





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 GROUND BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND MULCHING AND EROSION CONTROL MEASURES. SEEDING SHALL BE AT A RATE OF 100 LBS PER ACRE AND PLACING 3" 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 GROUND 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 3 INCHES OF CRUSHED GRAVEL PER WHOOT ITEM 304.3, OR IF CONSTRUCTION IS 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 EROSION 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 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER (N-P205-K2O) 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 THE 50 FOOT 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 SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING 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

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GENERAL NOTES

MARCH 19, 2024

**GN-1**  
SHEET

FILE:	3609I03.dwg
PROJECT	3609.03
SHEET NO.	2 OF 4



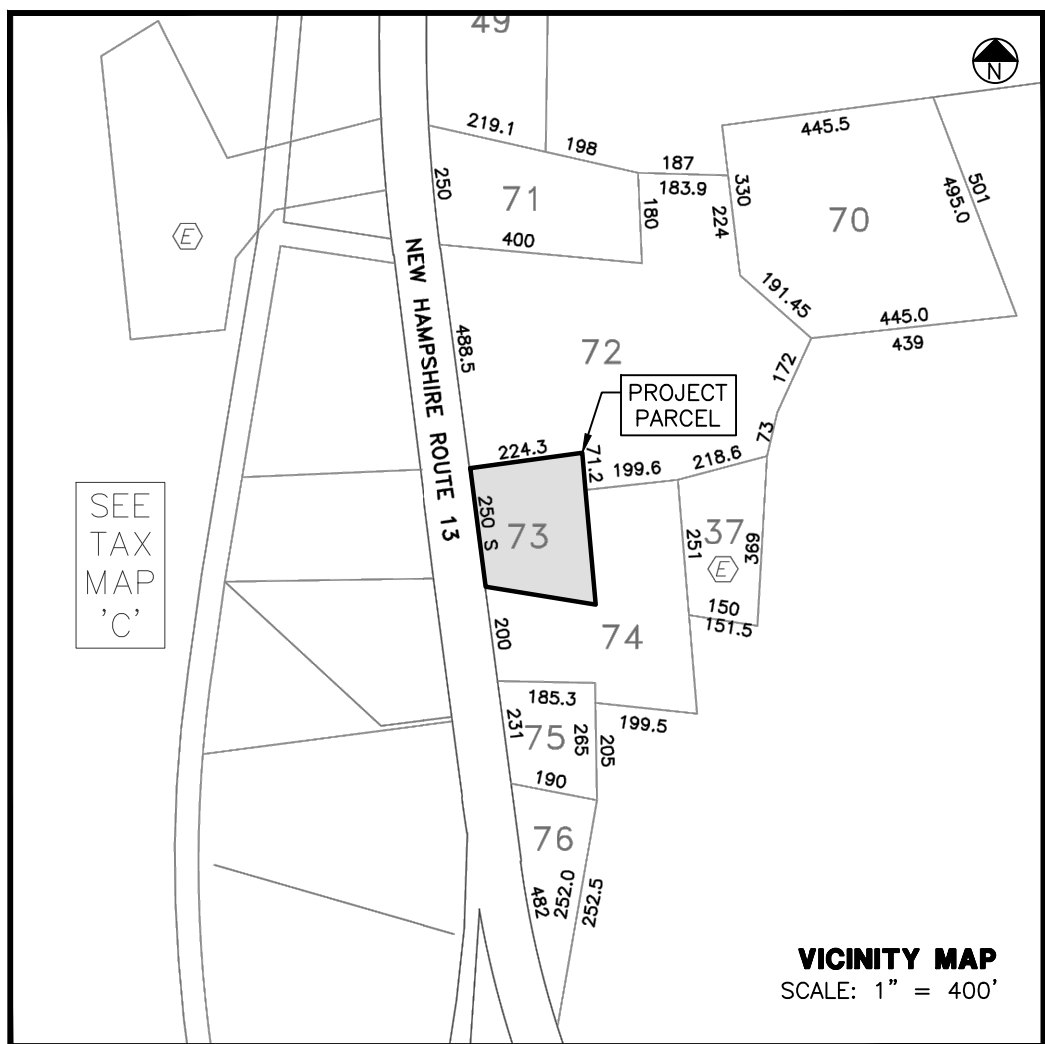
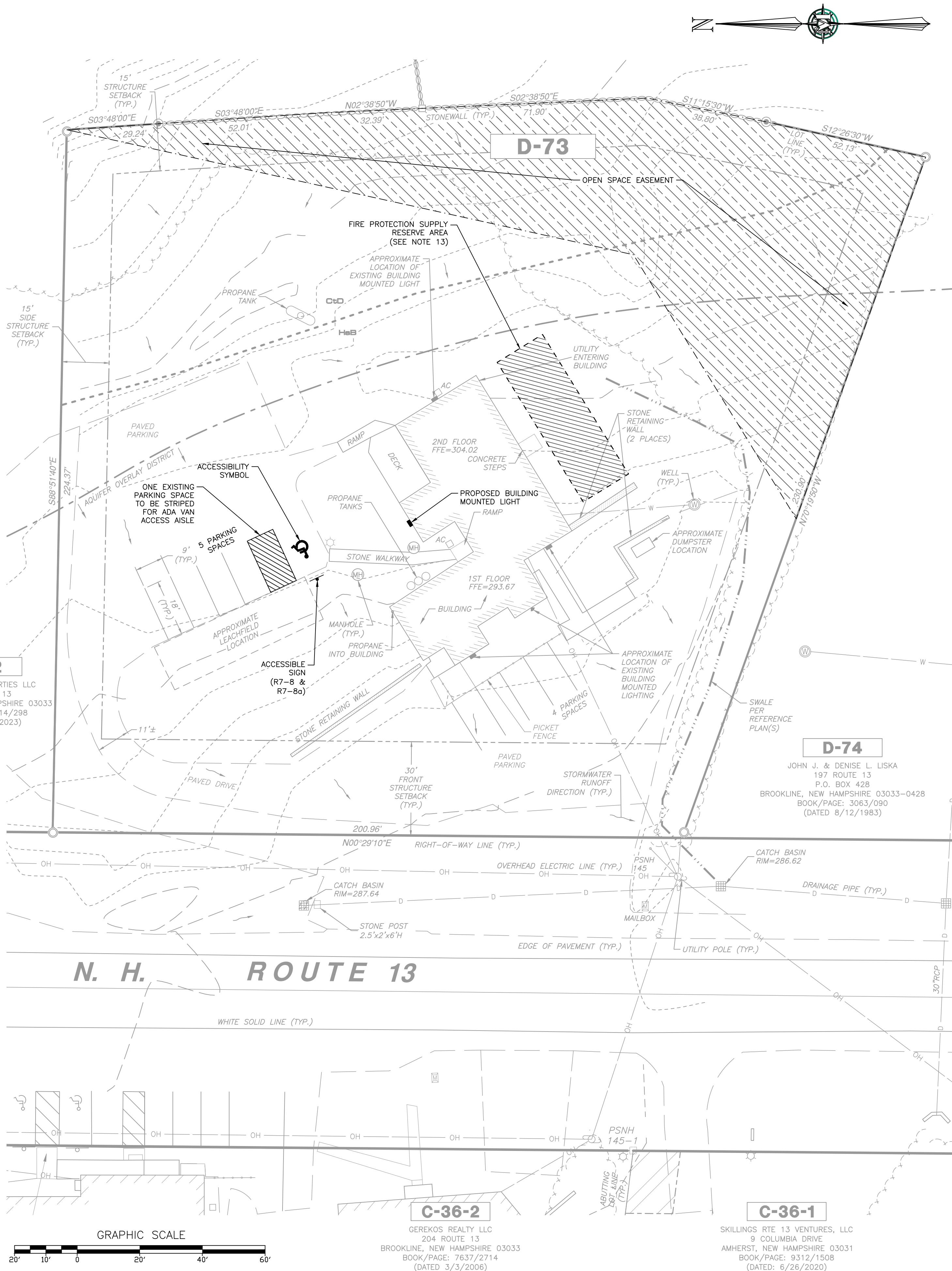
1. SITE PLAN OF LOT D-73 - BROOKLINE, N.H. - SCALE: 1"= 20' DATED APRIL 20, 1988, REVISED THRU 10/14/97 BY ROBERT BOURASSA
2. "PLAN OF LAND - ROLAND AND GLADYS CLOUTIER -BROOKLINE, N.H." SCALE: 1"= 50' DATED 8/16/73 BY THOMAS F. MORAN, INC.
3. "PLAN OF LAND - DEIRDRE CARR - BROOKLINE, N.H." SCALE: 1"= 50' DATED FEB. 24, 1978 BY THOMAS F. MORAN, 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. (HCRD #15836).
5. 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.

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/DENIED BY THE TOWN OF BROOKLINE PLANNING BOARD AT A PUBLIC HEARING ON ###/###/####]
3. NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) DRIVEWAY PERMIT  
[EXISTING DRIVEWAY WAS INSTALLED PRIOR TO THE ESTABLISHMENT OF NHDOT 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]

3. 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 SPACE/200 SQUARE- FEET) = 5 PARKING SPACES
  - C. TOTAL REQUIRED PARKING SPACES: 5 + 3 = 8 PARKING SPACES (1 H.C.)
  - D. PROPOSED PARKING SPACES = 9 PARKING SPACES (1 H.C.)
2. SEWAGE LOADING CALCULATIONS:
  - A. APPROVED SEWAGE LOADING PER PERMIT NO. CA2003057096 (SEE PROJECT PERMITS/APPROVAL 4): 725 GALLONS PER DAY
  - 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.): 4,949.1 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 PROJECT NOTE 3.F.):  
(1.262-ACRES) X (6 BEDROOMS/ACRE) = 7.572 BEDROOMS ALLOWED
  - B. PROPOSED BEDROOMS: 6-BEDROOMS

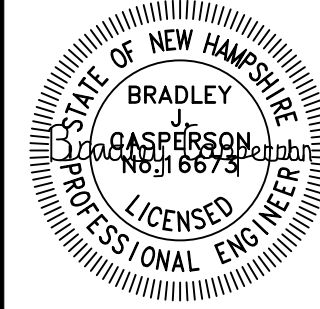
	RIGHT-OF-WAY SIDELINE
	PROPERTY LINE
	ABUTTING LOT LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	EDGE OF PAVEMENT
	EXISTING GRAVEL ROAD
	EXISTING OVERHEAD UTILITIES
	EXISTING WATER LINE
	EXISTING SEWER LINE
	U.S.D.A. SOILS BOUNDARY
	STONE WALL
	10' CONTOUR INTERVAL
	2' CONTOUR INTERVAL
	EXISTING TAX MAP - LOT
	EXISTING BUILDING
	EXISTING TREE LINE
	EXISTING RIP-RAP AREA
	EXISTING STONE RETAINING WALL
	EXISTING FENCE LINE
	EXISTING PICKET FENCE
	EXISTING GRANITE BOUND FOUND
	EXISTING DRILL HOLE FOUND/SET
	EXISTING IRON PIPE FOUND
	EXISTING MANHOLE
	EXISTING CATCH BASIN SQUARE
	EXISTING LIGHT
	EXISTING SINGLE POST SIGN
	EXISTING MAILBOX
	EXISTING WELL



- 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 DEVELOPMENT FOR OLDER PERSONS, INCLUDING ASSOCIATED SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO:
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 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)
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 EXISTING CONDITION WAS OBTAINED 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 THE NOTED REFERENCE PLANS.
9. THE EXISTING AREA OF TAX MAP D LOT 73 IS 1.262 ACRES (54,990 SQUARE- FEET).
10. 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.
11. THE FOLLOWING ARE THE EXISTING SOIL SERIES MAPPED ON 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  
H2B HINCKLEY LOAMY SAND, 3 TO 8% SLOPES
12. NO ADDITIONAL UTILITIES ARE PROPOSED. IF REQUIRED, ALL UTILITIES SHALL BE UNDERGROUND PER SECTION 6.1.01S 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 CISTERN(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.



ISSUED FOR MUNICIPAL &  
STATE REVIEW AND/OR  
APPROVAL ONLY



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HOUSING FOR OLDER PERSONS DEVELOPMENT  
CHANGE OF USE SITE PLAN

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

**SP-1**  
SHEET

FILE:	3609I03.d
PROJECT	3609.03
SHEET NO.	3 OF 4

Plotted: 3/19/2024 12:57 PM By: BJC  
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