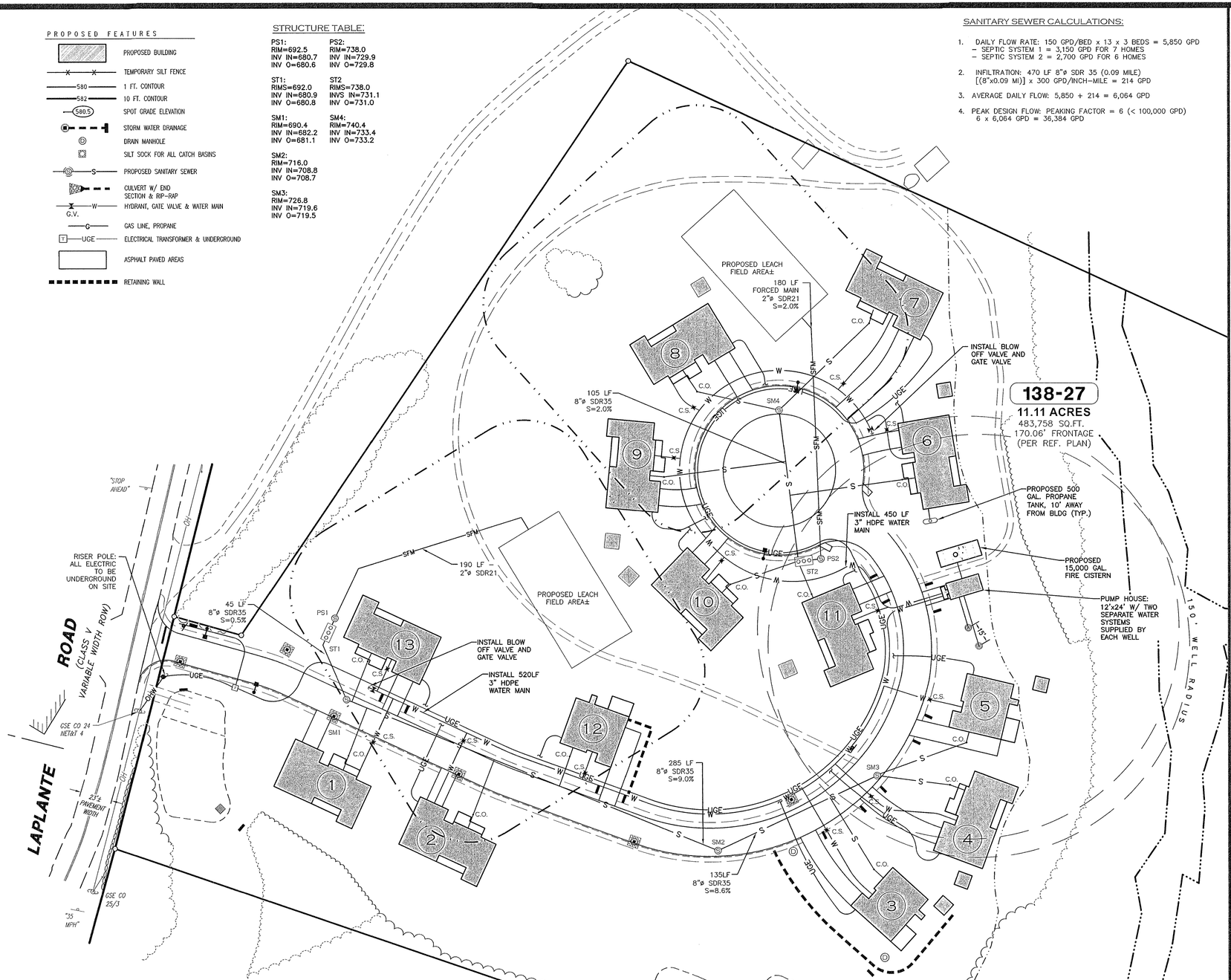
SM4:
RIM=740.4
INV IN=733.4
INV O=733.2

SM2:
RIM=716.0
INV IN=708.8
INV O=708.7

SM3:
RIM=726.8
INV IN=719.6
INV O=719.5

SANITARY SEWER CALCULATIONS:

1. DAILY FLOW RATE: 150 GPD/BED x 13 x 3 BEDS = 5,850 GPD
   - SEPTIC SYSTEM 1 = 3,150 GPD FOR 7 HOMES
   - SEPTIC SYSTEM 2 = 2,700 GPD FOR 6 HOMES
2. INFILTRATION: 470 LF 8"ø SDR 35 (0.09 MILE)
   [(8"x0.09 MI)] x 300 GPD/INCH-MILE = 214 GPD
3. AVERAGE DAILY FLOW: 5,850 + 214 = 6,064 GPD
4. PEAK DESIGN FLOW: PEAKING FACTOR = 6 (< 100,000 GPD)
   6 x 6,064 GPD = 36,384 GPD



NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF LEBANON AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CITY 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 CITY 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. SEWER SERVICE SHALL HAVE INDIVIDUAL CLEAN-OUT INSIDE EACH BUILDING.
14. CONTRACTOR SHALL OBTAIN STRUCTURAL DESIGN PLANS, DETAILS AND SPECIFICATIONS FOR ANY RETAINING WALLS AND WING-WALLS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION.
15. 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.
16. INSTALL PRECAST THRUST BLOCKS AT ALL FITTINGS ON WATER MAIN. MECHANICALLY RESTRAIN TEE FITTINGS.
17. THE WELLS AND PUMP HOUSES SHALL BE OWNED AND MAINTAINED BY AN H.O.A.
18. SEWER SYSTEM TO BE OWNED AND MAINTAINED BY AN H.O.A.

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

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B	3/4/26	REVS PER TOWN COMMENTS: 9.5.A.1		CJC	JEN
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
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SCALE: 1" = 40' JANUARY 12, 2026

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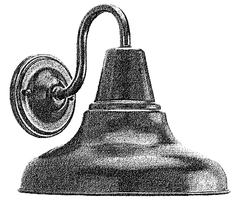
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PROGRESS LIGHTING™

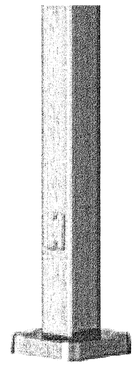
Performance:

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

P5623-2030K9



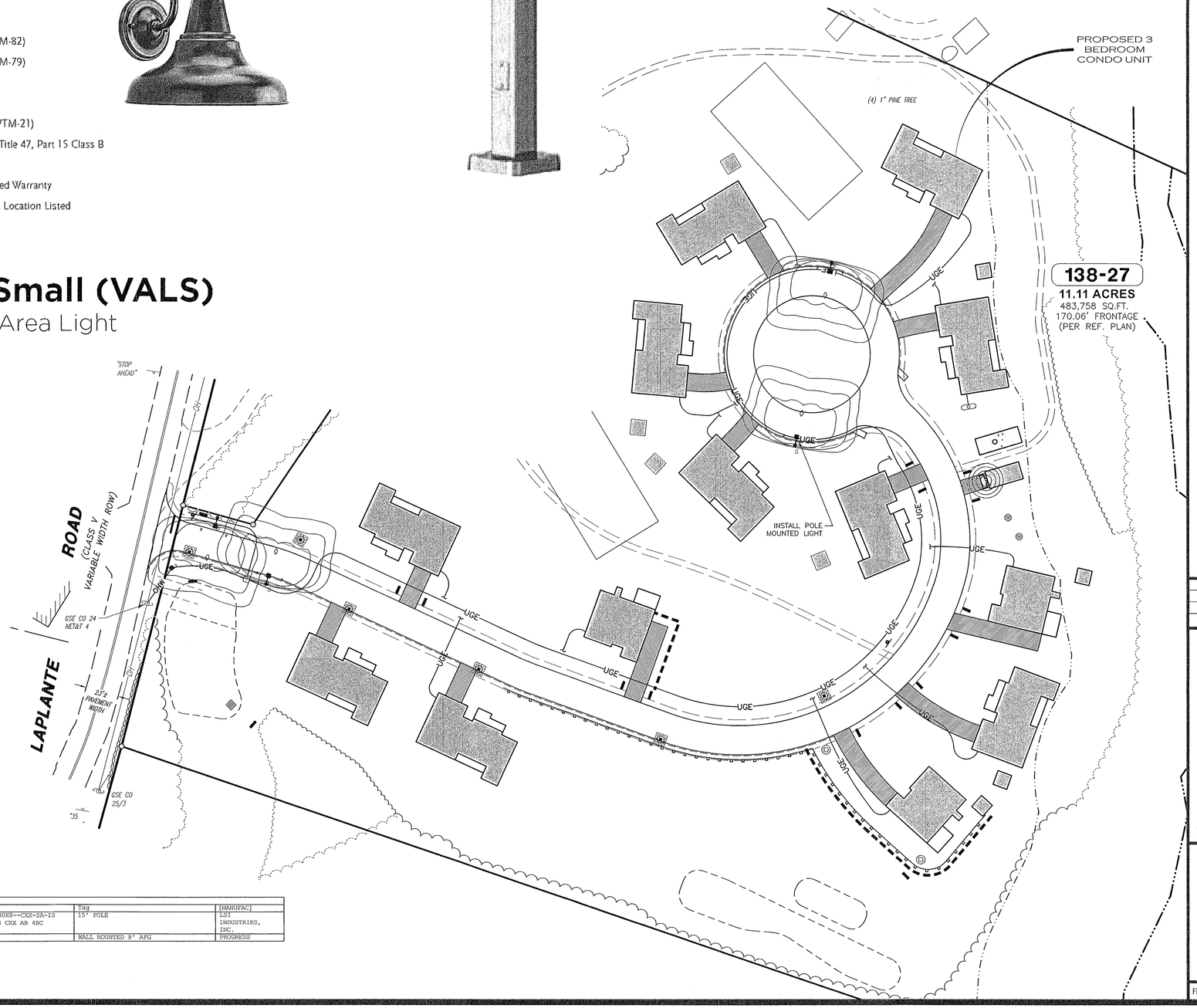
Steel Poles
Square Straight



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	3	Single	VALS-06L-4F-UNV-30K8--CXX-SA-IS / 48Q 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 (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
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- EXISTING PINE TREE
- TP: 1 L=LEDGE S=SEASONAL — SOIL 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
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — HYDRANT, GATE VALVE & WATER MAIN
- G — GAS LINE, PROPANE
- UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- RETAINING WALL

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

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A	3/4/26	REVS PER TOWN COMMENTS: 9.5.A.1		CJC	JEN

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
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SCALE: 1" = 40' JANUARY 12, 2026

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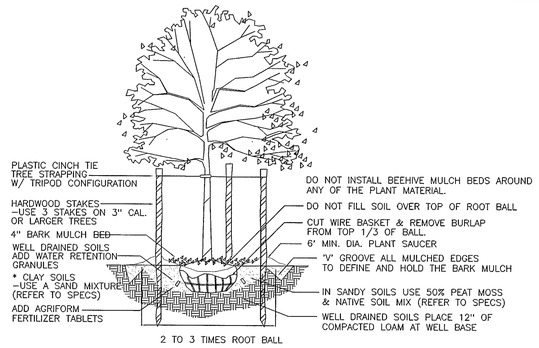
LEGEND:

EXISTING FEATURES

- I.P.I.N.(F) — IRON PIN FOUND
- I.P.PIPE(F) — IRON PIPE FOUND
- SINGLE POST SIGN
- UTILITY POLE & GUY
- WF 37 — WETLAND FLAG
- RIGHT-OF-WAY LINE
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PROPOSED FEATURES

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- 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.

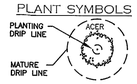
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DECIDUOUS TREE PLANTING DETAIL — 1 LS-1

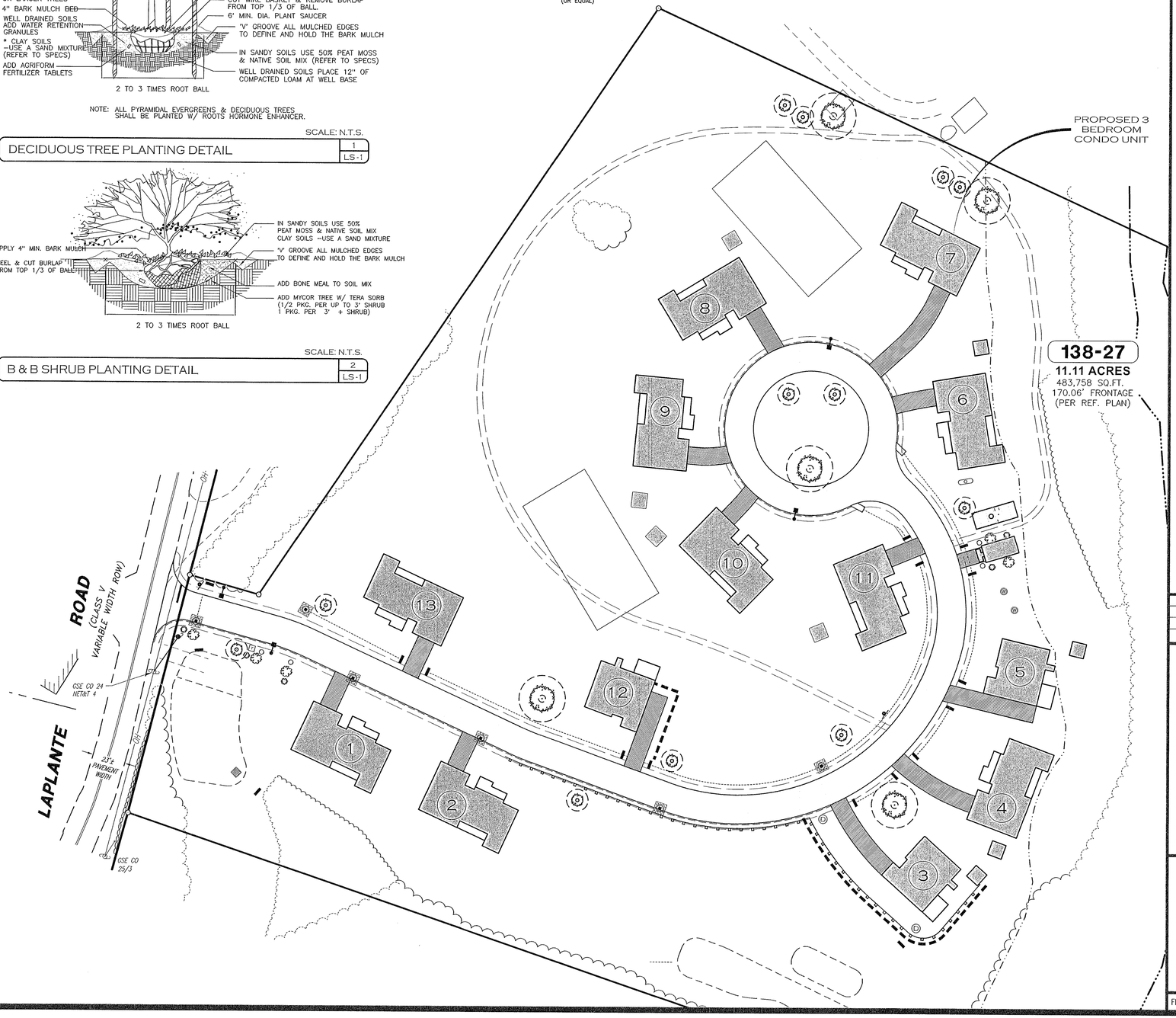
SCALE: N.T.S.

B & B SHRUB PLANTING DETAIL — 2 LS-1

PLANT SYMBOLS



	PLANT LIST & NAME	QTY.
ACER	ACER RUBRUM (RED MAPLE TREE) (OR EQUAL)	(5) 3" CAL., 12' TALL, 6' DRIP LINE 50'H, 40' DRIP LINE AT MATURITY
CRA	CRATAEGUS MACROSPERMA (HAWTHORN) (OR EQUAL)	(12) 1.5" CAL., 6' TALL, 3' DRIP LINE
PJM	RHOD. "P.J.M." COMP. CLONE (COMPACT RHODODENDRON) (OR EQUAL)	(5) 18"–24"
JGO	JUNIPERUS CHINENSIS (GREY OWL JUNIPER) (OR EQUAL)	(4) 3 GAL.
LEX	ILEX MESURVEAE 'BLUE PRINCE' (MALE HOLLY) (OR EQUAL)	(5) 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.
18. TREE CANOPY EXTENDING INTO THE ROADWAY MUST BE MAINTAINED AT 13'-6" FROM THE ROAD SURFACE.

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

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LANDSCAPING PLAN

TAX MAP 138 LOT 27

(LAPLANTE ROAD)

GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR:

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LAND OF:

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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.

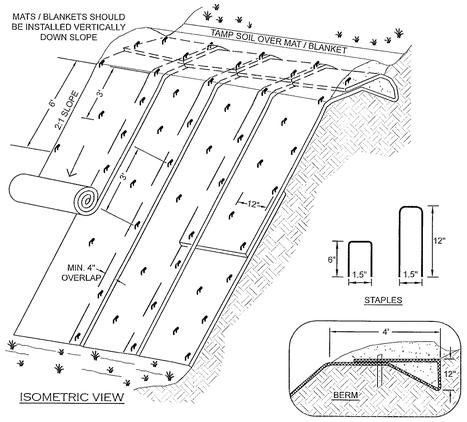
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

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

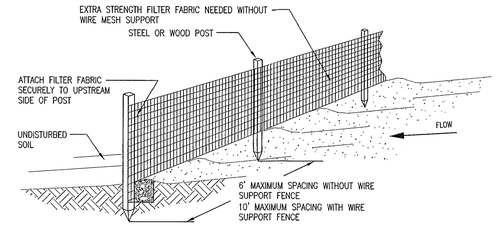


ISOMETRIC VIEW

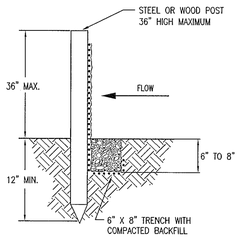
NOTES:

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.

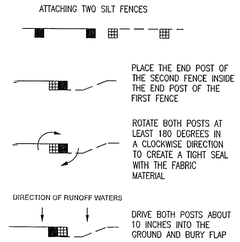
EROSION BLANKETS - SLOPE INSTALLATION — 4 / DT-1



PERSPECTIVE VIEW



SECTION VIEW

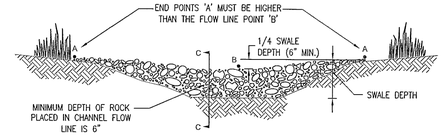


ATTACHING TWO SILT FENCES

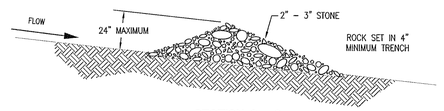
NOTES:

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.

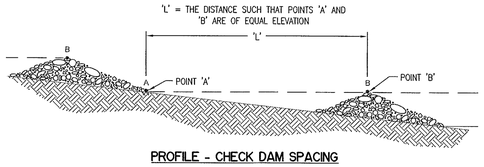
SILT FENCE — 5 / DT-1



VIEW LOOKING UPSTREAM



SECTION C – C

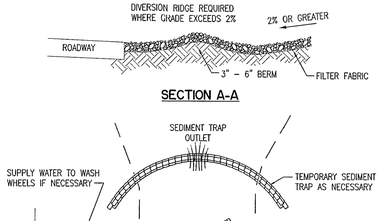


PROFILE – CHECK DAM SPACING

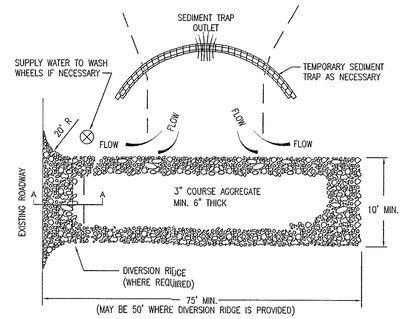
NOTES:

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
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REV.	DATE	DESCRIPTION	C/O	DR	CK
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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

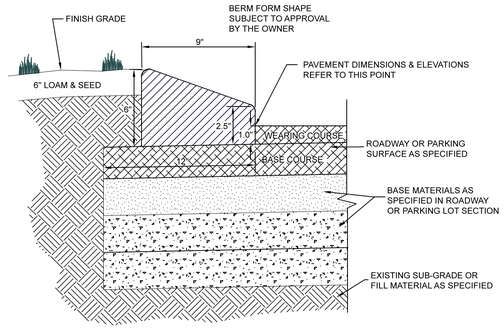
SCALE: NOT TO SCALE JANUARY 12, 2026

Surveying ✣ Engineering ✣ Land Planning ✣ Permitting ✣ Septic Designs

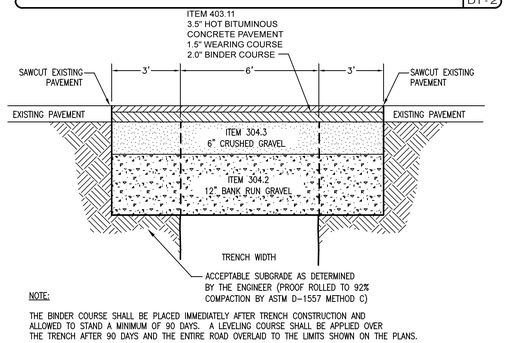
FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

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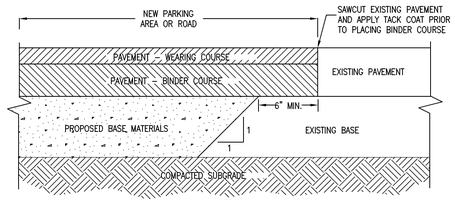
CURB - ASPHALT (CAPE COD BERM) — 1 / DT - 2



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.

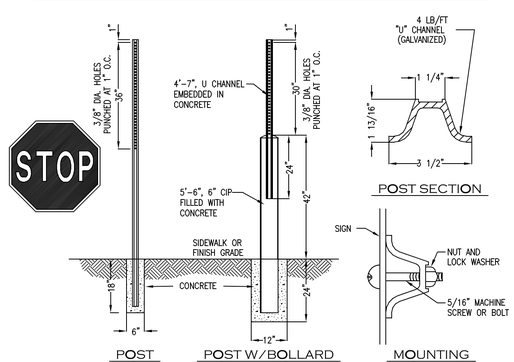
PAVEMENT TRENCH PATCH — 2 / DT - 2



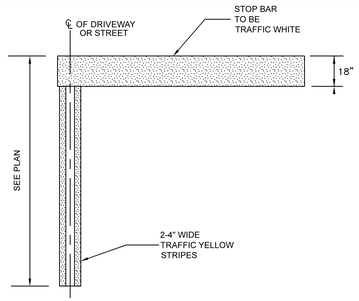
NOTE:

1. SEE ROADWAY FOR MATERIALS AND ASSOCIATED DEPTHS.
2. INFRARED JOINT AFTER PLACING PAVEMENT.

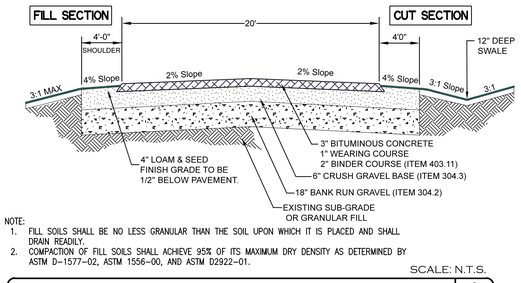
PAVEMENT MATCH — 3 / DT - 2



SIGN POST - STANDARD & W/BOLLARD — 4 / DT - 2



STOP BAR DETAIL — 5 / DT - 2

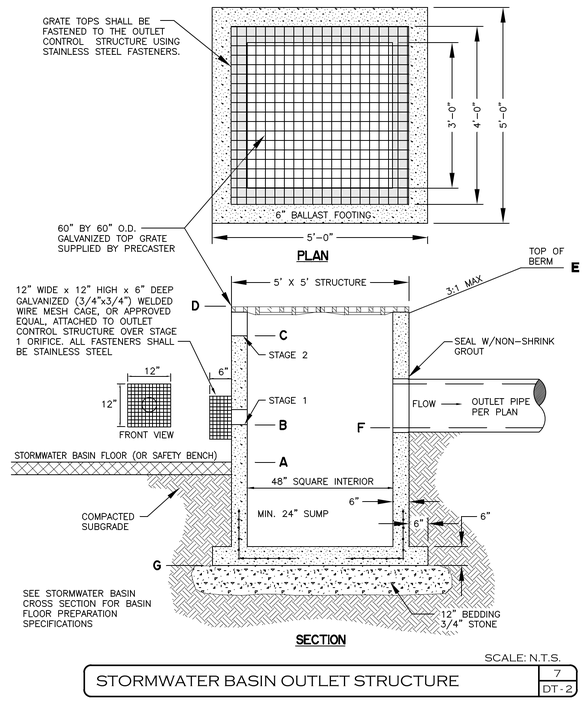


NOTE:

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.

SCALE: N.T.S.

TYPICAL ROAD CROSS SECTION — 6 / DT - 1



SCALE: N.T.S.

STORMWATER BASIN OUTLET STRUCTURE — 7 / DT - 2

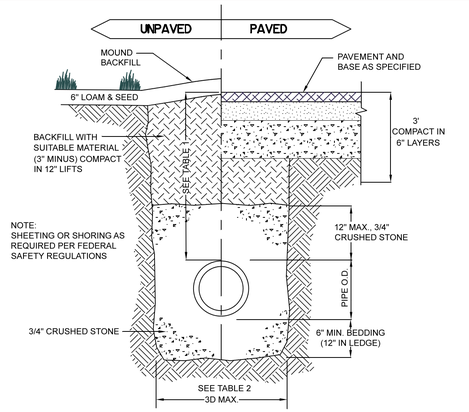
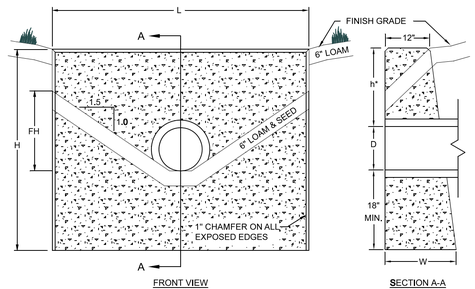


TABLE 1 (RECOMMENDED COVER)		
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

TABLE 2 (RECOMMENDED TRENCH WIDTH)	
INSIDE DIAMETER	TOTAL WIDTH
12" TO 24" OVER 24"	I.D. + 24" 2 x I.D.

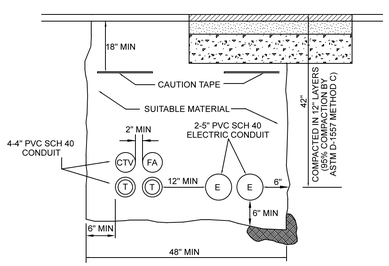
DRAINAGE TRENCH (TYPICAL) — 8 / DT - 2



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.

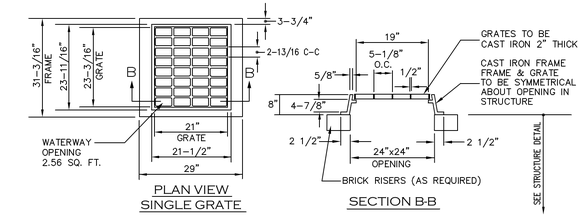
HEADWALL - PRECAST CONCRETE — 9 / DT - 2



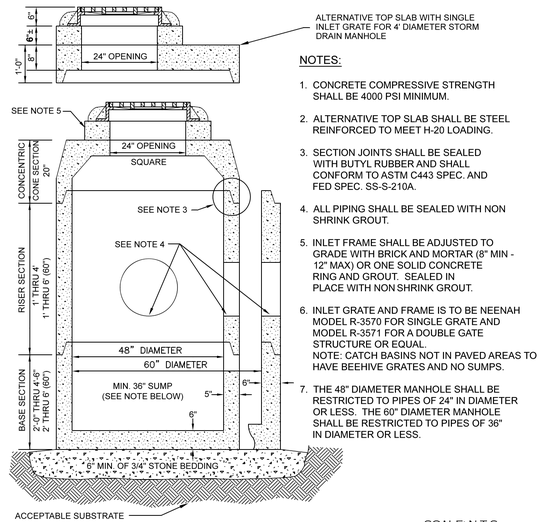
NOTE:

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	CK
A	3/4/26	REVS PER TOWN COMMENTS		CJC	JEN

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

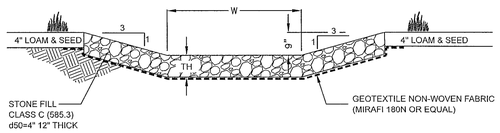
SCALE: NOT TO SCALE JANUARY 12, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

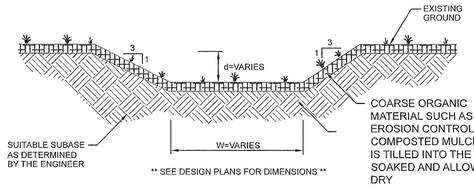
FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
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www.FieldstoneLandConsultants.com

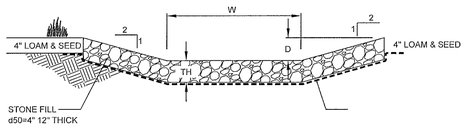
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RIPRAP SPILLWAY DETAIL — 1 / DT-3

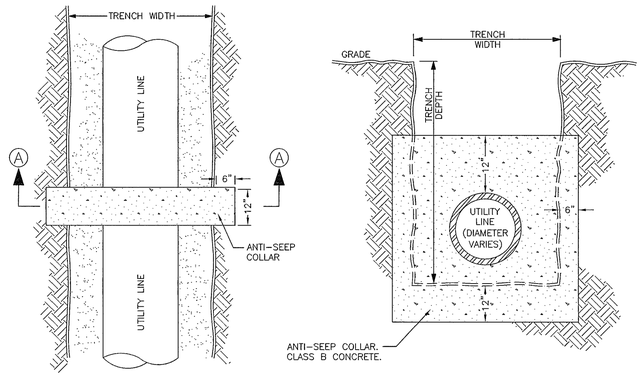


INFILTRATION BASIN SECTION — 4 / DT-3



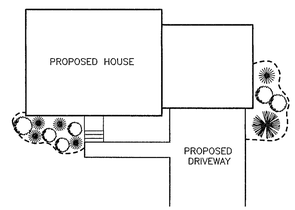
STRUCTURE	W	D	TH	d50
RAIN GARDEN	4 FT	8"	12"	4"

EMERGENCY SPILLWAY DETAIL — 2 / DT-3



SCALE: N.T.S.

ANTI-SEEP COLLAR & TRENCH CHECK DAM — 5 / DT-3



LANDSCAPE LEGEND:

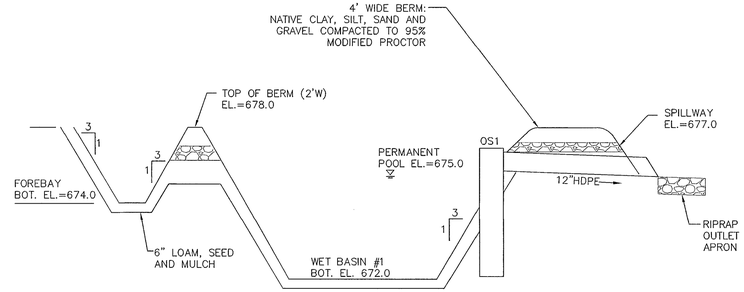
- EVERGREEN TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB
- MULCH AREA

NOTES:

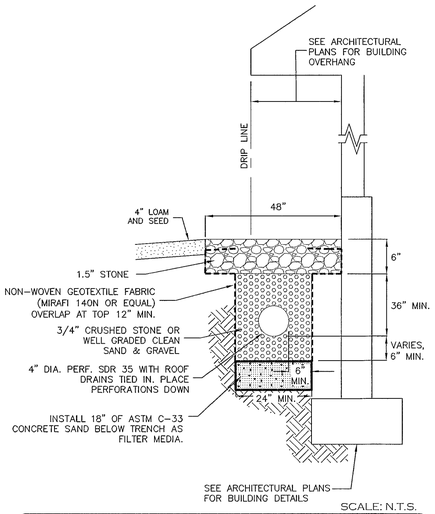
1. SUBJECT TO CHANGE PER OWNERS PREFERENCE
2. NATIVE SHRUBS SUCH AS VIBURNUMS, SHOWY FOTHERGILLA, OAKLEAF HYDRANGEA, INKBERYY, ARONIA, NINEBARK, AND SUMMERSWEET ARE TO BE USED AS EQUAL

SCALE: N.T.S.

LOT LANDSCAPING OR EQUAL — 7 / DT-3



TYPICAL WET BASIN (WP1) — 8 / DT-3

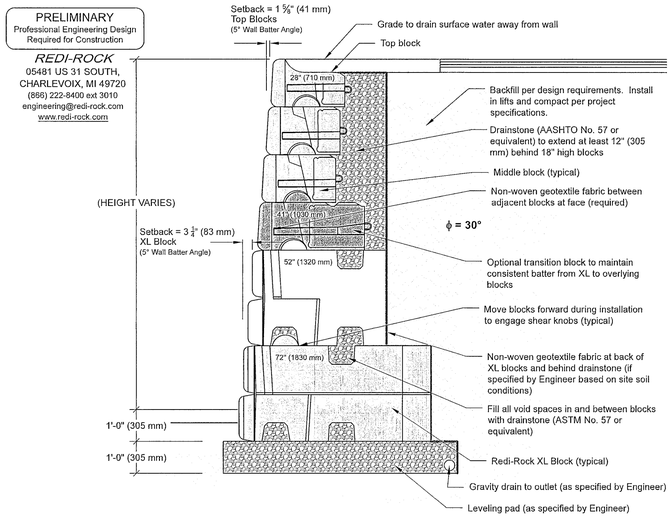


SCALE: N.T.S.

STONE DRIP EDGE TRENCH — 3 / DT-3

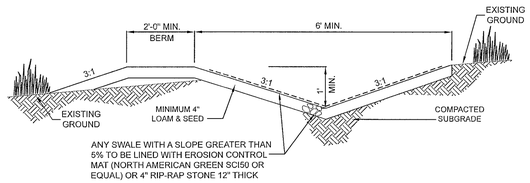
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CHARLEVOIX, MI 49720
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This detail is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer 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



TYPICAL SWALE DETAIL — 9 / D-3

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	3/4/26	REVS PER TOWN COMMENTS		CJC	JEN

CONSTRUCTION DETAILS

TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

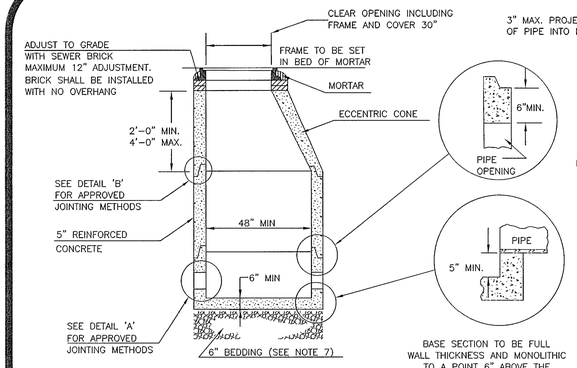
PREPARED FOR & LAND OF:
OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

SCALE: NOT TO SCALE — JANUARY 12, 2026

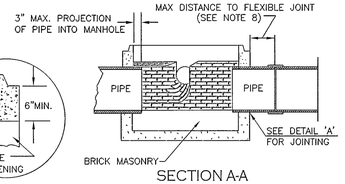
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FILE: 4080DT00B.DWG | PROJ. NO. 4080.00 | SHEET: DT-3 | PAGE NO. 11 OF 12

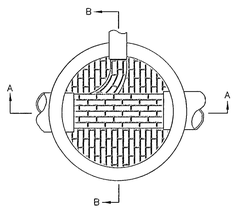


TYPICAL SECTION



SECTION A-A

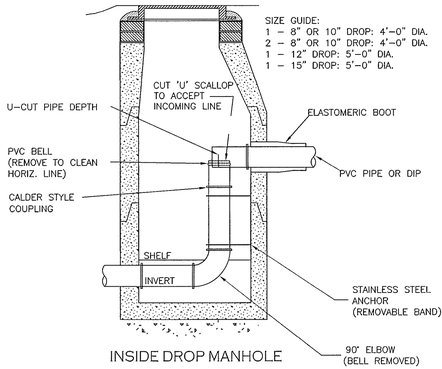
BASE SECTION TO BE FULL WALL THICKNESS AND MONOLITHIC TO A POINT 6" ABOVE THE PIPE CROWN.



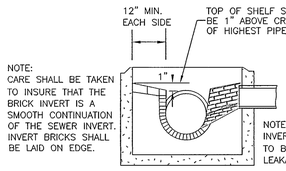
PLAN

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

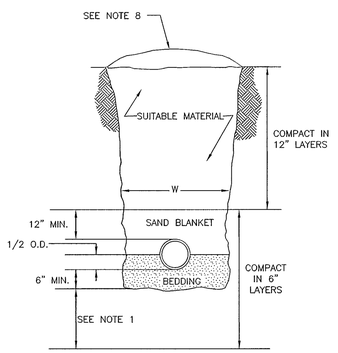


NOTE: CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.

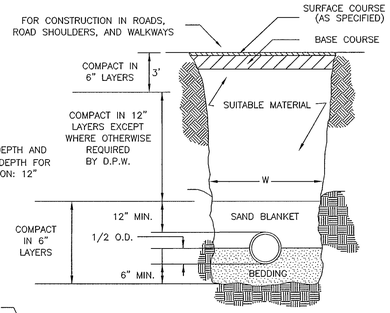
SECTION B-B

SCALE: N.T.S.

STANDARD MANHOLE - PART A	1
	DT - 4

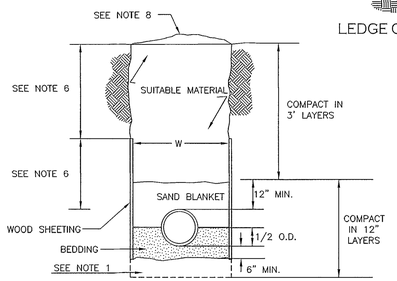


EARTH CONSTRUCTION



NOTE: MIN. BEDDING DEPTH AND MAX. PAYMENT DEPTH FOR LEDGE EXCAVATION: 12"

LEDGE CONSTRUCTION



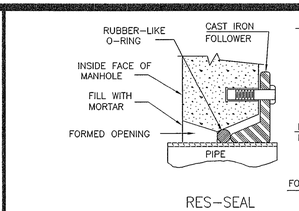
EARTH CONSTRUCTION WITH SHEETING

NOTES:

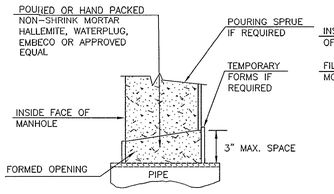
1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE, REFILL WITH BEDDING MATERIAL. (SEE ALSO NOTE 7).
2. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33, STONE SIZE #67
   100% PASSING 1 INCH SCREEN
   90-100% PASSING 3/4 INCH SCREEN
   20-55% 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.

SCALE: N.T.S.

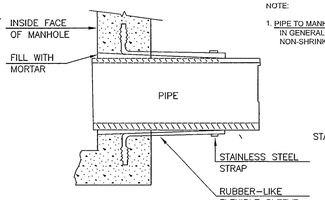
STANDARD TRENCH SECTION	2
	DT - 4



RES–SEAL (OR EQUAL)



NON–SHRINKING MORTAR (OR EQUAL)

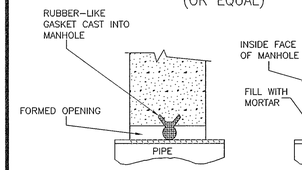


LOCK–JOINT FLEXIBLE MANHOLE SLEEVE (OR EQUAL)

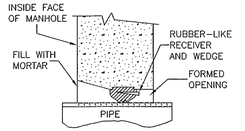
NOTE:
1. PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND, IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.

NOTE:
ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

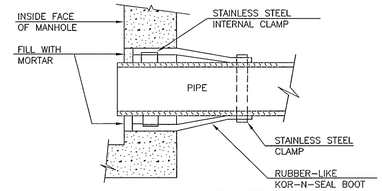
STATE OF NEW HAMPSHIRE APPROVED PRODUCTS
[A] SIKAFLEX–12–SL
[B] SONNEBORN BUILDING PRODUCTS
SONNOLASTIC SL–1



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

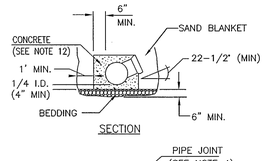
SCALE: N.T.S.

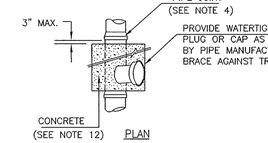
STANDARD MANHOLE - PART B	3
	DT - 4

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:

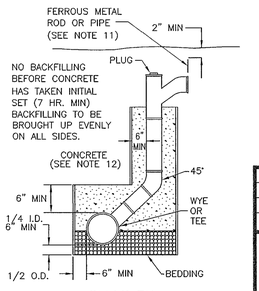
ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	PVC (SOLID WALL)*	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 15" (T-1 TO T-3)
F794	PVC (ROBBED WALL)	8" THROUGH 36"
D2680	ABS (COMPOSITES WALL)*	8" THROUGH 15"

      *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 INSTITURE:
         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 6 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.

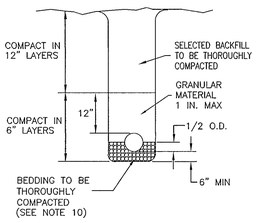




CONCRETE FULL ENCASEMENT



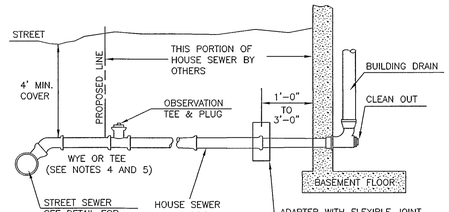
CHIMNEY (SEE NOTE 13)



TRENCH CROSS-SECTION

SCALE: N.T.S.

HOUSE SEWER DETAILS	4
	DT - 4



SEWER AND HOUSE SEWER

REV.	DATE	DESCRIPTION	C/O	DR	CK

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
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
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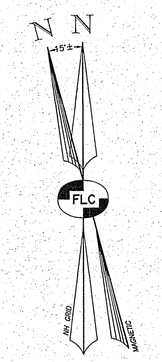
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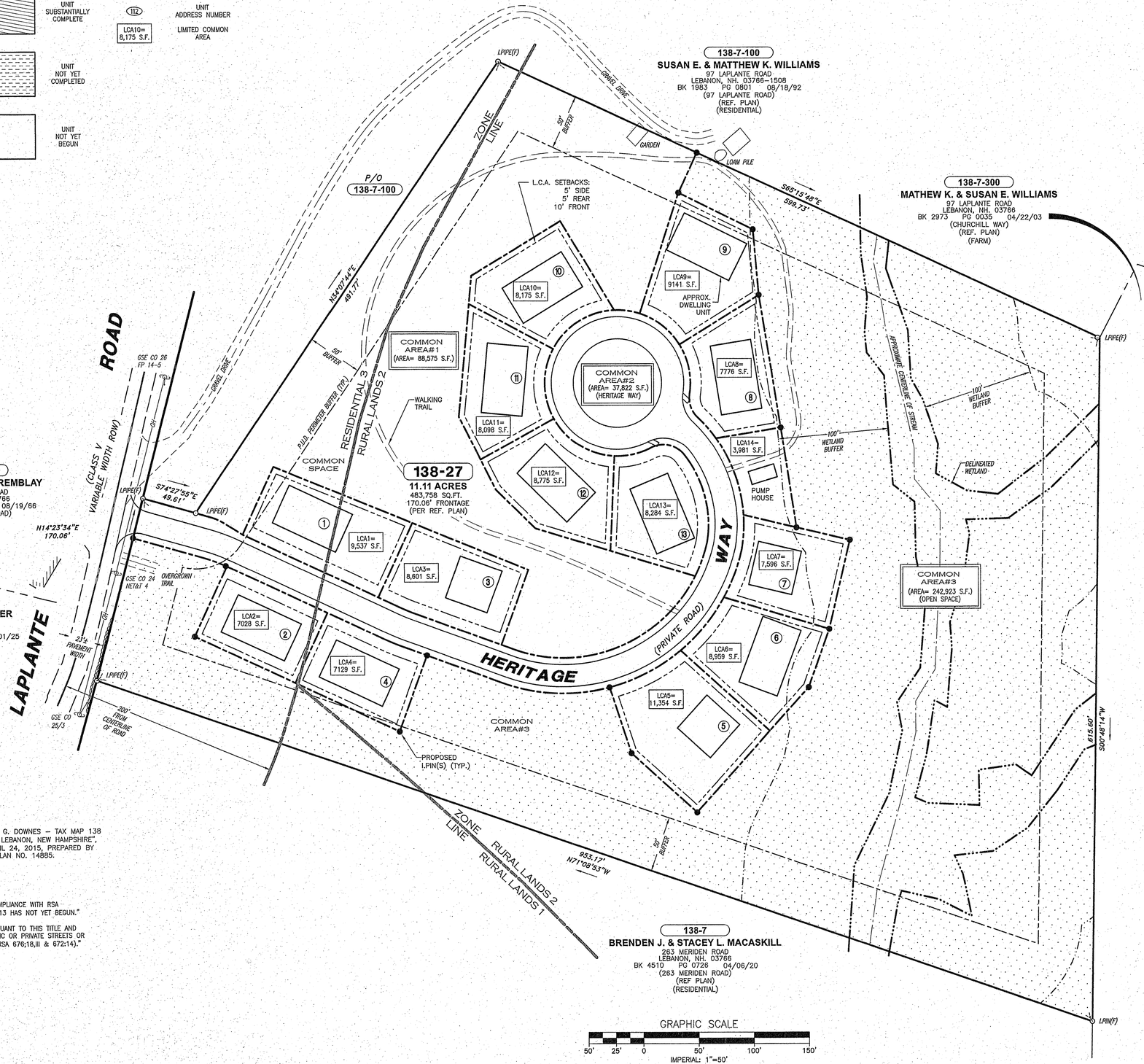
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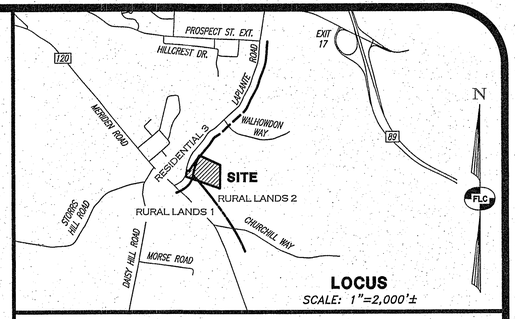
- LPIN(F) — IRON PIN FOUND
- LPIPE(F) — IRON PIPE FOUND
- UTILITY POLE & GUY
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- 50' P.U.D. BUFFER LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- OH — OVERHEAD UTILITY LINE
- ZONE LINE
- 183-27 — TAX MAP & LOT NUMBER
- EXISTING BUILDING
- PROPOSED ASPHALT PAVED AREAS
- LIMITED COMMON AREA LINE
- PROPOSED EASEMENT LINE
- L.C.A. — LIMITED COMMON AREA

UNIT LEGEND

- UNIT SUBSTANTIALLY COMPLETE
- UNIT NOT YET COMPLETED
- UNIT NOT YET BEGUN
- 29 — CONDOMINIUM UNIT NUMBER
- 112 — UNIT ADDRESS NUMBER
- LCA10= 8,175 S.F. — LIMITED COMMON AREA







LOCUS
SCALE: 1"=2,000'±

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 CONDOMINIUM SITE PLAN 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%		
BLDG. HEIGHT	35' MAX. (HOMES SHALL NOT EXCEED 35'H)		
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)		
OPEN SPACE (50%; 5.5AC)	50.2% (5.57 AC, 252,923 SF) PROVIDED		

*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, WATER SUPPLY SYSTEMS, AND ROADWAY WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. EACH HOME WILL BE A CONDOMINIUM UNIT (13 TOTAL). BUILDING WITHIN THE WETLAND PROTECTION BUFFER IS PROHIBITED.
11. THE WELLS, PUMP HOUSES, AND WATER DISTRIBUTION EQUIPMENT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE SEPTIC SYSTEM WILL ALSO BE OWNED BY THE HOA.
12. THE SUBDIVISION REGULATIONS OF THE CITY OF LEBANON AND THE NOTICE OF ACTION ARE A PART OF THE PLAT, AND APPROVAL OF THIS PLAT REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF THE NOTICE OF ACTION AND SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY MODIFICATION OR WAIVER SET FORTH IN THE NOTICE OF ACTION.

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	4/3/26	REVS PER PB COMMENTS		CJC	JEN

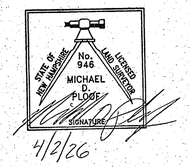
REFERENCE PLAN:

"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.

CERTIFICATION:

"I HEREBY CERTIFY AS TO THE ACCURACY OF THIS PLAN AND ITS COMPLIANCE WITH RSA 356–B:20, I & V, AND THAT CONSTRUCTION FOR UNIT 1 THRU UNIT 13 HAS 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)."



GRAPHIC SCALE
50' 25' 0 50' 100' 150'
IMPERIAL: 1"=50'

CONDOMINIUM AND OPEN SPACE 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' MARCH 4, 2026

Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC
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45 Roxbury Street, Keene, NH 03431
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LEGEND:

EXISTING FEATURES

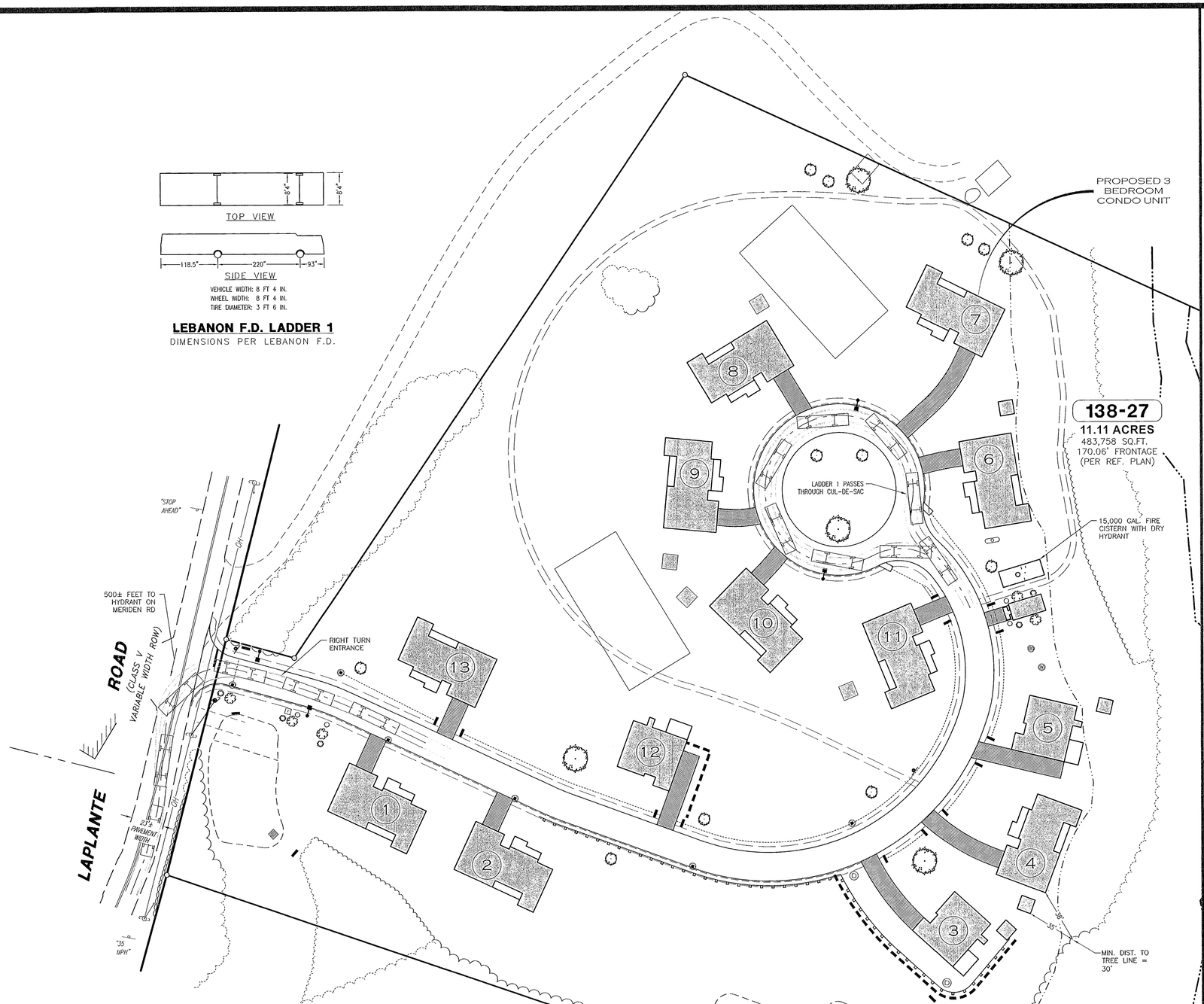
- LPIN(F) — IRON PIN FOUND
- LPIPE(F) — IRON PIPE FOUND
- SINGLE POST SIGN
- UTILITY POLE & GUY
- WF 37 — WETLAND FLAG
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER 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: 1 L=LEDGE S=SEASONAL — SOIL TEST PIT
- SLOPES 25% OR GREATER

PROPOSED FEATURES

- PROPOSED BUILDING
- X X — 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 — GAS LINE, PROPANE
- T UGE
- ASPHALT PAVED AREAS
- RETAINING WALL

VEHICLE WIDTH: 8 FT 4 IN.
WHEEL WIDTH: 8 FT 4 IN.
TIRE DIAMETER: 3 FT 6 IN.

LEBANON F.D. LADDER 1
DIMENSIONS PER LEBANON F.D.



NOTES:

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	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%
BLDG. HEIGHT 35' MAX. (HOMES SHALL NOT EXCEED 35'H)
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)
OPEN SPACE (50%; 5.5AC) 53.3% (5.92 AC, 257,935 SF) PROVIDED
*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, WATER SUPPLY SYSTEMS, AND ROADWAY WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. EACH HOME WILL BE A CONDOMINIUM UNIT (13 TOTAL).
11. THE WELLS, PUMP HOUSES, AND WATER DISTRIBUTION EQUIPMENT 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
B	4/6/26	REVS PER TOWN COMMENTS		CJC	JEN
A	2/26/26	SHEET ADDED PER DPW		CJC	JEN

FIRETRUCK TURNING EXHIBIT 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' FEBRUARY 26, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE
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45 Roxbury Street, Keene, NH 03431
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FILE: 4080SP00B.DWG	PROJ. NO. 4080.00	SHEET: EH-1	PAGE NO. 1 OF 1

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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: 1 L=LEDGE S=SEASONAL — SOIL TEST PIT
- SLOPES 25% OR GREATER

PROPOSED FEATURES

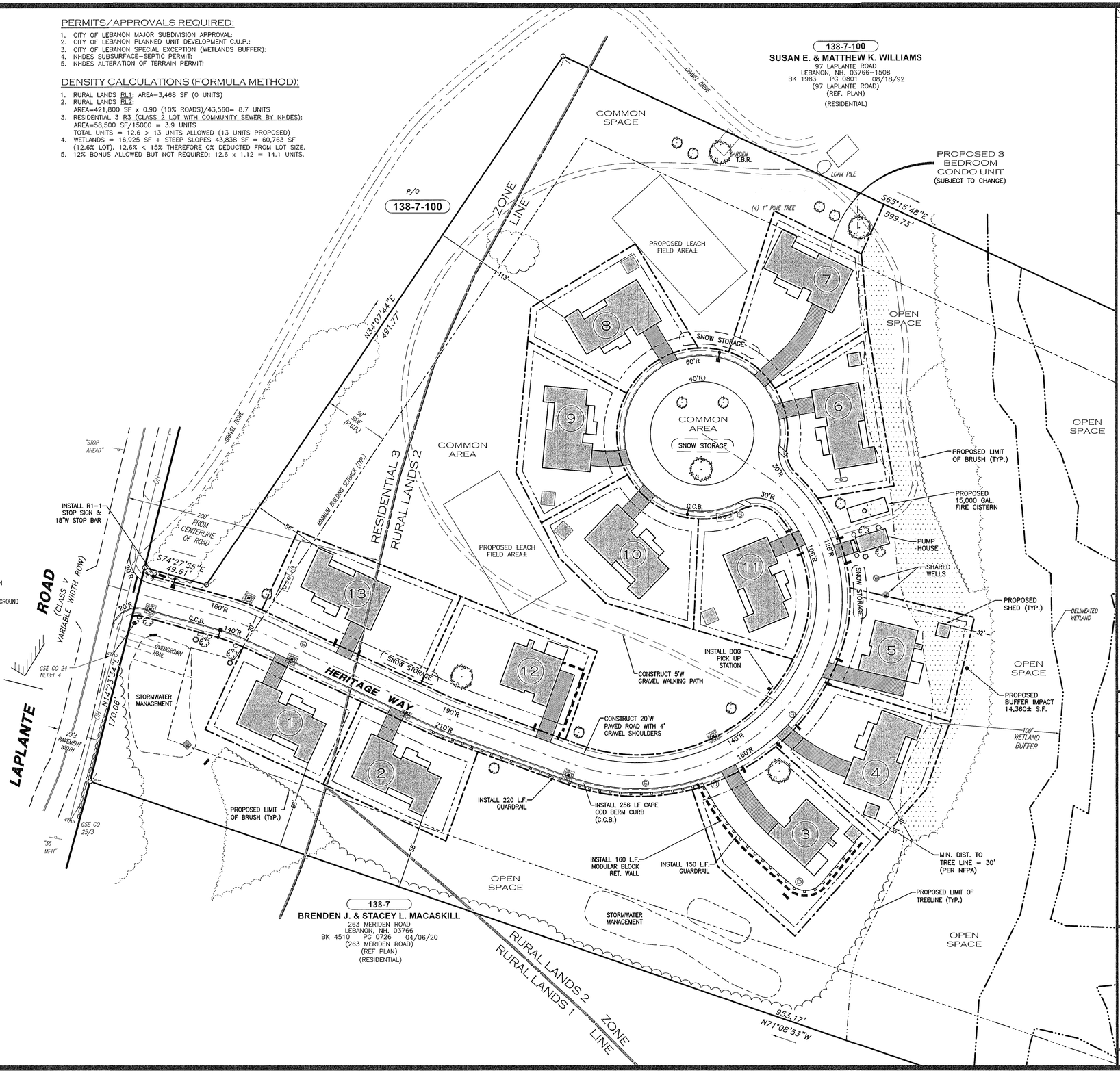
- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- HYDRANT, GATE VALVE & WATER MAIN
- ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- GRAVEL SHOULDER
- CAPE COD BERM CURB (C.C.B.)
- LIMITED COMMON AREA LINE
- PROPOSED EASEMENT LINE
- L.C.A. — LIMITED COMMON AREA

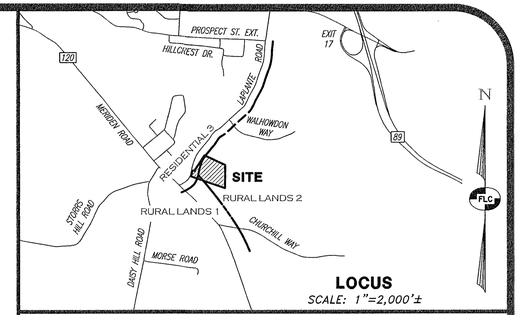
PERMITS/APPROVALS REQUIRED:

1. CITY OF LEBANON MAJOR SUBDIVISION APPROVAL:
2. CITY OF LEBANON PLANNED UNIT DEVELOPMENT C.U.P.:
3. CITY OF LEBANON SPECIAL EXCEPTION (WETLANDS BUFFER):
4. NHDES SUBSURFACE-SEPTIC PERMIT:
5. NHDES ALTERATION OF TERRAIN PERMIT:

DENSITY CALCULATIONS (FORMULA METHOD):

1. RURAL LANDS RL1: AREA=3,468 SF (0 UNITS)
2. RURAL LANDS RL2:
   AREA=421,800 SF x 0.90 (10% ROADS)/43,560= 8.7 UNITS
3. RESIDENTIAL 3 R3 (CLASS 2 LOT WITH COMMUNITY SEWER BY NHDES):
   AREA=58,500 SF/15000 = 3.9 UNITS
   TOTAL UNITS = 12.6 > 13 UNITS ALLOWED (13 UNITS PROPOSED)
4. WETLANDS = 16,925 SF + STEEP SLOPES 43,838 SF = 60,763 SF (12.6% LOT). 12.6% < 15% THEREFORE 0% DEDUCTED FROM LOT SIZE.
5. 12% BONUS ALLOWED BUT NOT REQUIRED: 12.6 x 1.12 = 14.1 UNITS.





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 2 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%		
BLDG. HEIGHT	35' MAX. (HOMES SHALL NOT EXCEED 35'H)		
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)		
OPEN SPACE (50%; 5.5AC)	53.3% (5.92 AC, 257,935 SF) PROVIDED		

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40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	4/6/26	REVS PER TOWN COMMENTS		CJC	JEN

ZONING EXHIBIT 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' FEBRUARY 26, 2026

Surveying ✣ Engineering ✣ Land Planning ✣ Permitting ✣ Septic Designs

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FILE: 4080SP00B.DWG	PROJ. NO. 4080.00	SHEET: ZE-1	PAGE NO. 1 OF 1

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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

STATE OF NEW HAMPSHIRE
CHAD E. BRANON
No. 12191
LICENSED PROFESSIONAL ENGINEER
1/12/2026

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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206 Elm Street, Milford NH 03055
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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)

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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
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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

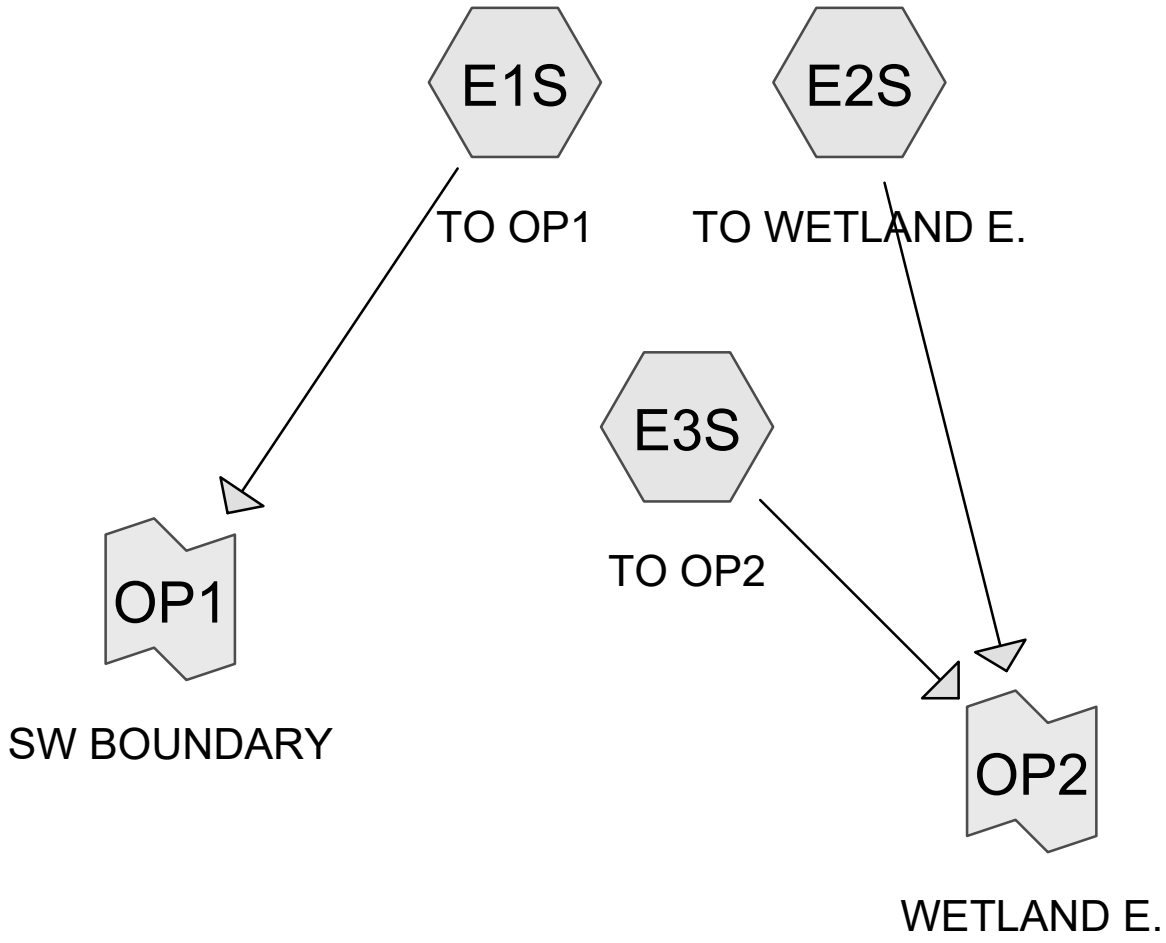
Link OP1: SW BOUNDARY Inflow=0.07 cfs 0.041 af
Primary=0.07 cfs 0.041 af

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
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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

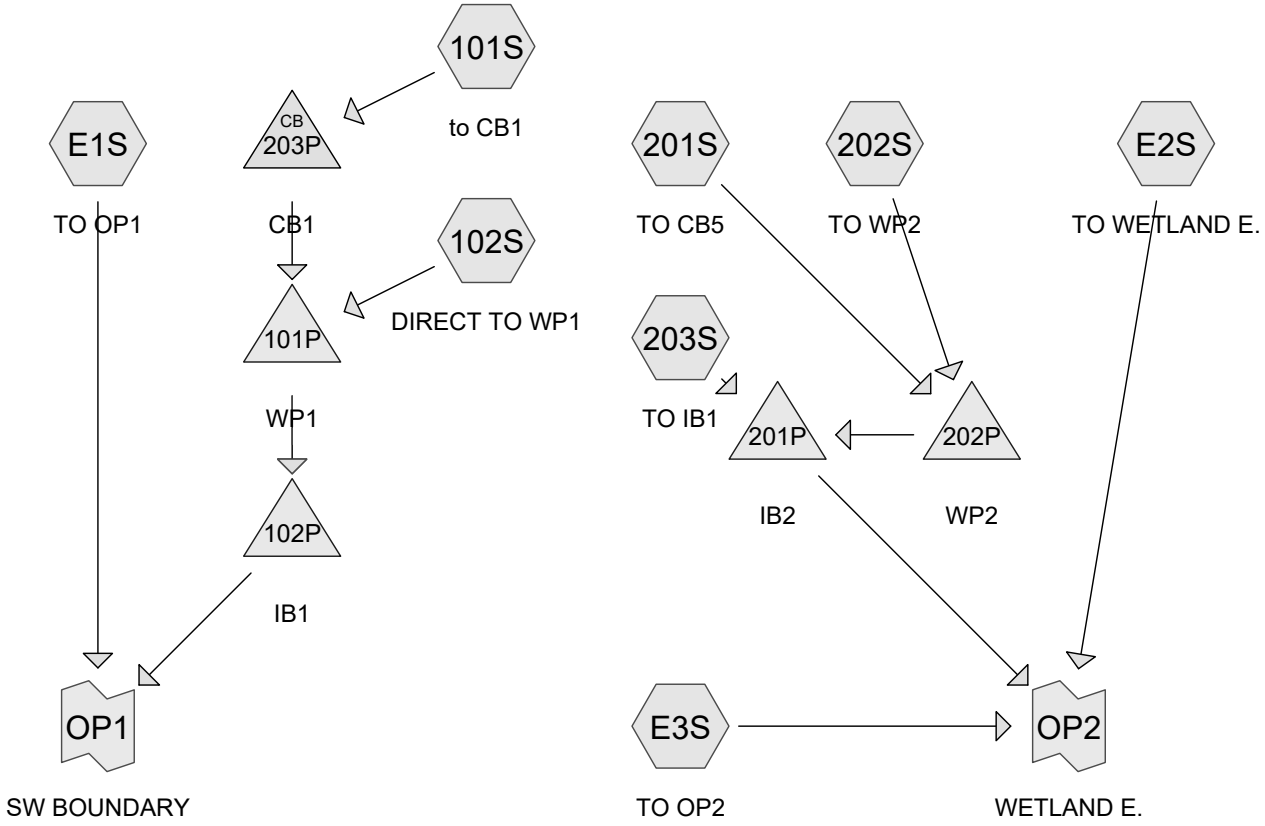
Link OP1: SW BOUNDARY Inflow=0.04 cfs 0.013 af
Primary=0.04 cfs 0.013 af

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
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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.

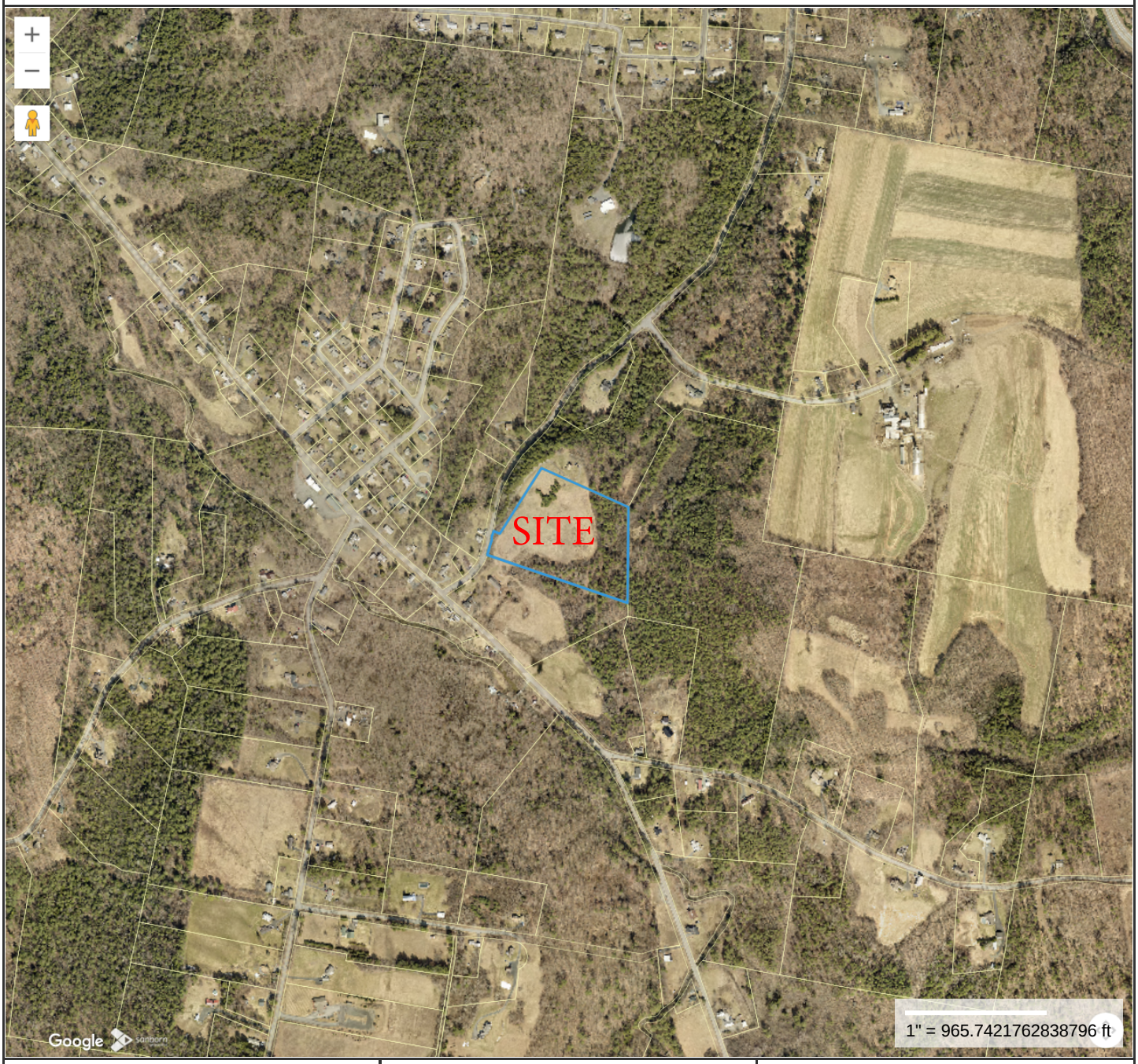
Inflow Area = 4.703 ac, 17.53% Impervious, Inflow Depth > 0.01" for 50 Year Storm event
Inflow = 0.00 cfs @ 21.94 hrs, Volume= 0.003 af
Primary = 0.00 cfs @ 21.94 hrs, Volume= 0.003 af, Atten= 0%, Lag= 0.0 min

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

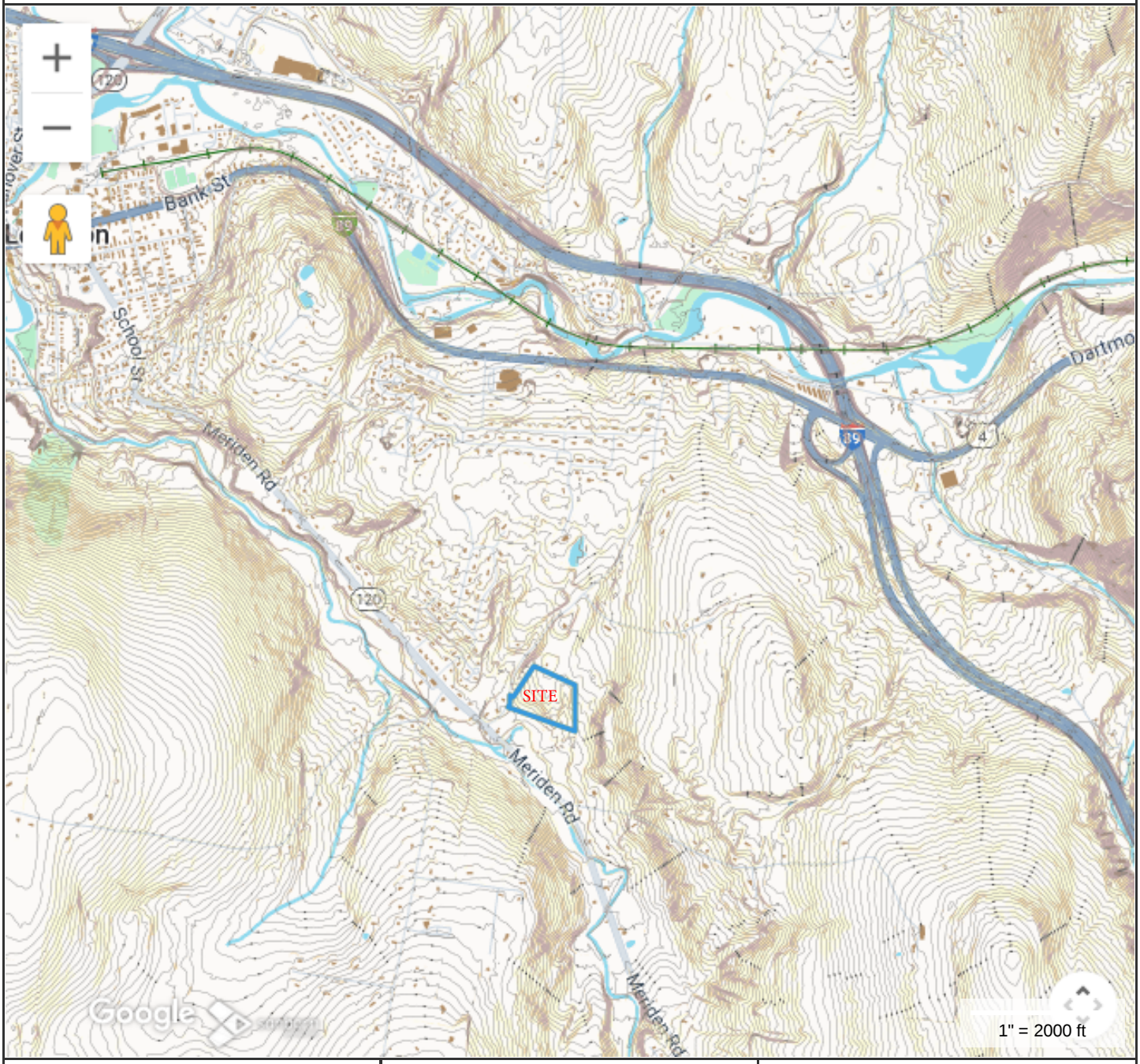
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

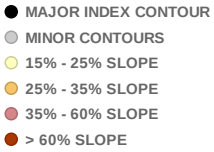
City of Lebanon, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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"**

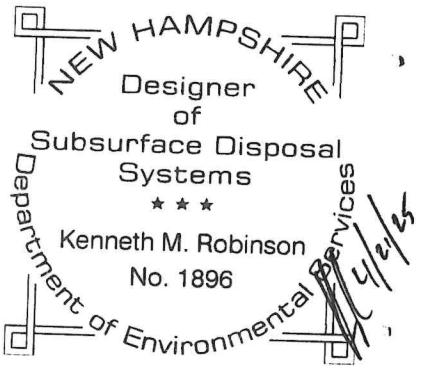
4/16/25
Test Pit #8
0-4" – 10YR 3/3 Dark brown loam, granular, friable
4-12" – 2.5 Y 4/4 Olive-brown fine sandy loam, granular, friable.
12-48" – 2.5 Y 5/3 Light olive-brown gravelly fine sandy loam, massive, firm.
ESHWT = 12" **Observed Water = 12"** **Ledge/Boulders = None** **Roots = 6"**

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:

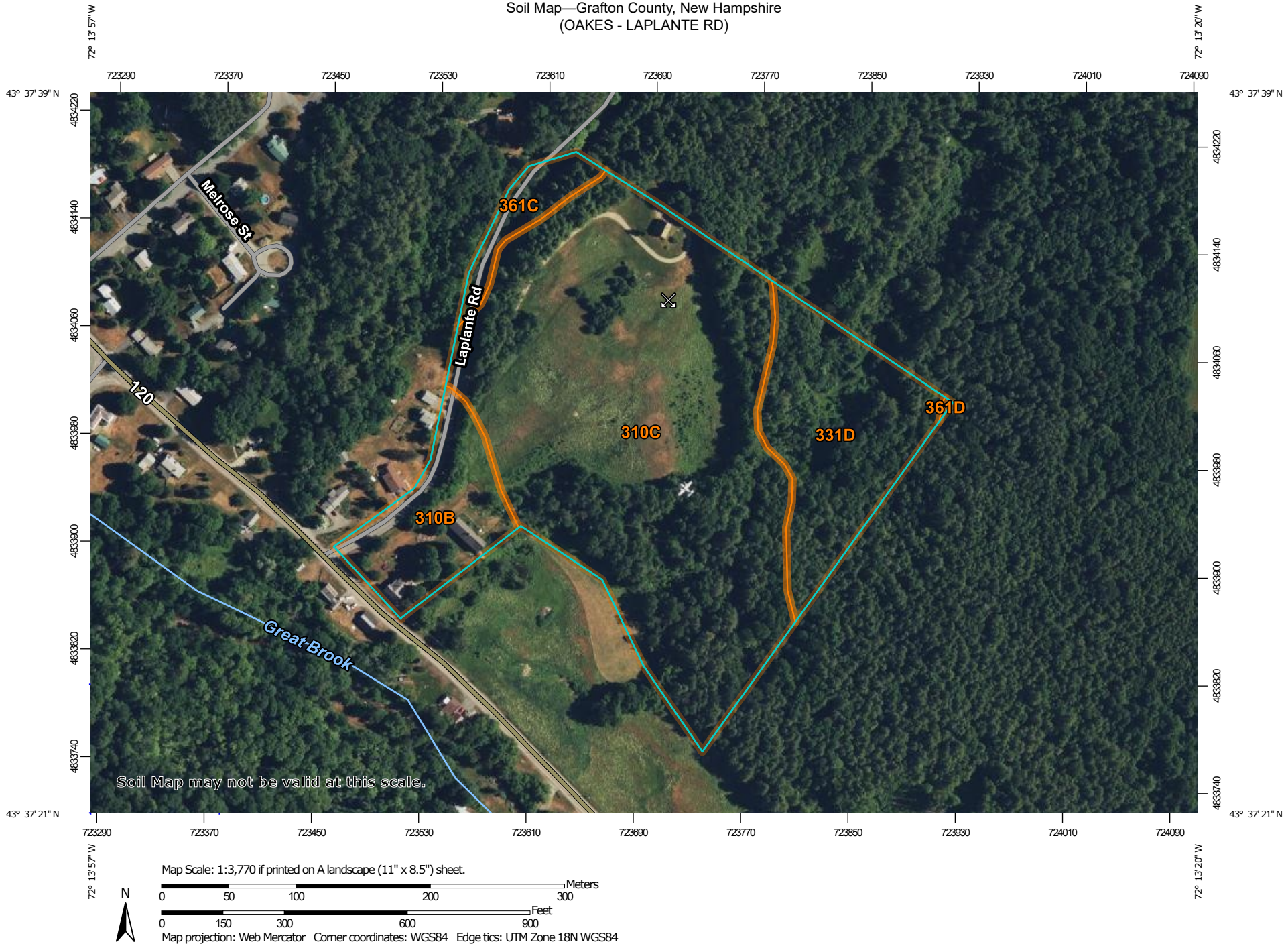
Kenneth M. Robinson, CWS
NH Septic Designer #1896



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)



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'

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

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

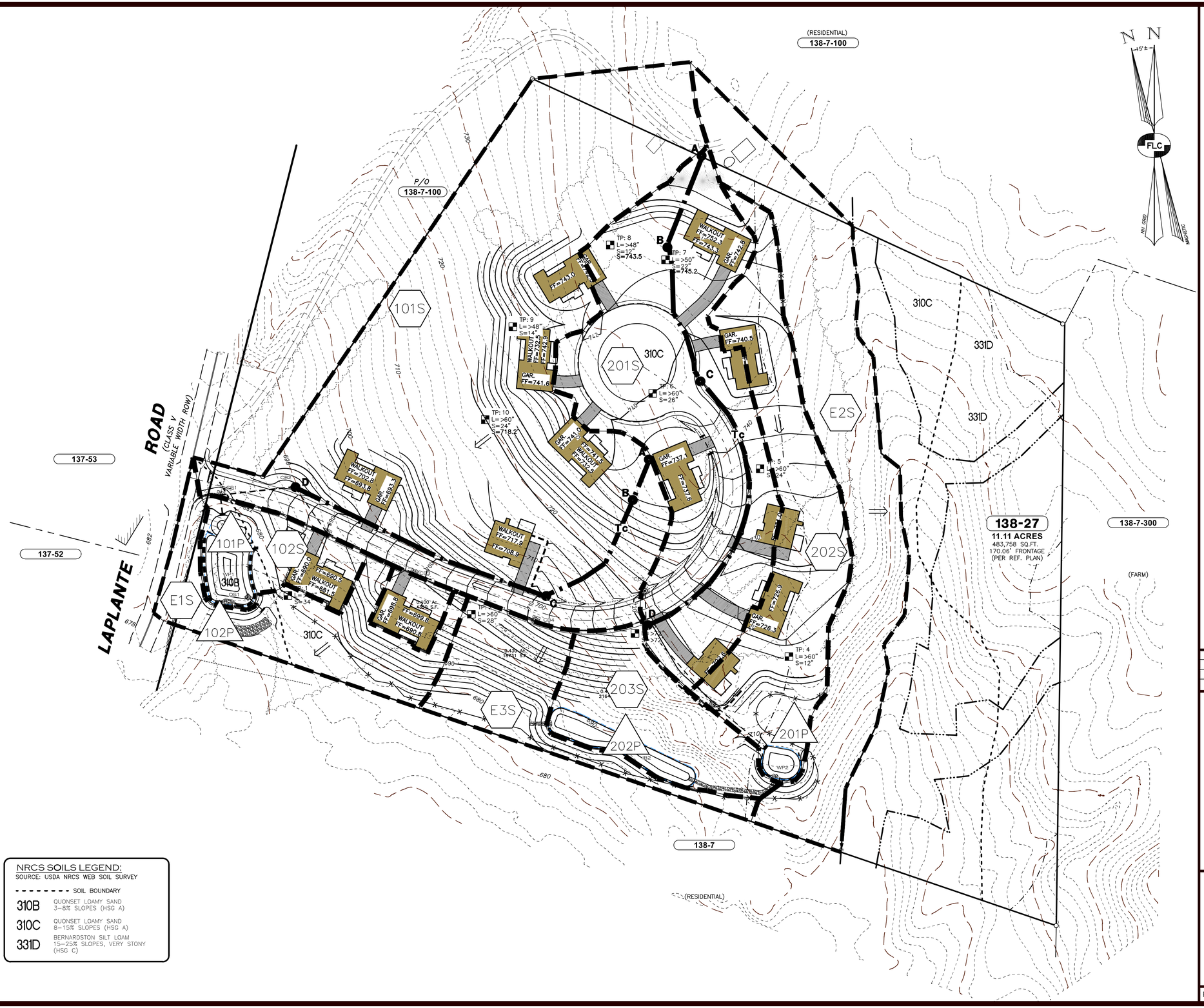
Surveying ◆ Engineering ◆ Land Planning ◆ Permitting ◆ Septic Designs

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\



DRAINAGE SYMBOLS:

- 1P — PIPE OR BASIN
- E1S — SUBCATCHMENT
- R2 — REACH
- 0P1 — OBSERVATION POINT
- WATERSHED BOUNDARY
- TIME OF CONCENTRATION
- SURFACE WATER FLOW

GRAPHIC SCALE
50' 25' 0 50' 100' 150'
IMPERIAL: 1"=50'

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)

REV.	DATE	DESCRIPTION	C/O	DR	CK

POST-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

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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

STATE OF NEW HAMPSHIRE
CHAD E. BRANON
No. 12191
LICENSED PROFESSIONAL ENGINEER
1/12/2026

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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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

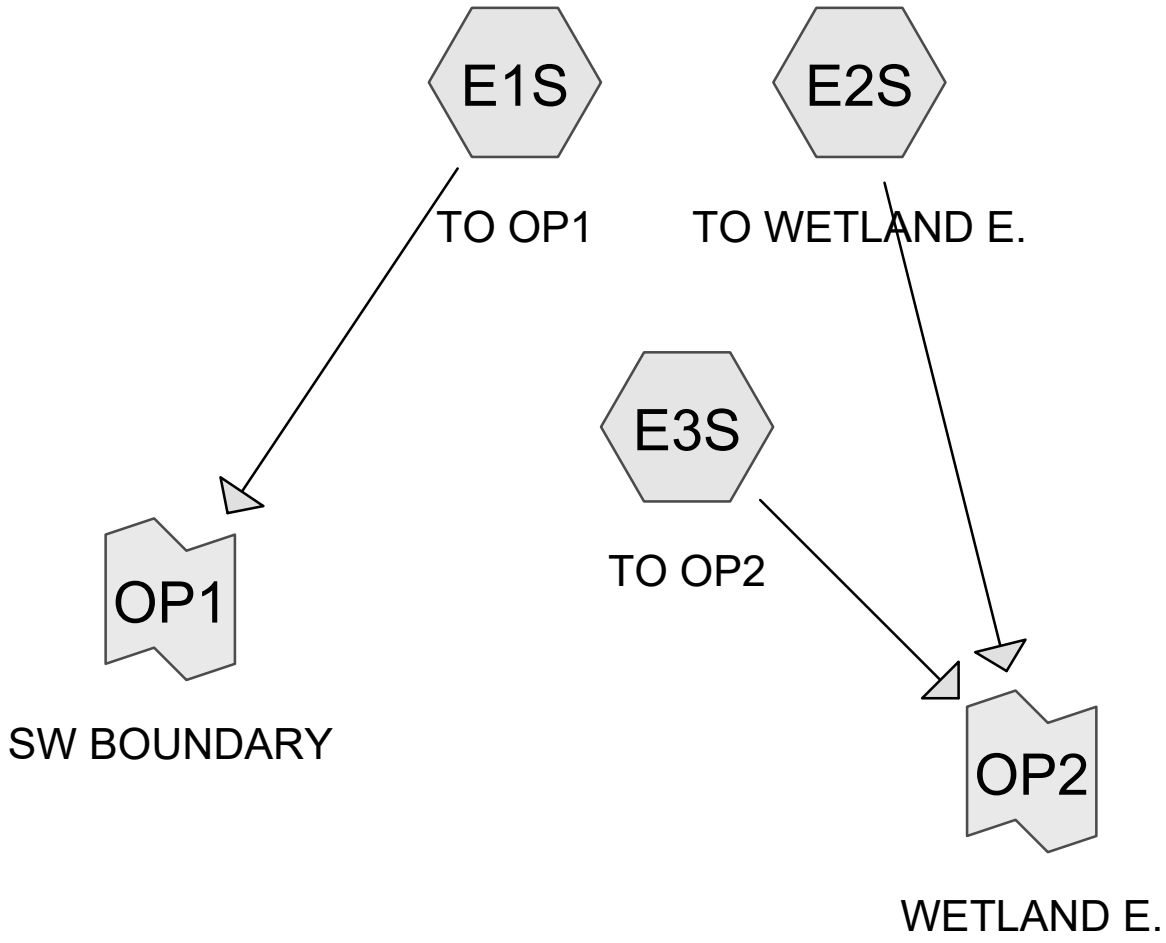
Link OP1: SW BOUNDARY Inflow=0.07 cfs 0.041 af
Primary=0.07 cfs 0.041 af

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

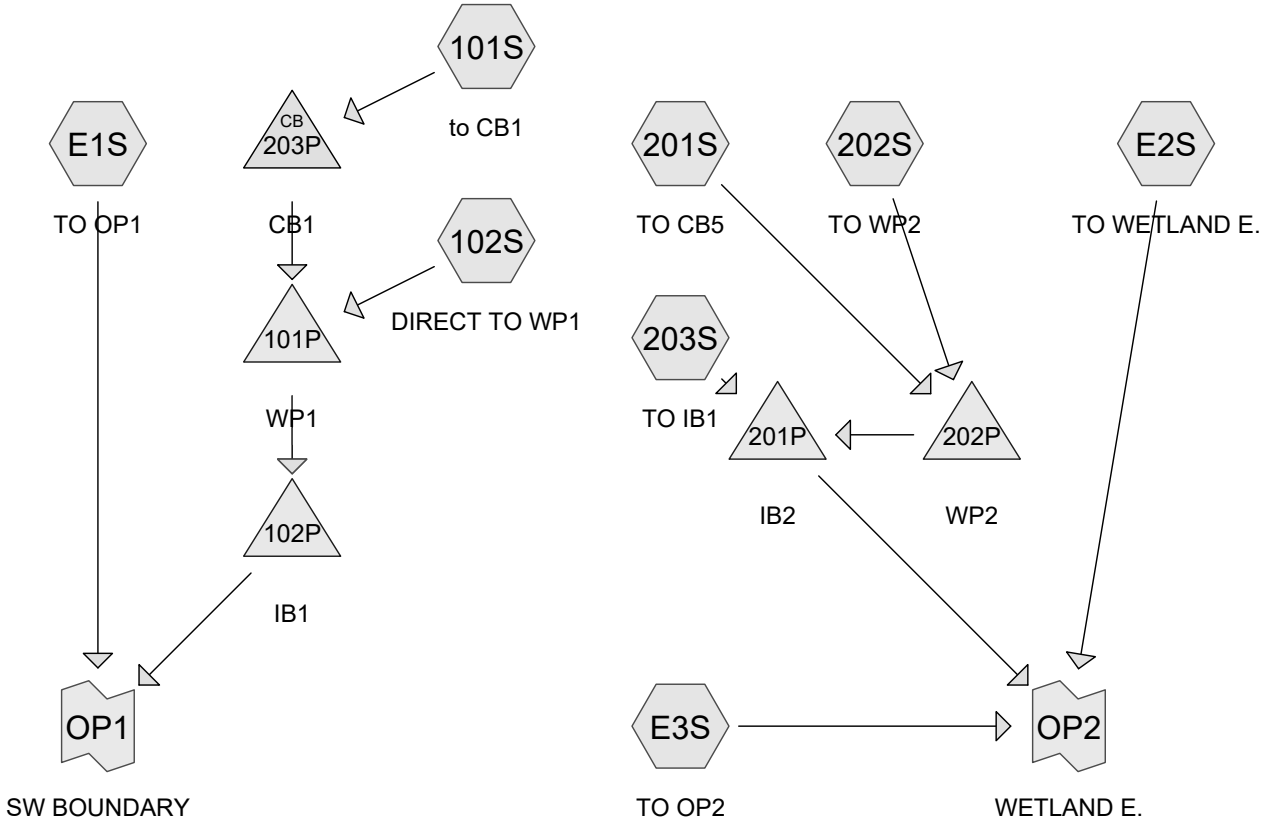
Link OP1: SW BOUNDARY Inflow=0.04 cfs 0.013 af
Primary=0.04 cfs 0.013 af

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
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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.

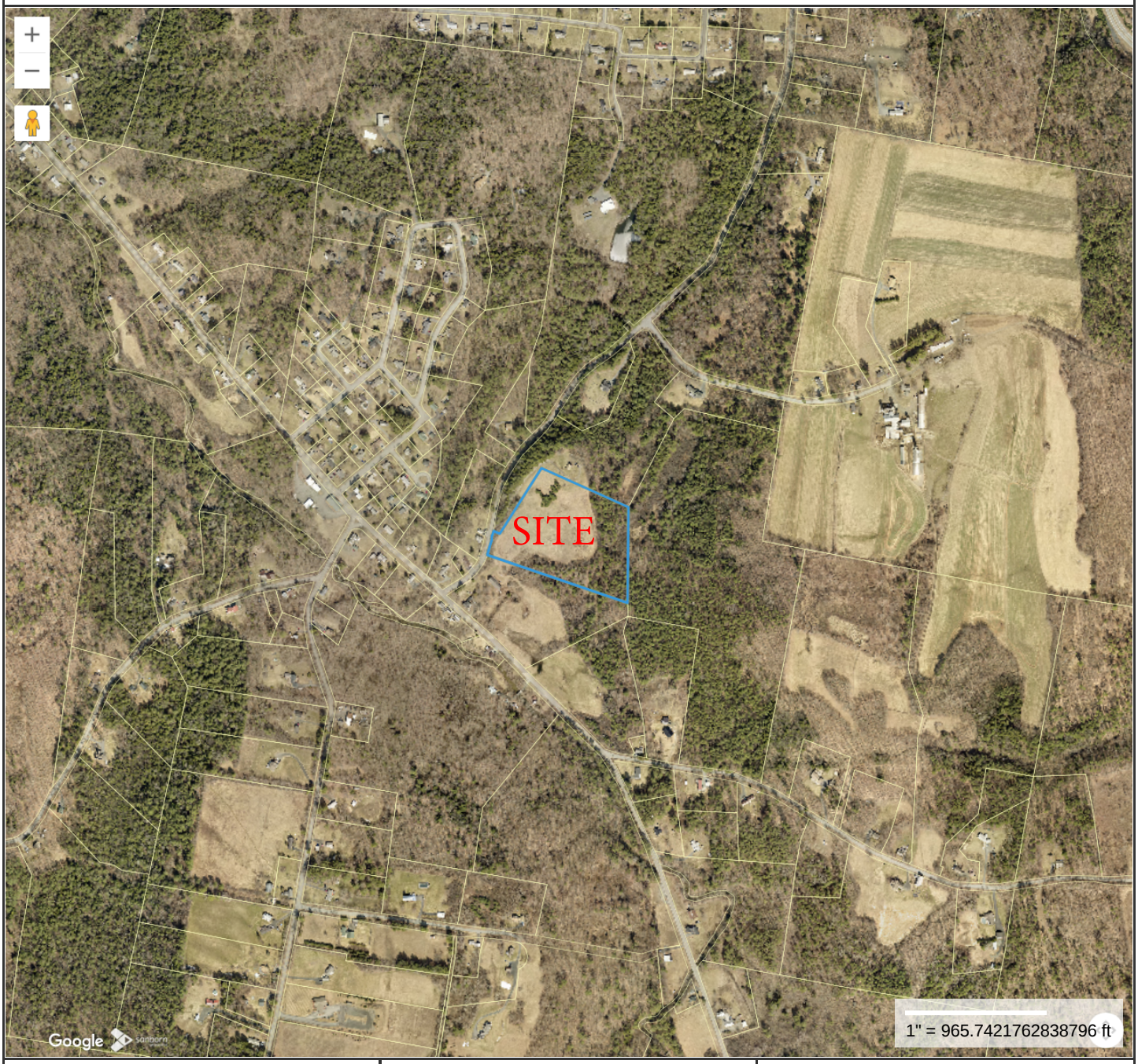
Inflow Area = 4.703 ac, 17.53% Impervious, Inflow Depth > 0.01" for 50 Year Storm event
Inflow = 0.00 cfs @ 21.94 hrs, Volume= 0.003 af
Primary = 0.00 cfs @ 21.94 hrs, Volume= 0.003 af, Atten= 0%, Lag= 0.0 min

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

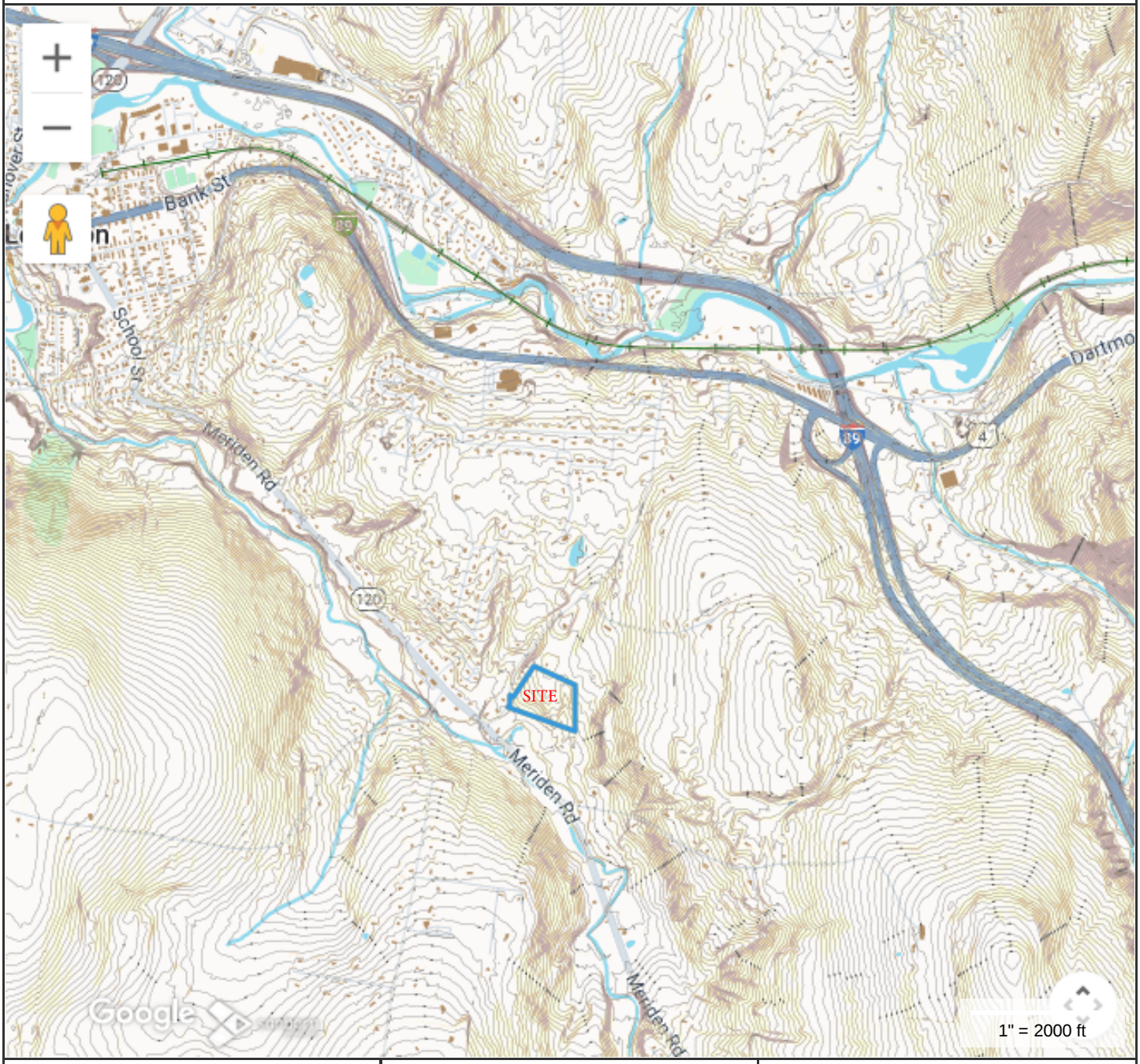
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Geometry updated 12/08/2025
Data updated 11/18/2018

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

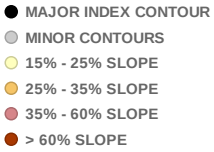
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Geometry updated 12/08/2025
Data updated 11/18/2018

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)

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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"**

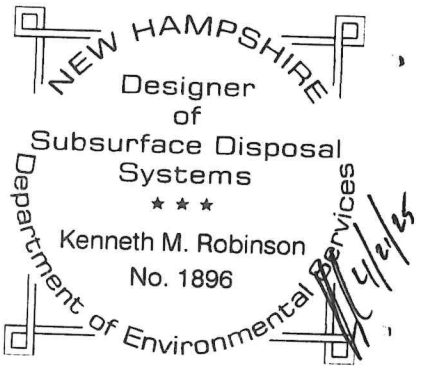
4/16/25
Test Pit #8
0-4" – 10YR 3/3 Dark brown loam, granular, friable
4-12" – 2.5 Y 4/4 Olive-brown fine sandy loam, granular, friable.
12-48" – 2.5 Y 5/3 Light olive-brown gravelly fine sandy loam, massive, firm.
ESHWT = 12" **Observed Water = 12"** **Ledge/Boulders = None** **Roots = 6"**

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:

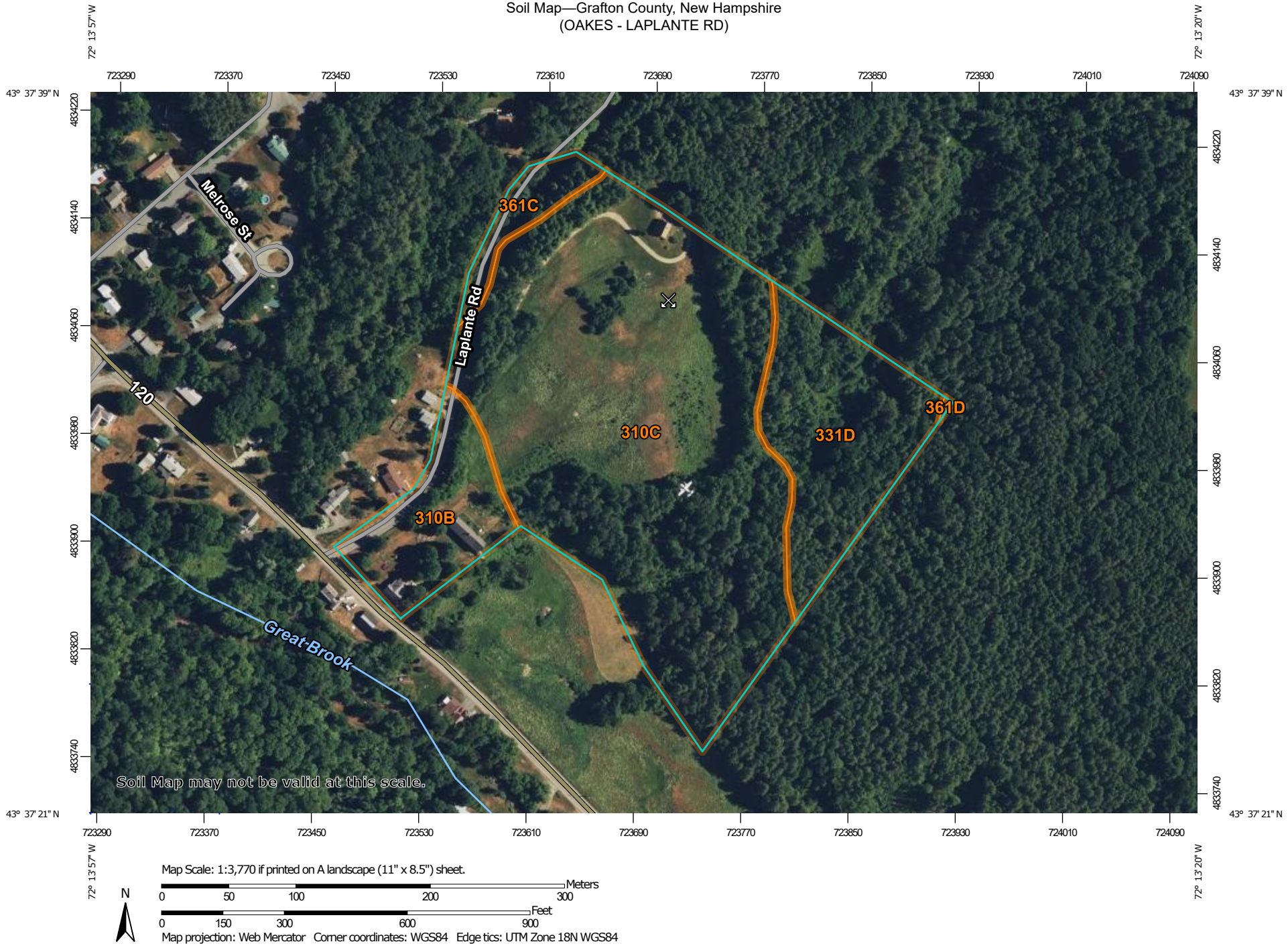
Kenneth M. Robinson, CWS
NH Septic Designer #1896



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

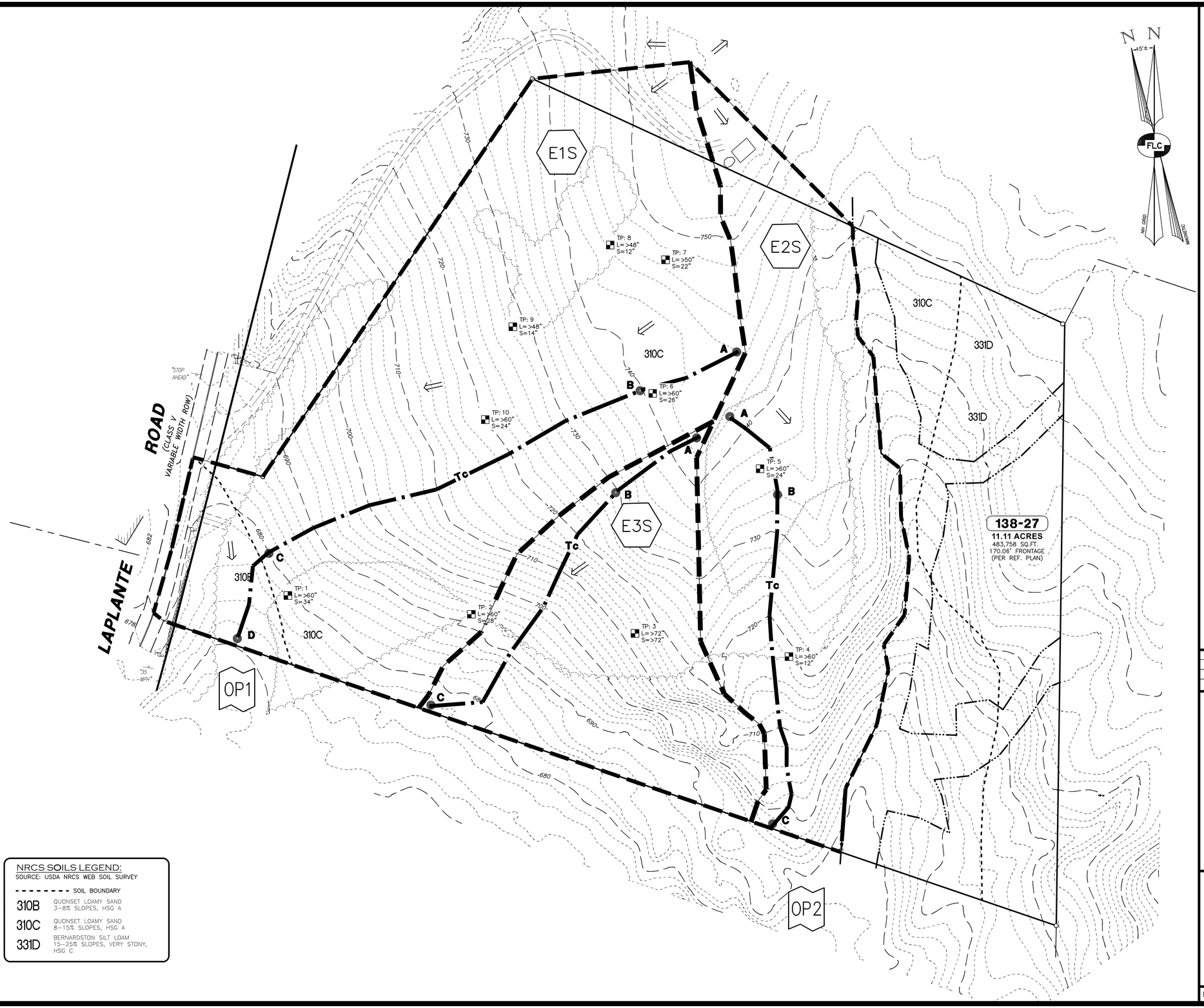
Inspection and Maintenance Log					
	BMP	**Inspection Date**	**Inspected By**	**Maintenance Required?**	**Maintenance Performed**
1				❑Yes ❑No	
2				❑Yes ❑No	
3				❑Yes ❑No	
4				❑Yes ❑No	
5				❑Yes ❑No	
6				❑Yes ❑No	
7				❑Yes ❑No	
8				❑Yes ❑No	

*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

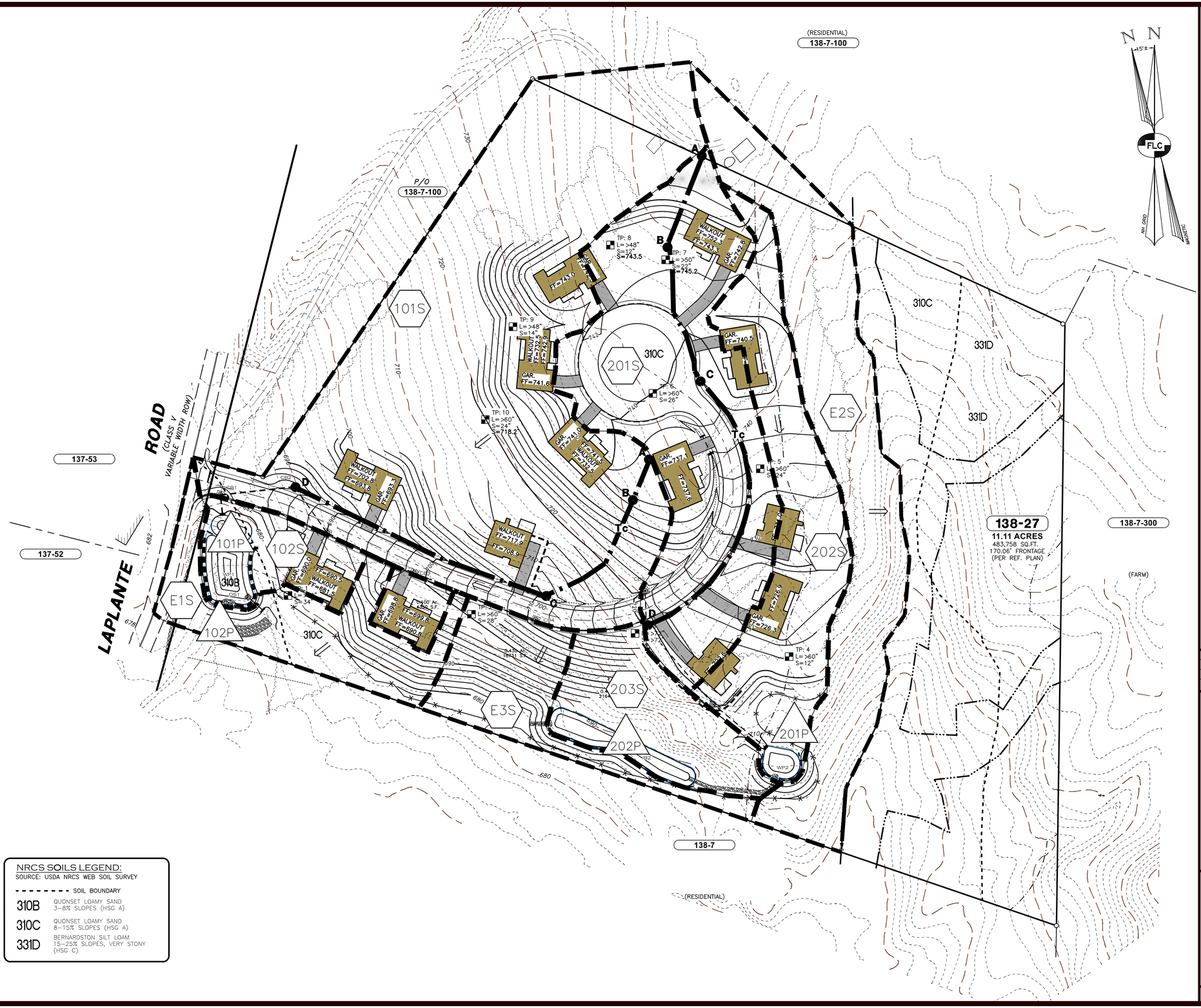
Surveying ◆ Engineering ◆ Land Planning ◆ Permitting ◆ Septic Designs

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
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DRAINAGE SYMBOLS:

- 1P — PIPE OR BASIN
- E1S — SUBCATCHMENT
- R2 — REACH
- 0P1 — OBSERVATION POINT
- WATERSHED BOUNDARY
- TIME OF CONCENTRATION
- SURFACE WATER FLOW

GRAPHIC SCALE

50' 25' 0 50' 100' 150'

IMPERIAL: 1"=50'

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)

REV.	DATE	DESCRIPTION	C/O	DR	CK

POST-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 ◆ **E**ngineering ◆ **L**and **P**lanning ◆ **P**ermitting ◆ **S**eptic **D**esigns

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206 Elm Street, Milford, NH 03055
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FILE: 4080DP00.dwg	PROJ. NO. 4080.00	SHEET: DP-2	PAGE NO. 2 OF 2

Jan 10, 2026 – 11:20am FLC-19
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DRAFT

LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, MARCH 16, 2026 6:30PM

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

MEMBERS ABSENT: None

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.

2. NOTICE OF REGIONAL IMPACT

Mr. Corwin presented the following applications that were received by the Planning and Development Department on or before March 09, 2026:

- **Lebanon Poker Room & Casino, LLC, 369 Miracle Mile (Tax Map 103, Lot 11), zoned GC:** Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests a modification to a previously approved Site Plan (PB2025-43-SPA) to change the number and type of Electric Vehicle (EV) parking spaces to be installed. PB2026-17-SPA
- **Carter Golf, LLC, 53 Poverty Lane (Tax Map 117, Lot 10), zoned R-3:** Request for a three (3)-lot Minor Subdivision. PB2026-18-MIN
- **Gerald & Anne Marie Rader and City of Lebanon, 54 Winter Street (Tax Map 77, Lot 81) and 0 Winter Street (Tax Map 77, Lot 82), zoned R-3:** Request for approval of a Lot Line Adjustment. PB2026-19-BLA
- **Choice Storage, LLC, 0 Etna Rd (Tax Map 26, Lot 17), CWM All Waste, LLC, 40 N Labombard Rd (Tax Map 51, Lot 10), Chaloux Properties, LLC, 32 Labombard Rd (Tax Map 51, Lot 11), Route 120 Hotel, LLC, 35 Labombard Rd (Tax Map 64, Lot 21), Chaloux Properties, LLC, 25 Labombard Rd (Tax Map 64, Lot 25), Klubio, LLC, 39 Labombard Rd (Tax Map 51, Lot 14), TLL Realty, LLC, 41 Labombard Rd (Tax Map 51, Lot 1) & Notch Climbing Real Estate, LLC, 33 Labombard Rd (Tax Map 51, Lot 15), zoned IND-L and RL-3:** Request for a Conditional Use Permit pursuant to Section 508 of the Zoning Ordinance for a proposed Planned Business Park and for Preliminary Major Subdivision review of a proposed 4-lot subdivision of 0 Etna Road (Tax Map 26, Lot 17) and 2-lot subdivision of 40 North Labombard Road (Tax Map 51, Lot 10). PB2026-21-PMAJCUP – Completeness review only on April 13, 2026; public hearing to commence at the May 11, 2026 meeting

Mr. Corwin said Staff recommends the applications do not have the potential for regional impact.

A MOTION was made by Wes Achord that the applications of Lebanon Poker Room & Casino, LLC, 369 Miracle Mile (Tax Map 103, Lot 11) PB2026-17-SPA; Carter Golf, LLC, 53 Poverty Lane (Tax Map 117, Lot 10) PB2026-18-MIN; Gerald & Anne Marie Rader and City of Lebanon, 54 Winter Street (Tax Map 77, Lot 81) and 0 Winter Street (Tax Map 77, Lot 82) PB2026-19-BLA ; and Choice Storage, LLC, 0 Etna Rd (Tax Map 26, Lot 17), CWM All Waste, LLC, 40 N Labombard Rd (Tax Map 51, Lot 10), Chaloux Properties, LLC, 32 Labombard Rd (Tax Map 51, Lot 11), Route 120 Hotel, LLC, 35 Labombard Rd (Tax Map 64, Lot 21), Chaloux Properties, LLC, 25 Labombard Rd (Tax Map 64, Lot 25), Klubio, LLC, 39 Labombard Rd (Tax Map 51, Lot 14), TLL Realty, LLC, 41 Labombard Rd (Tax Map 51, Lot 1) & Notch Climbing Real Estate, LLC, 33 Labombard Rd (Tax Map 51, Lot 15) PB2026-21-PMAJCUP do not have the potential for regional impact. The MOTION was seconded by Patrick Kennelly.

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.

Roll Call Vote:
Voting For – Romano, Kennelly, Zook, Achord, Faunce, Appleton, Collins
Voting Against – None

****The MOTION was approved (7-0).***

3. PUBLIC HEARING ITEMS

A. Robert S. & Carolyn M. Townsend, Co-Trustees, 125 Storrs Hill Road (Tax Map 134, Lot 17), zoned RL-2: Request for a two-lot minor subdivision. PB2026-12-MIN

Mr. Corwin noted that the north side of the lot currently has frontage along Storrs Hill Rd (Class V road) and Old Kings Highway (Class VI road). He said if a subdivision of the lot is granted, the applicant will need to petition the City Council to reclassify part of Old Kings Highway from Class VI to Class V in order for Lot 2 to meet the requirement of having at least 200 feet of frontage on a Class V Road. If approved by the City Council, the plat can then be recorded in the subdivision. He said this petition is separate from the subdivision application.

A MOTION was made by Andrew Faunce that the application of Robert S. & Carolyn M. Townsend, Co-Trustees, 125 Storrs Hill Road (Tax Map 134, Lot 17) PB2026-12-MIN is complete enough for the Planning Board to accept jurisdiction and commence review. The MOTION was seconded by Kellen Appleton.

Roll Call Vote:
Voting For – Romano, Kennelly, Zook, Achord, Faunce, Appleton, Collins
Voting Against – None

****The MOTION was approved (7-0).***

Mr. Scott Sandborn (surveyor) and Mr. Robert Townsend and Ms. Elizabeth Jetty (owners) were present on behalf of the applicant. Mr. Sandborn described the proposed division of the lot as presented in the agenda materials. He said no changes are proposed to the infrastructure of the

structure currently on the property. He said the road that is considered Class VI (dirt road) is in fairly good condition and has sustained truck traffic.

Chair Faunce opened the public comment portion of the meeting. No one from the public spoke. Chair Faunce closed the public comment portion of the meeting.

A MOTION was made by Wes Achord that the Lebanon Planning Board approve waivers for the application of Robert S. & Carolyn M. Townsend, Co-Trustees, for a proposed two (2)-lot Minor Subdivision of 125 Storrs Hill Road (Tax Map 134, Lot 17), PB2026-12-MIN, from the following Sections of the Subdivision Regulations as these requirements relate/apply to the proposed +/-66.4 acre lot (Lot 2):

1. Section 9.5.A.5 – requiring the plat to depict, "[t]he location of all existing structures, easements, permanent and intermittent watercourses, flood plains and wetlands, rock outcrops, wooded areas, and other significant existing features on the property."

2. Section 9.5.A.7 – requiring the plat to depict, "[t]he boundary lines of the overall tract, and for each of the proposed lots, including bearings and distances, as determined by an actual field survey certified by a licensed land surveyor[.]"

3. Soil data (misidentified in the applicant's waiver request letter as "Section 9.5.A.7"):

- ***a. Section 9.5.C.2: "Where private individual wastewater systems are proposed, the Applicant shall perform soil tests complying with requirements of Section 13.4 of these Regulations."***
- ***b. Section 13.4.A.1-3: soil testing and data requirements.***

In support of its decision with respect to the waivers requested from 9.5.A.5, 9.5.A.7, and 9.5.C.2, the Board finds that the applicants have demonstrated the requested waiver satisfies Criteria A set forth in Section 7.15.

In support of its decision with respect to the waiver requested from Section 13.4.A.1-3, the Board finds that, pursuant to the standard set forth in Section 13.18, compliance is not required to meet the purpose and intent of the regulations and that the public good will not be adversely affected.

The MOTION was seconded by Don Collins.

The group discussed whether the second lot will be required to have septic.

Chair Faunce closed the public hearing.

Roll Call Vote:
Voting For – Romano, Kennelly, Zook, Achord, Faunce, Appleton, Collins
Voting Against – None

****The MOTION was approved (7-0).***

A MOTION was made Kellen Appleton to approve the application the application of Robert S. & Carolyn M. Townsend, Co-Trustees, for a proposed two (2)-lot Minor Subdivision of 125 Storrs Hill Road (Tax Map 134, Lot 17), zoned RL-2, PB2026-12-MIN, as shown on a plan set titled, "Proposed Subdivision for Robert S. & Carolyn M. Townsend Rev. Trust Dated May 4, 2006,"

prepared by Cardigan Mountain Land Surveys, LLC, dated February 3, 2026, Project #: 25-4089,8292 (2 sheets), including any and all supplemental submissions and testimony provided during the public hearing.

In support of its decision, the Board finds that the applicants have submitted plans, testimony, and technical data prepared by a licensed land surveyor that together satisfactorily demonstrate compliance with the applicable requirements of the Subdivision Regulations except as have been waived or as may reasonably be addressed through the imposition of certain conditions of approval, set forth below.

This approval is subject to the following conditions:
A. General Conditions
1. This approval shall be considered void unless all conditions precedent have been met, and the plat has been recorded in the Registry of Deeds, within two (2) years from the date of the Notice of Action (Section 7.12.B). Note: the plat to be recorded is the sheet in the plan set subtitled "conveyance plan."
2. Future development on the new lots 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, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. In accordance with RSA 674:39, development 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.
3. All future construction shall substantially conform with and shall be subject to the requirements and specifications of the recorded plat (Section 7.9.A.2).
4. This approval does not affect or change the legal status of any existing encroachments into, improvements within, or use of the City's rights-of-way, including but not limited to the status of the electric fence and temporary shed located in Baker Lane (as depicted on the subdivision plat). Any rights the applicants may or may not have to encroach into, or retain structures within, or to use the abutting rights-of-way (both Class V and Class VI) are not germane to the applicants' subdivision and remain wholly unaffected by the Planning Board's approval of the subdivision and by the recording of the plat. To be clear, the Planning Board's approval of the subdivision cannot and does not confer approval or ratification of any encroachment into, improvements located with, or use of Bakers Lane, Storrs Hill Road, and Old Kings Highway that may exist at the time of subdivision approval,
and regardless of whether any such encroachments, improvements, and uses are or are not depicted on the subdivision plat.

B. Conditions to be Satisfied Prior to the Signing and Recording of the Plat
1. The applicants shall obtain approval from the City Council to reclassify Old Kings Highway from a Class VI road to a Class V road to the extent necessary to ensure that Lot 2 has a minimum of 200 ft. of frontage on a Class V road, and shall satisfy any conditions of approval that the City Council imposes in connection with any such reclassification.
2. NHDES approval of all subdivision lots less than five (5) acres in size shall be obtained and a copy of such approval shall be provided to the Planning Board. (9.5.C.2)
3. The applicants shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:

a. Depict the Class V frontage for Lot 2, following reclassification of Old Kings Highway pursuant to condition B.1.
b. Depict a turnaround easement on Lot 2 in metes and bounds, if a turnaround easement is required by the City Council in connection with the reclassification of Old Kings Highway pursuant to condition B.1.
c. Add condition of approval A.4 as a plan note.
d. Revise Note 2 regarding the current status of Old Kings Highway (with respect to which Note 2 is inaccurate/incorrect).
e. Within the Lot 2 inset, depict approximate location of pole barn.
f. Change the title of the plat from "Proposed Subdivision" to "Minor Subdivision".
g. Contact the Assessing Department to confirm the proposed tax map/lot number for the new lots are acceptable/correct, and update plat as needed.
h. Add a note indicating that the plat was approved pursuant to the City of Lebanon Subdivision Regulations last revised June 28, 2021.
i. Add Planning Board number (PB2026-21-MIN).
j. Provide the date and description of the plat revisions. (9.5.A.1)

4. The applicants 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).
5. The applicants shall submit two (2) mylars of the approved plat, as revised pursuant to these conditions of approval, together with applicable recording fees to the Planning & Development Department in accordance with Planning & Development Department recording procedures. (8.1.D & 7.11)
6. The applicants shall submit the executed deed for Lot 2 and a revised deed for Lot 1 together with applicable recording fees to the Planning & Development Department to be recorded contemporaneously with the plat.
7. If a turnaround easement on Lot 2 is required by the City Council in connection with a reclassification of Old Kings Highway, the applicants shall submit the executed easement deed with applicable recording fees to the Planning & Development Department to be recorded contemporaneously with the plat.

The MOTION was seconded by Don Collins.

Roll Call Vote:
Voting For – Romano, Kennelly, Zook, Achord, Faunce, Appleton, Collins
Voting Against – None

****The MOTION was approved (7-0).***

A MOTION was made Kellen Appleton that the Lebanon Planning Board authorizes the Chair to sign the Minor Subdivision plat of Robert S. & Carolyn M. Townsend, Co-Trustees, PB2026-12-MIN, titled "Conveyance Plan - Proposed Subdivision for Robert S. & Carolyn M. Townsend Rev. Trust Dated May 4, 2006," prepared by Cardigan Mountain Land Surveys, LLC, dated February 3, 2026, Project #: 25-4089,8292, as revised per the Planning Board's conditions of approval.

The MOTION was seconded by Don Collins.

Roll Call Vote:
Voting For – Romano, Kennelly, Zook, Achord, Faunce, Appleton, Collins
Voting Against – None

****The MOTION was approved (7-0).***

B. Farcast Holdings, LLC, 41 Glen Road (Tax Map 115, Lot 7), zoned GC: Request for a Conditional Use Permit pursuant to Sections 302.4 and 305.2 of the Zoning Ordinance for a proposed conversion of the existing building to a mixed-use facility including a makerspace, café and office space. PB2026-13-CU

Mr. Corwin said Staff recommends that the application is complete enough for the Board to accept jurisdiction and to commence review.

A MOTION was made by Kellen Appleton that the application of Farcast Holdings, LLC, 41 Glen Road (Tax Map 115, Lot 7) PB2026-13-CU is complete enough for the Planning Board to accept jurisdiction and commence review. The MOTION was seconded by Patrick Kennelly.

Roll Call Vote:
Voting For – Romano, Kennelly, Zook, Achord, Faunce, Appleton, Collins
Voting Against – None

****The MOTION was approved (7-0).***

Mr. Corwin explained one proposed use of the space (makerspace) has been determined by the Zoning Administrator to be that of a craftsman shop, which requires a special exception by the Planning Board.

Chad Engbert and Jim Wasser (arch). Mr. Engbert said the project involves converting the former Pearce Jewelers building into a community craftsman space (activities may include furniture making, 3D printing, laser cutting, etc). He said the office tenant rental and the café would generate revenue to offset the costs of the community use. He said there would be rules for membership and participants related to selling products that are created at the facility because he said it is not meant for mass production. He said a similar craftsman model facility is located in Clarmont, N.H.

The group discussed the number of parking spaces available. They discussed whether additional water and sewer services will be used with the proposed use. Mr. Engbert explained that laser cutters are the biggest source of heat and they are self-contained. He said the building is sprinklered and there is appropriate ventilation so fire/air safety concerns are being addressed. Mr. Engbert explained the safety training that will be required for use of the machines by participants. Mr. Corwin confirmed that the special exception for retail showroom that was made in 1991 would be superseded by the current approval, if granted by the Board.

Chair Faunce opened the public comment portion of the meeting. No one from the public spoke. Chair Faunce closed the public comment portion of the meeting.

Chair Faunce closed the public hearing.

The following MOTION was made by Wes Achord:

On March 16, 2026, at a duly-noticed meeting of the Lebanon Planning Board, there appeared representatives of Farcast Holdings, LLC, regarding 41 Glen Road (Tax Map 115, Lot 7), zoned GC, regarding a requested Conditional Use Permit pursuant to Sections 302.4 and 305.2 of the Zoning Ordinance for a proposed conversion of the existing building to a mixed-use facility including a makerspace, café and office space. PB2026-13-CUP

I. 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 subject property is improved with a two and 1/2-story commercial building constructed in 1993 pursuant to a Site Plan approved by the Planning Board in 1991. The building's gross square footage according to the City's assessing records is 9,386 sq. ft. (8,412 sq. ft. of which is identified as "living area").

2. The building was built for and, until recently, occupied by a jewelry wholesaler, which included a retail component approved by Special Exception from the Zoning Board in 1991 (ZB-13-2-91). The jewelry wholesale and retail use has vacated the building, although a portion of the first floor remains occupied by a jewelry appraisal use.

3. As shown on the cover sheet of the plan set submitted with the application materials, the applicant proposes the following uses of the existing building:

- ***First floor: jewelry appraisal (existing), "clean makerspace", and café***
- ***Second floor: "dirty makerspace" and a "coworking" office space***
- ***Third floor: office space***

Proposed site improvements include installation of EV chargers in two of the existing parking spaces, installing three bike staples to provide bicycle parking, and restriping the parking spaces.

4. The applicant's proposed mix of uses is permitted "by right" except with respect to the proposed "makerspace" use on the first and second floors, which is considered a "craftsman's shop" as that term is defined in Appendix A of the Zoning Ordinance.

5. "Craftsman's shop" is allowed in the General Commercial (GC) District by Conditional Use Permit from the Planning Board pursuant to Section 305.2 of the Zoning Ordinance. Per Section 302.4.B of the Zoning Ordinance, the Planning Board may grant a Conditional Use Permit if it finds that the proposal meets the Enhanced Performance Standards set forth in Section 302.4.D.

6. The applicant has submitted testimony addressing the Section 302.4.D criteria in an application received by the Planning and Development Department on February 9, 2026.

II. 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 §302.4.D of the Zoning Ordinance:

1. The site is suitable for the proposal. (§302.4.D.1)

2. The external impacts of the proposed use on abutting properties and the neighborhood is commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. (§302.4.D.2)

3. The criteria set forth in Section 302.4.D.3, 4 and 5 relate to new building construction and, since no new building construction is proposed, is inapplicable to the subject application.

III. DECISION
Now therefore be it resolved, the Planning Board, on this 16th day of March, 2026, hereby GRANTS the request of Farcast Holdings, LLC, for a Conditional Use Permit per Section 305.2 of the Zoning Ordinance to convert a portion of the existing building at 41 Glen Road (Tax Map 115, Lot 7), zoned GC, to a craftsman's shop use as set forth above and per testimony, plans, and materials submitted, and per the following conditions:
1. The plan set submitted in support of the Conditional Use Permit application, titled "Lebanon Makerspace," prepared by Studio Nexus, dated February 9, 2026, Project Number: 2517, supersedes and replaces the approved site plan for the subject property approved by the Planning Board in 1991. The 1991 Special Exception for a retail showroom is moot and is likewise superseded by this Conditional Use Permit.
2. The applicant shall obtain a Building and Zoning Permit from the Planning & Development Department.
3. Prior to application of a Building and Zoning Permit, the applicant shall revise the plan set to provide a construction detail of the proposed bicycle parking apparatus.
4. Impact fees calculated pursuant to Section 213 of the Zoning Ordinance shall be assessed prior to the issuance of a Building Permit and shall be paid prior to the issuance of a Certificate of Occupancy.
5. Prior to issuance of a Certificate of Occupancy, the applicant shall make the proposed site improvements shown in the plan set including installation of EV chargers and bicycle parking.
6. The craftsman's shop use shall not emit noise, odors, dust, and smoke that is obnoxious, harmful or a nuisance to abutting properties or the neighborhood.
7. The applicant shall obtain a sign permit prior to the installation of any signage as required by Section 608 of the Zoning Ordinance and shall comply with all applicable requirements of Section 608.

The MOTION was seconded by Don Collins.

Roll Call Vote:
Voting For – Romano, Kennelly, Zook, Achord, Faunce, Appleton, Collins
Voting Against – None

****The MOTION was approved (7-0).***

At 7:35pm, Chair Faunce called for a recess.
At 7:39pm, the meeting resumed.

4. Other Business

A. Review Draft Amendments to the Subdivision Regulations and additional Draft Amendments to the Site Plan Review Regulations re: Phased Development, Plan Expiration, and Exemption Periods

Mr. Corwin explained the changes in NH State law that affected the requirements in City land use regulations. He said Staff and others have taken a closer look at the previously suggested amendments to City site plan regulations. He gave an overview of the new considerations Staff has made in relation to the site plan regulations. Mr. Corwin said, after legal review, he recommends the changes for phased development be reviewed more thoroughly by the Board and be voted on at a later meeting.

He said some feedback from City engineers and others have caused the amendments to be updated since the last time the Board has reviewed them. He said he would send a final draft of the new changes to the Board members and asked them to review them. He said the hearing to review the amendments is scheduled for the Planning Board's March 23, 2026 meeting, but he said the hearing can be continued so there is no pressure for the Board to approve at that meeting.

The Board members had a long discussion about how to develop, manage, and update the content of the Master Plan.

5. Approval of Minutes - February 9, 2026 and February 23, 2026
Chair Faunce said these minutes would be approved at the next meeting.

6. ADJOURNMENT

A MOTION was made by Patrick Kennelly to adjourn the meeting at 8:41pm. The MOTION was seconded by Kathie Romano.

Roll Call Vote:
Voting For – Romano, Kennelly, Zook, Achord, Faunce, Appleton, Collins,
Voting Against – None

****The MOTION was approved (7-0).***

The meeting adjourned at 8:41pm.

Respectfully submitted,
Paula Roux
Recording Secretary

DRAFT

LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, MARCH 23, 2026 6:30PM

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

MEMBERS ABSENT: None

STAFF PRESENT: Tim Corwin (Deputy Planning Director)

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1. CALL TO ORDER

Acting Chair Achord called the meeting to order at 6:31pm. Mr. Corwin reviewed the City's meeting in-person and REMOTE attendance policies and procedures. Mr. Faunce said he is attending remotely because he is sick. He said he is alone and will participate as a board member. Acting Chair Achord included Ms. Romano in voting for this meeting.

2. CONCEPTUAL REVIEW

A. Audra D. Smith, Slayton Hill Road (Tax Map 105, Lot 48), zoned R-3: Per Section 7.3 of the Subdivision Regulations, applicant requests conceptual review of a proposed Minor Subdivision. PB2026-22-CON

Ms. Audra Smith and Ms. Francine Lozo (co-owners), and Mr. Dan Nash (consultant) were present on behalf of the applicant. Ms. Smith gave an overview of the project. She explained a portion of the parcel her grandfather owned was made into conservation land in 2012.

She said the parcel they want to develop was approved as a subdivision in the 1960s but had been consolidated into one lot over time. She said the current proposal is to once again develop it as a subdivision. Mr. Nash explained how the changes in the City's subdivision regulations now make this minor subdivision idea plausible. He said the current plan is to create several ¼-acre lots.

He said the proposed access road is narrower than what is allowed, so the applicant would be request a waiver from the driveway width requirement. He said there is a two-lot limit to one driveway, but the applicant would like to have five lots on the driveway, which would be another waiver request. Ms. Smith noted that, over the years, neighboring homeowners have been approached about a lot line adjustment, but she said they were not amenable.

The group discussed whether the development would have access to City water and sewer. Mr. Nash confirmed Slayton Hill Road has access to water only and does not have access to sewer. He said the driveway would provide more than adequate width for emergency vehicle access.

The group discussed the ways that the property could be developed in the future if this development is approved. The group discussed the differences between a shared driveway and an access road and the regulations for each. Ms. Romano suggested it would be beneficial if a plan could be developed to include single-family homes in this future development. Mr. Nash said the current plan is to create a driveway from Slayton Hill Road (and not an access road) to the property site but the future owners could develop the site into homes and a road might become necessary. Mr. Faunce asked what is the maximum number of homes that could be developed on the subdivision. Mr. Nash said they had not determined that information, but they could supply that information when a formal application is submitted.

3. PUBLIC HEARING ITEMS

A. Master Plan Historic Resources Chapter Update: A public hearing will be held for the purpose of receiving input and taking action on proposed changes to the Lebanon Historic Resources Chapter of the Master Plan.

B. Master Plan Energy Chapter Update: A public hearing will be held for the purpose of receiving input and taking action on proposed changes to the Lebanon Energy Chapter of the Master Plan. Copies of the proposed changes are available for review at the Planning and Development Department and will be made available online at the City's website, lebanonnh.gov, prior to the public hearing.

Mr. Corwin explained that the updates to the Historic Resources and Energy Chapters had been discussed at a February meeting and the Board had moved to adopt them, but public hearings are required and had not been held prior to that meeting. He said public hearings are being held at this meeting for the public to give input on the chapters.

Mr. Jon Chaffee and Mr. Woody Rothe were present from the Lebanon Energy Advisory Committee (LEAC) were present. Mr. Chaffee explained that LEAC discussed comments made by the Board at the February meeting regarding the size and manageability of the Energy Chapter. He said they worked to prioritize the proposed action items and explained the initiatives that had been prioritized. He said an upgrade to the City's building codes is the highest priority for LEAC. The group discussed ways to reconstruct the Master Plan to make it more usable for the City.

Acting Chair Achord opened the public comment portion of the meeting. No one from the public spoke. Acting Chair Achord closed the public comment portion of the meeting.

A MOTION was made by Kathie Romano that the Planning Board adopts the proposed Historic Resources and Energy Chapters of the Master Plan as presented. The MOTION was seconded by Kellen Appleton.

Roll Call Vote:
Voting For – Faunce, Appleton, Zook, Achord, Romano, Collins, Kennelly
Voting Against – None

****The MOTION was approved (7-0).***

Acting Chair Achord said **Item 4A** would be discussed next, which is out of the order of the agenda for this meeting.

4. OTHER BUSINESS

A. Housing Task Force Update and Presentation on Draft Update to Master Plan Chapter 7 (Housing)

Steve Whitman (Resilience Planning and Design) gave an overview of the information gathering and analysis that he said will lead to the drafting of the Housing Chapter of the Master Plan. He said the plan is to have a draft of the chapter to the Planning Board by June 2026. The group discussed how the City can meet the challenges of the current housing market. Mr. Whitman noted that the public came out and provided a number of good, creative ideas on how to meet those challenges. Mr. Faunce said one idea is to make this chapter of the Master Plan more interactive and web-based. He asked the Board to ensure the Action Items in the draft chapter are addressed in the chapter.

3. PUBLIC HEARING ITEMS

C. Amendments to the Site Plan Review Regulations and Subdivision Regulations: A public hearing for the purpose of receiving input and taking action on proposed regulatory amendments regarding phased development, expiration of approvals, vesting thresholds, and related requirements, including amendments to Sections 1.6, 4.10, 4.11 (new), 8.1, 8.3, and 8.4 of the Site Plan Review Regulations, and Sections 7.12 and 14.1of the Subdivision Regulations.

Mr. Corwin gave an overview of the amendments, which he said were discussed at the March 16, 2026 Planning Board meeting. He said minor changes had been made after that meeting that were not in the texts that were included in this meeting's agenda packet. The group discussed the amendment language.

Acting Chair Achord opened the public comment portion of the meeting.

Mr. Corwin reviewed the changes that had been made to the Site Plan Review and Subdivision regulations since the March 16, 2026 meeting. He noted the most significant change was the decision to extend the building permit deadline to three years.

Acting Chair closed the public comment portion of the meeting.

A MOTION was made by Kathie Romano to accept the amendments to the Site Plan Review Regulations and Subdivision Regulations as presented at the February 23, 2026 Planning Board meeting. The MOTION was seconded by Don Collins.

Roll Call Vote:
Voting For – Faunce, Appleton, Zook, Achord, Romano, Collins, Kennelly
Voting Against – None

****The MOTION was approved (7-0).***

4. OTHER BUSINESS
B. Capital Improvement Program (CIP) – discussion of Planning Board policies and procedures, 2026 capital budget update, and preparation of 2027-2032 CIP Project List

Mr. Corwin said he provided the Board with a proposed draft CIP project list at the start of this meeting. He said the Board can adopt it at this meeting or could take time to review and discuss at another meeting. He explained that this is a list of projects that the Planning Board would expect to see on the draft CIP from City departments for next year. He said these projects were included on the Planning Board's last CIP that were not fully funded by the City Council last year.

A MOTION was made by Patrick Kennelly to adopt the Planning Board's Project List for the 2026- 2031 CIP as presented at the March 23, 2026 Planning Board meeting, with the condition that more information would be provided to the Planning Board by the Department of Public Works regarding the alternate water source project and noting the concern that there might be potential conflict with that proposed project and the Energy Chapter of the Master Plan. The MOTION was seconded by Wes Achord.

Roll Call Vote:
Voting For – Faunce, Appleton, Zook, Achord, Romano, Collins, Kennelly
Voting Against – Collins

****The MOTION was approved (5-1).***

5. COMMITTEE REPORTS - None

6. OTHER BUSINESS - None

7. APPROVAL OF MINUTES - February 9, 2026 and February 23, 2026

February 9, 2026: Amendments: Page 6 Line 21 & 24 regarding blank spaces – Mr. Corwin said that motion had been updated in subsequent minutes

February 23, 2026: Amendments: Page 6, Line 23 Edit to read "Impact fee for change of use"
Page 8, Line 36 correct spelling of staggered

A MOTION was made by Wes Achord to approve the February 09, 2026 and February 23, 2026 Planning Board meeting minutes as amended. The MOTION was seconded by Don Collins.

Roll Call Vote:
Voting For – Faunce, Appleton, Zook, Achord, Romano, Collins, Kennelly
Voting Against – None

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

8. ADJOURNMENT

A MOTION was made by Kathie Romano to adjourn the meeting at 9:16pm. The MOTION was seconded by Don Collins.

Roll Call Vote:
Voting For – Faunce, Appleton, Zook, Achord, Romano, Collins, Kennelly
Voting Against – None

****The MOTION was approved (7-0).***

The meeting adjourned at 9:16pm.

Respectfully submitted,
Paula Roux
Recording Secretary