

LADY OF THE LAKES ESTATES

SUBDIVISION PLAN

TAX MAP 235-241-04 & 223-241-6

WHITE OAKS ROAD

LACONIA - NEW HAMPSHIRE

SYMBOLS LEGEND

EXISTING SYMBOLS

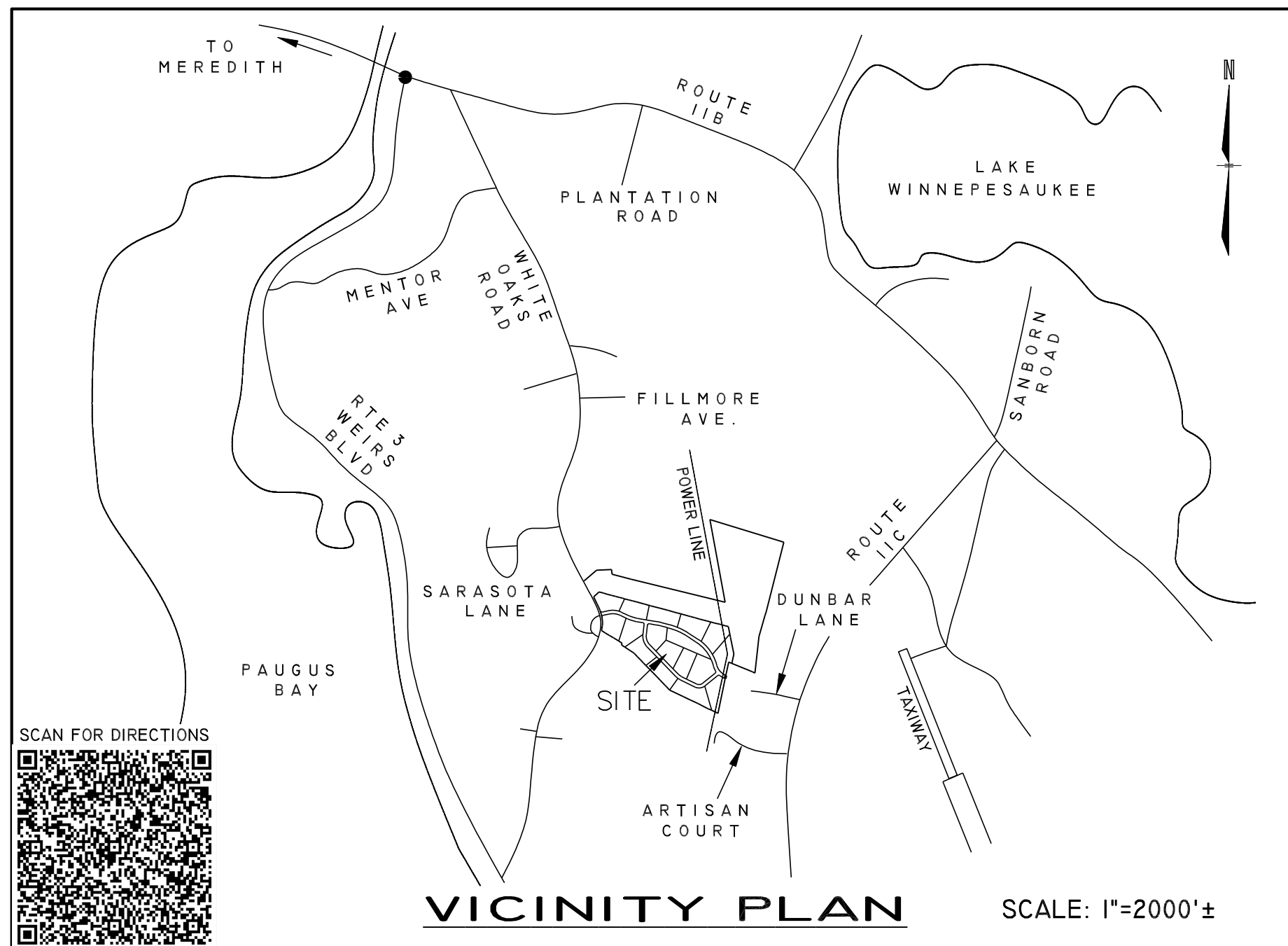
	EXISTING PROPERTY LINE
	EXISTING PROPERTY TIE LINE
	EXISTING ABUTTERS PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING RIGHT OF WAY
	EXISTING PROPERTY SETBACK LINE
	EXISTING PROPERTY LINE TO BE REMOVED
	EXISTING 2 FOOT CONTOUR
	EXISTING 10 FOOT CONTOUR
	EXISTING FENCE LINE
	EXISTING STONE WALL
	EXISTING TREE LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING SEWER SERVICE W. CLEAN OUT
	EXISTING DRAIN LINE
	EXISTING GAS LINE
	EXISTING ELECTRIC LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING WETLAND BOUNDARY
	EXISTING BUILDING
	EXISTING DRAIN MANHOLE
	EXISTING CATCH BASIN
	EXISTING SEWER MANHOLE
	EXISTING WATER GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING WELL
	EXISTING FES WITH RIP-RAP OUTLET PROTECTION
	EXISTING GAS GATE
	EXISTING TREE AND CALIPER
	EXISTING HARDWOOD TREE
	EXISTING SOFTWOOD TREE
	EXISTING LIGHT POLE
	EXISTING POWER POLE
	TEMPORARY BENCH MARK (TBM)
	TEST PIT LOCATION (TP)

MONUMENTS

	STONE BOUND FOUND (SBF)
	IRON ROD FOUND (IRF)
	DRILL HOLE FOUND (DHF)
	IRON PIPE FOUND (IPF)
	RAILROAD TIE FOUND (RRTF)
	RE-BAR FOUND (RBF)

PROPOSED SYMBOLS

	PROPOSED LOT LINE
	PROPOSED EASEMENT LINE
	PROPOSED 2 FOOT CONTOUR
	PROPOSED 10 FOOT CONTOUR
	PROPOSED 1 FOOT CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED BUILDING
	PROPOSED WATER LINE
	PROPOSED SEWER
	PROPOSED SEWER SERVICE WITH CLEAN-OUT
	PROPOSED DRAIN LINE
	PROPOSED ROOF DRAIN
	PROPOSED UNDER DRAIN
	PROPOSED GAS LINE
	PROPOSED OVERHEAD ELECTRIC
	PROPOSED OVERHEAD ELECTRIC
	PROPOSED DRAIN MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED DRAINAGE OUTLET STRUCTURE
	PROPOSED SEWER MANHOLE
	PROPOSED WATER GATE VALVE
	PROPOSED WELL
	PROPOSED GAS GATE VALVE
	PROPOSED FES WITH RIP-RAP OUTLET PROTECTION
	STONE BOUND TO BE SET
	RE-BAR TO BE SET
	PROPOSED LIGHT POLE
	PROPOSED PAVEMENT
	PROPOSED PAVED SIDEWALK
	PROPOSED GRAVEL DRIVE
	PROPOSED DREDGE AND FILL PERM. DISTURBANCE
	PROPOSED DREDGE AND FILL TEMP. DISTURBANCE
	PROPOSED HAY BAIL / SILT FENCE
	PROPOSED SLOPE PROTECTION BLANKET
	PROPOSED CHANNEL PROTECTION BLANKET
	PROPOSED TEMPORARY CHECK DAM
	PROPOSED CONSTRUCTION ENTRANCE



PROFESSIONAL CONSULTANTS LIST

ENGINEER:	BROWN ENGINEERING, LLC 63 WEST STREET, P.O. BOX 703 ASHLAND, NH 03217 PH: (603) 744-1044
SURVEYOR:	FRENCH LAND SERVICES 581 SCHOOL STREET RUMNEY, NH. 03266 PH: (603) 786-9790
SOIL SCIENTIST:	POWELL ASSET MAPPING, LLC 234 CRYSTAL LAKE ROAD GILMANTON IRON WORKS, NH. 03837 PH: (603) 364-0136

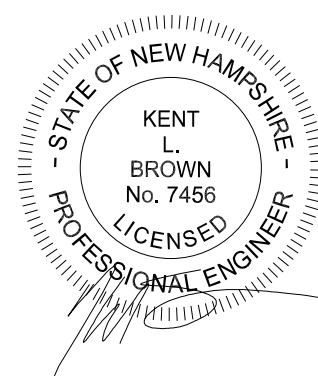
INITIAL PLAN SET SUBMISSION DATE

MARCH 6, 2024

LATEST REVISION DATE:

JUNE 25, 2024

1	11-15-23	REVISED PER TRC COMMENTS	MJF
2	4-2-24	ADDED TOWN WATER SERVICE	MJF
3	5-7-24	REVISED PER AOT COMMENTS	MJF
4	6-25-24	REVISED PER AOT COMMENTS	MJF
NO.	DATE	DESCRIPTION	BY



OWNER/APPLICANT:

LADY OF THE LAKES ESTATES LLC
c/o MIKE BOUSALEH
453 WHITE OAKS ROAD
LACONIA, NH. 03246

AGENCY APPROVALS

NHDES ALTERATION OF TERRAIN : _____
NHDES PUBLIC WATER EXTENSION : _____
NHDES PUBLIC SEWER EXTENSION : _____

LIST OF DRAWINGS

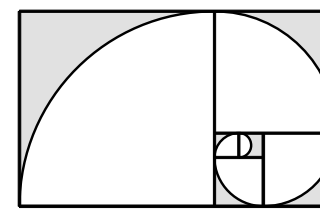
DWG	SHT NO.	DESCRIPTION
C-1	1 OF 29	COVER SHEET
EOV-1	2 OF 29	EXISTING OVERVIEW PLAN 1"=150'
XC-1	3 OF 29	EXISTING CONDITIONS PLAN 1"=50'
XC-2	4 OF 29	EXISTING CONDITIONS PLAN 1"=50'
XC-3	5 OF 29	EXISTING CONDITIONS PLAN 1"=50'
XC-4	6 OF 29	EXISTING CONDITIONS PLAN 1"=50'
TP-1	7 OF 29	TEST PIT DATA
LLA-1	8 OF 29	LOT LINE ADJUSTMENT PLAN
POV-1	9 OF 29	PROPOSED OVERVIEW PLAN 1"=150'
SUBD-1	10 OF 29	SUBDIVISION PLAN
SUBD-2	11 OF 29	SUBDIVISION PLAN
GP-1	12 OF 29	GRADING PLAN 1"=50'
GP-2	13 OF 29	GRADING PLAN 1"=50'
PP-1	14 OF 29	PLAN AND PROFILE
PP-2	15 OF 29	PLAN AND PROFILE
SWMB-1	16 OF 29	STORMWATER BASIN #1
SWMB-2	17 OF 29	STORMWATER BASIN #2
SWMB-3	18 OF 29	STORMWATER BASIN #3
DET-1	19 OF 29	EROSION CONTROL DETAILS
DET-2	20 OF 29	EROSION CONTROL DETAILS
DET-3	21 OF 29	SEWER DETAILS
DET-4	22 OF 29	WATER DETAILS
DET-5	23 OF 29	ROADWAY AND SITE DETAILS
DET-6	24 OF 29	SITE DETAILS
DET-7	25 OF 29	DRAINAGE DETAILS
LS-1	26 OF 29	LANDSCAPE PLAN OVERVIEW
LS-2	27 OF 29	LANDSCAPE PLAN ENTRANCE
LS-3	28 OF 29	LANDSCAPE PLAN OPENSOURCE
PH-1	29 OF 29	PHASING PLAN

APPROVED BY THE LACONIA NH PLANNING BOARD

DATE APPROVED: _____ DATE SIGNED: _____

CERTIFIED BY: _____

PREPARED BY



CIVIL ENGINEERS

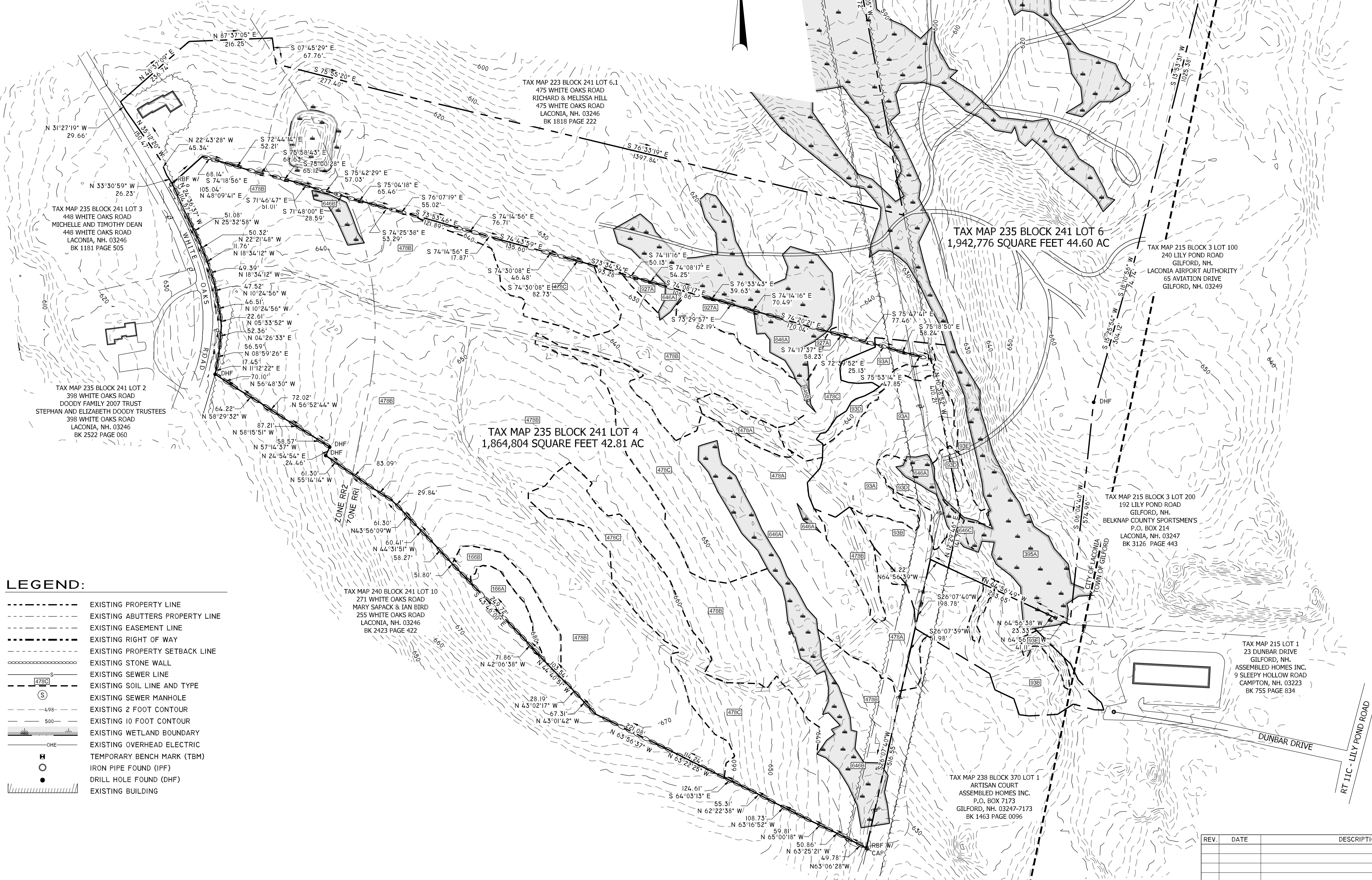
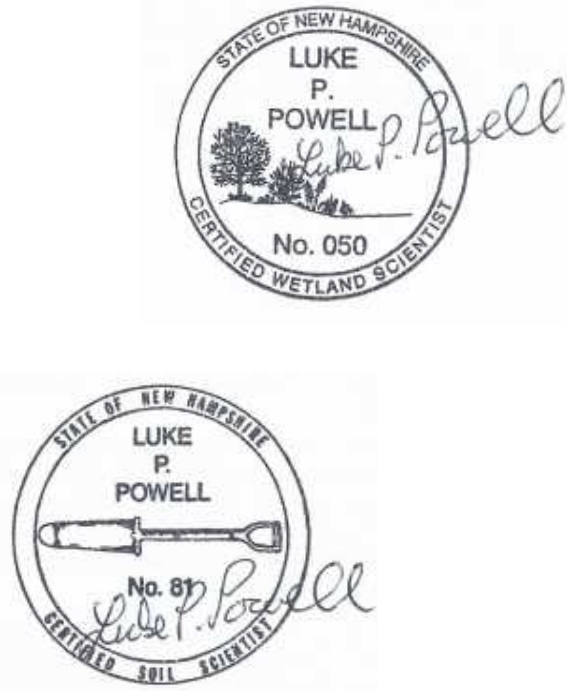
63 WEST STREET, P.O. BOX 703
ASHLAND NH. 03217
TEL (603) 744-1044
WWW.BROWNEENGINEERINGLLC.COM

SOILS MAPPING CERTIFICATION
A SITE SPECIFIC SOIL SURVEY WAS COMPLETED ON AUGUST 21-24, 2023
ACCORDING TO THE STANDARDS PUBLISHED IN SITE-SPECIFIC SOIL MAPPING
STANDARDS FOR NEW HAMPSHIRE AND VERMONT, SOCIETY OF SOIL SCIENTISTS
OF NORTHERN NEW ENGLAND SPECIAL PUBLICATION NO. 3, VERSION 7.0.
THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL
COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED TO
SUPPORT ENGINEERING AND PERMITTING FOR RESIDENTIAL LOT DEVELOPMENT. IT
WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, LUKE POWELL, CSS NO. 81,
AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION
SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

SOILS LEGEND	SLOPE PHASES
93	WOODSTOCK
167	CANTERBURY
395	CHOCORUA
478	GILMANTON
646	PILLSBURY
727	COLONEL
	A 0 - 3%
	B 3 - 8%
	C 8 - 15%
	D 15 - 25%
	E 25 - 50%
	F 50% +

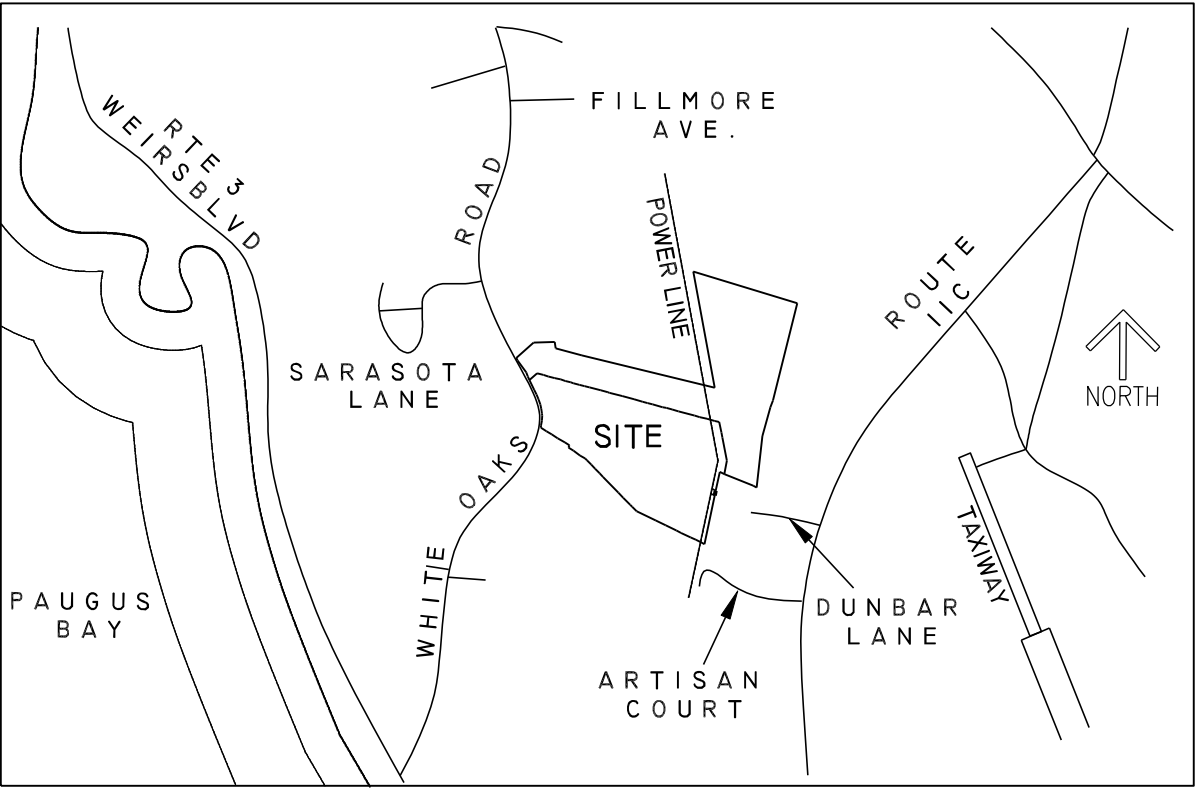
WETLAND DELINEATION NOTE
WETLANDS WERE DELINEATED ON AUGUST 21 AND 22, 2023 BY LUKE POWELL,
CERTIFIED WETLAND SCIENTIST NO. 50 USING THE US ARMY CORPS OF
ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1) ALONG
WITH THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND
DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2.0,
JANUARY 2012). HYDRIC SOILS WERE DETERMINED UTILIZING FIELD INDICATORS
FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 4, JUNE 2018).

WETLAND CLASSIFICATION
PFOIE PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED WETLAND
PEMIE PALUSTRINE, EMERGENT, SEASONALLY FLOODED/SATURATED WETLAND
PSSIE PALUSTRINE, SCRUB-SHRUB, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED WETLAND



LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ABUTTERS PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY SETBACK LINE
- EXISTING STONE WALL
- EXISTING SEWER LINE
- EXISTING SOIL LINE AND TYPE
- EXISTING SEWER MANHOLE
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FOOT CONTOUR
- EXISTING WETLAND BOUNDARY
- EXISTING OVERHEAD ELECTRIC
- TEMPORARY BENCH MARK (TBM)
- IRON PIPE FOUND (IPF)
- DRILL HOLE FOUND (DHF)
- EXISTING BUILDING



VICINITY PLAN

SCALE: 1"=2000'

PLANS OF REFERENCE:

- SEE PLAN ENTITLED "SUBDIVISION OF LAND JOMISH REALTY TRUST WHITE OAKS ROAD TAX MAP 235-241-4 LACONIA, BELKNAP COUNTY, NEW HAMPSHIRE" SHEETS 1 OF 14 DATE: AUGUST 9, 2001 SCALE: 1" = 100' BY STEVEN J. SMITH ASSOCIATES, INC. AND RECORDED IN B.C.R.D. AS PLAN L53 #53.
- SEE PLAN ENTITLED "SUBDIVISION PLAN FOR THE RETSHE FAMILY TRUST WHITE OAKS ROAD LACONIA, BELKNAP COUNTY, NEW HAMPSHIRE SCALE: 1" = 100' AUGUST 29, 2001 REVISED AUGUST 30, 2001 REVISED SEPTEMBER 10, 2001 REVISED NOVEMBER 9, 2001 REVISED DECEMBER 4, 2001 REVISED DECEMBER 12, 2001" BY HAROLD E. JOHNSON, INC. AND RECORDED IN B.C.R.D. AS PLAN L40 #4.
- SEE PLAN ENTITLED "BOUNDARY LINE ADJUSTMENT BETWEEN BARBARA H. THEALL WHITE OAKS ROAD, LACONIA, NEW HAMPSHIRE AND ASSEMBLED HOMES, INC. LILY POND ROAD, GILFORD, NEW HAMPSHIRE" DATE: FEBRUARY 14, 1996 SCALE: 1" = 100 BY STEVEN J. SMITH ASSOCIATES, INC. AND RECORDED IN B.C.R.D. AS PLAN L25 #25.
- SEE PLAN ENTITLED "BOUNDARY LINE ADJUSTMENT PLAN FOR THE RETSHE FAMILY TRUST 453 WHITE OAKS ROAD CITY OF LACONIA COUNTY OF BELKNAP STATE OF NEW HAMPSHIRE" SHEET 1 OF 1 DATE: 12-31-1998 SCALE: 1" = 200' BY 224 SURVEY LEON N. VENZIA AND RECORDED IN B.C.R.D. AS PLAN L 31 #52.

EASEMENT NOTES:

- REFERENCE IS HEREBY MADE TO A 50' WIDE EASEMENT FOR ACCESS AND UTILITIES RECORDED IN B.C.R.D. IN DEED BOOK 1463 PAGE 99.
- REFERENCE IS HEREBY MADE TO A 20' WIDE EASEMENT FOR UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO WATER AND SEWER RECORDED IN B.C.R.D. IN DEED BOOK 1463 PAGE 99.
- REFERENCE IS HEREBY MADE TO A 100' WIDE EASEMENT TO PUBLIC SERVICE CO. OF NEW HAMPSHIRE RECORDED IN B.C.R.D. IN DEED BOOK 343 PAGE 68.

GENERAL NOTES:

- THE PROPERTY IS DESIGNATED AS TAX MAP: 223-241-6 & 235-241-4
 - AREA OF TAX MAP 235 BLOCK 241 LOT 4 = 1,864,804 SF (42.81 ACRES)
AREA OF TAX MAP 235 BLOCK 241 LOT 5 = 1,942,776 SF (44.60 ACRES)
TOTAL AREA = 3,807,580 SF (87.41)
 - THE OWNER OF RECORD OF MAP 235 BLOCK 241 LOT 4 IS:
LADY OF THE LAKES ESTATES LLC
453 WHITE OAKS ROAD
LONDONDERRY, NH 03053
BOOK 355A PAGE 0974
THE OWNER OF RECORD OF MAP 235 BLOCK 241 LOT 6 IS:
MICHEL BOUSALEH AND KATERI MACDONALD-BOUSALEH
453 WHITE OAKS ROAD
LONDONDERRY, NH 03053
BOOK 3459 PAGE 0654
 - THE PROPERTY IS LOCATED IN RR 1 AND RR2 ZONE
 - SITE WILL CONNECT TO THE GILFORD NH SEWER SYSTEM.
 - WATER WILL BE SUPPLIED BY PUBLIC WATER SYSTEM
 - NO PORTION OF THE SITE IS LOCATED WITHIN FLOOD ZONE ACCORDING TO FEMA COMMUNITY PANEL NUMBER 330005 0002B DATED AUGUST 15, 1980
 - THE ELEVATION AND COORDINATES WERE DEVELOPED BASED ON A HORIZONTAL PROJECTION DATUM OF NAD83 (2011) STATE PLANE NEW HAMPSHIRE, US SURVEY FEET AND VERTICAL DATUM OF NAVD88 (GEOID 12B), US SURVEY FEET
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.

LADY OF THE LAKES ESTATES

EXISTING CONDITIONS OVERVIEW PLAN

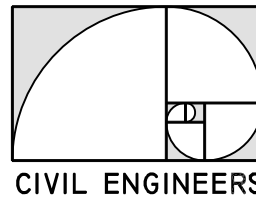
TAX MAP 235-241-4 & 223-241-6

WHITE OAKS ROAD, LACONIA NH.

PREPARED FOR:
MIKE BOUSALEH
LADY OF THE LAKES ESTATES LLC.
453 WHITE OAKS ROAD
LACONIA, NH.

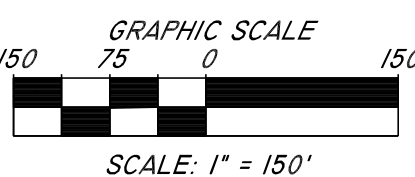
PREPARED BY:
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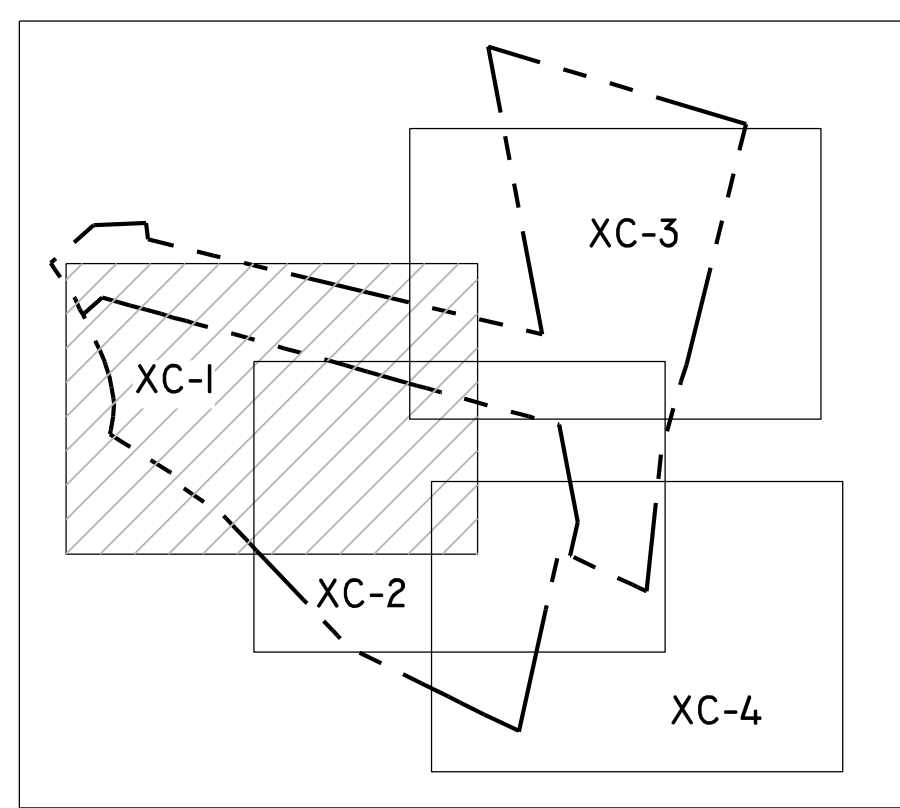
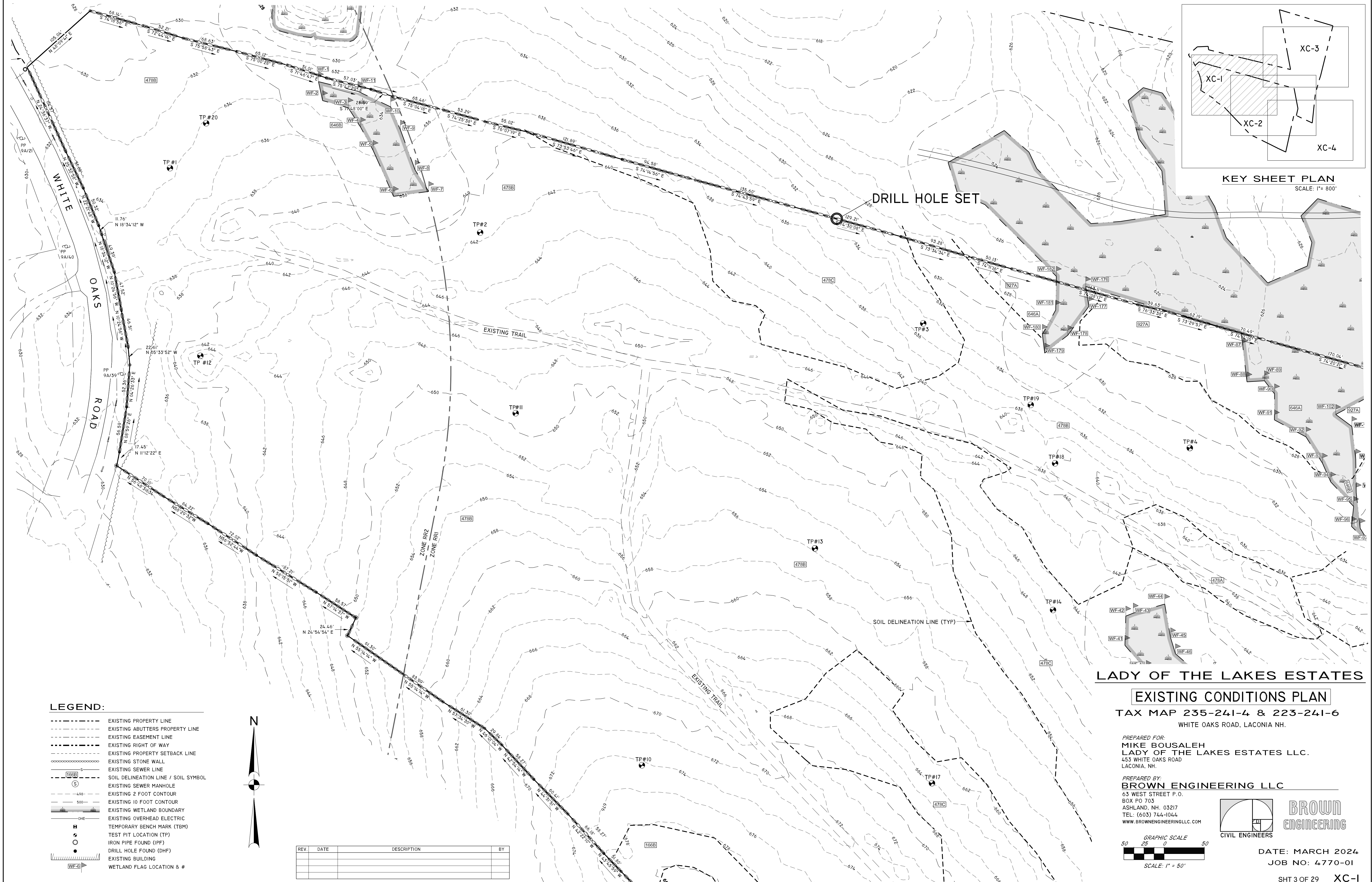
JOB NO: 4770-01

DATE: MARCH 2024

SHT 2 OF 29 OV-I

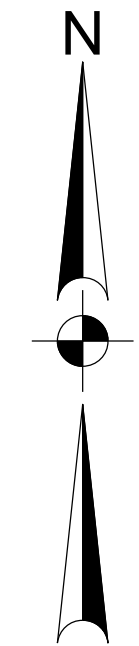
REV.	DATE	DESCRIPTION	BY

G:\CLIENTS\4770-01 White Oak Estates - White Oaks Laconia\DWG\4770-01 Lady of the Lakes.dwg Jun 27, 2024--8:49am



KEY SHEET PLAN
SCALE: 1"= 800'

- LEGEND:**
- EXISTING PROPERTY LINE
 - EXISTING ABUTTERS PROPERTY LINE
 - EXISTING EASEMENT LINE
 - EXISTING RIGHT OF WAY
 - EXISTING PROPERTY SETBACK LINE
 - EXISTING STONE WALL
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 - SOIL DELINEATION LINE / SOIL SYMBOL
 - EXISTING SEWER MANHOLE
 - EXISTING 2 FOOT CONTOUR
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 - EXISTING WETLAND BOUNDARY
 - EXISTING OVERHEAD ELECTRIC
 - TEMPORARY BENCH MARK (TBM)
 - TEST PIT LOCATION (TP)
 - IRON PIPE FOUND (IPF)
 - DRILL HOLE FOUND (DHF)
 - EXISTING BUILDING
 - WETLAND FLAG LOCATION & #



REV	DATE	DESCRIPTION	BY

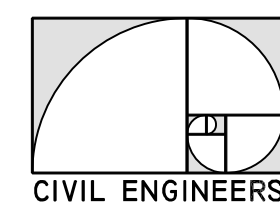
LADY OF THE LAKES ESTATES

EXISTING CONDITIONS PLAN

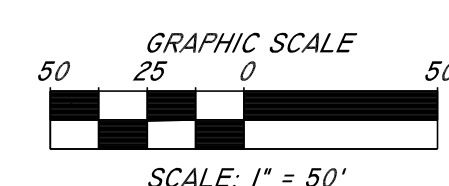
TAX MAP 235-241-4 & 223-241-6
WHITE OAKS ROAD, LACONIA NH.

PREPARED FOR:
MIKE BOUSALEH
LADY OF THE LAKES ESTATES LLC.
455 WHITE OAKS ROAD
LACONIA, NH.

PREPARED BY:
BROWN ENGINEERING LLC
63 WEST STREET P.O.
BOX PO 703
ASHLAND, NH. 03217
TEL: (603) 744-1044
WWW.BROWNEENGINEERINGLLC.COM

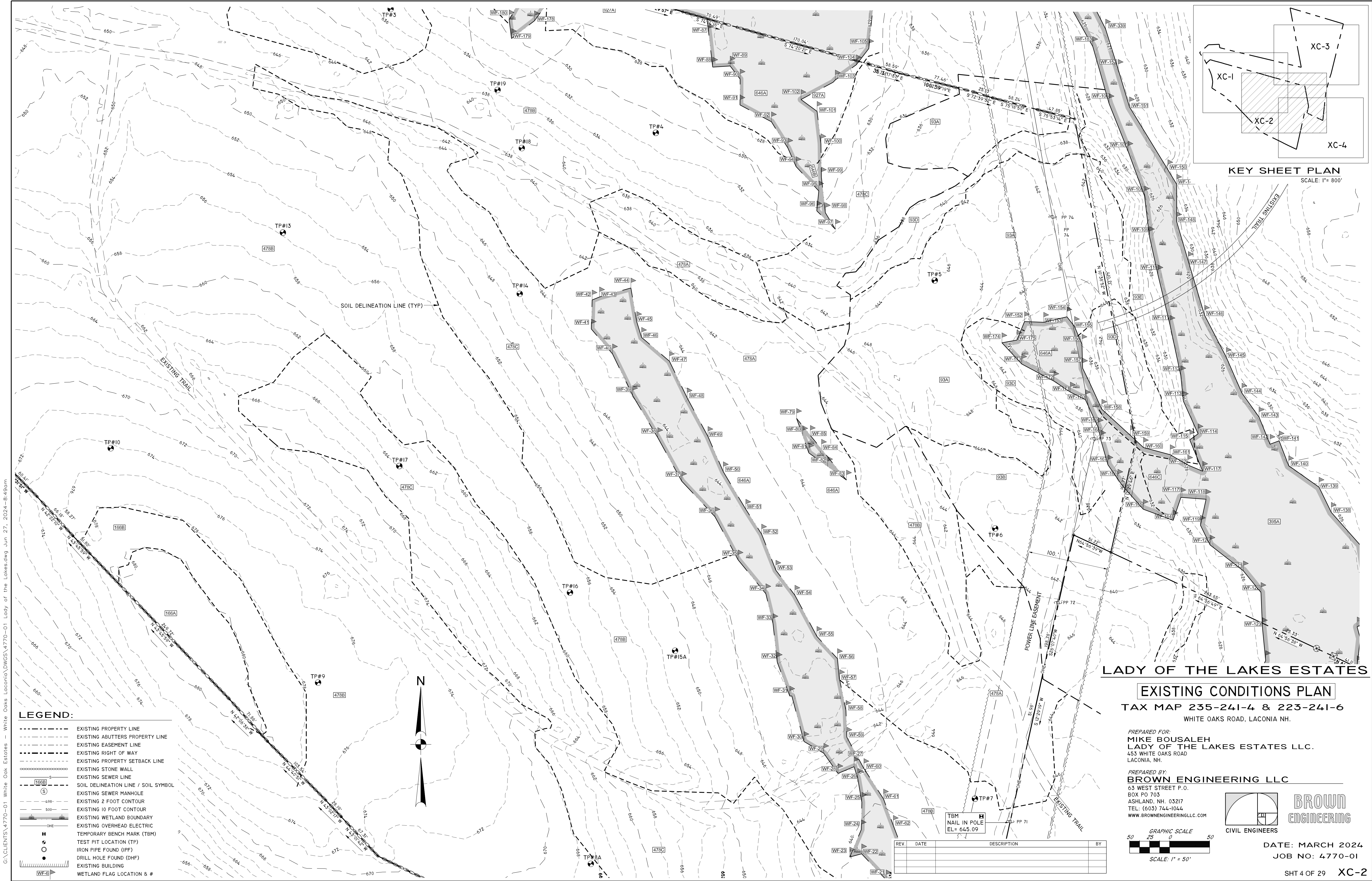


BROWN
ENGINEERING
CIVIL ENGINEERS



DATE: MARCH 2024
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- WETLAND FLAG LOCATION & #

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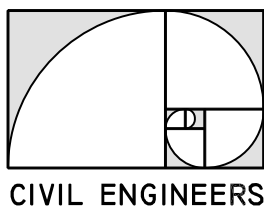
EXISTING CONDITIONS PLAN

TAX MAP 235-241-4 & 223-241-6

WHITE OAKS ROAD, LACONIA NH.

PREPARED FOR:
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LADY OF THE LAKES ESTATES LLC.
453 WHITE OAKS ROAD
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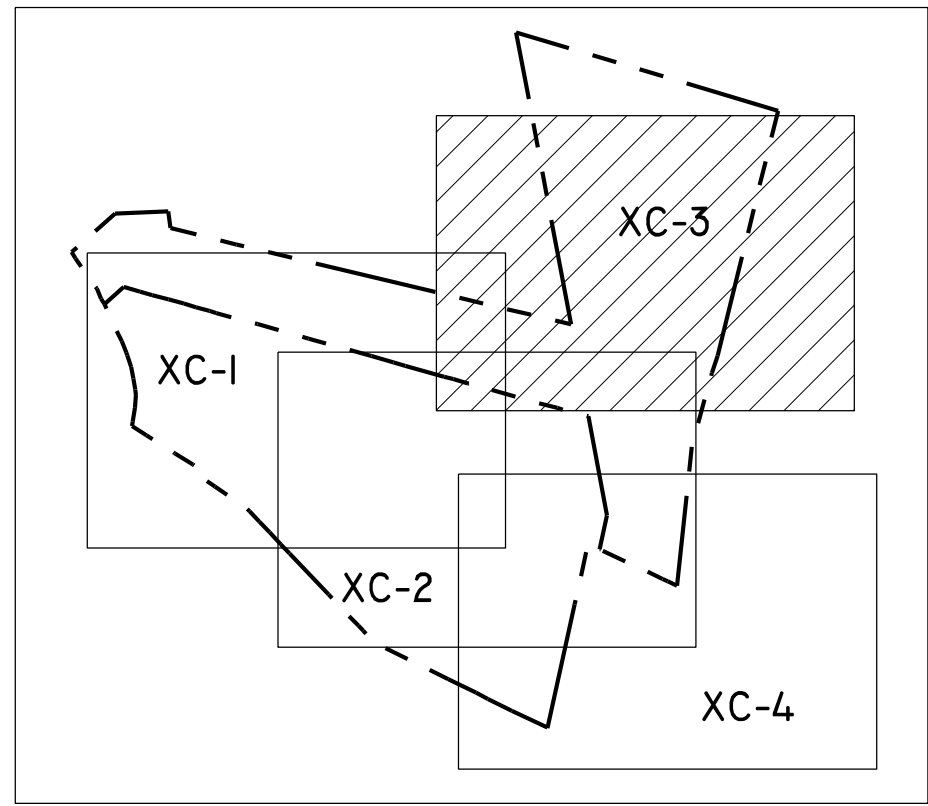
CIVIL ENGINEERS



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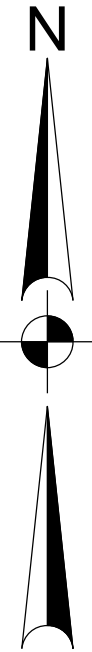
G:\CLIENTS\4770-01 White Oak Estates - White Oaks Laconia\DWGS\4770-01 Lady of the Lakes.dwg Jun 27, 2024-8:49am



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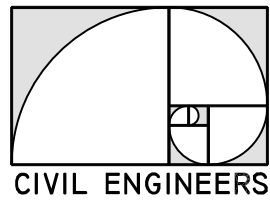
LADY OF THE LAKES ESTATES

EXISTING CONDITIONS PLAN

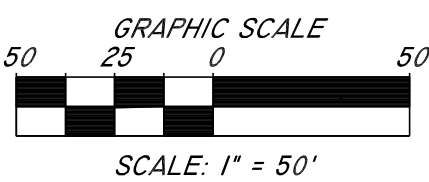
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PREPARED FOR:
MIKE BOUSALEH
LADY OF THE LAKES ESTATES LLC.
453 WHITE OAKS ROAD
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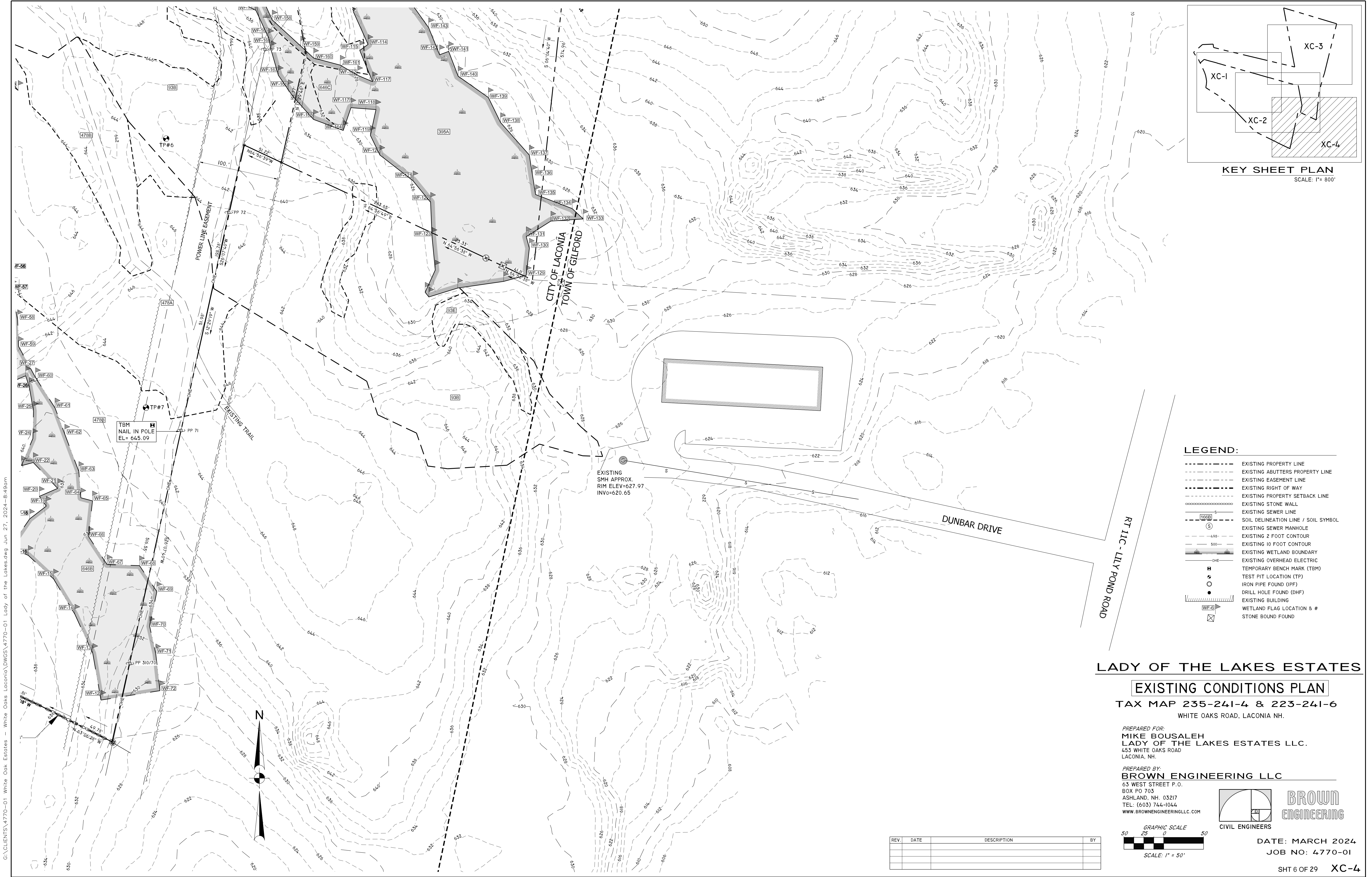


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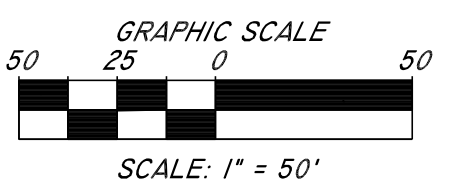


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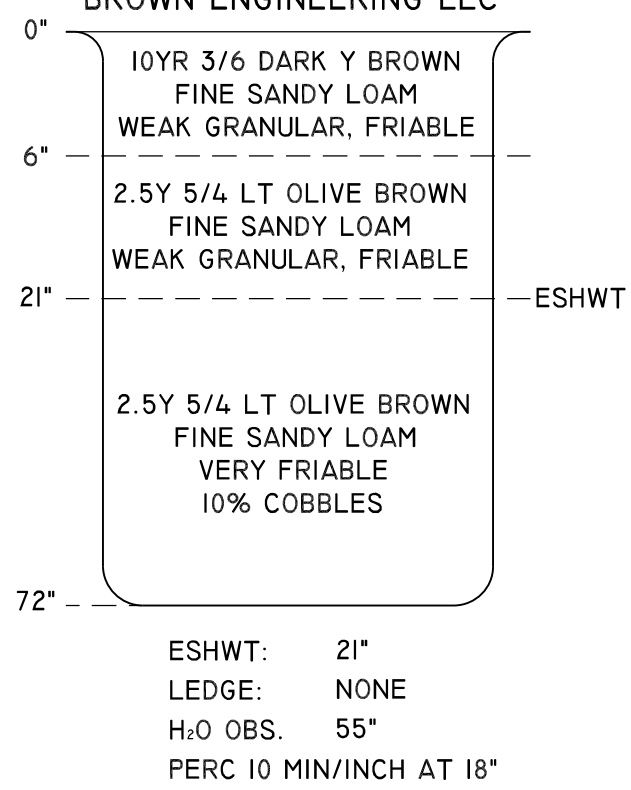


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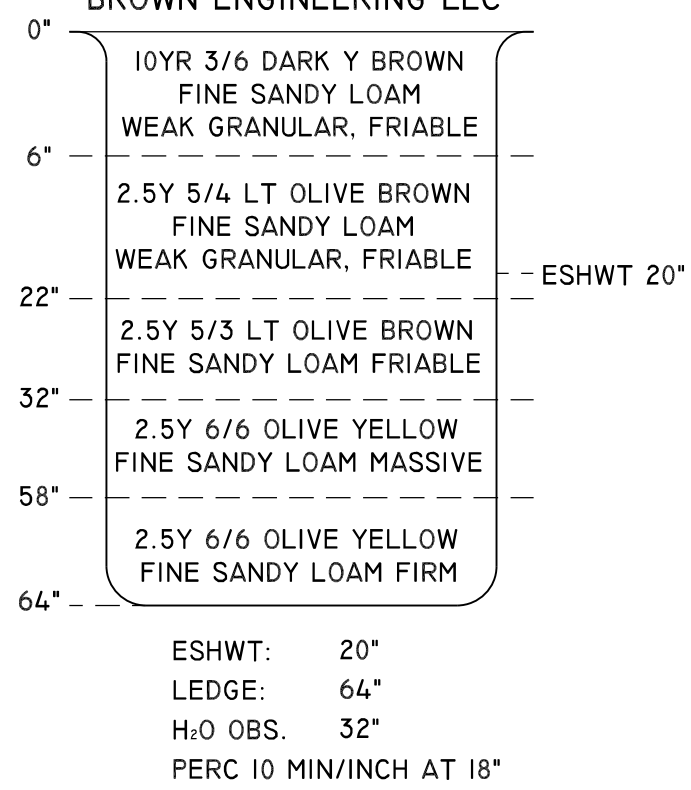


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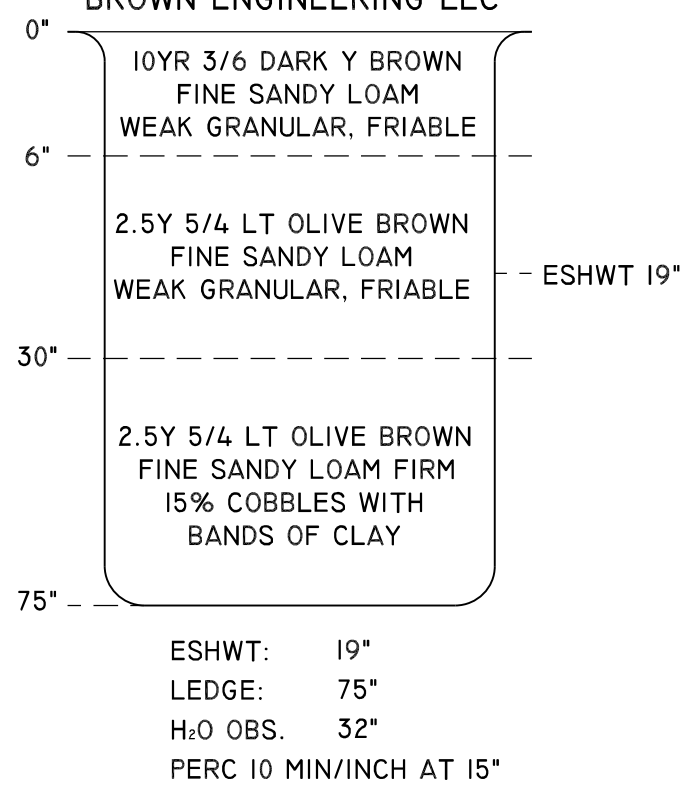
TEST PIT #1
MAY 13, 2013
LOGGED BY: KENT BROWN, P.E.
BROWN ENGINEERING LLC



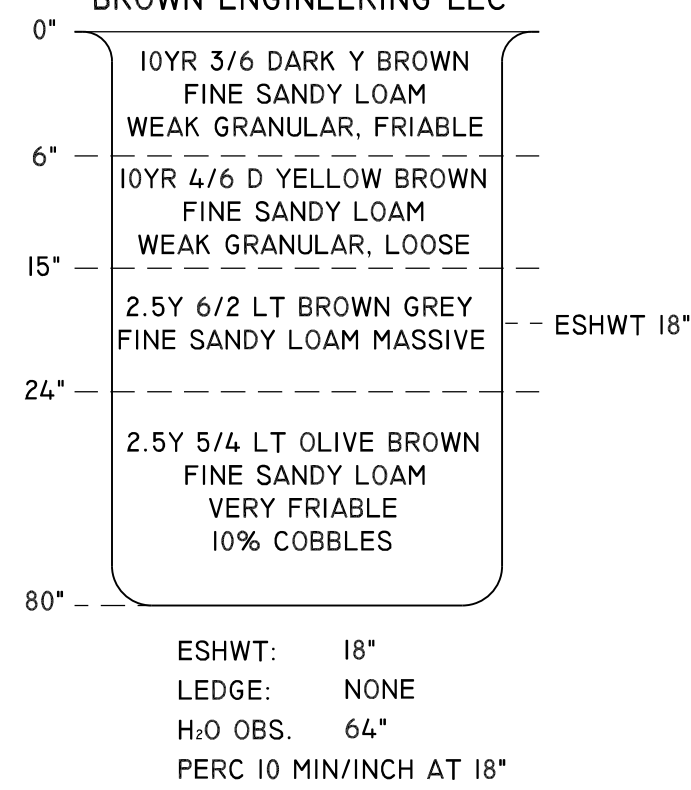
TEST PIT #2
MAY 13, 2013
LOGGED BY: KENT BROWN, P.E.
BROWN ENGINEERING LLC



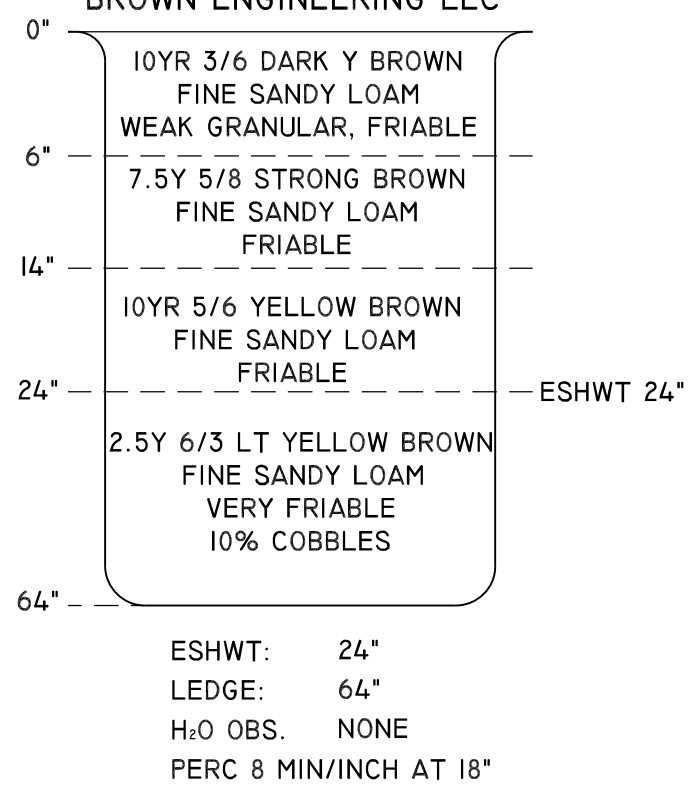
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MAY 13, 2013
LOGGED BY: KENT BROWN, P.E.
BROWN ENGINEERING LLC



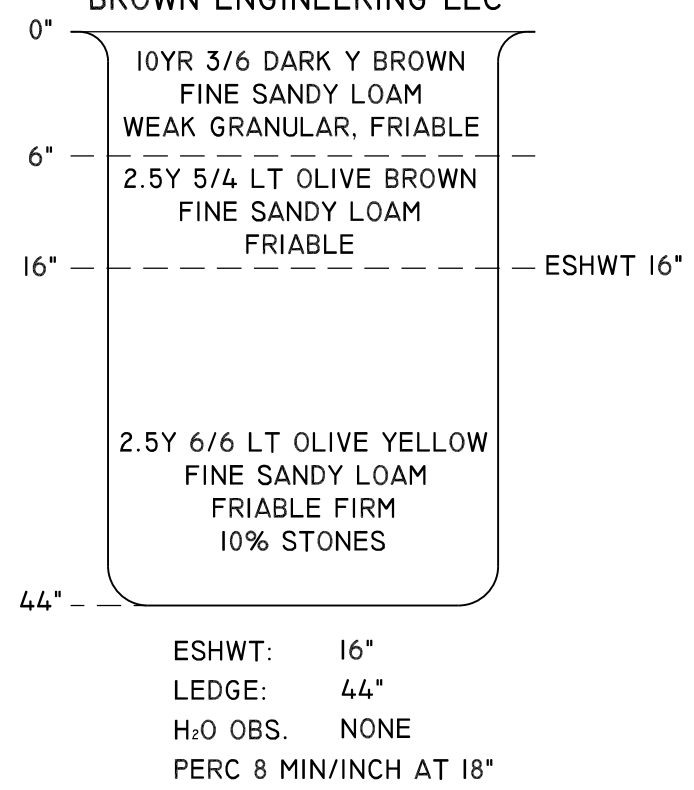
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BROWN ENGINEERING LLC



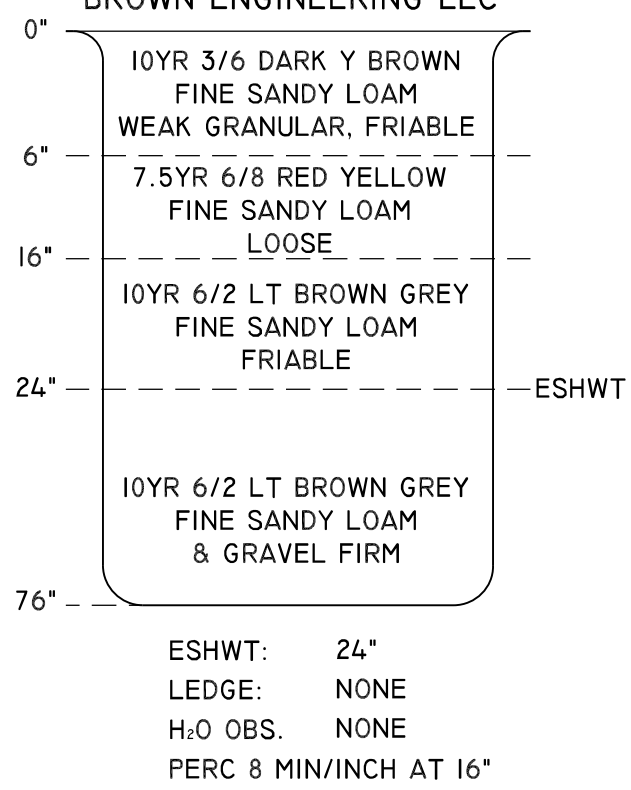
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LOGGED BY: KENT BROWN, P.E.
BROWN ENGINEERING LLC



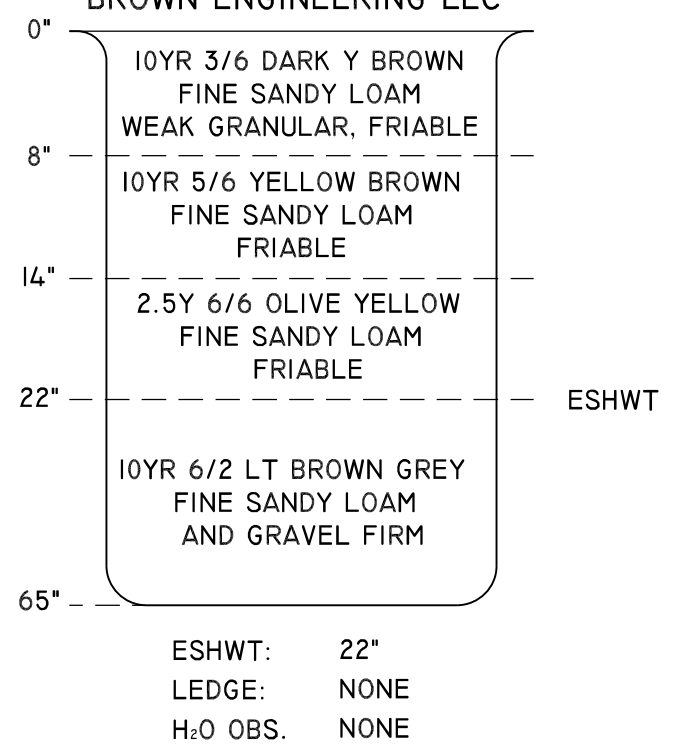
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BROWN ENGINEERING LLC



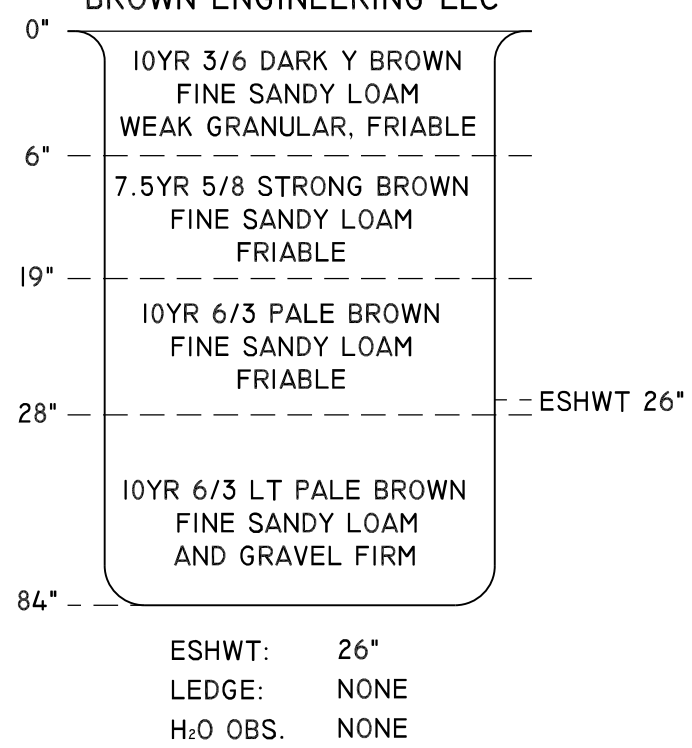
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BROWN ENGINEERING LLC



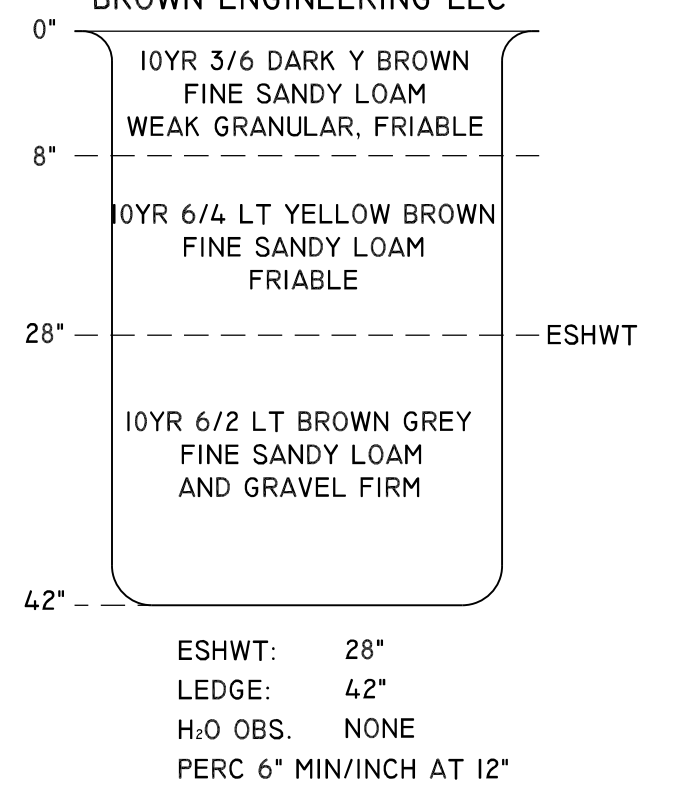
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LOGGED BY: KENT BROWN, P.E.
BROWN ENGINEERING LLC



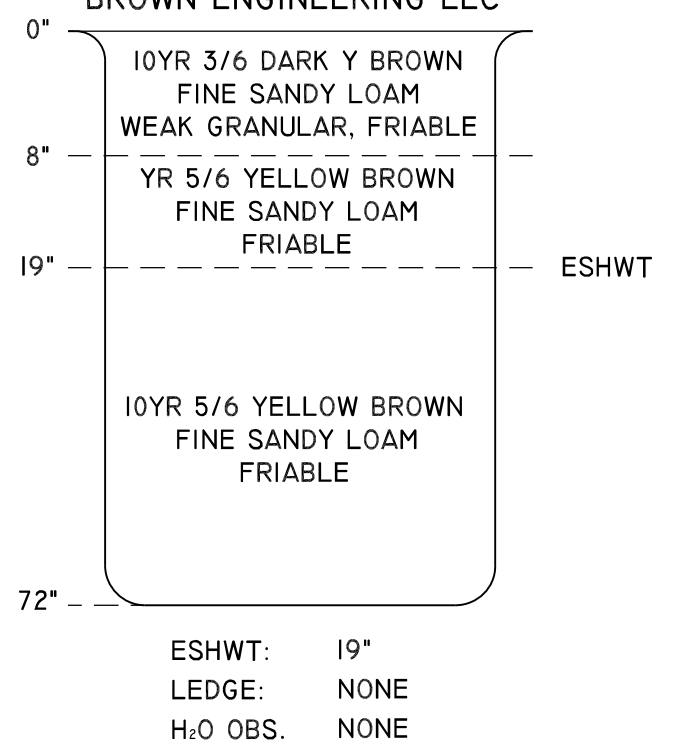
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MAY 14, 2013
LOGGED BY: KENT BROWN, P.E.
BROWN ENGINEERING LLC



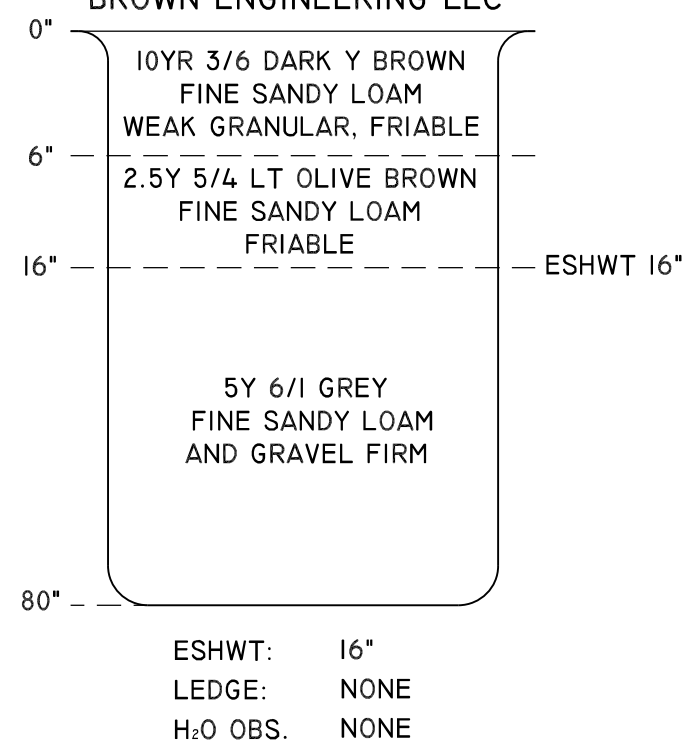
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LOGGED BY: KENT BROWN, P.E.
BROWN ENGINEERING LLC



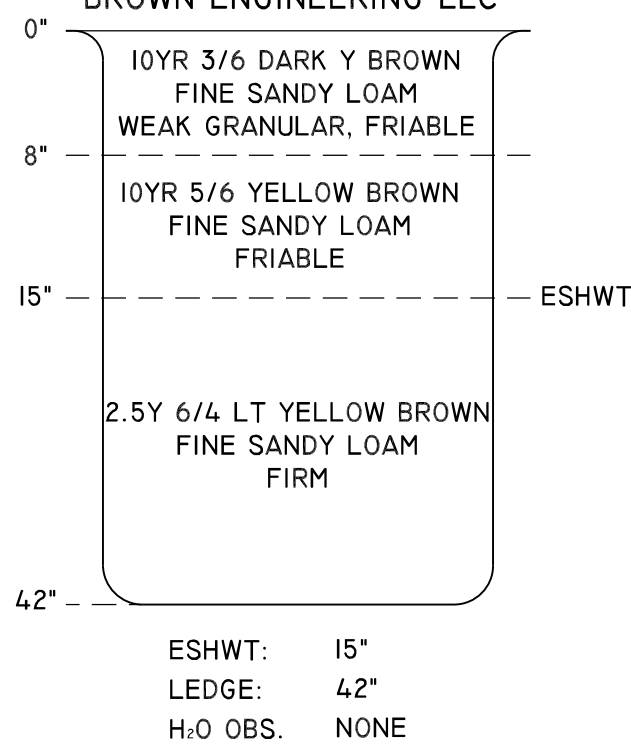
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MAY 13, 2013
LOGGED BY: KENT BROWN, P.E.
BROWN ENGINEERING LLC



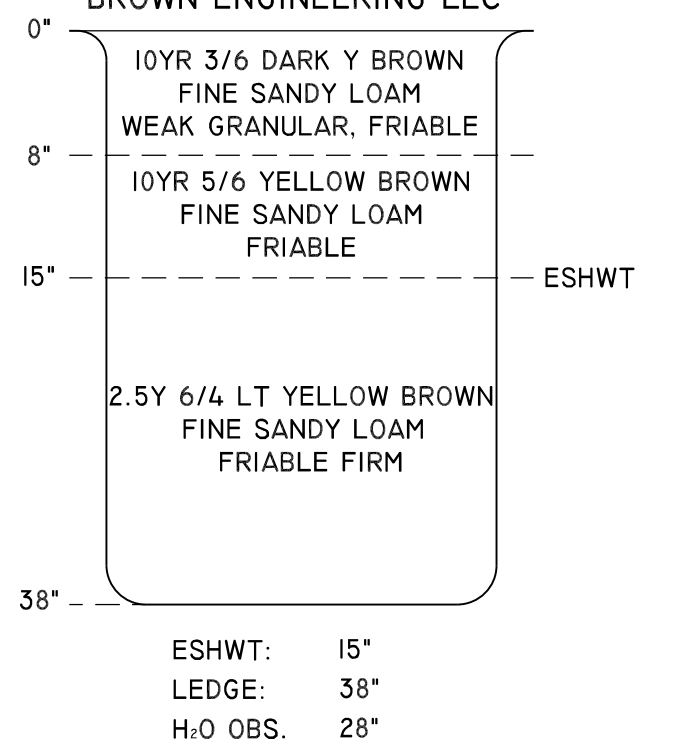
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MAY 13, 2013
LOGGED BY: KENT BROWN, P.E.
BROWN ENGINEERING LLC



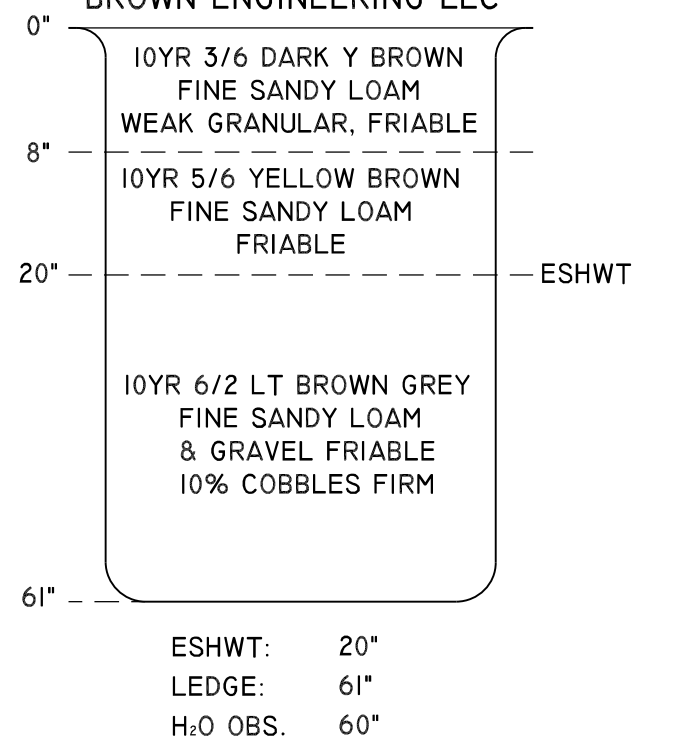
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MAY 13, 2013
LOGGED BY: KENT BROWN, P.E.
BROWN ENGINEERING LLC



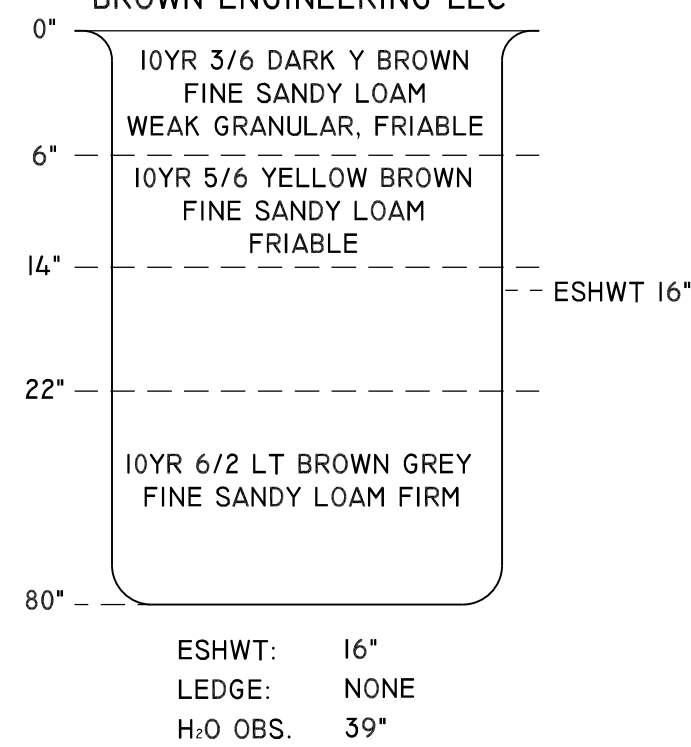
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MAY 13, 2013
LOGGED BY: KENT BROWN, P.E.
BROWN ENGINEERING LLC



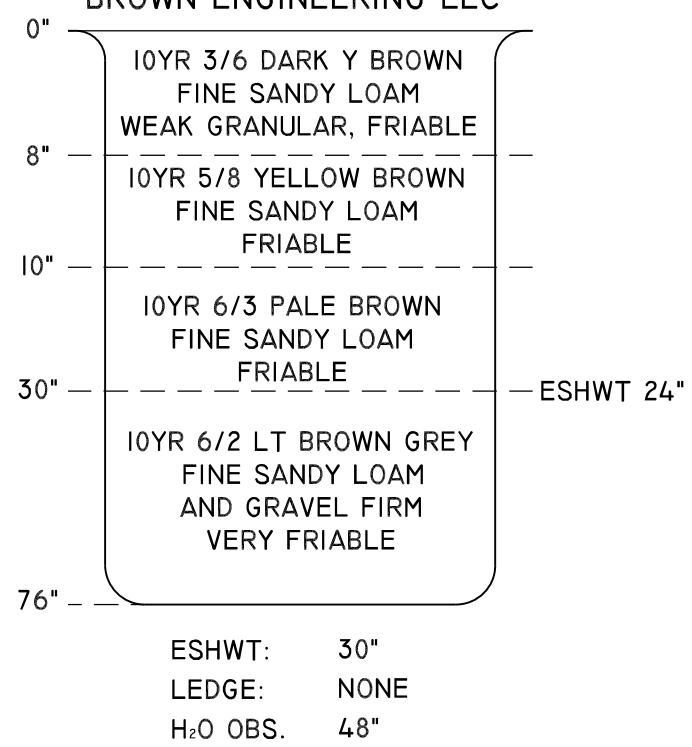
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MAY 14, 2013
LOGGED BY: KENT BROWN, P.E.
BROWN ENGINEERING LLC



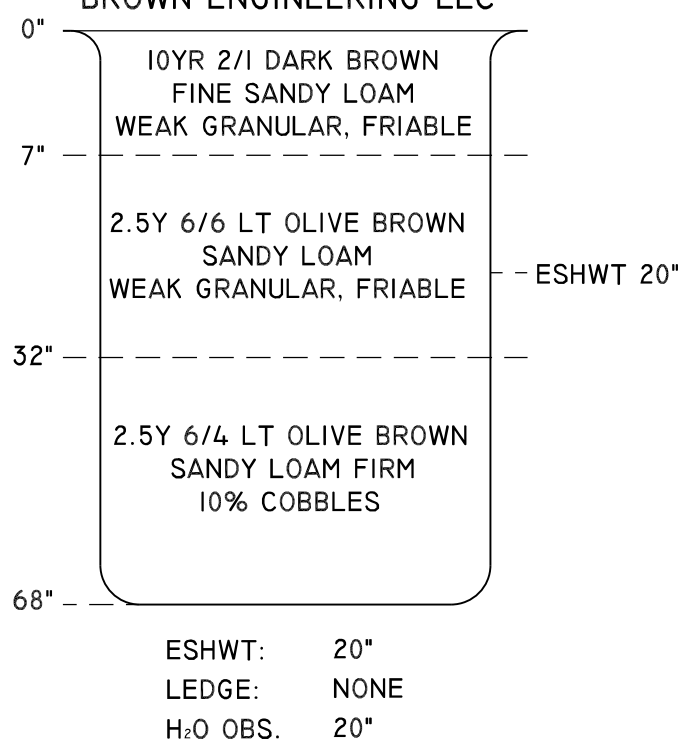
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MAY 14, 2013
LOGGED BY: KENT BROWN, P.E.
BROWN ENGINEERING LLC



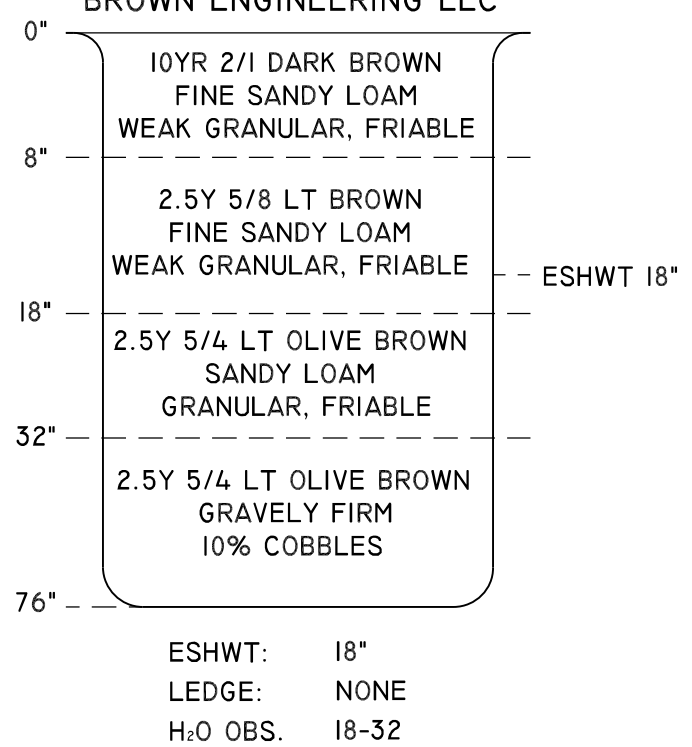
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MAY 14, 2013
LOGGED BY: KENT BROWN, P.E.
BROWN ENGINEERING LLC



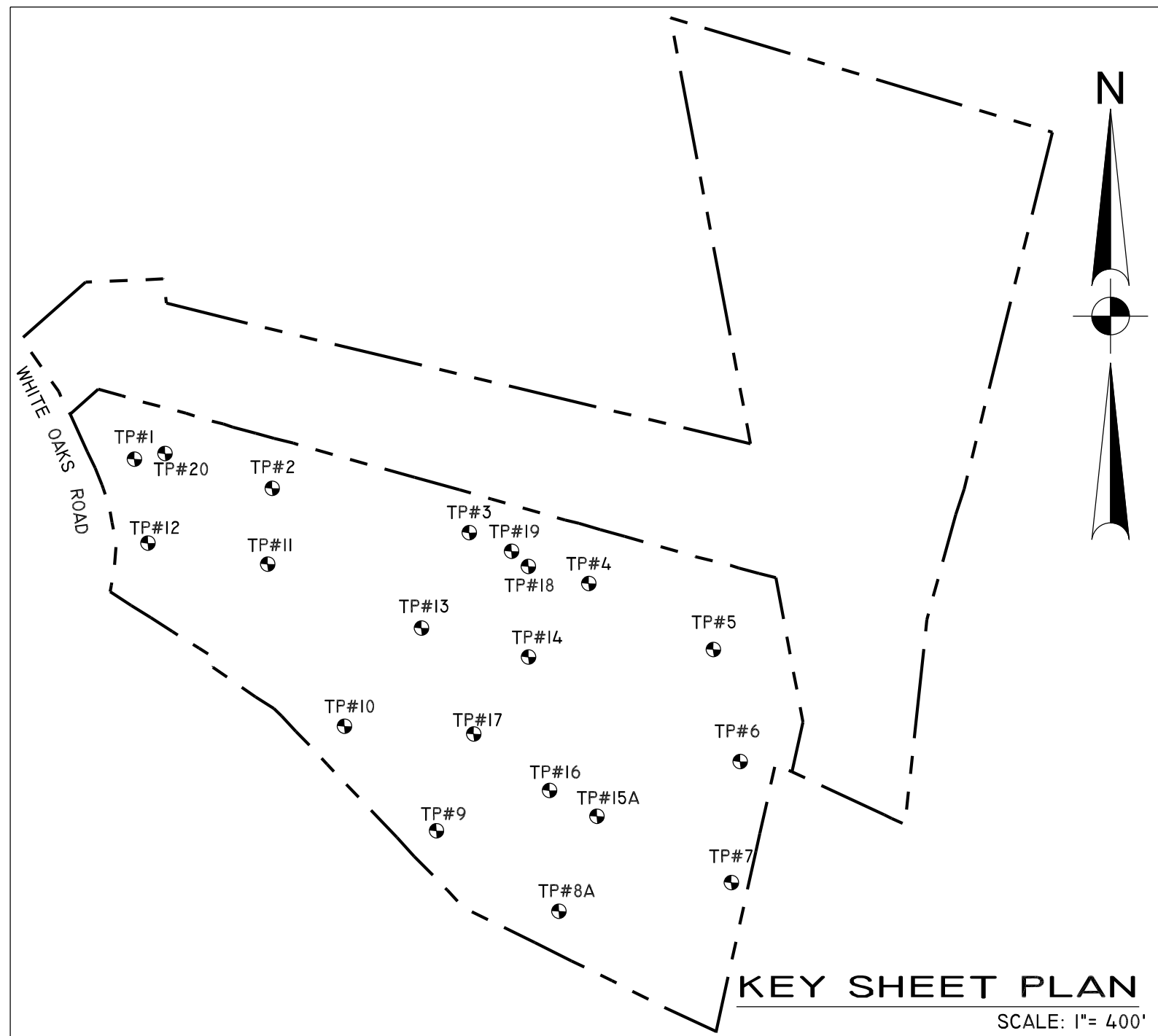
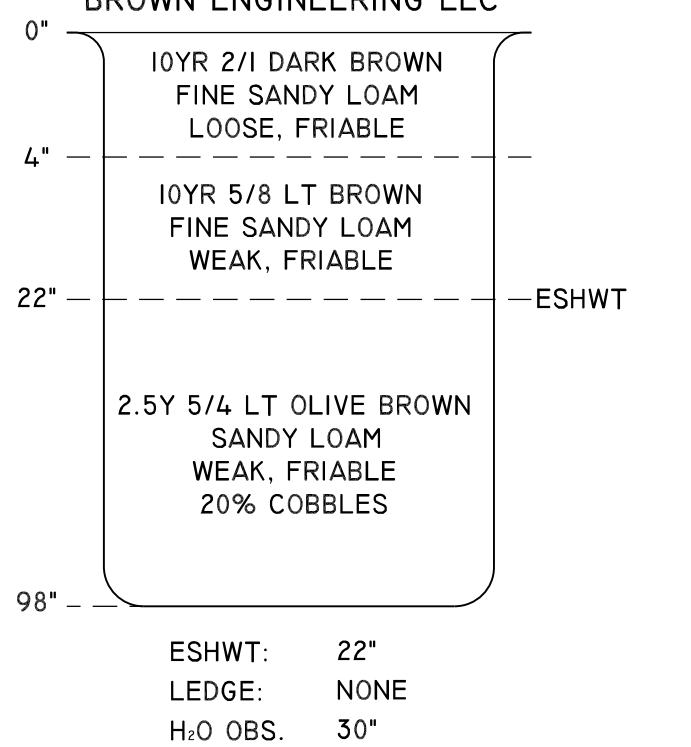
TEST PIT #18
MAY 13, 2013
LOGGED BY: KENT BROWN, P.E.
BROWN ENGINEERING LLC



TEST PIT #19
MAY 13, 2013
LOGGED BY: KENT BROWN, P.E.
BROWN ENGINEERING LLC



TEST PIT #20
FEBRUARY 16, 2024
LOGGED BY: KENT BROWN, P.E.
BROWN ENGINEERING LLC



LADY OF THE LAKES ESTATES

TEST PIT LOGS

TAX MAP 235-241-4 & 223-241-6

WHITE OAKS ROAD, LACONIA NH.

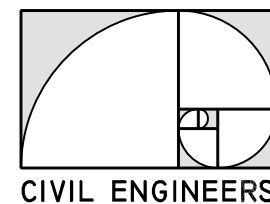
PREPARED FOR:

MIKE BOUSALEH
LADY OF THE LAKES ESTATES LLC.
453 WHITE OAKS ROAD
LACONIA, NH.

PREPARED BY:

BROWN ENGINEERING LLC

63 WEST STREET P.O.
BOX PO 703
ASHLAND, NH. 03217
TEL: (603) 744-1044
WWW.BROWENGINEERINGLLC.COM



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REV.	DATE	DESCRIPTION	BY

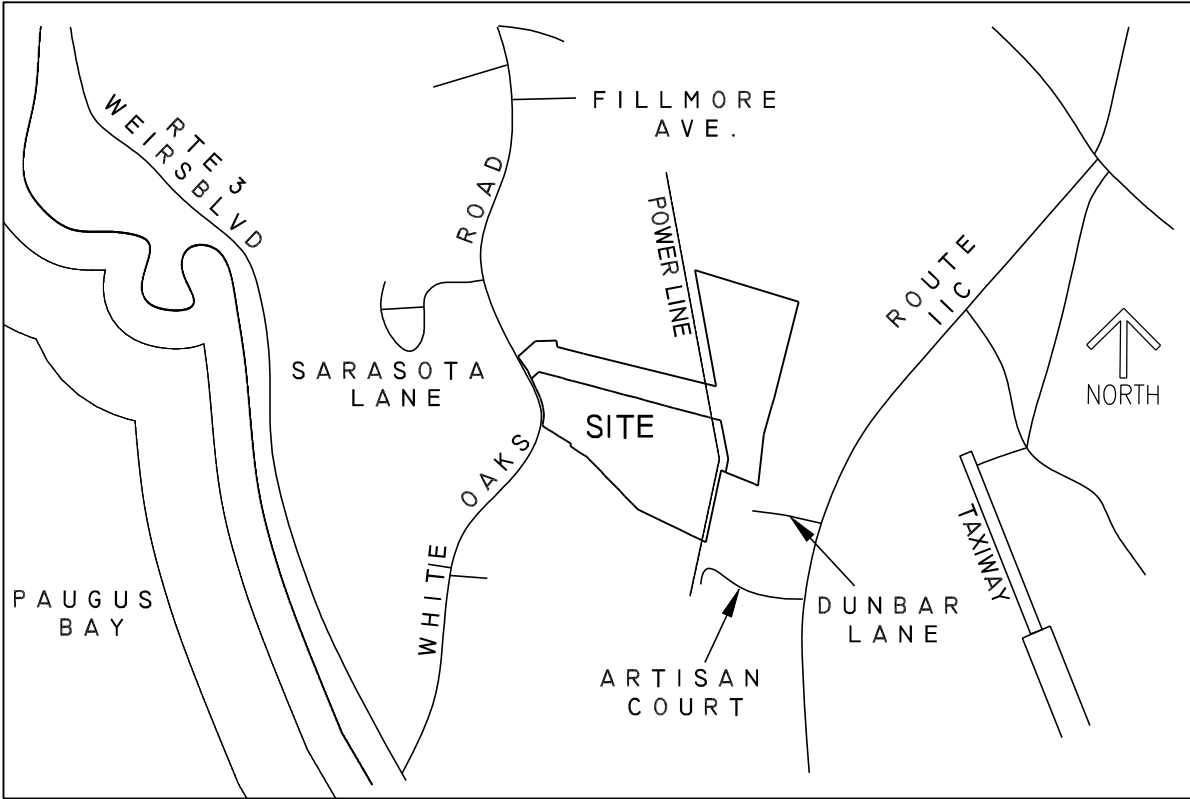
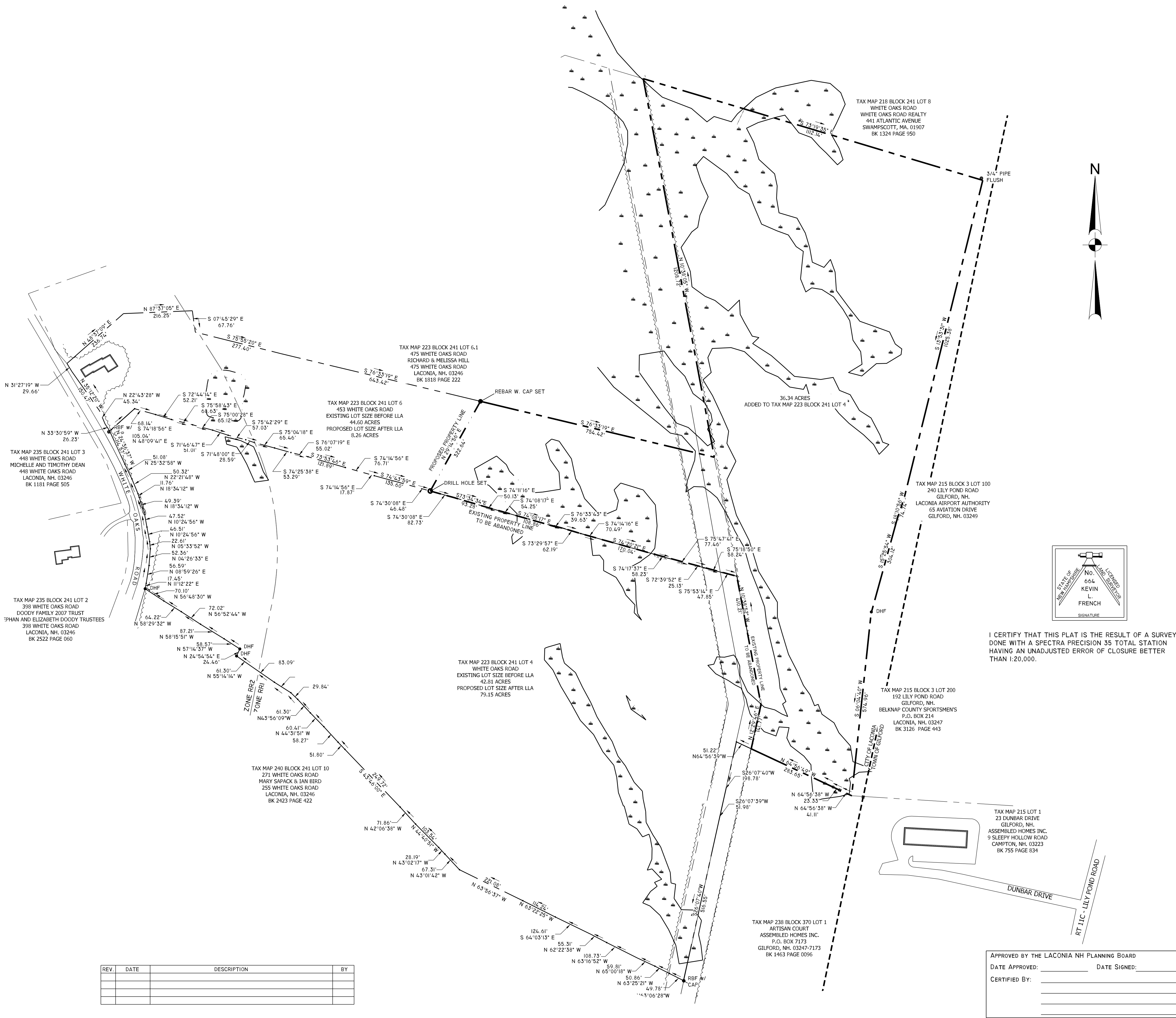
DATE: MARCH 2024

JOB NO: 4770-01

SHT 7 OF 29

TP-1

G:\CLIENTS\4770-01 White Oak Estates - White Oaks Laconia\DWGS\4770-01 Lady of the Lakes.dwg Jun 27, 2024--8:49am



VICINITY PLAN
SCALE: 1"=2000'±

- NOTES:
- 1.) TOTAL AREA OF TAX MAP 235 BLOCK 241 LOT 4 IS 42.81 ACRES
 - 2.) THE OWNER OF RECORD OF MAP 235 BLOCK 241 LOT 4 IS:
LADY OF THE LAKES ESTATES LLC
453 WHITE OAKS ROAD
LACONIA, NH 03053
BOOK 3554 PAGE 0374
 - 3.) TAX MAP 235 BLOCK 241 LOT 4 AFTER LOT LINE ADJUSTMENT = 79.15 ACRES
 - 4.) TAX MAP 235 BLOCK 241 LOT 6 IS 44.60 ACRES
 - 5.) THE OWNER OF RECORD OF MAP 235 BLOCK 241 LOT 6 IS:
MICHEL BOUSALEH AND KATERI MACDONALD-BOUSALEH
453 WHITE OAKS ROAD
LACONIA, NH 03053
BOOK 3459 PAGE 0654
 - 6.) TAX MAP 235 BLOCK 241 LOT 4 AFTER LOT LINE ADJUSTMENT = 8.26 ACRES

PLANS OF REFERENCE:

1. SEE PLAN ENTITLED "SUBDIVISION OF LAND JOMISH REALTY TRUST WHITE OAKS ROAD TAX MAP 235-241-4 LACONIA, BELKNAP COUNTY, NEW HAMPSHIRE" SHEETS 1 OF 14 DATE: AUGUST 9, 2001 SCALE: 1" = 100' BY STEVEN J. SMITH ASSOCIATES, INC. AND RECORDED IN B.C.R.D. AS PLAN L53 #53.
2. SEE PLAN ENTITLED "SUBDIVISION PLAN FOR THE RETSHE FAMILY TRUST WHITE OAKS ROAD LACONIA, BELKNAP COUNTY, NEW HAMPSHIRE SCALE: 1" = 100' AUGUST 29, 2001 REVISED AUGUST 30, 2001 REVISED SEPTEMBER 10, 2001 REVISED NOVEMBER 9, 2001 REVISED DECEMBER 4, 2001 REVISED DECEMBER 12, 2001" BY HAROLD E. JOHNSON, INC. AND RECORDED IN B.C.R.D. AS PLAN L40 #4.
3. SEE PLAN ENTITLED "BOUNDARY LINE ADJUSTMENT BETWEEN BARBARA H. THEALL WHITE OAKS ROAD, LACONIA, NEW HAMPSHIRE AND ASSEMBLED HOMES, INC. LILY POND ROAD, GILFORD, NEW HAMPSHIRE" DATE: FEBRUARY 14, 1996 SCALE: 1" = 100' BY STEVEN J. SMITH ASSOCIATES, INC. AND RECORDED IN B.C.R.D. AS PLAN L25 #25.
4. SEE PLAN ENTITLED "BOUNDARY LINE ADJUSTMENT PLAN FOR THE RETSHE FAMILY TRUST 453 WHITE OAKS ROAD CITY OF LACONIA COUNTY OF BELKNAP STATE OF NEW HAMPSHIRE" SHEET 1 OF 1 DATE: 12-31-1998 SCALE: 1" = 200' BY 224 SURVEY LEON N. VENZIA AND RECORDED IN B.C.R.D. AS PLAN L 31 #52.

EASEMENT NOTES:

1. REFERENCE IS HEREBY MADE TO A 50' WIDE EASEMENT FOR ACCESS AND UTILITIES RECORDED IN B.C.R.D. IN DEED BOOK 1463 PAGE 99.
2. REFERENCE IS HEREBY MADE TO A 20' WIDE EASEMENT FOR UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO WATER AND SEWER RECORDED IN B.C.R.D. IN DEED BOOK 1463 PAGE 99.
3. REFERENCE IS HEREBY MADE TO A 100' WIDE EASEMENT TO PUBLIC SERVICE CO. OF NEW HAMPSHIRE RECORDED IN B.C.R.D. IN DEED BOOK 343 PAGE 68.

LADY OF THE LAKES ESTATES

LOT LINE ADJUSTMENT PLAN

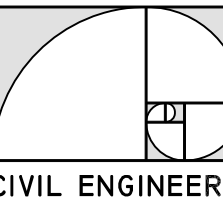
TAX MAP 235-241-4 & 223-241-6
WHITE OAKS ROAD, LACONIA NH.

PREPARED FOR:
MIKE BOUSALEH
LADY OF THE LAKES ESTATES LLC.
453 WHITE OAKS ROAD
LACONIA, NH.

PREPARED BY:
FRENCH LAND SERVICES INC.
581 SCHOOL STREET
RUMNEY, N.H. 03266
Tel: (603) 786-9790
french@worldpath.net

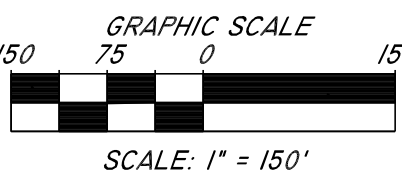


PREPARED BY:
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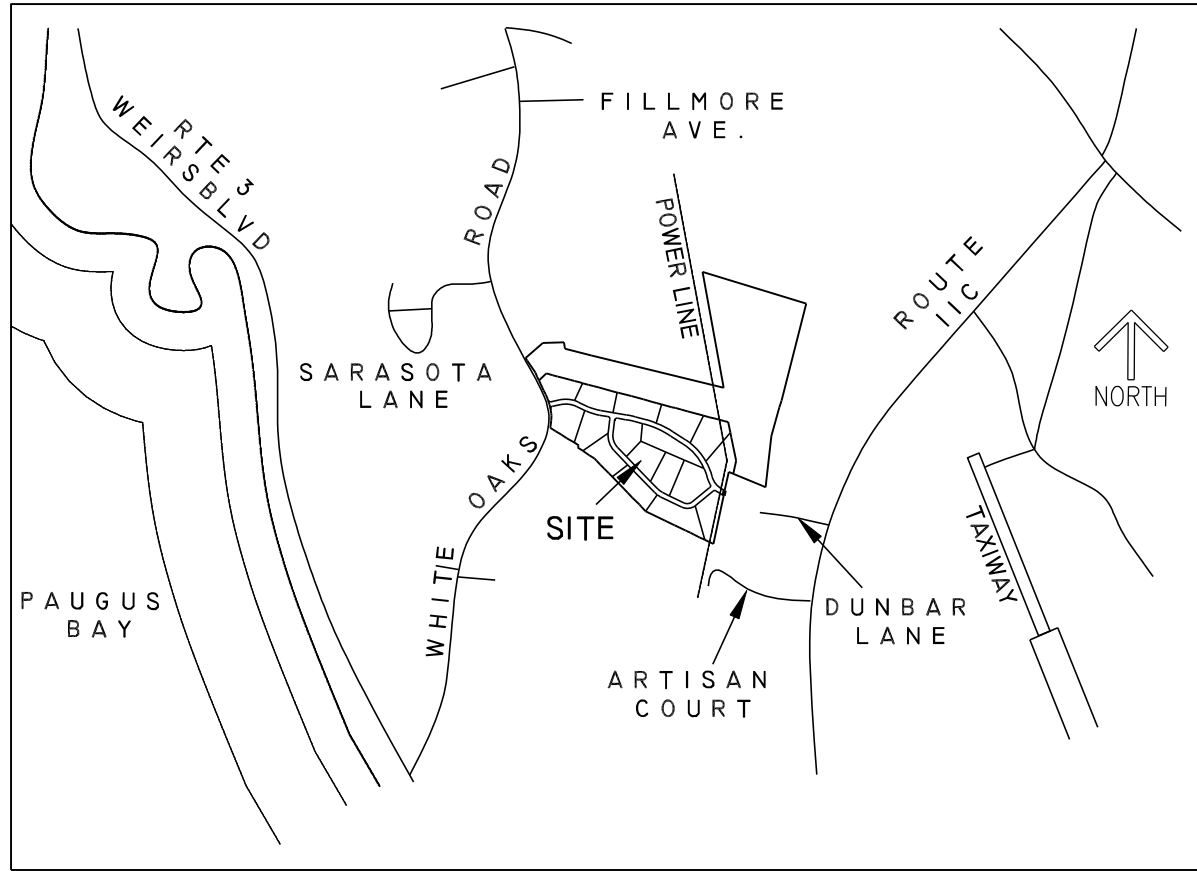
DATE: MARCH 2024

JOB NO: 4770-01

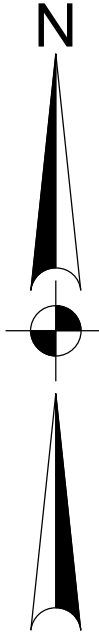
SHT 8 OF 29

LLA-I

G:\CLIENTS\4770-01 White Oak Estates - White Oaks Lacoia\DWGS\4770-01 Lady of the Lakes.dwg Jun 27, 2024-8:49am



VICINITY PLAN
SCALE: 1"=2000'±



LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ABUTTERS PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY SETBACK LINE
- EXISTING STONE WALL
- EXISTING SEWER LINE
- SOIL DELINEATION LINE / SOIL SYMBOL
- EXISTING SEWER MANHOLE
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FOOT CONTOUR
- EXISTING WETLAND BOUNDARY
- EXISTING OVERHEAD ELECTRIC
- TEMPORARY BENCH MARK (TBM)
- TEST PIT LOCATION (TP)
- IRON PIPE FOUND (IPF)
- DRILL HOLE FOUND (DHF)
- EXISTING BUILDING
- EXISTING TRAIL
- EXISTING TRAIL USED FOR NEW TRAIL SYSTEM
- PROPOSED TRAIL
- PROPOSED 2 FOOT CONTOUR
- PROPOSED 10 FOOT CONTOUR
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED TREE LINE
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED SEWER MAN HOLE

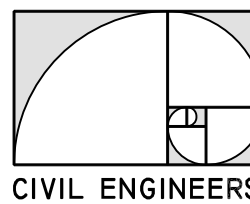
- NOTES:
- TOTAL AREA OF TAX MAP 235 BLOCK 241 LOT 4 IS 42.81 ACRES
TAX MAP 235 BLOCK 241 LOT 6 IS 44.60 ACRES
TOTAL 87.41 ACRES
 - TOTAL AREA IN POWERLINE EASEMENT = 130,462 S.F. 2.99 ACRES
AFTER LOT LINE ADJUSTMENT LOT 6 WILL BE 8.26 ACRES
LOT 4 WILL BE 79.15 ACRES
 - ZONE = RR2 FOR FIRST 400' AND THEN RR1
 - DENSITY:
42.81 AC ORIGINAL LOT + 36.34 AC OF COMBINED LOT = 79.15 AC
79.15 AC CONSOLIDATED LOT - 2.99 POWER LINE EASEMENT = 76.16 AC
76.16 AC / ZAC/UNIT = 38.08 UNITS
BONUS DENSITY
#64 ACRES OF PROPOSED OPEN SPACE
10% FOR OPEN SPACE GREATER THAN 60% (80% SHOWN)
1.10 x 38.08 UNITS = 41.89 UNITS
10% FOR AMENITIES
1.10 x 41.89 UNITS = 46.08 UNITS
46 UNITS ALLOWED UNDER CLUSTER DEVELOPMENT RULES AND REGULATIONS
 - APPROXIMATELY 2,429 LF OF 20' WIDE ROAD SHOWN.
 - TRAILS TO BE USED BY FOOT TRAFFIC ONLY, NO MOTORIZED VEHICLES
 - TRAIL SYSTEM TO REMAIN IN A NATURAL STATE, NO IMPROVEMENTS TO THE GROUND SURFACE.
 - EDGE OF TRAIL TO BE DELINEATED USING FALLEN BRANCHES FOUND ADJACENT TO TRAIL.

LADY OF THE LAKES ESTATES
PROPOSED CONDITIONS OVERVIEW PLAN

TAX MAP 235-241-4 & 223-241-6
WHITE OAKS ROAD, LACONIA, NH.

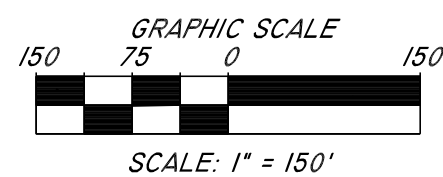
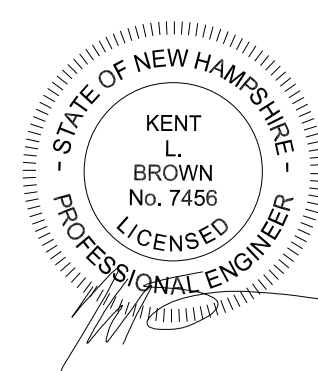
PREPARED FOR:
MIKE BOUSALEH
LADY OF THE LAKES ESTATES LLC.
453 WHITE OAKS ROAD
LACONIA, NH

PREPARED BY:
BROWN ENGINEERING LLC
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ASHLAND, NH. 03217
TEL: (603) 744-1044
WWW.BROWENGINEERINGLLC.COM



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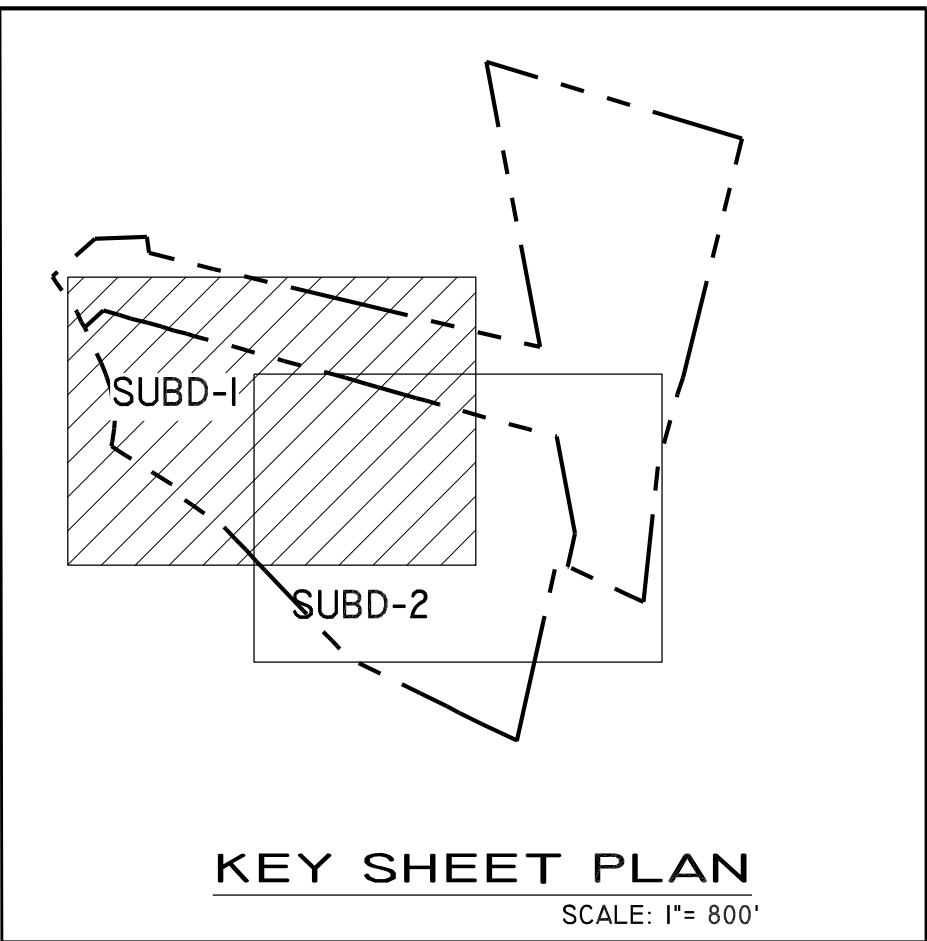
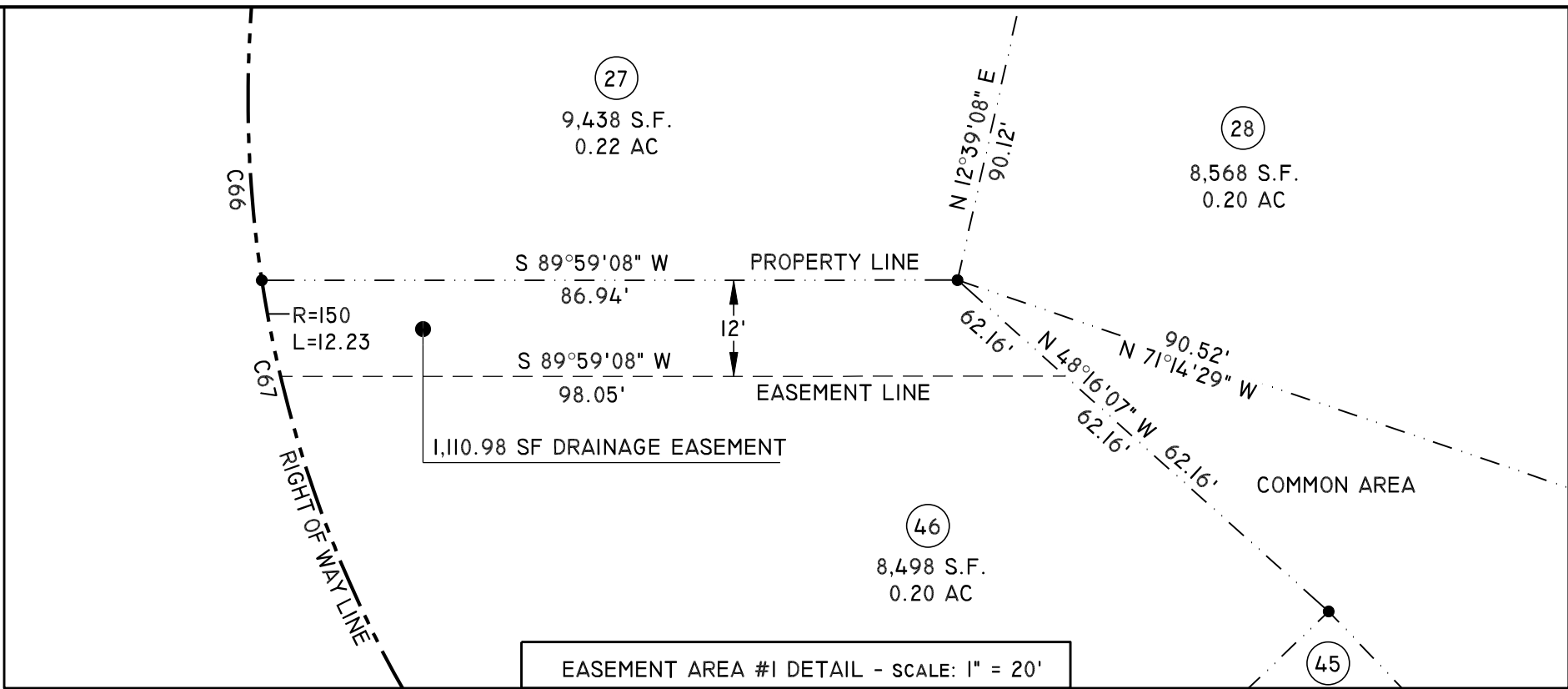
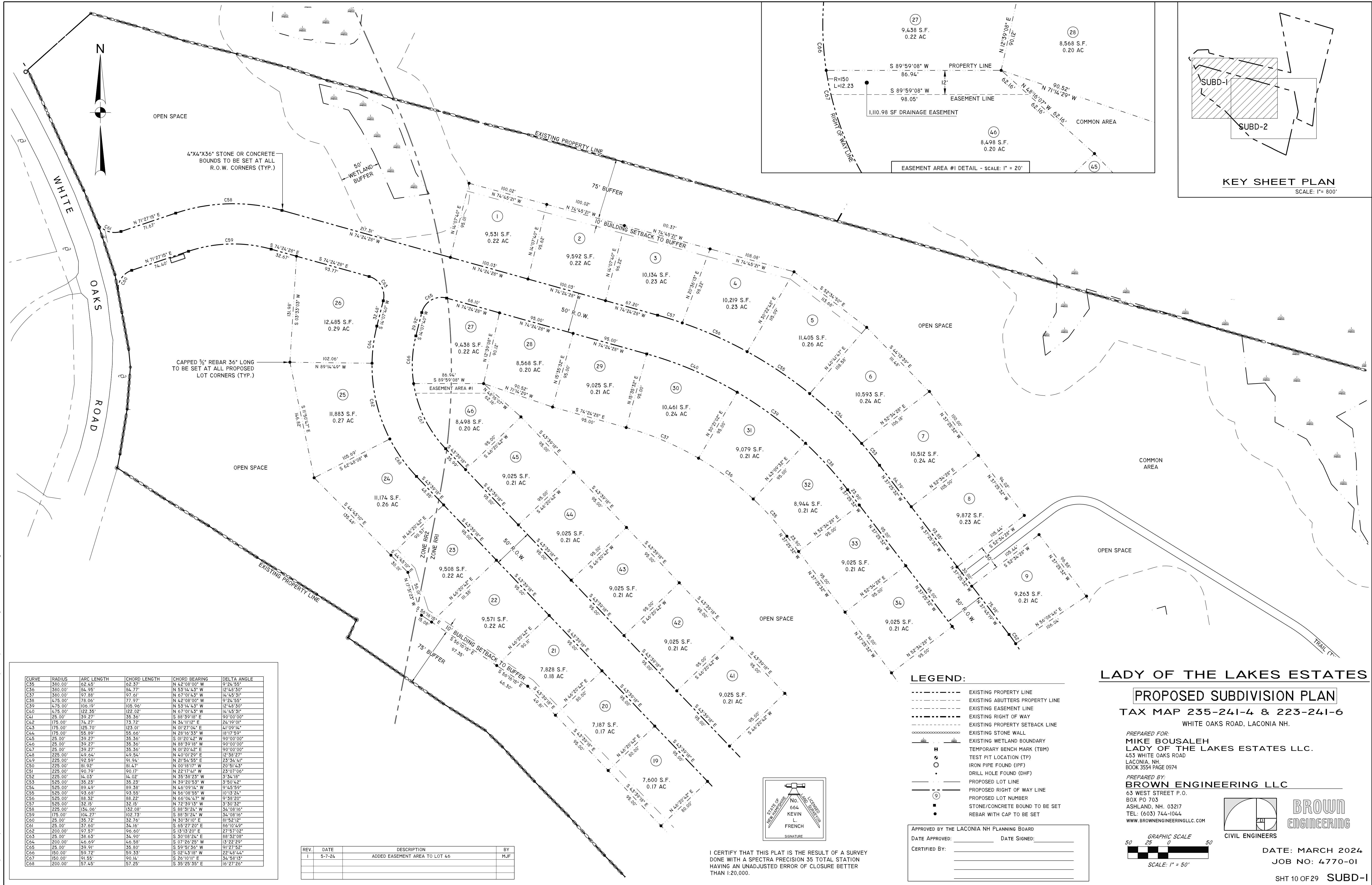


DATE: MARCH 2024

JOB NO: 4770-01

REV.	DATE	DESCRIPTION	BY

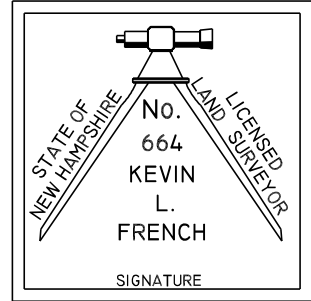
G:\CLIENTS\4770-01 White Oak Estates - White Oaks Lacoia\DWGS\4770-01 Lady of the Lakes.dwg Jun 27, 2024-8:49am



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C35	380.00'	62.45'	62.37'	N 42°08'00" W	9°24'55"
C36	380.00'	84.95'	84.77'	N 53°16'43" W	12°48'30"
C37	380.00'	97.88'	97.61'	N 67°01'43" W	14°45'31"
C38	475.00'	78.06'	77.97'	N 42°08'00" W	9°24'55"
C39	475.00'	106.19'	105.96'	N 53°16'43" W	12°48'30"
C40	475.00'	122.35'	122.02'	N 67°01'43" W	14°45'31"
C41	25.00'	39.27'	35.36'	S 88°39'18" E	90°00'00"
C42	175.00'	74.27'	73.72'	N 34°10'12" E	24°19'01"
C43	175.00'	125.70'	123.01'	N 01°27'04" E	44°09'14"
C44	175.00'	65.89'	55.66'	N 28°16'33" W	18°17'59"
C45	25.00'	39.27'	35.36'	S 01°20'42" W	90°00'00"
C46	25.00'	39.27'	35.36'	N 88°39'18" W	90°00'00"
C47	25.00'	39.27'	35.36'	N 01°20'42" E	90°00'00"
C48	225.00'	49.64'	49.54'	N 40°01'29" E	12°38'27"
C49	225.00'	92.59'	91.94'	N 21°54'55" E	23°36'44"
C50	225.00'	81.92'	81.47'	N 00°18'17" W	20°51'45"
C51	225.00'	90.79'	90.17'	N 22°17'41" W	25°07'06"
C52	225.00'	14.03'	14.02'	N 35°38'23" W	3°36'18"
C53	525.00'	35.23'	35.23'	N 39°20'53" W	3°50'42"
C54	525.00'	89.49'	89.38'	N 46°09'14" W	9°45'59"
C55	525.00'	93.68'	93.55'	N 56°08'55" W	10°13'24"
C56	525.00'	88.32'	88.22'	N 66°04'47" W	9°38'20"
C57	525.00'	32.15'	32.15'	N 72°00'13" W	5°30'32"
C58	225.00'	134.06'	132.08'	S 88°31'24" W	34°08'16"
C59	175.00'	104.27'	102.73'	S 88°31'24" W	34°08'16"
C60	25.00'	35.72'	32.16'	N 30°31'01" E	81°52'12"
C61	25.00'	37.00'	34.16'	S 65°27'20" E	86°10'49"
C62	200.00'	97.57'	96.60'	S 13°13'20" E	27°57'02"
C63	25.00'	38.63'	34.90'	S 39°08'24" E	88°32'08"
C64	200.00'	146.69'	144.58'	S 07°23'25" W	13°22'29"
C65	25.00'	39.91'	35.80'	S 59°51'56" W	91°27'52"
C66	150.00'	59.72'	59.33'	S 02°43'18" W	22°48'44"
C67	150.00'	91.55'	90.14'	S 26°10'11" E	34°58'13"
C68	200.00'	57.43'	57.25'	S 35°25'55" E	16°27'26"

REV.	DATE	DESCRIPTION	BY
1	5-7-24	ADDED EASEMENT AREA TO LOT 46	MJF

I CERTIFY THAT THIS PLAT IS THE RESULT OF A SURVEY DONE WITH A SPECTRA PRECISION 35 TOTAL STATION HAVING AN UNADJUSTED ERROR OF CLOSURE BETTER THAN 1:20,000.



LEGEND:

- EXISTING PROPERTY LINE
- - - EXISTING ADJUTERS PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING RIGHT OF WAY
- - - EXISTING PROPERTY SETBACK LINE
- - - EXISTING STONE WALL
- - - EXISTING WETLAND BOUNDARY
- - - TEMPORARY BENCH MARK (TBM)
- - - TEST PIT LOCATION (TP)
- - - IRON PIPE FOUND (IPF)
- - - DRILL HOLE FOUND (DHF)
- - - PROPOSED LOT LINE
- - - PROPOSED RIGHT OF WAY LINE
- - - PROPOSED LOT NUMBER
- - - STONE/CONCRETE BOUND TO BE SET
- - - REBAR WITH CAP TO BE SET

APPROVED BY THE LACONIA NH PLANNING BOARD

DATE APPROVED: _____ DATE SIGNED: _____

CERTIFIED BY: _____

LADY OF THE LAKES ESTATES

PROPOSED SUBDIVISION PLAN

TAX MAP 235-241-4 & 223-241-6

WHITE OAKS ROAD, LACONIA NH.

PREPARED BY:
MIKE BOUSALEH
LADY OF THE LAKES ESTATES LLC.
453 WHITE OAKS ROAD
LACONIA, NH.
BOOK 3554 PAGE 0974

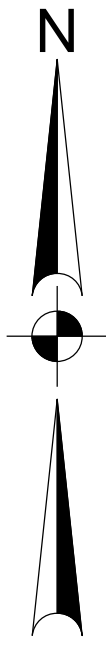
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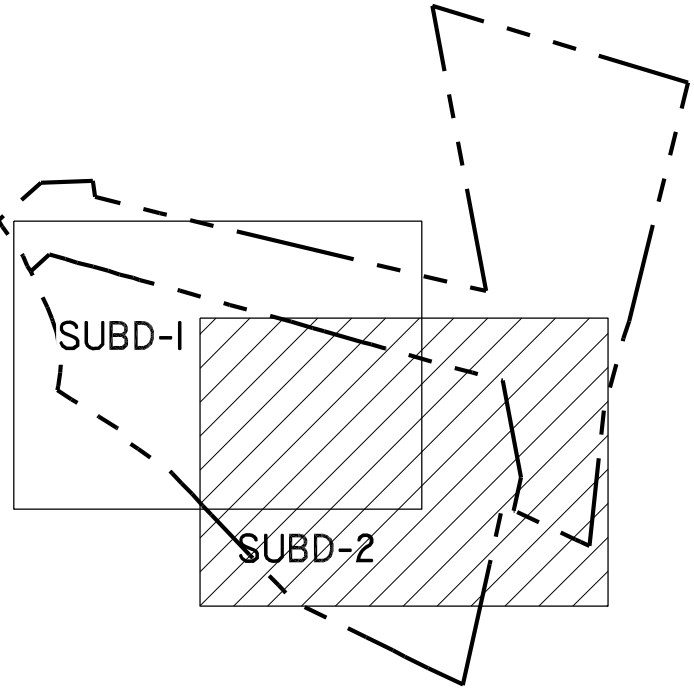
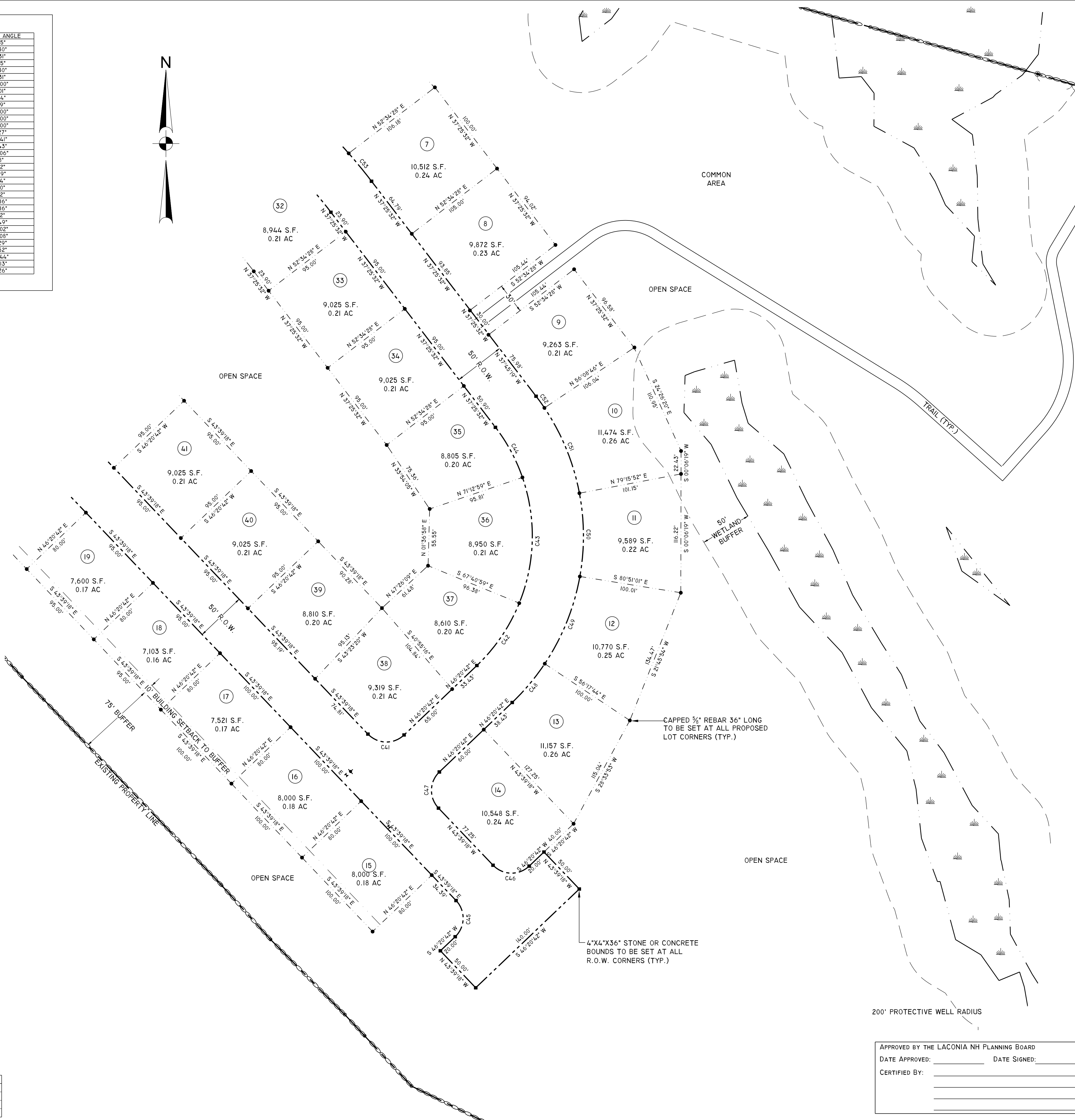
DATE: MARCH 2024
JOB NO: 4770-01
SHT 10 OF 29 SUBD-1

GRAPHIC SCALE
50 25 0 50
SCALE: 1" = 50'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C35	380.00'	62.45'	62.57'	N 42°08'00" W	9°24'55"
C36	380.00'	84.95'	84.77'	N 53°14'43" W	12°48'30"
C37	380.00'	97.88'	97.61'	N 67°01'43" W	14°45'31"
C38	475.00'	78.06'	77.97'	N 42°08'00" W	9°24'55"
C39	475.00'	106.10'	106.04'	N 53°14'43" W	12°48'30"
C40	475.00'	122.35'	122.02'	N 67°01'43" W	14°45'31"
C41	25.00'	39.27'	35.36'	S 88°39'18" E	90°00'00"
C42	175.00'	72.27'	73.72'	N 34°10'12" E	24°19'01"
C43	175.00'	125.70'	123.01'	N 01°27'04" E	41°09'14"
C44	175.00'	55.89'	55.66'	N 28°16'33" W	18°17'59"
C45	25.00'	39.27'	35.36'	S 01°20'42" W	90°00'00"
C46	25.00'	39.27'	35.36'	N 88°39'18" W	90°00'00"
C47	25.00'	39.27'	35.36'	N 01°20'42" E	90°00'00"
C48	225.00'	49.64'	49.54'	N 40°01'29" E	12°38'27"
C49	225.00'	92.59'	91.94'	N 21°54'55" E	23°34'41"
C50	225.00'	81.92'	81.47'	N 00°18'17" W	20°31'43"
C51	225.00'	90.79'	90.17'	N 22°17'41" W	23°07'06"
C52	225.00'	14.03'	14.02'	N 35°58'23" W	3°34'18"
C53	525.00'	35.23'	35.23'	N 39°20'53" W	3°50'44"
C54	525.00'	89.49'	89.38'	N 46°09'14" W	9°45'59"
C55	525.00'	93.68'	93.55'	N 56°08'55" W	10°13'24"
C56	525.00'	88.32'	88.22'	N 66°04'47" W	9°38'20"
C57	525.00'	32.15'	32.15'	N 72°39'15" W	3°30'32"
C58	225.00'	134.06'	132.08'	S 88°31'24" W	34°08'16"
C59	175.00'	104.27'	102.73'	S 68°31'24" W	34°08'16"
C60	25.00'	35.72'	32.76'	N 50°31'00" E	61°52'18"
C61	25.00'	37.60'	34.16'	S 65°27'20" E	86°10'49"
C62	200.00'	97.57'	96.60'	S 13°13'20" E	27°57'02"
C63	25.00'	38.63'	34.90'	S 30°08'24" E	88°32'08"
C64	200.00'	44.69'	44.58'	S 07°26'25" W	13°22'29"
C65	25.00'	39.91'	35.80'	S 59°51'36" W	91°27'52"
C66	150.00'	59.72'	59.33'	S 02°43'18" W	22°48'44"
C67	150.00'	91.55'	90.14'	S 26°10'11" E	34°58'13"
C68	200.00'	57.45'	57.25'	S 35°25'35" E	16°27'26"



- LEGEND:**
- EXISTING PROPERTY LINE
 - - - EXISTING ABUTTERS PROPERTY LINE
 - - - EXISTING EASEMENT LINE
 - - - EXISTING RIGHT OF WAY
 - - - EXISTING PROPERTY SETBACK LINE
 - EXISTING STONE WALL
 - ||||| EXISTING WETLAND BOUNDARY
 - ⊕ TEMPORARY BENCH MARK (TBM)
 - ⊙ TEST PIT LOCATION (TP)
 - IRON PIPE FOUND (IPF)
 - DRILL HOLE FOUND (DHF)
 - PROPOSED LOT LINE
 - - - PROPOSED RIGHT OF WAY LINE
 - STONE/CONCRETE BOUND TO BE SET
 - REBAR WITH CAP TO BE SET



KEY SHEET PLAN
SCALE: 1" = 800'

LADY OF THE LAKES ESTATES

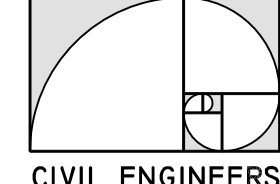
PROPOSED SUBDIVISION PLAN

TAX MAP 235-241-4 & 223-241-6

WHITE OAKS ROAD, LACONIA, NH.

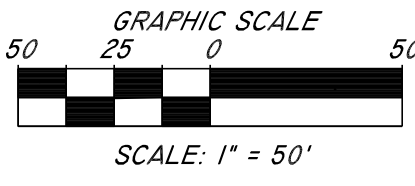
PREPARED FOR:
MIKE BOUSALEH
LADY OF THE LAKES ESTATES LLC.
453 WHITE OAKS ROAD
LACONIA, NH.

PREPARED BY:
BROWN ENGINEERING LLC
63 WEST STREET P.O.
BOX PO 703
ASHLAND, NH. 03217
TEL: (603) 744-1044
WWW.BROWENGINEERINGLLC.COM



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DATE: MARCH 2024
JOB NO: 4770-01

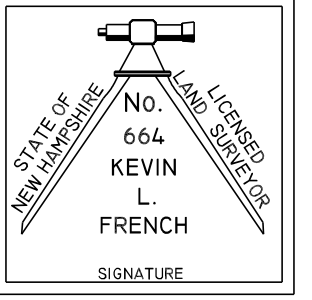
SHT 11 OF 29 SUBD-2

APPROVED BY THE LACONIA NH PLANNING BOARD

DATE APPROVED: _____ DATE SIGNED: _____

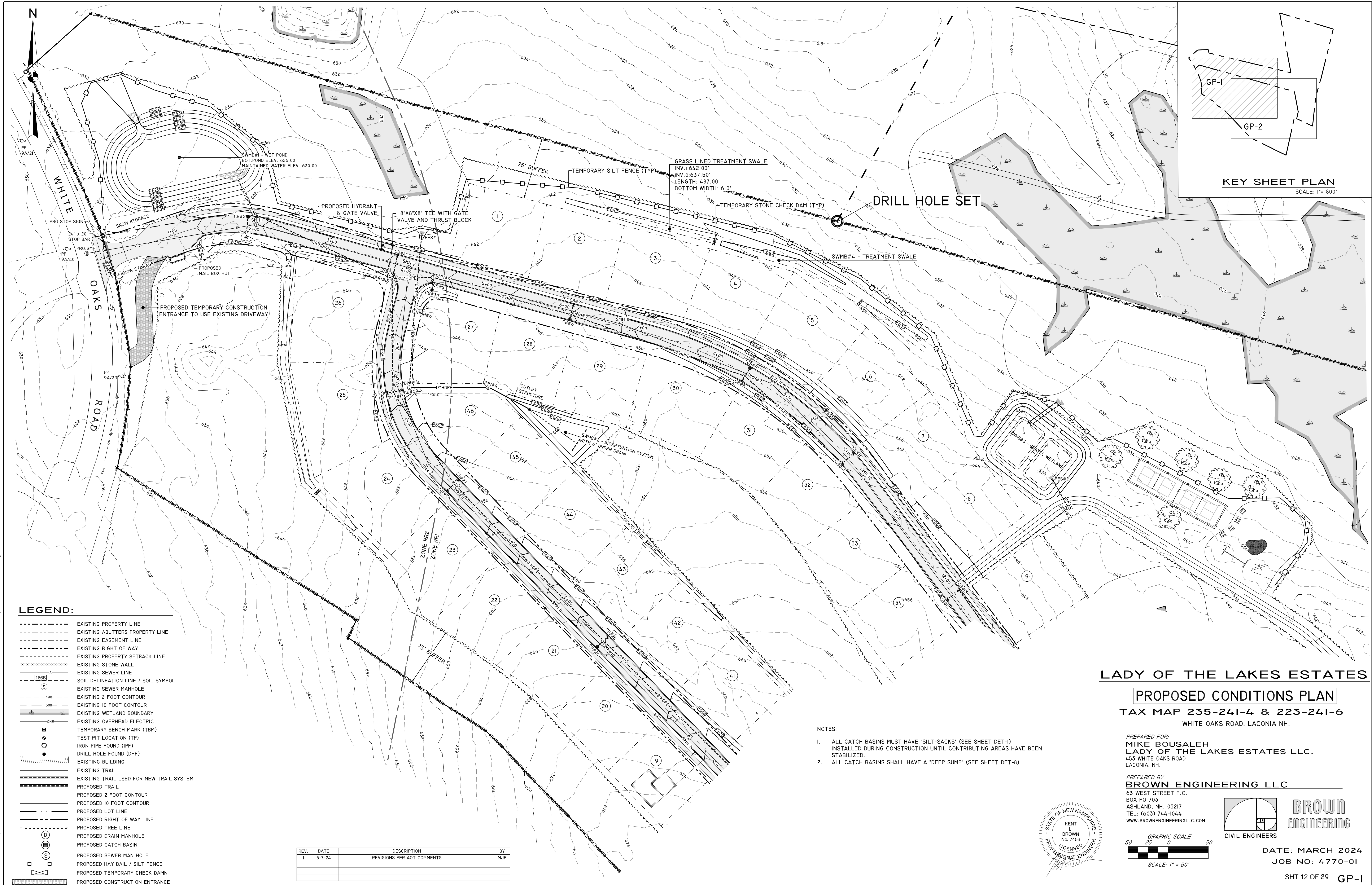
CERTIFIED BY: _____

I CERTIFY THAT THIS PLAT IS THE RESULT OF A SURVEY
DONE WITH A SPECTRA PRECISION 35 TOTAL STATION
HAVING AN UNADJUSTED ERROR OF CLOSURE BETTER
THAN 1:20,000.



REV.	DATE	DESCRIPTION	BY
1	5-7-24	ADDED EASEMENT AREA TO LOT 46	MJF

G:\CLIENTS\4770-01 White Oak Estates - White Oaks Lacoia\DWGS\4770-01 Lady of the Lakes.dwg Jun 27, 2024-8:49am



LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ABUTTERS PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY SETBACK LINE
- EXISTING STONE WALL
- EXISTING SEWER LINE
- SOIL DELINEATION LINE / SOIL SYMBOL
- EXISTING SEWER MANHOLE
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FOOT CONTOUR
- EXISTING WETLAND BOUNDARY
- EXISTING OVERHEAD ELECTRIC
- TEMPORARY BENCH MARK (TBM)
- TEST PIT LOCATION (TP)
- IRON PIPE FOUND (IPF)
- DRILL HOLE FOUND (DHF)
- EXISTING BUILDING
- EXISTING TRAIL
- EXISTING TRAIL USED FOR NEW TRAIL SYSTEM
- PROPOSED TRAIL
- PROPOSED 2 FOOT CONTOUR
- PROPOSED 10 FOOT CONTOUR
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED TREE LINE
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED SEWER MAN HOLE
- PROPOSED HAY BAIL / SILT FENCE
- PROPOSED TEMPORARY CHECK DAM
- PROPOSED CONSTRUCTION ENTRANCE

REV.	DATE	DESCRIPTION	BY
1	5-7-24	REVISIONS PER AGT COMMENTS	MJF

- NOTES:
- ALL CATCH BASINS MUST HAVE "SILT-SACKS" (SEE SHEET DET-1) INSTALLED DURING CONSTRUCTION UNTIL CONTRIBUTING AREAS HAVE BEEN STABILIZED.
 - ALL CATCH BASINS SHALL HAVE A "DEEP SUMP" (SEE SHEET DET-8)

LADY OF THE LAKES ESTATES

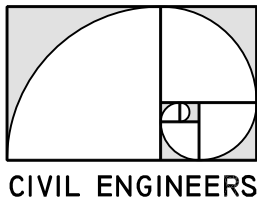
PROPOSED CONDITIONS PLAN

TAX MAP 235-241-4 & 223-241-6

WHITE OAKS ROAD, LACONIA, NH.

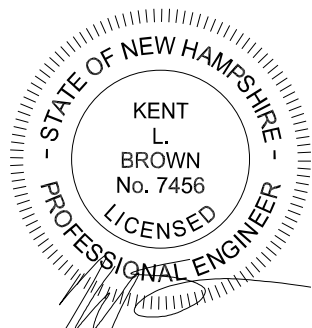
PREPARED FOR:
MIKE BOUSALEH
LADY OF THE LAKES ESTATES LLC.
453 WHITE OAKS ROAD
LACONIA, NH.

PREPARED BY:
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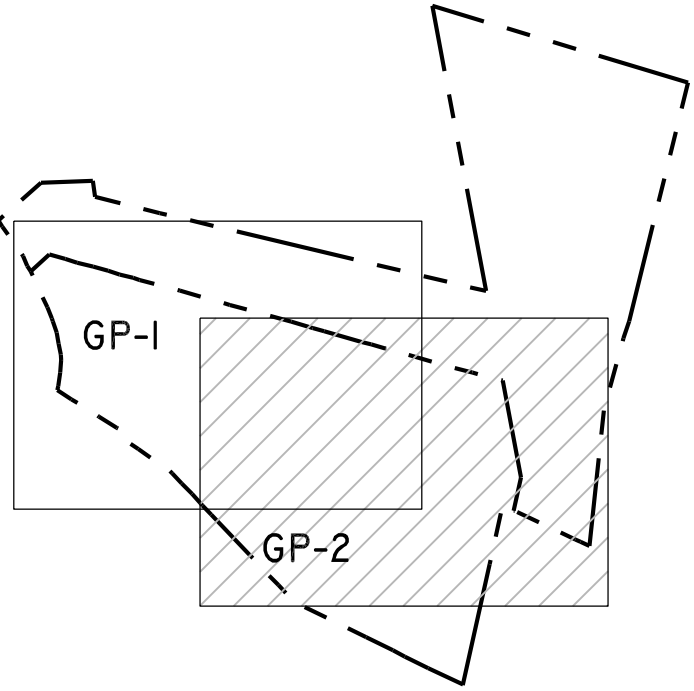
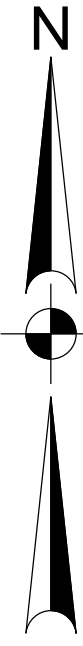
GRAPHIC SCALE
50 25 0 50
SCALE: 1" = 50'

DATE: MARCH 2024
JOB NO: 4770-01

SHT 12 OF 29 GP-1

LEGEND:

- EXISTING PROPERTY LINE
--- EXISTING ABUTTERS PROPERTY LINE
--- EXISTING EASEMENT LINE
--- EXISTING RIGHT OF WAY
--- EXISTING PROPERTY SETBACK LINE
--- EXISTING STONE WALL
--- EXISTING SEWER LINE
--- EXISTING SEWER MANHOLE
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--- PROPOSED TRAIL
--- PROPOSED 2 FOOT CONTOUR
--- PROPOSED 10 FOOT CONTOUR
--- PROPOSED LOT LINE
--- PROPOSED RIGHT OF WAY LINE
--- PROPOSED TREE LINE
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--- PROPOSED CATCH BASIN
--- PROPOSED SEWER MAN HOLE
--- PROPOSED HAY BAIL / SILT FENCE
--- PROPOSED TEMPORARY CHECK DAM
--- PROPOSED CONSTRUCTION ENTRANCE



KEY SHEET PLAN

SCALE: 1" = 800'

LADY OF THE LAKES ESTATES

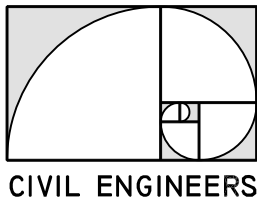
PROPOSED CONDITIONS PLAN

TAX MAP 235-241-4 & 223-241-6

WHITE OAKS ROAD, LACONIA, NH.

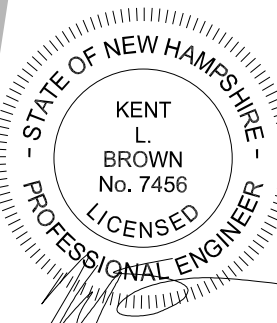
PREPARED FOR:
MIKE BOUSALEH
LADY OF THE LAKES ESTATES LLC.
453 WHITE OAKS ROAD
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GRAPHIC SCALE
50 25 0 50
SCALE: 1" = 50'

DATE: MARCH 2024

JOB NO: 4770-01

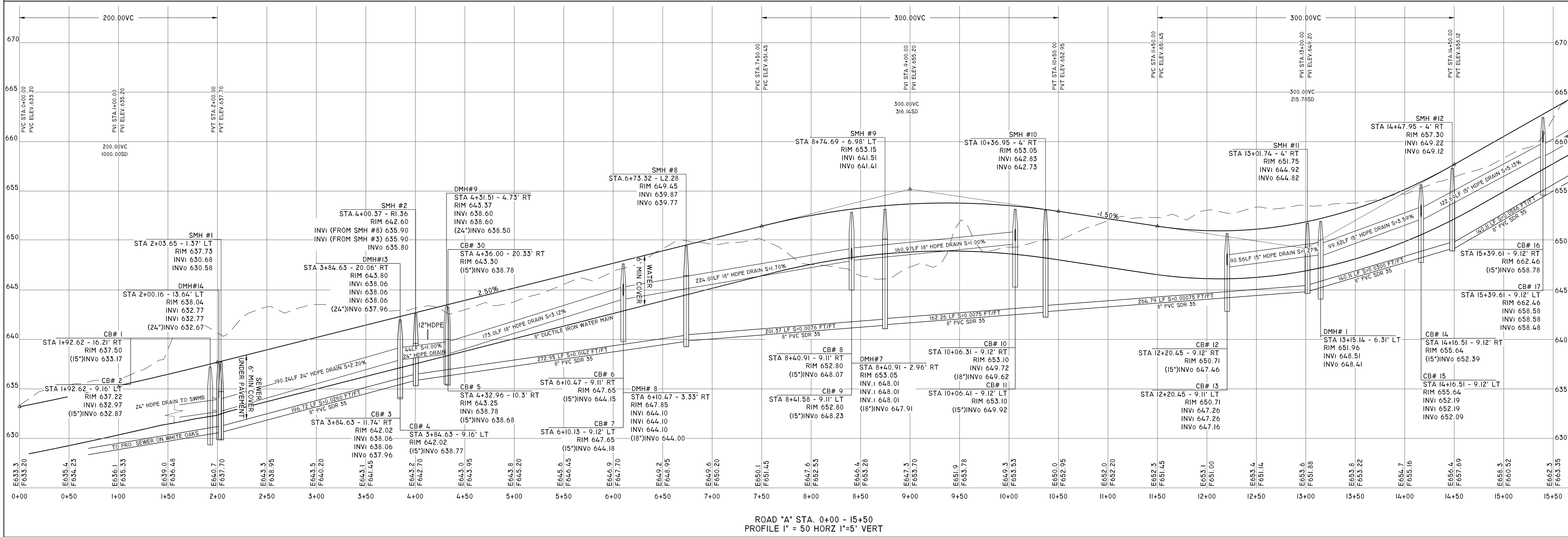
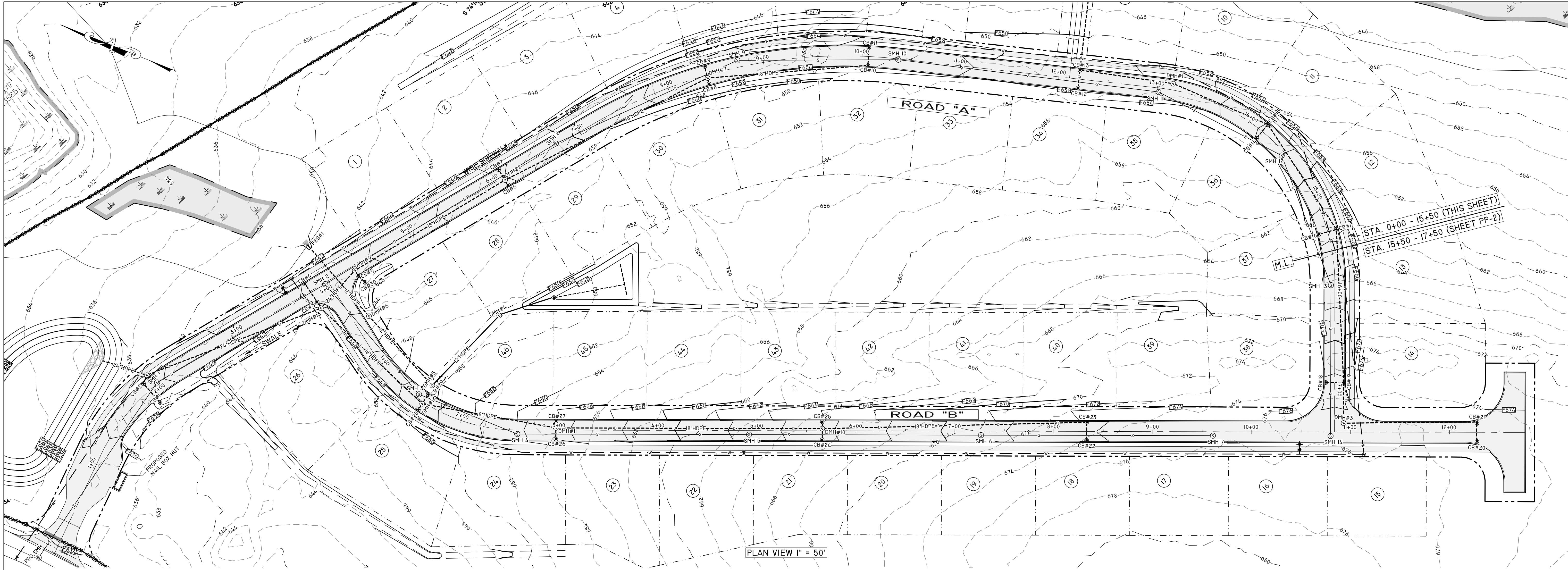
SHT 13 OF 29

GP-2

NOTES:

- ALL CATCH BASINS MUST HAVE "SILT-SACKS" (SEE SHEET DET-1) INSTALLED DURING CONSTRUCTION UNTIL CONTRIBUTING AREAS HAVE BEEN STABILIZED.
- ALL CATCH BASINS SHALL HAVE A "DEEP SUMP" (SEE SHEET DET-8)

REV.	DATE	DESCRIPTION	BY
1	5-7-24	REVISIONS PER AGT COMMENTS	MJF



ENGR STAMP

STATE OF NEW HAMPSHIRE

KENT BROWN
No. 7456
LICENSED PROFESSIONAL ENGINEER

REVISIONS	
NO.	DESCRIPTION
1	DATE 5-7-24
	REVISIONS PER AOT COMMENTS

PLAN & PROFILE

LADY OF THE LAKES ESTATES

TAX MAP 235-241-4 & 223-241-6

WHITE OAKS ROAD, LACONIA, NH.

PREPARED FOR:
LADY OF THE LAKES ESTATES LLC.

C/O MIKE BOUSALEH 453 WHITE OAKS ROAD LACONIA, NH. 03246

MARCH 6, 2024

SCALE
25 12.5 0 50 (H)
0 10 (V)
H 1"=50' V 1"=5'

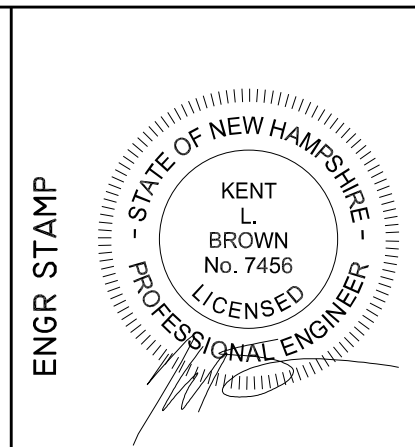
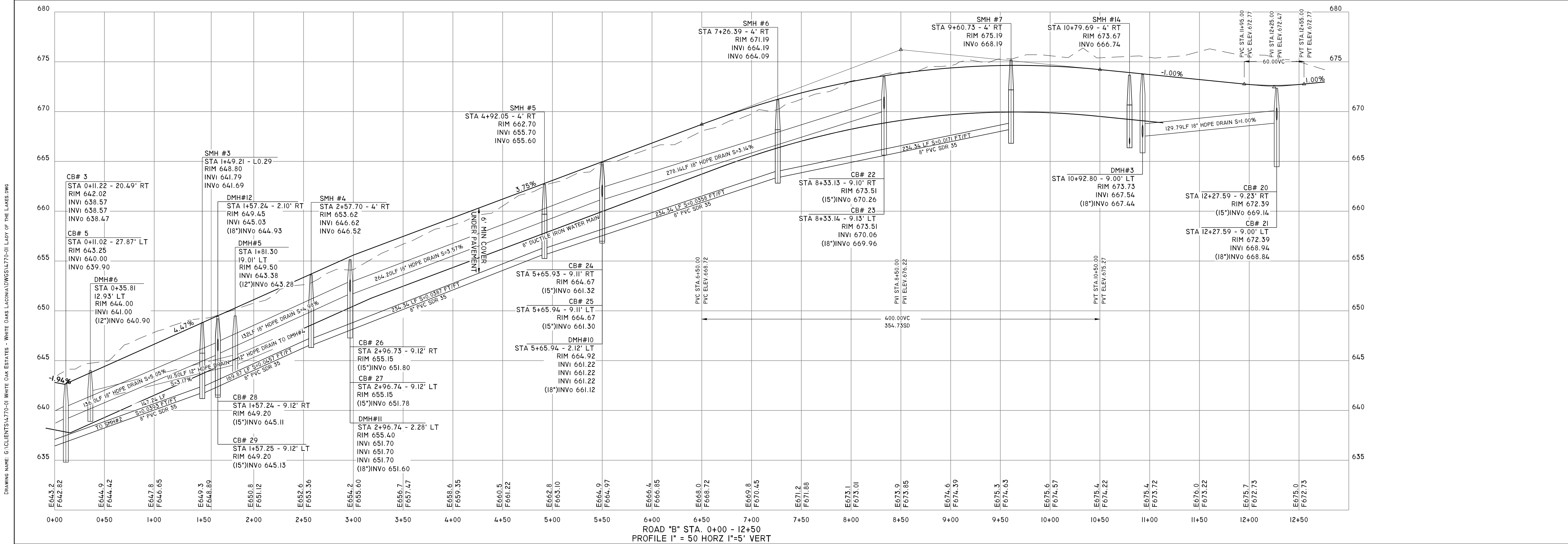
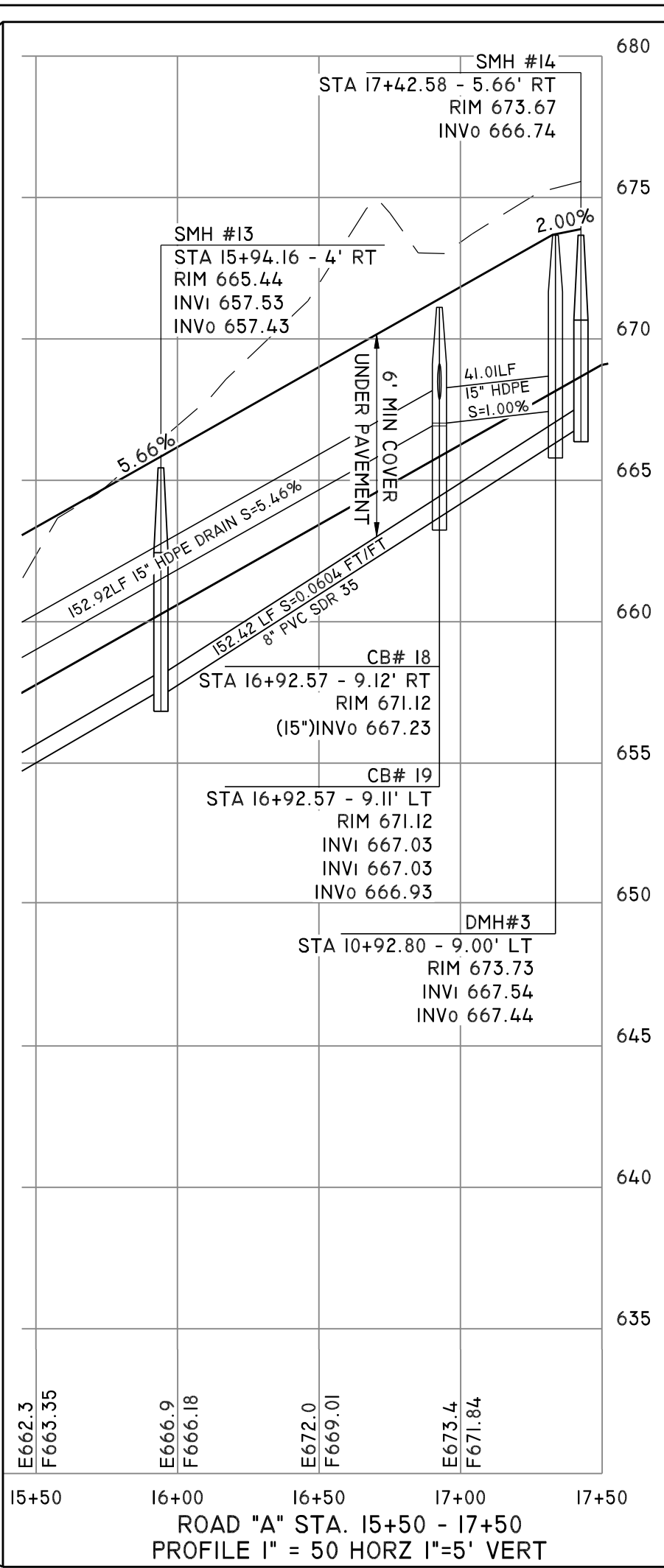
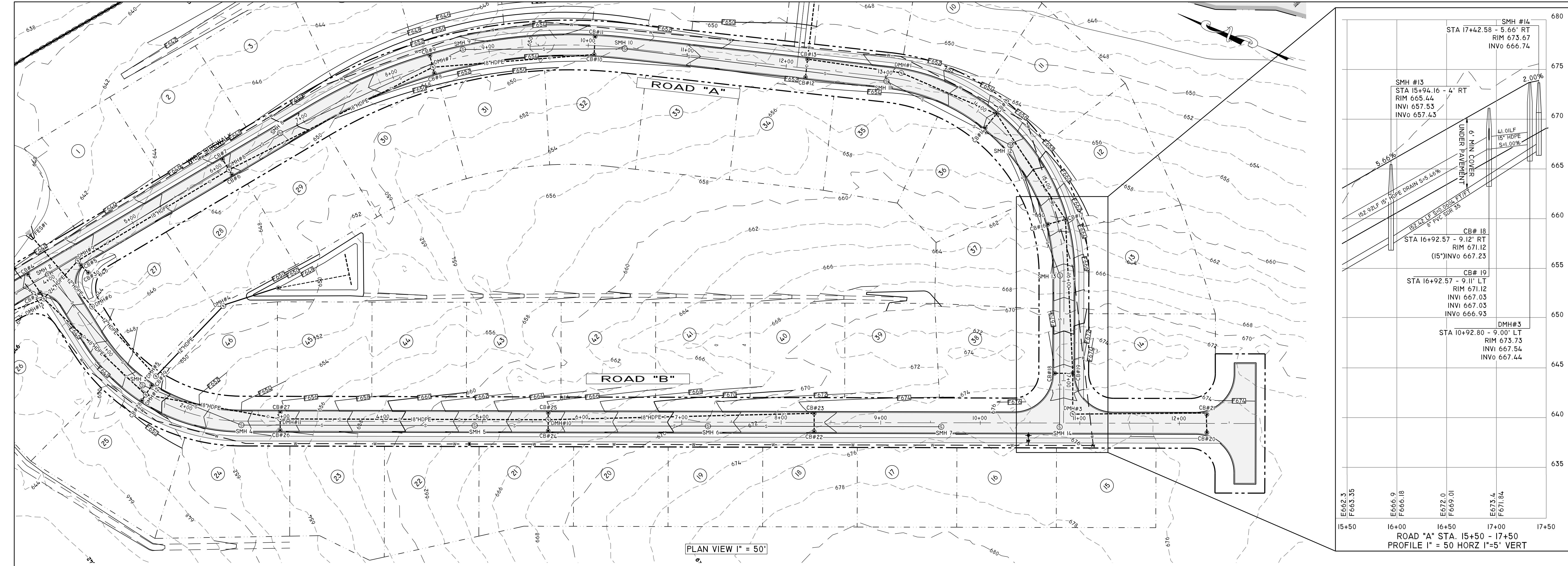
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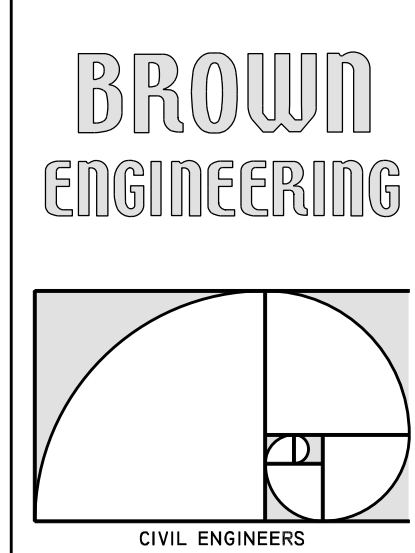
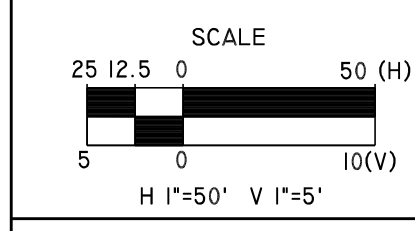
JN: 4770-01
PP-1
SHT 14 OF 29



REVISIONS	
NO.	DESCRIPTION

PLAN & PROFILE
LADY OF THE LAKES ESTATES
TAX MAP 235-241-4 & 223-241-6
WHITE OAKS ROAD, LACONIA, NH.
PREPARED FOR:
LADY OF THE LAKES ESTATES LLC.
C/O MIKE BOUSALEH 453 WHITE OAKS ROAD LACONIA, NH. 03246

MARCH 6, 2024



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JN: 4770-01
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SHT 15 OF 29