

REFERENCE PLANS:

1. "PLAN OF LAND - ROLAND AND GLADYS CLOUTIER -BROOKLINE, N.H." SCALE: 1"= 50' DATED 8/16/73 BY THOMAS F. MORAN, INC. (NOT RECORDED - ON FILE AT TFM, INC.)
2. SITE PLAN - TAX MAP PARCEL D-73 - PREPARED FOR SUNNY TIME REALTY CORP". SCALE: 1"=20', DATED: NOV. 3, 2003, REVISED 6/16/04, PREPARED BY THIS OFFICE.
3. "PLAN OF LAND - DEIRDRE CARR - BROOKLINE, N.H." SCALE: 1"= 50' DATED FEB. 24, 1978 BY THOMAS F. MORAN, INC. (NOT RECORDED - ON FILE AT TFM, INC.)
4. "BOUNDARY - PLAN OF LAND - PREPARED FOR - ALBERT J. & CHRISTINE M. CYR - BROOKLINE, N.H." SCALE: 1"= 50' DATED JULY 19, 1983 BY THOMAS F. MORAN, INC. (HCRO #15836).

PROJECT PERMITS/APPROVALS:

THIS PROJECT IS SUBJECT TO AND/OR REQUIRES THE FOLLOWING PERMITS/APPROVALS:

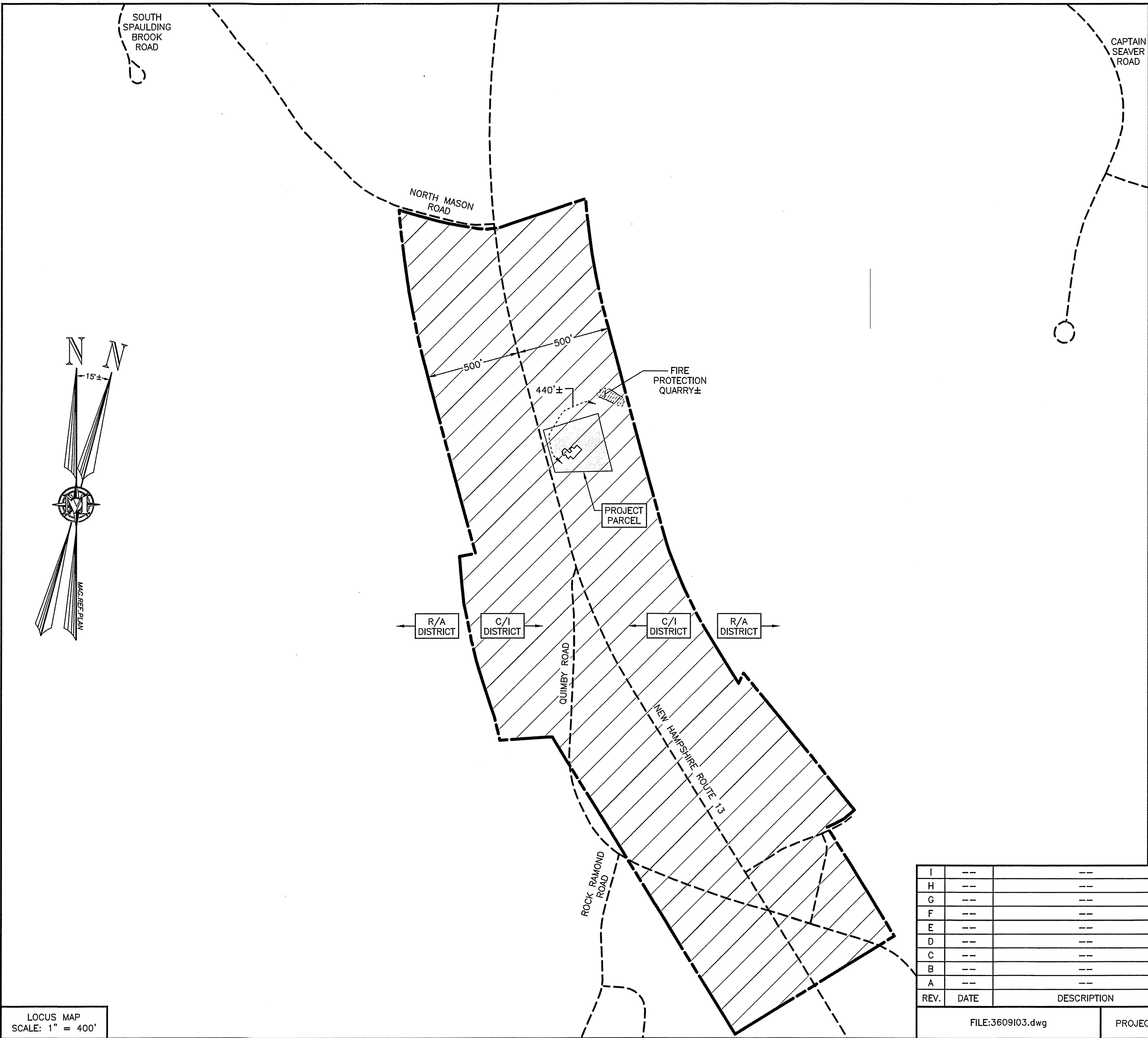
1. TOWN OF BROOKLINE ZONING BOARD OF ADJUSTMENT VARIANCE TO PERMIT A HOUSING FOR OLDER PERSON DEVELOPMENT ON A 1.28-ACRE PARCEL WHERE 10-ACRES IS REQUIRED. [CASE NO. 456 - GRANTED BY THE TOWN OF BROOKLINE ZONING BOARD OF ADJUSTMENT AT A PUBLIC HEARING ON 10/12/2023]
2. TOWN OF BROOKLINE SITE PLAN APPROVAL [APPROVED/BENIED BY THE TOWN OF BROOKLINE PLANNING BOARD AT A PUBLIC HEARING ON #####]
3. NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDT) DRIVEWAY PERMIT [EXISTING DRIVEWAY WAS INSTALLED PRIOR TO THE ESTABLISHMENT OF NHDT DRIVEWAY PERMITTING]
4. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NHDES) SUBDIVISION APPROVAL [PERMIT NO. CA2003057096 - APPROVED ON 10/9/2003 FOR 725 GALLONS PER DAY]

PROJECT CALCULATIONS:

1. PARKING CALCULATIONS:
- A. REQUIRED MINIMUM DWELLING PARKING SPACES (SEE PROJECT NOTE 3.J.1.): (3 DWELLING UNITS) X (1 PARKING SPACE/DWELLING UNIT) = 3 PARKING SPACES
- B. REQUIRED MINIMUM COMMUNITY CENTER PARKING SPACES (SEE PROJECT NOTE 3.K.3.): (1,000 SQUARE-Feet) X (1 PARKING SPACES/200 SQUARE-Feet) = 5 PARKING SPACES
- C. REQUIRED COMMUNITY CENTER HANDICAPPED PARKING SPACES (SEE PROJECT NOTE 3.K.4) = 2 H.C. PARKING SPACES
- D. TOTAL REQUIRED PARKING SPACES: 5 + 3 = 8 PARKING SPACES (2 H.C.)
- E. PROPOSED PARKING SPACES = 11 PARKING SPACES (2 H.C.)
2. SEWAGE LOADING CALCULATIONS:
- A. APPROVED SEWAGE LOADING PER PERMIT NO. CA2003057096 (SEE PROJECT PERMITS/APPROVAL 4): 725 GALLONS PER DAY
- B. UNIT DESIGN FLOW FOR SENIOR HOUSING PER ENV-WQ SECTION 1008.03 TABLE 1008-1: 125 GALLONS PER DAY PER 2-BEDROOM UNIT
- C. PROPOSED SEWAGE LOADING: (THREE 2-BEDROOM UNITS) X (125 GALLONS PER DAY/2-BEDROOM UNIT) = 375 GALLONS PER DAY
3. SITE COVERAGE & IMPERVIOUS AREA CALCULATIONS:
- A. MAXIMUM SITE COVERAGE ALLOWED (SEE PROJECT NOTE 5.F.): 41,242.5 SQUARE-Feet (75%)
- B. MAXIMUM IMPERVIOUS AREA ALLOWED (SEE PROJECT NOTE 4.): 32,994 SQUARE-Feet (60%)
- C. PROPOSED IMPERVIOUS AREA: 19,021 SQUARE FEET (34.6%)
5. OPEN SPACE CALCULATIONS:
- A. REQUIRED MINIMUM OPEN SPACE AREA (SEE PROJECT NOTE 3.B.): 10,998 SQUARE-Feet (20%)
- B. PROPOSED OPEN SPACE AREA: 11,727 SQUARE-Feet (21.3%)
- C. MAXIMUM OPEN SPACE AREA CONTAINING SLOPES GREATER THAN 25% & WETLANDS (SEE PROJECT NOTE 3.C.): 4,949 SQUARE-Feet (45%)
- D. PROPOSED OPEN SPACE AREA CONTAINING SLOPES GREATER THAN 25% & WETLANDS: 467 SQUARE-Feet (4.0%)
- E. REQUIRED MINIMUM OPEN SPACE RECREATION AREA (SEE PROJECT NOTE 3.D.): 5,499 SQUARE-Feet (45%)
- F. THE RECREATION AREA SHALL CONSIST OF WALKING TRAIL(S), INFORMAL MEETING AREA(S), GARDEN(S) OR OTHER RECREATIONAL AMENITIES.
6. DWELLING UNIT DENSITY CALCULATIONS:
- A. DWELLING UNIT DENSITY (SEE PROJCT NOTE 3.F.): (1.262-ACRES) X (6 BEDROOMS/ACRE) = 7.572 BEDROOMS ALLOWED
- B. PROPOSED BEDROOMS: 6-BEDROOMS

FARM BOY PROPERTIES LLC

HOUSING FOR OLDER PERSONS DEVELOPMENT 199 ROUTE 13 TAX MAP D LOT 73 BROOKLINE, NEW HAMPSHIRE 03033 MARCH 19, 2024



PROJECT NOTES:

1. OWNER OF RECORD:
FARM BOY PROPERTIES LLC
211 ROUTE 13
BROOKLINE, NEW HAMPSHIRE 03033
BOOK/PAGE: 9714/298 (DATED 7/14/2023)
2. THE OWNER INTENDS TO CONSTRUCT A THREE-UNIT HOUSING FOR OLDER PERSONS DEVELOPMENT, INCLUDING ASSOCIATED SITE IMPROVEMENTS..
3. APPLICABLE REQUIREMENTS FOR HOUSING FOR OLDER PERSONS PER SECTION 2200.00 OF THE TOWN OF BROOKLINE'S ZONING AND LAND USE ORDINANCE:
A. DEVELOPMENT TRACT SIZE: 10-ACRES (MINIMUM)
B. OPEN SPACE: 20-PERCENT OF TRACT AREA (MINIMUM)
C. OPEN SPACE WETLANDS OR SLOPES OVER 25-PERCENT: 45-PERCENT (MAXIMUM)
D. OPEN SPACE RECREATIONAL AREA: 50-PERCENT (MINIMUM)
E. FRONTAGE: 50-Feet
F. DWELLING UNIT DENSITY: 6-BEDROOMS PER ACRE (MAXIMUM WITHIN COMMERCIAL-INDUSTRIAL DISTRICT)
G. STRUCTURE SETBACK: 25-Feet FROM PROPERTY BOUNDARY (MINIMUM)
H. STRUCTURE SEPARATION:
H.1. 25-Feet FOR SINGLE-STORY BUILDINGS (MINIMUM)
H.2. 35-Feet FOR TWO-STORY+ BUILDINGS (MINIMUM)
I. UNIT STANDARDS:
I.1. 2-BEDROOMS PER DWELLING UNIT (MAXIMUM)
I.2. 1-BEDROOM UNITS: 550 SQUARE-Feet (MINIMUM)
I.3. 2-BEDROOM UNITS: 750 SQUARE-Feet (MINIMUM)
I.4. 3-STORY BUILDING (MAXIMUM)
J. PARKING REQUIREMENTS:
J.1. 1 PARKING SPACE PER DWELLING UNIT (MINIMUM)
J.2. SHARED DRIVEWAY UP TO 4 DWELLING UNITS (MAXIMUM)
K. COMMUNITY CENTER:
K.1. 1,000 SQUARE-FOOT AREA (MINIMUM)
K.2. AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBLE WITH ADA COMPLIANT BATHROOM
K.3. 1 PARKING SPACE PER 200-SQUARE-Feet INTERIOR SPACE (MINIMUM)
K.4. 2 HANDICAPPED PARKING SPACES ADJACENT TO COMMON AREA (MINIMUM)
4. REFERENCING THE ZONING MAP OF THE TOWN OF BROOKLINE, MAP D LOT 73 IS LOCATED WITHIN THE INDUSTRIAL-COMMERCIAL DISTRICT AND THE AQUIFER OVERLAY DISTRICT.
5. APPLICABLE INDUSTRIAL-COMMERCIAL DISTRICT DIMENSIONAL REQUIREMENTS PER SECTION 500.00 OF THE TOWN OF BROOKLINE'S ZONING AND LAND USE ORDINANCE:
A. FRONTAGE: 150-Feet (MINIMUM)
B. FRONT STRUCTURE SETBACK: 30-Feet (MINIMUM)
C. SIDE STRUCTURE SETBACK: 15-Feet (MINIMUM)
D. REAR STRUCTURE SETBACK: 15-Feet (MINIMUM)
E. LAND AREA: 1-ACRE (MINIMUM)
F. SITE COVERAGE: 75-PERCENT (MAXIMUM)
G. BUILDING HEIGHT: 35-Feet (MAXIMUM)
6. APPLICABLE REQUIREMENTS OF THE REQUIREMENTS OF THE AQUIFER OVERLAY PER SECTION 1300.00 OF THE TOWN OF BROOKLINE'S ZONING AND LAND USE ORDINANCE:
A. THE FOLLOWING IMPERVIOUS AREAS REQUIRE A CONDITIONAL USE PERMIT & STORMWATER MANAGEMENT PLAN:
A.1. 15-PERCENT OF LOT AREA OR 2,500 SQUARE-Feet, WHICHEVER IS LESS (MINIMUM)
A.2. 60-PERCENT WITHIN INDUSTRIAL-COMMERCIAL DISTRICT (MAXIMUM)
7. THE SITE'S EXISTING CONDITIONS WERE DEVELOPED FROM A TOPOGRAPHIC SURVEY MADE BY THIS OFFICE DURING JULY OF 2000, OCTOBER OF 2003 AND FEBRUARY OF 2024. DATUM IS ASSUMED.
8. THE BOUNDARY INFORMATION SHOWN IS ENTIRELY PER REFERENCE PLAN #1 CITED.
9. THE EXISTING AREA OF TAX MAP D LOT 73 IS 1.262 ACRES (54,988 SQUARE-Feet).
10. MAP D LOT 73 IS NOT LOCATED WITHIN ANY FLOOD HAZARD AREAS PER F.I.R.M. COMMUNITY PANEL NUMBER 33011C04700, DATED SEPTEMBER 25, 2009.
11. THE FOLLOWING ARE THE EXISTING SOIL SERIES MAPPED ONSITE PER UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY:
C1D CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX, 15 TO 35% SLOPES
H8B HINCKLEY LOAMY SAND, 3 TO 8% SLOPES
12. NO ADDITIONAL UTILITIES ARE PROPOSED. IF REQUIRED, ALL UTILITIES SHALL BE UNDERGROUND PER SECTION 6.1.015 OF THE TOWN OF BROOKLINE'S SITE PLAN REGULATIONS.
13. PER THE REQUIREMENTS OF THE TOWN OF BROOKLINE'S SITE PLAN REGULATIONS SECTION 4.5 RELATING TO FIRE PROTECTION, PLANS FOR THE FINAL DESIGN OF THE SPRINKLER SYSTEM COMPONENTS SHALL BE SUBMITTED BY A FIRE SPRINKLER COMPANY IN ACCORDANCE WITH THE REQUIREMENTS OF APPENDIX I. A RESERVE AREA HAS BEEN PROVIDED FOR THE INSTALLATION OF CISTERNS(S) AND A PUMP FOR THE REQUIRED SPRINKLER SYSTEM. THE OWNER SHALL COORDINATE WITH A FIRE SPRINKLER COMPANY AND THE TOWN OF BROOKLINE'S FIRE DEPARTMENT FOR FINAL SIZING DETERMINATION AND INSTALLATION REQUIREMENTS.

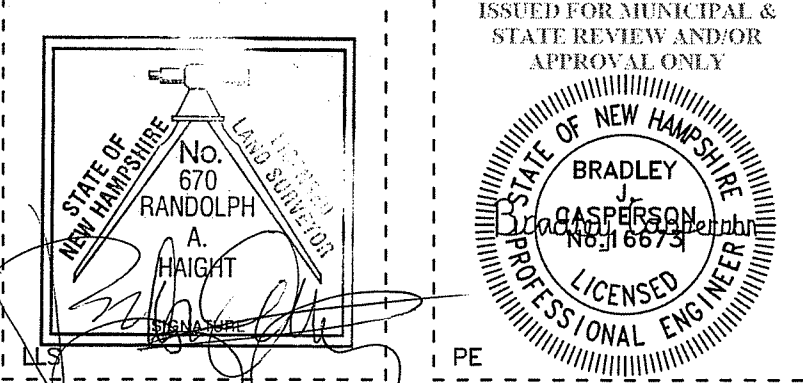
SHEET INDEX:

- 1 COVER SHEET
2 EXISTING CONDITIONS PLAN
3 GN-1 GENERAL NOTES
4 SP-1 CHANGE OF USE SITE PLAN
5 E-1 EASEMENT PLAN
6 LS-1 LANDSCAPING PLAN
7 LT-1 LIGHTING PLAN

APPENDICES:

- FLOOR PLAN EXHIBIT FOR LOWER FLOOR
- FLOOR PLAN EXHIBIT FOR UPPER FLOOR
- FLOOR PLAN SKETCH (PROVIDED BY OWNER)
- AERIAL EXHIBIT

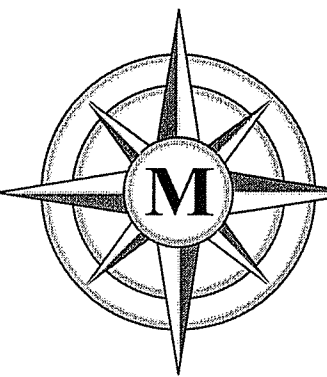
MERIDIAN DESIGN PROFESSIONALS:



APPROVED BY BROOKLINE PLANNING BOARD

ON: _____ CERTIFIED BY _____
CHAIRMAN: _____ AND
SECRETARY: _____

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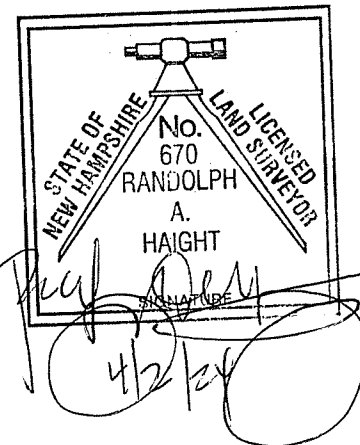
MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
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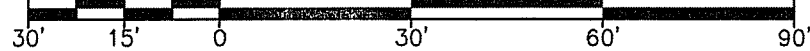
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LEGEND:

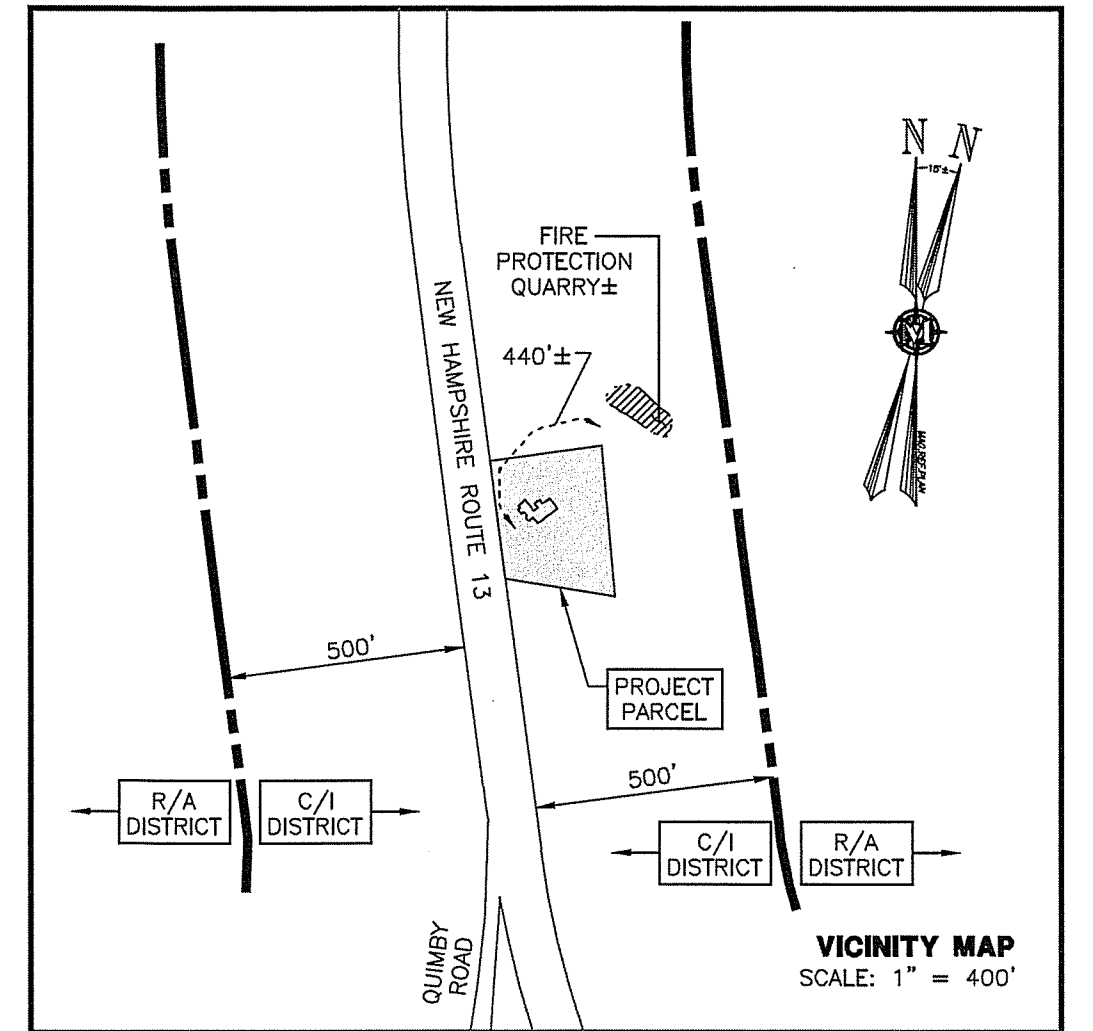
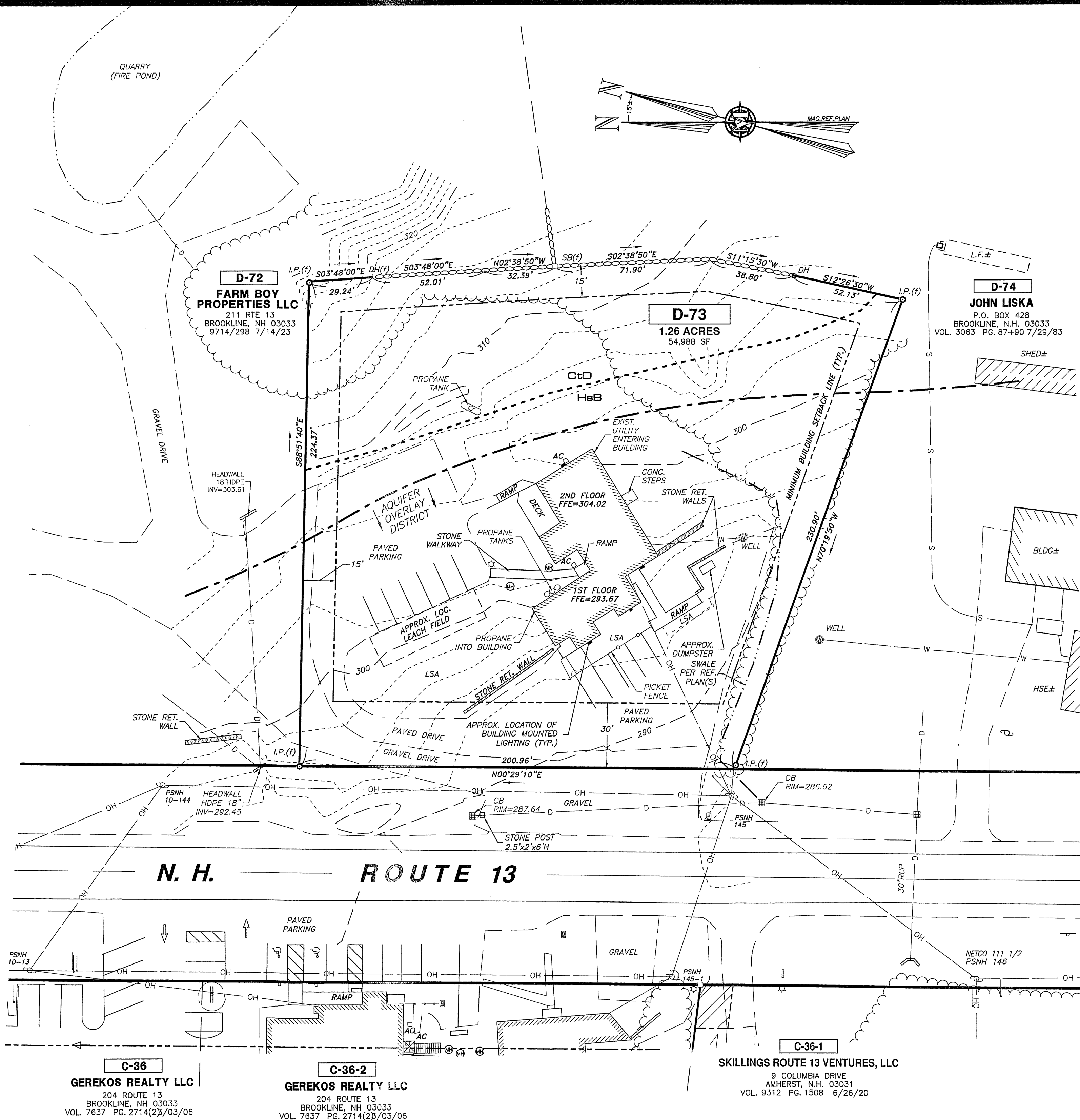
	EXISTING LOT LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING ABUTTING LOT LINE
	EXISTING STONE WALL
	EXISTING 2' CONTOUR INTERVAL
	EXISTING 10' CONTOUR INTERVAL
	AQUIFER OVERLAY DISTRICT LIMITS
	EXISTING BUILDING SETBACK LINE
	EXISTING TREELINE
	EXISTING U.S.D.A. SOIL LIMITS & SERIES
	EXISTING EDGE OF GRAVEL
	EXISTING EDGE OF PAVEMENT
	EXISTING SWALE PER REFERENCE PLAN(S)
	EXISTING RETAINING WALL
	EXISTING PICKET FENCE
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING DRAINAGE PIPE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING BUILDING
	APPROXIMATE LOCATION OF EXISTING LEACHFIELD
	EXISTING EASEMENT
	EXISTING TAX MAP - LOT NUMBER
	EXISTING PROPANE TANK
	APPROXIMATE LOCATION OF EXISTING BUILDING MOUNTED LIGHTING FIXTURES
	EXISTING MANHOLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING MAILBOX
	EXISTING CATCH BASIN
	EXISTING WELL
	EXISTING UTILITY POLE
	EXISTING IRON PIPE
	EXISTING STONE BOUND
	STONE BOUND
	DRILL HOLE
	IRON PIPE
	FOUND



GRAPHIC SCALE



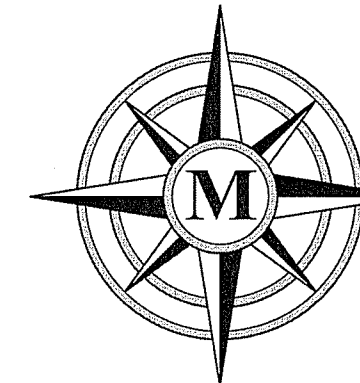
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NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING OBSERVABLE CONDITIONS OF TAX MAP D LOT 73 IN CONJUNCTION WITH A SITE PLAN FOR HOUSING FOR OLDER PERSONS DEVELOPMENT.
2. OWNER OF RECORD:
FARM BOY PROPERTIES LLC
211 RTE 13
BROOKLINE, NEW HAMPSHIRE 03033
BOOK/PAGE: 9714/298 (DATED 7/14/2023)
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E. LAND AREA: 1- ACRE (MINIMUM)
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C1D CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX, 15 TO 35% SLOPES
H6B HINCKLEY LOAMY SAND, 3 TO 8% SLOPES
10. THE SITE IS SERVICED BY INDIVIDUAL WELL AND SEPTIC.

EXISTING CONDITIONS PLAN
PREPARED FOR
FARM BOY PROPERTIES, LLC
TAX MAP D LOT 73
199 ROUTE 13
BROOKLINE, NEW HAMPSHIRE
SCALE: 1" = 30'
MARCH 19, 2024



MERIDIAN
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3. THE ENGINEER OF RECORD SHALL BE NOTIFIED REGARDING ANY OMISSIONS OR ERRORS WITHIN THIS PLAN SET UPON DISCOVERY AND WORK SHALL BE STOPPED UNTIL AN AGREEMENT HAS BEEN MADE WITH THIS FIRM REGARDING CORRECTIVE ACTION.
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING SITE.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTION ACCORDING TO AGENCY INSTRUCTION.
4. THE CONTRACTOR SHALL PERFORM WORK PER THIS PLAN SET IN ACCORDANCE WITH ALL MUNICIPAL, STATE AND FEDERAL REGULATIONS, SPECIFICATIONS, CODES AND STANDARDS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS AND METHODS AND CONSTRUCTION CONDITIONS. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LABOR AND SAFETY REQUIREMENTS (IE. OSHA, NIOSH, MSHA, NH DOL, ETC.).
6. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", INCLUDING ALL REVISIONS AND ADDENDA, AS WELL AS THE TOWN OF BROOKLINE REGULATIONS, SPECIFICATIONS, CODES AND STANDARDS.
7. THE CONTRACTOR SHALL NOTIFY THE TOWN OF BROOKLINE REGARDING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, FIRE HYDRANTS, AND/OR RIGHT-OF-WAYS WITHOUT APPROPRIATE PERMITS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY.
10. IN THE EVENT OF CONFLICTING STANDARDS, SPECIFICATIONS, CODES, REGULATIONS, ETC. THE HIGHER REQUIREMENT SHALL PREVAIL.
11. UPON AWARD OF THE CONTRACT THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, SPECIFICATIONS, AND CONTRACT DOCUMENTS.
12. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATION AT INTERFACES WITH PROPOSED PAVEMENTS AND EXISTING GROUND ELEVATIONS ADJACENT TO PROPOSED DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
13. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) INCLUDING ALL REVISIONS AND ADDENDA.
14. AREAS DISTURBED BY THE CONTRACTOR OUTSIDE OF THE LIMITS OF WORK SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL EXPENSE TO THE OWNER. 'ORIGINAL CONDITION' SHALL BE DETERMINED BY THE TOWN OF BROOKLINE.
15. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, OR OTHER MEDIA ARE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP ALL OPERATIONS IN THE VICINITY OF THE SUSPECTED CONTAMINATION AND CONTACT THE OWNER IMMEDIATELY.
16. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS, AND CORRECTIVE ACTION.
17. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
18. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE EFFECTS TO THE OWNER, AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE AT NO ADDITIONAL EXPENSE TO THE OWNER.
19. THE PROJECT DISTURBS MORE THAN ONE (1) ACRE OF LAND AND REQUIRES A CONSTRUCTION GENERAL PERMIT (CGP) FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AS PART OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II STORMWATER ACT. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND FILE A NOTICE OF INTENT (NOI) WITH THE EPA. THE CONTRACTOR SHALL CONFIRM THAT THE OWNER HAS ALSO FILED AN NOI.
20. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE OWNER PRIOR TO PERFORMING ANY ADDITIONAL SERVICES OR WORK, NOT SHOWN ON THE PROJECT DRAWINGS OR CONTAINED IN THE PROJECT DOCUMENTS. FAILURE TO OBTAIN AUTHORIZATION PRIOR TO PERFORMING WORK, MAY INDEMNIFY THE OWNER FROM ADDITIONAL EXPENSES AND COSTS BORNE BY CONTRACTOR.
21. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (IE BUILDINGS, PAVEMENTS, STONE, ETC.) SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF LOAM AND SEED.
22. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN OF BROOKLINE ZONING ORDINANCES AND REGULATIONS.
23. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
24. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S CONSTRUCTION MANAGER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO USE ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. CONSTRUCTION MANAGER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY FOR PERFORMANCE OF THE ITEM.
25. CONTRACTOR SHALL REVIEW SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
26. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
27. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

1. IF APPLICABLE, AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
2. AS-BUILTS MUST MEET THE REQUIREMENTS OF ALL GOVERNING AUTHORITIES, SUCH AS BUT NOT LIMITED TO STATE, LOCAL AND UTILITY PROVIDERS.
3. THE ENGINEER OF RECORD AND/OR SURVEYOR ARE TO BE CONTACTED 7 DAYS IN ADVANCE OF AS-BUILT FIELD SURVEY REQUIREMENT FOR EACH CIRCULAR ITEM.

1. GENERAL CONTRACTOR AND ALL BIDDING SPECIALTY CONTRACTORS ARE RESPONSIBLE TO ADHERE TO ALL KNOWN PERMIT REQUIREMENTS BY BASE BID.
2. GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE PERMIT REQUIREMENTS TO SPECIALTY SUB-CONTRACTORS.
3. GENERAL CONTRACTOR SHALL MAINTAIN CONSTRUCTION ENTRANCE IN GOOD CONDITION FOR DURATION OF CONSTRUCTION.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO OFF-SITE AREAS AND SHALL REPAIR AFFECTED AREAS BACK TO EXISTING CONDITIONS OR BETTER.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS

1. SURVEY AND MARK LIMITS OF WORK;
2. PRIOR TO THE START OF VEGETATION CLEARING AND/OR EARTH ALTERING ACTIVITIES:
 - A. INSTALL/CONSTRUCT EROSION CONTROL MEASURES (IE SILTATION FENCE, CHECK DAMS, INLET/OUTLET PROTECTION, ETC.) AS INDICATED BY THE APPROVED SWPPP, AND AS DEEMED NECESSARY BY THE OWNER. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF WORK, AND AS REQUIRED BY NHDES AND THE SWPPP;
 - B. INSTALL TRAFFIC/PEDESTRIAN CONTROL SIGNS, BARRIERS, AND APPURTENANCES AS NECESSARY;
 - C. CONTACT DIG-SAFE (1-888-DIGSAFE), A MINIMUM OF 72 HOURS, PRIOR TO ANY EARTH MOVING OR EXCAVATION OPERATIONS;
3. CLEAR VEGETATION, GRUB AND STOCKPILE TOPSOIL AS REQUIRED TO THE LIMITS OF WORK;
4. INSTALL TEMPORARY UTILITY SERVICES AS REQUIRED;
5. INSTALL PROPOSED UTILITIES AS REQUIRED;
6. REMOVE FEATURES AS NECESSARY AND WHEN APPROPRIATE;
7. PREPARE ROADWAY, PARKING LOT/DRIVEWAY, SIDEWALK, AND FOUNDATION PAD BASES, AS NEEDED;
8. INSTALL CURBING, AND ROADWAY AND SIDEWALK PAVEMENTS;
9. PERFORM ALL REMAINING WORK;
10. FINISH GRADE AND RESTORE AREAS OUTSIDE OF THE LIMITS OF WORK DISTURBED BY WORK, INCLUDING BUT NOT LIMITED TO, LAWNS, LANDSCAPE AREAS, WALKS, AND OTHER PRIVATE/PUBLIC FEATURES, DAMAGED BY WORK;
11. REMOVE TEMPORARY EROSION CONTROL MEASURES, AFTER AREAS THEY ARE SERVING HAVE BECOME STABILIZED;
12. CLEAN ALL STORM SEWER BASINS, STRUCTURES, PIPES, AND APPURTENANCES OF ANY SILT AND DEBRIS. OUTLET POINTS SHALL BE PROTECTED TO PREVENT ANY ADVERSE DOWNSTREAM IMPACTS.
15. CONDUCT FINAL CLEANUP, ANY ANCILLARY WORK, AND DEMOBILIZATION EFFORTS AS REQUIRED.

1. ALL POST-DEVELOPMENT 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 BY SEEDING AND EROSION CONTROL. EROSION CONTROL SHALL BE APPLIED AT A RATE OF 1.35 TONS PER ACRE AND PLUNGED TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT 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.
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 RIPRAP OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITION.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 4 TONS OF CRUSHED STONE OR EQUIVALENT. SURFACES SHALL BE MAINTAINED TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.

1. THE PROJECT DISTURBS MORE THAN ONE (1) ACRE OF LAND AND REQUIRES A CONSTRUCTION GENERAL PERMIT (CGP) FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AS PART OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II STORMWATER ACT. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND FILE A NOTICE OF INTENT (NOI) WITH THE EPA. THE CONTRACTOR SHALL CONFIRM THAT THE OWNER HAS ALSO FILED AN NOI.
2. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS.
3. THE CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROLS, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWENTY FOUR HOURS AFTER EACH STORM EVENT (0.25" OR GREATER) AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE WAYS AND PROTECTED AREAS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS (IE WETLANDS, STREAMS, ETC.) WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSITED.
5. THE CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM AMOUNT OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
6. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN DEBRIS AND SEDIMENT FROM THE DRAINAGE SYSTEM.
7. AREAS REMAINING UNSTABILIZED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED. HAY MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 1-1/2 TONS/ACRE.
8. PERMANENT SEEDING SHALL OCCUR BETWEEN APRIL 1 AND JUNE 1 AND/OR BETWEEN AUGUST 15 AND OCTOBER 15. ALL SEEDING SHALL BE HAY MULCHED.
9. DUST SHALL BE CONTROLLED THROUGH THE USE OF WATER.
10. SOILS TO BE STOCKPILED FOR A PERIOD OF MORE THAN THIRTY DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED. THE CONTRACTOR SHALL INSTALL SILT FENCE AND OR COMPOST SOCK ALONG THE DOWNHILL SIDE OF THE STOCKPILE.
11. THE CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENTATION BASINS AND TEMPORARY DIVERSION SWALES TO CONTROL SEDIMENTATION AND STORMWATER RUNOFF DURING THE CONSTRUCTION PERIOD, THAT MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NHDES).
12. THE CONTRACTOR SHALL PROVIDE NECESSARY EROSION CONTROLS TO INSURE THAT SURFACE WATER RUNOFF FROM UNSTABILIZED AREAS DOES NOT CARRY SILT, SEDIMENT, AND OTHER DEBRIS OUTSIDE THE SITE WORK AREA.
13. 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 AND COMPACTED TO A MINIMUM OF 90% OF THE DRY UNIT WEIGHT;
 - B. A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3-IN OF NON EROSIIVE MATERIAL, SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED;
 - E. THE AREA HAS BEEN PAVED WITH BITUMINOUS ASPHALT CONCRETE, PORTLAND CEMENT CONCRETE, OR SIMILAR COVERS.
15. AT NO TIME SHALL THE TOTAL DISTURBED AREA BE GREATER THAN FIVE (5) ACRES.
16. ALL DITCHES, SWALES, STORMWATER BASINS, OR OTHER DRAINAGE FEATURES SHALL BE FULLY STABILIZED PRIOR TO DIRECTING STORMWATER TO THEM.
17. ALL DRIVEWAYS, ROADWAYS, AND/OR PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
18. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
19. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3-FT HORIZONTAL TO 1-FT VERTICAL (3:1). EROSION CONTROL BLANKETS SHALL BE NORTH AMERICAN GREEN SC150BN OR APPROVED EQUAL.
20. THE CONTRACTOR SHALL APPLY FOR AND RECEIVE AN NHDES GROUNDWATER DISCHARGE PERMIT, PRIOR TO CONDUCTING ANY DEWATERING EFFORTS AND/OR PUMPING OF GROUNDWATER.
21. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.

23. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 600 POUNDS PER ACRE OR 3.5 POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHOULD BE LOW PHOSPHATE TYPE (10-05-20) OR EQUIVALENT. LOW PHOSPHORUS FERTILIZER IS DEFINED BY THE COMPREHENSIVE SHORELAND PROTECTION ACT AS LESS THAN 2% PHOSPHORUS. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET).

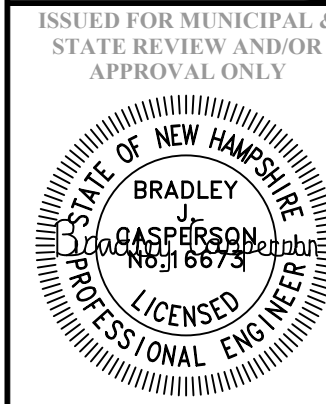
24. FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY AS SPECIFIED BY THE COMPREHENSIVE SHORELAND PROTECTION ACT (SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT). NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE LIMITATIONS ARE REQUIREMENTS.

25. 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 10 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.

26. WHEN PROJECT ACTIVITIES ARE WITHIN 50 FEET OF A WATER BODY OR WETLAND, DOUBLE ROW OF EROSION CONTROL IS REQUIRED.

27. ALL AREAS OF UNSTABILIZED SOIL SHALL BE:
- A. TEMPORARILY STABILIZED AS SOON AS PRACTICABLE BUT IN ALL CASES WITHIN 45 DAYS OF INITIAL DISTURBANCE, UNLESS A SHORTER TIME IS SPECIFIED BY LOCAL AUTHORITIES, THE CONSTRUCTION SEQUENCE APPROVED AS PART OF THE ISSUED PERMIT, OR AN INDEPENDENT MONITOR; AND
 - B. PERMANENTLY STABILIZED AS SOON AS PRACTICABLE BUT IN ALL CASES WITHIN 3 DAYS OF FINAL GRADING.

28. TEMPORARY PERIMETER EROSION CONTROLS SHALL BE SILT FENCE, COMPOST SOCK AND/OR MULCH BERM.



HOUSING FOR OLDER
PERSONS DEVELOPMENT
GENERAL NOTES
MARCH 19, 2024

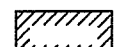
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PROJECT	3609.03
SHEET NO.	3 OF 7

REFERENCE PLANS:

- "PLAN OF LAND - ROLAND AND GLADYS CLOUTIER - BROOKLINE, N.H." SCALE: 1"= 50' DATED 8/16/73 BY THOMAS F. MORAN, INC. (NOT RECORDED - ON FILE AT TFM, INC.)
- SITE PLAN - TAX MAP PARCEL D-73 - PREPARED FOR SUNNY TIME REALTY CORP". SCALE: 1"=20', DATED: NOV. 3, 2003, REVISED 6/16/04, PREPARED BY THIS OFFICE.
- "PLAN OF LAND - DEIRDRE CARR - BROOKLINE, N.H." SCALE: 1"= 50' DATED FEB. 24, 1978 BY THOMAS F. MORAN, INC. (NOT RECORDED - ON FILE AT TFM, INC.)
- "BOUNDARY - PLAN OF LAND - PREPARED FOR - ALBERT J. & CHRISTINE M. CYR - BROOKLINE, N.H." SCALE: 1"= 50' DATED JULY 19, 1983 BY THOMAS F. MORAN, INC. (HCRD #15836).

EXISTING CONDITIONS LEGEND:

- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ABUTTING LOT LINE
- EXISTING STONE WALL
- EXISTING 2' CONTOUR INTERVAL
- EXISTING 10' CONTOUR INTERVAL
- AQUIFER OVERLAY DISTRICT LIMITS
- EXISTING BUILDING SETBACK LINE
- EXISTING TREELINE
- CpC EXISTING U.S.D.A. SOIL LIMITS & SERIES
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF PAVEMENT
- EXISTING SWALE PER REFERENCE PLAN(S)
- EXISTING RETAINING WALL
- EXISTING PICKET FENCE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING DRAINAGE PIPE
- OH EXISTING OVERHEAD ELECTRIC LINE



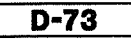
EXISTING BUILDING



APPROXIMATE LOCATION OF EXISTING LEACHFIELD



EXISTING EASEMENT



EXISTING TAX MAP - LOT NUMBER



EXISTING PROPANE TANK



APPROXIMATE LOCATION OF EXISTING BUILDING MOUNTED LIGHTING FIXTURES



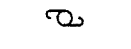
EXISTING MANHOLE



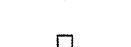
EXISTING LIGHT POLE



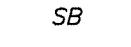
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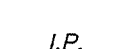
EXISTING MAILBOX



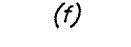
EXISTING CATCH BASIN



EXISTING WELL



EXISTING UTILITY POLE



EXISTING IRON PIPE



EXISTING STONE BOUND



STONE BOUND



DRILL HOLE



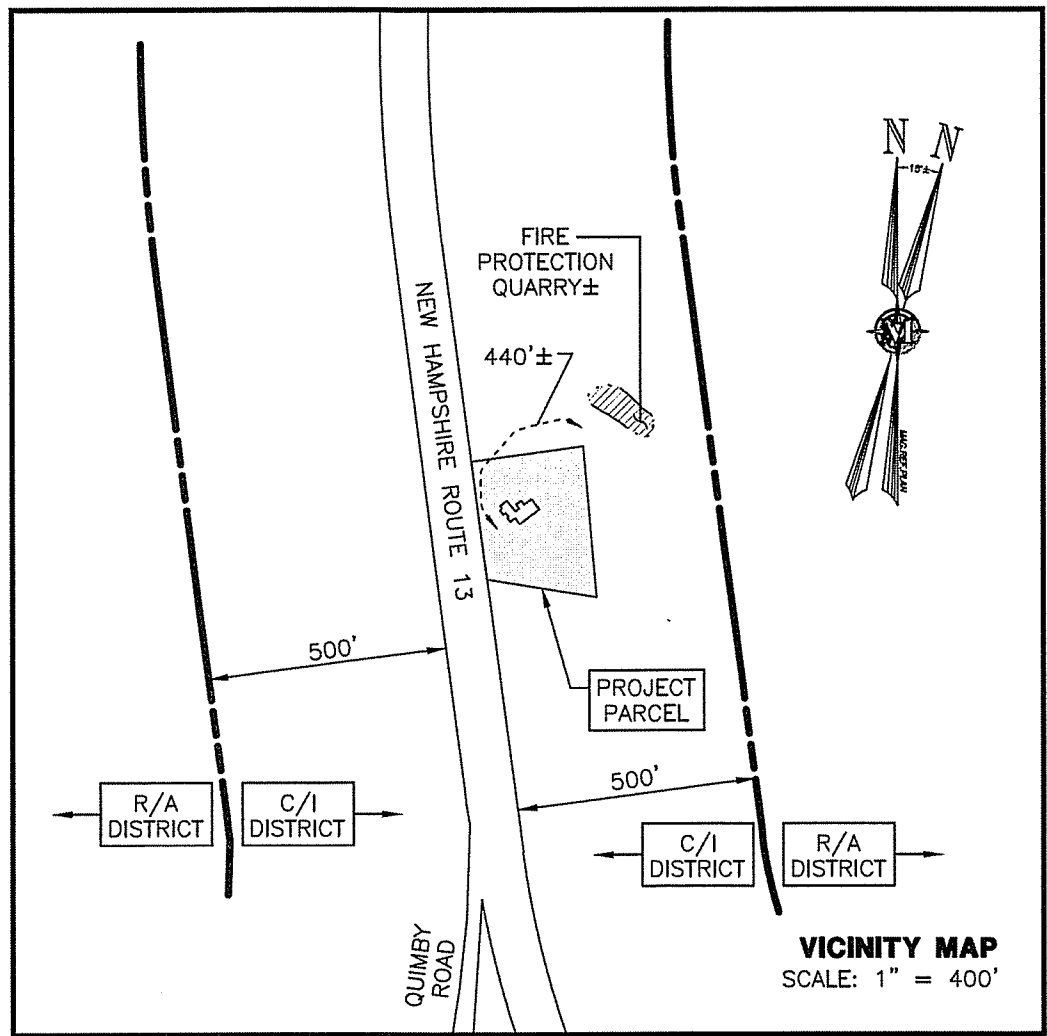
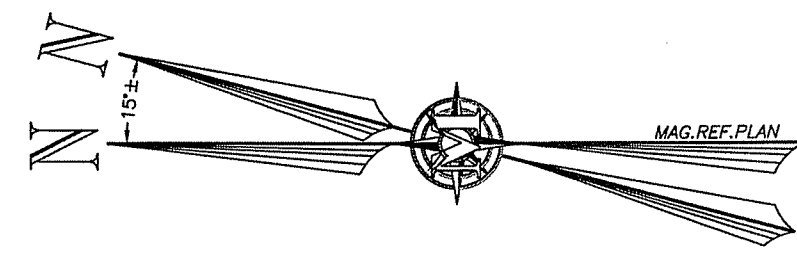
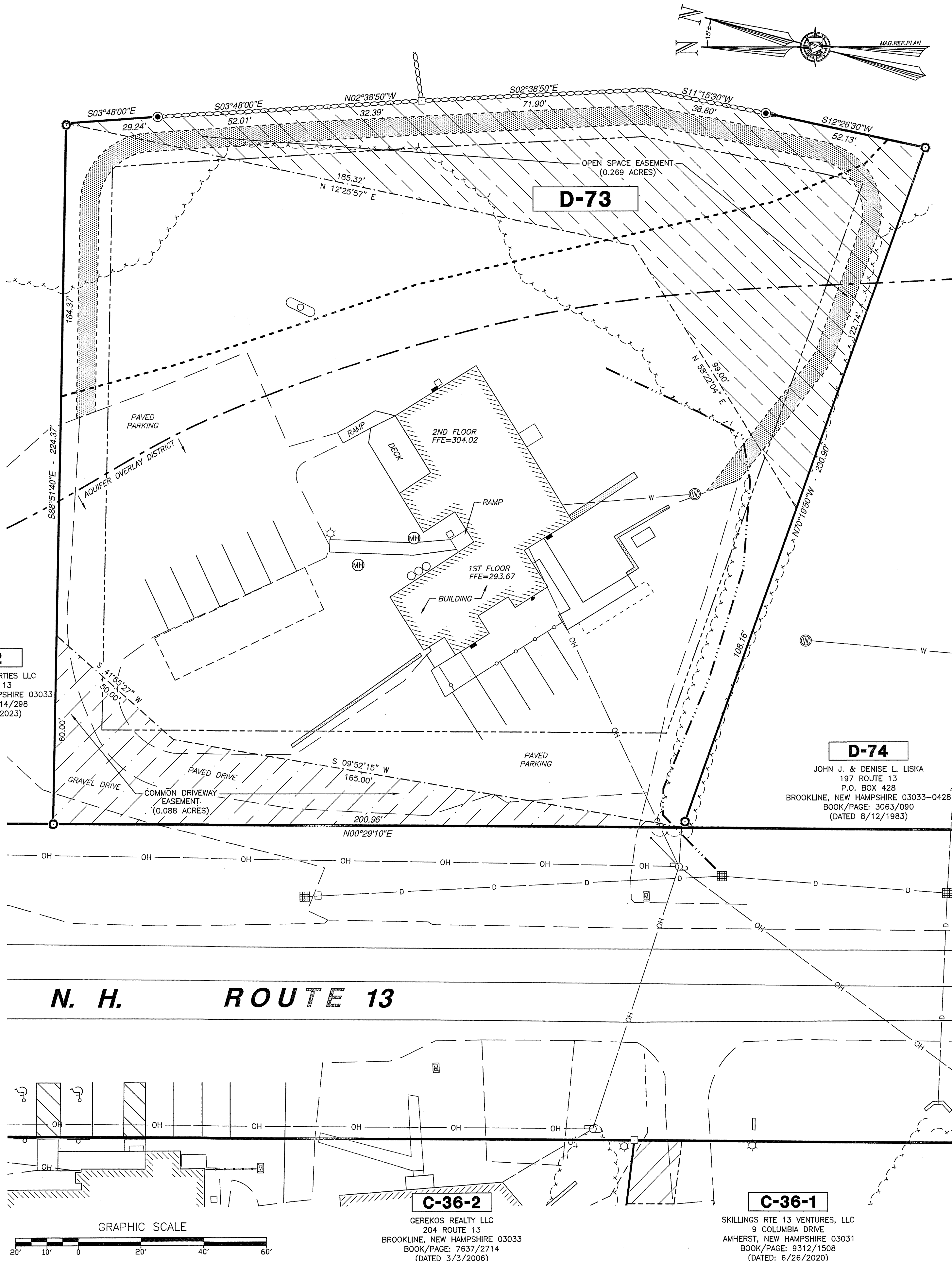
IRON PIPE



FOUND

PROPOSED CONDITIONS LEGEND:

- PROPOSED EASEMENT LINE
- PROPOSED OPEN SPACE EASEMENT AREA
- PROPOSED COMMON DRIVEWAY EASEMENT AREA



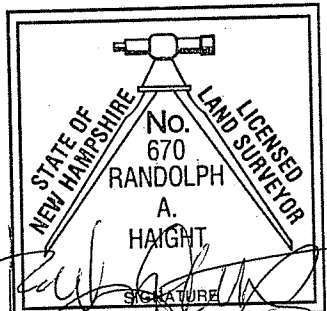
CERTIFICATION:
"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN (RSA 676:18, III & 672:14)."

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED COMMON DRIVEWAY EASEMENT AND OPEN SPACE EASEMENT ON TAX MAP D LOT 73 IN CONJUNCTION WITH A SITE PLAN FOR HOUSING FOR OLDER PERSONS DEVELOPMENT.
- OWNER OF RECORD:
FARM BOY PROPERTIES LLC
211 ROUTE 13
BROOKLINE, NEW HAMPSHIRE 03033
BOOK/PAGE: 9714/298 (DATED 7/14/2023)
- REFERENCING THE ZONING MAP OF THE TOWN OF BROOKLINE, MAP D LOT 73 IS LOCATED WITHIN THE INDUSTRIAL-COMMERCIAL DISTRICT AND THE AQUIFER OVERLAY DISTRICT.
- APPLICABLE INDUSTRIAL-COMMERCIAL DISTRICT DIMENSIONAL REQUIREMENTS PER SECTION 500.00 OF THE TOWN OF BROOKLINE'S ZONING AND LAND USE ORDINANCE:
A. FRONTAGE: 150- FEET (MINIMUM)
B. FRONT STRUCTURE SETBACK: 30- FEET (MINIMUM)
C. SIDE STRUCTURE SETBACK: 15- FEET (MINIMUM)
D. REAR STRUCTURE SETBACK: 15- FEET (MINIMUM)
E. LAND AREA: 1- ACRE (MINIMUM)
F. SITE COVERAGE: 75- PERCENT (MAXIMUM)
G. BUILDING HEIGHT: 35- FEET (MAXIMUM)
- THE SITE'S EXISTING CONDITIONS WERE DEVELOPED FROM A TOPOGRAPHIC SURVEY MADE BY THIS OFFICE DURING JULY OF 2000, OCTOBER OF 2003 AND FEBRUARY OF 2024. DATUM IS ASSUMED.
- THE BOUNDARY INFORMATION SHOWN IS ENTIRELY PER REFERENCE PLAN #1 CITED.
- THE EXISTING AREA OF TAX MAP D LOT 73 IS 1.262 ACRES (54,988 SQUARE- FEET).
- MAP D LOT 73 IS NOT LOCATED WITHIN ANY FLOOD HAZARD AREAS PER F.I.R.M. COMMUNITY PANEL NUMBER 33011C0470D, DATED SEPTEMBER 25, 2009.
- THE FOLLOWING ARE THE EXISTING SOIL SERIES MAPPED ONSITE PER UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY:
C1D CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX, 15 TO 35% SLOPES
H8B HINKLEY LOAMY SAND, 3 TO 8% SLOPES
- THE SITE IS SERVICED BY INDIVIDUAL WELL AND SEPTIC.

APPROVED BY BROOKLINE PLANNING BOARD
ON: _____ CERTIFIED BY _____ AND _____
CHAIRMAN: _____ SECRETARY: _____

MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
MERIDIANLANDSERVICES.COM FAX: 603-673-1584



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HOUSING FOR OLDER PERSONS DEVELOPMENT
EASEMENT PLAN

FARM BOY PROPERTIES LLC
199 ROUTE 13
MAP D LOT 73
BROOKLINE, NEW HAMPSHIRE

E-1
SHEET
FILE: 3609103.dwg
PROJECT: 3609.03
SHEET NO. 5 OF 7

Luminaire Schedule								
Qty	Label	Arrangement	Description	Mounting Height	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
1	W1	Single	FSC: WFC-L-21L-AOK (40W, 3000K CCT SELECTIONS)	MOUNTED 12' AFG	1.100	5168	40.6533	40.653
1	W1-EX	Single	APPROXIMATION OF EXISTING WALL PACK	MOUNTED APPROX. 12' AFG	0.500	11569	250	250
1	W2-EX	Single	APPROXIMATION OF EXISTING WALL PACK	MOUNTED APPROX. 20' AFG	0.500	11569	250	250
1	W3-EX	Single	APPROXIMATION OF EXISTING FLOOD LIGHT	MOUNTED APPROX. 12' AFG	0.900	5859	51.2	51.2
1	W4-EX	Single	APPROXIMATION OF EXISTING AREA LIGHT	MOUNTED APPROX. 16' AFG	0.900	6822	100	100

Calculation Summary						
CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Illuminance	Fc	0.19	11.3	0.0	N.A.	N.A.

WFC-AOK SERIES

Adjustable LED Full Cut-Off Wall Pack

The WFC-AOK Series is great for commercial and industrial applications. Field adjustable output and color options make the WFC-AOK the ideal choice for illuminating building perimeters where control of light spill is important. Adjustability includes five lumen outputs, three color temperatures in each of the three fixtures offered.



Small / Medium Version

Large Version

Features & Specifications

Applications

Ideal for use in exterior commercial and industrial building perimeters.

Construction

Housing made from die-cast aluminum. Polycarbonate lens.

Mounting

Wall Mount.

Electrical

Utilizes high-efficiency LED power supply and circuit boards. 120-277V standard. Multi-color switch (30K, 40K, 50K). Five lumen outputs selectable per fixture (10W - 1500lm - 150W - 21000lm). 50/60Hz, 0-10V dimming. <20% THD. 4 - 6kV Surge Protection.

Beam Angle

100 Degree, Type III distribution.

Operating Temperature

Without Motion Sensor: -40C to +50C.

With Motion Sensor: -30C to +50C.

CRI

70+

Finish

Dark Bronze standard, Black or White with 100 piece MOQ - delivery 90 days.

Performance Data

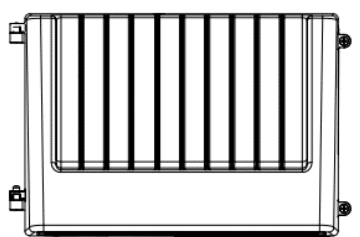
FSC Part #	Form Factor	Rated Wattage	Kelvin Temp	Delivered Lumens	Efficacy
WFC-S-5L-AOK	Small	10	3000	1460	146
		10	4000	1540	154
		10	5000	1510	151
		16	3000	2336	146
		16	4000	2464	154
		16	5000	2416	151
		24	3000	3456	144
		24	4000	3696	154
		24	5000	3552	148
		32	3000	4384	137
		32	4000	4800	150
		32	5000	4480	140
WFC-M-11L-AOK	Medium	40	3000	5160	129
		40	4000	5800	145
		40	5000	5360	134
		20	3000	2860	143
		20	4000	3060	153
		20	5000	2960	148
		32	3000	4384	137
		32	4000	4800	150
		32	5000	4480	140
		48	3000	6192	129
		48	4000	6960	145
		48	5000	6432	134
WFC-L-21L-AOK	Large	64	3000	7744	121
		64	4000	9024	141
		64	5000	8128	127
		80	3000	9680	121
		80	4000	10960	137
		80	5000	9840	123
		40	3000	6320	158
		40	4000	6640	166
		40	5000	6440	161
		60	3000	9120	152
		60	4000	9780	163
		60	5000	9420	157
		90	3000	12870	143
		90	4000	14220	158
		90	5000	13050	145
		120	3000	15960	133
		120	4000	18120	151
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		150	3000	18600	124
		150	4000	21600	144
		150	5000	19350	129

Dimensions

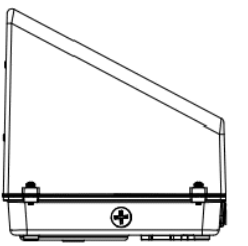
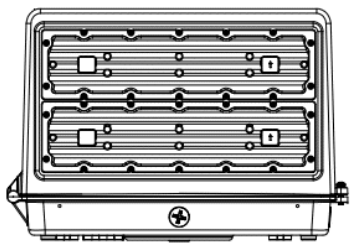
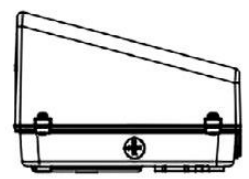
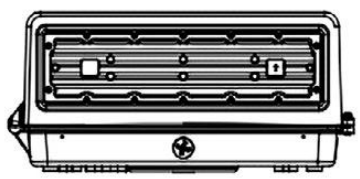
Version	Depth	Length	Height	Weight
Small	6 9/16"	14 3/16"	9 5/16"	6.8 lbs
Medium	6 9/16"	14 3/16"	9 5/16"	7.5 lbs
Large	9 5/8"	14 3/16"	9 5/16"	11 lbs



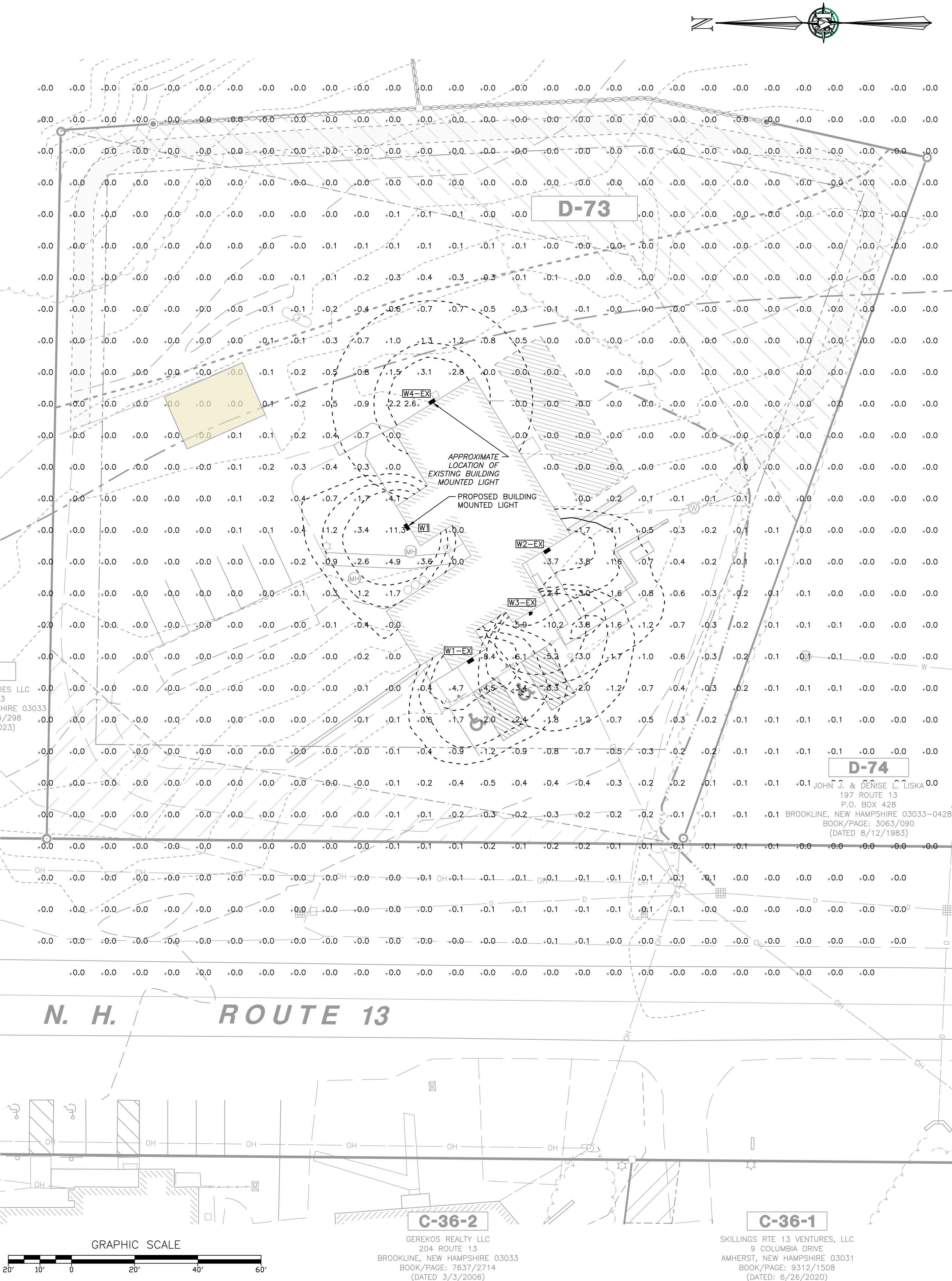
Small / Medium Version



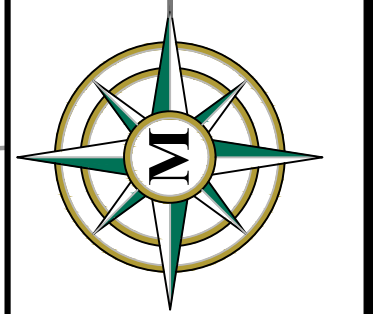
Large Version



D-72
FARM BOY PROPERTIES LLC
211 ROUTE 13
BROOKLINE, NEW HAMPSHIRE 03033
BOOK/PAGE: 9714/298
(DATED 7/14/2023)



MERIDIAN
LAND SERVICES, INC.
ENGINEERING SURVEYING PERMITTING
SOIL & WETLAND MAPPING SEPTIC DESIGN
3 OLD NASHUA ROAD, AMHERST, NH 03051 TEL: 603-673-1441
MERIDIANLANDSERVICES.COM FAX: 603-673-1584



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HOUSING FOR OLDER
PERSONS DEVELOPMENT
LIGHTING PLAN

FARM BOY PROPERTIES LLC
199 ROUTE 13
MAP D LOT 73
BROOKLINE, NEW HAMPSHIRE

LT-1
SHEET
FILE: 3609103.dwg
PROJECT: 3609.03
SHEET NO. 6 OF 7

PLANT LIST

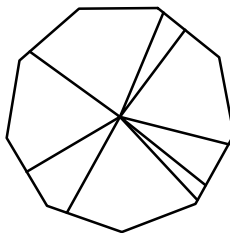
KEY	QTY.	BOTANICAL NAME (TREES)	COMMON NAME	SIZE
AR	3	ACER RUBRUM	OCOTBER GLORY RED MAPLE	2½ - 3 CAL
CF	2	CORNUS FLORIDA RUBRA	PINK FLOWERING DOGWOOD	2 - 2½ CAL
PS	2	PRUNUS SERRULATA	KWANZAN CHERRY	2 - 2½ CAL
TO	8	THUJA OCCIDENTALIS NIGRA	DARK AMERICAN ARBORVITAE	7' - 8'
SR	2	SYRINGA RETICULATA	JAPANESE LILAC	2 - 2½ CAL

KEY	QTY.	BOTANICAL NAME (SHRUBS)	COMMON NAME	SIZE
CAP	6	COTONEASTER ADPRESSA PRAECOX	EARLY COTONEASTER	18" - 24"
FI	3	FORSYTHIA INTERMEDIA	FORSYTHIA	2' - 3'
HS	30	HEMOCALLIS STELLA de ORO	DAYLILY	2 YEAR
JS	3	JUNIPERUS CHINENSIS	SEAGREEN JUNIPER	18" - 24"
RPJ	5	RHODODENDRON	PJM RHODODENDRON	18 - 24"
RS	3	RHODODENDRON - SCINTILLATION	PINK RHODODENDRON	2' - 3'
TCN	3	TAXUS CUSPIDATA NANA	DWARF SPREADING YEW	2' - 3'
TMH	10	TAXUS MEDIA "HICKSI"	HICKS YEW	2½' - 3'
SV	4	SYRINGA VULGARIS	COMMON LILAC	2' - 3'

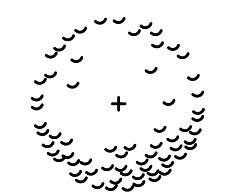
NOTES:

- PLANTING SEASON: OUT OF SEASON PLANTING SHALL BE DONE ONLY WITH PRIOR APPROVAL OF THE ARCHITECT AND DOES NOT RELIEVE THE CONTRACTOR FROM HIS GUARANTEE. THE CONTRACTOR SHALL TAKE WHATEVER MAINTENANCE PROCEDURES THAT ARE NECESSARY, AT NO EXTRA COST TO COMPENSATE FOR OUT OF SEASON PLANTING.
- DELIVER IN CLOSED TRUCKS: ALL PLANT MATERIALS IN LEAF SHALL BE COVERED WITH TARPS TO PREVENT DRYING OF THE LEAVES. ROOT BALLS MUST BE KEPT DAMP AT ALL TIMES, FROM TIME OF PURCHASE TO COMPLETED INSTALLATION.
- PLANT PITS SHALL BE THREE ROOT BALL DIAMETERS IN WIDTH, AND NO DEEPER THAN THE PLANT BALL.
- REMOVE SOIL FROM THE TOP OF THE ROOT BALL DOWN TO THE TRUNK FLARE BY LOOSENING THE BURLAP. DIG PLANT PIT SUCH THAT THE ROOT FLARE IS ONE (1") TO TWO (2") INCHES ABOVE FINISHED GRADE.
- FILL HOLE WITH WATER IF POOR DRAINAGE IS SUSPECTED. IF TREE PIT DOES NOT DRAIN WITHIN 24 HOURS AN ALTERNATE PLANT LOCATION SHALL BE SELECTED.
- SET PLANT IN HOLE, CUT AWAY ALL VISIBLE ROPE AND BURLAP. SEE DETAILS FOR WIRE BASKET REMOVAL.
- BACKFILL HOLE WITH 1/3 LOAM, 1/3 PEAT MOSS, AND 1/3 COMPOSTED COW MANURE. WHEN BACKFILLING IS HALF COMPLETE, FILL PIT WITH WATER AND ALLOW TO DRAIN TO REMOVE AIR POCKETS. COMPLETE BACKFILLING, LEAVING ROOT FLARE EXPOSED.
- WATER-HOLDING SAUCER SHALL BE BUILT UP AROUND THE PLANT PIT. FLOOD WITH WATER FOR FIVE (5) MINUTES IMMEDIATELY AFTER PLANTING.
- WATER PLANTS ONCE A DAY FOR THE FIRST WEEK AND ONCE A WEEK FOR THE FIRST PLANTING WATER AT A RATE OF FIVE (5) GALLONS PER SHRUB AND TEN (10) GALLONS FOR TREE.
- MULCH AREAS AROUND PROPOSED TREES AND SHRUBS. ALL PLANT BEDS SHALL BE TREATED WITH THREE (3") INCHES OF SHREDDED BARK MULCH. CUT NEATBED EDGE AND FULLY REMOVE ALL GRASS AND WEEDS PRIOR TO MULCH APPLICATION. DO NOT MULCH AGAINST TRUNKS AND STEMS OF PLANT MATERIALS.
- GUARANTEE ALL PLANTS FOR ONE (1) FULL YEAR FROM DATE OF STORE GRAND OPENING. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING ALL PLANT MATERIALS IN A HEALTHY CONDITION THROUGH THE GUARANTEE PERIOD.
- ALL PLANTING BEDS ARE INTERIOR LANDSCAPED ISLANDS SHALL HAVE A MINIMUM OF 12" LOAM BEDDING. ALL OTHER AREAS SHALL HAVE A MINIMUM OF 6" LOAM BEDDING.

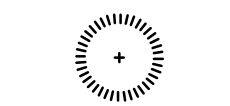
LEGEND:



SHADE/DECIDUOUS TREE



FLOWERING TREE



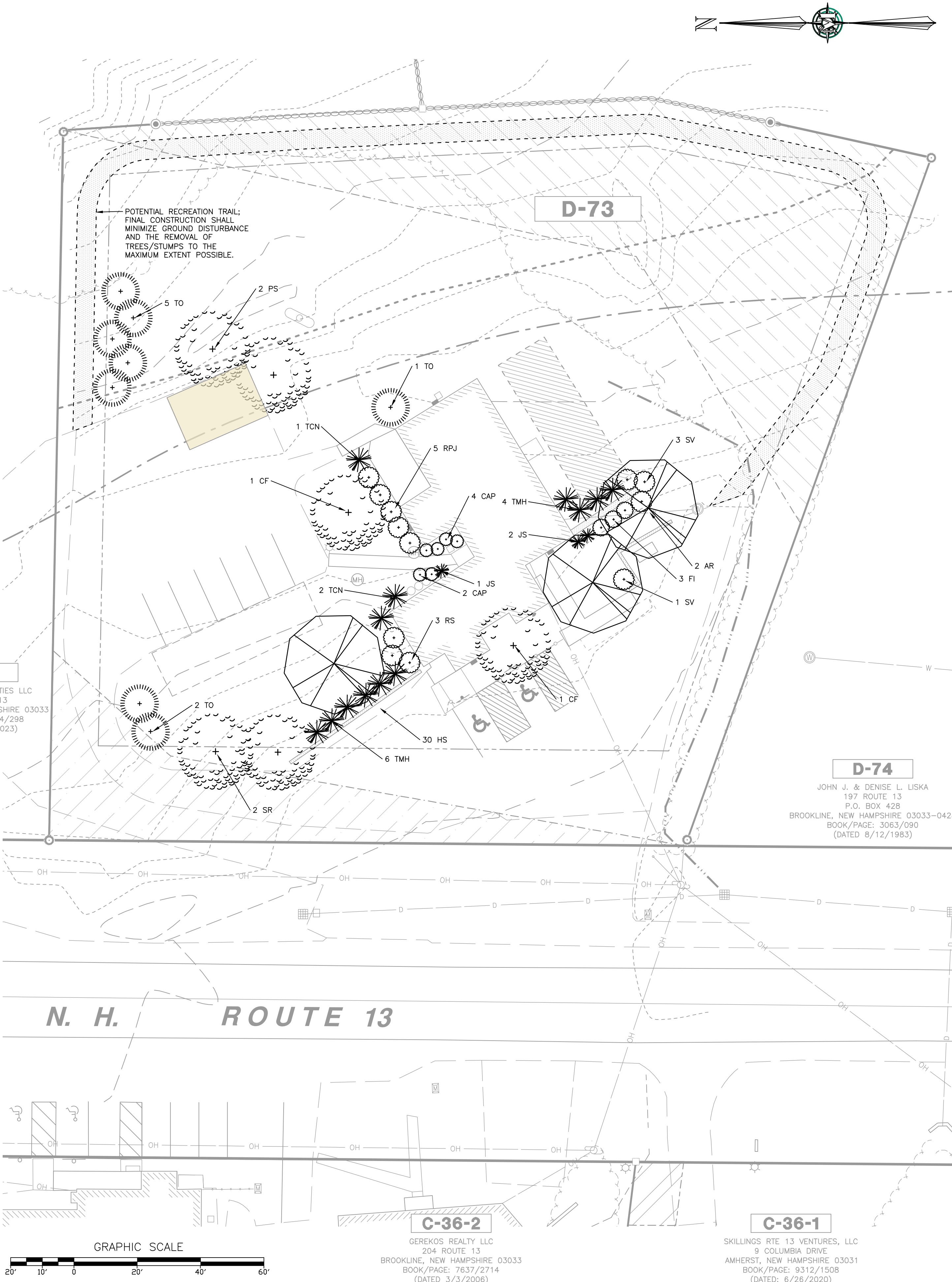
EVERGREEN SCREEN TREE



EVERGREEN SHRUB



FLOWERING SHRUB



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LANDSCAPING PLAN

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SHEET NO. 7 OF 7