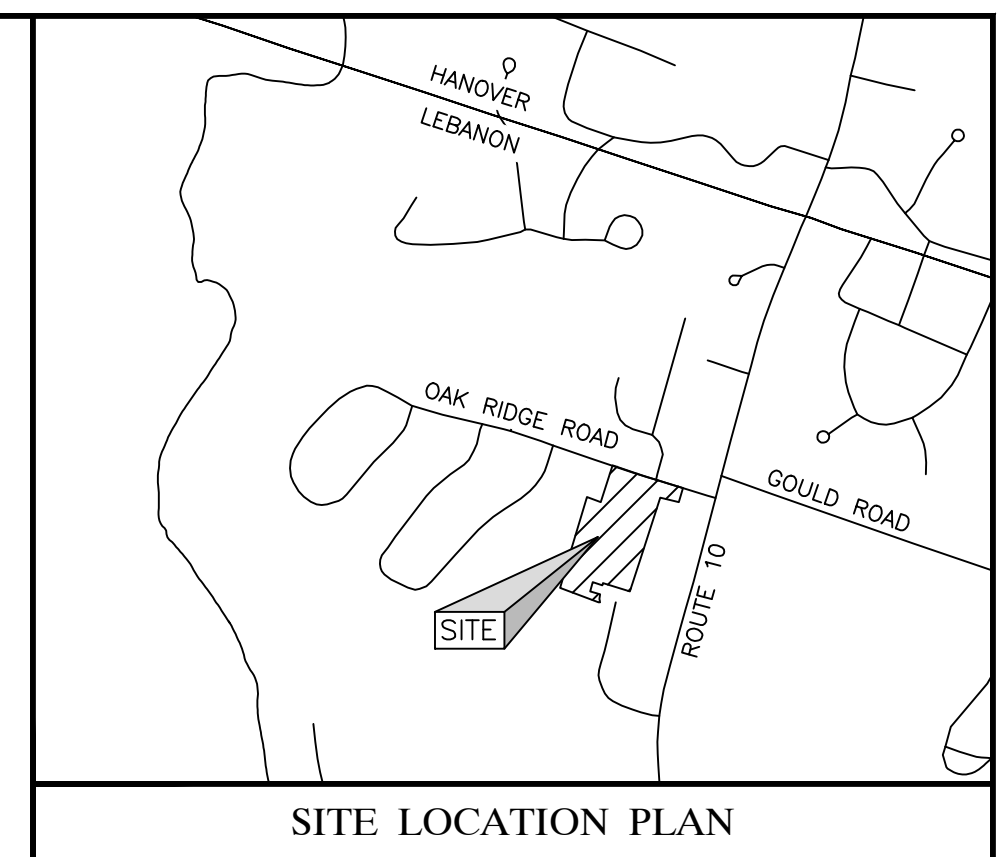
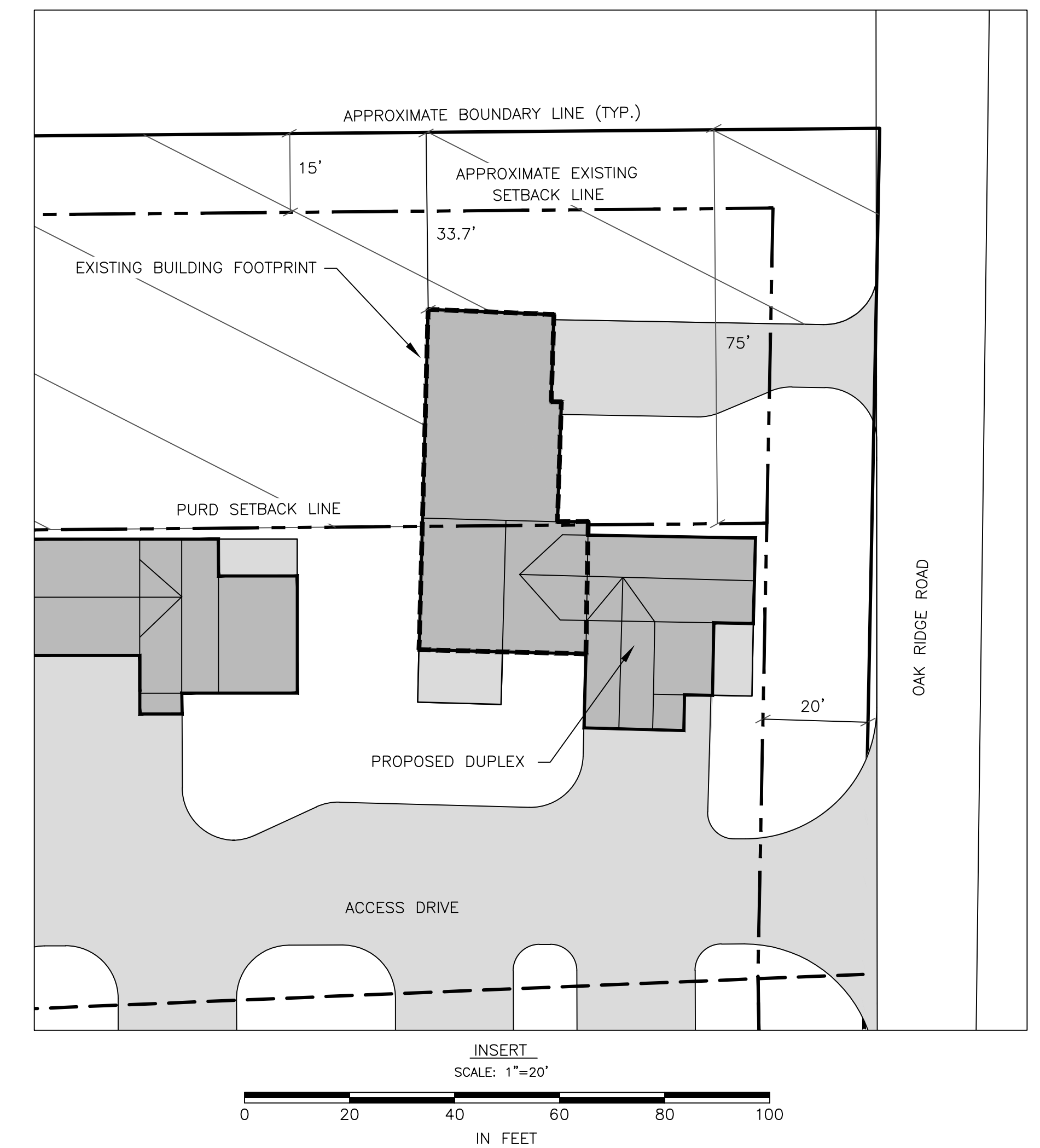
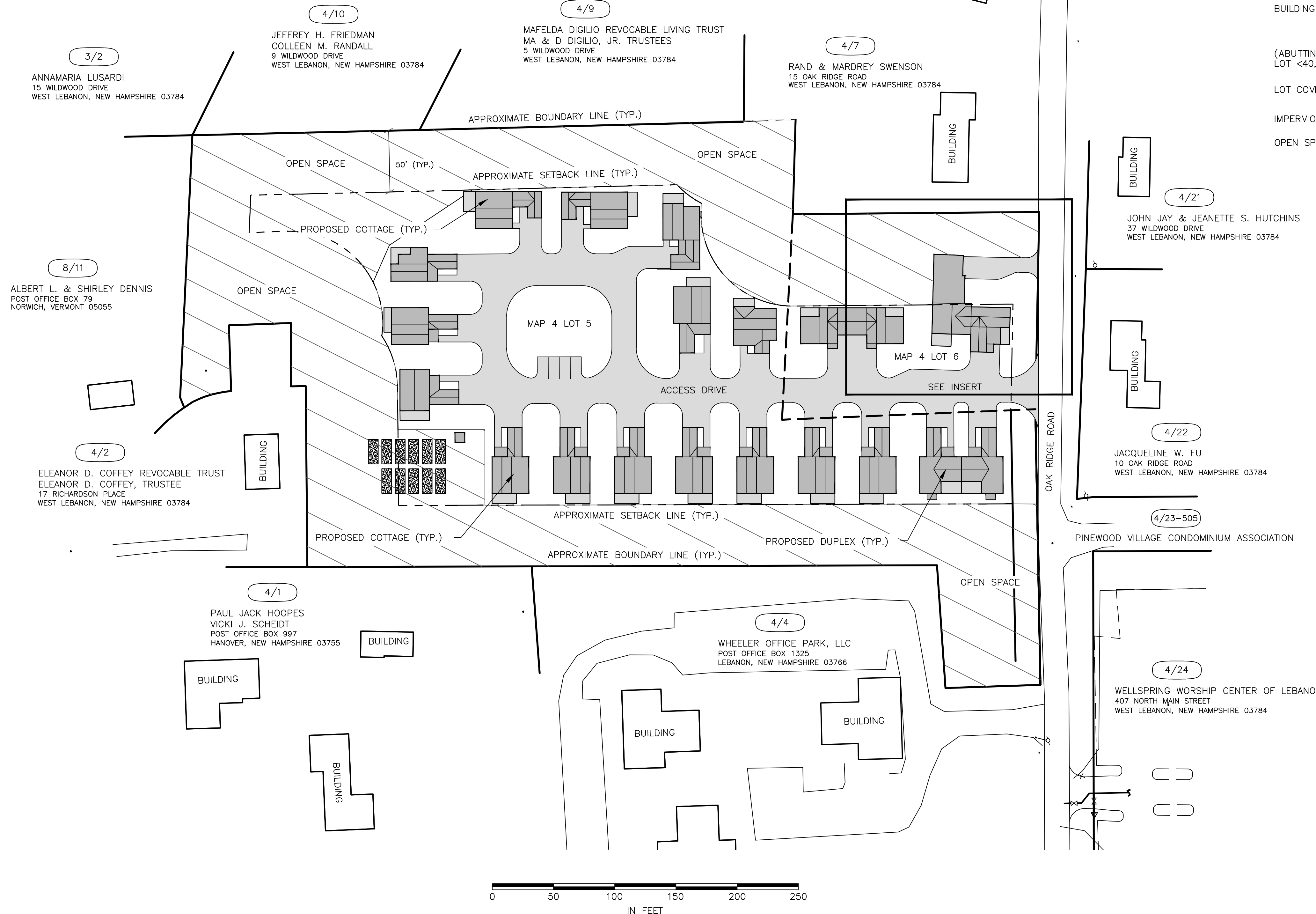


**SITE INFORMATION**

TAX MAP & LOT NUMBERS:	MAP 4 LOTS 5 & 6	
ZONING DISTRICT:	RESIDENTIAL THREE (R-3)	
AREA OF LOTS:	5.38± ACRES	
PROPOSED USE:	PLANNED UNIT RESIDENTIAL DEVELOPMENT	
NUMBER OF UNITS:	21	
PARKING:	REQUIRED	PROPOSED
	42	21 GARAGE SPACES 21 PAVED UNIT SPACES 4 GUEST SPACES 46 TOTAL SPACES
NUMBER OF STORIES:	1 1/2 STORIES	
LOADING SPACES:	N/A	
BUILDING HEIGHT:	REQUIRED	PROPOSED
	< 35'	< 35'
BUILDING SETBACKS:	REQUIRED	PROPOSED
	FRONT: 20'	27.7'
	SIDE: 50'	69.9'
	REAR: 50'	51.4'
(ABUTTING RESIDENTIAL LOT <40,000 SQ. FT.)	SIDE: 75'	33.7'
	REAR: 75'	76.4'
LOT COVERAGE (BUILDINGS):	ALLOWED	PROPOSED
	25%	12.9%
IMPERVIOUS AREA:	59,270 SQ. FT. (25.3%)	
OPEN SPACE:	119,842 SQ. FT. (51.1%)	



**SITE LOCATION PLAN**



**INDEX OF SHEETS**

SHEET 1 OF 4	- PURD SITE PLAN
SHEET 2 OF 4	- PURD LAYOUT PLAN
SHEET 3 OF 4	- LANDSCAPE PLAN
SHEET 4 OF 4	- TYPICAL COTTAGE PLAN

RECORD OWNER & APPLICANT: BASIC HOLDINGS, LLC.  
C/O GREAT EASTERN RADIO  
106 NORTH MAIN STREET  
WEST LEBANON, NEW HAMPSHIRE 03784

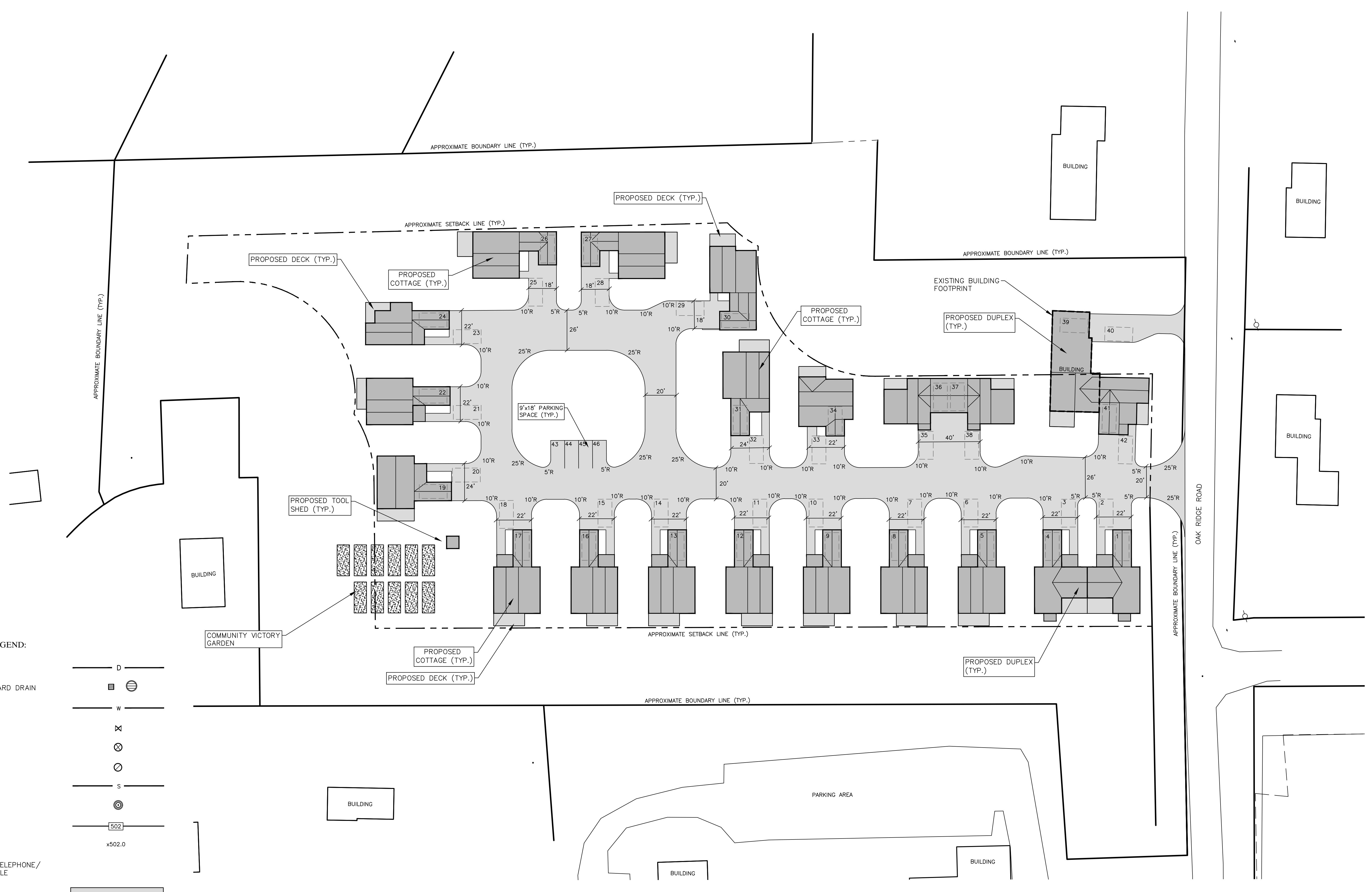
REV. NO.	DATE	DESCRIPTION	MADE BY	CHKD BY	APP'D BY
2	04/17/19	PLAN REVISIONS FOR CITY STAFF COMMENTS	PAB	PAB	RJF
1	02/25/19	PLAN REVISIONS FOR 75' RESIDENTIAL SETBACK	PAB	PAB	RJF

**PURD SITE PLAN FOR  
BASIC HOLDINGS, LLC**  
OAK RIDGE ROAD, CITY OF LEBANON, GRAFTON COUNTY, NH

**PATHWAYS CONSULTING, LLC**  
240 MECHANIC STREET, SUITE 100  
LEBANON, NEW HAMPSHIRE 03766  
(603) 448-2200

**1**

SHEET: 1 OF 1  
SCALE: 1"=40'  
DES. BY: PAB  
DRAWN BY: PAB  
CHKD. BY: RJF  
DATE: 02/04/19  
PROJ. NO. 11456.01



**PROPOSED LEGEND:**

- DRAIN LINE — D —
- CATCH BASIN/YARD DRAIN ■ ●
- WATER LINE — W —
- GATE VALVE ⊗
- CORPORATION ⊗
- CURB STOP ○
- SEWER LINE — S —
- SEWER MANHOLE ⊙
- CONTOUR — 502 —
- SPOT GRADE x502.0
- UNDERGROUND TELEPHONE/  
ELECTRIC & CABLE —
- BITUMINOUS CONCRETE PAVING [Hatched Box]
- BUILDING [Solid Grey Box]

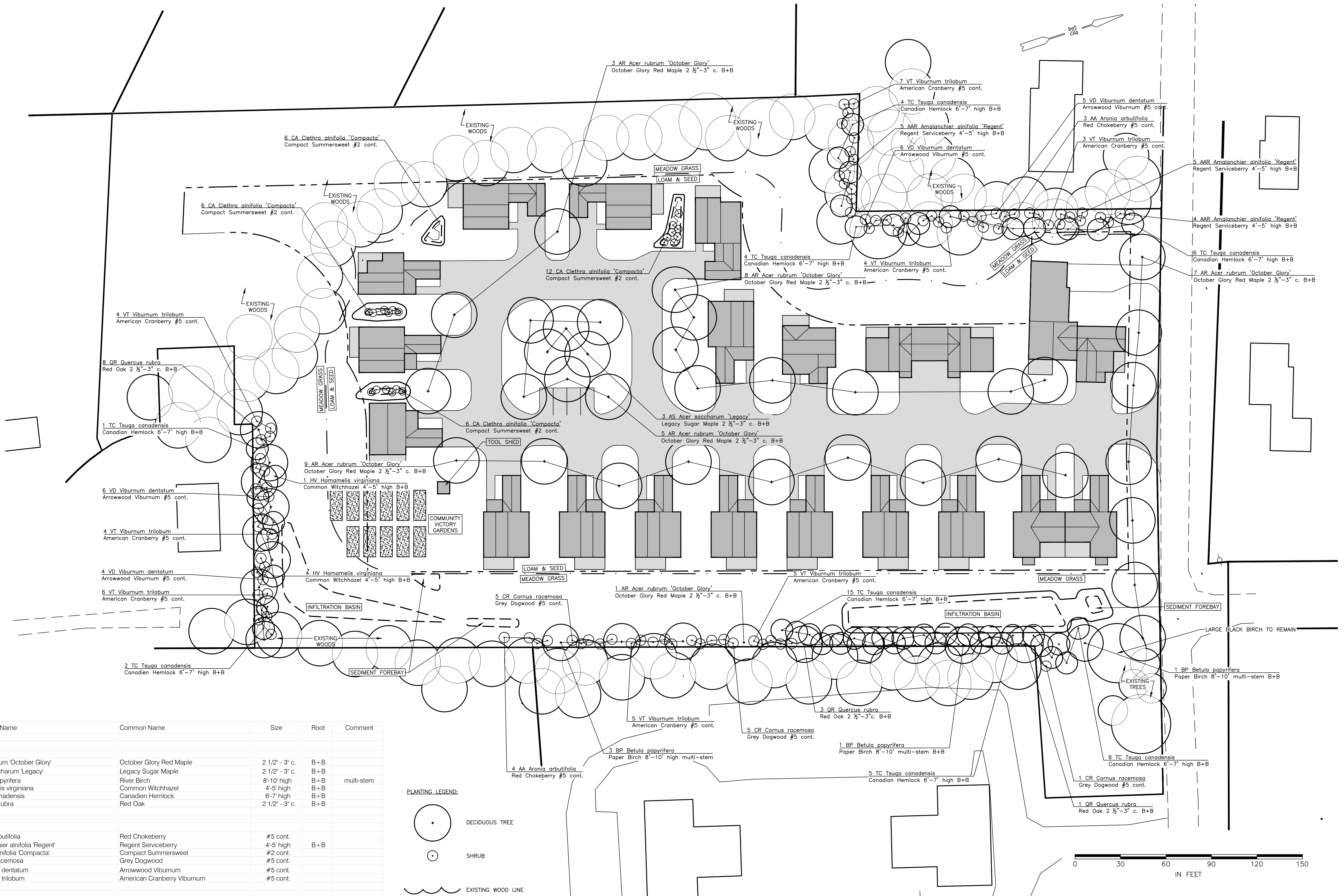


REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY
2	04/17/19	PLAN REVISIONS FOR CITY STAFF COMMENTS	PAB	PAB	RJF
1	02/25/19	PLAN REVISIONS FOR 75' RESIDENTIAL SETBACK	PAB	PAB	RJF

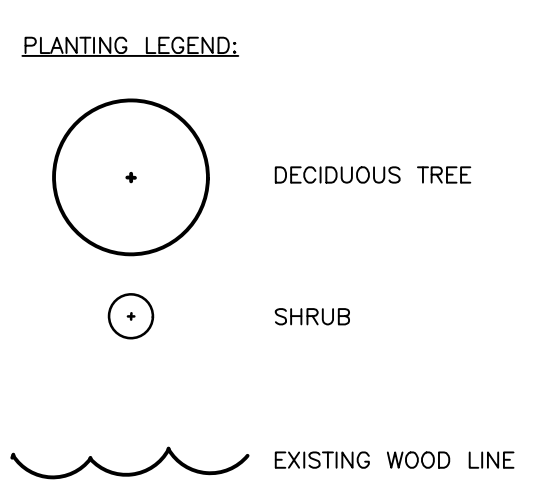
PURD LAYOUT PLAN FOR  
**BASIC HOLDINGS, LLC**  
 OAK RIDGE ROAD, CITY OF LEBANON, GRAFTON COUNTY, NH

**PATHWAYS CONSULTING, LLC**  
 240 MECHANIC STREET, SUITE 100  
 LEBANON, NEW HAMPSHIRE 03766  
 (603) 448-2200

SCALE: 1"=30'  
 DESIGNED BY: PAB  
 DRAWN BY: PAB  
 CHECKED BY: RJF  
 DATE: 01/14/19  
 PROJ. NO. 11465-01



Key	Qty.	Scientific Name	Common Name	Size	Root	Comment
<b>Trees</b>						
AR	34	Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2' - 3' c.	B+B	
AS	3	Acer saccharum 'Legacy'	Legacy Sugar Maple	2 1/2' - 3' c.	B+B	
BP	5	Betula papyrifera	River Birch	8'-10' high	B+B	multi-stem
HV	5	Hamamelis virginiana	Common Witchhazel	4'-5' high	B+B	
TC	43	Tsuga canadensis	Canadian Hemlock	6'-7' high	B+B	
QR	12	Quercus rubra	Red Oak	2 1/2' - 3' c.	B+B	
<b>Shrubs</b>						
AA	7	Aronia arbutifolia	Red Chokeberry	#5 cont.		
AAR	14	Amalanchier alnifolia 'Regent'	Regent Serviceberry	4'-5' high	B+B	
CA	30	Clethra alnifolia 'Compacta'	Compact Summersweet	#2 cont.		
CR	11	Cornus racemosa	Grey Dogwood	#5 cont.		
VD	21	Viburnum dentatum	Arrowwood Viburnum	#5 cont.		
VT	38	Viburnum trilobum	American Cranberry Viburnum	#5 cont.		

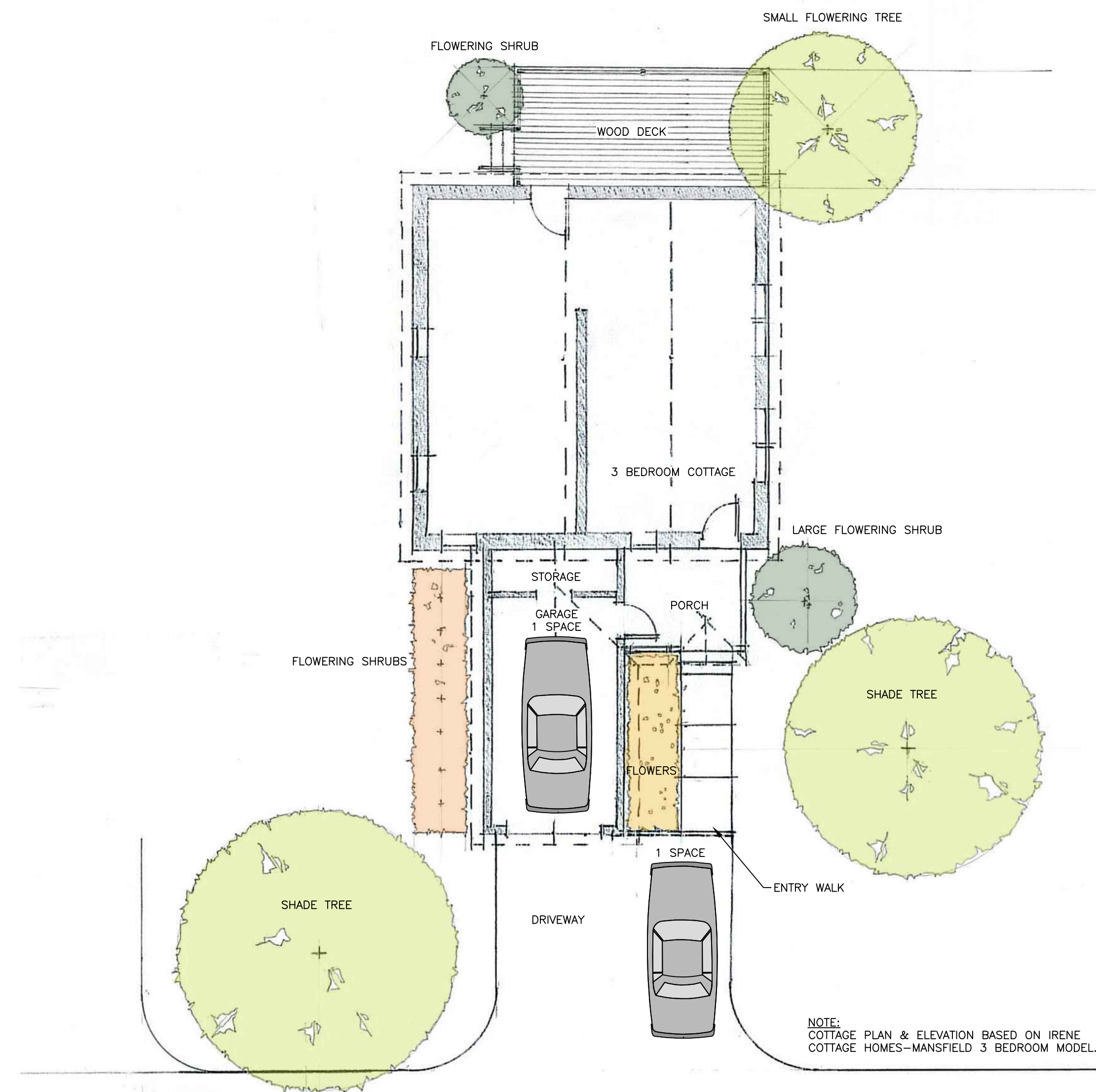


LANDSCAPE PLAN FOR  
**BASIC HOLDINGS, LLC**  
 OAK RIDGE ROAD, CITY OF LEBANON, GRAFTON COUNTY, NH

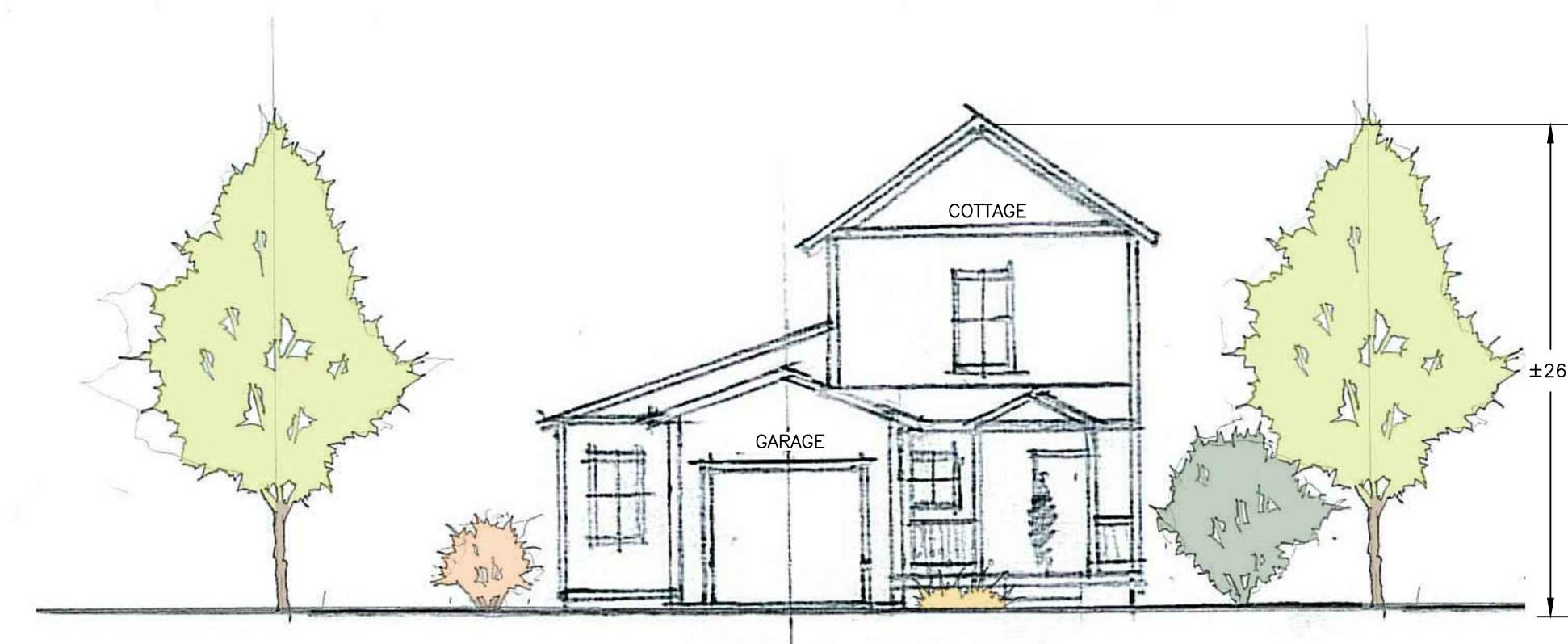
**PATHWAYS CONSULTING, LLC**  
 240 MECHANIC STREET, SUITE 100  
 LEBANON, NEW HAMPSHIRE 03766  
 (603) 448-2200

SCALE: AS SHOWN  
 DESIGNED BY: ANS  
 DRAWN BY: CRM  
 CHECKED BY: RJF  
 DATE: 01/14/19  
 PROJ. NO. 11465-01

REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY
2	04/17/19	PLAN REVISIONS FOR CITY STAFF COMMENTS	PAB	PAB	RJF
1	02/25/19	PLAN REVISIONS FOR 75' RESIDENTIAL SETBACK	PAB	PAB	RJF



PLAN VIEW-TYPICAL COTTAGE WITH ONE CAR GARAGE



FRONT ELEVATION-TYPICAL 1 1/2 STORY COTTAGE WITH ONE CAR GARAGE

NOTE:  
COTTAGE PLAN & ELEVATION BASED ON IRENE  
COTTAGE HOMES-MANSFIELD 3 BEDROOM MODEL.

REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY
1	01/28/19	STAFF REVIEW COMMENTS	CRM	ANS	ANS

TYPICAL COTTAGE WITH ONE CAR GARAGE FOR  
**BASIC HOLDINGS, LLC**  
 OAK RIDGE ROAD, CITY OF LEBANON, GRAFTON COUNTY, NH

**PATHWAYS CONSULTING, LLC**  
 240 MECHANIC STREET, SUITE 100  
 LEBANON, NEW HAMPSHIRE 03766  
 (603) 448-2200

SCALE: AS SHOWN  
 DESIGNED BY: ANS  
 DRAWN BY: CRM  
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