LEBANON PLANNING BOARD
AUGUST 10, 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: 683 252 527#). If you have trouble accessing this meeting, please email Tim Corwin.

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1. Call to Order

2. Notice of Regional Impact

3. Public Hearing Items

A. **Russell & Christine Lary**, 300 Meriden Road (Tax Map 138, Lot 1), zoned RL-1 & RL-2: Request for a two (2)-lot Minor Subdivision. **PB2026-27-MIN - Application postponed from July 13, 2026.**

B. **Last One, LLC and Nous Trois, LLC, 207 Mechanic Street (Tax Map 105, Lot 115) and 213 Mechanic Street (Tax Map 105, Lot 116), zoned GC:** Request for approval of a Lot Line Adjustment. **PB2026-31-LLA - Application postponed from July 13, 2026**

C. **Execusuite, LLC, 22 School Street (Tax Map 92, Lot 2), zoned R-O:** Applicant requests Site Plan Review to convert the use of the building to a 12-unit multi-family dwelling and to construct associated site improvements. **PB2026-32-SPR - Application postponed from July 13, 2026**

D. **Mason Storage, LLC, 38 Spencer Street (Tax Map 78, Lot 39), zoned LD:** Applicant requests an amendment to a previously approved site plan (PB2021-13-SPR) to install four (4) mechanical pads at the rear of the building. **PB2026-33-SPA -Continued from July 13, 2026; Applicant requests continuation to the September 14, 2026 meeting.**

E. **Oakes and Son Construction, LLC (applicant), Robert J. Oakes, Laplante Road (Tax Map 138, Lot 27), zoned R-3, RL-1 & RL-2:** Pursuant to NH RSA 676:4, I(i), applicant requests a hearing to verify compliance with conditions of approval #19, 20, 21, 22, 24 and 30 as set forth in the Notice of Action for Heritage Way, a 13-unit Planned Unit Residential Development (PURD) Major Subdivision, conditionally approved on April 27, 2026. **PB2026-09-FMAJ - Application postponed from July 13, 2026.**

F. **Oakes and Son Construction, LLC (applicant), Robert J. Oakes, Laplante Road (Tax Map 138, Lot 27), zoned R-3, RL-1 and RL-2:** On April 27, 2026, the Planning Board granted Major Subdivision approval for a proposed 13-unit Planned Unit Residential Development (PURD) known as Heritage Way (PB2029-09-FMAJ). Applicant requests an

amendment to the approved plans to allow the development to connect to and be served by the municipal water system in place of two on-site wells as originally approved. **PB2026-40-FMAJA**

G. **City of Lebanon, 0 Barrows Street (Tax Map 77, Lot 106), zoned R-3:** Applicant requests Final Plat Review pursuant to Section 10.3 of the Subdivision Regulations of a proposed six (6)-lot Major Subdivision for a five (5)-dwelling unit development designed pursuant to the Pattern Zone Overlay District regulations set forth in Section 411 of the Zoning Ordinance, together with related site improvements. The proposed Pattern Zone development will replace the Major Subdivision, Site Plan, and Conditional Use Permit for a proposed 5-unit Cottage Development approved by the Planning Board on January 27, 2025 (PB2025-04-FMAJSPRCUP). **PB2026-36-FMAJ**

H. **The Muse Lebanon, LLC (applicant), City of Lebanon (property owner), 20 Spencer Street (Tax Map 92, Lot 31), zoned LD**: Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests modifications to a Site Plan for a proposed 80-unit multi-family dwelling, originally approved on September 16, 2024 (PB2024-36-SPR), including minor site layout changes and the removal of condition of approval #25 requiring an on-site playground area. **PB2026-37-SPA**

I. **The Muse Lebanon, LLC (applicant), City of Lebanon (property owner), 20 Spencer Street (Tax Map 92, Lot 31), zoned LD**: For the 80-unit multi-family development approved on September 16, 2024 (PB2024-36-SPR), applicant requests a Conditional Use Permit pursuant to Section 307.8.C of the Zoning Ordinance to allow the proposed building's street level story to be 10 ft. 2 in. height where a minimum height of 12 ft. is required in the LD District. **PB2026-38-CUP**

J. **LWM Residential, LLC, 1 Foundry Street (Tax Map 91, Lot 263) zoned LD:** On October 24, 2022, the Planning Board granted Site Plan approval for a multi-family residential development known as Woolen Mill (PB2022-36-SPR). Anticipating the potential expiration of the current Site Plan approval, applicant requests conceptual review per Section 4.3.B of the Site Plan Review Regulations of a proposed application to reapprove the Woolen Mill development. **PB2026- 39-CON**

4. Other Business

A. Letter from applicant requesting extension of Conditional Use Permit for a proposed Cottage Development approved on August 12, 2024 (PB2024-31-CUP)

B. River Park Development Progress Update as Required per the Notice of Action dated August 19, 2025 for PB2025-25-EXT

5. Approval of Minutes

A. June 22, 2026

B. July 13, 2026

6. Adjournment

The order of agenda items is subject to change.

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

CITY OF LEBANON
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: Russell & Christine Lary [redacted]

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS: [redacted]

CO-APPLICANT, AGENT, OR LESSEE:

NAME: TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 138 LOT#: 1 PLOT #: ZONE: RL1

STREET ADDRESS OF PROJECT: 300 Meriden Rd

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

FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Divide 26 acres into two lots. Each lot being approximately 13 acres.

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 6/8, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY Christine A Lary 4/22/26

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

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - $ AMOUNT	DATE PAID	VOUCHER #
5-11-2026	138-1	PB2026-27-MIN			

(Last Revised 4/04/18)

April 19, 2026

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 138 lot 1 was

determined to be 26.81 acres upon completion of a boundary survey of said property as described

in deed book 4713 page 858. The proposed condition of the property is a 2-lot minor subdivision

consisting of "1" lot of 13.20 acres and "1" lot with the remaining 13.61 acres. As shown on the

plan provided, the property borders the Meriden Road Furthermore, and wetlands on the property have been delineated in the "Pre- Existing conditions plan dated August 2023 Completed By Connecticut Valley Designs.

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

, herewith for your review and consideration.

Signed,

City of Lebanon, New Hampshire
APPLICATION FOR WAIVERS

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

PROJECT INFORMATION

Name of Applicant: Christine & Russell Lary

Project Name: Subdivision Plan Russell and Christine Lary

Project Address: 300 Meriden Rd. Lebanon, NH 03766

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: _____

CITY OF LEBANON, NH SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST MINOR SUBDIVISION	
PROJECT NAME: Subdivision Plan Russell and Christine Lary	
APPLICANT: Christine & Russell Lary	**DATE:** 04/19/2026
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.	☒	☐

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.	☒	☐
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.	☐	☐

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: 138-1	**Map & Lot Number:** N/A
Property Owner: Christine and Russell Lary 300 Meriden Rd. Lebanon, NH 03766	Applicant, Co-Applicant, Agent, or Lessee:
Map & Lot Number: N/A	**Map & Lot Number:** N/A
Company: Patton Land Surveying Surveyor Chris Patton 150 Southridge St. Springfield,VT	Company: Connecticut valley Designs Michael Carbonneau 528 Hill top Road Littleton, NH 03561
Map & Lot Number:	**Map & Lot Number:** 138-20
Wet Land Scientist James Fougere Connecticut Valley Designs 528 Hill Top Road Littleton,NH 03561	Michelle Gerow 295 Meriden Rd. Lebanon, NH 03766

Map & Lot Number: 138-22	**Map & Lot Number:** 138-24
Harvey Garret & Kayla Garret 297 Meriden Rd. Lebanon, NH 03766	Nicholas Schwertner 299 Meriden rd. Lebanon, NH 03766
Map & Lot Number: 138-25	**Map & Lot Number:** 167-12
Dawna Marie Bennett 301 Meriden Rd. Lebanon, NH	Marc Coleman 314 Meriden Rd. Lebanon, NH 03766
Map & Lot Number: 165-43	**Map & Lot Number:** 136-36
Kristen J. Mcgee Rev. trust 2023 32 Morse rd. Lebanon, NH 03766	Charles Freeman & Maureen Mcnulty 29 Morse Rd. Lebanon, NH 03766
Map & Lot Number: 136-28	**Map & Lot Number:** 138-7-200
Kidder family Trust 270 Meriden rd. Lebanon, NH 03766	Jason Pepin & Molly Pepin PO Box 583 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)

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_____13_____notices	$5.00 $____78.52_____(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$ 333.52

****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_____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_____notices	$_____(abutter certifieds)
TOTAL DUE		$

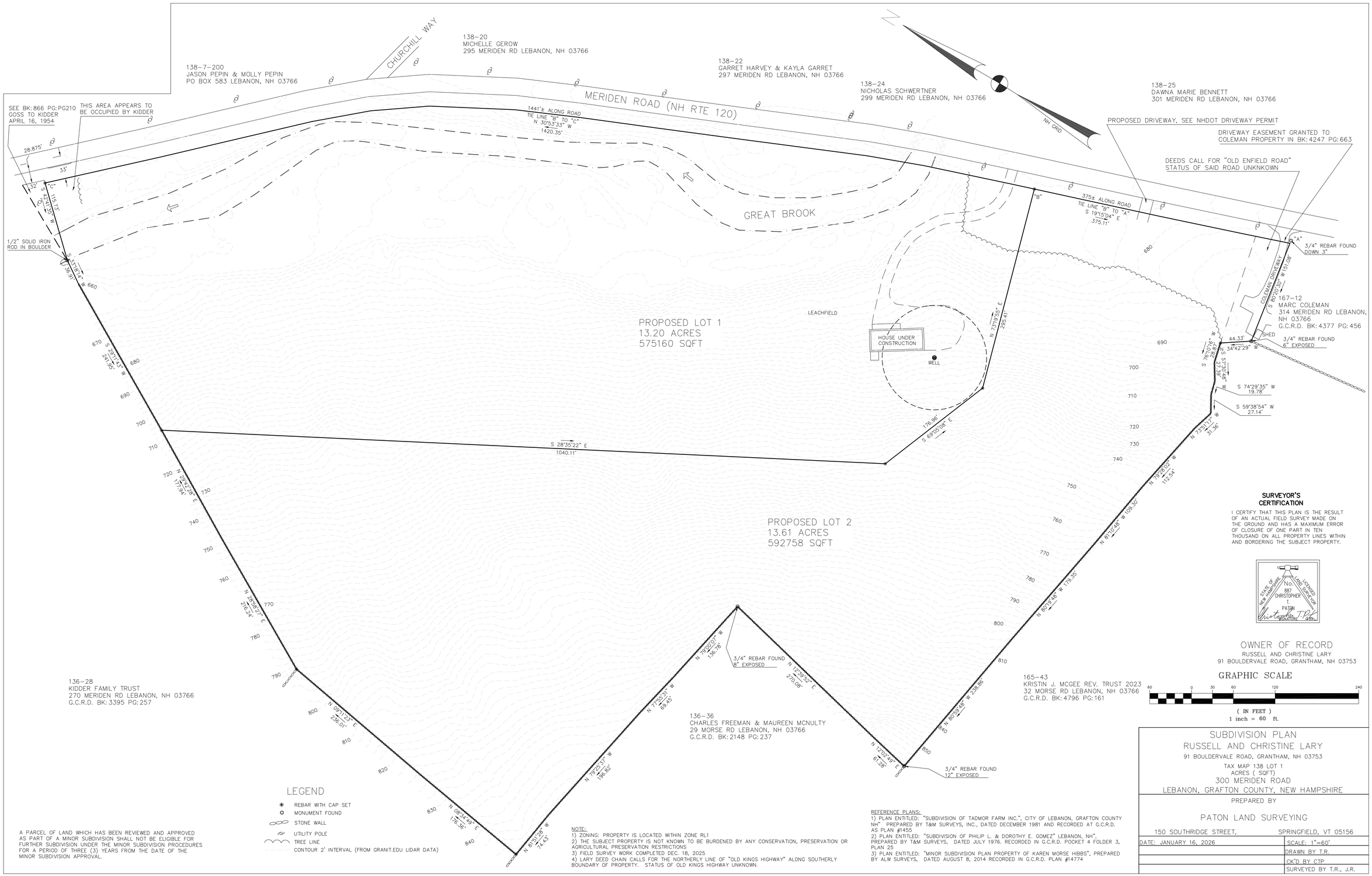
ENGINEERING REVIEW FEES:

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).



SURVEYOR'S 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

OWNER OF RECORD

RUSSELL AND CHRISTINE LARY
91 BOULDERVALE ROAD, GRANTHAM, NH 03753

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

- REBAR WITH CAP SET
- MONUMENT FOUND
- STONE WALL
- UTILITY POLE
- TREE LINE
- CONTOUR 2' INTERVAL (FROM GRANIT.EDU LIDAR DATA)

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.

NOTE:
1) ZONING: PROPERTY IS LOCATED WITHIN ZONE RL1
2) THE SUBJECT PROPERTY IS NOT KNOWN TO BE BURDENED BY ANY CONSERVATION, PRESERVATION OR AGRICULTURAL PRESERVATION RESTRICTIONS
3) FIELD SURVEY WORK COMPLETED DEC. 18, 2025
4) LARY DEED CHAIN CALLS FOR THE NORTHERLY LINE OF "OLD KINGS HIGHWAY" ALONG SOUTHERLY BOUNDARY OF PROPERTY. STATUS OF OLD KINGS HIGHWAY UNKNOWN.

REFERENCE PLANS:
1) PLAN ENTITLED: "SUBDIVISION OF TADMOR FARM INC.", CITY OF LEBANON, GRAFTON COUNTY NH" PREPARED BY T&M SURVEYS, INC., DATED DECEMBER 1981 AND RECORDED AT G.C.R.D. AS PLAN #1455
2) PLAN ENTITLED: "SUBDIVISION OF PHILIP L. & DOROTHY E. GOMEZ" LEBANON, NH", PREPARED BY T&M SURVEYS, DATED JULY 1976. RECORDED IN G.C.R.D. POCKET 4 FOLDER 3, PLAN 25
3) PLAN ENTITLED: "MINOR SUBDIVISION PLAN PROPERTY OF KAREN MORSE HIBBS", PREPARED BY ALW SURVEYS, DATED AUGUST 8, 2014 RECORDED IN G.C.R.D. PLAN #14774

SUBDIVISION PLAN
RUSSELL AND CHRISTINE LARY

91 BOULDERVALE ROAD, GRANTHAM, NH 03753
TAX MAP 138 LOT 1
ACRES (SQFT)
300 MERIDEN ROAD
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

PREPARED BY

PATON LAND SURVEYING

150 SOUTHRIDGE STREET, SPRINGFIELD, VT 05156

DATE: JANUARY 16, 2026	SCALE: 1"=60'
	DRAWN BY T.R.
	CK'D BY CTP
	SURVEYED BY T.R., J.R.

GENERAL NOTES

1) All property lines are approximate.
2) This plan is not a survey. It is based upon deeds, tax maps, previous plans, and physical evidence.

N GRID

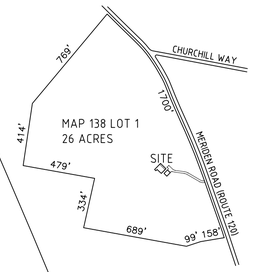
SCALE 1 Inch = 30 feet
0 30 60

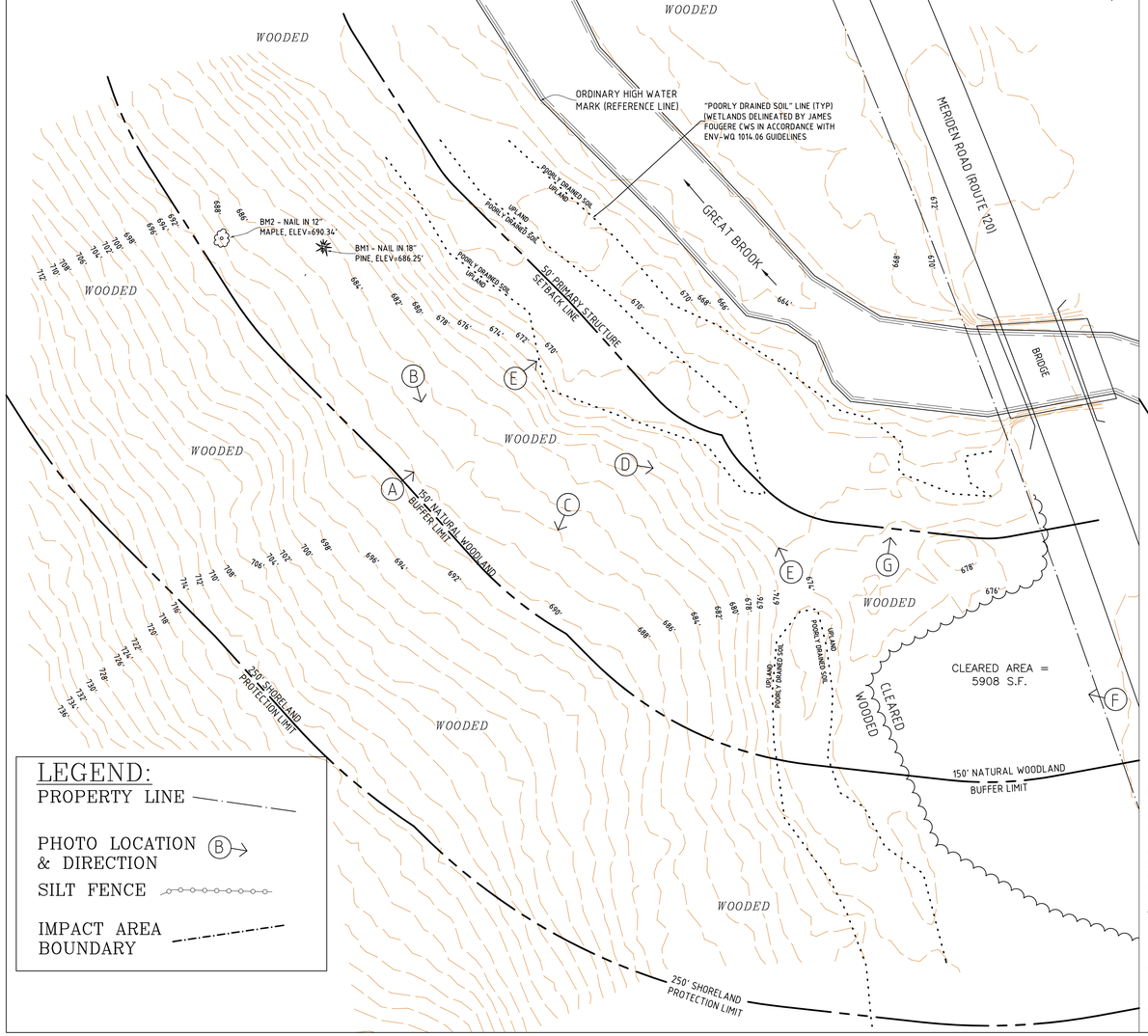
PRE-CONSTRUCTION IMPERVIOUS SURFACES

THERE ARE NO PRE-CONSTRUCTION IMPERVIOUS SURFACES.

PRE-EXISTING CONDITIONS PLAN
for property of:
Christine & Russell Lary
Meriden Road, Lebanon NH
DECEMBER 2023

PLOT PLAN - 1" = 500'





LEGEND:
- PROPERTY LINE
- PHOTO LOCATION & DIRECTION (B)
- SILT FENCE
- IMPACT AREA BOUNDARY

POST-CONSTRUCTION IMPERVIOUS SURFACES

HOUSE&DECK	2342 S.F.
GARAGE	832 S.F.
DRIVEWAY	5306 S.F.
TOTAL	8480 S.F.

NATURAL WOODLAND AREA REQUIREMENT
CURRENTLY, 126,950 S.F. OF THE AREA BETWEEN 50 AND 150 FEET OF THE REFERENCE LINE EXISTS AS NATURAL WOODLANDS.
AT LEAST 25% OF THE TOTAL AREA MUST REMAIN AS NATURAL WOODLANDS. 25% OF 132,858 = 33,214 S.F. (0.76 ACRES)
NOTE: THIS HATCHED AREA REPRESENTS 33,214 S.F. (0.76 ACRES)
TOTAL AREA BETWEEN 50 AND 150 FEET OF THE REFERENCE LINE = 3.05 ACRES (132,858 S.F.)

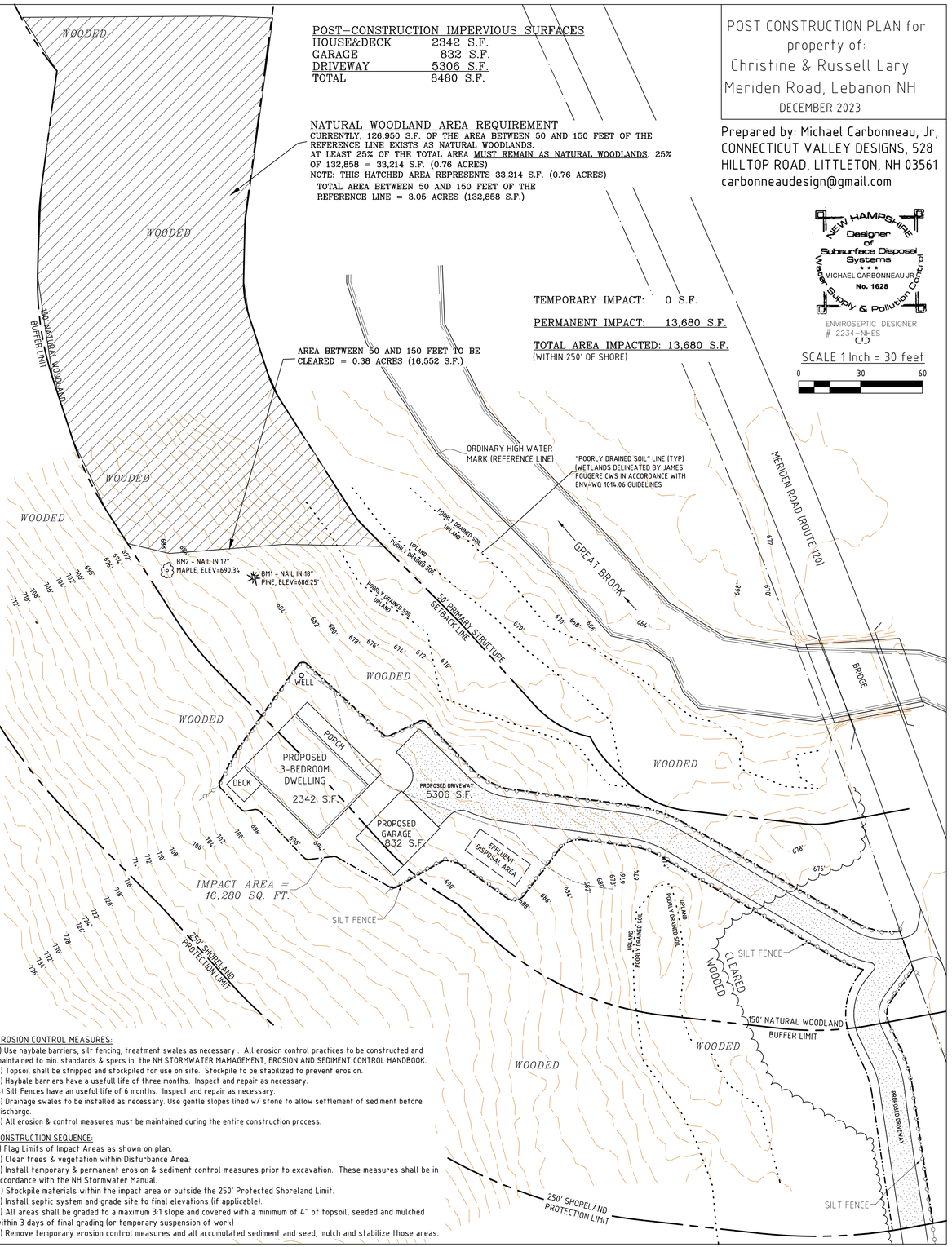
POST CONSTRUCTION PLAN for
property of:
Christine & Russell Lary
Meriden Road, Lebanon NH
DECEMBER 2023

Prepared by: Michael Carbonneau, Jr,
CONNECTICUT VALLEY DESIGNS, 528 HILLTOP ROAD, LITTLETON, NH 03561
carbonneaudesign@gmail.com

NEW HAMPSHIRE Designer of Subsurface Disposal Systems
MICHAEL CARBONNEAU JR.
No. 1628
Water Supply & Pollution Control
ENVIROSEPTIC DESIGNER
2234-NHES

SCALE 1 Inch = 30 feet
0 30 60

TEMPORARY IMPACT: 0 S.F.
PERMANENT IMPACT: 13,680 S.F.
TOTAL AREA IMPACTED: 13,680 S.F.
(WITHIN 250' OF SHORE)



EROSION CONTROL MEASURES:
1) Use haybale barriers, silt fencing, treatment swales as necessary . All erosion control practices to be constructed and maintained to min. standards & specs in the NH STORMWATER MAMAGEMENT, EROSION AND SEDIMENT CONTROL HANDBOOK.
2) Topsoil shall be stripped and stockpiled for use on site. Stockpile to be stabilized to prevent erosion.
3) Haybale barriers have a usefull life of three months. Inspect and repair as necessary.
4) Silt Fences have an useful life of 6 months. Inspect and repair as necessary.
5) Drainage swales to be installed as necessary. Use gentle slopes lined w/ stone to allow settlement of sediment before discharge.
6) All erosion & control measures must be maintained during the entire construction process.

CONSTRUCTION SEQUENCE:
1) Flag Limits of Impact Areas as shown on plan.
2) Clear trees & vegetation within Disturbance Area.
3) Install temporary & permanent erosion & sediment control measures prior to excavation. These measures shall be in accordance with the NH Stormwater Manual.
4) Stockpile materials within the impact area or outside the 250' Protected Shoreland Limit.
5) Install septic system and grade site to final elevations (if applicable).
6) All areas shall be graded to a maximum 3:1 slope and covered with a minimum of 4" of topsoil, seeded and mulched within 3 days of final grading (or temporary suspension of work)
7) Remove temporary erosion control measures and all accumulated sediment and seed, mulch and stabilize those areas.

CITY OF LEBANON ~ PLANNING AND DEVELOPMENT

PLANNING BOARD

August 10, 2026 Meeting

Staff Memorandum – PB2026-31-LLA – *postponed from 7/13/26*

APPLICATION INFORMATION

Agenda Item: 3.B

Application ID: PB2026-31-LLA

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

Property Location and Tax Map:
- 207 Mechanic St (105-115)
- 213 Mechanic Street (105-116)

Applicant/Property Owner:
- Last One, LLC (105-115)
- Nous Trois, LLC (105-116)

Property Sizes (existing):
- 207 Mechanic St (105-115) +/-1.53 acres
- 213 Mechanic Street (105-116) +/-1.43 acres

Property Sizes (proposed):
- 207 Mechanic St (105-115) *No change*
- 213 Mechanic Street (105-116) *No change*

Zoning District:
General Commercial (GC) District

LEGAL NOTICE

Last One, LLC and Nous Trois, LLC, 207 Mechanic Street (Tax Map 105, Lot 115) and 213 Mechanic Street (Tax Map 105, Lot 116), zoned GC: Request for approval of a Lot Line Adjustment. **PB2026-31-LLA**

APPLICATION MATERIALS

- Application forms (2 pages)
- Letter dated June 8, 2026, from Dan Nash, PE, of Advanced Geomatics and Design (project narrative; 1 page)
- Technical Checklist (3 pages)
- Certified Notification List (3 pages)
- Fee Schedule (1 page)
- Plat titled "Minor Lot Line Adjustment Survey prepared for Last One and Nous Trois LLC," prepared by Latitudes Land Surveying dated 1/29/26, Project #025117

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

This is a request for a Lot Line Adjustment between the 1.53 acre-lot at 207 Mechanic Street (Tax Map 105, Lot 115), owned by Last One, LLC, and 1.43 acre-lot at 213 Mechanic Street (Tax Map 105, Lot 116), owned by Nous Trois, LLC. The proposed lot line adjustment will straighten the properties shared lot line, and will not result in any changes to the size of each property. The new, straightened lot line has been placed so that the existing sizes of the properties will remain the same.

STAFF COMMENTS

ASSESSING
No comment provided.

BUILDING INSPECTION
No comment provided.

FIRE
No comment provided.

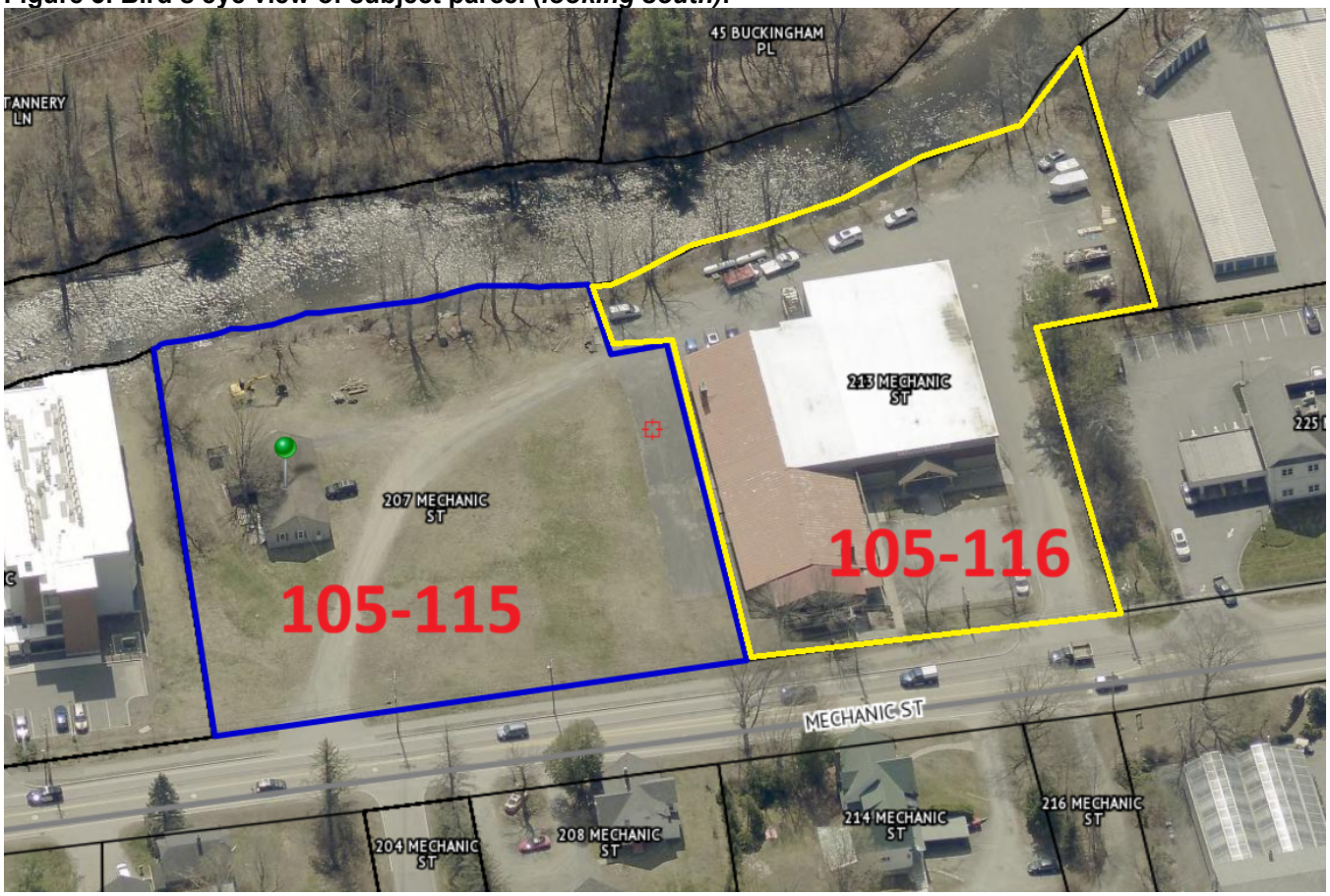
POLICE
No comment provided.

PUBLIC WORKS/CITY ENGINEER
No comment provided.

PLANNING AND ZONING
Both lots currently conform to the minimum lot area, frontage, and building coverage requirements for Class 1 lots in the GC District (as set forth in Section 305.3 of the Zoning Ordinance) and will continue to after the proposed lot line adjustment.

Recommended conditions of approval are provided below under “Staff Recommendations”.

Figure 3. Bird’s eye view of subject parcel (*looking south*).



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

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 and 7.12.B) The plat and Notice of Action shall be recorded by the Planning and Development Department in accordance with Planning and Development Department recording procedures.

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

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

1. The applicant shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:
    a. Add surveyor's stamp.
    b. Add the names and mailing addresses of the Owners of abutting properties, including tax map and lot number references. (8.2.A.2)
    c. Add a note indicating that the plat is approved pursuant to the City of Lebanon Subdivision Regulations last revised March 23, 2026.
    d. Add Planning Board application number (PB2026-31-LLA).
    e. The statement from Section 7.11 of the Subdivision Regulations shall be added.
    f. Provide the date and description of the plat revisions. (8.2.A.1)

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

3. The 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.

4. 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 and 7.11)

5. 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): Last One, LLC
Nous Trois, LLC

CITY OF LEBANON
APPLICATION FOR

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

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: Nous Trois, LLC [redacted]

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Last One, LLC TEL.#:

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 105 LOT#: 116 PLOT #: ZONE: GC

STREET ADDRESS OF PROJECT: 213 Mechanic Street

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

FLOOD PLAIN ☒ YES ☐ NO

SCOPE OF PROJECT:

Adjust property line to remove "jog"

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: ~~Retail, carpet sales~~

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on _____, 20____, unless I personally request in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: _____ DATE: 2/5/2026

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]		
05/08/2026	105-116	PB2026-31-LLA			

(Last Revised 4/04/18)

CITY OF LEBANON
APPLICATION FOR

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

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: Last One, LLC [redacted]

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 105 LOT#: 115 PLOT #: ZONE: GC

STREET ADDRESS OF PROJECT: 207 Mechanic Street

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

FLOOD PLAIN ☒ YES ☐ NO

SCOPE OF PROJECT:

Adjust property line to remove "jog"

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: Garage

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on _____, 20____, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: _____ DATE: 2/4/26

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]		
05/08/2026	105-115	PB2026-31-LLA			

(Last Revised 4/04/18)

Tim Corwin, Planning Office 8 June 2026

City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Lot Line Adjustment Application
Lot 105-115, 207 Mechanic Street

Dear Mr. Corwin:

Enclosed are application and plan for a Lot Line Adjustment between 207 and 213 Mechanic Street. The intent is to eliminate the “bulge” on the SW corner of 207 and replace the westerly property line between the properties with a straight line.

The result does not create any non-conformities. Moving the westerly property line of 213 6’ to the east makes the lot more conforming by providing a proper side setback.

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

Sincerely,

Daniel A. Nash, PE
Principal

CC:
Ed Kerrigan, Last One, LLC

Attachments:
-application forms
-Checklist
-Abutters List
-Plan of Lot Line Adjustment

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CITY OF LEBANON, NH SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST MINOR LOT LINE ADJUSTMENT / BOUNDARY LINE AGREEMENT	
PROJECT NAME: 207 Mechanic Street	
APPLICANT: Last One, LLC	**DATE:** 9 Feb 2026
GENERAL SUBMISSION REQUIREMENTS:	

All applications to the Planning Board for Subdivision Review must be submitted by <u>12:00 Noon</u> 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)] (To be provided after amount tallied by staff.)
- ☒ A written project description. [§7.7.A(3)]
- ☒ A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§7.7.A(4)]
- ☒ A completed and signed Technical Checklist. [§7.7.B]
  [Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Section 7.15 of the Subdivision Regulations, as appropriate.]
- ☒ One (1) set of project plans to be distributed for Staff Review. [§8.2.A]
  [A Staff Review meeting is held at City Hall one (1) week following the cutoff date. Staff Review meetings begin at 2:00PM, unless otherwise noted. All revised and/or additional information or materials must be submitted within one (1) week following the Staff Review meeting.]
- ☒ A digital copy of Subdivision plan in .PDF format. [§8.2.B]

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

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

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

Plan Requirements	Info. Provided	Waiver Sought
8.2.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat; (NOTE: The date on the plat at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plat shall include a revision date and description of the revision(s).)	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐
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: _____ 8 Feb 26

Daniel A. Nash, PE

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.

Last One, LLC Lot 105-115 9Feb2026

Map & Lot Number: 105-115	**Map & Lot Number:** 105-116
Property Owner: Last One, LLC 227 Mechanic St Lebanon, NH 03766	Applicant, Co-Applicant, Agent, or Lessee: Nous Trois, LLC 213 Mechanic St Lebanon, NH 03766
Map & Lot Number: 105-7	**Map & Lot Number:** 105-8
Sandra Shim PO Box 245 Lebanon, NH 03766	D Langley, Trustee 14 South St Lebanon, NH 03766
Map & Lot Number: 105-9	**Map & Lot Number:** 105-10
Terrace View Condo Assn PO Box 706 WRJ, VT 05001	Robert Newton, Trustee 198 Mechanic St Lebanon, NH 03766

Map & Lot Number: 105-11	**Map & Lot Number:** 105-114
BOCO RE NH-1, LLC 38 Mill Village Road Cornish, NH 03745	195 MECHANIC STREET LLC 227 Mechanic St Lebanon, NH 03766
Map & Lot Number: 105-101	**Map & Lot Number:** 105-005
Rivermere Community Housing, LP 226 Holiday Drive, Suite 20 WRJ, VT 05001	Longacre landscaping PO Box 293 Plainfield, NH 03781
Map & Lot Number: 105-006	**Map & Lot Number:** 105-117
Longacre NR&RR Co-Trustees 216 Mechanic St Lebanon, NH 03766	227 MECHANIC STREET Properties, LLC 227 Mechanic St Lebanon, NH 03766
Map & Lot Number: 105-118	**Map & Lot Number:** 105-119
Lebanon Assembly of God 45 Buckingham Place Lebanon, NH 03766	Service Credit Union 2010 Lafayette Road Portsmouth, NH 03802
Map & Lot Number: Surveyor	**Map & Lot Number:** Engineer
Latitudes Land Surveying 129B Spruce Street Burlington, VT 05401	Advanced Geomatics and Design, LLC 105 Bank St Lebanon, NH 03766
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_____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_____notices	$_____(abutter certifieds)
TOTAL DUE		$

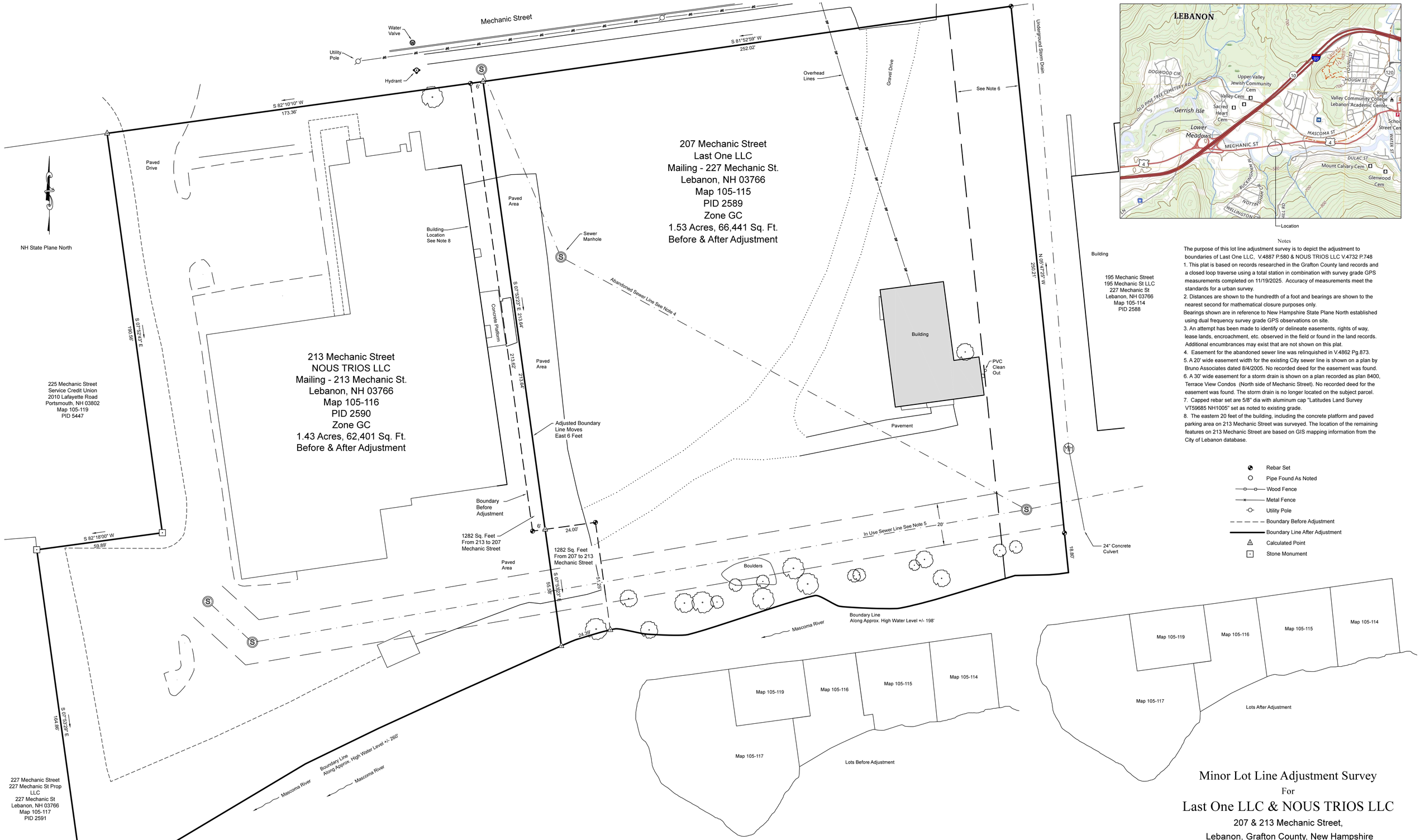
ENGINEERING REVIEW FEES:

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).



Notes

The purpose of this lot line adjustment survey is to depict the adjustment to boundaries of Last One LLC, V.4887 P.580 & NOUS TRIOS LLC V.4732 P.748

1. This plat is based on records researched in the Grafton County land records and a closed loop traverse using a total station in combination with survey grade GPS measurements completed on 11/19/2025. Accuracy of measurements meet the standards for a urban survey.
2. Distances are shown to the hundredth of a foot and bearings are shown to the nearest second for mathematical closure purposes only.
Bearings shown are in reference to New Hampshire State Plane North established using dual frequency survey grade GPS observations on site.
3. An attempt has been made to identify or delineate easements, rights of way, lease lands, encroachment, etc. observed in the field or found in the land records. Additional encumbrances may exist that are not shown on this plat.
4. Easement for the abandoned sewer line was relinquished in V.4862 Pg.873.
5. A 20' wide easement width for the existing City sewer line is shown on a plan by Bruno Associates dated 8/4/2005. No recorded deed for the easement was found.
6. A 30' wide easement for a storm drain is shown on a plan recorded as plan 8400, Terrace View Condos (North side of Mechanic Street). No recorded deed for the easement was found. The storm drain is no longer located on the subject parcel.
7. Capped rebar set are 5/8" dia with aluminum cap "Latitudes Land Survey VT59685 NH1005" set as noted to existing grade.
8. The eastern 20 feet of the building, including the concrete platform and paved parking area on 213 Mechanic Street was surveyed. The location of the remaining features on 213 Mechanic Street are based on GIS mapping information from the City of Lebanon database.

- Rebar Set
- Pipe Found As Noted
- Wood Fence
- Metal Fence
- Utility Pole
- Boundary Before Adjustment
- Boundary Line After Adjustment
- Calculated Point
- Stone Monument

This plan shows Minor Lot Line Adjustments / Boundary Line Agreements and does not require approval of the Lebanon Planning Board as a subdivision.
I certify that this survey is not a subdivision pursuant to N.H.R.S.A. Title LXIV and that the lines of streets and ways shown are thoes of public or private streets or ways already established and that no new ways are shown. RSA 676:18,III.
This plat is my faithfull representation of record evidence, parol evidence, phisical site conditions at the time of survey and all other spicific evidence refered to in the notes section and on the plat herein. This plat meets accuracy requirments of NH Class U (Urban) survey.

DRAFT FOR PERMITTING

Date 1/29/2026

Nathan O. Yager NH LLS # 1005

Minor Lot Line Adjustment Survey

For

Last One LLC & NOUS TRIOS LLC

207 & 213 Mechanic Street,

Lebanon, Grafton County, New Hampshire

LATITUDES Land Surveying
129B Spruce Street, Burlington, VT
latitudeslandsurveying.com

Date 1/29/2026
Scale 1"=20'
Project #025117

PLANNING BOARD

Augst 10, 2026 Meeting

Staff Memorandum – PB2026-32-SPR – *postponed from 7/13/26*

APPLICATION INFORMATION

Agenda Item: 3.C

Application ID: PB2026-32-SPR

Application Type:
Site Plan Review for to convert the existing mixed use building with 2 dwelling units to a 12-unit multi-family dwelling

Property Location and Tax Map:
22 School Street (Tax Map 92, Lot 2)

Applicant and Property Owner:
Execusuite, LLC

Property Size:
+/- 0.95 acres (per applicant's survey)

Zoning District(s):
Residential-Office (RO) District

Overlay District(s): None

Future Land Use Map:
Mixed Use

Existing Use and Improvements:
15,855 sq. ft. (gross), 2-story building constructed in 1838 (per City assessing records); currently approved for two dwelling units

Proposed Use and Improvements:
Conversion of the building to a 12-unit multi-family dwelling

LEGAL NOTICE

Execusuite, LLC, 22 School Street (Tax Map 92, Lot 2), zoned R-O: Applicant requests Site Plan Review to convert the use of the building to a 12-unit multi-family dwelling and to construct associated site improvements. PB2026-32-SPR

PLANS AND APPLICATION MATERIALS

- Application form (1 page)
- Letter dated June 8, 2026, from Tim Sidore, Chief of Operations for Execusuite, LLC, (project narrative; 1 page)
- Estimated Construction Timeline (1 page)
- Letter dated June 4, 2026, from Adam Morse, PE, of Engineering Ventures, PC (stormwater analysis; 1 page)
- Application for Waivers dated revised June 22, 2026 (3 pages)
- Site Plan Review Regulations Technical Checklist dated June 8, 2026, revised June 22, 2026 (10 pages)
- E-mail from Planning staff sent March 31, 2026, with comments from applicant (response to staff comments; 5 pages)
- E-mail from Planning staff sent June 15, 2026, with comments from applicant (response to staff comments; 3 pages)
- Certified Notification List (2 pages)
- Fee Schedule (2 pages)
- Plan set titled "22 School Street Apartments," dated February 9, 2026, last revised June 22, 2026, prepared by Studio Nexus Architects + Planners, Project Number: 2521 (12 sheets)

COMPLETENESS REVIEW

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

a. The Planning and Development Department shall review the application for completeness pursuant to the requirements of Section 4.7.A and Section 5.1. If the Planning 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 and Development Department shall make a preliminary determination of whether the waiver requests meet the standards of Section 7.2 of these Regulations, and if so, then the Planning and Development Department shall recommend to the Board acceptance of the application for review.

b. If the Planning and Development Department finds that the application is not complete or that one or more of the waiver requests do not meet the standards of Section 7.2, the Planning and Development Department shall so advise the Applicant, who can elect to complete the missing submission requirements. […]

Pursuant to Section 4.7.C.3.a, Planning and Development Department staff reviewed the application for compliance with the Site Plan Review Regulations and recommends that the Board find that the application is complete enough to accept jurisdiction and commence review.

APPLICATION OVERVIEW

The subject property was formerly owned by the Lebanon School District, and is improved with a two-story building formerly occupied by the School Street School. The applicant acquired the property from the Lebanon School District in 2012 and continued the educational use of the building by leasing space to Headstart, then the Montessori Discover School, and then the Ledyard Charter School. Subsequent to its acquisition of the building, the applicant obtained approvals to convert a portion of the second floor of the building to two (2) apartments. Also located on the second floor was a photographer's studio which had been approved by Special Exception from the Zoning Board of Adjustment in 2014 (at which time the property was zoned R-2) (ZB2014-25-SE), and which also obtained Site Plan approval (PB2014-32-SPR).

In 2017, the applicant obtained Zoning Board approval (ZB2017-27-VAR) and Site Plan approval (PB2018-05-SPA) to convert the building to a 9-unit multi-family dwelling. A building permit for one of the 9 units was obtained, but a Certificate of Occupancy was never issued. Neither building permits nor Certificates of Occupancy were ever issued for the other 8 units that had been approved. Moreover, the Site Plan conditions of approval were never satisfied. Consequently, both the Zoning Board and Planning Board approvals expired. However, the units were nevertheless constructed. A Building Code-related complaint by a tenant of one of these units brought the unpermitted conversion to the attention of the Planning and Development Department. Litigation has since ensued to address the Zoning, Site Plan, and Building Code violations at the subject property.

To bring the property into compliance, the applicant applied to the Zoning Board for a Special Exception to convert the building to a 12-unit multi-family dwelling was approved on August 3, 2026 (ZB2026-11-SE). The applicant now requests Site Plan Review following the Special Exception approval.

While the origin of the applicant's current Site Plan application has been provided for background, the fact that the units have already been constructed cannot be taken into account by the Planning Board when reviewing the Site Plan application and making a determination on the merits of the application. Rather, the Planning Board must treat the proposed use as *proposed* and not as *pre-existing*.

To satisfy the design requirements of the Site Plan Review Regulations, a limited amount of site improvements are proposed as shown on the applicant's proposed plan set, including removal of existing asphalt for additional landscaped areas, additional landscaping, widening the driveway, installation of EV

infrastructure in compliance with the EV Zoning Ordinance regulations, and other miscellaneous improvements.

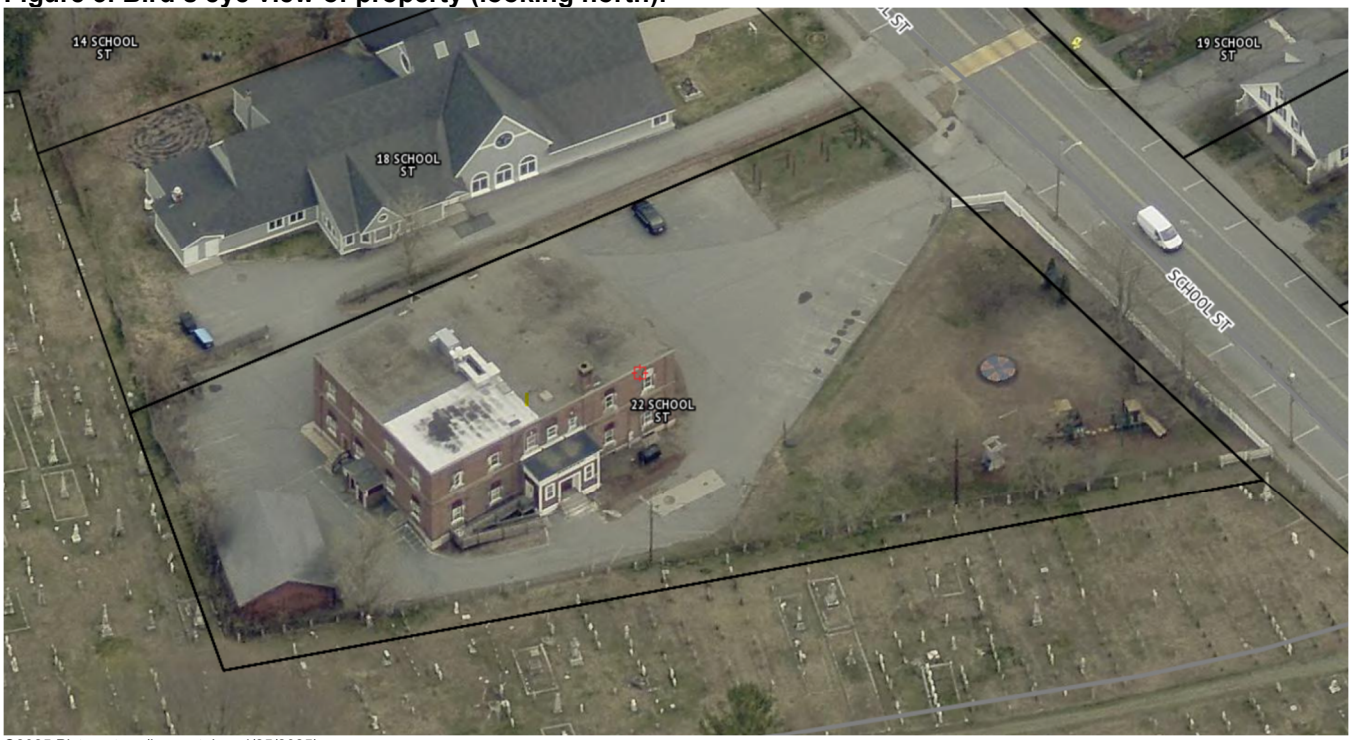
Figure 1. Location map.

©2017 Google, https://lebanonnh.mapgeo.io/

Figure 2. Bird's eye view of property (looking west).

©2015 Pictometry (image taken 4/18/2015)

Figure 3. Bird's eye view of property (looking north).



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

STAFF COMMENTS

PLANNING

I. SITE PLAN REVIEW REGULATIONS:

Jurisdiction

The proposed development constitutes a "major change" to the property (as that term is defined in Article II of the Site Plan Review Regulations) and, therefore, requires Site Plan Review by the Planning Board and demonstration of compliance with the Article V submission requirements and Article VI design requirements.

Waiver Requests

Pursuant to Section 7.1 ("Waiver of Regulations"), the applicant has requested waivers or partial waivers from certain provisions of Article V ("Submission Requirements") and Article VI ("Design and Construction Requirements") of the Site Plan Review Regulations, as set forth in the attached Application for Waivers and as listed below (in the order they appear on the Application for Waivers):

1. **Section 6.2.B.1** – *perimeter landscaping requirements*
2. **Section 6.2.B.4** – *requiring trees to be planted a minimum of 8 ft. from the property line*
3. **Section 6.2.D.1** – *landscaping around buildings requirements*
4. **Section 5.1.E.10** – *requiring sight distances to be provided on site plan*

5. **Section 5.1.E.17** – *requiring stormwater information and analysis per Section 6.6*

6, 7, 8. **Section 6.6.C** – *stormwater management plan submission requirements*

9. **Section 6.7.C.1** – *requiring parking areas to be illuminated*

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

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

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

Additionally, with respect to the requested waivers from the Section 6.6.C stormwater management plan submission requirements, the applicant must also meet the criteria of Section 6.6.I ("Waivers") in addition to the Section 7.1 criteria. Section 6.6.I provides as follows:

> An applicant may request a waiver from any of the provisions in this Section. For such waiver requests, in addition to the standards set forth in Section 7.1 of these Regulations:
>
> (a) The Board shall consider whether there exist adequate reasons to believe that the goals and purposes of this section, including those set forth in Section 6.6(A) above, will be achieved, notwithstanding such waiver
>
> (b) In the case of a waiver request from Section G.2, the Board shall determine whether the Stormwater Management Plan for the redevelopment project attains achievement of the goals of this section to the maximum practicable extent, as determined by the Board with the assistance of the Reviewing Engineer. The Board shall also consider the stormwater management benefits of redevelopment as compared to development of raw land.

The applicant's basis for each waiver request is described in the attached Application for Waivers. 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 site plan, even if the depicted improvement would have been covered by the waiver had it not been included on the approved site plan.

ARTICLE VI – DESIGN AND CONSTRUCTION REQUIREMENTS

6.1 (General Requirements): The property is already developed with a pre-existing building. No significant grading or clearing is required as the site is generally flat.

6.2 (Landscaping Standards): In an attempt to bring the existing property into closer compliance with the Site Plan Review Regulations, the applicant is proposing new landscaped areas and a variety of new plantings as depicted on the Proposed Landscape Plan, Sheet 6 of the plan set. Nevertheless, multiple waivers from the landscaping design standards are still required and have been requested, as discussed above.

6.3 (Utilities): The site is already served by City water and sewer systems.

6.4 (Fees and Assessments in Effect at Time of Connection): The ten (10) new proposed dwelling units are subject to the City's Impact Fee Ordinance and fee schedule adopted by the Board on May 20, 2024.

6.5 (Coordination of Roads, Parking, Loading, Recreation, and Safety): The applicant proposes several reconfigurations and changes to the site layout and parking areas as depicted on the Proposed Site Plan, Sheet 5 of the plan set. These include widening the existing driveway, installation of EV parking infrastructure, restriping, curb stops, and other miscellaneous improvements.

6.6 (Stormwater Management): There are no stormwater management upgrades proposed in connection with the project, other than to remove some of the existing asphalt which will assist with on-site infiltration and result in a slight improvement from existing conditions (some new impervious will be added to widen the driveway, but overall the net impervious is proposed to decrease). See attached letter from Adam Morse, PE, of Engineering Ventures. Consequently, the applicant has requested a waiver from the stormwater management plan submission requirements (Section 5.1.E.17 and Section 6.6.C), as noted above.

6.7 (Lighting): The applicant has submitted a lighting plan in accordance with Section 5.1.E.12 of the Site Plan Review Regulations. See Sheets 8 and 9 of the plan set. 11 wall-mounted full cut-off lighting fixtures are proposed for the exterior of the building. No site lighting is proposed. Consequently, a waiver from Section 6.7.C.1 has been requested which requires parking areas to be illuminated and to be illuminated in conformance with the Section 6.7.C.1 uniformity ratios.

6.8 (Off-Site Improvements): *Not applicable*.

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

6.10 (Additional Regulations for the Lebanon Downtown District): *Not applicable*.

CITY ASSESSOR
No comment provided.

CHIEF BUILDING OFFICIAL
No comment provided.

ENGINEERING/PUBLIC WORKS
No comment at this time.

FIRE DEPARTMENT
No comment provided.

POLICE DEPARTMENT
No comment provided.

OTHER COMMENTS

The following comments 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 July 7, 2026:

- *The Piece glauca located next to the building seem to be an odd location and will outgrow the space allotted.*

- *There is an opportunity along the southern side of the drive for additional tree planting to shed the asphalt.*

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:

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. The development is subject to the Site Plan Review Regulations adopted May 13, 1991, last revised March 23, 2026, and the Zoning Ordinance adopted January 16, 2013, last amended March 11, 2026, which are the regulations in effect at the time the application was submitted.

3. A building permit must be applied for and issued within three (3) years of the date of this approval (Section 4.10.A.1), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 4.10.A.2.a.

4. "Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved within three (3) years of the date of this approval (per Section 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 three (3) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.

5. "Substantial completion," as defined in Section 8.4.B.1 of the Site Plan Review Regulations, shall be achieved within seven (7) years of the date of this approval (per Section 8.4.B.2). If substantial completion is not achieved within seven (7) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.

6. 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.

7. The development shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance, in an amount to be calculated based on the Impact Fee Schedule adopted on May 20, 2024.

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

8. 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.

9. The applicant shall obtain approval from the City Council or the City Manager's office for any additional water and/or sewer flows in accordance with the applicable Chapter 136 and 182 of the City Code.

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

10. All water and sewer fees shall be paid as set forth in City Code Chapter 68.

11. Applicant shall obtain a Driveway Permit from the Department of Public Works.

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

12. The impact fee calculated pursuant to Condition of Approval #7 shall be paid.

13. 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.

Attachments

cc: Jim Wasser, Studio Nexus
Tim Sidore, Execusuite LLC
Mike Davidson, Execusuite LLC
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: Execusuite, LLC [redacted]

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Studio Nexus Architects + Planners, PC [redacted]

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 92 LOT#: 2 PLOT #: ZONE: RO

STREET ADDRESS OF PROJECT: 22 School Street

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

FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Convert the former school into 2 apartments on the second floor, 4 apartments on the first floor and 4 apartments in the basement for a total of 10 new apartments plus the 2 existing apartments on the second floor.

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: Formerly a School

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

PROPERTY OWNER: _____ DATE: June 8, 2026

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

PROPERTY OWNER: _____ DATE: June 8, 2026

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #			
6/8/2026	92-2	PB2026-32-SPR			

(Last Revised 4/04/18)

EXECUSUITE LLC

Bringing new life to our historic downtowns

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

June 8, 2026

Execusuite, LLC
77 Bank Street
Lebanon NH 03766

Dear Distinguished Members:

We respectfully submit the enclosed application and plans for 10 proposed additional apartments, situated at the School Street School, 22 School Street. These apartments will bring needed housing options to downtown Lebanon in line with the Lebanon Downtown Vision Study. The project is conceived by the owner of the property, Michael Davidson of Execusuite, LLC. Mr. Davidson has redeveloped the former Lebanon Junior High School and two units at the 22 School Street Schools; the remaining conversion of the School Street School will be completed with the same sense of preservation and attention to detail. Construction work will commence upon building permit approval.

Currently, the building includes two studio apartments on the top floor; the main floor and basement were formerly occupied by schools. The property is no longer viable as an elementary school; its highest and best use is achieved by a conversion to a multi-family dwelling. Our intent is to convert the four existing classrooms on the first floor to three studio and one one-bedroom apartments. The two classrooms in the basement will be converted to two studio apartments, along with an additional studio and a one-bedroom apartment. Two additional apartments will be added to the second floor. The garage will remain as maintenance use for the grounds and building.

There will be no structural changes to the building. The interior will be renovated to meet current building codes for residential units, in line with the existing residential units which were completed in 2015. The exterior will remain essentially as is, except for the opening and renovation of five window wells to provide additional light to the basement apartments. In addition, an areaway will be built to provide direct exterior access to the sprinkler room. These exterior improvements will be nearly invisible to the surrounding neighborhood and are essential for both comfort and life-safety. Studio Nexus Architects of White River Junction has been engaged to assist with site planning and building design.

Based on 12 total residential units, we are required to have 12 total parking spaces. The existing parking lot, long established, contains 20 parking spaces. We are proposing 18 spaces. EV and bike parking will be provided per code and the lot will be provided with additional landscape and parking lot shading to the amount feasible given the site configuration. The play structures will remain as an asset to the neighborhood.

Your consideration is greatly appreciated.

Very truly yours,

Tim Sidore
Chief of Operations
Ledgeworks, Inc
Execusuite, LLC

ESTIMATED CONSTRUCTION TIMELINE:

Zoning Board Approval – July 6, 2026

Planning Board Approval – July 13, 2026

Building Permit Submission – November 2, 2026

Building Permit Approval – February 1, 2027

Construction Begins (Interior Demolition) – February 2, 2027

Interior Fit-out Completion – June 1, 2027

Sitework Begins – April 15, 2027

Sitework Completion – June 1, 2027

ENGINEERING VENTURES PC

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

June 4, 2026

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

Re: 22 School St. Apartments
Subject parcel 92-2
RO Zone
Stormwater Letter

Dear Lebanon Planning Board,

We have prepared this letter on behalf of Execusuite, LLC, to address section 6.5.G of the planning regulations and to request a waiver from section 6.6.

Concerning 6.5.G of the planning regulations, the quality of ground water will not be adversely affected by the proposed development, and the work complies with the New Hampshire Water Supply and Pollution Control regulations. There will be a slight overall benefit to the groundwater supply through disconnection of impervious surfaces as outlined below.

Based on the plans prepared by Studio Nexus we note an approximate reduction in overall impervious surfaces of 500 sf with the proposed site improvements. This area is composed primarily of paved surfaces that will be converted to mulched landscape beds. Due to the disconnection of these impervious areas, we expect there to be no increase in stormwater runoff rate or volume from the site and expect a slight overall decrease resulting from infiltration. Compliance with section 6.6G.2.b. has been achieved due to the parking lot grades generally shedding water to the perimeter of the site which results in 50% or more of the existing surfaces being disconnected to vegetated areas. Therefore, although a waiver is requested from a full stormwater analysis, the site improvements comply with the City of Lebanon stormwater rules and granting a waiver from section 6.6 would not be contrary to the spirit and intent of the regulations.

We look forward to presenting this project to you at the next available hearing. If you have any questions or comments or require any additional information, please give our office a call.

Sincerely,
ENGINEERING VENTURES, PC

Adam Morse, PE
Project Manager

cc: (via email): Tim Sidore, Jim Wasser

City of Lebanon, New Hampshire
APPLICATION FOR WAIVERS

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

PROJECT INFORMATION

Name of Applicant: Execusuite, LLC

Project Name: 22 School Street Apartments

Project Address: 22 School Street, 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).]

1. Section 6.2B.1 of the (*circle one*) **Site Plan Review / Subdivision Regulations.** A Waiver of this Section meets (*circle one*) **Criteria A / Criteria B** because This is an existing condition. Landscaping to a 15' depth on the north, south, and west sides of the property at the building would restrict fire and other vehicular access on the north and south sides; a fire lane around the building is required and would not be feasible with the full 15' of landscaping. It would also eliminate parking on the west side of the building. We have maximized perimeter landscaping in other locations where feasible.

2. Section 6.2B.4 of the (*circle one*) **Site Plan Review / Subdivision Regulations.** A Waiver of this Section meets (*circle one*) **Criteria A / Criteria B** because Because we are unable to provide perimeter landscaping to a depth of 15' at the building on the north and west sides we cannot plant trees 8' from the property line. Note that the neighbor to the west and south is a cemetery and to the north the driveway of the church.

3. Section 6.2D.1 of the (*circle one*) **Site Plan Review / Subdivision Regulations.** A Waiver of this Section meets (*circle one*) **Criteria A / Criteria B** because

This is an existing condition. Landscaping to a 10' depth on the north, south, and west sides of the building would restrict fire and other vehicular access on the north and south sides of the building; a fire lane around the building is required and would not be feasible with the full 10' of landscaping. It would also eliminate parking on the west side of the building. We have maximized building landscaping on the south and east sides of the building to the extent feasible.

4. Section 5.1E(10) of the (*circle one*) **Site Plan Review / Subdivision Regulations.** A Waiver of this Section meets (*circle one*) **Criteria A / Criteria B** because

This is an existing condition and no changes are proposed to the curb cut. Adequate site lines exist between the 3' - 10' view shed.

5. Section 5.1E(17) 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 the attached memo from Adam Morse, civil engineer at Engineering Ventures for response.

6. Section 6.6.C.1(2d) and 6.6.C.2 (1,2,4) 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 the attached memo from Adam Morse, civil engineer at Engineering Ventures for response.

7. Section 6.6.C.2 (3) 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 the attached memo from Adam Morse, civil engineer at Engineering Ventures for response. In addition, the amount of disturbance on the site is limited at 1,393 SF and the site is nearly flat with a grade change from east to west over 250' of less than 2' and a negligible change from north to south.

8. Section 6.6.C.1 (1j) of the (*circle one*) **Site Plan Review / Subdivision Regulations.** A Waiver of this Section meets (*circle one*) **Criteria A / Criteria B** because

Per the attached memo from Adam Morse, the reduction in impervious area on the site makes the need for additional subsurface drainage and hence soils information unnecessary. Soils for new landscaping will be provided per the requirements in details 5 and 6 on A0.4 and for new paving on 1/A0.4

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: REV: 6/22/2026

Section 6.7.C.1 of the (*circle one*) **Site Plan Review / Subdivision Regulations.** A Waiver of this Section meets (*circle one*) **Criteria A / Criteria B** because

Additional illumination is not required at the parking areas between the building and School Street, because the existing illumination from street lights on School Street, church lighting, and a cobra head fixture on the telephone pole at the south property line of the site opposite the SE building entry provides sufficient additional lighting. That lighting is not captured in the photometric study, which only shows new building lighting.

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: 22 School Street Apartments	
APPLICANT: Execusuite, LLC	**DATE:** 6/8/2026; Revised 6/22/2026
GENERAL SUBMISSION REQUIREMENTS:	

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

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

The appropriate filing fees. [§5.1.B]

A written project description. [§5.1.C]

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

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

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

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

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

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

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

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

PLAN SUBMITTAL TECHNICAL CHECKLIST:

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

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

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

[Checklist begins on following page]

Plan Requirements	**Info. Provided**	**Waiver Sought**
5.1.E(1) - Vicinity sketch showing the location of the site in relation to the surrounding public street system (suggested scale: 1" = 500').	☒	*N/A*
5.1.E(2) - Names and mailing addresses of the Applicant; the Owner(s) of record of the site; the Owners of abutting properties; and the Holders of any easements, rights of way, or other restrictions, based on the current records of the City Assessor available at City Hall, not more than 5 days before the date of filing of the application.	☒	*N/A*
5.1.E(3) - Names and business addresses of the preparer(s) of the plan and every surveyor, engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	☒	*N/A*
5.1.E(4) - The following information shall be provided on the first page (or cover page, if applicable) of the Site Plan:		
a. Name of the City and County in which the development is proposed;	☒	*N/A*
b. North arrow;	☒	*N/A*
c. Scale of the plan;	☒	*N/A*
d. Date of the plan and of any revisions to the plan; (NOTE: The date on the plan at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plan shall include a revision date and description of the revision(s).)	☒	*N/A*
e. The following basic site information in TABLE FORM:		
1. Zoning designation for subject property;	☒	*N/A*
2. Tax Map and Lot number(s) for subject property;	☒	*N/A*
3. Area of lot;	☒	*N/A*
4. Gross floor area of existing and proposed buildings/additions;	☒	*N/A*
5. Number of existing and proposed on- and off-street parking spaces as a table. The table must identify (i) the number of required (minimum) parking spaces and the permitted (maximum) number of parking spaces and the calculations for each, (ii) future proposed, and (iii) existing parking capacity. If the site is part of an existing development or subdivision, the master table must provide such information for all related sites and phases, individually and as a project total;	☒	*N/A*
6. Number of existing and proposed short- and long-term bicycle storage spaces;	☒	*N/A*
7. Number of existing and proposed loading spaces;	☒	*N/A*
8. Height of existing and proposed buildings/additions;	☒	*N/A*
9. Number of stories and gross square footage of each;	☒	*N/A*
10. Proposed use;	☒	*N/A*
11. Required and proposed front, side, and rear yard setbacks	☒	*N/A*
12. Maximum allowable lot coverage with existing and proposed calculations;	☒	*N/A*
13. Indication of whether or not the property is subject to any City Overlay districts (for example, the Wetlands Conservation District or Flood Plain District) or to NHDES Shoreland Water Quality Protection jurisdiction.	☒	*N/A*
5.1.E(5) - Current survey certified by a land surveyor licensed in New Hampshire, depicting the perimeter boundaries of the lot(s) of the proposed site, including compass bearings, distances, and lot areas, and depicting the location of any existing improvements on the property and the width and location of any rights-of-way and/or easements on the property.	☒	☐

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

Plan Requirements *(cont.)*	**Info. Provided**	**Waiver Sought**
5.1.E(13) - Plan for outdoor lighting showing proposed location, mounting height, fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free-standing lighting or building-mounted fixtures.	☒	☐
5.1.E(13) - Analyses and illuminance-level diagrams, to include average and minimum foot-candle measurements, showing that proposed installation conforms to the lighting-level standards in Site Plan Review Regulations.	☒	☐
5.1.E(13) - Manufacturer's specification information for each proposed light fixture and lamp (NOTE: This information may be provided on the plan or as a separate attachment).	☒	☐
5.1.E(13) - Drawings of all relevant building elevations showing location and height of all building-mounted fixtures, the portions of any walls or architectural features to be illuminated, illumination levels of walls or architectural features, and aiming points for any remote light fixtures.	☒	☐
5.1.E(14) - Plan for location of free-standing or building-mounted signs, including location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs. *No signs are included with this application*	☐	☐
5.1.E(14) - For internally-lit signs, relevant information concerning the method of illumination and the opacity of the sign background, showing that the proposed installation conforms to the requirements of the Regulations.	☐	☐
5.1.E(15) - The location and boundaries of any Overlay Districts established pursuant to Article IV of the Zoning Ordinance (including but not limited to the Wetlands Conservation District, Riverbank Protection District, Steep Slopes District, and Floodplain District) and, if applicable, protected shorelands pursuant to the Shoreland Water Quality Protection Act (NH RSA 483-B).	☐	☐
5.1.E(15) - For properties located within the Floodplain District, the 100-year flood elevation, floodway, shoreland protection zone, and flood plain limits shall be identified.	☐	☐
5.1.E(16) - Landscaping plan showing proposed new plantings to be installed and existing natural vegetation to be retained. Plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names) of all proposed shrubs and trees.	☒	☐
5.1.E(16) - Existing trees over 12 inches in diameter (measured 4.5 feet above ground surface) within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling landscaping requirements.	☒	☐
5.1.E(16) - Calculations for square footage of perimeter landscaping.	☒	☐
5.1.E(16) - Parking lot shading calculations shall be provided by depicting new trees and shrubs at 10-year crown size.	☒	☐
5.1.E(17) - Existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200' of site.	☐	☒
5.1.E(17) - Plans for retention, detention, slow release, and treatment of storm water shall be provided shall be provided in accordance with the requirements of Section 6.6.	☐	☒
5.1.E(18) – Section 6.6. Stormwater Management submission requirements.	See Stormwater Checklist	
5.1.E(19) - Plans for snow removal and storage.	☒	☐

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

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

Completed By: James Wasser, Studio Nexus Architects

CITY OF LEBANON, NH
STORMWATER REVIEW REGULATIONS
TECHNICAL CHECKLIST

PROJECT NAME:	
22 School Street Apartments	
APPLICANT:	**DATE:**
Execusuite, LLC	6/8/2026; Revised 6/22/2026

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

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

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

[Stormwater checklist begins on following page]

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

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

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

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

Completed By: James Wasser, AIA

(Last Revised 9/20/2021)

Planning office Use Only:

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

Jim Wasser

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Sent: Tuesday, March 31, 2026 6:29 PM
To: Jim Wasser; Tim Sidore; Mike Davidson
Cc: Brian Vincent; Nathan Reichert; Brian Vincent
Subject: 22 School St_PB2025-52-SPA_Staff Comments

Dear applicants -

Below are Planning staff's comments regarding the site plan application submitted for the proposed multi-family conversion at 22 School Street (Tax Map 29, Lot 19) (PB2026-02-SPR), which is scheduled to be heard at the 4/13/26 Planning Board meeting. Please note that additional comments may be provided by the City Engineer, Zoning Administrator, Building Official, and the Fire Department.

At this time, the application is incomplete.

Pursuant to Section 4.7.C.3.b of the Lebanon Site Plan Review Regulations, please address staff's comments and, in a single submission, send revised plans and materials by the end of the day on **Tuesday, April 7, 2026**, as follows:

- Please submit ***all*** materials that you would like included as part of your application and presented to the Planning Board. Please include **all** materials even if no changes have been made from the original submission.

- Your digital resubmission can be submitted electronically via e-mail to planning@lebanonnh.gov. Alternatively, Crystal Taplin can send you a link to an extranet folder where you can upload your submission.

- Please provide one (1) full-size hard copy of the plat for Planning staff's use.

- So that we can expeditiously upload documents to our on-line public portal, please name all electronic documents using the following convention: **"year-month-day_(description of document)"**. So, for example, if you resubmit on 4/7, the PDF of your revised plan set would be titled, **"2026-04-07_revised plan set".**

- For tracking purposes and clarity, please provide a cover letter or transmittal memo with your resubmission identifying each document that is included with the submission.

- Please also provide a written reply to each of the comments below.

- Once we have reviewed your resubmission, Crystal will contact you regarding the number of hard copies of your application that will need to be provided and by when.

Please note that pursuant to Section 4.7.C.3.c of the Site Plan Review Regulations, "**[i]f the applicant elects not to complete the missing requirements [or] fails to deliver all missing submission**

requirements prior to the deadline […], the Planning and Development Department shall recommend that the Board deem the application incomplete."

If you have any questions, please do not hesitate to ask. -Tim

PLANNING STAFF COMMENTS (PB2026-02-SPR) *(please note that (a) parenthetical references are to Section numbers of the Lebanon Site Plan Review Regulations, and (b) comments are arranged in general categories, i.e. the order of comments is not intended to denote importance)*

General

1. The Special Exception for the proposed multi-family use must be approved by the Zoning Board before the Planning Board can accept jurisdiction of the Site Plan application. Understood.
2. The detached garage may only be used as accessory storage for the tenants or in connection with the maintenance of the building. Please update cover letter accordingly. Updated.
3. Only two of the four dwelling units asserted in the cover letter to be existing are legal (a building permit was issued for a third unit following the now-expired 2018 site plan approval, but a CO was never issued). Consequently, the cover letter should be updated accordingly. Updated.
4. There is no minimum required parking for the detached accessory storage building. Please update the cover letter accordingly. Updated.
5. Update the application form as follows:
    a. Indicate that the application is for Site Plan Review (not a Special Exception with respect to which the Planning Board has no jurisdiction). Updated.
    b. Update the scope of project to indicate that a total of ten (10) new dwelling units are proposed. Updated.
    c. Update type of occupancy to change the *existing* use from "multi-family/commercial" to "two-family/commercial". Updated.
6. Please address any discrepancies with respect to the abutter information (name, T/M #, mailing address) as may have been identified in a separate e-mail sent by Crystal Taplin. (8.2.A.2) Addressed.
7. Staff does not support the requested waiver from Section 5.1.E.7 which requires the plan set to depict the "shape, size, height, and location of all existing structures, located on the site and within 200 feet of the site." Heights are shown on sheet G-2.
8. Staff does not support the requested waiver from Section 5.1.E.16 requiring parking shading calculations. Shading calculations can be found on the Landscape Plan, Sheet A0.3.
9. On the Technical Checklist, Section 5.1.G.1 (estimated construction timeline) is incorrectly marked as "N/A". Please update the Technical Checklist and provide an estimated construction timeline as required. Technical Checklist updated and an estimated construction timeline added to the narrative.
10. Identify how the project complies with Section 6.5.G (Groundwater Protection). Please see attached letter from Adam Morse of Engineering Ventures.
11. With respect to the requested waivers from Section 6.6 or any portion thereof, the applicant must provide a written statement addressing the stormwater waiver criteria set forth in Section 6.6.I, in addition to the general waiver criteria set forth in Section 7.1. Understood.
12. Provide an updated Application for Waivers and an updated Technical Checklist to identify any additional requested waivers. Updated Application for Waivers provided.
    a. *Note that the Board must find either Criteria A or Criteria B (as identified on the Application for Waivers) is satisfied in order to grant the waiver. Each waiver request, therefore, should demonstrate how the request meets either Criteria A or B. It is not clear to staff that all of*

the necessary requested waivers can be justified, and recommends that the applicant try as much as possible to provide as much of the missing information as possible.

Plan Set Comments

General

13. Provide sheet numbers (i.e. Sheet 1 through Sheet 7) in the lower right-hand corner of all plan sheets with a prominent font size. These have been added, but the original industry-standard numbering system retained for clarity of cross-referencing drawing details.
14. The following information required by Article V (submission requirements) is missing or partially missing:
    a. 5.1.E.6 – "Existing topographic information shall be prepared by a professional engineer registered in New Hampshire or land surveyor licensed in New Hampshire." An entirely new survey is in process and will be provided.
    b. 5.1.E.9 – requiring plan set to show depict the "Zoning District, Tax Map and Lot number, and use of abutting properties within 200 feet of the site boundary; the locations of streets, pedestrian paths/trails, and bicycle routes within 200 feet of the site boundary; and the location of curb cuts and vehicle accesses within 200 feet of the site boundary. These have been added to sheet G-2.
    c. 5.1.E.10 – "Show required sight distances at curb cuts and dimensions for the inside radii of all curves." The radii have been added to sheet A0.2. We are requesting a waiver on the site distances since the curb cut is existing and without changes.
    d. 5.1.E.13 – Requiring a lighting plan showing "the proposed location mounting height, fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free-standing or building-mounted light fixtures […]."Sheets EL1-0 and EL1-1 have been added and show this information.
    e. 5.1.E.13 – "Manufacturer's specification information shall be provided for each proposed light fixture and lamp." EL1-1 shows this information.
    f. 5.1.E.14 – "A plan for the location of free-standing or building-mounted signs, including the location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs." Note that for the proposed freestanding sign, the sign plan will need to demonstrate compliance with the freestanding sign requirements set forth in Section 607 of the Zoning Ordinance, including but not limited to the freestanding sign landscaping requirements. No signs are proposed for this phase of the project.
    g. 5.1.E.16 – "The [landscaping] plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names), of all proposed shrubs and trees[,'" and "All calculations for square footage of perimeter landscaping shall be shown[,] and "[a]ll landscape plans shall show parking lot shading calculations[.]" This information is provided on sheet A0.3
    h. 5.1.E.20 – "Plans shall include […] the location of all existing transit routes and transit stops located or passing within 1/4 mile (1,320 feet) of the property." These have been added to sheet G-2.
    i. 5.1.E.21 – requiring construction details – e.g. for bike racks, outdoor lighting, fencing, screening, etc. This information is provided on sheet A0.4
15. Without a lighting plan, staff cannot verify compliance with the applicable lighting requirements set forth in Section 6.7. Understood.
16. Provide a separate landscaping plan as follows: A separate plan has been provided with the below information. See A0.3.

a. Showing calculations required per Section 5.1.E.16 demonstrating compliance with the perimeter landscaping requirements of Section 6.2.B, specifically:
    i. Section 6.2.B.1
    ii. Section 6.2.B.2
    iii. Section 6.2.B.3
    iv. Section 6.2.B.4
    v. Section 6.3.B.5
b. Showing calculations required per Section 5.1.E.16 demonstrating compliance with the parking lot shading requirements of Section 6.2.E.1 C 6.Sheet 1 ("Coversheet")

17. Zoning Table:
    a. Use of the detached garage as "storage" is only permissible as accessory storage for the tenants or in connection with the maintenance of the building. Please update the Zoning Table accordingly. The building will be used for maintenance.
    b. Existing legal units is 2, not 4. Noted.
    c. Show the gross floor area of main building and detached accessory garage separately. Done
    d. There is no minimum parking required for the detached accessory garage as there is no minimum parking required for uses that are accessory to a multi-family dwelling. Understood.
    e. Remove references to the future parking spaces as those spaces as depicted on the plan are prohibited by both the ZO and the SPR. Removed.
    f. Identify the maximum number of permitted parking spaces, and include calculation (5.1.E.4.e.5) Provided.
    g. Identify the height of both buildings (5.1.E.4.e.8) Understood.
18. Update the Table of Contents to provide sheet numbers (i.e. Sheet 1 through Sheet 7).Updated.
19. Add a note indicating that the plan is approved pursuant to the City of Lebanon Site Plan Review Regulations last revised April 28, 2025. Added.
20. Add Planning Board application number (PB2026-02-SPR). Added.
21. Add a reference to the Special Exception expected to be approved (date of approval, Section of ZO, application number, etc) Added.
22. Provide date and description of revisions made (9.5.A.1) Added.

Sheet 2 ("Site Plan"/existing conditions/current survey)

23. Presumably this was included to meet the current survey requirement of Section 5.1.E.5. However, it also depicts proposed site improvements (which are inconsistent with the improvements depicted on the Sheet 3 Site Plan). In furtherance of the requirements of Section 5.1.E.5, please remove any proposed site improvements from this sheet. An entirely new survey is in process and will be provided.
24. Clearly depict those natural and man-made features that are to be removed, retained, or altered. (5.1.E.8) These are shown on the demolition plan, sheet A0.1.
25. Depict existing grades, including topographic contours, with spot elevations, at 2-foot intervals, prepared by a professional engineer registered in New Hampshire or land surveyor licensed in New Hampshire. (5.1.E.6) These are provided on the survey.
26. Note 4 is incorrect – the property is located in the R-O District, not the R-2 District. The correct district is noted in the Zoning Table and has been eliminated from the survey.
27. The building coverage figures in Note 6 are inconsistent with the building coverage figure in the Zoning Table on the cover sheet. The correct figures are on the Zoning Table and have been eliminated from the survey.
28. Floor size identified in Note 7 is inconsistent with the Zoning Table. The correct district is noted in

the Zoning Table and has been eliminated from the survey.

29. Note 8 proposed use is inconsistent with the Zoning Table. Note 8 has been deleted.

Sheet 3 ("Proposed Site Plan")

30. The plan is extremely cluttered, confusing, and difficult to read. For the benefit of the Planning Board members and the site plan review process, please provide a site play layout sheet that is readable and unadorned with unnecessary or confusing information, i.e. we need at least one plan sheet that shows only surface conditions that are proposed (whether proposed to remain or proposed to be constructed) without contours and any underground improvements. The site plan sheet should not show any existing conditions that are proposed to change or underground improvements. The idea is that Planning Board members, in general, are primarily interested in understanding how the site will operate and what it will look like above ground when its finished. Understood.
31. Remove "future" parking spaces and related note as new parking is prohibited in the front yard. Removed.
32. Provide landscaping on a separate landscaping plan. Provided.
33. What is "LULA"? (regarding the "LOCATION OF LULA" note) Limited Use Limited Application elevator. The note has been removed.
34. Provide screening for all mechanical units, including but not limited to the AC unit on the north side of the building. Provided. See sheet A0.3 and A0.4.
35. Is the "Temp Oil Tank" above ground or underground? Above ground and will be removed as part of this project.
36. Identify whether curbing is proposed along landscaped areas, and/or how the landscaped areas are to be delineated from paved areas. A detail for the edge of the landscaping has been provided. See 4/A0.4.

Sheet 5 ("Floor Plans")

37. Only two of the "existing" units shown on the second floor are legal. Please add a note to this effect or change the two unpermitted units from "existing" to "proposed". The unpermitted units are now designated as "proposed."

TIM CORWIN, AICP
DEPUTY PLANNING AND DEVELOPMENT DIRECTOR
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(603) 442-6127 (DIRECT)
(603) 678-0741 (CELL)
TIM.CORWIN@LEBANONNH.GOV
WWW.LEBANONNH.GOV
BOOK A TIME TO MEET WITH ME

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

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

22 School St_PB2026-32-SPR_Staff Comments

T

Tim Corwin Mon, Jun 15, 7:18 PM (3 days ago)

to me, Tim, Mike, Nathan, Brian, Crystal

Dear applicants -

Below are Planning staff's comments regarding the site plan application submitted for the proposed multi-family conversion at 22 School Street (Tax Map 92, Lot 2) (PB2026-32-SPR), which is scheduled to be heard at the 7/13/26 Planning Board meeting. These comments are in addition to the other comments made by staff at our on-line meeting with you today.

Pursuant to Section 4.7.C.3.b of the Lebanon Site Plan Review Regulations, please address staff's comments and, in a single submission, send revised plans and materials by the end of the day on **Monday, June 22, 2026**, as follows:

- Please submit ***all*** materials that you would like included as part of your application and presented to the Planning Board. Please include **all** materials even if no changes have been made from the original submission.
- Your digital resubmission can be submitted electronically via e-mail to planning@lebanonnh.gov. Alternatively, Crystal Taplin can send you a link to an extranet folder where you can upload your submission.
- Please provide one (1) full-size hard copy of the plat for Planning staff's use.
- So that we can expeditiously upload documents to our on-line public portal, please name all electronic documents using the following convention: **"year-month-day_(description of document)"**. So, for example, if you resubmit on 6/22, the PDF of your revised plan set would be titled, **"2026-06-22_revised plan set".**
- For tracking purposes and clarity, please provide a cover letter or transmittal memo with your resubmission identifying each document that is included with the submission.
- Please also provide a written reply to each of the comments below.
- Once we have reviewed your resubmission, Crystal will contact you regarding the number of hard copies of your application that will need to be provided and by when.

Please note that pursuant to Section 4.7.C.3.c of the Site Plan Review Regulations, "**[i]f the applicant elects not to complete the missing requirements [or] fails to deliver all missing submission requirements prior to the deadline […], the Planning and Development Department shall recommend that the Board deem the application incomplete**."

As I mentioned at today's staff review meeting, June is a "5 Monday" month, so there's an extra week in between the staff review meeting and the Planning Board meeting. So if you need a few extra days to respond to staff's comments, please let me know.

If you have any questions, please do not hesitate to ask. -Tim

PLANNING STAFF COMMENTS (PB2026-32-SPR) *(please note that (a) parenthetical references are to Section numbers of the Lebanon Site Plan Review Regulations, and (b) comments are arranged in general categories, i.e. the order of comments is not intended to denote importance)*

General

1. As you know, the Special Exception for the proposed multi-family use must be approved by the Zoning Board before the Planning Board can accept jurisdiction of the Site Plan application. Understood.
2. Please address any discrepancies with respect to the abutter information (name, T/M #, mailing address) as may have been identified in a separate e-mail sent by Crystal Taplin. (8.2.A.2) Those have been addressed.
3. Please ensure that the Technical Checklist is accurate and up to date. For example, a waiver has been requested from Section 5.1.E.10, but the Technical Checklist indicates that the information required by Section 5.1.E.10 has been provided. Checklist revised and updated. An additional waiver request was added for 6.6.C.1 (1j) & 6.7.C.1.
4. A waiver is needed from Section 6.7.C.1 which requires parking areas to be illuminated. A waiver for Section 6.7.C.1 has been added.
5. Provide an updated Application for Waivers and an updated Technical Checklist to identify any additional requested waivers. Understood.
    a. *Note that the Board must find either Criteria A or Criteria B (as identified on the Application for Waivers) is satisfied in order to grant the waiver. Each waiver request, therefore, should demonstrate how the request meets either Criteria A or B. It is not clear to staff that all of the necessary requested waivers can be justified, and recommends that the applicant try as much as possible to provide as much of the missing information as possible.*

Plan Set Comments

General

6. Add topographical survey sheet that was submitted on 6/14/26, and include surveyor's stamp. A signature and stamp has been added, along with a correction to the site zipcode and the zoning district.
7. Depict the size and location of all existing and proposed public and private utilities. (5.1.E.12) Those are now shown on the topographical survey sheet.

Sheet 1 ("Coversheet")

8. In the Zoning Table, update Tax Map number to 92, Lot 2. Updated.
9. Update note referencing the City of Lebanon Site Plan Review Regulations to the current regulations that were last revised March 23, 2026 and the Zoning Ordinance last amended March 11, 2026. Updated.
10. Update the Planning Board application number to PB2026-32-SPR. Updated.
11. Under "PROJECT TEAM,":
    a. "Execusuite" appears to have a typo. Corrected.
    b. Add surveyor's name and business address. Added.
12. Provide date and description of revisions made (9.5.A.1) Date and description of revisions added in Titleblock.

Sheet 4 ("Site Demolition Plan")

13. Update to match topographic survey. For example, existing conditions along the north side of the building differ between what is shown on the Site Demolition Plan and what is shown on the topographic survey: This sheet has been updated to match.

Sheet 5 ("Proposed Site Plan")

14. Add all proposed light fixtures (only 2 of 11 are shown). All have been added to plan.

Sheet 6 ("Proposed Landscape Plan")

15. Please provide a table that includes the information required by 5.1.E.16 ("The [landscaping] plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names), of all proposed shrubs and trees"). A table has been added to collate the information described elsewhere.
16. Provide screening for the LPG tanks on the north side of the building per the requirements of 6.2.B.8. Screening provided.
17. A shade tree should be added in the northeast corner of the lot to meet the requirements of 6.2.B.10: Tree added.
18. Perimeter landscaping in accordance with the requirements of Section 6.2.B.2-5 should be provided along the southeastern corner of the lot in the area roughly outlined in red below: The landscaping in this area has been

supplemented to meet the requirements of Section 6.2.B.2-5.

Sheet 10 ("Floor Plans")

19. The first and second floors depict a total of 8 units, with an additional 3 units in the basement for a total 11 units. Where is the 12th unit? An earlier plan had been provided. The mistake has been corrected and the fourth unit added on the northern side of the basement.

Tim Corwin, AICP
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WWW.LEBANONNH.GOV
Book a time to meet with me

City Hall Hours:
Monday-Thursday, 7am – 5pm (No Friday Hours)

NOTICE: This e-mail AND ANY REPLY TO THIS E-MAIL may be considered a "governmental record" PER NH RSA 91-A:1-a. The City of Lebanon is required to make governmental records available to the public upon request, in accordance with NH RSA 91-A:4. The City is also required to retain governmental records for minimum periods of time as set forth IN NH RSA 33-A:3-a.

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: 92-2	**Map & Lot Number:**
Property Owner: EXECUSUITE LLC 77 BANK STREET LEBANON NH 03766	Applicant, Co-Applicant, Agent, or Lessee: Studio Nexus Architects + Planners, PC P.O. Box 275 White River Junction, VT 05001
Map & Lot Number: 92-1	**Map & Lot Number:** 92-3
CITY OF LEBANON 51 N. PARK STREET LEBANON NH 03766	LUMC 18 SCHOOL STREET LEBANON NH 03766
Map & Lot Number:	**Map & Lot Number:** 92-220
ELECTRICAL ENGINEER; Defiance Electric 86 Chosen Vale Ln #202 Enfield, NH 03748	PURCELL REAL ESTATE 21 SCHOOL ST LEBANON NH 03766

Map & Lot Number: 92-221	Map & Lot Number: 92-222
BENTE TORJUSEN 23 SCHOOL STREET LEBANON NH 03766	PT + AC HAYES, TRUSTEES PO BOX 524 LEBANON NH 03766
Map & Lot Number:	**Map & Lot Number:**
SURVEYOR; DiBernardo Associates, LLC 440 Rockingham Road P.O. ox 52 Bellows Falls, VT 05101	CIVIL ENGINEER; Engineering Ventures, PC 85 Mechanic Street, Suite E2-3 Lebanon, NH 03766
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**

(Revised 2/8/2024)

FEE SCHEDULE
LEBANON PLANNING BOARD
Adopted January 24, 2022

LOT LINE ADJUSTMENT (Boundary Line Adjustment)

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

MINOR SUBDIVISION

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

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

PRELIMINARY REVIEW OF A MAJOR SUBDIVISION

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

Or units when the subdivision does not create individual lots.

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

FINAL REVIEW OF A MAJOR SUBDIVISION

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

Or units when the subdivision does not create individual lots.

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

SITE PLAN REVIEW

		TOTALS
FILING FEE	$250.00	$250.00
SQUARE FOOTAGE	$75.00 per 1,000 sq. ft. (gross floor area)	75 9,595 GSF/1,000 x 75= $719.63
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)

SITE PLAN REVIEW

TOTAL DUE AT TIME OF FILING		$1,128.99
****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_____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).

22 SCHOOL STREET APARTMENTS

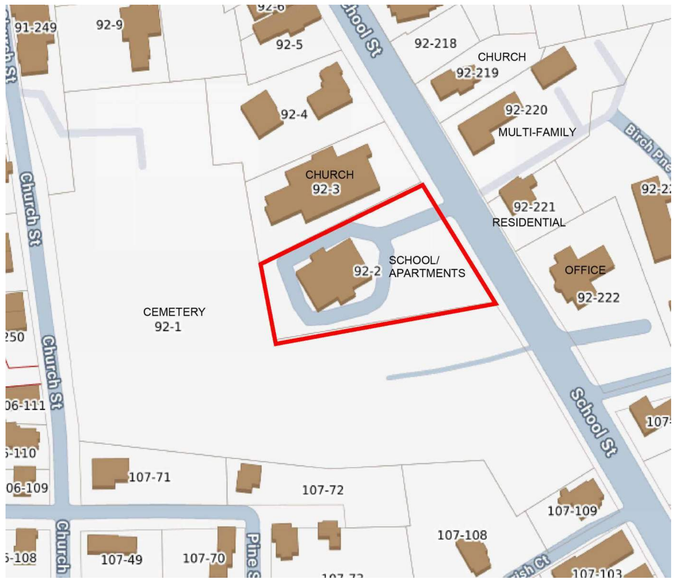
22 SCHOOL ST, LEBANON, NH 03766
GRAFTON COUNTY

SPECIAL EXCEPTION (ZO SECTION 801.3, APPLICATION # ZB2026-02-SE)

DRAWING INDEX

SHEET NUMBER	DRAWING NUMBER	SHEET NAME
SHEET 1	G1	COVERSHEET, ZONING TABLE
SHEET 2	G2	SITE MAPS
SHEET 3	A0	SURVEY
SHEET 4	A0.1	SITE DEMOLITION PLAN
SHEET 5	A0.2	PROPOSED SITE PLAN
SHEET 6	A0.3	PROPOSED LANDSCAPE PLAN
SHEET 7	A0.4	SITE DETAILS
SHEET 8	EL1-0	EXTERIOR LIGHTING
SHEET 9	EL1-1	EXTERIOR LIGHTING DETAILS
SHEET 10	A2-1	FLOOR PLANS
SHEET 11	A4-0	EXTERIOR ELEVATIONS
SHEET 12	A5-0	DETAILS

VICINITY MAP:



ZONING TABLE:

	Required/ Allowable	Existing	Proposed
Zoning District; No overlay districts		RO	Same
Tax Map & Lot Number		92-Lot 2	Same
Allowable Uses	School, Office, Multi-family up to 4 Garage accessory to primary	School, Two-Family, Office, Garage, accessory to primary and used for building/site maintenance	Multi-Family (Units in excess of 4 requires Special Exception), Garage accessory to primary and used for building/site maintenance
Number of Residential Units		2	2 + 10 (New) = 12
Area of Lot		41,301 SF +/-	Same
Lot Size	10,000 SF Min. (Class 1)	41,301 SF +/-	Same
Dwelling Unit Density	10,000 SF for 1st 2; 3,000 SF per unit after 2	10,000 SF Req'd for 2 Existing Units	40,000 SF Required for 12 Units (10 x 3,000 + 10,000)
Frontage	75'	190.65'	Same
Building Gross Floor Area		16,288 SF	16,352 SF
Building Stories and Square Footage		3 Stories: Basement 5,436 SF; First Floor 5,599 SF; 2nd Floor 5,253 SF	3 Stories: Basement 5,500 SF; First Floor 5,599 SF; 2nd Floor 5,253 SF
Garage (1-Story) Gross Floor Area		1,030 SF	Same
Building Height	45' Max.	~24.5'	~24.5'
Garage Height	45' Max.	~17.8'	~17.8'
Setbacks			
Front	20'	~136'	Same
Rear	20'	~43'	Same
Side	15'	~29' (north side) ~21' (south side)	Same
Impermeable Coverage	65%	24,345 SF (58.9%)	23,827 SF (57.7%)
Perimeter Landscaping		7,082 SF	7,555 SF
Maximum Building Coverage	25%	~16.5%	~16.6%
Minimum Allowable Parking Spaces per 607.1	1 per unit or 12	20	18
Maximum Allowable Parking Spaces per 607.3A	For Multi-Fam 200% of Min.	20	18
EV Ready Spaces (New Units only)	5% of 10 (1)	0	2
EV Capable Spaces (New Units only)	10% of 10 (1)	0	0
EV Planned Spaces (New Units only)	1/ea Unit Remaining + 1	0	9
Loading Spaces		0	0
Short Term Bike Parking	15% of 12 (2)	0	4
Long Term Bike Parking	30% of 12 (4)	0	4

PROJECT TEAM

OWNER:
EXECUSUITE LLC
77 BANK STREET
LEBANON, NH 03766

CONTACT: **TIM SIDORE**
EMAIL: tim@ledgeworks.com
PHONE: 603.727.9024
CELL: 603.322.3260

ARCHITECT:
STUDIO NEXUS
ARCHITECTS + PLANNERS, P.C.
46 SOUTH MAIN STREET, SUITE 206
PO BOX 275
WHITE RIVER JUNCTION, VT 05001

CONTACT: **JIM WASSER**
EMAIL: jimw@studionexusarch.com
PHONE: 802.275.5110 EXT. 101

SURVEYOR:
DiBERNARDO ASSOCIATES, LLC
113 CHURCH STREET
NORTH WALPOLE, NH 03609

CONTACT: **JOSEPH DiBERNARDO**
EMAIL: joe@nhvtsurvey.com
PHONE: 603.358.5509

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ARCHITECTS + PLANNERS
55 Railroad Row, White River Jct, VT 05001
802 275 5110 | studionexusarch.com

EXECUSUITE LLC

22 SCHOOL ST APARTMENTS

22 SCHOOL ST
LEBANON, NH 03766

ISSUED FOR:
ZONING BOARD OF ADJUSTMENT REVIEW

LICENSED ARCHITECT
JAMES R. WASSER
No. 3336
THE STATE OF NEW HAMPSHIRE

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ISSUE DATE: FEBRUARY 9, 2026

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISION PER 3.31.26 STAFF COMMENTS	06.08.2026
2	REVISION PER 6.15.26 SPR STAFF COMMENTS	06.22.2026

COVERSHEET, ZONING TABLE

SCALE:

PROJECT NUMBER: 2521

G1

SHEET 1

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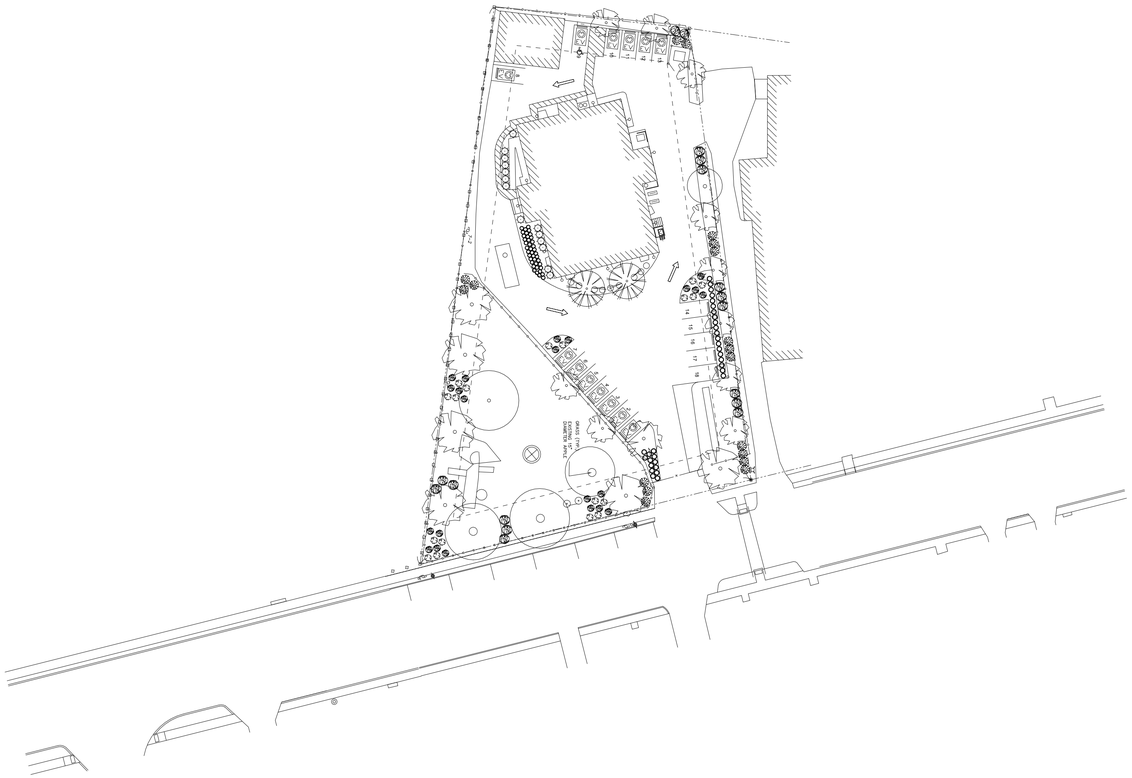
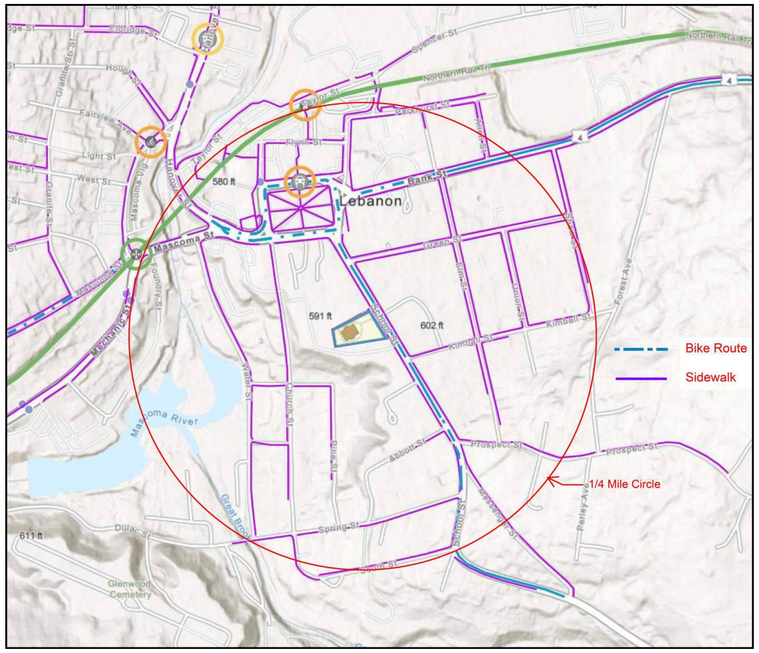
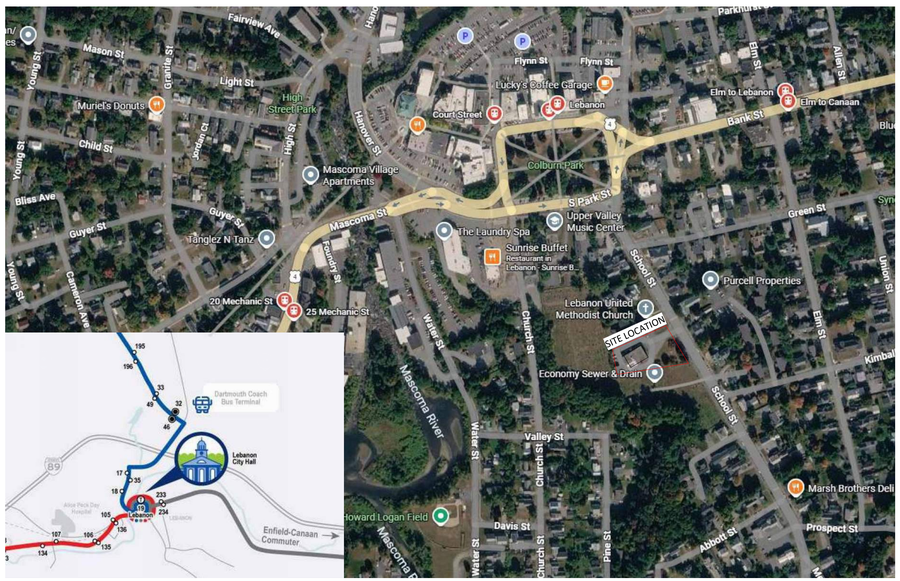


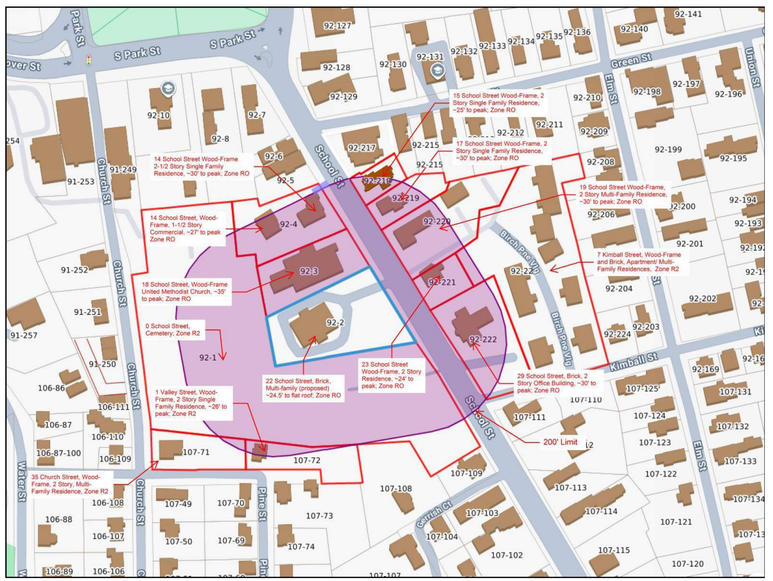
4 CURB CUTS WITHIN 200' OF SITE
1" = 40'-0"



3 BIKES AND SIDEWALKS
NOT TO SCALE



2 TRANSIT MAP
NOT TO SCALE



1 HEIGHTS, USES, AND ZONING FOR BUILDINGS WITHIN 200'
NOT TO SCALE

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EXECUSUITE LLC

22 SCHOOL ST APARTMENTS

22 SCHOOL ST
LEBANON, NH 03766

ISSUED FOR:
ZONING BOARD OF ADJUSTMENT REVIEW

LICENSED ARCHITECT JAMES R. WASSER No. 3336 STATE OF NEW HAMPSHIRE

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ISSUE DATE: FEBRUARY 9, 2026

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISION PER 3.31.26 STAFF COMMENTS	06.08.2026

SITE MAPS

SCALE: 1" = 40'-0"

PROJECT NUMBER: 2521

G2

SHEET 2

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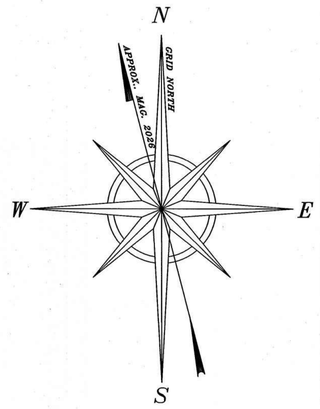

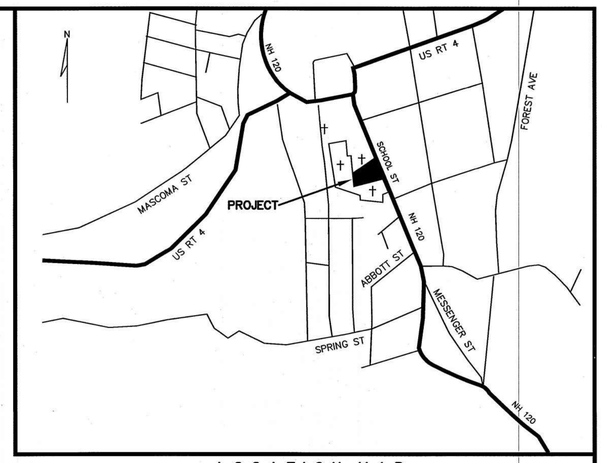

~ LOCATION MAP ~

LEBANON UNITED METHODIST CHURCH
18 SCHOOL STREET
LEBANON NH, 03776
PARCEL ID 92–3

PURCELL REAL ESTATE
21 SCHOOL STREET
LEBANON NH, 03766
PARCEL ID 92–220

BENTE TORJUSEN
23 SCHOOL STREET
LEBANON NH, 03766
PARCEL ID 92–221

CITY OF LEBANON
51 NORTH PARK STREET
LEBANON NH, 03776
PARCEL ID 92–1

P & A HAYES REV FAMILY TRUST
PO BOX 524
LEBANON NH, 03766
PARCEL ID 92–222

CEMETERY

CEMETERY

CB1 RIM EL.=600.55'
15" CPP TO CB2=596.49'
15" CPP TO CB4=595.25'
8" PVC TO WEST=595.45'
SUMP=595.45'

CB2 RIM EL.=600.45'
15" CPP TO DMH=596.11'
15" CPP TO CB3=595.9'
15" CPP TO CB1=596.25'
SUMP=595.25'

FOUND IRON ROD
5/8" ø FLUSH

CHURCH BUILDING
WOODEN STRUCTURE

DRIVE

N65°45'54"E
254.47'

SWING SET

TOTAL AREA OF LOT: 0.95 ACRES ±
41,300.70 S.F. ±

ASPHALT SURFACE (TYP.)
DRIVEWAY & PARKING LOT

FOUND STONE BOUND
6"X6" UP 2.5'

STAIRS

LPG TANK

MULCH

AC PAD

SIDE WALK

BRICK SCHOOL BUILDING
FINISHED FLOOR AREA: 14,784 S.F. ±
BUILDING HEIGHT: 24.5'

STEPS

LPG TANKS

STAIRS

RAMP

MULCH

N03°42'31"W
109.64'

GROSS FLOOR AREA:
1,030 S.F. ±
BUILDING HEIGHT: 17.8'

GARAGE

S81°06'20"W
313.85'

TBM SPIKE IN
UP EL.=602.88'

FOUND STONE BOUND
8"X6" UP 3'

SCHOOL STREET ~

~ NEW HAMPSHIRE ROUTE 103 ~

TO US ROUTE 4

TO MERIDEN

SIDE WALK

DRIVE

S30°43'56"E
150.03'

MERRY–GO–ROUND

PLAY GROUND

SLIDE

FOUND STONE BOUND
6X6" UP 3.2'

OHW

SD

W

S

APPROX.

~ LEGEND ~

- PROPERTY LINE
- RIGHT OF WAY LINE
- SETBACK LIMITS
- STORM WATER LINE
- APPROX. WATER LINE
- APPROX. SEWER LINE
- OVER HEAD WIRE
- STONE BOUND FOUND
- GATE VALVE
- SEWER MANHOLE
- CATCH BASIN
- IRON PIN FOUND
- PICKET FENCE
- CHAIN LINK FENCE
- PAVEMENT
- CONCRETE
- UTILITY POLE
- DRAIN MANHOLE
- HYDRANT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

~ NOTES ~

1. METHOD OF SURVEY: LEICA TS16 TOTAL STATION & STONEX S900 GPS.
2. BEARINGS ARE REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM (NAD83) GRID NORTH. ELEVATIONS ARE TIED TO NORTH AMERICAN VERTICAL DATUM (NAVD88).
3. DIBERNARDO ASSOCIATES IS NOT RESPONSIBLE FOR PROPERTY DESCRIPTIONS PREPARED BY OTHER PERSONS FOR CONVEYANCE OF THE PROPERTY SHOWN HEREON.
4. PROPERTY IS LOCATED IN THE R–O DISTRICT. DIMENSIONAL REQUIREMENTS FOR CLASS 1 ARE AS FOLLOWS:

MINIMUM FRONT AND REAR YARD SETBACK:	20'
MINIMUM SIDE YARD SETBACK:	15'
MINIMUM LOT SIZE SQ/FT:	10,000
MINIMUM LOT WIDTH:	75'
MINIMUM LOT SIZE:	10,000 S.F.
MAXIMUM LOT COVERAGE:	25%

5. PROPERTY IS NOT SUBJECT TO AN OVERLAY DISTRICTS.
6. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE SURVEYOR. ADDITIONAL UNDERGROUND AND/OR OVERHEAD UTILITIES MAY EXIST THAT ARE NOT SHOWN.

~ REFERENCE DEEDS ~

RECORDED AT GRAFTON COUNTY REGISTRY OF DEEDS

1. WARRANTY DEED OF LEBANON SCHOOL DISTRICT (FORMERLY KNOWN AS UNION SCHOOL DISTRICT 15) TO EXECUSUITE, LLC DATED NOVEMBER 29, 2012 AND RECORDED IN BOOK 3936 AT PAGE 40.
2. DEED OF MARLIN DOWNER AND CHRISTOPHER TONE TO THE TRUSTEES OF THE METHODIST EPISCOPAL SOCIETY OF LEBANON DATED NOVEMBER 29, 1833 AND RECORDED IN BOOK 130 AT PAGE 412. THE BOUNDS WERE MODIFIED IN 1855 IN THE FOLLOWING DEEDS: BOOK 240, PAGES 130 & 131; BOOK 341 PAGES 111 & 112.

~ REFERENCE PLANS ~

A. PLAN ENTITLED " NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY EASEMENT ON LAND OF LEBANON SCHOOL DISTRICT LEBANON, GRAFTON COUNTRY, NH.", PREPARED BY RICHARD OBERMAN ON JANUARY 27, 1989, DRAWING NUMBER NET–297.

~ CHAPTER 676:18 SECTION III CERTIFICATION ~

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.

JOSEPH A. DIBERNARDO, N.H. L.L.S #963 — DATE 5/5/26

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DIBERNARDO ASSOCIATES, LLC.

PLAN SHOWING TOPOGRAPHIC SURVEY

EXECUSUITE, LLC

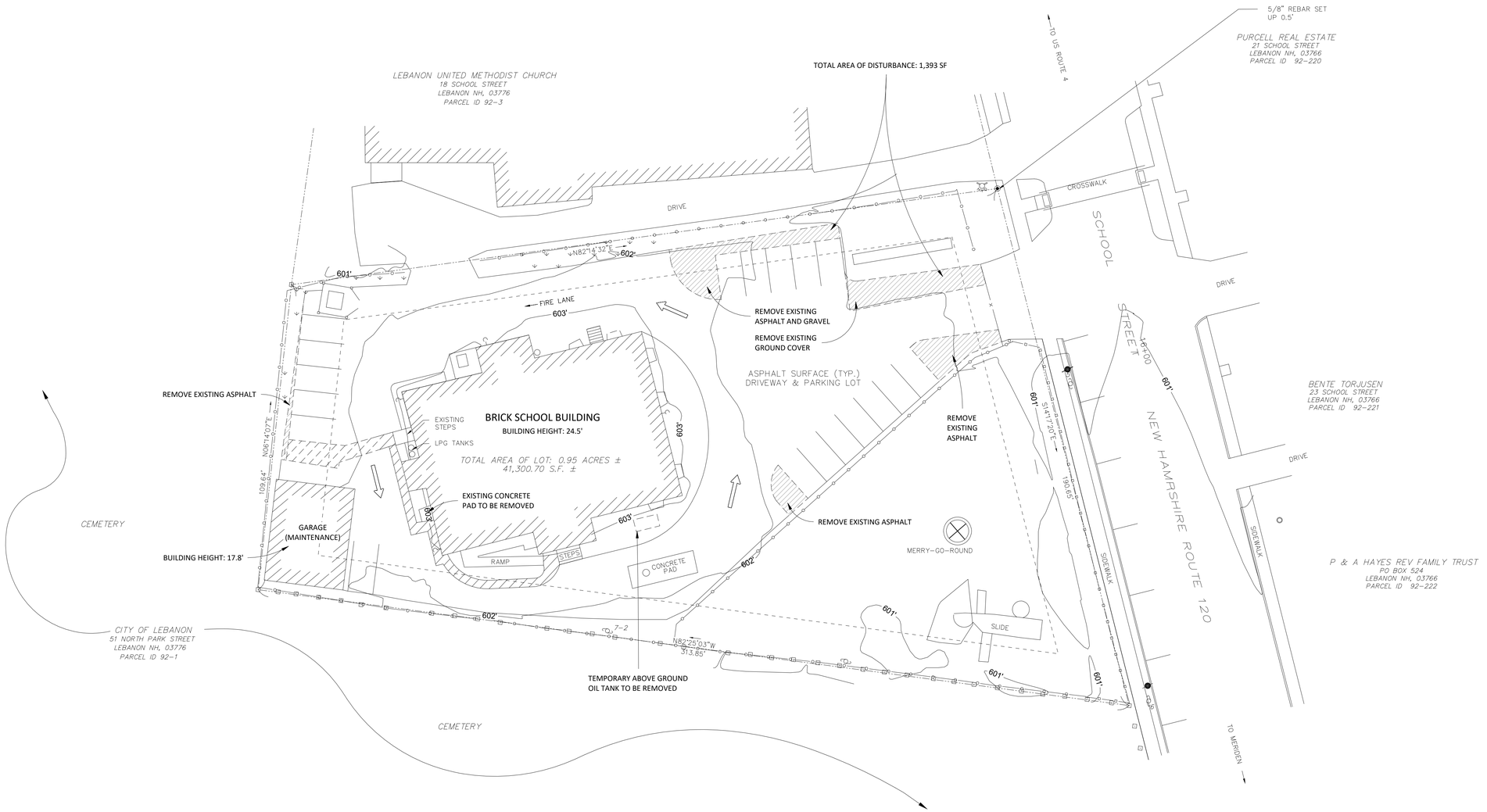
22 SCHOOL STREET
LEBANON, NH 03756
TAX MAP 29 LOT 19
PARCEL ID 92–2

~ COUNTY OF GRAFTON ~ CITY OF LEBANON ~ STATE OF NEW HAMPSHIRE ~

DIBERNARDO ASSOCIATES, LLC
VT NH
LICENSED LAND SURVEYORS
113 CHURCH ST.
NORTH WALPOLE, NH 03609
802–463–3031 ~ 603–358–5509

STATE OF NEW HAMPSHIRE — No. 963 — JOSEPH A. DIBERNARDO — LICENSED LAND SURVEYOR — SIGNATURE

DATE MAY 5, 2026	SCALE 1" = 20'
DRAWN BY BG	CK'D BY JAD
SURVEYED BY BG	
DWG.NO. 3200–1	SHEET 3



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EXECUSUITE LLC

22 SCHOOL ST APARTMENTS

22 SCHOOL ST
LEBANON, NH 03766

ISSUED FOR:
PLANNING BOARD REVIEW

LICENSED ARCHITECT
JAMES R. WASSER
No. 3336
STATE OF NEW HAMPSHIRE

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ISSUE DATE: FEBRUARY 9, 2026

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISION PER 3.31.26 STAFF COMMENTS	06.08.2026

SITE DEMOLITION PLAN

SCALE: 1" = 20'-0"

PROJECT NUMBER: 2521

A0.1

SHEET 4

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SITE PLAN LEGEND:

PROPERTY LINE

SETBACK

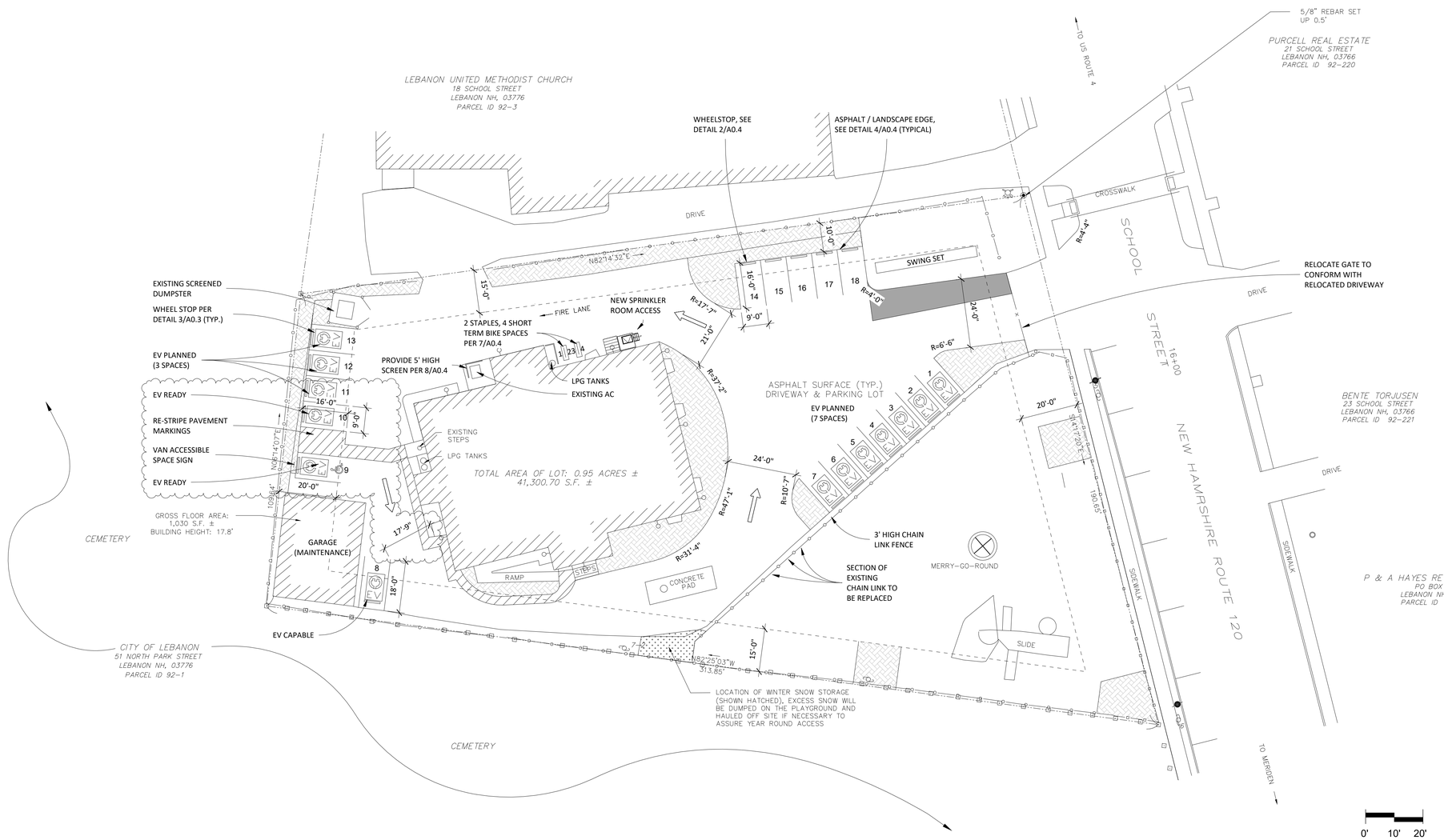
PICKET FENCE
IRON TO BE SET

CHAIN LINK FENCE

EXISTING GRASS

PROPOSED MULCH

PROPOSED ASPHALT



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22 SCHOOL ST APARTMENTS

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REVISIONS

NO.	DESCRIPTION	DATE
1	REVISION PER 3.31.26 STAFF COMMENTS	06.08.2026
2	REVISION PER 6.15.26 SPR STAFF COMMENTS	06.22.2026

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

PROJECT NUMBER: 2521

A0.2

SHEET 5

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BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
SHRUBS				
SYRINGA PATULA 'MISS KIM'	MANCHURIAN LILAC	21	36" Ht	PLANT 36" O.C.
ARROWOOD DENTATUM 'BLUE MUFFIN'	ARROWOOD VIBURNUM	18	36" Ht	PLANT 60" O.C.
ILEX VERTICILLATA	WINTERBERRY HOLLY	17	24" Ht	PLANT 48" O.C.
ALMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	18	24" Ht	PLANT 48" O.C.
SPIREA NIPPONICA	SNOWBOUND SPIREA	14	24" Ht	PLANT 48" O.C.
DECIDUOUS SHADE TREES				
TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	4	3-3.5" Cal	
ZELKOVA SERRATA	JAPANESE ZELKOVA	9	3-3.5" Cal	
GLEDITSIA TRIACANTHOS	HONEY LOCUST	2	3-3.5" Cal	
EVERGREEN TREES				
PICEA GLAUCA	WHITE SPRUCE	2	6'-10' Ht	
ORNAMENTAL GRASSES				
PANCIUM VIRGATUM 'HEAVY METAL'	SWITCHGRASS	32	1 gal	PLANT 36" O.C.
PERENNIALS				
NEPATA FAASSENII 'WALKER'S LOW'	CATMINT	40	1 gal	PLANT 24" O.C.

LANDSCAPING PLAN LEGEND:

EXISTING TREE

PROPOSED TREE

PROPOSED SHRUBS

SHADE TREES, 10-YEAR CROWN SIZE 30' DIAMETER; SHADING OVER PARKING SHOWN HATCHED WITH SQUARE FOOT COVERAGE (227.80 SF)

PROPERTY LINE

SETBACK

PICKET FENCE IRON TO BE SET

CHAIN LINK FENCE

EXISTING GRASS

PROPOSED MULCH

SEED MIX

LAWN SEED MIX: NEW ENGLAND PREMIER SHAD MIX, L.D. OLIVER SEED COMPANY, SEED AT 4 LGS PER 1,000 SF

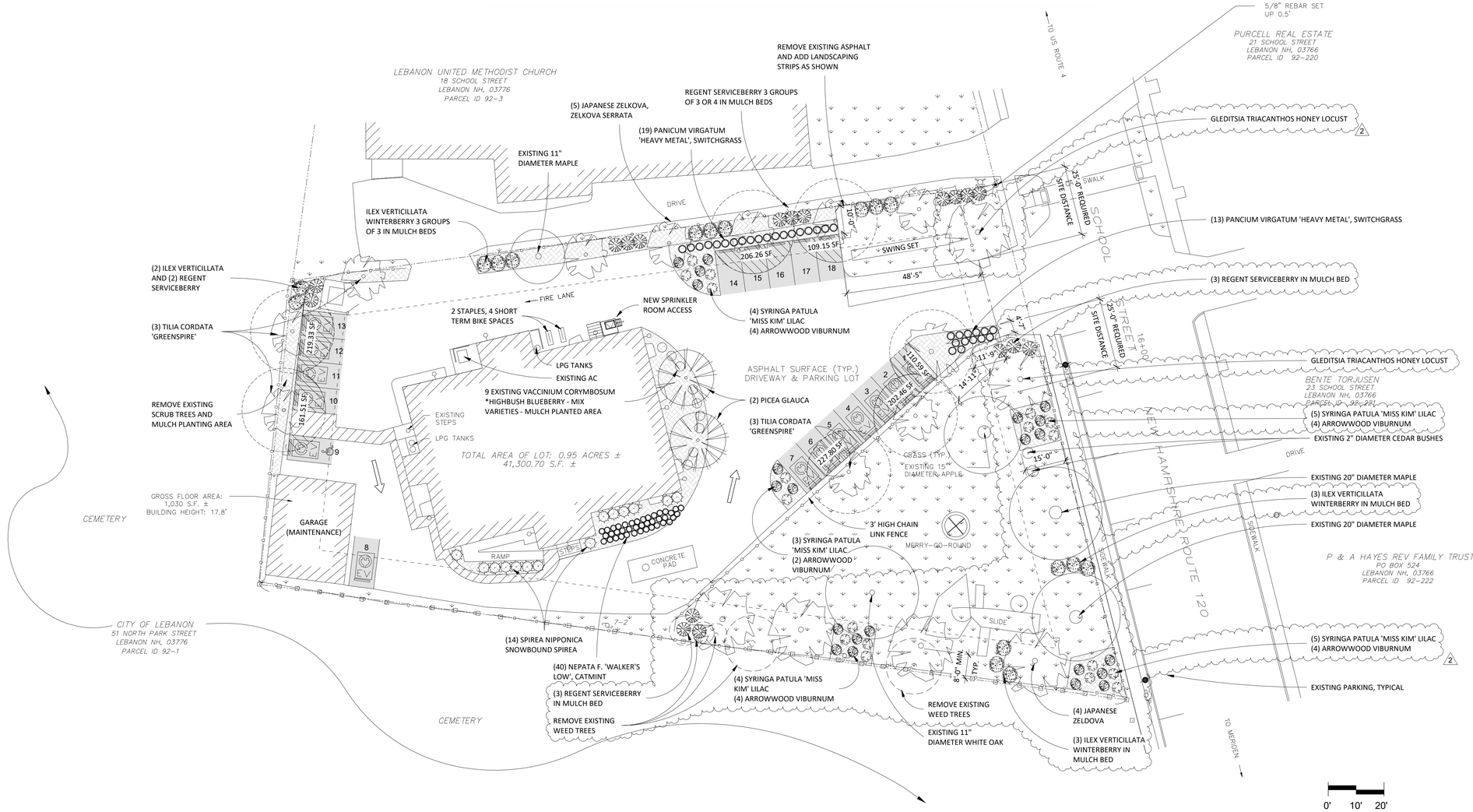
CONSERVATION SEED MIX: VERMONT CONSERVATION SEED MIX, L.D. OLIVER SEED COMPANY, SEED AT 5 LBS PER 1,000 SF

PLANT REQUIREMENTS:

- ALL DECIDUOUS TREES SHALL BE A MINIMUM 2.5 TO 3 INCHES IN CALIPER, MEASURED 6 INCHES ABOVE THE FINISH GRADE LEVEL.
- ALL EVERGREEN TREES SHALL BE A MINIMUM OF 6 - 7 FEET IN HEIGHT
- SHRUBS SHALL BE 24 - 30 INCHES IN HEIGHT AND/OR 18 - 24 INCHES IN SPREAD.

LANDSCAPING OF PARKING AREAS:

TOTAL PARKING AREA=	2,612 SF
TOTAL PARKING AREA SHADING=	1,237 SF
REQUIRED SHADING=	30%
PROVIDED SHADING=	47%



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EXECUSUITE LLC

22 SCHOOL ST APARTMENTS

22 SCHOOL ST
LEBANON, NH 03766

ISSUED FOR:
PLANNING BOARD REVIEW

LICENSED ARCHITECT JAMES R. WASSER No. 3336 STATE OF NEW HAMPSHIRE

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ISSUE DATE: FEBRUARY 9, 2026

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISION PER 3.31.26 STAFF COMMENTS	06.08.2026
2	REVISION PER 6.15.26 SPR STAFF COMMENTS	06.22.2026

PROPOSED LANDSCAPE PLAN

SCALE: 1" = 20'-0"

PROJECT NUMBER: 2521

A0.3

SHEET 6

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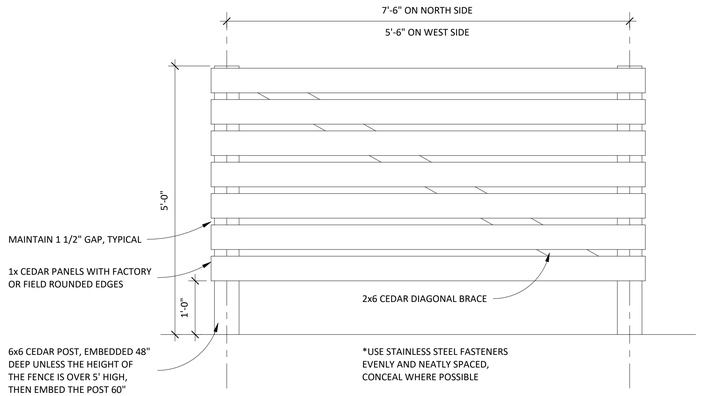
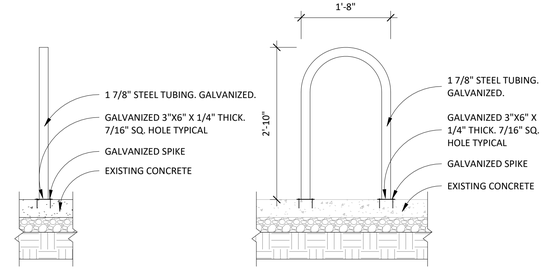
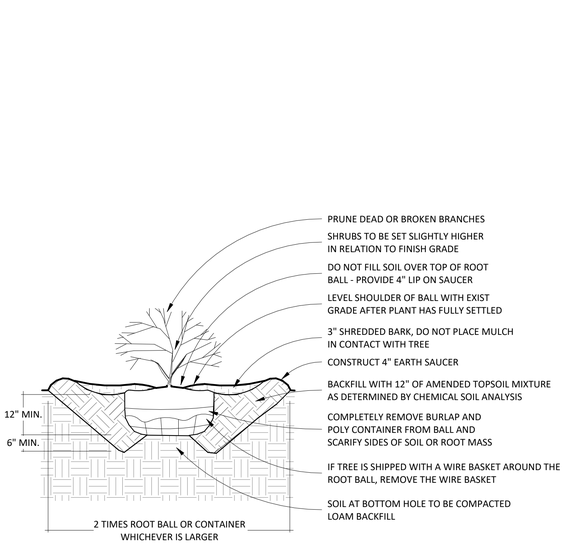


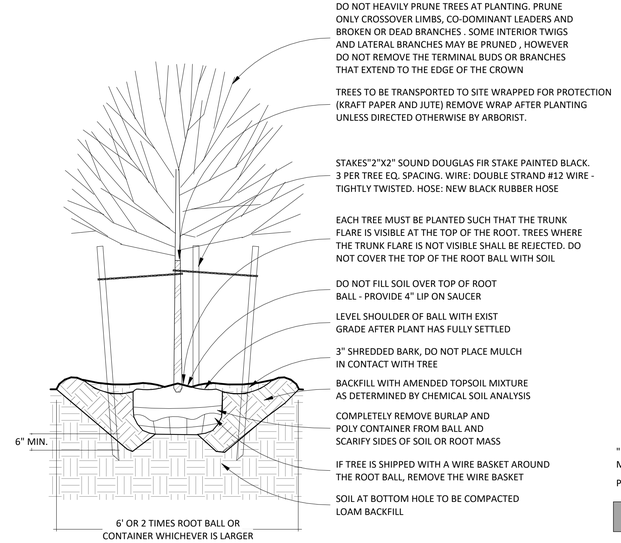
8 MECHANICAL UNIT ENCLOSURE TYPICAL ELEVATION
3/4" = 1'-0"



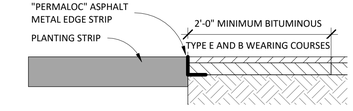
7 BIKE RACK
3/4" = 1'-0"



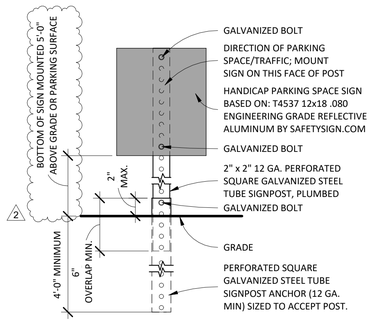
6 DECIDUOUS SHRUB PLANTING DETAIL
1/2" = 1'-0"



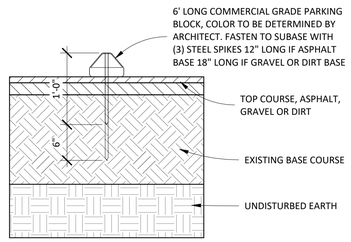
5 DECIDUOUS TREE PLANTING DETAIL
1/2" = 1'-0"



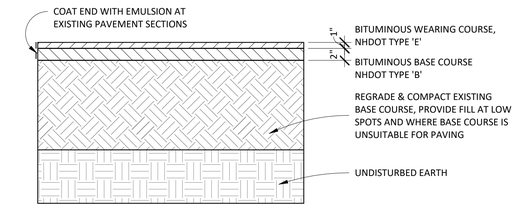
4 EDGE DETAIL @ PLANTING STRIP
1" = 1'-0"



3 POST-MOUNTED ACCESSIBLE PARKING SIGN DETAIL
1 1/2" = 1'-0"



2 WHEELSTOP DETAIL
1" = 1'-0"



NOTES:
1. REMOVE EXISTING BASE AND SUB BASE MATERIAL THAT DOES NOT MEET THE SPECIFICATION IN THE DETAIL. COMPACT ALL FILL MATERIAL TO 95% PROCTOR
2. FOR AREAS TO BE PATCHED, CAREFULLY SAW CUT THE EXISTING PAVEMENT AND NEATLY REMOVE

1 PAVEMENT DETAIL
1" = 1'-0"

LANDSCAPING OF PARKING AREAS:

1. UNLESS NOTED OTHERWISE, GROUND COVER SHALL CONSIST OF TOPSOIL, GRASS SEED, AND MULCH, MAINTAIN WATERING THROUGH SECOND CUTTING (USING WALK-BEHIND MOWER). ALL NEW PLANT MATERIAL SHALL BE NURSERY-GROWN STOCK.
2. AT THE TIME OF PLANTING, ALL DECIDUOUS TRESS SHALL BE A MINIMUM OF 2.5 TO 3 INCHES IN CALIPER, MEASURED 6 INCHES ABOVE THE FINISH GRADE LEVEL; ALL EVERGREEN TREES SHALL BE A MINIMUM OF 6 TO 7 FEET IN HEIGHT.
3. SHRUBS SHALL BE PLANTED AS A MIX, RANGING FROM 50% TO 70% FLOWERING, WITH THE REMAINDER BEING EVERGREEN. AT THE TIME OF PLANTING, ALL SHRUBS, WETHER DECIDUOUS OR EVERGREEN, SHALL BE 24 TO 30 INCHES IN HEIGHT AND/OR 18 TO 24 INCHES IN SPREAD.
4. THE PROPERTY OWNER AGREES TO BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, TO INCLUDE GRASS AND MULCH, IN GOOD, HEALTHY CONDITION SO AS TO PRESENT A NEAT AND ORDERLY APPEARANCE. THE PROPERTY OWNER TO REPLACE UNHEALTHY OR DEAD PLANT MATERIALS IN CONFORMANCE WITH THE LANDSCAPE PLAN APPROVED BY THE BOARD AS PART OF THE SITE PLAN.
5. EROSION CONTROL:
   1. GRADED AREAS SHALL BE VEGETATED TO INSURE EROSION CONTROL BY SEEDING, MULCHING, AND FERTILIZING. DISTURBED AREAS SHALL BE PLANTED WITH SUITABLE PLANT MATERIALS.
   2. GRADING SHALL NOT EXCEED A RATIO OF 3 HORIZONTAL TO 1 VERTICAL WITHOUT SPECIAL EROSION CONTROL MEASURES. NETTING OR SIMILAR MATERIAL SHALL BE PROVIDED ON SLOPES WITH A RATIO GREATER THAN 3:1 WHILE GROUND COVER IS BEING ESTABLISHED.

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EXECUSUITE LLC

22 SCHOOL ST APARTMENTS

22 SCHOOL ST
LEBANON, NH 03766

ISSUED FOR:
PLANNING BOARD REVIEW

LICENSED ARCHITECT
JAMES B. WASSER No. 3336
THE STATE OF NEW HAMPSHIRE

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ISSUE DATE: FEBRUARY 9, 2026

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISION PER 3.31.26 STAFF COMMENTS	06.08.2026
2	REVISION PER 6.15.26 SPR STAFF COMMENTS	06.22.2026

SITE DETAILS

SCALE: As indicated

PROJECT NUMBER: 2521

A0.4

SHEET 7

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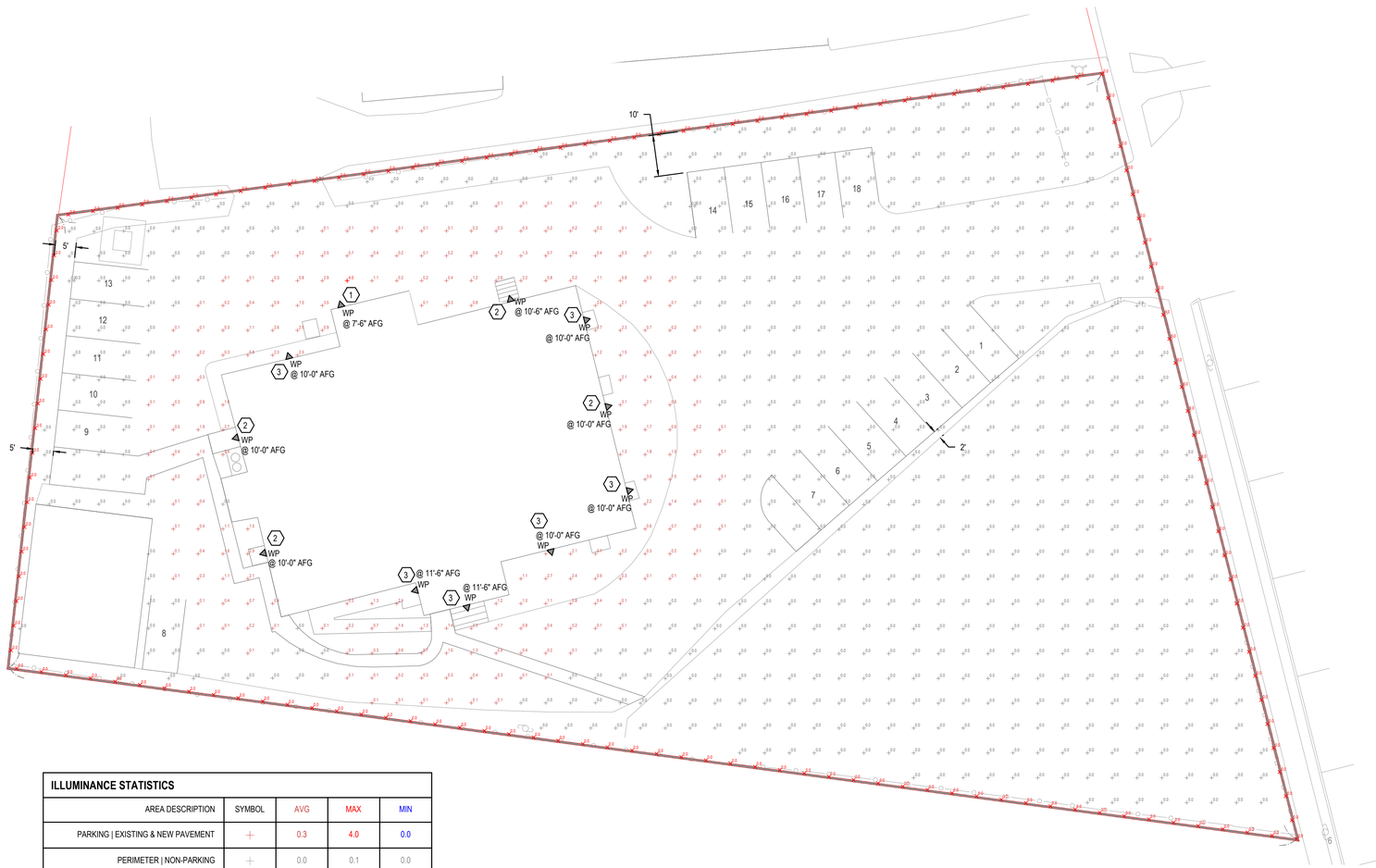


ILLUMINANCE STATISTICS				
AREA DESCRIPTION	SYMBOL	AVG	MAX	MIN
PARKING | EXISTING & NEW PAVEMENT	+	0.3	4.0	0.0
PERIMETER | NON-PARKING	+	0.0	0.1	0.0
PROPERTY LINE	×	0.0	0.0	0.0

EXTERIOR LIGHTING FIXTURE SCHEDULE				
TYPE	QTY	DESCRIPTION	CCT | LUMENS | WATTS	OPTIONS
△WP	11	WDGE1 LED ARCHITECTURAL WALL SCONCE | 9" H x 8" W | VISUAL COMFORT OPTIC	3000K | 720 LUMENS | 6.7 WATTS	1. PBBW - PREMIUM BACKBOX 2. PE - PHOTOCELL BUTTON TYPE 3. E4WH EMERGENCY BATTERY BACKUP AT EGRESS DOORS

1 22 SCHOOL STREET - EXTERIOR CALCULATED LIGHTING LEVELS

SCALE | 1/16" = 1'-0"

GENERAL NOTES

1. PHOTOMETRIC CALCULATIONS SHOWN ARE BASED ON MANUFACTURER PHOTOMETRIC DATA AND ARE INTENDED TO DEMONSTRATE DESIGN INTENT FOR PERMITTING AND PLANNING REVIEW PURPOSES. ACTUAL FIELD ILLUMINATION LEVELS MAY VARY DUE TO SITE CONDITIONS, INSTALLATION TOLERANCES, FIXTURE AIMING, AND EQUIPMENT VARIATIONS.
2. THESE DOCUMENTS AND ASSOCIATED DESIGNS ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF DEFIANCE ELECTRIC. UNAUTHORIZED REPRODUCTION, DISTRIBUTION, OR USE WITHOUT WRITTEN AUTHORIZATION FROM DEFIANCE ELECTRIC IS PROHIBITED.

SHEET NOTES

1. ILLUMINANCE LEVELS (CALCULATED LIGHTING LEVELS) ARE SHOWN IN FOOTCANDLES (FC).
2. EXTERIOR LIGHTING CALCULATION PLANE
   - 2.A. HEIGHT | 0'-0" ABOVE FINISHED GRADE (AFG).
   - 2.B. GRID SPACING | 6'-0" x 6'-0"
3. PROPERTY LINE FC POINT VALUES ARE REPRESENTED BY AN "X" SYMBOL AND SHOWN IN COLOR "RED"
4. FIXTURE MOUNTING HEIGHT | AS NOTED

KEY NOTES

1. EXISTING LOCATION | NEW FIXTURE
2. EXISTING FIXTURE | RELOCATED TO NEW FIXTURE AS SHOWN
3. NEW LOCATION

PROJECT NORTH

N

DEFIANCE ELECTRIC LLC
SINCE DE 1978
86 CHOSEN VALE LANE SUITE 202
ENFIELD, NH 03748
P: (603).632.4982
www.DefianceElectric.com

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
01	PLANNING BOARD REVIEW	05/19/2026

CLIENT

EXECUSUITE LLC

LEBANON, NH

PROJECT

22 SCHOOL STREET

22 School Street
Lebanon | NH 03766

DWG TITLE

EXTERIOR LIGHTING

Calculated Lighting Levels | Photometric Plan

PROJECT NUMBER	26028
DATE	05/19/2026
DRAWN BY	T.Boucher
DWG NO	EL1-0 SHEET 8
SCALE	AS NOTED

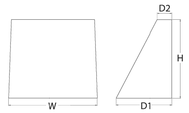
WDGE1 LED
Architectural Wall Sconce

Catalog Number	WDGE1 LED P0 30K 80CRI VW MVOLT PBBW DBLXD *OPTIONS
Notes	Options PE | E4WH AS REQUIRED
Type	WP

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight: (without options)	9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0° C	Cold EM, -20° C	Sensor	Approximate Lumens: 4000K, 80CRI						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

WDGE1 LED	P0	30K	80CRI	VW	MVOLT	PBBW
Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	Shipped included
	P1	30K 3000K	90CRI	VW Visual comfort wide	347[1]	SRM Surface mounting bracket
	P2	35K 3500K				ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[2]
		40K 4000K				Shipped separately
		50K[1] 5000K				AWS 3/8inch Architectural wall spacer [3]
						PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.[3]

PE | E4WHW	DBLXD
Options	Finish
3 E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[3]	DDBXD Dark bronze
2 PE Photocell, Button Type[4]	DBLXD Black
DS Dual-switching (series with 2 drivers and 2 light engines; see page 3 for details)[2]	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD Sandstone
DSLE Dual Switching (1 Driver, 2 Light Engines)	
CEE Coastal Construction[3]	

DDBTXD Textured dark bronze
DBLBTXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white
DSSTXD Textured sandstone

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	VF	693	99	0	0	0	718	103	0	0	0	739	106	0	0	0	759	108	0	0	0	764	109	0	0	0
		VW	694	99	0	0	0	720	103	0	0	0	740	106	0	0	0	760	109	0	0	0	766	109	0	0	0
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V[1]	208V	240V	277V	347V
P0	7W	0.060	0.035	0.030	0.026	--
	9W	--	--	--	--	0.026
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Options	Dist. Type	Lumens
E4WH	VF	646
	VW	647

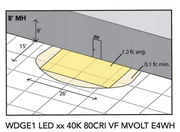
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.



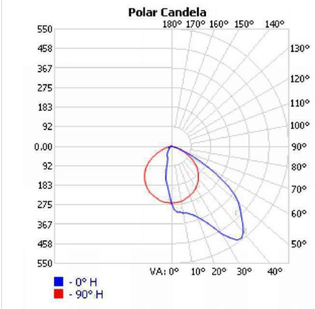
WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

1 EXTERIOR FIXTURE TYPE WP | SPECIFICATIONS

SCALE | N.T.S.

OUTDOOR PHOTOMETRIC REPORT
CATALOG: WDGE1 LED P0 30K 80CRI VW

Test #:	ISF 20248P21
Test Lab:	SCALED PHOTOMETRY
Catalog:	WDGE1 LED P0 30K 80CRI VW
Description:	WDGE1 LED WITH P0 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC
Series:	WDGE1 LED Wall Mount
Lamp Output:	Total luminaire Lumens: 719.6, absolute photometry *
Input Wattage:	6.7947
Luminous Opening:	Rectangle (L: 3.36", W: 5.76")
Max Cd:	542.4 at Horizontal: 0°, Vertical: 37.5°

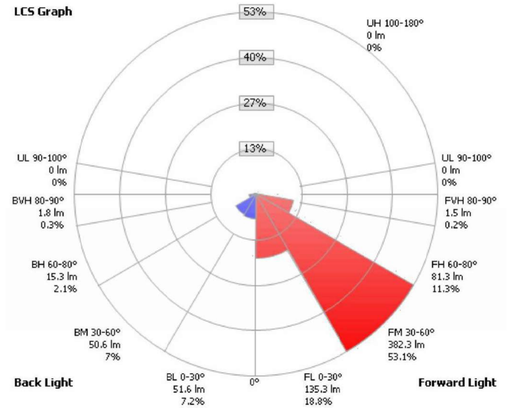


Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	186.9	26%
0-40	326.1	45.3%
0-60	619.7	86.1%
60-90	99.9	13.9%
70-100	26.8	3.7%
90-120	0.000	0%
0-90	719.6	100%
90-180	0.000	0%
0-180	719.6	100%

2 TYPE WP | POLAR CANDELA PLOT | ZONAL LUMEN SUMMARY

SCALE | N.T.S.



Lumens Per Zone

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	24.3	3.4%	90-100	0.000	0%
10-20	64.1	8.9%	100-110	0.000	0%
20-30	98.5	13.7%	110-120	0.000	0%
30-40	139.2	19.4%	120-130	0.000	0%
40-50	158.3	22.0%	130-140	0.000	0%
50-60	135.3	18.8%	140-150	0.000	0%
60-70	73.1	10.2%	150-160	0.000	0%
70-80	23.5	3.3%	160-170	0.000	0%
80-90	3.3	0.5%	170-180	0.000	0%

LCS Table

BUG Rating	B0 - U0 - G0	
Forward Light	Lumens	Lumens %
Low(0-30):	135.3	18.8%
Medium(30-60):	382.3	53.1%
High(60-80):	81.3	11.3%
Very High(80-90):	1.5	0.2%
Back Light		
Low(0-30):	51.6	7.2%
Medium(30-60):	50.6	7%
High(60-80):	15.3	2.1%
Very High(80-90):	1.8	0.3%
Uplight		
Low(90-100):	0.000	0%
High(100-180):	0.000	0%
Trapped Light:	0.000	0%

3 TYPE WP | LCS TABLE | LCS GRAPH

SCALE | N.T.S.

GENERAL NOTES

1. PHOTOMETRIC CALCULATIONS SHOWN ARE BASED ON MANUFACTURER PHOTOMETRIC DATA AND ARE INTENDED TO DEMONSTRATE DESIGN INTENT FOR PERMITTING AND PLANNING REVIEW PURPOSES. ACTUAL FIELD ILLUMINATION LEVELS MAY VARY DUE TO SITE CONDITIONS, INSTALLATION TOLERANCES, FIXTURE AIMING, AND EQUIPMENT VARIATIONS.
2. THESE DOCUMENTS AND ASSOCIATED DESIGNS ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF DEFIANCE ELECTRIC. UNAUTHORIZED REPRODUCTION, DISTRIBUTION, OR USE WITHOUT WRITTEN AUTHORIZATION FROM DEFIANCE ELECTRIC IS PROHIBITED.
3. LUMINAIRE CLASSIFICATION SYSTEM (LCS)

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SINCE 1978
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ENFIELD, NH 03748
P: (603).632.4982
www.DefianceElectric.com

REVISION SCHEDULE

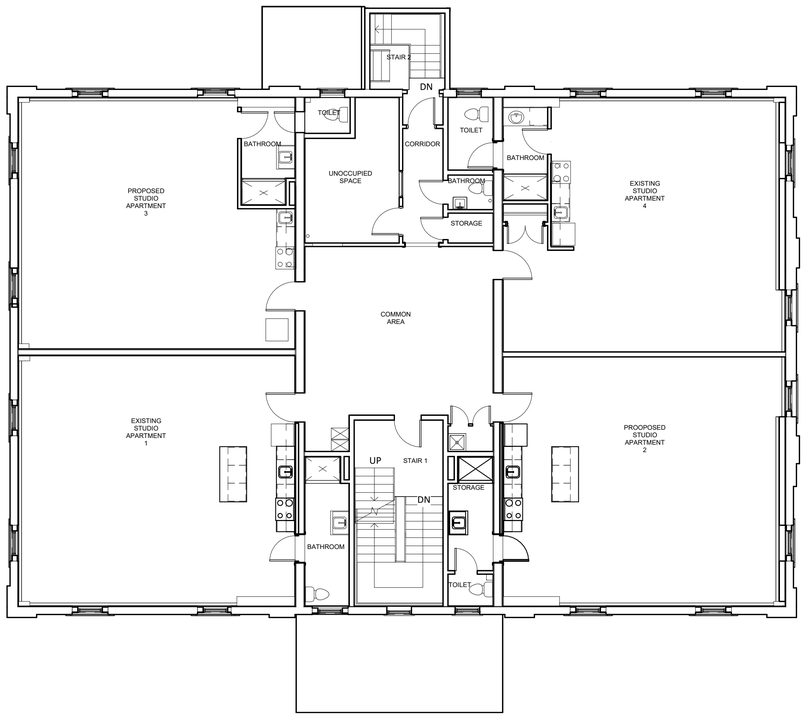
NO.	DESCRIPTION	DATE
01	PLANNING BOARD REVIEW	05/19/2026

CLIENT
EXECUSUITE LLC
LEBANON, NH

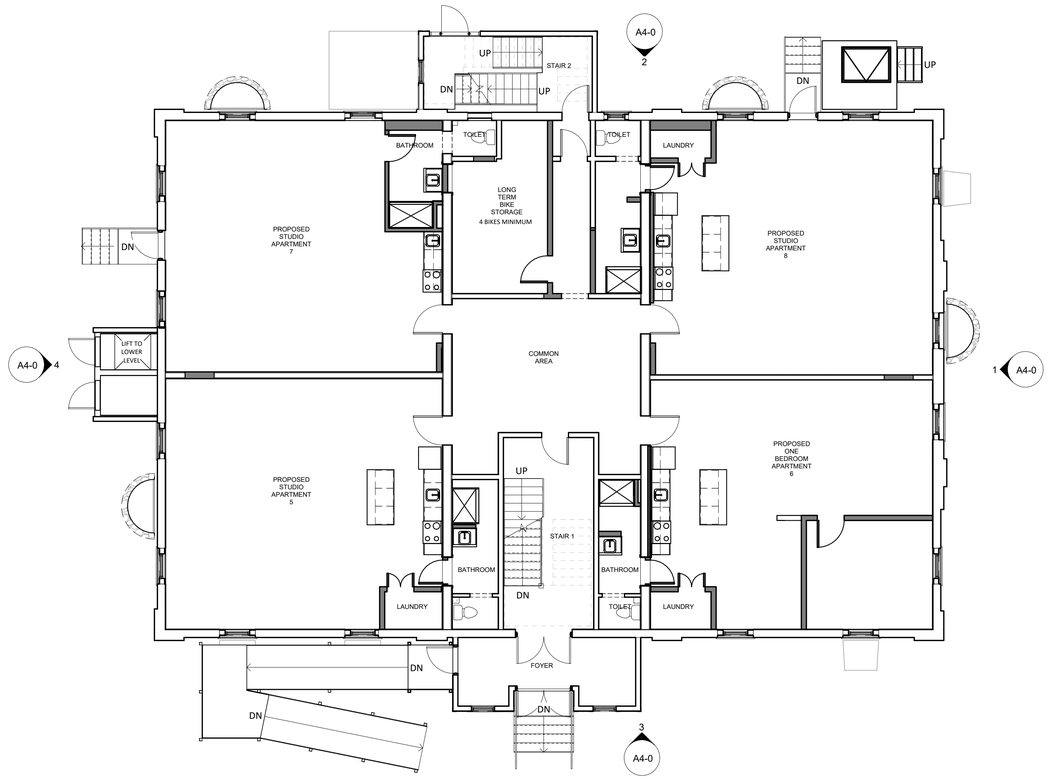
PROJECT
22 SCHOOL STREET
22 School Street
Lebanon | NH 03766

DWG TITLE
EXTERIOR LIGHTING DETAILS
Fixture Specifications | LCS Table | LCS Graph

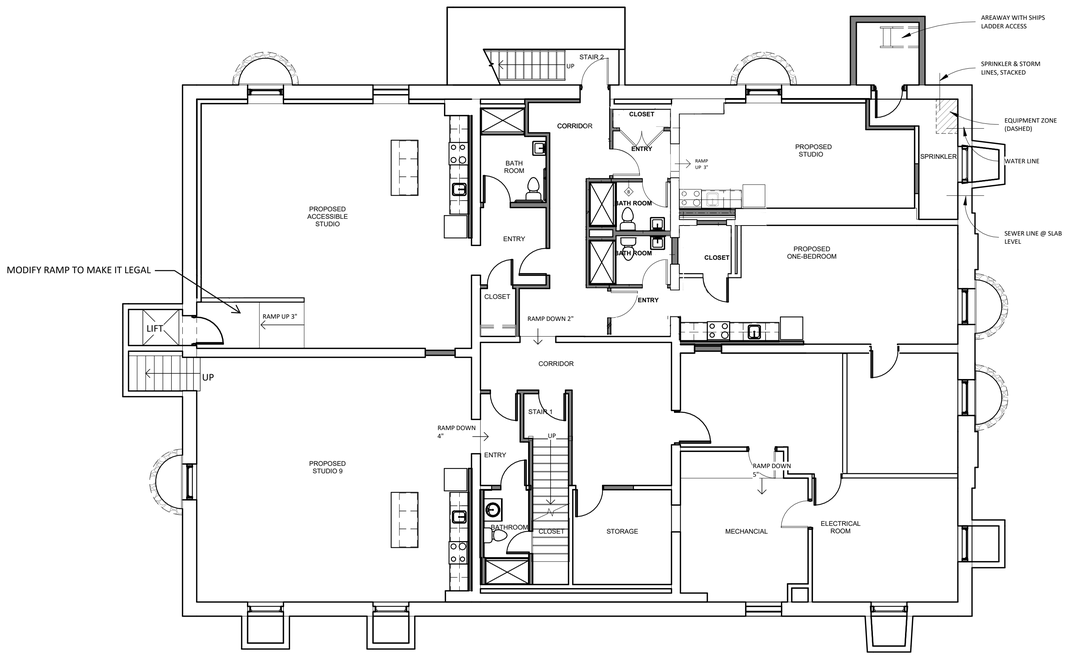
PROJECT NUMBER	26028
DATE	05/19/2026
DRAWN BY	T.Boucher
DWG NO	EL1-1 SHEET 9
SCALE	AS NOTED



3 EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"



1 PROPOSED BASEMENT FLOOR PLAN
1/8" = 1'-0"

2

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EXECUSUITE LLC

22 SCHOOL ST APARTMENTS

22 SCHOOL ST
LEBANON, NH 03766

ISSUED FOR:
PLANNING BOARD REVIEW

LICENSED ARCHITECT
JAMES R. WASSER
No. 3336
STATE OF NEW HAMPSHIRE

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ISSUE DATE: FEBRUARY 9, 2026

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISION PER 3.31.26 STAFF COMMENTS	06.08.2026
2	REVISION PER 6.15.26 SPR STAFF COMMENTS	06.22.2026

FLOOR PLANS

SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 2521

A2-1

SHEET 10

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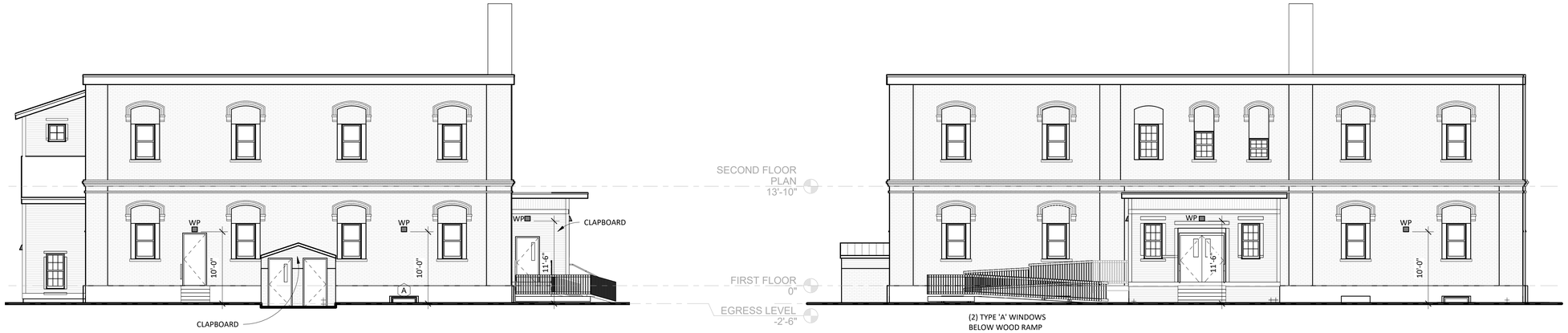

4 WEST ELEVATION
1/8" = 1'-0"

3 SOUTH ELEVATION
1/8" = 1'-0"

2 NORTH ELEVATION
1/8" = 1'-0"

1 EAST ELEVATION
1/8" = 1'-0"

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ISSUE DATE: FEBRUARY 9, 2026

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISION PER 3.31.26 STAFF COMMENTS	06.08.2026

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 2521

A4-0

SHEET 11

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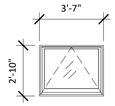
WINDOW SCHEDULE					
Type	Manufacturer	Line	Model	Operation	Comments
A	T.B.D.	VINYL	CUSTOM	AWNING	MAXIMISE DAYLIGHT IN EXISTING MASONRY OPENING

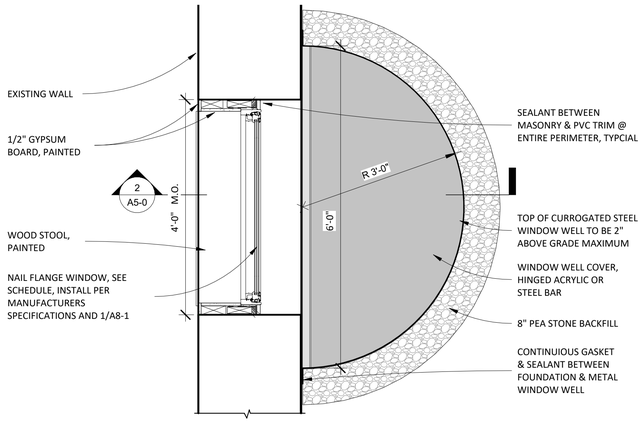


'A' - AWNING

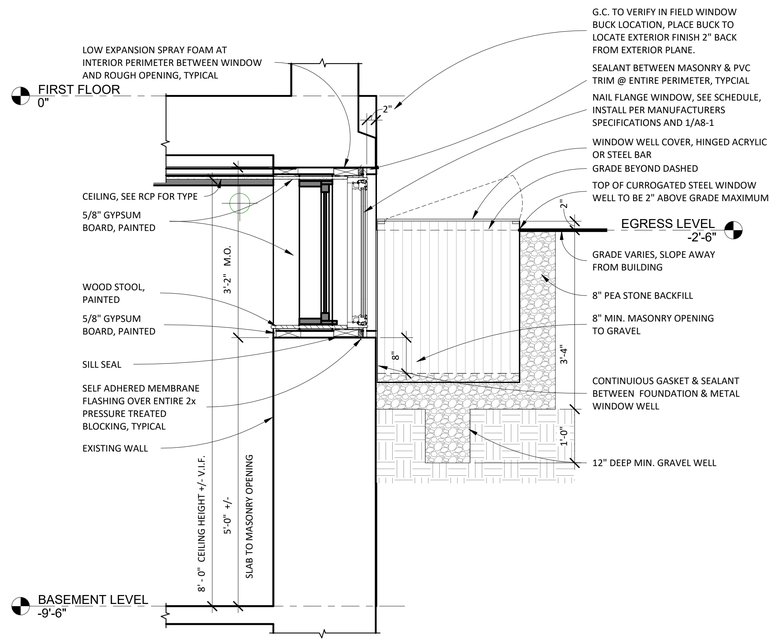
4 WINDOW TYPE
1/4" = 1'-0"

WINDOW SCHEDULE & TYPE NOTES:

1. CONTRACTOR SHALL VERIFY ALL QUANTITIES, AVAILABILITY, & ROUGH OPENING SIZES WITH THE WINDOW SUPPLIER SUBCONTRACTOR PRIOR TO ROUGH IN. NOTIFY ARCHITECT/OWNER OF ANY LEAD TIME ISSUES OR DIMENSIONAL DISCREPANCIES.
2. WINDOW BASIS OF DESIGN: CUSTOM SIZED INSULATED VINYL WINDOW TO MAXIMIZE DAYLIGHT WITHIN THE EXISTING M.O.
3. ALL WINDOWS SHALL HAVE A U-VALUE OF .35 OR LESS
4. SIZES SHOWN ON THE WINDOW TYPES INDICATE THE WINDOW FRAME SIZE
5. ALL WINDOWS SHALL HAVE WHITE HARDWARE
6. ALL SCREEN & FRAMES SHALL BE WHITE EXTERIOR AND WHITE INTERIOR, PROVIDE SAMPLE FOR OWNER/ARCHITECT APPROVAL
7. TEMPER ALL GLAZING, TYPICAL.
8. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & LOCATIONS

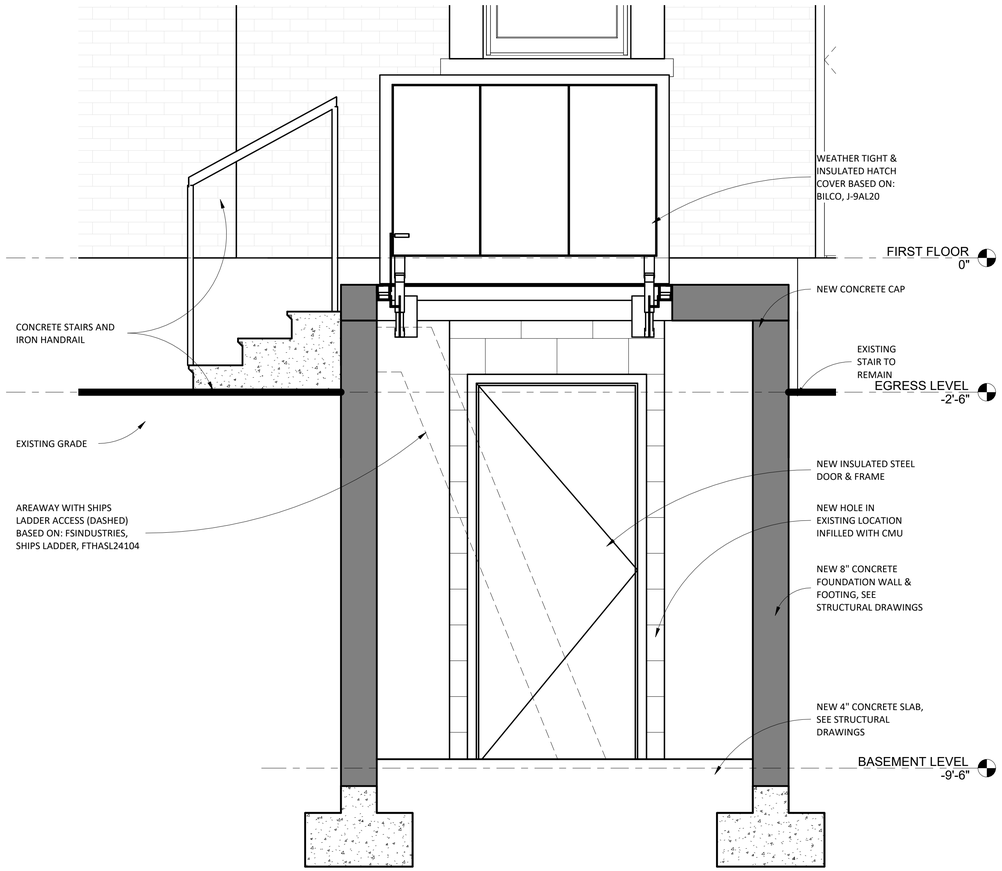


3 PLAN DETAIL @ WINDOW WELL
3/4" = 1'-0"



2 SECTION @ WINDOW WELL
3/4" = 1'-0"

TYPICAL WINDOW WELL TO BE OPENED UP



1 SECTION @ AREA WAY
3/4" = 1'-0"

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ISSUE DATE: FEBRUARY 9, 2026

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISION PER 3.31.26 STAFF COMMENTS	06.08.2026

DETAILS

SCALE: As indicated

PROJECT NUMBER: 2521

A5-0

SHEET 12

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www.FieldstoneLandConsultants.com

Tim Corwin
Deputy Planning & Development Director
City of Lebanon
51 N Park Street
Lebanon, NH 03766

June 29, 2026

RE: Conditional Approval Response – PB2026-09-FMAJ
Oakes – Heritage Way Subdivision
Laplante Road, Lebanon, NH

Mr. Corwin:

On behalf of our client, Robert J. Oakes, we are hereby submitting revised plans and listing the responses to the Notice of Action letter with revised plans based on the Conditional Approval on 4/27/2026 and to be reviewed as part of the Compliance Hearing to follow. The items and our responses (*in blue*) on how they are addressed are outline below:

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

a) *Add a Zoning Table to the cover sheet identifying the dimensional requirements for each lot.*
Zoning table has been added to the cover sheet. The condominium Limited Common Areas (LCA) are shown on the CD-1 and CD-2 sheets with size and setbacks for each LCA.

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.")* The CV-1 Cover sheet lists the professionals that have stamped the plans. These individuals have signed the associated plans with license number and seal shown.

c) *Remove Notes throughout plan set regarding the dimensional requirements for Class 1 lots.*
All notes have been revised to exclude the Class 1 lot reference.

d) *Provide a construction detail for the roadway guardrail.*
Detail is provided on DT-3.

e) *Delineate the protected open space on the Site Layout Plan.*
Open space delineation added to SP-1; CD-1 shows the full extent of the Open Space area.

f) *Add notes on dust control measures to be taken during construction.*
Previously noted on DT-1 See Erosion Control Note #19.

g) *On the Condominium Site Plan*:
i. *Rename to "Condominium and Open Space Plan".*
Sheet renamed.
ii. *Update as may be required per conditions of approval for PB2026-08-CUP.*
The plans have been updated based on the conditions listed.
iii. *Provide metes and bounds for all limited common areas.*
Metes and bounds have been provided in previous submissions. See CD-2
iv. *Update unit numbering for consistency with other plan sheets.*
Unit numbering updated on other plan sheets to match CD-1 and 2.
v. *Remove Unit Legend.*
The Unit Legend is required for AG submission for condominiums. It has been revised but will remain on the plans.
vi. *Clarify Legend which, as submitted, is partially illegible.*
The Legend has been revised, although looked fine on the PDFs we submitted.
vii. *Add tax map/lot numbers for the new lots, in consultation with the City Assessor.*
The Unit Address is the Tax Map/Lot number, as assigned by the City Assessor.
Example: Unit 1 address is 1001, and Tax Map Parcel is 138-27-1001.
viii. *Add the following as plan notes: "Per Section 13.14 of the Subdivision Regulations, there shall be no depositing, dumping, or storage of waste, or other natural or man-made material, supplies or equipment, on any subdivision land designated as open space," and, "Per Section 13.14 of the Subdivision Regulations, no work, or removal, or filling shall be done, nor shall the existing natural characteristics of open space land be altered from the original condition."*
The note has been added on CD-1.

h) *On the utility plan*:
i. *Update notes to remove references to the "LDC".*
Notes updated.
ii. *Add a note electric, telephone and cable TV distributions systems shall be underground, including services (13.8.C).*
Noted added to UT-1
iii. *Add a note indicating that underground utilities, electric, telephone and cable, must maintain a minimum clearance of 10 ft. from all proposed water lines. Electrical service and water mains are 10 feet apart.*
Note added to UT-1.

i) *Correct the cistern location on all plan sheets.*
Cistern revised on plans to utilize two tanks and located in the cul-de-sac per Fire review.

j) *Add the cistern detail sheet and, to the satisfaction of the Fire Department, add a note to the cistern detail sheet to address the City's intake design requirements.*
Cistern detail updated for twin tanks design.

k) *Amend the cover sheet to provide description of plan revisions (5.1.E.4.d).*
The revision block on the cover and other sheets list the plan revision date.

l) *Add a note to the grading plan that a minimum of four (4) inches of topsoil shall be provided to cover over all finished slopes (13.10.A).*
Details provided show 6" min. loam to be covering finished slopes.

m) *Add a guest parking area of 4 spaces.*
Guest parking around the circle had been added w/ stripe around circle to allow for parking.

n) *Provide additional landscaping along the street, walking path, and/or in the common areas in the amount of 30 shade trees of 2"-3" caliber when planted.*
Trees added to LS-1 based on discussion at Planning Board meeting.

Also Included with this submission:

1. Revised Condominium Documents.
2. Site Specific Soils Report and Map.
3. Inspection & Maintenance (I&M) Manual for the Fire Cistern.

We believe that the above responses and revised plans have addressed the listed in the Conditional Approval – Notice of Action letter. If you have any questions or need further clarification, please do not hesitate to contact me at jenoonan@fieldstonelandconsultants.com or (603) 672-5456.

Best Regards,
Fieldstone Land Consultants, PLLC

John Noonan
Project Manager

DECLARATION OF CONDOMINIUM
OF
HERITAGE OAKES CONDOMINIUM

THIS DECLARATION is made effective this _____ day of _____, 2026, by **ROBERT J. OAKES,** an individual with an address of 84 Hanover Street, Lebanon, New Hampshire (hereinafter referred to as "Declarant") for the purposes of submitting certain property to the condominium form of ownership in accord with the provisions of the New Hampshire Condominium Act, New Hampshire RSA Chapter 356-B (the "Act"); and for the purposes of establishing certain provisions regarding the Ownership thereof and other terms and conditions related thereto.

WITNESSETH:

WHEREAS, the Declarant owns a certain tract of land, with the improvements thereon or heretofore or hereafter constructed thereon, located in Lebanon, Grafton County, State of New Hampshire, as shown on the condominium site plan entitled "Site Plan Layout, Tax Map 138, Lot 27, (LaPlant Road) Lebanon, New Hampshire", Prepared For: Oakes & Son Construction, LLC, Land of Robert J. Oakes" dated _____, and recorded at the Grafton County Registry of Deeds (the "Registry") as Plan No. _____, Sheet __ (the "Site Plan") and condominium floor plan entitled "_____ Condominium Floor Plan, Land of: Robert J. Oakes, Tax Map 138, Lot 27, Lebanon, New Hampshire" dated _____, 2026, recorded at the Registry as Plan No. _____, Sheets _____ (the "Floor Plans");

WHEREAS, the Declarant intends by this Declaration to create a Condominium from the Property with a total of thirteen (13) single family detached residential dwelling units (collectively, the "Units" as defined below) and the improvements thereon and amenities and Common Area (as defined below) associated therewith, to be known as Heritage Oakes Condominium (hereinafter "Heritage Oakes" or "Condominium"); and

WHEREAS, the Declarant intends to sell and convey Units in the Condominium, subject to certain restrictions, covenants, conditions easements and other provisions to establish a general plan of development for the Condominium.

NOW THEREFORE, the Declarant hereby submits the property described in **Exhibit A** and all easements and other rights appurtenant thereto, to be governed by and regulated in accordance with the Act, and to be improved, developed, encumbered conveyed and otherwise transferred in accordance with the Act and the terms and conditions hereof as follows:

1. Submission and Declaration. Declarant, Owner in fee of the land described in **Exhibit A** attached hereto and made a part hereof, submits the land and all buildings and improvements now existing or hereafter constructed and all easements, rights and appurtenances to the provisions of New Hampshire RSA 356-B and creates with respect to the land a condominium with the condominium form of Ownership.

2. Definitions. Terms shall have the meanings specified in RSA 356-B:3 except as defined in this Declaration, the Bylaws (**Exhibit C**) and the Plans unless the context otherwise requires:

A. "Act" means the New Hampshire Condominium Act (RSA Chapter 356-B).

B. "Articles of Association" means the Articles of Association forming the Association.

C. "Assessment" means that portion of the cost of maintaining, repairing, and managing the property which is to be paid by each Owner.

D. "Association" or "Association of Owners" means the Owners acting as a group in accordance with the Act, the Declaration and the Bylaws. .

E. "Board or "Board of Directors" means the governing body of the Condominium elected pursuant to the Bylaws.

F. "Bylaws" means the Bylaws of the Condominium attached hereto as **Exhibit C** and made a part hereof, which instrument provides for the self-government of the Condominium by the Association, and which may be amended from time to time.

G. "Common Area" means all that portion of the Condominium other than the Units, and includes the "Open Space" shown on the Site Plan, and is for the use and enjoyment of all Unit Owners. The Common Area includes Limited Common Area although Limited Common Areas are reserved for the exclusive use of the Owners of the Units to which the Limited Common Areas are assigned. (Also see Section 4(D)(1).)

H. "Common expenses" means all expenses incurred by the Association for the purposes of administration, maintenance, repair and replacement of the Common Area and for any other lawful purposes, together with all funds lawfully assessed for the creation and/or maintenance of reserves pursuant to the provisions of this Condominium Declaration and the Bylaws.

I. "Condominium" means the condominium being established by this Declaration, known as Heritage Oakes Condominium, being the Property described in **Exhibit A** attached hereto, including land, all buildings and other improvements and structures now or hereafter thereon, all easements, rights, and appurtenances belonging thereto, and all personal property now or hereafter used in connection therewith, which have been or are intended to be submitted to the provisions of the Act.

J. "Condominium Rules" means such rules and regulations as the Board from time to time may adopt relative the use of the Condominium or of any part thereof,

provided that they are not in conflict with the Condominium Act, the Declaration, or the Bylaws, which are set forth in **Exhibit D** hereto.

L. "Declarant" means Robert J. Oakes, of Lebanon, New Hampshire, provided, however, that no successor or assignee of Declarant shall have any rights or obligations of Declarant unless they are specifically set forth in the instrument of succession or assignment or unless such rights or obligations pass by operation of law. If another (Successor Declarant) stands in the same relation to the Condominium as the first Declarant, the Successor Declarant shall hold the same rights and obligations as the first Declarant would have held.

M. "Declaration" means this instrument.

N. "Equal and Undivided Percentage Interest" means the equal and undivided percentage interest in and to the Common Area attributed to each Unit.

O. "Land" means the real property described in **Exhibit A** to this Declaration, attached hereto as a part hereof, together with all easements, rights, and appurtenances thereto, with any buildings and improvements heretofore or hereafter constructed thereon.

P. "Limited Common Area" means a portion of the Common Area reserved for the exclusive use of those entitled to the use of one of the Units. (Also see Section 4(D)(2).)

Q. "Property" means the land and all improvements.

R. "Owner" or "Unit Owner" means any person owning a Unit together with an undivided fee simple interest in the Common Area. No mortgagee shall be deemed an Owner merely because of rights acquired under a mortgage.

S. "Plans" means the Site Plans and the Floor Plans. Site plans may be supplemented by Surveyor Certifications in accordance with the Condominium Act.

T. "Unit" means a part of the Condominium and the appurtenant percentage of the Common Area designed and intended for independent Ownership and the equal and undivided interest in the Common Area.

3. Omitted.

4. Information required by 356-B:16 of the Act

A. Name and Location. This Condominium, Heritage Oakes Condominium, is located in Lebanon, Grafton County, New Hampshire.

B. Description of Land. A legal description of the land submitted to the Condominium is contained in **Exhibit A**.

C. Description of Residential Units.

(1) Buildings. The Condominium includes thirteen (13) housing Units. The style of a Unit will be shown on the Floor Plans to be recorded. The location and dimensions of the Units, once constructed, will be shown on the Plans of the condominium.

(2) Units. Each Unit may be retained, occupied, conveyed, transferred and encumbered in the same manner as any other parcel of real property subject to the restrictions of the Fair Housing Act, NH RSA 354-A:15. **Exhibit B** lists all Unit designations and appurtenant percentage of the Common Area.

(3) Unit Boundaries. The Boundaries of each Unit with respect to roof, foundation, floors, ceilings, and the walls, doors and windows are as follows:

Horizontal Boundaries: The upper and lower (horizontal) boundaries of each Unit shall be the following boundaries extended to an intersection with the vertical boundaries:

Upper Boundary: The exterior surface of the roofing materials and anything protruding through the exterior surface of the roofing materials.

Lower Boundary: Foundation. The unfinished exterior surface of the concrete.

Vertical Boundaries: The perimeter (vertical) boundaries of each Unit shall be the vertical plane of the exterior surface of all walls bounding the Unit extended to intersections with each other and with the upper and lower boundaries.

Windows and doors: As to entrance doors, the unfinished exterior surface thereof; and as to windows and window frames, the exterior surface of the glass and unfinished exterior surface of the window frames.

Each Unit includes the portion of the building within the above boundaries and the space enclosed by the boundaries together with balconies, decks, patios, porches, steps, garages, and storage areas serving that Unit, except any Common Area described in Paragraph 4(D) below which may be located therein. Exterior surfaces as described above, and the finished interior without limitation, paint, paneling, wallpaper, flooring, carpeting, tiles, and any other materials constituting any part of the finishing materials and finished surfaces thereof are a part of each Unit. The Owner of a Unit owns the interior walls and partitions, pipes, wires, cables, and the windows and door glass, and the entrance doors and window frames (to the exterior surfaces thereof).

A Unit does not own any pipes, wires, cables, conduits, utility lines or other utilities which are utilized for or serve more than one Unit or serve any portion of the Common Area or Limited Common Area and such items are a part of the Common Area.

D. Description of Common and Limited Common Area. The common and limited area includes, but not by way of limitation:

(1) Common Area. All of the land described in **Exhibit A**, except for Units, including, but not by way of limitation:

(a) The roadways, including Heritage Way, any sidewalks, shrubbery and other ornamental plantings not on Limited Common Land, and all areas labeled as Common Land on the

Plans. Specifically, the Common Land includes the two septic areas, all stormwater practices and drainage systems.

(b) The sewage disposal, electrical and telephone and other utility systems serving the Condominium to the extent the systems are located with the property and are not owned by the supplier of the utility service, but not including any portions within and serving a single Unit.

(c) The pipes, ducts, conduits, plumbing, wires, meters, meter housings and other facilities for the furnishing of utility services or waste removal not located within a Unit and such facilities located within a Unit which serve parts of the Condominium other than the Unit within which they are located.

(d) All other parts of the Condominium, including personal property, acquired by the Association, necessary and convenient to its existence, maintenance and safety, or normally in common use, and including any other easements now existing or to be acquired.

(e) The maintenance of the Common Area, the Open Space, the roadway, and the community sewage disposal system shall be the responsibility of and at the expense of the Association.

(f) The roadway known as Heritage Way shall be properly maintained by the Association to provide safe access for police, fire and other emergency vehicles.

(2) Limited Common Area. There is appurtenant to each Unit certain Limited Common Area, more particularly shown on the site and floor plans of the Condominium, recorded herewith or to be recorded from time to time. Each Unit shall be conveyed the exclusive right to two (2) assigned parking spaces which shall be appurtenant to said Unit and located within the “LCA” area for that Unit. Said Limited Common Area is reserved for the exclusive use of the Unit to which it is assigned. The Limited Common Area of a Unit cannot be transferred independently from the Unit to which it is assigned.

Each Owner is responsible for performing "Normal Maintenance" for any Limited Common Area assigned to or appurtenant to the Owner's Unit. This responsibility shall pertain to all Limited Common Area including, but is not limited to, parking spaces, including the driveway serving each Unit, assigned as Limited Common Area appurtenant to each Unit. Responsibility for the maintenance of Common Area parking areas, if any, shall be the responsibility of the Association and the costs thereof shall be treated as a Common Expense. "Normal Maintenance" under this section includes all those activities which involve maintaining the Limited Common Area in a clean, safe, and sanitary condition, and includes the responsibility for snow removal, shoveling and / or plowing on the Limited Common Area.

However, the Association will be responsible for lawn maintenance for the Limited Common Area as well as the Common Area so the property will be uniformly maintained and have a pleasing appearance. Lawn maintenance shall include cutting of grass and typical "weed-whacking".

The Owner is to make, at the Owner's expense, all repairs to the Limited Common Area caused or necessitated by the Owner's negligence, misuse, or neglect

Each Limited Common Area is owned in common by the Owners, but is restricted to the use and benefit of the Unit which it serves subject to the Rules and Regulations of the Condominium.

E. Percentage of Interest and Voting. Each Unit shall have an undivided equal interest in the Common Area, owned in common, by the Association for the control and maintenance thereof, including any "Open Space", for the benefit and enjoyment of the Unit Owners. Each Unit shall have one (1) vote. If a Unit has more than one Owner, the vote must be cast as a whole. If the Declarant owns or holds title to one or more Condominium Units, the Declarant shall have the right at any meeting of the Unit Owners' Association to cast the votes to which such Unit is entitled. The Declarant shall also have a vote for each unsold or undeveloped Unit of the Condominium.

F. Statement of Purposes, Restrictions of Condominium Use, and Covenant for the Protection of Open Space. The Condominium is intended for residential use and the following provisions, together with the provisions of the Condominium Bylaws and Rules, are in furtherance of this purpose:

(1) The Condominium is primarily intended for residential use subject to the terms and conditions of this Declaration, including without limitation, the Covenants as set forth herein, and the requirements of applicable governmental approvals.

The Open Space shall be used for the purposes as shown on the Site Plan but otherwise shall remain undeveloped to be used in perpetuity for the purposes established in this Declaration. It shall not be further subdivided and shall not be turned into a commercial enterprise of any sort.

(2) Each Unit shall be occupied and used only for private residential housing purposes by the Owner and his or her family, or by tenants or guests of the Owner, except for such limited home office business use. Such limited home office business use shall not be incompatible with the residential character of the Condominium. No such limited home office business use shall include members of the public entering the Unit in connection therewith or allowing truck or van storage associated with the business use. This restriction shall not be construed to prohibit Owners from leasing their Units so long as the tenants occupy and use the Units in accordance with these provisions and any restrictions imposed by the Board.

(3) The Common Area shall not be used in a manner which is inconsistent with the residential character of the Condominium. No one shall obstruct, commit any waste in or otherwise cause any damage beyond reasonable

wear and tear to the Common Area and anyone causing such damage shall pay the expense incurred by the Board in repairing or replacing the same. In addition, nothing shall be stored in the Common Area without the prior written consent of the Board. Nothing shall be altered, constructed in or removed from the Common Area without the prior written consent of the Board.

(4) No noxious or offensive use shall be made of any part of the Condominium and nothing shall be done therein which is or will become an annoyance or nuisance to other Owners. No use shall be made of any part of the Condominium which will constitute a fire hazard or which will result in the cancellation of insurance on any part of the Condominium or which is in violation of any law, ordinance or governmental regulation applicable thereon. No use shall be made of any part of the Condominium which will increase the rate of insurance on the Common Area without prior written consent of the Board. No Owner shall place or operate mobile homes, manufactured housing, unregistered motor vehicles or snowmobiles upon the Common Area.

G. Insurance .

(1) Insurance to be Obtained. Each Owner should obtain for the Owner's benefit and at the Owner's expense the following insurance coverage:

Each Owner should obtain loss and casualty insurance at the Owner's cost insuring the Unit and all personal property, fixtures, and improvements made by the Owner and presently or hereafter located in the Owner's Unit or on the Limited or Common Area, including all Unit Related Items. Said Owner's insurance responsibility also includes the insuring by the Owner of the Unit's and Unit Related Items' contents, fixtures, appliances, decorations, heating, cooling, plumbing, and electrical fixtures, window treatments, doors, windows, skylights, bulkheads, wall and floor coverings, finished materials, furnishings, and all personal property items in or related to the Owner's Unit, for which such items are either: i) not insured by the Association's master insurance policies, and ii) not covered from loss due to the amount of the Association's master insurance policy's deductible. All improvements made to a Unit more than One Thousand Dollars ($1,000.00) must be reported in writing by the Owner to the Association's insurance carrier and to the Board immediately when made for potential inclusion in the Association's master policy, assuming such improvement is insurable under the Association's policy.

(2) Owner's Deductible Exposure. Each Owner should obtain the Owner's own insurance for the Owner's Unit equal to or greater than the deductible amount of the Association's master policy insurance as it may relate to any and all claims affecting the Owner, the Owner's Unit, the Unit, and the Unit Related Items. The Owner is liable for the cost of the Association's master insurance policy deductible.

(3) Loss Assessment. Each Owner is encouraged to obtain insurance for the Owner's benefit and at the Owner's expense insuring adequate coverage in the event of any general loss assessment levied by the Association.

(4) Owner's Policy Coverage. No such Owner's policy shall be written so as to decrease the coverage under any of the master policies of the Association, and each Owner hereby assigns to the Board the proceeds of any such Owner's policy to the extent that if any such Owner's policy does in fact result in a decrease in the Association's master policy coverage, then said Owner's policy proceeds are to be applied pursuant to the terms hereof as if provided by such coverage.

(5) Master Condominium Insurance Coverage. Pursuant to RSA 356-B:43, the Board shall obtain (i) a master casualty policy affording fire and extended coverage in an amount equal to the full replacement value of the structures within the Condominium which are part of the Common Area, (ii) a master liability policy covering the Association, the Board, the Manager and agents or employees of the foregoing with respect to the Condominium, and all Owners and other persons entitled to occupy any portion of the Condominium, and (iii) such other policies as specified herein below, which insurance shall be governed by the following provisions to the extent obtainable or possible:

Fire and Casualty Insurance. Fire and general casualty insurance in an amount of at least $1,000,000.00 with standard extended coverage endorsement, vandalism and malicious mischief endorsements insuring all the buildings and structures which are part of the Common Area (and Limited Common Area) improvements in the Condominium, including without limitation all such portions of the interior of such buildings as are for insurance purposes normally deemed to constitute part of the building and customarily covered by such insurance, such as heating and air conditioning and other service machinery, electrical and plumbing systems, cable and other networks and wiring, telephone wires, insulation, trim, fireplaces and other heating devices, shades, blinds, window treatment and coverings, doors, windows, skylights, walls, all finished wall surfaces, ceilings and floors, including all finished floor and ceiling surfaces, including any wall to wall floor coverings, tile, hardwood, or vinyl, bathroom and kitchen cabinets and plumbing fixtures, mirrors, appliances, and heating and electrical fixtures, and including reported improvements made by individual Owners that exceed a total value of One Thousand Dollars ($1,000.00). Such insurance is to be in an amount at least approximately equal to the replacement value of the buildings, structures, and amenities, and to be payable to the Board as trustee for the Owners and their mortgagees as their respective interests may appear.

Public Liability. Public liability insurance in such amount as the Board may from time to time determine, but in no event shall the limits of liability be less than One Million Dollars ($1,000,000.00) for bodily injury and property damage per occurrence, assuming said coverage may be reasonably obtained, insuring the Association, the Board, the Manager and agents or employees of the foregoing

with respect to the Condominium, and all Owners and other persons entitled to occupy any portion of the Condominium, against any liability to anyone or to any entity, and with cross liability coverage with respect to liability claims of any one insured thereunder against any other insured thereunder.

Worker's Comp. Worker's compensation insurance as required by law.

Blanket Common Elements. A master or blanket policy of property insurance covering all the general common elements and limited common elements, including fixtures and building service equipment to the extent that they are part of the common elements of the Condominium, as well as common property and supplies, and other common property belonging to the Association, including all facilities and amenities of the Condominium. Such coverage shall extend to any fixtures, equipment, or other property within the Units which are defined as part of the Common or Limited Common Areas. The policy shall be in an amount equal to One Hundred Percent (100%) of the current replacement cost less the deductible amount of the policy. The name of the insured under such policies shall be the Board. The loss shall be payable to the Board as trustee for the Unit Owners and the Owner's mortgagees, if any. Each Owner and such Owner's mortgagee, if any, shall be beneficiaries of the policy in the percentage of common ownership set forth in the Declaration.

Director's and Officer's Liability. Director's and Officer's liability insurance shall be obtained for reasonable coverage amounts determined by the Board.

Other. Such other insurance as the Board may determine or may be required for qualification to mortgage holder programs, including earthquake and flood insurance.

Claims. The Board and/or the Manager shall deal with the insurer or insurance agent in connection with the adjusting of all claims covered by insurance policies and shall review with the insurer or insurance agent, at least annually, the coverage under said policies. The review shall include an analysis of improvements within the Condominium and shall make any necessary changes in the policy (prior to the expiration date set forth in any agreed amount endorsement contained in said policy) to meet the coverage requirement.

Policy Provisions. The Board shall be required to make every effort to see that all policies of physical damage insurance provided for under this section (i) shall contain waivers of subrogation by the insurer as to claims against the Association, its employees and agents, members of the Board, the Manager, Owners and members of the family of any Owner who reside with said Owner, except in cases of arson and fraud; (ii) shall contain a waiver of defense of invalidity or prejudice on account of the conduct of any of the Owners over which the Association has "no control"; (iii) shall contain a waiver of defense of invalidity or prejudice by failure of the insured, or Owners collectively, to comply with any warranty or

condition with regard to any portion of the Condominium over which the insured, or Owners collectively, have no control; (iv) shall provide that such polices may not be cancelled or substantially modified without at least thirty (30) days written notice to all of the insured thereunder and all eligible mortgagees of Units in the Condominium; (v) shall provide that in no event shall the insurance under said policies be brought into contribution with insurance purchased individually by Owners or their mortgagees except where there is fault or negligence; (vi) shall exclude policies obtained by individual Owners for consideration under any "no other insurance" clause unless there is fault or negligence; and (vii) shall provide that until the expiration of thirty (30) days after the insurer gives notice in writing to the eligible mortgagee of any Unit, the eligible mortgagee's insurance coverage will not be affected or jeopardized by any act of conduct of the Owner of such Unit, the other Owners, the Board, or any of their agents, employees or household members, and not cancelled for non-payment of premiums.

1 Notice of Changes in Policies to Owners. When any policy of insurance has been newly obtained, substantially changed, or altered by the Board, written notice of the new policy or of the changed coverage, including notice of any termination, shall be promptly furnished to each Owner by the Secretary of the Association. Such notice shall be sent to all Owners of record at the address of their respective Units and to such other addresses as any Owner may have designated to the Secretary in writing; or such notice may be via the newsletter or be hand delivered by the Secretary or Manager.

When Repair and Reconstruction are Required. In the event of damage to or destruction of all or part of the buildings in the Condominium as a result of fire or other casualty, the Board shall either: i) arrange for and supervise the prompt repair and restoration of the damaged or destroyed portion of the buildings, or ii) distribute to the mortgagees and Owners the insurance proceeds pursuant to Section 34 of The Condominium Act if all of the Owners vote to terminate the Condominium. Notwithstanding the Board's responsibility to repair the damaged portions of buildings, each Owner shall have the right to reasonably supervise the redecorating work in the Owner's Unit subject to the limits and amounts of insurance proceeds available for any redecoration.

Board Appointed as Irrevocable Agent. The Board is hereby irrevocably appointed the agent for each Owner of a Unit and for each mortgagee of a Unit, and for each Owner of any other interest in the Condominium, with authority to adjust all claims arising under any Association insurance policy, or otherwise resulting from any insurable damage, and to execute and deliver releases upon the payment of claims, and to represent the Owners in any proceedings, negotiations, settlement or agreements. Any proceeds from the settlement shall be payable to the Association for the benefit of the Owners and their mortgage holders.

Procedure for Reconstruction and Repair. The Board is authorized to take the following action after a casualty loss:

Estimates. Immediately after a fire or other casualty causing damage to a building, the Board shall obtain reliable and detailed estimates of the cost of repairing and restoring the damage to a condition as good as that existing before such casualty, provided that if a casualty causing damage is limited to a single Unit, then it shall be the responsibility of that Owner to obtain estimates of the cost of replacement as aforesaid. Such costs may also include professional fees and premiums for such bonds as the Board determines to be necessary.

Deficiency. If the proceeds of insurance are not sufficient to defray the said estimated costs of reconstruction and repair, or if upon completion of reconstruction and repair the funds for the payment of the costs thereof are insufficient, assessment in sufficient amounts to provide payment of such costs shall be made against all Residential Unit Owners in proportion to their respective percentage ownership interests.

Replacement. Any such reconstruction or repair shall be substantially in accordance with the plans, specifications, and reported improvements under which the damaged building was originally constructed. Encroachments upon or in favor of Units which may be created because of such reconstruction or repair shall not constitute a claim or basis for any proceeding or action by the Owner upon whose property such encroachment exists, provided that such reconstruction is substantially in accordance with original plans and specifications under which the damaged building was originally constructed. Such encroachments shall be allowed to continue in existence for so long as the building (as reconstructed) shall stand. Any restoration or repair of the Condominium, after partial condemnation or damage due to an insurable hazard, shall be performed substantially in accordance with the Declaration and the original plans and specifications, unless other action is approved by first mortgagees holding mortgages on at least fifty-one percent (51%) of the Units.

Construction. The net proceeds of insurance collected on account of casualty and the funds collected by the Board from assessments against Residential Units Owners on account of such casualty shall constitute a construction fund which shall be disbursed in payment of the cost of reconstruction and repair by the Board. The construction fund shall be paid by the Board in appropriate progress payments, to such contractors, suppliers and personnel engaged in performing the work or supplying materials or services for the repair and reconstruction of the buildings or other professional services as are designated by the Board.

Disbursement Priority. It shall be presumed that the first monies disbursed in payment of the cost of reconstruction and repair shall be from insurance

proceeds; and if there is a balance in the construction fund after the payment of all of the costs of the reconstruction and repair for which the fund is established, such balance shall be distributed to the Owners, put into reserves, or credited to succeeding operating budgets as the Board deems appropriate. When the damage is to the Common Area, Limited Common Area, and the Units, the insurance proceeds shall, to the extent practical, be applied first to the cost of repairing the Common Area and then the Limited Common Area, with the balance applied to the cost of repairing the Units.

Termination and Condemnation. After substantial destruction of the Condominium, or after a substantial taking in condemnation of the Property, an election to terminate the Condominium must have the approval of first mortgagees holding mortgages on at least fifty-one percent (51%) of the Units. No reallocation of interests in the Common Area resulting from a partial condemnation or partial destruction of the Condominium may be affected without the prior approval of first mortgagees holding mortgages on at least fifty-one percent (51%) of the Units.

Owner's Insurance Responsibility. Section G (1) specifically describes the Owner's recommended personal insurance requirements under the Declaration, with all such personal insurance to be at least in the amount of the Association's master policy deductible, which deductible amount may vary from policy period to policy period at the discretion of the Board.

H. Other Appropriate Matters:

(1) Declarant as Owner. The Declarant shall be deemed the Owner of any Units not conveyed by the Declarant. The Declarant and its representatives and assigns may make such use of such unsold Units and of the Common Area as may facilitate such sale, including, without limiting the generality of the foregoing, the maintenance of a sales office, and the showing of the Units and the Condominium generally. The Declarant shall have the absolute right to convey or lease such Units. Further, the Declarant reserves the right to enter into certain Agreements with other Unit Owners who may agree to lease their Units to the Declarant for use by the Declarant as model Units and/or sales offices. The obligations of the Declarant to pay Assessments as the Owner of the Unit are set forth in the By-Laws hereto.

(2) Changes in Price. Declarant reserves the right, so long as it or its assignee is the Owner of any unsold Unit, to change its price. No change in price of a Unit, however, will vary the percentage of interest of any Unit in the Common Area or any Common Area charge.

(3) Easements to Facilitate Completion and Sales. Declarant shall be deemed to be the Owner of any Units which are substantially complete but not sold and its duly authorized agents, representatives and assigns may make

reasonable use of the Condominium as may facilitate the completion of construction of such sale, including without limiting the generality of the foregoing, the right to enter all Units and Common Area for construction purposes, and the right to store materials, the maintenance of a sales office and a rental office, the showing of property and the displaying of signs.

(4) Easements for Structural Encroachments. None of the rights and obligations of the Owners shall be altered in any way by encroachments due to settling or shifting of structures. There shall be valid easements for the maintenance of such encroachments so long as they shall exist; provided, however, that in no event shall a valid easement for encroachment be created in favor of an Owner if the encroachment occurred due to the willful conduct of the Owner.

(5) Pipes, Ducts, Cables, Wires, Conduits, Public Utility Lines and Other Common Area Located Inside of Units; Support. Each Unit Owner shall have an easement in common with the Owners of all other Units to use all pipes, wires, ducts, cables, conduits, public utility lines and other Common Area serving such other Units or the Common Area and located in such Unit. The Board of Directors shall have a right of access to each Unit to inspect and to correct violations of the Rules or Bylaws and to maintain, repair or replace the Common Area contained therein or elsewhere in the buildings. Every portion of a Unit which contributes to the structural support of a building shall be burdened with an easement of structural support for the benefit of all other Units and the Common Area.

(6) Units Subject to Declaration, Bylaws and Rules and Regulations. This Declaration, the Bylaws, and rules and regulations adopted by the Board of Directors, and decisions and resolutions of the Board of Directors or its representatives, as amended from time to time, all contain, or will contain restrictions as to use of the Units and other parts of the Condominium, and are binding upon all Unit Owners. Each Owner shall comply therewith and failure to comply with any such provision, decision or resolution shall be grounds for an action to recover sums due, for damages or for injunctive relief. All such actions in law or at equity shall be authorized by resolution of the Board of Directors and the Condominium Unit Owners' Association shall be entitled to recover all reasonable costs and expenses of such actions including attorneys' fees. All present or future Owners, tenants and occupants of Units, or any other person who might use the facilities of the Property in any manner are subject to the provisions of this Declaration, the Bylaws and the Rules. The acceptance or the entering into occupancy of any Unit shall constitute an agreement that the provisions of this Declaration, the Bylaws and the rules, as they may be lawfully amended from time to time, are accepted and ratified by such Owner, tenant or occupant and all of such provisions shall be deemed and taken to be enforceable servitudes and covenants running with the land and shall bind any person having at any time any interest or estate in such Unit as though such provisions were recited and stipulated at length in each and every deed of conveyance or lease thereof.

(7) Rules. The Board of Directors is empowered to adopt and amend, from time to time, rules concerning use of the Condominium and its various parts. Such rules shall be furnished in writing to all Owners and shall not be violated.

(8) Easement for Ingress and Egress. Each Unit Owner shall have, and each Unit shall be subject to, an easement in common with the other Owners for ingress and egress through, and use and enjoyment of all Common Area.

(9) Property Subject to Covenants, Restrictions of Record. The submission of the property is subject to all covenants, conditions, easements and restrictions of record.

(10) Subdivision. No Unit may be divided or subdivided into a smaller Unit. The Common Area shall remain undivided and no Unit Owner or other person shall bring any actions for partition or division, nor shall the Common Area be abandoned by any act or omission unless the Condominium shall be terminated pursuant to this Declaration or the Condominium Act. Each Owner's interest in the Common Area runs appurtenant to their interest in their Unit.

(11) President to Receive Service of Process. The President of the Unit Owners' Association shall be a person to receive service of process in accordance with the Condominium Act.

(12) Warranty. Declarant warrants the Units and all of the Common Area against structural defects for one (1) year pursuant to RSA 356-B:41, II.

(13) Maintenance of the Common Area. The maintenance of the Common Area shall be the responsibility and at the expense of the Association.

(14) Taxes. Each Unit Owner shall be responsible for payment of his or her respective real estate taxes to the City of Lebanon for his or her Unit and his or her proportionate share of real estate taxes for the Common Area.

5. Easements.

A. Easement to Construct. The Declarant hereby reserves a transferable easement over, through, under and on the Common Area of the Condominium for the purpose of constructing additional Units and structures on any portion of the Common Area, together with any other improvements, including roadways, walkways, utility systems and appurtenances and other improvements of any kind or nature relating to or desirable for the development of the Condominium.

B. Utility Easement. The Declarant also expressly reserves the right to grant utility easements (if necessary) within the Common Area of the Condominium for the purpose of connecting the structures to underground and above-ground utilities for the benefit of any or all of the respective Owners of the Condominium. All such easements do hereby take precedence over the Owners' rights and title in and to the Units and the Common Area. Upon the completion of all the Units within the Condominium by the Declarant or its successors, this reservation shall automatically pass and evolve to the Association to be exercised by the Board.

C. Common Area Easements. The Association shall have the right to grant permits, licenses, and easements over the Common Area for utilities, roads, and other purposes reasonably necessary or useful for the proper maintenance or operation of the Condominium.

6. Amendment. Except as otherwise provided herein and in the Condominium Act, this Declaration may be amended by the vote of sixty-seven percent (67%) or more of the total voting power of all Owners cast in accordance with these provisions and the Bylaws; provided, however, that, (i) No amendment to the Declaration shall be effective until recorded at the Grafton County Registry of Deeds; (ii) So long as Declarant owns one or more Units, no amendment shall be adopted that could interfere with the construction, sale, lease or other disposition of a Unit; and (iii) No such amendment shall affect the rights reserved in paragraphs 4 and 5 hereof without the written consent of the Declarant.

7. Entry for Repairs. The Association shall have the irrevocable right, to be reasonably exercised by the Board or its agents, to enter any Limited Common Area to inspect it, to remove violations therefrom and to perform any repair, maintenance or construction for which the Board is responsible, and shall have the irrevocable right, to be reasonably exercised by the Board or its agents, or by any two or more Owners acting as a group, and in an emergency only, to enter any Limited Common Area for the purpose of making emergency repairs necessary to prevent damage to other parts of the Condominium. Such entry shall be made with as little inconvenience to the Owner as practicable, and any damage caused thereby or expense fund unless such emergency repairs are necessitated by the negligence of one or more Owners in which case the negligent Owner or Owners shall bear the expense of such repairs.

8. Intentionally omitted.

9. Bylaws. The Bylaws are set forth in **Exhibit C**. The Bylaws may be amended as set forth therein at any meeting of the Association provided a copy of the proposed amendment has been included in the written notice of the meeting as provided for in RSA 356-B:37. Any amendment shall be effective on recording in the Grafton County Registry of Deeds.

10. Assessments.

10.1 Power to Fix and Determine. The Association, through its Board of Directors, shall have the power to fix and determine from time to time the sum or sums necessary and adequate to provide for the Common Expenses of the Condominium and such other fees and charges as are specifically provided for in the Declaration and the Exhibits attached hereto and the By-Laws. The procedure for the determination of all such assessments shall be as set forth in the By-Laws of the Association and the Declaration and the Exhibits attached hereto.

10.2 Owner's Obligation to Pay Assessments. Each Owner shall pay all Common Expenses assessed against it and all other assessments and charges made against it by the Board of Directors pursuant to the Declaration or By-Laws. Any Owner having executed a contract for the disposition of its Unit, shall be entitled, upon written request to the President, Treasurer, or Secretary of the Association and payment of a fee which shall be fixed by the Board of Directors but which shall not exceed Ten Dollars ($10.00) or the largest amount allowed by the Act,

whichever is greater, to a recordable statement setting forth the amount of unpaid assessments currently levied against that Unit. Such statement shall be binding upon the Association, the Board of Directors, and every Owner.

10.3 Unpaid Assessments. Assessments for Common Expenses, maintenance fees, and other fees and charges that are unpaid for over ten (10) days after due date shall bear interest at the rate of twelve percent (12%) per annum (or such other rate as the Board of Directors may determine), provided said interest rate does not violate any then applicable usury statute or regulations (in which case said interest rate shall automatically be reduced to the then highest permitted rate) from due date until paid, and in addition and at the sole discretion of the Board of Directors, a late charge to be determined by the Directors of the Association but which shall not exceed any limits imposed by the Act and which shall initially be Twenty-Five Dollars ($25.00) shall be due and payable. Regular assessments shall be due and payable monthly on the first day of each calendar month. A purchaser of a Unit other than a purchaser at a foreclosure sale shall be liable for the payment of any assessments against such Unit which are unpaid at the time of such purchase.

10.4 Lien for Unpaid Assessments.

10.4.1 The Association shall have a lien upon each Unit for unpaid assessments, together with interest thereon, against the Owner thereof, together with a lien on all tangible personal property located within said Unit, except that such lien upon the aforesaid tangible personal property shall be subordinate to prior bona fide liens of record. Expenses incurred by the Association, including reasonable attorney's fees, incident to the collection of such assessments or the enforcement of such liens, together with all sums advanced and paid by the Association for taxes and payments on account of superior mortgages, liens, or encumbrances which may be required to be advanced by the Association, in order to preserve and protect its lien, shall be payable by the Owner and secured by such lien. The Board of Directors may take such action as it deems necessary to collect assessments by personal action or by enforcing and foreclosing said lien and may settle and compromise the same if deemed in the best interests of the Association. Said lien shall be effective as and in the manner provided for by the Act and shall have the priorities established by the Act. The Association shall be entitled to bid at any sale held pursuant to foreclosure of a lien for unpaid assessments, and to apply as a cash credit against its bid, all sums due, as provided herein, and covered by the lien being enforced. In connection with any such foreclosure, the Owner shall be required to pay a reasonable rental for the Unit for the period of time said Unit is occupied by the Owner or anyone by, through or under said Owner, while such foreclosure proceeding is pending. The Association may also exercise the remedy set forth in Section 46-a of the Act to collect unpaid assessments owed by an Owner of a Unit by collecting from any tenant renting the Unit any rent then or thereafter due to the Owner of such Unit, subject to the provisions of said Section 46-a of the Act.

10.4.2 In the event an Institutional Lender or other purchaser of a Unit obtains title to such Unit as a result of foreclosure by the Institutional Lender, or if an Institutional Lender accepts a deed to such Unit in lieu of foreclosure, the person or entity so acquiring title shall not be liable for any assessments by the Association pertaining to such Unit, or chargeable to the former Owner which became due prior to acquisition of title as a result of the foreclosure. Such

unpaid assessments shall be deemed to be Common Expenses collectible from all of the Owners including the person or entity acquiring title.

10.4.3 No person who acquires an interest in a Unit, except through foreclosure by an Institutional Lender, or the acceptance by an Institutional Lender of a deed in lieu of foreclosure, (including, without limitation, persons acquiring title by operation of law, including purchasers at judicial sales), shall be entitled to occupancy of the Unit or enjoyment of the Common Area until such time as all unpaid assessments due and owing by the former Owner have been paid. The Association shall have the right to assign its claim for the recovery of any unpaid assessments to the Declarant, or to any Owner or group of Owners or to any third party.

11. Resale. A prospective buyer shall have the right to request and to receive within ten (10) days of the receipt of such request (and before the closing of the sale of a Unit if requested ten (10) days prior thereto) from the president or treasurer of the Association the following:

(i) The amount of any unpaid assessment;

(ii) A statement of any capital expenditures and major maintenance expenditures anticipated by the Association within the current or succeeding two (2) fiscal years;

(iii) A statement of the status and amount of any reserve for the major maintenance or replacement fund and any portion of such fund earmarked for any specified project by the Board of Directors;

(iv) A copy of the income statement and balance sheet of the Association for the last fiscal year for which such statement is available;

(v) A statement of the status of any pending suits or judgments in which the Association is a party defendant;

(vi) A statement setting forth what insurance coverage is provided for all Unit Owners by the Association and what additional insurance coverage would normally be secured by each individual Unit Owner; and

(vii) A statement that any improvements or alterations made to the Unit, or the Limited Common Areas assigned thereto, by the prior Unit Owner are now known to be in violation of the Condominium instruments.

12. Condemnation. If any part of the Common Area is taken by eminent domain the award shall be allocated to the Unit Owners in respect to their undivided interests; provided that the portion of the award attributable to the taking of any permanently assigned Limited Common Area shall be allocated to the Unit Owner of the Unit to which such area was so assigned at the time of the taking.

13. Waiver. The failure of the Board to insist, in any instance, upon the strict performance of any of the terms, covenants, conditions or restrictions of this Declaration or of

the Bylaws, or to exercise any right herein or therein contained, or to serve any notice to institute any action shall be construed as a waiver or a relinquishment for the future, or such term, covenant, condition, restriction or right which shall remain in full force and effect. The receipt by the Board of any assessment from an Owner with knowledge of the breach of any covenant hereof shall not be deemed a waiver of such breach, and no waiver by the Board of any provision hereof shall be deemed to have been made unless expressed in writing and signed by the Board.

14. Liability of the Board. The members of the Board shall not be liable to the Owners for any mistake or judgment, negligence or otherwise, except for their own individual willful misconduct or bad faith and except as provided below. The Owners shall indemnify and hold harmless each of the members of the Board against all contractual liability to others arising out of contracts made by the Board on behalf of the Condominium unless any such contract shall have been made in bad faith or contrary to the provisions of the Declaration or of the Bylaws. It is permissible for the members of the Board who are directors or officers of the Declarant to contract with the Declarant and affiliated corporations without fear of being charged with self-dealing. It is intended that the members of the Board shall have no personal liability, other than as Owners, with respect to any contract made by them on behalf of the Condominium except with respect to any such contract made in bad faith or contrary to the provisions of the Declaration or of the Bylaws. It is also intended that the personal liability of each Owner arising out of any contract made by the Board or out of the indemnity in favor of the members of the Board shall be limited to such proportion of the total liability thereunder as his interest in the Common Area bears to it (except that the personal liability of Owners who are members of the Board and who contract in bad faith or contrary to the provisions of the Declaration or of the Bylaws shall not be so limited). The provisions of this paragraph 14 do not apply to and shall not preclude claims for property damage and personal injury by Owners against the Board or any other insured under the liability insurance required by Section 4(G).

15. Enforcement. Each Owner, tenant or occupant shall comply with this Declaration, the Bylaws, the Condominium rules and with decisions adopted pursuant to the Declaration, Bylaws and Condominium rules. Failure to comply shall be grounds for relief under RSA 356-B:15.

16. Personal Property. The Board may acquire and hold, for the benefit of the Owners, tangible and intangible personal property and may dispose of it by sale or otherwise; and the beneficial interest in such property shall be owned by the Owners in the same proportion as their respective interests in other Common Area. A transfer of a Unit shall transfer the beneficial interest in such personal property, whether or not it is specifically mentioned therein.

17. Notices. All notices hereunder and under the Bylaws to the Association or the Board shall be sent by registered or certified mail to the Board at the Condominium or to such other address as the Board may designate from time to time by notice in writing to all Owners. All notices of change of address shall be deemed to have been given when received.

18. Severability. The provisions hereof shall be deemed independent and severable and the invalidity or partial invalidity of any part of this Declaration shall not affect in any manner the validity, enforceability or effect of the balance of the Declaration.

19. Gender, The use of the masculine gender is deemed to include the feminine gender and the use of the singular is deemed to include the plural whenever the context so requires.

20. Interpretation. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of a condominium project.

21. FHLMC-FNMA Provisions. Notwithstanding anything to the contrary herein contained, the following provisions shall govern and be applicable insofar and for so long as they are required in order to qualify mortgages of Units in the Condominium for sale to the Federal Home Loan Mortgage Corporation (FHLMC) or Federal National Mortgage Association (FNMA), as applicable, under laws and regulations applicable thereto:

(A) Any first mortgagee who obtains title to a Unit pursuant to the remedies provided in the mortgage or by foreclosure of the mortgage will not be liable for such Unit's unpaid common expenses, charges, or dues which accrue prior to the acquisition of title to such Unit by the mortgagee.

(B) Except as provided by statute in case of condemnation or substantial loss to the Units and Common Areas and facilities of the Condominium project, unless at least sixty-seven percent (67%) of the first mortgagees (based upon one vote for each first mortgage owned), and Owners of the individual Units have given their prior written approval or such greater percentage as otherwise provided in this Declaration of By-Laws, neither the Unit Owners, nor the Board, nor the Association shall take any of the following actions (by amendment to this Declaration or otherwise):

(1) By act or omission, seek to abandon to terminate the Condominium;

(2) Change the pro rata interest or obligations of any individual Unit for the purpose of: (a) levying assessments or changes or allocating distributions of hazard insurance proceeds or condemnation awards, or (b) determining the pro rata share of Ownership of each Unit in the Common Areas and facilities;

(3) Partition or subdivide any Unit;

(4) By act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer the Common Areas and facilities (the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Areas and facilities in the Condominium shall not be deemed a transfer within the meaning of this clause);

(5) Use hazard insurance proceeds for losses to any Condominium property (whether to Units or to the Common Areas and facilities) for other than the repair, replacement or reconstruction of such Condominium property;

(6) Perform any restoration or repair of the Condominium after partial condemnation or damage due to an insurable hazard unless the same is done substantially in accordance with the terms of the Declaration and the Plans recorded therewith;

(7) Establish self-management by the Board where professional management had been previously required by any first mortgage holder.

(C) No provision of the Declaration shall give a Unit Owner or any other party priority over any rights of the first mortgagee of the Unit pursuant to its mortgage in the case of the distribution to such Unit Owner of insurance proceeds or condemnation awards for losses to or a taking of Units and/or Common Areas and facilities.

(D) Condominium dues or charges shall include an adequate reserve fund for maintenance, repair and replacement of those portions of the Common Areas and facilities that must be replaced on a periodic basis and shall be payable in regular installments rather than by special assessments. In addition, a working capital fund shall be established equal to at least a two (2) months estimated Common Area charge of each Unit which shall be maintained in a segregated account to be collected at the time the completed Unit is first sold by the Declarant to the initial purchaser, or, if rented by the Declarant, then when the Unit is occupied for residential use. The purpose of the working capital fund is to ensure that there will be cash available to meet unforeseen expenditures, or to acquire additional equipment or services deemed necessary or desirable by the Board. Amounts paid into the fund are not to be considered as advance payment of regular assessments.

(E) Upon written request to the Board, identifying the name and address of the holder and the Unit number or address, any first mortgagee will be entitled to timely notice of:

(1) Any condemnation loss or any casualty loss which affects a material portion of the Condominium or any Unit on which said mortgagee holds the first mortgage;

(2) Any default in the performance by the individual Unit Owner of any obligation under the Declaration or Bylaws which is not cured within sixty (60) days;

(3) Any lapse, cancellation or material modification of any insurance policy or fidelity coverage maintained by the Association;

(4) Any proposed action which would require the consent of a specified percentage of first mortgagees as specified in sub-paragraphs (b) and (f) of this section.

(F) Any agreement for professional management of the Condominium, or any other contract providing for services of the developer, sponsor, or builder or any lease may not exceed three (3) years. Any such agreement must provide for termination of

either party without cause and without payment of a termination fee on ninety (90) days or less written notice.

(G) Any holder of a first mortgage of a Unit shall be entitled upon written request to a financial statement for the immediately preceding fiscal year. Any financial statement so requested shall be furnished within a reasonable time following such request.

(H) Any holder of a first mortgage of a Unit, at its expense, shall also be entitled to current copies of the Declaration, Bylaws, or the rules concerning the project and the books, records and financial statement of the Association.

(I) Without the consent of the holders of the first mortgages on Units which have at least fifty-one percent (51) of the beneficial interest hereunder, no material provision of the Declaration or Bylaws shall be added or amended which establishes, provides, governs, or regulates any of the following:

(i) Voting;
(ii) Assessments, assessment liens or subordination of such liens;
(iii) Reserves for maintenance, repair and replacement of the Common Areas and facilities;
(iv) Insurance or fidelity coverage;
(v) Rights to use of the Common Areas and facilities;
(vi) Responsibility for maintenance and repair of the several portions of the Condominium;
(vii) Boundaries of any Unit;
(viii) The interests in the Common Areas or limited Common Areas and facilities;
(ix) Leasing of Units;
(x) Imposition of any right of first refusal or similar restriction on the right of a Unit Owner to sell, transfer or otherwise convey his Unit;
(xi) Any provisions which are for the express benefit of first mortgage holders on Units.

Any first mortgage holder which does not deliver or mail to the Board a negative response within thirty (30) days of a written request by the Board for approval of any addition or amendment pursuant to this paragraph shall be deemed to have consented to the additional or change set forth in such request. An affidavit by the Board making reference to this section, when recorded at the Grafton County Registry of Deeds shall be conclusive as to the facts therein set forth as to all parties.

22. Leasing Restrictions. Any lease or rental agreement for any Unit must be in writing and be subject to the requirements of the constituent documents and the Owners' Association. No Unit may be leased or rented for fewer than six (6) months.

IN WITNESS WHEREOF, Robert J. Oakes, has executed this Declaration effective as of the ____ day of _____, 2026.

_____
Robert J. Oakes

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON

On this the ___ day of _____, 2026, before me, the undersigned individual personally appeared the above-named Robert J. Oakes, being known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as Declarant for the purposes therein contained.

_____
Notary Public/Justice of the Peace

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EXHIBIT A

(Property Description)

A certain tract or parcel of land with the buildings thereon, situate in the City of Lebanon, County of Grafton, State of New Hampshire, being Lot B on a plan entitled "Minor Subdivision Plan of Daniel A. & Elizabeth G. Downes, Tax Map 138 Lot 7 Route 120 & Laplante Road Grafton County, Lebanon, New Hampshire," which plan was prepared by Christopher T. Paton dated April 9, 2015 and recorded in the Grafton County Registry of Deeds as Document Number 14885, being more particularly bounded and described as follows:

Beginning at an iron pipe which marks the northwest corner of the lot hereby conveyed and the southwest corner of land now or formerly of Matthew K. & Susan E. Williams shown on said plan; thence S. 65° 15' 32" E, along the southerly line of said Matthew K. & Susan. B. Williams land a distance of 599.73 feet to an iron pipe; thence S. 00° 48' 30" W. along the westerly line of land now or formerly of Matthew K. & Susan E. Williams shown on said plan, a distance of 615.50 feet to an iron pin; thence N. 71° 08' 37" W. along the northerly line of land of Lot A shown on said plan, a distance of 953.17 feet to a pin set in a stone wall and being the northwest corner of said Lot A; thence N. 14° 23' 50" E. along the easterly side of Laplante Road a distance of 170.06 feet to an iron pipe; thence S. 74° 27' 39" E. along said road a distance of 49.61 feet to an iron pipe; thence; N. 34° 08' 00" E. a distance of 491.77 feet to the point of beginning.

Said lot is shown to contain 11.11 acres, more or less.

Meaning and intending to describe all the premises conveyed to the Declarant, Robert J. Oakes, by Warranty Deed from Elizabeth G. Downes, Trustee, dated June 26,2020,0 and recorded in the Grafton County Registry of Deeds at Book 4564, Page 836.

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EXHIBIT B

(Interests and Voting Powers)

Percentage Interest in Common Areas

Voting Powers of Each Unit

Unit Number	Fractional Interest in Common Area
1	1/13th
2	1/13th
3	1/13th
4	1/13th
5	1/13th
6	1/13th
7	1/13th
8	1/13th
9	1/13th
10	1/13th
11	1/13th
12	1/13th
13	1/13th

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EXHIBIT C

HERITAGE OAKES CONDOMINIUM ASSOCIATION BY-LAWS

ARTICLE I

PLAN OF UNIT OWNERSHIP

1. Purpose. The administration of the Condominium shall be governed by these Bylaws which are annexed to the Declaration of Heritage Oakes Condominium and are made a part thereof, and all present and future holders of any interest in the Condominium shall be members of the Heritage Oakes Condominium Association which is a "condominium management association" organized and operated to provide for the acquisition, construction, management, maintenance and care of "association property" as those terms are defined in Section 528 of the Internal Revenue Code. No part of the net earnings of said Association shall inure (other than by acquiring, constructing or providing management, maintenance and care of "association property") and other than by a rebate of excess assessments pursuant to Article V, Section I(C) hereof to the benefit of any Unit Owner.

2. Definitions. Capitalized terms not otherwise defined herein or in the Declaration shall have the meanings specified in Section 3 of the Condominium Act.

3. Bylaws Applicability. The provisions of these Bylaws are applicable to the Property, and the use, occupancy, sale, lease or other transfer thereof. All present and future Owners, tenants, future tenants, their guests, licensees, servants, agents, employees and any other Person who shall use the facilities of the Condominium, shall be subject to these Bylaws and to the Rules of the Condominium. The acceptance of a deed of conveyance or the entering into a lease or the act of occupancy of a Unit or any other portion of the Condominium shall constitute an acknowledgment that such Owner, tenant or occupant has accepted and ratified these Bylaws, the provisions of the Declaration and the Rules and will comply with them.

4. Office. The office of the Condominium and of the Board of Directors shall be located at the Condominium or at such other place as may be designated from time to time by the Board of Directors.

ARTICLE II

UNIT OWNERS' ASSOCIATION

1. Composition. All of the Unit Owners, acting as a group in accordance with the Condominium Act, the Declaration and these Bylaws, shall constitute the "Unit Owners' Association," which shall have the responsibility of administering the Condominium, establishing the means and methods of collecting the assessments for the Common Expenses, arranging for the management of the Condominium and performing all of the acts that may be required to be performed by the Unit Owners' Association by the Condominium Act. Except as to those matters which the Act, the Declaration or these Bylaws specifically require to be

performed by the vote of the Unit Owners, the administration of the Condominium shall be performed by the Board of Directors (as more particularly set forth in Article IV).

2. Voting. Each Unit shall be entitled to cast a number of votes proportionate to its percentage of undivided interest in the Common Area. Since a Unit Owner may be more than one person, if only one of such persons is present at a meeting of the Association, that person shall be entitled to cast the votes appertaining to that Unit. But if more than one of such persons is present, the votes appertaining to that Unit shall be cast only in accordance with the agreement of a majority of them, and such consent shall be conclusively presumed if anyone of them purported to cast the vote appertaining to that Unit without protest being made forthwith by any of the others to the person presiding over the meeting. As applied to a person which is not a natural person, the word "person" shall be deemed for the purposes of this Section to include, without limitation, anyone natural person having authority to execute deeds on behalf of such person which is not a natural person and which is, either alone or in conjunction with another person or persons, a Unit Owner. Except where a greater number is required.by the Condominium Act, the Declaration, or these Bylaws, a majority of the votes of Unit Owners present, in good standing and entitled to vote is required to adopt decisions at any meeting of the Unit Owners' Association. If the Declarant owns or holds title to one or more Condominium Units, the Declarant shall have the right at any meeting of the Unit Owners' Association to cast the votes to which such Unit is entitled.

3. Place of Meeting. Meetings of the Unit Owners' Association shall be held at the principal office of the Condominium or at such other suitable place, as may be designated by the Board of Directors and stated in the notice of the meeting.

4. Annual Meeting. The first annual meeting of the Unit Owners' Association shall be held on a date to be determined by the Declarant, which date shall be within one (1) year after the formation of the Association by the recordation of the Declaration. Notice of such meeting shall be given in accordance with the provisions of Section 6 of this Article II. At such meeting the persons designated by the Declarant shall resign as members of the Board of Directors, and all of the Owners, including the Declarant if the Declarant owns any Unit or Units, shall elect a new Board of Directors. Thereafter, the annual meetings of the Association shall be held on the same date of each succeeding year, or on such other date within a thirty (30) day period prior to such date, as may be designated by the board of Directors and reflected in the said notice. At such annual meetings the Board of Directors shall be elected by ballot of the Owners in accordance with the requirements of Section 4 of Article III. The foregoing notwithstanding, until two (2) years after the recordation of the Declaration or until Units representing three-fourths (3/4th) of the Undivided Interests appertaining to submitted Units having been legally conveyed by the Declarant, whichever first occurs, the Declarant shall be entitled to elect all the members of the Board of Directors. The Association may transact such other business as may properly come before them at such meetings.

5. Special Meeting. It shall be the duty of the President to call a special meeting of the Unit Owners' association if so directed by resolution of the Board of Directors or upon a petition signed and presented to the Secretary by Owners having not less than 30% of the votes of all Owners. The notice of any special meeting shall state the time and place of such meeting

and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

6. Notice of Meeting. It shall be the duty of the 'Secretary to mail, by United States mail, postage prepaid, a notice of each annual meeting or special meeting of the Owners, at least twenty-one (21) days in advance of such meeting, stating the purpose thereof as well as the time and place where it is to be held, to each Owner of record, at the address of their respective Units or at such other address as each Owner may have designated by notice in writing to the Secretary. The mailing of a notice of meeting in the manner provided in this section shall be considered service of notice.

7. Voting Requirements. An Owner shall be deemed to be in good standing and entitled to vote at any annual meeting or at any special meeting of the Unit Owners' Association if, and only if, he shall have fully paid all assessments made or levied and due against him and his Condominium Unit by the Board of Directors as hereinafter provided, together with all interests, costs, attorney's fees, penalties and other expenses, if any, properly chargeable to him and against his Condominium Unit, at least three (3) days prior to the date fixed for such annual or special meeting.

8. Proxies. The votes appertaining to any Unit may be cast pursuant to a proxy or proxies in accordance with the provisions of Section 39 IV of the Condominium Act where the Unit Owner is more than one person, by or on behalf of all such persons.

9. Quorum. A quorum shall be constituted as provided in Section 38 of the Act.

10. Order of Business. The order of business at all meetings of the Unit Owners' Association may be as follows: (a) roll call; (b) recitation of proof of notice of meeting; (c) reading of minutes of preceding meeting; (d) reports of officers; (e) report of Board of Directors; (f) reports of committees; (g) election of directors, if applicable; (h) unfinished business; and (i) new business, any of which may be waived.

11. Conduct of Meeting. The President, or his designate, shall preside over all meetings Unit Owners' Association and the Secretary shall keep the minutes of the meeting and record in a Record Book all resolutions adopted by the meeting as well as a record of all transactions occurring thereafter. The President or other presiding officer shall make and enforce the rules of the meeting, provided such rules are not in conflict with the Declaration, Bylaws or the Condominium Act.

ARTICLE III

BOARD OF DIRECTORS

1. Powers and Duties. The affairs and business of the Condominium shall be managed by a Board of Directors (sometimes hereinafter referred to as the "Board") which shall have all of the powers and duties necessary for the administration of the affairs of the condominium and may do all such acts and things as are not by the Condominium Act or by these Bylaws directed to be exercised and done by the Unit Owners' Association. The Board of Directors shall have the power from time to time to adopt any Rules deemed necessary for the

enjoyment of the Condominium provided that such Rules shall not be in conflict with the Condominium Act, the Declaration or these Bylaws. The Board of Directors may delegate to one of its members the authority to act on behalf of the Board of Directors on all matters which might arise between meetings of the Board of Directors. In addition to the general duties imposed by these Bylaws, the Board of Directors shall have the power to, and be responsible for, the following:

(a) Preparation of an annual budget, in which there shall be established the assessment of each Owner for the Common Expenses;

(b) Making assessments against Owners to defray the Common Expenses of the Condominium, establishing the means and methods of collecting such assessments from the Owners, collecting said assessments, depositing the proceeds thereof in a bank depository which it shall approve, and using the proceeds to carry out the administration of the Property. Unless otherwise determined by the Board of Directors, the annual assessments against each Owner for his proportionate share of the Common Expenses shall be payable in equal monthly installments, each such installment to be due and payable in advance on the first day of each month for said month.

(c) Providing for the operation, care, upkeep, replacement and maintenance of all of the Common Area and services of the Condominium.

(d) Designating, hiring and dismissing the personnel necessary for the maintenance, operation, repair and replacement of the Common Area, and providing services for the Property, and where appropriate, providing for the compensation of such personnel and for the purchase or use of equipment, supplies and material to be used by such personnel in the performance of their duties, which supplies and equipment, if purchased, shall be deemed the common property of the Owners.

(e) Making and amending rules respecting the use of the Property and enforcing by legal means the provisions of the Declaration, these Bylaws and such Rules, and bringing any proceeding which may be instituted on behalf of the Owners.

(f) Obtaining and carrying insurance against casualties and liabilities, as provided in Article VI of these Bylaws, and paying the premium cost thereof and making, or contracting for the making of, repairs, additions, and improvements to, or alterations of, the Property and repairs to, and restoration of, the Property, in accordance with the other provisions of these Bylaws, after damage or destruction by fire or other casualty.

(g) Keeping books with detailed accounts of the receipts and expenditures affecting the Property, and the administration of the Condominium. The said books shall be available for examination by the Owners, their duly authorized agents or attorneys, during general business hours on working days at the times and in the manner that shall be set and announced by the Board of Directors for the general knowledge of the Owners. All books and records shall be kept in accordance with generally accepted accounting practices, and the same shall be reviewed every year and audited every fifth

year by an outside certified public accountant employed by the Board of Directors who shall not be a resident of the Condominium, or an Owner therein. The cost of such audit shall be a Common Expense. A copy of the review or audit report shall be supplied to any first mortgagee of any Unit in the Condominium who requests the same in writing to the Secretary.

(h) To do such other things and acts not inconsistent with the Condominium Act and with the Declaration which it may be authorized to do by a resolution of the Unit Owners' Association.

2. Managing Agent. The Board of Directors may employee, or contract with, a professional manager or management firm ("Manager") for a free or compensation established by the Board of Directors, to perform such duties and services as the Board of Directors shall authorize, including, but not limited to, the duties listed in Section 1 of this Article III. The Board of Directors may delegate to the Manager all of the powers granted to the Board of Directors by these Bylaws; provided that any actions by the Manager with respect to the powers set forth in paragraphs (B) and (F), of Section 1 of this Article III shall require the written consent of the Board of Directors. The term of any employment contract for a Manager may not exceed two (2) years, and any such employment contract shall provide, inter alia, that such agreement may be terminated for cause.

3. Number of Directors and Initial Selection of Board. The Board of Directors shall be composed of three (3) persons. Until the election of the Board of Directors takes place at the first annual meeting of the Unit Owners' Association as provided in Section 4 of Article II, the Board of Directors shall consist of such persons as shall have been designated by the Declarant. Thereafter, anything in these Bylaws to the contrary notwithstanding, until two (2) years after the date of recordation of this Declaration at the Grafton County Registry of Deeds, all the members of the Board of Directors shall be selected and designated by the Declarant. During such period, Declarant shall have the right in its sole discretion to replace such Directors as may be so selected and designated by it, and to select and designate their successors. The Declarant may relinquish its rights hereunder at any prior time. Thereafter, directors shall consist only of Owners or spouses of Owners, or, where a Person which is an Owner is not a natural person, any natural person having authority to execute deeds on behalf of such Person.

4. Election and Term of Office. At the first annual meeting of the Unit Owners' Association have three (3) Directors shall be elected. The term of office of one (1) director shall be fixed at one (1) year and the term of the office of two (2) directors shall be fixed at two (2) years. Subject to the provisions of Section 3 above, at the expiration of the initial term of office of each respective director, each successor shall be elected at subsequent annual meetings of the Unit Owners' Association to serve a term of two (2) years. The directors shall hold office until their respective successors have been elected and hold their first meeting. No Director may be elected to the Board of Directors unless at the time of such election such Unit Owner has paid all condominium fees or other assessments with respect to all Units owned or represented by such director.

5. Organization Meeting. The first meeting of the members of the Board of Directors following the annual meeting of the Unit Owners' Association shall be held within ten (10) days

after the annual meeting of such place as shall be fixed by the directors at the meeting at which such directors were elected, and no notice shall be necessary to the newly elected directors in order legally to constitute such meeting, providing a majority of the whole Board shall be present thereat.

6. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time, by a majority of the directors, but at least two (2) such meetings shall be held during each twelve-month period after the annual meeting of the Unit Owners' Association. Notice of regular meetings of the Board of Directors shall be given to each director, personally or by mail, telephone or telegraph, at least five (5) business days prior to the day named for such meeting, except that no notice shall be required for a regular meeting held.

7. Conduct of Meetings. The President, or, in his absence, a president pro tern elected by the Board, shall preside over all meetings of the Board of Directors and the Secretary shall keep the minutes of the meetings of the Board of Directors recording therein all resolutions adopted by the Board of Directors and all transactions and proceedings occurring at such meetings, which minutes shall be filed in the Record Book of the Condominium. The President, or President Pro-Tern, shall adopt and enforce the rules of each meeting, provided that such rules shall not be inconsistent with the Declaration, Bylaws or the Condominium Act.

8. Report of Board of Directors. The Board of Directors shall present at each annual meeting, and when called for by vote of the said Unit Owners' Association at any special meeting of the Association, a full and clear statement of the business and condition of the Condominium.

9. Fidelity Coverage. The Board of Directors shall require that all officers, agents (including the Manager) and employees of the Unit Owners' Association handling or responsible for funds furnish adequate fidelity coverage. The premiums on such coverage shall constitute a Common Expense. The amount of such coverage shall be determined by the Board of Directors. The fidelity coverage shall meet all other requirements of the Federal National Mortgage Association pertinent to fidelity coverage for condominium officers, directors, trustees and employees of the Unit Owners' Association and all other persons handling or responsible for funds of or administered by said Association.

10. Dispensing with Vote. Any action by the Board of Directors required or permitted to be taken at any meeting may be taken without a meeting if all of the members of the Board of Directors shall individually or collectively consent in writing to such action. Such written consent or consents shall be filed with the minutes of the proceedings of the Board of Directors.

11. Liability of the Board of Directors. The members of the Board of Directors shall not be liable to the Owners for any mistake of judgment, negligence, or otherwise except for their own individual willful misconduct or bad faith. The Owners shall indemnify and hold harmless each of the Directors from and against all contractual liability to other arising out of contracts made by the Board of Directors on behalf of the Owners unless any such contract shall have been made in bad faith, due to willful misconduct or contrary to the provisions of the Declaration or of these By laws. It is intended that the members of the Board of Directors shall

have no personal liability (except as Owners) with respect to any contract made by term on behalf of the Owners, unless made in bad faith, due to willful misconduct or contrary to such provisions. It is also intended that the liability of any Owner arising out of any contract made by the Board of Directors or out of the aforesaid indemnity in favor of the members of the Board of Directors shall be limited to such proportion of the total liability thereunder as his Undivided Interest bears to the Undivided Interests of all of the Owners. Every written agreement made by the Board of Directors or by the Manager on behalf of the Owners shall, if obtainable, provide that the members of the Board of Directors or the Manager, as the case may be, are acting only as agents for the Owners and shall have no personal liability thereunder (except as Owners), and that each Owner's liability thereunder shall be limited to such proportion of the total liability thereunder as his Undivided Interest bears to the Undivided Interests of all Owners. The Owners shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit, or proceeding whether or not based in contract, by reason of the fact that he is or was a Director, or office, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement incurred by him in connection with such action, suit or proceeding unless he acted in bad faith, was guilty of willful misconduct or acted contrary to the provisions of the Declaration or these Bylaws. In the event that the Owner fails to adequately maintain and repair his Unit or any Limited Common Area appurtenant to his Unit, the Association may perform such maintenance or repair and the cost thereof shall be changed to the Owner.

12. Condemnation Proceedings. The Association shall act on behalf of each Unit Owner in condemnation proceedings against the Common Areas of the Condominium.

13. Agency. For the purposes of receipt of notification by municipality of a local land use board hearing, the officers of the Association shall serve as agents of the Unit Owners of the Association.

ARTICLE IV

OFFICERS

1. Designation. The principal officers of the Condominium shall be a President, a Secretary, and a Treasurer, all of whom shall be elected by the Board. The Board may appoint such other officers as in its judgment may be necessary. With the exception of the President, no officer need be a member of the Board. The offices of Treasurer and Secretary may be held by the same person.

2. Election of Officers. The officers of the Condominium shall be elected annually by the Board of the organization meeting of each new Board and shall hold office at the pleasure of the Board. Any vacancy in any office shall be filled by the Board at a regular meeting or special meeting called for such purpose.

3. Removal of Officers. The officers shall hold office until their respective successors are chosen and qualify in their stead. Any officer elected or appointed by the Board of Directors may be removed with or without cause at any time by the affirmative vote of a

majority of the whole Board, and his successor may be elected at any regular meeting of the Board of Directors, or at any special meeting of the Board of Directors called for such purpose.

4. President. The President shall be the chief executive officer; he, or his designate, shall preside at meetings of the Unit Owners' Association and, if present, at meetings of the Board of Directors and shall be an ex officio member of all committees; he shall have general and active management of the business of the Condominium and shall see that all orders and resolutions of the Board are carried into effect. He shall have all of the general powers and duties which are usually vested in or incident to the office of president of the stock corporation organized under the laws of the State of New Hampshire.

5. Secretary. The Secretary shall attend all meetings of the Board of Directors and all meetings of the Unit Owners' Association shall record the minutes of all proceedings in the record book of the Condominium and shall perform like duties for committees when required. He shall keep the record book current and in his custody. He shall give, or cause to be given, notice of all meetings of the Unit Owners' Association, the Board and committees and shall perform such other duties as may be prescribed by the Board or President. The Secretary shall compile and keep current at the principal office of the Condominium, a complete list of the Owners and their last known post office addresses. This list shall be open to inspection by all Owners and other persons lawfully entitled to inspect the same, at reasonable hours during regular business days.

6. Treasurer. The Treasurer shall have the custody of all funds and securities that are not under the control of the Manager, and, with the assistance of the Manager, shall keep full and accurate records of receipts and disbursements, shall prepare all required financial data, and shall deposit all monies and other valuable effects in such depositories as may be designated by the Board. He shall disburse funds as ordered by the Board, and render to the President and directors, at the regular meetings of the Board, or whenever they may require it, an account of all of his transactions as Treasurer and of the financial condition of the Condominium.

7. Agreements, Contracts, Deeds, Checks, etc. All agreements, contracts, deeds, leases, checks and other instruments of the Condominium for expenditures or obligations shall be executed by any person or persons designated by the Board of Directors.

8. Compensation of Officers. No officer shall receive any compensation the Condominium for acting as such.

ARTICLE V

OPERATION OF THE PROPERTY

1. Determination of Common Expenses and Assessments Against Owners.

(a) Fiscal Year. The fiscal year of the Condominium shall consist of the twelve-month period commencing on January 1st of each year and terminating on December 31st of the same year, except that the first fiscal year shall begin at the date of organization and terminate on December 31st. The fiscal year herein established shall be

subject to change by the Board of Directors should corporate practice subsequently dictate.

(b) Preparation and Approval of Budget. Each year the Board of Directors shall adopt a budget for the Condominium containing an estimate of the total amount which it considers necessary to pay the cost of maintenance, management, operation, repair and replacement of the Common Area and any parts of the Units which it is the responsibility of the Board of Directors to maintain, repair and replace, and the cost of wages, materials, insurance premiums, services, supplies and other expenses that may be declared to be Common Expenses by the Condominium Act, the Declaration, these Bylaws or a resolution of the Unit Owners' Association, and which will be required during the ensuing fiscal year for the administration, operation, maintenance and repair of the Property and the rendering to the Owners of all related services. Such budget shall also include such reasonable reserves as the Board of Directors considers necessary to provide a general operating reserve, and reserves for contingencies and replacements. The Board of Directors shall make reasonable efforts to send to each Owner a copy of the budget, in a reasonably itemized form which sets forth the amount of the Common Expense payable by the Owner, at least fifteen (15) days in advance of the fiscal year to which the budget applies. The said budget shall constitute the basis for determining each Owner's contribution for the Common Expenses of the Condominium.

(c) Assessment and Payment of Common Expenses. The total amount of the estimated funds required for the operation of the Property set forth in the budget for the fiscal year adopted by the Board of Directors shall be assessed against each Owner of a completed Unit in proportion to the number of votes in the Unit Owners' Association appertaining to his Unit, and shall be a lien against each Owner's Condominium Unit in according with the Condominium Act. Assessments shall commence on the date of the sale of the Unit by the Declarant. Unsold Units for which a certificate of occupancy has issued shall be assessed when occupied and if not occupied, no later than Ninety (90) days from the date the certificate of occupancy issued. The basis of the Assessment will be the projected budget. Thereafter, on or before the first day of each fiscal year, and the first day of each succeeding eleven (11) months in such fiscal year, each Owner shall be obligated to pay the Association one-twelfth (1/12) of the assessment for such fiscal year made pursuant to the foregoing provisions. Within sixty (60) days after the end of each fiscal year, the Board of Directors shall supply to all Owners an itemized income and expense statement. The amount accumulated in excess of the amount required for actual expense and budgeted reserves shall, in the discretion of the Board of Directors, either be rebated to the Owners in accordance with each Owner's votes in the Unit Owners' Association by crediting same to the next successive monthly installments due from Owners under the then current fiscal year's budget, until exhausted, or shall be added to reserves. Any net shortage shall, if the Board of Directors deems it advisable, be added according to each Owner's votes in the Unit Owners' Association to the installments due in the succeeding six (6) months after the rendering of the accounting.

(d) Reserves. The Board of Directors shall build up and maintain an adequate operating reserve for replacement of the Common Area, which shall be funded by regular monthly payments as provided for the Subsection (C). At the end of each fiscal year, all

funds accumulated during such year for reserves for replacement of Common Area shall be placed in a separate bank account, segregated from the general operating funds, and used only for such purposes. If for any reason, including nonpayment of any Owner's assessments, there services are inadequate, the Board of Directors may at any time levy a further assessment, which shall be assessed against the Owners according to their respective votes in the Unit Owners' Association and which may be payable in a lump sum or in installments as the Board of Directors may determine. The Board of Directors shall serve notice of any such further assessment on all Owners by a statement in writing assessment shall, unless otherwise specified in the notice, become effective with the next monthly payment which of such notice of further assessment. All Owners shall be obligated to pay the adjusted amount or, if the additional assessment is not payable in installments, the amount of such assessment.

(e) Initial Assessment. When the first Board of Directors takes office, it shall determine the budget, as defined in this section, for the period commencing upon the recording of this Declaration at the Grafton County Registry of Deeds and ending on the last day of the fiscal year in which their election occurs. Assessments shall be levied against the Owners during said period as provided in paragraph (C) of this Section. The Board of Directors may establish an initial operating reserve through special assessments of each Owner upon purchase of his Condominium Unit from the Declarant.

(f) Effect of Failure to Prepare or Adopt Budget. The failure or delay of the Board of Directors to prepare or adopt the annual budget for any fiscal year shall not constitute a waiver or release in any manner of an Owner's obligation to pay his allocable share of the Common Expenses as herein provided, whenever the same shall be determined, and in the absence of any annual budget or adjusted budget, each Owner shall continue to pay the monthly charge at the then existing monthly rate established for the previous fiscal period until ten (10) days after the statement has been mailed or delivered, showing the monthly payment which is due under the new annual or adjusted budget.

(g) Initial Working Capital Fund. A working capital fund will be established in the initial months of the Condominium equal to at least two months estimated Common Area charge for each Unit. Each Unit's share shall be collected at the time the completed Unit is first sold by the Declarant to the initial purchaser or, if rented by the Declarant, then when the Unit is occupied for residential use and shall be maintained in a segregated account by the Owners' Association for the use and benefit of that Association. The foregoing shall not apply to a Unit maintained by the Declarant as a model or rental office. Until the Condominium is turned over to the Association, the Declarant shall maintain a segregated account for the working capital fund, which shall be preserved and transferred to the Association within sixty (60) days of its formation. The contribution for each unsold Unit shall be made within sixty (60) days of the date of its occupancy or one (l) year from the date of the issuance of a certificate of occupancy, whichever shall occur first. Such amounts are not to be considered as an advance payment of regular assessments.

(h) Buy In Fee. As to resale of Units by Owners, the Board of Directors may establish a "Buy-In" fee to be levied whenever the ownership of a Unit is transferred, except in cases where the transfer occurs in connection with estate planning or other such non-contractual transfers as defined by New Hampshire law.

2. Payment of Common Expenses. All Owners shall be obligated to pay the Common Expenses assessed pursuant to the provisions of Section 1 of the Article V. No Owner may exempt himself from liability for his contribution toward Common Expenses by waiver of the use or Unit. The purchaser of the Condominium Unit or other acquiring Owner of virtue of any transfer or other conveyance shall be jointly and severally liable with the transferring Owner for all unpaid assessments against the latter for his proportionate share of the common Expenses up to the time of the conveyance without prejudice to the acquiring Owner's right to recover from the transferring Owner the amounts paid by the acquirer therefor; provided, however, that any such acquiring Owner or transferring Owner shall be entitled to a recordable statement from the Board of Directors or the Manager setting forth the amount of the unpaid assessments against the transferring Owner and such acquiring Owner shall not be liable for, nor shall the Condominium Unit conveyed be subject to a lien for, any unpaid assessments in excess of the amount therein set forth, and failure to furnish or make available such a statements within seven (7) days from receipt of such request shall extinguish the lien for unpaid assessments. Payment of a fee of Ten Dollars ($10.00) or the maximum allowable under the Condominium Act, whichever is greater, shall be required as a prerequisite for issuance of such a statement. If a mortgagee of the first mortgage of record or other purchaser of a Condominium Unit obtains title to the Condominium Unit as a result of foreclosure of a first mortgage, or through the enforcement of any other remedies provided for in the mortgage, or by virtue of a deed in lieu of foreclosure, such mortgagee or purchaser, his successors and assigns, shall not be liable for the payment of any Common Expenses assessed prior the acquisition of title to said Unit by said mortgagee or purchaser pursuant to the aforesaid remedies, and the Condominium Unit shall not be subject to a lien for same. The unpaid share of Common Expenses assessed prior to the acquisition of title to such Unit by such mortgagee or purchaser pursuant to the aforesaid remedies shall be collectible from all Owners, including the purchaser or first mortgagee, in proportion to their respective votes in the Unit Owners' Association.

3. Collection of Assessments. The Board of Directors shall take prompt action to collect any assessments for Common Expenses due from any Owner which remain unpaid for more than sixty (60) days from the due date for payment thereof.

4. Maintenance and Repair.

(a) By the Board of Directors. Except as otherwise provided in Section 4(b) below, the Board of Directors shall be responsible for the maintenance, repair and replacement (unless necessitated by the negligence, misuse or neglect of an Owner, or of a person gaining access with said Owner's actual or implied consent, in which case, the expense shall be charged to such Owner), of all of the Common Area.

(b) By the Owner. Except for the portions of his Unit required to be maintained, repaired and replaced by the Board of Directors, each Owner shall be responsible for the maintenance, repair and replacement, at his own expense, of his Unit, and any part thereof, as

defined in the Declaration,, including but not limited to, exterior surfaces, any interior walls, finished interest surface or ceiling, floors, and perimeter walls and door frames, kitchen and bathroom fixtures and appliances, and those parts of the heating and air conditioning, plumbing and the electrical systems which are wholly contained within his Unit and serve no other. Each Owner shall be responsible for performing the normal maintenance for and the repair of any Limited Common Area which is appurtenant to his Unit, including keeping it in a clean sanitary condition and free and clear of snow, ice and any accumulation of water, and shall make, at his own expense, all repairs thereto, beyond normal maintenance, caused or necessitated by his negligence, misuse, and neglect. Each Owner shall keep the interior of his Unit and its equipment and appurtenances in good order, condition, and shall do all redecorating, painting and varnishing which may at any time be necessary to maintain the good appearance and condition of his Unit. In addition, each Owner shall be responsible for all damages to the Common Area or to other Units caused by his failure to make any of the repairs required to be made by him by this section. Each Owner shall perform his responsibility in such manner as shall not unreasonably disturb or interfere with the other Owners. Each Owner shall promptly report to the Board of Directors, or the Manager, any defects or need for repairs for which the Board of Directors is responsible.

(c) Manner of Repair and Replacement. All repairs and replacements shall be substantially similar to the original construction and installation and shall be of first-class quality. The method of approving payment vouchers for all repairs and replacements shall be determined by the Board of Directors.

5. Additions, Alterations or Improvements by the Board of Directors. Whenever in the judgment of the Board of Directors the Common Area shall require additions, alterations or improvements costing in excess of Three Thousand Dollars ($3,000) during any period of twelve (12) consecutive months, and the making of such additions, alterations or improvements shall have been approved by a majority of the Owners, the Board of Directors shall proceed with such additions, alterations or improvements and shall assess all Owners for the cost thereof as a Common Expense. Any additions, alterations or improvements costing Three Thousand Dollars ($3,000) or less during any period of twelve (12) consecutive months may be made by the Board of Directors without approval of the Owners and the cost thereof shall constitute part of the Common Expenses. Notwithstanding the foregoing, if, in the opinion of not less than eighty percent (80%) of the members of the Board of Directors, such additions, alterations or improvements are exclusively or substantially exclusively for the benefit of a limited number of the Owner or Owners requesting the same, such requesting Owners shall be assessed therefor in such proportions as the jointly approve, or, as determined by the Board of Directors.

6. Additions, Alterations or Improvements by Owners. No Owner shall make any structural addition, alteration or improvement in or to his Unit, or to his Limited Common Area, without the prior written consent thereto of the Board of Directors. No Owner shall paint, decorate or otherwise change the external appearance of his Unit, including the doors and windows, or of any fence, or of any exterior surface of the Building, without the prior written consent thereto of the Board of Directors. The Board of Directors shall be obligated to answer any written request by an Owner for approval of such proposed structural addition, alteration or improvement or such external change within thirty (30) days after such request, and its failure to do so within the stipulated time shall constitute a consent by the Board of Directors to the

proposed addition, alteration or improvement or change. The provisions of this Section 6 shall not apply to Condominium Units owned by the Declarant until such Units have been initially conveyed by the Declarant.

7. Restrictions on Use of Units and Common Area. To assist the Condominium in providing for congenial occupancy and the protection of the value of the Units, it is necessary that the Board of Directors have the right and authority to exercise reasonable controls over the use of the Units and the Common Area. Violation of the following enumerated prohibitions shall not be permitted, and the Board of Directors is hereby authorized to take all steps necessary to prevent or discontinue any violations thereof, all at the expense of the violator:

(a) No advertisements, signs (including political signs) or posters of any kind shall be posted in or on the Property except as authorized in writing by the Board. This restriction shall not apply to advertisements, signs or posters utilized by the Declarant, or its agents, in selling or leasing the Units.

(b) No nuisance shall be allowed on the property nor shall any use or practice be allowed which is a source of annoyance or which interferes with the peaceful possession or proper use of the Condominium by others.

(c) No clothing, laundry, rugs or other objects shall be hung, shaken or thrown from any window or exterior portion of a Unit or otherwise left or placed in such a way as to be exposed to public view. All refuse and trash shall be placed in locations specifically designated by the Board, and no garbage or trash shall be permitted to remain in public view.

(d) No animal, other than common household pets with the consent of the Board, shall be kept or maintained on the Property, nor shall common household pets be kept, bred or maintained for commercial purposes on the Property. Pets shall not be permitted outside of Units unless they are accompanied by an adult person and carried or leashed. The Board of Directors may make further provisions in the Rules for the control and regulation of household pets in the Condominium. The Owner of a Unit where a pet is kept or maintained shall be responsible and may be assessed by the Board of Directors for all damages to the Property resulting from the maintenance of said pet, and any costs incurred by the Association in enforcing the rules prescribed or to be prescribed by the Board of Directors for the control and regulation of pets in the Condominium and each such Owner shall be deemed to indemnify and hold the Board harmless against such loss or liability resulting from said pet.

(e) There will be no outside storage of any kind on the property.

(f) No Unit or Common Area of the Condominium may be used for any unlawful, immoral or improper purpose.

(g) Nothing shall be done in any Unit or in, on, or to the Common Area which may impair the structural integrity of the Property, or which would structurally change a building or improvements thereon except as provided in the Declaration or these Bylaws.

Nothing shall be altered or constructed in or removed from the Common Area, except upon the written consent of the Board of Directors.

(h) No Owner, tenant or guest shall direct or engage any employee of the Condominium on any private business, nor shall he direct, supervise or in any manner attempt to assert control over any such employee.

(i) No vehicles other than personal cars or vehicles, with gross vehicle weight less than 18,000 pounds, used in the course of an Owner's business, shall be parked or stored outside the Unit.

(j) No activity shall be done or maintained in any Unit or upon any Common Area which will increase the rate of insurance on any Unit or the Common Area or result in the cancellation of insurance thereon, unless such activity is first approved in writing by the Board of Directors. No waste shall be committed in the Common Area.

(k) In the use of the Units and the Common Area of the Condominium, Owners shall obey and abide by all valid laws, ordinances and zoning and other governmental regulations affecting the same and all applicable Rules adopted by the Board. The Common Area shall be used only for recreation, and the furnishing of the services and facilities for which they are reasonably suited and which are incident to the use and occupancy of the Units.

8. Rights of Access. An Owner shall grant a right of access to it to the Board of Directors or the Manager, or to any other person authorized by the Board for the purpose of making inspections or for the purpose of correcting any condition originating in his Unit. and threatening another Unit or Common Area, or for the purpose of performing installation, alterations or repairs to the mechanical or electrical services or other Common Area in his Unit or elsewhere in the building, provided that requests for entry are made in advance and that any such entry is at a time reasonably convenient to the Owner. In case of any emergency, such right of entry shall be immediate whether the Owner is present at the time or not.

9. Rules. Rules concerning the operation and use of the Common Area may be promulgated and amended by the board of Directors, provided that such Rules are not contrary to or inconsistent with the Condominium Act, the Declaration or these Bylaws. Copies of the Rules shall be furnished by the Board of Directors to each Owner prior to the time when the same shall become effective.

ARTICLE VI

SALES, LEASES AND ALIENATION OF UNITS

1. No Severance of Ownership. No Owner shall execute any deed, lease, mortgage, conveying or mortgaging the title to his Unit without including therein the undivided interest of such Unit in the Common Area, it being the intention whereof to prevent any severance of such combined Ownership. any such deed, lease, mortgage, or other instrument purporting to affect one or more of such interests, without including all such interests, shall be deemed and taken to include the interest or interests so omitted, even though the latter shall not be expressly

mentioned or described therein. Except to the extent otherwise expressly provided by the Declaration, these Bylaws or the Condominium, Act, the undivided interest in the Common Area allocated to any Unit shall not be altered and any purported transfer, encumbrance, or other disposition of that interest without the Unit to which it appertains shall be void.

All Leases or rental agreements for any Unit shall be in writing, shall be specified subject to the constituent documents, and shall be for a period not less than six (6) months or such other term as set forth by the Board of Directors.

2. Payment of Assessments. No Owner shall be permitted to convey, mortgage, sell, lease, give or devise his Unit unless and until he (or his personal representative) shall have paid in full to the Board of Directors all unpaid Common Expenses heretofore assessed by the Board of Directors with respect to this Unit, and shall have satisfied all unpaid liens with respect to his Unit, except mortgages.

ARTICLE VII

AMENDMENT TO BYLAWS

1. Amendments. Except as otherwise provided in the Condominium Act and herein, these Bylaws maybe modified or amended either

(i) by a vote of at least sixty-seven (67) percent of the Owners cast in person or by proxy at a meeting duly held in accordance with the provisions hereof, provided that Notice of the proposed amendment shall have been given to each Owner simultaneously with the notice of such meeting, or

(ii) pursuant to written instrument to instruments duly executed by at least sixty-seven (67) percent of the Owners; provided, however, that

(A) Section 4 of Article II, and Sections 3 and 4 of Article III, insofar as they relate to the election of members of the Board of Directors by the Declarant,

(B) Section 2 of Article II, insofar as it provides that the Declarant, so long as it is the Owner of one or more Units, may vote the votes appurtenant thereto, and, this Section 1 of Article VII may not be amended without the consent in writing of the Declarant, so long as the Declarant shall be an Owner.

Furthermore, notwithstanding the foregoing, so long as the Declarant is the Owner of one or more Units, no amendment to the Bylaws or Rules may be adopted which could interfere with the construction, display, sale, lease, or other disposition of such Unit or Units.

2. Recording. A modification or amendment of these Bylaws shall become effective only when it has been duly evidenced in accordance with the provisions of Section 34 IV of the Condominium Act.

3. Conflicts. No modification or amendment of these Bylaws may be adopted which shall be inconsistent with the provisions of the Condominium Act or with the provisions of the Declaration. A modification or amendment once adopted and recorded as provided for herein shall then constitute part of the official Bylaws of the Condominium and all Owners shall be bound to abide by such modification or amendment.

4. Approval of Mortgagees. These Bylaws contain provisions concerning various rights, priorities, remedies and interests of the mortgagees of Units. Such provisions in these Bylaws are to be construed as covenants for the protection of the mortgages on which they may rely in making loans secured by mortgages on the Units. Accordingly, all mortgagees, with respect to which the Board has received notice pursuant to Article X below, shall be given thirty (30) day notice of all proposed amendments, and no amendment or modification of these Bylaws impairing or affecting the rights, priorities, remedies or interests of a mortgagee, shall be adopted without the prior written consent of such mortgagee. If there is more than one mortgagee holding mortgages on the Units, it shall be sufficient for this purpose to obtain the written consent of the mortgagee or mortgagees holding first mortgages on sixty-seven percent (67%) or more of the Units encumbered by Mortgages.

ARTICLE VIII

MORTGAGES

1. Notice to Board. An Owner who mortgages his Condominium Unit shall notify the Board of the name and address of his mortgagee, and shall file a conformed copy of the mortgage with the Board. The Board shall maintain suitable records pertaining to such mortgages.

2. Notice to Mortgagee, Insurer or Guarantor of Mortgage. The Board, whenever so requested in writing by a mortgagee of a Condominium Unit, or the insurer or guarantor of such mortgage, shall promptly report any of the following:

(a) Any unpaid assessments for Common Expenses due from, or any other default by, the Owner of the mortgaged Unit;

(b) Damage to the mortgaged Unit in excess of One Thousand Dollars ($1,000);

€ Damage to or loss due to condemnation of Common Area which exceeds Ten Thousand Dollars ($10,000);

(d) Any lapse, cancellation or material modification of any insurance policy or fidelity coverage maintained by the Owners' Association;

(e) Any proposed action which would require the consent of a specified number or percentage of eligible mortgage holders as specified in this Declaration and Bylaws.

3. Notice of Default. The Board shall give written notice to an Owner of any default by the Owner in the performance of any obligations under the Act, Declaration or Bylaws, and, if such default is not cured within thirty (30) days, shall send a copy of such notice to each holder of a mortgage covering such Unit of whose name and address has theretofore been furnished to the Board. No suit or other proceeding may be brought to foreclose the lien for any assessment levied pursuant to the Declaration or these Bylaws except after ten (10) days written notice to the holder of the first mortgage on the Unit which is the subject matter of such suit or proceeding.

4. Examination of Books. Each Owner and each mortgagee shall be permitted to examine the books of account of the Condominium at reasonable times, on business days, but, with respect to Owners, not more often than once a month.

5. Audited Financial Statements. The holders, insurers or guarantors of first mortgages on at least fifty-one percent (51%) of the Units shall be entitled to have an audited financial statement of the books and records of the Owners' Association for the immediately preceding fiscal year prepared at their expense if one is not otherwise available. If such a statement is available, it shall be furnished within a reasonable time after written request.

ARTICLE IX

NOTICE

1. Manner of Notice. All notices, demands, bills, statements or other communications provided for or required under these Bylaws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by U.S. Mail, return receipt requested, first class postage prepaid, (i) if to an Owner, at the address of his Unit and at such other address as the Owner may have designated by notice in writing to the Secretary, or (ii) if to the Unit Owners' Association, the Board of Directors or the Manager at the principal office of the Manager or at such other address as shall be designated by notice in writing to the Owners pursuant to this Section.

2. Waiver of Notice. Whenever any notice is required to be given under the provisions of the statutes, the Declaration or of these Bylaws, a waiver thereof, in writing, signed by the person or persons entitled to such notice, whether signed before or after the time stated therein, shall be deemed equivalent thereto, unless such waiver is ineffective under the provisions of the Condominium Act.

ARTICLE X

COMPLIANCE AND DEFAULT

1. Relief. Each Owner shall be governed by, and shall comply with all of the terms of the Declaration, these Bylaws, and the Rules and any amendments of the same. A default by an Owner shall entitle the Unit Owners' Association acting through the Board of Directors or the Manager to the following relief:

(a) Legal Proceedings. Failure to comply with any of the terms of the Declaration, these Bylaws and the Rules of the grounds for relief, which may include

without limiting the same, an action to recover any sums due for money damages, injunctive relief, foreclosure of the lien for payment of all assessments, any other relief provided for in these Bylaws, or any combination thereof, and any other relief afforded by a court of competent jurisdiction, all of which relief may be sought by the Unit Owners' Association, the Board of Directors, the Manager, or if appropriate, by any aggrieved Owner.

(b) Additional Liability. Each Owner shall be liable for the expenses of all maintenance, repair or replacement rendered necessary by his act, neglect or carelessness or the act, neglect or carelessness of any member of his family or his tenants, guests, employees, agents, business patrons, invitees or licensees, but only to the extent that such expense is not covered by the proceeds of insurance carried by the Board of Directors. Such liability shall include any increase in fire insurance rates occasioned by use, misuse, occupancy or abandonment of any Unit or its appurtenances. Nothing contained herein, however, shall be construed as modifying any waiver by an insurance company of its rights of subrogation.

(c) Costs and Attorney's Fees. In any proceeding arising out of any alleged default by an Owner, the prevailing party shall be entitled to recover the costs of the proceeding, and such reasonable attorneys' fees as may be determined by the Court.

(d) No Waiver of Rights. The failure of the Unit Owners' Association, the Board of Directors, or of an Owner to enforce any right, provision, covenant, or condition which may be granted by the Declaration, these Bylaws or the Rules shall not constitute a waiver of the right of the association, the Board of directors, or any Owner to enforce such right, provision, covenants, or condition in the future. All rights, remedies and privileges granted to the Association, the Board of Directors, or any Owner pursuant to any term, provision, covenant, or condition of the Declaration or the Rules shall be deemed to be cumulative and the exercise of any one or more thereof shall not be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such privileges as may be granted to such party by the Declaration, these Bylaws or the Rules, or at law or in equity.

(e) Interest. In the event of a default by any Owner against him which continues for a period in excess of thirty (30) days, such Owner shall be obligated to pay interest in the amounts due at the highest rate permitted by law, or at twelve percent (12%), whichever is less, per annum from the due date thereof. In addition, the Board of Directors shall have the authority to impose a late payment charge on such defaulting Owners in an amount not to exceed $25.00, or six cents ($.06) per dollar on any amount so overdue, whichever is greater.

(f) Abatement and Enjoinment of Violations by Owners. The violation of any Rule adopted by the Board of Directors, or the breach of any Bylaw contained herein, or the breach of any provision of the Declaration, shall give the Board of Directors or the Manger the right, in addition to any other rights set forth in these Bylaws: (a) to enter the Unit in which, or as to which, such violation or breach exists and summarily to abate and remove, at the expense of the defaulting Owner, any structure, thing or condition that

may exist therein contrary to the intent and meaning of provisions hereof, and the Board of Directors or Manager shall not thereby be deemed guilty in any manner or trespass; (b) to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such breach; or (c) to suspend or limit the right of the Owner committing the violation to use any part of the Common Area during the continuance of such violation.

(g) Cessation of Services. Following any Owner's failure to pay the Common Expenses assessed by the Board of Directors for fifteen (15) days after such payment is due, the Board of Directors may, upon thirty (30) days written notice to such delinquent Owner and that Owner's first mortgagee, cease supplying that Owner's Unit or Units with any and all services normally supplied or paid for by the Unit Owners' Association. Any terminated services and privileges shall be restored upon payment in full of all assessments, including costs and attorney's fees, interest and late charges as authorized in these Bylaws.

(h) Collection of Unpaid Assessments from Tenants. Association shall have the power to collect rents from tenants of Unit Owners in accordance with the provisions of New Hampshire RSA 356-B:46-a.

2. Non-Compliance by Association. Failure by the Association to comply with any of the terms of the Declaration, these Bylaws, and the Rules shall be grounds for relief which may include, without limiting the same an action to recover sums due for the money damages, injunctive relief, any other relief provided for in these Bylaws, or a combination thereof, and any other relief afforded by a court of competent jurisdiction, all of which relief may be sought by the Board of Directors or any aggrieved Unit Owner.

3. Lien for Assessments.

(a) The total annual assessment of each Owner for the Common Expenses or any special assessment levied pursuant to these Bylaws, is hereby declared to be a lien levied against the Unit of such Owner as provided in (including without limitation the priority provisions set forth in Section 46 thereof) the Condominium Act, which lien shall be effective when perfected in accordance with said Act.

(b) In any case where an assessment against an Owner is payable in installments, upon a default by such Owner in the payment of any single installment, which continues for ten (10) days after written notice of such default has been sent to the Owner, the maturity of the remaining total of the unpaid installments of such assessments may be accelerated, at the option of the Board of Directors, and the then balance owing may be declared due and payable tin full by the service of notice to such effective upon the defaulting Owner by the Board of Directors or Manager. The association, in order to perfect such lien, shall file before the expiration of six (6) months from the time that the delinquent assessment (or installment, where such assessment is payable in installments became due and payable a memorandum in the Grafton County Registry of Deeds in the form and manner prescribed in the said Act.

(c) The lien assessments shall include interest, costs and attorneys' fees as provided in the Bylaws and may be foreclosed in the manner provided by the laws of the State of New Hampshire for the foreclosure of power of sale mortgages or by suit brought in the name of the Board of Directors, acting on behalf of the Unit Owners' Association. During the tendency of such proceedings or suit, the Owner shall be required to pay a reasonable rental for the Unit for any period prior to sale pursuant to any judgment or order of any court having jurisdiction over such sale.

(d) Suit to recover a money judgment for unpaid assessments shall be maintainable without foreclosing or waiving the lien securing the same, and foreclosure shall be available without bringing suit to recover a money judgment.

ARTICLE XI

RESALE BY PURCHASER

1. In the event of any resale of a Condominium Unit or any interest therein by any person other than the Declarant, the prospective Unit Owner shall have the right to obtain from the Owner's Association, prior to the contract date of the disposition, the following:

(a) Any Unit Owner or purchaser of a Condominium Unit, having executed a contract for the disposition of the same, shall be entitled upon request to a recordable statement setting forth the amount of unpaid assessment currently levied against that Unit.

(b) A statement of any capital expenditures and major maintenance expenditures anticipated by the Unit Owners' Association within the current or succeeding two (2) fiscal years;

(c) A statement of the statue and amount of any reserve for the major maintenance or replacement fund and any portion of such fund earmarked for any specified project by the Board of Directors;

(d) A copy of the income statement and balance sheet of the Unit Owners' Association for the last fiscal year for which such statement is available;

(e) A statement of the status of any pending suits or judgments in which the Unit Owners' Association is a party defendant;

(f) A statement setting forth what insurance coverage is provided for all Unit Owners by the Unit Owners' Association and what additional insurance coverage would normally be secured by each individual Unit Owner; and

(g) A statement that any improvements or alterations made to the Unit, or the limited Common Areas assigned thereto, by the prior Unit Owner are not known to be in violation of the Condominium instruments.

2. The principal officer of the Unit Owners' Association shall furnish the statements prescribed by this Article upon the written request of any prospective Unit Owner within ten (10) days of receipt of such request.

ARTICLE XII

COMPLIANCE, CONFLICT AND MISCELLANEOUS PROVISIONS

1. Compliance. These Bylaws are set forth in compliance with the requirements of the Condominium Act (herein sometimes referred to as the "Act").

2. Severability. These Bylaws are set forth to comply with the requirements of the State of New Hampshire. In case any of the Bylaws are in conflict with the provisions of any of its statutes, the provisions of the statutes will apply. If any provisions of these Bylaws or any action, sentence, clause, phrase, or word, or the application thereof in any circumstance is held invalid, the validity of the remainder of these Bylaws, shall not be affected thereby and to this end, the provisions hereof are declared to be severable.

3. Waiver. No restriction, condition, obligation or provision of these Bylaws shall be deemed to have been abrogated or waived by any reason of any failure or failures to enforce the same.

4. Captions. The captions contained in these Bylaws are for convenience only and are not part of these Bylaws and are not intended in any way to limit or enlarge the terms and provisions of these Bylaws.

5. Gender, etc. Whenever in these Bylaws the context so requires, the singular number shall include the plural and the converse; the use of any gender shall be deemed to include all genders.

DRAFT

IN WITNESS WHEREOF Declarant has caused these Bylaws to be executed this ___ day of _____, 2026.

By: _____

Robert J. Oakes, Declarant

STATE OF NEW HAMPSHIRE

COUNTY OF GRAFTON

On this the _____ day of _____, 2026, before me, personally appeared the above-named Robert J. Oakes, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same in behalf of the _____ Condominium for the purposes therein contained.

_____

Notary Public/Justice of the Peace

DRAFT

EXHIBIT D

HERITAGE OAKES CONDOMINIUM

RULES AND REGULATIONS

The Condominium Rules and Regulations are adopted for the benefit of the Owners of Units at Heritage Oakes Condominium. They are intended to contribute to preserving the clean and attractive environment and to assure the peaceful enjoyment of the Condominium. They are also intended to protect and enhance the value of the Owner's property. All residents of the condominium and their guests, vendors, tenants, contractors, etc. are expected to abide by these rules. References herein to "Association" shall mean the Heritage Oakes Condominium Association. References to the "Board" shall mean the Declarant of the Condominium, its successors and assigns, until such time as control of Association is turned over to the Association at which time it shall mean the Board of Directors of the Association, or their designee, the President, or the Association respectively. These rules are intended to supplement and not supersede the provisions of the Heritage Oakes Declaration of Condominium and By-Laws.

1) Use of Units.

Units shall be used for single family residential purposes only, subject to the terms and conditions of this Declaration, and the requirements of applicable governmental approvals. No business activities shall be conducted in any Unit except that a professional office may be maintained therein, provided that no employees are engaged to perform business activities therein, that no advertising is done that mentions the Units or its street address, and that no services to clients, customers or patients are performed on the premises.

2) Common Areas.

There shall be no installation of furniture or fixtures such as; swing sets, swimming pools of any kind or size, clothes lines, clothes poles, clothes racks, sand boxes, lawn ornaments, basketball hoops, badminton or volleyball nets, or any other structures, furniture or equipment on lawn areas in the Common or Limited Common Areas.

No personal articles shall be allowed to remain unattended in any part of the Limited Common or Common Areas, including but not limited to, bicycles, scooters, baby carriages or similar vehicles or toys.

DRAFT

3) Pets.

No animal of any kind shall be raised, bred, or permitted in any Unit, Limited Common or Common Area, except that birds, dogs and cats shall be permitted as household pets. No resident shall have more than two (2) household pets in total (i.e. one of each or two of one type). No animals are to be kept, bred or maintained for any commercial purpose, all must be housed within the Unit, and all must abide by all applicable Rules and Regulations.

No outside dog pens, runs, or yards are permitted.

The Association bears no responsibility or liability with respect to injury, damage, loss, or death of or to any pet anywhere on/or within the Condominium.

Each Unit Owner keeping any household pet(s) indemnifies the Association and each of its members and hold them harmless against any loss or liability of any kind whatsoever arising from or growing out of keeping of household pet(s).

Neither dogs nor cats may be in the Common or Limited Common Areas, unless carried or on a leash.

All residents shall remove their pet waste from the Common and Limited Common Areas.

The Unit Owner of any pet causing or creating a nuisance or unreasonable disturbance, generating three or more separate complaints, must appear before the Board of Directors. In addition to the fines which may be levied by the Board for violations of these Rules and Regulations, the Board upon hearing after receiving three separate complaints may compel the removal of the offending pet from the Condominium.

4) Parking.

Residents are encouraged to park their vehicles in their assigned parking spaces appurtenant to their Units. Overnight parking on the street is not permitted. The Board may grant permission, in advance, for Unit Owners and their guests to park any registered operating vehicle, outside, overnight, in parking areas specifically designated for that purpose.

Registered boats, trailers or other equipment may not be stored in the Limited Common Area of a Unit.

Repair or dead storage of vehicles, boats or equipment including, but not limited to, recreational and commercial vehicles, cars, boats, motor scooter, trailers, motor homes, and trucks, is not permitted on Condominium property. After 24 hours' notice to remove such vehicles or equipment, the Association shall have the right to remove such vehicle or equipment at the expense of and liability of the responsible Unit Owner.

5) Unregistered Vehicles.

No unregistered vehicles may be stored or parked at the Common Area, Limited Common Area, or at a Unit. No Owner shall cause or suffer to be stored or parked at the Common Area or at a Unit any commercial vehicle. Only automobiles or other vehicles customarily and usual for so-called pleasure driving shall be parked at the Common Area or at a Unit, except for commercial vehicles used for the transportation of Unit Owners or for deliveries.

6) Speed Limits.

The speed limit on Condominium Streets is fifteen (15) miles per hour.

7) Antennas.

Exterior radio or television antennas may be erected only after written approval of the design and location has been obtained from the Board.

Small satellite dish antennas shall be allowed anywhere in the attic of a Unit.

8) Temporary Structures.

No temporary structures, trailers, tents, sheds, playhouses and the like shall be permitted in or about the Limited Common or Common Areas.

9) Noise.

The close proximity of living areas dictates that common sense, good judgment and consideration should be used by residents and their guests at all times.

Any activity which, by its nature, violates this shall be deemed a violation of these Rules and Regulations.

Electronically amplified sound that can be heard beyond the boundaries of the Limited Common Area of the Unit where it is generated, between the hours of 10 p.m. and 7 a.m., shall be a violation of this rule.

10) Nuisance.

No short wave, citizens band or other amateur or commercial radio operation that interferes with any other Unit Owner's TV or radio reception is permitted.

11) Solicitation.

No advertising including but not limited to, pamphlets, free newspapers or other free printed matter of any kind shall be distributed to Units. No soliciting, peddling, or door to door canvassing of any nature whatsoever shall be permitted in the development. Delivery of paid newspaper subscriptions and Association materials is permitted.

Occupants of Units who are agents for commercial interests shall not solicit in person or by telephone within the Condominium.

12) Signs.

No sign, plaque or communication of any description shall be placed on the exterior of any Unit or in any Limited Common or Common Area, by a Unit Owner including, but not limited to, “For Sale”, “For Rent”, “For Lease”, “Welcome”, “Owner Names”, “Hex Signs”, political signs, or any other sign or window displays, nor shall advertising be maintained or permitted on any part of the Unit.

No sign, including, but not limited to, notices, advertisements, flags, political signs, banners, posters or the like shall be inscribed or exposed on or at any window or other part of any Unit, nor shall anything be projected out of any window in a Unit without approval of the Board. Exterior shades, including but not limited to awnings, window guards, window boxes, ventilators, fans and air conditioning devices are prohibited.

Signs maintained by Declarant in connection with its sales activities are approved until all Units have been sold by the Declarant.

13) Contractors.

All contractors doing any kind of work at the Condominium for the Association or for a Unit Owner must provide an Insurance Certificate to the Board prior to commencing any work.

14) Agreements, Contracts, Deeds, Checks, etc.

All agreements, contracts, deeds, leases, checks and other instruments of the Condominium Association shall be executed by such other persons or person as may, in writing, be designated by the Board of Directors.

15) Insurance.

No Unit Owner shall use his Unit in such a fashion as to result in the cancellation of insurance maintained by the Association on the Condominium or in any way increase the cost of such insurance. Uses resulting in an increase in premiums may be made by specific prior arrangement with the Board providing the payment of such increase insurance costs will be made by the Unit Owner concerned.

16) Leasing.

Permission to lease a Unit shall be secured from the Board subject to the following:

A. Condominium fees and any fines are current for the Unit.

A copy of the Declaration, the By-Laws and the Rules and Regulations have been delivered in writing to the Tenant(s) who shall agree, in writing,

on a form provided by the Association to abide by them or be subject to eviction by the Association.

A provision in any Lease that the Unit Owner and the Tenant shall be jointly and severally liable to the Association for damages caused by the Tenant's breach of the By-Laws or these Rules and Regulations, which damages shall specifically include the Association's legal costs and fees in enforcing the By-Laws or Rules and Regulations against the Tenant and/or Unit Owner.

Unit Owners must notify the Board in writing of the date of commencement of the Lease and the Unit Owner's new mailing address and phone number.

B. All Leases shall be for a term of no less than six (6) months.

C. Sub-leasing or sub-letting shall not be permitted.

17) Notice Upon Transfer.

Each condominium Owner shall give fourteen (14) days notice to the Association prior to transfer of title. Such notice shall contain the name or names of the new Owner.

DRAFT

OAKES & SON CONSTRUCTION, LLC
CONDO SITE PLAN PURD - Lebanon, New Hampshire
Fire Cistern
Inspection and Maintenance Manual

Introduction

The operation and maintenance of a fire cistern and its individual components are critical to system performance during emergencies. Proper operation and maintenance will ensure that the fire cistern is functioning effectively. Proper maintenance will:

- Provide long term use;
- Prevent structural deterioration and minimize the need for expensive repairs;
- Decrease the potential for failure during an emergency event;

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 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.

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;
    - Photos of the fire cistern & dry hydrant at the time of inspection.

Maintenance Recommendations for Best Management Practices:

The following recommendations are to be used as a guide for the inspection and maintenance.

The checklist and inspection log must be filled out and photos taken at the time of the inspection.

We recommend that inspections be performed once a year and coordinated with the City Fire Department (if the Fire Department chooses to). It should be noted that this is a privately owned fire cistern.

Fire Cistern

- Clean vent pipe and ensure there are no obstructions to the vent pipe or screen.
- Move the liquid level indicator to verify it fluctuates with the liquid level and moves freely.
- Test suction line from tank. Unscrew cap on suction line and pump water out of suction line. This test can be done with the Fire Department, if available. Run the pump test for a 1 minute minimum.
- Ensure that the fill valve and/or curb stop is visible and accessible; not buried or filled with sediment.
- Open fill valve to refill tank and exercise the fill valve. Open valve to full position and close afterwards.
- Ensure nothing has grown or been placed in front of the dry hydrant and it is accessible for emergency measures.
- Check that the metal components above ground are not rusted excessively, paint as needed.
- The Condominium Association will be the responsible party for carrying out these inspections and paying for any inspections or repairs

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

- ☐ Fire Cistern

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	

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

SITE-SPECIFIC SOIL SURVEY REPORT

Tax Map 138 Lot 27
Laplante Road
Lebanon, NH

Prepared For:
Oakes & Son Construction, LLC
84 Hanover Street
Lebanon, NH 03766

Land of:
Robert J. Oakes
84 Hanover Street
Lebanon, NH 03766

June 18, 2026

1. MAPPING STANDARDS

Site-Specific Soil Mapping Standards for New Hampshire and Vermont. SSSNNE Special Publication No. 5, Version 7.0, July, 2021. This map product is within the technical standards of the National Cooperative Soil Survey. It is a special product, intended for the submission to NHDES for Alteration of Terrain. It was produced by a professional soil scientist and is not a product of the USDA Natural Resource Conservation Service.

Hydrologic Soil Indices was determined using SSSNNE Special Publication No. 5, Ksat Values for New Hampshire Soils, September 2025.

OVERVIEW:

Scale of soil map: 1" equals 50'
Contours: Intervals of 2 foot

2. DATE SOIL MAP PRODUCED

Date(s) of on-site field work: 4/16/25, 5/12/26
Date(s) of test pits:
Test pits recorded by: Christopher Guida, CSS, CWS and
Kenneth Robinson CSS, CWS

3. GEOGRAPHIC LOCATION AND SIZE OF SITE

City or town where soil mapping was conducted: Lebanon
Location: Laplante Road
Tax Map 138 Lot 27
Size of map area: 11.11 Acres
Was the map for the entire lot? Yes
If no, where was the mapping conducted on the parcel:

4. PURPOSE OF THE SOIL MAP

Was the map prepared to meet the requirement of Alteration of Terrain? Yes
If no, what was the purpose of the map?
Who was the map prepared for? Oakes & Son Construction, LLC

5. SOIL IDENTIFICATION LEGEND / MAP UNIT DESCRIPTIONS

Symbol / Map Unit	Drainage Class	Hydrologic Soil Index/ Ksat Pub. #5	Disturbed
5 – Rippowam Fine Sandy Loam	Poorly Drained	D	No
334 – Pittstown Loam	Moderately Well Drained	C	No*
310 – Quonset Sandy Loam	Excessively Drained	A	No*
330 – Bernardston Silt Loam	Well Drained	C	No
400/500 – Udorthents – Sandy/Loamy	Well Drained	B/C	Yes

SLOPE CLASSES

A slope = 0-3% B slope = 3-8% C slope = 8-15%
D slope = 15-25% E slope = 25-50% F slope = > 50%

MAP UNIT DESCRIPTIONS

Rippowam soils are poorly drained sandy and/or coarse-loamy alluvium derived from granite, gneiss or schist. Rippowam soils are hydric and have a depth to seasonal between 0-18 inches.

The Pittstown series consists of moderately well drained soils formed in lodgement till derived mainly from slate, phyllite, shale, and schist. These soils are very deep to bedrock and moderately deep to a densic contact. They are nearly level through moderately steep soils on uplands.

`4080.00

The Quonset series consists of very deep, excessively drained soils formed in glaciofluvial deposits. They are nearly level through very steep soils on outwash plains, terraces, deltas, kames, and eskers.

The Bernardston series consists of very deep, well drained soils formed in till derived mainly from dark gray phyllite, slate, or schist. The soils are moderately deep to dense till. They are nearly level to very steep soils on uplands.

Udorthents Sandy / Loamy – The disturbed soils on site appear to the result of sand and gravel removal activities primarily along the southern portion of the property where there is evidence of cut banks, overburden spoil piles and, debris common in old gravel pits along with old haul roads. Based on test pit data it appears that some areas along the top of the hill on the site may have had upper layers of sand and gravel deposits removed, leaving dense till behind.

Map Symbol Denominators for Disturbed Unit Supplements

- The map symbols for Site-Specific Soil Mapping of disturbed soils in New Hampshire is a two-part symbol with parts separated by a forward slash (/).
- The first part consists of the USDA-NRCS Disturbed Map Unit symbol from the NH State-Wide Numerical Soil Legend. The map symbol is composed of 1 to 3 digits followed by a capital letter designating slope.
- The second part consists of symbols of the SSSNNE NH Disturbed Soil Supplement to the Site-Specific Soil Survey Standards, as detailed below. The disturbed map symbol is composed of 5 lower case letters. Thus, a Site-Specific map symbol for a map prepared for an AoT application would be formatted as follows: 400A/aaaaa
- These SSSNNE NH Disturbed Soil Supplemental symbols can only be used in conjunction with the USDA-NRCS Disturbed Map Unit symbols for the NH Statewide Numerical Soil Legend.

Supplemental Symbols

The five components of the Disturbed Soil Mapping Unit Supplement are as follows:

Symbol 1: Drainage Class

a-Excessively Drained
b-Somewhat Excessively Drained
c-Well Drained
d-Moderately Well Drained
e-Somewhat Poorly Drained
f-Poorly Drained
g-Very Poorly Drained
h-Not Determined

Symbol 2: Parent Material (of naturally formed soil only, if present)

a-No natural soil within 60"
b-Glaciofluvial Deposits (outwash/terraces of sand or sand and gravel)
c-Glacial Till Material (active ice)
d-Glaciolacustrine very fine sand and silt deposits (glacial lakes)
e-Loamy/sandy over Silt/Clay deposits
f-Marine Silt and Clay deposits (ocean waters)
g-Alluvial Deposits (floodplains)
h-Organic Materials-Fresh water Bogs, etc.
i- Organic Materials-Tidal Marsh

Symbol 3: Restrictive/Impervious Layers

a-None
b-Bouldery surface with more than 15% of the surface covered with boulders
c-Mineral restrictive layer(s) are present in the soil profile less than 40 inches below the soil surface such as hard pan, platy structure or clayey texture with consistence of at least firm (i.e. more than 20 newtons). For other examples of soil characteristics that qualify for restrictive layers, see "Soil Manual for Site evaluations in NH" 2nd Ed., (page 3-17, figure 3-14)
d-Bedrock in the soil profile; 0-20 inches
e-Bedrock in the soil profile; 20-60 inches
f-Areas where depth to bedrock is so variable that a single soil type cannot be applied, will be mapped as a complex of soil types
g-Subject to Flooding h–Man-made impervious surface including pavement, concrete, or built-up surfaces (i.e. buildings) with no morphological restrictive layer within control section

Symbol 4: Estimated Ksat (most limiting layer excluding symbol 3h above).*

a- High.
b-Moderate
c-Low
d-Not determined
*"Guidelines for Ksat Class Placement" in Chapter 3 of the Soil Survey Manual, USDA

Symbol 5: Hydrologic Soil Group (excluding man-made surface impervious/restrictive layers)

a-Group A
b-Group B
c-Group C
d-Group D
e-Not determined

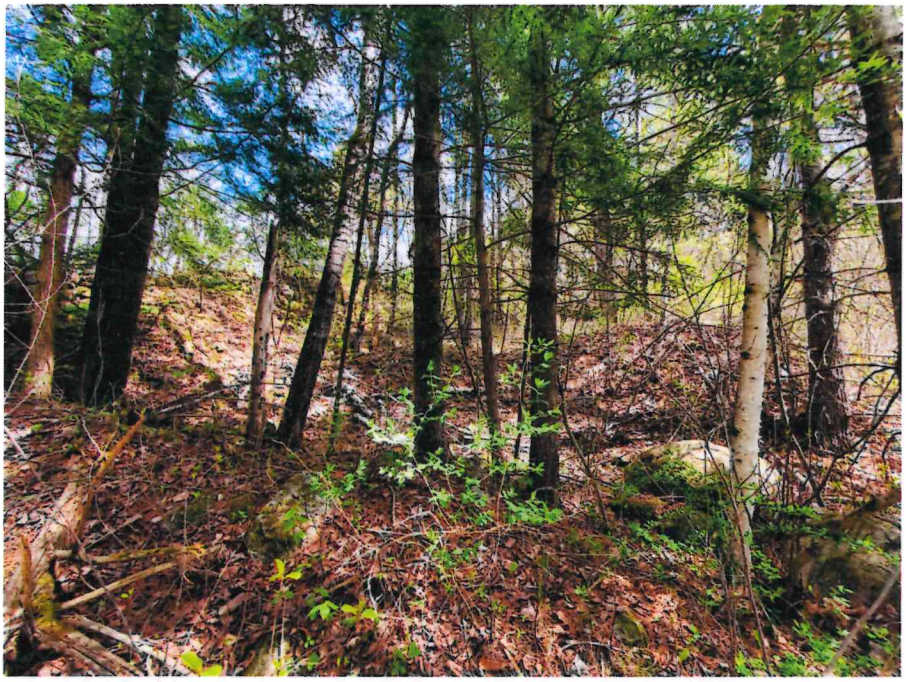
SITE CHARACTERIZATION

The site area consists of 11 acres+/- with about 3 acres mostly undisturbed along the eastern portion of the site in area of intermittent stream and adjacent wetland. The majority of the site is open hayfield and southern portion overground former gravel pit area with residual stockpile and spoils of boulders and debris. A low lying area at the base of the slope near the road frontage appears to have been filled in with assorted coarse rubble and debris possible associated with the historic sand and gravel removal activities or farm practices. Disturbed areas tend to have shallow seasonal water tables likely associated with upper soil horizons being removed down to the water table or exposing dense till layers deeper below with slow hydraulic conductivity and restrictive silt loam and till deposits.

6. SITE PHOTOS

Open field in center of site

`4080.00



Disturbed old gravel removal area southern portion of site.

Test Pit 17 at toe of slope of previously excavated area.

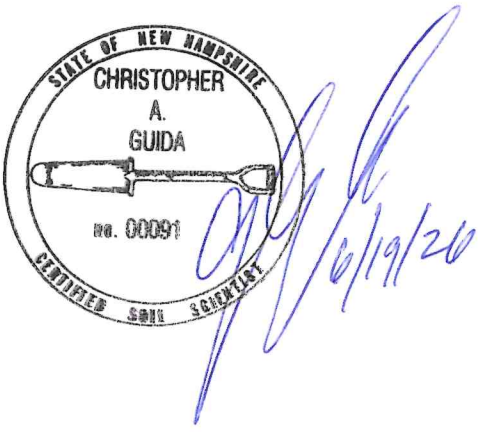
`4080.00

Test Pit 15

7. RESPONSIBLE SOIL SCIENTIST
   Name: Christopher A. Guida
   Certified Soil Scientist Number: 091

8. OTHER DISTINGUISHING FEATURES OF SITE
   Is the site in a natural condition? No.
   If no, what is the nature of the disturbance? Site has been cleared between property line and wetland boundary within subject area and is under active farming / cultivation corn field.

9. STAMP OF CERTIFIED SOIL SCIENTIST



FIELDSTONE LAND CONSULTANTS, PLLC
Christopher A. Guida, C.S.S., C.W.S.
Certified Soil Scientist #091

`4080.00

SITE SPECIFIC DISTURBED SOIL SUPPLEMENT DENOMINATOR KEY

THE SOIL TYPES ARE DEFINED BY SOIL CHARACTERISTICS AND DESIGNATED WITH A FIVE PART SYMBOL. 500A/12345

PARENT MATERIAL — RESTRICTIVE/IMPERVIOUS LAYERS
DRAINAGE CLASS — ESTIMATED Ksat
HYDROLOGIC SOIL GROUP

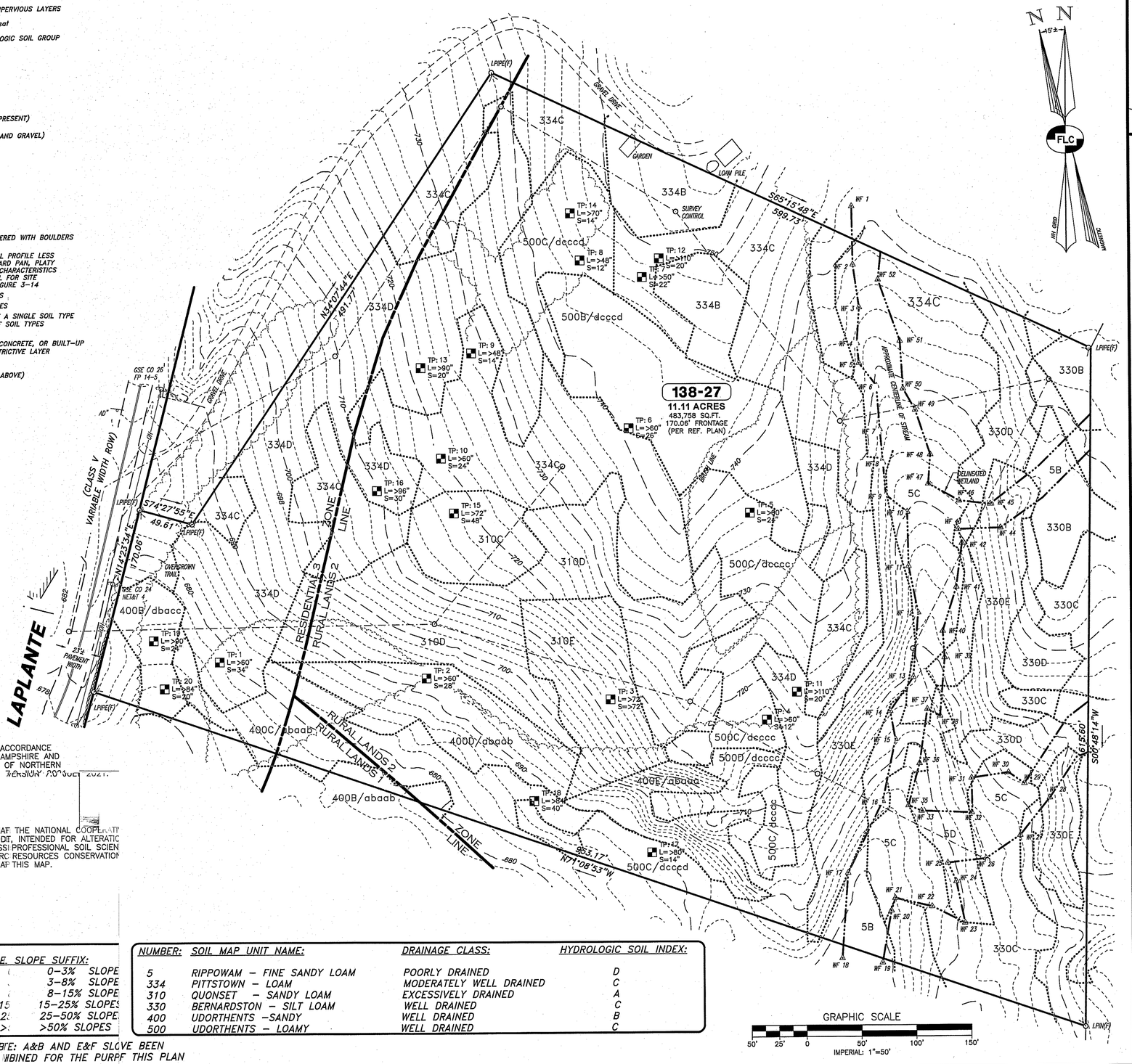
SYMBOL 1 – DRAINAGE CLASS (1) (2) (3) (4) (5)
- *a – EXCESSIVELY DRAINED*
- *b – SOMEWHAT EXCESSIVELY DRAINED*
- *c – WELL DRAINED*
- *d – MODERATELY WELL DRAINED*
- *e – SOMEWHAT POORLY DRAINED*
- *f – POORLY DRAINED*
- *g – VERY POORLY DRAINED*
- *h – NOT DETERMINED*

SYMBOL 2 – PARENT MATERIAL (NATURALLY FORMED SOIL ONLY, IF PRESENT)
- *a – NO NATURAL SOIL WITHIN 60"*
- *b – GLACIOFLUVIAL DEPOSITS (OUTWASH/TERRACES OF SAND AND GRAVEL)*
- *c – GLACIAL TILL MATERIAL (ACTIVE ICE) GLACIOLACUSTRINE DEPOSITS;*
- *d – VERY FINE SAND AND SILT DEPOSITS (GLACIAL LAKES)*
- *e – LOAMY/SANDY OVER SILT/CLAY DEPOSITS*
- *f – MARINE SILT AND CLAY DEPOSITS (OCEAN WATERS)*
- *g – ALLUVIAL DEPOSITS (FLOODPLAINS)*
- *h – ORGANIC MATERIALS – FRESH WATER*
- *i – ORGANIC MATERIALS – TIDAL MARSH*

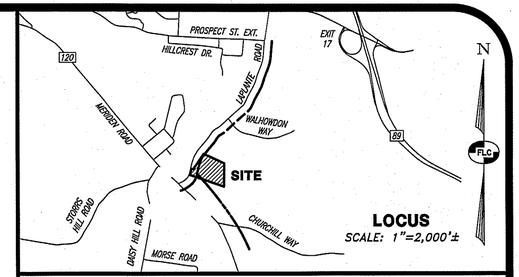
SYMBOL 3 – RESTRICTIVE / IMPERVIOUS LAYERS
- *a – NONE*
- *b – BOULDERY, WITH MORE THAN 15% OF THE SURFACE COVERED WITH BOULDERS (LARGER THAN 12 INCHES IN DIAMETER)*
- *c – MINERAL RESTRICTIVE LAYER(S) ARE PRESENT IN THE SOIL PROFILE LESS THAN 40 INCHES BELOW THE SOIL SURFACE SUCH AS HARD PAN, PLATY STRUCTURE, CLAYEY TEXTURE. FOR EXAMPLES OF SOIL CHARACTERISTICS THAT QUALIFY FOR RESTRICTIVE LAYER; SEE SOIL MANUAL FOR SITE EVALUATION IN NEW HAMPSHIRE, 2nd ED.,PAGE 3–17, FIGURE 3–14*
- *d – BEDROCK PRESENT IN THE SOIL PROFILE 0 TO 20 INCHES*
- *e – BEDROCK PRESENT IN THE SOIL PROFILE 20 TO 60 INCHES*
- *f – AREAS WHERE DEPTH TO BEDROCK IS SO VARIABLE THAT A SINGLE SOIL TYPE CANNOT BE APPLIED WILL BE MAPPED AS A COMPLEX OF SOIL TYPES*
- *g – SUBJECT TO FLOODING*
- *h – MAN–MADE IMPERVIOUS SURFACE INCLUDING PAVEMENT, CONCRETE, OR BUILT–UP SURFACES (IE BUILDINGS) WITH NO MORPHOLOGICAL RESTRICTIVE LAYER WITHIN CONTROL SECTION.*

SYMBOL 4 – ESTIMATED Ksat (MOST LIMITING LAYER EXCLUDING 3h ABOVE)
- *a – HIGH*
- *b – MODERATE*
- *c – LOW*
- *d – NOT DETERMINED*

SYMBOL 5 – HYDROLOGIC SOIL GROUP
- *a – GROUP A*
- *b – GROUP B*
- *c – GROUP C*
- *d – GROUP D*
- *e – NOT DETERMINED*



GRAPHIC SCALE
50' 25' 0 50' 100' 150'
IMPERIAL: 1"=50'



SITE SPECIFIC SOIL SURVEY NOTES:

1. HYDROLOGIC SOIL INDICES ARE DETERMINED BY Ksat VALUES FOR NEW HAMPSHIRE SOILS SPONSORED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND SSSNNE SPECIAL PUBLICATION NO. 5 SEPTEMBER, 2025.
2. ALL MAP UNIT SYMBOLS USED ARE DERIVED FROM NH STATE-WIDE NUMERICAL SOIL LEGEND ISSUE #10 JANUARY 2011 WITH ONLY ONE SOIL TYPE PER MAP UNIT DELINEATION.
3. THE SOIL WITHIN AN AREA ENCLOSED BY A SOIL BOUNDARY LINE WILL HAVE A MINIMUM OF 75 PERCENT OF THE SOIL PROPERTIES INFERRED BY THE SOIL MAP SYMBOL DERIVED FROM THE KEY TO SOIL TYPES AND PLACED WITHIN THAT MAP UNIT DELINEATION.
4. LIMITING SOIL TYPE OR TYPES CAN MAKE UP A MAXIMUM OF 15 PERCENT OF THE MAP UNIT DELINEATION.
5. THE CONTROL SECTION FOR DETERMINING SOIL PROPERTIES IS FROM THE MINERAL SOIL SURFACE TO A DEPTH OF 40 INCHES EXCEPT FOR HISTOLS AND SOILS WITH A HISTIC EPIPEDON OR A MINERAL HISTIC.
6. THE MINIMUM SIZE DELINEATION IS 2000 SQUARE FEET. MINIMUM SIZE DELINEATIONS REFER TO MAP UNITS OF POORLY DRAINED, VERY POORLY DRAINED, ROCK OUTCROP, OR SLOPES GREATER THAN 25 PERCENT.

DRAINAGE CLASS NOTE:

EXCESSIVELY DRAINED SOILS:
WATER IS REMOVED VERY RAPIDLY. THE OCCURRENCE OF INTERNAL FREE WATER COMMONLY IS VERY RARE OR VERY DEEP. SOILS WITH TEXTURES OF VERY FINE SAND OR COARSER IN ALL HORIZONS WITHIN THE CONTROL SECTION.

SOMEWHAT EXCESSIVELY DRAINED SOILS:
WATER IS REMOVED FROM THE SOIL RAPIDLY. INTERNAL FREE WATER OCCURRENCE COMMONLY IS VERY RARE OR VERY DEEP. SOILS THAT HAVE TEXTURES IN ANY HORIZON WITHIN THE PARTICLE SIZE CONTROL SECTION OF LOAMY VERY FINE SAND OR FINER; AND HAVE MODERATELY RAPID TO RAPID PERMEABILITY IN SOME PORTION OF THE CONTROL SECTION OR ARE SHALLOW TO BEDROCK.

WELL DRAINED SOILS:
WATER IS REMOVED FROM THE SOIL READILY BUT NOT RAPIDLY. INTERNAL FREE WATER OCCURRENCE COMMONLY IS DEEP OR VERY DEEP; ANNUAL DURATION IS NOT SPECIFIED. SOILS THAT HAVE TEXTURES IN ANY HORIZON WITHIN THE PARTICLE SIZE CONTROL SECTION OF LOAMY VERY FINE SAND OR FINER, AND HAVE MODERATE PERMEABILITY.

MODERATELY WELL DRAINED SOILS:
WATER IS REMOVED FROM THE SOIL SOMEWHAT SLOWLY DURING SOME PERIODS OF THE YEAR. INTERNAL FREE WATER OCCURRENCE COMMONLY IS MODERATELY DEEP AND TRANSITORY THROUGH PERMANENT. SOILS THAT HAVE DISTINCT OR PROMINENT REDOXIMORPHIC FEATURES, THAT ARE NOT RELICT FEATURES, BETWEEN A DEPTH OF 15 INCHES AND 40 INCHES BELOW THE SOIL SURFACE.

SOMEWHAT POORLY DRAINED SOILS:
WATER IS REMOVED SLOWLY SO THAT THE SOIL IS WET AT A SHALLOW DEPTH FOR SIGNIFICANT PERIODS DURING THE GROWING SEASON. THE OCCURRENCE OF INTERNAL FREE WATER COMMONLY IS SHALLOW TO MODERATELY DEEP AND TRANSITORY TO PERMANENT. SOILS THAT HAVE COMMON DISTINCT OR PROMINENT REDOXIMORPHIC FEATURES, WHICH ARE NOT RELICT FEATURES, AT A DEPTH LESS THAN 15 INCHES BELOW THE SOIL SURFACE.

POORLY DRAINED SOILS:
WATER IS REMOVED SO SLOWLY THAT THE SOIL IS WET AT SHALLOW DEPTHS PERIODICALLY DURING THE GROWING SEASON OR REMAINS WET FOR LONG PERIODS. THE OCCURRENCE OF FREE WATER IS SHALLOW OR VERY SHALLOW AND COMMON OR PERSISTENT.

VERY POORLY DRAINED SOILS:
WATER IS REMOVED FROM THE SOIL SO SLOWLY THAT FREE WATER REMAINS AT OR NEAR THE GROUND SURFACE DURING MUCH OF THE GROWING SEASON. THE OCCURRENCE OF INTERNAL FREE WATER IS VERY SHALLOW AND PERSISTENT OR PERMANENT.

REV.	DATE	DESCRIPTION	C/O	DR	CK
–	–	–		–	–

CERTIFICATION:

SOILS WERE MAPPED BY CHRISTOPHER A. GUIDA, CSS, IN ACCORDANCE WITH SITE SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT PUBLISHED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, PUBLICATION NO. 3, AS AMENDED, VERSION 7.0 OCT 2021.

STATE OF NEW HAMPSHIRE — CHRISTOPHER A GUIDA — NO. 0009 — CERTIFIED SOIL SCIENTIST

DATE: 6/19/26

THIS MAP IS WITHIN THE TECHNICAL STANDARDS OF THE NAT THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDIT, INTENDED FOR ALTERATIC OF TERRAIN PERMITTING. IT WAS PRODUCED BY A PROFESSI PROFESSIONAL SOIL SCIEN AND IS NOT THE PRODUCT OF THE USDA NATURAL RESOURC RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP THIS MAP.

LEGEND:
- RIGHT–OF–WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- SOIL UNIT LINE
- -300- 10' CONTOUR INTERVAL
- -302- 2' CONTOUR INTERVAL

SOIL SLOPE. SLOPE SUFFIX:		
A	0	0–3% SLOPE
B	3	3–8% SLOPE
C	8	8–15% SLOPE
D	15	15–25% SLOPES
E	25	25–50% SLOPE
F	>5	>50% SLOPES

NOTE: A&B TYPE: A&B AND E&F SLOPE HAVE BEEN COMBINED FOR THE PURPOSE OF THIS PLAN

NUMBER:	SOIL MAP UNIT NAME:	DRAINAGE CLASS:	HYDROLOGIC SOIL INDEX:
5	RIPPOWAM – FINE SANDY LOAM	POORLY DRAINED	D
334	PITTSTOWN – LOAM	MODERATELY WELL DRAINED	C
310	QUONSET – SANDY LOAM	EXCESSIVELY DRAINED	A
330	BERNARDSTON – SILT LOAM	WELL DRAINED	C
400	UDORTHENTS –SANDY	WELL DRAINED	B
500	UDORTHENTS – LOAMY	WELL DRAINED	C

SITE SPECIFIC SOIL 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' JUNE 17, 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: 4080SL00.dwg	PROJ. NO. 4080.00	SHEET: SL–1	PAGE NO. 1 OF 1

Jun 19, 2026 – 11:44am CGuido
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PLANNED UNIT DEVELOPMENT

- TAX MAP 138 LOT 27 -

HERITAGE WAY DEVELOPMENT

LAPLANTE ROAD
LEBANON, NEW HAMPSHIRE

DATE: JANUARY 12, 2026

LAST REVISED: JULY 22, 2026

ZONING SUMMARY TABLE

ZONING: RUAL LANDS RL-1 & RL-2; RESIDENTIAL THREE R-3

	REQUIRED RL-1	REQUIRED RL-2	REQUIRED R-3	PROVIDED
MINIMUM LOT AREA	1 ACRE	1 ACRE	15000 SF	11.11 AC
MINIMUM BUILDING SETBACKS				
FRONT YARD	40'	40'	20'	10' LCA
SIDE YARD	25'	20'	15'	5' LCA
REAR YARD	30'	25'	20'	5' LCA
*PURD REQUIRES 50' SETBACK TO ALL BOUNDARIES				
MAX. BUILDING COVERAGE	15%	20%	25%	4.1%
MIN. OPEN SPACE	50%	50%	50%	53.3%
MAXIMUM BUILDING HEIGHT	35'	35'	35'	35'

PROFESSIONALS ON PLANS (SECTION 10.4.A.1.c)

CONSULTANT: FIELDSTONE LAND CONSULTANTS, PLLC: 45 ROXBURY ST. KEENE NH 03431, 206 ELM ST, MILFORD NH 03055

SURVEYOR: MICHAEL D. PLOOF, L.L.S., #946

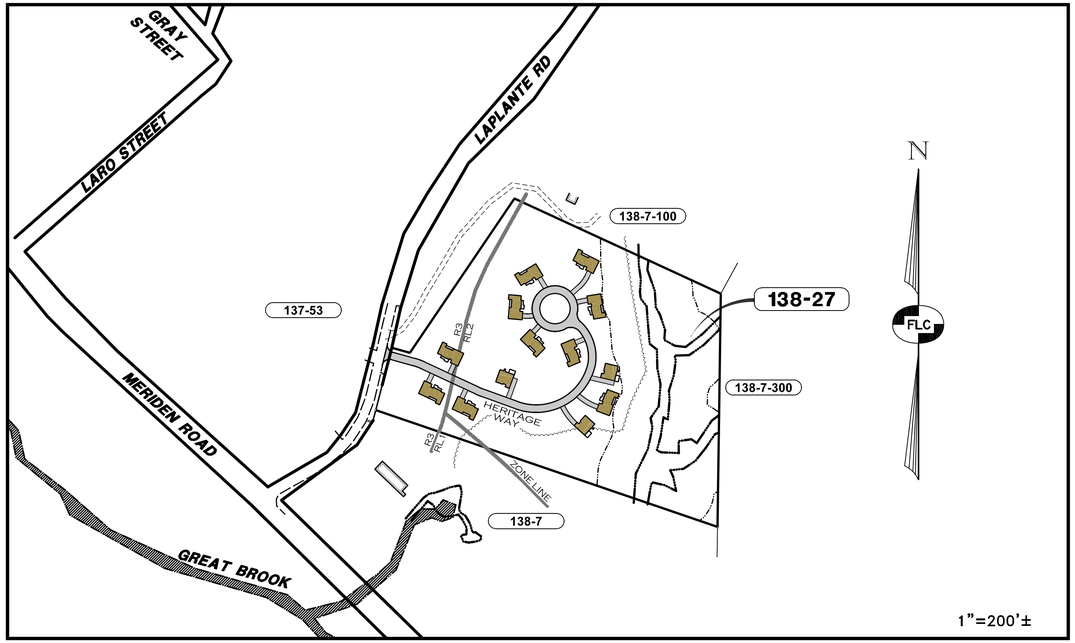
ENGINEER: CHAD E. BRANON, P.E., #12191

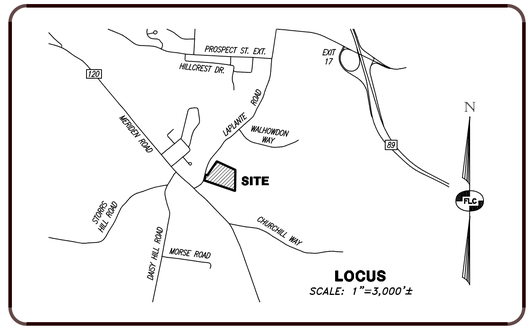
WETLAND SCIENTIST: CHRISTOPHER A. GUIDA, C.W.S., #053

SOILS SCIENTIST: CHRISTOPHER A. GUIDA, C.S.S., #00091

WILDLIFE PROTECTION NOTES

- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV. EMAIL SUBJECT LINE: NHB25-0462, GUITARD HOMES - COTTAGE COURT, WILDLIFE SPECIES OBSERVATION.
- PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION AS FEASIBLE;
- IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04
- THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.





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 & EROSION CONTROL PLAN
5	PP-1	ROADWAY PLAN & PROFILE
6	PP-2	WATER MAIN PLAN AND PROFILE
7	UT-1	UTILITY PLAN
8	LT-1	LIGHTING PLAN
9	LS-1	LANDSCAPING PLAN
10	DT-1	EROSION CONTROL DETAILS
11	DT-2	CONSTRUCTION DETAILS
12	DT-3	CONSTRUCTION DETAILS
13	DT-4	SEWER DETAILS
14	DT-5	CISTRERN DETAILS
15	DT-6	CONSTRUCTION DETAILS (WATER)

SHEET INDEX

PAGE	SHEET	TITLE
1 OF 2	CD-1	CONDOMINIUM AND OPEN SPACE PLAN
2 OF 2	CD-2	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

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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

CHAD E. BRANON NO. 12191 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

7/22/2026

APPLICATION NUMBER: PB2026-09-FMAJ

REV.	DATE	DESCRIPTION	C/O	DR	CK
F	7/22/26	REVS PER TOWN C.O.A. AND AMENDMENT		CJC	JEN
E	7/17/26	REVS PER AOT APP & CLIENT REVS		CJC	JEN
D	6/25/26	REVS PER TOWN C.O.A.		CJC	JEN
C	4/21/26	REVS PER TOWN COMMENTS	-	CJC	JEN
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: 4080CV00F.DWG | PROJ. NO. 4080.00 | SHEET: CV-1 | PAGE NO. 1 OF 15

Jul 21, 2026 - 4:12pm FLC-31
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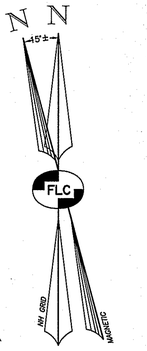
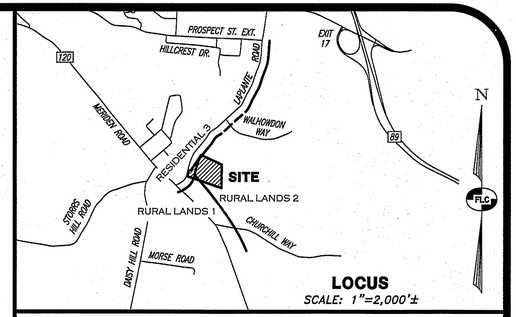
LEGEND:

- 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





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

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FILE: 4080EX00A.dwg | PROJ. NO. 4080.00 | SHEET: EX–1 | PAGE NO. 2 OF 12

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 — No. 053 — CERTIFIED WETLAND SCIENTIST
2/26/26

ABUTTERS NOT SHOWN

MAP 138 LOT 7–200
JASON & MOLLY PEPIN
P.O. BOX 583
LEBANON, NH. 03766
BK. 4530 PG. 425 06/23/20
(275 MERIDEN ROAD)
(RESIDENTIAL)

MAP 138 LOT 26
RONALD D. & LINDA A. CARBONE GOODWIN
15 CHURCHILL WAY
LEBANON, NH. 03766
BK. 4061 PG. 0058 06/05/14
(15 CHURCHILL WAY)
(RESIDENTIAL)

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)

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
BRENDEN J. & STACEY L. MACASKILL
263 MERIDEN ROAD
LEBANON, NH. 03766
BK 4510 PG 0726 04/06/20
(263 MERIDEN ROAD)
(REF PLAN)
(RESIDENTIAL)

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)

Feb 26, 2026 – 9:20am
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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 (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
- 10' CONTOUR INTERVAL (720)
- 2' CONTOUR INTERVAL (722)
- OVERHEAD UTILITY LINE (OH)
- 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

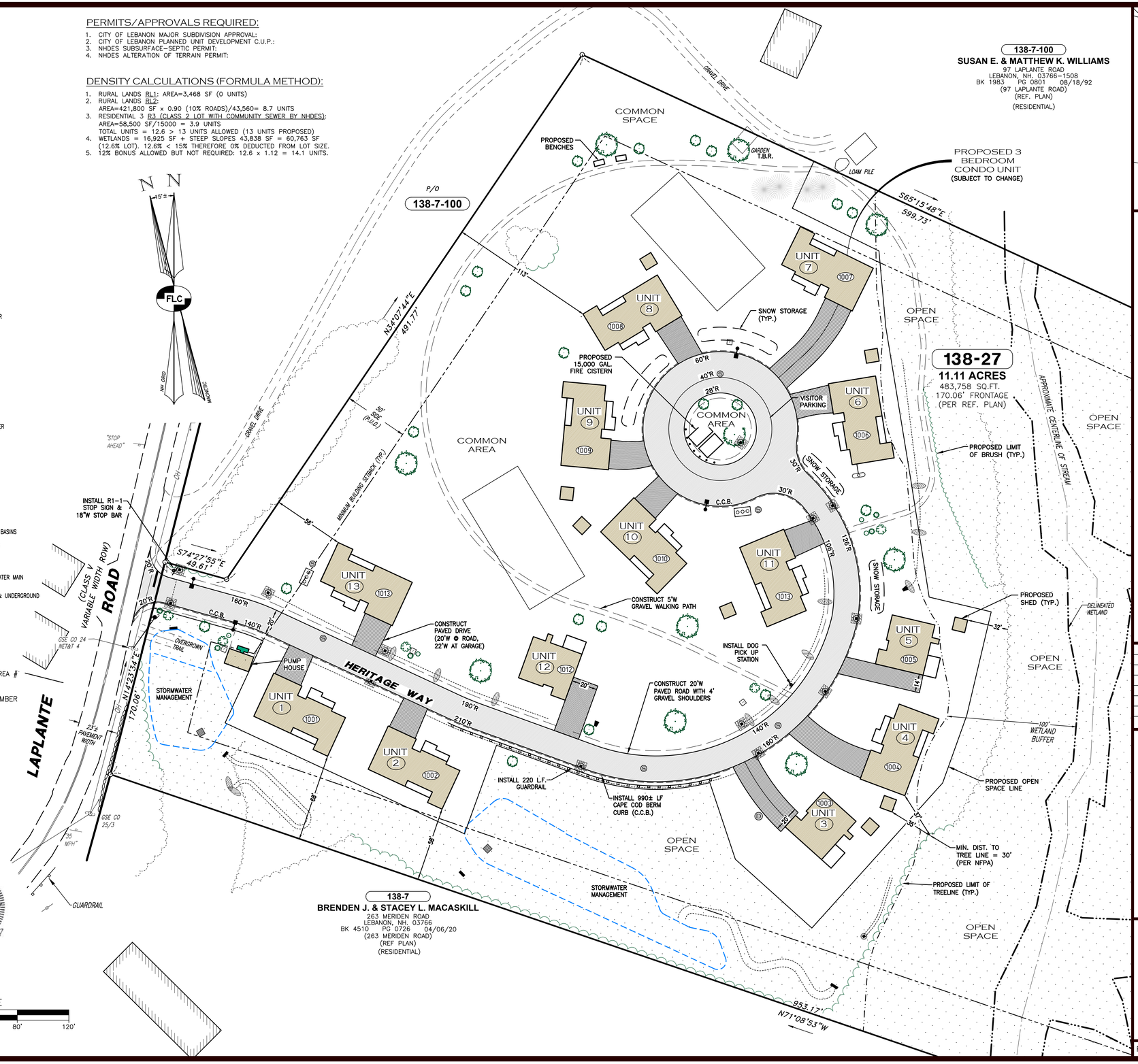
- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- HYDRANT, GATE VALVE & WATER MAIN
- ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- GRAVEL / SHOULDER
- UNIT 1 CONDOMINIUM UNIT NUMBER
- 1 LIMITED COMMON AREA #
- 1001 UNIT ADDRESS NUMBER
- PROPOSED DWELLING UNIT BUILDING BOX (UNIT 1 / 1001)

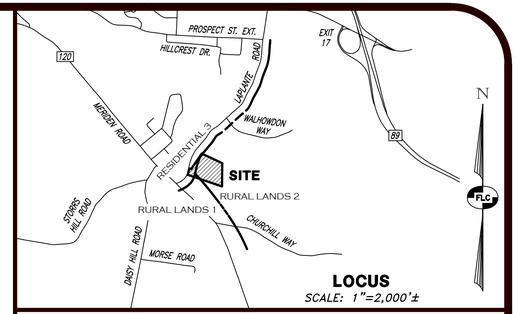
PERMITS/APPROVALS REQUIRED:

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. 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.

REV.	DATE	DESCRIPTION	C/O	DR	CK
G	7/21/26	REVS PER TOWN C.O.A. AND AMENDMENT		CJC	JEN
F	7/17/26	REVS AOT SUB		CJC	NRC
E	6/25/26	REVS PER TOWN C.O.A.		CJC	JEN
D	4/21/26	REVS PER TOWN COMMENTS		CJC	JEN
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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FILE: 4080SP00G.DWG	PROJ. NO. 4080.00	SHEET: SP-1	PAGE NO. 3 OF 15

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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 (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

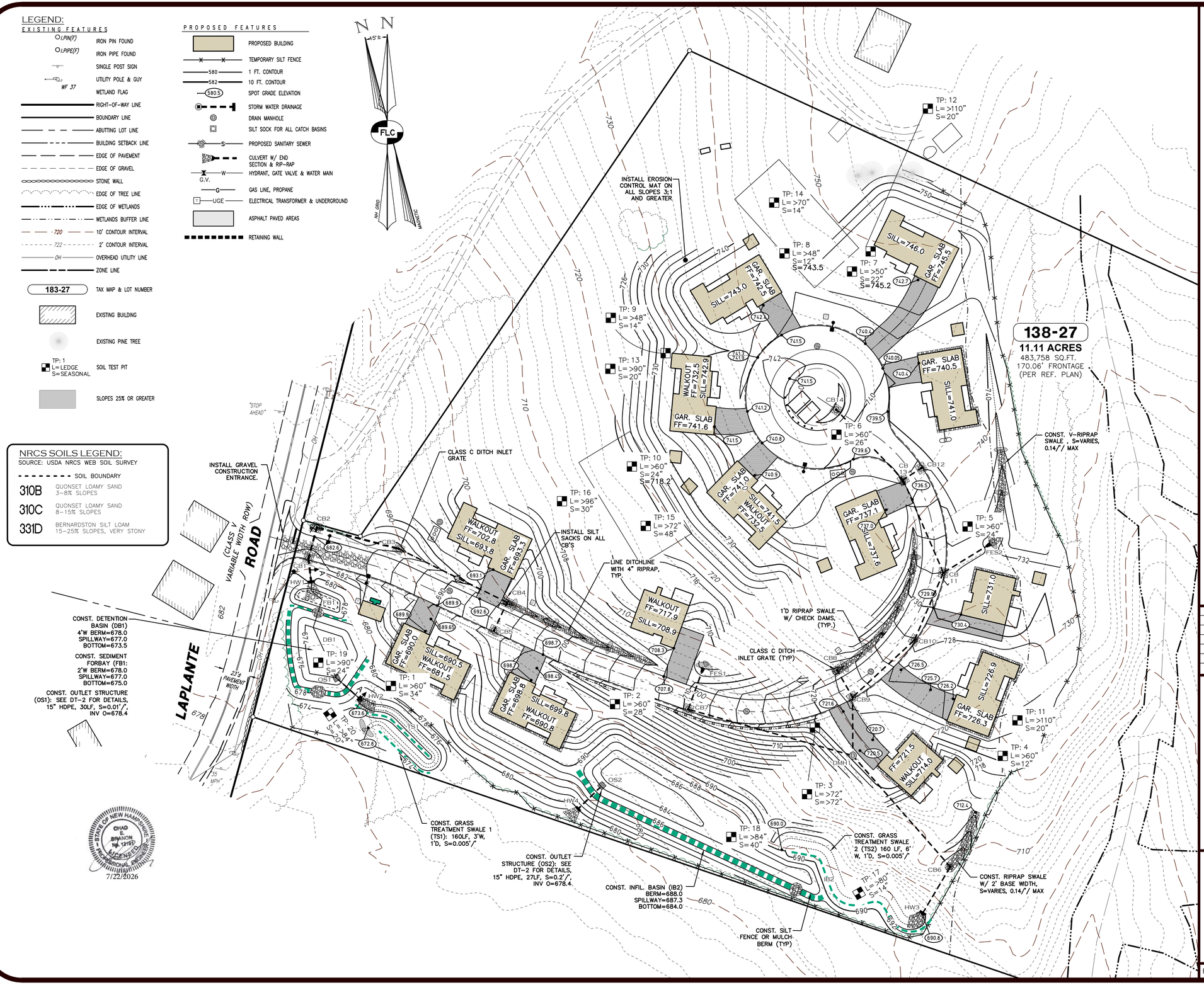
PROPOSED FEATURES

- 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

NRCS SOILS LEGEND:

SOURCE: USDA NRCS WEB SOIL SURVEY

- SOIL BOUNDARY
- 310B — QUONSET LOAMY SAND 3-8% SLOPES
- 310C — QUONSET LOAMY SAND 8-15% SLOPES
- 331D — BERNARDSTON SILT LOAM 15-25% SLOPES, VERY STONY



NOTES:

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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.
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9. PROPOSED STORMWATER COLLECTION SYSTEM WILL NOT BE OWNED OR MAINTAINED BY THE TOWN.

PROPOSED DRAINAGE STRUCTURE SCHEDULE:

FROM			LENGTH	DIA.	SLOPE	TO	
STRUCT.	RIM	INV. OUT	FEET	INCHES	FT/FT	STRUCT.	INV. IN
CB5	694.6	690.5	26	12	0.023	CB4*	689.9
CB4*	693.9	689.8	101	12	0.098	CB3*	679.9
CB3*	684.9	679.4	71	18	0.02	CB2*	678.0
CB2*	681.6	677.7	27	18	0.007	CB1	677.4
CB1	681.8	677.3	20	18	0.01	HW1	677.1
CB14*	739.0	735.0	81	12	0.018	CB13	733.5
CB12	737.7	733.6	18	12	0.005	CB13	733.5
CB13	737.7	733.4	84.5	12	0.066	CB11	727.8
FES2	–	730.0	46	12	0.047	CB11	727.8
CB11	731.95	727.7	61	12	0.062	CB10	723.9
CB10	723.8	723.8	70	12	0.087	CB9	717.7
CB8*	721.9	717.9	26	12	0.007	CB9	717.7
CB9	722.5	717.4	49	12	0.049	DMH1	715.0
FES1	–	706.0	37	12	0.005	CB7	705.8
CB7	710.4	705.7	143	12	0.098	DMH1	704.3
DMH1	720.3	704.0	123	15	0.035	CB6	700.0
CB6	707.0	695.4	46	12	0.10	HW3	690.8

* DENOTES NHDOT CLASS C – DITCH INLET GRATE

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

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GRADING & EROSION CONTROL 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

CHAD E. BRANON NO. 12151 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

7/22/2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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FILE: 4080SPOOG.DWG	PROJ. NO. 4080.00	SHEET: GR-1	PAGE NO. 4 OF 15

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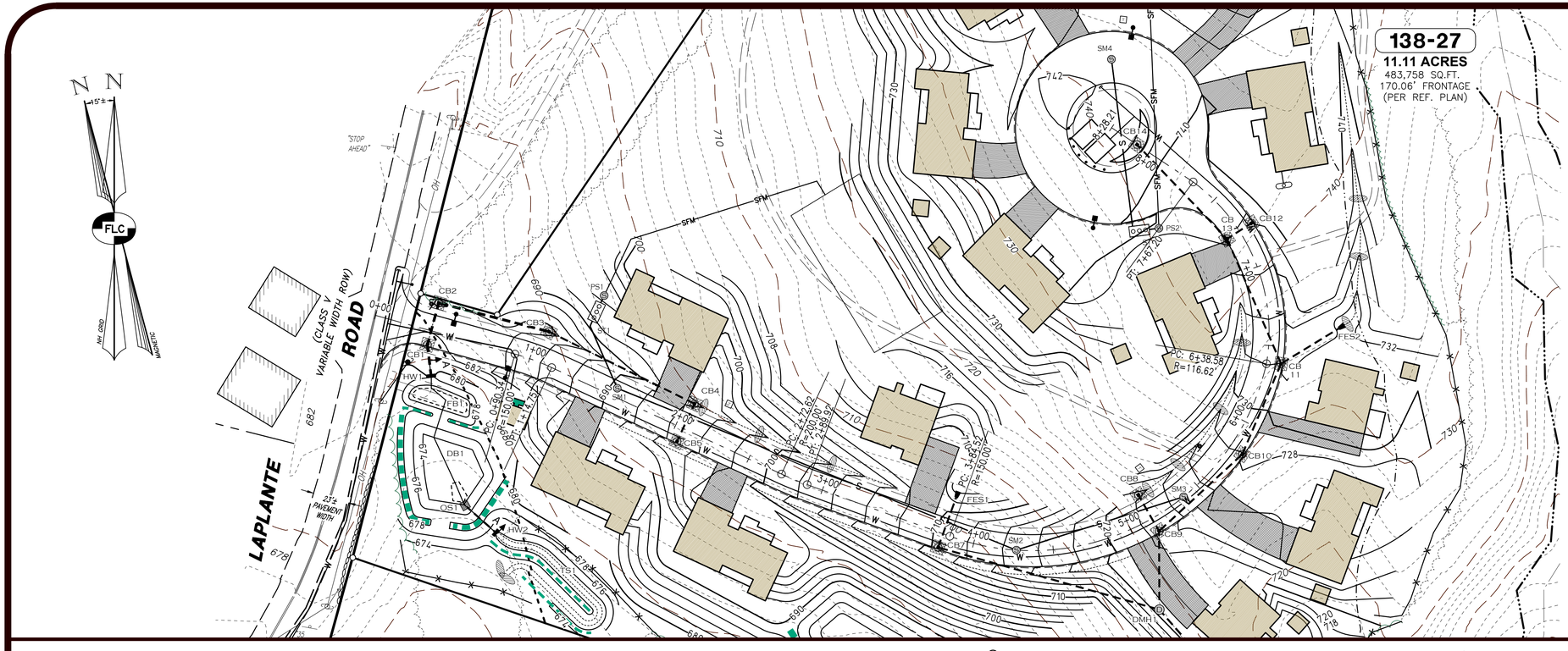

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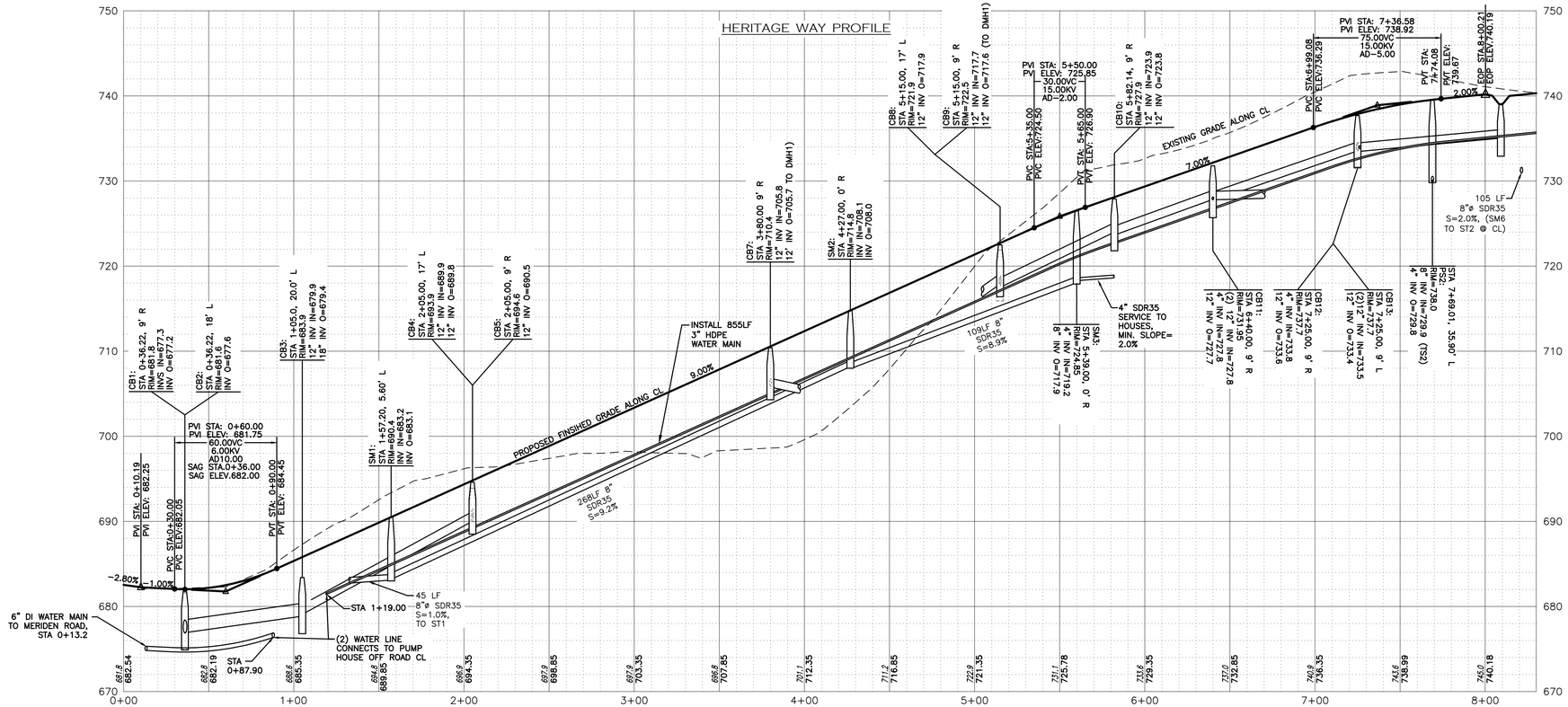

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ROAD PLAN AND PROFILE

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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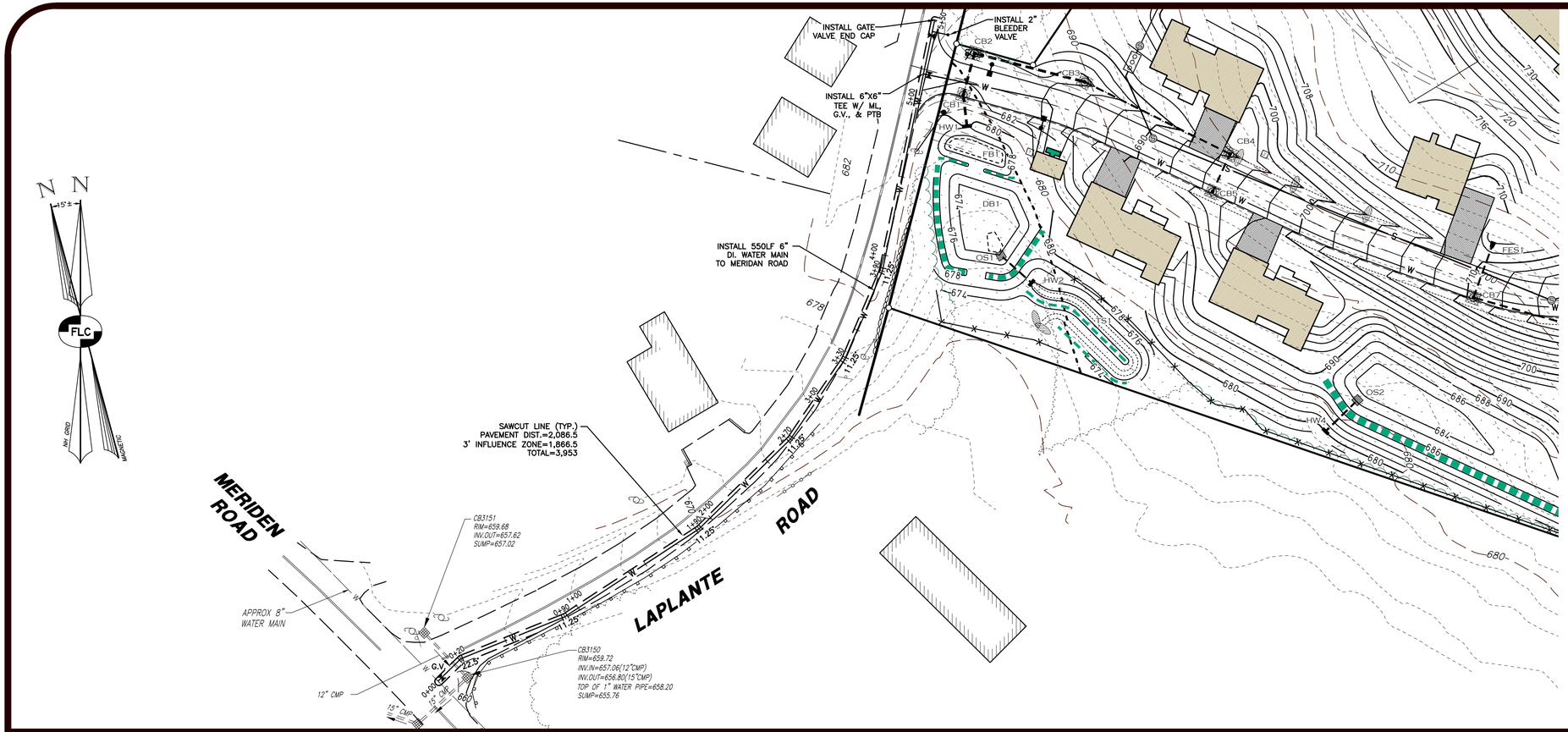
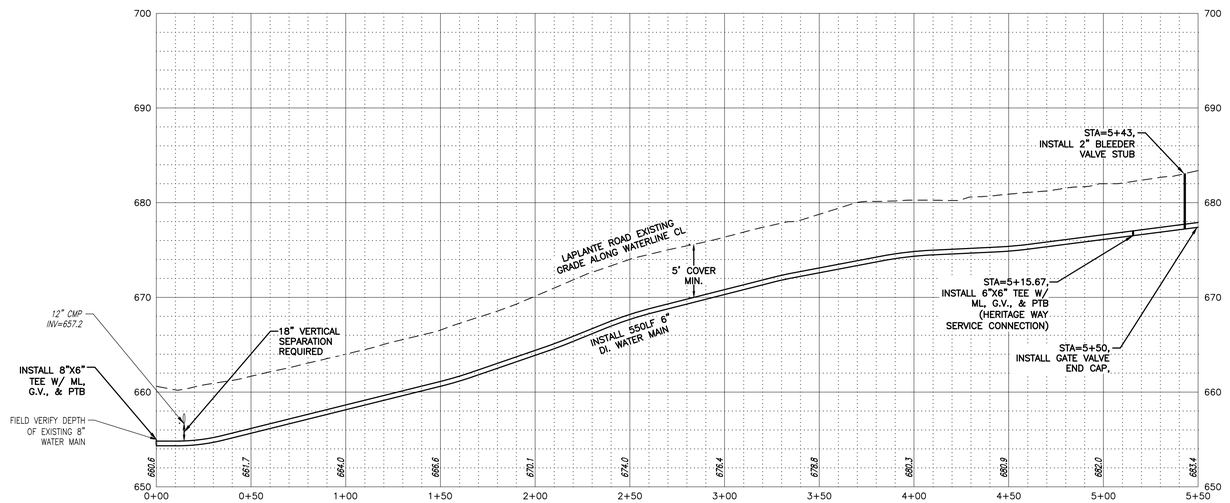


LAPLANTE ROAD WATER MAIN PROFILE



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GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
–	–	–		–	–

WATER MAIN PLAN AND PROFILE

TAX MAP 138 LOT 27

(LAPLANTE ROAD)

GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR:

OAKES & SON CONSTRUCTION, LLC

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LAND OF:

ROBERT J. OAKES

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Surveying ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns

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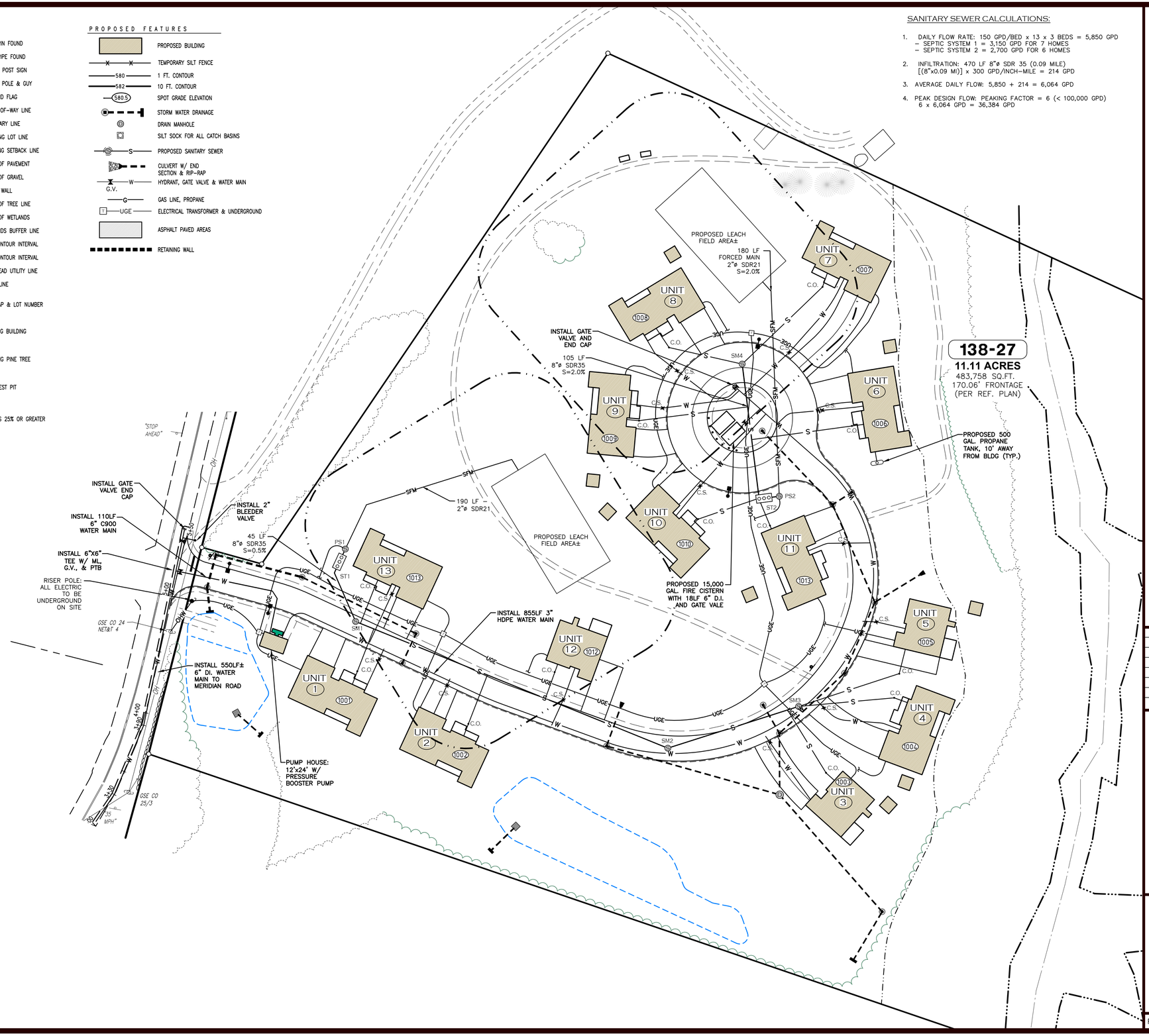
- G — GAS LINE, PROPANE
- T UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- RETAINING WALL

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.
19. ALL ELECTRIC, TELEPHONE, AND INTERNET UTILITIES SHALL BE UNDERGROUND.
20. UNDERGROUND UTILITIES SHOULD BE A MINIMUM OF 10 FEET FROM WATER MAINS.

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
G	7/22/26	REVS PER TOWN C.O.A. AND AMENDMENT		CJC	JEN
F	7/17/26	REVS AOT SUB		CJC	NRC
E	6/25/26	REVS PER TOWN C.O.A.		CJC	JEN
D	4/21/26	REVS PER TOWN COMMENTS		CJC	JEN
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

FIELDSTONE LAND CONSULTANTS, PLLC

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45 Roxbury Street, Keene, NH 03431
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FILE: 4080SP00G.DWG	PROJ. NO. 4080.00	SHEET: UT-1	PAGE NO. 7 OF 15

21, 2026 - 4:17pm FLC-31
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PROGRESS LIGHTING™

Performance:

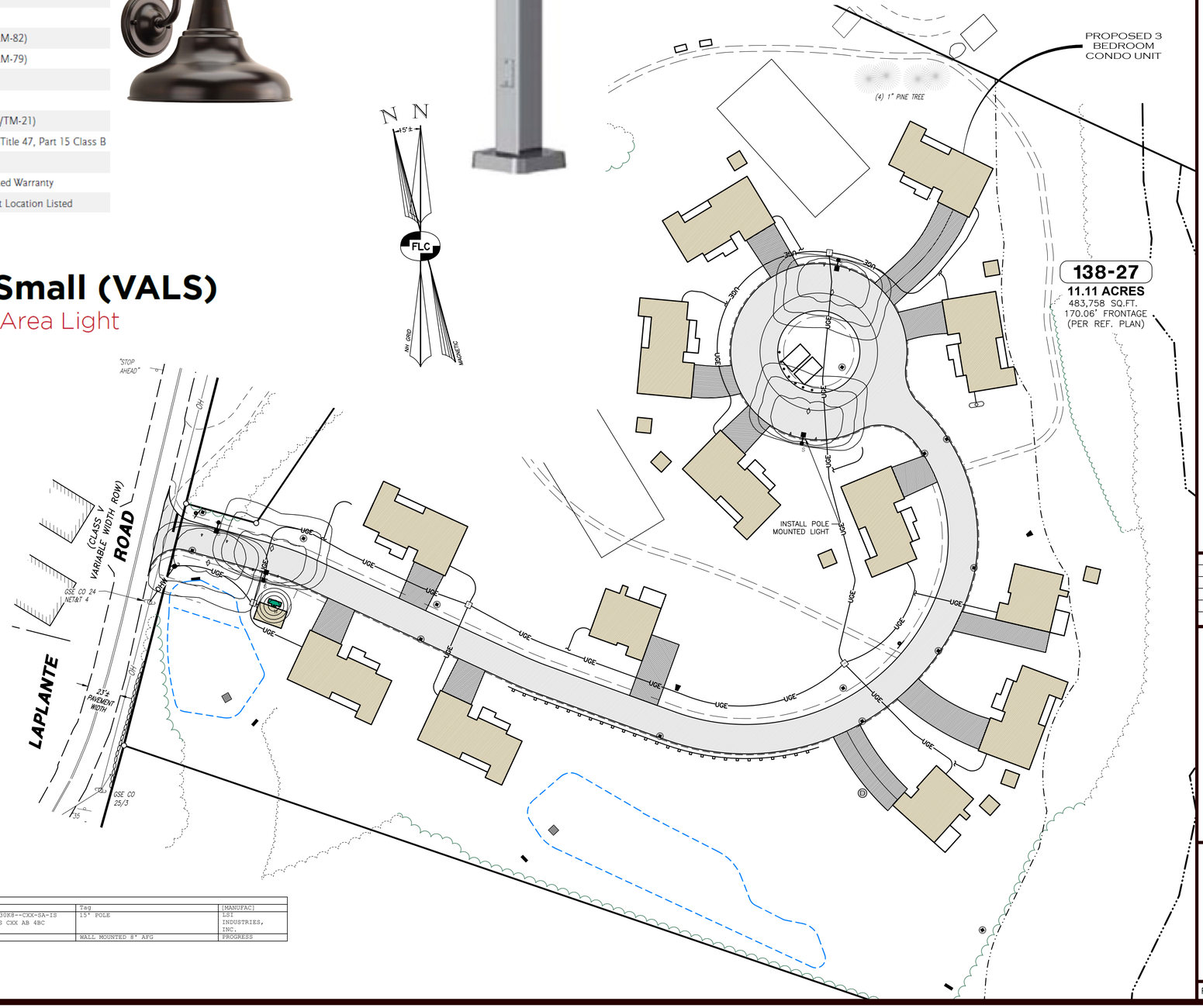
Number of Modules	1
Input Power	9 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Source)	623/69.2 (LM-82)
Lumens/LPW (Delivered)	479/61.1 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM-21)
EMI/RFI	Meets FCC Title 47, Part 15 Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited 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	S	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
- 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

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

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B	4/6/26	REVS PER TOWN COMMENTS		CJC	JEN
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
84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 40' JANUARY 12, 2026

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LEGEND:

EXISTING FEATURES

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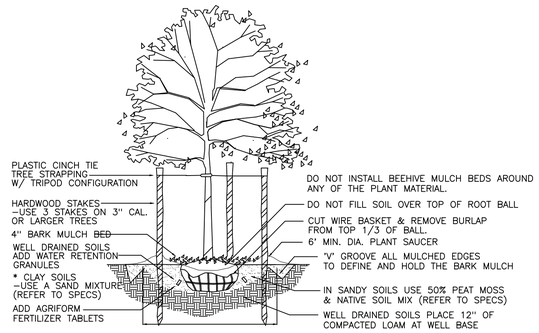
- ASPHALT PAVED AREAS
- RETAINING WALL



NOTE: ALL PYRAMIDAL EVERGREENS & DECIDUOUS TREES SHALL BE PLANTED W/ ROOTS HORMONE ENHANCER.

SCALE: N.T.S.

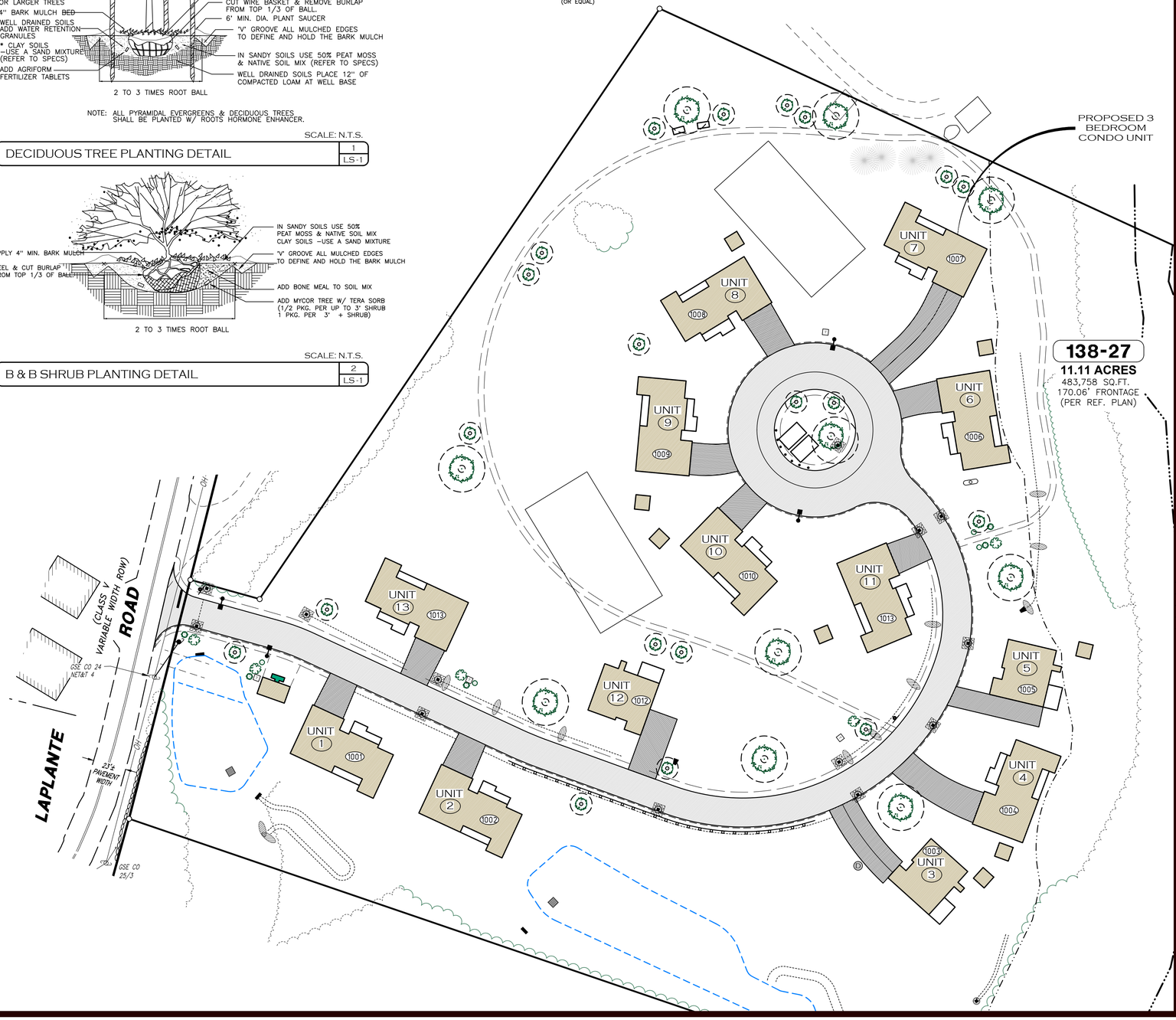
DECIDUOUS TREE PLANTING DETAIL — 1 / LS-1

SCALE: N.T.S.

B & B SHRUB PLANTING DETAIL — 2 / LS-1

PLANT SYMBOLS / PLANT LIST & NAME / QTY.

PLANTING DRIP LINE / MATURE DRIP LINE	ACER	ACER RUBRUM (RED MAPLE TREE) (OR EQUAL)	(10) 3" CAL., 12' TALL, 6' DRIP LINE 50'H, 40' DRIP LINE AT MATURITY
	CRA	CRATAEGUS MACROSPERMA (HAWTHORN) (OR EQUAL)	(20) 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'

REV.	DATE	DESCRIPTION	C/O	DR	CK
E	7/22/26	REVS PER TOWN C.O.A. AND AMENDMENT		CJC	JEN
D	6/25/26	REVS PER TOWN C.O.A.		CJC	JEN
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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

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SCALE: 1" = 40' JANUARY 12, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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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	2.8 LBS PER 1,000 SF**	**APPLICATION RATE TOTALS	*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.

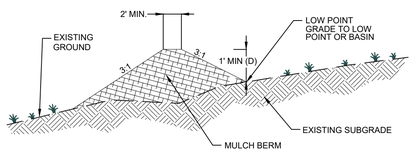
20. IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS SITE CONDITIONS, WEATHER OR CONSTRUCTION METHODS WARRANT.

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



MULCH SHALL CONSIST OF GROUND STUMPS, CHIPPED BRUSH AND/OR OTHER ORGANIC MATERIAL NECESSARY TO FORM A STABLE BERM

MULCH BERM — X / D - 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.

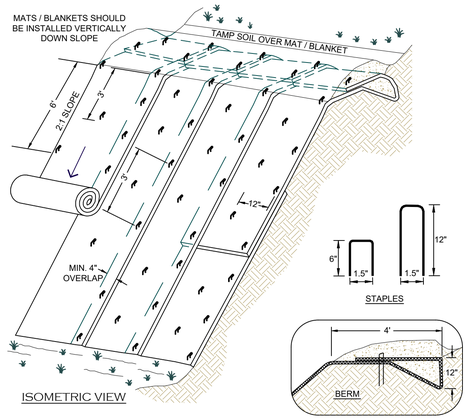
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

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 VEGETAITVE COVER IS ESTABLISHED.
6. BEGIN BUILDING CONSTRUCTION.
7. CONSTRUCT GRAVEL PARKING AREA (PAVEMENT OPTIONAL) AND BUILDING PAD. INSTALL UTILITIES AND STRUCTURES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE THE EROSION CONTROL NOTES.
8. INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.25" OR GREATER RAINFALL.
9. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
10. FINISH GRADING TO PREPARE FOR PAVING (IF ANY) AND LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
11. FINISH PAVING (IF ANY). PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF PARKING AREA (SEE EROSION CONTROL NOTES).
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
14. ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

CONSTRUCTION SEQUENCE — 3 / DT - 1

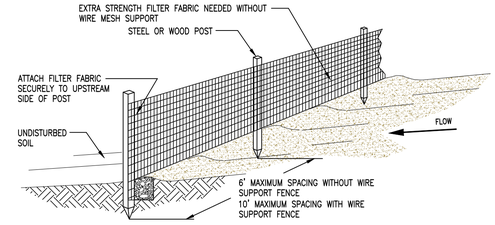


ISOMETRIC VIEW

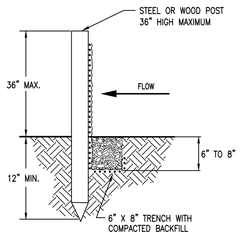
NOTES:

1. DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES: DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL STRAW/COCONUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN S150 OR EQUAL.ON ALL SLOPES EXCEEDING 3:1.
3. THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1 INCH AND LENGTH OF 6 INCH.
4. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT.
5. APPLY LIME, FERTILIZER AND PERMANENT SEEDING BEFORE PLACING BLANKETS.
6. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET AS SHOWN. ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAKES IN APPROPRIATE LOCATIONS. REFER TO MANUFACTURERS STAPLE GUIDE FOR CORRECT STAPLE PATTERN.
7. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
8. IN LOOSE SOIL CONDITIONS THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6 INCHES MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
9. THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING AND SHALL BE REFERTILIZED, RESEEDED AND REMULCHED AS DIRECTED.

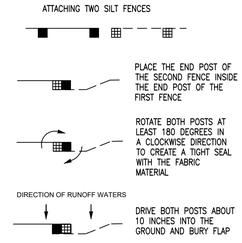
EROSION BLANKETS - SLOPE INSTALLATION — 4 / DT - 1



PERSPECTIVE VIEW



SECTION VIEW

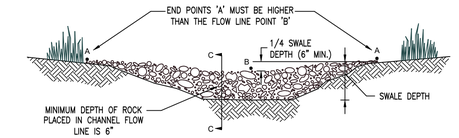


ATTACHING TWO SILT FENCES

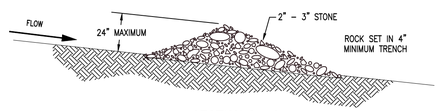
NOTES:

1. SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAYS.
2. SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UPSLOPE.
3. IF THE SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE OR THE PRESENCE OF HEAVY ROOTS THE BASE OF THE FABRIC SHOULD BE EMBEDDED WITH A MINIMUM THICKNESS OF 8 INCHES OF 3/4-INCH STONE.
4. SILT FENCES PLACED AT THE TOE OF SLOPES SHOULD BE INSTALLED AT LEAST 6 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PONDING AND ACCESS FOR MAINTENANCE.
5. THE MAXIMUM SLOPE ABOVE THE FENCE SHOULD BE 2:1 AND THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHOULD BE 100 FEET.
6. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
7. SILT FENCES SHOULD BE REMOVED WHEN THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

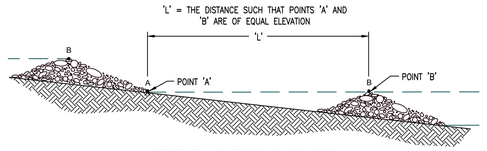
SILT FENCE — 5 / DT - 1



VIEW LOOKING UPSTREAM



SECTION C - C

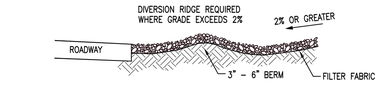


PROFILE - CHECK DAM SPACING

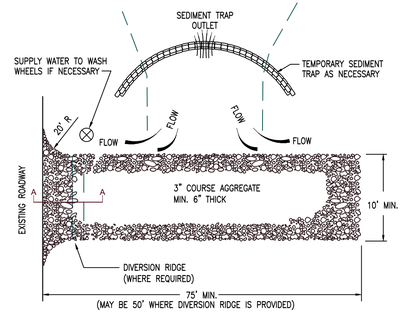
NOTES:

1. STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
3. STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
4. STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL-GRADED ANGULAR 2 TO 3 INCH STONE. THE INSTALLATION OF 3/4-INCH STONE ON THE UPGRADIENT FACE IS RECOMMENDED FOR BETTER FILTERING.
5. WHEN INSTALLING STONE CHECK DAMS THE CONTRACTOR SHALL KEY THE STONE INTO THE CHANNEL BANKS AND EXTEND THE STONE BEYOND THE ABUTMENTS A MINIMUM OF 18-INCHES TO PREVENT FLOW AROUND THE DAM.
6. STONE CHECK DAMS SHOULD BE REMOVED ONCE THE SWALE OR DITCH HAS BEEN STABILIZED UNLESS OTHERWISE SPECIFIED.

STONE CHECK DAM — 6 / DT - 1



SECTION A-A



PLAN VIEW

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. THE MINIMUM STONE USED SHOULD BE 3-INCH CRUSHED STONE.
3. THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
4. THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
5. THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
6. THE PAD SHOULD BE AT LEAST 6-INCHES THICK.
7. THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
8. THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
9. NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
10. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
11. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

SCALE: N.T.S.

GRAVEL CONSTRUCTION EXIT — 7 / DT - 1

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8 1 1
CALL 811 - KNOW WHAT'S BELOW

811 DigSafe
AKA ME NH RI VT

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	7/17/26	REVS PER AOT SUB		CJC	NRC

EROSION CONTROL DETAILS
TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

SCALE: NOT TO SCALE JANUARY 12, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

W E

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

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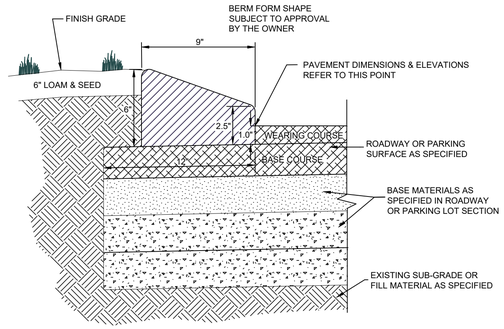
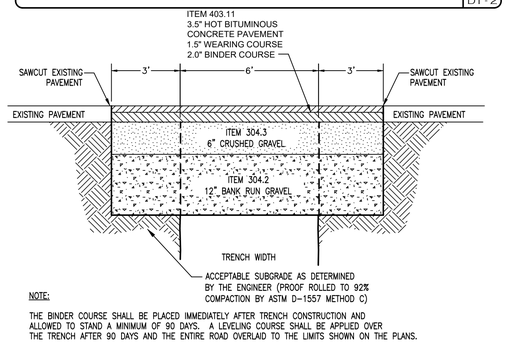


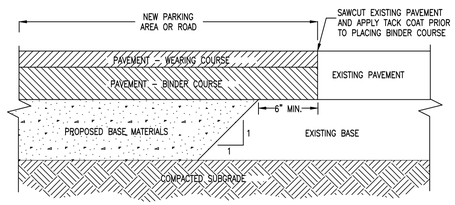
CURB - ASPHALT (CAPE COD BERM) — 1 / DT - 2



NOTE:

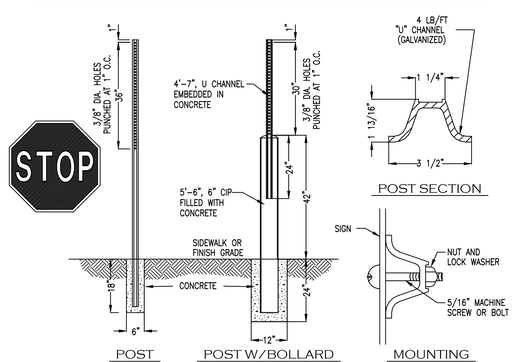
THE BINDER COURSE SHALL BE PLACED IMMEDIATELY AFTER TRENCH CONSTRUCTION AND ALLOWED TO STAND A MINIMUM OF 90 DAYS. A LEVELING COURSE SHALL BE APPLIED OVER THE TRENCH AFTER 90 DAYS AND THE ENTIRE ROAD OVERLAID TO THE LIMITS SHOWN ON THE PLANS.

PAVEMENT TRENCH PATCH — 2 / DT - 2

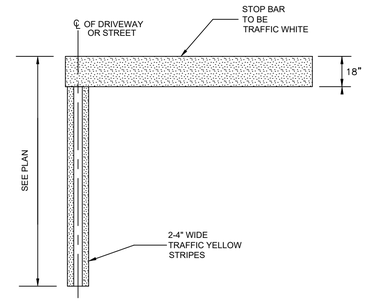


NOTE:
1. SEE ROADWAY FOR MATERIALS AND ASSOCIATED DEPTHS.
2. INFRARED JOINT AFTER PLACING PAVEMENT.

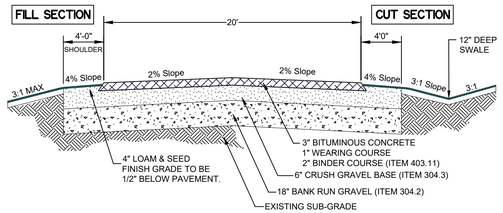
PAVEMENT MATCH — 3 / DT - 2



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

OUTLET STRUCTURE DATA CHART									
LOCATION	BASIN OUTLETS		ELEVATIONS (FT.)						
	STAGE 1	STAGE 2	A	B	C	D	E	F	G
OS1 (DB1)	4.0" ORIFICE	(2) 4" ORIFICE	673.5	674.0	675.6	676.8	678.0	673.6	671.0
OS2 (IB1)	6.0" ORIFICE	NA	684.0	685.0	NA	686.9	688.0	683.8	682.0

SCALE: N.T.S.

STORMWATER BASIN OUTLET STRUCTURE — 7 / DT - 2

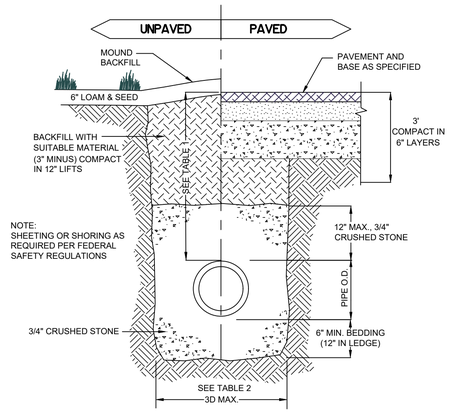
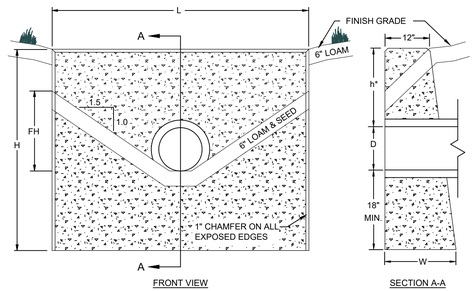


TABLE 1 (RECOMMENDED COVER)		
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

TABLE 2 (RECOMMENDED TRENCH WIDTH)	
INSIDE DIAMETER	TOTAL WIDTH
12" TO 24" OVER 24"	I.D. + 24" 2 x I.D.

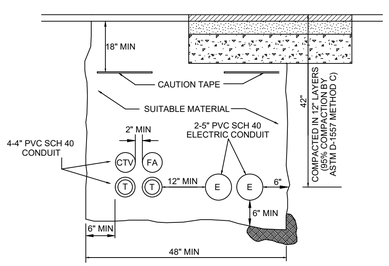
DRAINAGE TRENCH (TYPICAL) — 8 / DT - 2



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.

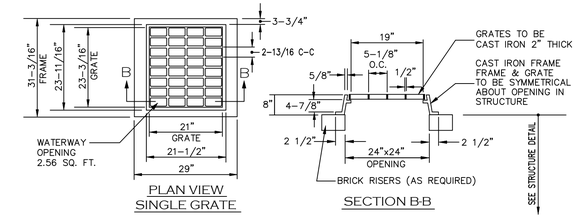
HEADWALL - PRECAST CONCRETE — 9 / DT - 2



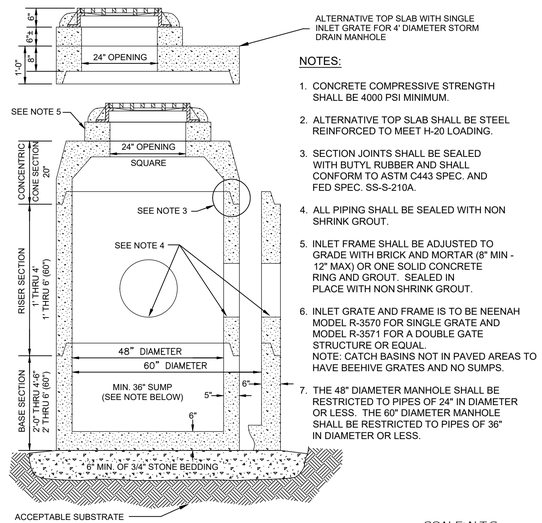
NOTE:

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
B	7/17/26	REVS PER AOT SUB		CJC	NRC
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
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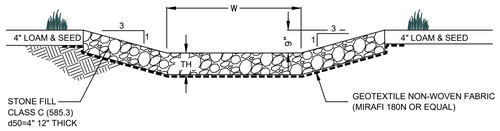
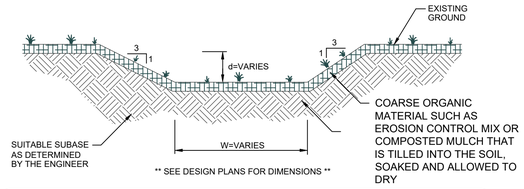
FILE: 4080DDT00C.DWG	PROJ. NO. 4080.00	SHEET: DT-2	PAGE NO. 11 OF 15

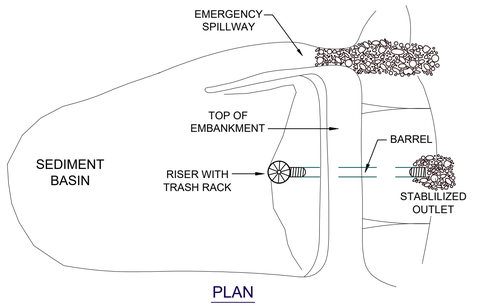
21, 2026 — 4:27pm FLC-31
FLC:\0_PROJECTS\04080\4080.00\DWGS\



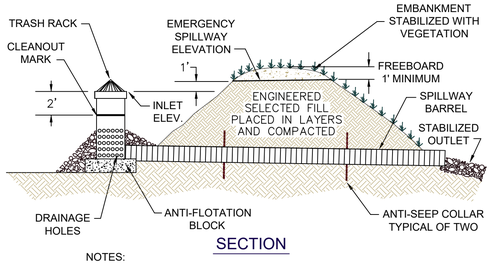
RIPRAP SPILLWAY DETAIL — 1 / DT - 3



INFILTRATION BASIN SECTION — 4 / DT - 3



PLAN



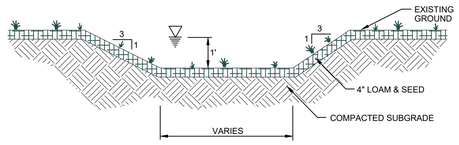
SECTION

NOTES:

1. THE TEMPORARY SEDIMENT BASIN, DESIGNED BY A QUALIFIED PROFESSIONAL, IS REQUIRED FOR DISTURBED AREAS GREATER THAN 5 ACRES WITHIN A DRAINAGE AREA LESS THAN 100 ACRES.

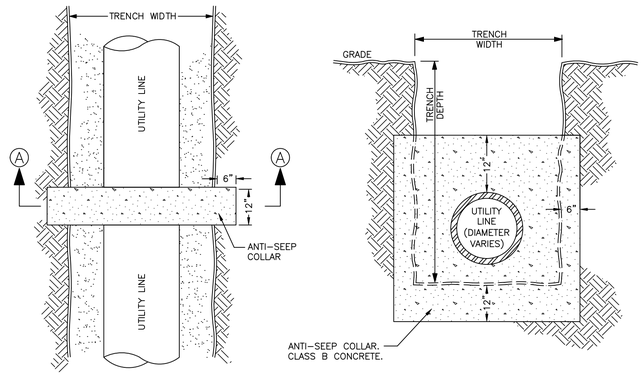
2. THE SEDIMENT BASIN WILL BE REMOVED WITHIN THREE YEARS.

SEDIMENT TRAP W/ RISER — 2 / DT - 3

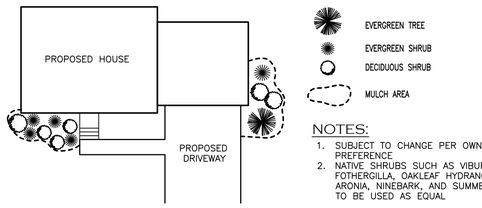


STRUCTURE	W	L	SLOPE
TS1 (4" CLAY LINED)	3 FT	160 FT	0.5%
TS2	6 FT	160 FT	0.5%

TREATMENT SWALE — 3 / DT - 2



ANTI-SEEP COLLAR & TRENCH CHECK DAM — 5 / DT - 3



LANDSCAPE LEGEND:

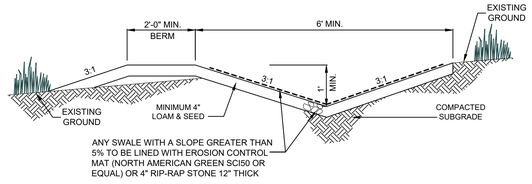
- EVERGREEN TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB
- MULCH AREA

NOTES:

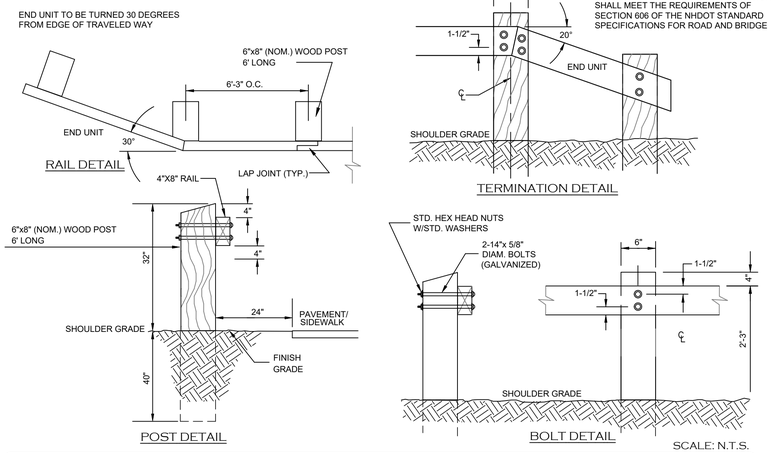
1. SUBJECT TO CHANGE PER OWNERS PREFERENCE
2. NATIVE SHRUBS SUCH AS VIBURNUMS, SHOWY FOTHERGILLA, OAKLEAF HYDRANGEA, INKBERYY, ARONIA, NINEBARK, AND SUMMERSWEET ARE TO BE USED AS EQUAL

SCALE: N.T.S.

LOT LANDSCAPING OR EQUAL — 6 / DT - 3

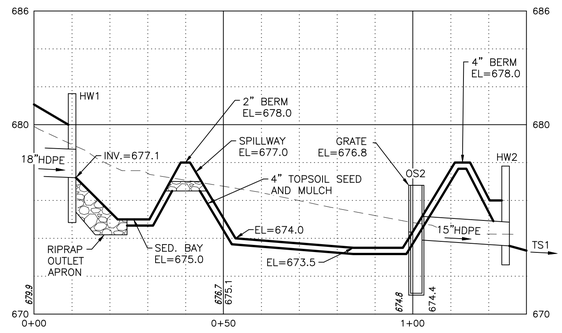


TYPICAL SWALE DETAIL — 7 / DT - 3



SCALE: N.T.S.

WOOD GUARDRAIL — 8 / DT - 3



SEE SHEET GR-1 FOR PLAN VIEW OF SECTION

SCALE: 1"=20' (H) 4'(V)

SECTION A - A WET POND 1 (WP1) — 9 / DT - 3

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	7/17/26	REVS PER AOT SUB		CJC	NRC
B	6/25/26	REVS PER C.O.A.		CJC	JEN
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:

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84 HANOVER STREET LEBANON, NH 03766

SCALE: NOT TO SCALE — JANUARY 12, 2026

Surveying ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns

FIELDSTONE LAND CONSULTANTS, PLLC

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Phone: (603) 672-5456 Fax: (603) 413-5456
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FILE: 4080DT00C.DWG | PROJ. NO. 4080.00 | SHEET: DT-3 | PAGE NO. 12 OF 15

21, 2026 – 4:29pm FLC-31
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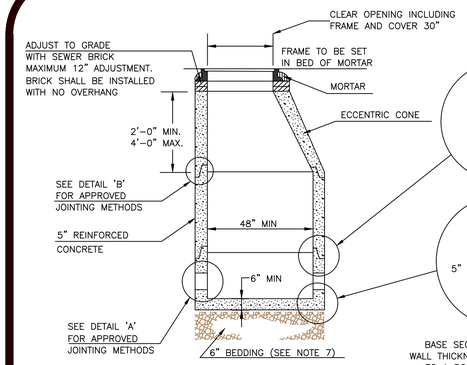
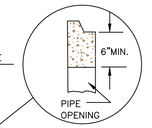
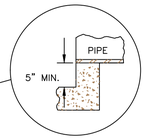
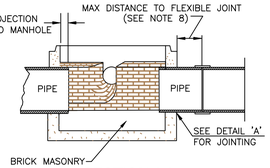


TYPICAL SECTION

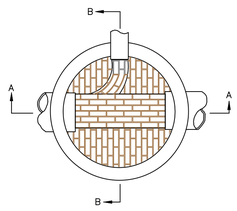




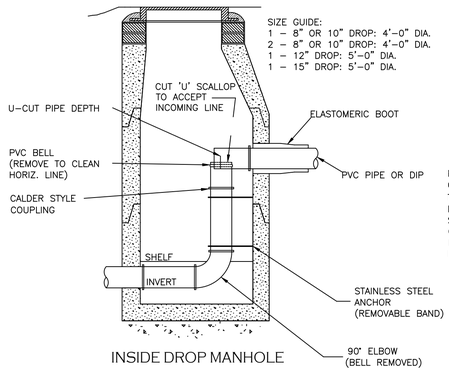
BASE SECTION TO BE FULL WALL THICKNESS AND MONOLITHIC TO A POINT 6" ABOVE THE PIPE CROWN.



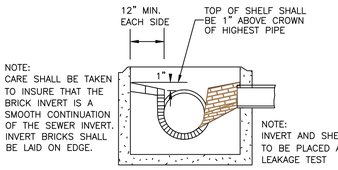
SECTION A-A



PLAN



INSIDE DROP MANHOLE



NOTE:
CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.

NOTE:
INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST

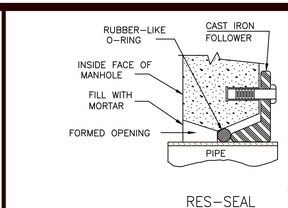
SECTION B-B

NOTES:

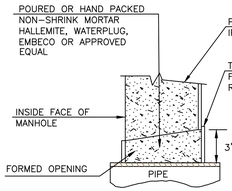
1. IT IS INTENDED: THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE SPACE REQUIREMENTS AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OF PRECAST SECTIONS WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING PER Env-Wq 704.10 (d). IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
2. BARRELS AND CONE SECTIONS: SHALL BE PRECAST REINFORCED CONCRETE
3. PRECAST CONCRETE BARREL SECTIONS, CONES, AND BASES SHALL CONFORM TO ASTM C 478.
4. BASE SECTIONS: SHALL BE MONOLITHIC TO A POINT 6" ABOVE THE CROWN OF THE INCOMING PIPE, AND SHALL BE PRE-CAST REINFORCED CONCRETE.
5. INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE DIRECTION OF FLOW. THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE. CROWN AND SLOPE TO DRAIN TOWARD THE FLOW THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.
6. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN EQUAL TO CLASS 30, CONFORMING TO ASTM A48 AND PROVIDE A 30 INCH CLEAR OPENING. THE COVERS SHALL BE THE WORD "SEWER" IN 3 INCH HIGH LETTERS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
7. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 SIZE #67.
   100% PASSING 1 INCH SCREEN
   90-100% PASSING 3/4 INCH SCREEN
   20-55% PASSING 3/8 INCH SCREEN
   0-10% PASSING #4 SIEVE
   0-5% PASSING #8 SIEVE
   WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE. SCREENED GRAVEL OR CRUSHED STONE 1-1/2 TO ½ INCH SHALL BE USED.
8. FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:
   RCP & CI PIPE - ALL SIZES - 48"
   PVC PIPE - UP THROUGH 15" DIAMETER - NO FLEXIBLE JOINT REQUIRED
9. SHALLOW MANHOLE IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED. IT MUST HAVE AN ECCENTRIC ENTRANCE OPENING AND BE CAPABLE OF SUPPORTING H-20 LOADING.
10. HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE SEALED WITH A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT IN ACCORDANCE WITH Env-Wq 704.10 (f). A TYPE APPROVED BY THE ENGINEER, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON AN MASTIC-LIKE OR ELASTOMERIC SEALANT
11. PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.
12. MATERIAL REQUIREMENTS FOR BRICK AND MORTAR SHALL CONFORM TO Env-Wq 704.10 (k) (9) THROUGH (14)
13. MANHOLES TO BE COATED WITH TWO (2) COATS OF 16 MIL. BITUMINOUS COATING.
14. ALL SEWER CONSTRUCTION SHALL CONFORM TO SPECIFICATIONS DEFINED BY TOWN OF LEBANON STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION. THESE STANDARD MANHOLE DRAWINGS ARE NOT COMPLETE WITHOUT THESE SPECIFICATIONS.

SCALE: N.T.S.

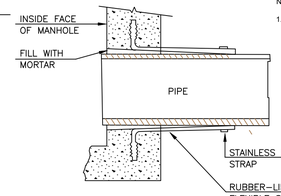
STANDARD MANHOLE - PART A | 1 | DT - 4



RES–SEAL (OR EQUAL)



NON–SHRINKING MORTAR (OR EQUAL)

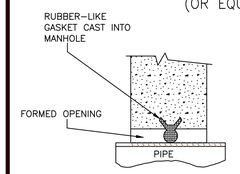


LOCK–JOINT FLEXIBLE MANHOLE SLEEVE (OR EQUAL)

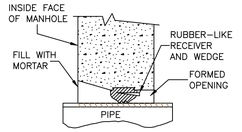
NOTE:
1. PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND, IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.

NOTE:
ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

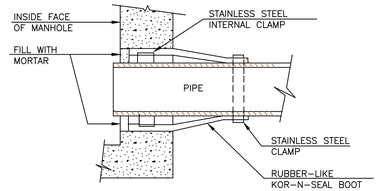
STATE OF NEW HAMPSHIRE APPROVED PRODUCTS
[A] SIKAFLEX–12–SL
[B] SONNEBORN BUILDING PRODUCTS SONNOLASTIC SL–1



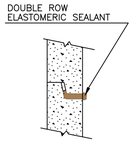
A–LOK (OR EQUAL)



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.

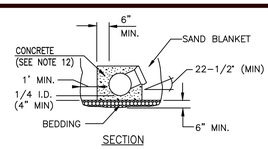
STANDARD MANHOLE - PART B | 3 | DT - 4

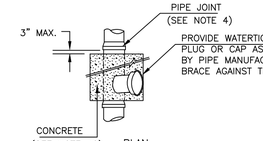
NOTES:

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 18" (T-1 TO T-3)
F794	PVC (ROBBED WALL)	8" THROUGH 36"
D2680	ABS (COMPOSITES WALL)*	8" THROUGH 15"

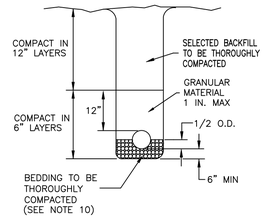
      *PVC: POLY VINYL CHLORIDE
      *ABS: ACRYLONITRILE-BUTADIENE-STYRENE
      2. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMREIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.
      ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2680, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322).
      JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2680, FORMING A CHEMICAL WELDED JOINT.
   B. DUCTILE-IRON PIPE, FITTINGS AND JOINTS.
      1. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS 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 SMOOTH DRILLED OR SAWN OPENING. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH (OR OTHER SUCH MATERIAL) AROUND THE JOINT OR APPLYING MORTAR TO HOLD THE CONNECTION AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED, AS SHOWN IN THE DETAIL, UP TO AND INCLUDING 15" DIAMETER.*
6. HOUSE SEWER INSTALLATION THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL, AS SPECIFIED IN NOTE 10, BEDDING AND RE-FILL FOR A DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE HOUSE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4 INCH PER FOOT. PIPE JOINTS MUSH BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.
7. TESTING THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS (PRIOR TO BACKFILLING):
   A. AN OBSERVATION "T" SHALL BE INSTALLED AS SHOWN. WHEN READY TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE "T". AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.
   B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS. IF THE TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.
   C. DRY FLUORESCENT DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER. IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE POPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST MANHOLE DOWNSTREAM. LEAKAGE O OBSERVED IN ANY OF THE ABOVE, ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG UP, IF NECESSARY, AND RELAID SO AS TO ASSURE WATERTIGHTNESS.
8. ILLEGAL CONNECTIONS NOTHING BUT SANITARY WASTE FLOW FROM THE HOUSE TOILETS SINKS, LAUNDRY, ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR ANY OTHER SIMILAR CONNECTION CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.
9. HOUSE WATER SERVICE SHALL NOT BE LAID IN THE SAME TRENCH AS THE SEWER SERVICE.
10. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-67.
    100% PASSING 1 INCH SCREEN
    90-100% PASSING 3/4 INCH SCREEN
    20-55% PASSING 3/8 INCH SCREEN
    0-10% PASSING #4 SIEVE
    0-5% PASSING #8 SIEVE
    WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE (1-1/2 TO 1/2 INCH) SHALL BE USED.
11. LOCATION THE LOCATION OF THE "T" OR "Y" SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE "T" OR "Y", AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.
12. CONCRETE CONCRETE SHALL CONFORM TO THE REQUREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE N.H. DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS:
    CEMENT: 6.0 BAGS/C.Y. WATER: 5.75 GALS/BAG CEMENT
    AGGREGATE: 1 INCH MAX
13. CHIMNEYS IF VERTICAL DROP INTO THE SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.



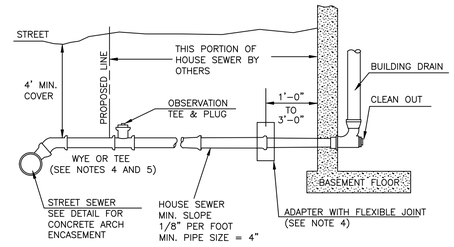


CONCRETE FULL ENCASEMENT

CHIMNEY (SEE NOTE 13)



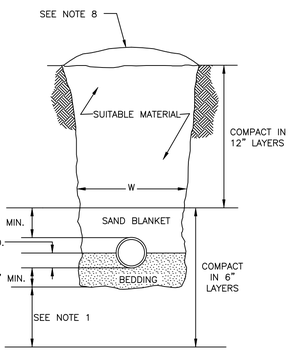
TRENCH CROSS-SECTION



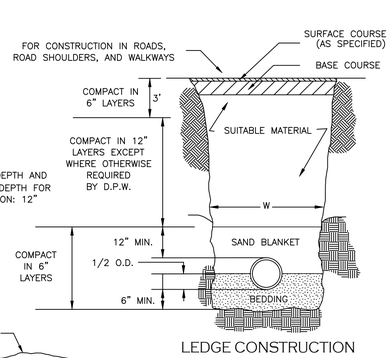
SEWER AND HOUSE SEWER

SCALE: N.T.S.

HOUSE SEWER DETAILS | 4 | DT - 4

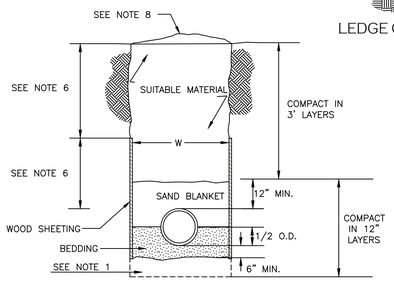


EARTH CONSTRUCTION



NOTE:
MIN. BEDDING DEPTH AND MAX. PAYMENT DEPTH FOR LEDGE EXCAVATION: 12"

LEDGE CONSTRUCTION



EARTH CONSTRUCTION WITH SHEETING

SCALE: N.T.S.

STANDARD TRENCH SECTION | 2 | DT - 4

REV.	DATE	DESCRIPTION	C/O	DR	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 ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
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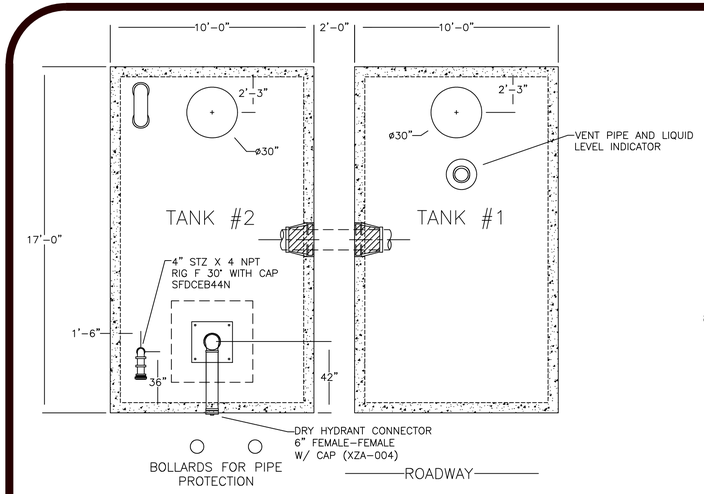
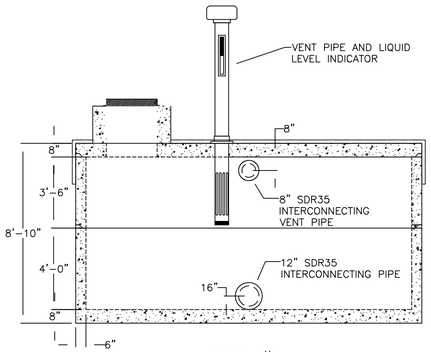
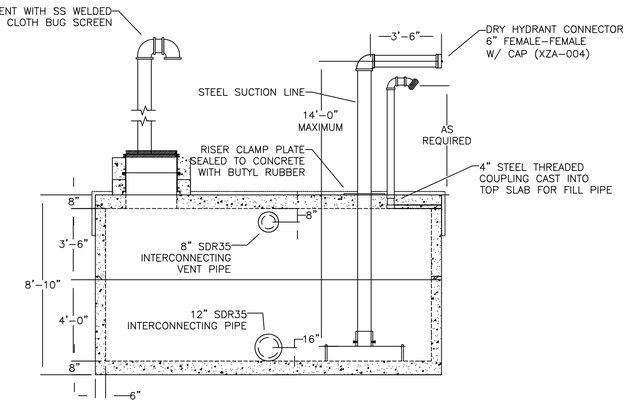


PLAN VIEW



TANK #1



TANK #2

BACKFILL NOTES:

1) FOUNDATION MATERIAL SHALL BE ¾" CRUSHED STONE, MINIMUM 12" THICK.
2) BACKFILL MATERIAL SHALL BE NO GREATER THAN 1½" AND SHALL BE COMPACTED TO 95% PROCTOR. ALL COMPACTION TO BE DONE WITH HAND-OPERATED EQUIPMENT.
3) ALL AREAS BETWEEN TANKS SHALL BE FILLED TO A MINIMUM OF 12" ABOVE CROWN OF INTERCONNECTION PIPE WITH ¾" CRUSHED STONE.
4) ALL BACKFILL MATERIAL AROUND AND BETWEEN TANKS SHALL BE PLACED IN 12" LIFTS EVENLY ON ALL SIDES.
5) 2" INSULATION IS REQUIRED IF THE FILL OVER THE FIRE CISTERN IS LESS THAN 4 FEET. SUPPLIED BY OTHERS.

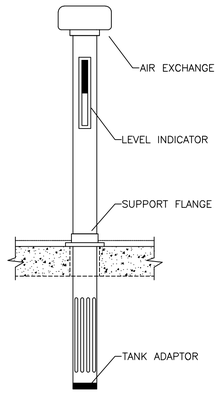
GENERAL NOTES:

1) CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2) REINFORCING PER ASTM-615, GRADE 60 MINIMUM 1" COVER.
3) DESIGNED FOR AASHTO HS20-44 LOADING, COVER 1 TO 5 FEET.
4) TONGUE AND GROOVE JOINT SEALED WITH BUTYL RESIN PER ASTM C990. OVERALL HEIGHT MAY INCREASE SLIGHTLY DUE TO THE BUTYL RESIN USED.
5) HEIGHTS OF PIPES BASED ON 24 INCHES OF COVER.

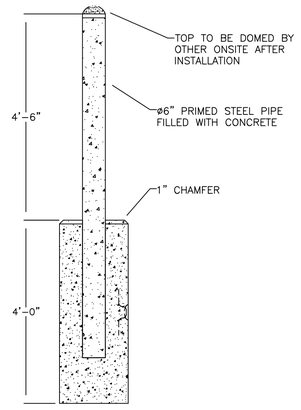
WEIGHTS:

(2) BOTTOM 10'x17'x48" – 34,800 LBS
(2) CENTER 10'x17'x42" – 15,800 LBS
(2) TOP 10'x17'x8" – 16,000 LBS

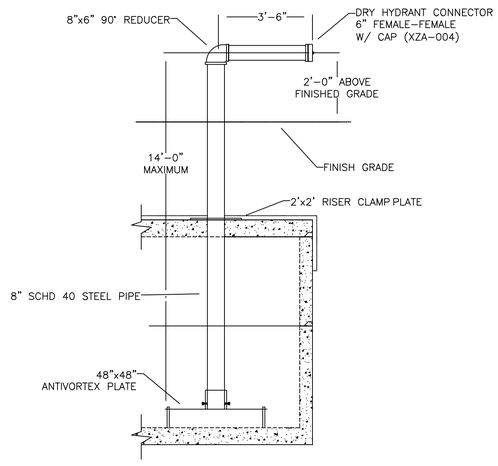
TOTAL EACH TANK – 66,600 LBS



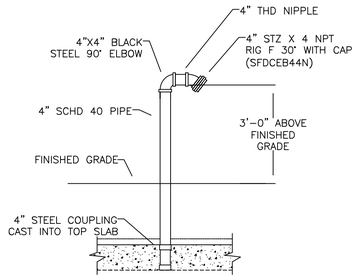
VENT AND LIQUID LEVEL INDICATOR



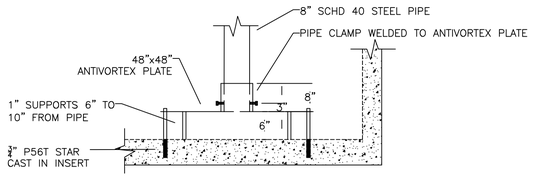
TYPICAL BOLLARD



SUCTION ASSEMBLY



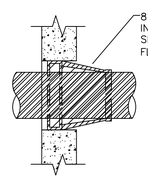
FILL ASSEMBLY



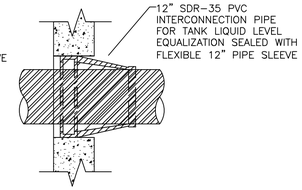
ANTIVORTEX ASSEMBLY

NOTE:
BUTYL RUBBER SECTION JOINT CONFORMS TO LATEST ASTM C443 SPEC. AND FEDERAL SPEC. SS-S-210A

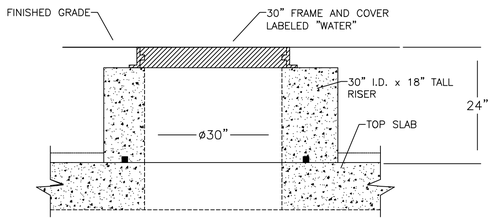
BUTYL RUBBER JOINT



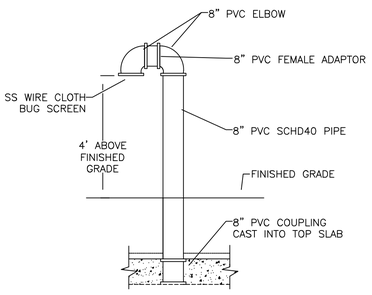
8" FLEXIBLE SLEEVE



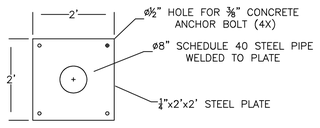
12" FLEXIBLE SLEEVE



ACCESS TO FINISH GRADE



PVC VENT ASSEMBLY



RISER CLAMP PLATE

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REV.	DATE	DESCRIPTION	C/O	DR	CK
B	6/25/26	REVS PER TOWN COMMENTS		CJC	JEN
A	4/21/26	REVS PER TOWN COMMENTS		CJC	JEN

CISTRERN DETAILS
TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

SCALE: NOT TO SCALE JANUARY 12, 2026

Surveying ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns

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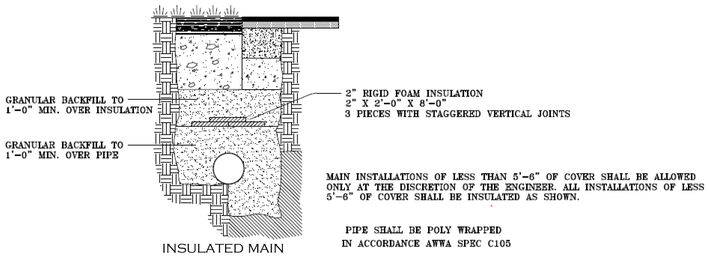
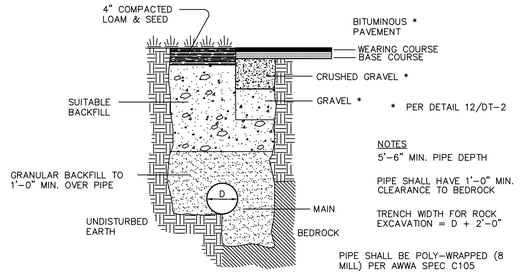


INSULATED MAIN

MAIN INSTALLATIONS OF LESS THAN 5'-6" OF COVER SHALL BE ALLOWED ONLY AT THE DISCRETION OF THE ENGINEER. ALL INSTALLATIONS OF LESS 5'-6" OF COVER SHALL BE INSULATED AS SHOWN.

PIPE SHALL BE POLY WRAPPED IN ACCORDANCE AWWA SPEC C105



NOTES
5'-6" MIN. PIPE DEPTH

PIPE SHALL HAVE 1'-0" MIN. CLEARANCE TO BEDROCK

TRENCH WIDTH FOR ROCK EXCAVATION = D + 2'-0"

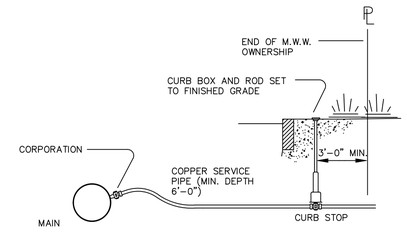
PIPE SHALL BE POLY-WRAPPED (8 MIL) PER AWWA SPEC C105

SCALE: N.T.S.

TYPICAL TRENCH DETAIL — 1 / DT-6

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8 1 1
IT'S SMART, IT'S FREE, IT'S THE LAW

811 DigSafe
MA ME NH RI VT

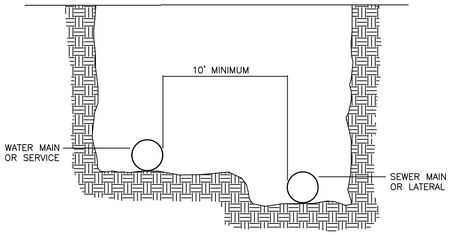


NOTES
CORPORATIONS SHALL BE TAPPED DIRECTLY TO THE MAIN IN SIZES UP TO 1" ø (INCLUSIVE).

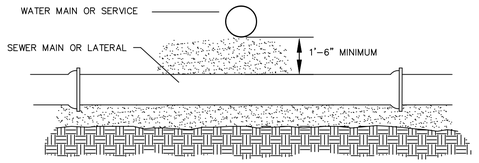
CORPORATIONS 1-1/2"ø AND GREATER SHALL BE INSTALLED USING A TAPPING SADDLE AND SHELL CUTTER

SCALE: N.T.S.

TYPICAL SERVICE CONNECTION — 3 / DT-6



PARALLEL INSTALLATION

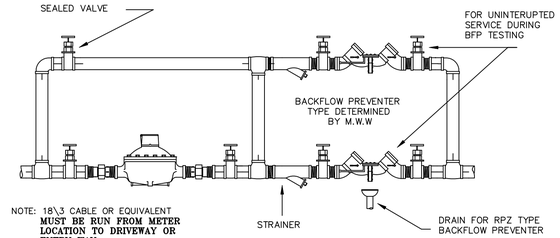


MAIN CROSSINGS

SCALE: N.T.S.

SEWER / WATER MAIN SEPARATION — 6 / DT-6

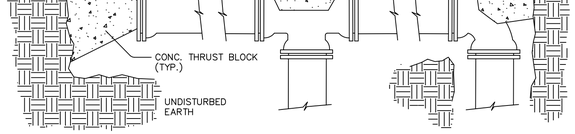
TYPICAL INSTALLATION 1 1/2" AND 2" ONLY



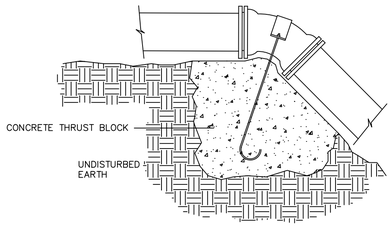
NOTE: 18\3 CABLE OR EQUIVALENT **MUST BE RUN FROM METER LOCATION TO DRIVEWAY OR ENTRY WAY.**

SCALE: N.T.S.

DOUBLE BACKFLOW DETAIL — 8 / DT-6



PLAN – HORIZONTAL BENDS, TEES AND PLUGS



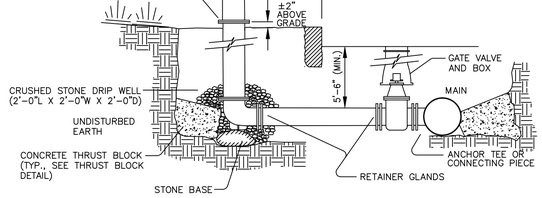
ELEVATION – VERTICAL BENDS

NOTES

1. THRUST BLOCK DIMENSIONS TO BE DETERMINED IN FIELD BY ENGINEER BASED ON PIPE SIZE, WATER PRESSURE AND SOIL TYPE.
2. STONE BACKING MAY BE SUBSTITUTED FOR CONCRETE THRUST BLOCKS PROVIDED THE STONE(S) ARE OF EQUAL SIZE AND BEAR ON UNDISTURBED EARTH.
3. USE OF JOINT RESTRAINT SYSTEMS SHALL NOT ELIMINATE THRUST BLOCK REQUIREMENTS (WHERE POSSIBLE).

SCALE: N.T.S.

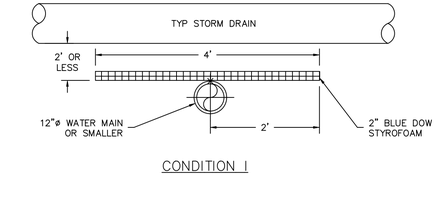
TYPICAL THRUST BLOCK BEHIND FITTINGS — 2 / DT-6



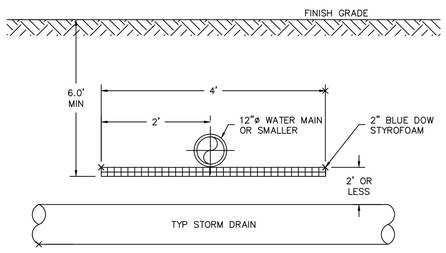
ALL FITTINGS & PIPE SHALL BE POLY-WRAPPED (8 MIL) PER AWWA SPEC C105

SCALE: N.T.S.

TYPICAL HYDRANT INSTALLATION — 4 / DT-6



CONDITION I



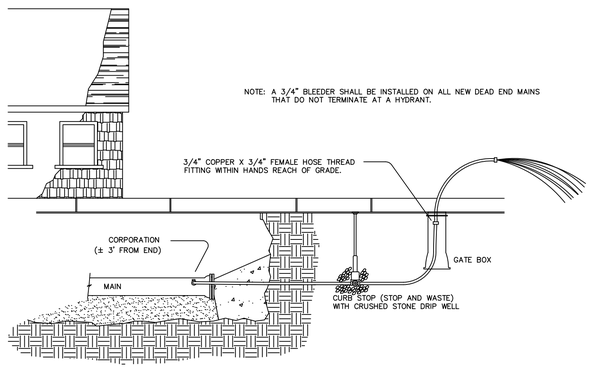
CONDITION II

NOTES:

1. MANCHESTER WATER WORKS, INC. RESERVES THE RIGHT TO MODIFY INSULATION REQUIREMENTS AS NECESSARY BASED ON FIELD CONDITIONS, ETC.
2. THE LENGTH OR WIDTH OF INSULATION SHALL EXTEND 1 STORM DRAIN PIPE DIAMETER BEYOND THE EDGE OF STORM DRAIN PIPE IN EACH DIRECTION OR A MINIMUM OF 2' BEYOND THE CENTERLINE OF THE STORM DRAIN PIPE, WHICHEVER IS GREATER.
3. ALL BUTT JOINT SEAMS TO BE OVERLAPPED WITH A 1' PIECE OF INSULATION CENTERED OVER SEAM.

SCALE: N.T.S.

STORM DRAIN / WATER INTERSECTING RUNS — 7 / DT-6



PERMANENT BLEEDER — 5 / DT-6

1. REFERENCE LEBANON DPW (LDPW) SPECIFICATIONS FOR INSTALLATION OF ALL WATER LINES.
2. ALL SPRINKLER AND DOMESTIC LEADS TO BUILDING SHALL END 5 FEET OUTSIDE THE FACE OF THE BUILDING WALL, UNLESS NOTED, AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END (FOR OTHERS TO REMOVE AND EXTEND THE LINE AS NECESSARY).
3. THRUST BLOCKS AND MEGALUG RESTRAINTS SHALL BE PROVIDED AT ALL HORIZONTAL BENDS, TEES, AND FIRE HYDRANTS. SEE DETAIL.
4. MINIMUM COVER ON ALL WATER LINES IS 5'-6".
5. CONTRACTOR SHALL MAINTAIN A 5'-0" HORIZONTAL (UNLESS OTHERWISE NOTED) AND 12" VERTICAL SEPARATION BETWEEN WATER SERVICE AND UTILITIES OTHER THAN SANITARY SEWER.
6. INSPECTIONS ON WATER SERVICE INSTALLATION DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE SITE CONTRACTOR AND SHALL BE COORDINATED WITH HILLSBOROUGH WATER AND SEWER COMMISSION. ALL INSPECTION FEES SHALL BE PAID FOR BY THE CONTRACTOR.
7. CONTRACTOR SHALL HAVE BACTERIOLOGICAL AND PRESSURE TESTING PERFORMED. CONTRACTOR SHALL GIVE HILLSBOROUGH WATER AND SEWER COMMISSION A COPY OF THE RESULTS. HILLSBOROUGH WATER AND SEWER COMMISSION SHALL BE ON-SITE TO WITNESS TEST.
8. ALL PIPE, VALVES, MISCELLANEOUS MATERIALS AND INSTALLATION SHALL CONFORM TO HILLSBOROUGH WATER AND SEWER COMMISSION SPECIFICATIONS AND REQUIREMENTS.
9. ALL FIRE HYDRANTS, VALVES, FITTINGS, PIPES, ETC. SHALL BE IN ACCORDANCE WITH HILLSBOROUGH WATER AND SEWER COMMISSION SPECIFICATIONS.
10. METALLIC TAPE OR DETECTOR WIRE SHALL BE INSTALLED IN THE SAME TRENCH WITH ALL NONMETALLIC PIPE SUCH THAT THE PIPE MAY BE LOCATED WITH ELECTRONIC LOCATING EQUIPMENT. METALLIC TAPE OR DETECTOR WIRE SHALL BE INSTALLED APPROXIMATELY 12" TO 18" BELOW GRADE DIRECTLY ABOVE THE TOP OF THE PIPE. DETECTOR WIRE SHALL BE 14 GAUGE SOLID COPPER, SIMPLEX BW3001 OR EQUAL. METALLIC TAPE SHALL BE 2" MINIMUM METALIZED TAPE, GRIFFOLYN COMPANY, INC., TERRATAPE OR EQUAL.
11. CONTRACTOR SHALL ENSURE ALL WATER VALVES ARE IN A FULLY OPEN POSITION UPON COMPLETION. OF PROJECT.
12. CONTRACTOR SHALL COORDINATE ALL WATER INTERRUPTIONS WITH LDPW AND AFFECTED PROPERTY OWNERS.

WATER SYSTEM CONSTRUCTION NOTES — 9 / DT-6

REV.	DATE	DESCRIPTION	C/O	DR	CK
–	–	–		–	–

CONSTRUCTION DETAILS (WATER)

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 JULY 22, 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: 4080DT00D.DWG	PROJ. NO. 4080.00	SHEET: DT-6	PAGE NO. 15 OF 15

21, 2026 – 4:32pm FLC-31
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LEGEND:

- IRON PIN FOUND (LPIN(F))
- IRON PIPE FOUND (LPIPE(F))
- 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
- OVERHEAD UTILITY LINE (OH)
- ZONE LINE
- 183-27 TAX MAP & LOT NUMBER
- EXISTING BUILDING
- PROPOSED ASPHALT PAVED AREAS
- PROPOSED EASEMENT LINE

UNIT LEGEND:

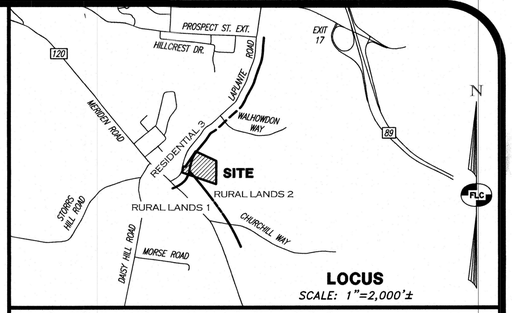
- UNIT SUBSTANTIALLY COMPLETE
- UNIT NOT YET COMPLETED
- UNIT NOT YET BEGUN
- LIMITED COMMON AREA
- UNIT (1) CONDOMINIUM UNIT NUMBER
- [1] LIMITED COMMON AREA #
- (1001) UNIT ADDRESS NUMBER
- PROPOSED DWELLING UNIT BUILDING BOX: UNIT (1) (1001)

SEE SHEET CD-2 FOR ADDITIONAL LCA DETAILS , ADRESSES AND UNIT TIES

NOTES CONTINUED:

12. THE SUBDIVISION REGULATIONS OF THE CITY OF LEBANON AND THE NOTICE OF ACTION 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.

13. 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.



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 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. THE LOT SIZE, LOT WIDTH, AND YARD REQUIREMENTS OF THE APPLICABLE ZONING DISTRICT MAY BE MODIFIED BY THE PLANNING BOARD. THIS APPLICATION PROPOSES A MINIMUM L.C.A. WIDTH OF 45 FT. AND L.C.A. SETBACKS OF 10' FRONT, 5 FT. SIDE & REAR.

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. ALL COMMON AREAS (INCLUDING OPEN SPACE) ARE TO BE OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
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.

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. BLOOD LAND SURVEYOR SIGNATURE
6/29/26

GRAPHIC SCALE
50' 25' 0 50' 100' 150'
IMPERIAL: 1"=50'

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	6/25/26	REVS PER TOWN C.O.A.		CJC	MDP
B	4/14/26	ADD SHEET CD2		CJC	JEN
A	4/3/26	REVS PER PB COMMENTS		CJC	JEN

CONDOMINIUM & 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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UNIT LEGEND:

- LIMITED COMMON AREA
- UNIT (1) — CONDOMINIUM UNIT NUMBER
- (1001) — ADDRESS #
- [1] — LIMITED COMMON AREA #
- PROPOSED DWELLING UNIT BUILDING BOX — UNIT (1) (1001)

N N

15'±

FLC

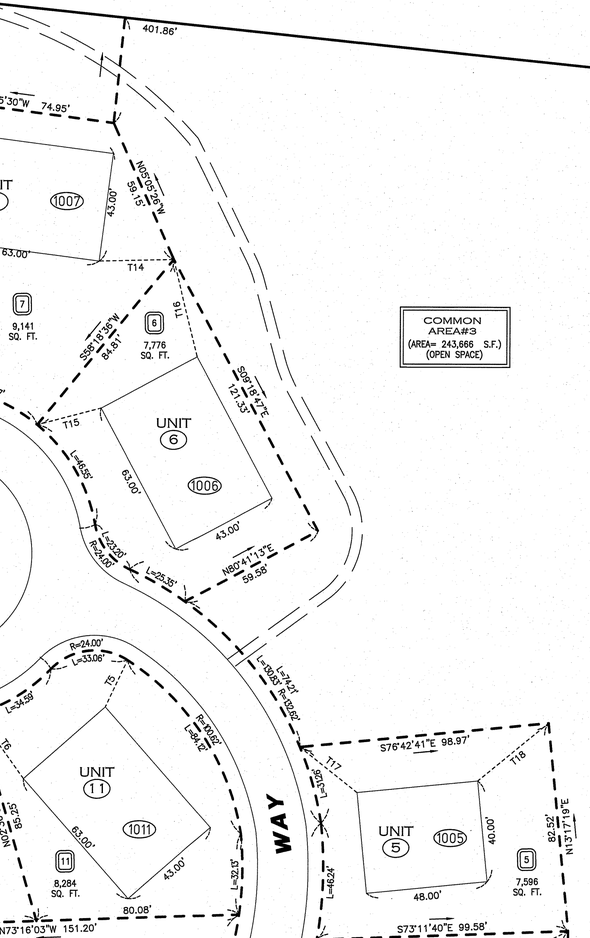
GRID

SUBURBAN

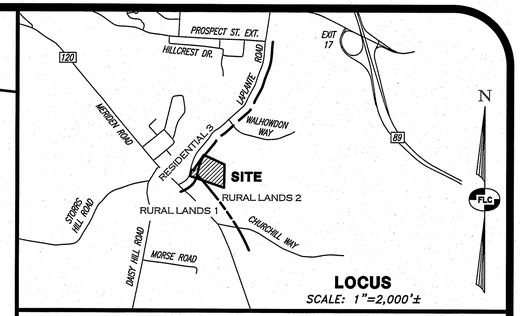
138-7-100

UNIT TIE TABLE:

TIE	BEARING	DISTANCE
T1	S77°56'03"E	53.84'
T2	S45°11'28"E	55.77'
T3	S68°06'16"W	28.50'
T4	S29°16'28"E	29.07'
T5	S25°24'21"W	20.46'
T6	N35°52'23"W	31.50'
T7	N63°19'48"W	33.76'
T8	N16°52'58"E	22.21'
T9	N20°20'06"W	37.10'
T10	S84°44'53"E	20.74'
T11	N02°45'14"E	24.12'
T12	S53°43'06"E	35.29'
T13	N4°37'27"E	57.98'
T14	N88°32'43"E	28.61'
T15	N85°56'15"W	26.13'
T16	N05°18'31"E	39.61'
T17	N32°53'10"W	28.88'
T18	N69°43'06"E	36.17'
T19	N63°35'42"W	37.38'
T20	N82°24'59"E	21.75'
T21	N28°41'50"W	42.97'
T22	S83°22'33"E	24.53'
T23	N66°19'35"E	26.42'
T24	N20°48'34"W	24.33'
T25	N70°32'27"E	24.33'
T26	N24°46'11"W	26.25'



SEE NOTES & ADDITIONAL LEGEND ON SHEET 1



REFERENCE PLAN:

"MINOR SUBDIVISION PLAN OF LAND – DANIEL A. & ELIZABETH G. DOWNES – TAX MAP 138 LOT 7 – ROUTE 120 & LAPLANTE ROAD – GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE", SCALE: 1"=60', DATED APRIL 9, 2015, REVISED THROUGH: APRIL 24, 2015, PREPARED BY PATON LAND SURVEYING AND RECORDED AT THE G.C.R.D. AS PLAN NO. 14885.

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."

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STATE OF NEW HAMPSHIRE — No. 946 — MICHAEL D PLOOF — LICENSED LAND SURVEYOR — SIGNATURE

6/29/26

GRAPHIC SCALE

30' 15' 0 30' 60' 90'

IMPERIAL: 1"=30'

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	4/24/26	STAFF COMMENTS		JGL	MDP
B	4/14/26	ADD SHEET CD2		CJC	JEN
A	4/3/26	REVS PER PB COMMENTS		CJC	JEN

CONDOMINIUM & 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

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SCALE: 1" = 30' MARCH 4, 2026

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Jun 29, 2026 - 2:56pm
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LEGEND:

EXISTING FEATURES

- IRON PIN FOUND (IPIN(F))
- IRON PIPE FOUND (IPIPE(F))
- SINGLE POST SIGN
- UTILITY POLE & GUY (WF 37)
- WETLAND FLAG
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- 720 — 10' CONTOUR INTERVAL
- 722 — 2' CONTOUR INTERVAL
- OH — OVERHEAD UTILITY LINE
- ZONE LINE
- 183-27 — TAX MAP & LOT NUMBER
- EXISTING BUILDING
- EXISTING PINE TREE
- TP: 1 L=LEDGE S=SEASONAL — SOIL TEST PIT
- SLOPES 25% OR GREATER

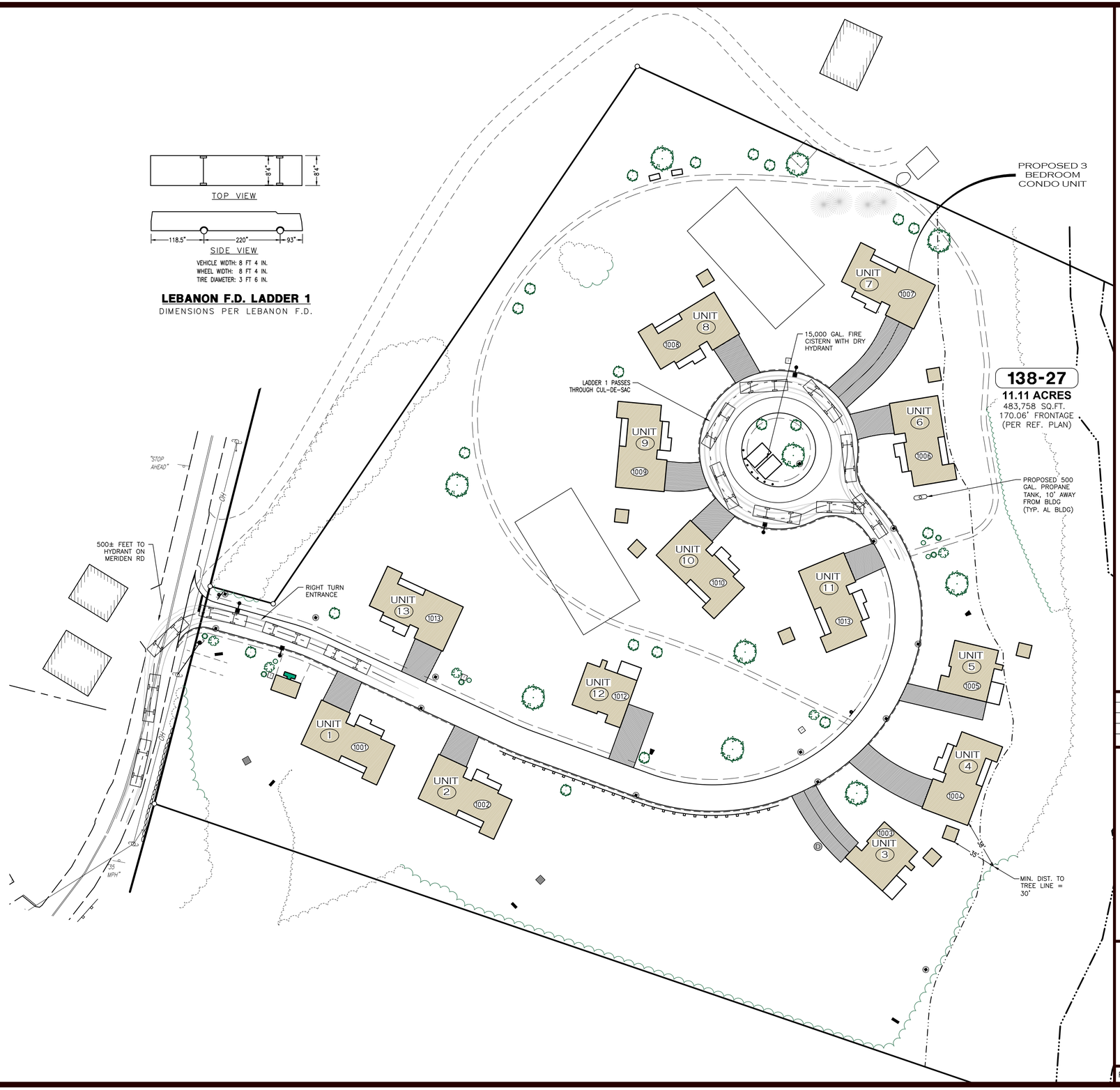
PROPOSED FEATURES

- 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
- TP: 1 L=LEDGE S=WATER ELEV. — SOIL TEST PIT
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — G.V. — HYDRANT, GATE VALVE & WATER MAIN
- C — 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.



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GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	6/25/26	REVS PER TOWN C.O.A.		CJC	JEN
C	4/21/26	REVS PER TOWN COMMENTS		CJC	JEN
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 ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns

FIELDSTONE LAND CONSULTANTS, PLLC

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FILE: 4080SP00G.DWG	PROJ. NO. 4080.00	SHEET: EH-1	PAGE NO. 1 OF 1

21, 2026 — 4:20pm FLC-31
FLC\0_PROJECTS\04080\4080.00\DWGS\

LEGEND:

EXISTING FEATURES

- IRON PIN FOUND (I.PIN(F))
- IRON PIPE FOUND (I.PIPE(F))
- SINGLE POST SIGN
- UTILITY POLE & GUY
- 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
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- WETLANDS BUFFER LINE
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- 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

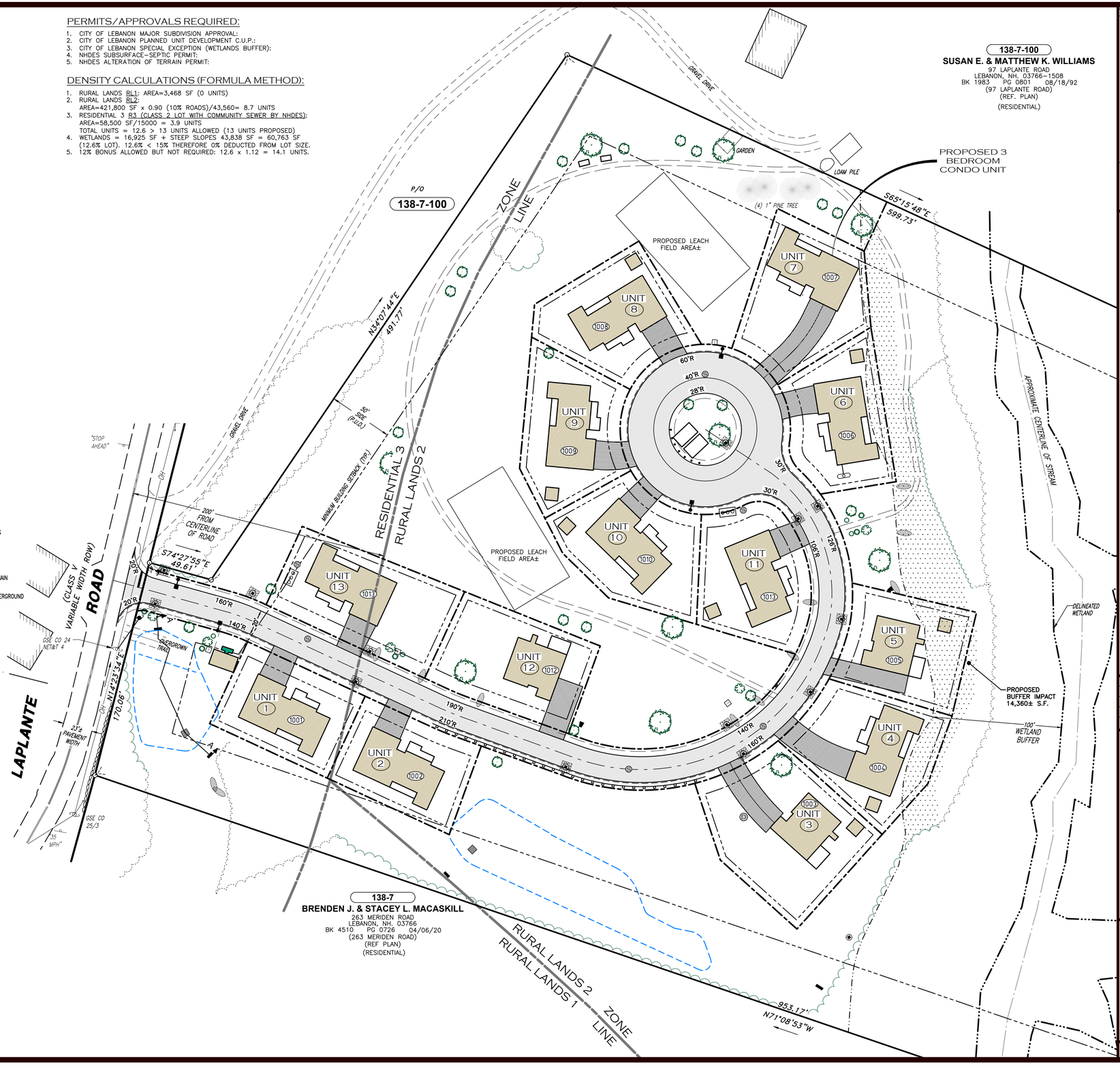
- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- G.V. W — HYDRANT, GATE VALVE & WATER MAIN
- T UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- GRAVEL SHOULDER
- CAPE COD BERM CURB (C.C.B.)
- LIMITED COMMON AREA LINE
- PROPOSED EASEMENT LINE
- L.C.A. — LIMITED COMMON AREA

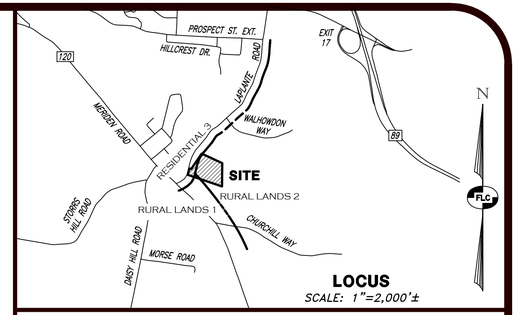
PERMITS/APPROVALS REQUIRED:

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.

	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).
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
D	7/22/26	REVS PER TOWN C.O.A. AND AMENDMENT		CJC	JEN
C	6/25/26	REVS PER TOWN C.O.A.		CJC	JEN
B	4/21/26	REVS PER TOWN COMMENTS		CJC	JEN
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

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4080SP00G.DWG | PROJ. NO. 4080.00 | SHEET: ZE-1 | PAGE NO. 1 OF 1

21, 2026 - 4:21pm FLC-31
FLC\0_PROJECTS\04080\4080.00\DWGS\

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 AMENDMENT

PROPERTY OWNER (APPLICANT):

NAME: Robert J. Oakes

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS: [redacted]

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Fieldstone Land Consultants

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]	[redacted]	[redacted]
1/13/2026	138-27	PB2026-40 - FMAJA			

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Planned Unit Development
Major Subdivision, & CUP Narrative

Oaks & Son Construction, LLC
Tax Map Parcel 138, Lot 27
Laplante Road, Lebanon, New Hampshire

Revised: July 22, 2026

Project Narrative:

Fieldstone Land Consultants, on behalf of Oaks & Son Construction, LLC, is submitting an Amendment to the Planned Unit Development plan for Planning Board review per Zoning Article V, Section 501.1.B. The amendment is based on the need to have the development serviced by municipal water off Meriden Road. 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 three (3) separate Common Areas: Common Area 1 will include the shared areas with utilities (two septic systems). Common Area 2 will be the roadway, named Heritage Way. Common Area 3 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 municipal water extended up Laplante Road, a pump house, and one private water system. The intent is to extend the municipal water line from Meriden Road to the Heritage Way intersection. The water service and ownership of the water line will begin at the gate valve to the development and into the pump house. The pump house will house the water meter, backflow device, and booster pumps to increase pressure for domestic water within the development. The water line will extend from the pump house to the cul-de-sac to service the homes and provide water to fill the fire cistern tanks at the cul-de-sac. The pump house and all distribution equipment will be owned and maintained by the HOA. The sanitary system is designed as a gravity sewer following the roadway and then pumped to two separate, communal septic systems. The location of these septic systems was determined by soil test pit information and the nitrate setbacks for the septic leach fields. These would be permitted with NHDES following a local approval of the project (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 NH municipal and state level data, the typical Lebanon, NH does not "generate" a full child according to the most recent censes. The average student per unit in Nh for a single-family home is 0.6 students per unit.

13 Homes x 0.6 kid/home = 7.8 kids in development
Assuming cost per child at $5,000: 7.8 kids x $5,000 = $39,000
*Assumed students should be accommodated with in current school structure.

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: $39,000
Based on these estimates, the impact would be tax positive at $156,923

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 the special fire issues related to the development is the lack of an available water supply for fire suppression purposes, which is in part being mitigated by the proposed cistern.
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 listed from the proposed road to the closest fire hydrant (at Meriden road intersection), and the distance from the tree-line to the homes being greater than 30'. It is also noted that the trees along the proposed road must be maintained with a clearance height of 13'-6".
To address Section 17.1.2 the structure assessment is as follows:

- (1) *Identification and documentation of the wildland fire hazards in the ignition zone(s) for each structure within wildland fire hazard areas, according to the elements and conditions in **17.1.4***: The site has trees to the east of the property in the Open Space Common Area. There are also buried propane tanks to be located 10' or more from each home.
- (2) *Determination of mitigation measures for vegetation, other combustibles, and the structure, including the periodic maintenance associated with such measures*: The proposed tree line has been shown and will be maintained by the Condominium Association to be greater than 30' from any of the homes. The trees shown are more than 30' from the closest home. The propane tanks will be buried to minimize any concern of wildfire igniting the fuel source. The trees proposed near the roadway will be maintained at 13'-6" for clearance height.
- (3) *Establishment of priorities relative to mitigating the risks from wildland fire*: The areas around the homes will be maintained as lawns, and the trees will be maintained at a distance greater than 30' from the homes. The fire cistern will provide a source for water supply to the fire department if required during a wildfire in the vicinity of the property.
- (4) *Evaluation of the site for conflagration hazards associated with the property to provide information for fire operations strategies should the site or surrounding properties become involved with fire*.: The proposed cistern will provide water to the area for fire fighting measures. The roadway will provide access to the hillside and access to the nearby woods. The maintenance of the walking trail will provide a fire break between the proposed homes and the trees within the Open Space area. Based on the proposed setbacks, no structure will be closer than 10' from another structure, including sheds/outbuildings.

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Planned Unit Development
Major Subdivision WAIVER REQUEST

HERITAGE WAY
Oakes & Son Construction, LLC
Tax Map Parcel 138, Lot 27
Laplante Road, Lebanon, New Hampshire

Revision Date: August 3, 2026

Project Narrative:

Fieldstone Land Consultants, on behalf of Oaks & Son Construction, LLC, is submitting this revised waiver request that relates to the Subdivision Application for the Condominium known as "Heritage Way".

Below is a waiver request for a Water Use Permit (Section 10.4.B.2.e of the Subdivision Regulations)

- *10.4.B.2.e: "A Water Use Permit is required*." We request that this requirement be waived, as we have shown the project can be serviced by municipal water OR private wells. The applicant is obtaining information from the abutter to cross the abutting property with a waterline. The details of this connection have been shared with the City Engineering Department. They advised that we submit a waiver, to ensure the project moves forward while awaiting the Water Use Permit process.

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)

PLANNED UNIT DEVELOPMENT

- TAX MAP 138 LOT 27 -

HERITAGE WAY DEVELOPMENT

LAPLANTE ROAD
LEBANON, NEW HAMPSHIRE

DATE: JANUARY 12, 2026

LAST REVISED: JULY 22, 2026

ZONING SUMMARY TABLE

ZONING: RUAL LANDS RL-1 & RL-2; RESIDENTIAL THREE R-3

	REQUIRED RL-1	REQUIRED RL-2	REQUIRED R-3	PROVIDED
MINIMUM LOT AREA	1 ACRE	1 ACRE	15000 SF	11.11 AC
MINIMUM BUILDING SETBACKS				
FRONT YARD	40'	40'	20'	10' LCA
SIDE YARD	25'	20'	15'	5' LCA
REAR YARD	30'	25'	20'	5' LCA
*PURD REQUIRES 50' SETBACK TO ALL BOUNDARIES				
MAX. BUILDING COVERAGE	15%	20%	25%	4.1%
MIN. OPEN SPACE	50%	50%	50%	53.3%
MAXIMUM BUILDING HEIGHT	35'	35'	35'	35'

PROFESSIONALS ON PLANS (SECTION 10.4.A.1.c)

CONSULTANT: FIELDSTONE LAND CONSULTANTS, PLLC: 45 ROXBURY ST. KEENE NH 03431, 206 ELM ST, MILFORD NH 03055

SURVEYOR: MICHAEL D. PLOOF, L.L.S., #946

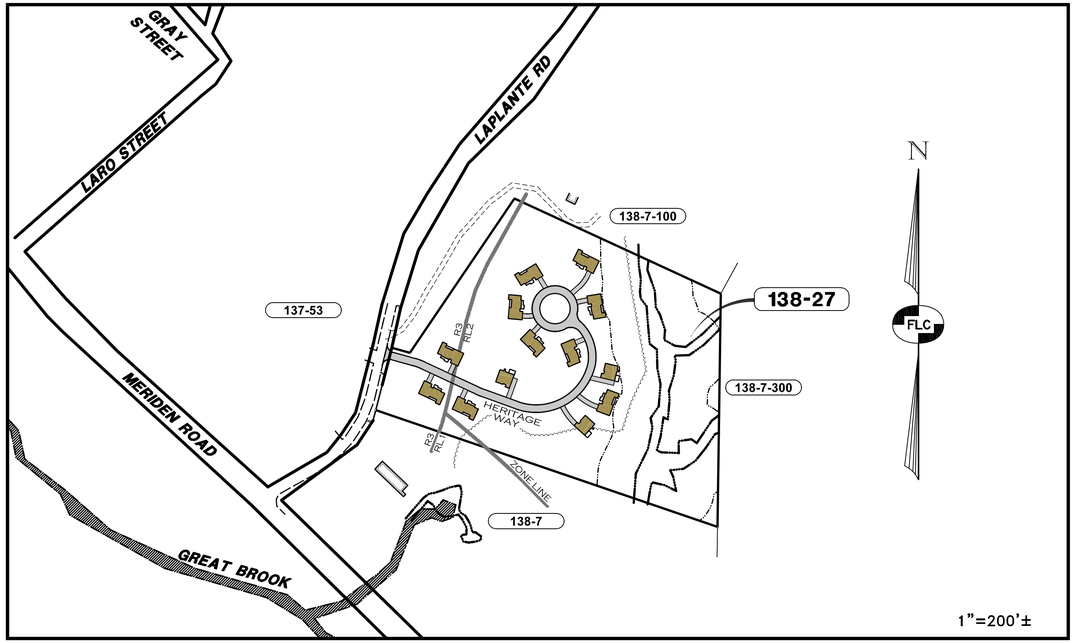
ENGINEER: CHAD E. BRANON, P.E., #12191

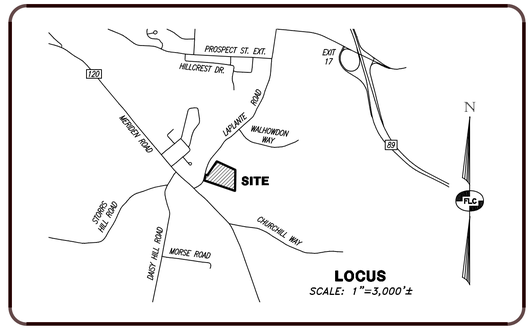
WETLAND SCIENTIST: CHRISTOPHER A. GUIDA, C.W.S., #053

SOILS SCIENTIST: CHRISTOPHER A. GUIDA, C.S.S., #00091

WILDLIFE PROTECTION NOTES

- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV. EMAIL SUBJECT LINE: NHB25-0462, GUITARD HOMES - COTTAGE COURT, WILDLIFE SPECIES OBSERVATION.
- PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION AS FEASIBLE;
- IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04
- THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.





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 & EROSION CONTROL PLAN
5	PP-1	ROADWAY PLAN & PROFILE
6	PP-2	WATER MAIN PLAN AND PROFILE
7	UT-1	UTILITY PLAN
8	LT-1	LIGHTING PLAN
9	LS-1	LANDSCAPING PLAN
10	DT-1	EROSION CONTROL DETAILS
11	DT-2	CONSTRUCTION DETAILS
12	DT-3	CONSTRUCTION DETAILS
13	DT-4	SEWER DETAILS
14	DT-5	CISTRERN DETAILS
15	DT-6	CONSTRUCTION DETAILS (WATER)

SHEET INDEX

PAGE	SHEET	TITLE
1 OF 2	CD-1	CONDOMINIUM AND OPEN SPACE PLAN
2 OF 2	CD-2	CONDOMINIUM AND OPEN SPACE PLAN
1	EH-1	FIRETRUCK TURNING EXHIBIT PLAN
1	ZE-1	ZONING EXHIBIT PLAN

PREPARED FOR:

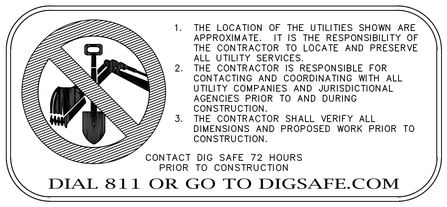
OAKES & SON CONSTRUCTION, LLC

84 HANOVER STREET, LEBANON, NH 03766

LAND OF:

ROBERT J. OAKES

84 HANOVER STREET, LEBANON, NH 03766

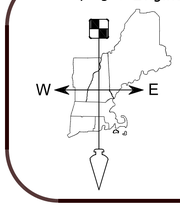


1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL UTILITY COMPANIES AND JURISDICTIONAL AGENCIES PRIOR TO AND DURING CONSTRUCTION.
3. 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 ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns



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

7/22/2026

APPLICATION NUMBER: PB2026-09-FMAJ

REV.	DATE	DESCRIPTION	C/O	DR	CK
F	7/22/26	REVS PER TOWN C.O.A. AND AMENDMENT		CJC	JEN
E	7/17/26	REVS PER AOT APP & CLIENT REVS		CJC	JEN
D	6/25/26	REVS PER TOWN C.O.A.		CJC	JEN
C	4/21/26	REVS PER TOWN COMMENTS	-	CJC	JEN
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: 4080CV00F.DWG | PROJ. NO. 4080.00 | SHEET: CV-1 | PAGE NO. 1 OF 15

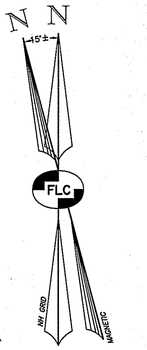
Jul 21, 2026 - 4:12pm FLC-31
P:\O_FLC\O_PROJECTS\04080\4080.00\DWGS\

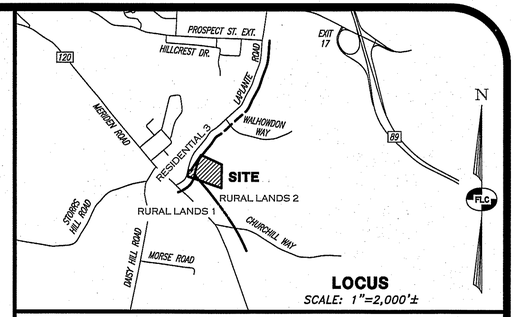
LEGEND:

- 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





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

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FILE: 4080EX00A.dwg | PROJ. NO. 4080.00 | SHEET: EX–1 | PAGE NO. 2 OF 12

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)

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
BRENDEN J. & STACEY L. MACASKILL
263 MERIDEN ROAD
LEBANON, NH. 03766
BK 4510 PG 0726 04/06/20
(263 MERIDEN ROAD)
(REF PLAN)
(RESIDENTIAL)

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)

ABUTTERS NOT SHOWN

MAP 138 LOT 7–200
JASON & MOLLY PEPIN
P.O. BOX 583
LEBANON, NH. 03766
BK. 4530 PG. 425 06/23/20
(275 MERIDEN ROAD)
(RESIDENTIAL)

MAP 138 LOT 26
RONALD D. & LINDA A. CARBONE GOODWIN
15 CHURCHILL WAY
LEBANON, NH. 03766
BK. 4061 PG. 0058 06/05/14
(15 CHURCHILL WAY)
(RESIDENTIAL)

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 — No. 053 — CERTIFIED WETLAND SCIENTIST
2/26/26

Feb 26, 2026 – 9:20am
P:\01_FLC\0_PROJECTS\04080\4080.00\DWGS\
ftc–27

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
- 10' CONTOUR INTERVAL (720)
- 2' CONTOUR INTERVAL (722)
- OVERHEAD UTILITY LINE (OH)
- 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

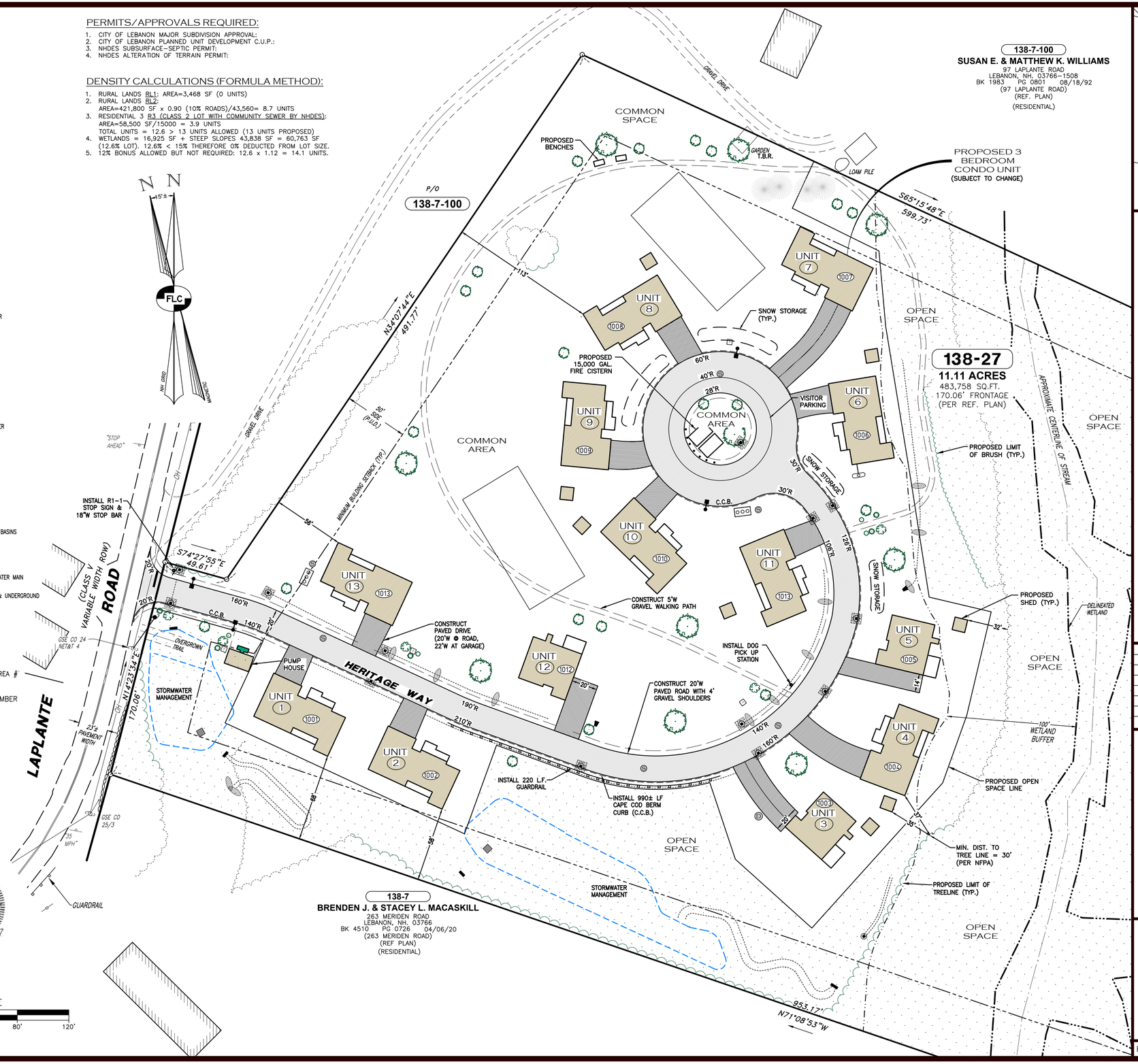
- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- HYDRANT, GATE VALVE & WATER MAIN
- ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- GRAVEL / SHOULDER
- UNIT 1 CONDOMINIUM UNIT NUMBER
- 1 LIMITED COMMON AREA #
- 1001 UNIT ADDRESS NUMBER
- PROPOSED DWELLING UNIT BUILDING BOX (UNIT 1 / 1001)

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.



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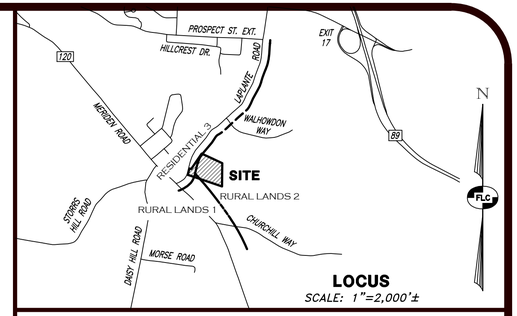

NOTES:

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. 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.

REV.	DATE	DESCRIPTION	C/O	DR	CK
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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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CHAD E. BRANON NH. 12157 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
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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 (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

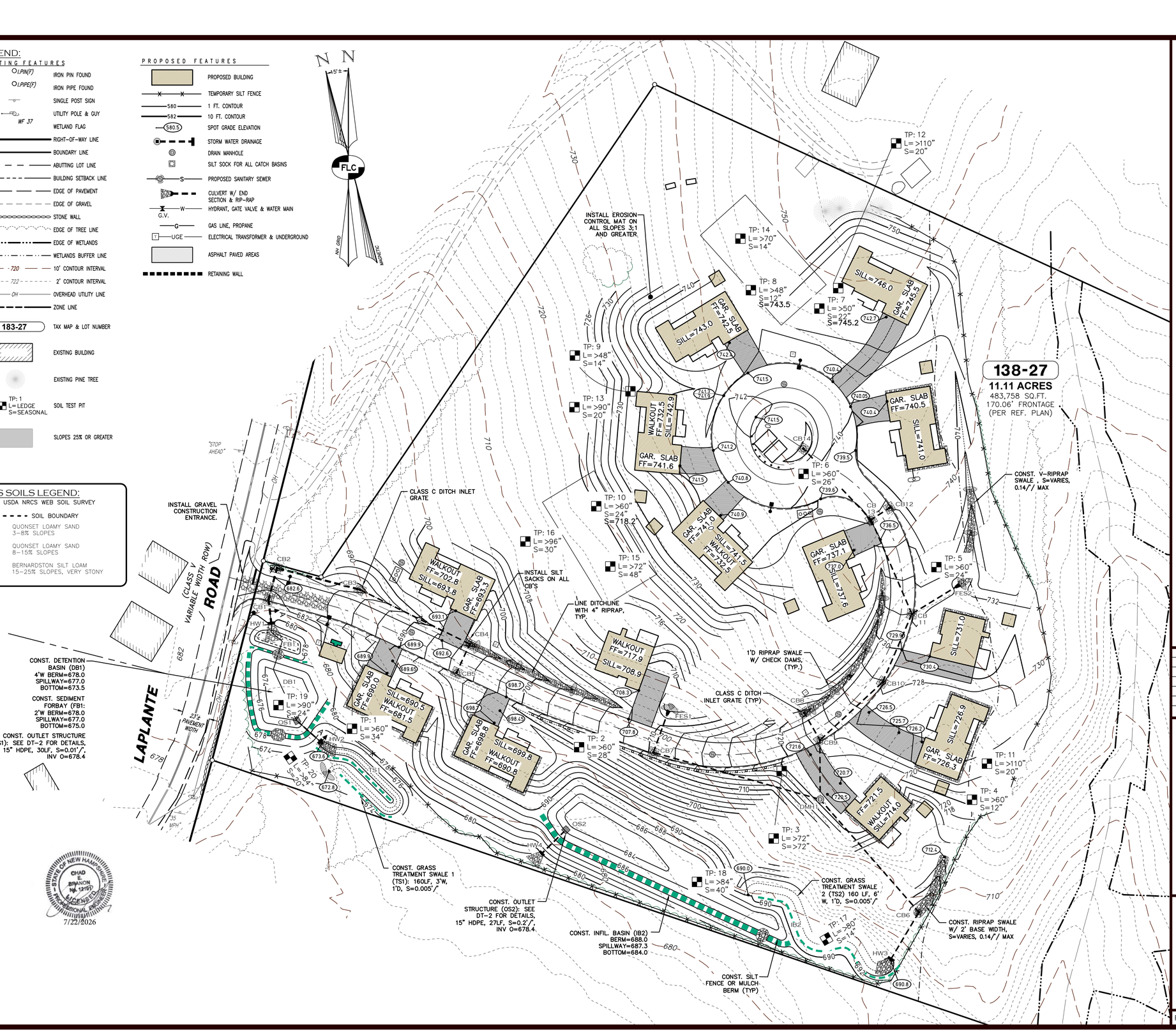
PROPOSED FEATURES

- 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



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9. PROPOSED STORMWATER COLLECTION SYSTEM WILL NOT BE OWNED OR MAINTAINED BY THE TOWN.

PROPOSED DRAINAGE STRUCTURE SCHEDULE:

FROM			LENGTH	DIA.	SLOPE	TO	
STRUCT.	RIM	INV. OUT	FEET	INCHES	FT/FT	STRUCT.	INV. IN
CB5	694.6	690.5	26	12	0.023	CB4*	689.9
CB4*	693.9	689.8	101	12	0.098	CB3*	679.9
CB3*	684.9	679.4	71	18	0.02	CB2*	678.0
CB2*	681.6	677.7	27	18	0.007	CB1	677.4
CB1	681.8	677.3	20	18	0.01	HW1	677.1
CB14*	739.0	735.0	81	12	0.018	CB13	733.5
CB12	737.7	733.6	18	12	0.005	CB13	733.5
CB13	737.7	733.4	84.5	12	0.066	CB11	727.8
FES2	–	730.0	46	12	0.047	CB11	727.8
CB11	731.95	727.7	61	12	0.062	CB10	723.9
CB10	723.8	723.8	70	12	0.087	CB9	717.7
CB8*	721.9	717.9	26	12	0.007	CB9	717.7
CB9	722.5	717.4	49	12	0.049	DMH1	715.0
FES1	–	706.0	37	12	0.005	CB7	705.8
CB7	710.4	705.7	143	15	0.098	DMH1	704.3
DMH1	720.3	704.0	123	15	0.035	CB6	700.0
CB6	707.0	695.4	46	12	0.10	HW3	690.8

* DENOTES NHDOT CLASS C – DITCH INLET GRATE

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IMPERIAL: 1"=40'

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GRADING & EROSION CONTROL PLAN

TAX MAP 138 LOT 27

(LAPLANTE ROAD)

GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR:

OAKES & SON CONSTRUCTION, LLC

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LAND OF:

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FILE: 4080SPOOG.DWG	PROJ. NO. 4080.00	SHEET: GR-1	PAGE NO. 4 OF 15

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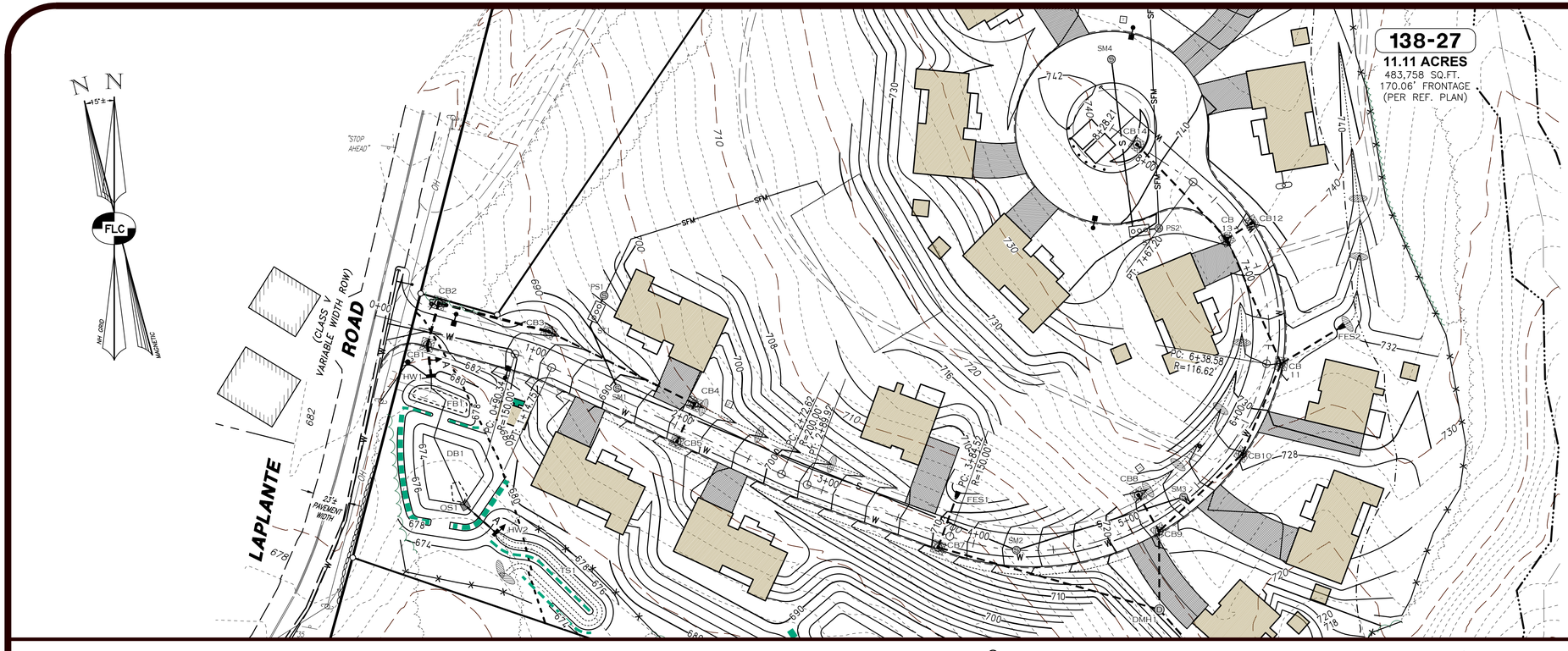

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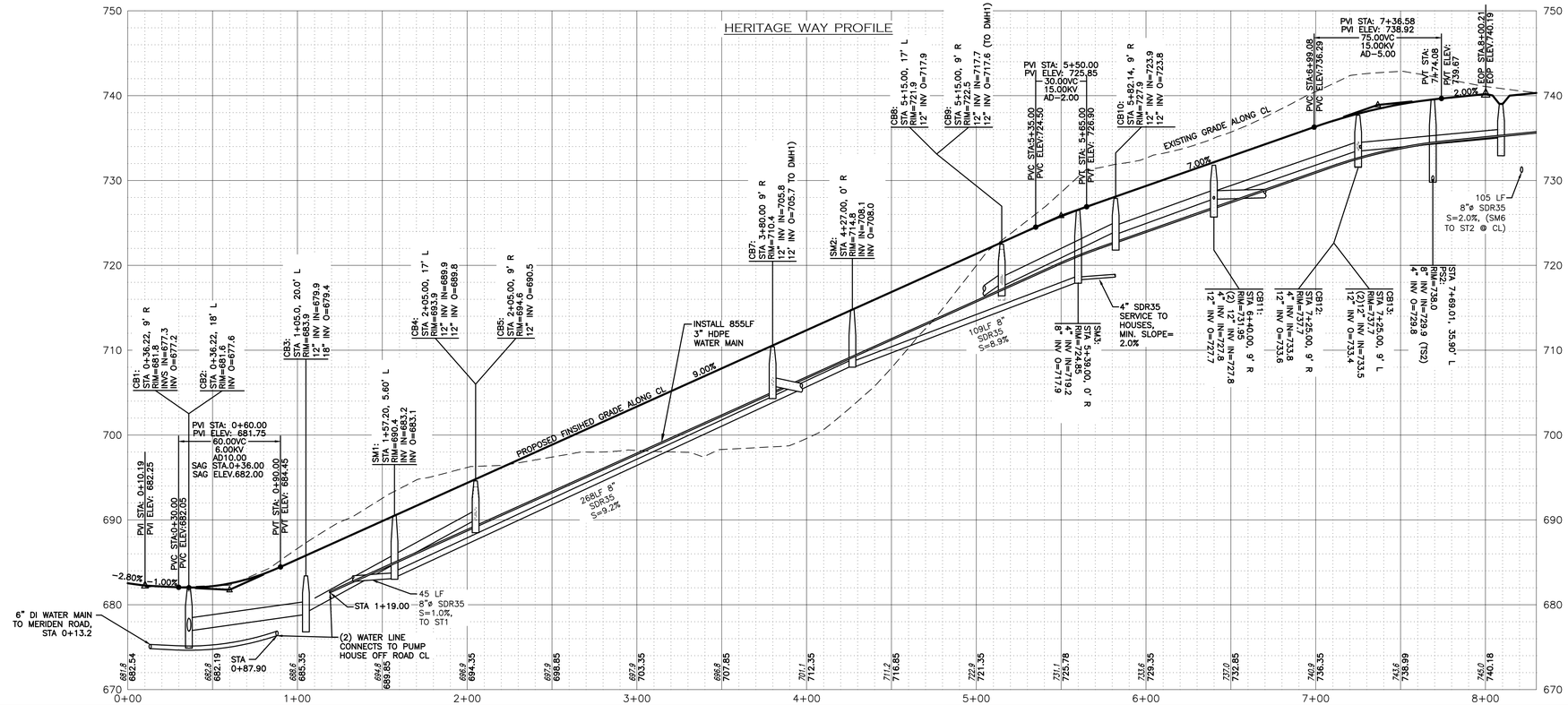

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ROAD PLAN AND PROFILE

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

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SCALE: 1" = 40' JANUARY 12, 2026

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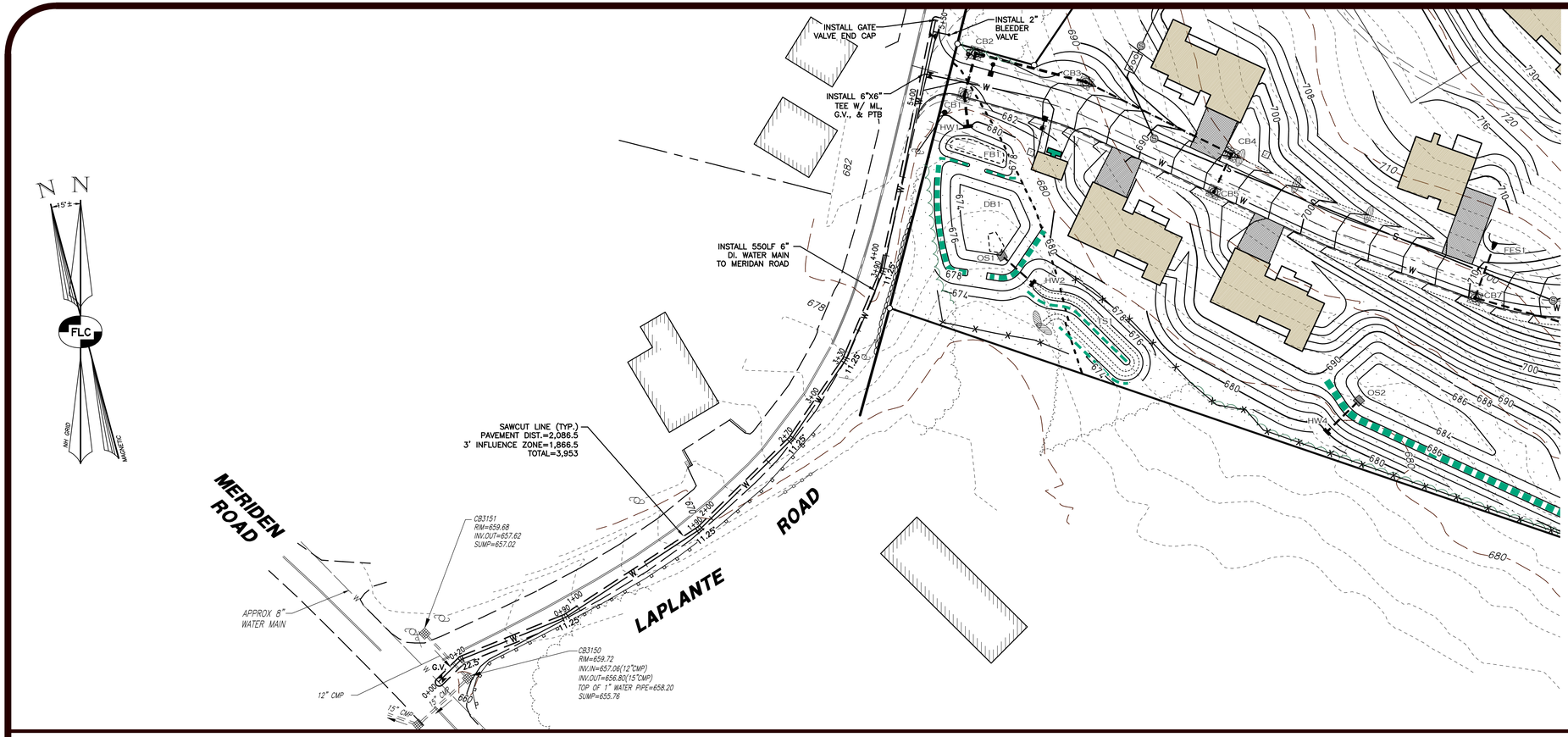

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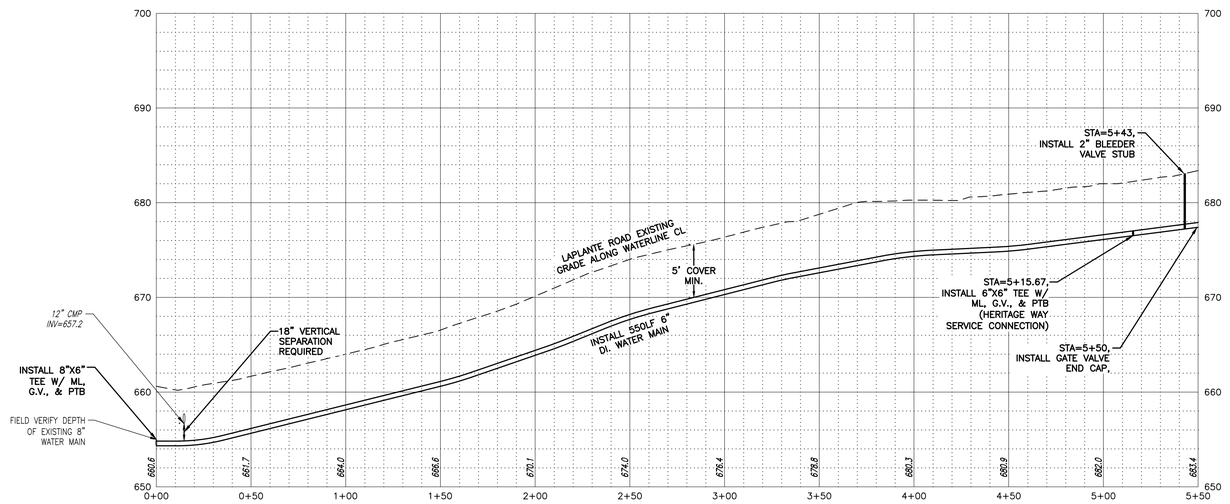
LAPLANTE ROAD WATER MAIN PROFILE



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–	–	–		–	–

WATER MAIN PLAN AND PROFILE

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(LAPLANTE ROAD)

GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

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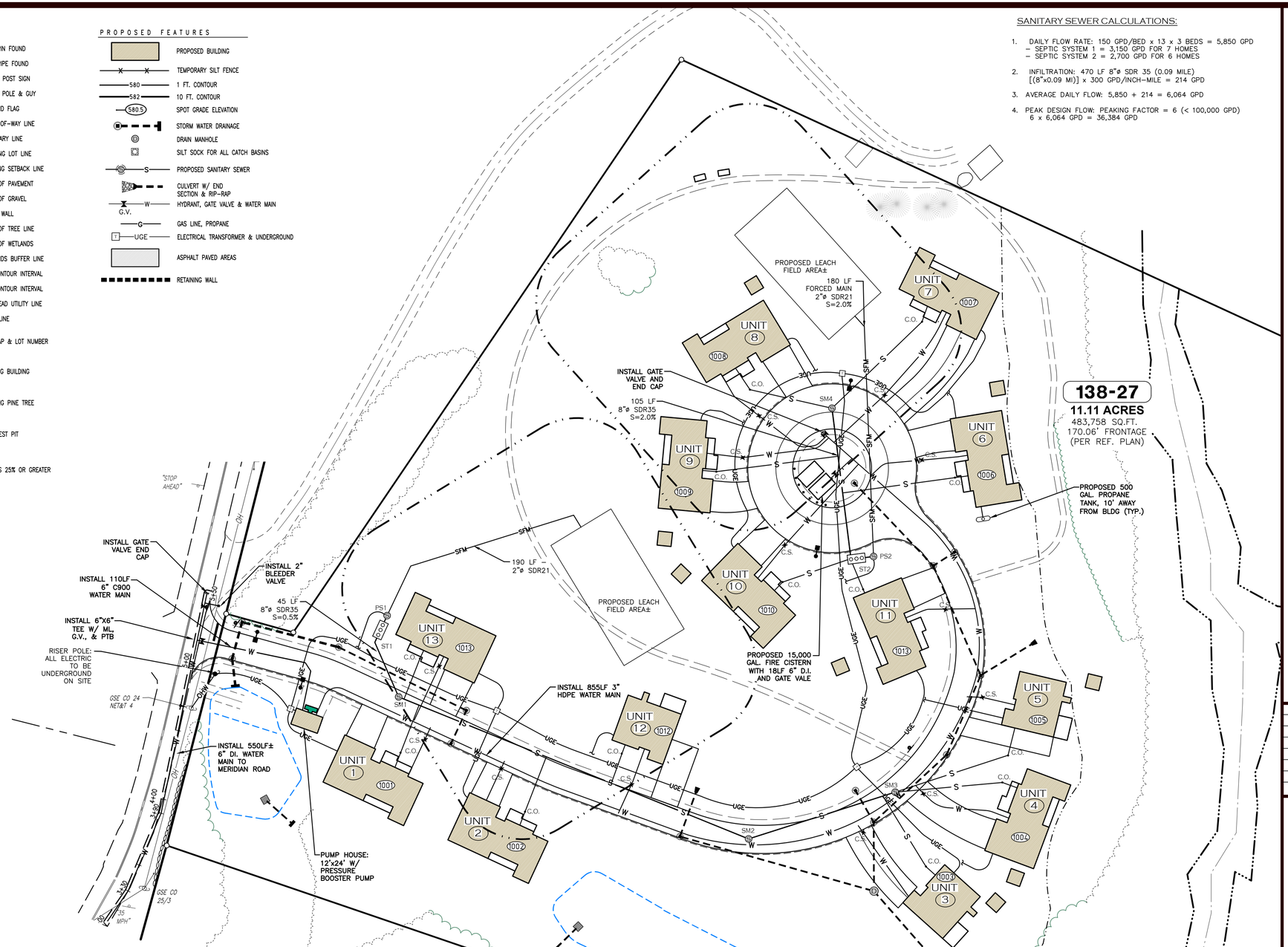
- G — GAS LINE, PROPANE
- T UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- RETAINING WALL

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.
19. ALL ELECTRIC, TELEPHONE, AND INTERNET UTILITIES SHALL BE UNDERGROUND.
20. UNDERGROUND UTILITIES SHOULD BE A MINIMUM OF 10 FEET FROM WATER MAINS.

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
G	7/22/26	REVS PER TOWN C.O.A. AND AMENDMENT		CJC	JEN
F	7/17/26	REVS AOT SUB		CJC	NRC
E	6/25/26	REVS PER TOWN C.O.A.		CJC	JEN
D	4/21/26	REVS PER TOWN COMMENTS		CJC	JEN
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

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
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FILE: 4080SP00G.DWG	PROJ. NO. 4080.00	SHEET: UT-1	PAGE NO. 7 OF 15

21, 2026 - 4:17pm FLC-31
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PROGRESS LIGHTING™

Performance:

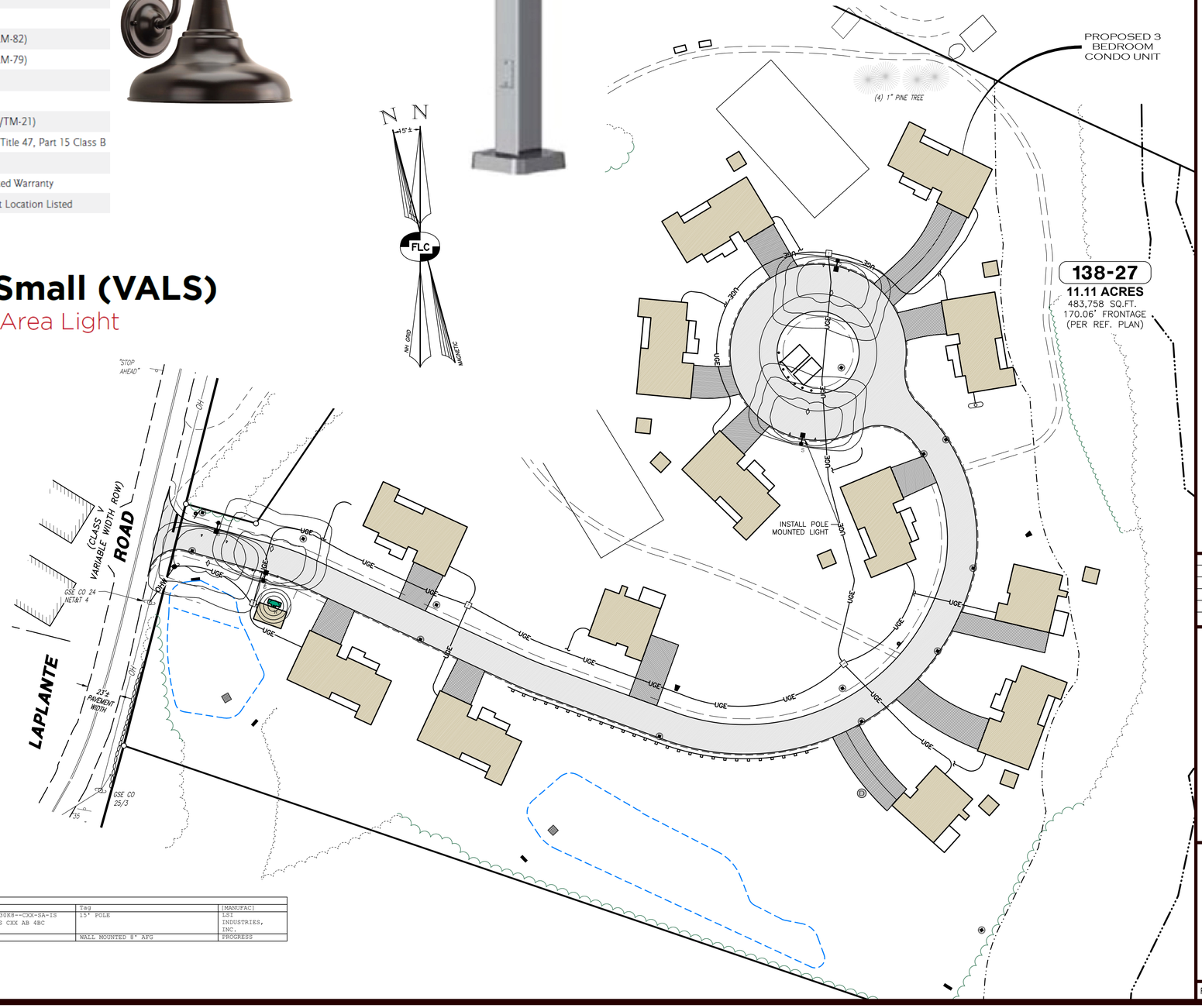
Number of Modules	1
Input Power	9 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Source)	623/69.2 (LM-82)
Lumens/LPW (Delivered)	479/61.1 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM-21)
EMI/RFI	Meets FCC Title 47, Part 15 Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited 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	S	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
- 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

GRAPHIC SCALE
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IMPERIAL: 1"=40'

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B	4/6/26	REVS PER TOWN COMMENTS		CJC	JEN
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
84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 40' JANUARY 12, 2026

Surveying ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns

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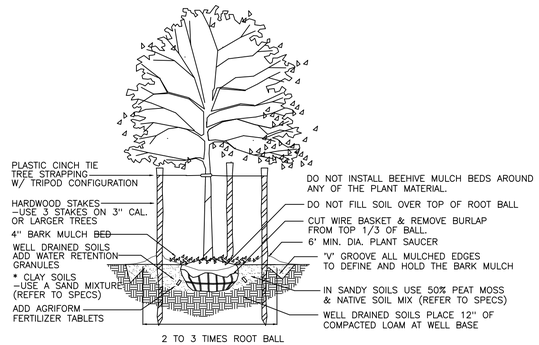


NOTE: ALL PYRAMIDAL EVERGREENS & DECIDUOUS TREES SHALL BE PLANTED W/ ROOTS HORMONE ENHANCER.

SCALE: N.T.S.

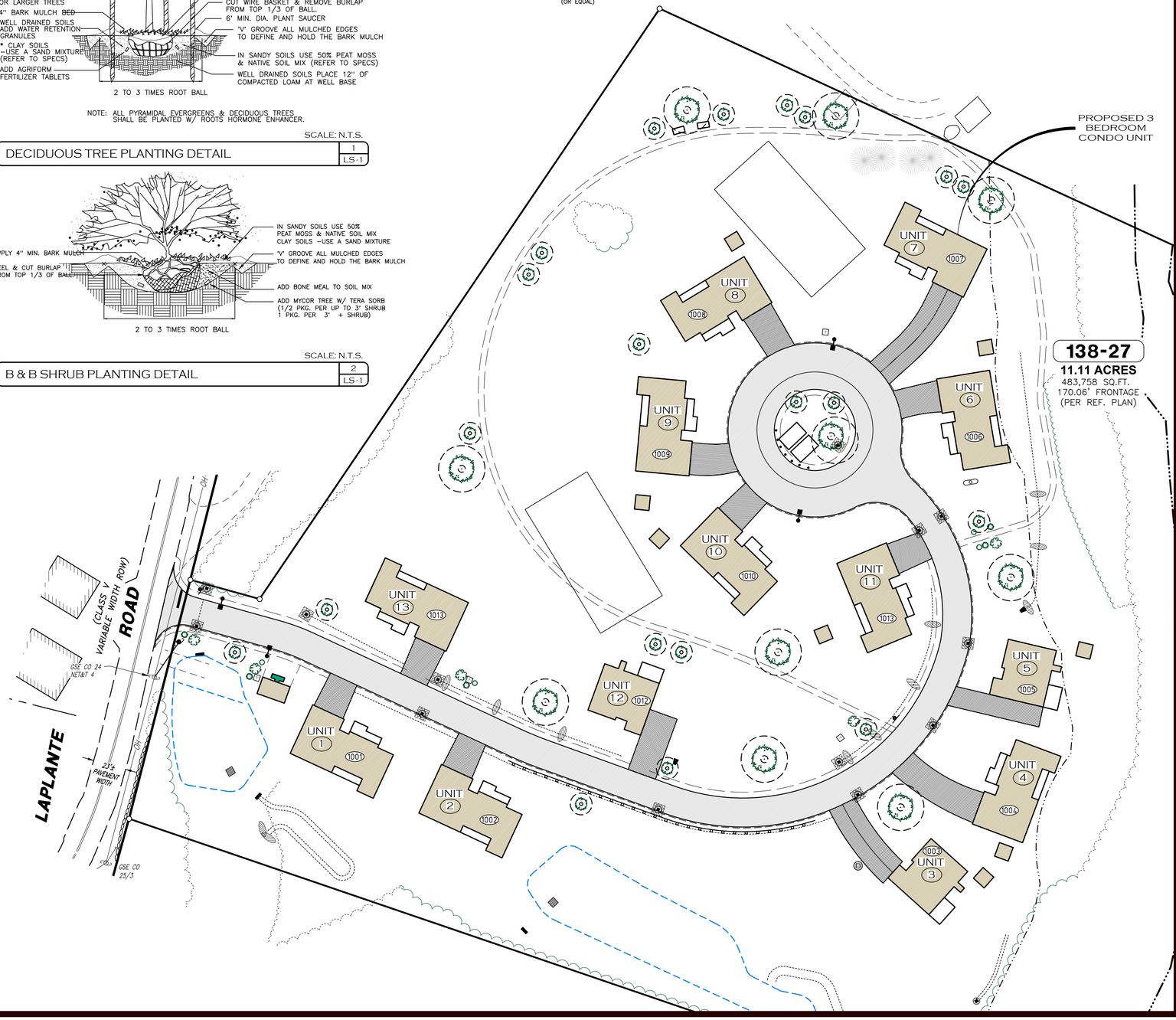
DECIDUOUS TREE PLANTING DETAIL — 1 / LS-1

SCALE: N.T.S.

B & B SHRUB PLANTING DETAIL — 2 / LS-1

PLANT SYMBOLS / PLANT LIST & NAME / QTY.

PLANTING DRIP LINE / MATURE DRIP LINE	ACER	ACER RUBRUM (RED MAPLE TREE) (OR EQUAL)	(10) 3" CAL., 12' TALL, 6' DRIP LINE 50'H, 40' DRIP LINE AT MATURITY
	CRA	CRATAEGUS MACROSPERMA (HAWTHORN) (OR EQUAL)	(20) 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:

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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	2.8 LBS PER 1,000 SF**	**APPLICATION RATE TOTALS	*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.

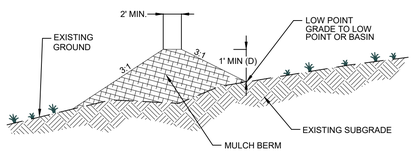
20. IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS SITE CONDITIONS, WEATHER OR CONSTRUCTION METHODS WARRANT.

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



MULCH SHALL CONSIST OF GROUND STUMPS, CHIPPED BRUSH AND/OR OTHER ORGANIC MATERIAL NECESSARY TO FORM A STABLE BERM

MULCH BERM — X / D - 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.

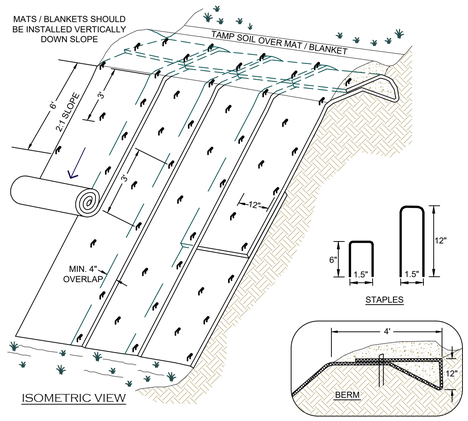
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

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 VEGETAITVE COVER IS ESTABLISHED.
6. BEGIN BUILDING CONSTRUCTION.
7. CONSTRUCT GRAVEL PARKING AREA (PAVEMENT OPTIONAL) AND BUILDING PAD. INSTALL UTILITIES AND STRUCTURES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE THE EROSION CONTROL NOTES.
8. INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.25" OR GREATER RAINFALL.
9. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
10. FINISH GRADING TO PREPARE FOR PAVING (IF ANY) AND LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
11. FINISH PAVING (IF ANY). PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF PARKING AREA (SEE EROSION CONTROL NOTES).
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
14. ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

CONSTRUCTION SEQUENCE — 3 / DT - 1

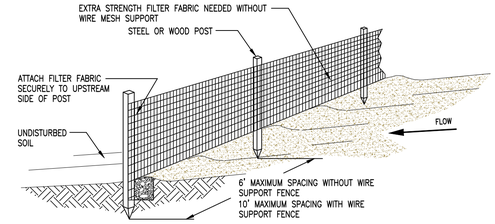


ISOMETRIC VIEW

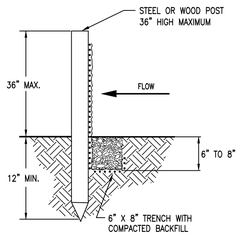
NOTES:

1. DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES: DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL STRAW/COCONUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN S150 OR EQUAL.ON ALL SLOPES EXCEEDING 3:1.
3. THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1 INCH AND LENGTH OF 6 INCH.
4. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT.
5. APPLY LIME, FERTILIZER AND PERMANENT SEEDING BEFORE PLACING BLANKETS.
6. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET AS SHOWN. ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAKES IN APPROPRIATE LOCATIONS. REFER TO MANUFACTURERS STAPLE GUIDE FOR CORRECT STAPLE PATTERN.
7. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
8. IN LOOSE SOIL CONDITIONS THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6 INCHES MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
9. THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING AND SHALL BE REFERTILIZED, RESEEDED AND REMULCHED AS DIRECTED.

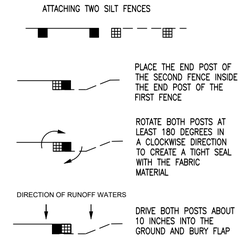
EROSION BLANKETS - SLOPE INSTALLATION — 4 / DT - 1



PERSPECTIVE VIEW



SECTION VIEW

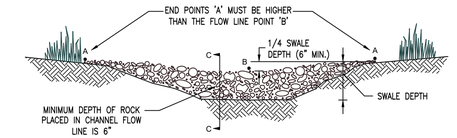


ATTACHING TWO SILT FENCES

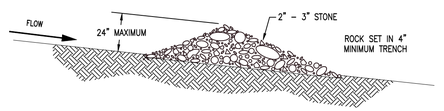
NOTES:

1. SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAYS.
2. SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UPSLOPE.
3. IF THE SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE OR THE PRESENCE OF HEAVY ROOTS THE BASE OF THE FABRIC SHOULD BE EMBEDDED WITH A MINIMUM THICKNESS OF 8 INCHES OF 3/4-INCH STONE.
4. SILT FENCES PLACED AT THE TOE OF SLOPES SHOULD BE INSTALLED AT LEAST 6 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PONDING AND ACCESS FOR MAINTENANCE.
5. THE MAXIMUM SLOPE ABOVE THE FENCE SHOULD BE 2:1 AND THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHOULD BE 100 FEET.
6. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
7. SILT FENCES SHOULD BE REMOVED WHEN THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

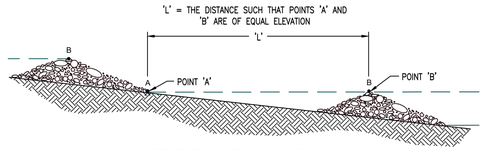
SILT FENCE — 5 / DT - 1



VIEW LOOKING UPSTREAM



SECTION C - C

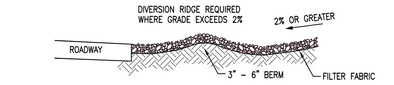


PROFILE - CHECK DAM SPACING

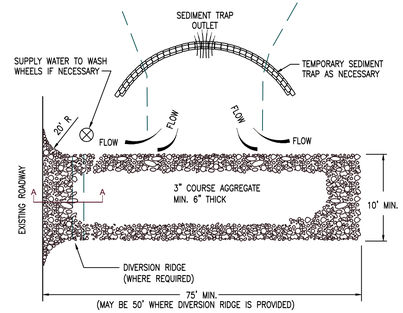
NOTES:

1. STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
3. STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
4. STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL-GRADED ANGULAR 2 TO 3 INCH STONE. THE INSTALLATION OF 3/4-INCH STONE ON THE UPGRADIENT FACE IS RECOMMENDED FOR BETTER FILTERING.
5. WHEN INSTALLING STONE CHECK DAMS THE CONTRACTOR SHALL KEY THE STONE INTO THE CHANNEL BANKS AND EXTEND THE STONE BEYOND THE ABUTMENTS A MINIMUM OF 18-INCHES TO PREVENT FLOW AROUND THE DAM.
6. STONE CHECK DAMS SHOULD BE REMOVED ONCE THE SWALE OR DITCH HAS BEEN STABILIZED UNLESS OTHERWISE SPECIFIED.

STONE CHECK DAM — 6 / DT - 1



SECTION A-A



PLAN VIEW

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. THE MINIMUM STONE USED SHOULD BE 3-INCH CRUSHED STONE.
3. THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
4. THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
5. THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
6. THE PAD SHOULD BE AT LEAST 6-INCHES THICK.
7. THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
8. THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
9. NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
10. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
11. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

SCALE: N.T.S.

GRAVEL CONSTRUCTION EXIT — 7 / DT - 1

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8 1 1
CALL 811 - KNOW WHAT'S BELOW

811 DigSafe
AKA ME NH RI VT

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	7/17/26	REVS PER AOT SUB		CJC	NRC

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

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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: 4080DT00C.DWG | PROJ. NO. 4080.00 | SHEET: DT-1 | PAGE NO. 10 OF 15

21, 2026 - 4:27pm FLC-31
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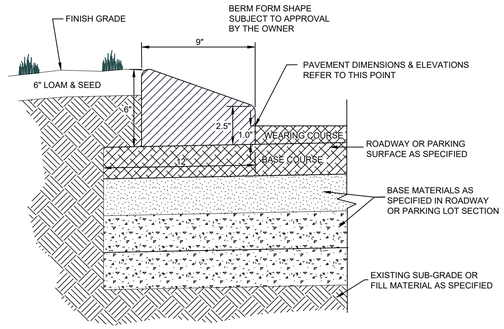
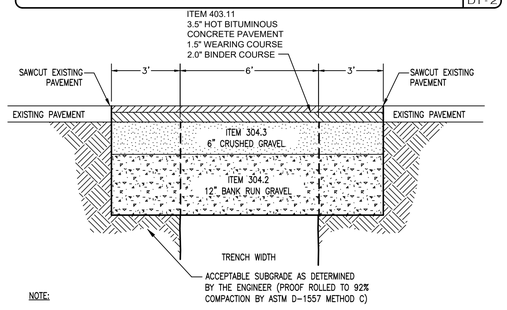


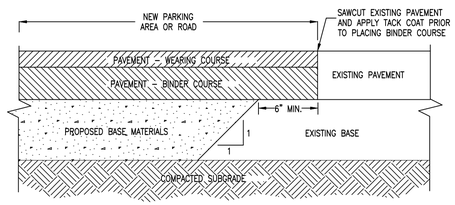
CURB - ASPHALT (CAPE COD BERM) | 1 | DT - 2



NOTE:

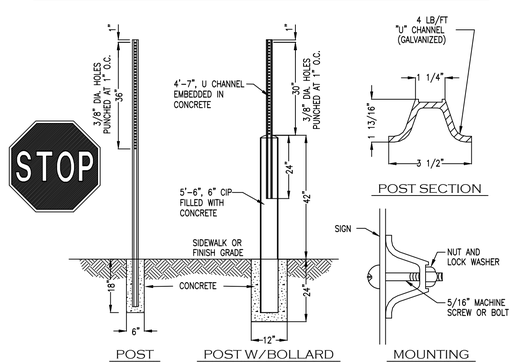
THE BINDER COURSE SHALL BE PLACED IMMEDIATELY AFTER TRENCH CONSTRUCTION AND ALLOWED TO STAND A MINIMUM OF 90 DAYS. A LEVELING COURSE SHALL BE APPLIED OVER THE TRENCH AFTER 90 DAYS AND THE ENTIRE ROAD OVERLAID TO THE LIMITS SHOWN ON THE PLANS.

PAVEMENT TRENCH PATCH | 2 | DT - 2

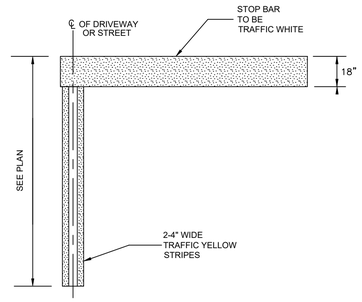


NOTE:
1. SEE ROADWAY FOR MATERIALS AND ASSOCIATED DEPTHS.
2. INFRARED JOINT AFTER PLACING PAVEMENT.

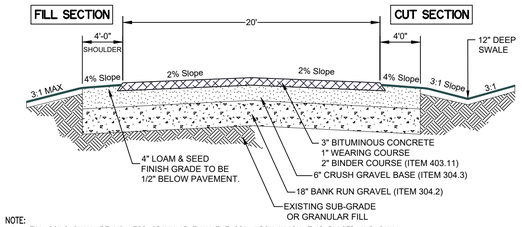
PAVEMENT MATCH | 3 | DT - 2



SIGN POST - STANDARD & W/BOLLARD | 4 | DT - 2



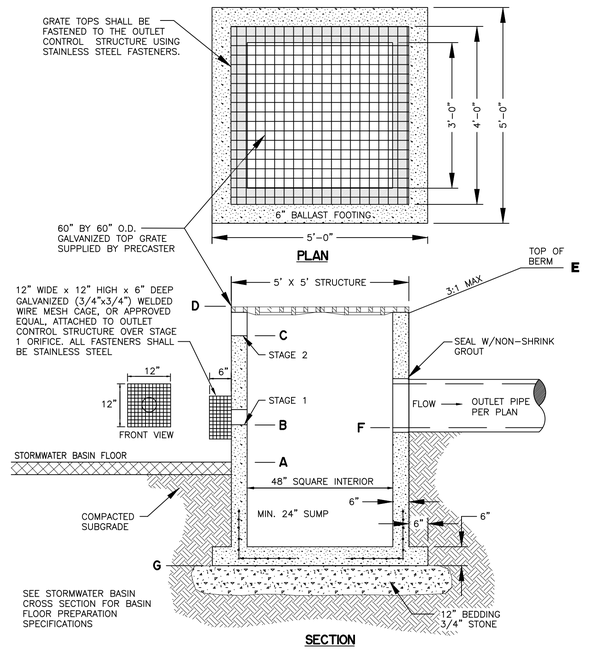
STOP BAR DETAIL | 5 | DT - 2



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



OUTLET STRUCTURE DATA CHART									
LOCATION	BASIN OUTLETS		ELEVATIONS (FT.)						
	STAGE 1	STAGE 2	A	B	C	D	E	F	G
OS1 (DB1)	4.0" ORIFICE	(2) 4" ORIFICE	673.5	674.0	675.6	676.8	678.0	673.6	671.0
OS2 (IB1)	6.0" ORIFICE	NA	684.0	685.0	NA	686.9	688.0	683.8	682.0

SCALE: N.T.S.

STORMWATER BASIN OUTLET STRUCTURE | 7 | DT - 2

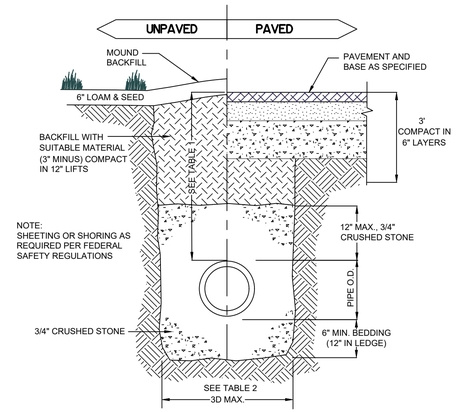
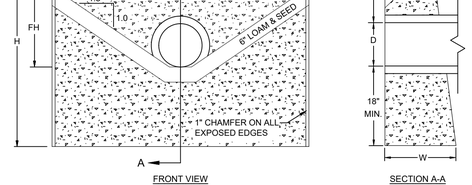


TABLE 1 (RECOMMENDED COVER)		
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

TABLE 2 (RECOMMENDED TRENCH WIDTH)	
INSIDE DIAMETER	TOTAL WIDTH
12" TO 24" OVER 24"	I.D. + 24" 2 x I.D.

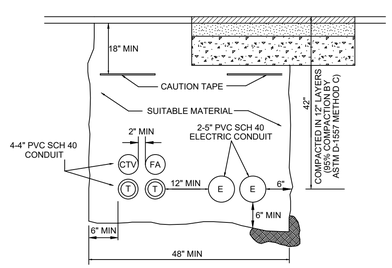
DRAINAGE TRENCH (TYPICAL) | 8 | DT - 2



CULVERT DIAM.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	TOP HEIGHT	HEADWALL BOTTOM WIDTH W
D	L	H	FH	h	
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.

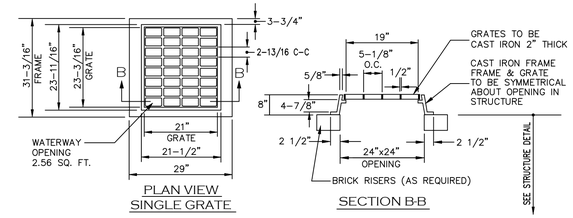
HEADWALL - PRECAST CONCRETE | 9 | DT - 2



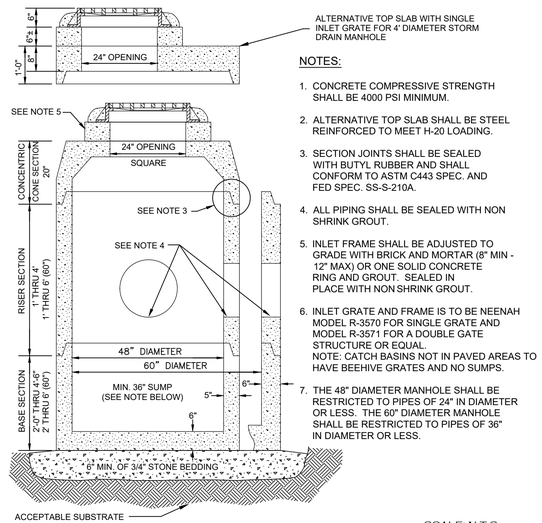
NOTE:

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
B	7/17/26	REVS PER AOT SUB		CJC	NRC
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 ✦ **E**ngineering ✦ **L**and **P**lanning ✦ **P**ermitting ✦ **S**eptic **D**esigns

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: 4080DDT00C.DWG	PROJ. NO. 4080.00	SHEET: DT-2	PAGE NO. 11 OF 15

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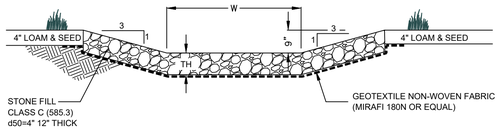
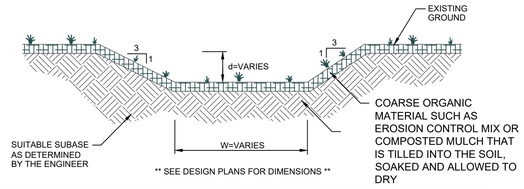
FLC:\0_PROJECTS\04080\4080.00\DWGS\

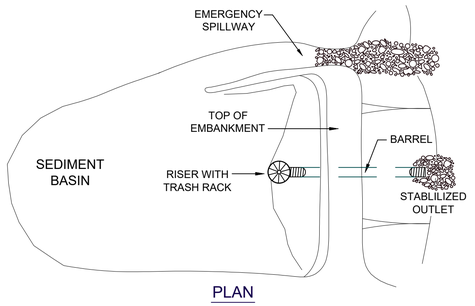


RIPRAP SPILLWAY DETAIL — 1 / DT - 3

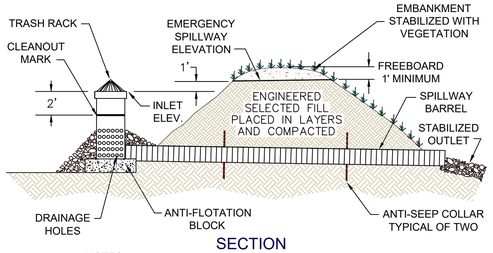


** SEE DESIGN PLANS FOR DIMENSIONS **

INFILTRATION BASIN SECTION — 4 / DT - 3



PLAN



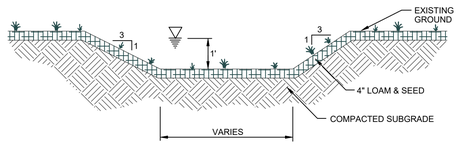
SECTION

NOTES:

1. THE TEMPORARY SEDIMENT BASIN, DESIGNED BY A QUALIFIED PROFESSIONAL, IS REQUIRED FOR DISTURBED AREAS GREATER THAN 5 ACRES WITHIN A DRAINAGE AREA LESS THAN 100 ACRES.

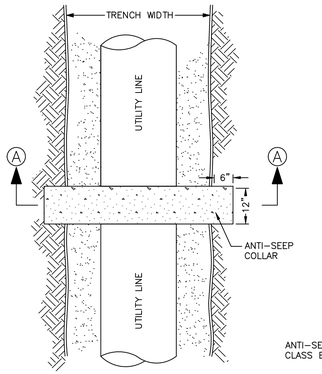
2. THE SEDIMENT BASIN WILL BE REMOVED WITHIN THREE YEARS.

SEDIMENT TRAP W/ RISER — 2 / DT - 3

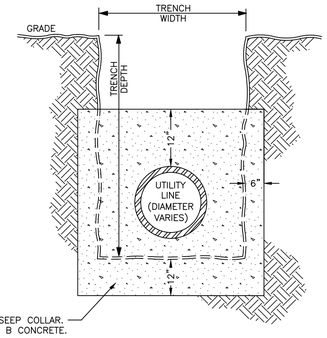


STRUCTURE	W	L	SLOPE
TS1 (4" CLAY LINED)	3 FT	160 FT	0.5%
TS2	6 FT	160 FT	0.5%

TREATMENT SWALE — 3 / DT - 2



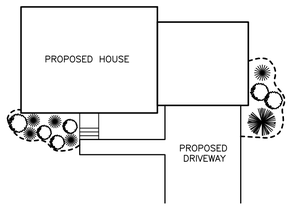
PLAN VIEW



SECTION A-A

SCALE: N.T.S.

ANTI-SEEP COLLAR & TRENCH CHECK DAM — 5 / DT - 3



LANDSCAPE LEGEND:

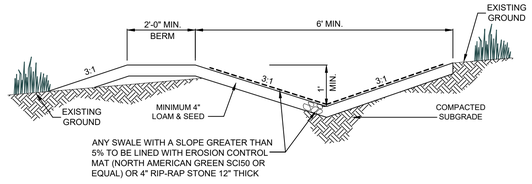
- EVERGREEN TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB
- MULCH AREA

NOTES:

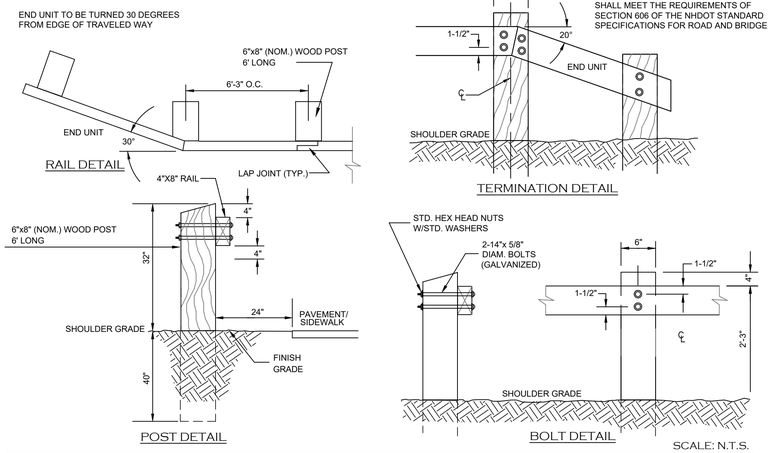
1. SUBJECT TO CHANGE PER OWNERS PREFERENCE
2. NATIVE SHRUBS SUCH AS VIBURNUMS, SHOWY FOTHERGILLA, OAKLEAF HYDRANGEA, INKBERYY, ARONIA, NINEBARK, AND SUMMERSWEET ARE TO BE USED AS EQUAL

SCALE: N.T.S.

LOT LANDSCAPING OR EQUAL — 6 / DT - 3

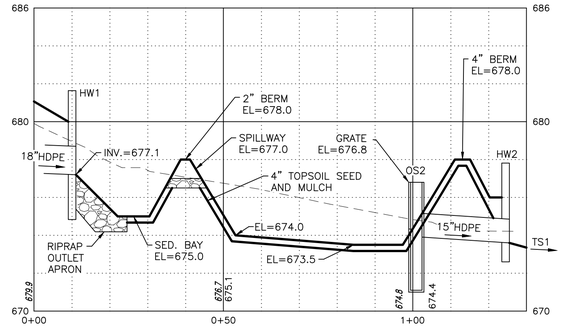


TYPICAL SWALE DETAIL — 7 / DT - 3



SCALE: N.T.S.

WOOD GUARDRAIL — 8 / DT - 3



SEE SHEET GR-1 FOR PLAN VIEW OF SECTION

SCALE: 1"=20' (H) 4'(V)

SECTION A - A WET POND 1 (WP1) — 9 / DT - 3

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	7/17/26	REVS PER AOT SUB		CJC	NRC
B	6/25/26	REVS PER C.O.A.		CJC	JEN
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:

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84 HANOVER STREET LEBANON, NH 03766

SCALE: NOT TO SCALE — JANUARY 12, 2026

Surveying ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns

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FILE: 4080DT00C.DWG | PROJ. NO. 4080.00 | SHEET: DT-3 | PAGE NO. 12 OF 15

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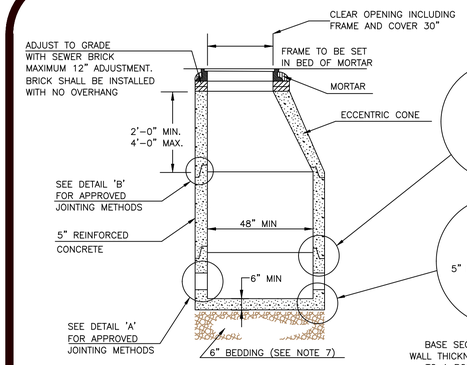
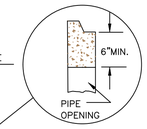
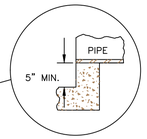
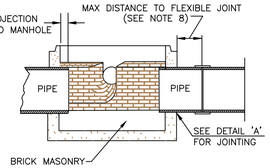


TYPICAL SECTION

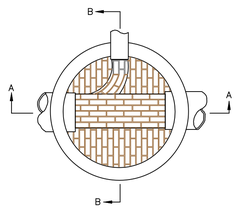




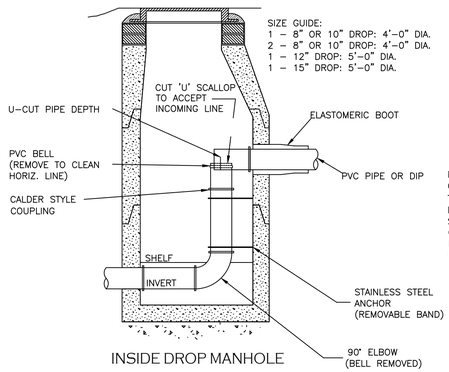
BASE SECTION TO BE FULL WALL THICKNESS AND MONOLITHIC TO A POINT 6" ABOVE THE PIPE CROWN.



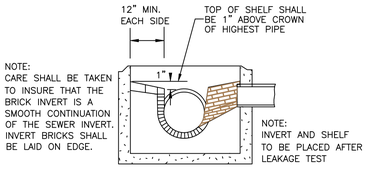
SECTION A-A



PLAN



INSIDE DROP MANHOLE



NOTE:
CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.

NOTE:
INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST

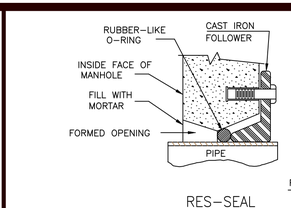
SECTION B-B

NOTES:

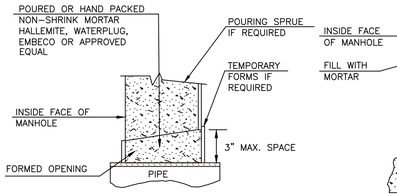
1. IT IS INTENDED: THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE SPACE REQUIREMENTS AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OF PRECAST SECTIONS WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING PER Env-Wq 704.10 (d). IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
2. BARRELS AND CONE SECTIONS: SHALL BE PRECAST REINFORCED CONCRETE
3. PRECAST CONCRETE BARREL SECTIONS, CONES, AND BASES SHALL CONFORM TO ASTM C 478.
4. BASE SECTIONS: SHALL BE MONOLITHIC TO A POINT 6" ABOVE THE CROWN OF THE INCOMING PIPE, AND SHALL BE PRE-CAST REINFORCED CONCRETE.
5. INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE DIRECTION OF FLOW. THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE. CROWN AND SLOPE TO DRAIN TOWARD THE FLOW THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.
6. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN EQUAL TO CLASS 30, CONFORMING TO ASTM A48 AND PROVIDE A 30 INCH CLEAR OPENING. THE COVERS SHALL BE THE WORD "SEWER" IN 3 INCH HIGH LETTERS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
7. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 SIZE #67.
   100% PASSING 1 INCH SCREEN
   90-100% PASSING 3/4 INCH SCREEN
   20-55% PASSING 3/8 INCH SCREEN
   0-10% PASSING #4 SIEVE
   0-5% PASSING #8 SIEVE
   WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE. SCREENED GRAVEL OR CRUSHED STONE 1-1/2 TO ½ INCH SHALL BE USED.
8. FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:
   RCP & CI PIPE - ALL SIZES - 48"
   PVC PIPE - UP THROUGH 15" DIAMETER - NO FLEXIBLE JOINT REQUIRED
9. SHALLOW MANHOLE IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED. IT MUST HAVE AN ECCENTRIC ENTRANCE OPENING AND BE CAPABLE OF SUPPORTING H-20 LOADING.
10. HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE SEALED WITH A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT IN ACCORDANCE WITH Env-Wq 704.10 (f). A TYPE APPROVED BY THE ENGINEER, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON AN MASTIC-LIKE OR ELASTOMERIC SEALANT
11. PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.
12. MATERIAL REQUIREMENTS FOR BRICK AND MORTAR SHALL CONFORM TO Env-Wq 704.10 (k) (9) THROUGH (14)
13. MANHOLES TO BE COATED WITH TWO (2) COATS OF 16 MIL. BITUMINOUS COATING.
14. ALL SEWER CONSTRUCTION SHALL CONFORM TO SPECIFICATIONS DEFINED BY TOWN OF LEBANON STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION. THESE STANDARD MANHOLE DRAWINGS ARE NOT COMPLETE WITHOUT THESE SPECIFICATIONS.

SCALE: N.T.S.

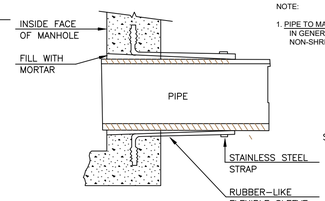
STANDARD MANHOLE - PART A	1 DT - 4



RES-SEAL (OR EQUAL)



NON-SHRINKING MORTAR (OR EQUAL)

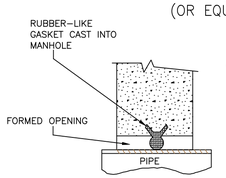


LOCK-JOINT FLEXIBLE MANHOLE SLEEVE (OR EQUAL)

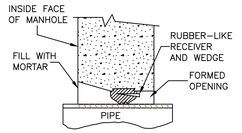
NOTE:
1. PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND, IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.

NOTE:
ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

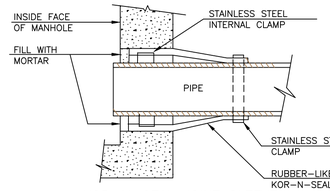
STATE OF NEW HAMPSHIRE APPROVED PRODUCTS
[A] SIKAFLEX-12-SL
[B] SONNEBORN BUILDING PRODUCTS SONNOLASTIC SL-1



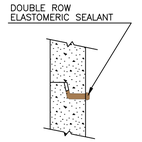
A-LOK (OR EQUAL)



PRESS-WEDGE II (OR EQUAL)



KOR-N-SEAL JOINT SLEEVE (OR EQUAL)



ELASTOMERIC SEALANT (OR EQUAL)

NOTE:
1. HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE ENGINEER. WHICH TYPE SHALL BE, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON AN ELASTOMERIC GASKET.

DETAIL A

DETAIL B

SCALE: N.T.S.

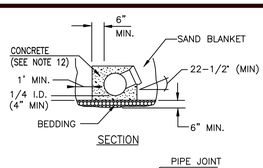
STANDARD MANHOLE - PART B	3 DT - 4

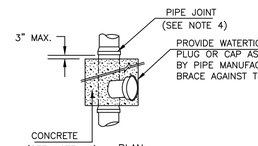
NOTES:

1. MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE 4 INCHES.
2. PIPE AND JOINT MATERIALS
   A. PLASTIC SEWER PIPE
      1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

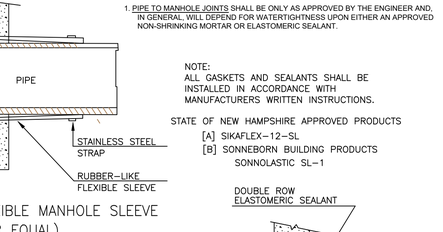
ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	PVC (SOLID WALL)*	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (ROBBED WALL)	8" THROUGH 36"
D2680	ABS (COMPOSITES WALL)*	8" THROUGH 15"

      *PVC: POLY VINYL CHLORIDE
      *ABS: ACRYLONITRILE-BUTADIENE-STYRENE
      2. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMREIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.
      ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2680, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322).
      JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2680, FORMING A CHEMICAL WELDED JOINT.
   B. DUCTILE-IRON PIPE, FITTINGS AND JOINTS.
      1. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS 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 SMOOTH DRILLED OR SAWN OPENING. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH (OR OTHER SUCH MATERIAL) AROUND THE JOINT OR APPLYING MORTAR TO HOLD THE CONNECTION AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED, AS SHOWN IN THE DETAIL, UP TO AND INCLUDING 15" DIAMETER.*
6. HOUSE SEWER INSTALLATION THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL, AS SPECIFIED IN NOTE 10, BEDDING AND RE-FILL FOR A DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE HOUSE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4 INCH PER FOOT. PIPE JOINTS MUSH BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.
7. TESTING THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS (PRIOR TO BACKFILLING):
   A. AN OBSERVATION "T" SHALL BE INSTALLED AS SHOWN. WHEN READY TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE "T". AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.
   B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS. IF THE TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.
   C. DRY FLUORESCENT DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER. IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE POPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST MANHOLE DOWNSTREAM. LEAKAGE O OBSERVED IN ANY OF THE ABOVE, ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG UP, IF NECESSARY, AND RELAID SO AS TO ASSURE WATERTIGHTNESS.
8. ILLEGAL CONNECTIONS NOTHING BUT SANITARY WASTE FLOW FROM THE HOUSE TOILETS SINKS, LAUNDRY, ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR ANY OTHER SIMILAR CONNECTION CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.
9. HOUSE WATER SERVICE SHALL NOT BE LAID IN THE SAME TRENCH AS THE SEWER SERVICE.
10. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-67.
    100% PASSING 1 INCH SCREEN
    90-100% PASSING 3/4 INCH SCREEN
    20-55% PASSING 3/8 INCH SCREEN
    0-10% PASSING #4 SIEVE
    0-5% PASSING #8 SIEVE
    WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE (1-1/2 TO 1/2 INCH) SHALL BE USED.
11. LOCATION THE LOCATION OF THE "T" OR "Y" SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE "T" OR "Y", AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.
12. CONCRETE CONCRETE SHALL CONFORM TO THE REQUREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE N.H. DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS:
    CEMENT: 6.0 BAGS/C.Y. WATER: 5.75 GALS/BAG CEMENT
    AGGREGATE: 1 INCH MAX
13. CHIMNEYS IF VERTICAL DROP INTO THE SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.

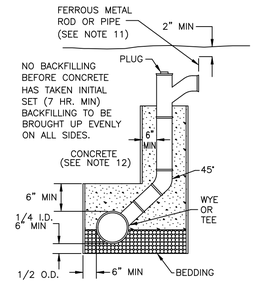




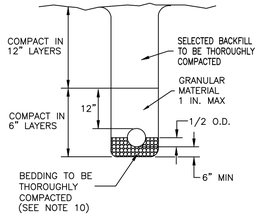
CONCRETE FULL ENCASEMENT



SEWER AND HOUSE SEWER



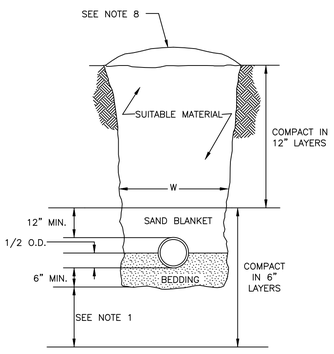
CHIMNEY (SEE NOTE 13)



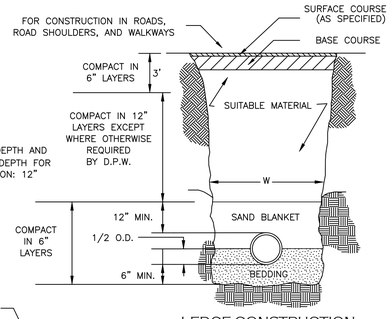
TRENCH CROSS-SECTION

SCALE: N.T.S.

HOUSE SEWER DETAILS	4 DT - 4

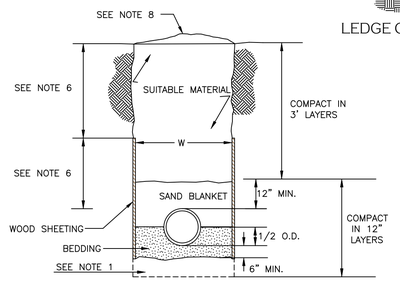


EARTH CONSTRUCTION



NOTE:
MIN. BEDDING DEPTH AND MAX. PAYMENT DEPTH FOR LEDGE EXCAVATION: 12"

LEDGE CONSTRUCTION



EARTH CONSTRUCTION WITH SHEETING

SCALE: N.T.S.

STANDARD TRENCH SECTION	2 DT - 4

REV.	DATE	DESCRIPTION	C/O	DR	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 ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns

FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
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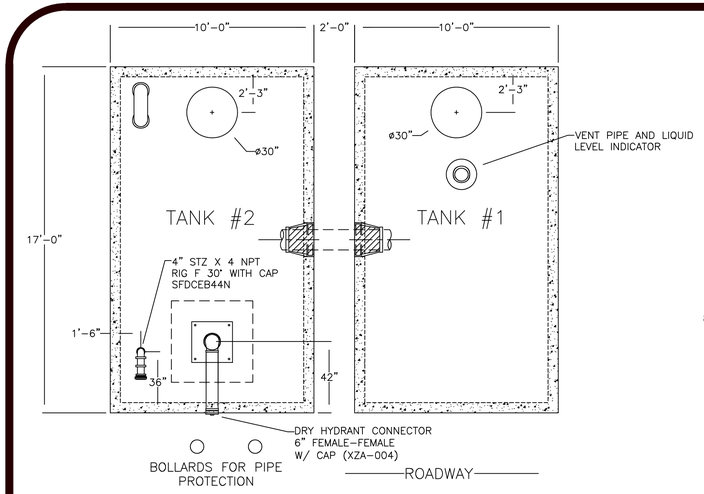
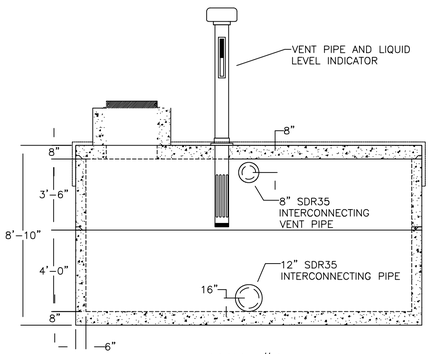
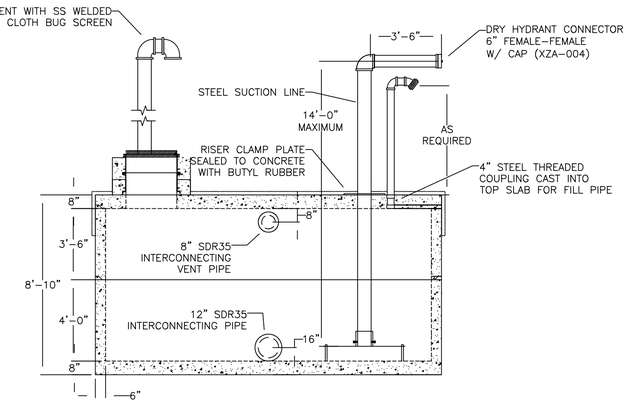


PLAN VIEW



TANK #1



TANK #2

BACKFILL NOTES:

1) FOUNDATION MATERIAL SHALL BE ¾" CRUSHED STONE, MINIMUM 12" THICK.
2) BACKFILL MATERIAL SHALL BE NO GREATER THAN 1½" AND SHALL BE COMPACTED TO 95% PROCTOR. ALL COMPACTION TO BE DONE WITH HAND-OPERATED EQUIPMENT.
3) ALL AREAS BETWEEN TANKS SHALL BE FILLED TO A MINIMUM OF 12" ABOVE CROWN OF INTERCONNECTION PIPE WITH ¾" CRUSHED STONE.
4) ALL BACKFILL MATERIAL AROUND AND BETWEEN TANKS SHALL BE PLACED IN 12" LIFTS EVENLY ON ALL SIDES.
5) 2" INSULATION IS REQUIRED IF THE FILL OVER THE FIRE CISTERN IS LESS THAN 4 FEET. SUPPLIED BY OTHERS.

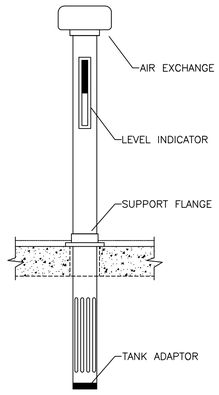
GENERAL NOTES:

1) CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2) REINFORCING PER ASTM-615, GRADE 60 MINIMUM 1" COVER.
3) DESIGNED FOR AASHTO HS20-44 LOADING, COVER 1 TO 5 FEET.
4) TONGUE AND GROOVE JOINT SEALED WITH BUTYL RESIN PER ASTM C990. OVERALL HEIGHT MAY INCREASE SLIGHTLY DUE TO THE BUTYL RESIN USED.
5) HEIGHTS OF PIPES BASED ON 24 INCHES OF COVER.

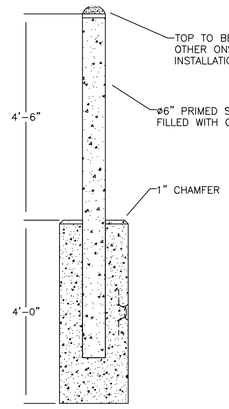
WEIGHTS:

(2) BOTTOM 10'x17'x48" – 34,800 LBS
(2) CENTER 10'x17'x42" – 15,800 LBS
(2) TOP 10'x17'x8" – 16,000 LBS

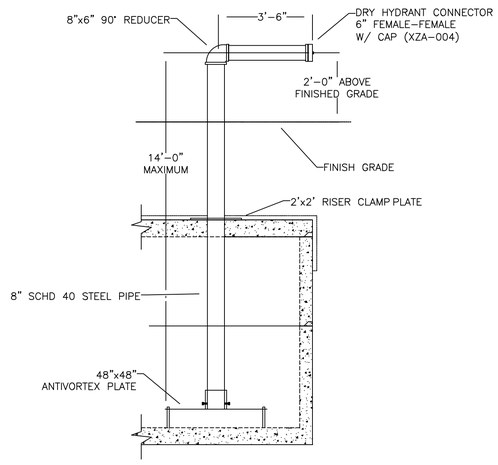
TOTAL EACH TANK – 66,600 LBS



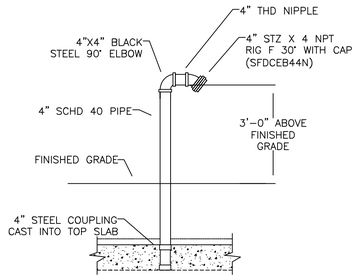
VENT AND LIQUID LEVEL INDICATOR



TYPICAL BOLLARD



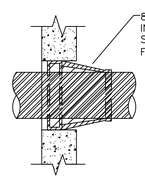
SUCTION ASSEMBLY



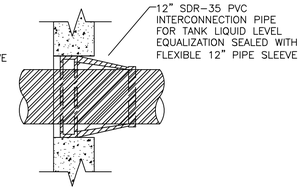
FILL ASSEMBLY

NOTE:
BUTYL RUBBER SECTION JOINT CONFORMS TO LATEST ASTM C443 SPEC. AND FEDERAL SPEC. SS-S-210A

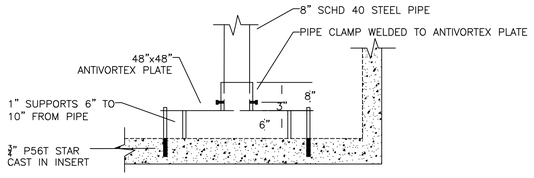
BUTYL RUBBER JOINT



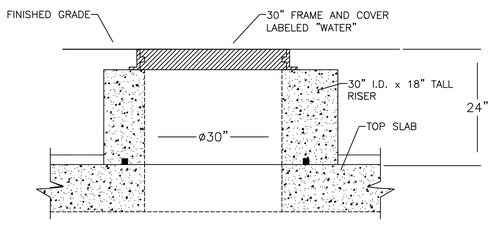
8" FLEXIBLE SLEEVE



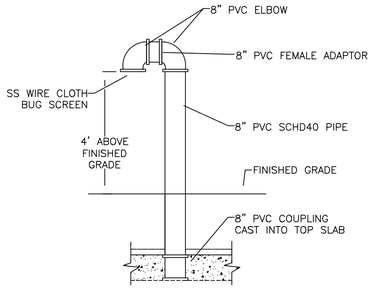
12" FLEXIBLE SLEEVE



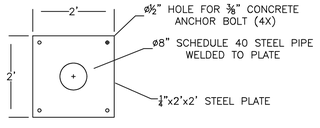
ANTIVORTEX ASSEMBLY



ACCESS TO FINISH GRADE



PVC VENT ASSEMBLY



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REV.	DATE	DESCRIPTION	C/O	DR	CK
B	6/25/26	REVS PER TOWN COMMENTS		CJC	JEN
A	4/21/26	REVS PER TOWN COMMENTS		CJC	JEN

CISTRERN DETAILS
TAX MAP 138 LOT 27
(LAPLANTE ROAD)
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
OAKES & SON CONSTRUCTION, LLC
84 HANOVER STREET LEBANON, NH 03766

SCALE: NOT TO SCALE JANUARY 12, 2026

Surveying ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns

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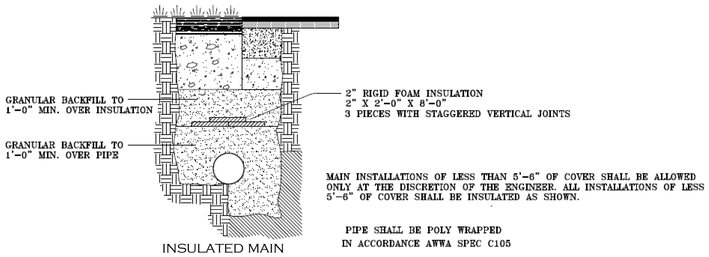
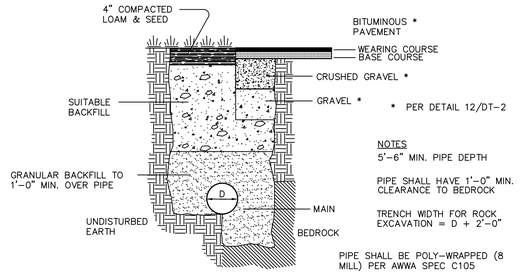


INSULATED MAIN

MAIN INSTALLATIONS OF LESS THAN 5'-6" OF COVER SHALL BE ALLOWED ONLY AT THE DISCRETION OF THE ENGINEER. ALL INSTALLATIONS OF LESS 5'-6" OF COVER SHALL BE INSULATED AS SHOWN.

PIPE SHALL BE POLY WRAPPED IN ACCORDANCE AWWA SPEC C105



NOTES
5'-6" MIN. PIPE DEPTH

PIPE SHALL HAVE 1'-0" MIN. CLEARANCE TO BEDROCK

TRENCH WIDTH FOR ROCK EXCAVATION = D + 2'-0"

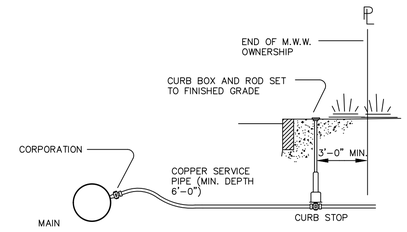
PIPE SHALL BE POLY-WRAPPED (8 MIL) PER AWWA SPEC C105

SCALE: N.T.S.

TYPICAL TRENCH DETAIL — 1 / DT-6

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8 1 1
IT'S SMART, IT'S FREE, IT'S THE LAW

811 DigSafe
MA ME NH RI VT

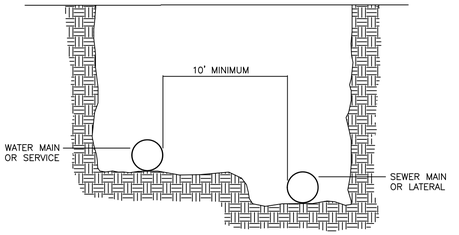


NOTES
CORPORATIONS SHALL BE TAPPED DIRECTLY TO THE MAIN IN SIZES UP TO 1" ø (INCLUSIVE).

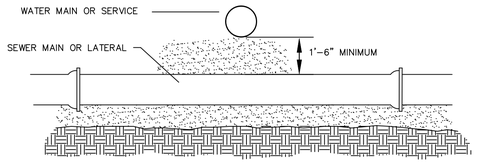
CORPORATIONS 1-1/2"ø AND GREATER SHALL BE INSTALLED USING A TAPPING SADDLE AND SHELL CUTTER

SCALE: N.T.S.

TYPICAL SERVICE CONNECTION — 3 / DT-6



PARALLEL INSTALLATION

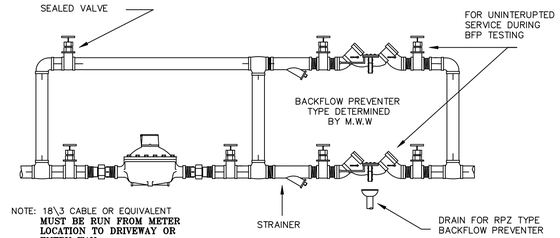


MAIN CROSSINGS

SCALE: N.T.S.

SEWER / WATER MAIN SEPARATION — 6 / DT-6

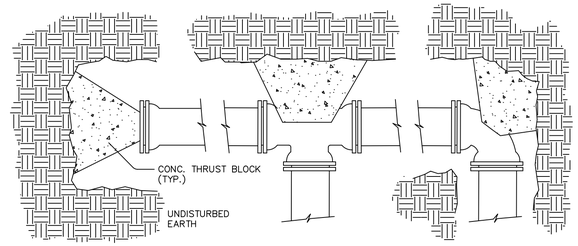
TYPICAL INSTALLATION 1 1/2" AND 2" ONLY



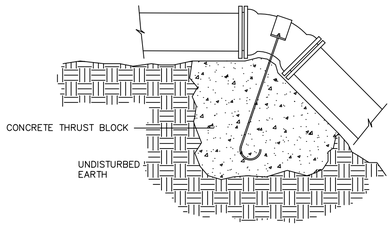
NOTE: 18\3 CABLE OR EQUIVALENT **MUST BE RUN FROM METER LOCATION TO DRIVEWAY OR ENTRY WAY.**

SCALE: N.T.S.

DOUBLE BACKFLOW DETAIL — 8 / DT-6



PLAN – HORIZONTAL BENDS, TEES AND PLUGS



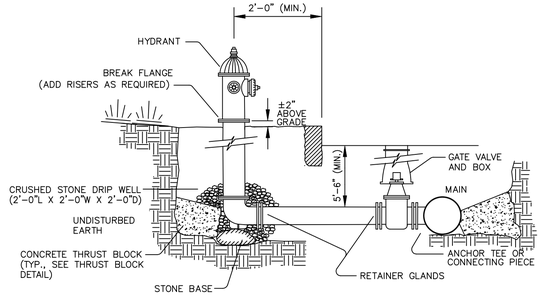
ELEVATION – VERTICAL BENDS

NOTES

1. THRUST BLOCK DIMENSIONS TO BE DETERMINED IN FIELD BY ENGINEER BASED ON PIPE SIZE, WATER PRESSURE AND SOIL TYPE.
2. STONE BACKING MAY BE SUBSTITUTED FOR CONCRETE THRUST BLOCKS PROVIDED THE STONE(S) ARE OF EQUAL SIZE AND BEAR ON UNDISTURBED EARTH.
3. USE OF JOINT RESTRAINT SYSTEMS SHALL NOT ELIMINATE THRUST BLOCK REQUIREMENTS (WHERE POSSIBLE).

SCALE: N.T.S.

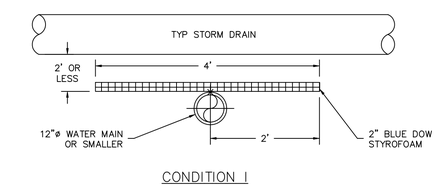
TYPICAL THRUST BLOCK BEHIND FITTINGS — 2 / DT-6



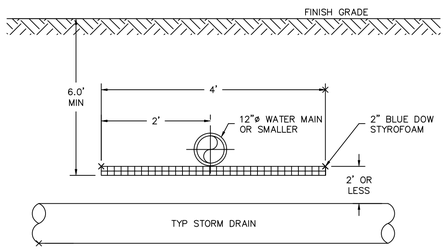
ALL FITTINGS & PIPE SHALL BE POLY-WRAPPED (8 MILL) PER AWWA SPEC C105

SCALE: N.T.S.

TYPICAL HYDRANT INSTALLATION — 4 / DT-6



CONDITION I



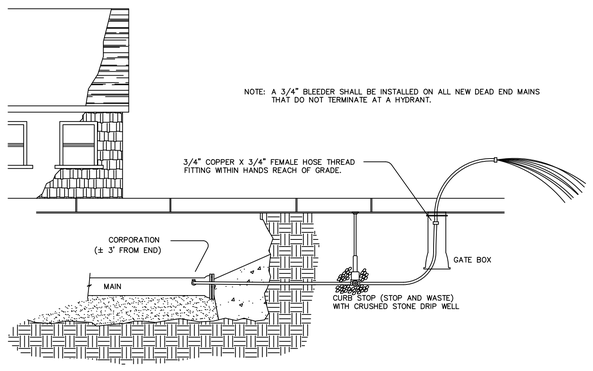
CONDITION II

NOTES:

1. MANCHESTER WATER WORKS, INC. RESERVES THE RIGHT TO MODIFY INSULATION REQUIREMENTS AS NECESSARY BASED ON FIELD CONDITIONS, ETC.
2. THE LENGTH OR WIDTH OF INSULATION SHALL EXTEND 1 STORM DRAIN PIPE DIAMETER BEYOND THE EDGE OF STORM DRAIN PIPE IN EACH DIRECTION OR A MINIMUM OF 2' BEYOND THE CENTERLINE OF THE STORM DRAIN PIPE, WHICHEVER IS GREATER.
3. ALL BUTT JOINT SEAMS TO BE OVERLAPPED WITH A 1' PIECE OF INSULATION CENTERED OVER SEAM.

SCALE: N.T.S.

STORM DRAIN / WATER INTERSECTING RUNS — 7 / DT-6



PERMANENT BLEEDER — 5 / DT-6

1. REFERENCE LEBANON DPW (LDPW) SPECIFICATIONS FOR INSTALLATION OF ALL WATER LINES.
2. ALL SPRINKLER AND DOMESTIC LEADS TO BUILDING SHALL END 5 FEET OUTSIDE THE FACE OF THE BUILDING WALL, UNLESS NOTED, AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END (FOR OTHERS TO REMOVE AND EXTEND THE LINE AS NECESSARY).
3. THRUST BLOCKS AND MEGALUG RESTRAINTS SHALL BE PROVIDED AT ALL HORIZONTAL BENDS, TEES, AND FIRE HYDRANTS. SEE DETAIL.
4. MINIMUM COVER ON ALL WATER LINES IS 5'-6".
5. CONTRACTOR SHALL MAINTAIN A 5'-0" HORIZONTAL (UNLESS OTHERWISE NOTED) AND 12" VERTICAL SEPARATION BETWEEN WATER SERVICE AND UTILITIES OTHER THAN SANITARY SEWER.
6. INSPECTIONS ON WATER SERVICE INSTALLATION DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE SITE CONTRACTOR AND SHALL BE COORDINATED WITH HILLSBOROUGH WATER AND SEWER COMMISSION. ALL INSPECTION FEES SHALL BE PAID FOR BY THE CONTRACTOR.
7. CONTRACTOR SHALL HAVE BACTERIOLOGICAL AND PRESSURE TESTING PERFORMED. CONTRACTOR SHALL GIVE HILLSBOROUGH WATER AND SEWER COMMISSION A COPY OF THE RESULTS. HILLSBOROUGH WATER AND SEWER COMMISSION SHALL BE ON-SITE TO WITNESS TEST.
8. ALL PIPE, VALVES, MISCELLANEOUS MATERIALS AND INSTALLATION SHALL CONFORM TO HILLSBOROUGH WATER AND SEWER COMMISSION SPECIFICATIONS AND REQUIREMENTS.
9. ALL FIRE HYDRANTS, VALVES, FITTINGS, PIPES, ETC. SHALL BE IN ACCORDANCE WITH HILLSBOROUGH WATER AND SEWER COMMISSION SPECIFICATIONS.
10. METALLIC TAPE OR DETECTOR WIRE SHALL BE INSTALLED IN THE SAME TRENCH WITH ALL NONMETALLIC PIPE SUCH THAT THE PIPE MAY BE LOCATED WITH ELECTRONIC LOCATING EQUIPMENT. METALLIC TAPE OR DETECTOR WIRE SHALL BE INSTALLED APPROXIMATELY 12" TO 18" BELOW GRADE DIRECTLY ABOVE THE TOP OF THE PIPE. DETECTOR WIRE SHALL BE 14 GAUGE SOLID COPPER, SIMPLEX BW3001 OR EQUAL. METALLIC TAPE SHALL BE 2" MINIMUM METALIZED TAPE, GRIFFOLYN COMPANY, INC., TERRATAPE OR EQUAL.
11. CONTRACTOR SHALL ENSURE ALL WATER VALVES ARE IN A FULLY OPEN POSITION UPON COMPLETION. OF PROJECT.
12. CONTRACTOR SHALL COORDINATE ALL WATER INTERRUPTIONS WITH LDPW AND AFFECTED PROPERTY OWNERS.

WATER SYSTEM CONSTRUCTION NOTES — 9 / DT-6

REV.	DATE	DESCRIPTION	C/O	DR	CK
–	–	–		–	–

CONSTRUCTION DETAILS (WATER)

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 JULY 22, 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: 4080DT00D.DWG	PROJ. NO. 4080.00	SHEET: DT-6	PAGE NO. 15 OF 15

21, 2026 – 4:32pm FLC-31
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LEGEND:

- IRON PIN FOUND (LPIN(F))
- IRON PIPE FOUND (LPIPE(F))
- 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
- OVERHEAD UTILITY LINE (OH)
- ZONE LINE
- 183-27 TAX MAP & LOT NUMBER
- EXISTING BUILDING
- PROPOSED ASPHALT PAVED AREAS
- PROPOSED EASEMENT LINE

UNIT LEGEND:

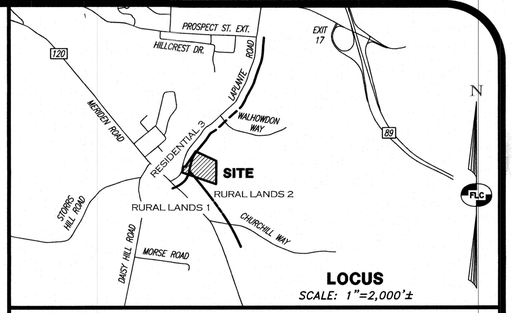
- UNIT SUBSTANTIALLY COMPLETE
- UNIT NOT YET COMPLETED
- UNIT NOT YET BEGUN
- LIMITED COMMON AREA
- UNIT (1) CONDOMINIUM UNIT NUMBER
- [1] LIMITED COMMON AREA #
- (1001) UNIT ADDRESS NUMBER
- PROPOSED DWELLING UNIT BUILDING BOX: UNIT (1) (1001)

SEE SHEET CD-2 FOR ADDITIONAL LCA DETAILS , ADRESSES AND UNIT TIES

NOTES CONTINUED:

12. THE SUBDIVISION REGULATIONS OF THE CITY OF LEBANON AND THE NOTICE OF ACTION 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.

13. 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.



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 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. THE LOT SIZE, LOT WIDTH, AND YARD REQUIREMENTS OF THE APPLICABLE ZONING DISTRICT MAY BE MODIFIED BY THE PLANNING BOARD. THIS APPLICATION PROPOSES A MINIMUM L.C.A. WIDTH OF 45 FT. AND L.C.A. SETBACKS OF 10' FRONT, 5 FT. SIDE & REAR.

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 THE HOMEOWNER'S ASSOCIATION. EACH HOME WILL BE A CONDOMINIUM UNIT (13 TOTAL). BUILDING WITHIN THE WETLAND PROTECTION BUFFER IS PROHIBITED. ALL COMMON AREAS (INCLUDING OPEN SPACE) ARE TO BE OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
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.

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 — LAND SURVEYOR — MICHAEL D. BLOOD — SIGNATURE

6/29/26

GRAPHIC SCALE
50' 25' 0 50' 100' 150'
IMPERIAL: 1"=50'

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	6/25/26	REVS PER TOWN C.O.A.		CJC	MDP
B	4/14/26	ADD SHEET CD2		CJC	JEN
A	4/3/26	REVS PER PB COMMENTS		CJC	JEN

CONDOMINIUM & 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: 4080CD00C.dwg	PROJ. NO. 4080.00	SHEET: CD-1	PAGE NO. 1 OF 2

Jun 30, 2026 - 9:47pm 1:1=1
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UNIT LEGEND:

- LIMITED COMMON AREA
- UNIT (1) — CONDOMINIUM UNIT NUMBER
- (1001) — ADDRESS #
- [1] — LIMITED COMMON AREA #
- PROPOSED DWELLING UNIT BUILDING BOX — UNIT (1) (1001)

N N

15'±

138-7-100

FLC

GRID NH

SURVEY

UNIT TIE TABLE:

TIE	BEARING	DISTANCE
T1	S77°56'03"E	53.84'
T2	S45°11'28"E	55.77'
T3	S68°06'16"W	28.50'
T4	S29°16'28"E	29.07'
T5	S25°24'21"W	20.46'
T6	N35°52'23"W	31.50'
T7	N63°19'48"W	33.76'
T8	N16°52'58"E	22.21'
T9	N20°20'06"W	37.10'
T10	S84°44'53"E	20.74'
T11	N02°45'14"E	24.12'
T12	S53°43'06"E	35.29'
T13	N4°37'27"E	57.98'
T14	N88°32'43"E	28.61'
T15	N85°56'15"W	26.13'
T16	N05°18'31"E	39.61'
T17	N32°53'10"W	28.88'
T18	N69°43'06"E	36.17'
T19	N63°35'42"W	37.38'
T20	N82°24'59"E	21.75'
T21	N28°41'50"W	42.97'
T22	S83°22'33"E	24.53'
T23	N66°19'35"E	26.42'
T24	N20°48'34"W	24.33'
T25	N70°32'27"E	24.33'
T26	N24°48'11"W	26.25'

401.86'

N63°45'30"W 74.95'

N16°03'34"E 114.16'

N09°05'26"W 55.15'

UNIT 7 (1007) — 43.00' — 63.00' — T13 — T14 — T16

7 — 9,141 SQ. FT.

6 — 7,776 SQ. FT.

S68°18'36"W 84.87'

S09°18'47"E 121.33'

UNIT 8 (1008) — 43.00' — 63.03' — N69°45'20"E 94.56'

S31°14'40"E 93.61' — T11 — T12

8 — 8,175 SQ. FT.

L=23.73' — L=48.37' — L=48.20' — L=48.25'

UNIT 6 (1006) — 63.00' — 43.00'

R=66.00' — L=50.98' — R=24.00' — L=25.35'

86.48' S62°00'23"E — T8 — T9 — T10

N80°41'13"E 59.56'

COMMON AREA#2 (AREA= 37,822 S.F.)

COMMON AREA#1 (AREA= 91,652 S.F.)

UNIT 9 (1009) — 63.00' — 43.00' — N10°12'45"E 102.23' — 127.69'

L=50.06' — L=67.28'

9 — 8,098 SQ. FT.

N65°00'17"E 76.11'

R=24.00' — L=33.06' — L=34.59'

UNIT 10 (1010) — 63.00' — 43.00'

UNIT 11 (1011) — 63.00' — 43.00'

10 — 8,775 SQ. FT.

11 — 8,284 SQ. FT.

43.35' N28°55'50"W 73.87' — 30.52' — 49.53' N45°48'27"W — T7

N00°38'25"E 65.25' — T15 — T16

71.12' — N73°16'03"W 151.20' — 80.08'

L=32.15'

R=330.00' L=94.12'

L=74.27' R=330.00'

S76°42'41"E 98.97'

T17 — T18

UNIT 5 (1005) — 48.00' — 40.00'

5 — 7,596 SQ. FT.

L=48.24' — 82.52' N13°17'19"E

S73°11'40"E 99.58'

T19 — T20

UNIT 4 (1004) — 43.00' — 63.00'

4 — 8,959 SQ. FT.

L=82.45' — 55.75' N19°38'48"E

R=860.00' L=281.60' — L=27.4' — 108.55' S47°59'53"E — 52.85'

UNIT 3 (1003) — 48.00' — 40.00'

3 — 11,354 SQ. FT.

T21 — T22

S16°25'19"E 62.86' — 88.73' S42°00'07"W 151.58'

79.88' S47°59'53"E

UNIT 12 (1012) — 40.00' — 48.00'

12 — 8,601 SQ. FT.

S24°51'56"W 73.95' — 72.25' S19°54'38"W

UNIT 13 (1013) — 63.00' — 43.00'

13 — 9,537 SQ. FT.

N24°45'23"E 66.86' — T1 — 135.70' — S68°07'41"E 248.81' — 113.10'

L=84.37' R=134.00' L=28.61'

T2 — T3 — T4 — 135.39' S65°08'04"E 155.75' — 20.36' — L=15.91' R=184.00' — 83.25' S70°05'22"E 94.60' — 11.36'

S74°27'55"E 49.61' — R=50.00' L=13.92' — S74°27'55"E — 19.33' S58°30'33"E

N14°32'25"E 56.68'

S74°27'39"E 66.14' — R=134.00' L=21.81' — 1.18'

N65°08'04"W 157.87' — 100.41'

T23 — T24 — T25 — T26

UNIT 1 (1001) — 63.00' — 43.00'

1 — 7,028 SQ. FT.

S24°51'56"W 70.00'

UNIT 2 (1002) — 63.00' — 43.00'

2 — 7,129 SQ. FT.

56.28' — R=215.00' L=13.68' — 23.05' — N70°05'22"W 94.60' — 71.56' — L=69.77'

73.07' N19°54'38"E

100.41' — N65°08'04"W 204.61' — 104.21'

COMMON AREA#3 (AREA= 243,666 S.F.) (OPEN SPACE)

COMMON AREA#3 (AREA= 243,666 S.F.) (OPEN SPACE)

HERITAGE WAY (PRIVATE ROAD)

ROAD — LAPLANTE (CLASS V VARIABLE WIDTH ROW)

GSE CO 26 FP 14-5

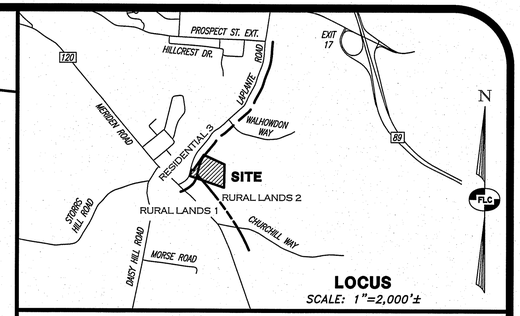
GSE CO 24 NET@T 4

137-53

137-52

FORMER 138-27 11.11 ACRES 483,758 SQ.FT.

SEE NOTES & ADDITIONAL LEGEND ON SHEET 1



LOCUS
SCALE: 1"=2,000'±

REFERENCE PLAN:

"MINOR SUBDIVISION PLAN OF LAND – DANIEL A. & ELIZABETH G. DOWNES – TAX MAP 138 LOT 7 – ROUTE 120 & LAPLANTE ROAD – GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE", SCALE: 1"=60', DATED APRIL 9, 2015, REVISED THROUGH: APRIL 24, 2015, PREPARED BY PATON LAND SURVEYING AND RECORDED AT THE G.C.R.D. AS PLAN NO. 14885.

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 PLOOF — LICENSED LAND SURVEYOR — SIGNATURE

6/29/26

GRAPHIC SCALE
30' 15' 0 30' 60' 90'
IMPERIAL: 1"=30'

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	4/24/26	STAFF COMMENTS		JGL	MDP
B	4/14/26	ADD SHEET CD2		CJC	JEN
A	4/3/26	REVS PER PB COMMENTS		CJC	JEN

CONDOMINIUM & 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" = 30' MARCH 4, 2026

Surveying ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns

W E

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LEGEND:

EXISTING FEATURES

- IRON PIN FOUND (IPIN(F))
- IRON PIPE FOUND (IPIPE(F))
- SINGLE POST SIGN
- UTILITY POLE & GUY (WF 37)
- WETLAND FLAG
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- 720 — 10' CONTOUR INTERVAL
- 722 — 2' CONTOUR INTERVAL
- OH — OVERHEAD UTILITY LINE
- ZONE LINE
- 183-27 — TAX MAP & LOT NUMBER
- EXISTING BUILDING
- EXISTING PINE TREE
- TP: 1 L=LEDGE S=SEASONAL — SOIL TEST PIT
- SLOPES 25% OR GREATER

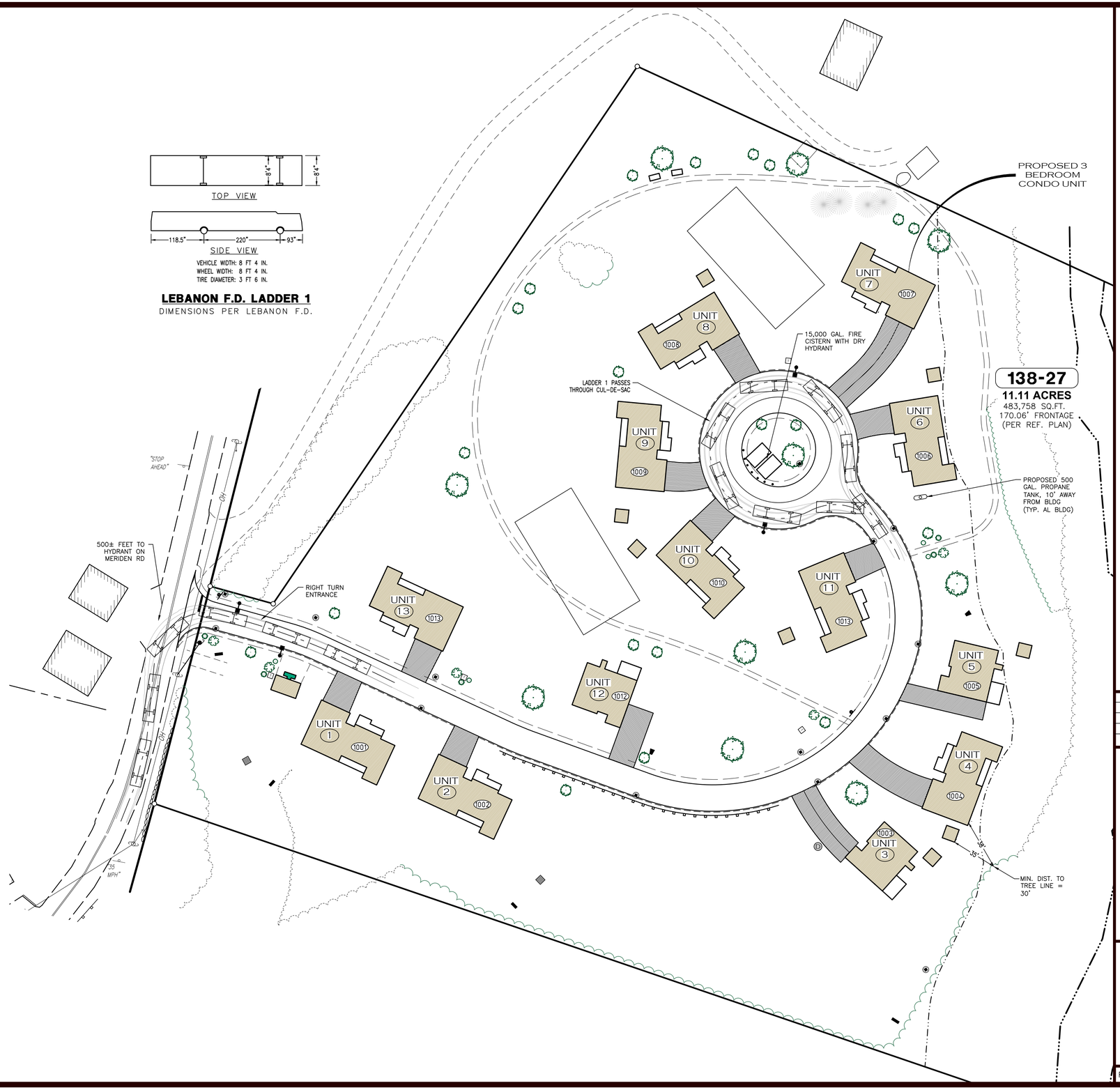
PROPOSED FEATURES

- 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
- TP: 1 L=LEDGE S=WATER ELEV. — SOIL TEST PIT
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — G.V. — HYDRANT, GATE VALVE & WATER MAIN
- C — 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. 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 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.
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9. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO EASEMENTS, ENCUMBRANCES OR RESTRICTIONS ON LOT 138-27.
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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
D	6/25/26	REVS PER TOWN C.O.A.		CJC	JEN
C	4/21/26	REVS PER TOWN COMMENTS		CJC	JEN
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 ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns

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: 4080SP00G.DWG	PROJ. NO. 4080.00	SHEET: EH-1	PAGE NO. 1 OF 1

21, 2026 — 4:20pm FLC-31
FLC\0_PROJECTS\04080\4080.00\DWGS\

LEGEND:

EXISTING FEATURES

- IRON PIN FOUND (I.PIN(F))
- IRON PIPE FOUND (I.PIPE(F))
- SINGLE POST SIGN
- UTILITY POLE & GUY
- 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

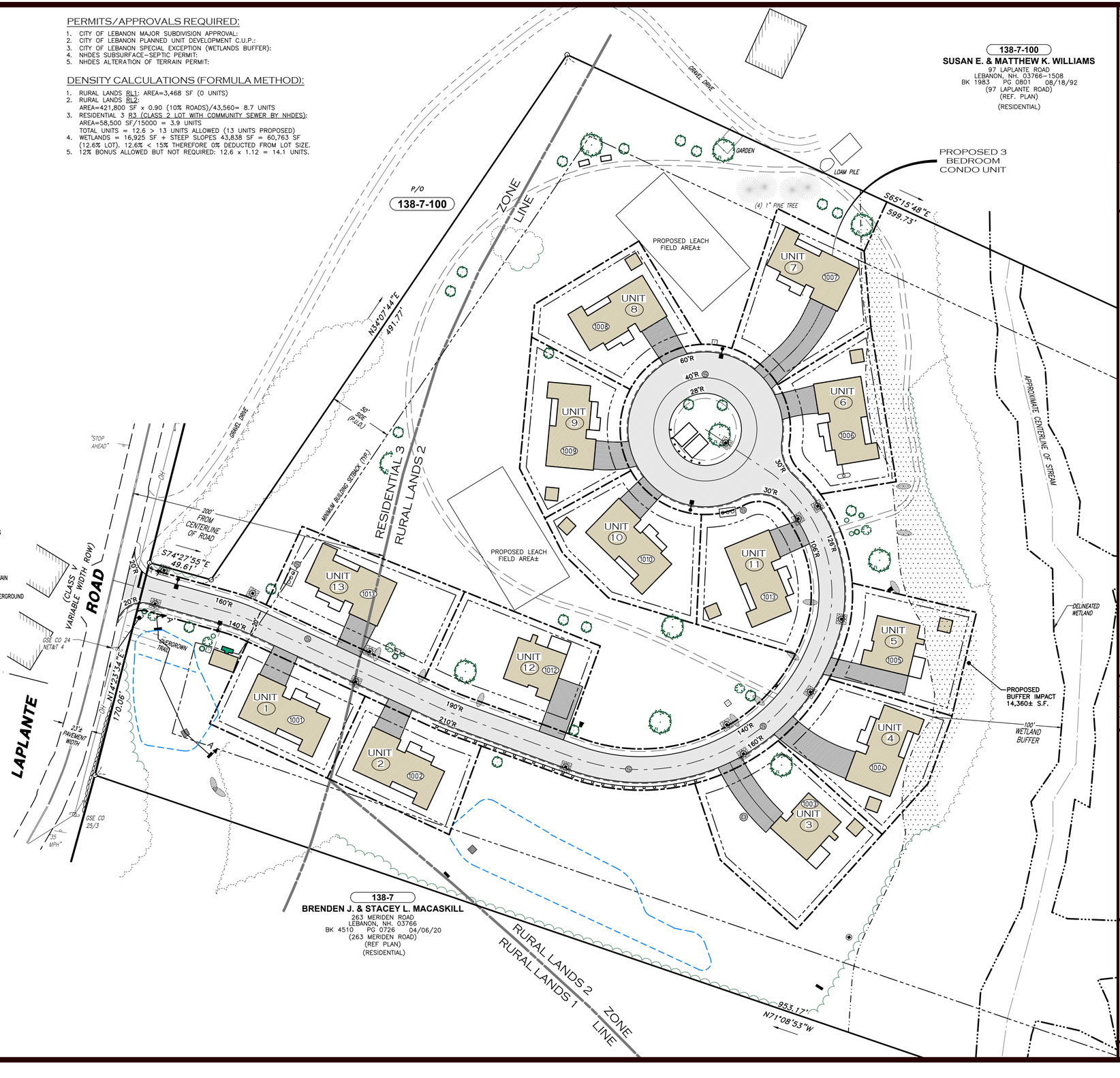
- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- G.V. W — HYDRANT, GATE VALVE & WATER MAIN
- T UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- GRAVEL SHOULDER
- CAPE COD BERM CURB (C.C.B.)
- LIMITED COMMON AREA LINE
- PROPOSED EASEMENT LINE
- L.C.A. — LIMITED COMMON AREA

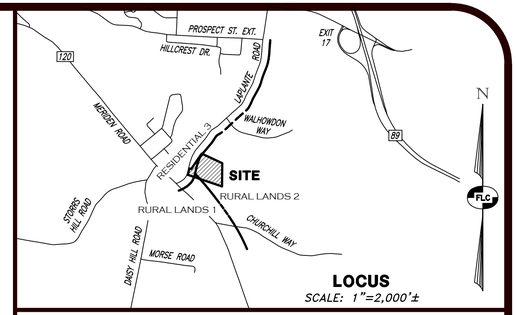
PERMITS/APPROVALS REQUIRED:

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.





LOCUS
SCALE: 1"=2,000'±

NOTES:

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IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
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C	6/25/26	REVS PER TOWN C.O.A.		CJC	JEN
B	4/21/26	REVS PER TOWN COMMENTS		CJC	JEN
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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21, 2026 - 4:21pm FLC-31
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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 TEL

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 77 LOT#: 106 PLOT #: ZONE: R3

STREET ADDRESS OF PROJECT: 0 Barrows Street

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

FLOOD PLAIN ☐ YES ☑ NO

SCOPE OF PROJECT:

Pattern-zone subdivision for a 5-lot development.

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: Cottage Development

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 August 10, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: David Brooks DATE: 7/13/26

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

PROPERTY OWNER: _____ DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - $ AMOUNT	DATE PAID	VOUCHER #
7/13/2026	77-106	PB2026-36-FMAJ			

CITY MANAGER'S OFFICE
City of Lebanon, NH
51 North Park Street
Lebanon, NH 03766
(603) 448-4220 fax (603) 966-3122

TO: City of Lebanon Planning Board
FROM: David Brooks, Deputy City Manager
DATE: July 23, 2026
RE: Proposed Pattern Zoning Subdivision of City-Owned Property situated at 0 Barrows Street, Tax Map/Lot: 77-106

To the Lebanon Planning Board:

On April 21, 2022, the City Council unanimously adopted a "Resolution on Housing" directing the City Manager to take steps to enable, incentivize, and partner in addressing housing needs not currently being addressed by the market. Among the actions outlined in the Resolution is to "partner with the Lebanon Housing Authority and other residential developers to utilize city-owned properties for the development of new housing units, including the possibility of a 'demonstration project' on a city-owned parcel with high visibility and an opportunity for a reasonable number of units to help overcome barriers to affordability."

In February 2024, the City Council determined, in accordance with City Council Policy CC-102, Real Property Transactions, that several city-owned properties have redevelopment potential, and authorized the City Manager to pursue redevelopment of the properties, including two parcels located along Barrows Street (Tax Parcels 77-106 and 77-107). In May 2024, the Council discontinued a portion of Barrows Street, which separated the two city-owned properties, allowing them to be merged into a single +/-2.09-acre parcel. The City subsequently had survey work completed, including the boundary of the merged properties along with wetlands and topography.

In August 2024, the Lebanon Planning Board granted Site Plan approval allowing the City to complete preliminary site work including clearing, grading, and filling in advance of a proposed future residential development. Later in August, the NH Department of Environmental Services (NHDES) issued a Wetlands and Non-Site Specific Permit to authorize impacts to a small (<950 sqft), isolated wetland in the south-central portion of the property. Work authorized by the Planning Board and NHDES approvals was completed by early December 2024, and the site was stabilized in preparation for further development.

On January 27, 2025, the Planning Board granted conditional approval for a cottage development project consisting of five, one-story, detached residential units surrounding a central courtyard, each with approximately 930 square feet of gross living area, plus a full basement for additional storage or living space.

During the summer of 2025, the City issued a Request for Proposals (RFP) for modular housing units. The City received three responses and ultimately selected Preferred Building Systems (PBS) of Claremont, NH, and worked with the modular builder to finalize the cottage unit plans.

Later in the fall, the City issued RFPs for the remaining site work, and the sub-trades, including mechanical, electrical, and plumbing work, and finish carpentry, in order to develop more accurate cost estimates for each unit and for the overall project.

Based on the initial bid responses, the cost of each finished unit was estimated to be considerably higher than the project team was comfortable with. Subsequent efforts by the City to revise the project layout helped reduce the estimated finished costs to an amount comparable to other dwelling units currently available within the City, but still did not achieve the City's goals.

In February 2026, following press coverage of a City Council discussion on the status of the project, the City was contacted by several businesses expressing renewed interest in the project. Based on subsequent discussions with those businesses, the project team modified the proposed development concept to utilize the recently-adopted Pattern Zoning provisions instead of the Cottage Development provisions.

At this time, the City is returning to the Planning Board to seek approval of a six-lot subdivision in accordance with the Pattern Zoning provisions set forth in Section 411 of the Zoning Ordinance. As proposed, five lots will be created for single-family residential development. The sixth parcel, comprising the remainder of the property, which is predominately jurisdictional wetlands, will be retained by the City.

Unlike the prior cottage development project layout, the current proposal will involve internal lot boundaries and a short extension of the Barrows Street right-of-way, which will require compliance with the subdivision regulations. Nevertheless, we are once again requesting that the Planning Board waive the requirement for Design Review of a Preliminary Layout pursuant to Section 10.2.F of the Subdivision Regulations and allow this small project to proceed directly to Final Plat Review pursuant to Section 10.3 of the Regulations.

A preliminary project layout and the proposed dwelling unit design were presented to the Heritage Commission on May 13, 2026, and received a conditional Certificate of Approval. Subsequently, on July 22, 2026, the Heritage Commission received and accepted an updated dwelling unit design for the Barrows Street development and determined that the condition of approval had been satisfied.

With individual parcels, and limited common improvements, the new development is not expected to require a condominium form of ownership. Shared responsibility for common driveway serving Lots 2-5 will be built into the parcel deeds. Similarly, shared responsibility for the wastewater pump station that will serve all 5 parcels will also be addressed in the parcel deeds.

The enclosed application materials include the following:

- Application for Subdivision Review
- Certified Notification List
- Subdivision Technical Checklists
- List of written waiver requests pursuant to Section 7.15 of the Subdivision Regulations
- Digital copy of the plan set in .PDF format

City of Lebanon, New Hampshire
APPLICATION FOR WAIVERS

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

PROJECT INFORMATION

Name of Applicant: City of Lebanon

Project Name: Barrows Street Cottage Development

Project Address: 0 Barrows Street

WAIVER REGULATIONS

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

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

OR

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

WAIVER REQUEST(S)

I (we) hereby request a Waiver from:

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

1. Section 5. Driveway of the (*circle one*) Site Plan Review / ~~Subdivision~~ Regulations. A Waiver of this Section meets (*circle one*) Criteria A / ~~Criteria B~~ because strict compliance causes uncessary hardship due to the uniquness of the property and the goals of the Pattern Zones Overlay District.

2. Section 10.2F of the (*circle one*) Site Plan Review / ~~Subdivision~~ Regulations. A Waiver of this Section meets (*circle one*) Criteria A / ~~Criteria B~~ because the applicant requests to proceed directly to final plat layout as the 5-lot subdivision represents a straightfoward, low-density subdivision.

3. Section 10.4.A.1.h. of the (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because all features are identified on the plan within the property limits. All features within 200 feet of the property are not germane to the project.

4. Section 10.4.A.1.i. of the (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because existing water and wastewater mains, culverts, and drains on the property are identified on the plans.

5. Section 10.4.C.1.c. of the (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because the 5-lot subdivision only includes a minor extension of Barrows Street.

6. Section 10.4.C.1.j. of the (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because all open space and recreational areas are seflf-contained within the project boundaries.

7. Section 10.4.C.1.k. of the (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because the subdivision will have a negligible impact on the local transporation system.

8. Section 12.3. of the (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because the development aligns with the growth patterns envisioned in the City's Master Plan and infills an existing parcel already characterized by similar residential uses.

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: 8/3/2026

CITY OF LEBANON, NH SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST FINAL MAJOR SUBDIVISION	
PROJECT NAME: Barrows Street Pattern-Zone Subdivision, Barrows Street, Lebanon, NH	
APPLICANT: City of Lebanon	**DATE:** July 13, 2026; Revised per Staff Review 8/3/2026
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)]

N☑A **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)]
Digital *[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.	N/A	☐
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.	N/A	☐

Plan Requirements *(cont.)*	**Info. Provided**	**Waiver Sought**
10.4.C(1)(g) - Final storm drainage plan, indicating the location and size of proposed catch basins, manholes, drainage lines, ditches, retention, detention, or infiltration systems and their profiles, connections to existing lines or ditches, and all other means of storm water management.	☑	☐
10.4.C(1)(h) - Final design and location of any proposed bridges or culverts.	☑	☐
10.4.C(1)(i) - Final plan for existing and proposed telephone, cable, and electric utilities, including municipal fire alarm systems.	☑	☐
10.4.C(1)(j) - Final location of proposed recreational or open space areas, including land proposed to be dedicated to public use. The plan shall also indicate the location of all existing publicly accessible recreation or open space areas within 1/4 mile (1,320 feet) of the property.	☐	☑
10.4.C(1)(k) - Final location and design of any proposed traffic control devices necessary in conjunction with the subdivision, as well as the location of all existing transit routes and transit stops located or passing within 1/4 mile (1,320 feet) of the property.		☑
10.4.C(1)(l) - Phasing lines, where applicable.	N/A	☐
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	☐
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.	N/A	☐
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.	N/A	☐
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.	N/A	☐
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	☐
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	☐

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.	☐	☑

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO SECTION 10 OF THE SUBDIVISION REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: _____

Planning office Use Only:

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

(Last Revised 05/23/13)

CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 Dartmouth College Highway
Lebanon, NH 03766

February 14, 2025

City of Lebanon, David Brooks, Deputy City Manager
51 N. Park Street
Lebanon, NH 03766

Re: Lebanon Sewer Permitting – New Residential Sewer Connection at 0 Barrows Street Lebanon, NH. (Tax Map 77 Lot 106)
Permit #:PS25-003

Dear Applicant,

Enclosed, please find the Notice of Allocation for sewer capacity, and the Sewer Use Permit for property located at 0 Barrows Street Lebanon, NH.

If you should have any questions, please do not hesitate to contact me.

Thank you,

Brian Vincent, P.E.
City Engineer
(603)448-3112
UtilityPermits@LebanonNH.gov

NOTICE OF ALLOCATION

This Notice of Allocation reserves sewer capacity for the applicants' use while other land use permits are attained in accordance with the provisions of Chapter 136 of the City Code. This Notice of Allocation is only valid for a period of two years. To retain this Allocation, the applicant must still apply for a Sewer Use Permit from the City of Lebanon.

Property location: 0 BARROWS STREET

Tax Map: 77 / **Lot:** 106

Applicant: City of Lebanon

Type of Sewer use (i.e., Commercial, residential, etc.): RESIDENTIAL

Average Daily Flow Reserved: 800 GPD

Sewer Units: 4

Issued By: Shaun Mulholland
Shaun Mulholland (Feb 13, 2025 15:32 AST)

Shaun Mulholland, City Manager

Date Issued: 02/14/2025

Date Expires: 02/14/2027

The issuance of a Notice of Allocation or Sewer Use Permit shall not be deemed to create any kind of vested or property right in the City-owned sewer system. The privileges conferred by such permits may not be assigned, traded, exchanged among properties, or applied to a materially different development without the approval of the City Manager acting on a revised application submitted under is section.

SEWER USE PERMIT

This Sewer Use Permit is issued for this location for the estimated flows enumerated below. The permit allows discharge of wastewater into the City's sewer system in accordance with the provisions of Chapter 136 of the City Code as well as applicable federal and state laws, rules, and regulations. This permit is valid unless otherwise revoked for the property and buildings as approved by the Lebanon Planning Board **(PS25-003 0 BARROWS STREET LEBANON, NH).** Any planned modifications to this property which result in additional sewer usage above the allocated amounts detailed below require the property owner to seek a permit modification from the Department of Public Works. Allocation shall be assessed as part of the Building Permit Process or Site Plan review. This permit shall remain valid regardless of a change in ownership of the property unless otherwise revoked by the City in accordance with the provisions of Chapter 136 of the Code of the City of Lebanon and applicable federal and state laws, rules, or regulations.

Sewer Use Permit Number: **PS25-003**

Property location: **0 BARROWS STREET LEBANON, NH (Tax Map 77 Lot 106)**

Permittee: **City of Lebanon**

Type of Sewer use (i.e., Commercial, Residential, etc.): **RESIDENTIAL**

Average Daily Permitted Flow: **800 GPD**

Sewer Units: **4**

Issued By: Shaun Mulholland
Shaun Mulholland (Feb 13, 2025 15:32 AST)

Date: Feb 13, 2025

Shaun Mulholland, City Manager

CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 Dartmouth College Highway
Lebanon, NH 03766

February 13, 2025

City of Lebanon, David Brooks, Deputy City Manager
51 N. Park Street
Lebanon, NH 03766

Re: Lebanon Water Permitting for the property located on 0 Barrows Street Lebanon, NH (Tax Map 77 Lot 106).
Permit#: PW25-003

Dear Mr. Brooks,

Enclosed, please find your Water Use Permit for the property located at 0 Barrows Street Lebanon, NH.

If you should have any questions, please do not hesitate to contact me.

Thank you,

BAW

Brian Vincent, P.E.
City Engineer
(603)448-3112
UtilityPermits@LebanonNH.gov

WATER SERVICE PERMIT

This Water Service Permit is issued for this location for the estimated flows enumerated below. The permit allows use of municipal water originating from the City's water system in accordance with the provisions of Chapter 182 of the City Code as well as applicable federal and state laws, rules, and regulations. This permit is valid unless otherwise revoked for the property and buildings as approved by the Lebanon Planning and Development **(PW25-003 0 BARROWS STREET LEBANON, NH)**. Any planned modifications to this property which result in additional water demand above the allocated amounts detailed below require the property owner to seek a permit modification from the Department of Public Works. Water use shall be assessed as part of the Building Permit Process or Site Plan review. This permit shall remain valid regardless of a change in ownership of the property unless otherwise revoked by the City in accordance with the provisions of Chapter 182 of the Code of the City of Lebanon and applicable federal and state laws, rules, or regulations.

Water Service Permit Number: PW25-003

Property location: 0 BARROWS STREET LEBANON, NH

Tax Map: 77 **/ Lot:** 106

Permittee: DAVID BROOKS

Type of Water use (i.e., Commercial, Residential, etc.): RESIDENTIAL

Average Daily Permitted Flow: 800 GPD

Equivalent Sewer Units: 4

Issued By: Shaun Mulholland
Shaun Mulholland (Feb 13, 2025 15:32 AST)

Date: Feb 13, 2025

Shaun Mulholland, City Manager

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.

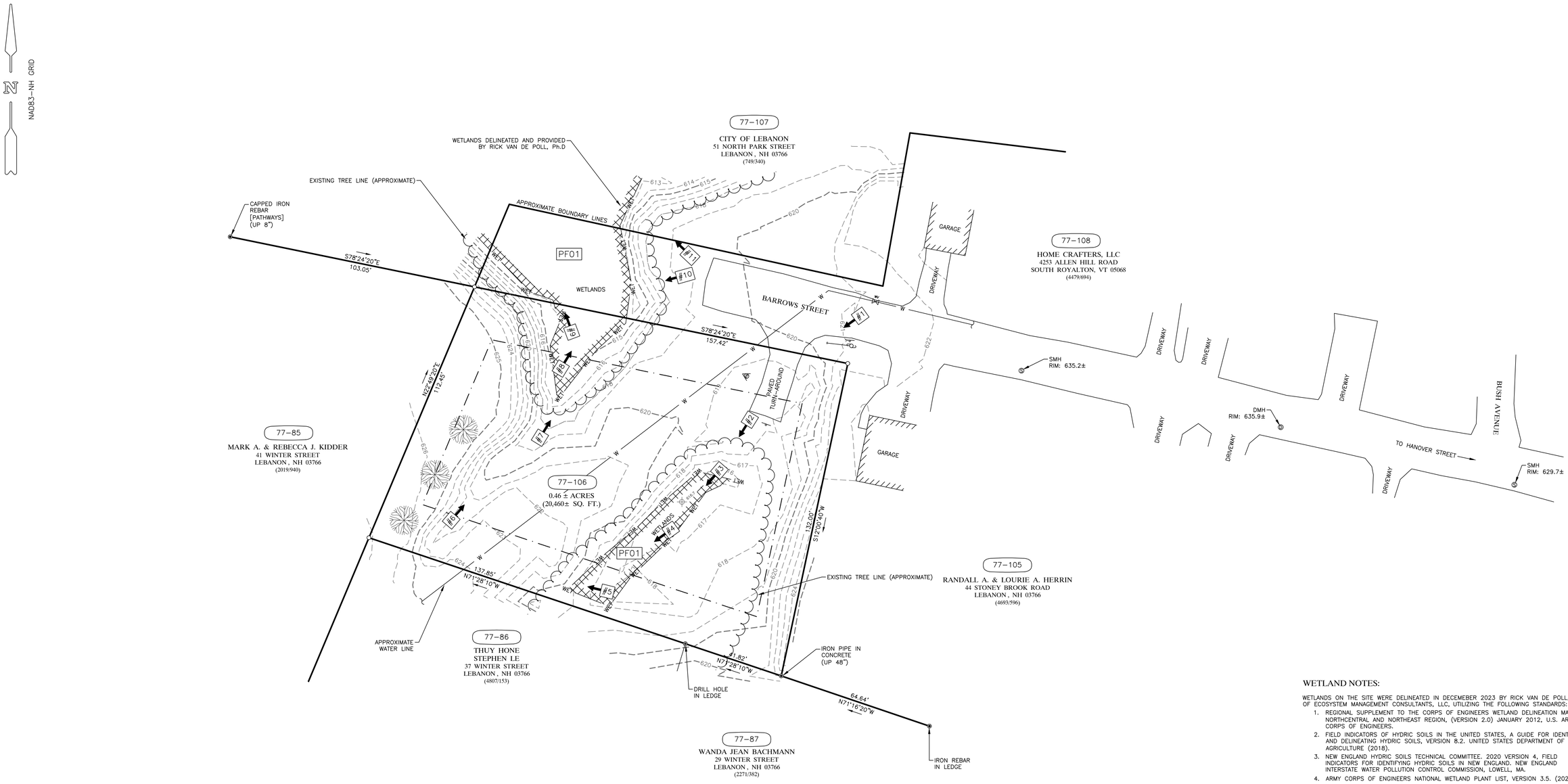
672:3 Abutter. – "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" 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: 77-106	**Map & Lot Number:**
Property Owner: City of Lebanon 51 North Park Street Lebanon, New Hampshire 03766	Applicant, Co-Applicant, Agent, or Lessee:
Map & Lot Number: 48-1	**Map & Lot Number: 77-83**
Richard Marchese, Trustee Brickyard One Nominee Trust Post Office Box 720 Middleton, Massachusetts 01949	Max James Seidman & Angel Zhang 53 Winter Street Lebanon, New Hampshire 03766
Map & Lot Number: 77-85	**Map & Lot Number: 77-86**
Mark A. & Rebecca J. Kidder 41 Winter Street Lebanon, New Hampshire 03766	Thuy Hone & Stephen Le 37 Winter Street Lebanon, New Hampshire 03766

Map & Lot Number: 77-87	**Map & Lot Number: 77-105**
Wanda Jean Bachmann 29 Winter Street Lebanon, New Hampshire 03766	Randall A. & Lourie A. Herrin 44 Stoney Brook Road Lebanon, New Hampshire 03766
Map & Lot Number: 77-108	**Map & Lot Number: 77-109**
Toni M. Curry & Kyle L. Curry 47 Water Street, Unit B Lebanon, New Hampshire 03766	Michael J. & Margaret Thornton 17 Barrows Street Lebanon, New Hampshire 03766
Map & Lot Number: 77-111	**Map & Lot Number:**
Zenia Mae Valdiviezo 48 Juniper Circle, Unit 4210 Lebanon, New Hampshire 03766	NHDOT District 2 7 Hazen Drive Concord, New Hampshire 03302
Map & Lot Number: Engineer/Surveyor	**Map & Lot Number: Wetlands Scientist**
Pathways Consulting, LLC 240 Mechanic Street, Suite 100 Lebanon, New Hampshire 03766	Rick Van de Poll, Ph.D. Ecosystem Management Consultants of NE 30 North Sandwich Road Center Sandwich, New Hampshire 03227-3326
Map & Lot Number: Draftsmanship	**Map & Lot Number:**
Granite Engineering, LLC 150 Dow Street Tower 2, Suite 241 Manchester, New Hampshire 03101	
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**

(Revised 2/8/2024)



LEGEND

EXISTING IRON PIPE OR REBAR	◉ AS NOTED
CAPPED REBAR TO BE SET	○
BOUNDARY LINE	
UTILITY POLE/GUY WIRE	
DRAIN MANHOLE	
SANITARY MANHOLE	
SIGN	
HYDRANT	
GATE VALVE	
HARDWOOD TREE	
SOFTWOOD TREE	
WETLANDS	WET WET WET
DEED REFERENCE	(BOOK/PAGE)
TAX MAP/LOT NO.	12-122
CONTOUR	500
APPROXIMATE LOCATION OF SITE PHOTOGRAPHS	#1

WETLAND NOTES:

WETLANDS ON THE SITE WERE DELINEATED IN DECEMEBER 2023 BY RICK VAN DE POLL, Ph.D. OF ECOSYSTEM MANAGEMENT CONSULTANTS, LLC, UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2. UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
3. 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.
4. ARMY CORPS OF ENGINEERS NATIONAL WETLAND PLANT LIST, VERSION 3.5. (2020)

THE FOLLOWING WETLANDS ARE PRESENT WITHIN SITE AREA (SEE PLAN FOR ABBREVIATIONS AND LIMITS):

PF01 = PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS

GENERAL SURVEY NOTES:

1. HORIZONTAL DATUM: NH STATE PLANE GRID NAD83 (SURVEY FEET) FROM GPS OBSERVATION.
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) FROM GPS OBSERVATION.
3. UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT WARRANTED TO BE EXACT OR COMPLETE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR SITE MODIFICATIONS.
4. PATHWAYS CONSULTING, LLC COLLECTED DATA FOR THIS PLAN IN DECEMBER 2023 AND JANUARY 2024 UNDER PARTIALLY SNOW COVERED CONDITIONS.

STATE OF NEW HAMPSHIRE · RICK D. VAN de POLL · No. 110 · CERTIFIED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE · SCOTT A. WILLIAMS No. 11900 LICENSED PROFESSIONAL ENGINEER

0 20 40 60 80 100
IN FEET

REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY

EXISTING CONDITIONS PLAN FOR

CITY OF LEBANON - RESIDENTIAL DEVELOPMENT PROJECT

(TAX MAP 77, LOT 106)

0 BARROWS STREET, LEBANON, NEW HAMPSHIRE 03766

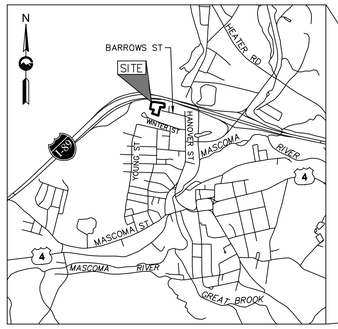
PATHWAYS CONSULTING, LLC
240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448-2200

SCALE: AS SHOWN	2
DESIGNED BY:	
DRAWN BY: DAS	
CHECKED BY: SAW	
DATE: 04-05-24	
PROJ. NO. 13377	SHEET 2 OF 6

CITY OF LEBANON
BARROWS STREET
PATTERN ZONE SUBDIVISION
TAX MAP 77, LOT 106
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PERMITTING PLANS

JULY 21, 2026



LOCUS MAP
SCALE: ±1"=2000'

LOCATION PLAN
SCALE: N.T.S.

SHEET NO.	TABLE OF CONTENTS
0	COVER: TABLE OF CONTENTS, LOCATION PLAN, AND LOCUS MAP
–	BARROWS STREET PATTERN ZONE SUBDIVISION PLAN
1	GENERAL NOTES
2	OVERALL PLAN
3	DEMOLITION AND EROSION CONTROL PLAN
4	SITE PLAN
5	GRADING & DRAINAGE PLAN
6	UTILITY PLAN
7	WATER DETAILS
8	WASTEWATER DETAILS
9	DRAINAGE & MISCELLANEOUS DETAILS
10	EROSION CONTROL NOTES & SPECIFICATIONS
11	EROSION CONTROL DETAILS

CIVIL ENGINEER:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766
(603) 558–7123

APPLICANT, UTILITY OWNER & RECORD OWNER:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

DRAFTSMANSHIP:
GRANITE ENGINEERING, LLC
150 DOW STREET
TOWER 2, SUITE 421
MANCHESTER, NEW HAMPSHIRE 03101
(603) 518–8030

SURVEYOR:
PATHWAYS CONSULTING, LLC
240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448–2200

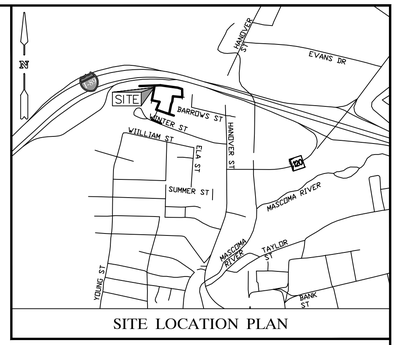
STAMP:

STATE OF NEW HAMPSHIRE
RODRICK J. FINLEY
No. 7466
LICENSED PROFESSIONAL ENGINEER

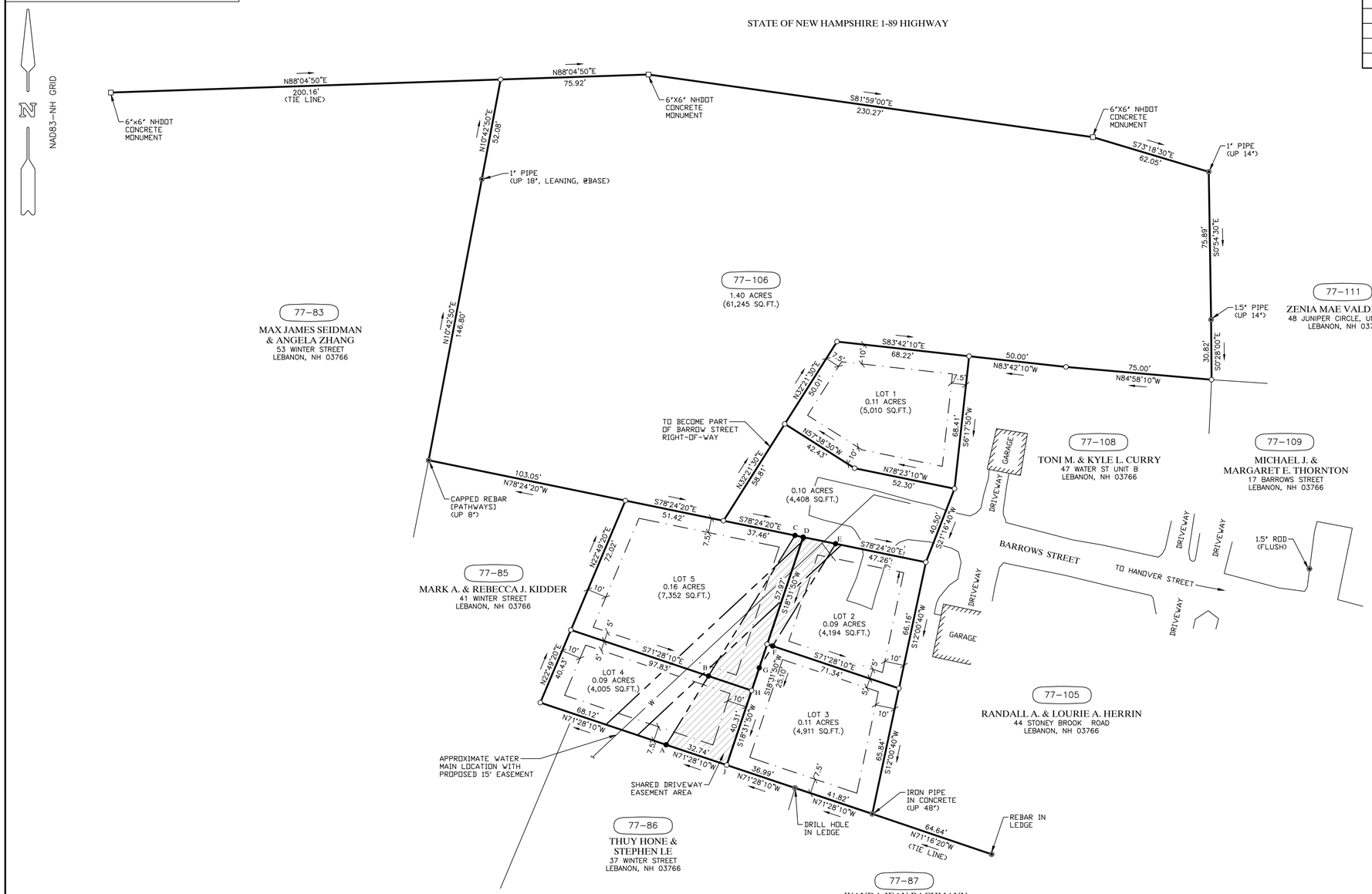
REVISIONS			
No.	DATE	COMMENTS	BY
1	08/03/26	STAFF REVIEW	RJF

BOUNDARY		
FROM – TO	BEARING	DISTANCE
C–D	S78° 24' 21.49"E	4.25
D–E	S78° 24' 21.49"E	17.04
F–H	S18° 31' 48.76"W	25.10

EASEMENT BOUNDARY		
FROM – TO	BEARING	DISTANCE
A–B	N31° 36' 05.94"E	41.39
B–C	N31° 36' 05.94"E	84.75
C–D	S78° 24' 21.49"E	4.25
D–E	S78° 24' 21.49"E	17.04
E–F	S31° 36' 05.94"W	61.62
F–G	S31° 36' 05.94"W	13.16
G–H	S18° 31' 48.76"W	12.28
H–J	S18° 31' 48.76"W	40.31
J–A	N71° 28' 11.24"W	32.74



SITE LOCATION PLAN



ZONING INFORMATION:

SUBJECT PROPERTY CONTAINED WITHIN CITY OF LEBANON, NEW HAMPSHIRE RESIDENTIAL THREE DISTRICT (R–3) ZONING DISTRICT [CLASS 1] AND IS SUBJECT TO ALL APPLICABLE CITY ZONING CODES, REGULATIONS, AND ORDINANCES. SUBJECT PROPERTY ALSO WITHIN THE PATTERN ZONE OVERLAY DISTRICT.

LEBANON ZONING ORDINANCE*
RESIDENTIAL THREE DISTRICT (R–3) [CLASS 1]

SITE RESTRICTIONS:
MINIMUM LOT SIZE = 4,000 SQ. FT.
MAXIMUM BUILDING HEIGHT = 45 FEET
MAXIMUM BUILDING COVERAGE = 60%

SETBACKS:

FRONT YARD	SIDE YARD/CORNER SIDE YARD	REAR YARD
10 FEET	5/7.5 FEET	10 FEET

*OBTAINED FROM LEBANON ZONING ORDINANCE LAST REVISED MARCH 11, 2026.

PLANS OF REFERENCE:

1. REFERENCE IS MADE TO THE FOLLOWING PLANS RECORDED AT THE GRAFTON COUNTY REGISTRY OF DEEDS:
   A. (PLAN) BOOK 895, PAGE 59 ENTITLED "PLAN OF LOTS SOLD BY THE TOWN OF LEBANON," PREPARED BY L.P. DAVIS, DATED MAY 8. 1957.

GENERAL SURVEY NOTES:

1. HORIZONTAL DATUM: NH STATE PLANE GRID NAD83 (SURVEY FEET) FROM GPS OBSERVATION.
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) FROM GPS OBSERVATION.
3. UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT WARRANTED TO BE EXACT OR COMPLETE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR SITE MODIFICATIONS.
4. PATHWAYS CONSULTING, LLC COLLECTED DATA FOR THIS PLAN IN DECEMBER 2023 AND JANUARY 2024 UNDER PARTIALLY SNOW COVERED CONDITIONS AND IN OCTOBER 2024.

RECORD OWNER: CITY OF LEBANON
MAP 77, LOT 106
51 NORTH PARK STREET
LEBANON, NH, 03766

DEED REFERENCE:
BOOK 749, PAGE 340
BOOK 4871, PAGE 412 (VOLUNTARY MERGER OF LAND PB2024–24–VLM)
LEBANON CITY COUNCIL REGULAR SESSION MINUTES WEDNESDAY, MAY 1, 2024 7:00 P.M. (DISCONTINUOUS OF WESTERN PORTION BARROWS ROAD)

Date	Revision	By
8/3/26	STAFF COMMENTS	JLB

LEGEND:

EXISTING IRON PIPE OR REBARAS NOTED	◉
CONCRETE/STONE BOUNDARY MONUMENT	□ AS NOTED
CAPPED REBAR TO BE SET	○
COMPUTED POINT	●
DRILLED HOLE	◉
BOUNDARY LINE	———
BUILDING SETBACK	– · — · — · –
EASEMENT BOUNDARY	— — — — —
WATER LINE	——— W ———
DEED REFERENCE	(BOOK/PAGE)
TAX MAP/LOT NO.	12–122

I HEREBY CERTIFY TO THE BEST OF MY BELIEF AND KNOWLEDGE THAT A NEW HAMPSHIRE RURAL CLASS SURVEY WAS PERFORMED ON PARCEL A ONLY SHOWN HEREON. BOUNDARY LINES ARE CONSISTENT WITH EXISTING MONUMENTATION AND THE REFERENCED DEEDS AND PLANS UNLESS NOTED OTHERWISE.

7/22/26
DATE

STEVEN L. CASEY, LLS 933

STATE OF NEW HAMPSHIRE — No. 933 — STEVEN L. CASEY — LAND SURVEYOR — SIGNATURE

STEVEN L. CASEY, LLS 933

BARROW STREET PATTERN ZONE SUBDIVISION PLAN FOR
CITY OF LEBANON
TAX MAP 77, LOT 106
BARROWS STREET, LEBANON, GRAFTON CO., NEW HAMPSHIRE

0 30' 60' 90' 120' 150'

JULY 10, 2026 SCALE: 1"= 30' PROJ. NO. 13377

PATHWAYS CONSULTING, LLC
240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448–2200

PROJECT DESCRIPTION:

WORK TO BE PERFORMED UNDER THIS PROJECT INCLUDES THE CREATION OF A PATTERN ZONE SUBDIVISION FROM LOT TAX MAP 77, LOT 106 LOCATED ALONG BARROWS STREET. THIS PATTERN ZONE SUBDIVISION SHALL BE MADE OF 6 NEW LOTS AND INCLUDE THE CONSTRUCTION OF A LIVING STRUCTURE WITH WATER, WASTEWATER, DRAINAGE, AND ROADWAY INFRASTRUCTURE WITHIN THE SUBDIVISION ON 5 OF THE LOTS. THE ROADWAY SHALL BE IN THE FORM OF A SHARED DRIVE AND INDIVIDUAL DRIVEWAYS TO EACH LIVING STRUCTURE. WORK ALSO INCLUDES BUT IS NOT LIMITED TO, NEW TRAFFIC SIGNAGE AND LINE STRIPING IF NECESSARY, AND RETAINING WALL WORK.

SITE INFORMATION:

RECORD OWNER:	CITY OF LEBANON
TAX MAP AND LOT NUMBER:	77–106
ADDRESS:	BARROWS STREET
ZONING DISTRICT:	R–3 (RESIDENTIAL THREE DISTRICT)
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	PATTERN ZONE SUBDIVISION
GROSS AREA OF PROPOSED BUILDINGS:	4,287 SQ. FT.
AREA OF LOT TO BE SUBDIVIDED:	2.09± ACRES (91,125± SQ. FT.)

MINIMUM LOT REQUIREMENTS AND MAXIMUM LIMITATIONS

CATEGORY	REQUIREMENT OR LIMITATION	PROPOSED
AREA	MIN. 4000 SQ. FT.	>4000 SQ. FT. ALL LOTS
FRONTAGE	MIN. 40 FT ON LOT THAT ABUTS A STREET MIN. 15 FT ON A FLAG SHAPED LOT	94.7± LOT 1 >15 FT LOTS 2–5
FRONT AND REAR YARD	MIN. 10'	>=10' ALL LOTS
SIDE YARD/SIDE YARD	MIN. 5'/MIN. 7.5'	>=5'/>=7.5' ALL LOTS
LOT COVERAGE % OF IMPERVIOUS COVER	MAX. 60% BY RIGHT 60%–80% BY SPECIAL EXCEPTION	VARIES 20% TO 50%
BUILDING HEIGHT	MAX. 45 FEET	<45 FEET

GENERAL NOTES:

1. THE OWNER, APPLICANT, AND ENGINEER FOR THIS PROJECT IS THE CITY OF LEBANON.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED DRAWINGS, SPECIFICATIONS, AND ANY ISSUED ADDENDA.
3. HOURS OF CONSTRUCTION ACTIVITIES WILL BE LIMITED TO 7AM TO 7PM MONDAY THROUGH FRIDAY. CONSTRUCTION ACTIVITIES WILL NOT BE ALLOWED ON HOLIDAYS.
4. THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE–CONSTRUCTION MEETING WITH THE CITY AND ENGINEER PRIOR TO PROCEEDING WITH WORK.
5. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND SPECIFICATION. THE ENGINEER OR OWNER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
6. ALL EXISTING WATER MAIN AND DRAINAGE COMPONENTS LOCATED WITHIN THE PROJECT LIMITS THAT ARE TO BE REPLACED BY NEW INFRASTRUCTURE SHALL BE REMOVED, UNLESS OTHERWISE INDICATED. ANY EXISTING STORM DRAIN LINES, CULVERTS, OR WATER LINE DAMAGED DURING CONSTRUCTION, AND NOT TO BE REPLACED SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING DRAINAGE FLOWS THROUGHOUT THE DURATION OF CONSTRUCTION.
7. ALL STRUCTURES AND PIPELINES LOCATED ADJACENT TO THE TRENCH EXCAVATION SHALL BE PROTECTED AND FIRMLY SUPPORTED BY THE CONTRACTOR UNTIL THE TRENCH IS BACKFILLED. DAMAGE TO ANY SUCH STRUCTURES CAUSED BY, OR RESULTING FROM, THE CONTRACTORS OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL UTILITIES REQUIRING REPAIR, RELOCATION, OR ADJUSTMENT AS A RESULT OF THE PROJECT SHALL BE COORDINATED THROUGH THE RESPECTIVE UTILITY.
8. IN THOSE INSTANCES WHERE POWER OR TELEPHONE POLE SUPPORT IS REQUIRED, THE CONTRACTOR SHALL PROVIDE A MINIMUM 48 HOUR NOTIFICATION TO LIBERTY UTILITIES, COMCAST, OR CONSOLIDATED COMMUNICATIONS. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR TEMPORARY BRACING OF UTILITIES. THE CONTRACTOR SHALL COORDINATE RELOCATION OF TELEPHONE POLES WITH LIBERTY UTILITIES, CONSOLIDATED COMMUNICATIONS, COMCAST AND OTHER UTILITIES AS NEEDED. NO ADDITIONAL PAYMENT WILL BE PROVIDED TO THE CONTRACTOR DUE TO DELAYS CAUSED BY THE UTILITY COMPANIES.
9. THE CONTRACTOR SHALL INSTALL AND MAINTAIN PERMANENT AND TEMPORARY TRAFFIC CONTROL DEVICES AS NECESSARY AND IN MANNER CONSISTENT WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D).
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC FLOW AT ALL TIMES. THE CONTRACTOR IS REQUIRED TO SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY AND ENGINEER PRIOR TO START OF CONSTRUCTION. THE LEBANON POLICE DEPARTMENT (448–1212) AND FIRE DEPARTMENT (448–8810) ARE TO BE NOTIFIED AT LEAST 24 HOURS IN ADVANCE OF ANY STREET CLOSING OR DETOUR. UNIFORM TRAFFIC OFFICERS ARE NOT ANTICIPATED FOR THIS PROJECT. THE CONTRACTOR SHALL PROVIDE NECESSARY CERTIFIED FLAGGERS NEEDED TO SAFELY CONTROL THE FLOW OF TRAFFIC AND COMPLY WITH CITY EXPECTATIONS.
11. THE CITY IS RESPONSIBLE FOR OBTAINING ANY NECESSARY RIGHTS–OF–WAY AND EASEMENTS. THE CONTRACTOR SHALL VERIFY THAT HE NECESSARY EASEMENTS HAVE BEEN SECURED BY THE CITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH THE APPLICABLE PROVISIONS OF EACH EASEMENT AS THEY APPLY TO THE WORK PRIOR TO BIDDING AND ABIDE BY THOSE PROVISIONS DURING CONSTRUCTION. COPIES OF SUCH RIGHTS–OF–WAY AND EASEMENT ARE AVAILABLE FOR REVIEW FROM THE CITY OF LEBANON.
12. OPEN TRENCHES IN THE ROADWAY MUST BE BACKFILLED AT THE END OF EACH WORKDAY, UNLESS PERMISSION TO LEAVE THEM OPEN IS GIVEN IN WRITING BY THE CITY. ALL STREETS MUST BE BASE PAVED PRIOR TO WINTER SHUTDOWN. TEMPORARY PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
13. COMPACTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT. ANY SETTLEMENT OCCURRING WITHIN ONE YEAR OF SUBSTANTIAL COMPLETION OF THE PROJECT WILL BE CORRECTED BY THE CONTRACTOR IN A MANNER ACCEPTABLE TO THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
14. CONTRACTOR SHALL MITIGATE FUGITIVE DUST TO A TOLERABLE LIMIT. A WATER TRUCK IS EXPECTED TO BE ON–SITE AT ALL TIMES DURING THE WORK WITH APPLICATION SEVERAL TIMES A DAY AS NEEDED TO CONTROL DUST. CONTRACTOR SHALL NOT TRACK OR SPILL EARTH AND DEBRIS ON PUBLIC STREETS WITHIN AND/OR OUTSIDE THE PROJECT AREA. STREETS OPENED TO THE PUBLIC SHALL BE KEPT SWEPT AND FREE OF DEBRIS.
15. ALL AREAS (EXCEPT GRAVEL DRIVEWAYS) THAT ARE EXCAVATED, FILLED OR OTHERWISE DISTURBED BY THE CONTRACTOR AND ARE NOT TO BE PAVED OR FILLED WITH GRAVEL OR RIPRAP SHALL BE LOAMED, GRADED, LIMED, FERTILIZED, SEEDED AND MULCHED. ALL AREAS TO RECEIVE 4" MINIMUM OF SCREENED TOPSOIL. TOPSOIL SAMPLES MUST BE SUBMITTED FOR ANALYSIS BY A CERTIFIED LABORATORY EARLY IN CONSTRUCTION FOR DETERMINATION OF REQUIRED AMENDMENTS AND ORGANIC CONTENT. TOPSOIL FROM A MINIMUM OF 2 SOURCES SHALL BE PROVIDED.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL EXISTING PROPERTY MONUMENTATION THAT IS DISTURBED BY THEIR OPERATIONS AT NO EXPENSE TO THE CITY. THE WORK IS TO BE DONE BY A LAND SURVEYOR LICENSED IN THE STATE OF NEW HAMPSHIRE. PROPERTY BOUNDS FOUND ARE SHOWN ON LAYOUT PLANS AND MAY NOT BE INCLUSIVE OF ALL BOUNDS THAT EXIST IN THE PROJECT AREA. IF ANY ADDITIONAL BOUNDS ARE FOUND, THE CONTRACTOR SHALL DOCUMENT THE LOCATION AND NOTIFY THE ENGINEER.
17. THE CONTRACTOR SHALL NOT HAVE ANY RIGHT OF PROPERTY OF ANY MATERIALS TAKEN FROM ANY EXCAVATION. SUITABLE EXCAVATED MATERIAL MAY BE INCORPORATED IN THE PROJECT. EXCESS MATERIAL IS TO BE TAKEN TO 370 PLAINFIELD ROAD (LEBANON LANDFILL) IF OWNER SO DESIRES, AT NO ADDITIONAL COST. THE CONTRACTOR SHALL DISPOSE OF UNSUITABLE AND EXCESS MATERIAL IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE CONTRACT AND ALL STATE, FEDERAL, AND LOCAL REGULATIONS.
18. THE CONTRACTOR IS TO TAKE SPECIAL CARE NOT TO DAMAGE TREES, SHRUBS, OR OTHER PLANTINGS WITHIN THE CONSTRUCTION AREA UNLESS THEY ARE NOTED TO BE REMOVED.
19. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING PROPER NOTICE TO RESIDENCE IF IN ADVANCE OF AN EXPECTED SHUTDOWN OF WATER SERVICE, IMPACT TO TRAFFIC, AND BLOCKING OF DRIVEWAYS. WRITTEN NOTICES SHALL BE PLACED ON DOORS AT A MINIMUM OF 48 HOURS PRIOR TO EXPECTED WORK NOTIFYING THEM OF ANTICIPATED IMPACT. DAILY COORDINATION WITH RESIDENTS IS VERY IMPORTANT AND IS INCIDENTAL TO THE WORK. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY THEIR WORK AT ALL TIMES. ONE LANE OF TRAFFIC SHALL BE MAINTAINED AT ALL TIMES BY THE CONTRACTOR UNLESS OTHERWISE APPROVED BY THE OWNER.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS PREPARED BY THE CITY OF LEBANON DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR CITY'S REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), LOCAL REGULATIONS, AND/OR THE BOARD OF LABOR.
21. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE PROJECT AREA AND ALL EXISTING CONDITIONS SURROUNDING IT THEREON.
22. THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION IF ARE ANY DISCREPANCIES IN PLANS OR EXISTING DATA. CONSTRUCTION SHALL NOT PROCEED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
23. THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH EXISTING CONTROL POINTS TO ESTABLISH THE CONSTRUCTION BASELINE. THE POINTS TO BE PROVIDED ARE INCLUDED WITH THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REESTABLISHING THESE POINTS FOR THE DURATION OF THE PROJECT. CONTROL POINT AND BENCH MARK ACCURACY WAS CONFIRMED AT THE TIME OF THE SURVEY AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF THESE POINTS PRIOR TO USING THEM FOR CONSTRUCTION OR RECORDING RECORD INFORMATION. IF THE CONTRACTOR FINDS ANY POINT PROVIDED TO BE INACCURATE, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY IN WRITING. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR LAYOUT OF THE WORK AT THE PROJECT SITE.
24. PAVEMENT IS TO BE SAW–CUT AT ALL SIDE ROADS, PAVED DRIVES, AS WELL AS THE BEGINNING AND END OF THE PROJECT LIMITS. PAVEMENT GRINDINGS BEYOND THE SAW–CUT WILL BE REQUIRED AT ALL SIDE ROADS, AS WELL AS THE BEGINNING AND END OF THE PROJECT LIMITS. SEE DETAIL DRAWINGS GRIND PAVEMENT POINT. SAW–CUTTING IS INCIDENTAL TO EXCAVATION WORK.
25. IF THE CONTRACTOR ANTICIPATES AN OVERAGE IN MATERIAL QUANTITIES INCLUDED IN THE CONTRACT, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY PRIOR TO PROCEEDING.
26. ANY SURFACE OR SUBSURFACE FEATURES DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED TO A CONDITION AT LEAST EQUAL TO THAT IN WHICH THEY, WERE FOUND IMMEDIATELY PRIOR TO THE BEGINNING OF CONSTRUCTION. ALL COSTS ASSOCIATED WITH THE RESTORATION SHALL BE AT THE CONTRACTORS SOLE EXPENSE.
27. NO BLASTING SHALL OCCUR ON THIS PROJECT. IF BLASTING IS FOUND TO BE NEEDED THE CONTRACTOR MUST COORDINATE WITH THE ENGINEER IMMEDIATELY PRIOR TO PROCEEDING.
28. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR WORK COMPLETED BY THE CONTRACTOR.

PROJECT RECORDS:

1. THE CONTRACTOR MUST PROVIDE PROPER INSTRUMENTATION TO RECORD ACCURATE COORDINATES AS WELL AS ELEVATIONS TO WITHIN 0.01' FOR ALL NEW INFRASTRUCTURE. THIS SHALL INCLUDE DRAINAGE PIPE INVERTS AT STRUCTURES AND RIM ELEVATIONS, UNDERDRAIN CLEANOUTS, FITTINGS, AND CHANGES IN DIRECTION AND ELEVATION, WATER VALVES, FITTINGS, HYDRANTS, SERVICE TAPS, CONNECTIONS TO EXISTING SERVICES, AND ALL CHANGES IN DIRECTION. DRAINAGE PIPE TO BE RECORDED AT THE INVERT. WATER PIPE AND FITTINGS TO BE RECORDED AT TOP OF PIPE. THIS INFORMATION MUST BE SUBMITTED IN AUTOCAD (.DWG) FORMAT AND GIS FORMAT TO THE ENGINEER PRIOR TO SUBSTANTIAL COMPLETION ON THE PROJECT. IF FINAL WEARING COURSE IS NOT YET COMPLETED, RIM ELEVATIONS CAN BE PROVIDED FOLLOWING FINAL PAVING. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE ACCURACY OF THIS INFORMATION THROUGHOUT CONSTRUCTION. IF THE CONTRACTOR IS NOT CAPABLE OF COMPLETING THE RECORD WORK LISTED ABOVE, THEY MUST CONTRACT THIS WORK TO AN APPROPRIATE PARTY THAT HAS THE CAPABILITY AS SUBSIDIARY TO THIS WORK. SUBSTANTIAL COMPLETION WILL NOT BE AWARDED IF THIS IS NOT COMPLETED AND THE CONTRACTOR WILL BE SUBJECT TO LIQUIDATED DAMAGES.

2. THE CONTRACTOR SHALL PROVIDE FOUR (4) COPIES OF EACH MANUFACTURER'S DETAILED INSTRUCTIONS FOR MAINTENANCE AND OPERATION OF ALL MAJOR EQUIPMENT, MACHINERY, INSTRUMENTATION AND MONITORING DEVICES, CONTROLS AND INCIDENTALS PROVIDED UNDER THE CONTRACT. PREPARE ALL SUCH MANUALS IN ACCORDANCE WITH THE PROJECT CLOSEOUT REQUIREMENTS OF THE CONTRACT. SUCH MANUALS MUST BE PROVIDED PRIOR TO STARTUP AND ACTIVATION OF THE SYSTEMS WITH THE CITY.

PERMITS:

1. THE CONTRACTOR MUST PREPARE A STORMWATER POLLUTION AND PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE EPA CONSTRUCTION GENERAL PERMIT. EROSION CONTROLS (TEMPORARY/PERMANENT), INSPECTIONS, AND REPORTING, MUST COMPLY WITH THE CONDITIONS OF THE PERMIT. COPIES OF REPORTS SHALL BE PROVIDED TO THE ENGINEER.
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT PERMITS AND ALL CONDITIONS LISTED THEREIN.

GENERAL EARTHWORK NOTES:

1. GENERAL EARTHWORK:
   - A. ALL MATERIAL SPECIFIED, BUT NECESSARY REVIEW FOR COMPLETION OF THE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NHDOT STANDARDS AND SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.
   - B. COMMON EXCAVATION SHALL CONSIST OF ALL EXCAVATION OTHER THAN ROCK AND BOULDER EXCAVATION THAT IS NOT SPECIFICALLY CLASSIFIED.
   - C. EXCAVATION TO SUBGRADE SHALL BE DONE SO THAT THE SUBGRADE MATERIAL DOES NOT BECOME SATURATED WITH WATER OR CONTAMINATED WITH ORGANIC MATTER TO A DEGREE THAT SUBGRADE IS UNSTABLE.
   - D. SUBGRADE SOILS MADE UNSTABLE BY ERROR OR NEGLIGENCE OF THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY SELECT BACKFILL AT THE CONTRACTOR'S EXPENSE.
   - E. UNSUITABLE MATERIAL SHALL CONSIST OF DEPOSITS OF SATURATED OR UNSATURATED MIXTURES OF SOILS AND ORGANIC MATTER NOT SUITABLE FOR FOUNDATION MATERIAL REGARDLESS OF MOISTURE CONTENT. UNSUITABLE MATERIALS ENCOUNTERED DURING ROADWAY EXCAVATION SHALL BE REMOVED AND REPLACED BY COMMON OR SELECT BACKFILL, AS DIRECTED BY THE ENGINEER.
   - F. SUBGRADE SURFACES SHALL BE DRY AND FIRM BEFORE PLACING GRANULAR SURFACE MATERIALS. SUBGRADE MATERIAL DISTURBED DURING EXCAVATION SHALL BE THOROUGHLY COMPACTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
   - G. ALL FILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.
   - H. BASE COURSE MATERIAL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND THOROUGHLY COMPACTED AS REQUIRED PRIOR TO SUCCESSIVE LIFTS. CARE SHALL BE TAKEN TO PREVENT SEPARATION OF GRANULAR MATERIALS DURING PLACEMENT. SEGREGATED MATERIALS SHALL BE REMOVED AND REPLACED USING METHODS CALCULATED TO REDUCE THE SEPARATION OF AGGREGATES.
   - I. ROADWAY GRADING SHALL BE COMPLETED WITH A COMMERCIAL GRADER. THE OPERATOR SHALL HAVE SUFFICIENT EXPERIENCE TO COMPLETE THE WORK. ALL GRADING WORK SHALL BE APPROVED BY THE ENGINEER AND OWNER PRIOR TO PROVIDING PAYMENT. ALL AREAS GRADED IN ACCORDANCE WITH THE PLANS SHALL BE COMPACTED WITH A VIBRATORY ROLLER AFTER GRADING IS COMPLETE TO PREVENT WASHBOARDING AND EROSION OF THE ROADWAY.
   - J. GRAVEL (NHDOT ITEM 304.2): THE MAXIMUM SIZE OF STONE PARTICLES SHALL NOT EXCEED THREE–FOURTHS OF THE COMPACTED THICKNESS OF THE LAYER BEING PLACED BUT IN NO CASE LARGER THAN 6 INCHES. GRAVEL IS CHARACTERIZED AS HARD, DURABLE STONE WITH COARSE TO FINE SAND. SIEVE ANALYSIS BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING BY WEIGHT	
6"	100%	
NO. 4	25–70%	
* NO 200	0–12%	(*BASED ON THE FRACTION PASSING NO. 4)

   - K. CRUSHED GRAVEL (NHDOT ITEM 304.3): AT LEAST 50 PERCENT OF THE MATERIAL RETAINED ON THE 1 INCH SIEVE SHALL HAVE A FRACTURED FACE. SIEVE ANALYSIS BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING BY WEIGHT	
3"	100%	
2"	95–100%	
1"	55–85%	
NO. 4	27–52%	
* NO 200	0–12%	(*BASED ON THE FRACTION PASSING NO. 4)

   - L. SAND (NHDOT ITEM 304.1): THE MAXIMUM SIZE OF ANY STONE OR FRAGMENT SHALL NOT EXCEED THREE–FOURTHS OF THE COMPACTED DEPTH OF THE LAYER BEING PLACED BUT IN NO CASE LARGER THAN 6 INCHES. SAND SHALL CONSIST OF CLEAN, SHARP MINERAL PARTICLES FREE OF ORGANIC MATTER. SIEVE ANALYSIS BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING BY WEIGHT	
6"	100%	
NO. 4	70–100%	
* NO 200	0–12%	(*BASED ON THE FRACTION PASSING NO. 4)

   - M. FINE CRUSHED STONE (NHDOT 304.4) AND COARSE CRUSHED STONE (NHDOT ITEM 304.5): SHALL BE CLEAN ANGULAR ROCK FRAGMENTS OBTAINED BY BREAKING AND CRUSHING ROCK MATERIAL. SIEVE ANALYSIS BY WEIGHT AS FOLLOWS.:

NHDOT 304.4		NHDOT ITEM 304.5	
SIEVE SIZE	% PASSING BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
2"	100%	3 ½"	100%
1–½"	85–100%	3"	85–100%
¾"	45–75%	1 ½"	60–90%
NO. 4	10–45%	¾"	40–70%
NO 200	0–5%	NO. 4	15–40%
		NO. 200	0–5%

2. PAVING
   - A. ALL PAVING SHALL CONFORM TO THE REQUIREMENTS OF THE NHDOT STANDARDS AND SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, AS WELL AS APPLICABLE TOWN STANDARDS.
   - B. A PRE–PAVING MEETING MUST BE SCHEDULED PRIOR TO ALL PAVING OPERATIONS ON THE PROJECT. CONTRACTOR TO REQUEST MEETING TO REVIEW THE WORK WITH THE CITY, ENGINEER, AND PAVING CONTRACTOR ONE WEEK PRIOR TO PAVING OPERATIONS.
   - C. BASE PAVEMENT SHALL NOT BE INSTALLED WHEN THE OUTSIDE AIR TEMPERATURE IS BELOW 45 DEGREES FAHRENHEIT, NOR WHEN THE ROAD BASE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT. WEARING COURSE PAVEMENT SHALL NOT BE INSTALLED WHEN THE OUTSIDE AIR TEMPERATURE IS BELOW 55 DEGREES FAHRENHEIT, NOR WHEN THE ROAD BASE TEMPERATURE IS BELOW 50 DEGREES FAHRENHEIT. PAVEMENT SHALL NOT FALL BELOW 185 DEGREES FAHRENHEIT PRIOR TO COMPLETION OF THE ROLLING PROCESS. PAVEMENT SHALL NOT BE INSTALLED WHEN THE SUBGRADE IS FROZEN OR THE GRADES ARE INCORRECT. TRAFFIC SHALL NOT BE ALLOWED ONTO NEWLY PAVED SURFACES UNTIL COMPACTION IS COMPLETED AND PAVEMENT SURFACE TEMPERATURE IS LESS THAN 150 DEGREES FAHRENHEIT. PAVING WILL NOT BE ALLOWED WHEN IT IS RAINING OR FOLLOWING RAIN THAT LEAVES THE SUBGRADE SOFT, WET, OR WITH STANDING WATER. WEARING COURSE PAVEMENT WILL NOT BE ALLOWED AFTER OCTOBER 1 OR BEFORE MAY 1. THE CONTRACTOR SHALL PROVIDE 24 HOURS NOTICE TO THE ENGINEER AND THE CITY PRIOR TO PAVING OPERATIONS WITH CLARIFICATION OF WEATHER FORECAST. ASPHALT, AIR, AND SURFACE TEMPERATURES ARE TO BE MONITORED BY THE CONTRACTOR, ENGINEER AND/OR A THIRD–PARTY TESTING AGENCY DURING INSTALLATION. THE PAVING CONTRACTOR SHALL HAVE THEIR OWN DESIGNATED REPRESENTATIVE PRESENT AT ALL TIMES VERIFYING AND MANAGING QUALITY CONTROL OF THE WORK. FAILURE TO DO SO MAY RESULT IN DELAY OR REJECTION OF WORK.
   - D. SWEEPING FOR BASE PAVEMENT AND CLEANING FOR PLACEMENT OF WEARING COURSE IS THE RESPONSIBILITY OF THE CONTRACTOR.
   - E. ADJUSTMENT OF COVERS, VALVE BOXES, AND FRAMES AND GRATES FOR WEARING COURSE IS INCIDENTAL TO THE CONTRACT WORK.
   - F. PAVEMENT CORE TESTING WILL BE COMPLETED BY THE CITY'S THIRD–PARTY TESTING AGENCY. CORE SAMPLES ARE TO BE COLLECTED AT LOCATIONS DETERMINED BY THE ENGINEER. COMPACTION AND THICKNESS MUST COMPLY WITH THE DESIGN DRAWINGS AND NHDOT STANDARD SPECIFICATIONS. FAILURE TO MEET THE STANDARDS MAY RESULT IN REJECTION OF WORK OR REQUIRED ADJUSTMENTS TO PAYMENT AS DETERMINED BY THE CITY ENGINEER.
3. COMPACTION
   - A. MATERIAL DENSITY REQUIREMENTS SHALL BE FIELD DETERMINED IN ACCORDANCE WITH AASHTO T191 (SAND CONE) OR ASTM D2922/AASHTO T238–239 (NUCLEAR METHOD). MAXIMUM DENSITY SHALL BE DETERMINED BY ASTM D1557 MODIFIED PROCTOR. COMPACTION OF BACKFILL MATERIAL BELOW PAVEMENT AND STRUCTURES SHALL BE 95% OF THE MAXIMUM DENSITY.
   - B. FREQUENCY OF TESTING SHALL BE DETERMINED BY THE ENGINEER BASED UPON THE CONTRACTOR'S NOTIFICATION OF COMPLETED AREAS.
   - C. MATERIAL DENSITY TESTS WHICH INDICATE DEFICIENT MATERIAL OR INSUFFICIENT COMPACTION FOLLOWING A FIRST FAILURE SHALL BE PAID FOR BY THE CONTRACTOR. DENSITY TESTS RESULTING FROM A MATERIALS CHANGE BY THE CONTRACTOR OR REPEATED FAILURES SHALL BE PAID FOR BY THE CONTRACTOR.
   - D. MATERIAL WHICH DOES NOT MEET THE MINIMUM DENSITY REQUIREMENTS SHALL BE REWORKED IN ACCORDANCE WITH THE NHDOT SPEC. OR REMOVED AND REPLACED, AT THE CONTRACTOR'S EXPENSE, WITH ACCEPTABLE MATERIAL.
   - E. THE TAKING OF SAMPLES AND THE PERFORMING OF FIELD COMPACTION DENSITY TESTS SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY.
   - F. CONTRACTOR SHALL PROVIDE AT LEAST ONE QUALIFIED PERSON WHO SHALL BE PRESENT AT ALL TIMES DURING THE SOIL COMPACTION OPERATIONS AND WHO SHALL BE THOROUGHLY FAMILIAR WITH THE VARIOUS TYPES OF COMPACTION EQUIPMENT, PROPER COMPACTING TECHNIQUES AND METHODS, AND SOILS BEHAVIOR, AND WHO SHALL DIRECT THE COMPACTION OPERATIONS.
   - G. COMPACTION SHALL NOT TAKE PLACE IN FREEZING WEATHER OR WHEN MATERIALS TO BE COMPACTED ARE FROZEN, TOO WET OR MOIST, OR TOO DRY.
   - H. MOISTEN OR DRY EACH LAYER OF MATERIAL TO ACHIEVE OPTIMUM MOISTURE CONTENT. UNLESS OTHERWISE SPECIFIED OR DIRECTED BY ENGINEER. COMPACT EACH LAYER OF MATERIAL TO THE SPECIFIED REQUIREMENTS.
   - I. ROADS – ONE TEST FOR EACH LAYER OF COMPACTED FILL AND BASE MATERIAL.
   - J. TRENCHES – ONE TEST FOR TWO FEET OF BACKFILL.

CONSTRUCTION SEQUENCE/REQUIREMENTS:

1. ONCE THE CONTRACT IS SIGNED, THE PRIME CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DETAILED CONSTRUCTION SCHEDULE TO THE ENGINEER AND OWNER FOR REVIEW PRIOR TO THE PRE–CONSTRUCTION MEETING.
2. THE CONTRACTOR SHALL ATTEND A PRE–CONSTRUCTION MEETING FOR THE PROJECT WITH THE CITY AND OTHER PROJECT PARTIES PRIOR TO MOBILIZING TO THE SITE AND STARTING CONSTRUCTION. THE PRIME CONTRACTOR'S MAJOR SUBCONTRACTORS ON THE PROJECT MUST ATTEND THE PRE–CONSTRUCTION MEETING.
3. THE CONTRACTOR SHALL SUBMIT ALL MATERIAL SUBMITTALS AND SHOP DRAWINGS TO THE CITY FOR APPROVAL PRIOR TO ANY MATERIALS BEING DELIVERED TO THE PROJECT SITE.
4. THE CONTRACTOR SHALL PREPARE A SWPPP IN ACCORDANCE WITH THE EPA CONSTRUCTION GENERAL PERMIT AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION. A COPY MUST BE PROVIDED TO THE CITY AND THE ENGINEER.
5. THE PRIME CONTRACTOR SHALL ATTEND BI–WEEKLY MEETINGS TO BE HELD AT THE CITY OF LEBANON DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR AND MAJOR SUBCONTRACTOR'S ARE REQUIRED TO ATTEND ALL MEETINGS TO PROVIDE UPDATES AND DISCUSS OUTSTANDING ITEMS. THE CITY WILL BE RESPONSIBLE FOR MEETING AGENDAS AND RECORD MEETING MINUTES AS NEEDED.
6. REQUIRED EROSION CONTROL BEST MANAGEMENT PRACTICES MUST BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION. PERIMETER CONTROLS MUST BE INSTALLED DOWNGRADIENT PRIOR TO ANY UPGRADIENT EARTH DISTURBANCES. CHECK DAMS MUST BE INSTALLED DIRECTLY FOLLOWING EARTH DISTURBANCES WITHIN ROADSIDE DITCHES. INLET PROTECTION DEVICES MUST BE INSTALLED IN ALL STRUCTURES WITH SURROUNDING EARTH DISTURBANCES OR ADJACENT TO CONSTRUCTION TRACKING ON–SITE.
7. ALL LAWNS AND GREEN SPACE MUST BE RE–VEGETATED TO 85% AS DETERMINED BY THE ENGINEER PRIOR TO FINAL COMPLETION ON THE PROJECT.
8. ALL STAGING AND LAYDOWN AREAS MUST BE RESTORED TO ORIGINAL CONDITION OR BETTER PRIOR TO FINAL COMPLETION ON THE PROJECT.
9. ALL TEMPORARY EROSION CONTROL COMPONENTS (I.E. SILT SOXX) MUST BE REMOVED AND DISPOSED OF OFF SITE FOLLOWING PERMANENT STABILIZATION AS DETERMINED BY THE ENGINEER.
10. RECORD COORDINATES AND ELEVATIONS MUST BE PROVIDED TO THE ENGINEER IN ACCORDANCE WITH THE PROJECT RECORD REQUIREMENTS PRIOR TO SUBSTANTIAL COMPLETION. THIS DATA MUST BE PROVIDED IN AUTOCAD AND GIS FORMAT.

EXISTING UTILITY NOTES:

1. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE BEST AVAILABLE SOURCE AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, SHOWN OR NOT SHOWN HEREON. CONTRACTOR SHALL CONNECT OR RECONNECT ALL UTILITIES TO THE NEAREST SOURCE THROUGH COORDINATION WITH THE UTILITY OWNER. EXPLORATORY EXCAVATION SHALL BE REQUIRED TO VERIFY

N

LEGEND

- EX. CONTOUR
- EX. BOUNDARY LINE
- PROP. BOUNDARY AND RIGHT-OF-WAY LINE
- PROP. OPEN SPACE BOUNDARY

DIG SAFE
811
CALL TOLL FREE
DAMAGE PREVENTION SYSTEM
UTILITIES UNDERGROUND
RI-NE-NH-VT-MA

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PERMITTING PLANS

REVISIONS

No.	DATE:	COMMENTS	BY
1	08/03/26	STAFF COMMENTS	RJF

OWNER:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

APPLICANT:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

City of Lebanon
Department of Public Works
193 Dartmouth College Highway
Lebanon, New Hampshire 03766
lebanonnh.gov

STAMP:

STATE OF NEW HAMPSHIRE
RODRICK J. FINLEY
No. 7456
LICENSED PROFESSIONAL ENGINEER

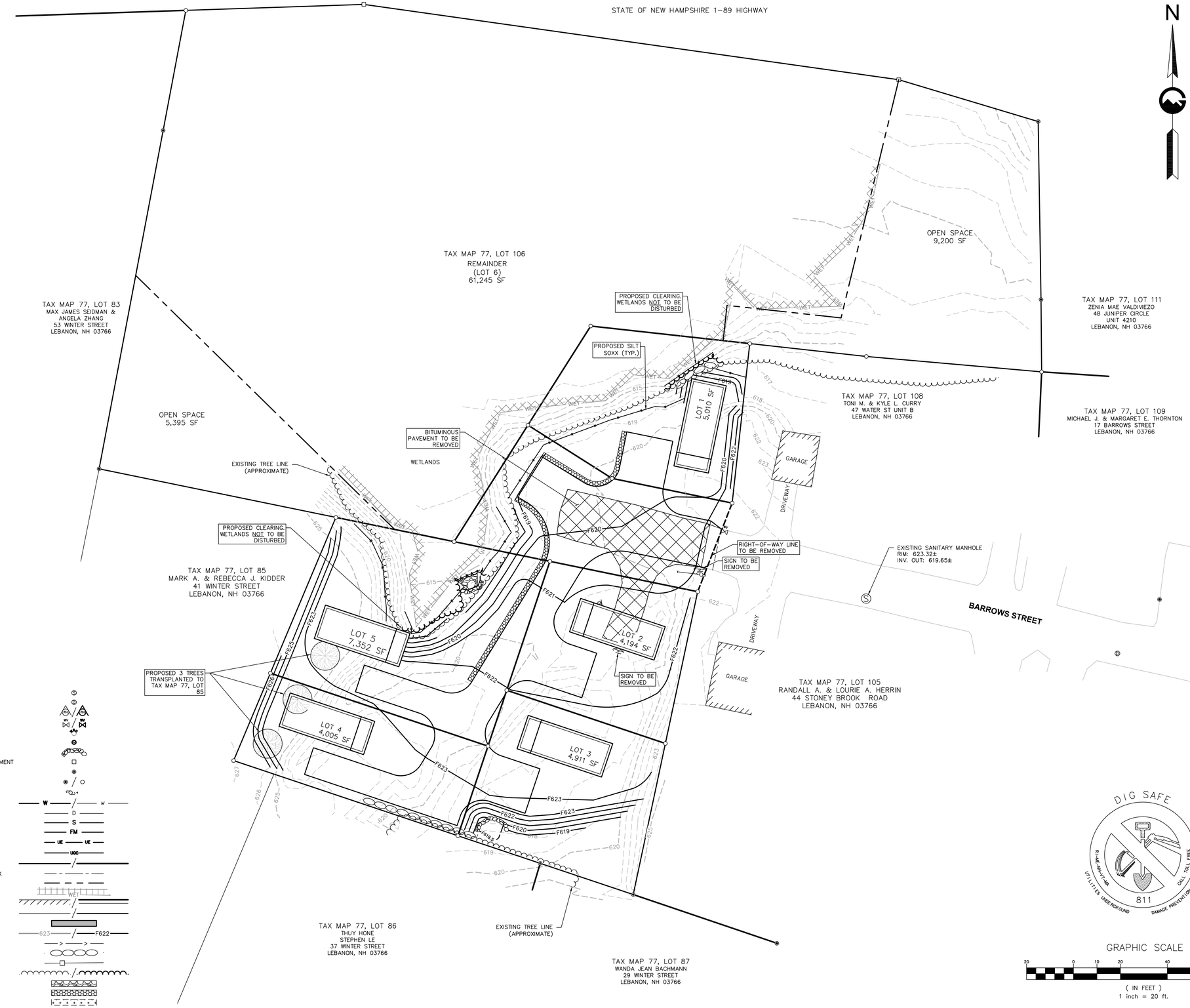
LOCATION:

TAX MAP 77, LOT 106
BARROWS STREET
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
BARROWS STREET PATTERN ZONE SUBDIVISION

TITLE:
OVERALL PLAN

PROJECT No.	DATE:	SCALE:
25-0103-1	JULY 21, 2026	AS SHOWN
SHEET:	2 OF 11	



LEGEND

- EX. SEWER MANHOLE
- EX. DRAIN MANHOLE
- EX./RELOCATED HYDRANT
- EX./PROP WATER VALVE
- PROP. WATER CURB STOP
- PROP. WATER CORPORATION
- PROP. HEADWALL
- EX. CONCRETE/STONE BOUNDARY MONUMENT
- EX. DRILL HOLE
- EX./PROP IRON PIPE OR REBAR
- EX. UTILITY POLE/ GUY WIRE
- EX./PROP WATER LINE
- PROP. DRAINAGE PIPE
- PROP. GRAVITY SANITARY PIPE
- PROP. FORCEMAIN SANITARY PIPE
- PROP. 3" ELECTRICAL CONDUIT
- PROP. 2" COMMUNICATIONS CONDUIT
- EX./PROP BOUNDARY LINE
- MUNICIPAL BOUNDARY BUILDING SETBACK
- PROP. OPEN SPACE BOUNDARY
- EX. WETLANDS
- PROP. BUILDING/PROP. BUILDING
- EX./PROP. EDGE OF PAVEMENT
- PROP. BITUMINOUS PAVEMENT
- EX./PROP. CONTOUR
- PROP. MICRO SWALE
- PROP. BOULDER (RETAINING) WALL
- PROP STOCKADE FENCE
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- PROP. STONE INFILTRATION TRENCH
- PROP. SNOW STORAGE
- PROP. PAVEMENT REMOVAL
- PROP. SHARED DRIVEWAY EASEMENT
- EX./PROP. HARDWOOD TREE
- EX. SIGN
- PROPOSED WORK — PROPOSED ITEM

DIG SAFE
811
RI-ME-NH-VT-CAN
CALL TOLL FREE
UTILITIES UNDERGROUND
DAMAGE PREVENTION SYSTEM

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PERMITTING PLANS

REVISIONS

No.	DATE:	COMMENTS	BY
1	08/03/26	STAFF COMMENTS	RJF

OWNER:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

APPLICANT:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

CITY OF LEBANON N.H. INCORPORATED JULY 4 1761 ESTABLISHED 1958

City of Lebanon
Department of Public Works
193 Dartmouth College Highway
Lebanon, New Hampshire 03766
lebanonnh.gov

STAMP:

STATE OF NEW HAMPSHIRE RODRICK J FINLEY No. 7466 LICENSED PROFESSIONAL ENGINEER

LOCATION:

TAX MAP 77, LOT 106
BARROWS STREET
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:

BARROWS STREET PATTERN ZONE SUBDIVISION

TITLE:

DEMOLITION AND EROSION CONTROL PLAN

PROJECT No.	DATE:	SCALE:
25-0103-1	JULY 21, 2026	AS SHOWN
SHEET:	3 OF 11	

LEGEND

- EX. SEWER MANHOLE
- EX. DRAIN MANHOLE
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- PROP. PAVEMENT REMOVAL
- PROP. SHARED DRIVEWAY EASEMENT
- EX./PROP. HARDWOOD TREE
- EX. SIGN
- PROPOSED WORK

PROPOSED ITEM

IMPERVIOUS COVER	
LOT NO.	PERCENT IMPERVIOUS
1	19.7%
2	37.8%
3	21.7%
4	49.9%
5	27.2%

NOTES:

1. FUEL STORAGE TANKS (IF ANY) AND GARBAGE STORAGE CONTAINERS CAN NOT BE LOCATED IN FRONT YARDS.
2. ALL WORK ON BARROW STREET AND OTHER OFF–SITE IMPROVEMENTS SHALL MEET CITY OF LEBANON STANDARDS.
3. TOTAL OPEN SPACE (14,595 SF) = 16.0% OF EXISTING TAX MAP 77, LOT 106.

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DAMAGE PREVENTION SYSTEM
UTILITIES UNDERGROUND

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PERMITTING PLANS

REVISIONS

No.	DATE:	COMMENTS	BY
1	08/03/26	STAFF COMMENTS	RJF

OWNER:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

APPLICANT:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

CITY OF LEBANON N.H. INCORPORATED JULY 4 1761 ESTABLISHED 1958

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Department of Public Works
193 Dartmouth College Highway
Lebanon, New Hampshire 03766
lebanonnh.gov

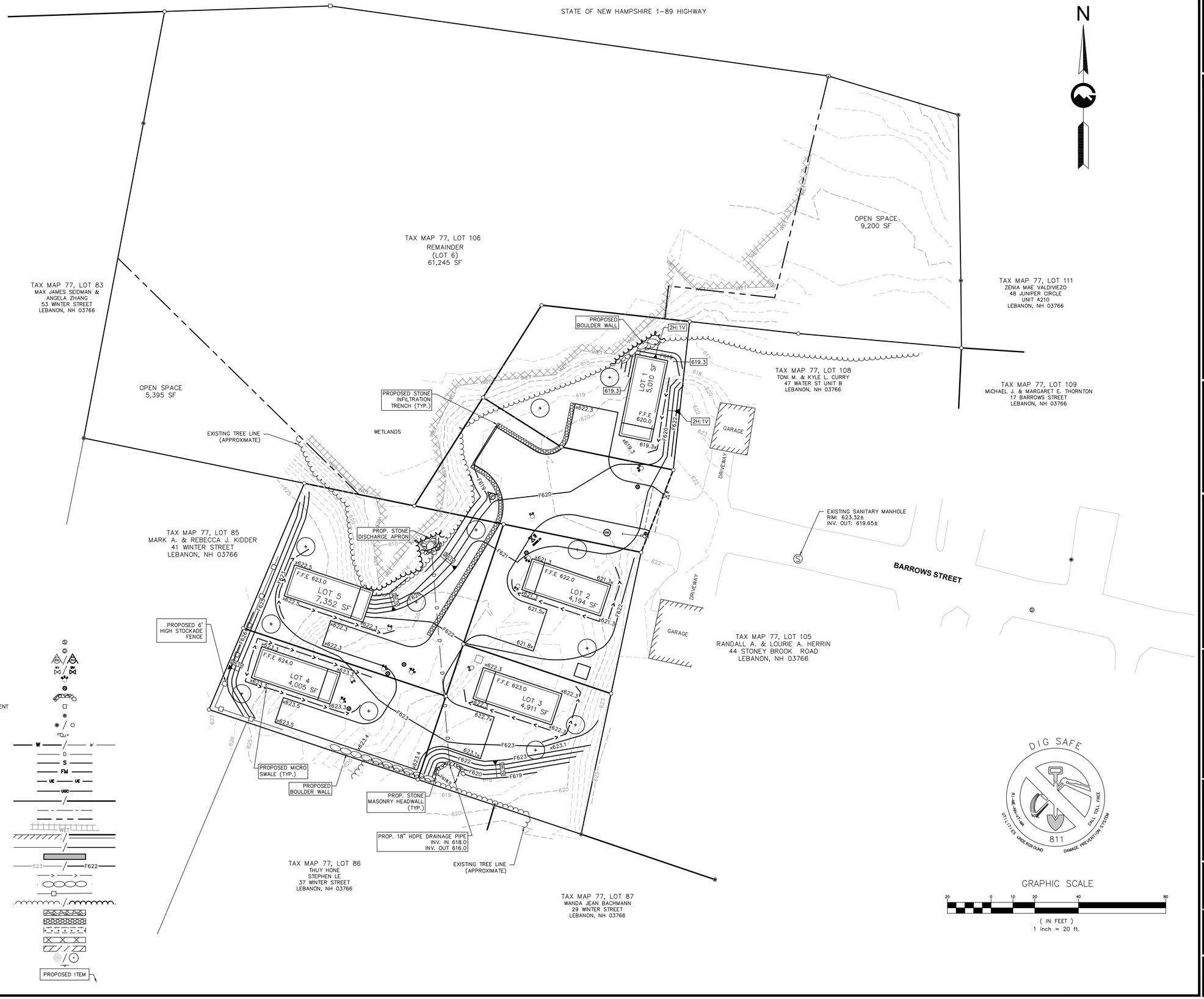
STAMP:
STATE OF NEW HAMPSHIRE RODRICK J FINLEY No. 7466 LICENSED PROFESSIONAL ENGINEER

LOCATION:
TAX MAP 77, LOT 106
BARROWS STREET
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
BARROWS STREET PATTERN ZONE SUBDIVISION

TITLE:
SITE PLAN

PROJECT No.	DATE:	SCALE:
25–0103–1	JULY 21, 2026	AS SHOWN
SHEET: 4 OF 11		



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- EX./PROP. HARDWOOD TREE
- EX. SIGN
- PROPOSED WORK — PROPOSED ITEM

DIG SAFE
811
CALL TOLL FREE
DAMAGE PREVENTION SYSTEM
IT'S THE LAW!!! CALL
UTILITIES UNDERGROUND

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PERMITTING PLANS

REVISIONS

No.	DATE:	COMMENTS	BY
1	08/03/26	STAFF COMMENTS	RJF

OWNER:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

APPLICANT:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
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Department of Public Works
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lebanonnh.gov

STAMP:
RODRICK FINLEY No. 7466 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

LOCATION:
TAX MAP 77, LOT 106
BARROWS STREET
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

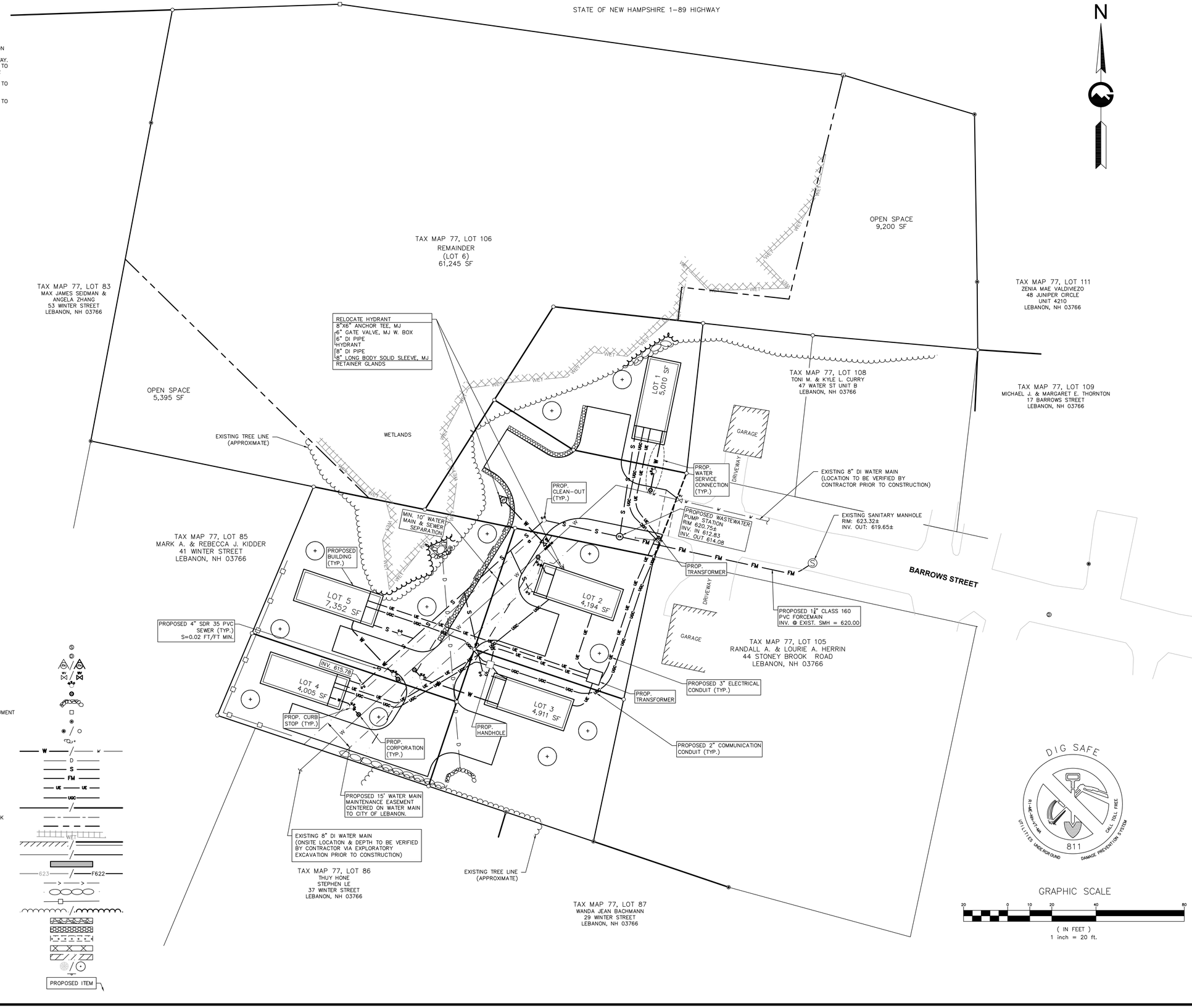
PROJECT:
BARROWS STREET PATTERN ZONE SUBDIVISION

TITLE:
GRADING AND DRAINAGE PLAN

PROJECT No.	DATE:	SCALE:
25-0103-1	JULY 21, 2026	AS SHOWN
SHEET:	5 OF 11	

HOMEOWNER NOTES:

1. HOMEOWNERS TO EXECUTE AN AGREEMENT WITH THE CITY OF LEBANON FOR WASTEWATER PUMP STATION AND SEWER LINES WITHIN THE RIGHT-OF-WAY.
2. HOMEOWNERS OF LOTS 2 THROUGH 5 TO SHARE MAINTENANCE COSTS OF SEWER MAIN AND DRAINAGE PIPE.
3. HOMEOWNERS OF LOTS 2 THROUGH 5 TO EXECUTE EASEMENTS FOR WATER AND SEWER SERVICE CONNECTIONS.
4. HOMEOWNERS OF LOTS 2 THROUGH 5 TO EXECUTE EASEMENTS FOR ELECTRICAL, TELEPHONE, AND COMMUNICATION SERVICES.



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- EX. SIGN
- PROPOSED WORK — PROPOSED ITEM

DIG SAFE
811
UTILITIES UNDERGROUND — CALL TOLL FREE — DAMAGE PREVENTION SYSTEM

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PERMITTING PLANS

REVISIONS

No.	DATE:	COMMENTS	BY
1	08/03/26	STAFF COMMENTS	RJF

OWNER:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

APPLICANT:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

CITY OF LEBANON NH
INCORPORATED JULY 4 1761
ESTABLISHED 1958

City of Lebanon
Department of Public Works
193 Dartmouth College Highway
Lebanon, New Hampshire 03766
lebanonnh.gov

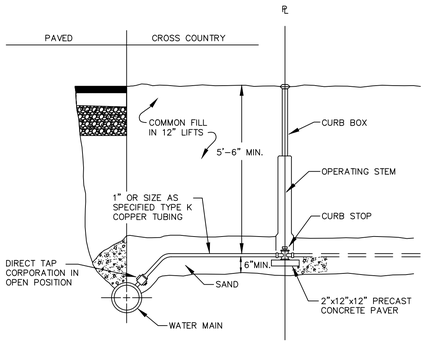
STAMP:
STATE OF NEW HAMPSHIRE
RODRICK J FINLEY No. 7466 LICENSED PROFESSIONAL ENGINEER

LOCATION:
TAX MAP 77, LOT 106
BARROWS STREET
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
BARROWS STREET PATTERN ZONE SUBDIVISION

TITLE:
UTILITY PLAN

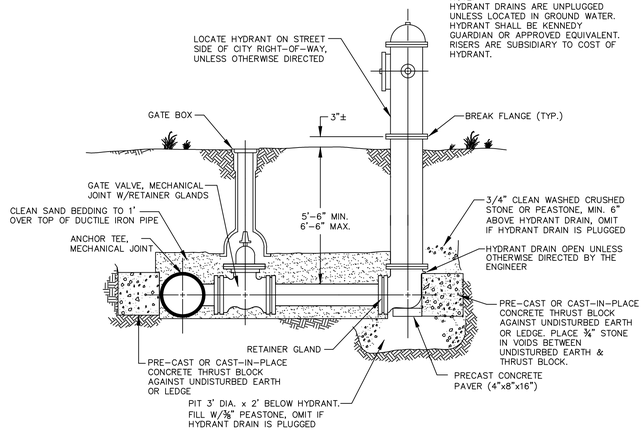
PROJECT No.	DATE:	SCALE:
25-0103-1	JULY 21, 2026	AS SHOWN
SHEET: 6 OF 11		



*PROVIDE LOCATABLE WATER TAPE FOR ALL SERVICE LINES.

SERVICE CONNECTION DETAIL

NOT TO SCALE



HYDRANT

NOT TO SCALE

WATER GENERAL NOTES:

A. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES OR HYDRANTS WITHIN THE LEBANON WATER SYSTEM. ALL VALVES AND OR HYDRANTS SHALL BE OPERATED ONLY BY CITY OF LEBANON UTILITY MAINTENANCE DEPARTMENT PERSONNEL.

B. ALL WATER MAIN SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF LEBANON AND AWWA STANDARDS.

C. PRIOR TO BACKFILLING, ALL WATER MAIN WORK AND SERVICES SHALL BE OBSERVED BY THE ENGINEER.

D. ALL WATER MAIN VALVES AND FITTINGS SHALL BE MECHANICAL JOINT CONSTRUCTION AND INSTALLED WITH RETAINER GLANDS AND THRUST BLOCKS.

E. DUCTILE IRON PIPE SHALL BE AWWA SPECIFICATION C-151, CLASS 52. PIPE LENGTHS SHALL BE SUPPLIED NOT EXCEEDING TWENTY (20) FEET IN LENGTH. ALL PIPE SHALL BE PUSH ON JOINTS WITH RUBBER GASKET COMPLYING WITH AWWA C-111. ALL PIPE AND FITTINGS SHALL HAVE A CEMENT MORTAR LINING AND ONE (1) MILLIMETER THICK BITUMINOUS SEAL COATING ON THE INSIDE AND ONE (1) MILLIMETER THICK BITUMINOUS SEAL COATING ON THE OUTSIDE. THE CEMENT LININGS SHALL BE IN ACCORDANCE WITH AWWA C104 AND BE ⅛" THICKNESS.

F. ALL VALVES SHALL BE OPEN COUNTER CLOCKWISE "LEFT".

G. ALL BELL JOINTS SHALL HAVE TWO SILICONE BRONZE SERRATED WEDGES INSTALLED FOR CONDUCTIVITY.

H. DUCTILE IRON FITTINGS SHALL CONFORM TO AWWA SPECIFICATIONS C-153 OR C-110. SOLID SLEEVES SHALL BE LONG BODY MECHANICAL JOINT ONLY.

I. 90° BENDS ARE NOT ALLOWED.

J. ALL HYDRANT BRANCHES SHALL BE INSTALLED WITH ANCHOR TEES. ALL HYDRANTS SHALL BE INSTALLED PLUMB, WITH THE BREAKAWAY MARKINGS SET EVEN WITH FINISH GRADE. GRADE ADJUSTMENT RISERS FOR HYDRANTS SHALL BE INCIDENTAL TO THE HYDRANT PAYMENT ITEMS AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.

K. HYDRANT DRAIN PLUGS SHALL BE PULLED UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CITY REQUIRES DRAIN PLUGS TO REMAIN IN PLACE IF GROUNDWATER IS PRESENT.

L. CHLORINATION/TESTING TAPS SHALL BE INSTALLED WITHIN 5' OF VALVES AND SHALL BE REMOVED FOLLOWING COMPLETION OF TESTING.

M. LEDGE AND LOOSE ROCK IN TRENCHES SHALL BE REMOVED TO 1' BELOW WATER MAIN AND SERVICE PIPING. LEDGE OR ROCK REMOVED SHALL NOT BE PLACED BACK INTO THE TRENCH.

N. ALL SERVICE LINE ADAPTORS USED TO MAKE CONNECTIONS FROM FROM NEW TO EXISTING PIPING SHALL BE COMPRESSION STYLE FITTINGS AND SHALL BE INCIDENTAL TO THE SERVICE LINE PAYMENT ITEM.

O. ALL EXISTING WATER MAIN IS TO BE EXCAVATED AND REMOVED FROM THE SITE IN ACCORDANCE WITH THE CONTRACT PAYMENT ITEM.

P. WATER LINE BEDDING/BLANKET MATERIAL (SAND) ASTM C33, FINE AGGREGATE. MATERIAL SHALL BE OBTAINED FROM APPROVED SOURCES, AND SHALL CONSIST OF SATISFACTORY GRADED, FREE DRAINING MATERIAL, REASONABLY FREE FROM LOAM, SILT, CLAY, AND ORGANIC MATERIAL. SIEVE ANALYSIS BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING BY WEIGHT	
NO. 4	100%	
*NO 200	0-12%	(*BASED ON THE FRACTION PASSING NO. 4)

Q. SERVICE CONNECTIONS ARE SHOWN FOR ESTIMATING PURPOSES ONLY AND TO INFORM THE CONTRACTOR OF THE NEED FOR A SERVICE AT THAT PROPERTY. THE ACTUAL LENGTH AND LOCATIONS WILL BE DETERMINED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE ALL CONNECTIONS TO THE EXISTING SERVICE PIPES. SERVICES SHALL BE ONE INCH TYPE K COPPER UNLESS OTHERWISE SHOWN. ALL TAPS SHALL INCLUDE CORPORATION STOPS AND SHALL BE MADE "WET".

R. A MINIMUM VERTICAL SEPARATION OF 18 INCHES SHALL BE MAINTAINED BETWEEN WATER AND SEWER UTILITIES, INCLUDING SERVICES.

S. THE CONTRACTOR SHALL NOTIFY RESIDENTS 48 HOURS IN ADVANCE OF DISRUPTION OF SERVICE.

WATER LINE TESTING

A. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 24 HOURS IN ADVANCE OF BEGINNING TESTING OR DISINFECTION.

B. THE CONTRACTOR SHALL FURNISH ALL NECESSARY EQUIPMENT AND LABOR FOR CARRYING OUT A PRESSURE TEST AND LEAKAGE TEST ON THE PIPELINE IN ACCORDANCE WITH AWWA STANDARDS.

C. THE PIPE SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF ONE AND ONE-HALF (1½) TIMES THE WORKING PRESSURE, OR THE RATED PRESSURE, WHICHEVER IS GREATER, AND THIS PRESSURE MAINTAINED FOR AT LEAST TWO HOURS. THE LEAKAGE TEST SHALL BE CONDUCTED AT A PRESSURE AS DETERMINED BY THE ENGINEER AND THIS PRESSURE SHALL BE MAINTAINED FOR AT LEAST 120 MINUTES DURING THE TEST.

D. THE CONTRACTOR SHALL MAKE ANY TAPS AND FURNISH ALL NECESSARY CAPS, PLUGS, ETC., AS REQUIRED IN CONJUNCTION WITH TESTING. HE SHALL ALSO FURNISH A MOTORIZED TEST PUMP, GAUGES AND ANY OTHER EQUIPMENT REQUIRED IN CONJUNCTION WITH CARRYING ON THE HYDROSTATIC TESTS. HE SHALL AT ALL TIMES PROTECT THE NEW WATER MAINS AND THE EXISTING WATER MAINS AGAINST THE ENTRANCE OF POLLUTING MATERIAL.

E. TESTS TO BE MADE ONLY AFTER PARTIAL OR COMPLETE BACKFILLING OF TRENCHES.

F. POSITION OF ALL VALVES (FULLY OPENED OR CLOSED) IN SECTION OF LINE TO BE TESTED SHALL BE CHECKED IN THE PRESENCE OF THE CITY TO ENSURE THAT:

1. ALL HYDRANT BRANCH CONNECTIONS ARE OPEN TO THE HYDRANT (HYDRANT CLOSED, BRANCH CONNECTION VALVE OPEN).
2. ALL MAIN LINE VALVES ARE PROPERLY POSITIONED FOR SECTION OF LINE BEING TESTED.

G. TESTS NOT TO BE PERFORMED FOR AT LEAST SEVEN (7) DAYS AFTER LAST CONCRETE BLOCK OR ANCHOR HAS BEEN CAST.

H. FILL PIPELINES, FITTINGS, AND APPURTENANCES WITH WATER FOR TESTING SLOWLY.

I. EXPEL ALL AIR FROM PIPELINES, FITTINGS AND APPURTENANCES PRIOR TO PERFORMING TESTS. IF PERMANENT AIR VENTS ARE NOT LOCATED AT ALL HIGH POINTS, THE CONTRACTOR SHALL INSTALL CORPORATION STOPS AT HIS EXPENSE AT SUCH POINTS SO THAT THE AIR CAN BE EXPELLED AS THE LINE IS FILLED WITH WATER. THESE STOPS SHALL BE PROTECTED WITH A MASONRY BRIDGE TO PREVENT BREAKAGE DURING BACKFILLING. SUCH POINTS ARE TO BE REMOVED DOWN TO THE CORPORATION ONCE TESTING IS COMPLETE.

J. EXAMINATION UNDER PRESSURE: ALL EXPOSED PIPES, FITTINGS, VALVES, HYDRANTS, JOINTS SHALL BE EXAMINED CAREFULLY DURING THE HYDROSTATIC AND LEAKAGE TESTS.

K. ALLOWABLE LEAKAGE IN GALLONS PER HOUR SHALL BE AS DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{SDP}{148{,}000}$$

WHERE L = ALLOWABLE LEAKAGE
S = LENGTH OF PIPE TESTED
D = PIPE DIAMETER IN INCHES
P = TEST PRESSURE

FOR FLANGED JOINTS: NO LEAKAGE ALLOWABLE.

THE CONTRACTOR AND THE ENGINEER SHALL COMPUTE THE ALLOWABLE LEAKAGE FOR EACH SECTION TO BE TESTED AND AGREE ON THE ALLOWABLE AMOUNT PRIOR TO PERFORMING ANY TESTS.

L. EVALUATION OF RESULTS/CORRECTIVE ACTIONS:

1. EXAMINATION UNDER PRESSURE: ALL EXPOSED PIPES, FITTINGS, VALVES, HYDRANTS, JOINTS SHALL BE EXAMINED CAREFULLY DURING THE HYDROSTATIC AND LEAKAGE TESTS.

   ANY DAMAGED OR DEFECTIVE PIPE, FITTINGS, VALVES OR HYDRANTS THAT ARE DISCOVERED DURING OR FOLLOWING THE HYDROSTATIC AND LEAKAGE TEST SHALL BE REPAIRED AT HIS EXPENSE AND THE TESTS SHALL BE REPEATED UNTIL THEY ARE SATISFACTORY TO THE ENGINEER.

2. EXAMINATION OF LEAKAGE: IF ANY LEAKAGE TEST OF SECTION OF THE SYSTEM DISCLOSES A LEAKAGE GREATER THAN THAT SPECIFIED HEREIN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE AND REPAIR OR REPLACE THE DEFECTIVE OR DAMAGED MATERIALS. HE SHALL THEN REPEAT THE ENTIRE TEST AND MAKE ADDITIONAL REPAIR AND TEST AND CONTINUE TO REPEAT UNTIL THE LEAKAGE IS WITHIN THE SPECIFIED ALLOWANCE.

3. ALL VISIBLE LEAKS ARE TO BE REPAIRED BY THE CONTRACTOR, AT HIS OWN EXPENSE, REGARDLESS OF THE AMOUNT OF LEAKAGE.

DISINFECTION

A. BEFORE BEING PLACED IN SERVICE, ALL NEW WATER PIPELINES SHALL BE CHLORINATED IN ACCORDANCE WITH ANSA/AWWA C-651 (RESENT REVISION), "STANDARD FOR DISINFECTING WATER MAINS." THE PROCEDURE SHALL BE DISCUSSED WITH THE CITY BEFORE DOING THE WORK AND SHALL BE APPROVED.

B. THE LOCATION OF THE CHLORINATION AND SAMPLING POINTS WILL BE DETERMINED BY THE CITY IN THE FIELD. TAPS FOR CHLORINATION AND SAMPLING SHALL BE UNCOVERED AND BACKFILLED BY THE CONTRACTOR AS REQUIRED. AT LEAST ONE SET OF SAMPLES SHALL BE COLLECTED FROM EVERY 1,200 FT OF THE NEW WATER MAIN, PLUS ONE SET FROM THE END OF THE LINE AND AT LEASE ONE SET FROM EACH BRANCH. ADDITIONAL SAMPLES MAY BE REQUIRED BY THE OWNER.

C. THE GENERAL PROCEDURE FOR CHLORINATION SHALL BE FIRST TO FLUSH ALL DIRTY OR DISCOLORED WATER FROM THE LINES AT A RATE OF AT LEAST 2.5 FPS. CHLORINE SHALL BE INTRODUCED THROUGH A TAP AT ONE END, WHILE WATER IS BEING WITHDRAWN AT THE OTHER END OF THE LINE. THE CHLORINE SOLUTION OF 50 PPM FREE CHLORINE SHALL REMAIN IN THE PIPELINE FOR ABOUT 24 HOURS. AT THE END OF THIS PERIOD THE RESIDUAL CHLORINE SHALL BE AT LEAST 10 PPM.

D. FOLLOWING THE CHLORINATION PERIOD, ALL WATER SHALL BE FLUSHED FROM THE LINES AT THEIR EXTREMITIES, AND REPLACED WITH WATER FROM THE DISTRIBUTION SYSTEM. BACTERIOLOGICAL SAMPLING OF THE REPLACEMENT WATER SHALL THEN BE COLLECTED BY THE CONTRACTOR AND TESTED BY THE APPROVED LABORATORY IN FULL ACCORDANCE WITH THE AWWA MANUAL C601. THE CONTRACTOR WILL BE REQUIRED TO RE-CHLORINATE AT THEIR COST, IF NECESSARY, AND THE LINE SHALL NOT BE PLACED IN SERVICE UNTIL THE REQUIREMENTS OF THE STATE WATER SUPPLY DIVISION ARE MET. A WRITTEN COPY THAT THE WATER SAMPLE PASSES THE BACTERIOLOGICAL TEST SHALL BE PROVIDED TO THE ENGINEER AND OWNER PRIOR TO ALLOWING THE MAIN TO BE ACTIVATED.

E. SPECIAL DISINFECTION PROCEDURES, SUCH AS SOAKING OR SWABBING, APPROVED BY THE CITY, SHALL BE USED IN CONNECTIONS TO EXISTING MAINS AND WHERE THE METHOD OUTLINED ABOVE IS NOT PRACTICABLE.

F. THE CONTRACTOR SHALL PROVIDE FOR AND ARRANGE FOR LABORATORY TO TEST ALL SAMPLES (2 SAMPLES FROM EACH LOCATION, ONE 24 HOURS AFTER THE LINE IS DISINFECTED AND THE SECOND AT 24 HOURS AFTER THE FIRST SAMPLE IS OBTAINED) FOR BACTERIOLOGICAL TESTING AS REQUIRED BY THIS SPECIFICATION AND REFERENCE STANDARDS INCLUDED THEREIN. THE APPROVED LAB IS ENDYNE LABRATORIES IN LEBANON, NH. ONCE THE SAMPLES ARE COLLECTED BY THE CONTRACTOR AND OBSERVED BY THE ENGINEER, SAMPLE BOTTLES ARE TO BE DELIVERED TO ENDYNE LABS BY THE CITY. THE CONTRACTOR SHALL FILL OUT ALL NECESSARY FORMS AND CHAIN OF CUSTODY IN RELATION TO THE SAMPLES. COPIES OF ALL RESULTS SHALL BE FURNISHED IMMEDIATELY UPON RECEIPT TO THE CITY.

G. DURING THE 24 HOUR STANDING PERIOD, ALL GATE VALVES WITHIN THE SECTION BEING TESTED SHALL BE OPERATED TO DISINFECT THE MECHANISM.

PERMITTING PLANS

REVISIONS

No.	DATE:	COMMENTS	BY
1	08/03/26	STAFF COMMENTS	RJF

OWNER:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

APPLICANT:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

City of Lebanon
Department of Public Works
193 Dartmouth College Highway
Lebanon, New Hampshire 03766
lebanonnh.gov

STAMP:

STATE OF NEW HAMPSHIRE — RODRICK I FINLEY No. 7466 LICENSED PROFESSIONAL ENGINEER

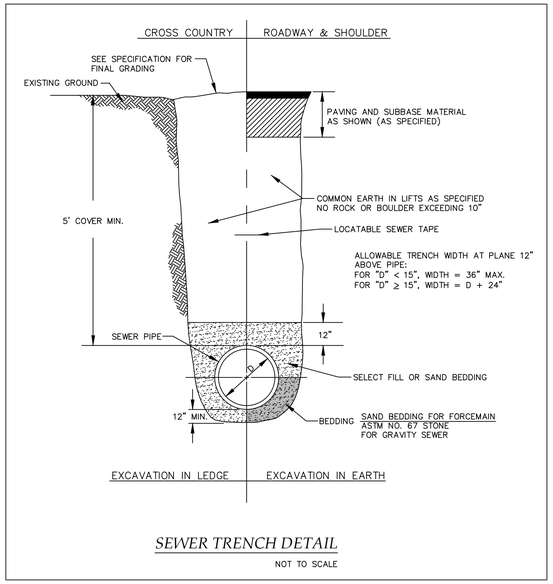
LOCATION:

TAX MAP 77, LOT 106
BARROWS STREET
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
BARROWS STREET PATTERN ZONE SUBDIVISION

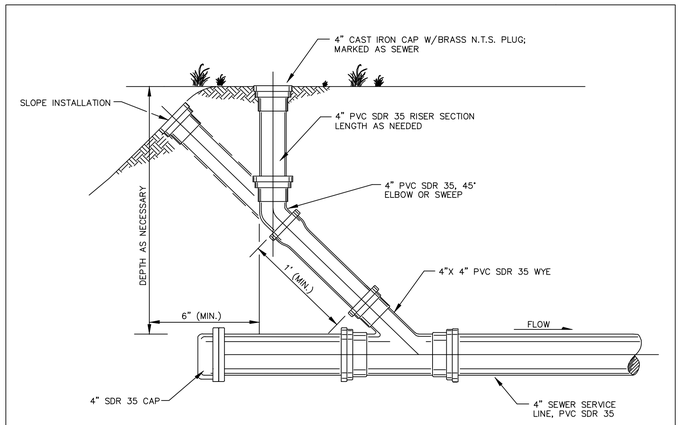
TITLE:
WATER DETAILS

PROJECT No.	DATE:	SCALE:
25-0103-1	JULY 21, 2026	AS SHOWN
SHEET:	7 OF 11	



SEWER TRENCH DETAIL

NOT TO SCALE

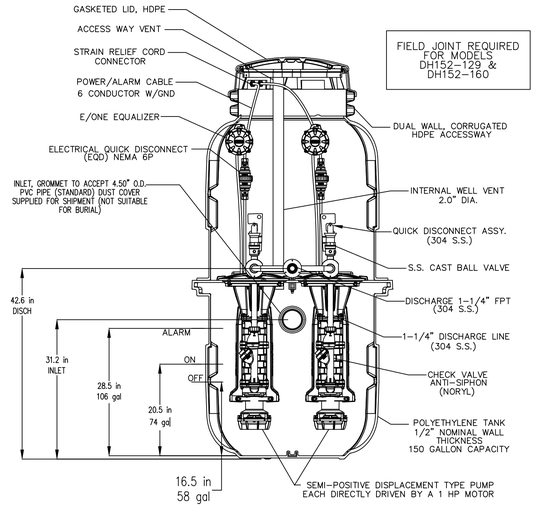


PVC SEWER SERVICE CLEANOUT DETAIL

NOT TO SCALE

NA0052P02

DH152



CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTIONS FOR DETAILS

NOTE: DIMENSIONS ARE FOR REFERENCE ONLY

JVL	JG	6/26/2024	G	1:16
DR BY	CHK'D	DATE	ISSUE	SCALE

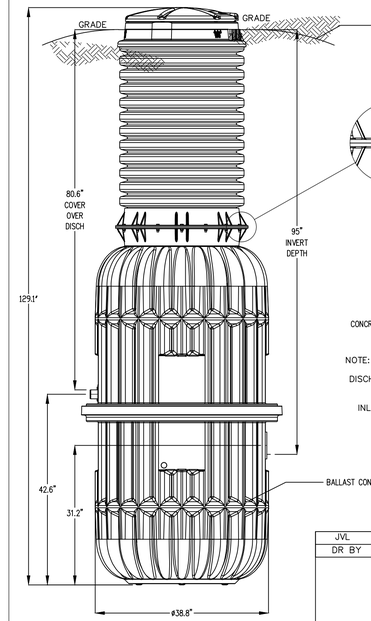
SEWER SYSTEMS

MODEL DH152
DETAIL SHEET

NA0052P02

NA0052P05

DH152-129



JVL	JG	6/26/2024	D	1:16
DR BY	CHK'D	DATE	ISSUE	SCALE

SEWER SYSTEMS

MODEL DH152-129

NA0052P05

WASTEWATER PUMP STATION DETAIL

NOT TO SCALE

PERMITTING PLANS

REVISIONS

No.	DATE:	COMMENTS	BY
1	08/03/26	STAFF COMMENTS	RJF

OWNER:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

APPLICANT:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

CITY OF LEBANON N.H. INCORPORATED JULY 4 1761 ESTABLISHED 1958

City of Lebanon
Department of Public Works
193 Dartmouth College Highway
Lebanon, New Hampshire 03766
lebanonnh.gov

STAMP:

STATE OF NEW HAMPSHIRE - RODRICK J. FINLEY No. 7466 LICENSED PROFESSIONAL ENGINEER

LOCATION:

TAX MAP 77, LOT 106
BARROWS STREET
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

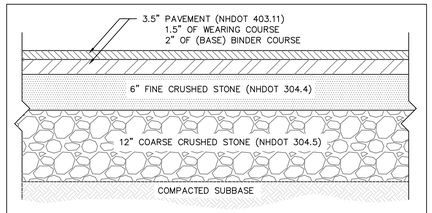
PROJECT:

BARROWS STREET PATTERN ZONE SUBDIVISION

TITLE:

WASTEWATER DETAILS

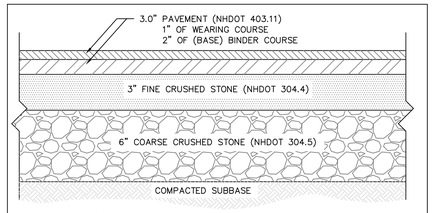
PROJECT No.	DATE:	SCALE:
25-0103-1	JULY 21, 2026	AS SHOWN
SHEET:	8 OF 11	



NOTES:
1. ALL GRAVELS AND SUBBASE TO BE COMPACTED TO 95%.

ROADWAY SECTION DETAIL

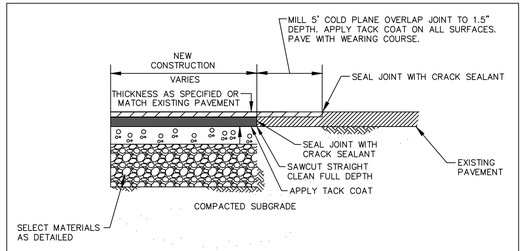
NOT TO SCALE



NOTES:
1. ALL GRAVELS AND SUBBASE TO BE COMPACTED TO 95%.

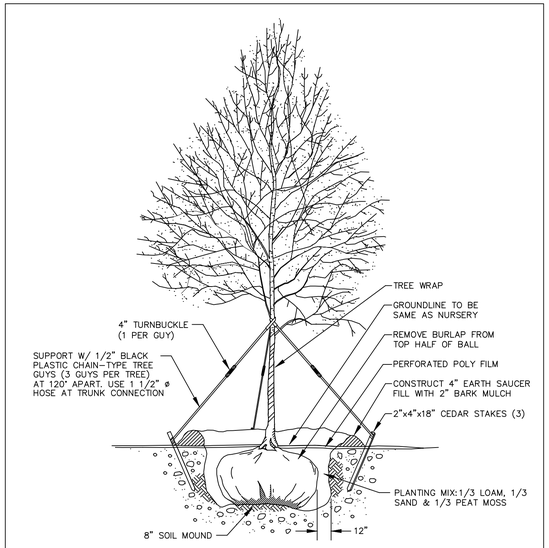
DRIVEWAY SECTION DETAIL

NOT TO SCALE



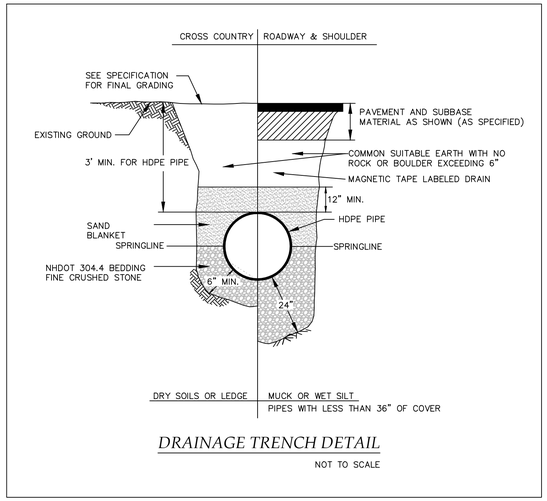
PAVEMENT SAWCUT JOINT DETAIL

NOT TO SCALE



DECIDUOUS PLANTING DETAIL

NOT TO SCALE



DRAINAGE TRENCH DETAIL

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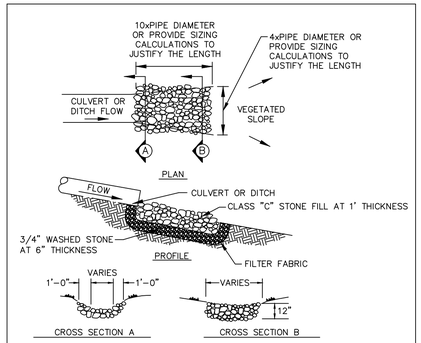
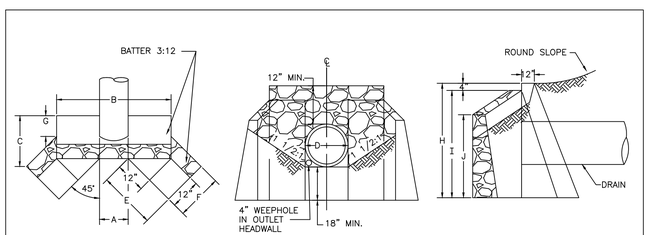


STONE DISCHARGE APRON DETAIL

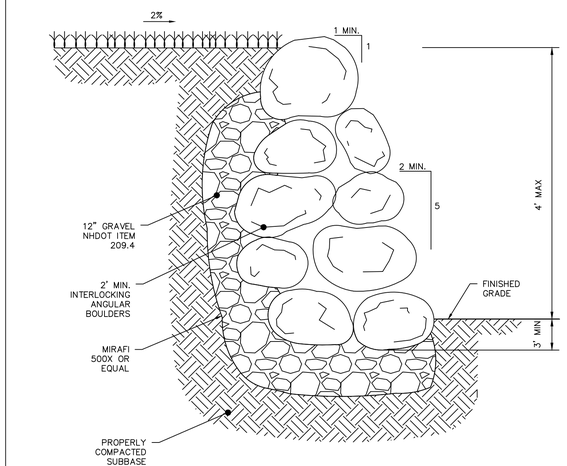
NOT TO SCALE



DIA. D INCHES	DIMENSIONS								
	A	B	C	E	F	G	H	I	J
12"	1'-3"	4'-0"	2'-2"	2'-4"	1'-10"	0'-7"	4'-0"	3'-8"	3'-0"
15"	1'-6"	4'-3"	2'-2"	2'-4"	1'-10"	0'-7"	4'-0"	3'-8"	3'-0"
18"	1'-9"	4'-6"	2'-2"	2'-4"	1'-10"	0'-7"	4'-0"	3'-8"	3'-0"
24"	2'-3"	5'-0"	2'-2"	3'-0"	2'-0"	0'-6"	4'-6"	4'-0"	3'-4"
36"	3'-3"	6'-1"	2'-5"	3'-7"	2'-0"	0'-6"	5'-6"	5'-0"	4'-1"

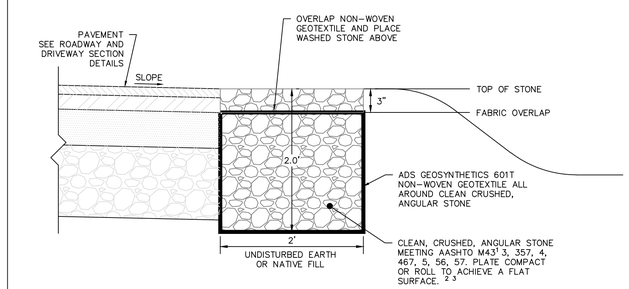
STONE MASONRY HEADWALL DETAIL

NOT TO SCALE



BOULDER WALL DETAIL

NOT TO SCALE



NOTES:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. COMPACTION REQUIREMENTS ARE MET FOR MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT.
4. PROTECT INFILTRATION TRENCH FROM SEDIMENT LADEN WATER. DO NOT ALLOW SEDIMENT LADEN WATER INTO SYSTEM.
5. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

STONE INFILTRATION TRENCH DETAIL

NOT TO SCALE

PERMITTING PLANS

REVISIONS

No.	DATE:	COMMENTS	BY
1	08/03/26	STAFF COMMENTS	RJF

OWNER:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

APPLICANT:
CITY OF LEBANON
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193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

City of Lebanon
Department of Public Works
193 Dartmouth College Highway
Lebanon, New Hampshire 03766
lebanonnh.gov

STAMP:

STATE OF NEW HAMPSHIRE
RODRICK J FINLEY
No. 7466
LICENSED
PROFESSIONAL ENGINEER

LOCATION:

TAX MAP 77, LOT 106
BARROWS STREET
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
BARROWS STREET PATTERN ZONE SUBDIVISION

TITLE:
DRAINAGE & MISCELLANEOUS DETAILS

PROJECT No.	DATE:	SCALE:
25-0103-1	JULY 21, 2026	AS SHOWN
SHEET: 9 OF 11		

WINTER CONSTRUCTION NOTES

TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE ADDITIONAL STABILIZATION TECHNIQUES SPECIFIED IN THIS SECTION SHALL BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15 THROUGH MAY 1.

1. IF DURING CONSTRUCTION A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
2. AREA OF EXPOSED, UNSTABILIZED SOIL SHALL BE LIMITED TO ONE ACRE AND PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED BELOW PRIOR TO ANY THAW OR SPRING MELT EVENT.
3. THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF A WINTER CONSTRUCTION PLAN IS DEVELOPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST AND SUBMITTED TO THE DEPARTMENT FOR APPROVAL AS A REQUEST TO WAIVE THE ONE-ACRE LIMIT.
4. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR THAT ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE SECURED WITH ANCHORED NETTING OR TACKIFIER OR WITH AT LEAST 2 INCHES OF EROSION CONTROL MIX MEETING THE CRITERIA OF ENV-WQ 1506.05(b).
5. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF 15% OR GREATER THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR THAT ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET OR WITH AT LEAST 4 INCHES OF EROSION CONTROL MIX MEETING THE CRITERIA OF ENV-WQ 1506.05(b).
6. ANCHORED HAY MULCH OR EROSION CONTROL MIX THAT MEETS THE CRITERIA OF ENV-WQ 1506.05(B) SHALL NOT BE INSTALLED OVER SNOW GREATER THAN ONE INCH IN DEPTH.
7. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
8. ALL PROPOSED STABILIZATION IN ACCORDANCE WITH (D) OR (E), ABOVE, SHALL BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.
9. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
10. AFTER OCTOBER 15, INCOMPLETE PARKING AREAS WHERE ACTIVE CONSTRUCTION HAS STOPPED FOR THE WINTER SHALL BE PROTECTED WITH A MINIMUM 3-INCH LATER OF BASE COURSE GRAVELS (NHDOT ITEM 304.1, 304.2, OR 304.3).

EROSION CONTROL NOTES

1. THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. EARTHWORK SHALL BE LIMITED TO THE AREAS WITHIN THE LIMITS OF CLEARING AS SHOWN ON THE PLAN. AT NO TIME SHALL MORE THAN FIVE (5) ACRES OF SITE AREA BE IN AN UNSTABLE CONDITION.IN AREAS WHERE FINAL GRADING HAS NOT OCCURRED, IMPLEMENT TEMPORARY STABILIZATION MEASURES WITHIN 7 DAYS AFTER INITIAL DISTURBANCE FOR EXPOSED SOIL AREAS WITHIN 100 FEET OF A SURFACE WATER BODY OR WETLAND AND NO MORE THAN 14 DAYS AFTER INITIAL DISTURBANCE FOR ALL OTHER AREAS.
2. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES. INCLUDING PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
3. ALL MEASURES IN THE PLAN SHALL MEET AS A MINIMUM THE BEST MANAGEMENT PRACTICES SET FORTH IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" AS PUBLISHED AND AMENDED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES.
4. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS.
5. IN NO WAY ARE THOSE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.
6. THE CITY OF LEBANON SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.
7. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES CONTROL.
8. WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR SUPPLEMENTED. THE STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
9. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA USING APPROVED MEASURES.
10. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
11. OFF-SITE SURFACE WATER AND RUNOFF FROM UNDISTURBED AREAS SHALL BE DIVERTED AWAY FROM DISTURBED AREAS WHERE FEASIBLE OR CARRIED NON EROSIVELY THROUGH THE PROJECT AREA. INTEGRITY OF DOWNSTREAM DRAINAGE SYSTEMS SHALL BE MAINTAINED
12. ANY PONDS AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE (BEFORE ROUGH GRADING THE SITE).
13. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
14. TEMPORARY WATER DIVERSIONS (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
15. COVER STOCKPILES AT THE END OF EACH WORKING DAY (UNLESS TEMPORARY-SEEDED).
16. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS UNLESS CONDITIONS DICTATE OTHERWISE.
17. GRADED AREAS SHALL BE VEGETATED TO INSURE EROSION CONTROL BY SEEDING, MULCHING, AND FERTILIZING. DISTURBED AREAS SHALL BE PLANTED WITH SUITABLE PLANT MATERIALS.
18. ALL DISTURBED AREAS DESIGNATED TO BE TURF, SHALL RECEIVE THE REQUIRED AMOUNT OF LOAM (COMPACTED THICKNESS), PRIOR TO FINAL SEEDING AND MULCHING.
19. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
    A. IN AREAS TO BE PAVED, BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED;
    B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
    C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
20. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES ARE REQUIRED, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY DEVICES OR CONSULT WITH THE ENGINEER.
21. GRADING SHALL NOT EXCEED A RATIO OF 3 HORIZONTAL TO 1 VERTICAL WITHOUT SPECIAL EROSION CONTROL MEASURES. NETTING OR SIMILAR MATERIAL SHALL BE PROVIDED ON SLOPES WITH A RATION GREATER THAN 3:1 WHILE GROUND COVER IS BEING ESTABLISHED
22. JUTE MATTING INSTALLED TO CONFORM WITH THE RECOMMENDED BEST MANAGEMENT PRACTICE OUTLINED IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" ON ALL 3:1 SLOPES OR GREATER.
23. PERMANENT STABILIZATION MUST BE IN PLACE NO MORE THAN 3 DAYS (72 HOURS) FOLLOWING THE COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.
24. ALL ROADWAYS SHALL BE STABILIZED WITHIN 72 HOURS.
25. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS.
26. IN THE EVENT THAT, DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES. ALSO SEE WINTER CONSTRUCTION NOTES.
27. DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD, IN ACCORDANCE WITH ENV-A 1000.

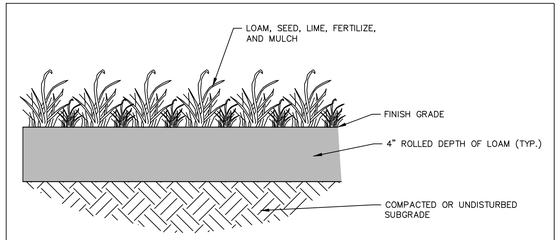
TURF ESTABLISHMENT SPECIFICATIONS

1. ALL AREAS TO BE SEEDED SHALL BE PREPARED TO PROVIDE A REASONABLY FIRM BUT FRIABLE SEED BED.
2. SLOPED AREAS SHALL NOT BE LEFT TOO SMOOTH; THE SURFACE SHALL BE LEFT IN A RUFFLED CONDITION SUCH AS MAY BE PRODUCED BY THE USE OF TRACKED VEHICLES RUN UP AND DOWN THE SLOPES. SMOOTH, COMPACTED SLOPES, SUCH AS FROM BLADING, WHICH MIGHT ALLOW THE FREE FLOW OF WATER DOWN THEM SHALL BE DISKED, HARROWED, DRAGGED WITH A CHAIN OR MAT, MACHINE-RAKED, OR HAND-WORKED TO GIVE THE EFFECT OF MINIATURE TERRACES, PARTICULARLY IN SILTY OR CLAYEY SOILS. THE SLOPES SHALL BE LEFT SMOOTH ENOUGH TO ENABLE MOWING.
3. LAWN AREAS, SUCH AS WHERE LOAM HAS BEEN SPREAD, SHALL BE PREPARED FOR SEEDING. THE LOAM SHALL BE SPREAD UPON THE PREVIOUSLY PREPARED SUBGRADE SURFACE TO THE DEPTH OF 4" ± 1/2" UNLESS OTHERWISE SPECIFIED AND SHALL BE RAKED CAREFULLY TO REMOVE ALL OBJECTIONABLE MATERIALS. LOAM SHALL BE SPREAD IN SUCH A MANNER AS TO ESTABLISH A LOOSE, FRIABLE SEEDBED. IN ORDER TO MAINTAIN A CONSISTENT GRADE, LOAM PLACED ADJACENT TO LAWNS OR WHERE DIRECTED SHALL BE COMPACTED WITH A ROLLER WEIGHING APPROXIMATELY 100 POUNDS PER FOOT OF ROLLER WIDTH. ALL DEPRESSIONS EXPOSED DURING THE ROLLING PROCEDURE SHALL BE FILLED WITH ADDITIONAL LOAM, AND ROLLED.
4. LOAM SHALL CONSIST OF LOOSE FRIABLE TOPSOIL WITH NO ADMIXTURE OF REFUSE OR MATERIAL TOXIC TO PLANT GROWTH. LOAM SHALL BE FREE OF VIABLE PARTS OF PROHIBITED INVASIVE PLANTS LISTED IN TABLE 3800.1 OF PART AGR 3800. LOAM SHALL BE GENERALLY FREE FROM STONES, LUMPS, STUMPS, OR SIMILAR OBJECTS LARGER THAN 2" IN GREATEST DIAMETER, SUBSOIL, ROOTS, AND WEEDS. THE MINIMUM AND MAXIMUM PH VALUE SHALL BE FROM 5.5 TO 7.6. LOAM SHALL CONTAIN A MINIMUM OF 3 PERCENT AND A MAXIMUM OF 10 PERCENT OF ORGANIC MATTER AS DETERMINED BY LOSS BY IGNITION. NOT MORE THAN 65 PERCENT SHALL PASS A NO. 200 SIEVE AS DETERMINED BY THE WASH TEST IN ACCORDANCE WITH ASTM D 1140. IN NO INSTANCE SHALL MORE THAN 20% OF THAT MATERIAL PASSING THE NO. 4 SIEVE CONSIST OF CLAY SIZE PARTICLES.
5. ALL AREAS TO BE SEEDED SHALL MEET THE SPECIFIED GRADES AND SHALL BE FREE OF GROWTH AND DEBRIS.
6. CARE SHALL BE TAKEN TO PREVENT THE FORMATION OF LOW PLACES AND POCKETS WHERE WATER WILL STAND.
7. WHERE RYEGRASS HAS BEEN PLANTED FOR TEMPORARY EROSION CONTROL AND HAS NOT BEEN ELIMINATED PRIOR TO THE COMPLETION OF THE WORK, SUCH AREAS SHALL BE DISC-HARROWED AT LEAST 3" DEEP AND SEEDED WITH PERMANENT GRASSES TO PREVENT THE RYEGRASS FROM RESEEDING AND BECOMING COMPETITIVE WITH AND RETARDING DEVELOPMENT OF THE PERMANENT COVER.
8. SEEDING AND INITIAL FERTILIZING SHALL BE DONE BETWEEN APRIL 1 AND JUNE 1, BETWEEN AUGUST 15 AND OCTOBER 14, OR AS PERMITTED. SEEDING SHALL NOT BE DONE DURING WINDY WEATHER OR WHEN THE GROUND IS FROZEN, EXCESSIVELY WET, OR OTHERWISE UNTILLABLE. IF SEEDING IS DONE DURING JULY OR AUGUST, ADDITIONAL MULCH MATERIAL MAY BE REQUIRED BY THE ENGINEER.
9. FERTILIZER SHALL BE UNIFORMLY APPLIED. THE RATE OF APPLICATION SHALL BE A RATE OF 2.0 POUNDS OF NITROGEN PER 1,000 SQUARE FEET. NOT LESS THAN THREE MONTHS SHALL ELAPSE BETWEEN THE INITIAL FERTILIZATION AND THE REFERTILIZATION. NO REFERTILIZATION WILL BE ALLOWED BETWEEN NOVEMBER 1, OR WHEN THE GROUND HAS FROZEN, AND THE FOLLOWING APRIL 1, OR BETWEEN JUNE 1 AND THE FOLLOWING SEPTEMBER 1. REFERTILIZATION WILL BE ALLOWED BETWEEN AUGUST 15 AND 31 ONLY WHEN IT IS DETERMINED THAT THE PERMANENT GRASSES HAVE DEVELOPED WELL AND FEW WEEDS HAVE APPEARED, AND SUCH REFERTILIZATION WILL NOT TEND TO PROMOTE THE GROWTH OF NOXIOUS WEEDS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND CARING FOR SEEDED AREAS UNTIL ACCEPTANCE OF THE WORK. CONTRACTOR SHALL REPAIR AT HIS OWN EXPENSE ANY DAMAGE TO SEEDED AREAS CAUSED BY PEDESTRIAN OR VEHICULAR TRAFFIC OR OTHER CAUSES.
11. THE SEEDED AREAS SHALL BE CAREFULLY AND SUITABLY WATERED AS NECESSARY TO PRODUCE A SATISFACTORY GROWTH.
12. AREAS SEEDED WITH PARK SEED SHALL BE MOWED WHENEVER NECESSARY TO KEEP THE GROWTH BETWEEN 3 AND 6" IN ORDER TO ALLOW LIGHT TO PENETRATE TO THE SHORTER, SLOWER GROWING SPECIES IN THE MIXTURE.
13. AREAS SEEDED WITH SLOPE SEED MAY BE ORDERED MOWED WHENEVER THE CONTRACT EXTENDS INTO A SECOND GROWING SEASON. WEEDS GROWING IN AREAS SEEDED WITH THE SLOPE SEED SHALL BE CUT BACK TO PREVENT THEM FROM DOMINATING THE DESIRED GRASS PLANTS.
14. ALTHOUGH REED CANARY GRASS IS LISTED IN THE GREEN BOOK, IT IS A PROBLEMATIC SPECIES ACCORDING TO THE WETLANDS BUREAU AND THEREFORE SHOULD NOT BE SPECIFIED.
15. ACCEPTABLE SEED MIXTURES ARE AS FOLLOWS:

TYPICAL LAWN MIX			
	MINIMUM PURITY (%)	MINIMUM GERMINATION (%)	POUNDS/ACRE (TOTAL 120 LBS)
CREEPING RED FESCUE	96	85	40
PERENNIAL RYEGRASS	98	90	50
KENTUCKY BLUEGRASS	97	85	25
REDTOP	95	80	5

WILDFLOWER SLOPE SEED (3:1 OR GREATER NHDOT TYPE 45)			
KIND OF SEED	MINIMUM PURITY (%)	MINIMUM GERMINATION (%)	POUNDS/ACRE (TOTAL 95 LBS)
CREEPING RED FESCUE	96	85	35
PERENNIAL RYEGRASS	98	90	30
REDTOP	95	80	5
ALSIKE CLOVER	97	90	5
BIRDSFOOT TREFOIL	98	80	5
LANCE-LEAVED COREOPSIS	95	80	4
OXEYE DAISY	95	80	3
BLACKEYED SUSAN	95	80	4
WILD LUPINE	95	80	4

TYPICAL SLOPE SEED (3:1 OR GREATER NHDOT TYPE 44)			
	MINIMUM PURITY (%)	MINIMUM GERMINATION (%)	POUNDS/ACRE (TOTAL 80 LBS)
CREEPING RED FESCUE	96	85	35
PERENNIAL RYEGRASS	98	90	30
REDTOP	95	80	5
ALSIKE CLOVER	97	90	5
BIRDSFOOT TREFOIL	98	80	5



LOAM & SEED DETAIL

NOT TO SCALE

PERMITTING PLANS

REVISIONS

No.	DATE:	COMMENTS	BY
1	08/03/26	STAFF COMMENTS	RJF

OWNER:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

APPLICANT:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

City of Lebanon
Department of Public Works
193 Dartmouth College Highway
Lebanon, New Hampshire 03766
lebanonnh.gov

STAMP:

STATE OF NEW HAMPSHIRE
RODRICK J FINLEY No. 7466 LICENSED PROFESSIONAL ENGINEER

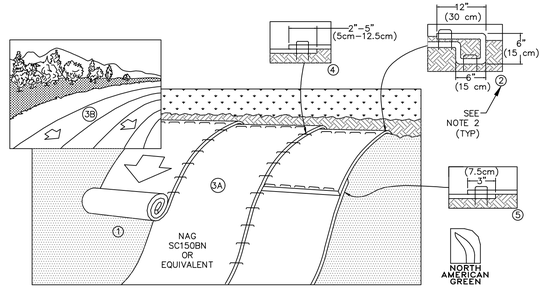
LOCATION:

TAX MAP 77, LOT 106
BARROWS STREET
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
BARROWS STREET PATTERN ZONE SUBDIVISION

TITLE:
EROSION CONTROL NOTES & SPECIFICATIONS

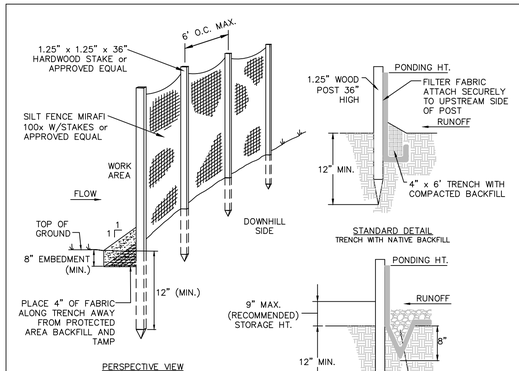
PROJECT No.	DATE:	SCALE:
25-0103-1	JULY 21, 2026	AS SHOWN
SHEET: 10 OF 11		



1. THERE SHALL BE NO PLASTIC, OR MULTI–FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES MATERIAL UTILIZED.
2. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
3. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
4. ROLL THE BLANKETS (A) DOWN or (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/ STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM,STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
5. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"–5" (5cm–12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
6. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH. NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL BLANKET DETAIL

NOT TO SCALE

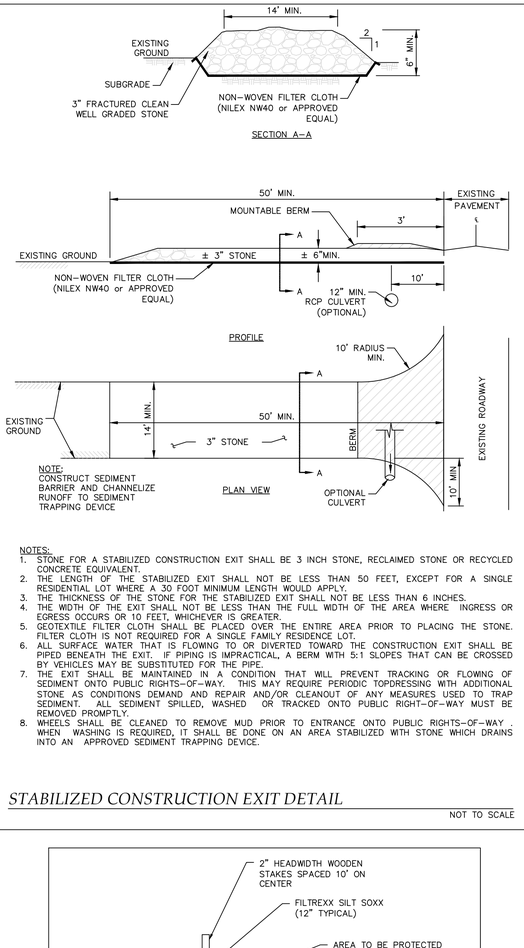


CONSTRUCTION NOTES:
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIE OR STAPLES WHERE NOTED OR AS DIRECTED BY DESIGN ENGINEER.
4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MIDSECTION AND BOTTOM.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
6. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

MAINTENANCE NOTES:
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE–HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SILT FENCE DETAIL

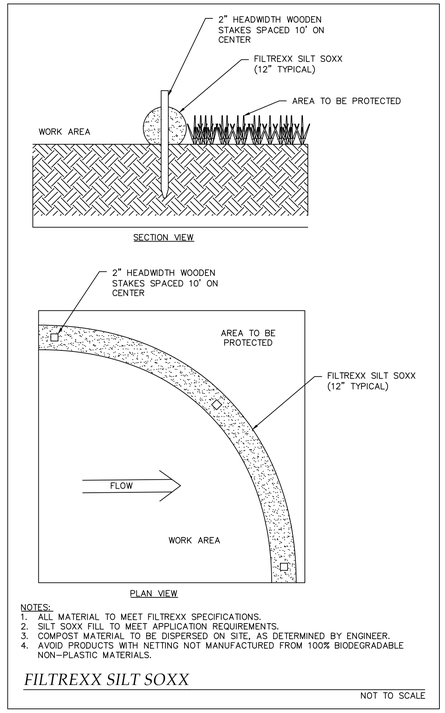
NOT TO SCALE



NOTES:
1. STONE FOR A STABILIZED CONSTRUCTION EXIT SHALL BE 3 INCH STONE, RECLAIMED STONE OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED EXIT SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED EXIT SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE EXIT SHALL NOT BE LESS THAN THE FULL WIDTH OF THE AREA WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO PUBLIC RIGHT–OF–WAY MUST BE REMOVED PROMPTLY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY . WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION EXIT DETAIL

NOT TO SCALE



NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. SILT SOXX FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. AVOID PRODUCTS WITH NETTING NOT MANUFACTURED FROM 100% BIODEGRADABLE NON–PLASTIC MATERIALS.

FILTREXX SILT SOXX

NOT TO SCALE

PERMITTING PLANS

REVISIONS

No.	DATE:	COMMENTS	BY
1	08/03/26	STAFF COMMENTS	RJF

OWNER:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

APPLICANT:
CITY OF LEBANON
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LEBANON, NEW HAMPSHIRE 03766

City of Lebanon
Department of Public Works
193 Dartmouth College Highway
Lebanon, New Hampshire 03766
lebanonnh.gov

STAMP:

RODRICK J FINLEY No. 7468 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

LOCATION:
TAX MAP 77, LOT 106
BARROWS STREET
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
BARROWS STREET PATTERN ZONE SUBDIVISION

TITLE:
EROSION CONTROL DETAILS

PROJECT No.	DATE:	SCALE:
25–0103–1	JULY 21, 2026	AS SHOWN
SHEET:	11 OF 11	

MEMORANDUM

To: City of Lebanon

From: Rodrick Finley, P.E.

Date: June 17, 2026

Re: Barrows Street Pattern Zone Subdivision Hydrology Analysis
0 Barrows Street, Lebanon, NH
Tax Map 77, Lot 106

A Post-Construction Stormwater Analysis was performed for the two proposed stone infiltration trenches. The soil within the trench area was assumed to consist of existing on-site fill material exhibiting characteristics similar to the Windsor Soil Series. The limiting infiltration rate and Hydrologic Soil Group utilized in the hydrologic modeling were obtained from *Ksat Values for New Hampshire Soils*, Society of Soil Scientists of Northern New England Special Publication No. 5 (September 2009). Based on this publication, a saturated hydraulic conductivity (Ksat) value of 6 inches per hour was assigned to the Windsor Soil Series and used as the design infiltration rate.

A Hydrologic Soil Group (HSG) of C was assigned to the entire drainage area based on the attached NRCS Hydrologic Soil Group Report. A post-construction drainage analysis was completed using HydroCAD and the NRCS (SCS) Curve Number methodology. The results of the HydroCAD model indicate that the proposed stone infiltration trenches have sufficient storage and infiltration capacity to fully infiltrate the runoff volume generated by the 1-inch water quality storm event.

Table 1: Peak Flows/Volumes for Stone Infiltration Trenches

Scenario	Qin 1-inch (cfs)	Qout 1-inch (cfs)	Volume In 1-inch (cf)
Post-Construction Flow Stone Infiltration Trench 1 (ST1)	0.16cfs	0 cfs	357 cf [All infiltrated]
Post-Construction Flow Stone Infiltration Trench 2 (ST2) [All infiltrated]	0.07cfs	0 cfs	209 cf [All infiltrated]

A post-construction analysis was also performed at the inlet of the 18-inch southern bypass culvert to determine the peak 25-year storm flow reaching the culvert and to verify that the proposed pipe size provides adequate hydraulic capacity to convey the design flow. The results of this analysis are provided in the attached HydroCAD Report.

The following items are included within the drainage analysis:

- Post-Construction Drainage Figure
- Post-Construction 1-inch Storm HydroCad Full Reports for both Proposed Stone Infiltration Trenches
- Post-Construction 25 Storm HydroCad Full Report for Proposed Bypass Culvert
- NRCS Hydrologic Soil Report
- Ksat Values for New Hampshire Soils, Table A Numerical Legend
- Extreme Precipitation Estimates - Northeast Regional Climate Center

In appreciation of the benefits and limitations related to each of the various methods available to design professionals for estimating peak stormwater discharge rates for use in analysis and design, the TR-20 computer model was used. Values for Time of Concentration used in the analysis were estimated using the methodology contained within USDA-S.C.S. publication Urban Hydrology for Small Watersheds Technical Release No. 55 (TR 55).

All design and analysis calculations performed using the referenced methodologies are attached to this report. These calculations document each catchment area, a breakdown of surface type, time of concentration, rainfall intensity, peak discharge volume, Manning's "n" value, peak velocity, and other descriptive design data for each watershed and pipe segment evaluated. In addition, the Drainage figures graphically define and illustrate the extent of each watershed or catchment area investigated.

Post-Development Drainage Figure

N

HydroCAD LEGEND

DISCHARGE POINT	SN002
DRAINAGE AREA	2S
FLOW LINK	
TIME OF CONCENTRATION	A < B
DRAINAGE AREA	
IMPERVIOUS AREA	

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DIG SAFE
811
CALL TOLL FREE
UTILITIES UNDERGROUND
DAMAGE PREVENTION SYSTEM

PERMITTING PLANS

REVISIONS

No.	DATE	COMMENTS	BY

OWNER:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

APPLICANT:
CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766

City of Lebanon
Department of Public Works
193 Dartmouth College Highway
Lebanon, New Hampshire 03766
lebanonnh.gov

STAMP:

RODRICK J FINLEY No. 7466 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

LOCATION:

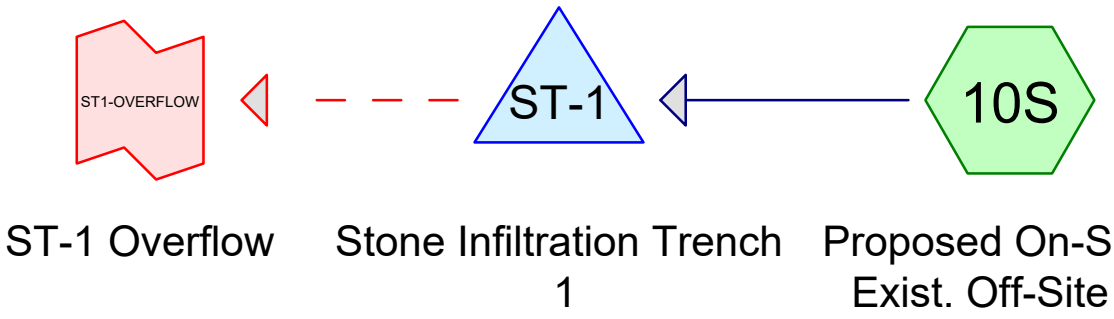
TAX MAP 77, LOT 106
BARROWS STREET
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
BARROWS STREET PATTERN ZONE SUBDIVISION

TITLE:
POST-DEVELOPMENT DRAIN AREAS PLAN

PROJECT No.	DATE:	SCALE:
25-0103-1	JUNE 17, 2026	HORIZ. 1"=30'
SHEET:	1 OF 1	

Post-Development 1-inch Storm HydroCad Summary Report for Proposed Stone Infiltration Trench 1 (ST1)



Subcat Reach Pond Link

Routing Diagram for 26-06-15 _2501031 Barrows PatternZonePOST MODEL
Prepared by Granite Engineering, LLC, Printed 6/16/2026
HydroCAD® 10.20-6a s/n 10978 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC	P2 (inches)
1	1-inch	Type II 24-hr		Default	24.00	1	1.00	2	2.50

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
5,557	74	>75% Grass cover, Good, HSG C - OFF-SITE (10S)
1,232	74	>75% Grass cover, Good, HSG C - ON-SITE (10S)
6,821	98	Paved roads, driveways, HSG C - OFF-SITE (10S)
417	98	Paved roads, sidewalks, patios, HSG C - ON-SITE (10S)
2,212	98	Roofs, HSG C - OFF-SITE (10S)
570	98	Roofs, HSG C - ON-SITE (10S)
108	74	STONE TRENCH, HSG C (10S)
16,917	**88**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
16,917	HSG C	10S
0	HSG D	
0	Other	
16,917		**TOTAL AREA**

Time span=1.00-48.00 hrs, dt=0.01 hrs, 4701 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

Subcatchment10S: Proposed On-Site & Runoff Area=16,917 sf 59.23% Impervious Runoff Depth=0.25"
Flow Length=307' Tc=7.1 min CN=88 Runoff=0.16 cfs 357 cf

Pond ST-1: Stone Infiltration Trench 1 Peak Elev=618.72' Storage=80 cf Inflow=0.16 cfs 357 cf
Discarded=0.05 cfs 357 cf Secondary=0.00 cfs 0 cf Outflow=0.05 cfs 357 cf

Link ST1-OVERFLOW: ST-1 Overflow Inflow=0.00 cfs 0 cf
Primary=0.00 cfs 0 cf

Total Runoff Area = 16,917 sf Runoff Volume = 357 cf Average Runoff Depth = 0.25"
40.77% Pervious = 6,897 sf 59.23% Impervious = 10,020 sf

Summary for Subcatchment 10S: Proposed On-Site & Exist. Off-Site DA

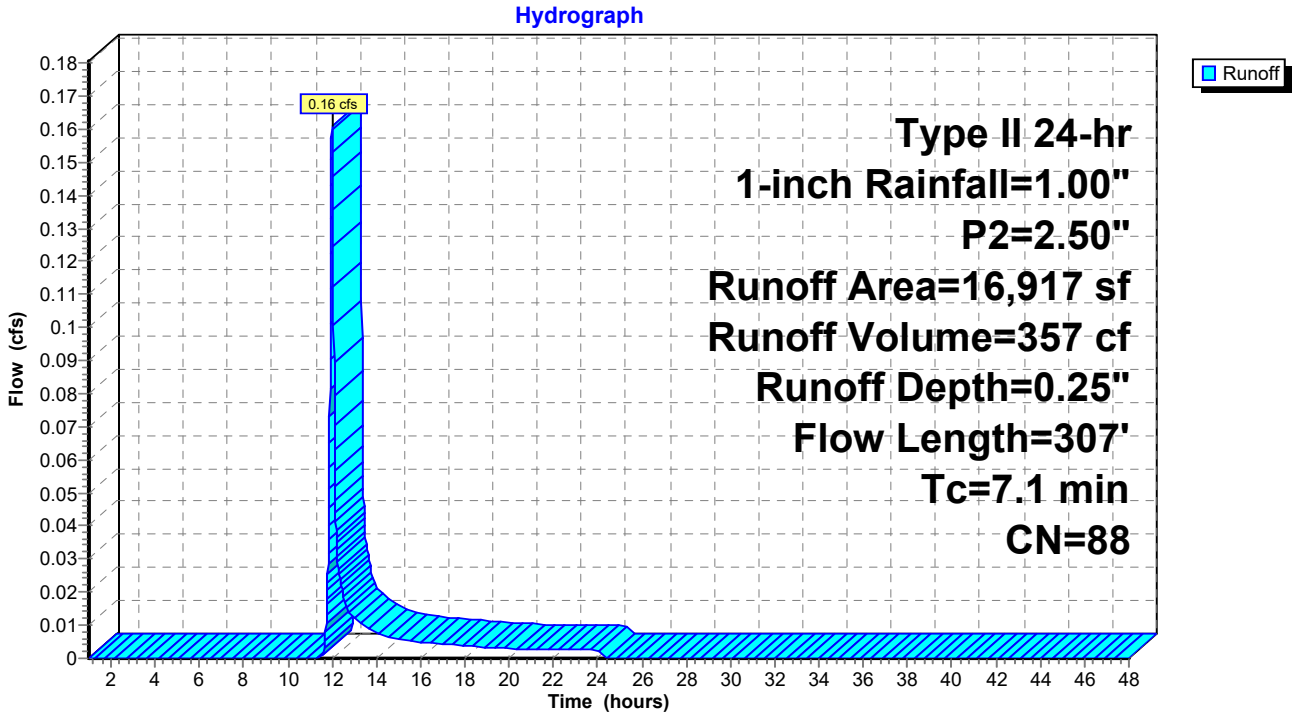
Runoff = 0.16 cfs @ 12.00 hrs, Volume= 357 cf, Depth= 0.25"
Routed to Pond ST-1 : Stone Infiltration Trench 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-inch Rainfall=1.00", P2=2.50"

	Area (sf)	CN	Description
*	1,232	74	>75% Grass cover, Good, HSG C - ON-SITE
*	5,557	74	>75% Grass cover, Good, HSG C - OFF-SITE
*	108	74	STONE TRENCH, HSG C
*	570	98	Roofs, HSG C - ON-SITE
*	2,212	98	Roofs, HSG C - OFF-SITE
*	417	98	Paved roads, sidewalks, patios, HSG C - ON-SITE
*	6,821	98	Paved roads, driveways, HSG C - OFF-SITE
	16,917	88	Weighted Average
	6,897		40.77% Pervious Area
	10,020		59.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	50	0.0300	0.15		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 2.50"
0.5	52	0.0700	1.85		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
1.2	205	0.0200	2.87		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
7.1	307	Total			

Subcatchment 10S: Proposed On-Site & Exist. Off-Site DA



Summary for Pond ST-1: Stone Infiltration Trench 1

Inflow Area = 16,917 sf, 59.23% Impervious, Inflow Depth = 0.25" for 1-inch event
Inflow = 0.16 cfs @ 12.00 hrs, Volume= 357 cf
Outflow = 0.05 cfs @ 12.14 hrs, Volume= 357 cf, Atten= 71%, Lag= 8.8 min
Discarded = 0.05 cfs @ 12.14 hrs, Volume= 357 cf
Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0 cf
Routed to Link ST1-OVERFLOW : ST-1 Overflow

Routing by Dyn-Stor-Ind method, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 618.72' @ 12.14 hrs Surf.Area= 110 sf Storage= 80 cf
Flood Elev= 619.00' Surf.Area= 110 sf Storage= 92 cf

Plug-Flow detention time= 12.0 min calculated for 357 cf (100% of inflow)
Center-of-Mass det. time= 12.0 min (887.0 - 875.0)

Volume	Invert	Avail.Storage	Storage Description
#1	616.90'	92 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

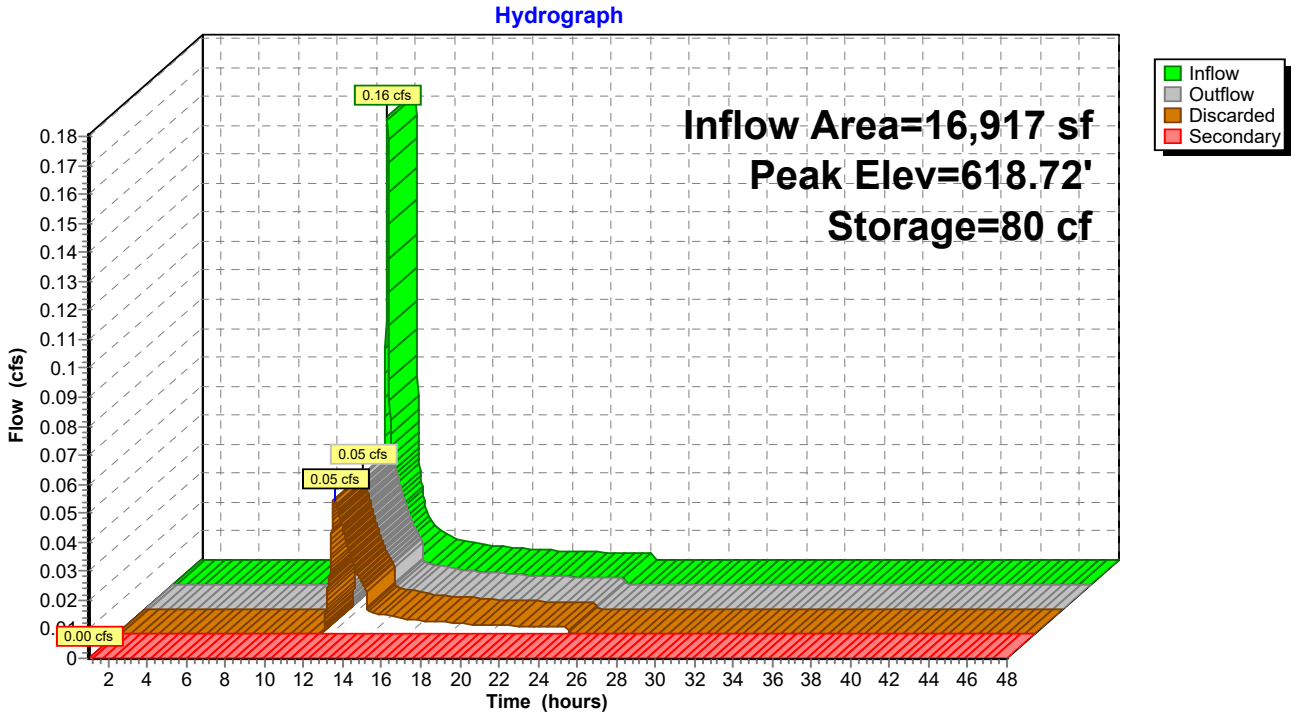
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
616.90	110	0.0	0	0
618.90	110	40.0	88	88
619.00	110	40.0	4	92

Device	Routing	Invert	Outlet Devices
#1	Discarded	616.90'	**6.000 in/hr Infiltratiion over Surface area** Conductivity to Groundwater Elevation = 616.00' Phase-In= 0.01'
#2	Secondary	618.90'	**Overflow, Cv= 2.62 (C= 3.28)** Head (feet) 0.00 0.20 Width (feet) 93.00 93.00

Discarded OutFlow Max=0.05 cfs @ 12.14 hrs HW=618.72' (Free Discharge)
1=Infiltratiion (Controls 0.05 cfs)

Secondary OutFlow Max=0.00 cfs @ 1.00 hrs HW=616.90' TW=0.00' (Dynamic Tailwater)
2=Overflow (Controls 0.00 cfs)

Pond ST-1: Stone Infiltration Trench 1

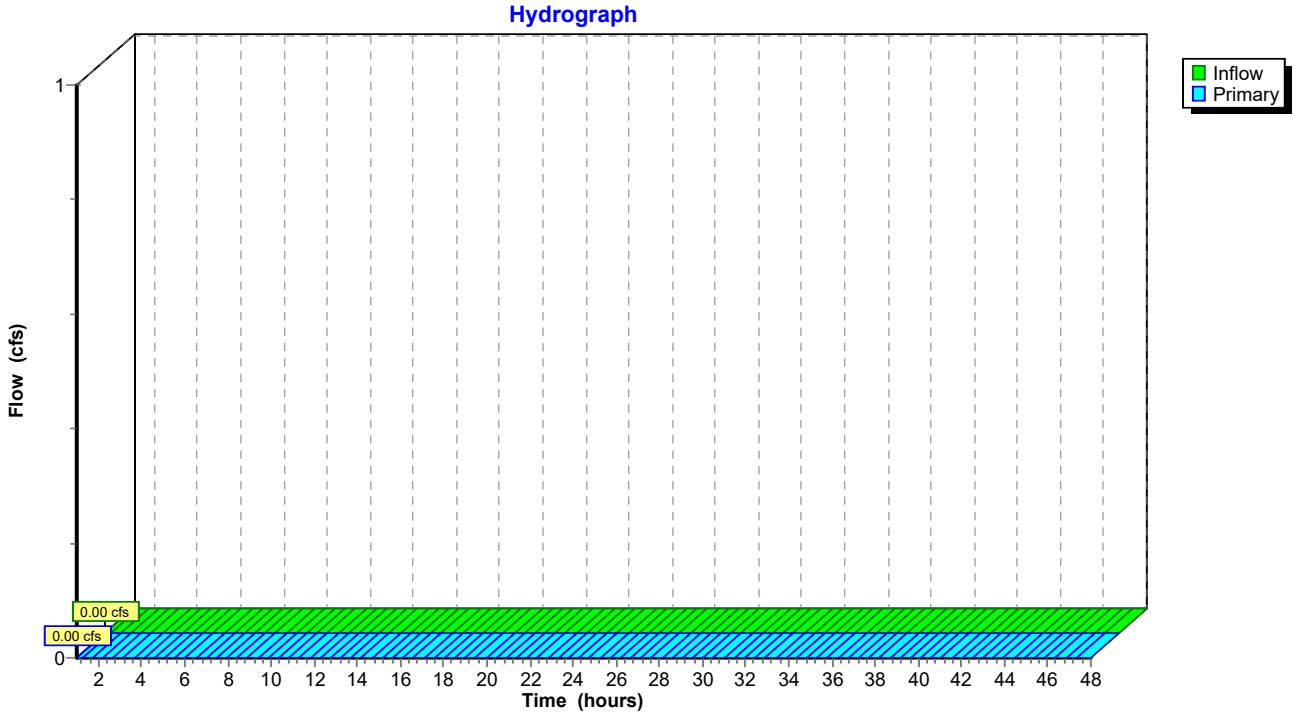


Summary for Link ST1-OVERFLOW: ST-1 Overflow

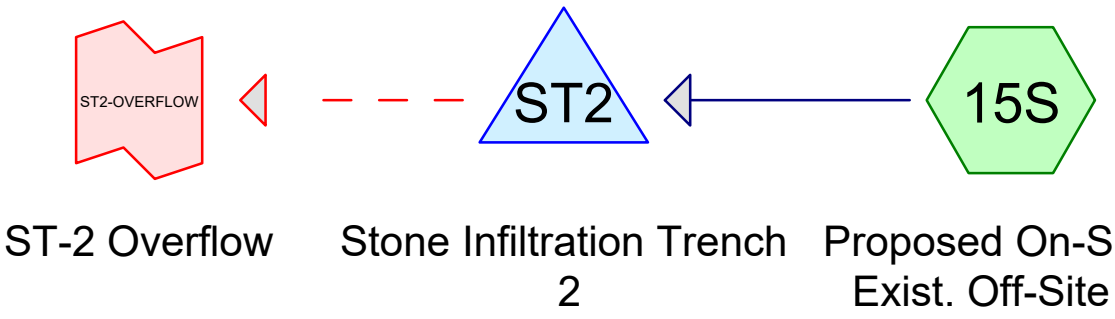
Inflow = 0.00 cfs @ 1.00 hrs, Volume= 0 cf
Primary = 0.00 cfs @ 1.00 hrs, Volume= 0 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs

Link ST1-OVERFLOW: ST-1 Overflow



Post-Development 1-inch Storm HydroCad Summary Report for Proposed Stone Infiltration Trench 2 (ST2)



Subcat Reach Pond Link

Routing Diagram for 26-06-15 _2501031 Barrows PatternZonePOST MODEL
Prepared by Granite Engineering, LLC, Printed 6/16/2026
HydroCAD® 10.20-6a s/n 10978 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC	P2 (inches)
1	1-inch	Type II 24-hr		Default	24.00	1	1.00	2	2.50

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
4,399	74	>75% Grass cover, Good, HSG C - OFF-SITE (15S)
7,047	74	>75% Grass cover, Good, HSG C - ON-SITE (15S)
22	98	Paved roads, driveways, HSG C - OFF-SITE (15S)
4,370	98	Paved roads, sidewalks, patios, HSG C - ON-SITE (15S)
713	98	Roofs, HSG C - OFF-SITE (15S)
2,280	98	Roofs, HSG C - ON-SITE (15S)
185	74	STONE TRENCH, HSG C (15S)
19,016	**83**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
19,016	HSG C	15S
0	HSG D	
0	Other	
19,016		**TOTAL AREA**

Time span=1.00-48.00 hrs, dt=0.01 hrs, 4701 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

Subcatchment15S: Proposed On-Site & Runoff Area=19,016 sf 38.84% Impervious Runoff Depth=0.13"
Flow Length=203' Tc=7.5 min CN=83 Runoff=0.07 cfs 209 cf

Pond ST2: Stone Infiltration Trench 2 Peak Elev=617.19' Storage=22 cf Inflow=0.07 cfs 209 cf
Discarded=0.03 cfs 209 cf Secondary=0.00 cfs 0 cf Outflow=0.03 cfs 209 cf

Link ST2-OVERFLOW: ST-2 Overflow Inflow=0.00 cfs 0 cf
Primary=0.00 cfs 0 cf

Total Runoff Area = 19,016 sf Runoff Volume = 209 cf Average Runoff Depth = 0.13"
61.16% Pervious = 11,631 sf 38.84% Impervious = 7,385 sf

Summary for Subcatchment 15S: Proposed On-Site & Exist. Off-Site DA

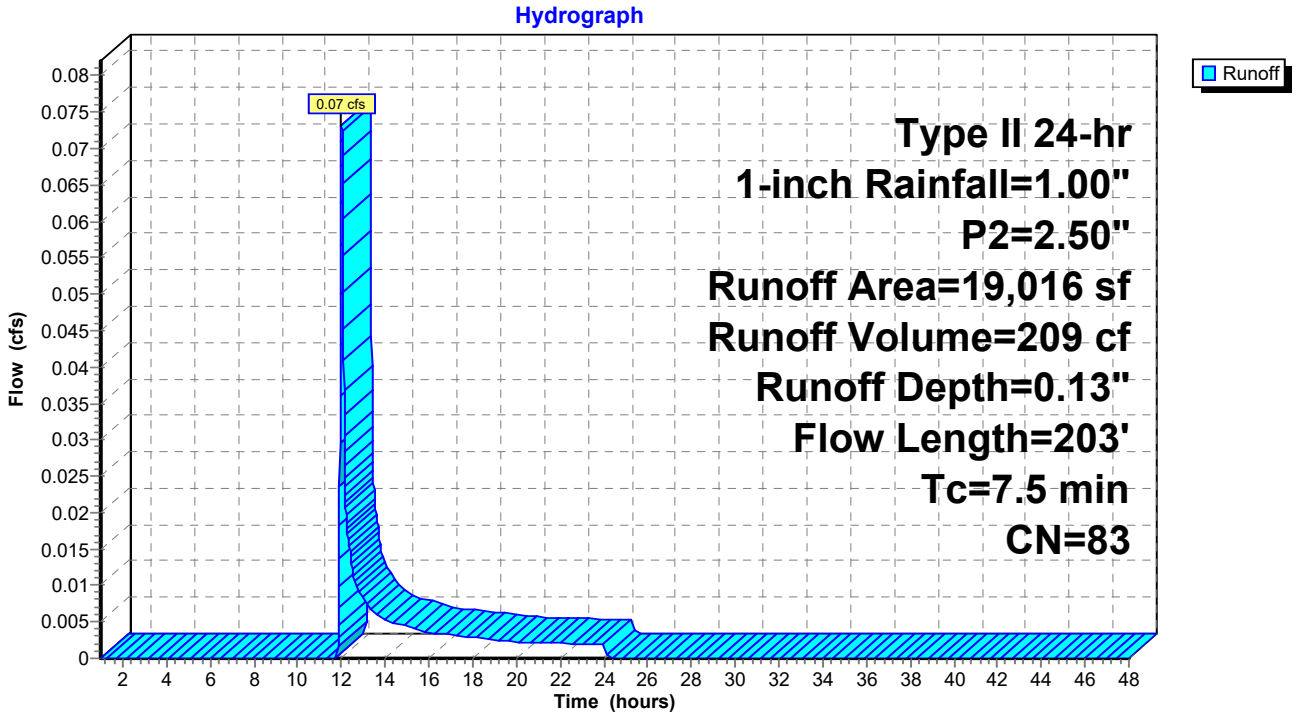
Runoff = 0.07 cfs @ 12.02 hrs, Volume= 209 cf, Depth= 0.13"
Routed to Pond ST2 : Stone Infiltration Trench 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-inch Rainfall=1.00", P2=2.50"

	Area (sf)	CN	Description
*	7,047	74	>75% Grass cover, Good, HSG C - ON-SITE
*	4,399	74	>75% Grass cover, Good, HSG C - OFF-SITE
*	185	74	STONE TRENCH, HSG C
*	2,280	98	Roofs, HSG C - ON-SITE
*	713	98	Roofs, HSG C - OFF-SITE
*	4,370	98	Paved roads, sidewalks, patios, HSG C - ON-SITE
*	22	98	Paved roads, driveways, HSG C - OFF-SITE
	19,016	83	Weighted Average
	11,631		61.16% Pervious Area
	7,385		38.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.8	50	0.0250	0.14		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 2.50"
0.5	51	0.0600	1.71		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
0.9	60	0.0250	1.11		**Shallow Concentrated Flow, C-D** Short Grass Pasture Kv= 7.0 fps
0.3	42	0.0100	2.03		**Shallow Concentrated Flow, D-E** Paved Kv= 20.3 fps
7.5	203	Total			

Subcatchment 15S: Proposed On-Site & Exist. Off-Site DA



Summary for Pond ST2: Stone Infiltration Trench 2

Inflow Area = 19,016 sf, 38.84% Impervious, Inflow Depth = 0.13" for 1-inch event
Inflow = 0.07 cfs @ 12.02 hrs, Volume= 209 cf
Outflow = 0.03 cfs @ 12.15 hrs, Volume= 209 cf, Atten= 64%, Lag= 8.1 min
Discarded = 0.03 cfs @ 12.15 hrs, Volume= 209 cf
Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0 cf
Routed to Link ST2-OVERFLOW : ST-2 Overflow

Routing by Dyn-Stor-Ind method, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 617.19' @ 12.15 hrs Surf.Area= 185 sf Storage= 22 cf
Flood Elev= 619.00' Surf.Area= 185 sf Storage= 155 cf

Plug-Flow detention time= 3.1 min calculated for 209 cf (100% of inflow)
Center-of-Mass det. time= 3.1 min (921.3 - 918.2)

Volume	Invert	Avail.Storage	Storage Description
#1	616.90'	155 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

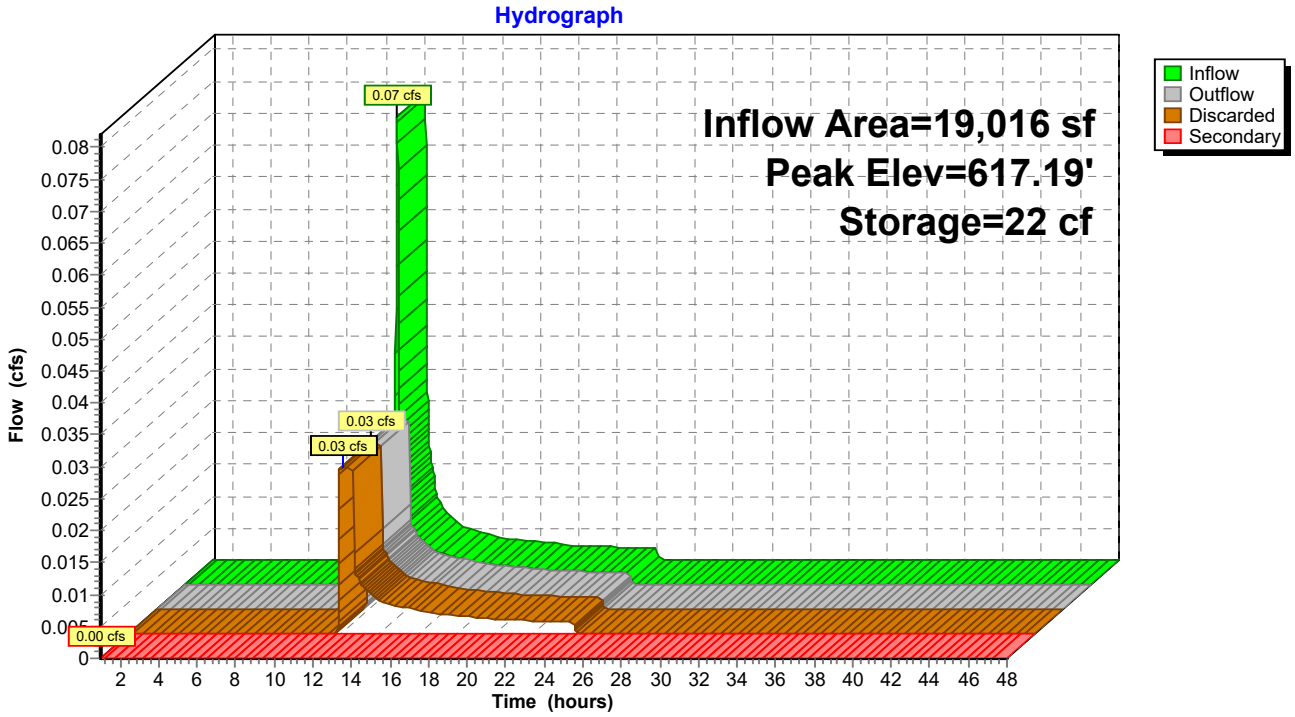
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
616.90	185	0.0	0	0
618.90	185	40.0	148	148
619.00	185	40.0	7	155

Device	Routing	Invert	Outlet Devices
#1	Discarded	616.90'	**6.000 in/hr Infiltratiion over Surface area** Conductivity to Groundwater Elevation = 600.00' Phase-In= 0.01'
#2	Secondary	618.90'	**Overflow, Cv= 2.62 (C= 3.28)** Head (feet) 0.00 0.20 Width (feet) 93.00 93.00

Discarded OutFlow Max=0.03 cfs @ 12.15 hrs HW=617.19' (Free Discharge)
1=Infiltratiion (Controls 0.03 cfs)

Secondary OutFlow Max=0.00 cfs @ 1.00 hrs HW=616.90' TW=0.00' (Dynamic Tailwater)
2=Overflow (Controls 0.00 cfs)

Pond ST2: Stone Infiltration Trench 2

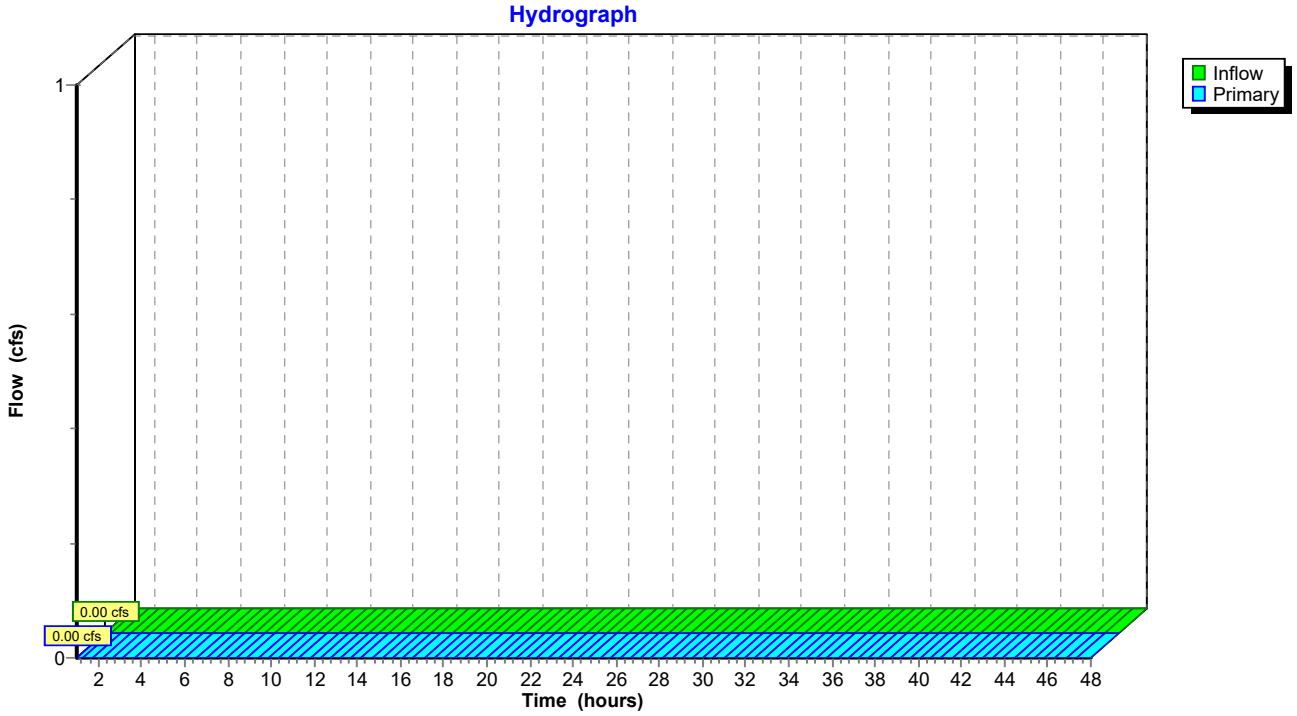


Summary for Link ST2-OVERFLOW: ST-2 Overflow

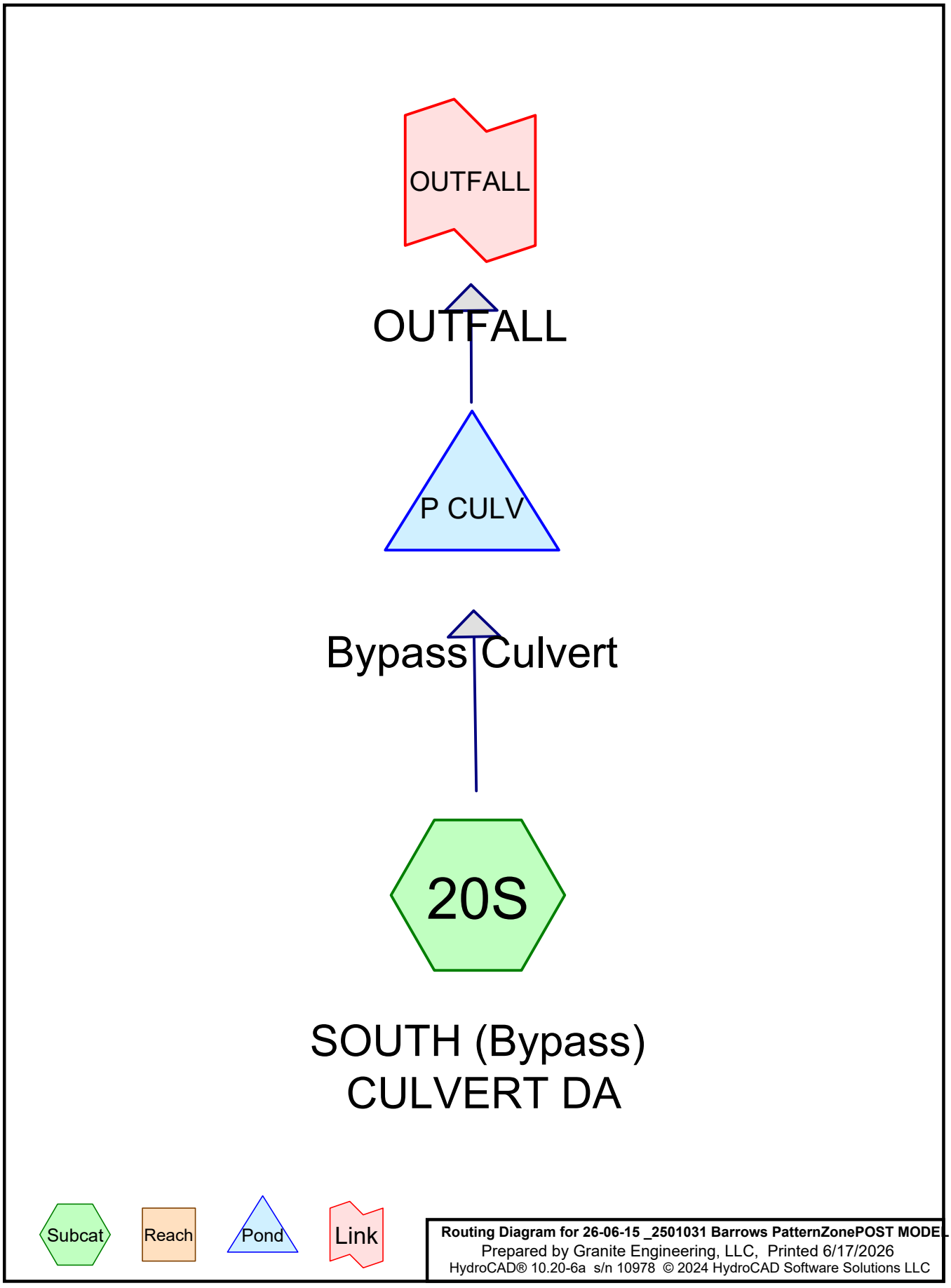
Inflow = 0.00 cfs @ 1.00 hrs, Volume= 0 cf
Primary = 0.00 cfs @ 1.00 hrs, Volume= 0 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs

Link ST2-OVERFLOW: ST-2 Overflow



Post-Construction 25 Storm HydroCad Full Report for Proposed Bypass Culvert (P Culv)


OUTFALL
OUTFALL
P CULV
Bypass Culvert
20S
SOUTH (Bypass)
CULVERT DA
Subcat
Reach
Pond
Link
Routing Diagram for 26-06-15 _2501031 Barrows PatternZonePOST MODEL
Prepared by Granite Engineering, LLC, Printed 6/17/2026
HydroCAD® 10.20-6a s/n 10978 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC	P2 (inches)
1	25YR	Type II 24-hr		Default	24.00	1	4.40	2	2.50

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
64,919	74	>75% Grass cover, Good, HSG C - OFF-SITE (20S)
2,138	74	>75% Grass cover, Good, HSG C - ON-SITE (20S)
11,172	98	Paved roads, driveways, HSG C - OFF-SITE (20S)
10,334	98	Roofs, HSG C - OFF-SITE (20S)
10,914	70	Woods, Good, HSG C (20S)
99,477	**79**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
99,477	HSG C	20S
0	HSG D	
0	Other	
99,477		**TOTAL AREA**

Time span=1.00-48.00 hrs, dt=0.01 hrs, 4701 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

Subcatchment20S: SOUTH (Bypass) Runoff Area=99,477 sf 21.62% Impervious Runoff Depth=2.29"
Flow Length=412' Tc=8.5 min CN=79 Runoff=8.52 cfs 19,007 cf

Pond P CULV: Bypass Culvert Peak Elev=619.59' Storage=605 cf Inflow=8.52 cfs 19,007 cf
18.0" Round Culvert n=0.013 L=100.0' S=0.0200 '/' Outflow=7.82 cfs 19,007 cf

Link OUTFALL: OUTFALL Inflow=7.82 cfs 19,007 cf
Primary=7.82 cfs 19,007 cf

Total Runoff Area = 99,477 sf Runoff Volume = 19,007 cf Average Runoff Depth = 2.29"
78.38% Pervious = 77,971 sf 21.62% Impervious = 21,506 sf

Summary for Subcatchment 20S: SOUTH (Bypass) CULVERT DA

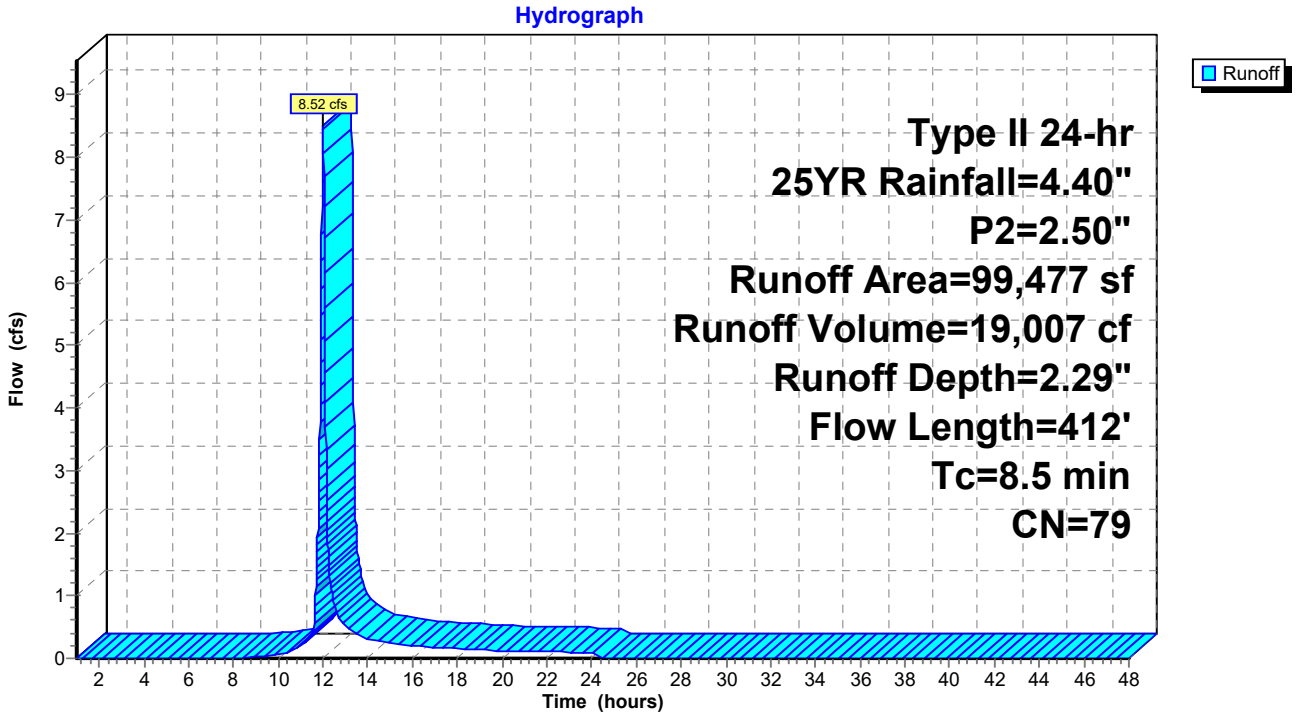
Runoff = 8.52 cfs @ 12.00 hrs, Volume= 19,007 cf, Depth= 2.29"
Routed to Pond P CULV : Bypass Culvert

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs
Type II 24-hr 25YR Rainfall=4.40", P2=2.50"

	Area (sf)	CN	Description
*	2,138	74	>75% Grass cover, Good, HSG C - ON-SITE
*	64,919	74	>75% Grass cover, Good, HSG C - OFF-SITE
	10,914	70	Woods, Good, HSG C
*	10,334	98	Roofs, HSG C - OFF-SITE
*	11,172	98	Paved roads, driveways, HSG C - OFF-SITE
	99,477	79	Weighted Average
	77,971		78.38% Pervious Area
	21,506		21.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	50	0.0300	0.15		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 2.50"
1.1	155	0.1100	2.32		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
0.1	31	0.0400	4.06		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
0.5	65	0.0850	2.04		**Shallow Concentrated Flow, D-E** Short Grass Pasture Kv= 7.0 fps
1.3	96	0.0600	1.22		**Shallow Concentrated Flow, E-F** Woodland Kv= 5.0 fps
0.1	15	0.1300	2.52		**Shallow Concentrated Flow, G-H** Short Grass Pasture Kv= 7.0 fps
8.5	412	Total			

Subcatchment 20S: SOUTH (Bypass) CULVERT DA



Summary for Pond P CULV: Bypass Culvert

[44] Hint: Outlet device #1 is below defined storage

Inflow Area = 99,477 sf, 21.62% Impervious, Inflow Depth = 2.29" for 25YR event
Inflow = 8.52 cfs @ 12.00 hrs, Volume= 19,007 cf
Outflow = 7.82 cfs @ 12.04 hrs, Volume= 19,007 cf, Atten= 8%, Lag= 2.1 min
Primary = 7.82 cfs @ 12.04 hrs, Volume= 19,007 cf
Routed to Link OUTFALL : OUTFALL

Routing by Dyn-Stor-Ind method, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 619.59' @ 12.04 hrs Surf.Area= 1,027 sf Storage= 605 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 0.3 min (829.7 - 829.4)

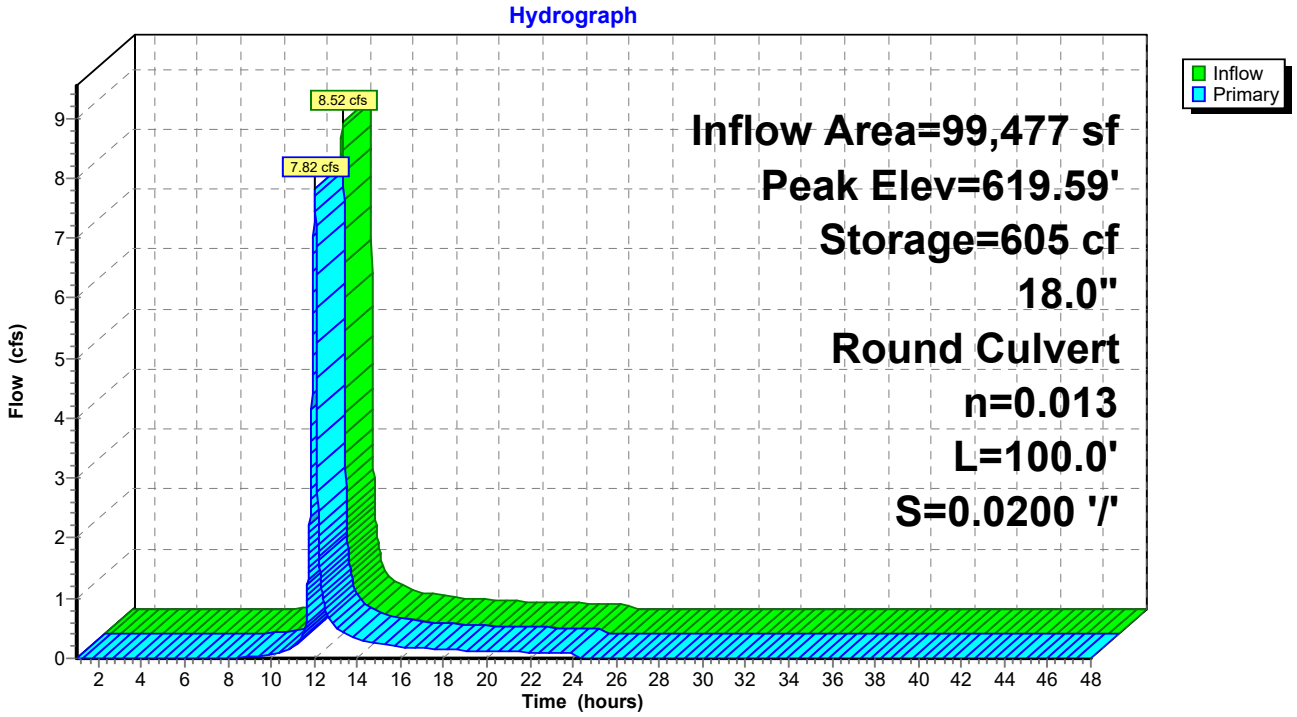
Volume	Invert	Avail.Storage	Storage Description
#1	618.50'	11,637 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
618.50	64	31.0	0	0	64
619.00	570	157.8	137	137	1,970
620.00	1,417	196.4	962	1,099	3,072
622.00	4,301	320.0	5,458	6,557	8,177
623.00	5,900	360.0	5,079	11,637	10,368

Device	Routing	Invert	Outlet Devices
#1	Primary	618.00'	**18.0" Round Bypass Culvert** L= 100.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 618.00' / 616.00' S= 0.0200 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=7.81 cfs @ 12.04 hrs HW=619.59' TW=0.00' (Dynamic Tailwater)
1=Bypass Culvert (Inlet Controls 7.81 cfs @ 4.42 fps)

Pond P CULV: Bypass Culvert

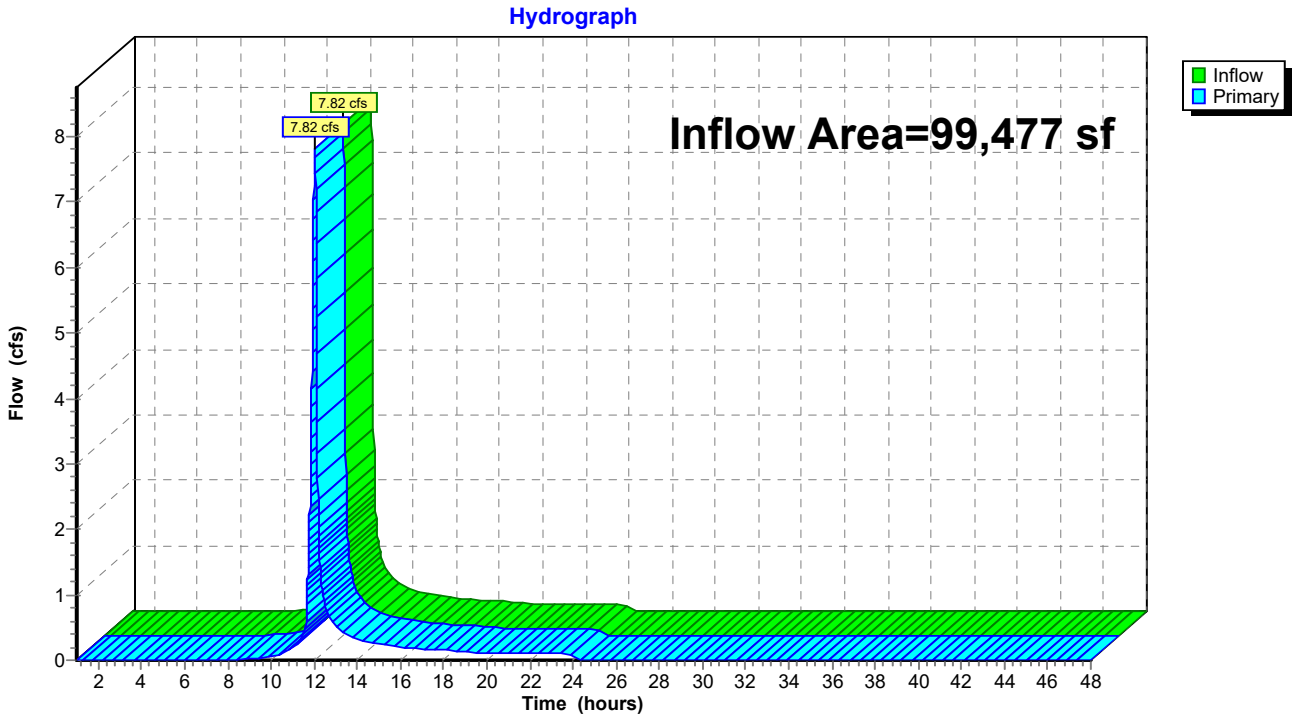


Summary for Link OUTFALL: OUTFALL

Inflow Area = 99,477 sf, 21.62% Impervious, Inflow Depth = 2.29" for 25YR event
Inflow = 7.82 cfs @ 12.04 hrs, Volume= 19,007 cf
Primary = 7.82 cfs @ 12.04 hrs, Volume= 19,007 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs

Link OUTFALL: OUTFALL



NRCS Hydrologic Soil Report

Soil Map—Grafton County, New Hampshire
(Barrows Street Housing)

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 28, Sep 3, 2024

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

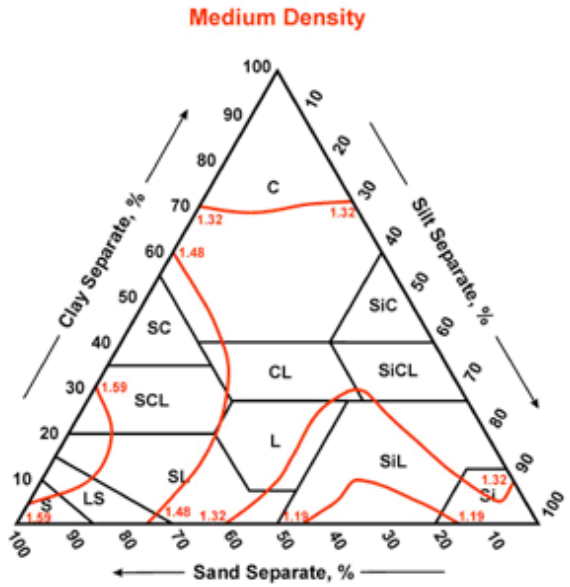
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

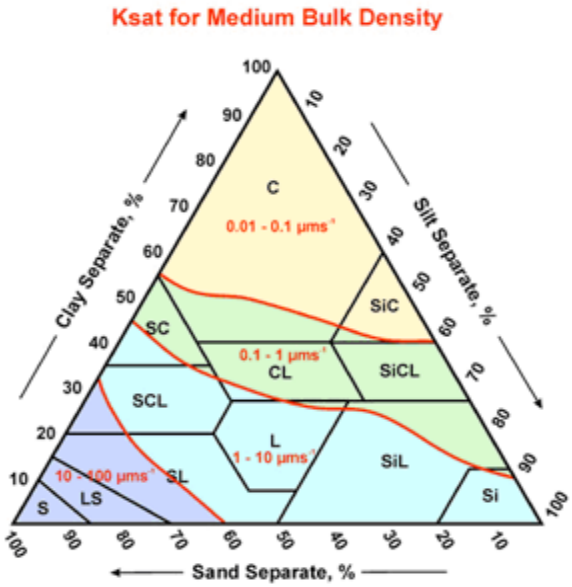
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
330C	Bernardston silt loam, 8 to 15 percent slopes	1.3	100.0%
Totals for Area of Interest		**1.3**	**100.0%**

Ksat Values for New Hampshire Soils

K_{sat} VALUES
FOR
NEW HAMPSHIRE SOILS
(Including Hydrologic and DES Soil Lot Sizing Groups)





From: Guide for Estimating Ksat from Soil Properties (**Exhibit 618-9**). (http://soils.usda.gov/technical/handbook/contents/part618ex.html)

Sponsored by the Society of Soil Scientists of Northern New England
SSSNNE Special Publication No. 5
September, 2009

Soil Series	legend number	Ksat low - B in/hr	Ksat high - B in/hr	Ksat low - C in/hr	Ksat high - C in/hr	Hyd. Grp.	Group	Land Form	Temp.	Soil Textures	Spodosol ?	Other
Suffield	536	0.6	2.0	0.00	0.2	C	3	Sandy/loamy over silt/clay	mesic	silty over clayey	no	deep to clay C
Sunapee	168	0.6	2.0	0.60	6.0	B	3	Loose till, loamy textures	frigid	loamy	yes	
Sunapee var	269	0.6	2.0	0.60	6.0	B	3	Loose till, loamy textures	frigid	loamy	yes	frigid dystrudept
Suncook	2	6.0	20.0	6.00	20.0	A	1	Flood Plain (Bottomland)	mesic	sandy	no	occasionally flooded
Suncook	402	6.0	20.0	6.00	20.0	A	1	Flood Plain (Bottomland)	mesic	sandy	no	frequent flooding
Sunday	102	6.0	20.0	6.00	20.0	A	1	Flood Plain (Bottomland)	frigid	sandy	no	occasionally flooded
Sunday	202	6.0	20.0	6.00	20.0	A	1	Flood Plain (Bottomland)	frigid	sandy	no	frequently flooded
Surplus	669	0.6	2.0	0.00	0.6	C	3	Firm, platy, loamy till	cryic	loamy	yes	mwd, sandy loam in Cd
Sutton	68	0.6	6.0	0.60	6.0	B	3	Loose till, loamy textures	mesic	loamy	no	
Swanton	438	2.0	6.0	0.00	0.2	C	5	Sandy/loamy over silt/clay	frigid	co. loamy over clayey	no	
Telos	123	0.6	2.0	0.02	0.2	C	3	Firm, platy, silty till, schist & phyllite	frigid	loamy	yes	channery silt loam in Cd
Thorndike	84	0.6	2.0	0.60	2.0	C/D	4	Friable till, silty, schist & phyllite	frigid	loamy-skeletal	yes	less than 20 in. deep
Timakwa	393			6.00	100.0	D	6	Organic Materials - Freshwater	mesic	sandy or sandy-skeletal	no	organic over sand
Tunbridge	99	0.6	6.0	0.60	6.0	C	4	Loose till, bedrock	frigid	loamy	yes	20 to 40 in. deep
Unadilla	30	0.6	2.0	2.00	20.0	B	2	Terraces and glacial lake plains	mesic	silty	no	silty over gravelly
Vassalboro	150					D	6	Organic Materials - Freshwater	frigid	peat	no	deep organic
Walpole	546	2.0	6.0	6.00	20.0	C	5	Outwash and Stream Terraces	mesic	sandy	no	
Wareham	34	6.0	20.0	6.00	20.0	C	5	Outwash and Stream Terraces	mesic	sandy	no	
Warwick	210	2.0	6.0	20.00	100.0	A	1	Outwash and Stream Terraces	mesic	loamy-skeletal	no	loamy over slate gravel
Waskish	195					D	6	Organic Materials - Freshwater	frigid	peat	no	deep organic
Waumbeck	58	2.0	20.0	6.00	20.0	B	3	Loose till, sandy textures	frigid	sandy-skeletal	yes	very cobbly loamy sand
Westbrook	597			0.00	2.0	D	6	Tidal Flat	mesic	loamy	no	organic over loam
Whitman	49	0.0	0.2	0.00	0.2	D	6	Firm, platy, loamy till	mesic	loamy	no	mucky loam
Windsor	26	6.0	20.0	6.00	20.0	A	1	Outwash and Stream Terraces	mesic	sandy	no	
Winnecook	88	0.6	2.0	0.60	2.0	C	4	Friable till, silty, schist & phyllite	frigid	loamy-skeletal	yes	20 to 40 in. deep
Winooski	9	0.6	6.0	0.60	6.0	B		Flood Plain (Bottom Land)	mesic	silty over loamy	no	
Winooski	103	0.6	6.0	0.60	6.0	B	3	Flood Plain (Bottom Land)	mesic	silty	no	very fine sandy loam
Wonsqueak	995			0.20	2.0	D	6	Organic Materials - Freshwater	frigid	loamy	no	organic over loam
Woodbridge	29	0.6	2.0	0.00	0.6	C	3	Firm, platy, loamy till	mesic	loamy	no	sandy loam in Cd
Woodstock	93	2.0	6.0	2.00	6.0	C/D	4	Loose till, bedrock	frigid	loamy	no	less than 20 in. deep

no longer recognized
organic materials

Extreme Precipitation Estimates - Northeast Regional Climate Center

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point

Smoothing	Yes
State	New Hampshire
Location	New Hampshire, United States
Latitude	43.650 degrees North
Longitude	72.256 degrees West
Elevation	180 feet
Date/Time	Fri Jan 24 2025 13:28:09 GMT-0500 (Eastern Standard Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day
1yr	0.26	0.40	0.50	0.66	0.82	1.02	**1yr**	0.71	0.93	1.17	1.43	1.76	2.15	2.42	**1yr**	1.90	2.32	2.69
2yr	0.31	0.47	0.59	0.78	0.98	1.22	**2yr**	0.84	1.11	1.39	1.70	2.07	2.50	2.81	**2yr**	2.21	2.70	3.15
5yr	0.37	0.57	0.71	0.96	1.22	1.53	**5yr**	1.06	1.40	1.75	2.13	2.57	3.07	3.47	**5yr**	2.71	3.34	3.86
10yr	0.41	0.65	0.82	1.11	1.45	1.83	**10yr**	1.25	1.67	2.09	2.54	3.03	3.58	4.08	**10yr**	3.17	3.92	4.52
25yr	0.49	0.78	0.99	1.37	1.82	2.30	**25yr**	1.57	2.11	2.63	3.18	3.77	4.40	5.05	**25yr**	3.90	4.85	5.55
50yr	0.56	0.90	1.15	1.61	2.16	2.74	**50yr**	1.86	2.51	3.14	3.78	4.45	5.15	5.93	**50yr**	4.56	5.71	6.49
100yr	0.63	1.03	1.33	1.88	2.56	3.27	**100yr**	2.21	3.00	3.75	4.49	5.24	6.02	6.98	**100yr**	5.33	6.71	7.59
200yr	0.73	1.20	1.55	2.21	3.05	3.90	**200yr**	2.63	3.58	4.46	5.32	6.18	7.05	8.21	**200yr**	6.24	7.89	8.89
500yr	0.88	1.45	1.89	2.74	3.84	4.91	**500yr**	3.31	4.54	5.62	6.66	7.68	8.68	10.18	**500yr**	7.68	9.79	10.95

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day
1yr	0.24	0.36	0.44	0.60	0.73	0.82	**1yr**	0.63	0.80	0.99	1.19	1.59	1.92	2.17	**1yr**	1.70	2.09	2.44
2yr	0.30	0.46	0.56	0.76	0.94	1.10	**2yr**	0.81	1.08	1.24	1.62	2.06	2.45	2.75	**2yr**	2.17	2.65	3.09
5yr	0.34	0.52	0.65	0.89	1.13	1.32	**5yr**	0.98	1.29	1.49	1.90	2.41	2.90	3.27	**5yr**	2.57	3.15	3.65
10yr	0.37	0.57	0.71	1.00	1.29	1.49	**10yr**	1.11	1.46	1.68	2.16	2.70	3.29	3.74	**10yr**	2.92	3.60	4.14
25yr	0.43	0.65	0.81	1.16	1.53	1.76	**25yr**	1.32	1.72	1.97	2.52	3.13	3.90	4.46	**25yr**	3.45	4.29	4.90
50yr	0.47	0.71	0.89	1.27	1.71	1.99	**50yr**	1.48	1.95	2.20	2.85	3.51	4.43	5.09	**50yr**	3.92	4.90	5.56
100yr	0.52	0.78	0.98	1.41	1.94	2.24	**100yr**	1.67	2.19	2.47	3.19	3.94	5.02	5.81	**100yr**	4.45	5.59	6.31
200yr	0.57	0.85	1.08	1.57	2.19	2.53	**200yr**	1.89	2.47	2.76	3.60	4.46	5.70	6.64	**200yr**	5.04	6.38	7.19
500yr	0.65	0.97	1.24	1.80	2.57	2.94	**500yr**	2.21	2.88	3.18	4.19	5.23	6.75	7.93	**500yr**	5.98	7.63	8.54

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day
1yr	0.29	0.45	0.54	0.73	0.90	1.03	**1yr**	0.78	1.01	1.19	1.52	1.89	2.32	2.63	**1yr**	2.05	2.53	2.88
2yr	0.32	0.49	0.61	0.82	1.01	1.19	**2yr**	0.88	1.17	1.36	1.73	2.18	2.57	2.87	**2yr**	2.27	2.76	3.23
5yr	0.40	0.61	0.76	1.04	1.33	1.56	**5yr**	1.15	1.53	1.73	2.16	2.72	3.24	3.66	**5yr**	2.87	3.52	4.08
10yr	0.48	0.73	0.91	1.27	1.64	1.94	**10yr**	1.42	1.90	2.14	2.61	3.22	3.88	4.41	**10yr**	3.43	4.24	4.89
25yr	0.61	0.93	1.16	1.65	2.17	2.60	**25yr**	1.87	2.55	2.84	3.34	4.05	4.94	5.66	**25yr**	4.37	5.45	6.20
50yr	0.73	1.12	1.39	2.00	2.69	3.25	**50yr**	2.32	3.18	3.54	4.02	4.82	5.91	6.84	**50yr**	5.23	6.57	7.43
100yr	0.89	1.34	1.68	2.43	3.34	4.08	**100yr**	2.88	3.99	4.42	4.85	5.75	7.09	8.26	**100yr**	6.28	7.95	8.91
200yr	1.08	1.62	2.05	2.97	4.15	5.11	**200yr**	3.58	4.99	5.52	5.86	6.86	8.50	9.98	**200yr**	7.53	9.59	10.69
500yr	1.40	2.08	2.67	3.89	5.52	6.91	**500yr**	4.77	6.76	7.42	7.52	8.62	10.84	12.82	**500yr**	9.59	12.33	13.59

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PLANNING BOARD

August 10, 2026 Meeting

Staff Memorandum – PB2026-37-SPA / PB2026-38-CUP

APPLICATION INFORMATION

Agenda Items: 3.H / 3.I

Application ID:
PB2026-37-SPA / PB2026-38-CUP

Application Type:
Amendment to approved Site Plan for a proposed 80-unit affordable housing development, and Conditional Use Permit to "waive" the minimum height requirement applicable to the street level story of the proposed building

Property Location & Tax Map:
20 Spencer St (Tax Map 92, Lot 31)

Applicant: The Muse Lebanon, LLC

Property Owner:
City of Lebanon

Property Size:
+/-1.92 acres (83,729 sq. ft.)

Zoning District:
Lebanon Downtown (LD) District

Overlay District(s):
Floodplain District

Future Land Use Map:
Central Business District

Existing Use & Improvements:
Vacant; formerly occupied by the City's Department of Public Works facility

Proposed Use & Improvements:
+/-76,278 sq. ft. (formerly +/-76,064 sq. ft.) multi-family building with 80 affordable housing units, together with parking, utilities, and other related site improvements

Staff Attachments:

- Notice of Action dated 9/17/24 for PB2024-36-SPR

LEGAL NOTICES

The Muse Lebanon, LLC (applicant), City of Lebanon (property owner), 20 Spencer Street (Tax Map 92, Lot 31), zoned LD: Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests modifications to a Site Plan for a proposed 80-unit multi-family dwelling, originally approved on September 16, 2024 (PB2024-36-SPR), including minor site layout changes and the removal of condition of approval #25 requiring an on-site playground area. PB2026-37-SPA

The Muse Lebanon, LLC (applicant), City of Lebanon (property owner), 20 Spencer Street (Tax Map 92, Lot 31), zoned LD: For the 80-unit multi-family development approved on September 16, 2024 (PB2024-36-SPR), applicant requests a Conditional Use Permit pursuant to Section 307.8.C of the Zoning Ordinance to allow the proposed building's street level story to be 10 ft. 2 in. height where a minimum height of 12 ft. is required in the LD District. PB2026-38-CUP

APPLICATION MATERIALS

PB2026-37-SPA:

- Application form (1 pg)
- Letter dated July 13, 2026 from TFMoran, Inc. (project description; 3 pgs)
- Certified Notification List (3 pgs)
- Fee Schedule (2 pgs)
- Plan sheet exhibit titled "Surface Conditions Plan," prepared by TFMoran, Inc., dated August 12, 2024, last revised July 13, 2026
- Plan set titled "Muse Apartments," prepared by TFMoran, Inc., dated August 12, 2024, last revised July 26, 2026, File 96202.01 (25 sheets)
- Document titled, "Stormwater Management Plan," prepared by TFMoran, Inc., dated August 12, 2024, last revised July 13, 2026, File 96202.01 (drainage report; 151 pages) – *not included with hard copies of agenda packet materials provided to Planning Board members*

PB2026-38-CUP:

- Application form (1 pg)
- Application for Conditional Use Permit per Section 307.8.C, dated July 13, 2026 (3 pgs)
- Attachment to Application for Conditional Use Permit per Section 307.8.C, dated July 13, 2026 (4 pgs)

- Certified Notification List (3 pgs)
- Fee Schedule (2 pgs)

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.

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

©2021 Eagleview (image taken 4/4/2021)

APPLICATION OVERVIEW

The subject property is currently vacant and was formerly occupied by the City's Department of Public Works facility. Following extensive environmental remediation, the City issued a Request for Proposals to redevelop the property as affordable housing. The City Council selected the applicant as the developer.

On September 17, 2024, the applicant obtained Site Plan approval for a proposed +/-76,064 sq. ft. multi-family building with 80 affordable housing units, together with parking, utilities, landscaping, access, and other related site improvements (PB2024-36-SPR). A copy of the Board's Notice of Action is attached for reference.

The applicant has submitted two applications to the Planning Board to amend the original site plan approval:

1. PB2026-37-SPA: The applicant requests certain minor design modifications to the approved site plan as described in the applicant's letter dated July 13, 2026 from TFMoran, Inc., and as depicted on the amended plan set submitted with the application materials. The proposed modifications also entail a request to remove condition of approval #25 as set forth in the September 17, 2024 Notice of Action, which provides as follows:

   > The applicant shall enter into an agreement with the City of Lebanon and the State of New Hampshire for the construction of the proposed 2,560 sq. ft. playground depicted on the Site Layout Plan sheet, dated August 12, 2024, last revised August 26, 2024, prepared by TFMoran, Inc., File 96202.01.

2. PB2026-38-CUP: The applicant also requests a Conditional Use Permit pursuant to Article III, Section 307.8.C of the Zoning Ordinance to "waive" the requirement that the street level story of the proposed building requirement have a minimum height of 12 ft.

STAFF COMMENTS

PLANNING

I. PB2026-37-SPA:

The applicant's request per PB2026-37-SPA is a modification to an approved site plan (PB2024-36-SPR) and is therefore subject to Section 9.1 of the Site Plan Review Regulations which provides 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. [...]

Note that Section 9.2 allows "minor alterations" to an approved plan that do not constitute a "material change" and which are "necessitated by unforeseen or unanticipated circumstances" (See Section 9.2.A). Section 9.2.B.1 provides that a modification shall be deemed a minor alteration only if, "it is relatively minor, in light of the overall scope of the proposal." The scope of the proposed modifications in the applicant's letter dated July 13, 2026 from TFMoran, Inc., and as depicted on the amended plan set submitted with the application materials could likely qualify for administrative review per Section 9.2. However, one of the modifications includes the elimination of the proposed playground which, as noted above, will also necessitate the removal condition of approval #25 from the September 17, 2024 Notice of Action. Administrative approval per Section 9.2 is not available when the requested modifications entail changes to the Board's conditions of approval.

Also, Section 9.1 provides that, "[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." Consequently, the applicant will need to address this criterion as a

threshold matter in order for the Board to consider the applicant's request to eliminate the playground and remove condition of approval #25.

II. PB2026-38-CUP:

Conditional Use Permit Per Section 307.8.C to "Waive" the Street Level Story Minimum Height Requirement

Section 308 of the Zoning Ordinance establishes the use, dimensional, and design requirements applicable in the Lebanon Downtown (LD) District[1]. Section 308.7.C provides as follows:

> Minimum Story Height. The street level story of a building shall not be less than twelve (12) feet in height as measured between finished floors. All other stories shall be no less than ten (10) feet in height as measured between finished floors. The Planning Board may waive these requirements by conditional use permit pursuant to Section 302.4.

"Street level story" is defined in Appendix A of the Zoning Ordinance as: "The story having its floor elevation closest to the elevation of the adjacent street or any story partially below the elevation of the adjacent street and having six (6) feet or more of its height above the elevation of the street."

For the reasons set forth in the applicant's attachment to the Conditional Use Permit Support Statement, dated July 13, 2026, and included in the attached application materials, the applicant requests a Conditional Use Permit (CUP) to allow the street level story (i.e. the first floor) of the proposed building to have a height of 10 ft. 2 in., in lieu of the minimum required height of 12 ft.

In considering the applicant's request, note the following:

- The applicant had originally requested a CUP per Section 307.8.C in connection with the original site plan application; however, the request was unable to be heard at that time due to a noticing error. In immediate need of a site approval approval in connection with a funding request deadline, the applicant withdrew the Section 307.8.C CUP request (in lieu of continuing the application to the next Planning Board meeting in order to properly advertise the CUP request) and made it clear to the Board that a new CUP application per Section 307.8.C would be submitted in the future.

- Because the proposed building is proposed to be entirely residential (although some units are designed as "live/work" spaces), the applicant, in connection with the original site plan approval, applied for and obtained a "waiver" from Section 307.6.B.1 which requires that a certain portion of the street level story is reserved for non-residential uses. In staff's view, while there is a relationship between the two, a "waiver" of the Section 307.6.B.1 non-residential requirement does not by itself necessarily substantiate a "waiver" of the Section 307.8.C minimum story height requirement.

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. These criteria are included on page 2 of the Application for Conditional Use Permit Support Statement form. The applicant has submitted written testimony addressing the Section 302.4.D criteria in an attachment to the Conditional Use Permit Support Statement (see attached application materials).

[1] Additional design requirements for the LD District are set forth in Section 6.10 of the Site Plan Review Regulations.

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.

CITY ASSESSOR
No comment provided.

CHIEF BUILDING OFFICIAL
No comment provided.

ENGINEERING/PUBLIC WORKS
The City Engineer reviewed the application materials and had no comment.

FIRE DEPARTMENT
No comment provided.

POLICE DEPARTMENT
No comment provided.

STAFF RECOMMENDATIONS FOR PB2026-37-SPA

If the Planning Board moves to approve application PB2026-37-SPA, then based on the information reviewed by City staff, the Planning and Development Department recommends that the Planning Board approve the application with the conditions noted below:

1. The applicant shall comply with the Planning Board Notice of Action for PB2024-36-SPR dated September 17, 2024, and shall satisfy and comply with all conditions of approval thereof except as may be superseded by the conditions below.

2. The amended plan set submitted with PB2026-37-SPA, titled “Muse Apartments,” prepared by TFMoran, Inc., dated August 12, 2024, last revised July 26, 2024, shall supersede and replace the plan set referenced in the September 17, 2024 Notice of Action, and all plan set related conditions of approval thereof shall apply to and with respect to the amended plan set.

3. Condition #26 set forth in the September 17, 2024 Notice of Action (regarding playground requirements) is hereby stricken in its entirety.

Attachments

cc: The Muse Lebanon, LLC, applicant
Jonathan Devine, PE, TFMoran Inc.
File

CITY OF LEBANON ~ PLANNING & DEVELOPMENT

NOTICE OF ACTION
LEBANON PLANNING BOARD
PB2024-36-SPR

Notice is hereby given that on **September 9, 2024**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

"Richard Ford Burley moved that the application of The Muse Lebanon, LLC (applicant), City of Lebanon (property owner), 20 Spencer Street (Tax Map 92, Lot 31), zoned LD is complete enough for the Planning Board to accept jurisdiction and commence review.

The motion was seconded by Kathie Romano. The vote on the motion was approved in favor, 6-0, with Mr. Rutter abstaining."

Notice is hereby given that on **September 16, 2024**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

"Richard Ford Burley moved that for the application of The Muse Lebanon, LLC, PB2024-36-SPR, the Lebanon Planning Board **APRPOVE** a waiver from the following sections of the Site Plan Review Regulations:

- **Section 5.1.G.2** – requirement to prepare a traffic study

The motion was seconded by Kathie Romano. The vote on the motion was approved 6-0."

Notice is hereby given that on **September 16, 2024**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

"Richard Ford Burley moved that for the application of The Muse Lebanon, LLC, PB2024-36-SPR, the Lebanon Planning Board APPROVE partial waivers from the following sections of the Site Plan Review Regulations:

- **Section 6.2.B.1.a** – perimeter landscaping requirements
- **Section 6.2.B.4** – requiring all trees to be planted a minimum of 8 ft. from any property line
- **Section 6.2.B.6** – additional buffer requirements

- **Section 6.2.D.1** – landscaping around buildings requirements
- **Section 6.6.C.1.2.K** – requiring test pit data for stormwater management design
- **Section 6.6.G** – stormwater management design standards for redevelopment

The motion was seconded by Kathie Romano. The vote on the motion was approved 6-0."

"At duly-noticed meetings of the Lebanon Planning Board held on **September 9, 2024** and **September 16, 2024**, there appeared representatives on behalf of The Muse Lebanon, LLC (applicant) and the City of Lebanon (property owner) regarding 20 Spencer Street (Tax Map 92, Lot 31), zoned LD, requesting a Conditional Use Permit per Section 307.6.B.2 of the Zoning Ordinance to waive the requirement that a portion of the street level story of the proposed multi-family building is reserved for a non-residential use. PB2024-36-SPR

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 Muse Lebanon, LLC proposes to redevelop the subject property with a +/-76,064 sq. ft. multi-family building containing 80 affordable dwelling units.

2. Pursuant to Section 307.6.B.1, a portion of the street level story of the new building at the subject property is required to be reserved for non-residential uses.

3. Pursuant to Section 307.6.B.2, the applicant requests a Conditional Use Permit to waive the requirements of Section 307.6.B.1.

4. In order to grant the requested Conditional Use Permit, the Board must find the applicant's proposal satisfies the Enhanced Performance Standards set forth in Section 302.4.D as well as the specific requirements of Section 307.6.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 Enhanced Performance Standards set forth in Section 302.4.D and the criteria set forth in Section 307.6.B.2 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 **ARE** commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. (§302.4.D.2)

3. The proposal **DOES** satisfy the criteria of Section 302.4.D.3.

4. The proposal **DOES** satisfy the criteria of Section 302.4.D.4.

5. The proposal **DOES** satisfy the criteria of Section 302.4.D.5.

6. Non-residential uses on the street level story **ARE NOT** inappropriate given the unique characteristics of the subject property. (Section 307.6.B.2.a)

7. The proposal **DOES** provide improvements to streetscapes, public ways, or public spaces that implement recommendations for downtown Lebanon in current plans, policies, or programs adopted by the City of Lebanon including but not limited to the Master Plan, Downtown Visioning Study, and the Capital Improvement Program. (Section 307.6.B.2.b)

8. The proposal **DOES** include a high-quality design with attention to architectural quality and detail, universal accessibility, and/or environmental sustainability. (Section 307.6.B.2.c)

III. DECISION

Now therefore be it resolved that the Planning Board, on this **16th day of September 2024,** hereby **GRANTS** the request of The Muse Lebanon, LLC for a Conditional Use Permit per Section 307.6.B.2, as set forth above and per testimony, plans, and materials submitted.

The motion was seconded by Kathie Romano. The vote on the motion was approved 6-0."

Notice is hereby given that on **September 16, 2024**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

"**Richard Ford Burley** moved that the Lebanon Planning Board **APPROVE** the application of The Muse Lebanon, LLC (applicant) and the City of Lebanon (property owner), regarding 20 Spencer Street (Tax Map 92, Lot 31), zoned LD, PB2024-36-SPR, for Site Plan approval to construct a +/- 76,064 sq. ft. multi-family building with 80 affordable housing units, together with parking, utilities, landscaping, access, and other related site improvements as shown on a plan set titled "Muse Apartments," prepared by TFMoran, Inc., dated August 12, 2024, last revised August 26, 2024, File 96202.01, 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:

General Conditions

1. 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. The development is subject to the Site Plan Review Regulations adopted May 13, 1991, last revised January 23, 2023, and the Zoning Ordinance adopted January 16, 2013, last amended April 3, 2024, which are the regulations in effect at the time the application was submitted.

3. A building permit must be applied for and issued within three and a half (3.5) years of the date of this approval (4.10.A), subject to an extension if applied for by the applicant and if approved by the Planning Board per section 4.10.B. This extension of 1.5 years from the usual two (2) is granted by the Board due to the nature and timeline of the funding cycle for affordable housing grants from the NH Housing Finance Authority.

4. "Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved within five (5) years of the date of this approval (8.4.A.2). If active and substantial development 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. This extension of 3 years from the usual 2 is granted by the Board due to the nature and timeline of the funding cycle for affordable housing grants from the NH Housing Finance Authority.

5. “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.

6. 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.

7. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.

8. 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.

9. 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).

10. 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.

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

11. Within 45 days of the Planning Board's approval, the applicant shall address comments set forth in the memo dated September 9, 2024, from Duane Egner, Lebanon Fire Inspector, to the satisfaction of the Fire Department.

12. Within 45 days of the Planning Board's approval, the applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department and the City Engineer:
    a) Any changes made pursuant to Condition of Approval #11 above.
    b) Depict all off-site information required by Sections 5.1.E.7, 9, and 17, within 200 ft of the site.
    c) Provide that all curbing shall be granite as required by Section 6.5.F.1.
    d) Add plan note regarding the groundwater management permit for the property and any ongoing monitoring and reporting requirements.
    e) On the cover sheet:
        i. Identify the proposed use and the maximum number of permitted parking spaces per Section 607 of the Zoning Ordinance.
        ii. Add sheet numbers to Table of Contents and add sheet numbers in the lower right-hand corner of all plan sheets with a prominent font size.
    f) On the existing conditions plan, confirm/clarify use of "floodway" terminology and associated elevations.
    g) On Sheet C-05:
        i. Remove snow storage areas that overlap with handicap accessible signage.
        ii. Add dashed line on the inside of the curb to the legend.
        iii. Add note indicating that on-site hydrant(s) will be dedicated to the City for ownership and maintenance.
    h) On Sheets C-05 through C-10, depict outline of entrance features.
    i) On Sheet C-05 or additional plan sheet, delineate easement area to be conveyed to the City for the purpose of maintaining the sidewalk (if deemed necessary by the City's legal counsel) and the on-site hydrant(s), and for the purpose of accessing the water shut-off valve.
    j) On Sheet C-06, amend Note 2 to provide that replacement of pipe shall require coordination with and approval by the City Engineer.
    k) On Sheet C-10, provide landscaping for the freestanding sign as required by Section 608.4.A.4.b.i of the Zoning Ordinance.
    l) On Sheet A-200:
        i. Amend to demonstrate compliance with the minimum story height requirements of Section 307.8.C of the Zoning Ordinance.
        ii. Identify length/width measurements for each elevation.
    m) 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.

13. The applicant shall obtain a Floodplain Permit from the Floodplain Administrator and shall verify with the Building Inspector that development complies with the applicable floodplain-related requirements of the Building Code.

14. The applicant shall provide a letter or certification from the engineer or record or other qualified design professional confirming that the approved plan set meets the accessibility standards of the State of New Hampshire Building Code.

15. 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.

16. The applicant shall obtain approval from the City Council or the City Manager's office for any additional water and/or sewer flows in accordance with the applicable Chapter 136 and 182 of the City Code.

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

18. The applicant shall apply to the Department of Public Works for an Excavation Permit, Driveway Permit, and Stormwater Permit.

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

19. Prior to the start of any construction activities on the property, the applicant shall record in the Grafton County Registry of Deeds notice of the stormwater management and erosion and sediment control plans as required per Section 6.6.H.2.d of the Site Plan Review Regulations. Such notice shall be reviewed by the Planning & Development Department prior to recording.

20. Prior to the start of any construction activities on the property for which construction inspection is required pursuant to this decision or any applicable ordinance or code, the City shall retain the services of an independent third-party inspector, for which the applicant shall be responsible for all inspection fees related to (a) on-site work related to sewer, water, temporary sedimentation and erosion control, and drainage improvements, and (b) all off-site work within the City's right-of-way (including but not limited to water, sewer, driveways, drainage), in accordance with Section 8.2 of the Site Plan Review Regulations. The applicant shall provide funding for inspection services in a form and amount acceptable to the City and shall sign an Infrastructure Inspection Agreement.

21. The development shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on May 20, 2024. In accordance with RSA 674:39, the approved site plan shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.

22. All water and sewer fees shall be paid as set forth in City Code Chapter 68.

23. The applicant shall obtain from the Department of Public Works an Excavation Permit, Driveway Permit, and Stormwater Permit.

24. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required Federal or State approvals, including but not limited to:
    a) EPA Stormwater Pollution Prevention Plan (SWPPP)
    b) NHDES Sewer Connection Permit

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

25. The applicant shall enter into an agreement with the City of Lebanon and the State of New Hampshire for the construction of the proposed 2,560 sq. ft. playground depicted on the Site Layout Plan sheet, dated August 12, 2024, last revised August 26, 2024, prepared by TFMoran, Inc., File 96202.01.

26. The applicant shall grant an easement or other authorization to the City in a form acceptable to the Department of Public Works to access the on-site water shut-off valves and, if deemed necessary by the City's legal counsel, to maintain the sidewalk along the property frontage.

27. The applicant shall dedicate the on-site hydrant(s) to the City for ownership and maintenance, subject to appropriate easements. Said conveyance and easements shall be approved by the City Attorney and the Department of Public Works and recorded in the Grafton County Registry of Deeds. The applicant shall also dedicate the sidewalk along the property frontage for ownership and maintenance if deemed necessary by the City's legal counsel.

28. The impact fee calculated pursuant to Condition of Approval #21 shall be paid.

29. Third-party engineer or design engineer inspection reports and contractor 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.

30. 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.

31. The applicant shall work with the Department of Public Works to evaluate the feasibility and desirability of implementing recommendation 2.a or 2.b from the Pedestrian & Bicyclist Advisory Committee included in the staff memo prepared for the 9/16/24 meeting and shall be responsible for implementing any such recommendations in accordance with required City procedures.

The motion was seconded by Patrick Kennelly. The vote on the motion was approved 5-0."

Notice of Action prepared by: Crystal Taplin, Administrative Assistant, September 17, 2024

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 TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: The Muse Lebanon, LLC TEL.#:

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS: [redacted]

PROJECT LOCATION:

TAX MAP #: 92 LOT#: 31 PLOT #: ZONE: LD

STREET ADDRESS OF PROJECT: 20 Spencer Street

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

FLOOD PLAIN ☒ YES ☐ NO

SCOPE OF PROJECT:

Affordable 80 unit residential multi-family development.

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: Affordable Housing

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 August 10, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: _____ DATE: 8/12/24

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]	[redacted]	VO[redacted]
7/13/2026	92-31	PB2026-37-SPA			

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Tim Corwin, AICP
Deputy Planning and Development Manager
City of Lebanon
51 North Park Street
Lebanon, NH 03766

July 13, 2026

RE: Amended Site Plan Submission – The Muse Apartments – 20 Spencer Street, Lebanon, NH – Tax Map 92, Lot 31

Dear Tim,

On behalf of The Muse Lebanon, LLC (applicant) and the City of Lebanon (owner), please find attached the enclosed plans, reports, and application materials submitted for an Amended Site Plan Review and Conditional Use Permit 307.8.C associated with the redevelopment of the subject parcel. The purpose of this submission is to request Planning Board approval of targeted refinements to the previously approved site plan for the Muse Apartments at 20 Spencer Street.

Project Status and Background:

The project remains the same public-private affordable housing development that was selected by the City Council through its RFP process and approved through a site plan approval by this Board in 2024. It is an 80-unit, 100% affordable apartment community that provides high quality housing to households earning 30%-80% of the Grafton County Area Median Income (approximately $24,000-$84,000 per year), provides dedicated units with a preference for individuals engaged in the arts, supports interconnectivity between Spencer Street and the Mascoma Rail Trail, and promotes sustainability and green energy.

The project has followed a lengthy path since the Muse team first submitted its vision for the site in 2023. Bringing a project of this nature to fruition is complex, with multiple local, state, and federal stakeholders whose interests must all be factored into the project.

In 2024, the project team worked diligently to position the project for the New Hampshire Housing Finance Authority's ("NHHFA") tax-exempt bond funding round. Unfortunately, the project was not funded at that time. In 2025, amid broader changes at the state and federal levels, NHHFA did not hold a tax-exempt bond funding round, leaving the project's path forward uncertain.

Over the last several months, however, several critical funding pieces have come together. In late 2025, the project secured $750,000 in InvestNH 2.0 funding. On the final day of 2025, the project was submitted to NHHFA for special consideration as a waitlist project. In March 2026, the project received an award of approximately $5.8 million in federal HOME and Housing Trust

Funds, together with a reservation of tax-exempt bonds from NHHFA. Around the same time, the Lebanon Housing Authority stepped forward with support for 20 project-based vouchers.

As a result, the project is now moving through final construction documentation, bidding, financing, and closing. During this process, we have identified minor areas of modification resulting from the progress of the documents. We are not seeking to change the total unit count (80 units), reduce affordability, or alter the fundamental massing, landscaping, parking, or site circulation. All utilities as originally coordinated and approved with the City shall remain including water connection, sewer connection, electric connection. The changes detailed below are driven by regulatory updates, federal funding requirements, and updated data regarding local housing needs.

Pursuant to Section 9.1 of the Lebanon Site Plan Review Regulations, the Applicant is submitting these refinements for formal review prior to the issuance of a Certificate of Occupancy. Where this submission requests modification or removal of a prior condition of approval, the Applicant has identified the changed circumstances supporting that request.

Executive Summary of Proposed Changes:

The technical, programmatic, and regulatory modifications reflected in this Amended Site Plan submission compared to the previously approved 2024 plan set include:

- **Optimized Unit Mix (Larger Family Units):** Based on a market study by LDS Consulting and feedback from the Lebanon Housing Authority regarding a local need for affordable units for families with children, the internal unit mix has been adjusted. The total remains 80 units, but studios and one-bedroom units have been reduced by 5, and two-bedroom units have been increased by 5. This has resulted in a change in building footprint geometry.

- *Approved (2024):* 76,064 GFA, 4 studios, 41 one-bed, 27 two-bed, 8 three-bed
- *Proposed (2026):* 76,278 GFA, 3 studios, 37 one-bed, 32 two-bed, 8 three-bed

Notwithstanding the minor changes to the building footprint, the main themes of the building remain unchanged including the public entrance on Spencer Street, street level entrances for select first floor units along Spencer Stareet, and the onsite parking for the building located behind with ADA parking and access to the main entrance in the rear.

- **Centralized Mechanical Strategy & Material Refinement (BABA Compliance):** The federal HOME and Housing Trust Fund awards trigger compliance with the Buy America, Build America Act (BABA). This has dictated both material selection choices for compliance, availability, and efficiency as well as the nature of the HVAC systems. Because there are extremely limited American-made, in-unit all-electric HVAC options (such as standard Mitsubishi or Daikin systems), the design team transitioned to a centralized mechanical plant approach. This central plant requires additional mechanical space. Additionally, onsite underground propane tanks have been added adhering to building code standards and sited in an accessible manner. These adjustments do not alter parking layouts,

site circulation, or overall public presentation, and the drainage plan remains materially unchanged.

- **Removal of Condition 25 (Playground Amenity Reconsideration):** We are requesting the removal of Condition #25 from the previous conditions of approval, which required an "on-site" playground area. The originally proposed playground location fell within the NHDOT Northern Rail Trail right-of-way. Despite productive meetings between the City, the Applicant, and NHDOT, NHDOT has prohibited the placement of this use within their land.

  Given the immediate proximity to extensive, readily available public recreational opportunities, including Eldridge Park (within 100 feet), Basin Field, the Canillas Community Gardens, the Mascoma River, and the Northern Rail Trail itself – removal of the playground does not substantially hinder recreation opportunity for this proposal. Additionally, onsite amenities maintained by this amendment include the 880-sf barbeque grill patio, marker space and direct pedestrian connectivity to City Street and rail trail access. These onsite amenities support continued compliance with the requirement for a recreational facility even with the absence of the playground on the Rail Trail parcel.

- **Updated EV Parking Alignment:** Following updates to the City's EV ordinance since the 2024 approval, the project's parking layout has been adjusted to achieve full compliance with the current standards, which better align with multifamily affordable housing infrastructure.

- **Expanded Rooftop Solar Array:** To reinforce the project's green building goals and offset carbon footprint adjustments driven by the mechanical equipment transitions, the rooftop photovoltaic (PV) system has been expanded to support approximately 150KW of clean solar generation versus approximately 40KW under the previous scheme.

- **First-Floor Height Conditional Use Permit (CUP):** The design maintains the 10-foot plate height on the first floor contemplated in 2024. Due to a public notice issue at the time, the original CUP under Section 307.8.c was deferred to keep the initial funding timeline intact.

These modifications preserve the character, unit count, and community amenities originally proposed while ensuring a compliant, resilient, and efficient building infrastructure.

The Project Team remains excited to deliver this high-quality housing opportunity to help address the City's housing shortage. We look forward to reviewing these refinements with staff and the Board. Should there be any questions or concerns regarding this submittal or the project in general, please do not hesitate to contact the undersigned at 603.472.4488 or ngolon@tfmoran.com.

Sincerely,
TFMoran, Inc.

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: 92-31	**Map & Lot Number:**
Owner MAP 92 LOT 31 CITY OF LEBANON 51 NORTH PARK STREET LEBANON, NH 03766	APPLICANT THE MUSE LEBANON, LLC PO BOX 847 HOLLIS, NH 03049
Map & Lot Number: 92-28	**Map & Lot Number: 92-29**
MAP 92 LOT 28, 5-11.5 SPENCER STREET LLC JANE HILL C/O REAL PROPERTY MANAGEMENT 1 SCHOOL STREET, UNIT A LEBANON, NH 03766	MAP 92 LOT 29 BISSON, HELEN L 15 SPENCER ST LEBANON, NH 03766
Map & Lot Number: 93-30	**Map & Lot Number:**
MAP 92 LOT 30 CITY OF LEBANON 51 NORTH PARK STREET LEBANON, NH 03766	EASEMENT (BK. 1042 PG.257) CITY OF LEBANON 51 NORTH PARK STREET LEBANON, NH 03766

Map & Lot Number: 92-33	Map & Lot Number: 92-34
MAP 92 LOT 33 10 SPENCER STUDIOS LLC PO BOX 51 HANOVER, NH 03755	MAP 92 LOT 34 UPPER VALLEY SUPPORTIVE HOUSING LIMITED PARTNERSHIP 226 HOLIDAY DRIVE, SUITE 20 WHITE RIVER JUNCTION, VT 05001
Map & Lot Number: 92-36	**Map & Lot Number: 92-37**
MAP 92 LOT 36 TWIN PINES HOUSING TRUST 226 HOLIDAY DRIVE, SUITE 20 WHITE RIVER JUNCTION, VT 05001	MAP 92 LOT 37 WALID NASRALLAH, T'EE NASRALLAHS ANDENWOOD TR. 11009 ANDENWOOD DRIVE AUSTIN, TX 78726
Map & Lot Number: 92-38	**Map & Lot Number: 92-39**
MAP 92 LOT 38 EG PARKHURST LLC 23 PARKHURST ST LEBANON, NH 03766	MAP 92 LOT 39 KENNETH F. LACASSE, T'EE KENNETH F. LACASSE REVOCABLE TRUST PO BOX 921 QUECHEE, VT 05059
Map & Lot Number: 92-40	**Map & Lot Number: 92-41**
MAP 92 LOT 40 SCOTT PAULS LAURA FINEBERG 29 PARKHURST STREET LEBANON, NH 03766	MAP 92 LOT 41 CENTRO STORICO LLC 7 SARGENT STREET HANOVER, NH 03755
Map & Lot Number: 92-42	**Map & Lot Number: 92-43**
MAP 92 LOT 42 CENTRO STORICO LLC 7 SARGENT STREET HANOVER, NH 03755	MAP 92 LOT 43 COOPER ROBERT A 37 PARKHURST ST #1 LEBANON, NH 03766
Map & Lot Number: 92-78	**Map & Lot Number: 78-2**
MAP 92 LOT 78 EXCUSUITE LLC 31 ELM ST LEBANON, NH 03766	MAP 78 LOT 2 EMERSON PLACE APTMS LLC 150 PRESIDENTIAL WAY STE 220 WOBURN, MA 01108
Map & Lot Number: 78-4	**Map & Lot Number: 78-5**
MAP 78 LOT 4 FRED & MARGARET CARLETON PO BOX 13 ETNA, NH 03750	MAP 78 LOT 4 FRED & MARGARET CARLETON PO BOX 13 ETNA, NH 03750

Map & Lot Number: 78-39	Map & Lot Number:
MAP 78 LOT 39 MASON STORAGE, LLC 38 SPENCER STREET LEBANON, NH 03766	NORTHERN RAIL TRAIL STATE OF NH DEPT. OF TRANSPORTATION PO BOX 483 CONCORD, NH 03302-04863
Map & Lot Number:	**Map & Lot Number:**
TFMORAN, INC. C/O NICHOLAS GOLON, PE & MICHAEL DAHLBERG, LLS 48 CONSTITUTION DRIVE BEDFORD, NH 03301	BURNELL JOHNSON ARCHITECTS C/O DAVID JOHNSON 633 MAPLE STREET HOPKINTON, NH 03229
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**

FEE SCHEDULE
LEBANON PLANNING BOARD
Adopted January 24, 2022

LOT LINE ADJUSTMENT (Boundary Line Adjustment)

		TOTALS
FILING FEE	$25.00	$25.00
ADVERTISING FEE	$100	$100
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____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 19 notices	$5.00 $ 120.27 (abutter certifieds)
TOTAL DUE AT TIME OF FILING		$475.27
****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).

GROSS SQUARE FOOTAGE (GSF)	
FLOOR	AREA (GSF)
1	19,300
2	19,094
3	19,094
4	19,094

UNIT MATRIX			
UNIT TYPE	COUNT	AVERAGE AREA (GSF)	RATIO
1 BD	37	621	51%
2 BD	19	840	23%
2 BD L/W	9	865	11%
3 BD	8	1,088	10%
ST	3	498	5%
TOTALS	80		

SITE DATA

1. OWNER OF RECORD OF MAP 92 LOT 31: CITY OF LEBANON, 51 NORTH PARK STREET LEBANON, NH 03766
2. DEED REFERENCE TO PARCEL IS BK. 604 PG. 369; BK. 1064 PG. 371; BK. 1725 PG. 936. AREA OF PARCEL = 83,725 S.F. OR 1.92 ACRES. (PER REFERENCE PLAN NO. 1)
3. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A MULTI-FAMILY DEVELOPMENT INCLUDING ONE 4-STORY APARTMENT BUILDING.
4. DIMENSIONAL REQUIREMENTS (CURRENT ZONING: LEBANON DOWNTOWN (LD) AND FLOOD PLAIN OVERLAY)

	REQUIRED:	PROVIDED:
MINIMUM LOT DIMENSIONS:		
LOT AREA	3,000 SF	83,725 SF (1.92± AC)
LOT FRONTAGE	40 FT	451.39 FT
MINIMUM YARD DIMENSIONS:		
FRONT	0 FT*	15.8 FT
SIDE	0 FT*	32.0 FT
REAR	0 FT*	72.2 FT
MAXIMUM STRUCTURE DIMENSIONS:		
STRUCTURE HEIGHT	55 FT	44 FT
STRUCTURE STORIES	2 (MIN.)	4 STORIES
BUILDING COVERAGE	100%	23%

5. PARKING CALCULATIONS
   REQUIRED PARKING RATIO:
   MULTIFAMILY APARTMENTS: 1.5 SPACES/UNIT*
   TOTAL REQUIRED = 80 UNITS X 1.5 SPACES/UNITS = 120 SPACES*
   *OR AS OTHERWISE DETERMINED BY PLANNING BOARD

   PROVIDED = 87 SPACES ONSITE

   REQUIRED EV CHARGING RATIO:
   EVSE READY 5% PER UNIT WITH PARKING = 4 SPACES (.05 x 80)
   EV CAPABLE 10% PER UNIT WITH PARKING = 8 SPACES (.1 x 80)

   PROVIDED:
   EV READY SPACES = 4 SPACES
   EV CAPABLE SPACES = 8 SPACES

   BICYCLE PARKING CALCULATIONS:
   LONG TERM = 30% X 80 UNITS = 24 SPACES
   SHORT TERM = 15% X 80 UNITS = 12 SPACES
   PROVIDED:
   LONG TERM (INTERIOR) = 80 SPACES
   SHORT TERM (EXTERIOR) = 12 SPACES
6. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE/MUNICIPAL
SEWER	MUNICIPAL
WATER	MUNICIPAL
GAS	NA
ELECTRIC	LIBERTY UTILITIES
TELEPHONE	CONSOLIDATED COMMUNICATIONS
CABLE	CONSOLIDATED COMMUNICATIONS

5. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR GRAFTON COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER: 33009C0913E. EFFECTIVE DATE: FEBRUARY 20, 2008, INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA: ZONE AE, (1% ANNUAL CHANCE OF FLOODING). FLOOD ZONE AE IS SHOWN TO BE AT ELEVATION 578.1' (NGVD 29) WITH THE ZONE AE FLOODWAY AT ELEVATION 578.4', SEE CROSS SECTION "O" IN THE FIS. THE MAP CITED ABOVE SHOWS THE ENTIRE PARCEL LYING WITH ZONE AE, HOWEVER, A DETAILED FIELD SURVEY INDICATES THAT THE MAJORITY OF THE PARCEL LIES ABOVE THE 578.1' AND THE 578.4' ELEVATION.
6. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH N.H.D.E.S. REGULATIONS. IF SNOW IS STORED WITHIN PARKING AREA KEEP CATCH BASINS CLEAR.
7. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
9. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
12. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
13. LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY OF LEBANON ZONING ORDINANCE AND SITE PLAN REGULATIONS.
14. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
15. ALL WORK IS TO CONFORM TO CITY OF LEBANON, DIVISION OF PUBLIC WORKS STANDARD SPECIFICATIONS.

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

SURFACE CONDITIONS PLAN

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

OWNED BY

CITY OF LEBANON

PREPARED FOR

THE MUSE LEBANON, LLC

SCALE: 1"=30' **AUGUST 12, 2024**

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DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

HORIZONTAL SCALE 1"=30'
30 15 0 30

REV.	DATE	DESCRIPTION	DR	CK
3	7/13/2026	BUILDING FOOTPRINT UPDATE	JD	NG
2	10/23/2024	COA PLAN REVISIONS	JD	NG
1	8/26/2024	CITY REVIEW	JD	NG

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

FILE	DR	JED	FB	–	SCP-01
96202.01	CK	NG	CADFILE	SURFACE CONDITIONS PLAN	

MUSE APARTMENTS

20 SPENCER STREET
LEBANON, GRAFTON COUNTY, NH 03766
LEBANON DOWNTOWN DISTRICT

GENERAL INFORMATION

OWNER
MAP 91 LOT 32
CITY OF LEBANON
51 NORTH PARK STREET
LEBANON, NH 03766

PREPARED FOR
THE MUSE LEBANON, LLC
PO BOX 847
HOLLIS NH, 03049

ASSOCIATED PROFESSIONALS
ARCHITECT
BURNELL JOHNSON
633 MAPLE STREET
HOPKINTON, NH 03229
603-625-5098
DAVID JOHNSON, LICENSED ARCHITECT

CIVIL ENGINEER
TFMORAN, INC.
48 CONSTITUTION DRIVE
BEDFORD, NH 03110
603-472-4488
NICHOLAS GOLAN, PE

SURVEYOR
TFMORAN, INC.
48 CONSTITUTION DRIVE
BEDFORD, NH 03110
603-472-4488
MICHAEL DAHLBERG, PLS

LANDSCAPE ARCHITECT
TFMORAN, INC.
48 CONSTITUTION DRIVE
BEDFORD, NH 03110
603-472-4488
MICHAEL KRZEMINSKI, LLA

TRAFFIC ENGINEER
TFMORAN, INC.
48 CONSTITUTION DRIVE
BEDFORD, NH 03110
603-472-4488
ROBERT DUVAL, PE

ABUTTERS
MAP 92 LOT 28,
5-11.5 SPENCER STREET LLC
JANE HILL
C/O REAL PROPERTY MANAGEMENT
1 SCHOOL STREET, UNIT A
LEBANON, NH 03766

MAP 92 LOT 29
BISSON, HELEN L
15 SPENCER ST
LEBANON, NH 03766

MAP 92 LOT 30
CITY OF LEBANON
51 NORTH PARK STREET
LEBANON, NH 03766

EASEMENT (BK. 1042 PG.257)
CITY OF LEBANON
51 NORTH PARK STREET
LEBANON, NH 03766

MAP 92 LOT 33
10 SPENCER STUDIOS LLC
PO BOX 51
HANOVER, NH 03755

MAP 92 LOT 34
UPPER VALLEY SUPPORTIVE HOUSING LIMITED PARTNERSHIP
226 HOLIDAY DRIVE, SUITE 20
WHITE RIVER JUNCTION, VT 05001

MAP 92 LOT 36
TWIN PINES HOUSING TRUST
226 HOLIDAY DRIVE, SUITE 20
WHITE RIVER JUNCTION, VT 05001

MAP 92 LOT 37
WALID NASRALLAH, T'EE NASRALLAHS ANDENWOOD TR.
11009 ANDENWOOD DRIVE
AUSTIN, TX 78726

MAP 92 LOT 38
EG PARKHURST LLC
23 PARKHURST ST.
LEBANON, NH 03766

MAP 92 LOT 39
KENNETH F. LACASSE, T'EE
KENNETH F. LACASSE REVOCABLE TRUST
PO BOX 921
QUECHEE, VT 05059

MAP 92 LOT 40
SCOTT PAULS
LAURA FINEBERG
29 PARKHURST STREET
LEBANON, NH 03766

MAP 92 LOT 41
CENTRO STORICO LLC
7 SARGENT STREET
HANOVER, NH 03755

MAP 92 LOT 42
CENTRO STORICO LLC
7 SARGENT STREET
HANOVER, NH 03755

MAP 92 LOT 43
COOPER ROBERT A
37 PARKHURST ST #1
LEBANON, NH 03766

MAP 92 LOT 78
EXCUSUITE LLC
31 ELM ST
LEBANON, NH 03766

MAP 78 LOT 2
EMERSON PLACE APTMS LLC
150 PRESIDENTIAL WAY STE 220
WOBURN, MA 01108

MAP 78 LOT 4
FRED & MARGARET CARLETON
PO BOX 13
ETNA, NH 03750

MAP 78 LOT 5
FRED & MARGARET CARLETON
PO BOX 13
ETNA, NH 03750

MAP 78 LOT 39
MASON STORAGE, LLC
38 SPENCER STREET
LEBANON, NH 03766

NORTHERN RAIL TRAIL
STATE OF NH DEPT. OF TRANSPORTATION
PO BOX 483
CONCORD, NH
03302-04863

WAIVERS

THE FOLLOWING WAIVERS HAVE BEEN GRANTED BY THE CITY OF LEBANON THE PLANNING BOARD:

1. SECTION 5.1.G(2)
   TO PERMIT A TRIP GENERATION MEMO VS. A TRAFFIC IMPACT STUDY
2. SECTION 6.2.B.1.A.
   2' TO 5' MIN. LANDSCAPE AREA WHERE 10' REQUIRED
3. SECTION 6.2.B.4
   TO PERMIT TREES PLANTED AT THE PROPERTY LINE WHERE 8' REQUIRED
4. SECTION 6.2.B.6
   TO PERMIT 7' ADDITIONAL PERIMETER WIDTH ON WEST SIDE WHERE 10' REQUIRED
5. SECTION 6.2.D.1.
   TO PERMIT 5' LANDSCAPE AROUND SOME PORTIONS OF BUILDING WHERE 10' REQUIRED
6. SECTION 6.6.C.1.2.K
   TO WAIVE DRAINGE TEST PITS DUE TO HISTORIC SOILS AND GROUNDWATER DATA
7. SECTION 6.6.G.
   TO PERMIT AN ALTERNATIVE STORMWATER DESIGN CONSISTING OF PRETREATMENT ONLY

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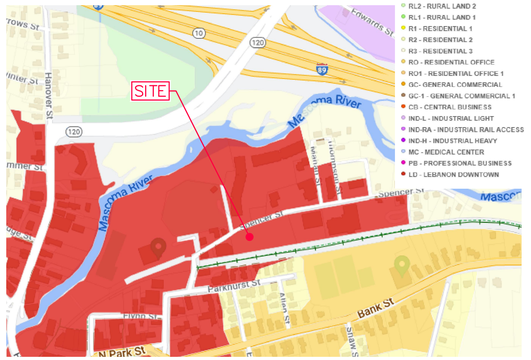
DIG SAFE
NEW HAMPSHIRE
811
CALL BEFORE YOU DIG
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

VICINITY PLAN

HORIZONTAL SCALE 1"=500'
500 250 0 500

ZONING PLAN



HORIZONTAL SCALE 1"=500'
500 250 0 500

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PERMITS/APPROVALS

	NUMBER	APPROVED	EXPIRES
CITY SITE APPROVAL	PB2024-36-SPR	9/16/2024	3/16/2028
SITE PLAN AMENDMENT			
CITY CUP - SECTION 307.6.B.2	PB2024-36-SPR	9/16/2024	3/16/2028
CITY CUP - SECTION 307.8			
NHDES SEWER CONNECTION PERMIT			
EPA NPDES ENOI CGP & SWPPP			
BUILDING PERMIT			
CITY EXCAVATION PERMIT			
CITY DRIVEWAY PERMIT			
CITY STORMWATER CONNECTION PERMIT			
CITY WATER USE PERMIT			
CITY SEWER USE PERMIT			

GROSS FLOOR AREA (GFA)

EXISITNG	PROPOSED
0 SF	76,278

GROSS SQUARE FOOTAGE (GSF)

FLOOR	AREA (GSF)
1	19,300
2	19,094
3	19,094
4	19,094

SITE DATA TABLE

ZONING DESIGNATION	LEBANON DOWTOWN DISTRICT (LD) & FLOODPLAIN OVERLAY DISTRICT
TAX MAP & LOT NUMBERS	92-31
AREA OF LOT	1.92 AC
BUILDING COVERAGE	24% OR 19,300 SF

VEHICLE AND BIKE PARKING

REQUIRED PARKING RATIO FOR MULTIFAMILY RESIDENTIAL USE:
MULTIFAMILY APARTMENTS: 1.5 SPACES/UNIT*
TOTAL REQUIRED = 80 UNITS X 1.5 SPACES/UNITS = 120 SPACES*
MAXIMUM PERMITTED = 120% OF TOTAL REQUIRED = 144 SPACES
*OR AS OTHERWISE DETERMINED BY PLANNING BOARD

EXISTING = 0
PROVIDED = 87 SPACES ONSITE

BICYCLE PARKING CALCULATIONS:
LONG TERM = 30% X 80 UNITS = 24 SPACES
SHORT TERM = 15% X 80 UNITS = 12 SPACES

EXISTING: 0
PROVIDED:
LONG TERM (INTERIOR) = 80 SPACES
SHORT TERM (EXTERIOR) = 12 SPACES

LOADING SPACES
EXISTING: 0
PROVIDED: 0

REQUIRED EV CHARGING RATIO:
EVSE READY 5% PER UNIT WITH PARKING = 4 SPACES (.05 x 80)
EV CAPABLE 10% PER UNIT WITH PARKING = 8 SPACES (.1 x 80)

PROVIDED:
EV READY SPACES = 4 SPACES (1 ADA)
EV CAPABLE SPACES = 8 SPACES

DIMENSIONAL REQUIREMENTS

	REQUIRED:	PROVIDED:
MINIMUM LOT DIMENSIONS:		
LOT AREA	3,000 SF	83,635.2 SF (1.92± AC)
LOT FRONTAGE	40 FT	451.39 FT
MINIMUM YARD DIMENSIONS:		
FRONT*	0 FT	15.8 FT
SIDE*	0 FT	32.0 FT
REAR*	10 FT	72.2 FT
*EXCEPT AS REQUIRED PER SECTION 307.7		
MAXIMUM STRUCTURE DIMENSIONS:		
STRUCTURE HEIGHT	55 FT	44 FT
STRUCTURE STORIES	N/A	4 STORIES
BUILDING COVERAGE	100%	24%

OWNER'S SIGNATURE

THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THIS PLAN AND THE ORDINANCES OF THE CITY OF LEBANON, NEW HAMPSHIRE.

OWNER OR AUTHORIZED AGENT — *DATE* 7/27/2026

APPROVED BY THE CITY OF LEBANON PLANNING BOARD

ON _____

BOARD MEMBER _____ *AND*

BOARD MEMBER _____

STATE OF NEW HAMPSHIRE
NICHOLAS C. GOLON
No. 14086
LICENSED PROFESSIONAL ENGINEER
7/29/26

REV.	DATE	DESCRIPTION	DR	CK
4	7/27/2026	UPDATE ABUTTERS	JD	NG
3	7/13/2026	BUILDING FOOTPRINT UPDATE	JD	NG
2	10/23/2024	COA PLAN REVISIONS	JD	NG
1	8/26/2024	CITY REVIEW	JD	NG

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

COVER SHEET

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

OWNED BY

CITY OF LEBANON

PREPARED FOR

THE MUSE LEBANON, LLC

SCALE: AS NOTED **AUGUST 12, 2024**

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

FILE	DR	JED	FB	–	C-01
96202.01	CK	NG	CADFILE	96202-01 COVER-DETAILS	

LEGEND

PROPOSED

- PROPERTY LINE
- ZONING LINE
- EASEMENT
- SETBACK (STRUCTURE)
- EDGE OF PAVEMENT (EOP)
- VERTICAL GRANITE CURB (VGC)
- INTEGRATED CONCRETE CURB (ICC)
- BITUMINOUS ASPHALT CURB (BCC)
- SAWCUT
- BUILDING
- BUILDING ROOF OVERHANG
- BUILDING FOUNDATION
- BUILDING ENTRANCE
- OVERHEAD DOOR
- TREE LINE
- SILT SOCK (SS)
- SOIL BOUNDARY (XXX)
- CONTOUR (XX)
- SPOT GRADE (TC100.50 BC100.00 OR 100.00)
- PARKING COUNT (##)
- STOP BAR
- CROSSWALK
- ACCESSIBLE PARKING SYMBOL
- SIGN (SINGLE POST)
- SIGN (MONUMENT)
- BOLLARD
- ELECTRIC VEHICLE PULL BOX (EV CAPABLE) (PB EV)
- ELECTRIC VEHICLE CHARGER HARDWARE (EV READY) (RD EV)

PROPOSED

- CONCRETE
- SNOW STORAGE
- INLET PROTECTION
- DRAIN LINE
- STORMWATER MANAGEMENT SYSTEM
- SEWER LINE (S)
- WATER LINE (W)
- GAS LINE (G)
- OVERHEAD UTILITY LINE (OHE)
- UNDERGROUND UTILITY LINE (UGE)
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- DRAIN/SEWER/WATER PLUG OR CAP
- HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER GATE VALVE
- WATER SHUTOFF
- GAS GATE VALVE
- GAS SHUT OFF
- GAS METER
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC HANDHOLE
- ELECTRIC PULL BOX
- ELECTRIC METER
- FLOOD LIGHT
- LIGHT POLE
- UTILITY POLE
- GUY POLE
- TEST PIT LOCATION (TP-#)
- INFILTRATION TEST LOCATION (IT-#)

GENERAL NOTES

1. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
2. ALL IMPROVEMENTS SHOWN ON THE SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE OWNER.
3. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF LEBANON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK TO CONFORM TO CITY OF LEBANON DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS. ALL WORK WITHIN THE RIGHT-OF-WAY OF THE CITY AND/OR STATE SHALL COMPLY WITH APPLICABLE STANDARDS. COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY WITH APPROPRIATE CITY, COUNTY, AND/OR STATE AGENCY.
4. ALL IN PAVEMENT MANHOLES SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
5. WHERE DEPTH OF COVER IS LESS THAN 3 FEET CLASS V REINFORCED CONCRETE PIPE SHALL BE USED.
6. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
8. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS. THESE DETAILS SERVE AS A GUIDE ONLY.
10. REFER TO THE CITY STANDARD DETAILS, LATEST REVISION, FOR ADDITIONAL INFORMATION AND CRITERIA.
11. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTING FLOW TO THEM.
12. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
13. THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE SECTIONS OF ENV-WQ 1500. THE CONTRACTOR SHALL TAKE PROGRESS PHOTOS DURING CONSTRUCTION OF ALL STORMWATER DRAINAGE COMPONENTS AND SEND TO THE ENGINEER.
14. SEE EXISTING CONDITIONS PLAN FOR THE HORIZONTAL AND VERTICAL DATUM.
15. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
16. CONTACT EASEMENT OWNERS PRIOR TO COMMENCING ANY WORK WITHIN THE EASEMENTS.
17. PRIOR TO COMMENCING ANY SITE WORK, ALL LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD.
18. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
19. TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
20. ALL DEMOLITION SHALL INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND ANY OTHER ADJACENT OPERATING FACILITIES. PRIOR WRITTEN PERMISSION FROM THE OWNER/DEVELOPER AND LOCAL PERMITTING AUTHORITY IS REQUIRED IF CLOSURE/OBSTRUCTIONS TO ROADS, STREET, WALKWAYS, AND OTHERS IS DEEMED NECESSARY. CONTRACTOR TO PROVIDE ALTERNATE ROUTES AROUND CLOSURES/OBSTRUCTIONS PER LOCAL/STATE/FEDERAL REGULATIONS.
21. REFER TO ARCHITECTURAL PLANS FOR LAYOUT OF BUILDING FOUNDATIONS AND CONCRETE ELEMENTS WHICH ABUT THE BUILDING SUCH AS STAIRS, SIDEWALKS, LOADING DOCK RAMPS, PADS, AND COMPACTOR PADS. DO NOT USE SITE PLANS FOR LAYOUT OF FOUNDATIONS.
22. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
23. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
24. PRIOR TO AN WORK BEING CONDUCTED A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PLANNING STAFF AND OTHER CITY DEPARTMENTS AS NECESSARY TO REVIEW WORK PROPOSED AND A FINANCIAL GUARANTEE WILL BE IN PLACE.
25. CONTRACTOR'S GENERAL RESPONSIBILITIES:
    - A. BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND CITY OF NASHUA CONSTRUCTION STANDARDS, LATEST ADDITION.
    - B. NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OF PROPOSED LAYOUT AND/OR EXISTING FEATURES.
    - C. EMPLOY A LICENSED SURVEYOR TO DETERMINE ALL LINES AND GRADES AND LAYOUT OF SITE ELEMENTS AND BUILDINGS.
    - D. THE CONTRACTOR SHALL BE RESPONSIBLE TO BECOME FAMILIAR WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
    - E. TAKE APPROPRIATE MEASURES TO REDUCE, TO THE FULLEST EXTENT POSSIBLE, NOISE, DUST AND UNSIGHTLY DEBRIS. CONSTRUCTION ACTIVITIES SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPLICABLE MUNICIPAL ORDINANCES AND REGULATIONS OF THE CITY OF NASHUA, NEW HAMPSHIRE.
    - F. MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
    - G. IN ACCORDANCE WITH RSA 430:53 AND AGR 3800, THE CONTRACTOR SHALL NOT TRANSPORT INVASIVE SPECIES OFF THE PROPERTY, AND SHALL DISPOSE OF INVASIVE SPECIES ON-SITE IN A LEGAL MANNER.
    - H. COORDINATE WITH ALL UTILITY COMPANIES AND CONTACT DIGSAFE (811 OR 888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
    - I. PROTECT NEW AND EXISTING BURIED UTILITIES DURING INSTALLATION OF ALL SITE ELEMENTS. DAMAGED UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
    - J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
    - K. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
    - L. VERIFY LAYOUT OF PROPOSED BUILDING FOUNDATIONS WITH ARCHITECT AND THAT PROPOSED FOUNDATION MEETS PROPERTY LINE SETBACKS PRIOR TO COMMENCING ANY FOUNDATION CONSTRUCTION.
    - M. PROVIDE AN AS-BUILT PLAN AT THE COMPLETION OF THE PROJECT TO THE OWNER.
    - N. IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS, AND BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE REQUIRED.
    - O. AT COMPLETION OF CONSTRUCTION, THE SITE CONTRACTOR SHALL PROVIDE A LETTER CERTIFYING THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

GRADING NOTES

1. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WQ 1500 AS APPLICABLE.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
3. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ABOUT SOIL AND GROUNDWATER CONDITIONS. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEER'S RECOMMENDED METHODS TO ADDRESS ANY SOIL AND GROUNDWATER ISSUES THAT ARE FOUND ON SITE.
4. COORDINATE WITH GEOTECHNICAL/STRUCTURAL PLANS FOR SITE PREPARATION AND OTHER BUILDING INFORMATION.
5. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED GRADING AT BUILDING, AND SIZE AND LOCATION OF ALL BUILDING SERVICES.
6. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ROOF DRAIN INFORMATION.
7. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS, AND ALIGNMENTS.
8. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS, AND LOADING AREAS.
9. THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE AND SHALL NOT POND WATER DEEPER THAN 1/4" FOR A PERIOD OF MORE THAN 15 MINUTES AFTER FLOODING.
10. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 7" REVEAL UNLESS OTHERWISE NOTED.
11. ALL SIDEWALK AND OTHER CURB REVEALS SHALL BE 7" WITH A TOLERANCE OF PLUS OR MINUS 3/8". WHERE SIDEWALK IS TO BE FLUSH, THE PAVEMENT REVEAL SHALL BE 1/4" WITH A TOLERANCE OF 1/8".
12. THE FINISHED GRADE AT BOTTOM OF ALL ACCESSIBLE RAMPS SHALL BE FLUSH WITH PAVEMENT WITH A TOLERANCE OF PLUS OR MINUS 1/4".
13. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF FINISHED PAVEMENT.
14. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
15. STORMWATER DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO NHDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
16. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
17. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER, AND MULCH.
18. DENSITY REQUIREMENTS:

MINIMUM DENSITY*	LOCATION
95%	BELOW PAVED OR CONCRETE AREAS
95%	TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL
85%	BELOW LOAM AND SEED AREAS

*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM D-6938.

19. FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.

SITE PREPARATION NOTES

1. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
2. THE CONTRACTOR SHALL VERIFY ALL SURVEY INFORMATION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
3. EXISTING UTILITY SERVICES TO BE DISCONTINUED ARE TO BE CAPPED AS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES.
4. ALL DEMOLITION AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
5. CONTRACTOR TO LIMIT AREA OF DISTURBANCE TO NO MORE THAN 5 ACRES AT ONE TIME DURING CONSTRUCTION.
6. CONTRACTOR TO INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE WORK.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NASHUA'S CONSTRUCTION STANDARDS AND DETAILS (LATEST ADDITION), AND THE CITY STANDARDS SHALL TAKE PRECEDENCE IN CASE OF ANY DETAILS OR PLANS IN CONFLICT.
8. THE CONTRACTOR SHALL REQUEST A PRECONSTRUCTION MEETING WITH THE CITY TO DISCUSS SITE INSPECTIONS, SCHEDULES, SPECIAL CONDITIONS, ETC.

UTILITY NOTES

1. LENGTH OF PIPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
2. ALL PROPOSED UTILITY WORK, INCLUDING MATERIAL, INSTALLATION, TERMINATION, EXCAVATION, BEDDING, BACKFILL, COMPACTION, TESTING, CONNECTIONS, AND CONSTRUCTION SHALL BE COORDINATED WITH AND COMPLETED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS, CODES, AND STANDARDS OF ALL CORRESPONDING UTILITY ENTITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
4. COORDINATE ALL WORK ADJACENT TO PROPOSED BUILDINGS WITH ARCHITECTURAL BUILDING DRAWINGS. CONFIRM UTILITY PENETRATIONS AND INVERT ELEVATIONS ARE COORDINATED PRIOR TO INSTALLATION.
5. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE EXACT LOCATION OF NEW UTILITY CONNECTIONS SHALL BE DETERMINED BY THE CONTRACTOR IN COORDINATION WITH UTILITY COMPANY, COUNTY AGENCY, AND/OR PRIVATE UTILITY COMPANY.
7. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE UTILITY INSTALLATION COMPLETE AND OPERATIONAL.
8. ALL UTILITY COMPANIES REQUIRE INDIVIDUAL CONDUITS. CONTRACTOR TO COORDINATE WITH TELEPHONE, CABLE, AND ELECTRIC COMPANIES REGARDING NUMBER, SIZE, AND TYPE OF CONDUITS REQUIRED PRIOR TO INSTALLATION OF ANY CONDUIT.
9. SANITARY SEWER SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. ALL SEWER MAINS AND FITTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM F 679 (SDR 35 MINIMUM). FORCE MAINS AND FITTINGS SHALL CONFORM TO NH CODE OF ADMINISTRATIVE RULES ENV-WQ 700. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH NH CODE OF ADMINISTRATIVE RULES ENV-WQ 700. SANITARY MANHOLES SHALL CONFORM TO NHDES WATER DIVISION WASTEWATER ENGINEERING BUREAU STANDARDS AND SPECIFICATIONS SHOWN HEREON.
10. ON-SITE WATER DISTRIBUTION SHALL BE TO CITY OF LEBANON STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM OF 5.5' COVER. WHERE WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10' MINIMUM. WHERE A SANITARY LINE CROSSES A WATER LINE, SEWER LINE MUST BE CONSTRUCTED OF FORCE MAIN MATERIALS (PER ENV-WQ 704.08) FROM BUILDING OR MANHOLE TO MANHOLE, OR SUBSTITUTE RUBBER-GASKETED PRESSURE PIPE FOR THE SAME DISTANCE. WHEN SANITARY LINES PASS BELOW WATER LINES, LAY PIPE SO THAT NO JOINT IN THE SANITARY LINE WILL BE CLOSER THAN 6' HORIZONTALLY TO THE WATER LINE.
11. THRUST BLOCKS SHALL BE PROVIDED AT ALL LOCATIONS WHERE WATER LINE CHANGES DIRECTIONS OR CONNECTS TO ANOTHER WATER LINE.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
13. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES.
14. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS, TESTING, AND RELATED SERVICES AND SUBMIT COPIES OF ACCEPTANCE TO THE OWNER, UNLESS OTHERWISE INDICATED.
15. PROVIDE PERMANENT PAVEMENT REPAIR FOR ALL UTILITY TRENCHES IN EXISTING ROAD OR PAVEMENT TO REMAIN. SAW CUT TRENCH, PAVEMENT, AND GRANULAR BASE THICKNESS TO MATCH EXISTING PAVEMENT. OBTAIN ALL PERMITS REQUIRED FOR TRENCHING.
16. UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND STRUCTURES, PIPES, CHAMBERS, ETC. SHALL BE COVERED WITH A MINIMUM OF 18" OF COMPACTED SOIL BEFORE EXPOSURE TO VEHICLE LOADS.
17. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE/MUNICIPAL
SEWER	MUNICIPAL
WATER	MUNICIPAL
GAS	NOT AVAILABLE
ELECTRIC	LIBERTY UTILITIES
TELEPHONE	CONSOLIDATED COMMUNICATIONS
CABLE	CONSOLIDATED COMMUNICATIONS

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DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

STATE OF NEW HAMPSHIRE
NICHOLAS C. GOLON
No. 14086
LICENSED PROFESSIONAL ENGINEER
7/13/26

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

NOTES & LEGEND

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

OWNED BY

CITY OF LEBANON

PREPARED FOR

THE MUSE LEBANON, LLC

SCALE: NOT TO SCALE **AUGUST 12, 2024**

REV.	DATE	DESCRIPTION	DR	CK
3	7/13/2026	BUILDING FOOTPRINT UPDATE	JD	NG
2	10/23/2024	COA PLAN REVISIONS	JD	NG
1	8/26/2024	CITY REVIEW	JD	NG

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Landscape Architects
Scientists
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FILE	DR	JED	FB	–	
96202.01	CK	NG	CADFILE	96202-01 COVER-DETAILS	C-02

LANDSCAPE NOTES

GENERAL

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS, AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT SITE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. LANDSCAPE QUANTITIES SHOWN ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN LANDSCAPE LEGEND.
4. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK AND VERIFY THAT THE PLANS IN THE CONTRACTOR'S POSSESSION ARE THE MOST CURRENT PLANS AVAILABLE AND ARE THE APPROVED PLAN SET FOR USE IN CONSTRUCTION.
5. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANTS SHALL BE FIRST CLASS AND SHALL BE REPRESENTATIVE OF THEIR NORMAL SPECIES AND/OR VARIETIES. ALL PLANTS MUST HAVE GOOD, HEALTHY, WELL-FORMED UPPER GROWTH AND A LARGE, FIBEROUS, COMPACT ROOT SYSTEM.
7. ALL PLANTS SHALL BE FREE FROM DISEASE AND INSECT PESTS AND SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS PERTAINING TO PLANT DISEASES AND INFESTATIONS.
8. ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT.
9. IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.

GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR A PERIOD OF ONE YEAR, BEGINNING AT THE START OF THE MAINTENANCE PERIOD.

SITE AND SOIL PREPARATION

1. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR LEDGE, NOTIFY LANDSCAPE ARCHITECT/ENGINEER BEFORE PLANTING.
2. ALL DISTURBED AREAS & PLANTING AREAS, INCLUDING AREAS TO BE SODDED, SHALL RECEIVE THE FOLLOWING SOIL PREPARATION PRIOR TO PLANTING: A MINIMUM OF 6 INCHES OF LIGHTLY COMPACTED TOPSOIL SHALL BE INSTALLED OVER THE SUBSOIL IF TOPSOIL HAS BEEN REMOVED OR IS NOT PRESENT.
3. LOAM SHALL CONSIST OF LOOSE FRIABLE TOPSOIL WITH NO ADMIXTURE OF REFUSE OR MATERIAL TOXIC TO PLANT GROWTH. LOAM SHALL BE FREE FROM STONES, LUMPS, STUMPS, OR SIMILAR OBJECTS LARGER THAN TWO INCHES (2") IN GREATEST DIAMETER, SUBSOIL, ROOTS, AND WEEDS. THE MINIMUM AND MAXIMUM PH VALUE SHALL BE FROM 5.5 TO 7.6. LOAM SHALL CONTAIN A MINIMUM OF THREE PERCENT (3%) AND A MAXIMUM OF TWENTY PERCENT (20%) ORGANIC MATTER AS DETERMINED BY LOSS BY IGNITION. NOT MORE THAN SIXTY-FIVE PERCENT (65%) SHALL PASS A NO. 200 SIEVE AS DETERMINED BY THE WASH TEST IN ACCORDANCE WITH ASTM D1140. IN NO INSTANCE SHALL MORE THAN 20% OF THAT MATERIAL PASSING THE #4 SIEVE CONSIST OF CLAY SIZE PARTICLES.
4. NATURAL TOPSOIL NOT CONFORMING TO THE PARAGRAPH ABOVE OR CONTAINING EXCESSIVE AMOUNTS OF CLAY OR SAND SHALL BE TREATED BY THE CONTRACTOR TO MEET THOSE REQUIREMENTS.
5. SUBMIT TEST RESULTS OBTAINED FROM SOURCE TO ENGINEER/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL, PRIOR TO SPREADING OPERATIONS.
6. APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT TO USE THE TOPSOIL WILL DEPEND UPON THE RESULTS OF THE SOIL TESTS.
7. THE BURDEN OF PROOF OF SOIL AMENDMENT INSTALLATION RESTS WITH THE CONTRACTOR. SOIL TESTS MAY BE REQUIRED AT THE CONTRACTOR'S EXPENSE IN ORDER TO CONFIRM AMENDMENT INSTALLATION.

LANDSCAPE MAINTENANCE

LAWN

1. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED, BUT NOT LESS THAN THE FOLLOWING PERIODS:
   A. SEEDED LAWNS: 60 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
      1. WHEN FULL MAINTENANCE PERIOD HAS NOT ELAPSED BEFORE END OF PLANTING SEASON, OR IF LAWN IS NOT FULLY ESTABLISHED, CONTINUE MAINTENANCE DURING NEXT PLANTING SEASON.
   B. SODDED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
   C. PLUGGED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
   D. SPRIGGED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
2. MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
   A. IN AREAS WHERE MULCH HAS BEEN DISTURBED BY WIND OR MAINTENANCE OPERATIONS, ADD NEW MULCH. ANCHOR AS REQUIRED TO PREVENT DISPLACEMENT.
3. WATERING: PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND KEEP LAWN UNIFORMLY MOIST TO A DEPTH OF FOUR INCHES (100 mm).
   A. SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.
   B. WATER LAWN AT A MINIMUM RATE OF ONE INCH (25 mm) PER WEEK.
4. MOW LAWN AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIC HEIGHT WITHOUT CUTTING MORE THAN 40 PERCENT OF GRASS HEIGHT. REMOVE NO MORE THAN 40 PERCENT OF GRASS-LEAF GROWTH IN INITAL OR SUBSEQUENT MOWINGS. DO NOT DELAY MOWING UNTIL GRASS BLADES BEND OVER AND BECOME MATTED. DO NOT MOW WHEN GRASS IS WET. SCHEDULE INITIAL AND SUBSEQUENT MOWINGS TO MAINTAIN THE FOLLOWING GRASS HEIGHT.
   A. MOW GRASS TO ½ INCH (13 mm) HIGH OR LESS.
   B. MOW GRASS ½ TO 1 INCH (13 TO 25 mm) HIGH OR LESS.
   C. MOW GRASS 1 TO 2 INCHES (25 TO 50 mm) HIGH OR LESS.
   D. MOW GRASS 1-1/2 TO 2 INCHES (38 TO 50 mm) HIGH OR LESS.
   E. MOW GRASS 2 TO 3 INCHES (50 TO 75 mm) HIGH OR LESS.
5. LAWN POSTFERTILIZATION: APPLY FERTILIZER AFTER INITIAL MOWING AND WHEN GRASS IS DRY.
   A. USE FERTILIZER THAT WILL PROVIDE ACTUAL NITROGEN OF AT LEAST 1 lb/1,000 SF (0.45 kg/92.9 SM) TO LAWN AREA.

MEADOW

1. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE MEADOW IS ESTABLISHED, BUT FOR NOT LESS THAN 40 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
2. MAINTAIN AND ESTABLISH MEADOW BY WATERING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH.
3. WATERING: PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND KEEP MEADOW UNIFORMLY MOIST.
   A. SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.
   B. WATER LAWN AT A MINIMUM RATE OF 1/2 INCH (13 mm) PER WEEK FOR 4 WEEKS.

TREES AND SHRUBS:

1. PRUNING SHOULD BE STARTED EARLY AND KEPT UP AT REGULAR INTERVALS. TREES SHOULD BE PRUNED AND SHAPED TO AVOID SPLITTING LATER IN LIFE. BROKEN TOPS AND BRANCHES SHOULD BE REMOVED AS SOON AS POSSIBLE AFTER INJURY. BROKEN, WEAK OR DISEASED BRANCHES SHOULD BE REMOVED FIRST, DEAD BRANCHES SECOND AND HEALTHY BRANCHES LAST.
2. TREES AND SHRUBS SHOULD BE PROTECTED AGAINST DAMAGE INCURRED WITH LAWN MOWERS AND GARDEN EQUIPMENT. KEEPING GRASS AWAY FROM TREE TRUNKS WITH THE USE OF MULCH IS RECOMMENDED.
3. THE USE OF ROAD SALT AROUND TREES AND SHRUBS SHOULD BE AVOIDED OR MINIMIZED.
4. LANDSCAPED AREAS SHALL BE ROUTINELY MAINTAINED FREE OF DEBRIS AND LITTER. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTAINENCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

LANDSCAPE SPECIFICATIONS

SEEDING

1. ROUGH GRADING SHALL BE COMPLETED PRIOR TO THE START OF PLANTING IN ANY GIVEN AREA OF THE PROJECT SITE.
2. SEEDING SHALL BE DONE BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 15, EXCEPT FOR RESEEDING OF BARE SPOTS AND MAINTENANCE. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVING OR AREAS THAT HAVE NOT BEEN OTHERWISE DEVELOPED SHALL BE SEEDED OR SODDED. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. AFTER OCTOBER 15 DISTURBED SOILS SHALL BE PROTECTED IN ACCORDANCE WITH THE WINTER CONSTRUCTION NOTES.

   ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

   PARK SEED MIX (NHDOT TYPE 44) MIN. 135 LBS/ACRE:

33% CREEPING RED FESCUE	(MIN. 45 LBS/ACRE)
42% PERENNIAL RYEGRASS	(MIN. 55 LBS/ACRE)
21% KENTUCKY BLUEGRASS	(MIN. 30 LBS/ACRE)
4% REDTOP	(MIN. 5 LBS/ACRE)

   NEW ENGLAND CONSERVATION WILDLIFE MIX FROM NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL. (SEE LANDSCAPE SHEETS)

   TEMPORARY LAWN MIX: (MIN. 47 LBS/ACRE)
   100% ANNUAL RYE

PLANTING

1. EXCAVATE PITS, PLANTERS, BEDS AND TRENCHES WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO PROVIDE PROPER DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.
2. ANY LEDGE OR RUBBLE MATERIAL SHALL BE FRACTURED TO A DEPTH OF 3 FEET AND EXCAVATED TO A DEPTH OF 30 INCHES FOR TREE POCKETS AND 18 INCHES FOR SHRUB BEDS. THIS PROCEDURE SHALL BE HANDLED BY THE SITE CONTRACTOR. SITE TOPSOIL SHALL BE DEPOSITED IN ALL EXCAVATED POCKETS.
3. DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.
4. FILL EXCAVATIONS FOR TREES AND SHRUBS WITH WATER AND ALLOW TO PERCOLATE OUT BEFORE PLANTING.
5. DISH TOP OF BACKFILL TO ALLOW FOR MULCH – PLANT SAUCERS SHALL BE AS SHOWN ON DETAIL SHEETS; 6' DIAMETER FOR ALL DECIDUOUS TREES, AND FOR EVERGREEN TREES A RADIUS 2' BEYOND THE OUTER MOST BRANCHES.
6. MULCH TREES, SHRUBS, PLANTERS AND BEDS. PROVIDE NOT LESS THAN 3" THICKNESS OF BARK MULCH, 3/8"-2" OF WIDTH, AND WORK INTO TOP OF BACKFILL. FINISH LEVEL WITH ADJACENT FINISH GRADES AS DIRECTED IN THE FIELD.
7. STAKE AND GUY TREES IMMEDIATELY AFTER PLANTING (TREE SUPPORT STAKES SHALL BE 2" X 3" X 8'0", WOOD STAKES. GUYING WIRE SHALL BE NO. 12 GAUGE GALVANIZED SOFT STEEL WIRE. HOSE FOR COVERING WIRE SHALL BE NEW OR USED TWO PLY RUBBER HOSE NOT LESS THAN 1/2 INCH INSIDE DIAMETER. (PLASTIC "CINCH-TIES" OR EQUIVALENT FASTENING DEVICE MAY BE AN ACCEPTABLE GUY WIRE AND HOSE PROTECTOR SUBSTITUTE.)
8. ALL PLANT MATERIALS SHALL HAVE DEAD OR DAMAGED BRANCHES REMOVED AT TIME OF PLANTING. ALL TAGS AND RIBBONS SHALL BE REMOVED AT THIS TIME.
9. TREES TO REMAIN STAKED FOR 1 FULL GROWING SEASON.
10. THE CONTRACTOR SHALL REQUEST A FINAL OBSERVATION BY THE OWNER'S REPRESENTATIVE UPON COMPLETION OF INSTALLATION.

CONSTRUCTION SEQUENCE NOTES

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. CUT AND CLEAR TREES WITHIN AREA OF DISTURBANCE UNLESS OTHERWISE NOTED.
3. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES, SWALES, AND BASINS PRIOR TO ANY ROUGH GRADING.
4. ROUGH GRADE SITE OR PHASED WORK AREA. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING. ALL DISTURBED AREAS SHALL BE STABILIZED NO LATER THAN 72 HOURS AFTER CONSTRUCTION ACTIVITY CEASES. IF EARTHWORK TEMPORARILY CEASES ON A PORTION OF OR THE ENTIRE SITE, AND WILL NOT RESUME WITHIN 21 DAYS, THE AREA SHALL BE STABILIZED.
5. AN AREA SHALL BE CONSIDERED STABILIZED IF:
   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" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED, OR
   D) EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
6. CONSTRUCT CULVERTS, DETENTION BASINS AND TREATMENT SWALES. PLACE HEADWALLS, RIP-RAP AND OTHER DRAINAGE FACILITIES ACCORDING TO PLAN. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS/BASINS PRIOR TO DIRECTING FLOW TO THEM.
7. INSTALL ALL UNDERGROUND UTILITIES.
8. CONSTRUCT BUILDINGS.
9. CONSTRUCT PARKING AND FINISH GRADE SITE ACCORDING TO PLAN. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
10. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES WEEKLY AND IMMEDIATELY AFTER 0.5" OF RAINFALL.
11. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
12. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE ALL AREAS ARE STABILIZED WITH A SUITABLE STAND OF GRASS, PAVEMENT OR COMPACTED GRAVELS.
13. IN THAT THE PROJECT WILL DISTURB MORE THAN 5-ACRES AT ONE TIME A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE ("NHDES") SHALL BE EMPLOYED TO INSPECT THE SITE FROM THE START OF ALTERATION OF TERRAIN ACTIVITIES UNTIL THE SITE IS IN FULL COMPLIANCE WITH THE ALTERATION OF TERRAIN PERMIT ("PERMIT").
   A. DURING THIS PERIOD, THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK, AND IF POSSIBLE, DURING ANY ½ INCH OR GREATER RAIN EVENT (I.E. ½ INCH OF PRECIPITATION OR MORE WITHIN A 24 HOUR PERIOD). IF UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THIS EVENT.
   B. THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONTRACTOR ON THE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS REQUIRED TO MEET THE REQUIREMENTS OF RSA 485-A:17 AND ALL APPLICABLE DES PERMIT CONDITIONS.
   C. WITHIN 24 HOURS OF EACH INSPECTION, THE MONITOR SHALL SUBMIT A REPORT TO DES VIA EMAIL (TO BETHANN MCCARTHY AT: BETHANN.M.MCARTHY@DES.NH.GOV).
14. REFER TO THE STORMWATER MANAGEMENT PLAN FOR EROSION CONTROL MEASURES AND SPECIFIC INFORMATION.

GENERAL NOTES

1. ALL IN PAVEMENT MANHOLES SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
2. WHERE DEPTH OF COVER IS LESS THAN 3 FEET CLASS V REINFORCED CONCRETE PIPE SHALL BE USED.
3. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
5. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
6. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS. THESE DETAILS SERVE AS A GUIDE ONLY.
7. REFER TO THE CITY STANDARD DETAILS, LATEST REVISION, FOR ADDITIONAL INFORMATION AND CRITERIA.
8. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTING FLOW TO THEM.
9. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.

WINTER CONSTRUCTION

IN ADDITION TO THE OTHER NOTES CONTAINED ON THIS PLAN, THE FOLLOWING MUST BE IMPLEMENTED:

1. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED AS SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
2. AN AREA WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIER.
3. TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSURE OR PRIOR TO ANY STORM EVENT, BUT AFTER EVERY WORKDAY IN AREAS WITHIN 100 FEET FROM A PROTECTED NATURAL RESOURCE.
4. AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED THE SAME DAY.
5. IN THE EVENT OF A SNOWFALL GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM THE AREAS DUE TO BE SEEDED AND MULCHED.
6. LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.
7. A DITCH THAT WILL BE CONSTRUCTED DURING THE WINTER MUST BE STABILIZED WITH RIPRAP.
8. ALL PROPOSED VEGETATIVE AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, 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 ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
9. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
10. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF GRAVEL PER NHDOT ITEM 304.3.

EROSION CONTROL NOTES

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

1. INSTALLATION OF SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA. PREFABRICATED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A VEGETATIVE COVER OF GREATER THAN 85%. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
4. THE AREA OF LAND EXPOSED AND THE TIME OF EXPOSURE SHALL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
5. ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 6" OF LOAM. ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

   PARK SEED MIX (NHDOT TYPE 44) MIN. 135 LBS/ACRE:

33% CREEPING RED FESCUE	(MIN. 45 LBS/ACRE)
42% PERENNIAL RYEGRASS	(MIN. 55 LBS/ACRE)
21% KENTUCKY BLUEGRASS	(MIN. 30 LBS/ACRE)
4% REDTOP	(MIN. 5 LBS/ACRE)

   NEW ENGLAND CONSERVATION WILDLIFE MIX FROM NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL. (SEE LANDSCAPE SHEETS)

   TEMPORARY LAWN MIX: (MIN. 47 LBS/ACRE)
   100% ANNUAL RYE

   A. PLACING LOAM ON SITE
   a. ALL SUBGRADE ELEVATIONS SHOULD BE UNIFORMLY GRADED TO RECEIVE LOAM AND SHALL BE INSPECTED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO PLACEMENT OF LOAM.
   b. PLACE LOAM TO FORM A MINIMUM DEPTH OF 4" WHEN ROLLED, UNLESS OTHERWISE INDICATED.
   c. ALL DEPRESSIONS EXPOSED DURING THE ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM.
   B. SEED BED PREPARATION
   AFTER FINISH GRADING AND JUST BEFORE SEEDING, THE AREAS TO BE SEEDED SHALL BE LOOSENED TO PROVIDE A ROUGH, FIRM BUT FINELY PULVERIZED SEEDBED. THE INTENT IS A TEXTURE CAPABLE OF RETAINING WATER, SEED AND FERTILIZER WHILE REMAINING STABLE AND ALLOWING SEED TIME TO GERMINATE. SEED SHALL BE APPLIED TO THE CONDITIONED SEEDBED NOT MORE THAN 48 HOURS AFTER THE SEEDBED HAS BEEN PREPARED.
6. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF AT THE TIME OF SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS. PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.
7. HAY MULCH OR JUTE MATTING SHALL BE USED WHERE INDICATED ON THE PLANS. A MINIMUM OF 1.5 TONS OF MULCH PER ACRE SHALL BE APPLIED. MULCH SHALL BE ANCHORED IN PLACE WHERE NECESSARY. JUTE MATTING SHALL BE LAID IN THE DIRECTION OF RUNOFF FLOW AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
8. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS.
9. WATER SHALL BE USED FOR DUST CONTROL IN APPROPRIATE AREAS.
10. SEDIMENT TRAPS AND/OR BASINS MUST BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL SOILS ARE STABILIZED.
12. UPON STABILIZATION OF UPSTREAM DISTURBED AREAS, CONTRACTOR SHALL REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES AND DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.

OVERWINTER STABILIZATION

1. PERMANENT STABILIZATION CONSISTS OF AT LEAST 85% VEGETATION, PAVEMENT/GRAVEL BASE OR RIPRAP.
2. DO NOT EXPOSE SLOPES OR LEAVE SLOPES EXPOSED OVER THE WINTER OR FOR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY PROTECTED WITH MULCH.
3. APPLY HAY MULCH AT TWICE THE STANDARD RATE (150 LBS. PER 1,000 SF). THE MULCH MUST BE THICK ENOUGH SUCH THAT THE GROUND SURFACE WILL NOT BE VISIBLE AND MUST BE ANCHORED.
4. USE MULCH AND MULCH NETTING OR AN EROSION CONTROL MULCH BLANKET OR MIX FOR ALL SLOPES GREATER THAN 8% OR OTHER AREAS EXPOSED TO DIRECT WIND.
5. INSTALL AN EROSION CONTROL BLANKET IN ALL DRAINAGE WAYS (BOTTOM AND SIDES) WITH A SLOPE GREATER THAN 3%.
6. SEE THE VEGETATION MEASURES FOR MORE INFORMATION ON SEEDING DATES AND TYPES.

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DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

STATE OF NEW HAMPSHIRE
NICHOLAS C. GOLON
No. 14086
LICENSED PROFESSIONAL ENGINEER
7/13/26

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

NOTES

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

OWNED BY

CITY OF LEBANON

PREPARED FOR

THE MUSE LEBANON, LLC

SCALE: NOT TO SCALE **AUGUST 12, 2024**

REV.	DATE	DESCRIPTION	DR	CK
3	7/13/2026	BUILDING FOOTPRINT UPDATE	JD	NG
2	10/23/2024	COA PLAN REVISIONS	JD	NG
1	8/26/2024	CITY REVIEW	JD	NG

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Traffic Engineers
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Landscape Architects
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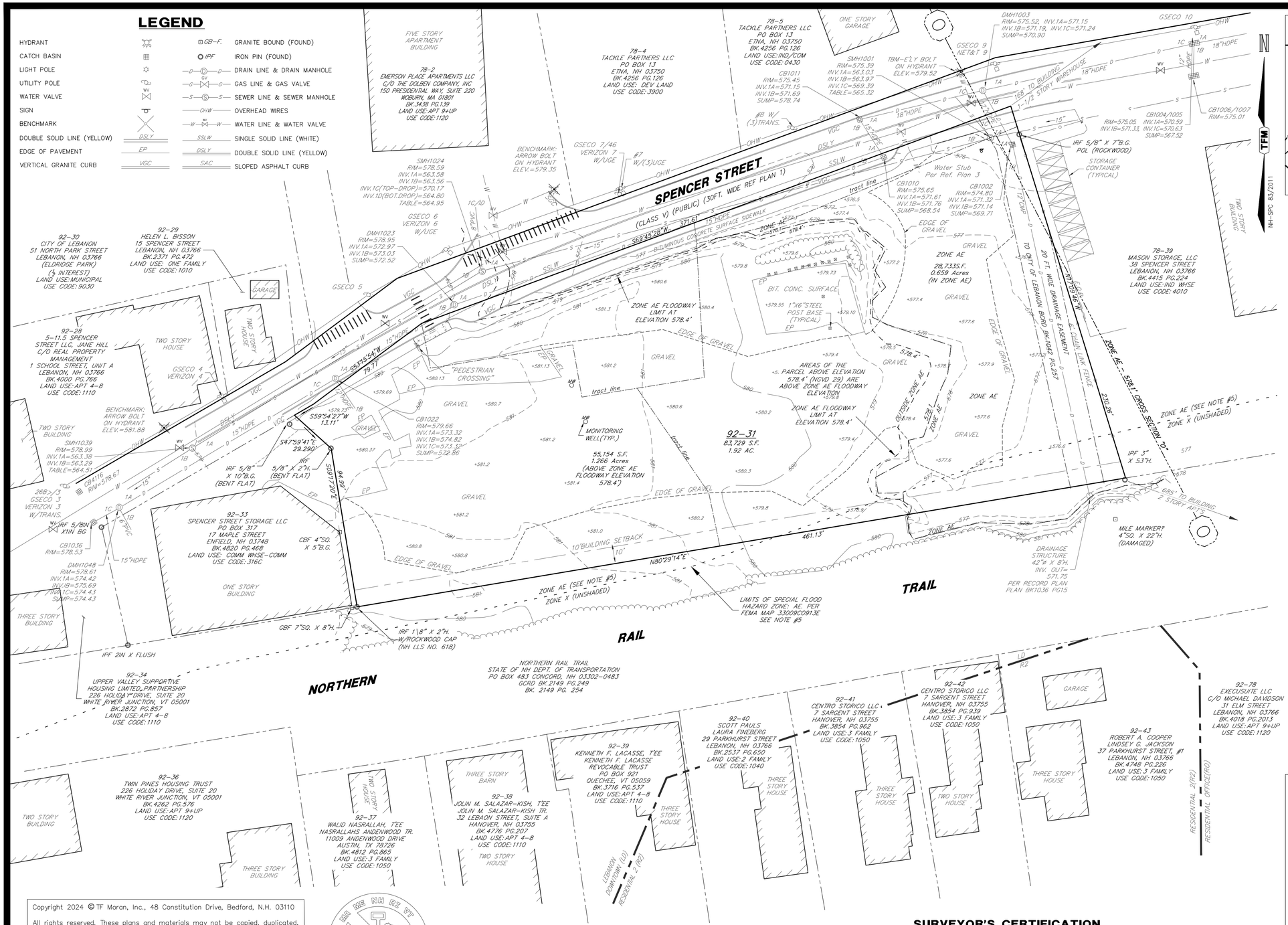
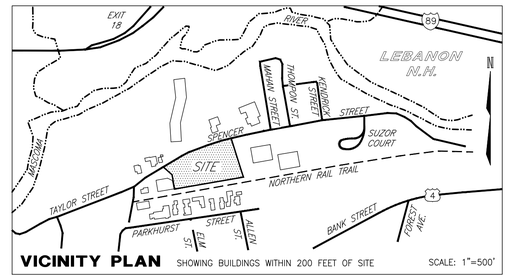
www.tfmoran.com

FILE	DR	JED	FB	–	
96202.01	CK	NG	CADFILE	96202-01 COVER-DETAILS	C-03

LEGEND

HYDRANT		⊡GB–F.	GRANITE BOUND (FOUND)
CATCH BASIN		IPF.	IRON PIN (FOUND)
LIGHT POLE		D	DRAIN LINE & DRAIN MANHOLE
UTILITY POLE		G	GAS LINE & GAS VALVE
WATER VALVE	WV	S	SEWER LINE & SEWER MANHOLE
SIGN		OHW	OVERHEAD WIRES
BENCHMARK		W	WATER LINE & WATER VALVE
DOUBLE SOLID LINE (YELLOW)	DSLY	SSLW	SINGLE SOLID LINE (WHITE)
EDGE OF PAVEMENT	EP	DSLY	DOUBLE SOLID LINE (YELLOW)
VERTICAL GRANITE CURB	VGC	SAC	SLOPED ASPHALT CURB





VICINITY PLAN SHOWING BUILDINGS WITHIN 200 FEET OF SITE SCALE: 1"=500'

REFERENCE PLANS

1. LOT LINE ADJUSTMENT PLAT, CITY OF LEBANON AND KEITH BEARDSLEE, 10 & 20 SPENCER STREET, LEBANON, NEW HAMPSHIRE, SCALE: 1"=40', DATED: OCTOBER 4, 2018, PREPARED: BY ROCKWOOD LAND SERVICES, LLC. G.C.R.D. PLAN NO. 15652.
2. ALTA/ACSM LAND TITLE SURVEY IN LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE PREPARED FOR: EMERSON GARDENS LTD. PARTNERSHIP, SCALE: 1"=40', DATED: JUNE 6, 2003, PREPARED: BY BRUNO ASSOCIATES, INC., P.C. G.C.R.D. PLAN NO. 11131.
3. SPENCER STREET IMPROVEMENTS–CONSTRUCTION PLANS. AS–BUILTS, PREPARED FOR THE CITY OF LEBANON, N.H. BY B.E.T.A. INC. DATED: NOVEMBER 21, 2023. FILED AT THE CITY OF LEBANON ENGINEERING DEPARTMENT.

NOTES

1. OWNER OF RECORD: CITY OF LEBANON
   51 NORTH PARK STREET
   LEBANON, NH 03766
   DEED REFERENCE: BK. 604 PG. 369; BK. 1064 PG. 371; BK. 1725 PG. 936.
   AREA: 83,729 S.F. OR 1.92 ACRES. (PER REFERENCE PLAN NO. 1)
2. 92–31 INDICATES TAX MAP AND LOT NUMBER.
3. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS PRESENT ON TAX MAP 92, LOT 31 LOCATED AT 20 SPENCER STREET IN LEBANON, NH, AS SHOWN HEREON AND NO OTHER PURPOSE.
4. CURRENT ZONING: LEBANON DOWNTOWN (LD)
   MINIMUM LOT SIZE: 3,000 S.F.
   MINIMUM LOT FRONTAGE: 40 FEET (MAY BE REDUCED BY CONDITIONAL USE PERMIT PER SECTION 302.4)
   MINIMUM BUILDING SETBACKS:
   FRONT: NONE (EXCEPT AS MAY BE REQUIRED PER SECTION 307.7)
   SIDE: NONE (EXCEPT AS MAY BE REQUIRED PER SECTION 307.7)
   REAR: 10 FEET (EXCEPT AS REQUIRED PER SECTION 307.7)
   MAXIMUM BUILDING COVERAGE: NONE
   MAXIMUM BUILDING HEIGHT: 55 FEET (EXCEPT AS MAY BE PERMITTED BY CONDITIONAL USE PERMIT PER SECTION 307.8.)
   THE SUBJECT PARCEL IS LOCATED WITHIN THE FLOOD PLAIN OVERLAY DISTRICT.
5. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR GRAFTON COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER: 33009C0913E. EFFECTIVE DATE: FEBRUARY 20, 2008, INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA: ZONE AE, (1% ANNUAL CHANCE OF FLOODING). FLOOD ZONE AE IS SHOWN TO BE AT ELEVATION 578.1' (NGVD 29) WITH THE ZONE AE FLOODWAY AT ELEVATION 578.4'. SEE CROSS SECTION "O" IN THE FIS. THE MAP CITED ABOVE SHOWS THE ENTIRE PARCEL LYING WITH ZONE AE, HOWEVER, A DETAILED FIELD SURVEY INDICATES THAT THE MAJORITY OF THE PARCEL LIES ABOVE THE 578.1' AND THE 578.4' ELEVATION.
6. HORIZONTAL DATUM: NAD83(2011). VERTICAL DATUM: NGVD29. BENCHMARK USED: STATION E 49 X 1978 (253–430) (NGS PID OD1079) VIA DIFFERENTIAL LEVELING TECHNIQUES. BENCHMARK SET: AS SHOWN
7. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE GRAFTON COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL MAY DETERMINE.
8. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TF MORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG–SAFE AT 811.
9. THE PROPERTY IS SUBJECT TO GROUNDWATER MANAGEMENT PERMIT NO. 198806030–L–001 AS RECORDED IN THE GRAFTON COUNTY REGISTRY OF DEEDS, BK. 2945 PG. 225.

Graphic Scale

30' 15' 0' 30' 60' 90' 120'

1" = 30'

TAX MAP 92 LOT 31

EXISTING CONDITIONS PLAN

20 SPENCER STREET

LEBANON, NEW HAMPSHIRE

OWNED BY:

CITY OF LEBANON, NH

PREPARED FOR:

BROOKLINE OPPORTUNITIES, LLC
C/O TAMPOSI BROTHER HOLDINGS

SCALE: 1" = 30' **AUGUST 09, 2024**

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REV.	DATE	DESCRIPTION	DR	CK

811 DIGSAFE CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

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)

LICENSED LAND SURVEYOR — AUGUST 09, 2024 DATE

STATE OF NEW HAMPSHIRE No. 714 MICHAEL R. DAHLBERG LICENSED LAND SURVEYOR SIGNATURE

TFM Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists
48 Constitution Drive, Bedford, NH 03110, Phone (603) 472–4488, Fax (603) 472–9747, www.tfmoran.com

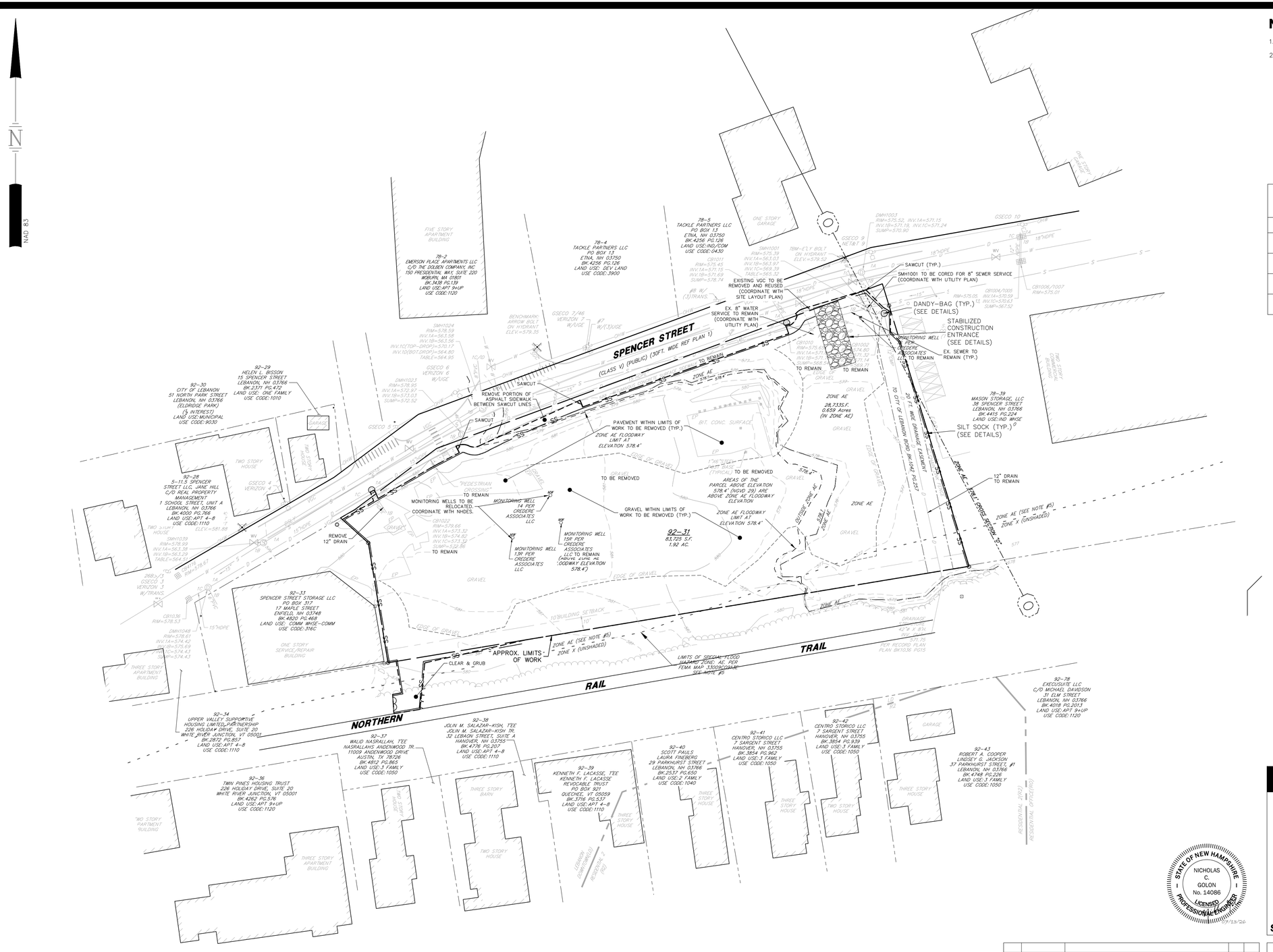
FILE	96202.00	DR	TNB	FB	2227	SHEET 1 OF 1
		CK	MRD	CADFILE	96202–00 Survey	

Aug 09, 2024 - 1:43pm
F:\TFM Projects\96202 Spencer St - Lebanon, NH\Carlson Survey\Dwgs\96202-00 Survey.dwg

NOTES

1. SEE SITE PREPARATION AND CONSTRUCTION SEQUENCE NOTES ON SHEET C-02 AND C-03.
2. THIS PARCEL IS SUBJECT TO GROUNDWATER MANAGEMENT PERMIT NO. 198806030-L-001. ONGOING MONITORING AND REPORTING SHALL CONTINUE ACCORDING TO THE PERMIT IN CONJUNCTION WITH THIS PLAN.

SOIL LEGEND (PER USDA NRCS WEB SOIL SURVEY)		
SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP
299	UDORTHENTS, SMOOTHED	N/A
26A	WINDSOR LOAMY SAND, 0-3% SLOPES	A
132A	DARTMOUTH SILT LOAM, 0-3% SLOPES	C
4	POOTATUCK VERY FINE SANDY LOAM	B



SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

SITE PREPARATION AND DEMOLITION PLAN

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

OWNED BY

CITY OF LEBANON

PREPARED FOR

THE MUSE LEBANON, LLC

SCALE: 1"=40' **AUGUST 12, 2024**

STATE OF NEW HAMPSHIRE
NICHOLAS C. GOLON
No. 14086
LICENSED PROFESSIONAL ENGINEER
07/13/26

REV.	DATE	DESCRIPTION	DR	CK
3	7/13/2026	BUILDING FOOTPRINT UPDATE	JD	NG
2	10/23/2024	COA PLAN REVISIONS	JD	NG
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FILE	DR	JED	FB	–	
96202.01	CK	NG	CADFILE	C-04 SITE PREP	C-04

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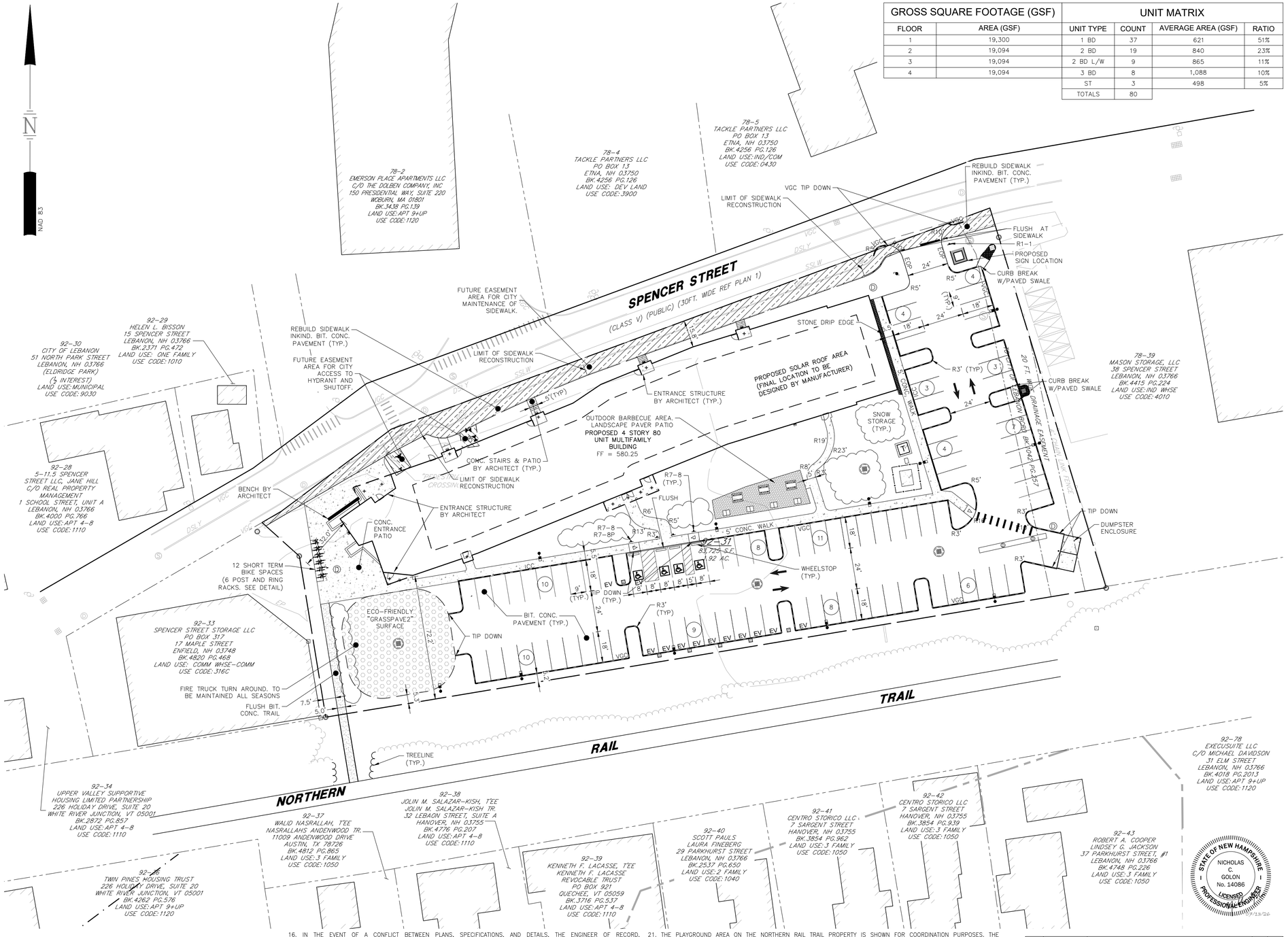
DIG SAFE
811 BEFORE YOU DIG
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

GROSS SQUARE FOOTAGE (GSF)	
FLOOR	AREA (GSF)
1	19,300
2	19,094
3	19,094
4	19,094

UNIT MATRIX			
UNIT TYPE	COUNT	AVERAGE AREA (GSF)	RATIO
1 BD	37	621	51%
2 BD	19	840	23%
2 BD L/W	9	865	11%
3 BD	8	1,088	10%
ST	3	498	5%
TOTALS	80		



SITE DATA

1. OWNER OF RECORD OF MAP 92 LOT 31: CITY OF LEBANON, 51 NORTH PARK STREET LEBANON, NH 03766
2. DEED REFERENCE TO PARCEL IS BK. 604 PG. 369; BK. 1064 PG. 371; BK. 1725 PG. 936.
   AREA OF PARCEL = 83,725 S.F. OR 1.92 ACRES. (PER REFERENCE PLAN NO. 1)
3. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A MULTI-FAMILY DEVELOPMENT INCLUDING ONE 4-STORY APARTMENT BUILDING.
4. DIMENSIONAL REQUIREMENTS (CURRENT ZONING: LEBANON DOWNTOWN (LD) AND FLOOD PLAIN OVERLAY)

	REQUIRED:	PROVIDED:
MINIMUM LOT DIMENSIONS:		
LOT AREA	3,000 SF	83,725 SF (1.92± AC)
LOT FRONTAGE	40 FT	451.39 FT
MINIMUM YARD DIMENSIONS:		
FRONT	0 FT*	15.8 FT
SIDE	0 FT*	32.0 FT
REAR	0 FT*	72.2 FT
MAXIMUM STRUCTURE DIMENSIONS:		
STRUCTURE HEIGHT	55 FT	44 FT
STRUCTURE STORIES	2 (MIN.)	4 STORIES
BUILDING COVERAGE	100%	23%

5. PARKING CALCULATIONS
   REQUIRED PARKING RATIO:
   MULTIFAMILY APARTMENTS: 1.5 SPACES/UNIT*
   TOTAL REQUIRED = 80 UNITS X 1.5 SPACES/UNITS = 120 SPACES*
   *OR AS OTHERWISE DETERMINED BY PLANNING BOARD

   PROVIDED = 87 SPACES ONSITE

   REQUIRED EV CHARGING RATIO:
   EVSE READY 5% PER UNIT WITH PARKING = 4 SPACES (.05 x 80)
   EV CAPABLE 10% PER UNIT WITH PARKING = 8 SPACES (.1 x 80)

   PROVIDED:
   EV READY SPACES = 4 SPACES
   EV CAPABLE SPACES = 8 SPACES

   BICYCLE PARKING CALCULATIONS:
   LONG TERM = 30% X 80 UNITS = 24 SPACES
   SHORT TERM = 15% X 80 UNITS = 12 SPACES
   PROVIDED:
   LONG TERM (INTERIOR) = 80 SPACES
   SHORT TERM (EXTERIOR) = 12 SPACES
6. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE/MUNICIPAL
SEWER	MUNICIPAL
WATER	MUNICIPAL
GAS	NA
ELECTRIC	LIBERTY UTILITIES
TELEPHONE	CONSOLIDATED COMMUNICATIONS
CABLE	CONSOLIDATED COMMUNICATIONS

5. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR GRAFTON COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER: 33009C0913E. EFFECTIVE DATE: FEBRUARY 20, 2008, INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA: ZONE AE, (1% ANNUAL CHANCE OF FLOODING). FLOOD ZONE AE IS SHOWN TO BE AT ELEVATION 578.1' (NGVD 29) WITH THE ZONE AE FLOODWAY AT ELEVATION 578.4'. SEE CROSS SECTION "O" IN THE FIS. THE MAP CITED ABOVE SHOWS THE ENTIRE PARCEL LYING WITH ZONE AE, HOWEVER, A DETAILED FIELD SURVEY INDICATES THAT THE MAJORITY OF THE PARCEL LIES ABOVE THE 578.1' AND THE 578.4' ELEVATION.
6. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH N.H.D.E.S. REGULATIONS. IF SNOW IS STORED WITHIN PARKING AREA KEEP CATCH BASINS CLEAR.
7. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
9. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
12. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
13. LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY OF LEBANON ZONING ORDINANCE AND SITE PLAN REGULATIONS.
14. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
15. ALL WORK IS TO CONFORM TO CITY OF LEBANON, DIVISION OF PUBLIC WORKS STANDARD SPECIFICATIONS.

16. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER OF RECORD, NICHOLAS GOLON, PE, SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
17. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER OF RECORD, SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
18. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
19. TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD, NICHOLAS GOLON, PE.
20. FIRE TRUCK TURN AROUND TO BE MAINTAINED YEAR ROUND. FUTURE STRUCTRES ARE PROHIBITED IN THE FIRE TRUCK TURN AROUND.
21. THE PLAYGROUND AREA ON THE NORTHERN RAIL TRAIL PROPERTY IS SHOWN FOR COORDINATION PURPOSES. THE PERMITTING AND CONSTURCITON OF THE PLAYGROUND WILL BE COMPLETED VIA A SEPERATE APPLICATION. THE APPLICANT IS WORKING IN PARTNERSHIP WITH THE CITY FOR APPROVALS.
22. ALL ONSITE HYDRANTS SHALL BE DEDICATED TO THE CITY FOR OWNERSHIP AND MAINTENANCE

HORIZONTAL SCALE 1"=30'
30 15 0 30

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

SITE LAYOUT PLAN

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

OWNED BY

CITY OF LEBANON

PREPARED FOR

THE MUSE LEBANON, LLC

SCALE: 1"=30' **AUGUST 12, 2024**

REV.	DATE	DESCRIPTION	DR	CK
3	7/13/2026	BUILDING FOOTPRINT UPDATE	JD	NG
2	10/23/2024	COA PLAN REVISIONS	JD	NG
1	8/26/2024	CITY REVIEW	JD	NG

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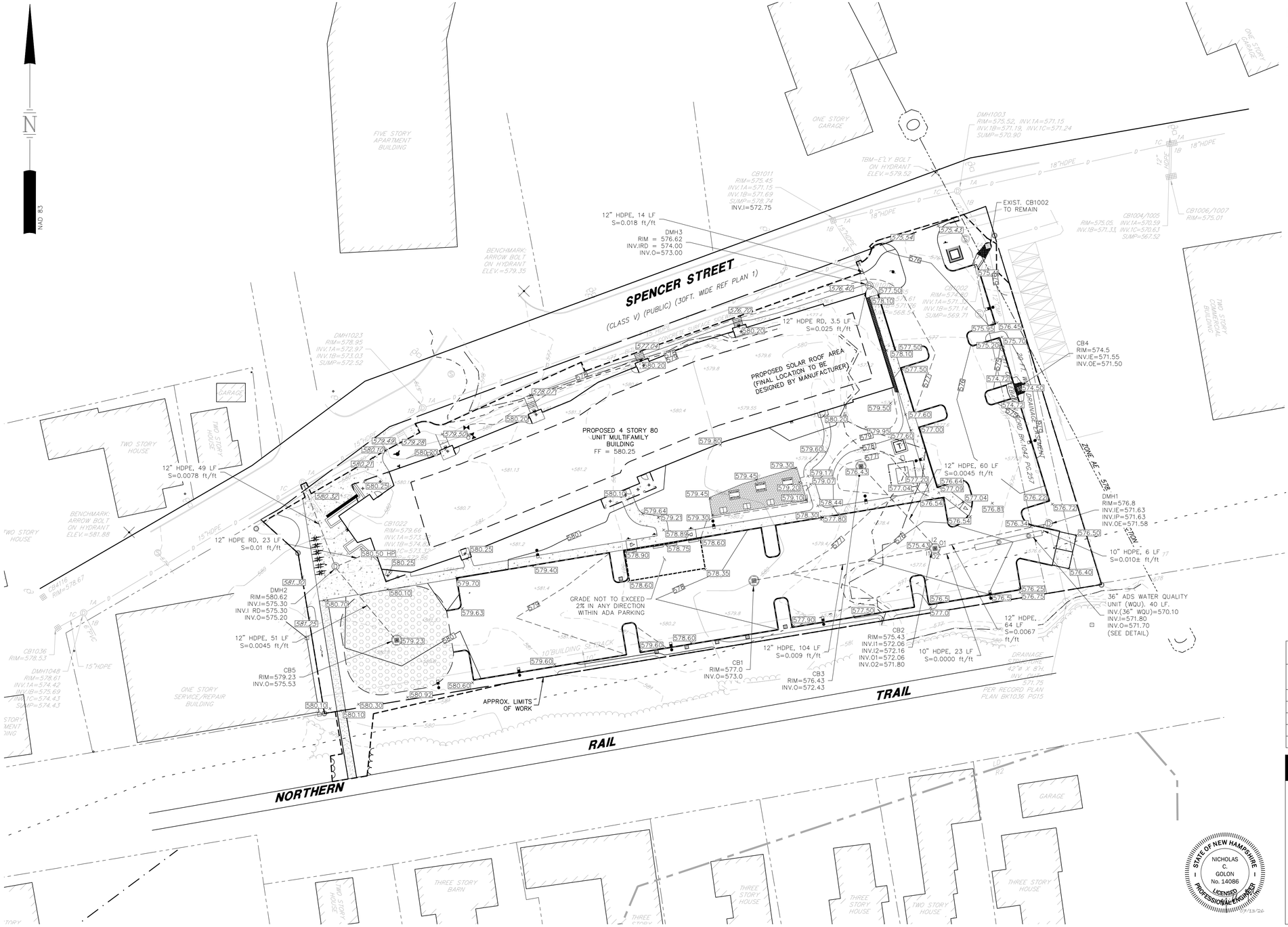
FILE		DR	JED	FB	–	
96202.01		CK	NG	CADFILE	C-05 – SITE LAYOUT	C-05



NOTES

1. SEE GRADING NOTES ON SHEET C-02.
2. CONTRCTOR TO REPORT TO ENGINEER ON CONDITION OF 12" CMP PIPE WITHIN THE CITY EASMENT. IF THE CONDITION OF THE CMP PIPE IS POOR, APPLICANT TO REPLACE PIPE WITH 12" HDPE. CONTRACTOR SHALL COORDINATE WITH CITY ENGINEER PRIOR TO COMMENCING REPLACEMENT.
3. THE APPLICANT SHALL BE RESPOSIBLE FOR ANY REPAIRS TO THE SITE AS A RESULT OF FUTURE WORK WITHIN THE CITY DRAINAGE EASMENT.

HORIZONTAL SCALE 1"=20'
20 10 0 20

Flood Plain Area Analysis

Contour Elevation (ft)	Pre Development (sf)	Post Development (sf)	Delta (sf)
575	52.2	394.0	-341.8
576	2165.0	7913.3	-5748.3
577	15327.2	23115.5	-7788.4
578	26113.7	31328.9	-5215.2
578.4	28733.2	33949.1	-5215.8

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

GRADING AND DRAINAGE

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

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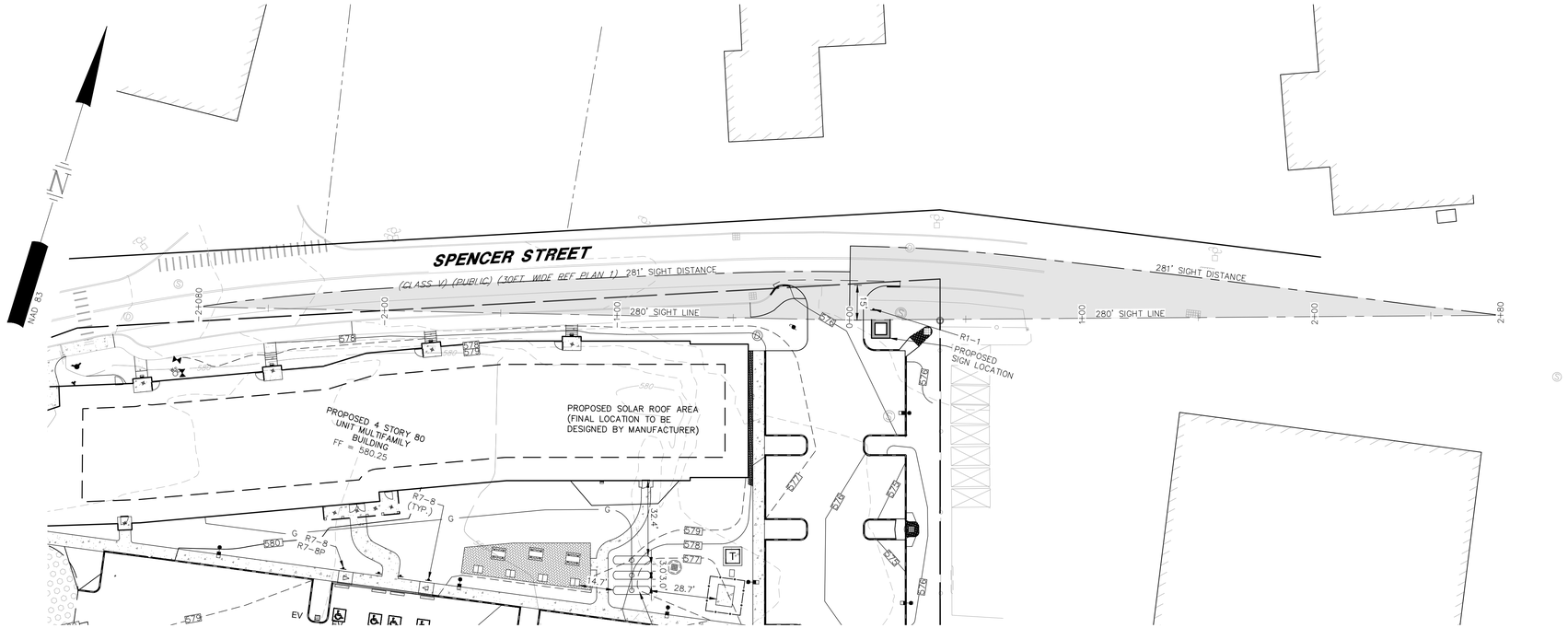
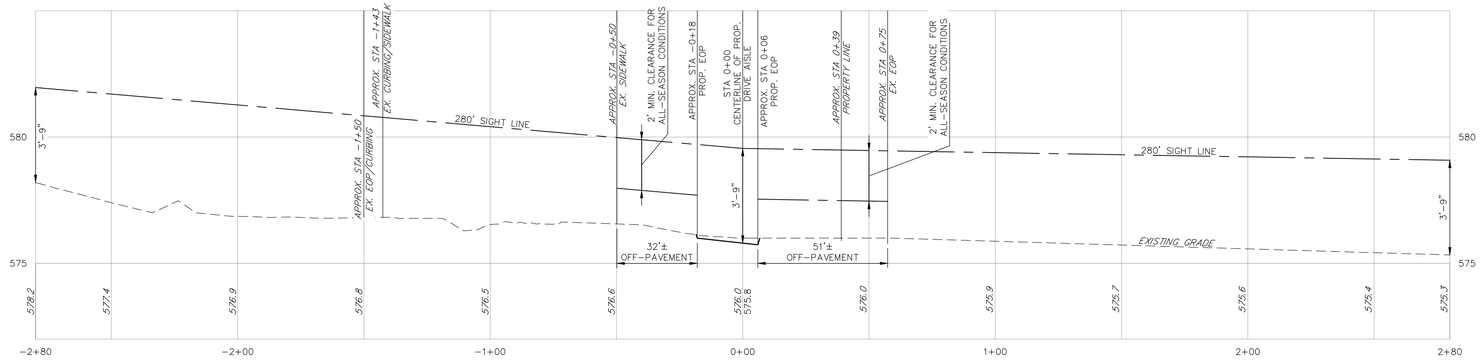
96202.01	CK	NG	CADFILE	C-06 – GRADING AND DRAINAGE	C-06



SIGHT DISTANCE PLAN

SCALE: 1"=30'



SIGHT DISTANCE PROFILE

SCALE: 1"=30' H/1"=3' V

NOTES

1. NO POSTED SPEED LIMIT ON SPENCER STREET*.
2. 25 MPH AASHTO ALL-SEASON SIGHT DISTANCE USED FOR ANALYSIS.
3. ELEVATIONAL DATA OUTSIDE OF TFMORAN, INC. SURVEY FROM GOOGLE EARTH. *25 MPH USED PER CITY ORDINANCE #2020-04 (CITY CODE CHAPTER 168)

AASHTO SIGHT DISTANCE CRITERIA FOR 25 MPH DESIGN SPEED		
CASE	STOPPING SIGHT DISTANCE	INTERSECTION SIGHT DISTANCE
B1	155	280
B2	155	240
B3	155	240

STATE OF NEW HAMPSHIRE
NICHOLAS C. GOLON
No. 14086
LICENSED PROFESSIONAL ENGINEER
07/13/26

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

SIGHT DISTANCE PLAN

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

OWNED BY

CITY OF LEBANON

PREPARED FOR

THE MUSE LEBANON, LLC

SCALE: 1"=30' H/1"=3' V **AUGUST 12, 2024**

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HORIZONTAL SCALE 1"=30'
30 15 0 30
3 0 3
VERTICAL SCALE 1"=3'

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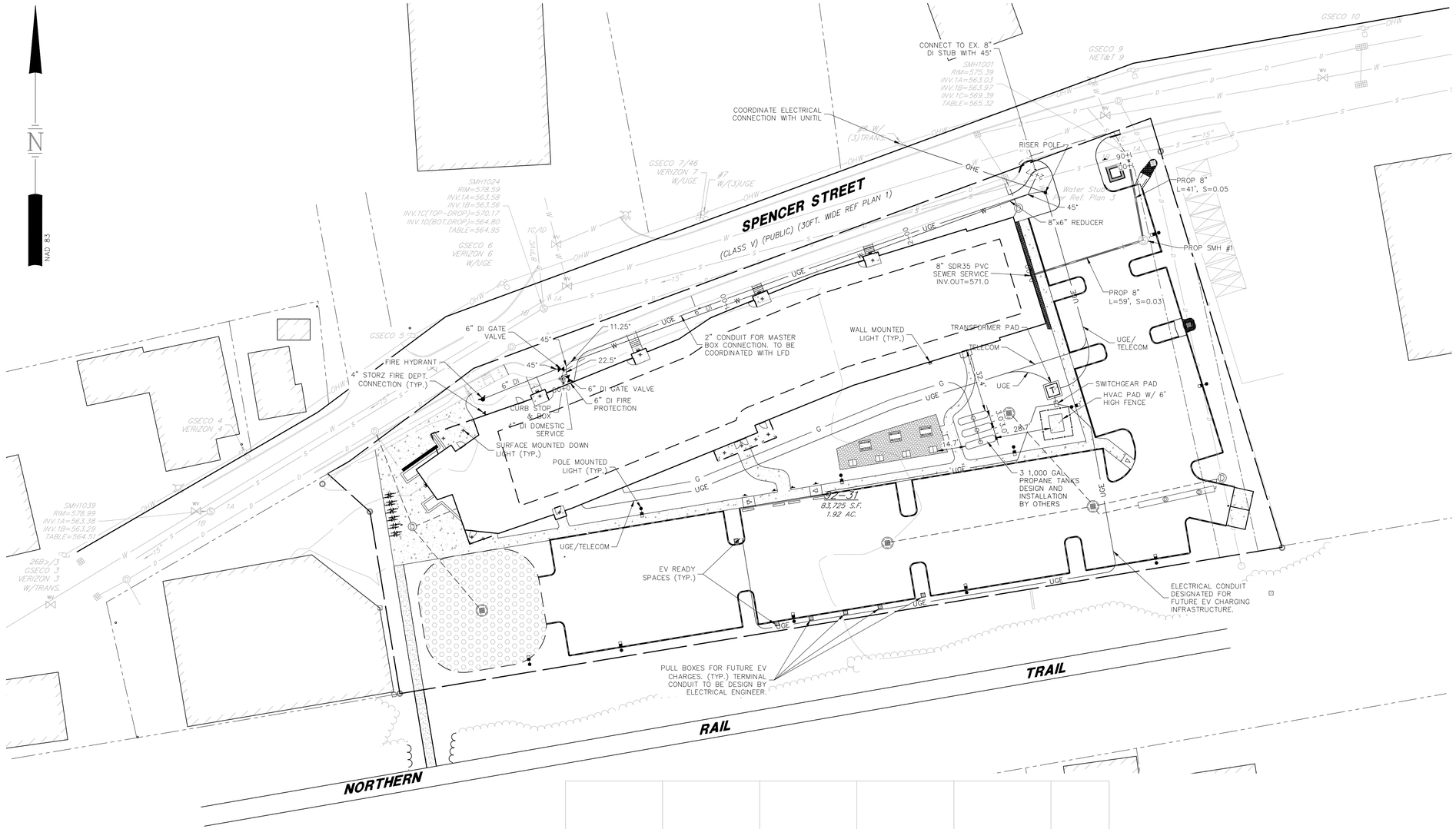
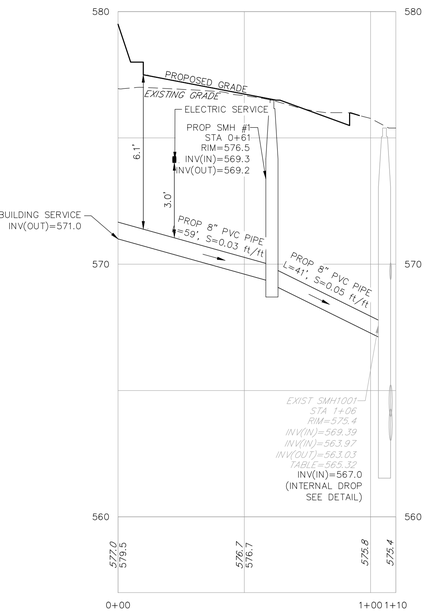
96202.01	CK	NG	CADFILE	C-07 – SIGHT DISTANCE	C-07



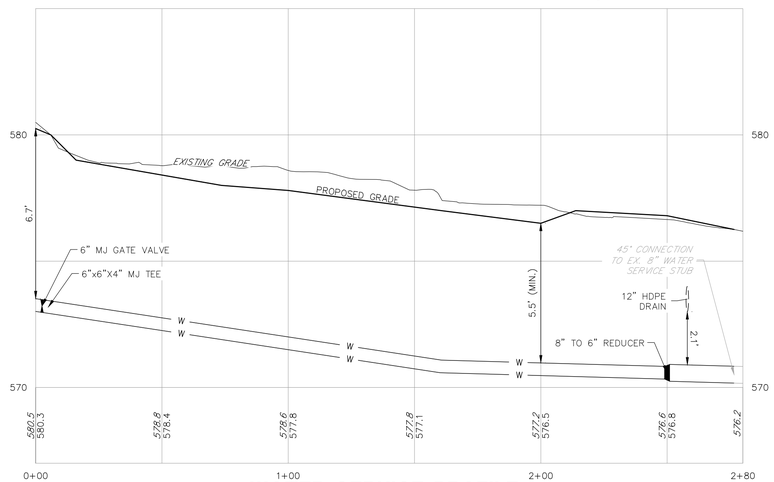
NOTES

1. SEE NOTES ON SHEET C-01.
2. SEE SEWER PLAN AND PROFILE ON SHEET C-07
3. ELECTRIC VEHICLE CHARGING STATION INFRASTURCTURE SHOWN FOR COORDINATION PURPOSES . FINAL DESIGN SHALL BE BY A NH LICENSED ELECTRICAL ENGINEER.
4. ROOF MOUNTED SOLAR INFRASTURCTURE SHOWN FOR COORDINATION PURPOSES. FINAL DESIGN SHALL BE BY A NH LICENSED ELECTRICAL ENGINEER.
5. UNDERGROUND PROPANE INFRASTURCTURE SHOWN FOR COORDINATION PURPOSES. FINAL DESIGN & PERMITTING BY OTHERS.



SEWER SERVICE PROFILE

SCALE: 1"=30' H/1"=3' V



WATER SERVICE PROFILE

SCALE: 1"=30' H/1"=3' V

HORIZONTAL SCALE 1"=30'

VERTICAL SCALE 1"=3'

STATE OF NEW HAMPSHIRE — NICHOLAS C. GOLON No. 14086 LICENSED PROFESSIONAL ENGINEER — 07/13/26

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

UTILITY PLAN

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

OWNED BY

CITY OF LEBANON

PREPARED FOR

THE MUSE LEBANON, LLC

SCALE: 1"=30' H/1"=3' V **AUGUST 12, 2024**

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PROJ. NO.	DR	JED	FB	–	SHEET NO.
96202.01	CK	NG	CADFILE	96202-01 PRODUCTION	C-08

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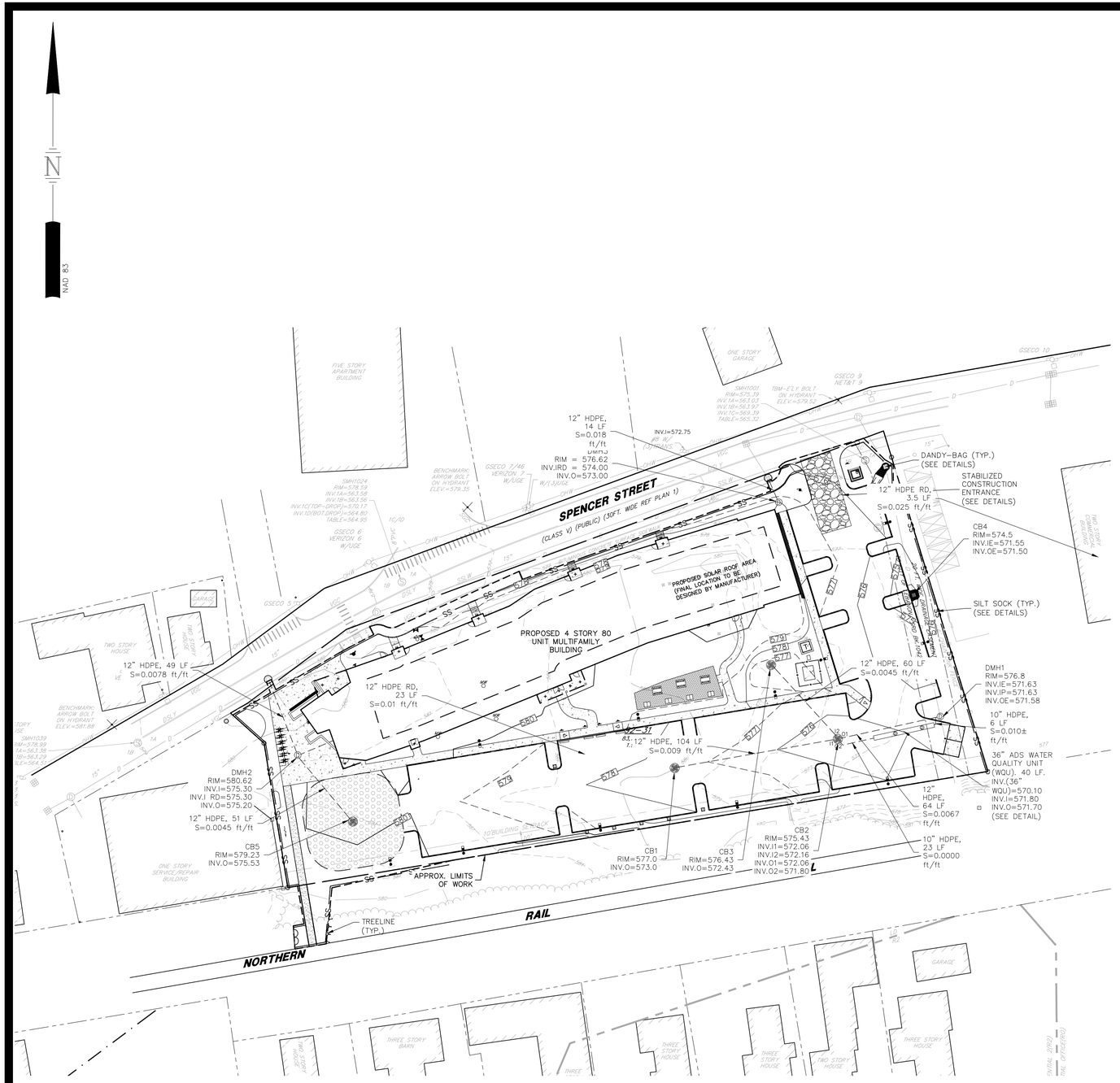

CONSTRUCTION GENERAL PERMIT

1. THE OWNER, IN CONJUNCTION WITH THE CONTRACTOR (OPERATORS), MUST OBTAIN A CONSTRUCTION GENERAL PERMIT (CGP) FOR LARGE CONSTRUCTION ACTIVITIES (FIVE OR MORE ACRES) OR SMALL CONSTRUCTION ACTIVITIES (GREATER THAN ONE ACRE BUT LESS THAN FIVE ACRES) FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA). AS PART OF THE CGP, A STORMWATER NOTICE OF INTENT (NOI) MUST BE SUBMITTED TO THE EPA AT LEAST 7 DAYS PRIOR TO COMMENCING CONSTRUCTION. THE NOI MUST BE SUBMITTED TO STORM WATER NOTICE OF INTENT (4203M), USEPA, 1200 PENNSYLVANIA AVE. NW, WASHINGTON, DC 20460.

2. THE CGP OUTLINES A SET OF PROVISIONS MANDATING THE OWNER AND CONTRACTOR TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REGULATIONS, INCLUDING, BUT NOT LIMITED TO, STORM WATER POLLUTION PREVENTION PLANS (SWPPP'S), IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROLS, EQUIPMENT MAINTENANCE GUIDELINES, ETC. PLEASE CONTACT USEPA OFFICE OF WASTEWATER MANAGEMENT AT 202-564-9545 OR AT WWW.EPA.GOV/NPDES/STORMWATER FOR ADDITIONAL INFORMATION. FOR FURTHER ASSISTANCE, CONTACT ABBY SWAINE OF NEW ENGLAND'S EPA REGION 1 AT 617-918-1841.

NOTES

3. TOTAL SITE AREA: 1.92 AC
   TOTAL AREA OF DISTURBANCE: 1.9± AC (INCLUDING OFF-SITE AREAS)

4. SOILS SHOWN ARE FROM THE SOIL SURVEY OF GRAFTON COUNTY, NH, PREPARED BY USDA-NATURAL RESOURCES CONSERVATION SERVICES.
   299 -UDORTHENTS - HYDROLOGICAL SOIL GROUP (ASSUMED A)
   26A - WINDSOR LOAM SAND - HYDROLOGICAL SOIL GROUP A
   132A - DARTMOUTH SILT LOAM - HYDROLOGICAL SOIL GROUP C
   4 - POOTATUCK VERY FINE SANDY LOAM - HYDROLOGICAL SOIL GROUP B

5. STORM WATER DRAINAGE SYSTEM IS SHOWN ON THE PLAN. SEE GRADING & DRAINAGE PLAN FOR RIM, INVERT, PIPE LENGTH, AND SLOPE INFORMATION.
   POST-CONSTRUCTION RUNOFF CN: CN=84
   IMPERVIOUS SURFACE AREA: 1.4± AC

6. STABILIZATION PRACTICES FOR EROSION AND SEDIMENTATION CONTROLS:

   TEMPORARY STABILIZATION - TOPSOIL STOCKPILES AND DISTURBED AREAS OF THE CONSTRUCTION SITE THAT WILL NOT BE REDISTURBED FOR 14 DAYS OR MORE MUST BE STABILIZED BY THE 14TH DAY AFTER THE LAST DISTURBANCE. THE TEMPORARY SEED SHALL BE ANNUAL RYE APPLIED AT THE RATE OF 1.1 LBS PER 1,000 SF. PRIOR TO SEEDING, A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 1.5 TONS PER ACRE OF HAY MULCH. MULCH TO BE ANCHORED IN PLACE WHERE NECESSARY. AREAS OF THE SITE THAT WILL BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILES AND A STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED. CALCIUM CHLORIDE SHALL BE USED FOR DUST CONTROL IF NEEDED.

   PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 3 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE PERMANENT SEED MIX SHALL CONSIST OF 0.45 LBS/1,000 SF TALL FESCUE, 0.20 LBS/1,000 SF CREEPING RED FESCUE, AND 0.20 LBS/1,000 SF BIRDSFOOT TREFOIL. PRIOR TO SEEDING, A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS PER ACRE IF 10-20-20 FERTILIZER SHALL BE APPLIED. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 1.5 TONS PER ACRE OF HAY MULCH. MULCH TO BE ANCHORED IN PLACE WHERE NECESSARY.

7. STRUCTURAL PRACTICES FOR EROSION AND SEDIMENTATION CONTROL

   SILT SOCK - WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE DISTURBED AREAS AND WILL DELINEATE THE LIMITS OF WORK FOR THE PROPOSED CONSTRUCTION. THE SILT SOCK WILL BE INSTALLED BY OTHERS. POSTS SHALL BE USED WITH AT LEAST 6" OF THE POST BURIED BELOW THE GROUND SURFACE TO PREVENT THE SILT SOCK FROM FORMING GAPS NEAR THE GROUND SURFACE. RUNOFF WILL FLOW THROUGH THE OPENINGS IN THE SILT SOCK WHILE RETAINING THE SEDIMENT WITHIN THE CONSTRUCTION AREA.

   SILT FENCE - WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE DISTURBED AREAS AND WILL DELINEATE THE LIMITS OF WORK FOR THE PROPOSED CONSTRUCTION. THE SILT FENCE WILL BE INSTALLED BY STRETCHING REINFORCED FILTER FABRIC BETWEEN POSTS WITH AT LEAST 8" OF THE FABRIC BURIED BELOW THE GROUND SURFACE TO PREVENT GAPS FROM FORMING NEAR THE GROUND SURFACE. RUNOFF WILL FLOW THROUGH THE OPENINGS IN THE FILTER FABRIC WHILE RETAINING THE SEDIMENT WITHIN THE CONSTRUCTION AREA.

   STABILIZED CONSTRUCTION ENTRANCE - WILL BE INSTALLED IN ACCORDANCE WITH THE DETAIL AT THE ENTRANCE TO THE CONSTRUCTION SITE TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS OFF THE SITE. THE STABILIZED ENTRANCE WILL BE 20'-WIDE AND FLARE AT THE ENTRANCE TO THE PAVED ROAD AND HAVE A DEPTH OF 12" OF STONE. THE STABILIZED ENTRANCE SHALL BE MAINTAINED UNTIL THE REMAINDER OF THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED. THE PAVED STREET ADJACENT TO THE SITE SHALL BE SWEPT ON A WEEKLY BASIS TO REMOVE EXCESS MUD AND DIRT FROM BEING TRACKED FROM THE SITE. TRUCKS HAULING MATERIAL TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARPAULIN.

   CATCH BASINS - WILL BE CLEANED ON AN ANNUAL BASIS TO REMOVE ALL SEDIMENTS FROM THE CATCH BASIN SUMPS.

   CATCH BASIN PROTECTION - WILL BE INSTALLED AT ALL CATCH BASINS WITHIN THE CONSTRUCTION AREA. FILTER FABRIC WILL BE INSTALLED AROUND THE GRATES OF CATCH BASINS THAT ARE LOCATED IN THE TRAVEL WAY AND STONE/FILTER FABRIC PROTECTION WILL BE INSTALLED AT THE CATCH BASINS FOUND WITHIN THE PARKING AREA AND GRASS.

   BLANKET SLOPE PROTECTION - SHALL BE INSTALLED ON ALL 2:1 SLOPES OR STEEPER ON SITE. ANCHOR THE TOP OF THE BLANKET BY ANCHORING THE BLANKET IN A 6" DEEP TRENCH. BACKFILL AND COMPACT TRENCH AFTER STAPLING. ROLL THE BLANKET IN THE DIRECTION OF STORM WATER FLOW. WHERE 2 OR MORE STRIPS OF BLANKET ARE REQUIRED, A MINIMUM OF 4" OF OVERLAP SHALL BE PROVIDED.

   STONE CHECK DAMS - WILL BE INSTALLED IN EXISTING AND PROPOSED GRASS SWALES TO REDUCE THE VELOCITY OF CONCENTRATED STORM WATER FLOWS AND PREVENT EROSION OF THE SWALE.

8. STORM WATER MANAGEMENT

   STORM WATER DRAINAGE FOR DEVELOPED AREAS WILL BE COLLECTED BY A PIPE AND CATCH BASIN CLOSED DRAINAGE SYSTEM. APPROXIMATELY 0.02 ACRES OF THE 1.9 ACRE SITE WILL REMAIN UNTOUCHED AND IN ITS NATURAL STATE. WHEN CONSTRUCTION IS COMPLETE THE MAJORITY OF THE SITE WILL DRAIN TO THE MUNICPAL CLOSED DRAINAGE SYSTEM IN SPENCER STREET. DEEP SUMP CATCH BASINS HAVE BEEN PROVIDED FOR PRETREATMENT.

9. ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURE DUMPSTERS OR APPROVED ENCLOSURE AND REMOVED FROM THE SITE ON A WEEKLY BASIS. NO CONSTRUCTION WASTE SHALL BE BURIED ON SITE. PORTABLE TOILET SANITARY WASTE FACILITIES WILL BE PROVIDED DURING CONSTRUCTION AND MAINTAINED/DISPOSED OF ON A REGULAR BASIS IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.

10. THRUST BLOCK SHALL BE PROVIDED WHERE WATER LINE CHANGES DIRECTION OR TAPS INTO EXISTING WATER LINE.

11. A LIST OF CONSTRUCTION ITEMS AND OTHER PRODUCTS USED ON THIS PROJECT SHALL BE KEPT ON RECORD WITH THIS PLAN ONSITE. ALL CHEMICALS, PETROLEUM PRODUCTS AND OTHER MATERIALS USED DURING CONSTRUCTION SHALL BE STORED IN A SECURE AREA, AND PRECAUTIONS USED TO PREVENT POTENTIAL SOURCES OF CONTAMINATION OR POLLUTION. ANY SPILL OF THESE TYPES OF SUBSTANCES SHALL BE CLEANED UP AND DISPOSED OF IN A LEGAL MANNER AS SPECIFIED BY STATE REGULATIONS AND THE MANUFACTURER. ANY SPILL IN AMOUNTS EQUAL TO OR EXCEEDING REPORTABLE QUANTITY AS DEFINED BY THE EPA SHALL TAKE THE FOLLOWING STEPS:
   - NOTIFY THE NATIONAL RESPONSE CENTER IMMEDIATELY AT (888) 424-8802; IN WASHINGTON, D.C., CALL (202) 426-2675.
   - WTHIN 14 DAYS, SUBMIT A WRITTEN DESCRIPTION OF THE RELEASE TO THE EPA REGIONAL OFFICE PROVIDING THE DATE AND CIRCUMSTANCES OF THE RELEASE AND THE STEPS TO BE TAKEN TO PREVENT ANOTHER RELEASE.
   - MODIFY THE POLLUTION PREVENTION PLAN TO INCLUDE THE INFORMATION LISTED ABOVE.

   GOOD HOUSEKEEPING:
   THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.
   - AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB;
   - ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE;
   - PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL;
   - SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
   - WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER;
   - MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED;
   - TRASH DUMPSTERS SHALL BE GASKETED OR HAVE A SECURE WATERTIGHT LID AND BE PLACED AWAY FROM STORMWATER CONVEYANCES AND DRAINS.
   - THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

   HAZARDOUS PRODUCTS:
   THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
   - PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
   - ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION;
   - IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

   PRODUCT SPECIFIC PRACTICES:
   THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:

   PETROLEUM PRODUCTS:
   ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

   FERTILIZERS:
   FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

   PAINTS:
   ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

   CONCRETE TRUCKS:
   EXCESS CONCRETE SHALL BE USED IN AREAS DESIGNATED BY THE SITE CONTRACTOR. WASH WATER SHALL BE DISPOSED OF USING BEST MANAGEMENT PRACTICES. BUILDING CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DRUM WASH WATER ASSOCIATED WITH CONCRETE FOR THE BUILDING PAD. SITE CONTRACTOR TO COORDINATE AND PROVIDE BUILDING CONTRACTOR WITH AN AREA FOR DRUM WASH WATER.

   SPILL CONTROL PRACTICES:
   IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
   - MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
   - MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
   - ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
   - THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
   - SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF SIZE.
   - THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
   - THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THEY WILL DESIGNATE AT LEAST THREE OTHER SITE PERSONNEL WHO WILL EACH RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.

11. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN RECORDS OF CONSTRUCTION ACTIVITIES, INCLUDING DATES OF MAJOR GRADING ACTIVITIES, DATES WHEN CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED ON A PORTION OF THE SITE, DATES WHEN WORK IS COMPLETED ON A PORTION OF THE SITE, AND DATES WHEN STABILIZATION MEASURES ARE INITIATED ONSITE.

12. THE CONTRACTOR SHALL PERFORM INSPECTIONS OR HAVE A CONSULTING ENGINEER PERFORM INSPECTIONS EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS AFTER A STORM OF 0.5" OR GREATER. INSPECTIONS REPORTS ARE TO BE KEPT ON FILE AT THE SITE WITH THIS PLAN. MAINTENANCE OR MODIFICATION SHALL BE IMPLEMENTED AND ADDED TO THE PLAN AS RECOMMENDED BY THE QUALIFIED INSPECTOR.

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

STORMWATER MANAGEMENT PLAN

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

OWNED BY

CITY OF LEBANON

PREPARED FOR

THE MUSE LEBANON, LLC

SCALE: 1"=40' **AUGUST 12, 2024**

STATE OF NEW HAMPSHIRE
NICHOLAS C. GOLON
No. 14086
LICENSED PROFESSIONAL ENGINEER
07/13/26

HORIZONTAL SCALE 1"=40'
40 20 0 40

REV.	DATE	DESCRIPTION	DR	CK
3	7/13/2026	BUILDING FOOTPRINT UPDATE	JD	NG
2	10/23/2024	COA PLAN REVISIONS	JD	NG
1	8/26/2024	CITY REVIEW	JD	NG

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FILE	DR	JED	FB	–	
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DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

LANDSCAPE NOTES

(SEE DETAILS FOR ADDITIONAL NOTES)

GENERAL

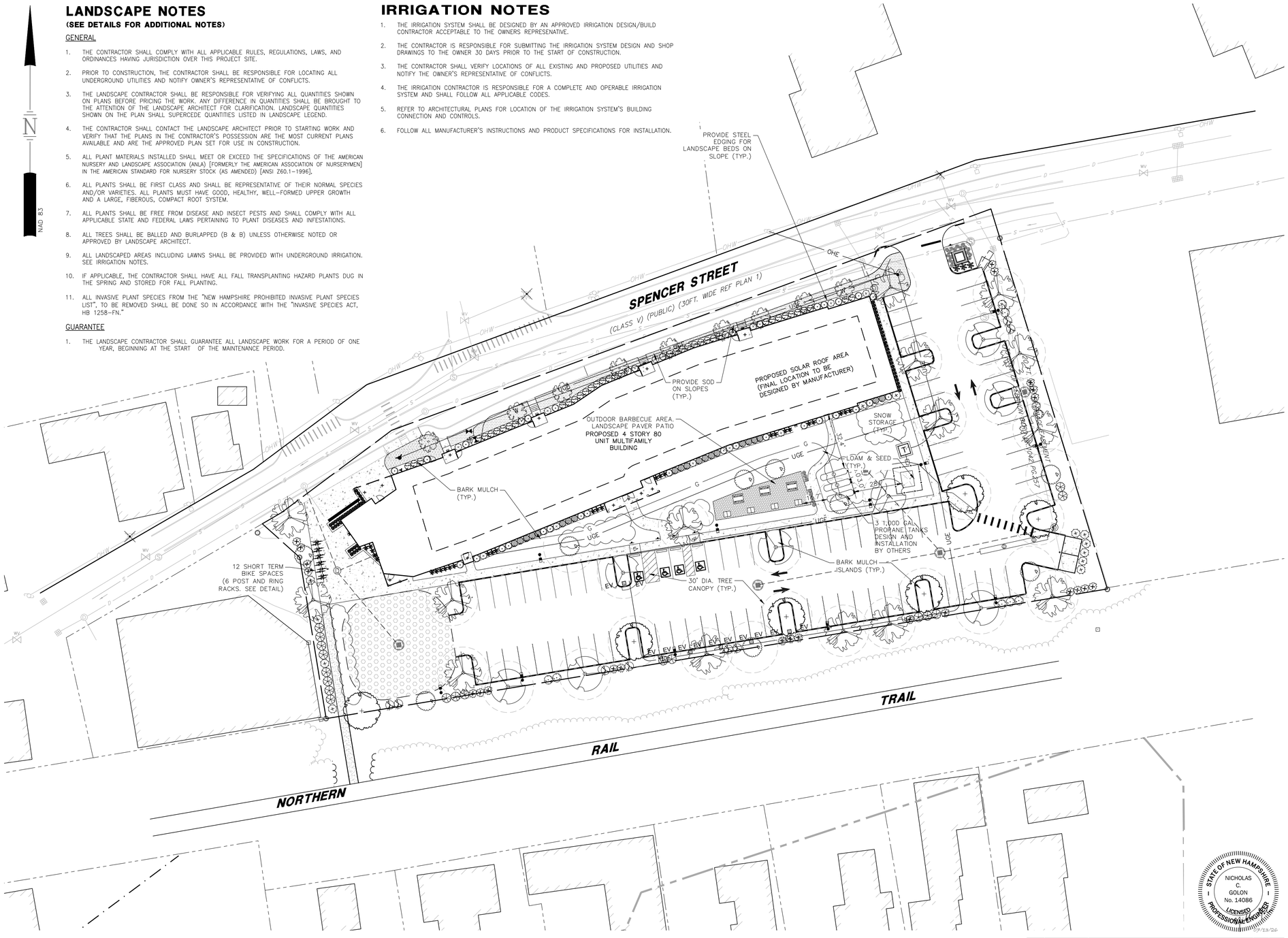
1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS, AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT SITE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. LANDSCAPE QUANTITIES SHOWN ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN LANDSCAPE LEGEND.
4. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK AND VERIFY THAT THE PLANS IN THE CONTRACTOR'S POSSESSION ARE THE MOST CURRENT PLANS AVAILABLE AND ARE THE APPROVED PLAN SET FOR USE IN CONSTRUCTION.
5. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) [FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN] IN THE AMERICAN STANDARD FOR NURSERY STOCK (AS AMENDED) [ANSI Z60.1–1996],
6. ALL PLANTS SHALL BE FIRST CLASS AND SHALL BE REPRESENTATIVE OF THEIR NORMAL SPECIES AND/OR VARIETIES. ALL PLANTS MUST HAVE GOOD, HEALTHY, WELL–FORMED UPPER GROWTH AND A LARGE, FIBEROUS, COMPACT ROOT SYSTEM.
7. ALL PLANTS SHALL BE FREE FROM DISEASE AND INSECT PESTS AND SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS PERTAINING TO PLANT DISEASES AND INFESTATIONS.
8. ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT.
9. ALL LANDSCAPED AREAS INCLUDING LAWNS SHALL BE PROVIDED WITH UNDERGROUND IRRIGATION. SEE IRRIGATION NOTES.
10. IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
11. ALL INVASIVE PLANT SPECIES FROM THE "NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST", TO BE REMOVED SHALL BE DONE SO IN ACCORDANCE WITH THE "INVASIVE SPECIES ACT, HB 1258–FN."

GUARANTEE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR A PERIOD OF ONE YEAR, BEGINNING AT THE START OF THE MAINTENANCE PERIOD.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY AN APPROVED IRRIGATION DESIGN/BUILD CONTRACTOR ACCEPTABLE TO THE OWNERS REPRESENATIVE.
2. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE IRRIGATION SYSTEM DESIGN AND SHOP DRAWINGS TO THE OWNER 30 DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING AND PROPOSED UTILITIES AND NOTIFY THE OWNER'S REPRESENTATIVE OF CONFLICTS.
4. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR A COMPLETE AND OPERABLE IRRIGATION SYSTEM AND SHALL FOLLOW ALL APPLICABLE CODES.
5. REFER TO ARCHITECTURAL PLANS FOR LOCATION OF THE IRRIGATION SYSTEM'S BUILDING CONNECTION AND CONTROLS.
6. FOLLOW ALL MANUFACTURER'S INSTRUCTIONS AND PRODUCT SPECIFICATIONS FOR INSTALLATION.



LANDSCAPE LEGEND

SYMBOL	QTY.	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	15	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2" TO 3" CAL.	B&B
	6	PLATANUS X ACREIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	2 1/2" TO 3" CAL.	B&B
	8	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2 1/2" TO 3" CAL.	B&B
	9	ACER FREEMANII 'ARMSTRONG GOLD' ARMSTRONG GOLD MAPLE	2 1/2" TO 3" CAL.	B&B
	9	AMELANCHIER CANADENSIS SERVICEBERRY	2 1/2" TO 3" CAL.	B&B
	32	CALAMAGROSTIS A. 'KARL FORESTER' KARL FORESTER FEATHER REED GRASS	2 GAL.	CONT.
	18	FORSYTHIA 'LYNWOOD GOLD' LYNWOOD GOLD FORSYTHIA	3' TO 4'	CONT.
	23	JUNIPERUS C. 'SEAGREEN' SEAGREEN JUNIPER	24" TO 30"	CONT.
	40	HYDRANGEA 'ENDLESS SUMMER' ENDLESS SUMMER HYDRANGEA	24" TO 30"	CONT.
	21	HYDRANGEA P. 'BOMBSHELL' BOMBSHELL PANICLE HYDRANGEA	24" TO 30"	CONT.
	9	VIBURNUM DENTATUM ARROWWOOD VIBURNUM	3' TO 4'	CONT.
	23	THUJA O. 'SMARAGD' EMERALD GREEN ARBORVITAE	4 TO 5'	CONT.
	35	JUNIPERUS C. 'PFITZER COMPACTA' COMPACT PFITZER JUNIPER	24" TO 30"	CONT.
	8	CORNUS ALBA 'ARGENTEO–MARGINATA' VARIEGATED RED TWIG DOGWOOD	24" TO 30"	CONT.
	57	PANICUM VIRGATUM 'CAPE BREEZE' CAPE BREEZE SWITCH GRASS	1 GAL.	CONT.
	25	ACHILLEA 'PAPRIKA' PAPRIKA YARROW	1 GAL.	CONT.

LANDSCAPE CALCULATIONS:

MINIMUM LANDSCAPE AREA (SEC. 6.2.B.1.a.):
REQUIRED REAR AREA: 10'
PROVIDED: 5' *WAIVER REQUIRED

PERIMETER LANDSCAPE STRIPS (SEC. 6.2.B.2.):
1 TREE + MIX OF SHRUBS/UNDERSTORY TREES TOTALING AT LEAST 5 PLANTS/600 SF

FRONT LANDSCAPE STRIP:
TREES (4,200 SF/600 SF) = 7 TREES REQUIRED
7 TREES PROVIDED
SHRUBS (4,200 SF/600 SF) = 28 SHRUBS REQUIRED
66 SHRUBS PROVIDED

SIDE LANDSCAPE STRIPS:
TREES (2,906 SF/600 SF) = 4.8 OR 5 TREES REQUIRED
7 TREES PROVIDED
SHRUBS (2,906 SF/600 SF) = 20 SHRUBS REQUIRED
39 SHRUBS PROVIDED

REAR LANDSCAPE STRIP:
TREES (4,550 SF/600 SF X 5) = 7.5 OR 8 TREES REQUIRED
10 TREES PROVIDED
SHRUBS (4,550 SF/600 SF X 5) = 32 SHRUBS REQUIRED
33 SHRUBS PROVIDED

PLANTED TREES (SEC. 6.2.B.4.): TREES SHALL BE NO CLOSER THAN 8 FEET TO ANY PROPERTY LINE.
REQUIRED: 8'
PROVIDED: 2' (REAR) *WAIVER REQUIRED

FLOWERING DECIDUOUS SHRUBS (SEC. 6.2.B.5.): SHALL MAKE UP 50–70% (56.7% PROVIDED)

ADDITIONAL PERIMETER WIDTH (SEC. 6.2.B.6.):
REQUIRED: 10'
PROVIDED: 15' EAST SIDE AND 7' (WEST SIDE) *WAIVER REQUIRED

DUMPSTER SCREENING (SEC. 6.2.B.8): MINIMUM REQUIRED AT LEAST 5' IN WIDTH.
REQUIRED: 5'
PROVIDED: 6'

STREET TREE LANDSCAPE STRIP: (SEC. 6.2.B.10)
REQUIRED: 1 TREE SPACED EVERY 40' (420'/40') = 10.5 OR 11 TREES
PROVIDED: 11 TREES

LANDSCAPING AROUND BUILDING (SEC. 6.2.D.1.): SHALL BE PROVIDED TO A MINIMUM WIDTH OF 10' AND PLANTED WITH TREES, SHRUBS, AND GROUND COVER.
REQUIRED LANDSCAPE AREA = 10'
PROVIDED LANDSCAPE AREA = 5' TO 15' ON NORTH SIDE AND 2' ON EAST SIDE OF BUILDING *WAIVER REQUIRED

LANDSCAPING OF PARKING AREAS (SEC. 6.2.E.): SHALL HAVE 30% SHADE USING 30' DIAMETER TREE CANOPY AFTER 10 YEARS.
REQUIRED: 30%
PROVIDED: 38.2%

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

LANDSCAPE PLAN

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

OWNED BY

CITY OF LEBANON

PREPARED FOR

THE MUSE LEBANON, LLC

SCALE: 1"=30' **AUGUST 12, 2024**

STATE OF NEW HAMPSHIRE
NICHOLAS C. GOLON No. 14086
LICENSED PROFESSIONAL ENGINEER
7/13/26

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LANDSCAPE CALCULATIONS:

CONTINUED:

SIGN LANDSCAPE AREA (SECTION 608.4.A.4.B.) OF THE ZONING ORDINANCE):
A LANDSCAPED AREA LOCATED AROUND THE BASE OF A FREESTANDING SIGN EQUAL TO TWO AND ONE–HALF SQUARE FEET FOR EACH SQUARE FOOT OF SIGN AREA

REQUIRED AREA: SIGN (24 SF MAX.) x 2.5 SF = 60 SF
PROVIDED AREA: 188 SF

HORIZONTAL SCALE 1"=20'
20 10 0 20

REV.	DATE	DESCRIPTION	DR	CK
3	7/13/2026	BUILDING FOOTPRINT UPDATE	JD	NG
2	10/23/2024	COA PLAN REVISIONS	JD	NG
1	8/26/2024	CITY REVIEW	JD	NG

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Structural Engineers
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Land Surveyors
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www.tfmoran.com

FILE		DR	JED	FB	–	
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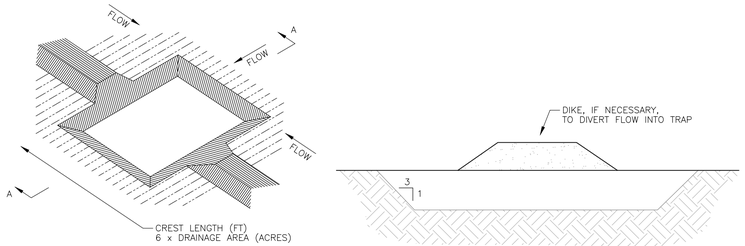


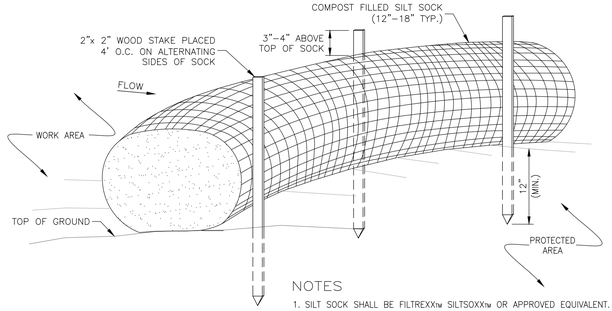
ISOMETRIC VIEW

SECTION A–A

NOTES
1. SEDIMENT TRAPS AND/OR BASINS SHOULD BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL BASINS/PONDS ARE STABILIZED.

SEDIMENT TRAP

NOT TO SCALE

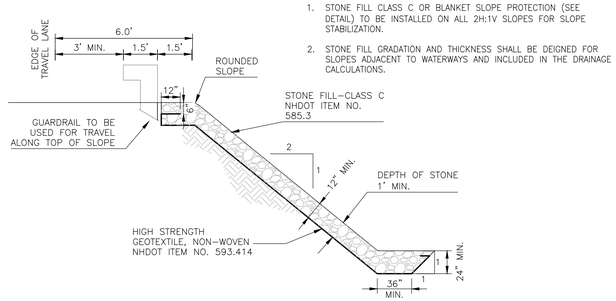


NOTES
1. SILT SOCK SHALL BE FILTREXX™ SILTSOXX™ OR APPROVED EQUIVALENT.
2. SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

SILT SOCK

NOT TO SCALE

NOTES
1. STONE FILL CLASS C OR BLANKET SLOPE PROTECTION (SEE DETAIL) TO BE INSTALLED ON ALL 2H:1V SLOPES FOR SLOPE STABILIZATION.
2. STONE FILL GRADATION AND THICKNESS SHALL BE DEIGNED FOR SLOPES ADJACENT TO WATERWAYS AND INCLUDED IN THE DRAINAGE CALCULATIONS.



RIPRAP SLOPE PROTECTION

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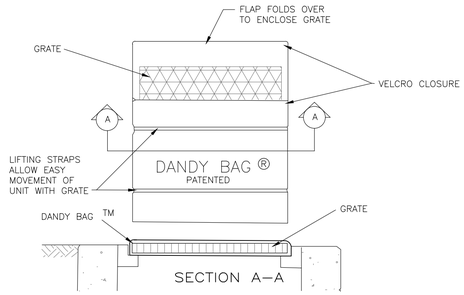


INSTALLATION

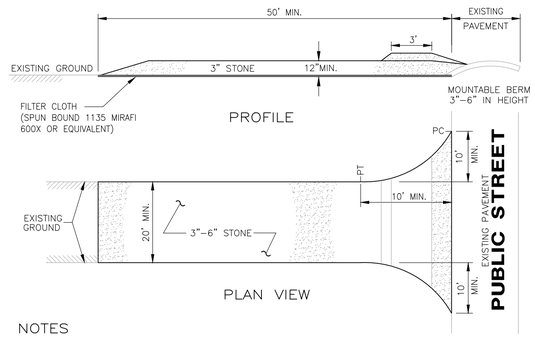
STAND GRATE ON END. PLACE DANDY BAG OVER GRATE AND ROLL GRATE OVER SO THAT OPEN END IS UP. PULL UP SACK. TUCK FLAP IN, PRESS VELCRO STRIPS TOGETHER. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT WORK PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME.

MAINTENANCE

WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL REMOVE SILT & OTHER DEBRIS OFF SURFACE AFTER EACH EVENT. REMOVE FINE MATERIAL FROM INSIDE ENVELOPE AS NEEDED.
(CONTACT DANDY PRODUCTS INC. 1–800–591–2284)

DANDY BAG DETAIL

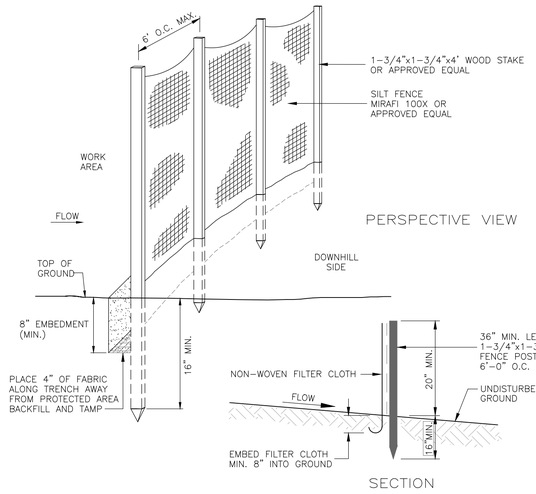
NOT TO SCALE



NOTES
1. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE SURFACE.
2. WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
3. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
4. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN STORM EVENT.

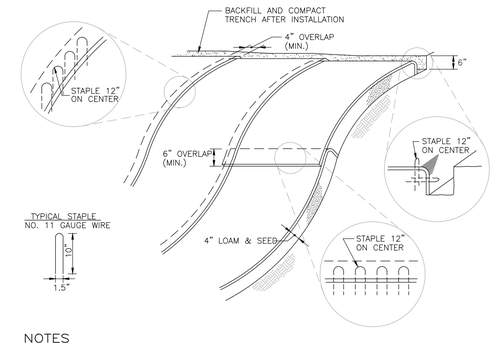
USDA - SCS STABILIZED CONSTRUCTION ENTRANCE

SEE PLAN FOR PROPOSED LOCATION NOT TO SCALE



SILT FENCE DETAIL

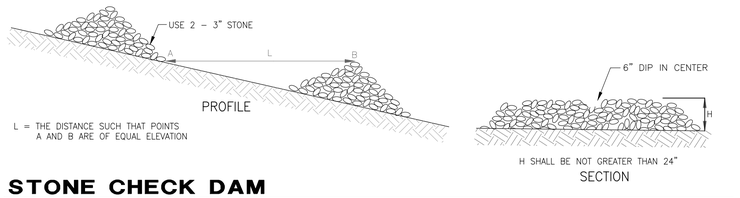
NOT TO SCALE



NOTES
1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH. BACKFILL AND COMPACT TRENCH AFTER STAPLING.
2. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
4. WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE BLANKET END OVER END WITH 6 INCH (MIN.) OVERLAP AND ANCHOR DOWN SLOPE BLANKET IN A 6 INCH DEEP TRENCH.
5. BLANKET SHALL BE NORTH AMERICAN GREEN C125BN, EAST COAST EROSION CONTROL ECC–2B, AMERICAN EXCELSIOR COMPANY CURLEX III FIBRENET, ROLANKA GEONATURAL EROSION & SEDIMENT CONTROL MATTE JUTEMAT OR BIOD–OCF 30, OR APPROVED EQUAL.
6. BLANKET SHALL NOT CONTAIN WELDED PLASTIC, PLASTIC, MULTI–FILAMENT, OR MONO–FILAMENT POLYPROPYLENE NETTING OR MESH.

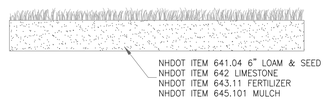
BLANKET SLOPE PROTECTION

FOR EROSION CONTROL NOT TO SCALE



STONE CHECK DAM

NOT TO SCALE



LOAM & SEED DETAIL

NOT TO SCALE

STATE OF NEW HAMPSHIRE
NICHOLAS C. GOLON No. 14086
LICENSED PROFESSIONAL ENGINEER
7/13/26

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

DETAILS

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

OWNED BY

CITY OF LEBANON

PREPARED FOR

THE MUSE LEBANON, LLC

SCALE: NOT TO SCALE **AUGUST 12, 2024**

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Traffic Engineers
Land Surveyors
Landscape Architects
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Fax (603) 472–9747
www.tfmoran.com

FILE	DR	JED	FB	–	
96202.01	CK	NG	CADFILE	DETAILS	D–01

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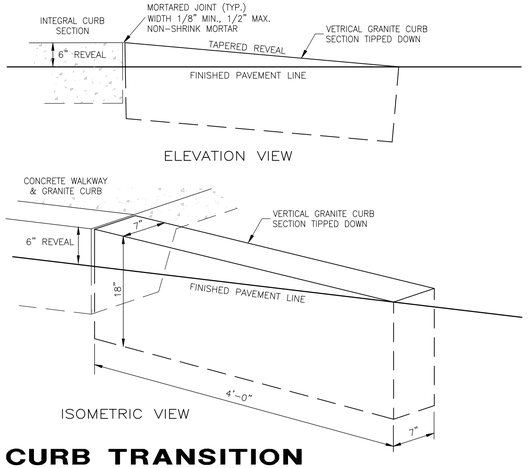
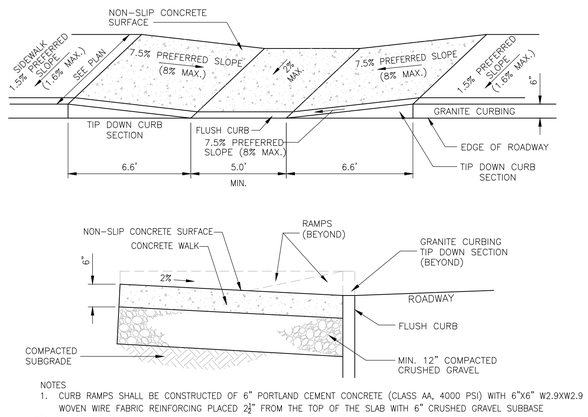
DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



CURB TRANSITION

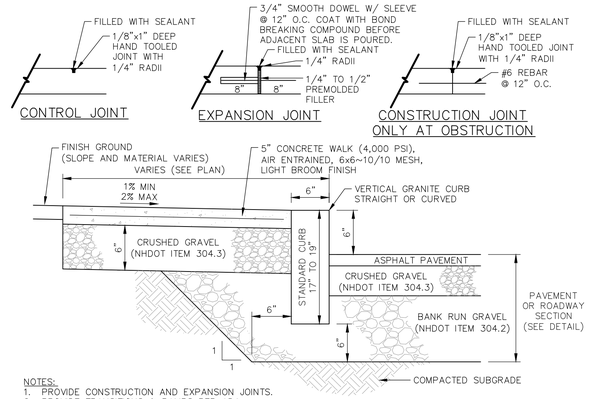
VERTICAL GRANITE CURB TIP DOWN NOT TO SCALE



NOTES
1. CURB RAMPS SHALL BE CONSTRUCTED OF 6" PORTLAND CEMENT CONCRETE (CLASS AA, 4000 PSI) WITH 6"X6" W2.9XW2.9 WOVEN WIRE FABRIC REINFORCING PLACED 2½" FROM THE TOP OF THE SLAB WITH 6" CRUSHED GRAVEL SUBBASE

ACCESSIBLE RAMP RECESSED IN WALK

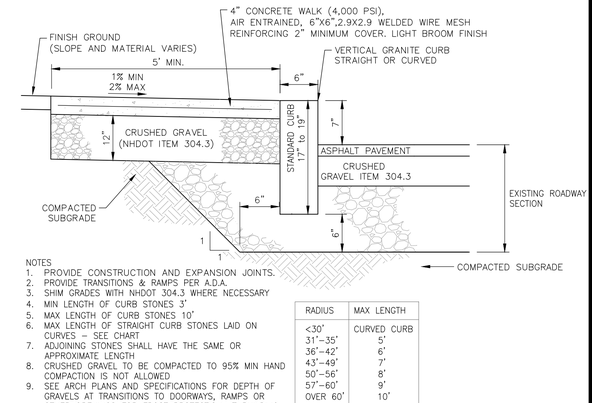
NOT TO SCALE



NOTES:
1. PROVIDE CONSTRUCTION AND EXPANSION JOINTS.
2. PROVIDE TRANSITIONS & RAMPS PER ADA.

CONCRETE SIDEWALK WITH VGC

WITH VERTICAL GRANITE CURB NOT TO SCALE

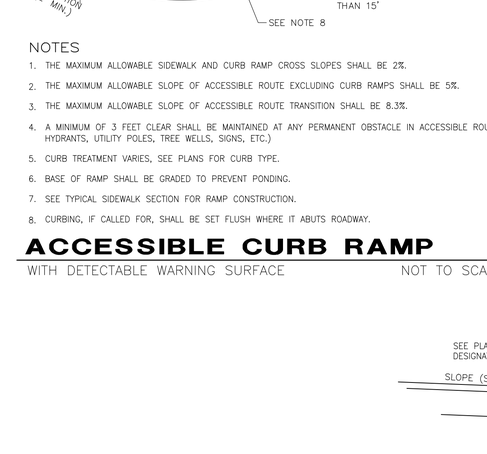


NOTES
1. PROVIDE CONSTRUCTION AND EXPANSION JOINTS.
2. PROVIDE TRANSITIONS & RAMPS PER A.D.A.
3. SHIM GRADES WITH NHDOT 304.3 WHERE NECESSARY
4. MIN LENGTH OF CURB STONES 3'
5. MAX LENGTH OF CURB STONES 10'
6. MAX LENGTH OF STRAIGHT CURB STONES LAID ON CURVES – SEE CHART
7. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATE LENGTH
8. CRUSHED GRAVEL TO BE COMPACTED TO 95% MIN HAND COMPACTION IS NOT ALLOWED
9. SEE ARCH PLANS AND SPECIFICATIONS FOR DEPTH OF GRAVELS AT TRANSITIONS TO DOORWAYS, RAMPS OR OTHER OPENINGS FOR FROST PROTECTION AT BUILDING ENTRY POINTS.

RADIUS	MAX LENGTH
<30'	CURVED CURB
31'–35'	5'
36'–42'	6'
43'–49'	7'
50'–56'	8'
57'–60'	9'
OVER 60'	10'

VERTICAL GRANITE CURB

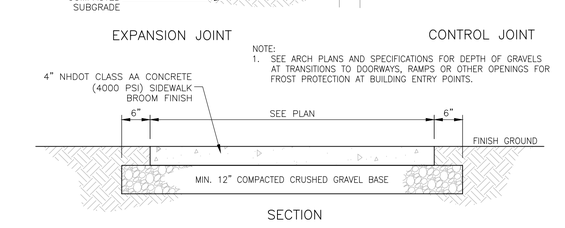
NOT TO SCALE



NOTES
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2%.
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE TRANSITION SHALL BE 8.3%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE. (I.E. HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. CURBING, IF CALLED FOR, SHALL BE SET FLUSH WHERE IT ABUTS ROADWAY.

ACCESSIBLE CURB RAMP

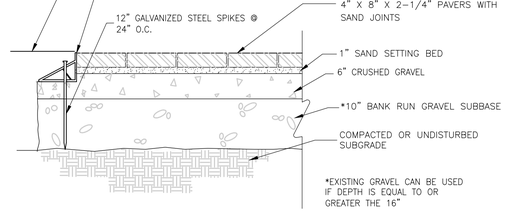
WITH DETECTABLE WARNING SURFACE NOT TO SCALE



NOTE:
1. SEE ARCH PLANS AND SPECIFICATIONS FOR DEPTH OF GRAVELS AT TRANSITIONS TO DOORWAYS, RAMPS OR OTHER OPENINGS FOR FROST PROTECTION AT BUILDING ENTRY POINTS.

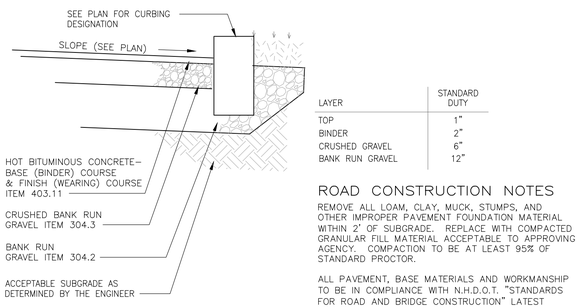
CONCRETE SIDEWALK

NOT TO SCALE



BRICK PAVER/AGGREGATE BASE

NOT TO SCALE



LAYER	STANDARD DUTY
TOP	1"
BINDER	2"
CRUSHED GRAVEL	6"
BANK RUN GRAVEL	12"

ROAD CONSTRUCTION NOTES

REMOVE ALL LOAM, CLAY, MUCK, STUMPS, AND OTHER IMPROPER PAVEMENT FOUNDATION MATERIAL WITHIN 2' OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL MATERIAL ACCEPTABLE TO APPROVING AGENCY. COMPACTION TO BE AT LEAST 95% OF STANDARD PROCTOR.

ALL PAVEMENT, BASE MATERIALS AND WORKMANSHIP TO BE IN COMPLIANCE WITH N.H.D.O.T. "STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.

PARKING LOT SECTION

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STATE OF NEW HAMPSHIRE
NICHOLAS C. GOLON No. 14086
LICENSED PROFESSIONAL ENGINEER
10/13/26

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

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OWNED BY

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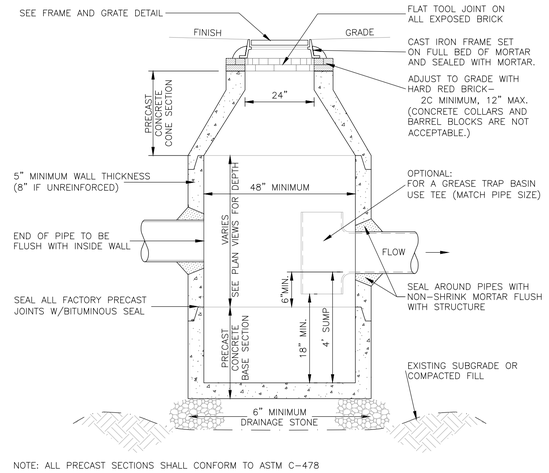
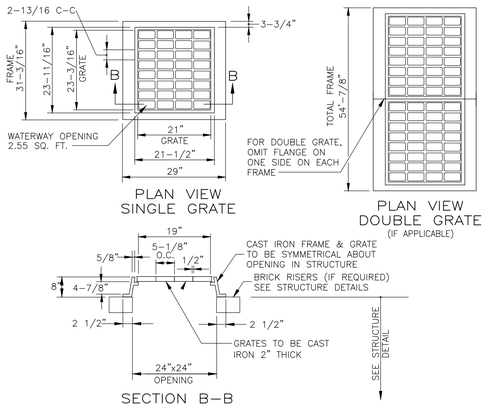
FILE	DR	JED	FB	–	
96202.01	CK	NG	CADFILE	DETAILS	D-02



NOTE: ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C-478

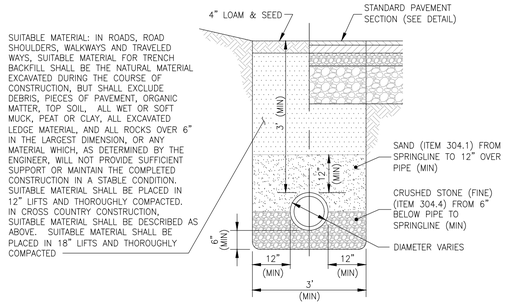
CATCH BASIN

CONCENTRIC CONE-DEEP SUMP — NOT TO SCALE



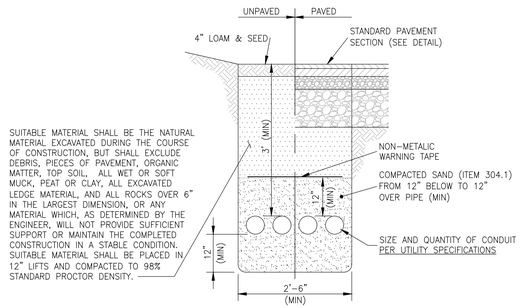
FRAME AND GRATE

NHDOT TYPE B ALT 1 — NOT TO SCALE



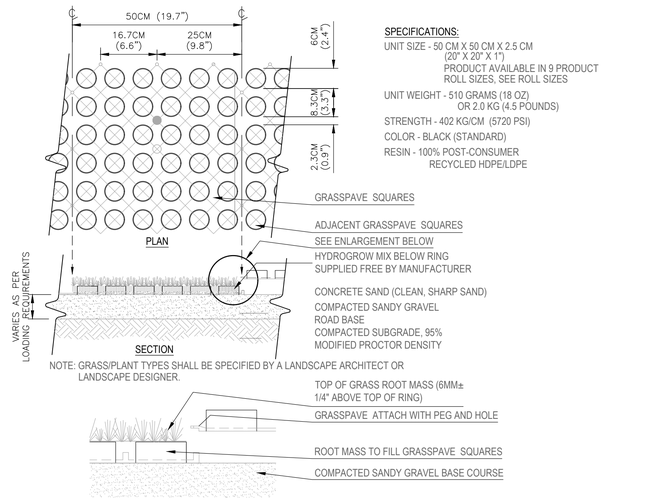
STORM DRAIN TRENCH

NOT TO SCALE



UGE & TEL/COM TRENCH

NOT TO SCALE



NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

SPECIFICATIONS:

UNIT SIZE - 50 CM X 50 CM X 2.5 CM (20" X 20" X 1")
PRODUCT AVAILABLE IN 9 PRODUCT ROLL SIZES, SEE ROLL SIZES

UNIT WEIGHT - 510 GRAMS (18 OZ) OR 2.0 KG (4.5 POUNDS)

STRENGTH - 402 KG/CM (5720 PSI)

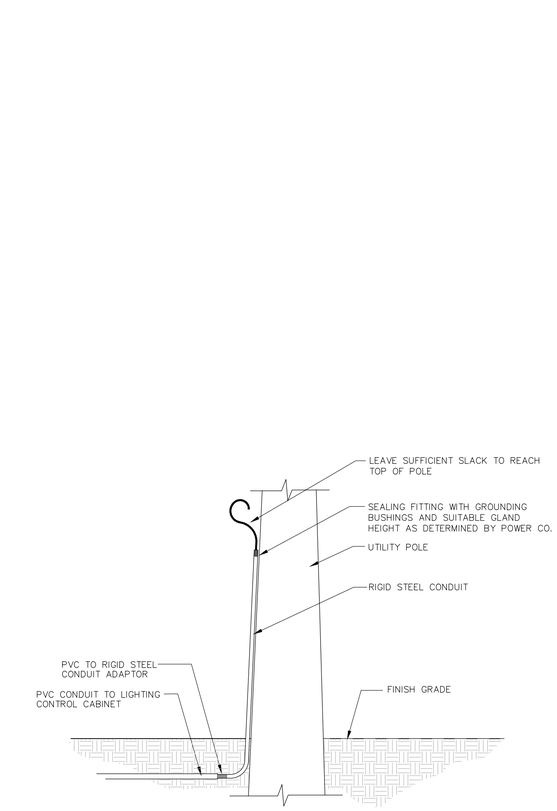
COLOR - BLACK (STANDARD)

RESIN - 100% POST-CONSUMER RECYCLED HDPE/LDPE

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 112-002.

GRASS PAVE 2

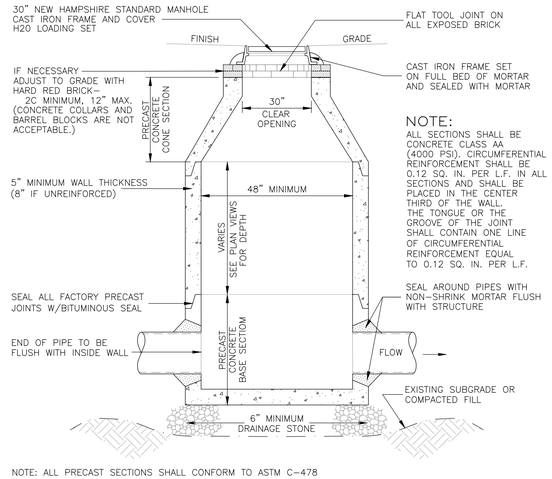
NOT TO SCALE



NOTE: CONDUIT SIZE AS INDICATED ON DRAWINGS.

SERVICE POLE RISER

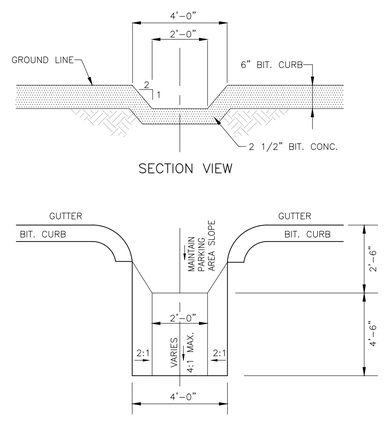
NOT TO SCALE



NOTE: ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C-478

DRAIN MANHOLE

CONCENTRIC CONE — NOT TO SCALE



PAVED SWALE

NOT TO SCALE

STATE OF NEW HAMPSHIRE
NICHOLAS C. GOLON
No. 14086
LICENSED PROFESSIONAL ENGINEER
05/13/26

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

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FILE		DR	JED	FB	–	
96202.01		CK	NG	CADFILE	DETAILS	D-03

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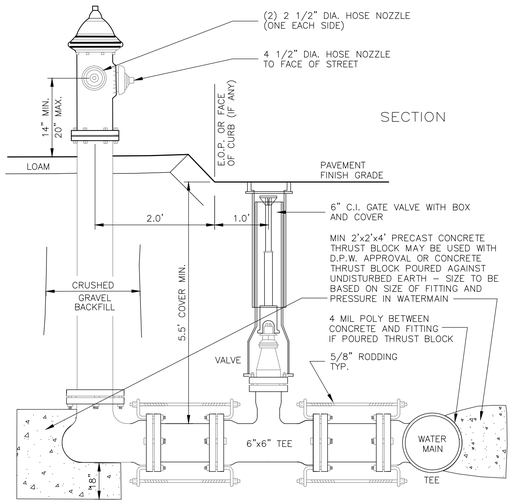
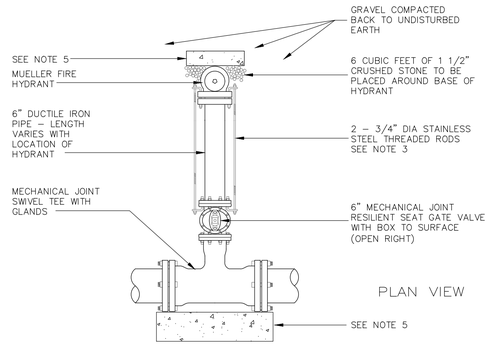


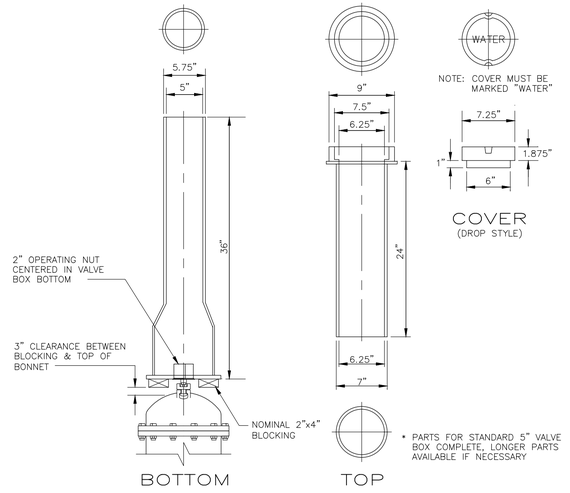


NOTES

1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO D.P.W. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. ALL THREADED RODS AND NUTS MUST BE STAINLESS STEEL.
4. WHEN DISTANCE FROM WATERMAIN TO HYDRANT IS MORE THAN 10', SUBSTITUTE MEGALUGS IN LIEU OF THREADED ROD OR GRIP RINGS.
5. MIN 2'x2'x4' PRECAST CONCRETE THRUST BLOCK MAY BE USED WITH D.P.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH – SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATERMAIN.

FIRE HYDRANT AND GATE VALVE

NOT TO SCALE

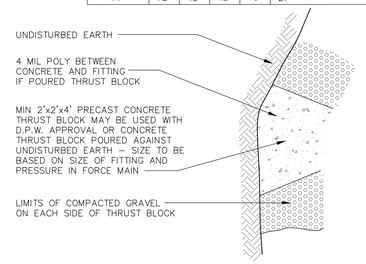


* PARTS FOR STANDARD 5" VALVE BOX COMPLETE, LONGER PARTS AVAILABLE IF NECESSARY

VALVE BOX

NOT TO SCALE

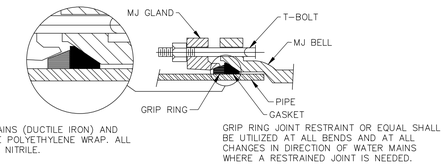
TABLE OF DIMENSIONS					
PIPE SIZE	90° BEND		45° BEND		22 BEND
	WIDTH	HGT.	WIDTH	HGT.	WIDTH
3"	–	–	–	–	–
6"	33"	21"	18"	21"	12"
8"	45"	27"	24"	27"	18"
10"	60"	36"	36"	36"	24"
12"	66"	39"	36"	42"	24"
14"	72"	45"	42"	48"	27"



NOTE

1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO D.P.W. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 6' FROM TOP OF PIPE TO FINISH GRADE, UNLESS NOTED OTHERWISE, REFER TO SEWER EXTENSION PROFILE.

THRUST BLOCKING BEHIND FITTINGS INSTALLATION



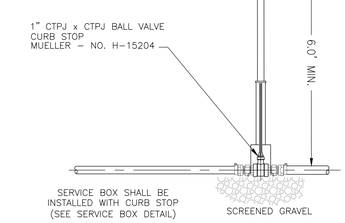
NOTE:

1. ALL WATER MAINS (DUCTILE IRON) AND SERVICES SHALL BE POLYETHYLENE WRAP. ALL GASKETS SHALL BE NITRILE.

GRIP RING JOINT RESTRAINT OR EQUAL SHALL BE UTILIZED AT ALL BENDS AND AT ALL CHANGES IN DIRECTION OF WATER MAINS WHERE A RESTRAINED JOINT IS NEEDED.

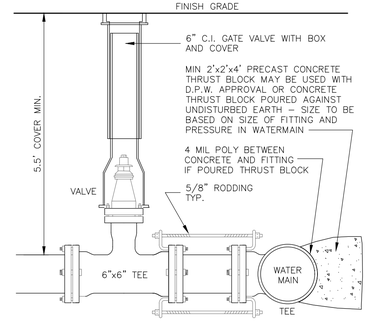
GRIP RING JOINT RESTRAINT

NOT TO SCALE



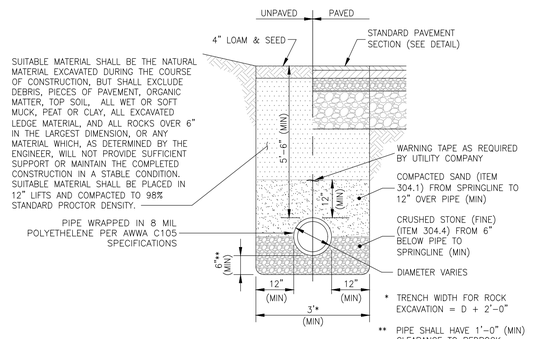
CURB STOP

NOT TO SCALE



BURIED GATE VALVE

NOT TO SCALE

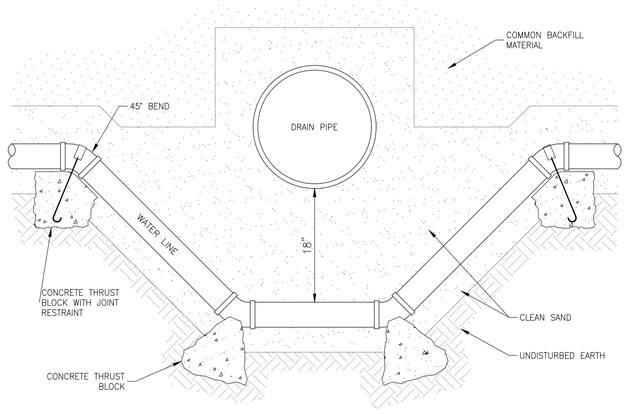


* TRENCH WIDTH FOR ROCK EXCAVATION = D + 2'-0"

** PIPE SHALL HAVE 1'-0" (MIN) CLEARANCE TO BEDROCK

WATER MAIN TRENCH

NOT TO SCALE



WATER LINE CROSSING UNDER DRAIN

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2	10/23/2024	COA PLAN REVISIONS	JD	NG
1	8/26/2024	CITY REVIEW	JD	NG

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

DETAILS

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

OWNED BY

CITY OF LEBANON

PREPARED FOR

THE MUSE LEBANON, LLC

SCALE: NOT TO SCALE **AUGUST 12, 2024**

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
48 Constitution Drive
Bedford, NH 03110
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Fax (603) 472-9747
www.tfmoran.com

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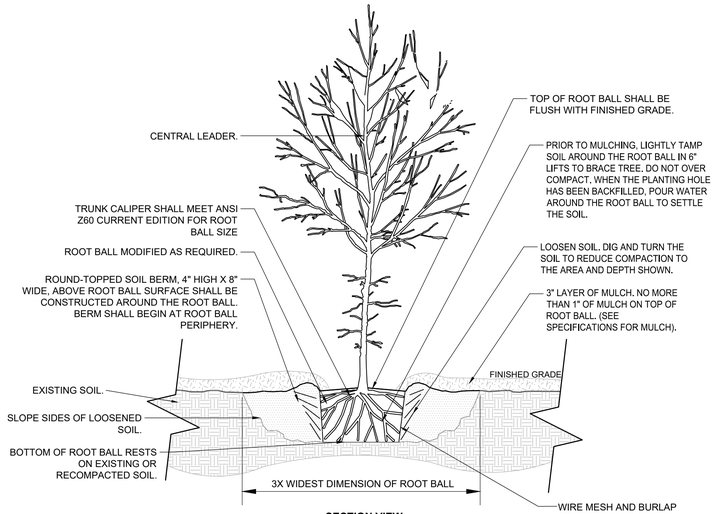
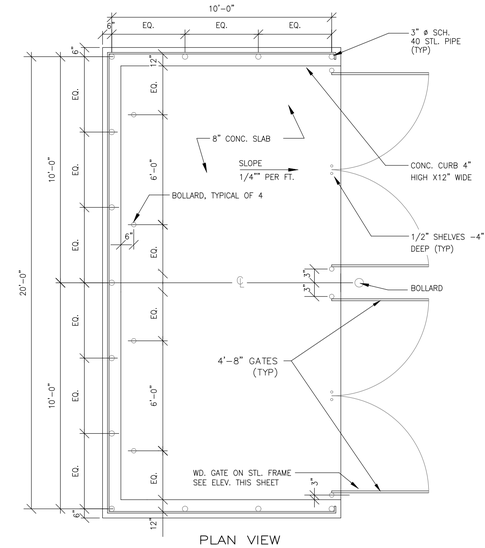


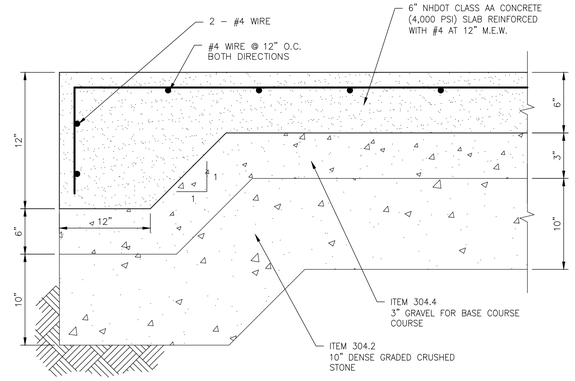
SECTION VIEW

TREE WITH MULCH BERM

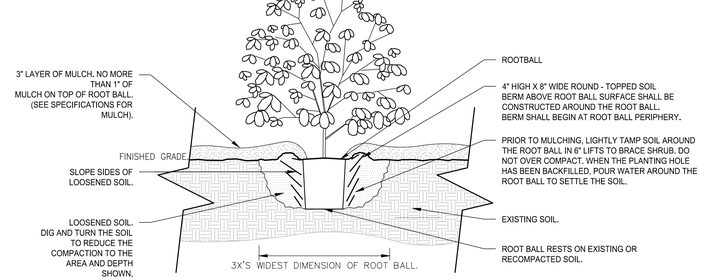
NOT TO SCALE



PLAN VIEW



SECTION



SECTION VIEW

SHRUB PLANTING

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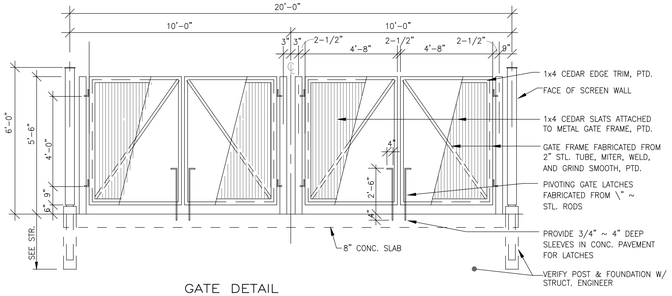

GATE DETAIL

WOOD TRASH ENCLOSURE

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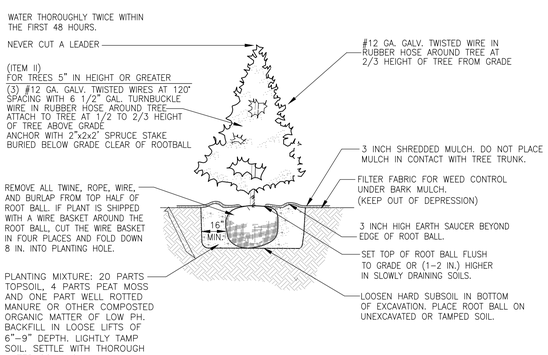

EVERGREEN PLANTING

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DIG SAFE — CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

STATE OF NEW HAMPSHIRE — NICHOLAS C. GOLON No. 14086 — LICENSED PROFESSIONAL ENGINEER — 7/13/26

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SEWER SERVICE NOTES

1) MINIMUM SIZE PIPE FOR SEWER SERVICE SHALL BE FOUR INCHES.

2) PIPE AND JOINT MATERIALS:
   A. PLASTIC SEWER PIPE
      1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (RIBBED 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 ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.

      ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2680, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322).

      JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2680, FORMING A CHEMICAL WELDED JOINT.

   B. DUCTILE-IRON PIPE, FITTINGS AND JOINTS.

      1. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:
         A21.50 THICKNESS DESIGN OF DUCTILE 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 MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:
         A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE & 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 WATER-TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED, WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.

5) TEES AND WYES: WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE, FOLLOWING MANUFACTURERS' INSTRUCTIONS USING A BOLTED, CLAMPED OR EPOXY-CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER. 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) SEWER SERVICE 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 6 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10. BEDDING AND RE-FILL FOR 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 FOUNDATION AT A GRADE OF NOT LESS THAN 1/4" INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.

7) TESTING: THE COMPLETED SEWER SERVICE SHALL BE SUBJECTED TO A THIRD PARTY LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS: (PRIOR TO BACKFILLING)

   A. AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.

   B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER, TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF 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 FLUORESCENE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER, OR IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWN-STREAM MANHOLE.

   LEAKAGE OBSERVED IN ANY ONE OF THE ABOVE ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG-UP IF NECESSARY AND RE-LAID SO AS TO ASSURE WATER TIGHTNESS.

8) ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR OTHER SIMILAR CONNECTIONS CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.

9) WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE.

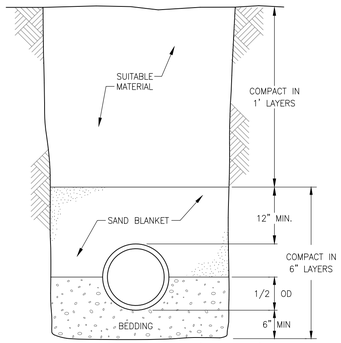
10) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-67.

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 1/2 INCH TO 1 1/2 INCH SHALL BE USED.

11) LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.

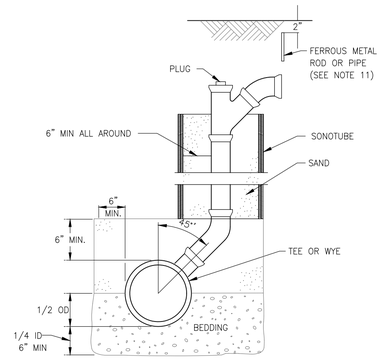
12) CHIMNEYS: IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE SEWER CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.



BEDDING TO BE THOROUGHLY COMPACTED (SEE NOTE 10)

TRENCH CROSS-SECTION

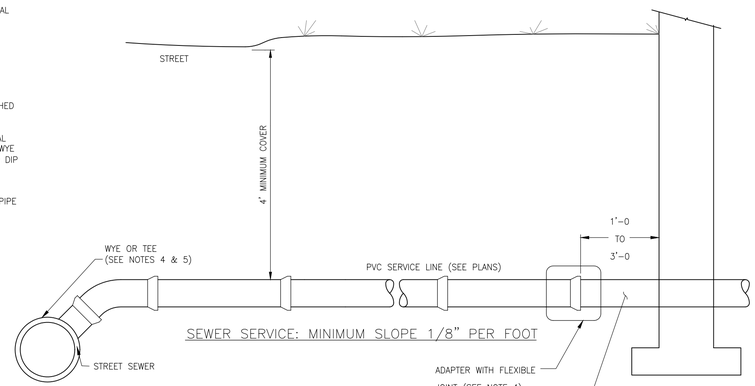
NOT TO SCALE



BACKFILLING TO BE BROUGHT UP EVENLY ON ALL SIDES.

CHIMNEY (SEE NOTE 12)

NOT TO SCALE



SEWER SERVICE

NOT TO SCALE

SEWER SERVICE DETAILS

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DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

GRAVITY SEWER NOTES

1. MINIMUM SIZE PIPE FOR GRAVITY SEWER SHALL BE 8-INCHES.
2. PIPE AND JOINT MATERIALS FOR PLASTIC SEWER PIPE SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034-04e	* PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679-03	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F794-03	PVC (RIBBED WALL)	8" THROUGH 36"
F1760-01(2005)e1	PVC, RECYCLED	ALL DIAMETERS

*PVC: POLY VINYL CHLORIDE

3. PLASTIC SEWER PIPE SHALL HAVE A PIPE STIFFNESS RATING OF AT LEAST 46 POUNDS PER SQUARE INCH AT 5 PERCENT PIPE DIAMETER DEFLECTION, AS MEASURED IN ACCORDANCE WITH ASTM D2412-02 DURING MANUFACTURE.
4. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212-96(a)(2003)e1 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.
5. DUCTILE-IRON PIPE, FITTINGS AND JOINTS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA).

   AWWA C150/A21.50 FOR THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A536 FOR DUCTILE IRON CASTINGS.

   AWWA C151/A21.51 FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL- OR SAND-LINED MOLDS, FOR WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS.

   JOINTS SHALL BE OF THE MECHANICAL TYPE, PUSH-ON TYPE, OR BALL-AND-SOCKET TYPE AS APPROPRIATE FOR THE SPECIFIC APPLICATION. JOINTS AND GASKETS SHALL CONFORM TO AWWA C151/A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS.
6. CONCRETE PIPE SHALL CONFORM TO AWWA C302-04.
7. PRESTRESSED CONCRETE CYLINDER PIPE AND FITTINGS SHALL CONFORM TO AWWA C301-99.

   JOINTS SEALS FOR CONCRETE CYLINDER PIPE SHALL BE OIL RESISTANT ELASTOMERIC MATERIAL CONFORMING TO ASWWA C301-99 SPECIFICATIONS.
8. DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
9. GRAVITY SEWER PIPE TESTING SHALL BE AS FOLLOWS:

   ALL NEW GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS.

   LOW PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH:

   ASTM F1417-92(2005) "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW PRESSURE AIR".

   UNI-BELL PVC PIPE ASSOCIATION UNI-B-6, "LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE".
10. ALL NEW GRAVITY SEWERS SHALL BE CLEANED AND VISUALLY INSPECTED USING A LAMP TEST AND BY INTRODUCING WATER TO DETERMINE THAT THERE IS NO STANDING WATER IN THE SEWER; AND TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE.
11. ALL ALL PLASTIC SEWER PIPE SHALL BE VISUALLY INSPECTED AND DEFLECTION TESTED NOT LESS THAN 30 DAYS NOR MORE THAN 90 DAYS FOLLOWING INSTALLATION.
12. THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.
13. TRENCH CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:

   SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6' BELOW GRADE IN ALL ROADWAY LOCATIONS AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS COUNTRY LOCATIONS.

   WHERE SEWER LINES CROSS WATER PIPES, A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. AT SEWER/WATER INTERSECTIONS, A MINIMUM OF 6 FEET SHALL BE PROVIDED FROM THE WATER LINE TO THE SEWER PIPE JOINT. 12" SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE REQUIRED BETWEEN SEWER LINES AND ALL OTHER PIPES.

   TRENCH DIMENSIONS FOR SEWER PIPE LESS THAN 15 INCHES IN DIAMETER, THE ALLOWABLE TRENCH WIDTH AT A PLANE 12 INCHES ABOVE THE PIPE SHALL BE NO MORE THAN 36 INCHES AND FOR PIPE 15 INCHES AND LARGER, THE ALLOWABLE WIDTH SHALL BE EQUAL TO THE PIPES OUTSIDE DIAMETER PLUS 24 INCHES.

   PIPE TRENCH BEDDING MATERIAL AND FILL MATERIAL FOR EXCAVATION BELOW GRADE SHALL BE SCREENED GRAVEL OR CRUSHED STONE TO ASTM C33-03 STONE SIZE NO. 67. THE PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND FREE FROM ANY ORGANIC MATERIALS, GRADED SUCH THAT 100 PERCENT PASSED THE 1/2-INCH SIEVE AND A MAXIMUM OF 15 PERCENT PASSES A #200 SIEVE. IN LIEU OF A SAND BLANKET, A STONE ENVELOPE 6 INCHES THICK COMPLETELY AROUND THE PIPE USING 3/4-INCH STONE MAY BE USED.

   PIPE BEDDING MATERIAL SHALL EXTEND FROM A HORIZONTAL PLANE THROUGH THE PIPE AXIS TO 6-INCHES BELOW THE BOTTOM OF THE OUTSIDE SURFACE OF THE PIPE.

   PIPE SAND BLANKET MATERIAL SHALL COVER THE PIPE A MINIMUM OF 12 INCHES ABOVE THE CROWN OF THE OUTSIDE SURFACE.

   COMPACTION SHALL BE IN 12-INCH LAYERS FOR BEDDING AND BLANKET MATERIALS.

   BACKFILL MATERIAL SHALL BE IN 3-FOOT LAYERS TO THE GROUND SURFACE EXCEPT FOR ROAD CONSTRUCTION WHERE THE FINAL 3-FEET SHALL BE COMPACTED IN 12-INCH LAYERS TO THE ROAD BASE SURFACE.

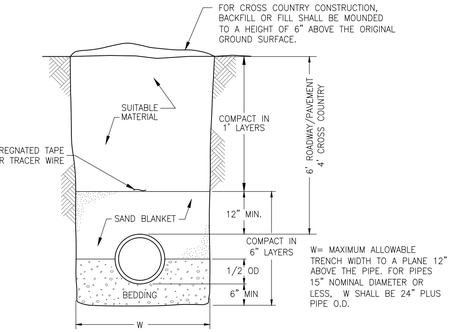
   TRENCH BACKFILL MATERIAL IN ROADWAY LOCATIONS SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION, EXCLUDING DEBRIS, PAVEMENT PIECES, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT, CLAY, EXCAVATED LEDGE, ROCKS OVER 6 INCHES IN THE LARGEST DIMENSION, OR ANY OTHER UNSUITABLE MATERIAL NOT APPROVED BY THE ENGINEER.

   TRENCH BACKFILL AT CROSS-COUNTRY LOCATIONS 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 POSSIBLE RECONSTRUCTION, WHEN NECESSARY WILL BE PRESERVED. BACKFILL SHALL BE MOUNDED 6-INCHES ABOVE ORIGINAL GROUND.

   BASE COURSE MATERIALS FOR TRENCH REPAIRS SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.

   WHERE SHEETING IS PLACED ALONG SIDE OF THE PIPE AND EXTENDS BELOW MID-DIAMETER, THE SHEETING SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN ONE FOOT ABOVE THE TOP OF THE PIPE AND AT LEAST 3 FEET BELOW FINISH GRADE.

   TRENCHES FOR SEWER PIPES WITH SLOPES OVER 0.08 FEET PER FOOT AND TRENCHES FOR SEWER PIPES BELOW THE SEASONAL HIGH GROUND WATER LEVEL SHALL HAVE IMPERVIOUS TRENCH DAMS TO PREVENT POTENTIAL DISTURBANCE TO PIPE BEDDING AND BLANKET MATERIALS.



EARTH CONSTRUCTION

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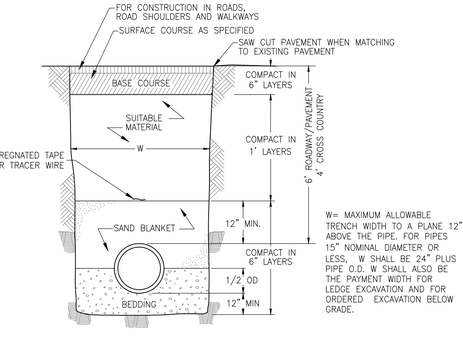

LEDGE CONSTRUCTION

NOT TO SCALE

STATE OF NEW HAMPSHIRE
NICHOLAS C. GOLON
No. 14086
LICENSED PROFESSIONAL ENGINEER
10/23/24

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

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FILE	DR	JED	FB	–	
96202.01	CK	NG	CADFILE	DETAILS	D-06

GENERAL NOTES

1. IT IS THE INTENTION 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 SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH REINFORCEMENT. 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, CONE SECTIONS AND CONCRETE GRADE RINGS SHALL BE PRECAST REINFORCED CONCRETE AND SHALL CONFORM ENV-WQ 704.12 & 704.13.

3. PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478-06.

4. BASE SECTIONS SHALL BE OF MONOLITHIC CONSTRUCTION TO A POINT AT LEAST 6 INCHES ABOVE THE CROWN OF THE INCOMING PIPE.

5. MANHOLE CONE SECTIONS SHALL BE ECCENTRIC IN SHAPE.

6. ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OR TRADEMARK OF THE MANUFACTURER IMPRESSED OR INDELIBLY MARKED ON THE INSIDE WALL.

7. ALL PRECAST SECTIONS AND BASES SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP-PROOFING COATING.

8. SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.

9. HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF AN OVERLAPPING TYPE, SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW OF AN ELASTOMERIC OR MASTIC-LIKE SEALANT. APPROVED ELASTOMERIC SEALANTS ARE:
   (a) SIKAFLEX-12-SL
   (b) SONNEBORN BUILDING PRODUCTS-SONOLASTIC SL-1

10. THE MINIMUM INTERNAL DIAMETER OF MANHOLES SHALL BE 48 INCHES, FOR SEWERS LARGER THAN 24-INCH DIAMETER. MANHOLE DIAMETERS SHALL BE INCREASED SO AS TO PROVIDE AT LEAST 12-INCHES OF SHELF ON EACH SIDE OF THE SEWER.

11. LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE TO ENV-WQ 704.17.
   (a) ALL MANHOLES SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST IN ACCORDANCE WITH THE ASTM C1244 STANDARD IN EFFECT WHEN THE TESTING IS PERFORMED.
   (b) THE MANHOLE VACUUM TEST SHALL CONFORM TO THE FOLLOWING:
      1. THE INITIAL VACUUM GAUGE TEST PRESSURE SHALL BE 10 INCHES Hg.
      2. THE MINIMUM ACCEPTABLE TEST HOLD TIME FOR 1-INCH Hg PRESSURE DROP TO 9 INCHES SHALL BE:
         A. NOT LESS THAN 2 MINUTES FOR MANHOLES LESS THAN 10 FEET DEEP.
         B. NOT LESS THAN 2.5 MINUTES FOR MANHOLES 10 TO 15 FEET DEEP.
         C. NOT LESS THAN 3 MINUTES FOR MANHOLES MORE THAN 15 FEET DEEP.
   (c) THE MANHOLE SHALL BE REPAIRED AND RETESTED IF THE TEST HOLD TIMES FAIL TO ACHIEVE THE ACCEPTANCE LIMITS SPECIFIED IN (b) ABOVE.
   (d) INVERTS AND SHELVES SHALL NOT BE INSTALLED UNTIL AFTER SUCCESSFUL TESTING IS COMPLETE.
   (e) FOLLOWING COMPLETION OF THE LEAKAGE TEST, THE FRAME AND COVER SHALL BE PLACED ON TOP OF THE MANHOLE OR SOME OTHER MEANS USED TO PREVENT ACCIDENTAL ENTRY BY UNAUTHORIZED PERSONS, CHILDREN OR ANIMALS, UNTIL THE CONTRACTOR IS READY TO MAKE FINAL ADJUSTMENT TO GRADE.

12. BRICK MASONRY FOR SHELF, INVERT AND GRADE ADJUSTMENT SHALL COMPLY WITH ASTM C32-05, CLAY OR SHALE, FOR GRADE SS HARD BRICK.

13. MORTAR SHALL BE COMPOSED OF PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION. PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE:
   (a) 4.5 PARTS SAND AND 1.5 PARTS CEMENT; OR
   (b) 4.5 PARTS SAND, 1 PART CEMENT AND 0.5 PART HYDRATED LIME

14. CEMENT SHALL BE TYPE II PORTLAND CEMENT CONFORMING TO ASTM C150-05. HYDRATED LIME SHALL BE TYPE S CONFORMING TO ASTM C207-06 "STANDARD SPECIFICATIONS FOR HYDRATED LIME FOR MASONRY PURPOSES". SAND SHALL CONSIST OF INERT NATURAL SAND CONFORMING TO ASTM C33-03 "STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES".

15. INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED OR PRECAST CONCRETE SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. AT CHANGES IN DIRECTIONS, 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 FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.

16. FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN, CLASS 30, CONFORMING TO ASTM A48/48M AND PROVIDE A 30-INCH CLEAR OPENING. 3-INCH WORD (MINIMUM HEIGHT) LETTERS "SEWER" SHALL BE PLAINLY CAST INTO THE TOP SURFACE. THE CASTING SHALL BE OF EVEN GRAINED CAST IRON, SMOOTH, AND FREE FROM SCALE, LUMPS, BLISTERS, SAND HOLES AND DEFECTS. CONTACT SURFACES OF COVERS AND FRAMES SHALL BE MACHINED AT THE FOUNDRY TO PREVENT ROCKING OF COVERS IN ANY ORIENTATION.

17. BEDDING: PRECAST BASES SHALL BE PLACED ON A 6-INCH LAYER OF COMPACTED BEDDING MATERIAL THAT CONFORMS TO ASTM C33-03 NO. 67 STONE AND FREE FROM CLAY, LOAM AND ORGANIC MATTER. THE EXCAVATION SHALL BE PROPERLY DEWATERED WHILE PLACING BEDDING MATERIAL AND SETTING OF THE BASE OR POURING CONCRETE. WATER-STOPS SHALL BE USED AT THE HORIZONTAL JOINT OF THE CAST-IN-PLACE MANHOLES.

100% PASSING	1" SCREEN
90-100% PASSING	3/4" SCREEN
20-55% PASSING	3/8" SCREEN
0-10% PASSING	#4 SIEVE
0-5% PASSING	#8 SIEVE

18. FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES FROM ANY MANHOLE CONNECTION: (a) WITHIN 48 INCHES FOR REINFORCED CONCRETE PIPE (RCP). (b) WITHIN 60 INCHES FOR PVC PIPE LARGER THAN 15" DIAMETER.

19. NO FLEXIBLE JOINT SHALL BE REQUIRED FOR DUCTILE IRON PIPE OR PVC PIPE UP THROUGH 15-INCH DIAMETER.

20. PIPE TO MANHOLE JOINTS SHALL BE ONLY AS FOLLOWS:
   (a) ELASTOMERIC, RUBBER SLEEVE WITH WATERTIGHT JOINTS AT THE MANHOLE OPENING AND PIPE SURFACES.
   (b) CAST INTO WALL OR SECURED WITH STAINLESS STEEL CLAMPS.
   (c) ELASTOMERIC SEALING RING CAST IN THE MANHOLE OPENING WITH THE SEAL FORMED ON THE SURFACE OF THE PIPE BY COMPRESSION OF THE RING.
   (d) NON-SHRINK GROUTED JOINTS WHERE WATERTIGHT BONDING TO THE MANHOLE AND PIPE CAN BE OBTAINED.

21. THE INVERT OF THE INCOMING PIPE SHALL BE NO MORE THAN 6 INCHES ABOVE THE OUTGOING PIPE UNLESS A DROP ENTRY IS USED.

22. GRAVITY SEWER PIPE SHALL BE TESTED IN ACCORDANCE WITH ENV-WQ 704.06:
   (a) ALL NEW GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS.
   (b) LOW-PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH THE FOLLOWING TESTING STANDARDS IN EFFECT AT THE TIME THE TEST IS CONDUCTED:
      (1) ASTM F1417 "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR"; OR
      (2) UNI-BELL PVC PIPE ASSOCIATION UNI-B-6, "LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE".
   (c) ALL NEW GRAVITY SEWERS SHALL BE:
      (1) CLEANED AND VISUALLY INSPECTED USING A LAMP TEST AND BY INTRODUCING WATER TO DETERMINE THAT THERE IS NO STANDING WATER IN THE SEWER; AND
      (2) TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE.
   (d) ALL PLASTIC SEWER PIPE SHALL BE VISUALLY INSPECTED AND DEFLECTION TESTED NOT LESS THAN 30 DAYS NOR MORE THAN 90 DAYS FOLLOWING INSTALLATION.
   (e) THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% PERCENT OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.

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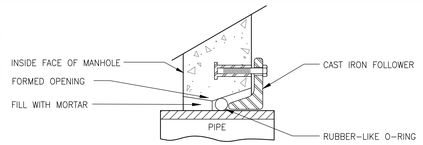
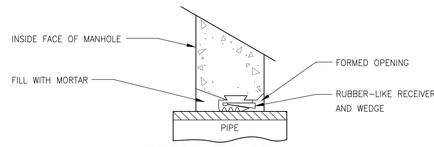
811 OR 1-888-DIG-SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



RES-SEAL
(OR ACCEPTABLE SUBSTITUTE)



PRESS-WEDGE II
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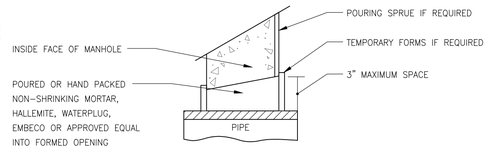

NON-SHRINKING MORTAR
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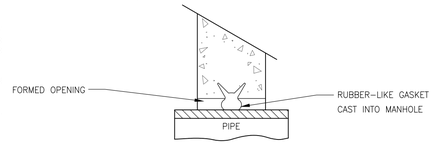

A-LOK
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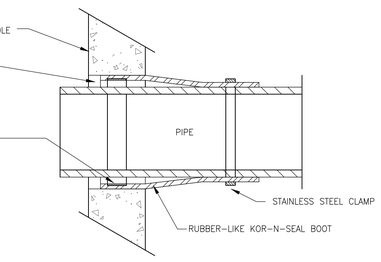
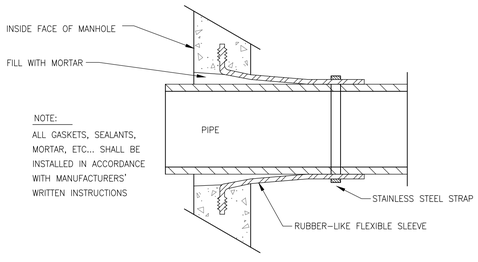
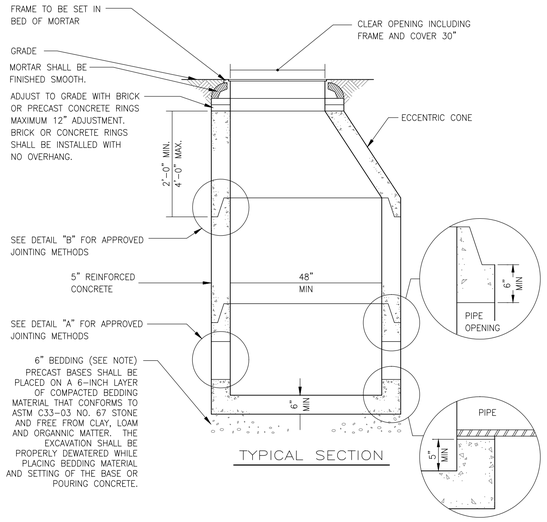


KOR-N-SEAL JOINT SLEEVE
(OR ACCEPTABLE SUBSTITUTE)



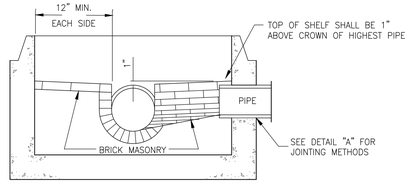
LOCK-JOINT FLEXIBLE MANHOLE SLEEVE
(OR ACCEPTABLE SUBSTITUTE)

DETAIL "A" - PIPE TO MANHOLE JOINTS

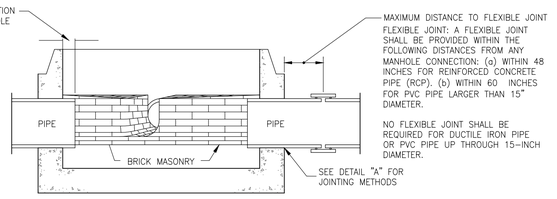


TYPICAL SECTION

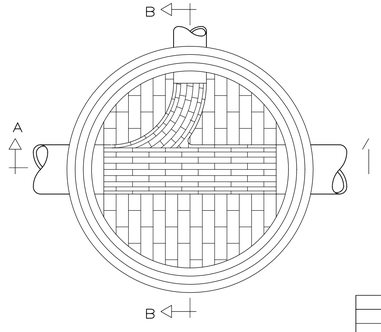
NOTES:
1. INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST.
2. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.
3. BASE SECTION TO BE FULL WALL THICKNESS AND MONOLITHIC TO A POINT 6" ABOVE THE PIPE CROWN.



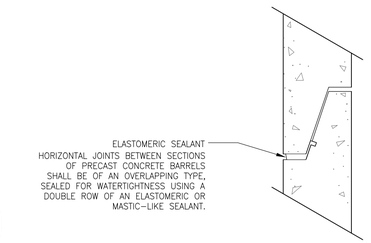
SECTION "B-B"



SECTION "A-A"



TYPICAL MANHOLE - PLAN VIEW

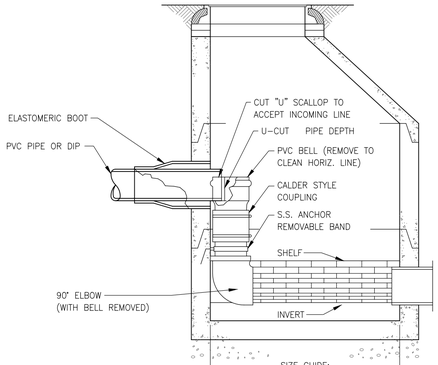


ELASTOMERIC SEALANT

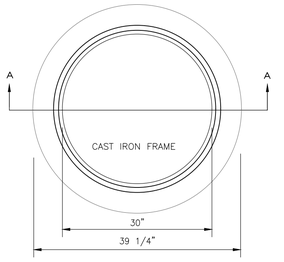
NOTES:
ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

STATE OF NEW HAMPSHIRE APPROVED PRODUCTS
A) SIKAFLEX-12-SL
B) SONNEBORN BUILDING PRODUCTS
SONOLASTIC SL-1

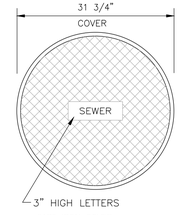
DETAIL "B" - HORIZONTAL JOINTS



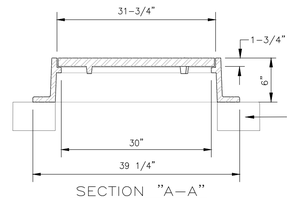
INSIDE DROP MANHOLE



PLAN VIEW



COVER



SECTION "A-A"

MANHOLE FRAME & COVER
HEAVY DUTY

STATE OF NEW HAMPSHIRE
NICHOLAS C. GOLON
No. 14086
LICENSED PROFESSIONAL ENGINEER
7/13/26

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

DETAILS

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

OWNED BY

CITY OF LEBANON

PREPARED FOR

THE MUSE LEBANON, LLC

SCALE: NOT TO SCALE **AUGUST 12, 2024**

REV.	DATE	DESCRIPTION	DR	CK
3	7/13/2026	BUILDING FOOTPRINT UPDATE	JD	NG
2	10/23/2024	COA PLAN REVISIONS	JD	NG
1	8/26/2024	CITY REVIEW	JD	NG

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STANDARD MANHOLE DETAILS

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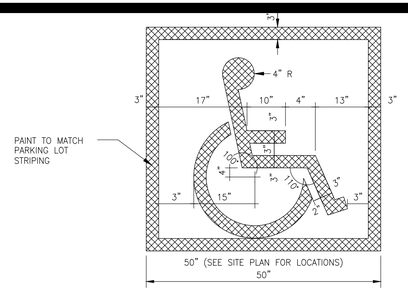
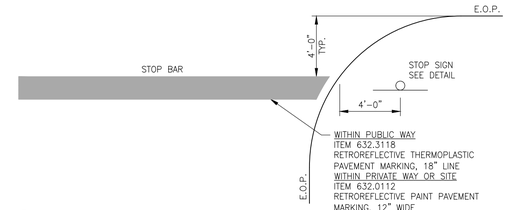


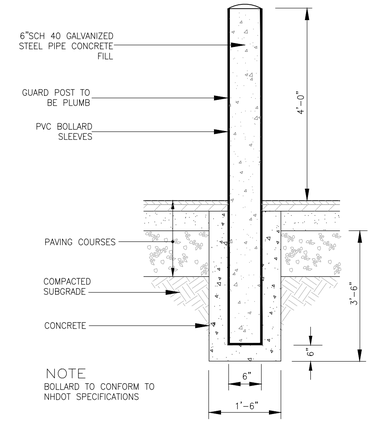
PAINTED HANDICAP SYMBOL

NOT TO SCALE



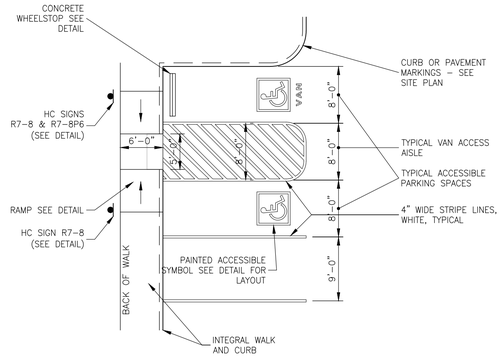
STOP BAR

NOT TO SCALE



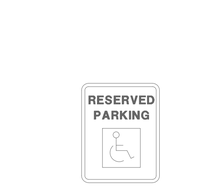
GUARD POST (BOLLARD)

NOT TO SCALE

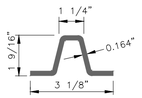


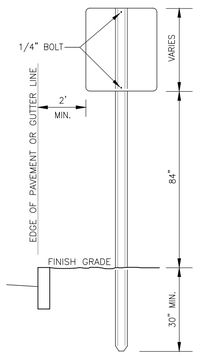
VAN ACCESSIBLE STRIPING LAYOUT

NOT TO SCALE



POST SECTION





LENGTH: P–12, 12'–0"; P–14, 14'–0"; P–16, 16'–0".

WEIGHT PER LINEAR FOOT: 2.50 LBS. (MIN.)

HOLES: 3/8" DIA. 1" C–C FULL LENGTH

STEEL: SHALL CONFORM TO ASTM A–499 (GRADE 60) OR ASTM A–576 (GRADE 1070–1080).

FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN, BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

NOTES

1. POSTS SHALL BE PLUMB; ANY POST BENT OR OTHERWISE DAMAGED SHALL BE REMOVED AND PROPERLY REPLACED. POSTS MAY BE SET OR DRIVEN.
2. WHEN POSTS ARE SET, HOLES SHALL BE DUG TO THE PROPER DEPTH, AFTER INSERTING POSTS, THE HOLES SHALL BE BACKFILLED WITH SUITABLE MATERIAL IN LAYERS NO TO EXCEED 6" DEEP THOROUGHLY COMPACTED, CARE BEING TAKEN TO PRESERVE THE ALIGNMENT OF THE POST.
3. WHEN POSTS ARE DRIVEN, A SUITABLE DRIVING CAP SHALL BE USED AND AFTER DRIVING THE TOP OF THE POST SHALL HAVE SUBSTANTIALLY THE SAME CROSS–SECTIONAL DIMENSION AS THE BODY OF THE POST; BATTERED HEADS WILL NOT BE ACCEPTED.
4. POSTS SHALL NOT BE DRIVEN WITH THE SIGN ATTACHED TO THE POST.
5. SIGNS SHALL BE ERECTED IN CONFORMANCE WITH THE REQUIEMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

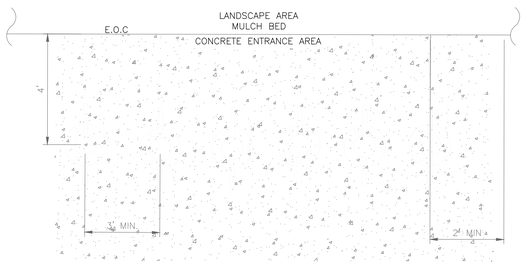
WHEN SIGN IS IN PLACE NO PART OF POST SHALL EXTEND ABOVE THE SIGN.

DIMENSIONS SHOWN ARE NOMINAL.

ALTERNATE SECTIONS MUST BE APPROVED PRIOR TO USE.

SIGN POST IN GRADE

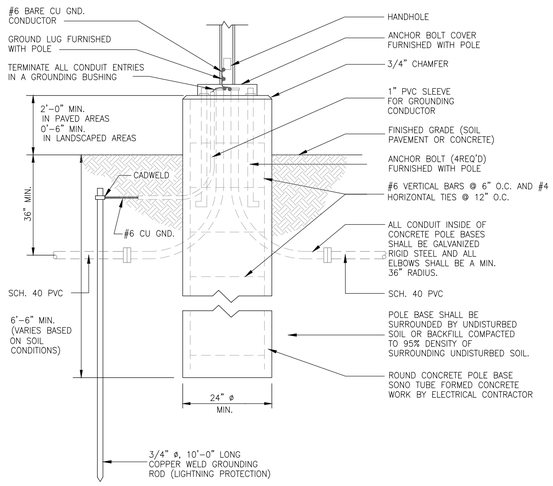
NOT TO SCALE



BIKE RACK

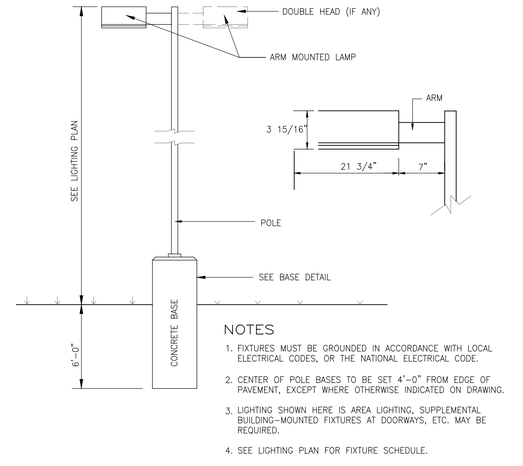
TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

NOT TO SCALE



LIGHT POLE BASE

NOT TO SCALE

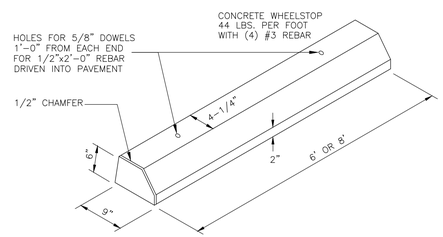


NOTES

1. FIXTURES MUST BE GROUNDED IN ACCORDANCE WITH LOCAL ELECTRICAL CODES, OR THE NATIONAL ELECTRICAL CODE.
2. CENTER OF POLE BASES TO BE SET 4'–0" FROM EDGE OF PAVEMENT, EXCEPT WHERE OTHERWISE INDICATED ON DRAWING.
3. LIGHTING SHOWN HERE IS AREA LIGHTING, SUPPLEMENTAL BUILDING–MOUNTED FIXTURES AT DOORWAYS, ETC. MAY BE REQUIRED.
4. SEE LIGHTING PLAN FOR FIXTURE SCHEDULE.

LIGHT POLE

NOT TO SCALE



CONCRETE WHEELSTOP

NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

DETAILS

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

OWNED BY

CITY OF LEBANON

PREPARED FOR

THE MUSE LEBANON, LLC

SCALE: NOT TO SCALE **AUGUST 12, 2024**

STATE OF NEW HAMPSHIRE
NICHOLAS C. GOLON No. 14086 LICENSED PROFESSIONAL ENGINEER
7/13/26

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FILE	DR	JED	FB	–
96202.01	CK	NG	CADFILE	DETAILS

D–08

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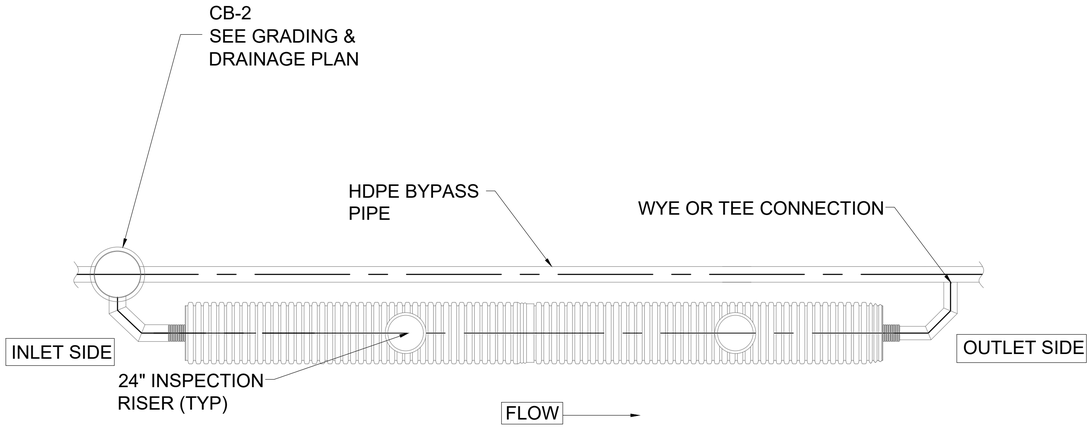
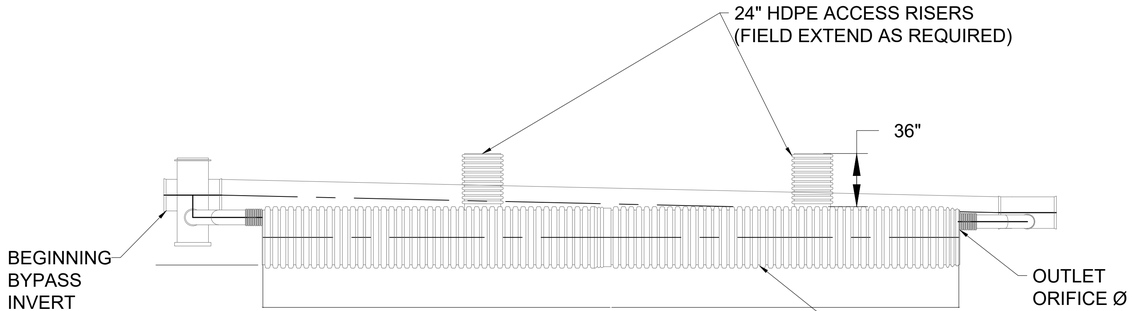
DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



PLAN VIEW



PROFILE VIEW

TWO BAFFLE WALLS TO BE INSTALLED WITHIN WQU PER FINAL SHOP DRAWINGS FROM THE MANUFACTURER

NOTES:

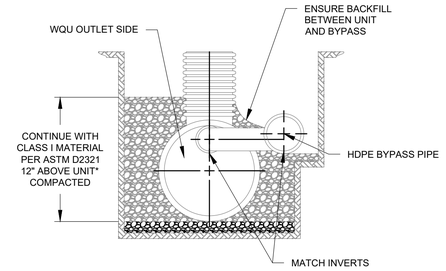
1. SEE STANDARD DETAILS STD-501 AND STD-502 FOR STORM WATER QUALITY UNIT PRODUCT DETAILS.
2. REFERENCE TECHNICAL NOTE 1.03 FOR ADDITIONAL DESIGN INFORMATION.
3. ELEVATION CHANGE DENOTES THE ELEVATION DROP FROM INVERT OF BYPASS AT INLET TO INVERT OF BYPASS AT OUTLET.

MODEL #	MAIN PIPE DIA.	SIEVE SIZE	PARTICLE SIZE (CM)	TREATED FLOW RATE (CFS)	INLET Ø	OUTLET Ø
3640WQAXX	36"	140	0.0106	2.38	10"	10"

XX DENOTES A BY-PASS SIZE OF 12", 15", 18", 24", 30", 36", 42", 48", OR 60"
XX=00 DENOTES UNITS W/OUT A BY-PASS.
* ELEVATION CHANGE FOR UNITS WITHOUT A BY-PASS IS 2"

ADS 36" WQU DETAIL

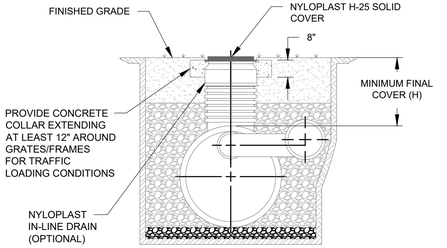
NOT TO SCALE



NOTES:

1. CONTINUE BACKFILL WITH CLASS I MATERIAL PER ASTM D2321 TO 12" ABOVE WATER QUALITY UNIT.
2. FILL UNIT WITH WATER TO THE TOP OF THE SEDIMENT WEIR PLATE ONCE BACKFILL IS PLACED AND COMPACTED 12" ABOVE THE UNIT.

* FOR 60" UNITS CONTINUE BACKFILL WITH CLASS I MATERIAL PER ASTM D2321 TO 24" ABOVE WATER QUALITY UNIT..



NOTES:

1. PLEASE FOLLOW THE INSTALLATION GUIDELINES FOUND IN THE ADS DRAINAGE HANDBOOK WHEN INSTALLING ADS N-12 PIPE ON THE BY-PASS CONNECTION OR IN OTHER DRAINAGE APPLICATIONS ON THE SITE.
2. ALL RISER EXTENTIONS TO GRADE SHOULD BE COORDINATED THROUGH YOUR ADS REPRESENTATIVE.

FOR NON-TRAFFIC LOADING: H = 12" COVER FOR 36", 42", AND 48" UNITS MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF BITUMINOUS PAVEMENT OR TOP OF RIGID PAVEMENT. H = 24" COVER FOR 60" PIPE.

FOR TRAFFIC LOADING H = 24" COVER FOR 36", 42", 48", AND 60" MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF BITUMINOUS PAVEMENT OR TOP OF RIGID PAVEMENT..

ADS TRENCH & RISER

NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

DETAILS

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

OWNED BY

CITY OF LEBANON

PREPARED FOR

THE MUSE LEBANON, LLC

SCALE: NOT TO SCALE **AUGUST 12, 2024**

STATE OF NEW HAMPSHIRE
NICHOLAS C. GOLON
No. 14086
LICENSED PROFESSIONAL ENGINEER
7/13/26

REV.	DATE	DESCRIPTION	DR	CK
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FILE	DR	JED	FB	–	D-09
96202.01	CK	NG	CADFILE	DETAILS	

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DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

LANDSCAPE & MAINT. REQUIREMENTS:

ROUTINE MAINTENANCE OF THE LANDSCAPING WITHIN THE DEFENSIBLE ZONE AND LANDSCAPED AREA IS MEANT TO REDUCE THE FUEL LOAD AND RADIANT HEAT GENERATED NEAR THE BUILDING IN THE EVENT OF A WILDFIRE. MAINTENANCE MEANS/MEASURES SHALL MEET THE REQUIREMENTS OF NFPA 1144, SECTION 6, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. GROUND FUELS, INCLUDING NATIVE VEGETATION AND PLANTS USED FOR LANDSCAPING SHALL BE TREATED OR REMOVED. ACCEPTABLE METHODS OF FUEL TREATMENT INCLUDE, BUT ARE NOT LIMITED TO, PRESCRIBED BURNING BY QUALIFIED PERSONNEL, MOWING, PRUNING, REMOVING, SUBSTITUTION, MULCHING, CONVERTING TO COMPOST, AND GRAZING.
2. LANDSCAPED PLANTINGS SHALL POSSESS CHARACTERISTICS TO REDUCE MAINTENANCE SUCH AS DROUGHT RESISTANCE, PEST RESISTANCE, NON-INVASIVE, SLOW GROWING, WIND-RESISTANT SPECIES. PLANTINGS WITHIN THE DEFENSIBLE ZONE SHALL BE LOW FLAMMABILITY SPECIES WITH TYPICAL FIRE-RESISTANT CHARACTERISTICS SUCH AS HIGH MOISTURE CONTENT IN LEAVES, LOW OIL OR RESIN CONTENT (NOT AROMATIC), DROUGHT TOLERANCE OR RESISTANCE, MINIMAL SEASONAL ACCUMULATION OF DEAD LEAVES, LIMITED FOLIAGE AND FEW DEAD BRANCHES, OPEN OR LOOSE BRANCHING HABIT AND EASY MAINTENANCE/PRUNING.
3. LIVE VEGETATION WITHIN THE DEFENSIBLE ZONE AND LANDSCAPED AREA SHALL HAVE DEAD MATERIAL REMOVED AND SHALL BE THINNED AND PRUNED REGULARLY. ANY DEAD AND DOWNED FUELS WITHIN 30 FT. OF ALL BUILDINGS SHALL BE REMOVED.
4. VEGETATION UNDER TREES WITHIN THE DEFENSIBLE ZONE AND LANDSCAPED AREA SHALL BE MAINTAINED AT A HEIGHT THAT WILL PRECLUDED GROUND FIRE FROM SPREADING IN THE TREE CROWN.
5. TREE CROWNS WITHIN THE DEFENSIBLE ZONE AND LANDSCAPED AREA SHALL BE SPACED TO PREVENT STRUCTURE IGNITION FROM RADIANT HEAT. RECOMMENDED MINIMUM TREE CROWN SPACING OF 18 FT.
6. THE FACILITIES OWNER AND/OR FACILITY MAINTENANCE STAFF SHALL BE RESPONSIBLE INSPECTING THE CONDITION OF VEGETATION, WITHIN THE DEFENSIBLE ZONE AND LANDSCAPED AREA, TWICE YEARLY (AS A MINIMUM) TO IDENTIFY DEAD AND DOWNED MATERIALS AS WELL AS ANY PRUNING/THINNING THAT MAY BE REQUIRED TO MAINTAIN THE AREA AS OUTLINED ABOVE. LAWN AND MULCHED AREAS SHALL BE MOWED AND MAINTAINED ON A REGULAR BASIS.

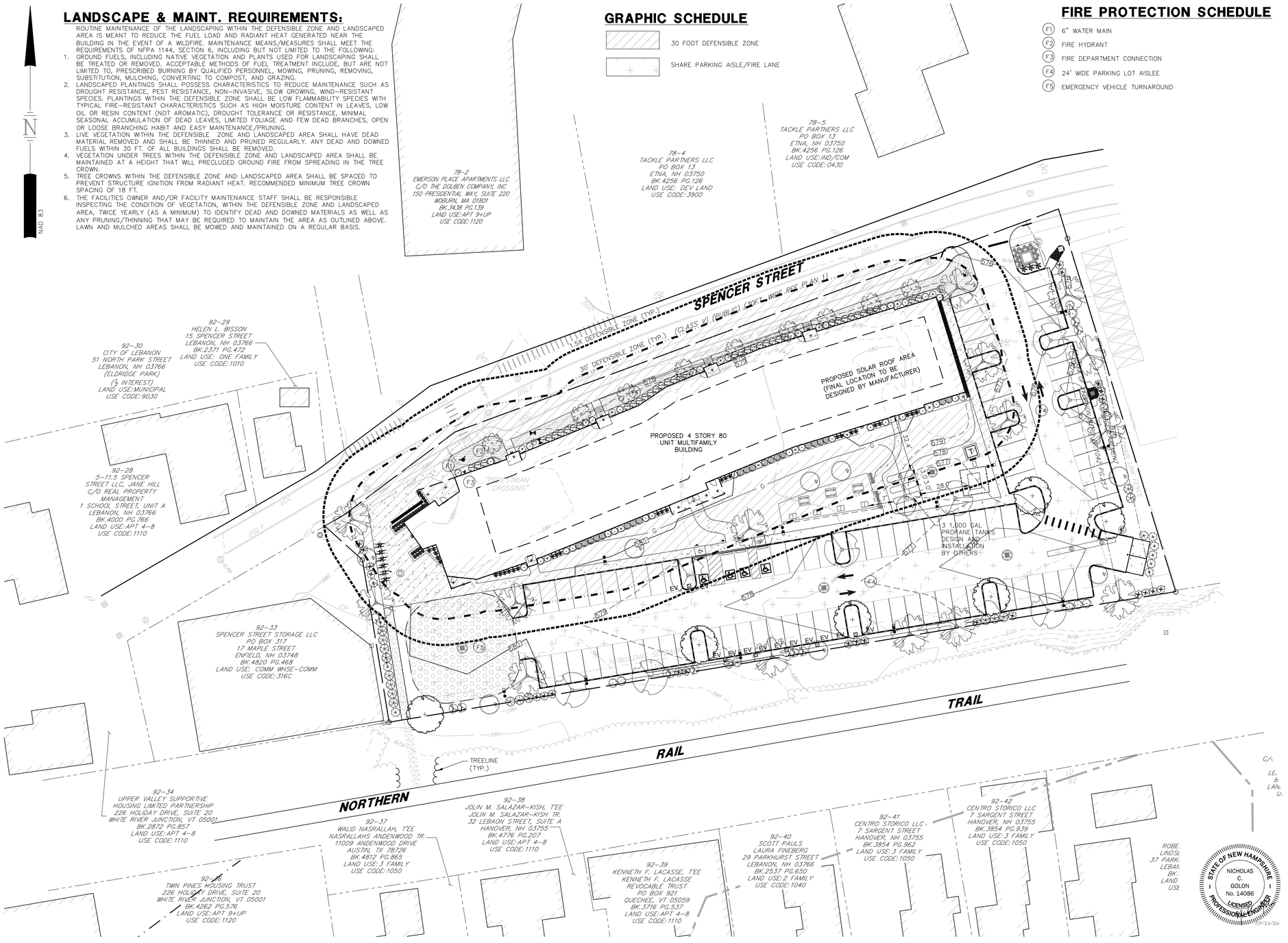
GRAPHIC SCHEDULE

30 FOOT DEFENSIBLE ZONE

SHARE PARKING AISLE/FIRE LANE

FIRE PROTECTION SCHEDULE

F1 6" WATER MAIN
F2 FIRE HYDRANT
F3 FIRE DEPARTMENT CONNECTION
F4 24' WIDE PARKING LOT AISLEE
F5 EMERGENCY VEHICLE TURNAROUND



FIRE PROTECTION DURING CONSTRUCTION:

FIRE PROTECTION DURING CONSTRUCTION SHALL MEET THE REQUIREMENTS OF NFPA 1141, SECTION 9 AND THE PROVISIONS OF NFPA241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. BEFORE THE INFRASTRUCTURE IS INSTALLED, AND PRIOR TO THE LOCATION OF BUILDINGS OR PORTIONS THEREOF, FIRE PROTECTION PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE LEBANON FIRE DEPARTMENT.
2. PRIOR TO THE DELIVERY OF COMBUSTIBLE MATERIALS AND THE START OF ANY BUILDING CONSTRUCTION, THE WATER SUPPLY FOR FIRE PROTECTION, WHETHER TEMPORARY OR PERMANENT SHALL BE ACCEPTABLE TO THE LEBANON FIRE DEPARTMENT AND SHALL BE INSTALLED AND AVAILABLE FOR USE.
3. PRIOR TO THE FINAL OCCUPANCY OF ANY BUILDING, THE PERMANENT WATER SUPPLY FOR FIRE PROTECTION INCLUDING FIRE HYDRANTS AND FIRE SUPPRESSION SYSTEMS, SHALL BE INSTALLED, TESTED AND ACCEPTABLE TO THE LEBANON FIRE DEPARTMENT.
4. FIRE DEPARTMENT VEHICULAR ACCESS TO ALL BUILDINGS UNDER CONSTRUCTION SHALL BE PROVIDED AT ALL TIMES. IN AREAS WHERE GROUND SURFACES ARE SOFT OR LIKELY TO BECOME SOFT, HARD ALL-WEATHER SURFACE ACCESS ROADS SHALL BE PROVIDED.
5. COMBUSTIBLE TRASH AND DEBRIS SHALL BE PLACED COMPLETELY WITHIN AN APPROVED CONTAINER OR REMOVED FROM THE SITE AT THE CLOSE OF EACH WORKING DAY.
6. FLAMMABLE OR COMBUSTIBLE LIQUIDS OR GASES SHALL BE STORED, HANDLED, AND USED ON THE CONSTRUCTION SITE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF NFPA30, FLAMMABLE AND COMBUSTIBLE LIQUIDS CODE; NFPA54, NATIONAL FUEL GAS CODE; AND NFPA58, LIQUEFIED PETROLEUM GAS CODE.
7. TEMPORARY HEATING DEVICES SHALL BE AN APPROVED TYPE, LOCATED AWAY FROM COMBUSTIBLE MATERIALS, AND ATTENDED AND MAINTAINED BY COMPETENT PERSONNEL.
8. SMOKING SHALL BE PROHIBITED, EXCEPT IN THOSE AREAS WHERE APPROVED. WHERE REQUIRED BY THE LEBANON FIRE DEPARTMENT, "NO SMOKING" SIGNS SHALL BE POSTED.
9. CUTTING AND WELDING OPERATIONS SHALL BE IN ACCORDANCE WITH NFPA51B, STANDARD FOR FIRE PREVENTION DURING WELDING, CUTTING, AND OTHER HOT WORK.
10. EXTINGUISHING EQUIPMENT – AT LEAST ONE PORTABLE FIRE EXTINGUISHER HAVING A RATING OF AT LEAST 10-A:120-B:C SHALL BE WITHIN A TRAVEL DISTANCE OF 75 FT. OR LESS TO ANY POINT OF A BUILDING UNDER CONSTRUCTION. PERSONNEL NORMALLY ON THE CONSTRUCTION SITE SHALL BE INSTRUCTED IN THE USE OF THE FIRE EXTINGUISHERS PROVIDED.

CONSTRUCTION REQUIREMENTS:

ALL NEW CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 1141; NFPA 1144; AND ALL APPLICABLE LOCAL BUILDING CODES. ALL CONSTRUCTION MATERIALS SHALL MEET THE REQUIREMENTS OF NFPA 1144, SECTION 5, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. ROOF MATERIALS:
1.1. ROOF COVERING ASSEMBLIES SHALL BE ONLY LISTED ROOF COVERING, TESTED AND RATED IN ACCORDANCE WITH ASTM E 108, STANDARD TEST METHODS FOR FIRE TESTS OF ROOF COVERINGS, OR EQUIVALENT AND THE SPECIFIC CLASS SHALL BE CONSISTENT WITH THE WILDLAND FIRE HAZARD ASSESSMENT;
1.5. WHERE THE ROOF PROFILE ALLOWS SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS, OR HAVE ADDITIONAL ASSEMBLY COMPONENTS OF NONCOMBUSTIBLE MATERIALS TO PREVENT IGNITION;
1.6. ROOF GUTTERS, DOWNSPOUTS AND CONNECTORS SHALL BE NONCOMBUSTIBLE AND COVERED TO PREVENT THE ACCUMULATION OF DEBRIS. EAVES SHALL BE BOXED IN WITH $\frac{3}{4}$" NOMINAL SHEATHING OR NONCOMBUSTIBLE MATERIALS;
1.7. VENTS SHALL BE SCREENED WITH A CORROSION RESISTANT, NONCUMBUSTIBLE WIRE MESH WITH OPENINGS NOT TO EXCEED NOMINAL $\frac{1}{4}$" IN SIZE;
1.8. VENTILATION OPENINGS IN VERTICAL WALLS SHALL BE COVERED WITH NOMINAL $\frac{1}{4}$" CORROSION-RESISTANT METAL MESH SCREEN OR OTHER NON COMBUSTIBLE MATERIAL OFFERING EQUIVALENT PROTECTION. NO ATTIC VENTILATION OPENINGS SHALL BE PERMITTED IN SOFFITS, IN EAVE OVERHANGS, BETWEEN RAFTERS AT EAVES, OR IN OTHER OVERHANGING AREAS ON THOSE EXPOSURES FACING HAZARDOUS VEGETATION;
2.
3.
4. EXTERIOR VERTICAL WALLS:
4.1. STRUCTURAL ELEMENTS THAT RESULT IN OR COULD RESULT IN THE COLLECTION OF COMBUSTIBLE MATERIALS PROXIMAL TO THE STRUCTURE SHALL BE PROTECTED.
5. EXTERIOR OPENINGS:
5.1. VENTS FOR ATTIC AND SUB-FLOOR VENTILATION SHALL BE SCREENED WITH A CORROSION RESISTANT WIRE MESH, WITH THE MESH OPENING NOT EXCEEDING NOMINAL $\frac{1}{4}$" IN SIZE OR INHIBIT EMBER INTRUSION IN AN APPROVED MANNER.
6. VEHICLE PARKING AREAS – PARKING WITHIN THE IMMEDIATE LANDSCAPED ZONE SHALL BE MAINTAINED FREE OF DRY GRASSES AND FINE FUELS THAT COULD BE IGNITED BY HOT EXHAUST SYSTEMS OR FIREBRANDS.
7. EXTERIOR EXPOSURE HAZARDS:
7.1. HEAT AND FLAME SOURCES THAT ARE UNPROTECTED OR UNSUPERVISED SHALL NOT BE PERMITTED WITHIN 30 FT. OF THE PRIMARY STRUCTURE. INCINERATORS, OUTDOOR FIREPLACES, PERMANENT BARBECUES, AND GRILLS SHALL NOT BE BUILT, INSTALLED, OR MAINTAINED IN HAZARDOUS FIRE AREAS. OPENINGS IN INCINERATORS, OUTDOOR FIREPLACES, PERMANENT BARBECUES, AND GRILLS SHALL BE PROVIDED WITH AN APPROVED SPARK ARRESTER, SCREEN, OR DOOR.
7.2. PROPANE TANKS AND OTHER FLAMMABLE OR COMBUSTIBLE LIQUIDS STORAGE SHALL CONFORM TO NFPA 58, LIQUEFIED PETROLEUM GAS CODE. OTHER COMBUSTIBLE MATERIALS WITHIN 30 FT. OF ANY STRUCTURE SHALL BE REMOVED.

GENERAL NOTES/REQUIREMENTS:

1. ALL DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 1141 AND NFPA 1144 AS WELL AS ANY OTHER APPLICABLE NFPA OR LOCAL CODES.
2. PRELIMINARY, WORKING AND AS-BUILT PLANS SHALL BE SUBMITTED TO THE LEBANON FIRE DEPARTMENT IN A TIMELY MANNER.
3. ALL BUILDINGS SHALL BE PROTECTED BY AN AUTOMATED SPRINKLER SYSTEM INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 13 AND/OR NFPA 13R AND BUILDINGS SHALL HAVE AN APPROVED FIRE WARNING OR ALARM SYSTEM, DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72, CAPABLE OF RE-TRANSMITTING AN ALARM TO AN APPROVED CENTRAL STATION.
4. WATER MAINS AND FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH AWWA MANUAL 31 AND NFPA24.
5. ALL FIRE HYDRANT LOCATIONS ARE SUBJECT TO LEBANON FIRE DEPARTMENT APPROVAL.
6. FIRE HYDRANTS SHALL BE MARKED IN ACCORDANCE WITH NFPA 291.
7. THE CONTRACTOR OR INSTALLER OF NEW WATER SUPPLY SYSTEMS OR EXTENSIONS TO EXISTING SYSTEMS SHALL DEMONSTRATE BY ACTUAL TEST THAT THE CAPACITY OF THE WATER SUPPLY SYSTEM WILL MEET THE FIRE PROTECTION DESIGN REQUIREMENTS. LEBANON FIRE DEPARTMENT SHALL BE ON SITE TO WITNESS AND APPROVE THE RESULTS.

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

WILDLAND URBAN INTERFACE PLAN

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

OWNED BY

CITY OF LEBANON

PREPARED FOR

THE MUSE LEBANON, LLC

SCALE: 1"=30' **AUGUST 12, 2024**

STATE OF NEW HAMPSHIRE
NICHOLAS C. GOLON No. 14086
LICENSED PROFESSIONAL ENGINEER
7/13/26

HORIZONTAL SCALE 1"=30'
30 15 0 30

REV.	DATE	DESCRIPTION	DR	CK
3	7/13/2026	BUILDING FOOTPRINT UPDATE	JD	NG
2	10/23/2024	COA PLAN REVISIONS	JD	NG
1	8/26/2024	CITY REVIEW	JD	NG

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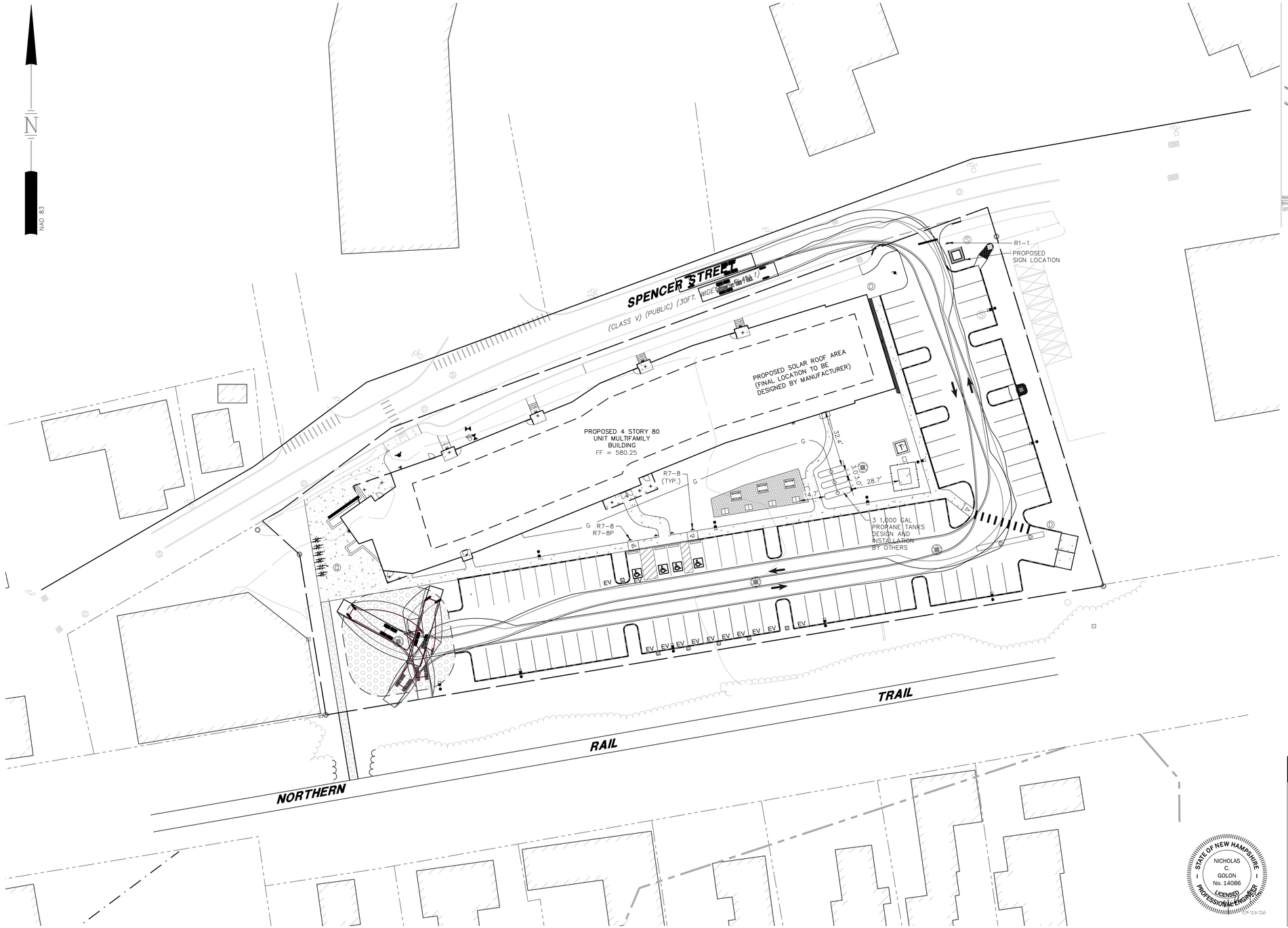

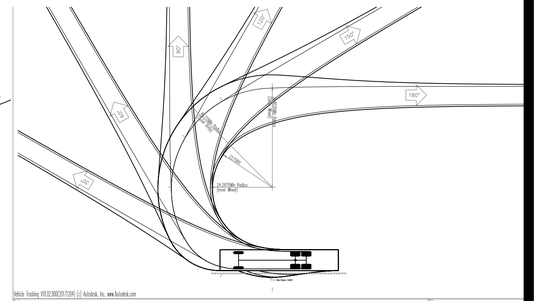

Fire Tower 1 Truck	
Overall Length	46.850ft
Overall Width	8.250ft
Overall Body Height	10.894ft
Min Body Ground Clearance	1.325ft
Track Width	6.910ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

HORIZONTAL SCALE 1"=20'
20 10 0 20

STATE OF NEW HAMPSHIRE
NICHOLAS C. GOLON
No. 14086
LICENSED PROFESSIONAL ENGINEER
07/13/26

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

TURNING TEMPLATE PLAN

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

OWNED BY

CITY OF LEBANON

PREPARED FOR

THE MUSE LEBANON, LLC

SCALE: 1"=30' **AUGUST 12, 2024**

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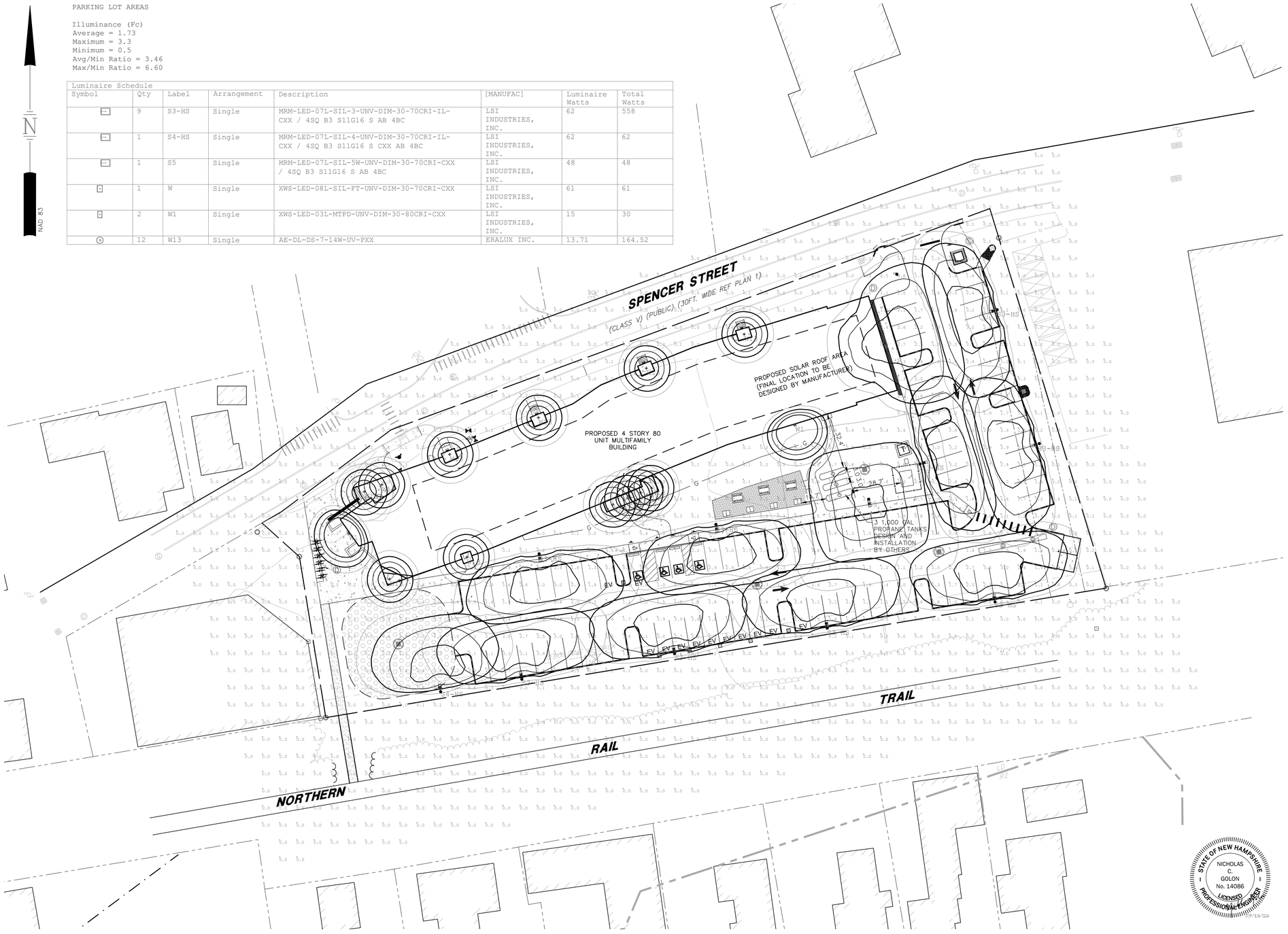
96202.01	CK	NG	CADFILE	T-01 – TURNING	

PARKING LOT AREAS

Illuminance (Fc)
Average = 1.73
Maximum = 3.3
Minimum = 0.5
Avg/Min Ratio = 3.46
Max/Min Ratio = 6.60

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	[MANUFAC]	Luminaire Watts	Total Watts
	9	S3-HS	Single	MRM-LED-07L-SIL-3-UNV-DIM-30-70CRI-IL-CXX / 4SQ B3 S11G16 S AB 4BC	LSI INDUSTRIES, INC.	62	558
	1	S4-HS	Single	MRM-LED-07L-SIL-4-UNV-DIM-30-70CRI-IL-CXX / 4SQ B3 S11G16 S CXX AB 4BC	LSI INDUSTRIES, INC.	62	62
	1	S5	Single	MRM-LED-07L-SIL-5W-UNV-DIM-30-70CRI-CXX / 4SQ B3 S11G16 S AB 4BC	LSI INDUSTRIES, INC.	48	48
	1	W	Single	XWS-LED-08L-SIL-FT-UNV-DIM-30-70CRI-CXX	LSI INDUSTRIES, INC.	61	61
	2	W1	Single	XWS-LED-03L-MTPD-UNV-DIM-30-80CRI-CXX	LSI INDUSTRIES, INC.	15	30
	12	W13	Single	AE-DL-DS-7-14W-UV-PXX	ERALUX INC.	13.71	164.52



NOTES

1. CALCULATIONS AND LIGHTING DESIGN BY EXPOSURE LIGHTING, INC.

WALL MOUNTED LIGHT
MRM

SURFACE MOUNTED DOWN LIGHT
MRM

POLE MOUNTED LIGHT
MRM

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

LIGHTING PLAN

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

OWNED BY

CITY OF LEBANON

PREPARED FOR

THE MUSE LEBANON, LLC

SCALE: 1"=30' **AUGUST 12, 2024**

STATE OF NEW HAMPSHIRE
NICHOLAS C. GOLON
No. 14086
LICENSED PROFESSIONAL ENGINEER
7/13/26

HORIZONTAL SCALE 1"=30'
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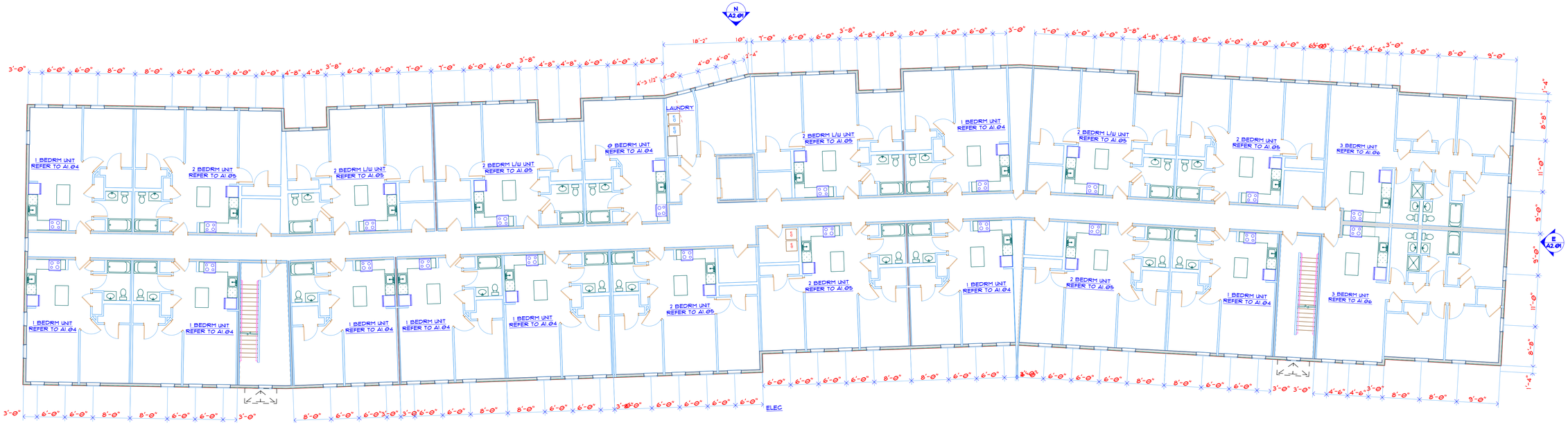
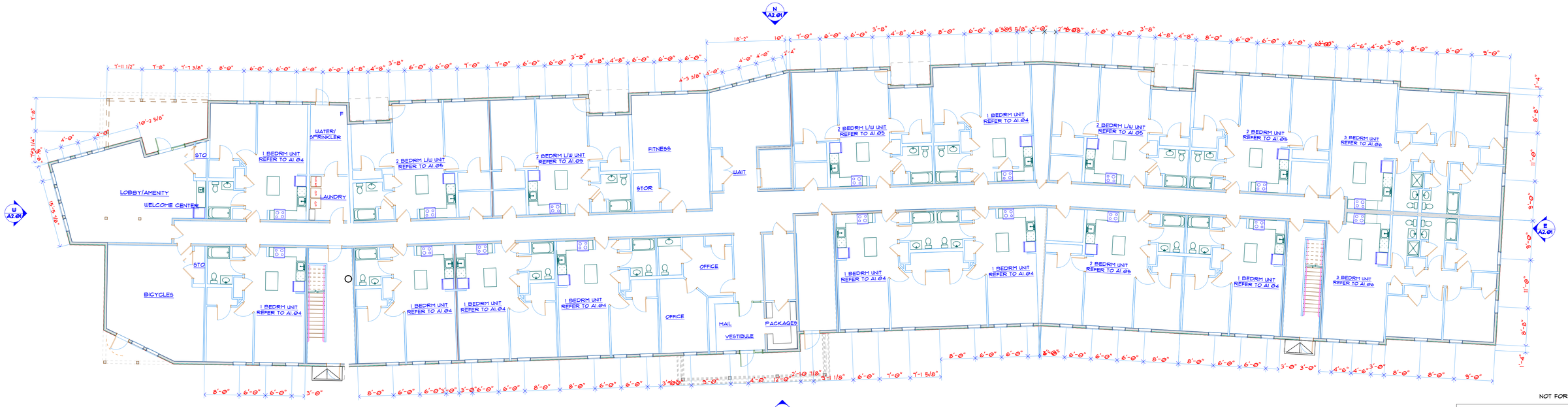


SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

NOT FOR CONSTRUCTION

BURNELL JOHNSON
ARCHITECTS
633 MAPLE STREET
(603) 625-5958
HOPKINTON, N.H. 03229

1ST & 2ND FLOOR PLAN

LEBANON MUSE
LEBANON, NH
THE MUSE LEBANON LLC
NASHUA, NH

LICENSED ARCHITECT
DAVID E. JOHNSON
No. 1319
THE STATE OF NEW HAMPSHIRE

PRELIMINARY
30APR26

A1.01

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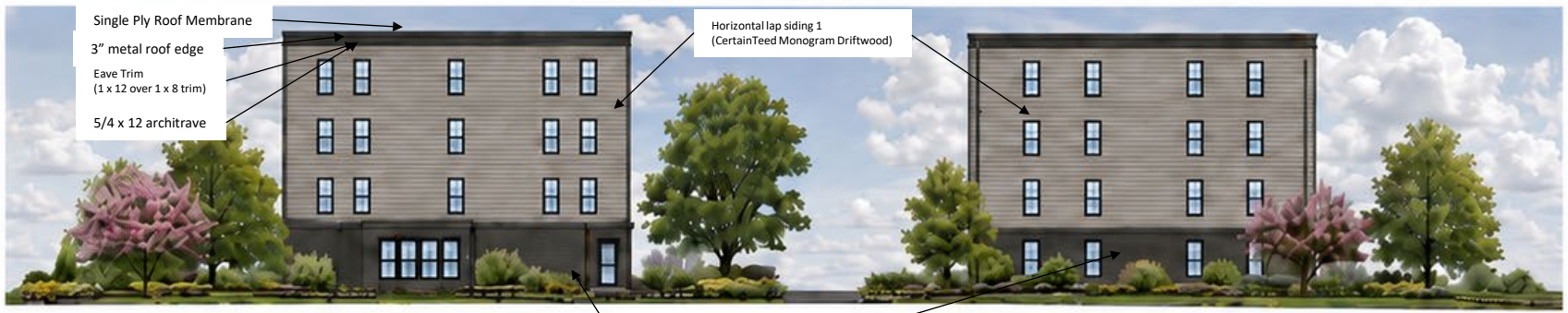
N NORTH EXTERIOR ELEVATION

S SOUTH EXTERIOR ELEVATION



W WEST EXTERIOR ELEVATION

E EAST EXTERIOR ELEVATION

NOT FOR CONSTRUCTION

BURNELL JOHNSON
ARCHITECTS

EXTERIOR ELEVATIONS

LEBANON MUSE
LEBANON, NH
THE MUSE LEBANON LLC
NASHUA, NH

LICENSED ARCHITECT
David P. Johnson
No. 1319
STATE OF NEW HAMPSHIRE

PRELIMINARY

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STORMWATER MANAGEMENT PLAN

The Muse Apartments

Tax Map 92 Lot 31

20 Spencer Street

Lebanon, NH

Prepared On:

August 12, 2024
Revised – August 26, 2024
Revised – July 13, 2026

Prepared for:

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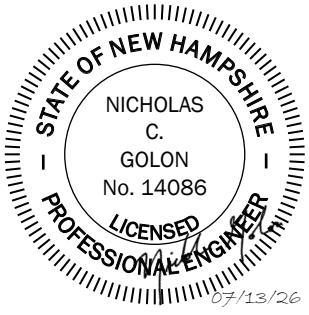

The Muse Apartments

Tax Map 92 Lot 31
20 Spencer Street
Lebanon, NH
July 2026

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Executive Summary

- 20 Spencer Street, Lot 92 Tax Map 31 is an existing 1.92 acre parcel in Lebanon, NH that has historically functioned as a storage and outdoor facility for NHDOT and Public Works. It is almost entirely impervious, compacted gravel surface. The property is on a secondary street in the Lebanon Dowtown District.

- This project proposes to redevelop the site for a proposed 80 unit, 4-story multifamily apartment building (18,862 SF footprint) with associated parking and site utilities, sewer, water, stormwater management, landscaping and lighting.

- The City currently owns the property, and the post development stormwater system is intended to be connected to the municipal drainage system

- A closed drainage system is proposed to capture runoff from the site. This site will provide pre-treatment of stormwater for all impervious areas and provide treatment of approximately 20,155 SF of paved parking (CB 1, 2, & 3) prior to discharging to the municipal system.

- This site is within the Mascoma River watershed. The municipal drainage system outfalls to the Mascoma River with a free tail water condition.

- Best Management Practices are proposed to manage stormwater from the development. The property is subject to groundwater management permit No. 198806030-L-001. Infiltration practices have been intentionally omitted due to the known environmental conditions identified by the groundwater management permit.

- Existing Imperious Cover = 67,844 sf. Existing CN = 91.

- Proposed Impervious Cover =59,683 sf. Proposed CN = 70.

- There is an increase in the peak rate of runoff at the municipal discharge point from the project site, and reductions in the peak rate of runoff to all other abutting properties.

Description of Project

This project is in response to the City of Lebanon's 20 Spencer Street RFP. The proposed development plan is for 80 units of affordable homes with 8 of the units being live-work units with a preference for artists. The development seeks to enrich the streetscape and cultural vibrancy of the downtown area.

The parcel is Tax Map 93 Lot 31 and is approximately 1.92 acres, zoned Lebanon Downtown. The site is currently vacant/used for storage by the municipality. Historically it has been an outdoor storage/facility for NHDOT and Public works. The site is mostly a compacted gravel surface with two site driveways on Spencer Street. This project seeks to reoccupy the site and match the residential character of the surrounding neighborhood.

During prior use of the site, groundwater and soil contamination has been documented. The site has gone through remediation practices and is currently under groundwater management permit No. 198806030-L-001. The ground water monitoring and reporting has been ongoing for the City by Credere Associates, LLC. Ongoing monitoring and reporting will be required in coordination with this redevelopment.

City Site Plan approval will be required for the site development project where the drainage and site will be reviewed by municipal departments for comment and direction.

The objectives for the post-development drainage design are to use best management practices to provide treatment to collected stormwater and protect the groundwater from recharge.

The intent of this report is: 1) to analyze the rate of runoff from the site for the pre-development conditions and for the post-development conditions, and 2) to provide stormwater treatment for the runoff from the sites in accordance with the requirements of the State of New Hampshire and the City of Lebanon.

Storm Water Methodology

Pre-Development Conditions

Based on existing topography four (4) sub catchments and two (2) terminal points of interest were identified.

The project area is currently vacant, consisting of primarily gravel and cracked bituminous pavement. Due to the prior uses, there is no known evidence of a historic significance. Photographs of the existing site features can be found in section 2 of this report.

Evaluation points have been defined by abutting parcels and right-of-way, with identifying HydroCAD Links as follows:

- POI-A: The South property line abutting the Northern Rail Trail
  - Most of the southern portion of the site drains off property along this area
  - The topography and field verification indicates the runoff ponds offsite

- POI-D: Lebanon Municipal Drainage System
  - The frontage of the site is sloped towards Spencer Street where there is a closed municipal drainage system
  - Note that these basins are within the property lines of Tax Map 92 Lot 31
  - There is an existing drain line and easement that runs in the same direction as the easterly property line. This drainage line Is connected to an abandoned structure directly off site.
  - The City constructed a stub into the site from CB1022 for future use

- POI-C (INTERNAL NODE): the Easterly Neighbor Tax Map 78 Lot 39
  - The middle portion of the site drains overland onto the neighbor's property prior to entering the municipal drainage system in Spencer Street

- POI-E (INTERNAL NODE): the Westerly Neighbor Tax Map 92 Lot 33
  - A small, mostly paved section of the site slopes to the west where it drains, overland, to the neighbor's property prior to entering the municipal drainage system in Spencer Street.

A NRCS Soils Report was obtained to determine on-site soil types. This mapping resulted in hydrologic soils group (HSG) types A and B within the project area. Rainfall amounts were obtained from the Northeast Regional Climate Center and NRCS Storm Type-III was utilized for the HydroCAD Analysis. An Extreme Precipitation Table has been provided in Section 2 of this Report.

To model the site drainage, the HydroCAD Version 10.10-7a program has been used. The software is based on the SCS TR-20 technique used for modeling the hydrology and hydraulics of storm water runoff. The 1-inch, 2-year, 25-year, 50-year, and 100-year calculations are included per the requirements of the City of Lebanon.

Post-Development Conditions

A closed drainage system internal to the site has been designed to capture the runoff generated by the impervious areas of the project; the parking, roofs, sidewalks, and patios. Through a coordinated effort with the City Engineering Group a stormwater management plan has been devised that seeks to meet the goals of Section 6.6 – Stormwater Management, to the maximum practicable extent, while also balancing the benefits of the redevelopment as compared to development of raw land. Through this evaluation it was acknowledged that the rebuilt municipal closed drainage system within Spencer Street had been designed with appropriate capacity to accommodate the redevelopment of the subject lot, such that there would be no negative ramifications for additional peak rates of runoff from the site to the municipal system.

The proposed stormwater management design provides pre-treatment of stormwater for all impervious areas through the use of deep sump catch basins and provides treatment of paved parking and sidewalks through a self-contained water quality unit. In that paved parking and circulation areas are the largest generators of potential stormwater pollutants associated with the redevelopment, these areas were successfully targeted to provide treatment to the extent practicable, acknowledging that currently no treatment is provided for the entirety of site.

It is proposed to connect to this system via two inline “doghouse” style structures along the drain line internal to the site. The existing catch basin on site, CB1002, will be a point of collection.

Along the frontage, runoff will sheet flow to the Spencer Street gutter line as it does today.

The site will use the existing drainage stub on CB1022 to convey the entrance patio area and the rear entrance area of the site to the municipal system.

The times of concentration for the site subcatchment areas has been identified at the minimum value of 6 minutes, with flows conveyed effectively and efficiently to the municipal drainage system, which is tributary to the Mascoma River. In that the subject site is located in proximity to the Mascoma River and a part of its associated watershed, the use of a stormwater BMP that results in detaining stormwater onsite such that its release would better coincide with the peak flows of the river would not be advisable and has been purposely avoided. Providing separation of these peak flows is an appropriate best management practice. Typical terminology is the “beat the peak” methodology.

In order to balance the site with regards to flood plain impacts and meet the objectives of the site redevelopment, subcatchment ES-1 has been regraded and conveyed to the municipal system. The increase in flow to this design point associated with the Spencer Street right-of-way is the result of redirecting approximately 32,262 sf. of the site to this location.

This project is providing treatment of stormwater runoff from approximately 22,202 SF of paved parking via an ADS Water Quality Unit (WQU). This unit is between CB2 and DMH1.

Groundwater recharge and infiltration will not be used on this site in accordance with the ongoing soils and ground water monitoring and as otherwise noted.

The objectives for the post-development drainage design are to use best management practices to meet the goals of Section 6.6 – Stormwater Management, to the maximum practicable extent, while also balancing the benefits of the redevelopment as compared to development of raw land.

There is a proposed increase in discharge from the site to the municipal system.

The post-development drainage model represents the site divided into multiple subcatchments based on the layout of the proposed stormwater collection system.

All pre-development discharge points have been analyzed in post-development conditions.

Erosion Control Measures

Erosion Control Measures are found on the Storm Water Management Plan within the plan set. The erosion control notes and construction sequence notes on the Detail Sheets contain specifications for stabilizing disturbed areas and limiting the length of time these areas are exposed.

Temporary Erosion Control Measures

Silt Sock or a stump grindings berm is proposed along the edges of down slope site work to prevent sediment from leaving the project area. A stabilized construction entrance is proposed at all driveway entrances to keep sediment from being tracked onto the street during construction. Catch basin erosion protection is also proposed to keep sediment out of the closed drainage system until the site is stabilized.

Permanent Erosion Control Measures

A pre-treatment closed drainage systems is proposed on the site to capture the runoff from the projects. All disturbed earth will be stabilized with permanent vegetation.

Flood Protection

Examination of the Flood Insurance Rate Map for Grafton County (All Jurisdictions), New Hampshire, Map Numbered 33009C0913E, Effective Date: February 2, 2008, indicates that the proposed work is located within the floodplain zone AE. The Base Flood Elevation (BFE) on the lot is approximately 578.4'. The building flood elevation was set as 580.5' or 2.1' above the BFE.

Conclusion

Peak Rate Flows

There is an increase in the peak rate of runoff at the municipal discharge point from the project site, otherwise there is no increase in the off-site peak rate of runoff from the project site.

FLOW (CFS)	1-IN		2-YR		25-YR		50-YR		100-YR	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post
A	0.17	0.00	1.15	0.00	2.61	0.00	3.18	0.00	3.86	0.00
D	0.69	0.55	2.43	2.70	4.69	5.99	5.57	7.35	6.60	8.99

Volume (CF)	1-IN		2-YR		25-YR		50-YR		100-YR	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post
A	620	0	3,631	0	8,351	0	10,272	0	12,591	0
D	2,215	2,013	8,009	8,976	15,954	20,033	19,082	24,615	22,820	30,194

Treatment

The proposed closed drainage system of deep sump catch basins has been designed to provide adequate pre-treatment for stormwater runoff. Catch basins 1, 2, and 3 are tributary to a proposed 36” diameter, 40’ long ADS water quality unit. This unit provides 80% oils and grease removal, 74% heavy metals removal and greater than 40% TP removal.

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

NH DOT Name and Number and/or Project Title: The Muse Apartments 20 Spencer Street Lebanon, NH	DHR R&C #:

RPR FORM RPR PHOTO LOG

Photo #	Photo location and description
1	The pedestrian crossing, looking northeast at the west side of the site. (August 1, 2024)
2	A view majority of the site with gravel piles, looking east at the west side of the site. (August 1, 2024)
3	A view of a majority of the site, looking southeast at the northwestern end of the site. (March 12, 2024)
4	A view of a majority of the site, looking south at the northwestern end of the site. (March 12, 2024)

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Brookline Opportunities, Nashua, NH – Site Photographs

Photo 1

The pedestrian crossing, looking northeast at the west side of the site. (August 1, 2024)

Photo 2

A view majority of the site with gravel piles, looking east at the west side of the site. (August 1, 2024)

Photo 3

A view of a majority of the site, looking southeast at the northwestern end of the site. (March 12, 2024)

Photo 4

A view of a majority of the site, looking south at the northwestern end of the site. (March 12, 2024)

The Muse Apartments

Legend

- State
- County
- City/Town

Map Scale

1: 5,000

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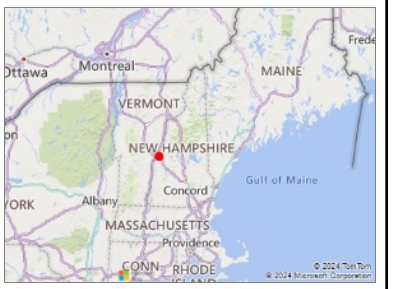
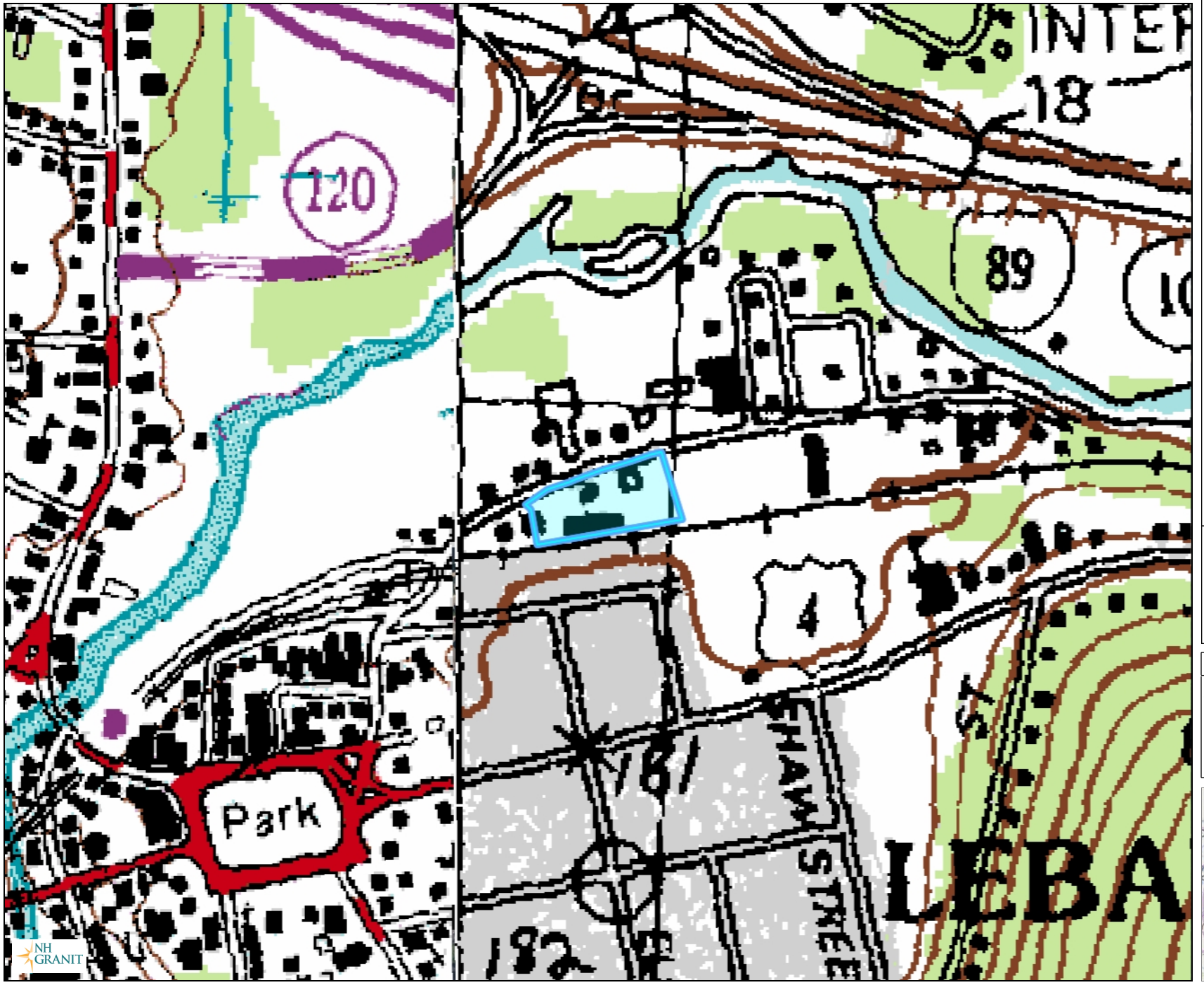
Map Generated: 8/9/2024

Notes

Aerial Map
TFM Project No 96202-01



The Muse Apartments



Legend

- State
- County
- City/Town

Map Scale

1: 5,000

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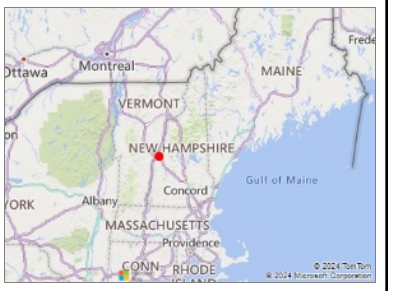
Map Generated: 8/9/2024

Notes

USGS Map
TFM Project No 96202-01



Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point

Smoothing	Yes
State	New Hampshire
Location	New Hampshire, United States
Latitude	43.645 degrees North
Longitude	72.248 degrees West
Elevation	170 feet
Date/Time	Fri Jul 26 2024 14:24:35 GMT-0400 (Eastern Daylight Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2da
1yr	0.26	0.40	0.50	0.66	0.82	1.02	**1yr**	0.71	0.93	1.17	1.44	1.76	2.15	2.42	**1yr**	1.90	2.3
2yr	0.31	0.48	0.59	0.78	0.98	1.22	**2yr**	0.85	1.11	1.39	1.70	2.07	2.50	2.81	**2yr**	2.21	2.7
5yr	0.37	0.57	0.71	0.96	1.22	1.53	**5yr**	1.06	1.40	1.76	2.14	2.57	3.07	3.48	**5yr**	2.72	3.3
10yr	0.41	0.65	0.82	1.12	1.45	1.83	**10yr**	1.25	1.67	2.10	2.54	3.03	3.59	4.08	**10yr**	3.17	3.9
25yr	0.49	0.78	0.99	1.37	1.82	2.30	**25yr**	1.57	2.11	2.64	3.18	3.77	4.41	5.05	**25yr**	3.90	4.8
50yr	0.56	0.90	1.15	1.61	2.16	2.75	**50yr**	1.87	2.51	3.15	3.78	4.45	5.15	5.94	**50yr**	4.56	5.7
100yr	0.64	1.03	1.33	1.88	2.57	3.28	**100yr**	2.22	3.00	3.76	4.49	5.25	6.03	6.99	**100yr**	5.34	6.7
200yr	0.73	1.20	1.55	2.22	3.06	3.90	**200yr**	2.64	3.59	4.47	5.33	6.19	7.06	8.23	**200yr**	6.25	7.9
500yr	0.88	1.45	1.89	2.75	3.85	4.92	**500yr**	3.32	4.54	5.63	6.68	7.70	8.70	10.21	**500yr**	7.70	9.8

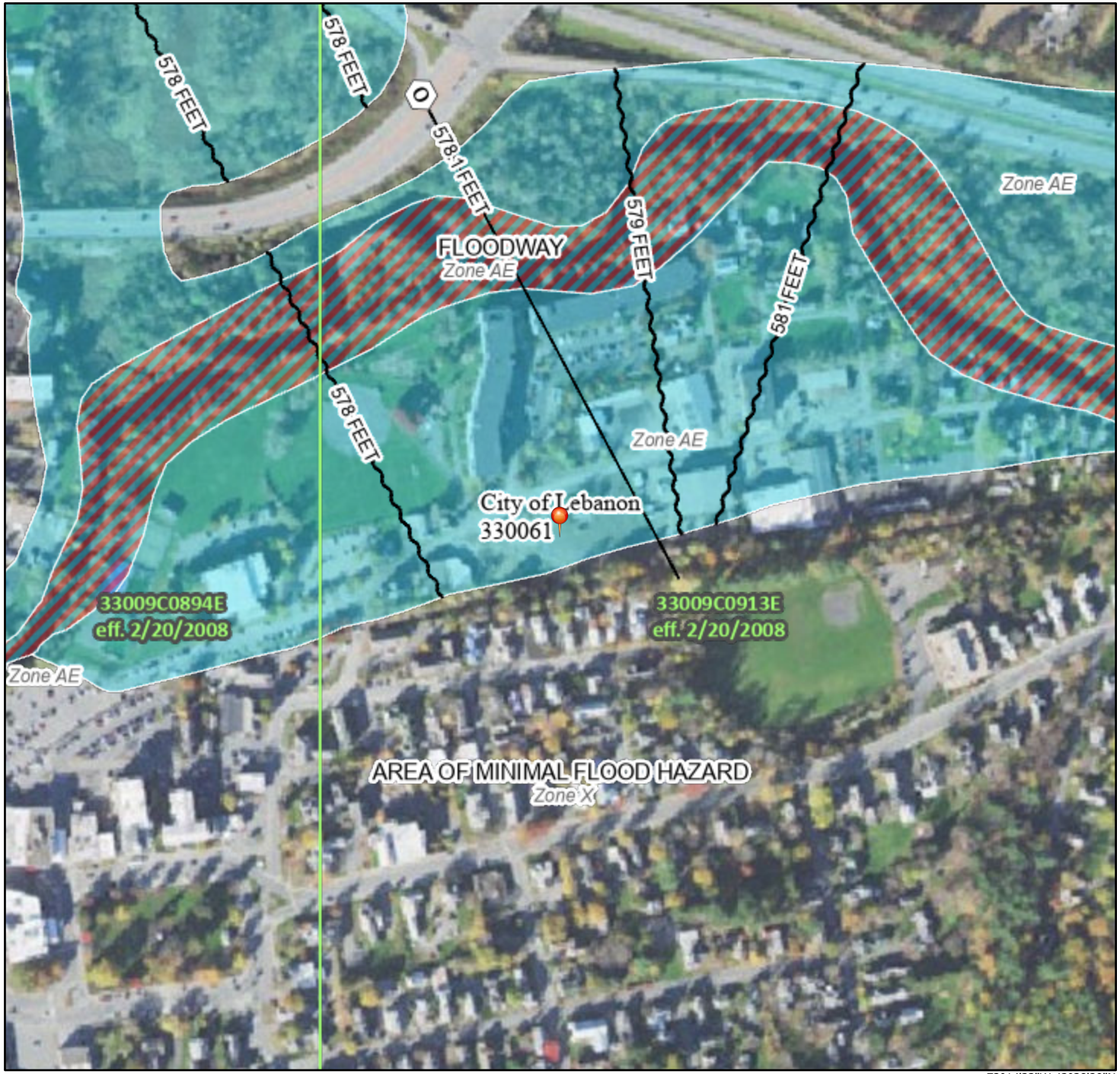
Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2da
1yr	0.24	0.36	0.44	0.60	0.73	0.82	**1yr**	0.63	0.81	0.99	1.19	1.59	1.93	2.18	**1yr**	1.71	2.0

National Flood Hazard Layer FIRMette

FEMA

72°15'11"W 43°38'55"N



72°14'33"W 43°38'29"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/9/2024 at 2:06 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Grafton County, New Hampshire

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Soil Map

Map Scale: 1:1,100 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

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 27, Aug 22, 2023

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
4	Pootatuck very fine sandy loam	1.4	34.8%
26A	Windsor loamy sand, 0 to 3 percent slopes	1.2	29.1%
132A	Dartmouth silt loam, 0 to 3 percent slopes	0.1	2.9%
299	Udorthents, smoothed	1.3	33.3%
Totals for Area of Interest		**4.0**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Grafton County, New Hampshire

4—Pootatuck very fine sandy loam

Map Unit Setting

National map unit symbol: 9fjg
Elevation: 10 to 1,750 feet
Mean annual precipitation: 34 to 71 inches
Mean annual air temperature: 37 to 55 degrees F
Frost-free period: 80 to 250 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Pootatuck and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pootatuck

Setting

Parent material: Sandy and/or coarse-loamy alluvium derived from granite, gneiss or schist

Typical profile

H1 - 0 to 7 inches: very fine sandy loam
H2 - 7 to 24 inches: fine sandy loam
H3 - 24 to 65 inches: loamy sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B
Ecological site: F144AY012CT - Sandy Low Floodplain
Hydric soil rating: No

Minor Components

Occum

Percent of map unit: 3 percent
Hydric soil rating: No

Rippowam

Percent of map unit: 3 percent
Landform: Flood plains

Hydric soil rating: Yes

Sunday

Percent of map unit: 2 percent
Hydric soil rating: No

Not named

Percent of map unit: 2 percent
Hydric soil rating: No

26A—Windsor loamy sand, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2svkg
Elevation: 0 to 990 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Farmland of local importance

Map Unit Composition

Windsor, loamy sand, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Windsor, Loamy Sand

Setting

Landform: Dunes, deltas, outwash terraces, outwash plains
Landform position (three-dimensional): Tread, riser
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Parent material: Loose sandy glaciofluvial deposits derived from granite and/or loose sandy glaciofluvial deposits derived from schist and/or loose sandy glaciofluvial deposits derived from gneiss

Typical profile

O - 0 to 1 inches: moderately decomposed plant material
A - 1 to 3 inches: loamy sand
Bw - 3 to 25 inches: loamy sand
C - 25 to 65 inches: sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 99.90 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None

Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: A
Ecological site: F144AY022MA - Dry Outwash
Hydric soil rating: No

Minor Components

Deerfield, loamy sand

Percent of map unit: 10 percent
Landform: Outwash plains, terraces, deltas
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Hinckley, loamy sand

Percent of map unit: 5 percent
Landform: Outwash plains, eskers, kames, deltas
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Head slope, nose slope, side slope, crest, rise
Down-slope shape: Convex
Across-slope shape: Linear, convex
Hydric soil rating: No

132A—Dartmouth silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 9fg4
Elevation: 90 to 1,150 feet
Mean annual precipitation: 30 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 90 to 250 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Dartmouth and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dartmouth

Setting

Parent material: Glaciolacustrine

Typical profile

H1 - 0 to 11 inches: silt loam
H2 - 11 to 22 inches: very fine sandy loam
H3 - 22 to 65 inches: very fine sandy loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 18 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very high (about 13.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Ecological site: F145XY005MA - Moist Lake Plain
Hydric soil rating: No

Minor Components

Hitchcock

Percent of map unit: 8 percent
Hydric soil rating: No

Binghamville

Percent of map unit: 7 percent
Landform: Lake terraces
Hydric soil rating: Yes

299—Udorthents, smoothed

Map Unit Setting

National map unit symbol: 9fh6
Mean annual precipitation: 31 to 95 inches
Mean annual air temperature: 27 to 55 degrees F
Frost-free period: 60 to 250 days
Farmland classification: Not prime farmland

Map Unit Composition

Udorthents: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Minor Components

Miscellaneous areas

Percent of map unit: 10 percent
Hydric soil rating: No

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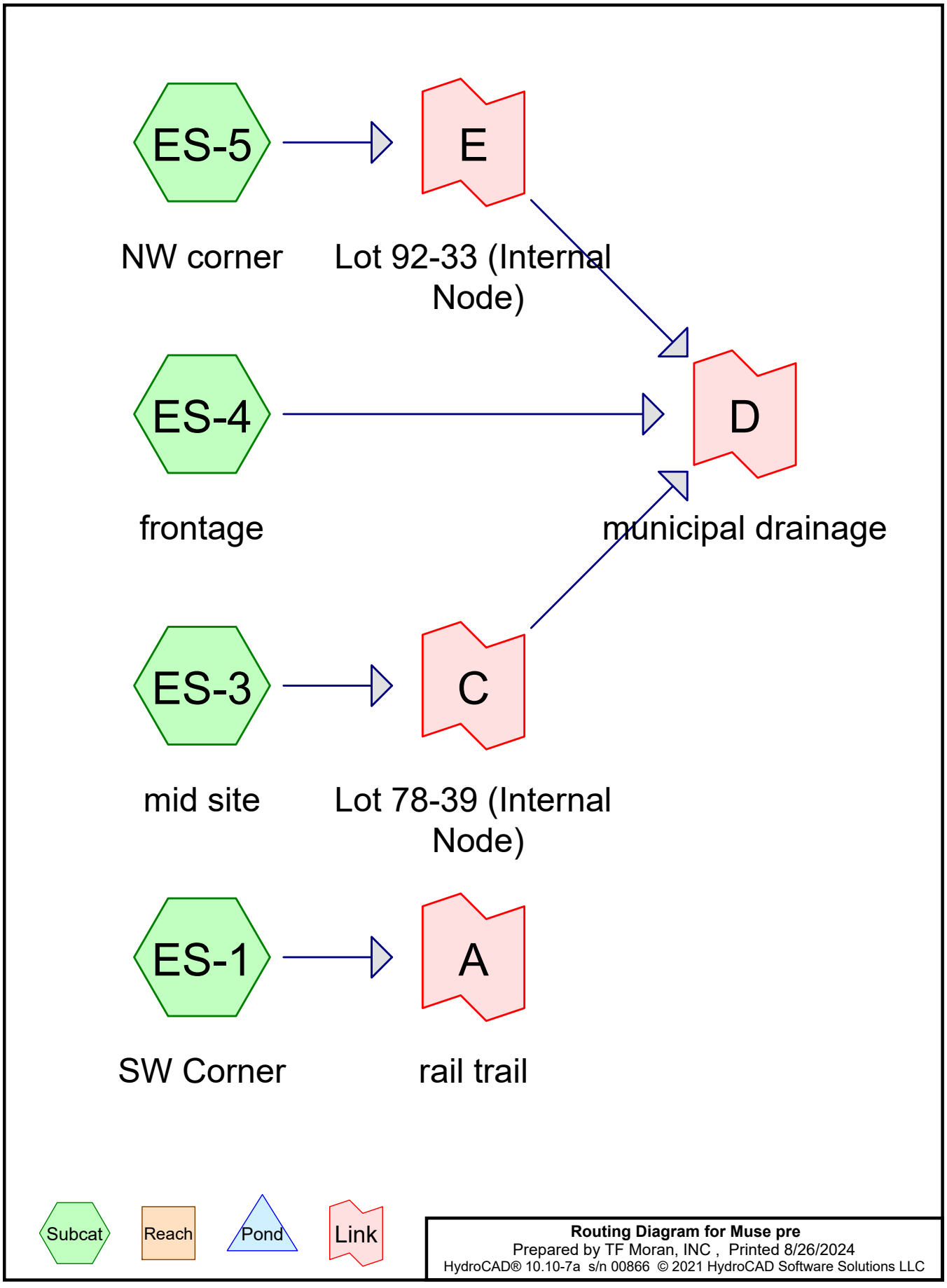
ES-5
E
NW corner
Lot 92-33 (Internal Node)
ES-4
D
frontage
municipal drainage
ES-3
C
mid site
Lot 78-39 (Internal Node)
ES-1
A
SW Corner
rail trail
Subcat
Reach
Pond
Link
Routing Diagram for Muse pre
Prepared by TF Moran, INC , Printed 8/26/2024
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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-INCH	Type III 24-hr		Default	24.00	1	1.00	2
2	2-YR	Type III 24-hr		Default	24.00	1	2.50	2
3	25-YR	Type III 24-hr		Default	24.00	1	4.41	2
4	50-YR	Type III 24-hr		Default	24.00	1	5.15	2
5	100-YR	Type III 24-hr		Default	24.00	1	6.03	2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
13,921	68	<50% Grass cover, Poor, HSG A (ES-1, ES-4)
2,984	79	<50% Grass cover, Poor, HSG B (ES-4)
26,406	96	Gravel surface, HSG A (ES-1, ES-3, ES-4, ES-5)
27,972	96	Gravel surface, HSG B (ES-1, ES-3, ES-4)
5,965	98	Paved parking, HSG A (ES-4, ES-5)
7,501	98	Paved parking, HSG B (ES-3, ES-4)
280	66	Woods, Poor, HSG B (ES-4)
85,029	**91**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
46,292	HSG A	ES-1, ES-3, ES-4, ES-5
38,737	HSG B	ES-1, ES-3, ES-4
0	HSG C	
0	HSG D	
0	Other	
85,029		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Subc Num
13,921	2,984	0	0	0	16,905	<50% Grass cover, Poor	
26,406	27,972	0	0	0	54,378	Gravel surface	
5,965	7,501	0	0	0	13,466	Paved parking	
0	280	0	0	0	280	Woods, Poor	
46,292	**38,737**	**0**	**0**	**0**	**85,029**	**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 ES-1: SW Corner Runoff Area=33,262 sf 0.00% Impervious Runoff Depth>0.22"
Tc=6.0 min CN=87 Runoff=0.17 cfs 620 cf

Subcatchment ES-3: mid site Runoff Area=21,799 sf 9.40% Impervious Runoff Depth>0.63"
Tc=6.0 min CN=96 Runoff=0.36 cfs 1,144 cf

Subcatchment ES-4: frontage Runoff Area=21,487 sf 41.48% Impervious Runoff Depth>0.32"
Tc=6.0 min CN=90 Runoff=0.17 cfs 573 cf

Subcatchment ES-5: NW corner Runoff Area=8,481 sf 29.54% Impervious Runoff Depth>0.71"
Tc=6.0 min CN=97 Runoff=0.15 cfs 498 cf

Link A: rail trail Inflow=0.17 cfs 620 cf
Primary=0.17 cfs 620 cf

Link C: Lot 78-39 (Internal Node) Inflow=0.36 cfs 1,144 cf
Primary=0.36 cfs 1,144 cf

Link D: municipal drainage Inflow=0.69 cfs 2,215 cf
Primary=0.69 cfs 2,215 cf

Link E: Lot 92-33 (Internal Node) Inflow=0.15 cfs 498 cf
Primary=0.15 cfs 498 cf

Total Runoff Area = 85,029 sf Runoff Volume = 2,835 cf Average Runoff Depth = 0.40"
84.16% Pervious = 71,563 sf 15.84% Impervious = 13,466 sf

Summary for Subcatchment ES-1: SW Corner

Runoff = 0.17 cfs @ 12.11 hrs, Volume= 620 cf, Depth> 0.22"
Routed to Link A : rail trail

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 1-INCH Rainfall=1.00"

Area (sf)	CN	Description
12,205	96	Gravel surface, HSG A
10,746	68	<50% Grass cover, Poor, HSG A
5,459	96	Gravel surface, HSG B
4,852	96	Gravel surface, HSG B
33,262	87	Weighted Average
33,262		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment ES-3: mid site

Runoff = 0.36 cfs @ 12.09 hrs, Volume= 1,144 cf, Depth> 0.63"
Routed to Link C : Lot 78-39 (Internal Node)

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 1-INCH Rainfall=1.00"

Area (sf)	CN	Description
6,488	96	Gravel surface, HSG A
13,262	96	Gravel surface, HSG B
2,049	98	Paved parking, HSG B
21,799	96	Weighted Average
19,750		90.60% Pervious Area
2,049		9.40% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment ES-4: frontage

Runoff = 0.17 cfs @ 12.10 hrs, Volume= 573 cf, Depth> 0.32"
Routed to Link D : municipal drainage

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 1-INCH Rainfall=1.00"

Area (sf)	CN	Description
1,737	96	Gravel surface, HSG A
3,460	98	Paved parking, HSG A
3,175	68	<50% Grass cover, Poor, HSG A
2,984	79	<50% Grass cover, Poor, HSG B
5,452	98	Paved parking, HSG B
4,399	96	Gravel surface, HSG B
280	66	Woods, Poor, HSG B
21,487	90	Weighted Average
12,575		58.52% Pervious Area
8,912		41.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment ES-5: NW corner

Runoff = 0.15 cfs @ 12.09 hrs, Volume= 498 cf, Depth> 0.71"
Routed to Link E : Lot 92-33 (Internal Node)

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 1-INCH Rainfall=1.00"

Area (sf)	CN	Description
5,976	96	Gravel surface, HSG A
2,505	98	Paved parking, HSG A
8,481	97	Weighted Average
5,976		70.46% Pervious Area
2,505		29.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Link A: rail trail

Inflow Area = 33,262 sf, 0.00% Impervious, Inflow Depth > 0.22" for 1-INCH event
Inflow = 0.17 cfs @ 12.11 hrs, Volume= 620 cf
Primary = 0.17 cfs @ 12.11 hrs, Volume= 620 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link C: Lot 78-39 (Internal Node)

Inflow Area = 21,799 sf, 9.40% Impervious, Inflow Depth > 0.63" for 1-INCH event
Inflow = 0.36 cfs @ 12.09 hrs, Volume= 1,144 cf
Primary = 0.36 cfs @ 12.09 hrs, Volume= 1,144 cf, Atten= 0%, Lag= 0.0 min
Routed to Link D : municipal drainage

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link D: municipal drainage

Inflow Area = 51,767 sf, 26.01% Impervious, Inflow Depth > 0.51" for 1-INCH event
Inflow = 0.69 cfs @ 12.09 hrs, Volume= 2,215 cf
Primary = 0.69 cfs @ 12.09 hrs, Volume= 2,215 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link E: Lot 92-33 (Internal Node)

Inflow Area = 8,481 sf, 29.54% Impervious, Inflow Depth > 0.71" for 1-INCH event
Inflow = 0.15 cfs @ 12.09 hrs, Volume= 498 cf
Primary = 0.15 cfs @ 12.09 hrs, Volume= 498 cf, Atten= 0%, Lag= 0.0 min
Routed to Link D : municipal drainage

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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 ES-1: SW Corner Runoff Area=33,262 sf 0.00% Impervious Runoff Depth>1.31"
Tc=6.0 min CN=87 Runoff=1.15 cfs 3,631 cf

Subcatchment ES-3: mid site Runoff Area=21,799 sf 9.40% Impervious Runoff Depth>2.06"
Tc=6.0 min CN=96 Runoff=1.12 cfs 3,742 cf

Subcatchment ES-4: frontage Runoff Area=21,487 sf 41.48% Impervious Runoff Depth>1.53"
Tc=6.0 min CN=90 Runoff=0.87 cfs 2,739 cf

Subcatchment ES-5: NW corner Runoff Area=8,481 sf 29.54% Impervious Runoff Depth>2.16"
Tc=6.0 min CN=97 Runoff=0.45 cfs 1,528 cf

Link A: rail trail Inflow=1.15 cfs 3,631 cf
Primary=1.15 cfs 3,631 cf

Link C: Lot 78-39 (Internal Node) Inflow=1.12 cfs 3,742 cf
Primary=1.12 cfs 3,742 cf

Link D: municipal drainage Inflow=2.43 cfs 8,009 cf
Primary=2.43 cfs 8,009 cf

Link E: Lot 92-33 (Internal Node) Inflow=0.45 cfs 1,528 cf
Primary=0.45 cfs 1,528 cf

Total Runoff Area = 85,029 sf Runoff Volume = 11,640 cf Average Runoff Depth = 1.64"
84.16% Pervious = 71,563 sf 15.84% Impervious = 13,466 sf

Summary for Subcatchment ES-1: SW Corner

Runoff = 1.15 cfs @ 12.09 hrs, Volume= 3,631 cf, Depth> 1.31"
Routed to Link A : rail trail

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 2-YR Rainfall=2.50"

Area (sf)	CN	Description
12,205	96	Gravel surface, HSG A
10,746	68	<50% Grass cover, Poor, HSG A
5,459	96	Gravel surface, HSG B
4,852	96	Gravel surface, HSG B
33,262	87	Weighted Average
33,262		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment ES-3: mid site

Runoff = 1.12 cfs @ 12.09 hrs, Volume= 3,742 cf, Depth> 2.06"
Routed to Link C : Lot 78-39 (Internal Node)

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 2-YR Rainfall=2.50"

Area (sf)	CN	Description
6,488	96	Gravel surface, HSG A
13,262	96	Gravel surface, HSG B
2,049	98	Paved parking, HSG B
21,799	96	Weighted Average
19,750		90.60% Pervious Area
2,049		9.40% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment ES-4: frontage

Runoff = 0.87 cfs @ 12.09 hrs, Volume= 2,739 cf, Depth> 1.53"
Routed to Link D : municipal drainage

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 2-YR Rainfall=2.50"

Area (sf)	CN	Description
1,737	96	Gravel surface, HSG A
3,460	98	Paved parking, HSG A
3,175	68	<50% Grass cover, Poor, HSG A
2,984	79	<50% Grass cover, Poor, HSG B
5,452	98	Paved parking, HSG B
4,399	96	Gravel surface, HSG B
280	66	Woods, Poor, HSG B
21,487	90	Weighted Average
12,575		58.52% Pervious Area
8,912		41.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment ES-5: NW corner

Runoff = 0.45 cfs @ 12.09 hrs, Volume= 1,528 cf, Depth> 2.16"
Routed to Link E : Lot 92-33 (Internal Node)

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 2-YR Rainfall=2.50"

Area (sf)	CN	Description
5,976	96	Gravel surface, HSG A
2,505	98	Paved parking, HSG A
8,481	97	Weighted Average
5,976		70.46% Pervious Area
2,505		29.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Link A: rail trail

Inflow Area = 33,262 sf, 0.00% Impervious, Inflow Depth > 1.31" for 2-YR event
Inflow = 1.15 cfs @ 12.09 hrs, Volume= 3,631 cf
Primary = 1.15 cfs @ 12.09 hrs, Volume= 3,631 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link C: Lot 78-39 (Internal Node)

Inflow Area = 21,799 sf, 9.40% Impervious, Inflow Depth > 2.06" for 2-YR event
Inflow = 1.12 cfs @ 12.09 hrs, Volume= 3,742 cf
Primary = 1.12 cfs @ 12.09 hrs, Volume= 3,742 cf, Atten= 0%, Lag= 0.0 min
Routed to Link D : municipal drainage

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link D: municipal drainage

Inflow Area = 51,767 sf, 26.01% Impervious, Inflow Depth > 1.86" for 2-YR event
Inflow = 2.43 cfs @ 12.09 hrs, Volume= 8,009 cf
Primary = 2.43 cfs @ 12.09 hrs, Volume= 8,009 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link E: Lot 92-33 (Internal Node)

Inflow Area = 8,481 sf, 29.54% Impervious, Inflow Depth > 2.16" for 2-YR event
Inflow = 0.45 cfs @ 12.09 hrs, Volume= 1,528 cf
Primary = 0.45 cfs @ 12.09 hrs, Volume= 1,528 cf, Atten= 0%, Lag= 0.0 min
Routed to Link D : municipal drainage

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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 ES-1: SW Corner Runoff Area=33,262 sf 0.00% Impervious Runoff Depth>3.01"
Tc=6.0 min CN=87 Runoff=2.61 cfs 8,351 cf

Subcatchment ES-3: mid site Runoff Area=21,799 sf 9.40% Impervious Runoff Depth>3.94"
Tc=6.0 min CN=96 Runoff=2.06 cfs 7,165 cf

Subcatchment ES-4: frontage Runoff Area=21,487 sf 41.48% Impervious Runoff Depth>3.31"
Tc=6.0 min CN=90 Runoff=1.82 cfs 5,922 cf

Subcatchment ES-5: NW corner Runoff Area=8,481 sf 29.54% Impervious Runoff Depth>4.06"
Tc=6.0 min CN=97 Runoff=0.81 cfs 2,867 cf

Link A: rail trail Inflow=2.61 cfs 8,351 cf
Primary=2.61 cfs 8,351 cf

Link C: Lot 78-39 (Internal Node) Inflow=2.06 cfs 7,165 cf
Primary=2.06 cfs 7,165 cf

Link D: municipal drainage Inflow=4.69 cfs 15,954 cf
Primary=4.69 cfs 15,954 cf

Link E: Lot 92-33 (Internal Node) Inflow=0.81 cfs 2,867 cf
Primary=0.81 cfs 2,867 cf

Total Runoff Area = 85,029 sf Runoff Volume = 24,305 cf Average Runoff Depth = 3.43"
84.16% Pervious = 71,563 sf 15.84% Impervious = 13,466 sf

Summary for Subcatchment ES-1: SW Corner

Runoff = 2.61 cfs @ 12.09 hrs, Volume= 8,351 cf, Depth> 3.01"
Routed to Link A : rail trail

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 25-YR Rainfall=4.41"

Area (sf)	CN	Description
12,205	96	Gravel surface, HSG A
10,746	68	<50% Grass cover, Poor, HSG A
5,459	96	Gravel surface, HSG B
4,852	96	Gravel surface, HSG B
33,262	87	Weighted Average
33,262		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment ES-3: mid site

Runoff = 2.06 cfs @ 12.09 hrs, Volume= 7,165 cf, Depth> 3.94"
Routed to Link C : Lot 78-39 (Internal Node)

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 25-YR Rainfall=4.41"

Area (sf)	CN	Description
6,488	96	Gravel surface, HSG A
13,262	96	Gravel surface, HSG B
2,049	98	Paved parking, HSG B
21,799	96	Weighted Average
19,750		90.60% Pervious Area
2,049		9.40% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment ES-4: frontage

Runoff = 1.82 cfs @ 12.09 hrs, Volume= 5,922 cf, Depth> 3.31"
Routed to Link D : municipal drainage

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 25-YR Rainfall=4.41"

Area (sf)	CN	Description
1,737	96	Gravel surface, HSG A
3,460	98	Paved parking, HSG A
3,175	68	<50% Grass cover, Poor, HSG A
2,984	79	<50% Grass cover, Poor, HSG B
5,452	98	Paved parking, HSG B
4,399	96	Gravel surface, HSG B
280	66	Woods, Poor, HSG B
21,487	90	Weighted Average
12,575		58.52% Pervious Area
8,912		41.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment ES-5: NW corner

Runoff = 0.81 cfs @ 12.09 hrs, Volume= 2,867 cf, Depth> 4.06"
Routed to Link E : Lot 92-33 (Internal Node)

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 25-YR Rainfall=4.41"

Area (sf)	CN	Description
5,976	96	Gravel surface, HSG A
2,505	98	Paved parking, HSG A
8,481	97	Weighted Average
5,976		70.46% Pervious Area
2,505		29.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Link A: rail trail

Inflow Area = 33,262 sf, 0.00% Impervious, Inflow Depth > 3.01" for 25-YR event
Inflow = 2.61 cfs @ 12.09 hrs, Volume= 8,351 cf
Primary = 2.61 cfs @ 12.09 hrs, Volume= 8,351 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link C: Lot 78-39 (Internal Node)

Inflow Area = 21,799 sf, 9.40% Impervious, Inflow Depth > 3.94" for 25-YR event
Inflow = 2.06 cfs @ 12.09 hrs, Volume= 7,165 cf
Primary = 2.06 cfs @ 12.09 hrs, Volume= 7,165 cf, Atten= 0%, Lag= 0.0 min
Routed to Link D : municipal drainage

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link D: municipal drainage

Inflow Area = 51,767 sf, 26.01% Impervious, Inflow Depth > 3.70" for 25-YR event
Inflow = 4.69 cfs @ 12.09 hrs, Volume= 15,954 cf
Primary = 4.69 cfs @ 12.09 hrs, Volume= 15,954 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link E: Lot 92-33 (Internal Node)

Inflow Area = 8,481 sf, 29.54% Impervious, Inflow Depth > 4.06" for 25-YR event
Inflow = 0.81 cfs @ 12.09 hrs, Volume= 2,867 cf
Primary = 0.81 cfs @ 12.09 hrs, Volume= 2,867 cf, Atten= 0%, Lag= 0.0 min
Routed to Link D : municipal drainage

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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 ES-1: SW Corner Runoff Area=33,262 sf 0.00% Impervious Runoff Depth>3.71"
Tc=6.0 min CN=87 Runoff=3.18 cfs 10,272 cf

Subcatchment ES-3: mid site Runoff Area=21,799 sf 9.40% Impervious Runoff Depth>4.68"
Tc=6.0 min CN=96 Runoff=2.43 cfs 8,499 cf

Subcatchment ES-4: frontage Runoff Area=21,487 sf 41.48% Impervious Runoff Depth>4.02"
Tc=6.0 min CN=90 Runoff=2.19 cfs 7,195 cf

Subcatchment ES-5: NW corner Runoff Area=8,481 sf 29.54% Impervious Runoff Depth>4.79"
Tc=6.0 min CN=97 Runoff=0.95 cfs 3,388 cf

Link A: rail trail Inflow=3.18 cfs 10,272 cf
Primary=3.18 cfs 10,272 cf

Link C: Lot 78-39 (Internal Node) Inflow=2.43 cfs 8,499 cf
Primary=2.43 cfs 8,499 cf

Link D: municipal drainage Inflow=5.57 cfs 19,082 cf
Primary=5.57 cfs 19,082 cf

Link E: Lot 92-33 (Internal Node) Inflow=0.95 cfs 3,388 cf
Primary=0.95 cfs 3,388 cf

Total Runoff Area = 85,029 sf Runoff Volume = 29,354 cf Average Runoff Depth = 4.14"
84.16% Pervious = 71,563 sf 15.84% Impervious = 13,466 sf

Summary for Subcatchment ES-1: SW Corner

Runoff = 3.18 cfs @ 12.09 hrs, Volume= 10,272 cf, Depth> 3.71"
Routed to Link A : rail trail

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-YR Rainfall=5.15"

Area (sf)	CN	Description
12,205	96	Gravel surface, HSG A
10,746	68	<50% Grass cover, Poor, HSG A
5,459	96	Gravel surface, HSG B
4,852	96	Gravel surface, HSG B
33,262	87	Weighted Average
33,262		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment ES-3: mid site

Runoff = 2.43 cfs @ 12.09 hrs, Volume= 8,499 cf, Depth> 4.68"
Routed to Link C : Lot 78-39 (Internal Node)

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-YR Rainfall=5.15"

Area (sf)	CN	Description
6,488	96	Gravel surface, HSG A
13,262	96	Gravel surface, HSG B
2,049	98	Paved parking, HSG B
21,799	96	Weighted Average
19,750		90.60% Pervious Area
2,049		9.40% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment ES-4: frontage

Runoff = 2.19 cfs @ 12.09 hrs, Volume= 7,195 cf, Depth> 4.02"
Routed to Link D : municipal drainage

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-YR Rainfall=5.15"

Area (sf)	CN	Description
1,737	96	Gravel surface, HSG A
3,460	98	Paved parking, HSG A
3,175	68	<50% Grass cover, Poor, HSG A
2,984	79	<50% Grass cover, Poor, HSG B
5,452	98	Paved parking, HSG B
4,399	96	Gravel surface, HSG B
280	66	Woods, Poor, HSG B
21,487	90	Weighted Average
12,575		58.52% Pervious Area
8,912		41.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment ES-5: NW corner

Runoff = 0.95 cfs @ 12.09 hrs, Volume= 3,388 cf, Depth> 4.79"
Routed to Link E : Lot 92-33 (Internal Node)

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-YR Rainfall=5.15"

Area (sf)	CN	Description
5,976	96	Gravel surface, HSG A
2,505	98	Paved parking, HSG A
8,481	97	Weighted Average
5,976		70.46% Pervious Area
2,505		29.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Link A: rail trail

Inflow Area = 33,262 sf, 0.00% Impervious, Inflow Depth > 3.71" for 50-YR event
Inflow = 3.18 cfs @ 12.09 hrs, Volume= 10,272 cf
Primary = 3.18 cfs @ 12.09 hrs, Volume= 10,272 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link C: Lot 78-39 (Internal Node)

Inflow Area = 21,799 sf, 9.40% Impervious, Inflow Depth > 4.68" for 50-YR event
Inflow = 2.43 cfs @ 12.09 hrs, Volume= 8,499 cf
Primary = 2.43 cfs @ 12.09 hrs, Volume= 8,499 cf, Atten= 0%, Lag= 0.0 min
Routed to Link D : municipal drainage

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link D: municipal drainage

Inflow Area = 51,767 sf, 26.01% Impervious, Inflow Depth > 4.42" for 50-YR event
Inflow = 5.57 cfs @ 12.09 hrs, Volume= 19,082 cf
Primary = 5.57 cfs @ 12.09 hrs, Volume= 19,082 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link E: Lot 92-33 (Internal Node)

Inflow Area = 8,481 sf, 29.54% Impervious, Inflow Depth > 4.79" for 50-YR event
Inflow = 0.95 cfs @ 12.09 hrs, Volume= 3,388 cf
Primary = 0.95 cfs @ 12.09 hrs, Volume= 3,388 cf, Atten= 0%, Lag= 0.0 min
Routed to Link D : municipal drainage

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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 ES-1: SW Corner Runoff Area=33,262 sf 0.00% Impervious Runoff Depth>4.54"
Tc=6.0 min CN=87 Runoff=3.86 cfs 12,591 cf

Subcatchment ES-3: mid site Runoff Area=21,799 sf 9.40% Impervious Runoff Depth>5.55"
Tc=6.0 min CN=96 Runoff=2.85 cfs 10,089 cf

Subcatchment ES-4: frontage Runoff Area=21,487 sf 41.48% Impervious Runoff Depth>4.87"
Tc=6.0 min CN=90 Runoff=2.63 cfs 8,723 cf

Subcatchment ES-5: NW corner Runoff Area=8,481 sf 29.54% Impervious Runoff Depth>5.67"
Tc=6.0 min CN=97 Runoff=1.12 cfs 4,008 cf

Link A: rail trail Inflow=3.86 cfs 12,591 cf
Primary=3.86 cfs 12,591 cf

Link C: Lot 78-39 (Internal Node) Inflow=2.85 cfs 10,089 cf
Primary=2.85 cfs 10,089 cf

Link D: municipal drainage Inflow=6.60 cfs 22,820 cf
Primary=6.60 cfs 22,820 cf

Link E: Lot 92-33 (Internal Node) Inflow=1.12 cfs 4,008 cf
Primary=1.12 cfs 4,008 cf

Total Runoff Area = 85,029 sf Runoff Volume = 35,411 cf Average Runoff Depth = 5.00"
84.16% Pervious = 71,563 sf 15.84% Impervious = 13,466 sf

Summary for Subcatchment ES-1: SW Corner

Runoff = 3.86 cfs @ 12.09 hrs, Volume= 12,591 cf, Depth> 4.54"
Routed to Link A : rail trail

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 100-YR Rainfall=6.03"

Area (sf)	CN	Description
12,205	96	Gravel surface, HSG A
10,746	68	<50% Grass cover, Poor, HSG A
5,459	96	Gravel surface, HSG B
4,852	96	Gravel surface, HSG B
33,262	87	Weighted Average
33,262		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment ES-3: mid site

Runoff = 2.85 cfs @ 12.09 hrs, Volume= 10,089 cf, Depth> 5.55"
Routed to Link C : Lot 78-39 (Internal Node)

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 100-YR Rainfall=6.03"

Area (sf)	CN	Description
6,488	96	Gravel surface, HSG A
13,262	96	Gravel surface, HSG B
2,049	98	Paved parking, HSG B
21,799	96	Weighted Average
19,750		90.60% Pervious Area
2,049		9.40% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment ES-4: frontage

Runoff = 2.63 cfs @ 12.09 hrs, Volume= 8,723 cf, Depth> 4.87"
Routed to Link D : municipal drainage

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 100-YR Rainfall=6.03"

Area (sf)	CN	Description
1,737	96	Gravel surface, HSG A
3,460	98	Paved parking, HSG A
3,175	68	<50% Grass cover, Poor, HSG A
2,984	79	<50% Grass cover, Poor, HSG B
5,452	98	Paved parking, HSG B
4,399	96	Gravel surface, HSG B
280	66	Woods, Poor, HSG B
21,487	90	Weighted Average
12,575		58.52% Pervious Area
8,912		41.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment ES-5: NW corner

Runoff = 1.12 cfs @ 12.09 hrs, Volume= 4,008 cf, Depth> 5.67"
Routed to Link E : Lot 92-33 (Internal Node)

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 100-YR Rainfall=6.03"

Area (sf)	CN	Description
5,976	96	Gravel surface, HSG A
2,505	98	Paved parking, HSG A
8,481	97	Weighted Average
5,976		70.46% Pervious Area
2,505		29.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Link A: rail trail

Inflow Area = 33,262 sf, 0.00% Impervious, Inflow Depth > 4.54" for 100-YR event
Inflow = 3.86 cfs @ 12.09 hrs, Volume= 12,591 cf
Primary = 3.86 cfs @ 12.09 hrs, Volume= 12,591 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link C: Lot 78-39 (Internal Node)

Inflow Area = 21,799 sf, 9.40% Impervious, Inflow Depth > 5.55" for 100-YR event
Inflow = 2.85 cfs @ 12.09 hrs, Volume= 10,089 cf
Primary = 2.85 cfs @ 12.09 hrs, Volume= 10,089 cf, Atten= 0%, Lag= 0.0 min
Routed to Link D : municipal drainage

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link D: municipal drainage

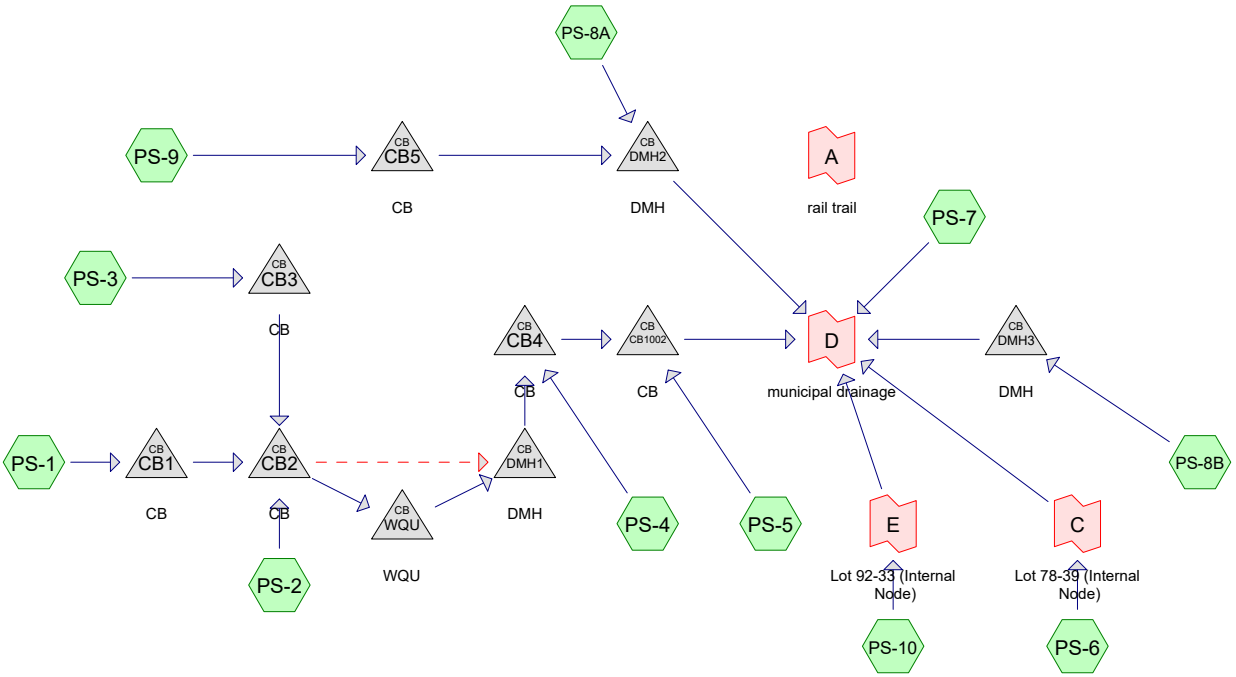
Inflow Area = 51,767 sf, 26.01% Impervious, Inflow Depth > 5.29" for 100-YR event
Inflow = 6.60 cfs @ 12.09 hrs, Volume= 22,820 cf
Primary = 6.60 cfs @ 12.09 hrs, Volume= 22,820 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link E: Lot 92-33 (Internal Node)

Inflow Area = 8,481 sf, 29.54% Impervious, Inflow Depth > 5.67" for 100-YR event
Inflow = 1.12 cfs @ 12.09 hrs, Volume= 4,008 cf
Primary = 1.12 cfs @ 12.09 hrs, Volume= 4,008 cf, Atten= 0%, Lag= 0.0 min
Routed to Link D : municipal drainage

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs



Subcat Reach Pond Link

Routing Diagram for Muse post
Prepared by T F Moran Inc, Printed 7/10/2026
HydroCAD® 10.20-8a s/n 00866 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-INCH	Type III 24-hr		Default	24.00	1	1.00	2
2	2-YR	Type III 24-hr		Default	24.00	1	2.50	2
3	25-YR	Type III 24-hr		Default	24.00	1	4.41	2
4	50-YR	Type III 24-hr		Default	24.00	1	5.15	2
5	100-YR	Type III 24-hr		Default	24.00	1	6.03	2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
13,084	39	>75% Grass cover, Good, HSG A (PS-1, PS-10, PS-2, PS-7, PS-9)
12,262	61	>75% Grass cover, Good, HSG B (PS-2, PS-3, PS-4, PS-5, PS-6, PS-7)
22,525	98	Paved parking, HSG A (PS-1, PS-10, PS-2, PS-7, PS-9)
17,970	98	Paved parking, HSG B (PS-2, PS-3, PS-4, PS-5, PS-7)
10,683	98	Roofs, HSG A (PS-8A, PS-8B)
8,505	98	Roofs, HSG B (PS-8B)
85,029	**84**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
46,292	HSG A	PS-1, PS-10, PS-2, PS-7, PS-8A, PS-8B, PS-9
38,737	HSG B	PS-2, PS-3, PS-4, PS-5, PS-6, PS-7, PS-8B
0	HSG C	
0	HSG D	
0	Other	
85,029		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Su Nu
13,084	12,262	0	0	0	25,346	>75% Grass cover, Good	
22,525	17,970	0	0	0	40,495	Paved parking	
10,683	8,505	0	0	0	19,188	Roofs	
46,292	**38,737**	**0**	**0**	**0**	**85,029**	**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)	Node Name
1	CB1	573.00	572.06	103.4	0.0091	0.013	0.0	12.0	0.0	
2	CB1002	571.32	571.19	33.4	0.0039	0.013	0.0	12.0	0.0	
3	CB2	571.80	571.80	23.0	0.0000	0.013	0.0	10.0	0.0	
4	CB2	572.06	571.63	64.0	0.0067	0.013	0.0	12.0	0.0	
5	CB3	572.43	572.16	59.8	0.0045	0.013	0.0	12.0	0.0	
6	CB4	571.50	571.14	83.0	0.0043	0.025	0.0	12.0	0.0	
7	CB5	575.53	575.30	51.0	0.0045	0.013	0.0	12.0	0.0	
8	DMH1	571.58	571.55	77.0	0.0004	0.025	0.0	12.0	0.0	
9	DMH2	575.20	574.82	49.0	0.0078	0.013	0.0	12.0	0.0	
10	DMH3	573.00	572.75	10.0	0.0250	0.013	0.0	12.0	0.0	
11	WQU	571.70	571.64	6.0	0.0100	0.013	0.0	10.0	0.0	

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

SubcatchmentPS-1: Runoff Area=14,252 sf 77.97% Impervious Runoff Depth>0.17"
Tc=6.0 min CN=85 Runoff=0.05 cfs 206 cf

SubcatchmentPS-10: Runoff Area=2,140 sf 59.91% Impervious Runoff Depth>0.02"
Tc=6.0 min CN=74 Runoff=0.00 cfs 4 cf

SubcatchmentPS-2: Runoff Area=16,130 sf 66.29% Impervious Runoff Depth>0.13"
Tc=6.0 min CN=83 Runoff=0.03 cfs 177 cf

SubcatchmentPS-3: Runoff Area=3,411 sf 14.28% Impervious Runoff Depth=0.00"
Tc=6.0 min CN=66 Runoff=0.00 cfs 0 cf

SubcatchmentPS-4: Runoff Area=8,205 sf 64.84% Impervious Runoff Depth>0.17"
Tc=6.0 min CN=85 Runoff=0.03 cfs 119 cf

SubcatchmentPS-5: Runoff Area=2,631 sf 78.98% Impervious Runoff Depth>0.32"
Tc=6.0 min CN=90 Runoff=0.02 cfs 70 cf

SubcatchmentPS-6: Runoff Area=534 sf 0.00% Impervious Runoff Depth=0.00"
Tc=6.0 min CN=61 Runoff=0.00 cfs 0 cf

SubcatchmentPS-7: Runoff Area=11,992 sf 71.13% Impervious Runoff Depth>0.17"
Tc=6.0 min CN=85 Runoff=0.04 cfs 173 cf

SubcatchmentPS-8A: Runoff Area=8,949 sf 100.00% Impervious Runoff Depth>0.79"
Tc=6.0 min CN=98 Runoff=0.18 cfs 589 cf

SubcatchmentPS-8B: Runoff Area=10,239 sf 100.00% Impervious Runoff Depth>0.79"
Tc=6.0 min CN=98 Runoff=0.20 cfs 674 cf

SubcatchmentPS-9: Runoff Area=6,546 sf 15.17% Impervious Runoff Depth=0.00"
Tc=6.0 min CN=48 Runoff=0.00 cfs 0 cf

Pond CB1: CB Peak Elev=573.11' Inflow=0.05 cfs 206 cf
12.0" Round Culvert n=0.013 L=103.4' S=0.0091 '/' Outflow=0.05 cfs 206 cf

Pond CB1002: CB Peak Elev=571.54' Inflow=0.13 cfs 572 cf
12.0" Round Culvert n=0.013 L=33.4' S=0.0039 '/' Outflow=0.13 cfs 572 cf

Pond CB2: CB Peak Elev=572.03' Inflow=0.08 cfs 383 cf
Primary=0.08 cfs 383 cf Secondary=0.00 cfs 0 cf Outflow=0.08 cfs 383 cf

Pond CB3: CB Peak Elev=572.43' Inflow=0.00 cfs 0 cf
12.0" Round Culvert n=0.013 L=59.8' S=0.0045 '/' Outflow=0.00 cfs 0 cf

Pond CB4: CB Peak Elev=571.79' Inflow=0.11 cfs 502 cf
12.0" Round Culvert n=0.025 L=83.0' S=0.0043 '/' Outflow=0.11 cfs 502 cf

Pond CB5: CB Peak Elev=575.53' Inflow=0.00 cfs 0 cf
12.0" Round Culvert n=0.013 L=51.0' S=0.0045 '/' Outflow=0.00 cfs 0 cf

Pond DMH1: DMH Peak Elev=571.90' Inflow=0.08 cfs 383 cf
12.0" Round Culvert n=0.025 L=77.0' S=0.0004 '/' Outflow=0.08 cfs 383 cf

Pond DMH2: DMH Peak Elev=575.42' Inflow=0.18 cfs 589 cf
12.0" Round Culvert n=0.013 L=49.0' S=0.0078 '/' Outflow=0.18 cfs 589 cf

Pond DMH3: DMH Peak Elev=573.22' Inflow=0.20 cfs 674 cf
12.0" Round Culvert n=0.013 L=10.0' S=0.0250 '/' Outflow=0.20 cfs 674 cf

Pond WQU: WQU Peak Elev=571.93' Inflow=0.08 cfs 383 cf
10.0" Round Culvert n=0.013 L=6.0' S=0.0100 '/' Outflow=0.08 cfs 383 cf

Link A: rail trail
Primary=0.00 cfs 0 cf

Link C: Lot 78-39 (Internal Node) Inflow=0.00 cfs 0 cf
Primary=0.00 cfs 0 cf

Link D: municipal drainage Inflow=0.55 cfs 2,013 cf
Primary=0.55 cfs 2,013 cf

Link E: Lot 92-33 (Internal Node) Inflow=0.00 cfs 4 cf
Primary=0.00 cfs 4 cf

Total Runoff Area = 85,029 sf Runoff Volume = 2,013 cf Average Runoff Depth = 0.28"
29.81% Pervious = 25,346 sf 70.19% Impervious = 59,683 sf

Summary for Subcatchment PS-1:

Runoff = 0.05 cfs @ 12.12 hrs, Volume= 206 cf, Depth> 0.17"
Routed to Pond CB1 : CB

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 1-INCH Rainfall=1.00"

Area (sf)	CN	Description
11,112	98	Paved parking, HSG A
3,140	39	>75% Grass cover, Good, HSG A
14,252	85	Weighted Average
3,140		22.03% Pervious Area
11,112		77.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-10:

Runoff = 0.00 cfs @ 14.78 hrs, Volume= 4 cf, Depth> 0.02"
Routed to Link E : Lot 92-33 (Internal Node)

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 1-INCH Rainfall=1.00"

Area (sf)	CN	Description
858	39	>75% Grass cover, Good, HSG A
1,282	98	Paved parking, HSG A
2,140	74	Weighted Average
858		40.09% Pervious Area
1,282		59.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-2:

Runoff = 0.03 cfs @ 12.14 hrs, Volume= 177 cf, Depth> 0.13"
Routed to Pond CB2 : CB

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 1-INCH Rainfall=1.00"

Area (sf)	CN	Description
6,007	98	Paved parking, HSG A
2,219	39	>75% Grass cover, Good, HSG A
3,218	61	>75% Grass cover, Good, HSG B
4,252	98	Paved parking, HSG B
434	98	Paved parking, HSG B
16,130	83	Weighted Average
5,437		33.71% Pervious Area
10,693		66.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-3:

[45] Hint: Runoff=Zero

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Depth= 0.00"
Routed to Pond CB3 : CB

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 1-INCH Rainfall=1.00"

Area (sf)	CN	Description
2,924	61	>75% Grass cover, Good, HSG B
487	98	Paved parking, HSG B
3,411	66	Weighted Average
2,924		85.72% Pervious Area
487		14.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-4:

Runoff = 0.03 cfs @ 12.12 hrs, Volume= 119 cf, Depth> 0.17"
Routed to Pond CB4 : CB

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 1-INCH Rainfall=1.00"

Area (sf)	CN	Description
2,885	61	>75% Grass cover, Good, HSG B
5,320	98	Paved parking, HSG B
8,205	85	Weighted Average
2,885		35.16% Pervious Area
5,320		64.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-5:

Runoff = 0.02 cfs @ 12.10 hrs, Volume= 70 cf, Depth> 0.32"
Routed to Pond CB1002 : CB

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 1-INCH Rainfall=1.00"

Area (sf)	CN	Description
553	61	>75% Grass cover, Good, HSG B
2,078	98	Paved parking, HSG B
2,631	90	Weighted Average
553		21.02% Pervious Area
2,078		78.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-6:

[45] Hint: Runoff=Zero

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Depth= 0.00"
Routed to Link C : Lot 78-39 (Internal Node)

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 1-INCH Rainfall=1.00"

Area (sf)	CN	Description
534	61	>75% Grass cover, Good, HSG B
534		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-7:

Runoff = 0.04 cfs @ 12.12 hrs, Volume= 173 cf, Depth> 0.17"
Routed to Link D : municipal drainage

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 1-INCH Rainfall=1.00"

Area (sf)	CN	Description
5,399	98	Paved parking, HSG B
3,131	98	Paved parking, HSG A
1,314	39	>75% Grass cover, Good, HSG A
2,148	61	>75% Grass cover, Good, HSG B
11,992	85	Weighted Average
3,462		28.87% Pervious Area
8,530		71.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-8A:

Runoff = 0.18 cfs @ 12.09 hrs, Volume= 589 cf, Depth> 0.79"
Routed to Pond DMH2 : DMH

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 1-INCH Rainfall=1.00"

Area (sf)	CN	Description
8,949	98	Roofs, HSG A
8,949		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-8B:

Runoff = 0.20 cfs @ 12.09 hrs, Volume= 674 cf, Depth> 0.79"
Routed to Pond DMH3 : DMH

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 1-INCH Rainfall=1.00"

Area (sf)	CN	Description
* 8,505	98	Roofs, HSG B
1,734	98	Roofs, HSG A
10,239	98	Weighted Average
10,239		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-9:

[45] Hint: Runoff=Zero

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Depth= 0.00"
Routed to Pond CB5 : CB

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 1-INCH Rainfall=1.00"

Area (sf)	CN	Description
5,553	39	>75% Grass cover, Good, HSG A
993	98	Paved parking, HSG A
6,546	48	Weighted Average
5,553		84.83% Pervious Area
993		15.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6**

Summary for Pond CB1: CB

Inflow Area = 14,252 sf, 77.97% Impervious, Inflow Depth > 0.17" for 1-INCH event
Inflow = 0.05 cfs @ 12.12 hrs, Volume= 206 cf
Outflow = 0.05 cfs @ 12.12 hrs, Volume= 206 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.05 cfs @ 12.12 hrs, Volume= 206 cf
Routed to Pond CB2 : CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 573.11' @ 12.12 hrs
Flood Elev= 577.00'

Device	Routing	Invert	Outlet Devices
#1	Primary	573.00'	**12.0" Round Culvert** L= 103.4' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.00' / 572.06' S= 0.0091 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.05 cfs @ 12.12 hrs HW=573.11' TW=572.03' (Dynamic Tailwater)
↑—**1=Culvert** (Barrel Controls 0.05 cfs @ 1.52 fps)

Summary for Pond CB1002: CB

Inflow Area = 44,629 sf, 66.53% Impervious, Inflow Depth > 0.15" for 1-INCH event
Inflow = 0.13 cfs @ 12.12 hrs, Volume= 572 cf
Outflow = 0.13 cfs @ 12.12 hrs, Volume= 572 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.13 cfs @ 12.12 hrs, Volume= 572 cf
Routed to Link D : municipal drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 571.54' @ 12.12 hrs
Flood Elev= 574.80'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.32'	**12.0" Round Culvert** L= 33.4' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.32' / 571.19' S= 0.0039 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.13 cfs @ 12.12 hrs HW=571.54' TW=0.00' (Dynamic Tailwater)
1=Culvert (Barrel Controls 0.13 cfs @ 1.53 fps)

Summary for Pond CB2: CB

Inflow Area = 33,793 sf, 65.97% Impervious, Inflow Depth > 0.14" for 1-INCH event
Inflow = 0.08 cfs @ 12.12 hrs, Volume= 383 cf
Outflow = 0.08 cfs @ 12.12 hrs, Volume= 383 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.08 cfs @ 12.12 hrs, Volume= 383 cf
Routed to Pond WQU : WQU
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Pond DMH1 : DMH

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 572.03' @ 12.12 hrs
Flood Elev= 575.43'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.80'	**10.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.80' / 571.80' S= 0.0000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Secondary	572.06'	**12.0" Round Culvert** L= 64.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 572.06' / 571.63' S= 0.0067 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.08 cfs @ 12.12 hrs HW=572.03' TW=571.91' (Dynamic Tailwater)
1=Culvert (Barrel Controls 0.08 cfs @ 0.98 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=571.80' TW=571.58' (Dynamic Tailwater)
2=Culvert (Controls 0.00 cfs)

Summary for Pond CB3: CB

Inflow Area = 3,411 sf, 14.28% Impervious, Inflow Depth = 0.00" for 1-INCH event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Pond CB2 : CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 572.43' @ 0.00 hrs
Flood Elev= 576.43'

Device	Routing	Invert	Outlet Devices
#1	Primary	572.43'	**12.0" Round Culvert** L= 59.8' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 572.43' / 572.16' S= 0.0045 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=572.43' TW=571.80' (Dynamic Tailwater)
↑—**1=Culvert** (Controls 0.00 cfs)

Summary for Pond CB4: CB

Inflow Area = 41,998 sf, 65.75% Impervious, Inflow Depth > 0.14" for 1-INCH event
Inflow = 0.11 cfs @ 12.12 hrs, Volume= 502 cf
Outflow = 0.11 cfs @ 12.12 hrs, Volume= 502 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.11 cfs @ 12.12 hrs, Volume= 502 cf
Routed to Pond CB1002 : CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 571.79' @ 12.13 hrs
Flood Elev= 574.50'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.50'	**12.0" Round Culvert** L= 83.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.50' / 571.14' S= 0.0043 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 0.79 sf

Primary OutFlow Max=0.10 cfs @ 12.12 hrs HW=571.79' TW=571.54' (Dynamic Tailwater)
↑—**1=Culvert** (Outlet Controls 0.10 cfs @ 0.82 fps)

Summary for Pond CB5: CB

Inflow Area = 6,546 sf, 15.17% Impervious, Inflow Depth = 0.00" for 1-INCH event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Pond DMH2 : DMH

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 575.53' @ 0.00 hrs
Flood Elev= 579.23'

Device	Routing	Invert	Outlet Devices
#1	Primary	575.53'	**12.0" Round Culvert** L= 51.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 575.53' / 575.30' S= 0.0045 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=575.53' TW=575.20' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)

Summary for Pond DMH1: DMH

Inflow Area = 33,793 sf, 65.97% Impervious, Inflow Depth > 0.14" for 1-INCH event
Inflow = 0.08 cfs @ 12.12 hrs, Volume= 383 cf
Outflow = 0.08 cfs @ 12.12 hrs, Volume= 383 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.08 cfs @ 12.12 hrs, Volume= 383 cf
Routed to Pond CB4 : CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 571.90' @ 12.12 hrs
Flood Elev= 576.80'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.58'	**12.0" Round Culvert** L= 77.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.58' / 571.55' S= 0.0004 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 0.79 sf

Primary OutFlow Max=0.08 cfs @ 12.12 hrs HW=571.89' TW=571.79' (Dynamic Tailwater)
1=Culvert (Outlet Controls 0.08 cfs @ 0.56 fps)

Summary for Pond DMH2: DMH

Inflow Area = 15,495 sf, 64.16% Impervious, Inflow Depth > 0.46" for 1-INCH event
Inflow = 0.18 cfs @ 12.09 hrs, Volume= 589 cf
Outflow = 0.18 cfs @ 12.09 hrs, Volume= 589 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.18 cfs @ 12.09 hrs, Volume= 589 cf
Routed to Link D : municipal drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 575.42' @ 12.09 hrs
Flood Elev= 580.62'

Device	Routing	Invert	Outlet Devices
#1	Primary	575.20'	**12.0" Round Culvert** L= 49.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 575.20' / 574.82' S= 0.0078 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.17 cfs @ 12.09 hrs HW=575.42' TW=0.00' (Dynamic Tailwater)
1=Culvert (Barrel Controls 0.17 cfs @ 2.06 fps)

Summary for Pond DMH3: DMH

Inflow Area = 10,239 sf,100.00% Impervious, Inflow Depth > 0.79" for 1-INCH event
Inflow = 0.20 cfs @ 12.09 hrs, Volume= 674 cf
Outflow = 0.20 cfs @ 12.09 hrs, Volume= 674 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.20 cfs @ 12.09 hrs, Volume= 674 cf
Routed to Link D : municipal drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 573.22' @ 12.09 hrs
Flood Elev= 576.62'

Device	Routing	Invert	Outlet Devices
#1	Primary	573.00'	**12.0" Round Culvert** L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.00' / 572.75' S= 0.0250 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.20 cfs @ 12.09 hrs HW=573.22' TW=0.00' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.20 cfs @ 1.59 fps)

Summary for Pond WQU: WQU

Inflow Area = 33,793 sf, 65.97% Impervious, Inflow Depth > 0.14" for 1-INCH event
Inflow = 0.08 cfs @ 12.12 hrs, Volume= 383 cf
Outflow = 0.08 cfs @ 12.12 hrs, Volume= 383 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.08 cfs @ 12.12 hrs, Volume= 383 cf
Routed to Pond DMH1 : DMH

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 571.93' @ 12.17 hrs
Flood Elev= 575.43'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.70'	**10.0" Round Culvert** L= 6.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.70' / 571.64' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf

Primary OutFlow Max=0.05 cfs @ 12.12 hrs HW=571.91' TW=571.89' (Dynamic Tailwater)
1=Culvert (Outlet Controls 0.05 cfs @ 0.69 fps)

Summary for Link A: rail trail

[43] Hint: Has no inflow (Outflow=Zero)

Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link C: Lot 78-39 (Internal Node)

Inflow Area = 534 sf, 0.00% Impervious, Inflow Depth = 0.00" for 1-INCH event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 0%, Lag= 0.0 min
Routed to Link D : municipal drainage

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link D: municipal drainage

Inflow Area = 85,029 sf, 70.19% Impervious, Inflow Depth > 0.28" for 1-INCH event
Inflow = 0.55 cfs @ 12.10 hrs, Volume= 2,013 cf
Primary = 0.55 cfs @ 12.10 hrs, Volume= 2,013 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link E: Lot 92-33 (Internal Node)

Inflow Area = 2,140 sf, 59.91% Impervious, Inflow Depth > 0.02" for 1-INCH event
Inflow = 0.00 cfs @ 14.78 hrs, Volume= 4 cf
Primary = 0.00 cfs @ 14.78 hrs, Volume= 4 cf, Atten= 0%, Lag= 0.0 min
Routed to Link D : municipal drainage

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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

SubcatchmentPS-1: Runoff Area=14,252 sf 77.97% Impervious Runoff Depth>1.18"
Tc=6.0 min CN=85 Runoff=0.44 cfs 1,398 cf

SubcatchmentPS-10: Runoff Area=2,140 sf 59.91% Impervious Runoff Depth>0.61"
Tc=6.0 min CN=74 Runoff=0.03 cfs 108 cf

SubcatchmentPS-2: Runoff Area=16,130 sf 66.29% Impervious Runoff Depth>1.05"
Tc=6.0 min CN=83 Runoff=0.44 cfs 1,418 cf

SubcatchmentPS-3: Runoff Area=3,411 sf 14.28% Impervious Runoff Depth>0.33"
Tc=6.0 min CN=66 Runoff=0.02 cfs 93 cf

SubcatchmentPS-4: Runoff Area=8,205 sf 64.84% Impervious Runoff Depth>1.18"
Tc=6.0 min CN=85 Runoff=0.25 cfs 805 cf

SubcatchmentPS-5: Runoff Area=2,631 sf 78.98% Impervious Runoff Depth>1.53"
Tc=6.0 min CN=90 Runoff=0.11 cfs 335 cf

SubcatchmentPS-6: Runoff Area=534 sf 0.00% Impervious Runoff Depth>0.20"
Tc=6.0 min CN=61 Runoff=0.00 cfs 9 cf

SubcatchmentPS-7: Runoff Area=11,992 sf 71.13% Impervious Runoff Depth>1.18"
Tc=6.0 min CN=85 Runoff=0.37 cfs 1,177 cf

SubcatchmentPS-8A: Runoff Area=8,949 sf 100.00% Impervious Runoff Depth>2.27"
Tc=6.0 min CN=98 Runoff=0.48 cfs 1,692 cf

SubcatchmentPS-8B: Runoff Area=10,239 sf 100.00% Impervious Runoff Depth>2.27"
Tc=6.0 min CN=98 Runoff=0.55 cfs 1,936 cf

SubcatchmentPS-9: Runoff Area=6,546 sf 15.17% Impervious Runoff Depth>0.01"
Tc=6.0 min CN=48 Runoff=0.00 cfs 5 cf

Pond CB1: CB Peak Elev=573.34' Inflow=0.44 cfs 1,398 cf
12.0" Round Culvert n=0.013 L=103.4' S=0.0091 '/' Outflow=0.44 cfs 1,398 cf

Pond CB1002: CB Peak Elev=572.05' Inflow=1.26 cfs 4,049 cf
12.0" Round Culvert n=0.013 L=33.4' S=0.0039 '/' Outflow=1.26 cfs 4,049 cf

Pond CB2: CB Peak Elev=572.68' Inflow=0.90 cfs 2,909 cf
Primary=0.74 cfs 2,481 cf Secondary=0.47 cfs 428 cf Outflow=0.90 cfs 2,909 cf

Pond CB3: CB Peak Elev=572.68' Inflow=0.02 cfs 93 cf
12.0" Round Culvert n=0.013 L=59.8' S=0.0045 '/' Outflow=0.02 cfs 93 cf

Pond CB4: CB Peak Elev=572.49' Inflow=1.16 cfs 3,714 cf
12.0" Round Culvert n=0.025 L=83.0' S=0.0043 '/' Outflow=1.16 cfs 3,714 cf

Pond CB5: CB Peak Elev=575.57' Inflow=0.00 cfs 5 cf
12.0" Round Culvert n=0.013 L=51.0' S=0.0045 '/' Outflow=0.00 cfs 5 cf

Pond DMH1: DMH Peak Elev=572.65' Inflow=0.90 cfs 2,909 cf
12.0" Round Culvert n=0.025 L=77.0' S=0.0004 '/' Outflow=0.90 cfs 2,909 cf

Pond DMH2: DMH Peak Elev=575.57' Inflow=0.48 cfs 1,698 cf
12.0" Round Culvert n=0.013 L=49.0' S=0.0078 '/' Outflow=0.48 cfs 1,698 cf

Pond DMH3: DMH Peak Elev=573.37' Inflow=0.55 cfs 1,936 cf
12.0" Round Culvert n=0.013 L=10.0' S=0.0250 '/' Outflow=0.55 cfs 1,936 cf

Pond WQU: WQU Peak Elev=572.67' Inflow=0.74 cfs 2,481 cf
10.0" Round Culvert n=0.013 L=6.0' S=0.0100 '/' Outflow=0.74 cfs 2,481 cf

Link A: rail trail
Primary=0.00 cfs 0 cf

Link C: Lot 78-39 (Internal Node) Inflow=0.00 cfs 9 cf
Primary=0.00 cfs 9 cf

Link D: municipal drainage Inflow=2.70 cfs 8,976 cf
Primary=2.70 cfs 8,976 cf

Link E: Lot 92-33 (Internal Node) Inflow=0.03 cfs 108 cf
Primary=0.03 cfs 108 cf

Total Runoff Area = 85,029 sf Runoff Volume = 8,976 cf Average Runoff Depth = 1.27"
29.81% Pervious = 25,346 sf 70.19% Impervious = 59,683 sf

Summary for Subcatchment PS-1:

Runoff = 0.44 cfs @ 12.09 hrs, Volume= 1,398 cf, Depth> 1.18"
Routed to Pond CB1 : CB

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 2-YR Rainfall=2.50"

Area (sf)	CN	Description
11,112	98	Paved parking, HSG A
3,140	39	>75% Grass cover, Good, HSG A
14,252	85	Weighted Average
3,140		22.03% Pervious Area
11,112		77.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-10:

Runoff = 0.03 cfs @ 12.11 hrs, Volume= 108 cf, Depth> 0.61"
Routed to Link E : Lot 92-33 (Internal Node)

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 2-YR Rainfall=2.50"

Area (sf)	CN	Description
858	39	>75% Grass cover, Good, HSG A
1,282	98	Paved parking, HSG A
2,140	74	Weighted Average
858		40.09% Pervious Area
1,282		59.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-2:

Runoff = 0.44 cfs @ 12.10 hrs, Volume= 1,418 cf, Depth> 1.05"
Routed to Pond CB2 : CB

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 2-YR Rainfall=2.50"

Area (sf)	CN	Description
6,007	98	Paved parking, HSG A
2,219	39	>75% Grass cover, Good, HSG A
3,218	61	>75% Grass cover, Good, HSG B
4,252	98	Paved parking, HSG B
434	98	Paved parking, HSG B
16,130	83	Weighted Average
5,437		33.71% Pervious Area
10,693		66.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-3:

Runoff = 0.02 cfs @ 12.14 hrs, Volume= 93 cf, Depth> 0.33"
Routed to Pond CB3 : CB

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 2-YR Rainfall=2.50"

Area (sf)	CN	Description
2,924	61	>75% Grass cover, Good, HSG B
487	98	Paved parking, HSG B
3,411	66	Weighted Average
2,924		85.72% Pervious Area
487		14.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-4:

Runoff = 0.25 cfs @ 12.09 hrs, Volume= 805 cf, Depth> 1.18"
Routed to Pond CB4 : CB

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 2-YR Rainfall=2.50"

Area (sf)	CN	Description
2,885	61	>75% Grass cover, Good, HSG B
5,320	98	Paved parking, HSG B
8,205	85	Weighted Average
2,885		35.16% Pervious Area
5,320		64.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-5:

Runoff = 0.11 cfs @ 12.09 hrs, Volume= 335 cf, Depth> 1.53"
Routed to Pond CB1002 : CB

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 2-YR Rainfall=2.50"

Area (sf)	CN	Description
553	61	>75% Grass cover, Good, HSG B
2,078	98	Paved parking, HSG B
2,631	90	Weighted Average
553		21.02% Pervious Area
2,078		78.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-6:

Runoff = 0.00 cfs @ 12.33 hrs, Volume= 9 cf, Depth> 0.20"
Routed to Link C : Lot 78-39 (Internal Node)

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 2-YR Rainfall=2.50"

Area (sf)	CN	Description
534	61	>75% Grass cover, Good, HSG B
534		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-7:

Runoff = 0.37 cfs @ 12.09 hrs, Volume= 1,177 cf, Depth> 1.18"
Routed to Link D : municipal drainage

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 2-YR Rainfall=2.50"

Area (sf)	CN	Description
5,399	98	Paved parking, HSG B
3,131	98	Paved parking, HSG A
1,314	39	>75% Grass cover, Good, HSG A
2,148	61	>75% Grass cover, Good, HSG B
11,992	85	Weighted Average
3,462		28.87% Pervious Area
8,530		71.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-8A:

Runoff = 0.48 cfs @ 12.09 hrs, Volume= 1,692 cf, Depth> 2.27"
Routed to Pond DMH2 : DMH

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 2-YR Rainfall=2.50"

Area (sf)	CN	Description
8,949	98	Roofs, HSG A
8,949		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-8B:

Runoff = 0.55 cfs @ 12.09 hrs, Volume= 1,936 cf, Depth> 2.27"
Routed to Pond DMH3 : DMH

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 2-YR Rainfall=2.50"

	Area (sf)	CN	Description
*	8,505	98	Roofs, HSG B
	1,734	98	Roofs, HSG A
	10,239	98	Weighted Average
	10,239		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-9:

Runoff = 0.00 cfs @ 21.61 hrs, Volume= 5 cf, Depth> 0.01"
Routed to Pond CB5 : CB

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 2-YR Rainfall=2.50"

Area (sf)	CN	Description
5,553	39	>75% Grass cover, Good, HSG A
993	98	Paved parking, HSG A
6,546	48	Weighted Average
5,553		84.83% Pervious Area
993		15.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6**

Summary for Pond CB1: CB

Inflow Area = 14,252 sf, 77.97% Impervious, Inflow Depth > 1.18" for 2-YR event
Inflow = 0.44 cfs @ 12.09 hrs, Volume= 1,398 cf
Outflow = 0.44 cfs @ 12.09 hrs, Volume= 1,398 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.44 cfs @ 12.09 hrs, Volume= 1,398 cf
Routed to Pond CB2 : CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 573.34' @ 12.10 hrs
Flood Elev= 577.00'

Device	Routing	Invert	Outlet Devices
#1	Primary	573.00'	**12.0" Round Culvert** L= 103.4' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.00' / 572.06' S= 0.0091 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.41 cfs @ 12.09 hrs HW=573.34' TW=572.51' (Dynamic Tailwater)
↑—**1=Culvert** (Outlet Controls 0.41 cfs @ 2.59 fps)

Summary for Pond CB1002: CB

Inflow Area = 44,629 sf, 66.53% Impervious, Inflow Depth > 1.09" for 2-YR event
Inflow = 1.26 cfs @ 12.10 hrs, Volume= 4,049 cf
Outflow = 1.26 cfs @ 12.10 hrs, Volume= 4,049 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.26 cfs @ 12.10 hrs, Volume= 4,049 cf
Routed to Link D : municipal drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 572.05' @ 12.10 hrs
Flood Elev= 574.80'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.32'	**12.0" Round Culvert** L= 33.4' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.32' / 571.19' S= 0.0039 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.25 cfs @ 12.10 hrs HW=572.05' TW=0.00' (Dynamic Tailwater)
└**1=Culvert** (Barrel Controls 1.25 cfs @ 2.85 fps)

Summary for Pond CB2: CB

[80] Warning: Exceeded Pond CB3 by 0.07' @ 12.15 hrs (0.05 cfs 21 cf)

Inflow Area = 33,793 sf, 65.97% Impervious, Inflow Depth > 1.03" for 2-YR event
Inflow = 0.90 cfs @ 12.10 hrs, Volume= 2,909 cf
Outflow = 0.90 cfs @ 12.10 hrs, Volume= 2,909 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.74 cfs @ 12.10 hrs, Volume= 2,481 cf
Routed to Pond WQU : WQU
Secondary = 0.47 cfs @ 12.26 hrs, Volume= 428 cf
Routed to Pond DMH1 : DMH

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 572.68' @ 12.21 hrs
Flood Elev= 575.43'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.80'	**10.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.80' / 571.80' S= 0.0000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Secondary	572.06'	**12.0" Round Culvert** L= 64.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 572.06' / 571.63' S= 0.0067 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.00 cfs @ 12.10 hrs HW=572.51' TW=572.56' (Dynamic Tailwater)
└**1=Culvert** (Controls 0.00 cfs)

Secondary OutFlow Max=0.65 cfs @ 12.26 hrs HW=572.64' TW=572.41' (Dynamic Tailwater)
└**2=Culvert** (Outlet Controls 0.65 cfs @ 1.97 fps)

Summary for Pond CB3: CB

Inflow Area = 3,411 sf, 14.28% Impervious, Inflow Depth > 0.33" for 2-YR event
Inflow = 0.02 cfs @ 12.14 hrs, Volume= 93 cf
Outflow = 0.02 cfs @ 12.14 hrs, Volume= 93 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.02 cfs @ 12.14 hrs, Volume= 93 cf
Routed to Pond CB2 : CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 572.68' @ 12.26 hrs
Flood Elev= 576.43'

Device	Routing	Invert	Outlet Devices
#1	Primary	572.43'	**12.0" Round Culvert** L= 59.8' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 572.43' / 572.16' S= 0.0045 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.00 cfs @ 12.14 hrs HW=572.55' TW=572.60' (Dynamic Tailwater)
↑—**1=Culvert** (Controls 0.00 cfs)

Summary for Pond CB4: CB

Inflow Area = 41,998 sf, 65.75% Impervious, Inflow Depth > 1.06" for 2-YR event
Inflow = 1.16 cfs @ 12.10 hrs, Volume= 3,714 cf
Outflow = 1.16 cfs @ 12.10 hrs, Volume= 3,714 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.16 cfs @ 12.10 hrs, Volume= 3,714 cf
Routed to Pond CB1002 : CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 572.49' @ 12.11 hrs
Flood Elev= 574.50'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.50'	**12.0" Round Culvert** L= 83.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.50' / 571.14' S= 0.0043 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 0.79 sf

Primary OutFlow Max=1.07 cfs @ 12.10 hrs HW=572.47' TW=572.05' (Dynamic Tailwater)
↑—**1=Culvert** (Outlet Controls 1.07 cfs @ 1.74 fps)

Summary for Pond CB5: CB

Inflow Area = 6,546 sf, 15.17% Impervious, Inflow Depth > 0.01" for 2-YR event
Inflow = 0.00 cfs @ 21.61 hrs, Volume= 5 cf
Outflow = 0.00 cfs @ 21.61 hrs, Volume= 5 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 21.61 hrs, Volume= 5 cf
Routed to Pond DMH2 : DMH

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 575.57' @ 12.15 hrs
Flood Elev= 579.23'

Device	Routing	Invert	Outlet Devices
#1	Primary	575.53'	**12.0" Round Culvert** L= 51.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 575.53' / 575.30' S= 0.0045 '/' Cc= 0.900

n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.00 cfs @ 21.61 hrs HW=575.54' TW=575.24' (Dynamic Tailwater)
1=Culvert (Barrel Controls 0.00 cfs @ 0.23 fps)

Summary for Pond DMH1: DMH

[80] Warning: Exceeded Pond CB2 by 0.09' @ 12.10 hrs (0.39 cfs 146 cf)
[80] Warning: Exceeded Pond WQU by 0.11' @ 12.05 hrs (0.84 cfs 354 cf)

Inflow Area = 33,793 sf, 65.97% Impervious, Inflow Depth > 1.03" for 2-YR event
Inflow = 0.90 cfs @ 12.10 hrs, Volume= 2,909 cf
Outflow = 0.90 cfs @ 12.10 hrs, Volume= 2,909 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.90 cfs @ 12.10 hrs, Volume= 2,909 cf
Routed to Pond CB4 : CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 572.65' @ 12.14 hrs
Flood Elev= 576.80'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.58'	**12.0" Round Culvert** L= 77.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.58' / 571.55' S= 0.0004 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 0.79 sf

Primary OutFlow Max=0.65 cfs @ 12.10 hrs HW=572.61' TW=572.47' (Dynamic Tailwater)
1=Culvert (Outlet Controls 0.65 cfs @ 1.00 fps)

Summary for Pond DMH2: DMH

[80] Warning: Exceeded Pond CB5 by 0.04' @ 12.10 hrs (0.00 cfs 0 cf)

Inflow Area = 15,495 sf, 64.16% Impervious, Inflow Depth > 1.31" for 2-YR event
Inflow = 0.48 cfs @ 12.09 hrs, Volume= 1,698 cf
Outflow = 0.48 cfs @ 12.09 hrs, Volume= 1,698 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.48 cfs @ 12.09 hrs, Volume= 1,698 cf
Routed to Link D : municipal drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 575.57' @ 12.09 hrs
Flood Elev= 580.62'

Device	Routing	Invert	Outlet Devices
#1	Primary	575.20'	**12.0" Round Culvert** L= 49.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 575.20' / 574.82' S= 0.0078 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.47 cfs @ 12.09 hrs HW=575.57' TW=0.00' (Dynamic Tailwater)
1=Culvert (Barrel Controls 0.47 cfs @ 2.66 fps)

Summary for Pond DMH3: DMH

Inflow Area = 10,239 sf,100.00% Impervious, Inflow Depth > 2.27" for 2-YR event
Inflow = 0.55 cfs @ 12.09 hrs, Volume= 1,936 cf
Outflow = 0.55 cfs @ 12.09 hrs, Volume= 1,936 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.55 cfs @ 12.09 hrs, Volume= 1,936 cf
Routed to Link D : municipal drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 573.37' @ 12.09 hrs
Flood Elev= 576.62'

Device	Routing	Invert	Outlet Devices
#1	Primary	573.00'	**12.0" Round Culvert** L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.00' / 572.75' S= 0.0250 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.54 cfs @ 12.09 hrs HW=573.37' TW=0.00' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.54 cfs @ 2.06 fps)

Summary for Pond WQU: WQU

[80] Warning: Exceeded Pond CB2 by 0.05' @ 12.10 hrs (0.48 cfs 167 cf)

Inflow Area = 33,793 sf, 65.97% Impervious, Inflow Depth > 0.88" for 2-YR event
Inflow = 0.74 cfs @ 12.10 hrs, Volume= 2,481 cf
Outflow = 0.74 cfs @ 12.10 hrs, Volume= 2,481 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.74 cfs @ 12.10 hrs, Volume= 2,481 cf
Routed to Pond DMH1 : DMH

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 572.67' @ 12.17 hrs
Flood Elev= 575.43'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.70'	**10.0" Round Culvert** L= 6.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.70' / 571.64' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf

Primary OutFlow Max=0.00 cfs @ 12.10 hrs HW=572.56' TW=572.61' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)

Summary for Link A: rail trail

[43] Hint: Has no inflow (Outflow=Zero)

Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link C: Lot 78-39 (Internal Node)

Inflow Area = 534 sf, 0.00% Impervious, Inflow Depth > 0.20" for 2-YR event
Inflow = 0.00 cfs @ 12.33 hrs, Volume= 9 cf
Primary = 0.00 cfs @ 12.33 hrs, Volume= 9 cf, Atten= 0%, Lag= 0.0 min
Routed to Link D : municipal drainage

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link D: municipal drainage

Inflow Area = 85,029 sf, 70.19% Impervious, Inflow Depth > 1.27" for 2-YR event
Inflow = 2.70 cfs @ 12.09 hrs, Volume= 8,976 cf
Primary = 2.70 cfs @ 12.09 hrs, Volume= 8,976 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link E: Lot 92-33 (Internal Node)

Inflow Area = 2,140 sf, 59.91% Impervious, Inflow Depth > 0.61" for 2-YR event
Inflow = 0.03 cfs @ 12.11 hrs, Volume= 108 cf
Primary = 0.03 cfs @ 12.11 hrs, Volume= 108 cf, Atten= 0%, Lag= 0.0 min
Routed to Link D : municipal drainage

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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

SubcatchmentPS-1: Runoff Area=14,252 sf 77.97% Impervious Runoff Depth>2.82"
Tc=6.0 min CN=85 Runoff=1.06 cfs 3,355 cf

SubcatchmentPS-10: Runoff Area=2,140 sf 59.91% Impervious Runoff Depth>1.90"
Tc=6.0 min CN=74 Runoff=0.11 cfs 339 cf

SubcatchmentPS-2: Runoff Area=16,130 sf 66.29% Impervious Runoff Depth>2.64"
Tc=6.0 min CN=83 Runoff=1.12 cfs 3,553 cf

SubcatchmentPS-3: Runoff Area=3,411 sf 14.28% Impervious Runoff Depth>1.34"
Tc=6.0 min CN=66 Runoff=0.11 cfs 380 cf

SubcatchmentPS-4: Runoff Area=8,205 sf 64.84% Impervious Runoff Depth>2.82"
Tc=6.0 min CN=85 Runoff=0.61 cfs 1,932 cf

SubcatchmentPS-5: Runoff Area=2,631 sf 78.98% Impervious Runoff Depth>3.31"
Tc=6.0 min CN=90 Runoff=0.22 cfs 725 cf

SubcatchmentPS-6: Runoff Area=534 sf 0.00% Impervious Runoff Depth>1.03"
Tc=6.0 min CN=61 Runoff=0.01 cfs 46 cf

SubcatchmentPS-7: Runoff Area=11,992 sf 71.13% Impervious Runoff Depth>2.82"
Tc=6.0 min CN=85 Runoff=0.89 cfs 2,823 cf

SubcatchmentPS-8A: Runoff Area=8,949 sf 100.00% Impervious Runoff Depth>4.17"
Tc=6.0 min CN=98 Runoff=0.86 cfs 3,111 cf

SubcatchmentPS-8B: Runoff Area=10,239 sf 100.00% Impervious Runoff Depth>4.17"
Tc=6.0 min CN=98 Runoff=0.99 cfs 3,559 cf

SubcatchmentPS-9: Runoff Area=6,546 sf 15.17% Impervious Runoff Depth>0.38"
Tc=6.0 min CN=48 Runoff=0.03 cfs 209 cf

Pond CB1: CB Peak Elev=576.10' Inflow=1.06 cfs 3,355 cf
12.0" Round Culvert n=0.013 L=103.4' S=0.0091 '/' Outflow=1.06 cfs 3,355 cf

Pond CB1002: CB Peak Elev=572.82' Inflow=3.12 cfs 9,945 cf
12.0" Round Culvert n=0.013 L=33.4' S=0.0039 '/' Outflow=3.12 cfs 9,945 cf

Pond CB2: CB Peak Elev=576.06' Inflow=2.29 cfs 7,288 cf
Primary=2.30 cfs 5,725 cf Secondary=1.17 cfs 1,563 cf Outflow=2.29 cfs 7,289 cf

Pond CB3: CB Peak Elev=576.07' Inflow=0.11 cfs 380 cf
12.0" Round Culvert n=0.013 L=59.8' S=0.0045 '/' Outflow=0.11 cfs 380 cf

Pond CB4: CB Peak Elev=575.04' Inflow=2.90 cfs 9,220 cf
12.0" Round Culvert n=0.025 L=83.0' S=0.0043 '/' Outflow=2.90 cfs 9,220 cf

Pond CB5: CB Peak Elev=575.73' Inflow=0.03 cfs 209 cf
12.0" Round Culvert n=0.013 L=51.0' S=0.0045 '/' Outflow=0.03 cfs 209 cf

Pond DMH1: DMH Peak Elev=575.98' Inflow=2.29 cfs 7,289 cf
12.0" Round Culvert n=0.025 L=77.0' S=0.0004 '/' Outflow=2.29 cfs 7,289 cf

Pond DMH2: DMH Peak Elev=575.72' Inflow=0.87 cfs 3,321 cf
12.0" Round Culvert n=0.013 L=49.0' S=0.0078 '/' Outflow=0.87 cfs 3,321 cf

Pond DMH3: DMH Peak Elev=573.51' Inflow=0.99 cfs 3,559 cf
12.0" Round Culvert n=0.013 L=10.0' S=0.0250 '/' Outflow=0.99 cfs 3,559 cf

Pond WQU: WQU Peak Elev=576.16' Inflow=2.30 cfs 5,725 cf
10.0" Round Culvert n=0.013 L=6.0' S=0.0100 '/' Outflow=2.30 cfs 5,725 cf

Link A: rail trail
Primary=0.00 cfs 0 cf

Link C: Lot 78-39 (Internal Node) Inflow=0.01 cfs 46 cf
Primary=0.01 cfs 46 cf

Link D: municipal drainage Inflow=5.99 cfs 20,033 cf
Primary=5.99 cfs 20,033 cf

Link E: Lot 92-33 (Internal Node) Inflow=0.11 cfs 339 cf
Primary=0.11 cfs 339 cf

Total Runoff Area = 85,029 sf Runoff Volume = 20,033 cf Average Runoff Depth = 2.83"
29.81% Pervious = 25,346 sf 70.19% Impervious = 59,683 sf

Summary for Subcatchment PS-1:

Runoff = 1.06 cfs @ 12.09 hrs, Volume= 3,355 cf, Depth> 2.82"
Routed to Pond CB1 : CB

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 25-YR Rainfall=4.41"

Area (sf)	CN	Description
11,112	98	Paved parking, HSG A
3,140	39	>75% Grass cover, Good, HSG A
14,252	85	Weighted Average
3,140		22.03% Pervious Area
11,112		77.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-10:

Runoff = 0.11 cfs @ 12.10 hrs, Volume= 339 cf, Depth> 1.90"
Routed to Link E : Lot 92-33 (Internal Node)

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 25-YR Rainfall=4.41"

Area (sf)	CN	Description
858	39	>75% Grass cover, Good, HSG A
1,282	98	Paved parking, HSG A
2,140	74	Weighted Average
858		40.09% Pervious Area
1,282		59.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-2:

Runoff = 1.12 cfs @ 12.09 hrs, Volume= 3,553 cf, Depth> 2.64"
Routed to Pond CB2 : CB

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 25-YR Rainfall=4.41"

Area (sf)	CN	Description
6,007	98	Paved parking, HSG A
2,219	39	>75% Grass cover, Good, HSG A
3,218	61	>75% Grass cover, Good, HSG B
4,252	98	Paved parking, HSG B
434	98	Paved parking, HSG B
16,130	83	Weighted Average
5,437		33.71% Pervious Area
10,693		66.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-3:

Runoff = 0.11 cfs @ 12.10 hrs, Volume= 380 cf, Depth> 1.34"
Routed to Pond CB3 : CB

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 25-YR Rainfall=4.41"

Area (sf)	CN	Description
2,924	61	>75% Grass cover, Good, HSG B
487	98	Paved parking, HSG B
3,411	66	Weighted Average
2,924		85.72% Pervious Area
487		14.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-4:

Runoff = 0.61 cfs @ 12.09 hrs, Volume= 1,932 cf, Depth> 2.82"
Routed to Pond CB4 : CB

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 25-YR Rainfall=4.41"

Area (sf)	CN	Description
2,885	61	>75% Grass cover, Good, HSG B
5,320	98	Paved parking, HSG B
8,205	85	Weighted Average
2,885		35.16% Pervious Area
5,320		64.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-5:

Runoff = 0.22 cfs @ 12.09 hrs, Volume= 725 cf, Depth> 3.31"
Routed to Pond CB1002 : CB

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 25-YR Rainfall=4.41"

Area (sf)	CN	Description
553	61	>75% Grass cover, Good, HSG B
2,078	98	Paved parking, HSG B
2,631	90	Weighted Average
553		21.02% Pervious Area
2,078		78.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-6:

Runoff = 0.01 cfs @ 12.11 hrs, Volume= 46 cf, Depth> 1.03"
Routed to Link C : Lot 78-39 (Internal Node)

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 25-YR Rainfall=4.41"

Area (sf)	CN	Description
534	61	>75% Grass cover, Good, HSG B
534		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-7:

Runoff = 0.89 cfs @ 12.09 hrs, Volume= 2,823 cf, Depth> 2.82"
Routed to Link D : municipal drainage

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 25-YR Rainfall=4.41"

Area (sf)	CN	Description
5,399	98	Paved parking, HSG B
3,131	98	Paved parking, HSG A
1,314	39	>75% Grass cover, Good, HSG A
2,148	61	>75% Grass cover, Good, HSG B
11,992	85	Weighted Average
3,462		28.87% Pervious Area
8,530		71.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-8A:

Runoff = 0.86 cfs @ 12.09 hrs, Volume= 3,111 cf, Depth> 4.17"
Routed to Pond DMH2 : DMH

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 25-YR Rainfall=4.41"

Area (sf)	CN	Description
8,949	98	Roofs, HSG A
8,949		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-8B:

Runoff = 0.99 cfs @ 12.09 hrs, Volume= 3,559 cf, Depth> 4.17"
Routed to Pond DMH3 : DMH

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 25-YR Rainfall=4.41"

	Area (sf)	CN	Description
*	8,505	98	Roofs, HSG B
	1,734	98	Roofs, HSG A
	10,239	98	Weighted Average
	10,239		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-9:

Runoff = 0.03 cfs @ 12.31 hrs, Volume= 209 cf, Depth> 0.38"
Routed to Pond CB5 : CB

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 25-YR Rainfall=4.41"

Area (sf)	CN	Description
5,553	39	>75% Grass cover, Good, HSG A
993	98	Paved parking, HSG A
6,546	48	Weighted Average
5,553		84.83% Pervious Area
993		15.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6**

Summary for Pond CB1: CB

Inflow Area = 14,252 sf, 77.97% Impervious, Inflow Depth > 2.82" for 25-YR event
Inflow = 1.06 cfs @ 12.09 hrs, Volume= 3,355 cf
Outflow = 1.06 cfs @ 12.09 hrs, Volume= 3,355 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.06 cfs @ 12.09 hrs, Volume= 3,355 cf
Routed to Pond CB2 : CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 576.10' @ 12.24 hrs
Flood Elev= 577.00'

Device	Routing	Invert	Outlet Devices
#1	Primary	573.00'	**12.0" Round Culvert** L= 103.4' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.00' / 572.06' S= 0.0091 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.00 cfs @ 12.09 hrs HW=573.64' TW=573.93' (Dynamic Tailwater)
↑—**1=Culvert** (Controls 0.00 cfs)

Summary for Pond CB1002: CB

Inflow Area = 44,629 sf, 66.53% Impervious, Inflow Depth > 2.67" for 25-YR event
Inflow = 3.12 cfs @ 12.09 hrs, Volume= 9,945 cf
Outflow = 3.12 cfs @ 12.09 hrs, Volume= 9,945 cf, Atten= 0%, Lag= 0.0 min
Primary = 3.12 cfs @ 12.09 hrs, Volume= 9,945 cf
Routed to Link D : municipal drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 572.82' @ 12.09 hrs
Flood Elev= 574.80'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.32'	**12.0" Round Culvert** L= 33.4' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.32' / 571.19' S= 0.0039 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=3.06 cfs @ 12.09 hrs HW=572.79' TW=0.00' (Dynamic Tailwater)
1=Culvert (Barrel Controls 3.06 cfs @ 3.90 fps)

Summary for Pond CB2: CB

[58] Hint: Peaked 0.63' above defined flood level
[80] Warning: Exceeded Pond CB1 by 1.17' @ 12.15 hrs (3.13 cfs 1,324 cf)
[80] Warning: Exceeded Pond CB3 by 1.25' @ 12.15 hrs (3.84 cfs 2,105 cf)

Inflow Area = 33,793 sf, 65.97% Impervious, Inflow Depth > 2.59" for 25-YR event
Inflow = 2.29 cfs @ 12.09 hrs, Volume= 7,288 cf
Outflow = 2.29 cfs @ 12.09 hrs, Volume= 7,289 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.30 cfs @ 12.11 hrs, Volume= 5,725 cf
Routed to Pond WQU : WQU
Secondary = 1.17 cfs @ 12.23 hrs, Volume= 1,563 cf
Routed to Pond DMH1 : DMH

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 576.06' @ 12.19 hrs
Flood Elev= 575.43'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.80'	**10.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.80' / 571.80' S= 0.0000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Secondary	572.06'	**12.0" Round Culvert** L= 64.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 572.06' / 571.63' S= 0.0067 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.00 cfs @ 12.11 hrs HW=574.31' TW=575.06' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)

Secondary OutFlow Max=3.74 cfs @ 12.23 hrs HW=575.50' TW=574.27' (Dynamic Tailwater)
2=Culvert (Outlet Controls 3.74 cfs @ 4.76 fps)

Summary for Pond CB3: CB

Inflow Area = 3,411 sf, 14.28% Impervious, Inflow Depth > 1.34" for 25-YR event
Inflow = 0.11 cfs @ 12.10 hrs, Volume= 380 cf
Outflow = 0.11 cfs @ 12.10 hrs, Volume= 380 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.11 cfs @ 12.10 hrs, Volume= 380 cf
Routed to Pond CB2 : CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 576.07' @ 12.24 hrs
Flood Elev= 576.43'

Device	Routing	Invert	Outlet Devices
#1	Primary	572.43'	**12.0" Round Culvert** L= 59.8' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 572.43' / 572.16' S= 0.0045 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.00 cfs @ 12.10 hrs HW=573.13' TW=574.15' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)

Summary for Pond CB4: CB

[58] Hint: Peaked 0.54' above defined flood level
[80] Warning: Exceeded Pond DMH1 by 0.06' @ 12.05 hrs (0.47 cfs 84 cf)

Inflow Area = 41,998 sf, 65.75% Impervious, Inflow Depth > 2.63" for 25-YR event
Inflow = 2.90 cfs @ 12.09 hrs, Volume= 9,220 cf
Outflow = 2.90 cfs @ 12.09 hrs, Volume= 9,220 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.90 cfs @ 12.09 hrs, Volume= 9,220 cf
Routed to Pond CB1002 : CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 575.04' @ 12.10 hrs
Flood Elev= 574.50'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.50'	**12.0" Round Culvert** L= 83.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.50' / 571.14' S= 0.0043 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 0.79 sf

Primary OutFlow Max=2.74 cfs @ 12.09 hrs HW=574.89' TW=572.79' (Dynamic Tailwater)
1=Culvert (Outlet Controls 2.74 cfs @ 3.49 fps)

Summary for Pond CB5: CB

Inflow Area = 6,546 sf, 15.17% Impervious, Inflow Depth > 0.38" for 25-YR event
Inflow = 0.03 cfs @ 12.31 hrs, Volume= 209 cf
Outflow = 0.03 cfs @ 12.31 hrs, Volume= 209 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.03 cfs @ 12.31 hrs, Volume= 209 cf
Routed to Pond DMH2 : DMH

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 575.73' @ 12.14 hrs
Flood Elev= 579.23'

Device	Routing	Invert	Outlet Devices
#1	Primary	575.53'	**12.0" Round Culvert** L= 51.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 575.53' / 575.30' S= 0.0045 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.03 cfs @ 12.31 hrs HW=575.65' TW=575.52' (Dynamic Tailwater)
1=Culvert (Outlet Controls 0.03 cfs @ 0.80 fps)

Summary for Pond DMH1: DMH

[80] Warning: Exceeded Pond CB2 by 1.43' @ 12.10 hrs (4.02 cfs 2,389 cf)
[80] Warning: Exceeded Pond WQU by 1.42' @ 12.30 hrs (2.64 cfs 1,967 cf)

Inflow Area = 33,793 sf, 65.97% Impervious, Inflow Depth > 2.59" for 25-YR event
Inflow = 2.29 cfs @ 12.09 hrs, Volume= 7,289 cf
Outflow = 2.29 cfs @ 12.09 hrs, Volume= 7,289 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.29 cfs @ 12.09 hrs, Volume= 7,289 cf
Routed to Pond CB4 : CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 575.98' @ 12.14 hrs
Flood Elev= 576.80'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.58'	**12.0" Round Culvert** L= 77.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.58' / 571.55' S= 0.0004 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 0.79 sf

Primary OutFlow Max=1.26 cfs @ 12.09 hrs HW=575.32' TW=574.90' (Dynamic Tailwater)
1=Culvert (Outlet Controls 1.26 cfs @ 1.61 fps)

Summary for Pond DMH2: DMH

[80] Warning: Exceeded Pond CB5 by 0.08' @ 12.05 hrs (0.04 cfs 13 cf)

Inflow Area = 15,495 sf, 64.16% Impervious, Inflow Depth > 2.57" for 25-YR event
Inflow = 0.87 cfs @ 12.09 hrs, Volume= 3,321 cf
Outflow = 0.87 cfs @ 12.09 hrs, Volume= 3,321 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.87 cfs @ 12.09 hrs, Volume= 3,321 cf
Routed to Link D : municipal drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 575.72' @ 12.09 hrs
Flood Elev= 580.62'

Device	Routing	Invert	Outlet Devices
#1	Primary	575.20'	**12.0" Round Culvert** L= 49.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 575.20' / 574.82' S= 0.0078 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.85 cfs @ 12.09 hrs HW=575.71' TW=0.00' (Dynamic Tailwater)
1=Culvert (Barrel Controls 0.85 cfs @ 3.07 fps)

Summary for Pond DMH3: DMH

Inflow Area = 10,239 sf,100.00% Impervious, Inflow Depth > 4.17" for 25-YR event
Inflow = 0.99 cfs @ 12.09 hrs, Volume= 3,559 cf
Outflow = 0.99 cfs @ 12.09 hrs, Volume= 3,559 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.99 cfs @ 12.09 hrs, Volume= 3,559 cf
Routed to Link D : municipal drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 573.51' @ 12.09 hrs
Flood Elev= 576.62'

Device	Routing	Invert	Outlet Devices
#1	Primary	573.00'	**12.0" Round Culvert** L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.00' / 572.75' S= 0.0250 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.96 cfs @ 12.09 hrs HW=573.50' TW=0.00' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.96 cfs @ 2.42 fps)

Summary for Pond WQU: WQU

[58] Hint: Peaked 0.73' above defined flood level
[80] Warning: Exceeded Pond CB2 by 0.76' @ 12.10 hrs (2.29 cfs 1,589 cf)

Inflow Area = 33,793 sf, 65.97% Impervious, Inflow Depth > 2.03" for 25-YR event
Inflow = 2.30 cfs @ 12.11 hrs, Volume= 5,725 cf
Outflow = 2.30 cfs @ 12.11 hrs, Volume= 5,725 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.30 cfs @ 12.11 hrs, Volume= 5,725 cf
Routed to Pond DMH1 : DMH

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 576.16' @ 12.17 hrs
Flood Elev= 575.43'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.70'	**10.0" Round Culvert** L= 6.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.70' / 571.64' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf

Primary OutFlow Max=0.00 cfs @ 12.11 hrs HW=575.06' TW=575.61' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)

Summary for Link A: rail trail

[43] Hint: Has no inflow (Outflow=Zero)

Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link C: Lot 78-39 (Internal Node)

Inflow Area = 534 sf, 0.00% Impervious, Inflow Depth > 1.03" for 25-YR event
Inflow = 0.01 cfs @ 12.11 hrs, Volume= 46 cf
Primary = 0.01 cfs @ 12.11 hrs, Volume= 46 cf, Atten= 0%, Lag= 0.0 min
Routed to Link D : municipal drainage

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link D: municipal drainage

Inflow Area = 85,029 sf, 70.19% Impervious, Inflow Depth > 2.83" for 25-YR event
Inflow = 5.99 cfs @ 12.09 hrs, Volume= 20,033 cf
Primary = 5.99 cfs @ 12.09 hrs, Volume= 20,033 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link E: Lot 92-33 (Internal Node)

Inflow Area = 2,140 sf, 59.91% Impervious, Inflow Depth > 1.90" for 25-YR event
Inflow = 0.11 cfs @ 12.10 hrs, Volume= 339 cf
Primary = 0.11 cfs @ 12.10 hrs, Volume= 339 cf, Atten= 0%, Lag= 0.0 min
Routed to Link D : municipal drainage

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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

SubcatchmentPS-1: Runoff Area=14,252 sf 77.97% Impervious Runoff Depth>3.50"
Tc=6.0 min CN=85 Runoff=1.30 cfs 4,162 cf

SubcatchmentPS-10: Runoff Area=2,140 sf 59.91% Impervious Runoff Depth>2.48"
Tc=6.0 min CN=74 Runoff=0.14 cfs 443 cf

SubcatchmentPS-2: Runoff Area=16,130 sf 66.29% Impervious Runoff Depth>3.31"
Tc=6.0 min CN=83 Runoff=1.40 cfs 4,446 cf

SubcatchmentPS-3: Runoff Area=3,411 sf 14.28% Impervious Runoff Depth>1.83"
Tc=6.0 min CN=66 Runoff=0.16 cfs 520 cf

SubcatchmentPS-4: Runoff Area=8,205 sf 64.84% Impervious Runoff Depth>3.50"
Tc=6.0 min CN=85 Runoff=0.75 cfs 2,396 cf

SubcatchmentPS-5: Runoff Area=2,631 sf 78.98% Impervious Runoff Depth>4.02"
Tc=6.0 min CN=90 Runoff=0.27 cfs 881 cf

SubcatchmentPS-6: Runoff Area=534 sf 0.00% Impervious Runoff Depth>1.46"
Tc=6.0 min CN=61 Runoff=0.02 cfs 65 cf

SubcatchmentPS-7: Runoff Area=11,992 sf 71.13% Impervious Runoff Depth>3.50"
Tc=6.0 min CN=85 Runoff=1.09 cfs 3,502 cf

SubcatchmentPS-8A: Runoff Area=8,949 sf 100.00% Impervious Runoff Depth>4.91"
Tc=6.0 min CN=98 Runoff=1.01 cfs 3,662 cf

SubcatchmentPS-8B: Runoff Area=10,239 sf 100.00% Impervious Runoff Depth>4.91"
Tc=6.0 min CN=98 Runoff=1.16 cfs 4,189 cf

SubcatchmentPS-9: Runoff Area=6,546 sf 15.17% Impervious Runoff Depth>0.64"
Tc=6.0 min CN=48 Runoff=0.06 cfs 351 cf

Pond CB1: CB Peak Elev=578.61' Inflow=1.30 cfs 4,162 cf
12.0" Round Culvert n=0.013 L=103.4' S=0.0091 '/' Outflow=1.30 cfs 4,162 cf

Pond CB1002: CB Peak Elev=573.15' Inflow=3.88 cfs 12,404 cf
12.0" Round Culvert n=0.013 L=33.4' S=0.0039 '/' Outflow=3.88 cfs 12,404 cf

Pond CB2: CB Peak Elev=578.62' Inflow=2.86 cfs 9,127 cf
Primary=2.87 cfs 6,968 cf Secondary=1.72 cfs 2,159 cf Outflow=2.86 cfs 9,127 cf

Pond CB3: CB Peak Elev=578.62' Inflow=0.16 cfs 520 cf
12.0" Round Culvert n=0.013 L=59.8' S=0.0045 '/' Outflow=0.16 cfs 520 cf

Pond CB4: CB Peak Elev=576.60' Inflow=3.61 cfs 11,523 cf
12.0" Round Culvert n=0.025 L=83.0' S=0.0043 '/' Outflow=3.61 cfs 11,523 cf

Pond CB5: CB Peak Elev=575.81' Inflow=0.06 cfs 351 cf
12.0" Round Culvert n=0.013 L=51.0' S=0.0045 '/' Outflow=0.06 cfs 351 cf

Pond DMH1: DMH Peak Elev=578.08' Inflow=2.86 cfs 9,127 cf
12.0" Round Culvert n=0.025 L=77.0' S=0.0004 '/' Outflow=2.86 cfs 9,127 cf

Pond DMH2: DMH Peak Elev=575.78' Inflow=1.06 cfs 4,012 cf
12.0" Round Culvert n=0.013 L=49.0' S=0.0078 '/' Outflow=1.06 cfs 4,012 cf

Pond DMH3: DMH Peak Elev=573.56' Inflow=1.16 cfs 4,189 cf
12.0" Round Culvert n=0.013 L=10.0' S=0.0250 '/' Outflow=1.16 cfs 4,189 cf

Pond WQU: WQU Peak Elev=578.66' Inflow=2.87 cfs 6,968 cf
10.0" Round Culvert n=0.013 L=6.0' S=0.0100 '/' Outflow=2.87 cfs 6,968 cf

Link A: rail trail
Primary=0.00 cfs 0 cf

Link C: Lot 78-39 (Internal Node) Inflow=0.02 cfs 65 cf
Primary=0.02 cfs 65 cf

Link D: municipal drainage Inflow=7.35 cfs 24,615 cf
Primary=7.35 cfs 24,615 cf

Link E: Lot 92-33 (Internal Node) Inflow=0.14 cfs 443 cf
Primary=0.14 cfs 443 cf

Total Runoff Area = 85,029 sf Runoff Volume = 24,615 cf Average Runoff Depth = 3.47"
29.81% Pervious = 25,346 sf 70.19% Impervious = 59,683 sf

Summary for Subcatchment PS-1:

Runoff = 1.30 cfs @ 12.09 hrs, Volume= 4,162 cf, Depth> 3.50"
Routed to Pond CB1 : CB

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-YR Rainfall=5.15"

Area (sf)	CN	Description
11,112	98	Paved parking, HSG A
3,140	39	>75% Grass cover, Good, HSG A
14,252	85	Weighted Average
3,140		22.03% Pervious Area
11,112		77.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-10:

Runoff = 0.14 cfs @ 12.09 hrs, Volume= 443 cf, Depth> 2.48"
Routed to Link E : Lot 92-33 (Internal Node)

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-YR Rainfall=5.15"

Area (sf)	CN	Description
858	39	>75% Grass cover, Good, HSG A
1,282	98	Paved parking, HSG A
2,140	74	Weighted Average
858		40.09% Pervious Area
1,282		59.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-2:

Runoff = 1.40 cfs @ 12.09 hrs, Volume= 4,446 cf, Depth> 3.31"
Routed to Pond CB2 : CB

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-YR Rainfall=5.15"

Area (sf)	CN	Description
6,007	98	Paved parking, HSG A
2,219	39	>75% Grass cover, Good, HSG A
3,218	61	>75% Grass cover, Good, HSG B
4,252	98	Paved parking, HSG B
434	98	Paved parking, HSG B
16,130	83	Weighted Average
5,437		33.71% Pervious Area
10,693		66.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-3:

Runoff = 0.16 cfs @ 12.10 hrs, Volume= 520 cf, Depth> 1.83"
Routed to Pond CB3 : CB

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-YR Rainfall=5.15"

Area (sf)	CN	Description
2,924	61	>75% Grass cover, Good, HSG B
487	98	Paved parking, HSG B
3,411	66	Weighted Average
2,924		85.72% Pervious Area
487		14.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-4:

Runoff = 0.75 cfs @ 12.09 hrs, Volume= 2,396 cf, Depth> 3.50"
Routed to Pond CB4 : CB

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-YR Rainfall=5.15"

Area (sf)	CN	Description
2,885	61	>75% Grass cover, Good, HSG B
5,320	98	Paved parking, HSG B
8,205	85	Weighted Average
2,885		35.16% Pervious Area
5,320		64.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-5:

Runoff = 0.27 cfs @ 12.09 hrs, Volume= 881 cf, Depth> 4.02"
Routed to Pond CB1002 : CB

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-YR Rainfall=5.15"

Area (sf)	CN	Description
553	61	>75% Grass cover, Good, HSG B
2,078	98	Paved parking, HSG B
2,631	90	Weighted Average
553		21.02% Pervious Area
2,078		78.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-6:

Runoff = 0.02 cfs @ 12.10 hrs, Volume= 65 cf, Depth> 1.46"
Routed to Link C : Lot 78-39 (Internal Node)

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-YR Rainfall=5.15"

Area (sf)	CN	Description
534	61	>75% Grass cover, Good, HSG B
534		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-7:

Runoff = 1.09 cfs @ 12.09 hrs, Volume= 3,502 cf, Depth> 3.50"
Routed to Link D : municipal drainage

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-YR Rainfall=5.15"

Area (sf)	CN	Description
5,399	98	Paved parking, HSG B
3,131	98	Paved parking, HSG A
1,314	39	>75% Grass cover, Good, HSG A
2,148	61	>75% Grass cover, Good, HSG B
11,992	85	Weighted Average
3,462		28.87% Pervious Area
8,530		71.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-8A:

Runoff = 1.01 cfs @ 12.09 hrs, Volume= 3,662 cf, Depth> 4.91"
Routed to Pond DMH2 : DMH

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-YR Rainfall=5.15"

Area (sf)	CN	Description
8,949	98	Roofs, HSG A
8,949		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-8B:

Runoff = 1.16 cfs @ 12.09 hrs, Volume= 4,189 cf, Depth> 4.91"
Routed to Pond DMH3 : DMH

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-YR Rainfall=5.15"

Area (sf)	CN	Description
* 8,505	98	Roofs, HSG B
1,734	98	Roofs, HSG A
10,239	98	Weighted Average
10,239		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-9:

Runoff = 0.06 cfs @ 12.14 hrs, Volume= 351 cf, Depth> 0.64"
Routed to Pond CB5 : CB

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-YR Rainfall=5.15"

Area (sf)	CN	Description
5,553	39	>75% Grass cover, Good, HSG A
993	98	Paved parking, HSG A
6,546	48	Weighted Average
5,553		84.83% Pervious Area
993		15.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6**

Summary for Pond CB1: CB

[58] Hint: Peaked 1.61' above defined flood level

Inflow Area = 14,252 sf, 77.97% Impervious, Inflow Depth > 3.50" for 50-YR event
Inflow = 1.30 cfs @ 12.09 hrs, Volume= 4,162 cf
Outflow = 1.30 cfs @ 12.09 hrs, Volume= 4,162 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.30 cfs @ 12.09 hrs, Volume= 4,162 cf
Routed to Pond CB2 : CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 578.61' @ 12.23 hrs
Flood Elev= 577.00'

Device	Routing	Invert	Outlet Devices
#1	Primary	573.00'	**12.0" Round Culvert** L= 103.4' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.00' / 572.06' S= 0.0091 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.00 cfs @ 12.09 hrs HW=573.86' TW=574.82' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)

Summary for Pond CB1002: CB

Inflow Area = 44,629 sf, 66.53% Impervious, Inflow Depth > 3.34" for 50-YR event
Inflow = 3.88 cfs @ 12.09 hrs, Volume= 12,404 cf
Outflow = 3.88 cfs @ 12.09 hrs, Volume= 12,404 cf, Atten= 0%, Lag= 0.0 min
Primary = 3.88 cfs @ 12.09 hrs, Volume= 12,404 cf
Routed to Link D : municipal drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 573.15' @ 12.09 hrs
Flood Elev= 574.80'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.32'	**12.0" Round Culvert** L= 33.4' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.32' / 571.19' S= 0.0039 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=3.79 cfs @ 12.09 hrs HW=573.11' TW=0.00' (Dynamic Tailwater)
↑**1=Culvert** (Barrel Controls 3.79 cfs @ 4.83 fps)

Summary for Pond CB2: CB

[58] Hint: Peaked 3.19' above defined flood level
[80] Warning: Exceeded Pond CB1 by 2.00' @ 12.15 hrs (4.09 cfs 2,413 cf)
[80] Warning: Exceeded Pond CB3 by 2.13' @ 12.15 hrs (5.00 cfs 3,670 cf)

Inflow Area = 33,793 sf, 65.97% Impervious, Inflow Depth > 3.24" for 50-YR event
Inflow = 2.86 cfs @ 12.09 hrs, Volume= 9,127 cf
Outflow = 2.86 cfs @ 12.09 hrs, Volume= 9,127 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.87 cfs @ 12.11 hrs, Volume= 6,968 cf
Routed to Pond WQU : WQU
Secondary = 1.72 cfs @ 12.20 hrs, Volume= 2,159 cf
Routed to Pond DMH1 : DMH

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 578.62' @ 12.18 hrs
Flood Elev= 575.43'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.80'	**10.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.80' / 571.80' S= 0.0000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Secondary	572.06'	**12.0" Round Culvert** L= 64.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 572.06' / 571.63' S= 0.0067 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.00 cfs @ 12.11 hrs HW=575.48' TW=576.80' (Dynamic Tailwater)
↑**1=Culvert** (Controls 0.00 cfs)

Secondary OutFlow Max=4.73 cfs @ 12.20 hrs HW=578.24' TW=576.26' (Dynamic Tailwater)
↑**2=Culvert** (Outlet Controls 4.73 cfs @ 6.02 fps)

Summary for Pond CB3: CB

[58] Hint: Peaked 2.19' above defined flood level

Inflow Area = 3,411 sf, 14.28% Impervious, Inflow Depth > 1.83" for 50-YR event
Inflow = 0.16 cfs @ 12.10 hrs, Volume= 520 cf
Outflow = 0.16 cfs @ 12.10 hrs, Volume= 520 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.16 cfs @ 12.10 hrs, Volume= 520 cf
Routed to Pond CB2 : CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 578.62' @ 12.23 hrs
Flood Elev= 576.43'

Device	Routing	Invert	Outlet Devices
#1	Primary	572.43'	**12.0" Round Culvert** L= 59.8' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 572.43' / 572.16' S= 0.0045 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.00 cfs @ 12.10 hrs HW=573.57' TW=575.09' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)

Summary for Pond CB4: CB

[58] Hint: Peaked 2.10' above defined flood level
[80] Warning: Exceeded Pond DMH1 by 0.11' @ 12.05 hrs (0.66 cfs 195 cf)

Inflow Area = 41,998 sf, 65.75% Impervious, Inflow Depth > 3.29" for 50-YR event
Inflow = 3.61 cfs @ 12.09 hrs, Volume= 11,523 cf
Outflow = 3.61 cfs @ 12.09 hrs, Volume= 11,523 cf, Atten= 0%, Lag= 0.0 min
Primary = 3.61 cfs @ 12.09 hrs, Volume= 11,523 cf
Routed to Pond CB1002 : CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 576.60' @ 12.10 hrs
Flood Elev= 574.50'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.50'	**12.0" Round Culvert** L= 83.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.50' / 571.14' S= 0.0043 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 0.79 sf

Primary OutFlow Max=3.41 cfs @ 12.09 hrs HW=576.38' TW=573.11' (Dynamic Tailwater)
1=Culvert (Outlet Controls 3.41 cfs @ 4.35 fps)

Summary for Pond CB5: CB

Inflow Area = 6,546 sf, 15.17% Impervious, Inflow Depth > 0.64" for 50-YR event
Inflow = 0.06 cfs @ 12.14 hrs, Volume= 351 cf
Outflow = 0.06 cfs @ 12.14 hrs, Volume= 351 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.06 cfs @ 12.14 hrs, Volume= 351 cf
Routed to Pond DMH2 : DMH

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 575.81' @ 12.14 hrs
Flood Elev= 579.23'

Device	Routing	Invert	Outlet Devices
#1	Primary	575.53'	**12.0" Round Culvert** L= 51.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 575.53' / 575.30' S= 0.0045 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.11 cfs @ 12.14 hrs HW=575.80' TW=575.72' (Dynamic Tailwater)
1=Culvert (Outlet Controls 0.11 cfs @ 0.97 fps)

Summary for Pond DMH1: DMH

[58] Hint: Peaked 1.28' above defined flood level
[80] Warning: Exceeded Pond CB2 by 2.43' @ 12.10 hrs (5.25 cfs 3,878 cf)
[80] Warning: Exceeded Pond WQU by 4.56' @ 12.20 hrs (5.35 cfs 2,931 cf)

Inflow Area = 33,793 sf, 65.97% Impervious, Inflow Depth > 3.24" for 50-YR event
Inflow = 2.86 cfs @ 12.09 hrs, Volume= 9,127 cf
Outflow = 2.86 cfs @ 12.09 hrs, Volume= 9,127 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.86 cfs @ 12.09 hrs, Volume= 9,127 cf
Routed to Pond CB4 : CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 578.08' @ 12.13 hrs
Flood Elev= 576.80'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.58'	**12.0" Round Culvert** L= 77.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.58' / 571.55' S= 0.0004 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 0.79 sf

Primary OutFlow Max=1.71 cfs @ 12.09 hrs HW=577.16' TW=576.39' (Dynamic Tailwater)
1=Culvert (Outlet Controls 1.71 cfs @ 2.18 fps)

Summary for Pond DMH2: DMH

[80] Warning: Exceeded Pond CB5 by 0.06' @ 12.05 hrs (0.06 cfs 14 cf)

Inflow Area = 15,495 sf, 64.16% Impervious, Inflow Depth > 3.11" for 50-YR event
Inflow = 1.06 cfs @ 12.09 hrs, Volume= 4,012 cf
Outflow = 1.06 cfs @ 12.09 hrs, Volume= 4,012 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.06 cfs @ 12.09 hrs, Volume= 4,012 cf
Routed to Link D : municipal drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 575.78' @ 12.09 hrs
Flood Elev= 580.62'

Device	Routing	Invert	Outlet Devices
#1	Primary	575.20'	**12.0" Round Culvert** L= 49.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 575.20' / 574.82' S= 0.0078 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.04 cfs @ 12.09 hrs HW=575.77' TW=0.00' (Dynamic Tailwater)
1=Culvert (Barrel Controls 1.04 cfs @ 3.22 fps)

Summary for Pond DMH3: DMH

Inflow Area = 10,239 sf,100.00% Impervious, Inflow Depth > 4.91" for 50-YR event
Inflow = 1.16 cfs @ 12.09 hrs, Volume= 4,189 cf
Outflow = 1.16 cfs @ 12.09 hrs, Volume= 4,189 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.16 cfs @ 12.09 hrs, Volume= 4,189 cf
Routed to Link D : municipal drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 573.56' @ 12.09 hrs
Flood Elev= 576.62'

Device	Routing	Invert	Outlet Devices
#1	Primary	573.00'	**12.0" Round Culvert** L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.00' / 572.75' S= 0.0250 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.13 cfs @ 12.09 hrs HW=573.55' TW=0.00' (Dynamic Tailwater)
1=Culvert (Barrel Controls 1.13 cfs @ 3.65 fps)

Summary for Pond WQU: WQU

[58] Hint: Peaked 3.23' above defined flood level
[80] Warning: Exceeded Pond CB2 by 3.73' @ 12.25 hrs (5.07 cfs 2,633 cf)

Inflow Area = 33,793 sf, 65.97% Impervious, Inflow Depth > 2.47" for 50-YR event
Inflow = 2.87 cfs @ 12.11 hrs, Volume= 6,968 cf
Outflow = 2.87 cfs @ 12.11 hrs, Volume= 6,968 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.87 cfs @ 12.11 hrs, Volume= 6,968 cf
Routed to Pond DMH1 : DMH

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 578.66' @ 12.14 hrs
Flood Elev= 575.43'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.70'	**10.0" Round Culvert** L= 6.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.70' / 571.64' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf

Primary OutFlow Max=0.00 cfs @ 12.11 hrs HW=576.80' TW=577.63' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)

Summary for Link A: rail trail

[43] Hint: Has no inflow (Outflow=Zero)

Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link C: Lot 78-39 (Internal Node)

Inflow Area = 534 sf, 0.00% Impervious, Inflow Depth > 1.46" for 50-YR event
Inflow = 0.02 cfs @ 12.10 hrs, Volume= 65 cf
Primary = 0.02 cfs @ 12.10 hrs, Volume= 65 cf, Atten= 0%, Lag= 0.0 min
Routed to Link D : municipal drainage

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link D: municipal drainage

Inflow Area = 85,029 sf, 70.19% Impervious, Inflow Depth > 3.47" for 50-YR event
Inflow = 7.35 cfs @ 12.09 hrs, Volume= 24,615 cf
Primary = 7.35 cfs @ 12.09 hrs, Volume= 24,615 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link E: Lot 92-33 (Internal Node)

Inflow Area = 2,140 sf, 59.91% Impervious, Inflow Depth > 2.48" for 50-YR event
Inflow = 0.14 cfs @ 12.09 hrs, Volume= 443 cf
Primary = 0.14 cfs @ 12.09 hrs, Volume= 443 cf, Atten= 0%, Lag= 0.0 min
Routed to Link D : municipal drainage

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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

SubcatchmentPS-1: Runoff Area=14,252 sf 77.97% Impervious Runoff Depth>4.33"
Tc=6.0 min CN=85 Runoff=1.59 cfs 5,140 cf

SubcatchmentPS-10: Runoff Area=2,140 sf 59.91% Impervious Runoff Depth>3.21"
Tc=6.0 min CN=74 Runoff=0.18 cfs 572 cf

SubcatchmentPS-2: Runoff Area=16,130 sf 66.29% Impervious Runoff Depth>4.12"
Tc=6.0 min CN=83 Runoff=1.73 cfs 5,533 cf

SubcatchmentPS-3: Runoff Area=3,411 sf 14.28% Impervious Runoff Depth>2.46"
Tc=6.0 min CN=66 Runoff=0.22 cfs 699 cf

SubcatchmentPS-4: Runoff Area=8,205 sf 64.84% Impervious Runoff Depth>4.33"
Tc=6.0 min CN=85 Runoff=0.92 cfs 2,959 cf

SubcatchmentPS-5: Runoff Area=2,631 sf 78.98% Impervious Runoff Depth>4.87"
Tc=6.0 min CN=90 Runoff=0.32 cfs 1,068 cf

SubcatchmentPS-6: Runoff Area=534 sf 0.00% Impervious Runoff Depth>2.02"
Tc=6.0 min CN=61 Runoff=0.03 cfs 90 cf

SubcatchmentPS-7: Runoff Area=11,992 sf 71.13% Impervious Runoff Depth>4.33"
Tc=6.0 min CN=85 Runoff=1.34 cfs 4,325 cf

SubcatchmentPS-8A: Runoff Area=8,949 sf 100.00% Impervious Runoff Depth>5.79"
Tc=6.0 min CN=98 Runoff=1.19 cfs 4,317 cf

SubcatchmentPS-8B: Runoff Area=10,239 sf 100.00% Impervious Runoff Depth>5.79"
Tc=6.0 min CN=98 Runoff=1.36 cfs 4,939 cf

SubcatchmentPS-9: Runoff Area=6,546 sf 15.17% Impervious Runoff Depth>1.01"
Tc=6.0 min CN=48 Runoff=0.13 cfs 553 cf

Pond CB1: CB Peak Elev=581.55' Inflow=1.59 cfs 5,140 cf
12.0" Round Culvert n=0.013 L=103.4' S=0.0091 '/' Outflow=1.59 cfs 5,140 cf

Pond CB1002: CB Peak Elev=573.65' Inflow=4.78 cfs 15,398 cf
12.0" Round Culvert n=0.013 L=33.4' S=0.0039 '/' Outflow=4.78 cfs 15,398 cf

Pond CB2: CB Peak Elev=581.48' Inflow=3.54 cfs 11,371 cf
Primary=3.54 cfs 8,690 cf Secondary=2.26 cfs 2,681 cf Outflow=3.54 cfs 11,371 cf

Pond CB3: CB Peak Elev=581.48' Inflow=0.22 cfs 699 cf
12.0" Round Culvert n=0.013 L=59.8' S=0.0045 '/' Outflow=0.22 cfs 699 cf

Pond CB4: CB Peak Elev=578.91' Inflow=4.46 cfs 14,330 cf
12.0" Round Culvert n=0.025 L=83.0' S=0.0043 '/' Outflow=4.46 cfs 14,330 cf

Pond CB5: CB Peak Elev=575.89' Inflow=0.13 cfs 553 cf
12.0" Round Culvert n=0.013 L=51.0' S=0.0045 '/' Outflow=0.13 cfs 553 cf

Pond DMH1: DMH Peak Elev=581.22' Inflow=3.54 cfs 11,371 cf
12.0" Round Culvert n=0.025 L=77.0' S=0.0004 '/' Outflow=3.54 cfs 11,371 cf

Pond DMH2: DMH Peak Elev=575.86' Inflow=1.31 cfs 4,870 cf
12.0" Round Culvert n=0.013 L=49.0' S=0.0078 '/' Outflow=1.31 cfs 4,870 cf

Pond DMH3: DMH Peak Elev=573.62' Inflow=1.36 cfs 4,939 cf
12.0" Round Culvert n=0.013 L=10.0' S=0.0250 '/' Outflow=1.36 cfs 4,939 cf

Pond WQU: WQU Peak Elev=581.91' Inflow=3.54 cfs 8,690 cf
10.0" Round Culvert n=0.013 L=6.0' S=0.0100 '/' Outflow=3.54 cfs 8,690 cf

Link A: rail trail
Primary=0.00 cfs 0 cf

Link C: Lot 78-39 (Internal Node) Inflow=0.03 cfs 90 cf
Primary=0.03 cfs 90 cf

Link D: municipal drainage Inflow=8.99 cfs 30,194 cf
Primary=8.99 cfs 30,194 cf

Link E: Lot 92-33 (Internal Node) Inflow=0.18 cfs 572 cf
Primary=0.18 cfs 572 cf

Total Runoff Area = 85,029 sf Runoff Volume = 30,194 cf Average Runoff Depth = 4.26"
29.81% Pervious = 25,346 sf 70.19% Impervious = 59,683 sf

Summary for Subcatchment PS-1:

Runoff = 1.59 cfs @ 12.09 hrs, Volume= 5,140 cf, Depth> 4.33"
Routed to Pond CB1 : CB

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 100-YR Rainfall=6.03"

Area (sf)	CN	Description
11,112	98	Paved parking, HSG A
3,140	39	>75% Grass cover, Good, HSG A
14,252	85	Weighted Average
3,140		22.03% Pervious Area
11,112		77.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-10:

Runoff = 0.18 cfs @ 12.09 hrs, Volume= 572 cf, Depth> 3.21"
Routed to Link E : Lot 92-33 (Internal Node)

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 100-YR Rainfall=6.03"

Area (sf)	CN	Description
858	39	>75% Grass cover, Good, HSG A
1,282	98	Paved parking, HSG A
2,140	74	Weighted Average
858		40.09% Pervious Area
1,282		59.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-2:

Runoff = 1.73 cfs @ 12.09 hrs, Volume= 5,533 cf, Depth> 4.12"
Routed to Pond CB2 : CB

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 100-YR Rainfall=6.03"

Area (sf)	CN	Description
6,007	98	Paved parking, HSG A
2,219	39	>75% Grass cover, Good, HSG A
3,218	61	>75% Grass cover, Good, HSG B
4,252	98	Paved parking, HSG B
434	98	Paved parking, HSG B
16,130	83	Weighted Average
5,437		33.71% Pervious Area
10,693		66.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-3:

Runoff = 0.22 cfs @ 12.10 hrs, Volume= 699 cf, Depth> 2.46"
Routed to Pond CB3 : CB

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 100-YR Rainfall=6.03"

Area (sf)	CN	Description
2,924	61	>75% Grass cover, Good, HSG B
487	98	Paved parking, HSG B
3,411	66	Weighted Average
2,924		85.72% Pervious Area
487		14.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-4:

Runoff = 0.92 cfs @ 12.09 hrs, Volume= 2,959 cf, Depth> 4.33"
Routed to Pond CB4 : CB

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 100-YR Rainfall=6.03"

Area (sf)	CN	Description
2,885	61	>75% Grass cover, Good, HSG B
5,320	98	Paved parking, HSG B
8,205	85	Weighted Average
2,885		35.16% Pervious Area
5,320		64.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-5:

Runoff = 0.32 cfs @ 12.09 hrs, Volume= 1,068 cf, Depth> 4.87"
Routed to Pond CB1002 : CB

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 100-YR Rainfall=6.03"

Area (sf)	CN	Description
553	61	>75% Grass cover, Good, HSG B
2,078	98	Paved parking, HSG B
2,631	90	Weighted Average
553		21.02% Pervious Area
2,078		78.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-6:

Runoff = 0.03 cfs @ 12.10 hrs, Volume= 90 cf, Depth> 2.02"
Routed to Link C : Lot 78-39 (Internal Node)

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 100-YR Rainfall=6.03"

Area (sf)	CN	Description
534	61	>75% Grass cover, Good, HSG B
534		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-7:

Runoff = 1.34 cfs @ 12.09 hrs, Volume= 4,325 cf, Depth> 4.33"
Routed to Link D : municipal drainage

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 100-YR Rainfall=6.03"

Area (sf)	CN	Description
5,399	98	Paved parking, HSG B
3,131	98	Paved parking, HSG A
1,314	39	>75% Grass cover, Good, HSG A
2,148	61	>75% Grass cover, Good, HSG B
11,992	85	Weighted Average
3,462		28.87% Pervious Area
8,530		71.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-8A:

Runoff = 1.19 cfs @ 12.09 hrs, Volume= 4,317 cf, Depth> 5.79"
Routed to Pond DMH2 : DMH

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 100-YR Rainfall=6.03"

Area (sf)	CN	Description
8,949	98	Roofs, HSG A
8,949		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-8B:

Runoff = 1.36 cfs @ 12.09 hrs, Volume= 4,939 cf, Depth> 5.79"
Routed to Pond DMH3 : DMH

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 100-YR Rainfall=6.03"

	Area (sf)	CN	Description
*	8,505	98	Roofs, HSG B
	1,734	98	Roofs, HSG A
	10,239	98	Weighted Average
	10,239		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PS-9:

Runoff = 0.13 cfs @ 12.12 hrs, Volume= 553 cf, Depth> 1.01"
Routed to Pond CB5 : CB

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 100-YR Rainfall=6.03"

Area (sf)	CN	Description
5,553	39	>75% Grass cover, Good, HSG A
993	98	Paved parking, HSG A
6,546	48	Weighted Average
5,553		84.83% Pervious Area
993		15.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6**

Summary for Pond CB1: CB

[58] Hint: Peaked 4.55' above defined flood level

Inflow Area = 14,252 sf, 77.97% Impervious, Inflow Depth > 4.33" for 100-YR event
Inflow = 1.59 cfs @ 12.09 hrs, Volume= 5,140 cf
Outflow = 1.59 cfs @ 12.09 hrs, Volume= 5,140 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.59 cfs @ 12.09 hrs, Volume= 5,140 cf
Routed to Pond CB2 : CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 581.55' @ 12.24 hrs
Flood Elev= 577.00'

Device	Routing	Invert	Outlet Devices
#1	Primary	573.00'	**12.0" Round Culvert** L= 103.4' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.00' / 572.06' S= 0.0091 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.00 cfs @ 12.09 hrs HW=574.71' TW=576.58' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)

Summary for Pond CB1002: CB

Inflow Area = 44,629 sf, 66.53% Impervious, Inflow Depth > 4.14" for 100-YR event
Inflow = 4.78 cfs @ 12.09 hrs, Volume= 15,398 cf
Outflow = 4.78 cfs @ 12.09 hrs, Volume= 15,398 cf, Atten= 0%, Lag= 0.0 min
Primary = 4.78 cfs @ 12.09 hrs, Volume= 15,398 cf
Routed to Link D : municipal drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 573.65' @ 12.09 hrs
Flood Elev= 574.80'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.32'	**12.0" Round Culvert** L= 33.4' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.32' / 571.19' S= 0.0039 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=4.67 cfs @ 12.09 hrs HW=573.59' TW=0.00' (Dynamic Tailwater)
1=Culvert (Barrel Controls 4.67 cfs @ 5.95 fps)

Summary for Pond CB2: CB

[58] Hint: Peaked 6.05' above defined flood level
[80] Warning: Exceeded Pond CB1 by 2.84' @ 12.15 hrs (4.88 cfs 3,238 cf)
[80] Warning: Exceeded Pond CB3 by 3.03' @ 12.15 hrs (5.97 cfs 4,992 cf)

Inflow Area = 33,793 sf, 65.97% Impervious, Inflow Depth > 4.04" for 100-YR event
Inflow = 3.54 cfs @ 12.09 hrs, Volume= 11,371 cf
Outflow = 3.54 cfs @ 12.09 hrs, Volume= 11,371 cf, Atten= 0%, Lag= 0.0 min
Primary = 3.54 cfs @ 12.11 hrs, Volume= 8,690 cf
Routed to Pond WQU : WQU
Secondary = 2.26 cfs @ 12.22 hrs, Volume= 2,681 cf
Routed to Pond DMH1 : DMH

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 581.48' @ 12.19 hrs
Flood Elev= 575.43'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.80'	**10.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.80' / 571.80' S= 0.0000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Secondary	572.06'	**12.0" Round Culvert** L= 64.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 572.06' / 571.63' S= 0.0067 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.00 cfs @ 12.11 hrs HW=577.52' TW=579.36' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)

Secondary OutFlow Max=5.77 cfs @ 12.22 hrs HW=580.42' TW=577.48' (Dynamic Tailwater)
2=Culvert (Outlet Controls 5.77 cfs @ 7.35 fps)

Summary for Pond CB3: CB

[58] Hint: Peaked 5.05' above defined flood level

Inflow Area = 3,411 sf, 14.28% Impervious, Inflow Depth > 2.46" for 100-YR event
Inflow = 0.22 cfs @ 12.10 hrs, Volume= 699 cf
Outflow = 0.22 cfs @ 12.10 hrs, Volume= 699 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.22 cfs @ 12.10 hrs, Volume= 699 cf
Routed to Pond CB2 : CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 581.48' @ 12.24 hrs
Flood Elev= 576.43'

Device	Routing	Invert	Outlet Devices
#1	Primary	572.43'	**12.0" Round Culvert** L= 59.8' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 572.43' / 572.16' S= 0.0045 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.00 cfs @ 12.10 hrs HW=574.55' TW=576.95' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)

Summary for Pond CB4: CB

[58] Hint: Peaked 4.41' above defined flood level
[80] Warning: Exceeded Pond DMH1 by 0.17' @ 12.05 hrs (0.81 cfs 146 cf)

Inflow Area = 41,998 sf, 65.75% Impervious, Inflow Depth > 4.09" for 100-YR event
Inflow = 4.46 cfs @ 12.09 hrs, Volume= 14,330 cf
Outflow = 4.46 cfs @ 12.09 hrs, Volume= 14,330 cf, Atten= 0%, Lag= 0.0 min
Primary = 4.46 cfs @ 12.09 hrs, Volume= 14,330 cf
Routed to Pond CB1002 : CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 578.91' @ 12.10 hrs
Flood Elev= 574.50'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.50'	**12.0" Round Culvert** L= 83.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.50' / 571.14' S= 0.0043 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 0.79 sf

Primary OutFlow Max=4.23 cfs @ 12.09 hrs HW=578.60' TW=573.59' (Dynamic Tailwater)
1=Culvert (Outlet Controls 4.23 cfs @ 5.38 fps)

Summary for Pond CB5: CB

Inflow Area = 6,546 sf, 15.17% Impervious, Inflow Depth > 1.01" for 100-YR event
Inflow = 0.13 cfs @ 12.12 hrs, Volume= 553 cf
Outflow = 0.13 cfs @ 12.12 hrs, Volume= 553 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.13 cfs @ 12.12 hrs, Volume= 553 cf
Routed to Pond DMH2 : DMH

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 575.89' @ 12.14 hrs
Flood Elev= 579.23'

Device	Routing	Invert	Outlet Devices
#1	Primary	575.53'	**12.0" Round Culvert** L= 51.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 575.53' / 575.30' S= 0.0045 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.13 cfs @ 12.12 hrs HW=575.88' TW=575.83' (Dynamic Tailwater)
1=Culvert (Outlet Controls 0.13 cfs @ 0.81 fps)

Summary for Pond DMH1: DMH

[58] Hint: Peaked 4.42' above defined flood level
[80] Warning: Exceeded Pond CB2 by 3.51' @ 12.10 hrs (6.30 cfs 5,273 cf)
[80] Warning: Exceeded Pond WQU by 4.19' @ 12.25 hrs (5.10 cfs 4,028 cf)

Inflow Area = 33,793 sf, 65.97% Impervious, Inflow Depth > 4.04" for 100-YR event
Inflow = 3.54 cfs @ 12.09 hrs, Volume= 11,371 cf
Outflow = 3.54 cfs @ 12.09 hrs, Volume= 11,371 cf, Atten= 0%, Lag= 0.0 min
Primary = 3.54 cfs @ 12.09 hrs, Volume= 11,371 cf
Routed to Pond CB4 : CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 581.22' @ 12.13 hrs
Flood Elev= 576.80'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.58'	**12.0" Round Culvert** L= 77.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.58' / 571.55' S= 0.0004 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 0.79 sf

Primary OutFlow Max=2.26 cfs @ 12.09 hrs HW=579.95' TW=578.61' (Dynamic Tailwater)
1=Culvert (Outlet Controls 2.26 cfs @ 2.88 fps)

Summary for Pond DMH2: DMH

[80] Warning: Exceeded Pond CB5 by 0.04' @ 12.05 hrs (0.09 cfs 19 cf)

Inflow Area = 15,495 sf, 64.16% Impervious, Inflow Depth > 3.77" for 100-YR event
Inflow = 1.31 cfs @ 12.09 hrs, Volume= 4,870 cf
Outflow = 1.31 cfs @ 12.09 hrs, Volume= 4,870 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.31 cfs @ 12.09 hrs, Volume= 4,870 cf
Routed to Link D : municipal drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 575.86' @ 12.09 hrs
Flood Elev= 580.62'

Device	Routing	Invert	Outlet Devices
#1	Primary	575.20'	**12.0" Round Culvert** L= 49.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 575.20' / 574.82' S= 0.0078 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.28 cfs @ 12.09 hrs HW=575.85' TW=0.00' (Dynamic Tailwater)
1=Culvert (Barrel Controls 1.28 cfs @ 3.37 fps)

Summary for Pond DMH3: DMH

Inflow Area = 10,239 sf,100.00% Impervious, Inflow Depth > 5.79" for 100-YR event
Inflow = 1.36 cfs @ 12.09 hrs, Volume= 4,939 cf
Outflow = 1.36 cfs @ 12.09 hrs, Volume= 4,939 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.36 cfs @ 12.09 hrs, Volume= 4,939 cf
Routed to Link D : municipal drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 573.62' @ 12.09 hrs
Flood Elev= 576.62'

Device	Routing	Invert	Outlet Devices
#1	Primary	573.00'	**12.0" Round Culvert** L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 573.00' / 572.75' S= 0.0250 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.32 cfs @ 12.09 hrs HW=573.61' TW=0.00' (Dynamic Tailwater)
1=Culvert (Barrel Controls 1.32 cfs @ 3.76 fps)

Summary for Pond WQU: WQU

[58] Hint: Peaked 6.48' above defined flood level
[80] Warning: Exceeded Pond CB2 by 3.30' @ 12.30 hrs (4.77 cfs 3,696 cf)

Inflow Area = 33,793 sf, 65.97% Impervious, Inflow Depth > 3.09" for 100-YR event
Inflow = 3.54 cfs @ 12.11 hrs, Volume= 8,690 cf
Outflow = 3.54 cfs @ 12.11 hrs, Volume= 8,690 cf, Atten= 0%, Lag= 0.0 min
Primary = 3.54 cfs @ 12.11 hrs, Volume= 8,690 cf
Routed to Pond DMH1 : DMH

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 581.91' @ 12.16 hrs
Flood Elev= 575.43'

Device	Routing	Invert	Outlet Devices
#1	Primary	571.70'	**10.0" Round Culvert** L= 6.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 571.70' / 571.64' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf

Primary OutFlow Max=0.00 cfs @ 12.11 hrs HW=579.36' TW=580.67' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)

Summary for Link A: rail trail

[43] Hint: Has no inflow (Outflow=Zero)

Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link C: Lot 78-39 (Internal Node)

Inflow Area = 534 sf, 0.00% Impervious, Inflow Depth > 2.02" for 100-YR event
Inflow = 0.03 cfs @ 12.10 hrs, Volume= 90 cf
Primary = 0.03 cfs @ 12.10 hrs, Volume= 90 cf, Atten= 0%, Lag= 0.0 min
Routed to Link D : municipal drainage

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link D: municipal drainage

Inflow Area = 85,029 sf, 70.19% Impervious, Inflow Depth > 4.26" for 100-YR event
Inflow = 8.99 cfs @ 12.09 hrs, Volume= 30,194 cf
Primary = 8.99 cfs @ 12.09 hrs, Volume= 30,194 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link E: Lot 92-33 (Internal Node)

Inflow Area = 2,140 sf, 59.91% Impervious, Inflow Depth > 3.21" for 100-YR event
Inflow = 0.18 cfs @ 12.09 hrs, Volume= 572 cf
Primary = 0.18 cfs @ 12.09 hrs, Volume= 572 cf, Atten= 0%, Lag= 0.0 min
Routed to Link D : municipal drainage

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Inspection & Maintenance Manual
The Muse Apartments
Tax Map 92 Lot 31
20 Spencer Street
Lebanon, NH
August 12, 2024

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Description of Project

20 Spencer Street, Lot 92 Tax Map 31 is an existing 1.92 acre parcel in Lebanon, NH that has historically functioned as a storage and outdoor facility for NHDOT and Public Works. It is almost entirely impervious, compacted gravel surface. The project proposes to construct an 80 unit, 4-story multifamily apartment building (18,862 SF footprint) with associated parking and site utilities, sewer, water, stormwater management, landscaping and lighting. The property is on a secondary street in the Lebanon Dowtown District.

A closed drainage system internal to the site has been designed to capture the runoff generated by the impervious areas of the project; the parking, roofs, sidewalks, and patios. During pre-application meetings with the municipality, the stormwater methodology was reviewed briefly. It is proposed to pre-treat stormwater runoff from the development then discharge it into the municipal system in Spencer Street.

Responsible Party

Owner: Brookline Opportunities, LLC (c/o Jake Tamposi)*

Address: PO Box 847, Holis, NH 03049

Phone: (978) 419-1699

Email: jake.tamposi@gmail.com

*Responsibility shall be conveyed to any future owners, heirs, or assigns

Stormwater Practices – Schedule of Maintenance

The following practices shall be inspected twice annually; once following snow-melt (spring) and once following leaf-drop (fall):

- Deep Sump Catch Basins
- ADS Water Quality Unit

The following practices shall be inspected annually following snow-melt (spring):

- Culverts
- Catch Basins

Stormwater Practices – Maintenance Guidelines

Pretreatment Practices
(Inspected twice a year)

Deep Sump Catch Basin
Maintenance Requirements:

- To be inspection a least twice annually, once following snow-melt and once following leaf-drop and cleaned as indicated by inspection;
- Sediment should be removed annually and when it approaches half the sump depth;
- Cleanout of the accumulated material in deep sump catch basins, and drainage manholes should be accomplished by vacuum pumping. Cleanout should be performed during dry weather; and

If floating hydrocarbons are observed during an inspection, the material should be removed immediately by skimming, absorbent materials, or other method and disposed in conformance with applicable state and federal regulations.

Treatment Practices
(Inspected twice a year)

ADS Water Quality Unit
Maintenance Requirements:

- To be inspection a least twice annually, once following snow-melt and once following leaf-drop and cleaned as indicated by inspection;
- Sediment should be removed annually and when it approaches half the pipe depth;
- Cleanout of the accumulated material in the WQU should be accomplished by vacuum pumping. Cleanout should be performed during dry weather
- If floating hydrocarbons are observed during an inspection, the material should be removed immediately by skimming, absorbent materials, or other method and disposed in conformance with applicable state and federal regulations.

Conveyance Practices
(Inspections As Noted)

Culvert
Maintenance Requirements:

- To be inspected at least twice annually, once following snow-melt (spring) and once following leaf drop (fall), and cleaned as indicated by inspection.
- Inspect culvert inlet, outlet, and structure.
- Remove accumulated sediments greater than 2 inches in depth and debris at the inlet, at the outlet, and within the conduit.
- Repair any erosion damage at the culvert's inlet and outlet.

Catch Basin
Maintenance Requirements:

- To be inspection a least twice annually, once following snow-melt and once following leaf-drop and cleaned as indicated by inspection;
- Sediment should be removed annually and when it approaches half the sump depth; and

- If floating hydrocarbons are observed during an inspection, the material should be removed immediately by skimming, absorbent materials, or other method and disposed in conformance with applicable state and federal regulations.

System Components

Invasive Species

Maintenance Requirements:

- If any invasive species grow on-site, they shall be killed using spray herbicide
- Responsible Party should contact a local nursery to determine the best alternative for removing the invasive species.

Control of Invasive Plants

During maintenance activities, check for the presence of invasive plants. If invasive plants are found, they shall be controlled and removed in a safe manner as described on the following pages.

Invasive plants are introduced, alien, or non-native plants, which have been moved by people from their native habitat to a new area. Some exotic plants are imported for human use such as landscaping, erosion control or food crops. They also can arrive as "hitchhikers" among shipments of other plants, seeds, packing materials or fresh produce. Invasive plants can cause harm by:

- Becoming weedy and overgrown;
- Killing established shade trees;
- Obstructing pipes and drainage systems
- Forming dense beds in water
- Lowering water levels in lakes, streams, and wetlands
- Destroying natural communities
- Promoting erosion on stream banks and hillsides
- Resisting control except by hazardous chemicals.

Inspection & Maintenance Log

Date	Inspector	BMPs Inspected	Maintenance Required

Inspection Checklist

Date:	**Project Name:** The Muse Apartments
Inspector's Name/Title:	
Inspector's Contact Information:	
☐ 1st Yearly Inspection ☐ 2nd Yearly Inspection	BMP's to be inspected: All BMP's to be inspected: Treatment Practices & Pretreatment Practices

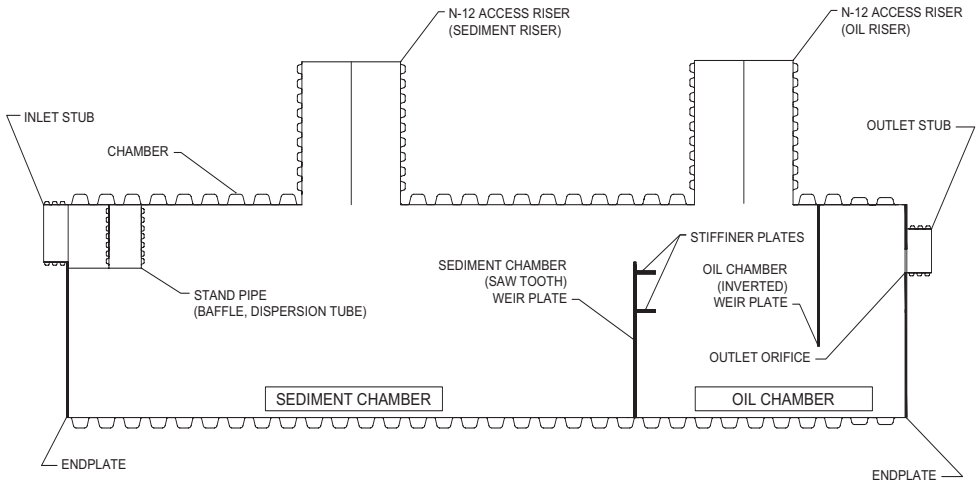
	BMP* **Refer to following Inspection & Maintenance Plan for BMP location**	Maintenance Required	Corrective Action Needed and Notes
1	CB #1	☐ Yes ☐ No	
2	CB #2	☐ Yes ☐ No	
3	CB #3	☐ Yes ☐ No	
4	DMH#1	☐ Yes ☐ No	
5	CB #4	☐ Yes ☐ No	
6	CB #1002	☐ Yes ☐ No	
7	CB #5	☐ Yes ☐ No	
8	DMH #2	☐ Yes ☐ No	
9	DMH #3	☐ Yes ☐ No	
10	CB #1010	☐ Yes ☐ No	
11	ADS WQU Raisers	☐ Yes ☐ No	

*Best Management Practices – see Inspection & Maintenance Plan for locations.
** Photographs of BMPs shall be included as part of the required Inspections
***Copies of Inspection & Maintenance Records shall be provided to the City of Lebanon upon request

Stormwater Quality Units
Inspection & Maintenance

Description/Basic Function

The ADS water quality unit harnesses the proven concepts utilized in municipal stormwater treatment systems and transforms it into a compact water quality unit. The unit is ideal for storm water applications including gas stations and fast food restaurants; this system gives you a highly effective BMP solution.



Risers

The ADS Water Quality Unit consists of two risers. 24” (600 mm) risers are centered over sediment and oil chambers. These two risers provide access to the individual chambers of the Storm Water Quality Unit for maintenance and inspection. Entry into the water quality unit should be considered an OSHA confined space and appropriate guidelines should be followed.

Maintenance Overview

The purpose of maintaining a clean and obstruction free Water Quality Unit is to ensure intened performance. Excessive sediment or debris could reduce the efficiency of the system. A company specializing in such activities should perform inspection and maintenance of the Water Quality Unit.

Inspection / Maintenance Frequency for the ADS Water Quality Unit

- Inspected quarterly (4 times a year) and after major storm events.
- Cleaned (pumped and pressure washed) as indicated by the sediment level in Table 1, or annually.
- Site or surrounding site conditions may require more inspections and maintenance.

Inspection

An inspection should be performed when the system is installed. This allows the owner to measure the invert prior to accumulation of sediment. This survey will allow the monitoring of sediment build-up without entering the system, thereby reducing the need for confined space entry. Documentation of pre-inspection data should be captured.

Procedures

1. Inspect the bypass structure for blockage. Inspect the diversion structure and weir for damage and sediment buildup. Any damage should be repaired and sediment should be removed as required.
2. Locate the Water Quality Unit risers, locate the risers. The risers will be 24” (600 mm) in diameter.
3. Remove the lid of each riser. It is recommend that this be done one at a time so an open riser is not left exposed during inspection or maintenance of the other risers.
4. In the 24” (60 mm) riser over the Sediment Chamber, inspect the amount of floatable debris. Then measure the sediment buildup with a measuring device such as a Sludge Judge® Also inspect that the inlet pipe does not have any blockage. Blockage inspection is better suited after unit is vacuumed. Any confined space entry would be done through this riser and OSHA requirements must be followed.
5. In the 24” (600 mm) riser over the Oil Chamber, measure/inspect the oil depth.
6. Inspect structure and components for any damage.
7. Replace all riser lids.

Maintenance

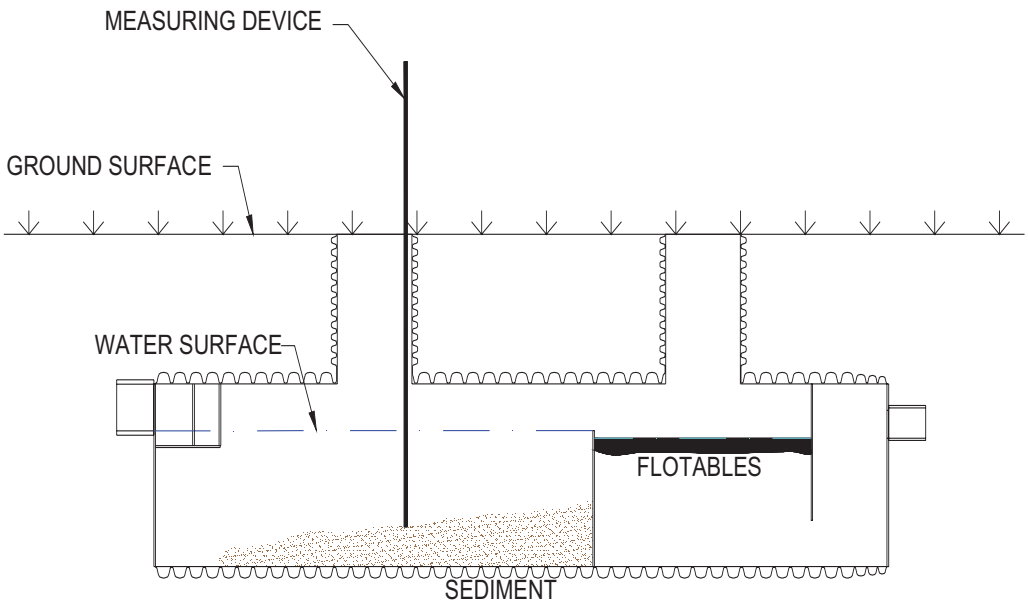
Cleaning should be performed if **sediment volume has reduced the storage area by 20% or if the depth of sediment has reached approximately 25% of the diameter of the structure (See Table 1 for cleanout depth information).** Furthermore, the system may need cleaning in the event a spill of a foreign substance enters the unit.

Inspection Procedures (Measuring Sediment Depth)

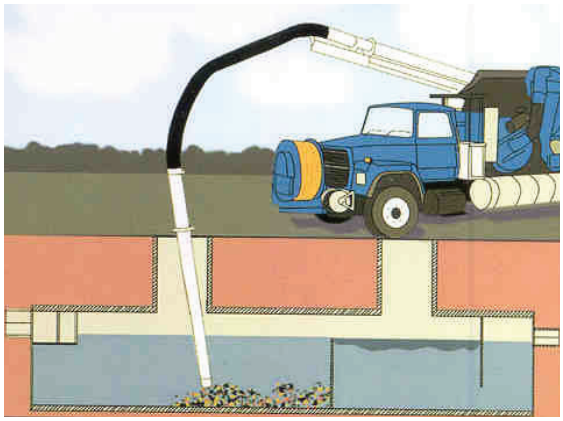
1. Lower measuring device into sediment riser of unit.
2. Read measurement at ground surface.
3. Subtract the current measurement reading from the distance between the ground surface to the invert of the SWQU (obtained when unit was first installed or is clean).
4. Compare calculated difference to the respective value in Table 1. If resulting value is equal to or greater than the respective value on the Table 1, maintenance shall be performed. The figure below illustrates the inspection procedure.

Table 1
Sediment Depth at Cleanout

Model Number	Diameter in. (mm)	Sediment Depth in. (mm)
3620WQ	36 (900)	9 (225)
3640WQ	36 (900)	9 (225)
4220WQ	42 (1050)	10 (250)
4240WQ	42 (1050)	10 (250)
4820WQ	48 (1200)	12 (300)
4840WQ	48 (1200)	12 (300)
6020WQ	60 (1500)	15 (375)
6040WQ	60 (1500)	15 (375)



Cleaning Procedures



1. Insert vacuum hose into bypass Structure and pump out. Inspect bypass Structure for any damage.
2. Insert vacuum hose into 24” (600 mm) riser and pump out the Sediment Chamber. Pressure wash this Chamber if needed. Inspect for any damage.
3. Insert vacuum hose into other 24” (600 mm) riser. This will pump out the Oil Chamber. Pressure wash this Chamber if needed.
4. Refill water quality unit with water. Inspect the inlet pipe for any blockage, the weir plate for damage, and for any structural damage.
5. Replace all riser lids.

The owner or operator is responsible for meeting all federal, state, and local laws and regulations during the maintenance and clean out operations.

Material Disposal

Owners are responsible for complying with all federal, state, and local regulations when disposing of material collected from the storm water quality unit. Water and sediment from cleanout procedures should not be dumped into sanitary sewer.

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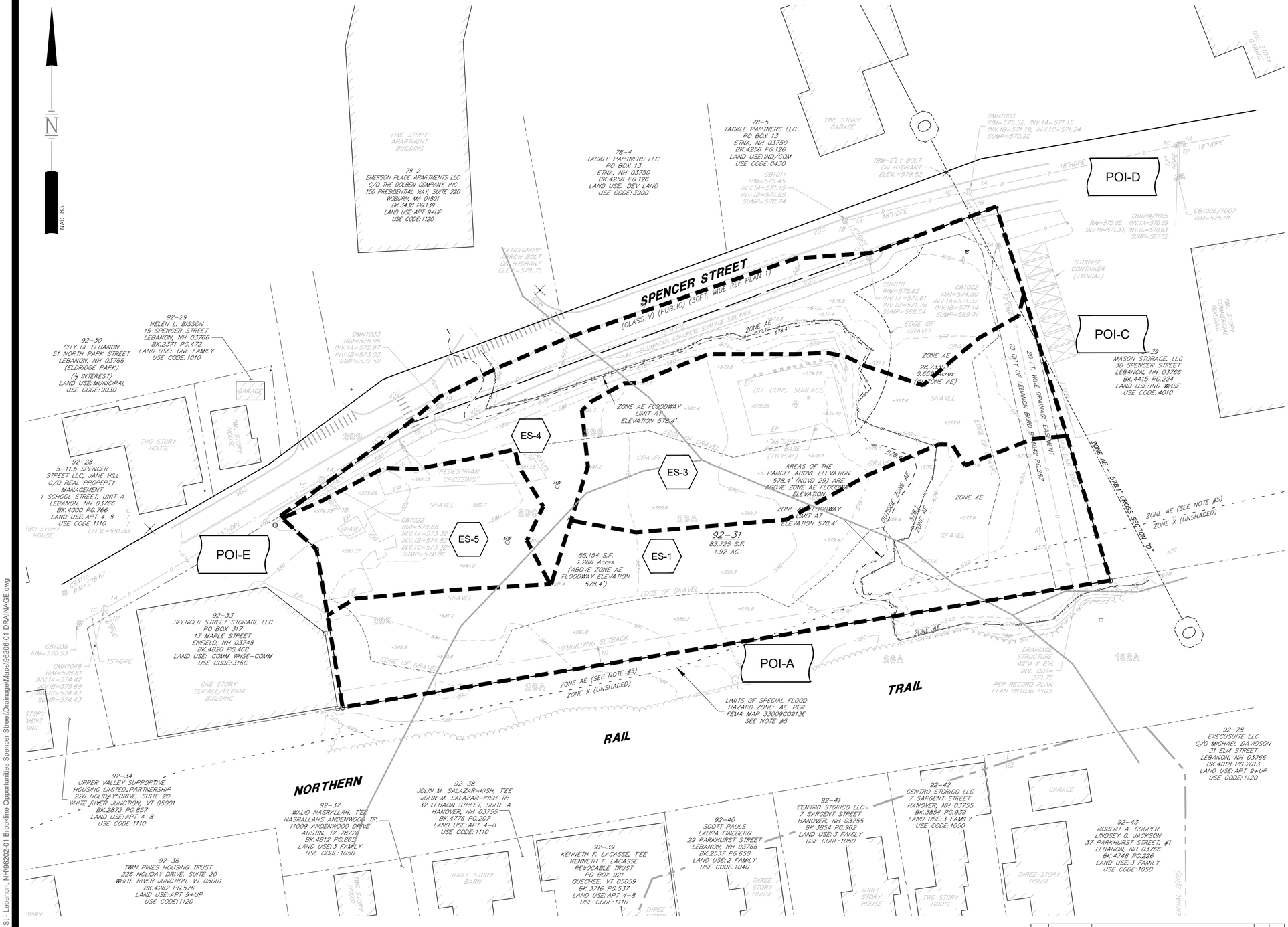

LEGEND

- PROPERTY LINE
- LIMITS OF DRAINAGE SUBCATCHMENT
- SOIL GROUP BREAKLINE
- FLOW PATH (Tc LINE)
- REACH
- POI-1 — POINT OF INTEREST
- ES-1 — SUBCATCHMENT AREA
- EP-1 — POND, CULVERT, OR CATCH BASIN
- ER-1 — REACH

NOTES

3. TOTAL SITE AREA: 1.92 AC
   TOTAL AREA OF DISTURBANCE: 1.9± AC (INCLUDING OFF-SITE AREAS)
4. SOILS SHOWN ARE FROM THE SOIL SURVEY OF GRAFTON COUNTY, NH, PREPARED BY USDA-NATURAL RESOURCES CONSERVATION SERVICES.
   299 -UDORTHENTS - HYDROLOGICAL SOIL GROUP (ASSUMED A)
   26A - WINDSOR LOAM SAND - HYDROLOGICAL SOIL GROUP A
   132A - DARTMOUTH SILT LOAM - HYDROLOGICAL SOIL GROUP C
   4 - POOTATUCK VERY FINE SANDY LOAM - HYDROLOGICAL SOIL GROUP B
5. STORM WATER DRAINAGE SYSTEM IS SHOWN ON THE PLAN. SEE GRADING & DRAINAGE PLAN FOR RIM, INVERT, PIPE LENGTH, AND SLOPE INFORMATION.
   POST-CONSTRUCTION RUNOFF CN: CN=84
   IMPERVIOUS SURFACE AREA: 1.4± AC

SOIL PHASE LEGEND (PERCENT)

A	B	C	D	E	F
0-3	3-8	8-15	15-25	25-50	50+

SOIL LEGEND (PER USDA NRCS WEB SOIL SURVEY)

SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP	DRAINAGE CLASS
4	POOTATUCK VERY FINE SANDY LOAM	B	MODERATELY WELL
26A	WINDSOR LOAMY SAND, 0% - 3% SLOPES	A	EXCESSIVELY
132A	DARTMOUTH SILT LOAM, 0% - 3% SLOPES	C	MODERATELY WELL
299	UDORTHENTS. SMOOTHED		

SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

PRE-DEVELOPMENT DRAINAGE MAP

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

OWNED BY

CITY OF LEBANON

PREPARED FOR

THE MUSE LEBANON, LLC

SCALE: 1"=30' **AUGUST 12, 2024**

HORIZONTAL SCALE 1"=30'
30 15 0 30

REV	DATE	DESCRIPTION	DR	CK
3	7/13/2026	BUILDING FOOTPRINT UPDATE	JD	NG
2	10/23/2024	COA PLAN REVISIONS	JD	NG
1	8/26/2024	CITY REVIEW	JD	NG

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Traffic Engineers
Land Surveyors
Landscape Architects
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48 Constitution Drive
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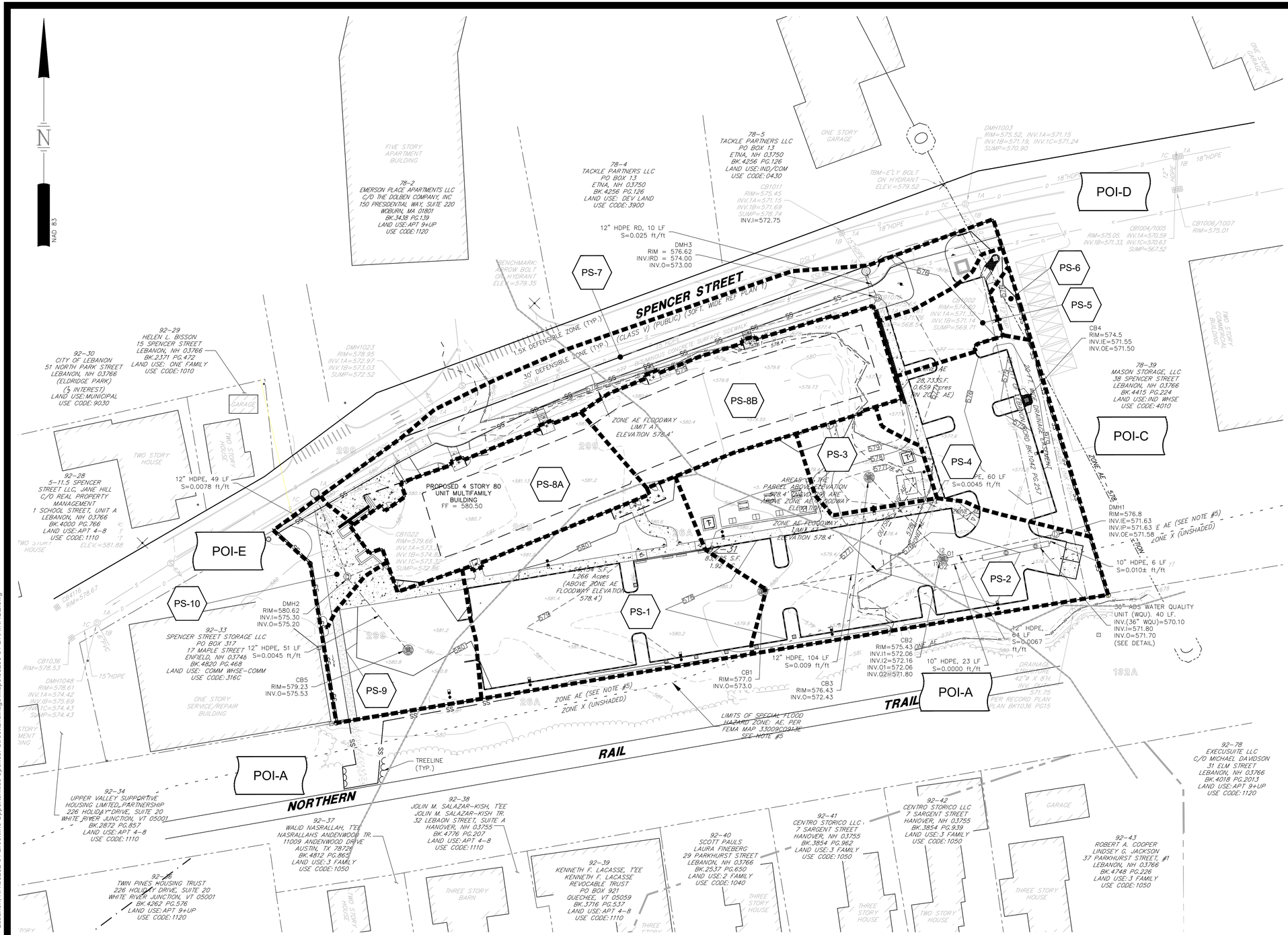
Fax (603) 472-9747
www.tfmoran.com

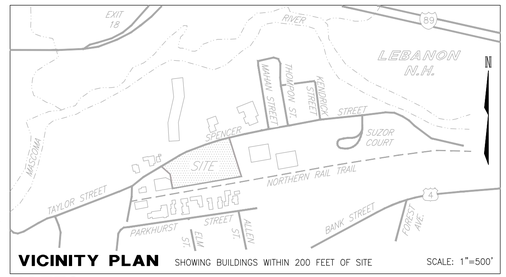
FILE		DR	JED	FB	–	
	96202.01	CK	NG	CADFILE	96206-01 DRAINAGE	D-01

Jul 10, 2026 - 9:22am
F:\TFM Projects\96202 Spencer St - Lebanon, NH\96202-01 Brookline Opportunities Spencer Street\Drainage\Maps\96206-01 DRAINAGE.dwg



LEGEND

- PROPERTY LINE
- LIMITS OF DRAINAGE SUBCATCHMENT
- SOIL GROUP BREAKLINE
- FLOW PATH (Tc LINE)
- REACH
- POI-1 — POINT OF INTEREST
- PS-1 — SUBCATCHMENT AREA
- PP-1 — POND, CULVERT, OR CATCH BASIN
- PR-1 — REACH



VICINITY PLAN SHOWING BUILDINGS WITHIN 200 FEET OF SITE SCALE: 1"=500'

NOTES

3. TOTAL SITE AREA: 1.92 AC
   TOTAL AREA OF DISTURBANCE: 1.9± AC (INCLUDING OFF-SITE AREAS)
4. SOILS SHOWN ARE FROM THE SOIL SURVEY OF GRAFTON COUNTY, NH, PREPARED BY USDA-NATURAL RESOURCES CONSERVATION SERVICES.
   299 –UDORTHENTS – HYDROLOGICAL SOIL GROUP (ASSUMED A)
   26A – WINDSOR LOAM SAND – HYDROLOGICAL SOIL GROUP A
   132A – DARTMOUTH SILT LOAM – HYDROLOGICAL SOIL GROUP C
   4 – POOTATUCK VERY FINE SANDY LOAM – HYDROLOGICAL SOIL GROUP B
5. STORM WATER DRAINAGE SYSTEM IS SHOWN ON THE PLAN. SEE GRADING & DRAINAGE PLAN FOR RIM, INVERT, PIPE LENGTH, AND SLOPE INFORMATION.
   POST-CONSTRUCTION RUNOFF CN: CN=84
   IMPERVIOUS SURFACE AREA: 1.4± AC

SOIL PHASE LEGEND (PERCENT)

A	B	C	D	E	F
0–3	3–8	8–15	15–25	25–50	50+

SOIL LEGEND (PER USDA NRCS WEB SOIL SURVEY)

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SITE DEVELOPMENT PLANS

TAX MAP 92 LOT 31

POST-DEVELOPMENT DRAINAGE MAP

THE MUSE APARTMENTS

20 SPENCER STREET LEBANON, NH

OWNED BY

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PREPARED FOR

THE MUSE LEBANON, LLC

SCALE: 1"=30' **AUGUST 12, 2024**

HORIZONTAL SCALE 1"=30'
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REV.	DATE	DESCRIPTION	DR	CK
3	7/13/2026	BUILDING FOOTPRINT UPDATE	JD	NG
2	10/23/2024	COA PLAN REVISIONS	JD	NG
1	8/26/2024	CITY REVIEW	JD	NG

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FILE	DR	JED	FB	–	D-02
96202.01	CK	NG	CADFILE	96206-01 DRAINAGE	

Jul 10, 2026 - 9:17am
F:\TFM Projects\96202 Spencer St - Lebanon, NH\96202-01 Brookline Opportunities Spencer Street\Drainage\Maps\96206-01 DRAINAGE.dwg

PLANNING BOARD

August 10, 2026 Meeting

Staff Memorandum – PB2026-37-SPA / PB2026-38-CUP

APPLICATION INFORMATION

Agenda Items: 3.H / 3.I

Application ID:
PB2026-37-SPA / PB2026-38-CUP

Application Type:
Amendment to approved Site Plan for a proposed 80-unit affordable housing development, and Conditional Use Permit to "waive" the minimum height requirement applicable to the street level story of the proposed building

Property Location & Tax Map:
20 Spencer St (Tax Map 92, Lot 31)

Applicant: The Muse Lebanon, LLC

Property Owner:
City of Lebanon

Property Size:
+/-1.92 acres (83,729 sq. ft.)

Zoning District:
Lebanon Downtown (LD) District

Overlay District(s):
Floodplain District

Future Land Use Map:
Central Business District

Existing Use & Improvements:
Vacant; formerly occupied by the City's Department of Public Works facility

Proposed Use & Improvements:
+/-76,278 sq. ft. (formerly +/-76,064 sq. ft.) multi-family building with 80 affordable housing units, together with parking, utilities, and other related site improvements

Staff Attachments:

- Notice of Action dated 9/17/24 for PB2024-36-SPR

LEGAL NOTICES

The Muse Lebanon, LLC (applicant), City of Lebanon (property owner), 20 Spencer Street (Tax Map 92, Lot 31), zoned LD: Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests modifications to a Site Plan for a proposed 80-unit multi-family dwelling, originally approved on September 16, 2024 (PB2024-36-SPR), including minor site layout changes and the removal of condition of approval #25 requiring an on-site playground area. PB2026-37-SPA

The Muse Lebanon, LLC (applicant), City of Lebanon (property owner), 20 Spencer Street (Tax Map 92, Lot 31), zoned LD: For the 80-unit multi-family development approved on September 16, 2024 (PB2024-36-SPR), applicant requests a Conditional Use Permit pursuant to Section 307.8.C of the Zoning Ordinance to allow the proposed building's street level story to be 10 ft. 2 in. height where a minimum height of 12 ft. is required in the LD District. PB2026-38-CUP

APPLICATION MATERIALS

PB2026-37-SPA:

- Application form (1 pg)
- Letter dated July 13, 2026 from TFMoran, Inc. (project description; 3 pgs)
- Certified Notification List (3 pgs)
- Fee Schedule (2 pgs)
- Plan sheet exhibit titled "Surface Conditions Plan," prepared by TFMoran, Inc., dated August 12, 2024, last revised July 13, 2026
- Plan set titled "Muse Apartments," prepared by TFMoran, Inc., dated August 12, 2024, last revised July 26, 2026, File 96202.01 (25 sheets)
- Document titled, "Stormwater Management Plan," prepared by TFMoran, Inc., dated August 12, 2024, last revised July 13, 2026, File 96202.01 (drainage report; 151 pages) – *not included with hard copies of agenda packet materials provided to Planning Board members*

PB2026-38-CUP:

- Application form (1 pg)
- Application for Conditional Use Permit per Section 307.8.C, dated July 13, 2026 (3 pgs)
- Attachment to Application for Conditional Use Permit per Section 307.8.C, dated July 13, 2026 (4 pgs)

- Certified Notification List (3 pgs)
- Fee Schedule (2 pgs)

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.

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

©2021 Eagleview (image taken 4/4/2021)

APPLICATION OVERVIEW

The subject property is currently vacant and was formerly occupied by the City's Department of Public Works facility. Following extensive environmental remediation, the City issued a Request for Proposals to redevelop the property as affordable housing. The City Council selected the applicant as the developer.

On September 17, 2024, the applicant obtained Site Plan approval for a proposed +/-76,064 sq. ft. multi-family building with 80 affordable housing units, together with parking, utilities, landscaping, access, and other related site improvements (PB2024-36-SPR). A copy of the Board's Notice of Action is attached for reference.

The applicant has submitted two applications to the Planning Board to amend the original site plan approval:

1. PB2026-37-SPA: The applicant requests certain minor design modifications to the approved site plan as described in the applicant's letter dated July 13, 2026 from TFMoran, Inc., and as depicted on the amended plan set submitted with the application materials. The proposed modifications also entail a request to remove condition of approval #25 as set forth in the September 17, 2024 Notice of Action, which provides as follows:

   > The applicant shall enter into an agreement with the City of Lebanon and the State of New Hampshire for the construction of the proposed 2,560 sq. ft. playground depicted on the Site Layout Plan sheet, dated August 12, 2024, last revised August 26, 2024, prepared by TFMoran, Inc., File 96202.01.

2. PB2026-38-CUP: The applicant also requests a Conditional Use Permit pursuant to Article III, Section 307.8.C of the Zoning Ordinance to "waive" the requirement that the street level story of the proposed building requirement have a minimum height of 12 ft.

STAFF COMMENTS

PLANNING

I. PB2026-37-SPA:

The applicant's request per PB2026-37-SPA is a modification to an approved site plan (PB2024-36-SPR) and is therefore subject to Section 9.1 of the Site Plan Review Regulations which provides 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. [...]

Note that Section 9.2 allows "minor alterations" to an approved plan that do not constitute a "material change" and which are "necessitated by unforeseen or unanticipated circumstances" (See Section 9.2.A). Section 9.2.B.1 provides that a modification shall be deemed a minor alteration only if, "it is relatively minor, in light of the overall scope of the proposal." The scope of the proposed modifications in the applicant's letter dated July 13, 2026 from TFMoran, Inc., and as depicted on the amended plan set submitted with the application materials could likely qualify for administrative review per Section 9.2. However, one of the modifications includes the elimination of the proposed playground which, as noted above, will also necessitate the removal condition of approval #25 from the September 17, 2024 Notice of Action. Administrative approval per Section 9.2 is not available when the requested modifications entail changes to the Board's conditions of approval.

Also, Section 9.1 provides that, "[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." Consequently, the applicant will need to address this criterion as a

threshold matter in order for the Board to consider the applicant's request to eliminate the playground and remove condition of approval #25.

II. PB2026-38-CUP:

Conditional Use Permit Per Section 307.8.C to "Waive" the Street Level Story Minimum Height Requirement

Section 308 of the Zoning Ordinance establishes the use, dimensional, and design requirements applicable in the Lebanon Downtown (LD) District[1]. Section 308.7.C provides as follows:

> Minimum Story Height. The street level story of a building shall not be less than twelve (12) feet in height as measured between finished floors. All other stories shall be no less than ten (10) feet in height as measured between finished floors. The Planning Board may waive these requirements by conditional use permit pursuant to Section 302.4.

"Street level story" is defined in Appendix A of the Zoning Ordinance as: "The story having its floor elevation closest to the elevation of the adjacent street or any story partially below the elevation of the adjacent street and having six (6) feet or more of its height above the elevation of the street."

For the reasons set forth in the applicant's attachment to the Conditional Use Permit Support Statement, dated July 13, 2026, and included in the attached application materials, the applicant requests a Conditional Use Permit (CUP) to allow the street level story (i.e. the first floor) of the proposed building to have a height of 10 ft. 2 in., in lieu of the minimum required height of 12 ft.

In considering the applicant's request, note the following:

- The applicant had originally requested a CUP per Section 307.8.C in connection with the original site plan application; however, the request was unable to be heard at that time due to a noticing error. In immediate need of a site approval approval in connection with a funding request deadline, the applicant withdrew the Section 307.8.C CUP request (in lieu of continuing the application to the next Planning Board meeting in order to properly advertise the CUP request) and made it clear to the Board that a new CUP application per Section 307.8.C would be submitted in the future.

- Because the proposed building is proposed to be entirely residential (although some units are designed as "live/work" spaces), the applicant, in connection with the original site plan approval, applied for and obtained a "waiver" from Section 307.6.B.1 which requires that a certain portion of the street level story is reserved for non-residential uses. In staff's view, while there is a relationship between the two, a "waiver" of the Section 307.6.B.1 non-residential requirement does not by itself necessarily substantiate a "waiver" of the Section 307.8.C minimum story height requirement.

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. These criteria are included on page 2 of the Application for Conditional Use Permit Support Statement form. The applicant has submitted written testimony addressing the Section 302.4.D criteria in an attachment to the Conditional Use Permit Support Statement (see attached application materials).

[1] Additional design requirements for the LD District are set forth in Section 6.10 of the Site Plan Review Regulations.

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.

CITY ASSESSOR
No comment provided.

CHIEF BUILDING OFFICIAL
No comment provided.

ENGINEERING/PUBLIC WORKS
The City Engineer reviewed the application materials and had no comment.

FIRE DEPARTMENT
No comment provided.

POLICE DEPARTMENT
No comment provided.

STAFF RECOMMENDATIONS FOR PB2026-37-SPA

If the Planning Board moves to approve application PB2026-37-SPA, then based on the information reviewed by City staff, the Planning and Development Department recommends that the Planning Board approve the application with the conditions noted below:

1. The applicant shall comply with the Planning Board Notice of Action for PB2024-36-SPR dated September 17, 2024, and shall satisfy and comply with all conditions of approval thereof except as may be superseded by the conditions below.

2. The amended plan set submitted with PB2026-37-SPA, titled “Muse Apartments,” prepared by TFMoran, Inc., dated August 12, 2024, last revised July 26, 2024, shall supersede and replace the plan set referenced in the September 17, 2024 Notice of Action, and all plan set related conditions of approval thereof shall apply to and with respect to the amended plan set.

3. Condition #26 set forth in the September 17, 2024 Notice of Action (regarding playground requirements) is hereby stricken in its entirety.

Attachments

cc: The Muse Lebanon, LLC, applicant
Jonathan Devine, PE, TFMoran Inc.
File

CITY OF LEBANON ~ PLANNING & DEVELOPMENT

NOTICE OF ACTION
LEBANON PLANNING BOARD
PB2024-36-SPR

Notice is hereby given that on **September 9, 2024**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

"Richard Ford Burley moved that the application of The Muse Lebanon, LLC (applicant), City of Lebanon (property owner), 20 Spencer Street (Tax Map 92, Lot 31), zoned LD is complete enough for the Planning Board to accept jurisdiction and commence review.

The motion was seconded by Kathie Romano. The vote on the motion was approved in favor, 6-0, with Mr. Rutter abstaining."

Notice is hereby given that on **September 16, 2024**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

"Richard Ford Burley moved that for the application of The Muse Lebanon, LLC, PB2024-36-SPR, the Lebanon Planning Board **APRPOVE** a waiver from the following sections of the Site Plan Review Regulations:

- **Section 5.1.G.2** – requirement to prepare a traffic study

The motion was seconded by Kathie Romano. The vote on the motion was approved 6-0."

Notice is hereby given that on **September 16, 2024**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

"Richard Ford Burley moved that for the application of The Muse Lebanon, LLC, PB2024-36-SPR, the Lebanon Planning Board APPROVE partial waivers from the following sections of the Site Plan Review Regulations:

- **Section 6.2.B.1.a** – perimeter landscaping requirements
- **Section 6.2.B.4** – requiring all trees to be planted a minimum of 8 ft. from any property line
- **Section 6.2.B.6** – additional buffer requirements

- **Section 6.2.D.1** – landscaping around buildings requirements
- **Section 6.6.C.1.2.K** – requiring test pit data for stormwater management design
- **Section 6.6.G** – stormwater management design standards for redevelopment

The motion was seconded by Kathie Romano. The vote on the motion was approved 6-0."

"At duly-noticed meetings of the Lebanon Planning Board held on **September 9, 2024** and **September 16, 2024**, there appeared representatives on behalf of The Muse Lebanon, LLC (applicant) and the City of Lebanon (property owner) regarding 20 Spencer Street (Tax Map 92, Lot 31), zoned LD, requesting a Conditional Use Permit per Section 307.6.B.2 of the Zoning Ordinance to waive the requirement that a portion of the street level story of the proposed multi-family building is reserved for a non-residential use. PB2024-36-SPR

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 Muse Lebanon, LLC proposes to redevelop the subject property with a +/-76,064 sq. ft. multi-family building containing 80 affordable dwelling units.

2. Pursuant to Section 307.6.B.1, a portion of the street level story of the new building at the subject property is required to be reserved for non-residential uses.

3. Pursuant to Section 307.6.B.2, the applicant requests a Conditional Use Permit to waive the requirements of Section 307.6.B.1.

4. In order to grant the requested Conditional Use Permit, the Board must find the applicant's proposal satisfies the Enhanced Performance Standards set forth in Section 302.4.D as well as the specific requirements of Section 307.6.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 Enhanced Performance Standards set forth in Section 302.4.D and the criteria set forth in Section 307.6.B.2 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 **ARE** commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. (§302.4.D.2)

3. The proposal **DOES** satisfy the criteria of Section 302.4.D.3.

4. The proposal **DOES** satisfy the criteria of Section 302.4.D.4.

5. The proposal **DOES** satisfy the criteria of Section 302.4.D.5.

6. Non-residential uses on the street level story **ARE NOT** inappropriate given the unique characteristics of the subject property. (Section 307.6.B.2.a)

7. The proposal **DOES** provide improvements to streetscapes, public ways, or public spaces that implement recommendations for downtown Lebanon in current plans, policies, or programs adopted by the City of Lebanon including but not limited to the Master Plan, Downtown Visioning Study, and the Capital Improvement Program. (Section 307.6.B.2.b)

8. The proposal **DOES** include a high-quality design with attention to architectural quality and detail, universal accessibility, and/or environmental sustainability. (Section 307.6.B.2.c)

III. DECISION

Now therefore be it resolved that the Planning Board, on this **16th day of September 2024,** hereby **GRANTS** the request of The Muse Lebanon, LLC for a Conditional Use Permit per Section 307.6.B.2, as set forth above and per testimony, plans, and materials submitted.

The motion was seconded by Kathie Romano. The vote on the motion was approved 6-0."

Notice is hereby given that on **September 16, 2024**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

"**Richard Ford Burley** moved that the Lebanon Planning Board **APPROVE** the application of The Muse Lebanon, LLC (applicant) and the City of Lebanon (property owner), regarding 20 Spencer Street (Tax Map 92, Lot 31), zoned LD, PB2024-36-SPR, for Site Plan approval to construct a +/- 76,064 sq. ft. multi-family building with 80 affordable housing units, together with parking, utilities, landscaping, access, and other related site improvements as shown on a plan set titled "Muse Apartments," prepared by TFMoran, Inc., dated August 12, 2024, last revised August 26, 2024, File 96202.01, 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:

General Conditions

1. 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. The development is subject to the Site Plan Review Regulations adopted May 13, 1991, last revised January 23, 2023, and the Zoning Ordinance adopted January 16, 2013, last amended April 3, 2024, which are the regulations in effect at the time the application was submitted.

3. A building permit must be applied for and issued within three and a half (3.5) years of the date of this approval (4.10.A), subject to an extension if applied for by the applicant and if approved by the Planning Board per section 4.10.B. This extension of 1.5 years from the usual two (2) is granted by the Board due to the nature and timeline of the funding cycle for affordable housing grants from the NH Housing Finance Authority.

4. "Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved within five (5) years of the date of this approval (8.4.A.2). If active and substantial development 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. This extension of 3 years from the usual 2 is granted by the Board due to the nature and timeline of the funding cycle for affordable housing grants from the NH Housing Finance Authority.

5. “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.

6. 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.

7. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.

8. 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.

9. 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).

10. 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.

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

11. Within 45 days of the Planning Board's approval, the applicant shall address comments set forth in the memo dated September 9, 2024, from Duane Egner, Lebanon Fire Inspector, to the satisfaction of the Fire Department.

12. Within 45 days of the Planning Board's approval, the applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department and the City Engineer:
    a) Any changes made pursuant to Condition of Approval #11 above.
    b) Depict all off-site information required by Sections 5.1.E.7, 9, and 17, within 200 ft of the site.
    c) Provide that all curbing shall be granite as required by Section 6.5.F.1.
    d) Add plan note regarding the groundwater management permit for the property and any ongoing monitoring and reporting requirements.
    e) On the cover sheet:
        i. Identify the proposed use and the maximum number of permitted parking spaces per Section 607 of the Zoning Ordinance.
        ii. Add sheet numbers to Table of Contents and add sheet numbers in the lower right-hand corner of all plan sheets with a prominent font size.
    f) On the existing conditions plan, confirm/clarify use of "floodway" terminology and associated elevations.
    g) On Sheet C-05:
        i. Remove snow storage areas that overlap with handicap accessible signage.
        ii. Add dashed line on the inside of the curb to the legend.
        iii. Add note indicating that on-site hydrant(s) will be dedicated to the City for ownership and maintenance.
    h) On Sheets C-05 through C-10, depict outline of entrance features.
    i) On Sheet C-05 or additional plan sheet, delineate easement area to be conveyed to the City for the purpose of maintaining the sidewalk (if deemed necessary by the City's legal counsel) and the on-site hydrant(s), and for the purpose of accessing the water shut-off valve.
    j) On Sheet C-06, amend Note 2 to provide that replacement of pipe shall require coordination with and approval by the City Engineer.
    k) On Sheet C-10, provide landscaping for the freestanding sign as required by Section 608.4.A.4.b.i of the Zoning Ordinance.
    l) On Sheet A-200:
        i. Amend to demonstrate compliance with the minimum story height requirements of Section 307.8.C of the Zoning Ordinance.
        ii. Identify length/width measurements for each elevation.
    m) 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.

13. The applicant shall obtain a Floodplain Permit from the Floodplain Administrator and shall verify with the Building Inspector that development complies with the applicable floodplain-related requirements of the Building Code.

14. The applicant shall provide a letter or certification from the engineer or record or other qualified design professional confirming that the approved plan set meets the accessibility standards of the State of New Hampshire Building Code.

15. 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.

16. The applicant shall obtain approval from the City Council or the City Manager's office for any additional water and/or sewer flows in accordance with the applicable Chapter 136 and 182 of the City Code.

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

18. The applicant shall apply to the Department of Public Works for an Excavation Permit, Driveway Permit, and Stormwater Permit.

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

19. Prior to the start of any construction activities on the property, the applicant shall record in the Grafton County Registry of Deeds notice of the stormwater management and erosion and sediment control plans as required per Section 6.6.H.2.d of the Site Plan Review Regulations. Such notice shall be reviewed by the Planning & Development Department prior to recording.

20. Prior to the start of any construction activities on the property for which construction inspection is required pursuant to this decision or any applicable ordinance or code, the City shall retain the services of an independent third-party inspector, for which the applicant shall be responsible for all inspection fees related to (a) on-site work related to sewer, water, temporary sedimentation and erosion control, and drainage improvements, and (b) all off-site work within the City's right-of-way (including but not limited to water, sewer, driveways, drainage), in accordance with Section 8.2 of the Site Plan Review Regulations. The applicant shall provide funding for inspection services in a form and amount acceptable to the City and shall sign an Infrastructure Inspection Agreement.

21. The development shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on May 20, 2024. In accordance with RSA 674:39, the approved site plan shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.

22. All water and sewer fees shall be paid as set forth in City Code Chapter 68.

23. The applicant shall obtain from the Department of Public Works an Excavation Permit, Driveway Permit, and Stormwater Permit.

24. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required Federal or State approvals, including but not limited to:
    a) EPA Stormwater Pollution Prevention Plan (SWPPP)
    b) NHDES Sewer Connection Permit

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

25. The applicant shall enter into an agreement with the City of Lebanon and the State of New Hampshire for the construction of the proposed 2,560 sq. ft. playground depicted on the Site Layout Plan sheet, dated August 12, 2024, last revised August 26, 2024, prepared by TFMoran, Inc., File 96202.01.

26. The applicant shall grant an easement or other authorization to the City in a form acceptable to the Department of Public Works to access the on-site water shut-off valves and, if deemed necessary by the City's legal counsel, to maintain the sidewalk along the property frontage.

27. The applicant shall dedicate the on-site hydrant(s) to the City for ownership and maintenance, subject to appropriate easements. Said conveyance and easements shall be approved by the City Attorney and the Department of Public Works and recorded in the Grafton County Registry of Deeds. The applicant shall also dedicate the sidewalk along the property frontage for ownership and maintenance if deemed necessary by the City's legal counsel.

28. The impact fee calculated pursuant to Condition of Approval #21 shall be paid.

29. Third-party engineer or design engineer inspection reports and contractor 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.

30. 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.

31. The applicant shall work with the Department of Public Works to evaluate the feasibility and desirability of implementing recommendation 2.a or 2.b from the Pedestrian & Bicyclist Advisory Committee included in the staff memo prepared for the 9/16/24 meeting and shall be responsible for implementing any such recommendations in accordance with required City procedures.

The motion was seconded by Patrick Kennelly. The vote on the motion was approved 5-0."

Notice of Action prepared by: Crystal Taplin, Administrative Assistant, September 17, 2024

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 TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: The Muse Lebanon, LLC TEL.#: [redacted]

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 92 LOT#: 31 PLOT #: ZONE: LD

STREET ADDRESS OF PROJECT: 20 Spencer Street

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

FLOOD PLAIN ☒ YES ☐ NO

SCOPE OF PROJECT:

Affordable 80 unit residential multi-family development.

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: Affordable Housing

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 August 10, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: _____ DATE: 8/12/24

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

PROPERTY OWNER: _____ DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - $ AMOUNT	DATE PAID	VOUCHER #
7/13/2026	92-31	PB2026-38-CUP			

City of Lebanon, New Hampshire
APPLICATION FOR CONDITIONAL USE PERMIT
SUPPORT STATEMENT

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

I. APPLICATION CHECKLIST

☑ *Application form*

☑ *Public Hearing Notification List*

☑ *Filing fee*

☑ *This form, fully completed*

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

☑ *A scaled site plan identifying existing and proposed conditions and improvements including but not limited to buildings, structures, relevant setbacks and measurements, natural features, utilities, parking, access drives, landscaping, and lighting*

Note: existing and proposed conditions shall normally be shown on separate plan sheets unless otherwise approved by Planning & Development Department staff, with the same orientation and scale (i.e. sheets should appear as if layered upon the same base drawing).

☐ *Optional: photos and any other materials in support of the application*

II. PROJECT DESCRIPTION

The applicant requests a Conditional Use Permit as provided for in Article(s) III, Section(s) 307.8.C, of the Lebanon Zoning Ordinance.

Please describe the proposed project and/or the proposed use with as much detail as possible. With respect to a proposed use, provide as much information as possible regarding the nature of the use as well as operational details (e.g. hours of operation, number of employees, etc.).

III. CONDITIONAL USE PERMIT CRITERIA

In order to obtain a Conditional Use Permit, an applicant must demonstrate to the Planning Board that the proposal satisfies the applicable General and Specific criteria set forth in Sections A and B below.

A. General Criteria

A conditional use permit shall be granted only if the Planning Board determines that the proposal conforms to **all** of the Enhanced Performance Standards set forth in Section 302.4.D of the Lebanon Zoning Ordinance, as listed below.

Applicants must specifically address each numbered and lettered criterion specifically. Applicants are advised that responses should be supported by evidence (in the form of data, engineering or environmental studies, annotated maps, etc.), or, in the absence of evidence, detailed explanations and reasoning.

***NOTE**: The Board may require supporting evidence for projects that will also require Site Plan Review. For such projects, applicants are consequently advised to apply to the Planning Board for the Conditional Use Permit and for Site Plan Review simultaneously.*

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

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

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

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

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

2. External impacts: The external impacts of the proposed use on abutting properties and the neighborhood shall be commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. This shall include, but not be limited to, water runoff, drainage, traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. In addition, the location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, shall not have an adverse effect on the surrounding environment nor discourage the appropriate and orderly development and use of land and buildings in the neighborhood. The proportion of the site proposed to be occupied by impervious surfaces shall be minimized to the extent necessary to preclude unreasonable risk of runoff, erosion, sedimentation, and other potentially adverse on-site or off-site effects.

3. Character of the site development: The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts on abutters, the neighborhood, and nearby public ways and infrastructure. This shall include, but not be limited to, the relationship of the building(s) to the street, the amount, location, and screening of off-street parking, the treatment of yards and setbacks, the buffering of adjacent properties, and provisions for vehicular and pedestrian access to and within the site.

4. Character of the buildings and structures: The design of any new buildings or structures and the modification of existing buildings or structures on the site shall not be incompatible with the established character of the neighborhood. This shall include, but not be limited to, the scale, height, and massing of the building or structure, the roof line, locations of access, and visual compatibility with the area.

5. Preservation of natural, cultural, historic, and scenic resources: The proposed use and layout of the site, including all related development activities, shall to the greatest extent practicable preserve identified natural, cultural, historic, and scenic

resources on the site and shall not degrade such identified resources on abutting properties. This shall include, but not be limited to, identified wetlands, floodplains, significant wildlife habitat and documented wildlife corridors, stonewalls, mature tree lines, identified historic buildings or sites, scenic views, and viewsheds.

B. Specific Criteria

The Conditional Use Permit is authorized by Article III, Section 302.4.D of the Zoning Ordinance.

Please list and respond to any criteria set forth in the above article and section of the Zoning Ordinance that apply to the proposed use or project.

Applicants must address each criterion specifically. Applicants are advised that assertions should be supported by evidence (in the form of data, engineering or environmental studies, annotated maps, etc.), or, in the absence of evidence, detailed explanations and reasoning.

☐ If the article and section of the Zoning Ordinance authorizing the Conditional Use lists no specific criteria, please check this box.

IV. ACCURACY AND COMPLETENESS

☑ By checking this box, the applicant(s) affirm that they have included in their application all of the relevant materials listed in the checklist and have responded to the Conditional Use Permit Criteria truthfully and to the best of their abilities.

Applicant's Name: The Muse Lebanon, LLC Date: 7/13/2026

Applicant's Signature:

Applicant's Name: _____ Date: _____

Applicant's Signature: _____

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

Conditional Use Permit Narrative – 20 Spencer Street Minimum Street-Level Story Height

Background: Section 307.8.C of the Lebanon Zoning Ordinance requires the street-level story of a building in the Lebanon Downtown District to be not less than twelve feet in height, measured between finished floors, unless waived by the Planning Board through a Conditional Use Permit pursuant to Section 302.4.

Since the original RFP for the 20 Spencer Street site in 2024, the Muse proposal's design contemplated a first story building height of approximately 10'-2", consistent with typical residential multifamily housing construction. A Conditional Use Permit for this condition was submitted with the 2024 site plan application, but the Planning Board did not act on the CUP due to a public notice issue. Due to the timing of the Public Financing Notice of Funding Opportunity (NOFO) that the project applied for in 2024, it did not make sense to revise the project at that time. Now that the project has cleared its major funding milestones, the applicant respectfully requests a Conditional Use Permit pursuant to Section 307.8.C to reduce the first story to a height of approximately 10'-2".

For purposes of this narrative, the "subject of this CUP" is limited to the requested reduction in the street-level story height from the 12-foot minimum required by Section 307.8.C to approximately 10'-2", as measured between finished floors. The requested CUP does not modify the previously approved use, number of dwelling units, building footprint, number of stories, overall building height, site layout, vehicular access, pedestrian access, parking layout, stormwater design, utility service, landscaping, exterior lighting, or other site improvements reviewed through the site plan approval process. Several of the Section 302.4.D criteria are primarily focused on the impacts of a proposed use. Because this request is limited to a dimensional story-height requirement for a project whose site plan was previously approved, the applicant addresses those criteria by explaining both the limited effect of the requested CUP and, where helpful, the project as a whole.

Unlike a conventional ground-floor retail or restaurant space, the approved street-level use is residential, with residential entries, stoops, lobby space, and related residential and common areas. A street-level floor-to-floor height of approximately 10'-2" is consistent with typical residential multifamily construction and remains appropriate for the approved residential use of the ground floor while preserving the approved pedestrian-oriented frontage.

General Evaluation Criteria:

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

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

    The subject of this CUP does not affect the site's approved vehicular or pedestrian access. The proposed first floor height still provides ample room and overhangs for pedestrians to the building.

    For the project as a whole, Spencer Street is a City-maintained local street that begins at the intersection of Campbell Street and Parkhurst Street, and dead-ends approximately a half-

mile to the east. Spencer Street provides one 12' travel lane in each direction (marked as shared bike lanes) and on-street parallel parking on the south side. There are sidewalks along both sides of spencer Street. The site is connected by sidewalks to Colburn Park, about 1000' away in the center of downtown Lebanon.

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

The subject of this CUP does not affect public services.

For the project as a whole, adequate public services remain available. Water and sewer utilities are provided by the City to the site as a part of the Spencer Street improvements. Sidewalk and parallel parking currently exist along the frontage of the property and interconnection to the adjacent rail trail is facilitated by the development.

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

The subject of this CUP does not affect the environmental constraints of the site.

There are no wetlands or steep slopes on the existing vacant property. Impacts to flood zone are mitigation by onsite compensatory storage predicated on the proposed site grading.

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

The subject of this CUP does not affect utilities.

The requested story-height waiver does not change the approved residential use, unit count, water demand, sewer demand, stormwater design, electrical service, or other utility requirements. Existing municipal services are available to the site, including water, sewer, and drainage, with electrical service also readily available.

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.

The subject of this CUP does not affect water runoff, drainage, traffic, noise, odors, vibrations, dust, fumes, hours of operation, intensity, impervious surfaces, runoff, erosion, sedimentation or other off-site effects.

The site as designed and approved by the Planning Board meets the hallmarks of this criterion consistent with the 20 Spencer Street RFP as proposed by the City of Lebanon. The massing, scale, and site design has been carefully considered to meet the standards developed by the City of Lebanon through its RFP process, City Master Plan, and Downtown Visioning Study. The first-floor building height is consistent heights of multifamily buildings in general, and does not represent a departure or negative impact on the surrounding area. The development does not create any undue aggravation on abutting properties and its use as affordable housing and drastically improves the conditions of an otherwise underutilized property.

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 adjacentproperties, and provisions for vehicular and pedestrian access to and within the site.

The subject of this CUP does not affect public ways, infrastructure, off-street parking, yards setbacks, buffering, vehicular or pedestrian access within the site.

The Planning Board previously reviewed and approved the building and site design through the 2024 site plan approval process. The approved development continues to support the Downtown District's purpose of encouraging higher-density residential uses and a walkable pedestrian environment.

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 thearea.

The subject of this CUP does not affect the building's overall structure, massing, and roofline, locations.

The building remains a residential, downtown infill building with the same overall architectural expression and pedestrian-oriented frontage as approved. As previously described in the project's design materials, the building was designed to respond to the surrounding downtown and riverfront context through a contemporary interpretation of New

England mill architecture, including articulated façades, street-level entries, stoop conditions, overhangs, and a pedestrian-focused entry plaza.

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 requested CUP does not create new impacts to natural, cultural, historic, or scenic resources. The site is a previously developed downtown parcel, and the project's environmental, grading, floodplain, stormwater, and site-resource considerations were reviewed through the 2024 site plan process. The story-height waiver does not alter the approved site disturbance, grading, landscaping, or resource-protection measures.

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: 92-31	**Map & Lot Number:**
Owner MAP 92 LOT 31 CITY OF LEBANON 51 NORTH PARK STREET LEBANON, NH 03766	APPLICANT THE MUSE LEBANON, LLC PO BOX 847 HOLLIS, NH 03049
Map & Lot Number: 92-28	**Map & Lot Number: 92-29**
MAP 92 LOT 28, 5-11.5 SPENCER STREET LLC JANE HILL C/O REAL PROPERTY MANAGEMENT 1 SCHOOL STREET, UNIT A LEBANON, NH 03766	MAP 92 LOT 29 BISSON, HELEN L 15 SPENCER ST LEBANON, NH 03766
Map & Lot Number: 93-30	**Map & Lot Number:**
MAP 92 LOT 30 CITY OF LEBANON 51 NORTH PARK STREET LEBANON, NH 03766	EASEMENT (BK. 1042 PG.257) CITY OF LEBANON 51 NORTH PARK STREET LEBANON, NH 03766

Map & Lot Number: 92-33	Map & Lot Number: 92-34
MAP 92 LOT 33 10 SPENCER STUDIOS LLC PO BOX 51 HANOVER, NH 03755	MAP 92 LOT 34 UPPER VALLEY SUPPORTIVE HOUSING LIMITED PARTNERSHIP 226 HOLIDAY DRIVE, SUITE 20 WHITE RIVER JUNCTION, VT 05001
Map & Lot Number: 92-36	**Map & Lot Number: 92-37**
MAP 92 LOT 36 TWIN PINES HOUSING TRUST 226 HOLIDAY DRIVE, SUITE 20 WHITE RIVER JUNCTION, VT 05001	MAP 92 LOT 37 WALID NASRALLAH, T'EE NASRALLAHS ANDENWOOD TR. 11009 ANDENWOOD DRIVE AUSTIN, TX 78726
Map & Lot Number: 92-38	**Map & Lot Number: 92-39**
MAP 92 LOT 38 EG PARKHURST LLC 23 PARKHURST ST LEBANON, NH 03766	MAP 92 LOT 39 KENNETH F. LACASSE, T'EE KENNETH F. LACASSE REVOCABLE TRUST PO BOX 921 QUECHEE, VT 05059
Map & Lot Number: 92-40	**Map & Lot Number: 92-41**
MAP 92 LOT 40 SCOTT PAULS LAURA FINEBERG 29 PARKHURST STREET LEBANON, NH 03766	MAP 92 LOT 41 CENTRO STORICO LLC 7 SARGENT STREET HANOVER, NH 03755
Map & Lot Number: 92-42	**Map & Lot Number: 92-43**
MAP 92 LOT 42 CENTRO STORICO LLC 7 SARGENT STREET HANOVER, NH 03755	MAP 92 LOT 43 COOPER ROBERT A 37 PARKHURST ST #1 LEBANON, NH 03766
Map & Lot Number: 92-78	**Map & Lot Number: 78-2**
MAP 92 LOT 78 EXCUSUITE LLC 31 ELM ST LEBANON, NH 03766	MAP 78 LOT 2 EMERSON PLACE APTMS LLC 150 PRESIDENTIAL WAY STE 220 WOBURN, MA 01108
Map & Lot Number: 78-4	**Map & Lot Number: 78-5**
MAP 78 LOT 4 FRED & MARGARET CARLETON PO BOX 13 ETNA, NH 03750	MAP 78 LOT 4 FRED & MARGARET CARLETON PO BOX 13 ETNA, NH 03750

Map & Lot Number: 78-39	Map & Lot Number:
MAP 78 LOT 39 MASON STORAGE, LLC 38 SPENCER STREET LEBANON, NH 03766	NORTHERN RAIL TRAIL STATE OF NH DEPT. OF TRANSPORTATION PO BOX 483 CONCORD, NH 03302-04863
Map & Lot Number:	**Map & Lot Number:**
TFMORAN, INC. C/O NICHOLAS GOLON, PE & MICHAEL DAHLBERG, LLS 48 CONSTITUTION DRIVE BEDFORD, NH 03301	BURNELL JOHNSON ARCHITECTS C/O DAVID JOHNSON 633 MAPLE STREET HOPKINTON, NH 03229
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**

FEE SCHEDULE
LEBANON PLANNING BOARD
Adopted January 24, 2022

LOT LINE ADJUSTMENT (Boundary Line Adjustment)

		TOTALS
FILING FEE	$25.00	$25.00
ADVERTISING FEE	$100	$100
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____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 19 notices	$5.00 $ 120.27 (abutter certifieds)
TOTAL DUE AT TIME OF FILING		$475.27
****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).

CITY OF LEBANON
APPLICATION FOR

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

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: LWM Residential, LLC c/o Jon Livadas TEL.#

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Engineering Ventures PC, Nicholas Fiore TEL.#:

MAILING ADDRESS

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 91 LOT#: 263 PLOT #: ZONE: LD

STREET ADDRESS OF PROJECT: 1 Foundry Street

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

FLOOD PLAIN ☒ YES ☐ NO

SCOPE OF PROJECT:

Conversion of the former Kleen commercial laundry facility and Kleen Dry Cleaner site into a multi-building multi-family development to include 155 residential units in 2 buildings, 1 amenities building, surface and structured parking, water and sewer line replacements, stormwater improvements, and pedestrian circulation and accommodations.

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 August 10, 20 26, unless I personally request in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: _____ DATE: 7/15/26

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]	[redacted]	[redacted]
7/15/2026	91-263	PB2026-41-MSP			

ENGINEERING VENTURES PC

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

July 16, 2026

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

RE: Site Plan Review Amendment Application
Lebanon Woolen Mill
Tax Map 91 Lots 263

Dear Mr. Corwin,

On behalf of LWM Residential LLC, Engineering Ventures, PC (EV) is pleased to submit the enclosed Conceptual Review application package for the Lebanon Woolen Mill residential development project located at 1 Foundry St (Tax Map 91 Lot 263). This development was originally granted Site Plan Approval on October 24, 2022 (file # PB2022-36-SPR), and subsequent amendments were approved on December 11, 2023 (PB2023-38-SPA); September 30, 2024 (PB2024-35-SPA); and February 23, 2026 (PB2026-04-SPAEXT). This application is being submitted in the event the project does not meet certain deadlines dictated by the prior approvals.

Once complete, the project will have 155 residential units, indoor and outdoor amenity spaces, and improved pedestrian connections to the surrounding neighborhood all within an 8-minute walk to the center of Colburn Park,

Some of the ways the project conforms to the City of Lebanon Master Plan in the following ways:

- Smart Growth Principles (Section 2/B-2): The project is redeveloping a disused lot in an existing urban center and adding residential units to the City's core. The site has, and its residents will have, direct access to existing roads, infrastructure, and services without the need to add to or expand those elements.
- Housing Needs (Section 7/B-1): The project will add to the diversity of housing options with a mix of new construction and existing building renovations. The riverside location is also quite unique in Lebanon.
- Livable Neighborhoods (Section 7/B-2): Public access to the project's central courtyard "The Millyard" will add to the City's outdoor spaces for both the project's residents and for people in the surrounding neighborhood.
- Provide Adequate Protection for Historic Resources (Section 11/B-1): The project is committed to preserving and renovating two (2) existing buildings on site, the mill building and the boiler building, instead of removing and replacing them. The project is also committed to preserving the existing smokestack to the greatest extent practicable.

Existing Conditions Summary

1 Foundry Street is a 4.2± acre parcel located in the Lebanon Downtown (LD) Zoning District and is the former site of the Kleen commercial laundry facility. It currently contains several existing structures including an approximately 58,000-sf commercial building that was originally a woolen mill and more recently used for Kleen's laundry operations, an 8,000-sf commercial building used by Kleen for office and warehouse space, and a 2,300-sf boiler building and smokestack facility. All buildings are currently vacant.

Municipal water and sewer main lines run through the site with service connections to each structure. The southern half of the site is primarily a paved parking area. Overhead power comes into the site from Blacksmith Street to the south and connects to a transformer located near the northwest end of the parking area which feeds the existing buildings. The site is bound by Mascoma River to the east and abuts several commercial and residential properties on the other three sides. The site generally slopes from north to south and west to east with steeper grades on the easter and western edges of the site. The entire lot drains to the Mascoma River either through a series of catch basins, trench drains, and culverts or via sheet flow directly to the riverbank. There is an area of naturally vegetated land along the southeast end of the property that is along the Mascoma River and partially within the floodplain.

Approximately 0.53 acres of the lot was formerly Lot 91-267 located at 25 Mechanic Street but has been merged with the 1 Foundry Street lot. Kleen Dry Cleaners formerly sat in the 25 Mechanic Street portion of the lot. The building has been demolished and removed and the parking lot remains.

Proposed Site Plan Summary

The exiting three story Woolen Mill building will be renovated to provide 57 Apartments. The existing boiler building will be renovated to provide amenity spaces. The commercial building will be removed and replaced with at-grade and structured parking. Foundry Street will be improved to provide access to these buildings and parking areas.

A new 5-story, 98 apartment "Building 3" will be constructed towards the south end of the site. It will be approximately 77,900 sf and include an underground parking level. A driveway from Blacksmith Street will provide access to the parking garage and additional parking surface parking.

A central courtyard, "The Millyard", will connect the two ends of the property and provide outdoor gathering spaces. The Millyard will be closed to vehicular traffic except that it will be available for emergency vehicular access. A new pedestrian walkway will be added to the 25 Mechanic Street portion of the lot to connect Mechanic Street to The Millyard. This portion of the lot will also see its existing parking lot getting repaved and landscaping improvements.

Stormwater Management

The development will manage stormwater through a series of catch basins, pipes, underground detention and infiltration systems, and rain gardens. Storm water will be treated on site and its flows will be attenuated prior to releasing to Mascoma River. The systems are designed in accordance with City of Lebanon and NHDES Alteration of Terrain (AoT) regulations.

Utilities and Fire Protection

The project will remove the existing water, sewer, electric, and communication mains in the site and replace them with new mains and new service connections to the buildings. The water and sewer mains will be designed and constructed to City of Lebanon standards. Each building will have fire protection sprinklers.

Approvals

In addition to the previous Site Plan Approvals mentioned above, the project has also received the following approvals:

- City of Lebanon
  - Water Service Permit – PW23-0039
  - Sewer Allocation
  - Sewer Use Permit – PS23-0039
- NH DES
  - Alteration of Terrain Permit – AOT-2904
  - Shoreland Permit – 2025-00733
  - Sewer Connection Permit – SC2026-0512

Sincerely,
ENGINEERING VENTURES, PC

Nicholas A. Fiore, PE
Principal / Project Manager

Enc: Application Form
Application Fee Calculation
Certified Notification List
Site Overview Plans (2 sheets)
Site map of steep slopes

CERTIFIED NOTIFICATION LIST

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

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

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

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

Map & Lot Number: 91-265	**Map & Lot Number:** 91-266, 91-280
CLARENCE LLC PO BOX 2172 LEBANON, NH 03766	BGP PROP LLC PO BOX 1325 LEBANON, NH 03766
Map & Lot Number: 91-269	**Map & Lot Number:** 91-277, 91-278, 106-36
DM DEVELOPMENT LLC PO BOX 318 GRANTHAM, NH 03753	ACORN TO SKY INVESTMENTS LLC 84 HANOVER ST LEBANON, NH 03766
Map & Lot Number: 106-20	**Map & Lot Number:** 106-24
GILBERT, WILLIAM & JUDITH 16 HIGH ST LEBANON, NH 03766	LINDSAY FORSYTH 5 BROOKSIDE DR LEBANON, NH 03766
Map & Lot Number: 106-25	**Map & Lot Number:** 106-30, 106-32
MCCARTHY CARLI DOWNEY 6 BROOKSIDE DR LEBANON, NH 03766	CITY OF LEBANON 51 NORTH PARK ST LEBANON, NH 03766
Map & Lot Number: 106-42	**Map & Lot Number:** 106-46, 106-46-907, 106-46-A
FLYNN, DALE 15 BLACKSMITH ST LEBANON, NH 03766	RIVERMILL COMMER CTR LLC 85 MECHANIC ST, STE 140 LEBANON, NH 03766
Map & Lot Number:	**Map & Lot Number:** 106-38
ENGINEERING VENTURES, PC ATTN NICHOLAS FIORE 85 MECHANIC STREET, SUITE E2-3 LEBANON, NH 03766	SANTANA, JORGE 3 BLACKSMITH ST LEBANON, NH 03766
Map & Lot Number:	**Map & Lot Number:**
RODE ARCHITECTS ATTN RUTHIE KUHLMAN AIA 535 ALBANY STREET, SUITE 405 BOSTON, MA 02118	

(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 17 notices	$5.00 $ 132.93 (abutter certifieds)
TOTAL DUE AT TIME OF FILING		**$462.61**
****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.

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NOTIFICTION FEE: CURRENT FEE as of July 2026 is $6.33 per certified notice

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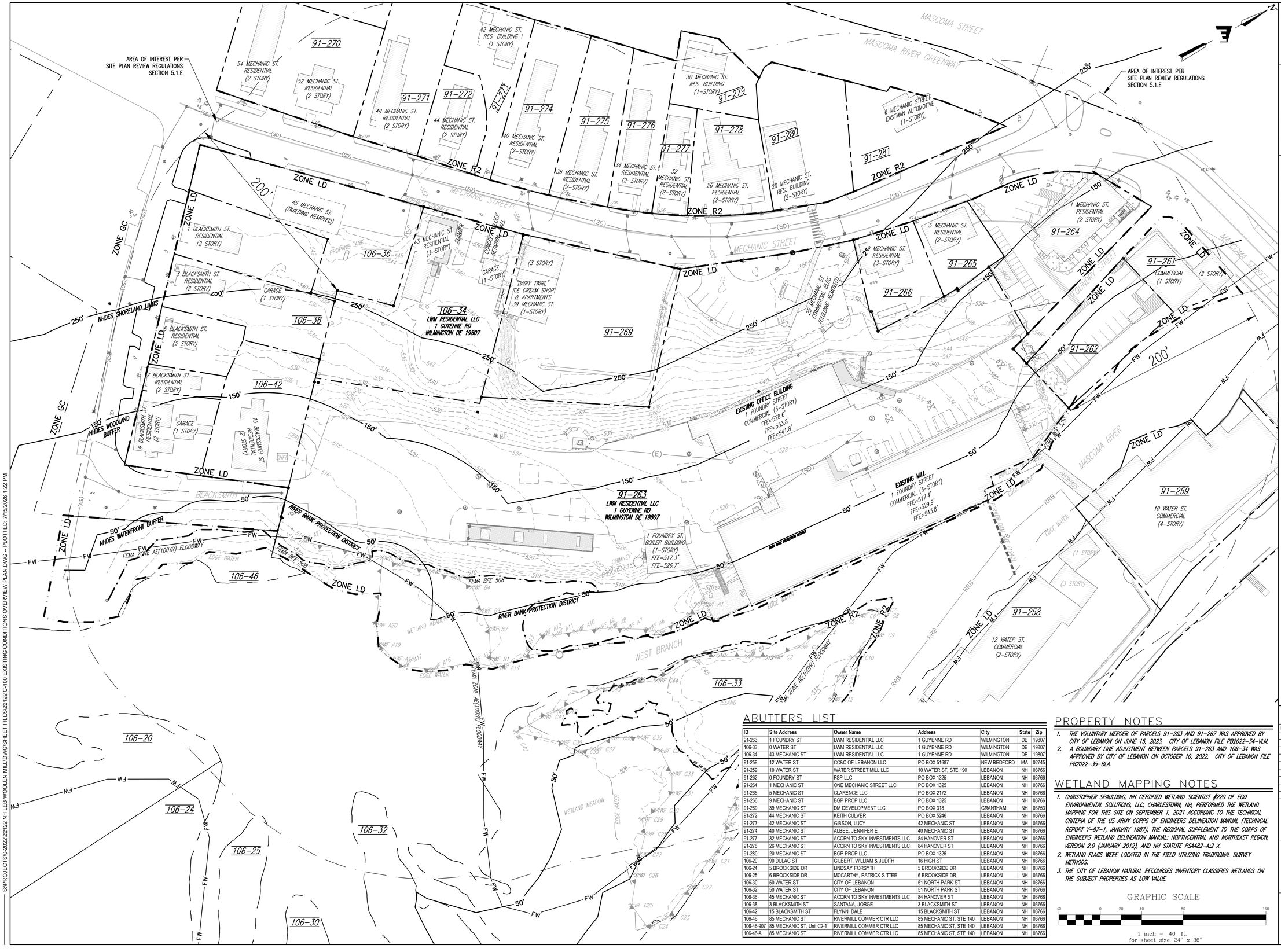


ABUTTERS LIST

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

PROPERTY NOTES

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

WETLAND MAPPING NOTES

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

GRAPHIC SCALE

40 0 20 40 80 160

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

GMP SET

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

Design Team

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

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

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

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

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

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

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date

DATE: 08/15/2022

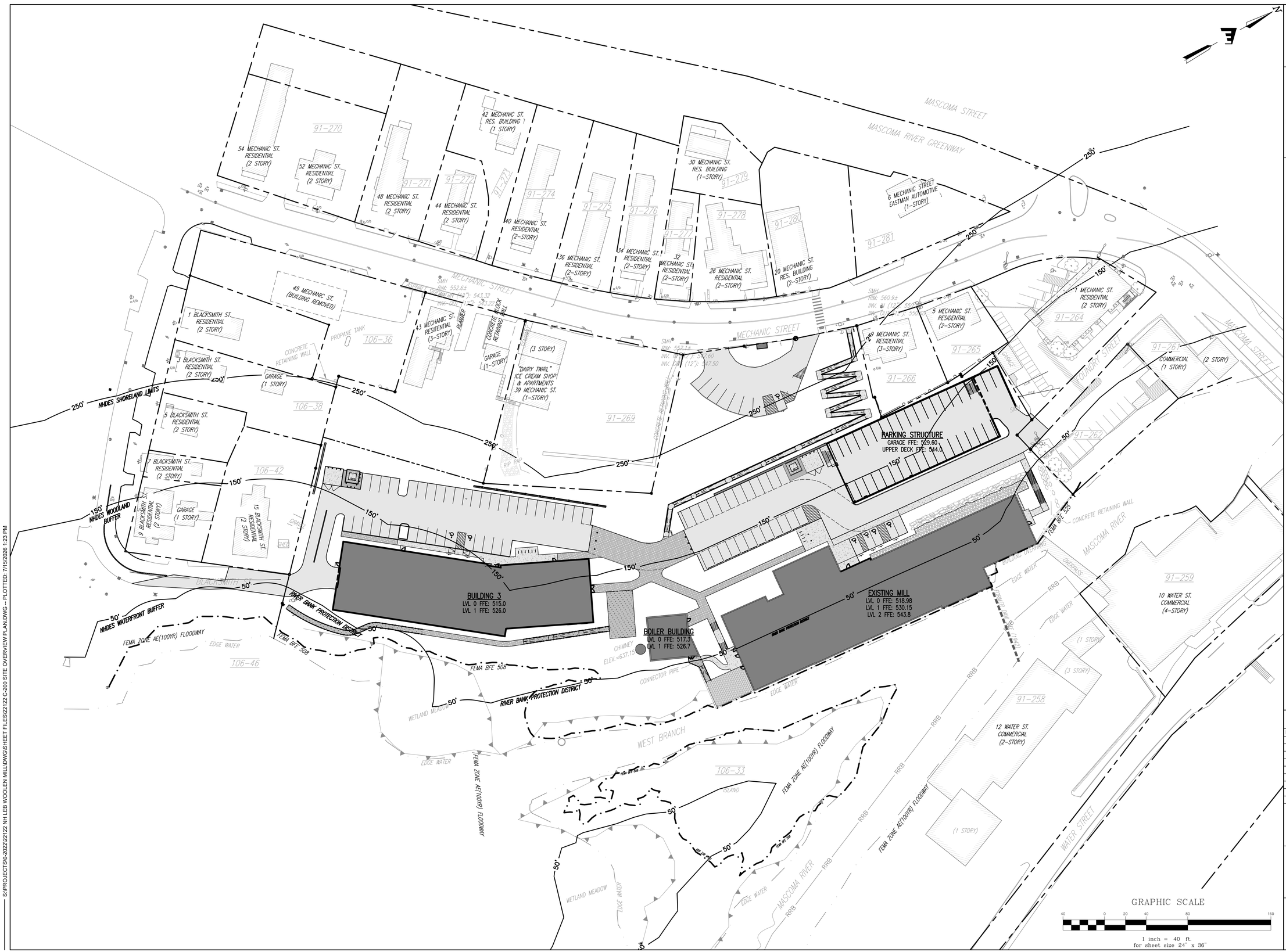
SCALE: 1"= 40'

EXISTING CONDITIONS OVERVIEW PLAN

C-100

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-100 EXISTING CONDITIONS OVERVIEW PLAN.DWG – PLOTTED: 7/15/2026 1:22 PM

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWGS\SHEET FILES\22122 C-200 SITE OVERVIEW PLAN.DWG -- PLOTTED: 7/15/2026 1:23 PM



GMP SET

RODE

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

Design Team

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

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

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

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

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

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

1 FOUNDRY ST.

LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date

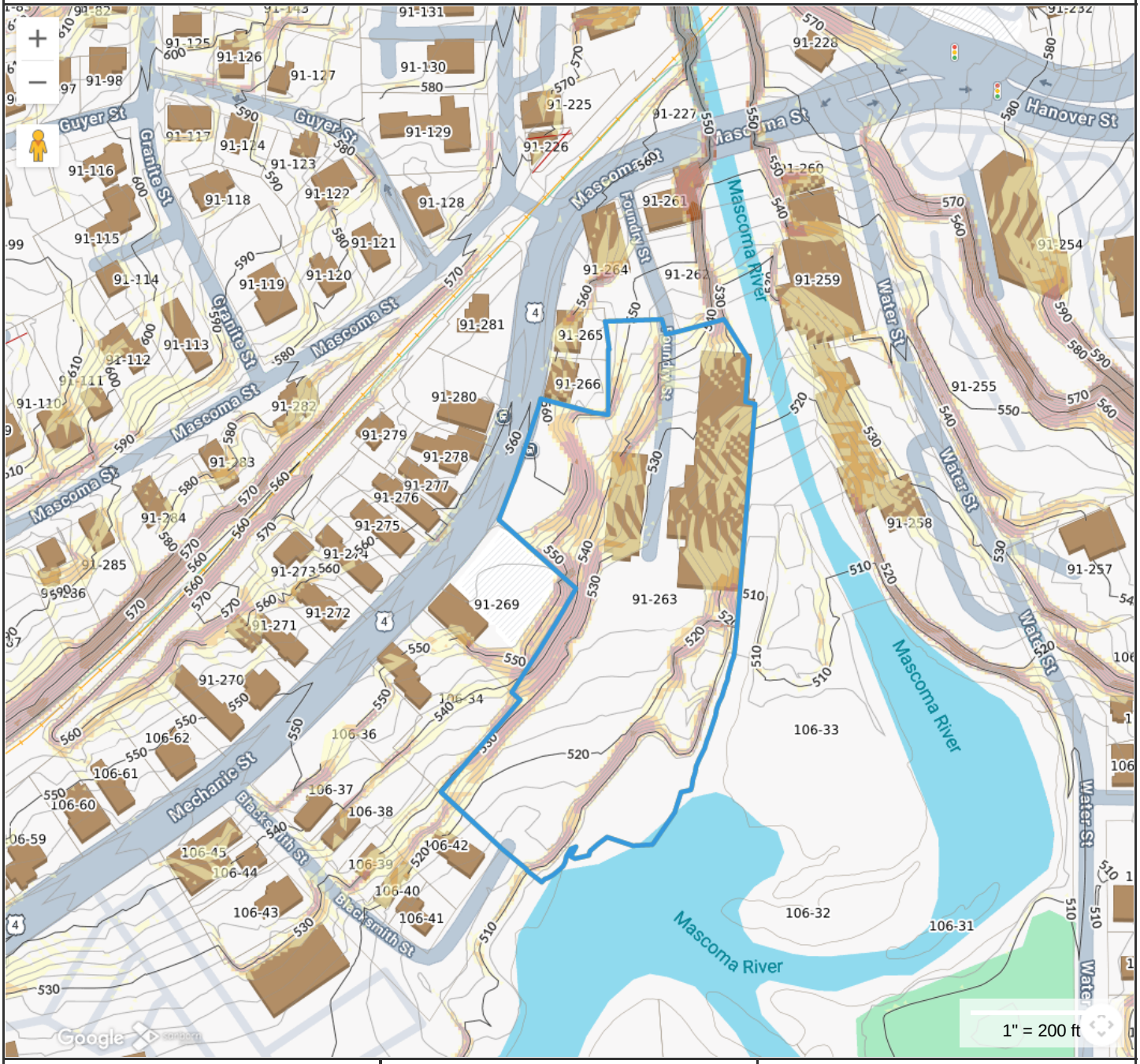
DATE: 08/15/2022

SCALE: 1"= 40'

SITE OVERVIEW PLAN

C-200

1 Foundry St - Steep Slopes



Property Information

Property ID	91-263
Location	1 FOUNDRY ST
Owner	LWM RESIDENTIAL LLC

Map Theme Legends

Topography

- MAJOR INDEX CONTOUR
- MINOR CONTOURS
- 15% - 25% SLOPE
- 25% - 35% SLOPE
- 35% - 60% SLOPE
- > 60% SLOPE

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 02/25/2026
Data updated 11/18/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

XYZ DAIRY, LLC
PO BOX 310
ETNA, NH 03750
(603) 676-7800

July 20, 2026

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

Re: 0 Beyerle Street & 51 Crafts Avenue PB2024-31-CUP

Dear Lebanon Planning Board Members:

I hereby request that the CUP for 0 Beyerle Street/51 Crafts Avenue be extended until the end of December 31, 2026. The property was under agreement to be sold this year, but the Buyer terminated unexpectedly after speaking with Lebanon Planning Department staff regarding residential development at River Park.

XYZ Dairy, LLC has now hired Newmark as the exclusive broker to sell XYZ Dairy, LLC assets and expects to have a new Purchase and Sales Agreement in the fall with a closing by the end of the year.

Respectfully submitted,

David Clem

David Clem, Manager

NOTICE OF ACTION
LEBANON PLANNING BOARD
PB2025-25-EXT

Notice is hereby given that on August 11, 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 to waive attorney-client privilege specifically for the answer to the question of the application of Fisher versus Dover in the case of XYZ Dairy, LLC & Lyme Properties 2, LLC, River Park Drive (Tax Map 44, Lots 21 - 30 & 7) PB2025-25-EXT at the current (August 11, 2025) public meeting of the Lebanon Planning Board.

The motion was seconded by Eric Stacy. The vote on the motion was approved, 6-0."

Notice is hereby given that on August 11, 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, in the matter of the application of XYZ Dairy, LLC & Lyme Properties 2, LLC, River Park Drive (Tax Map 44, Lots 21 - 30 & 7) requesting a two (2)-year extension of the River Park Site Plan approval (PB2010-25-SPR), as most recently amended on September 9, 2019 (PB2018-34-SPA), and currently listed as PB2025-25-EXT, in light of any subsequent findings included in this motion and the history of this and previous related applications, including any and all submissions and testimony provided for and during the public hearing, the Lebanon Planning Board [APPROVES] the request for a two-year extension, subject to the following Findings and Conditions of Approval:

FINDINGS

1. After meeting with independent legal counsel and after public deliberations it is the opinion of the Lebanon Planning Board that existing case law [DOES NOT] robustly support the use of the subsequent application doctrine in the present case at this time.

2. At the 9 June 2025 meeting of the Lebanon Planning Board, Chair Andrew Faunce recused himself from the present matter. Regardless of the merits of any claims made in that hearing, it is the opinion of the Lebanon Planning Board that the

potential appearance of impropriety given by the recusal [MAY CALL INTO QUESTION] the decision reached by the Board on 17 March 2025.

3. At the 17 March 2025 meeting of the Lebanon Planning Board it was agreed that the extension of one phase of the project in question created good cause to extend the remaining phases of the project by the same amount of time, in order to prevent schedule compression conditions for subsequent phases, for which a subsequent request for extension could cite that reduced time to complete that phase as a factor beyond the applicant's control. The Lebanon Planning Board therefore is of the opinion that any extensions to the first phase of the project [SHOULD] include similar extensions to all subsequent phases of the project.

CONDITIONS OF APPROVAL

1. Unless subsequently amended by the Planning Board, the Phasing Plan shall be that of the 9 September 2019 Notice of Action, as follows:

2. Phase 1 Improvements: “46,925-square-foot building for office and retail use located on Lot 1 with temporary parking located on Lot 2 and Lot 3. Phase 1 also includes construction of a portion of the development roadway sufficient to access Lot 3, the southerly development entrance intersection, the extension of Crafts Avenue, and the installation of water and sewer lines necessary for this portion of the site.”

3. Phase 1-A Improvements: “125,125-square-foot building for 125 units of multi-family housing located on Lot 2, and the construction of a temporary parking lot on Lot 3 and Lot 4. Phase 1-A also includes the extension of the development roadway and construction of proposed Lyman Street.”

4. Phase 1-B Improvements: “95,800-square-foot building for office and retail use located on Lot 10 with temporary parking on Lot 3, Lot 4, and Lot 5.”

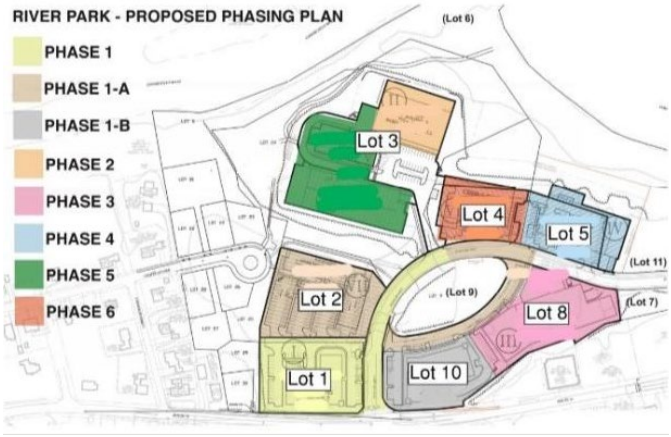
5. Phase 2 Improvements: “178,650-square-foot building for laboratory/office use located on Lot 3 with temporary parking located on Lot 3, Lot 4, and Lot 5. Phase 2 also includes the construction of the remainder of the development roadway and the northerly access intersection.”

6. Phase 3 Improvements: “23,000-square-foot building for office and retail use and a 585-space parking garage located on Lot 8.”

7. Phase 4 Improvements: “153,120-square-foot building for laboratory/office use located on Lot 5.”

8. Phase 5 Improvements: “81,500-square-foot building for laboratory/office use and an 808-space parking garage located on Lot 3.”

9. Phase 6 Improvements: “133,200-square-foot building for laboratory/office use located on Lot 4.”



The Lebanon Planning Board hereby approves the following changes to the following conditions of approval set forth in the amended 2019 Notice of Action:

14-2. The construction of Phase 1 infrastructure improvements shall be completed before August 11, 2027.

15-1. The construction of Phase 1-A improvements shall be completed before August 11, 2027.

16-1. The construction of Phase 1-B improvements shall achieve active and substantial development, as defined by Section 8.4 of the Lebanon Site Plan Review Regulations in effect as of the date of this ruling, before August 11, 2028, and shall be completed within 5 years of commencement.

17-1. The construction of Phase 2 infrastructure improvements shall achieve active and substantial development, as defined by Section 8.4 of the Lebanon Site Plan Review Regulations in effect as of the date of this ruling, before August 11, 2030 and shall be completed within 5 years of commencement.

18-1. The construction of Phase 3 improvements shall achieve active and substantial development, as defined by Section 8.4 of the Lebanon Site Plan Review Regulations in effect as of the date of this ruling, before August 11, 2032, and shall be completed within 5 years of commencement.

19-1. The construction of Phase 4 improvements shall achieve active and substantial development, as defined by Section 8.4 of the Lebanon Site Plan Review Regulations in effect as of the date of this ruling, before August 11, 2034, and shall be completed within 5 years of commencement.

20-1. The construction of Phase 5 improvements shall achieve active and substantial development, as defined by Section 8.4 of the Lebanon Site Plan Review Regulations in effect as of the date of this ruling, before August 11, 2036, and shall be completed within 5 years of commencement.

21-1. The construction of Phase 6 improvements shall achieve active and substantial development, as defined by Section 8.4 of the Lebanon Site Plan Review Regulations in effect the date of this ruling, before August 11, 2039, and shall be completed within 5 years of commencement.

29. Effect of Approval. This approval is a final, conditional site plan approval for a “phased development” under Section 4.9 of the Site Plan Review Regulations and is a final decision of the Planning Board for purposes of RSA 677:15, I. As set forth in Section

4.10(C) of those Regulations, the deadlines for the construction of improvements within each phase shall be as stated in the approved phasing plan, rather than the 1-year period under Section 4.10(A). It is the intent and effect of this approval, subject to the satisfactory completion of the financial security requirements set forth in Condition #5 of the Final Major Subdivision approval (#PB2011-01-FMAJ) for the development, that upon completion of the Phase 1 infrastructure and the Phase 1-A improvements before August 11, 2027, as set forth in Conditions #14-2 and #15-1, above, the subdivision as a whole, including all phases, shall vest as provided in RSA 674:39, II, and no subsequent changes in subdivision regulations, site plan regulations, or zoning ordinances, except impact fees adopted pursuant to RSA 674:21 and 675:2-4, shall operate to affect this phased development, provided that the applicant and its successors-in-interest continue to comply with all conditions of this approval and of the Planning Board's approval of Final Major Subdivision application #PB2011-01-FMAJ, including the time limits set forth in the phasing
plan, unless such a limit is extended for good cause by the Planning Board, acting upon an application submitted prior to the expiration of such limit.

2. The Applicant or Applicant's designee shall come before the Lebanon Planning Board at the Regular Meetings of the Board in February 2026, August 2026, and February 2027 to detail progress made toward the phasing plan milestones laid out in this decision. While in-person attendance is greatly preferred, in the case of a scheduling conflict progress updates may be submitted in writing by the day of the regular planning board meeting of the above dates to planning@lebanonnh.gov.

3. The Planning Board shall not accept or consider any further applications or applications for extensions to this phasing schedule no earlier than the submission deadline for the Regular Meeting of the Planning Board in May 2027.

The motion was seconded by Eric Stacy. The vote on the motion was unanimous in favor, 6-0.

Notice of Action prepared by: Crystal Taplin, Administrative Assistant, August 19, 2025

DRAFT

LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, JUNE 22, 2026 6:30PM

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

MEMBERS ABSENT: Kellen Appleton (City Council Rep alt), Kathie Romano (alt)

STAFF PRESENT: Tim Corwin (Deputy Planning Director)

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1. CALL TO ORDER

Chair Zook called the meeting to order at 6:30pm.

2. PUBLIC HEARING ITEMS

A. Master Plan Housing Chapter Update: A public hearing will be held for the purpose of receiving input and taking action on proposed changes to the Lebanon Housing Chapter of the Master Plan.

Nathan Reichert, Planning Director; Catheryn Hembree, Associate Planner; Steve Whitman, consultant; and Ryan Dubee, Task Force, reviewed the draft Housing Chapter of the Master Plan.

The Board closed the public hearing at 7:33pm.

The Board agreed to retake this item at its July work session to consider it further. Feedback from Board members should be sent to Mr. Corwin.

B. Zoning Amendments: A public hearing will be held for the purpose of receiving input and taking action on proposed zoning amendments:

Amendment 1: Changes to Section 205 “One Principal Structure Per Residential Lot”

Amendment 2: Changes to Section 604 “Group Day Care Facilities”

Mr. Reichert explained that the urgency of having an off cycle zoning amendment process is due to some upcoming funding opportunities, such as a CDBG application which is due by the end of July. The first item deals with one use on one lot in the R3 Zone as is in considering a project at the SAU 88 site. This amendment would allow a daycare facility use to be a second primary use on a residential lot in all residential districts. The second item deals with parking and allowing for a shared parking arrangement to take place on multiple parcels. As the Boys & Girls Club project moves forward, they are hesitant to commit to a final design without clarity on if the project can

move forward based on parking concerns. This compressed zoning change timeline is proposed to be brought back to the City Council at its August 18th meeting.

Mr. Reichert explained that, in the case of the SAU building, there is a property line leading to one section being partially owned by the City, and one section being partially owned by the School District. If parking spills onto the City property and the primary uses is on the school's property, this is not permissible within the R3 zone. These are mostly technical amendments needed in order to allow for the proposed use to occur specifically at SAU 88, but also within other residential zones. From a planning perspective, having daycare services in residential zones is a benefit to the City because it allows for more direct access to quality daycare.

Chair Zook asked if easements would be needed for any cross parking arrangements, as it usually is. Ms. Hembree explained that this would be agreement between the parties. Mr. Reichert stated that the lease, in this case, will define the underlying use.

Chair Zook asked for public comment. There was none at this time.

A MOTION was made by Wes Achord that the Planning Board endorse the amendments to Section 205 and Section 604. The MOTION was seconded by Patrick Kennelly.

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

C. City of Lebanon, 5 Airpark Road (Tax Map 131, Lot 1), zoned IND-L: Pursuant to NH RSA 674:54 (Governmental Land Uses), applicant requests advisory Site Plan Review to construct a +/-153 sq. ft. isolation valve building on a site located on the west side of Poverty Lane, south of the Lebanon Police Station. The building will service control of the flow of water to the Farnum Hill Water Storage tank. **PB2026-34-GOV**

Rod Finley, City Engineer, reviewed his project for the Poverty Lane Isolation Control Building. The intention is to improve water quality in the Farnum Hill tank. Currently, the main water tank, the Prospect Hill tank, bypasses the Farnum Hill tank and goes across the airport and down. The proposal will have an automated valve that closes during the day and forces water to come out of the Farnum Hill tank. At night, the valve will open and the Farnum Hill tank will be filled. This will improve water quality. The proposal includes a small, 10'x20' prefabricated building to be located beyond the Police Station on the right side of Poverty Lane on Airport property. A lease lot will be created, which is technically a subdivision, in order to put the building on the Airport property. Rent will be paid to the airport for the building. This was previously discussed with the City Council, as it does not meet the currently zoning in the Light Industrial Zone, which requires a two acre lot size, a certain amount of frontage, and a 40' setback. This building will be 15' behind the water main and closer than 40' to the right of way.

Chair Zook asked for public comment. There was none at this time.

The Board expressed support for the project.

4. OTHER BUSINESS - *The Board took up this item at this time.*

A. Presentation by the Lebanon Energy Advisory Committee (LEAC) on proposed Electric Vehicle (EV) Site Plan Regulations

Clifton Below, LEAC, explained that last year the City Council updated the Zoning Ordinance with the intent to simplify the requirements for EV charging facilities. The role of the Planning Board in the site plan regulations is to make sure that future developments keep pace with the EV demand as it grows but not require the developer to spend a lot on infrastructure up front, until the demand is there.

Sherry Boschert, LEAC, explained that the zoning changes watered down the previous requirements in the Ordinance, such as by reducing the full Level 2 requirements to Low Car Level 2 requirements, and reducing the requirement to 5% of spaces needing to be EV based on what is required by the Planning Board.

Mr. Below reviewed a proposed Lebanon Woolen Mill EVSE site plan to show how additional charging opportunities could be built into a plan while reducing upfront costs for the developer. This allows developers to consider how to plan for future EV needs.

Mr. Achord expressed concern regarding letting each development design what its triggers will be. This will be difficult to administer. There are experts in the City who can define these triggers to be reasonable across developments. There should also be a requirement for developers to provide annual reporting. Items #1-3 seem reasonable, but #4 should have firmer requirements. Mr. Below stated that this would be a first pass which could be standardized in the future. The intention is to not hold up developments that are subject to the new zoning regulations.

The Board discussed potentially revisions to Item #4. It would read in part, "The plan shall include annual reporting to the Planning Department of the number of dwelling units, tenants, or residents using EV charging on site and the number of EVSE-Ready or EVSE-Installed spaces provided, in order to assess compliance with the Zoning Ordinance regulations."

The Board also discussed the need to see an EV specific diagram submittal as part of these requirements.

The Board agreed to schedule the necessary public hearings to then adopt the proposed amendments.

3. COMMITTEE REPORTS

A. City Council Subcommittees: – *This item was not addressed at this time.*

--Class VI Roads Advisory Committee
--Lebanon Energy Advisory Committee

B. Other Subcommittees: – *This item was not addressed at this time.*

--City Council Representative
--Heritage Commission
--Pedestrian & Bicyclist Advisory Committee
--Upper Valley Lake Sunapee Regional Planning Commission
--UV Subcommittee of the Connecticut River Joint Commissions
--Upper Valley Transportation Management Association
--Mascoma River Local Advisory Committee
--West Lebanon Revitalization Advisory Committee
--Planning & Development Department – Task Status

C. Development Regulations

It was agreed that Chair Zook and Mr. Achord had interest in sitting on the Development Regulations Subcommittee.

D. Minor Site Plan Committee

It was agreed that Chair Zook would sit on the Master Plan Subcommittee.

E. Housing Task Force – *This item was not addressed at this time.*

5. APPROVAL OF MINUTES

A. May 26, 2026
B. June 8, 2026

A MOTION was made by Andrew Faunce to approve the May 26, 2026, and June 8, 2026, meeting minutes, as presented. The MOTION was seconded by Max Terzano.

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

6. ADJOURNMENT

A MOTION was made by Andrew Faunce to adjourn the meeting at 9:18pm. The MOTION was seconded by Don Collins.

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

Respectfully submitted,
Kristan Patenaude
Recording Secretary

DRAFT

LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, JULY 13, 2026 6:30PM

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

MEMBERS ABSENT: Wes Achord (Vice Chair), Kellen Appleton (City Council Rep alt)

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

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1. CALL TO ORDER

Chair Zook called the meeting to order at 6:30pm.

Kathie Romano sat as a voting member.

2. NOTICE OF REGIONAL IMPACT

Mr. Corwin reviewed the NORIs received. Staff recommends that none of these applications have the potential for regional impact.

A. **City of Lebanon, 0 Barrows Street (Tax Map 77, Lot 106), zoned R-3:** Applicant requests approval of a proposed five (5)-lot Major Subdivision for a 5-unit Cottage Development that was approved by Conditional Use Permit on January 27, 2025 (PB2025-04-FMAJSPRCUP). The proposed 5-lot subdivision will replace the Major Subdivision and Site Plan that was approved contemporaneously with the Cottage Development Conditional Use Permit. **PB2026-36-FMAJ**

B. **The Muse Lebanon, LLC (applicant), City of Lebanon (property owner), 20 Spencer Street (Tax Map 92, Lot 31), zoned LD**: Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests modifications to a Site Plan for a proposed 80-unit multi-family dwelling, originally approved on September 16, 2024 (PB2024-36-SPR), including minor site layout changes and the removal of conditional of approval #25 requiring an on-site playground area. **PB2026-37-SPA**

C. **The Muse Lebanon, LLC (applicant), City of Lebanon (property owner), 20 Spencer Street (Tax Map 92, Lot 31), zoned LD**: For the 80-unit multi-family development approved on September 16, 2024 (PB2024-36-SPR), applicant requests a Conditional Use Permit pursuant to Section 307.8.C of the Zoning Ordinance to allow the height of the first floor to be 10 ft. 2 in. height where a minimum of 12 ft. is required for new buildings in the LD District. **PB2026-38-CUP**

A MOTION was made by Andrew Faunce that none of the applications received have the potential for regional impact. The MOTION was seconded by Kathie Romano.

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

3. PUBLIC HEARING ITEMS

A. **Russell & Christine Lary,** 300 Meriden Road (Tax Map 138, Lot 1), zoned RL-1 & RL-2: Request for a two (2)-lot Minor Subdivision. **PB2026-27-MIN - Applicant is requesting a postponement to August 10, 2026**

This application was postponed to August 10, 2026.

B. **Stewart's Shops Corp (applicant and property owner) and EB Realty II, LLC (property owner), 97 N Main Street (Tax Map 72, Lot 30) and 99 N Main Street (Tax Map 72, Lot 31), zoned CB:** Request for Site Plan Review per Section 3.1.D of the Site Plan Review Regulations to demolish the existing structures on the subject properties and construct a +/-4,500 sq. ft. retail/convenience store and a vehicular refueling station with four (4) fuel dispenser islands with an overhead canopy, together with associated site improvements. **PB2026-29-SPR - Postponed from June 8**

Mr. Corwin stated that staff would recommend that this application is complete enough for the Board to accept jurisdiction and commence review.

A MOTION was made by Patrick Kennelly that the application is complete and ready for review. The MOTION was seconded by Max Terzano.

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

Chuck Marshall, Director of Real Estate for Stewart's Shops Corps, and Andrew Rodriguez addressed the Board. Mr. Marshall explained that they acquired 97 N Main St. in December 2024. The proposal appeared in a sketch plan capacity in October 2025. They worked with the owner of 99 N Main St., EB II Realty, LLC, on the development of a site plan. Both lots are in the City's CB District which allows for retail gasoline as a non-conforming use. However, staff notes illustrate that the nonconformity will be decreased through this proposal, going from four pumps to three, while effectively maintaining the position and staying on the same parcel. There is a proposed freestanding sign to be on the southernmost portion of the Stewart's Shops' property. The existing parcels have four pumps, a building in the center, and parking on both sides. In the fall of 2025, the proposal looked to bring the building all the way to the property line along N Main Street or mirroring what currently exists, with parking on both sides. At that time, the Board requested that the applicant proceed with a pedestrian accommodation, pulling the building all the way to the east. This is effectively the plan currently being proposed. There is an existing crosswalk that comes from the plaza to the south, terminating at an asphalt path to the north and a concrete path to the west. There is a City-owned hydrant at the landing of that crosswalk on the sidewalk. The proposal is for the Bridge St. sidewalk to terminate on the western side of the Stweart's Shops' driveway at a flat area. There is a request from staff that the sidewalk continue all the way to the west. The applicant is okay installing this but is currently proposing it to land on a flat spot. If this is continued to the end, it may be in the driveway of the equipment rental facility.

The sidewalk would stop approximately 10' from the property line. The applicant is happy extend this as requested. The proposed site would not be impacted by a roundabout, if installed.

Mr. Marshall stated that the largest number of waivers deal with the landscape plan, including the 10' screening to the multifamily development to the north, the 5' screening around the mechanical dumpster, mechanical work in the dumpster, the 15' minimum overall, a shade tree every 30', and trees spaced no greater than 40 feet'. On the western side, from the edge of the pavement to the property line is only 8'. On the eastern side, between the property line and the overhang is 5'. On the southern boundary, there are some existing trees. The applicant is willing to plant some additional trees in the right of way but believes that the property line is already planted.

Board members expressed concern that the proposal seems to try to fit this site into an area that it does not fit. If the applicant took part of the lot and used it for plantings, there would be plenty of room, but the applicant instead decided that the lot must conform to the plan rather than the regulations. This site looks like many other Stewart's Shops sites, but it may not work for Lebanon. Mr. Marshall stated that there is a willingness to plant within the right of way and the applicant would take responsibility to maintain these. A planting strip could be placed along the inside of the property line, if the Board so chooses.

Mr. Corwin stated that there is a proposed condition of approval to speak to maintenance of plantings by the applicant.

Mr. Marsahll explained that the photometric plan seeks a waiver from the uniformity ratio. The maximum footcandle is not achieved but the gas station standards are achieved.

There was discussion regarding snow storage on the site and any potential melting. Mr. Marshall stated that a trench drain is proposed across the driveway and a yard drain could also be considered. It was explained that the site will likely have double wall, fiberglass tanks with interstitial monitoring systems to make sure there is no discharge in the interstitial space before it exits. There will also be positive limiting barriers in which concentric rings are etched around the drive pad where the fueling happens on the concrete. A certain volume will stay within the pad, and the stormwater system acts as a separate overflow mechanism for any spill containment. As part of the stormwater treatment system, there is a hard valve which can be closed. If there is a large spill and it gets into the drainage system, this can be separated off and will not go into the municipal system.

There was discussion regarding the waiver for parking in the front yard. It was explained that the site plan review regulations require for new construction that the parking is to the side or rear of the building, leading to the waiver request. The plan meets the requirement along the N Main Street side of the building, but there is parking in between the building and Bridge Street, leading to the waiver request. Don Collins expressed that the City should start using these rules to maintain the CB District as it is intended to be by the regulations. Mr. Marshall explained that, in the instance of gasoline fueling, he disagrees with this requirement. When it comes to gasoline filling, the IT Trip Generation Manual assigns a 65% pass by assignment for gasoline filling stations. If the existing site is mirrored and the building is brought into the smaller corner of the site, it would further force the driveways to the west on Bridge Street, thus requiring the delivery area and the driveway to share a space. Mr. Marshall stated that operationally and aesthetically, it would be a bad business decision to put the gas in-between this building and what would what would remain at 105 N Main.

In response to a question from Kathie Romano, Mr. Marshall stated that there are currently 15 parking spaces on the site, and the current plan proposes 24 spaces. The current parking configuration allows for perpendicular parking to the building, where the proposed configuration utilizes the space a bit better. He suggested eliminating spaces #1 and #2 and providing a tree well and a bench. This will improve the pedestrian view and then remove some of the potential conflicts.

Mr. Corwin noted that staff's comment on the waivers is that due to a miscommunication to the applicant, one extra waiver was requested. The seventh waiver request listed is duplicative of waiver request #3, to allow for parking in the front yard area.

Chair Zook noted a number of amendments that have occurred through the Board's discussion process this evening including Extending the sidewalk, trees in the right of way based on recommendations from the Tree Advisory Board, elimination of the two parking spaces, and the snow drainage item.

Chair Zook asked for public comment. There was none at this time.

A MOTION was made by Kathie Romano to approve the waiver to Section 6.2.B.6 – landscape buffer requirements. The MOTION was seconded by Andrew Faunce.

****The MOTION was approved (5-1 with Don Collins opposed).***

A MOTION was made by Andrew Faunce to approve the waiver to Section 6.2.B.8 – requiring screening for mechanical equipment, contingent upon the applicant working with the Tree Advisory Board on the appropriate plantings for additional trees. The MOTION was seconded by Kathie Romano.

****The MOTION was approved (5-1 with Don Collins opposed).***

A MOTION was made by Kathie Romano to approve the waiver to Section 6.5.E.7 – prohibiting parking in the front yard, based on Criterion B. The MOTION was seconded by Andrew Faunce.

****The MOTION was approved (5-1 with Don Collins opposed).***

A MOTION was made by Patrick Kennelly to approve the waiver to Section 6.7.C.1 – parking area lighting uniformity ratio requirements, based on Criterion A. The MOTION was seconded by Andrew Faunce.

****The MOTION was approved (5-1 with Don Collins opposed).***

A MOTION was made by Andrew Faunce to approve the waiver to Section 6.2.B.1 – perimeter landscaping requirements, based on meeting Criterion B. The MOTION was seconded by Patrick Kennelly.

****The MOTION was approved (5-1 with Don Collins opposed).***

A MOTION was made by Andrew Faunce to approve the waiver to Section 6.2.B.10 – requiring the placement of trees along the front no more than 40 ft. apart, based on meeting Criterion B and contingent on the applicant working with the Tree Advisory Board on this item. The MOTION was seconded by Max Terzano.

****The MOTION was approved (5-1 with Don Collins opposed).***

Chair Zook closed the public hearing.

A MOTION was made by Patrick Kennelly that the Lebanon Planning Board APPROVE the application of Stewart's Shops Corp. (applicant and property owner) and EB II Realty, LLC (property owner), regarding 97 N Main Street (Tax Map 72, Lot 30) and 99 N Main Street (Tax Map 72, Lot 31), zoned CB, PB2026-29-SPR, for Site Plan Review per Section 3.1.D of the Site Plan Review Regulations to demolish the existing structures on the subject properties and construct a +/-4,500 sq. ft. retail/convenience store and a vehicular refueling station with three (3) fuel dispenser islands with an overhead canopy, together with associated site improvements as shown on a plan set titled "Proposed Stewart's Shops," dated May 11, 2026, last revised June 11, 2026, prepared by MSK Engineers (29 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:

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. ***The development is subject to the Site Plan Review Regulations adopted May 13, 1991, last revised March 23, 2026, and the Zoning Ordinance adopted January 16, 2013, last amended March 11, 2026, which are the regulations in effect at the time the application was submitted.***

3. ***A building permit must be applied for and issued within three (3) years of the date of this approval (Section 4.10.A.1), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 4.10.A.2.a.***

4. ***"Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved within three (3) years of the date of this approval (per Section 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 three (3) years of the date of the Planning Board's***

approval, the development shall be subject to any changes in the City's land use regulations.

5. ***"Substantial completion," as defined in Section 8.4.B.1 of the Site Plan Review Regulations, shall be achieved within seven (7) years of the date of this approval (per Section 8.4.B.2). If substantial completion is not achieved within seven (7) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.***

6. ***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.***

7. ***The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.***

8. ***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.***

9. ***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).***

10. ***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 site plan, in which case such changes shall be reviewed pursuant to Article IX of the Site Plan Review Regulations.***

11. ***The development shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance, in an amount to be calculated based on the Impact Fee Schedule adopted on May 20, 2024.***

12. ***Pursuant to Section 607 of the Zoning Ordinance, the applicant shall obtain a permit for all business signage prior to installation. All such signage shall be substantially similar to the signage as shown in the approved site plan set. Notwithstanding this approval, the applicant, in connection with the submission of a sign permit application, shall independently demonstrate compliance with the Section 607 sign regulations to the satisfaction of the Zoning Administrator.***

<u>Conditions to be Satisfied Prior to Application for a Building Permit and Prior to the Start of Any Construction Activities</u>

13. ***Within 45 days of the Planning Board's approval, the applicant shall address the comments of the City Engineer as set forth in the Planning Board staff memo to the satisfaction of the City Engineer.***

14. ***Within 45 days of the Planning Board's approval, the applicant shall address the comments of the Fire Department as set forth in the Planning Board staff memo to the satisfaction of the Fire Department.***

15. ***The applicant shall apply to the Planning and Development Department for a voluntary merger of the subject properties (i.e. tax parcels 72-30 and 72-31). Upon approval, the voluntary merger shall be recorded at the Grafton County Registry of Deeds.***

16. ***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, the City Engineer and the Fire Department:***
    - ***a. Any changes made or necessitated per Conditions of Approval #13 and #14 above.***
    - ***b. Amend the Cover Sheet to:***
        - ***i. Ensure the Table of Contents matches the order of sheets in plan set***
        - ***ii. Amend the Site Information Table to:***
            1. ***Provide existing and proposed building heights. (5.1.E.4.e.8)***
            2. ***Provide correct Tax Map numbers. (5.1.E.4.e.2)***
            3. ***Change lot coverage maximum to "N/A" and identify existing and proposed lot coverage as a percentage and in square feet. (5.1.E.4.e.12)***
            4. ***Add maximum building coverage per Section 306.3 of the Zoning Ordinance and identify existing and proposed building coverage.***
    - ***c. Amend the Site Plan to:***
        - ***i. Extend the proposed Bridge Street sidewalk along the full length of the property's frontage.***
        - ***ii. Remove "security camera on light pole" notation at the N Main Street entrance where no light pole is proposed.***
        - ***iii. Add a note providing that the pavement arrows will be painted and provide detail (length, width, dimensions, and color/paint type).***
    - ***d. Amend the Landscaping Plan to:***
        - ***i. Make more visible the existing vegetation within the right-of-way that is proposed to remain.***
        - ***ii. Add additional vegetation along the 97 N Main Street right-of-way and Bridge Street right-of-way in consultation with the Tree Advisory Board.***
    - ***e. Amend the plans to remove parking spaces 1 and 2 and replace with a tree well and a bench facing North Main Street.***
    - ***f. Adjust Sheets C-104, C-105, and C-110 to ensure that snow drainage enters the proposed trench drain to minimize impact on abutting properties.***
    - ***g. 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.

17. ***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.***

18. The applicant shall obtain approval from the City Council or the City Manager's office for any additional water and/or sewer flows in accordance with the applicable Chapter 136 and 182 of the City Code.

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

20. The applicant shall apply for an Excavation Permit, a Driveway Permit, and, if determined by the Department of Public Works to be required in accordance with City Code Chapter 124, a Stormwater Permit.

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

21. Prior to the start of any construction activities on the property, the applicant shall record in the Grafton County Registry of Deeds notice of the stormwater management and erosion and sediment control plans as required per Section 6.6.H.2.d of the Site Plan Review Regulations. Such notice shall be reviewed by the Planning and Development Department prior to recording.

22. Prior to the start of any construction activities on the property for which construction inspection is required pursuant to this decision or any applicable ordinance or code, the City shall retain the services of an independent third-party inspector, for which the applicant shall be responsible for all inspection fees related to (a) on-site work related to sewer, water, temporary sedimentation and erosion control, and drainage improvements, and (b) all off-site work within the City's right-of-way (including but not limited to water, sewer, driveways, drainage), in accordance with Section 8.2 of the Site Plan Review Regulations. The applicant shall provide funding for inspection services in a form and amount acceptable to the City and shall sign an Infrastructure Inspection Agreement.

23. In lieu of providing electric vehicle (EV) parking spaces and infrastructure as required by Section 607.8.C of the Zoning Ordinance, the applicant shall, pursuant to Section 607.8.C.4.d, make 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.

24. All water and sewer fees shall be paid as set forth in City Code Chapter 68.

25. The applicant shall obtain an Excavation Permit, a Driveway Permit, and, if determined by the Department of Public Works to be required in accordance with City Code Chapter 124, a Stormwater Permit.

26. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required Federal or State approvals, including but not limited to an NHDES underground storage tank permit.

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

27. Unless otherwise agreed to by the Department of Public Works, the applicant shall be responsible for maintaining all improvements constructed by the applicant within the public right-of-way, including but not limited to utility infrastructure and landscaping. If deemed advisable by the City's legal counsel, maintenance responsibilities and ownership shall be memorialized in writing in a form acceptable to the Department of Public Works and the City's legal counsel.

28. The impact fee calculated pursuant to Condition of Approval #11 shall be paid.

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

30. 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 Kathie Romano.

****The MOTION was approved (5-1 with Don Collins opposed).***

The Board took a five minute recess.

C. Last One, LLC and Nous Trois, LLC, 207 Mechanic Street (Tax Map 105, Lot 115) and 213 Mechanic Street (Tax Map 105, Lot 116), zoned GC: Request for approval of a Lot Line Adjustment. **PB2026-31- LLA - Application to be postponed to August 10, 2026**

This application was postponed to August 10, 2026.

D. Execusuite, LLC, 22 School Street (Tax Map 92, Lot 2), zoned R-O: Applicant requests Site Plan Review to convert the use of the building to a 12-unit multi-family dwelling and to construct associated site improvements. **PB2026-32-SPR - Application to be postponed to August 10, 2026**

This application was postponed to August 10, 2026.

E. Mason Storage, LLC, 38 Spencer Street (Tax Map 78, Lot 39), zoned LD: Applicant requests an amendment to a previously approved site plan (PB2021-13-SPR) to install four (4) mechanical pads at the rear of the building. **PB2026-33-SPA**

Mr. Corwin stated that staff recommends that the application is technically complete and can be heard, however, either as an initial matter or at some point prior to making a determination on the application, the applicant should provide an updated landscape plan. Any plan sheet that is impacted by proposed changes to the plan set, should be reflected throughout. The applicant should submit an updated landscape plan to show how the changes impact what was approved. Secondarily, the site plan sheet submitted is inaccurate, as it shows certain features that are not on

the ground today. It is not clear from the site plan sheet submitted as to what is changing. Staff would like to see a site plan sheet that clearly shows what was built, what are the existing conditions are that the applicant is requesting approval of, and what is different from what was approved originally.

Mr. Corwin explained that when staff conducted a site visit in connection with a request to issue a Certificate of Occupancy, it was discovered that there were concrete pads installed within the setback along the rear of the building, and mechanical equipment installed on top of those pads. Those by themselves were in violation of the zoning ordinance, and the approved site plan. The applicant took steps to address the zoning violation and obtained a variance from the Zoning Board to allow those concrete pads to remain within the 10' minimum required setback, but they also require multiple waivers from the Planning Board and an amendment to the site plan because these were not shown on the original site plan.

A MOTION was made by Patrick Kennelly that the application is complete and ready for review. The MOTION was seconded by Max Terzano.

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

Dan Nash, consultant, and Amye Mason, owner of Mason Storage, LLC, addressed the Board. The Board asked why the City was not advised to the change. Ms. Mason explained that the request is for approval of an amendment to the previously approved site plan so that it accurately reflects the product that was ultimately constructed, along with the associated waivers that accompany those changes. During construction, the location of certain mechanical equipment, such as HVAC systems, evolved from what was shown on the originally approved plans. After being identified during the Certificate of Occupancy process, they worked with City staff following their guidance and obtained the required variance from the Zoning Board of Adjustment for setbacks. The equipment is now located behind the building in the least visible and least impactful location on the site. It is screened by the building itself, an existing berm, and the surrounding topography and foliage. There are no residential abutters immediately behind the property. There have been no complaints regarding the equipment, and its current placement minimizes the visibility from Spencer St. and the surrounding neighborhood. In fact, this cannot be seen at all from Spencer St. This project represents a substantial private investment in downtown Lebanon, transforming an older warehouse property into a modern facility that contributes to the tax base and provides a service to local residents and businesses. The goal is to update the approved plans to accurately reflect the completed project and address any remaining Planning Board requirements. She does not know why the City was not advised to the change but believes this was an oversight.

Don Collins noted that he rode his bike past the property and the mechanical equipment is loud and will not be screened in the winter in its current location from the rail trail. The regulations state that they should be screened. Andrew Faunce asked about if the units could be placed on the roof, as originally designed. Ms. Mason stated that she believes it was determined by the contractors that the best placement would be the back of the building. It is possible that the building may not be able to support the units. Mr. Nash stated that his original plan showed them on the side of the building, but it appears they needed to be moved. The units may have interfered with safe egress from the building, as originally proposed. Chair Zook stated that both the egress and the original location proposed for the units should have been shown on the plan. Interference with the egress

would have been noticed if both were shown on the plan. Mr. Nash stated that the Fire Department does not do a full review on life safety and egress until they get the building plans.

Chair Zook asked why the Planning Board is being shown plans that have not been fully reviewed in terms of the building code. Mr. Nash stated that builders always hold off on a full building design until there is a site plan approval in hand, as there could be costs associated.

Mr. Vincent stated that it is not uncommon for the approved Planning Board application package to change once going to construction. The process to address that is a site plan amendment application. In this case, it must not have been realized or thought through to that extent, so this did not happen. The project was constructed and during a review prior to issuance of a Certificate of Occupancy, this was recognized as an issue. Ideally, it would be addressed through a site plan amendment application prior to construction.

Andrew Faunce stated that generally, once an approval is in hand, one would anticipate there would be engineering to verify that that presented site plan is constructable. It does not seem this occurred in this case. If it had, perhaps someone with an understanding of the mechanical requirements for the units that are now on the back of the property could have advised if there was sufficient structure to install them on the roof, as originally planned. Mr. Nash noted that the City's building inspection department had to approve the mechanical unit plan. If there had been some interface with the Planning Department regarding the differences, there potentially could have been some interface to have prevented this.

Mr. Corwin explained that the Board is not here to arbitrate or decide upon a code violation. The substance of the request is for the Board to imagine that the improvements are not there. It is not the Board's job to review that the improvements were constructed without approval. It is the Board's job to make a determination based on whether or not the request meets the applicable criteria, regardless of the fact that it is already installed.

Don Collins stated that this request seems contrary to the both the spirit and intent of the regulations. He does not believe the applicant has a basis for appealing it based on the criteria.

Mr. Nash explained that, in terms of the landscaping, the setbacks are essentially the same for the LD and CB District, which are 0' except for 10' in the rear. Following that, there is absolutely no room for landscaping in downtown properties. In this case, the owner took the bare slivers of 3'-5' of property on the sides and the excessive front setback and installed $66,000 worth of landscaping.

Mr. Corwin explained that, in order for the Planning Department to approve the issuance of a Certificate of Occupancy for a project that has obtained site plan review, an on-site visit has to be conducted to verify that the project has been built in conformance with the approved plan. The approved plan is not a suggestion. Currently, relative to the landscape plan, the issue is that what has been planted, while it may be perfectly sufficient, is not in line with the approved landscape plan. The recommendation remains that the landscape plan should be updated in connection with this application and approved accordingly by the Planning Board.

In terms of issuing a final Certificate of Occupancy for this property, Mr. Corwin explained that there are the following issues: The applicant obtained a variance for the mechanical equipment and

pads in the back, thus resolving the zoning violation. However, the pads in the back require a site plan amendment and waivers from the perimeter landscaping requirement and the mechanical equipment screening requirement. Next, the tanks which line the sides of the building were not on the approved site plan. The site plan review regulations, both in the general landscaping regulations Section 6.2 and the Lebanon Downtown District design regulations, require screening of those tanks. Thus, a waiver is needed from that screening requirement. Third, the mechanical equipment, the air compressors at the front of the building, also require waivers from the landscaping screening requirements, both under the general Section 6.2 landscaping standards and the Section 6.10 Lebanon Downtown District design standards. The mechanical equipment also requires a waiver from placing mechanical equipment in the front yard in the Lebanon Downtown District.

Mr. Corwin explained that, from a planning policy perspective, the most concerning of the three issues is the mechanical equipment in the front of the building. This is an existing, non-conforming use warehouse which is inconsistent with the overall vision for Spencer Street in downtown Lebanon. It was significantly expanded by special exception of the Zoning Board. The City Council took action to limit the authority of the Zoning Board to grant expansions of non-conforming uses, as they did with this application. Thus, to waive the design regulations in the Lebanon Downtown District is significant. The purpose of those Lebanon Downtown design regulations should be taken into account when the Board considers the waiver requests, especially as this is a substantially non-conforming use within the Lebanon Downtown District.

Chair Zook stated that the Planning Board needs a site plan that accurately reflects the site and reasons for why the changes made were necessary.

Andrew Faunce stated that the issue of the pads and the mechanical units in the setback, the tanks on the side, and the HVAC units in the front may not require a landscape plan in order for the Board to understood if they should be waived or not. He believes the landscaping is secondary to those items of primary difficulty.

A MOTION was made by Andrew Faunce to extend the meeting to 9:40pm. The MOTION was seconded by Patrick Kennelly.

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

Chair Zook stated that she would like to see a site plan which accurately reflects the site and justification for meeting the criteria. Kathie Romano suggested that the applicant could also include what they would be willing to alter to more closely match the requirements. There was agreement that additional information should be submitted by the applicant prior to the next meeting.

There was no public comment.

A MOTION was made by Andrew Faunce to continue this hearing to August 10, 2026. The MOTION was seconded by Kathie Romano.

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

F. Robert J. Oakes, Laplante Road (Tax Map 138, Lot 27), zoned R-3, RL-1 & RL-2: Pursuant to NH RSA 676:4, I(i), applicant requests a hearing to verify compliance with conditions of approval #19, 20, 21, 22, 24 and 30 as set forth in the Notice of Action for Heritage Way, a 13-unit Planned Unit Residential Development (PURD) Major Subdivision, conditionally approved on April 27, 2026. **PB2026-09-FMAJ - Application to be postponed to August 10, 2026**

This application was postponed to August 10, 2026.

A MOTION was made by Andrew Faunce to extend the meeting to 10:00pm. The MOTION was seconded by Patrick Kennelly.

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

4. OTHER BUSINESS

A. Nomination to the Upper Valley Lake Sunapee Regional Planning Commission

A MOTION was made by Max Terzano to renominate Dan Nash to the Upper Valley Lake Sunapee Regional Planning Commission. The MOTION was seconded by Andrew Faunce.

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

5. APPROVAL OF MINUTES

A. June 22, 2026

The Board tabled discussion of the minutes to the next meeting.

6. ADJOURNMENT

A MOTION was made by Don Collins to adjourn the meeting at 9:31pm. The MOTION was seconded by Kathie Romano.

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

Respectfully submitted,
Kristan Patenaude
Recording Secretary