



**LEBANON HERITAGE COMMISSION
SEPTEMBER 11, 2024 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 769 030 604#). If you have trouble accessing this meeting, please [email catheryn.hembree@lebanonnh.gov](mailto:catheryn.hembree@lebanonnh.gov).

2. Approval of Minutes

- A. August 14, 2024

3. Public Review

- A. None

4. Study Items

- A. **Review and Comment on Planning Board Application: Brickyard One Nominee Trust, 174 Hanover Street (Tax Map 48, Lot 4), 0 Hanover Street (Tax Map 48, Lot 2), 0 Hanover Street (Tax Map 48, Lot 1), and 238 Hanover Street (Tax Map 63, Lot 1), zoned R-1, R-O-1, R-3 & RL-3: Request for Site Plan Review and a Conditional Use Permit pursuant to Sections 308.2, 310.2, 311A.2, and 501.2 of the Zoning Ordinance for a proposed 474-unit multi-family Planned Unit Residential Development (PURD) totaling +/- 731,600 sq. ft. in size, consisting of 11 buildings together with parking, utilities, landscaping, access, and other related site improvements. Applicant also requests a Conditional Use Permit pursuant to Section 308.4 of the Zoning Ordinance to allow an increase in the maximum permitted building height from 45 ft. to 55 ft. **PB2024-22-CUPSPR****

5. Other Business

- A. Discussion: Shortening Meeting Length
B. Standing Reports from other Commissions/Boards
C. Tunnel Art Update

6. Open to the Public

7. Future Agenda Items

8. Adjournment

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to [LebanonNH.gov/Live](https://lebanonnh.gov/Live) where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note:

Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.

DRAFT

**LEBANON HERITAGE COMMISSION – SPECIAL MEETING
CITY COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
6:00 PM, WEDNESDAY AUGUST 14, 2024**

MEMBERS PRESENT: Nicole Ford Burley (Chair and City Historian), Jeremy Rutter (Planning Board Rep.), Matt Smith (Vice Chair), Devin Wilkie (City Council Rep.)

MEMBERS ABSENT: Karen Zook (Alt. Council Rep)

STAFF PRESENT: Cathryn Hembree (Associate Planner)

1) CALL TO ORDER: Chair Ford Burley called the meeting to order at 6:00 PM.

2) APPROVAL OF MINUTES

A. July 10, 2024

A MOTION was made by Councilor Wilkie to approve the meeting minutes of July 10, 2024.

Seconded by Mr. Smith.

**The vote on the MOTION was approved (3-0-1 with Chair Ford-Burley abstaining).*

B. July 30, 2024 (Special Meeting)

A MOTION was made by Councilor Wilkie to approve the meeting minutes of July 30, 2024.

Seconded by Mr. Smith.

**The vote on the MOTION was approved (4-0-0).*

3) PUBLIC REVIEW

A. None.

4) OTHER BUSINESS

A. Brian Knight, Hartgen Archeological Associates, Inc.

The Commission heard a presentation from Brian Knight, Hartgen Archeological Associates, Inc. Discussion ensued about what the Commission wished as a final product from Mr. Knight. The Board discussed zoning amendments, guidelines, and historic district education materials.

B. Discussion: Shortening Meeting Length

The Commission decided to table this item to a future meeting.

C. Tunnel art CFP update

The Commission heard an update regarding the tunnel art CFP from Chair Ford-Burley.

D. Rail Trail signage

The Commission gave input on prototype signage for the Mascoma River Greenway from the Recreation, Arts, and Parks Department.

E. Soldiers Memorial Guardian

Chair Ford-Burley brought up that [REDACTED], Guardian of the Soldiers Memorial Building passed away. The new Guardian is Mr. Bill Lapan.

F. Standing Reports from other Commissions/Boards

There were no other reports at this time.

5) STUDY ITEMS

A. 176 Hanover Street Ext. Discussion

The Commission held a discussion on the 176 Hanover Street Ext. project. The Board discussed ways to promote the history of the Brickyard site. The idea of showing the Brickyard Documentary at the Kilton Library was brought forward. Chair Ford-Burley stated she would arrange that. Another idea was to nominate the site for the NH Preservation Alliance's Seven to Save list. Ms. Hembree said she would have to check with the Planning Department Director about the best route to go because of the active Planning Board Application. Chair Ford-Burley stated she could see if the Historical Society would make the nomination if it was inappropriate for the Heritage Commission to do so.

6) ADJOURNMENT:

The meeting was adjourned at 7:12 PM.

Respectfully submitted,
Kristan Patenaude, Recording Secretary



May 13, 2024

Ref: 52933.00

Mr. Nathan Reichert
Planning and Development Director
51 North Park Street
City Hall, 5th Floor
Lebanon, NH 03766

Re: The Brickyard Multi-family Planned Unit Residential Development (PURD)
174 Hanover Street Ext. & 238 Hanover Street (Map 48 Lots 1, 2, & 4 and Map 63 Lot 1)
Project Description and Impact Statement for Site Plan Review

Mr. Reichert,

In support of the site plan review application, this letter provides a project description and impact statements for the proposed multi-family Planned Unit Residential Development (PURD) project (the Project) located at 174 Hanover Street Extension & 238 Hanover Street (the Site).

Project Description

Summary

The Applicant, Brickyard One Nominee Trust, is proposing a new multi-family Planned Unit Residential Development (PURD) with associated parking, stormwater management, utilities, landscaping, and pedestrian/vehicular access, on Tax Map 48 Lots 1, 2, and 4 and Tax Map 63 Lot 1 located at 174 Hanover Street Extension and 238 Hanover Street. As currently proposed, the Project is comprised of ten four story residential apartment buildings over vehicular parking, totaling 473 units. An additional building is proposed at the northeast corner of the Site, which is anticipated to contain the development's leasing office, maintenance shop, and one residential unit for the on-site property manager.

The Site encompasses approximately 133.5 acres on four parcels of land primarily consisting of woodland, with areas previously developed as the former Densmore Brick Company's mining and manufacturing facility and a series of electric transmission lines. The overall property that the Project is situated within includes four local zoning districts, however all work is proposed within the R-1, R-3, and RO-1 districts. The RL3 district area that covers approximately 105 acres toward the rear of the property will not be developed as part of this application and has not been included in the PURD density or open space calculations (refer to attached PURD calculation figures). The RL3 property area may be developed as part

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of a separate future application, with access provided through the Project Site utilizing one of the proposed below-building parking area driveways.

The Site topography consists of significant grade change, generally sloping down from west to east. Densmore Pond and associated streams and wetland resource areas are situated at the low point of the Site near Hanover Street.

The site improvements include a looped driveway accessed via Hanover Street at either end, additional surface parking throughout the site, and parking below the ten apartment buildings. The Project was designed to minimize disturbances to the existing wetlands to the maximum extent possible. A trail system is present north and northwest of the Site. The Site is proximate to I-89 access, the Hanover Street School and Lebanon High School, and is within 2 miles of Dartmouth Hitchcock Medical Center. Additionally, Advance Transit's Heater Landing bus stop is currently only 0.2 miles from the Site, however with the additional ridership resulting from this project, there is potential to coordinate future stops.

These components of the development are discussed in greater detail in the following sections. Please also refer to the attached site plans for a graphical depiction of the Project as well as technical details.

Site Layout

The site layout was developed in a way that accommodates the existing site characteristics, including topography, wetlands, Densmore Pond, and surrounding roadways, and respects the nearby existing mountain biking trail system. Proposed buildings are oriented to balance earthwork, minimize the overall disturbed area. Additionally, the Project intends to activate the area along the banks of Densmore Pond and overlooking the brick kilns as resident amenities and a tribute to the Site's legacy.

Vehicular circulation is provided via a looped driveway accessed via two full-service curb cuts along Hanover Street. Two access points provides continuous fire access and disburses daily traffic, and is offset by the removal of two existing driveway curb cuts. Parking is available along both sides of the site driveway and each apartment building will be constructed using podium style construction, offering vehicular access to a covered parking area below the building. Addressing the natural topography and reducing the Project's overall disturbance, below-building parking areas will be built into the hillside, with the exceptions of Buildings 1, 6, and 7. As such the first floors of Buildings 2-5 are at-grade on the driveway side, and the first floors of Buildings 8-10 are at-grade on the side opposite the driveway. The parking levels are at least partially open-air on the remaining three sides. Buildings 1, 6, and 7 are true podium style buildings in that the parking area below the building is open-air on all four sides. It should also be noted that parking spaces below buildings are reduced to 8'x18' to allow more covered parking and reduce site impervious area. Site parking spaces regulated by the Zoning Ordinance meet the required 9'x18' dimensions.

Amenity spaces in the forms of a walking path along Densmore Pond, patios, a dog park, and overlook areas leverage site features and topography to offer tenants welcoming outdoor spaces and viewpoints.



Transportation

Access to the Site will be provided via a looped driveway accessed via two full-service curb cuts along Hanover Street. As described previously, parking spaces exceeding the quantity required by the local zoning ordinance is proposed throughout the Site comprised of a combination of covered and typical surface parking. Due to the target bedroom mix, residents owning multiple vehicles are anticipated and as such the Applicant believes that additional parking above the minimum requirement is an operational improvement. The layout has been designed to accommodate circulation of emergency vehicles. The Applicant is providing bike storage on-site in excess of the quantity required by the local zoning ordinance. A sidewalk exists on the east side of Hanover Street, accessed from the Site via crosswalk at its southern driveway entrance. The Site is proximate to I-89 access and less than one quarter mile from Advance Transit's Heater Landing bus stop. A Traffic Impact Study has been provided as part of this application, and discusses existing and proposed traffic conditions in detail.

Wetlands

Existing wetlands exist on-site and were field delineated by Goddard Consulting. As such the Project falls within the Wetlands Conservation District. Based on the wetland inventory, as depicted on the Lebanon Wetland Overlay District Map, none of the wetlands on the site are listed as High or Very High Value wetland inventory, and therefore there are no associated buffers zones.

Wetlands have been respected in the design of the Project to the maximum extent practicable, with priority given to minimizing wetland impacts. Due to the location of the wetlands on-site, access to the development area requires that both proposed site driveways include one stream and associated bordering wetland crossing. To minimize wetland impacts by locating driveway crossings at the narrowest suitable areas, the Applicant acquired parcel 63-1 and realigned the original driveway layouts. The resultant cumulative proposed wetland impacts are less than 3,000 SF and as such the Project is expected to require a minimal impact permit from the NHDES Wetlands Bureau. Accordingly, the Project is exempt from a special exception requirement at the local level.

Stormwater Management

The Project will provide a stormwater management system pursuant to City of Lebanon and New Hampshire Department of Environmental Services (NHDES) regulations. To provide adequate water quality and water quantity control, improvements to the stormwater management system will include new catch basins and pipe network infrastructure that will direct the stormwater runoff to a series of surface and subsurface treatment/detention systems to achieve water quality and quantity control. A comprehensive Stormwater Management Report has been completed and is included with this site plan review application. Please refer to that document for detailed stormwater management information.



Utilities

Connections to existing municipal and private utilities located in Hanover Street are proposed as follows.

Water

The Project will connect to the existing 10" water main within Hanover Street at both proposed driveway locations to create a looped water main providing domestic and fire protection services throughout the Site. Existing fire hydrants are located along Hanover Street and not intended to be modified by the Project. Additionally, the Project proposes hydrants along the site driveway intended to provide appropriate building coverage and easy access for apparatus. Hydrant locations and apparatus accommodations shall be reviewed by the Lebanon Fire Department. Hydrant flow testing will be conducted to confirm the existing pressures and flow rates near the Site and support the buildings' fire protection design by others.

Sewer

The Project will connect to the existing 12" PVC sewer main in Hanover Street at both proposed driveway locations. Connections are anticipated to consist of new precast concrete manhole structures installed along the existing sewer main with masonry troughs to properly introduce sanitary sewage flow generated by the development to the flow in the existing main.

Other Utilities

Electric, phone, cable/data, and fire alarm service to the Site is anticipated to be provided by new connections to the existing infrastructure in Hanover Street.

Landscape

Landscaping will include a mix of native and acclimated/hardy deciduous and evergreen trees, shrubs, perennial groundcover and spring bulbs. The proposed plant palette will provide year-round interest through seasonal changing of foliage, blooms, bark color and texture, winter berries and a variety of evergreen species. Plant material will be used to frame and enhance views as well as screen at grade different elements of the site like transformer pads, parking areas, and dumpster enclosures.

A detailed Landscape Plan is included in the Site Plans accompanying this letter.

Construction Schedule

Construction is anticipated to begin during the second half of 2024, beginning with tree cutting, building demolition, and debris cleanup. Once the necessary permits are obtained, site grubbing and earthwork operations will commence. Construction of roadways, utilities, and building pads may not begin until 2026. Buildings will then be constructed individually and sequentially from one end of the Site to the other. Occupancy of each building is anticipated upon its individual completion. Refer to the Phasing Plan included in the Site Plans accompanying this letter for more information related to the construction phasing intent.



Project Impact Statement

Pursuant to Section 5.1.G.4. of the Lebanon Site Plan Review Regulations, the following statements of impact are offered as outlined in 6.9.B. of the Site Plan Regulations.

1. Natural resources and environmental quality including, but not limited to, water quality, air quality, wetlands, soil erosion and agricultural soils and a statement of pollution control and environmental impact mitigation measures.

In support of the site plan review application which this letter is part of, as well as the upcoming NHDES wetland permit and Alteration of Terrain Permit applications, a Stormwater Management Report and supporting Erosion Control Plans outline the impacts and mitigation measures for the Project.

2. Capacity of the school system; effect on school bus transportation and distance of the proposed subdivision from the nearest elementary school.

These items are addressed in the report attached hereto prepared by Fougere Planning and Development dated May 8, 2024 entitled "Fiscal Impact Analysis – The Brickyard – Hanover Street". Please refer to that document for detailed analysis and findings.

3. Adequacy of streets and/or sidewalks in the general area of the subdivision including major intersections providing access, and such other areas as requested by the Board.

The Applicant and VHB attended a scoping meeting with the City Staff and NHDOT to identify intersections to be analyzed as part of the Site Plan Application. As such, a comprehensive Traffic Impact Study was prepared which analyzed the traffic generated by the Project at the proposed driveways and nearby intersections relative to existing conditions and various future conditions. The Traffic Impact Study is included with the site plan review application this letter is part of. Please refer to that document for detailed analysis and findings.

4. Sufficiency, availability, and capacity of utility services to provide water, fire protection, and sewer, and further, the impact of the subdivision on the municipal solid waste disposal facilities.

Public and private utilities are available in Hanover Street. The Applicant will be submitting for a Sewer Allocation from the City for sewer capacity. A hydrant flow test will be performed to understand the flow rate and pressure available to the Site for domestic and fire protection services. Lebanon DPW will review the municipal utilities sufficiency and capacity as part of the Site Plan review process and the design refined as required. The Applicant will contract with a solid waste disposal company to remove the residential solid waste collected in dumpsters on-site.



5. (If applicable) The impact of on-site subsurface sewage disposal systems as to adjacent wells, water supply systems, and any known aquifers so designated by the United States Geological Survey.

Not applicable. Sanitary sewage generated by the Project will be collected on-site and discharged to the existing public sewer infrastructure in Hanover Street.

6. Any special fire, police and public safety problems due to location and/or special conditions relative to the type of use.

Portions of these items are addressed in the report attached hereto prepared by Fougere Planning and Development dated May 8, 2024 entitled "Fiscal Impact Analysis – The Brickyard – Hanover Street". Past meetings with City Staff did not identify any specific conditions or problems with the Site, however the Applicant will continue to coordinate with City Staff and the appropriate departments to address concerns that may arise during permitting.

7. Impact of drainage from the subdivision on abutting properties and potential drainage problems both on the site of the subdivision and downstream from the subdivision.

A stormwater management plan has been prepared in accordance with the City of Lebanon regulations and NHDES Alteration of Terrain regulations and is included in this application package. The stormwater management design will be reviewed by the City Engineer or Peer Review Engineer as part of the site plan review process. The report will also be submitted to NHDES as part of the upcoming Alteration of Terrain Permit. A copy of those documents will be shared with the City at the time of the NHDES submission.

8. Fiscal impact statement analyzing the impact of the subdivision on municipal, school and county revenues and expenditures, including estimated potential tax revenue and estimated number of school children.

These items are addressed in the report attached hereto prepared by Fougere Planning and Development dated May 8, 2024 entitled "Fiscal Impact Analysis – The Brickyard – Hanover Street". Please refer to that document for detailed analysis and findings.

On behalf of the Applicant, we hope this information is satisfactory in describing the Project, its approach, and its impacts to the community. Please feel free to contact me with any questions you may have.

Thank you,

A handwritten signature in blue ink, appearing to read "D Fenstermacher".

Dave Fenstermacher, PE
Managing Director

Site Plans

Issued for	Permitting
Date Issued	May 10, 2024
Latest Issue	August 6, 2024

The Brickyard Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766
Grafton County

Owner/Applicant

Brickyard One Nominee Trust

Richard M. Marchese, Trustee

P.O. Box 720, Middleton, MA 01949

Assessor's Map/Lot:

Map 48 Lots 01, 02, & 04

Map 63 Lot 01

Parking Requirements:

DWELLING, APARTMENT, ONE BEDROOM AND UP	474 UNITS	x	1.5 SPACES	/	1 UNIT	=	711 SPACES
TOTAL PARKING REQUIRED							= 711 SPACES
MAXIMUM PARKING ALLOWED (120% OF REQUIRED)							= 863 SPACES

Bicycle Parking Requirements:

SHORT TERM PARKING	474 UNITS	x	0.15 SPACES	/	1 UNIT	=	71 SPACES
TOTAL PARKING REQUIRED							= 213 SPACES

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18*	9	76
EVSE-INSTALLED PARKING SPACES**	9 x 18	9 x 18	40	40**
EV-READY PARKING SPACES***	9 x 18	9 x 18	158	158***
EV-CAPABLE PARKING SPACES****	9 x 18	9 x 18	512	513****
TOTAL SPACES			719	787
TOTAL ACCESSIBLE SPACES *****	9 x 18	9 x 18	14	31
VAN ACCESSIBLE SPACES*****	8 x 18	9 x 18	2	11
LOADING BAYS			0	0

* 8 x 18 SPACES BELOW BUILDINGS REQUESTED AS ALTERNATE PARKING DESIGN PER SECTION 6.5.6(C) OF THE SITE PLAN REVIEW REGULATIONS.
** 40 SPACES LOCATED EXTERNALLY, 0 INTERNALLY
*** 125 SPACES LOCATED EXTERNALLY, 33 INTERNALLY
**** 64 SPACES LOCATED EXTERNALLY, 449 INTERNALLY
***** ADA/STATE/LOCAL REQUIREMENTS
***** INCLUDES 2 ACCESSIBLE STALLS BELOW EACH APARTMENT BUILDING

Bicycle Parking Summary Chart

Description	Spaces	
	Required	Provided
SHORT TERM SPACES	71	80
LONG TERM SPACES	142	142
TOTAL SPACES	213	222

EV Parking Requirements (Included within Total Parking Required):

EVSE-INSTALLED PARKING SPACES*	787 SPACES	x	5%	=	40 SPACES
EV-READY PARKING SPACES (EVRI)*	787 SPACES	x	20%	=	158 SPACES
EV-CAPABLE PARKING SPACES (EVC)*	787 SPACES	x	65%	=	512 SPACES
TOTAL EV PARKING REQUIRED (INCLUDED IN TOTAL PARKING REQUIRED)					= 710 SPACES

* REQUIRED EVSE-INSTALLED PARKING SPACES = 5% OF TOTAL PROVIDED PARKING
** REQUIRED EV-READY PARKING SPACES = 20% OF TOTAL PROVIDED PARKING
*** REQUIRED EV-CAPABLE PARKING SPACES = 65% OF TOTAL PROVIDED PARKING



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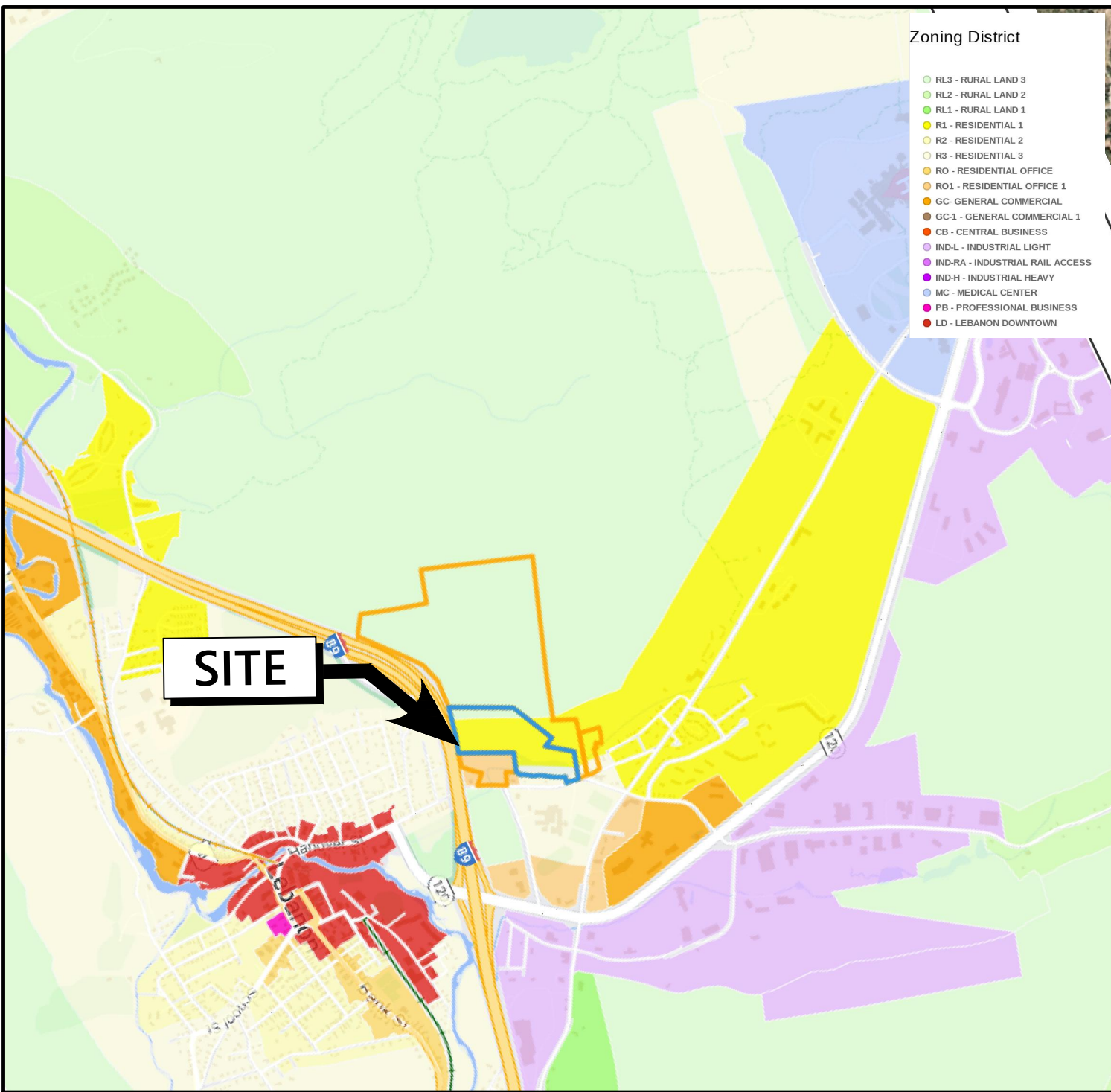


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47	0089-1202	Building 2 Proposed Plan & Elevations	August 2, 2024
48	0089-1203	Building 3-5 Proposed Plan & Elevations	August 2, 2024
49	0089-1204	Building 6 Proposed Plan & Elevations	August 2, 2024
50	0089-1205	Building 7-10 Proposed Plan & Elevations	August 2, 2024

Zoning Summary Chart

Zoning Districts: Residential 1 (R-1), Residential 3 (R-3), Residential-Office-1 (R-O-1), Rural Lands 3 (RL-3)

Overlay District: Floodplain District, Wetlands Conservation District, Steep Slopes

Use: 474-unit multi-family Planned Unit Residential Development (PURD)

Tax Map & Lot #: 48-01, 48-02, 48-04, & 63-01

Zoning Regulation Requirements	Required (PURD)	Required (R-1)	Required (R-3)	Required (R-O-1)	Required (RL-3)	Provided
MINIMUM LOT AREA	28.5 Acres	0.2 Acres	0.2 Acres	0.2 Acres	10.0 Acres	126.3 Acres
FRONTAGE	20.0 Feet	NA	NA	NA	20.0 Feet	932.0 Feet
FRONT YARD SETBACK	20 Feet	20 Feet	20 Feet	20 Feet	50 Feet	21 Feet
SIDE YARD SETBACK	15 Feet	15 Feet	15 Feet	15 Feet	50 Feet	58 Feet
REAR YARD SETBACK	20 Feet	20 Feet	20 Feet	20 Feet	50 Feet	56 Feet
MINIMUM LOT WIDTH	75 Feet	75 Feet	75 Feet	75 Feet	NA	932 Feet
MAXIMUM BUILDING HEIGHT*	55 Feet	55 Feet	35	45 Feet	35 Feet	55 Feet
MAXIMUM BUILDING COVERAGE	25.0 %	25.0 %	25.0 %	25.0 %	1.0 %	13.3 %
MAXIMUM BUILDING COVERAGE	1,375,407 SF	1,375,407 SF	1,375,407 SF	1,375,407 SF	55,016 SF	164,950 SF
GROSS FLOOR AREA	N/A	N/A	N/A	N/A	N/A	655,000 SF
IMPERVIOUS COVERAGE	N/A	N/A	N/A	N/A	N/A	403,365 SF (32.5%)
USE	N/A	N/A	N/A	N/A	N/A	Planned Unit Residential Development (PURD)

* Proposed height is permitted by CUP per section 308.4 of the City of Lebanon, New Hampshire Zoning Ordinance last amended April 3, 2024

PURD Calculations

SEE PURD DENSITY AND PURD CALCULATION EXHIBITS UNDER SEPARATE COVER

Zone	Buildable Area (SF)*	/	Permitted Dwelling Units
RESIDENTIAL 1 (R-1)	989,956	3,000	330.0
RESIDENTIAL-OFFICE-1 (R-O-1)	249,920	3,000	83.3
RESIDENTIAL 3 (R-3)	81,820	10,000	8.2
1 PER 10,000*	20,000	10,000	2.0
SUBTOTAL	1,239,876		423
12% BONUS***			51
*TOTAL (INCLUDES 12% BONUS)			474

* FOR THE PURD CALCULATIONS THE RL-3 ZONE (97.8 ACRES) HAS BEEN EXCLUDED, AREA RESERVED FOR POTENTIAL FUTURE BUILDOUT.
** FIRST 10,000 SQUARE FEET OF ZONE R-1 SUBTRACTED FROM TOTAL SQUARE FOOTAGE.
*** 12% BONUS PERMITTED THROUGH APPROVAL BY PLANNING BOARD.

Open Space Calculations

Zone*	Total Area (SF)	% Required	Open Space Required
RESIDENTIAL 1 (R-1)	1,252,605	30	375,782 SF
RESIDENTIAL-OFFICE-1 (R-O-1)	286,532	30	85,960 SF
RESIDENTIAL 3 (R-3)	123,849	50	61,925 SF
TOTAL OPEN SPACE REQUIRED			523,666 SF

* THE RL-3 ZONE HAS BEEN EXCLUDED FROM THE PURD CALCULATIONS, AREA RESERVED FOR POTENTIAL FUTURE BUILDOUT

vhb.com



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Civil Engineer (VHB)
David Fenstermacher, P.E.

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Suite 200
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603.391.3900

Surveyor (VHB)
Mike Hammer, L.L.S.

2 Bedford Farms Drive
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Bedford, NH 03110
603.391.3900

Landscape Architect (VHB)
Erik Bednarek, RLA

101 Walnut Street
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Watertown, MA 02471
617.924.1770

Architect
Studio Integrate

73 Commercial Street,
London E1, England
0203.722.7358

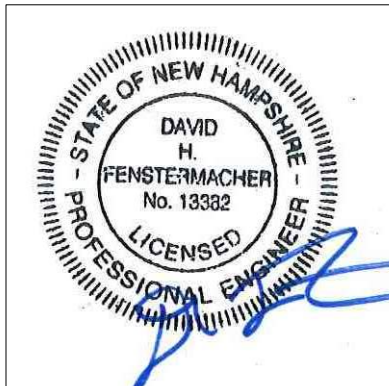
Wetland Scientist (Goddard)
Scott G. Goddard

291 Main Street
Suite 8

Northborough, MA 01532

Site Information

	EXISTING	PROPOSED
GROSS FLOOR AREA	13,325 SF*	TOTAL: 681,650 SF 75,600 SF (BLDG 3-5, 7-10) 56,700 SF (BLDG 2, 6) 34,650 SF (BLDG 1) 4,400 SF (MAINTENANCE BLDG)
BUILDING HEIGHT	+/- 30' (FORMER CHIMNEY)	55' (BLDG 3-5, 7-10) 45' (BLDG 1-2, 6) 35' (MAINTENANCE BLDG)
NUMBER OF STORIES, GROSS FLOOR AREA OF EACH STORY	1 STORY, 8,179 SF (48-4) 2 STORIES, 1,595 SF (63-1)	5 STORIES, 18,900 SF (BLDG 3-5, 7-10) 4 STORIES, 18,900 SF (BLDG 2, 6) 4 STORIES, 11,550 SF (BLDG 1) 2 STORIES, 2,200 SF (MAINTENANCE BLDG)
LAND USE	MANUFACTURING, DATA USE	MULTIFAMILY RESIDENTIAL



Legend

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK			CONSTRUCTION EXIT
		PARKING SETBACK			TOP OF CURB ELEVATION
		BASELINE			BOTTOM OF CURB ELEVATION
		CONSTRUCTION LAYOUT			SPOT ELEVATION
		ZONING LINE			TOP & BOTTOM OF WALL ELEVATION
		TOWN LINE			BORING LOCATION
		LIMIT OF DISTURBANCE			TEST PIT LOCATION
		WETLAND LINE WITH FLAG			MONITORING WELL
		FLOODPLAIN			UNDERDRAIN
		BORDERING LAND SUBJECT TO FLOODING			DRAIN
		WETLAND BUFFER ZONE			ROOF DRAIN
		NO DISTURB ZONE			SEWER
		200' RIVERFRONT AREA			FORCE MAIN
		GRAVEL ROAD			OVERHEAD WIRE
		EDGE OF PAVEMENT			WATER
		BITUMINOUS BERM			FIRE PROTECTION
		BITUMINOUS CURB			DOMESTIC WATER
		CONCRETE CURB			ELECTRIC
		CURB AND GUTTER			STEAM
		EXTRUDED CONCRETE CURB			TELEPHONE
		MONOLITHIC CONCRETE CURB			FIRE ALARM
		PRECAST CONC. CURB			CABLE TV
		SLOPED GRAN. EDGING			CATCH BASIN CONCENTRIC
		VERT. GRAN. CURB			CATCH BASIN ECCENTRIC
		LIMIT OF CURB TYPE			DOUBLE CATCH BASIN CONCENTRIC
		SAWCUT			DOUBLE CATCH BASIN ECCENTRIC
		BUILDING			GUTTER INLET
		BUILDING ENTRANCE			DRAIN MANHOLE CONCENTRIC
		LOADING DOCK			DRAIN MANHOLE ECCENTRIC
		BOLLARD			TRENCH DRAIN
		DUMPSTER PAD			PLUG OR CAP
		SIGN			CLEANOUT
		DOUBLE SIGN			FLARED END SECTION
		STEEL GUARDRAIL			HEADWALL
		WOOD GUARDRAIL			SEWER MANHOLE CONCENTRIC
		PATH			SEWER MANHOLE ECCENTRIC
		APPROXIMATE LIMIT OF CLEARING			CURB STOP & BOX
		WIRE FENCE			WATER VALVE & BOX
		FENCE			TAPPING SLEEVE, VALVE & BOX
		STOCKADE FENCE			FIRE DEPARTMENT CONNECTION
		STONE WALL			FIRE HYDRANT
		RETAINING WALL			WATER METER
		STREAM / POND / WATER COURSE			POST INDICATOR VALVE
		DETENTION BASIN			WATER WELL
		HAY BALES			GAS GATE
		SILT FENCE			GAS METER
		SILT SOCK / STRAW WATTLE			ELECTRIC MANHOLE
		MINOR CONTOUR			ELECTRIC METER
		MAJOR CONTOUR			LIGHT POLE
		PARKING COUNT			TELEPHONE MANHOLE
		COMPACT PARKING STALLS			TRANSFORMER PAD
		DOUBLE YELLOW LINE			UTILITY POLE
		STOP LINE			GUY POLE
		CROSSWALK			GUY WIRE & ANCHOR
		ACCESSIBLE CURB RAMP			HAND HOLE
		ACCESSIBLE PARKING			PULL BOX
		VAN-ACCESSIBLE PARKING			MATCHLINE

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EVC	ELECTRIC VEHICLE CAPABLE PARKING SPACE
EVR	ELECTRIC VEHICLE READY PARKING SPACE
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GFE	GARAGE FLOOR ELEVATION
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LDD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
AD	AREA DRAIN
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
DW	DRYWELL
FA	FIRE ALARM
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UGE/T	UNDERGROUND ELECTRIC/TELECOM
UP	UTILITY POLE

Notes

General

- THE PURPOSE OF THESE SITE PLANS ARE TO SHOW A PROPOSED SITE DESIGN FOR THE PERMITTING OF A MULTI-FAMILY RESIDENTIAL PROJECT.
- CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6-INCHES LOAM AND SEED.
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE CONTRACT DOCUMENTS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL OLFACATORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- DAMAGE RESULTING FROM CONSTRUCTION LOADS AND ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.
- SNOW STORAGE LOCATIONS SHOWN ON LAYOUT AND MATERIALS PLAN. FUTURE SNOW REMOVAL AT THE FACILITY WILL FOLLOW THE CURRENT SNOW MANAGEMENT PLAN TO REMOVE SNOW TO REMOTE LOCATIONS AS NECESSARY.
- TREE CLEARING SHALL NOT BE CONDUCTED DURING JUNE 1 TO JULY 31 IN ORDER TO MINIMIZE ADVERSE IMPACTS TO THE NORTHERN LONG EARED BAT.
- CONTRACTOR TO FOLLOW STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (NHDOT) AND GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES (AASHTO) FOR CONSTRUCTIONS STANDARDS.

Utilities

- THE UTILITY COMPANIES SERVICING THE PROJECT AREA ARE:

A. WATER:	CITY OF LEBANON
B. SEWER:	CITY OF LEBANON
C. ELECTRIC:	LIBERTY UTILITIES
D. TELEPHONE:	CONSOLIDATED COMMUNICATIONS
E. CABLE TV:	COMCAST
F. GAS:	NONE

- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT. COORDINATE WITH CITY OF LEBANON FOR PUBLIC UTILITY INSTALLATION AND CONNECTION.
- SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
 - PAVEMENTS AND CONCRETE SURFACES: FLUSH
 - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.

- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT, COORDINATE WITH CITY OF LEBANON FOR PUBLIC UTILITY INSTALLATION AND CONNECTION.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:

- WATER PIPES SHALL BE CEMENT LINED DUCTILE IRON CLASS 52.
- SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE STD 35.
- STORM DRAINAGE PIPES SHALL BE SMOOTH INTERIOR DUAL WALL HIGH DENSITY POLYETHYLENE (HDPE).

- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEMWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.
- CONTRACTOR TO NOTIFY ENGINEER IN ADVANCE OF ANY INSTALLATION OF UNDERGROUND DETENTION, INFILTRATION OR FILTERING SYSTEMS. A LETTER SIGNED BY A QUALIFIED ENGINEER MUST BE PROVIDED TO DES STATING THAT THE INDIVIDUAL OBSERVED ANY UNDERGROUND DETENTION, INFILTRATION, OR FILTERING SYSTEMS PRIOR TO BACKFILLING, AND WHETHER, IN HIS OR HER PROFESSIONAL OPINION, THE SYSTEM(S) CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS.

Layout and Materials

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
- CURBING SHALL BE PRECAST CONCRETE (PCC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING BUILDING ENTRANCES, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A LICENSED LAND SURVEYOR (LLS).
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Existing Conditions Information

- BASE PLAN: PROVIDED BY VHB, INC., DATED NOVEMBER, 2022. FIELD SURVEY OF PROJECT LOCUS PROVIDED BY VHB, IN SEPTEMBER THRU NOVEMBER, 2022.
- TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD 1988.

Local Permits

- NOTICE OF ACTION ISSUED BY THE PLANNING BOARD: PENDING
- BUILDING PERMIT TO BE SUBMITTED.
- WATER USE PERMIT TO BE SUBMITTED
- SEWER USE PERMIT TO BE SUBMITTED

State Permits

- NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NHDES) ALTERATION OF TERRAIN PERMIT AOT-TO BE SUBMITTED.
- NHDES SEWER CONNECTION PERMIT TO BE SUBMITTED.
- NHDES WETLANDS AND NON-SITE SPECIFIC PERMIT TO BE SUBMITTED.

Federal Permits

- US EPA NPDES CONSTRUCTION GENERAL PERMIT (CGP) TO BE SUBMITTED

Document Use

- THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
- THE NPDES, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.
 - ENV-WQ 1506.15 REQUIRES THAT:
 - ALL MANUFACTURED EROSION AND SEDIMENT CONTROLS PRODUCTS, EXCEPT FOR SILT FENCE INSTALLED IN ACCORDANCE WITH ENV-WQ 1506.04, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN WELDED PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCH. TUBE REINFORCEMENT MATS SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.
 -

New Hampshire Fish and Game

- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGreview@wildlife.nh.gov. EMAIL SUBJECT LINE:
- PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION AS FEASIBLE.
- IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G, IF ANY, TO ENSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04.
- THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

The Brickyard
Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revision	Date	Apprv.
1	Response to Comments Update	08/06/24	DF

Designed by	TMD	Checked by	MJV
Issued for		Date	

Permitting May 10, 2024

Not Approved for Construction

Drawing Title

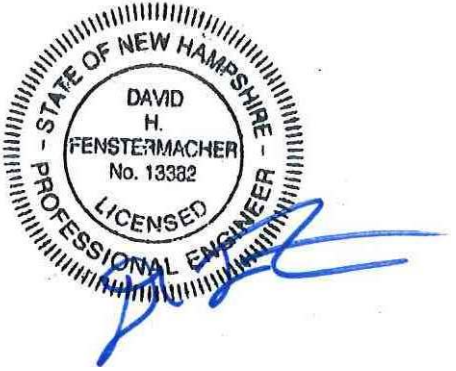
Legend and General Notes

Drawing Number

C1.0

Sheet 1 of 50

Project Number
52933.00





2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

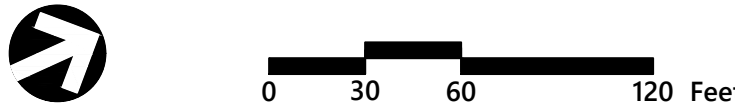
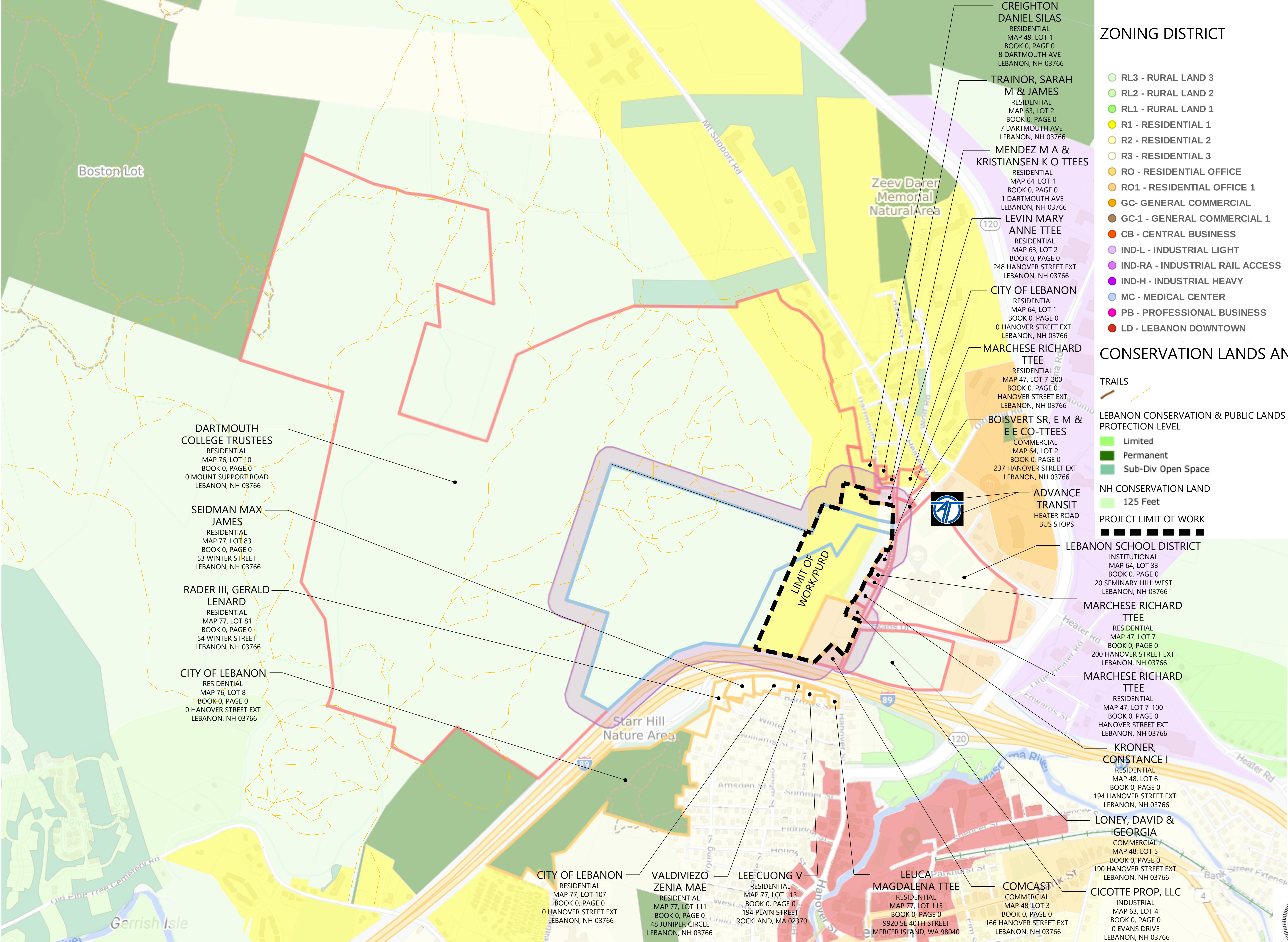
MAP THEME LEGENDS

ZONING DISTRICT

- RL3 - RURAL LAND 3
- RL2 - RURAL LAND 2
- RL1 - RURAL LAND 1
- R1 - RESIDENTIAL 1
- R2 - RESIDENTIAL 2
- R3 - RESIDENTIAL 3
- RO - RESIDENTIAL OFFICE
- RO1 - RESIDENTIAL OFFICE 1
- GC- GENERAL COMMERCIAL
- GC-1 - GENERAL COMMERCIAL 1
- CB - CENTRAL BUSINESS
- IND-L - INDUSTRIAL LIGHT
- IND-RA - INDUSTRIAL RAIL ACCESS
- IND-H - INDUSTRIAL HEAVY
- MC - MEDICAL CENTER
- PB - PROFESSIONAL BUSINESS
- LD - LEBANON DOWNTOWN

CONSERVATION LANDS AND TRAILS

- TRAILS
- LEBANON CONSERVATION & PUBLIC LANDS PROTECTION LEVEL
- Limited
 - Permanent
 - Sub-Div Open Space
- NH CONSERVATION LAND
- 125 Feet
- PROJECT LIMIT OF WORK
- ■ ■ ■ ■ ■ ■ ■



The Brickyard
Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revision	Date	Appr'd
1	Completeness Review Comments	07/02/24	DF
2	Response to Comments Update	08/06/24	DF

Designed by TMD
Checked by MJV
Issued for Permitting
Date May 10, 2024

Not Approved for Construction
Drawing Title
Abutter and Zoning Plan



C1.1

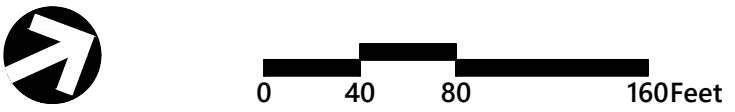
Sheet 2 of 50

Project Number
52933.00

Open Space Calculations

Zone	Total Area (SF)	% Required	Open Space Required
RESIDENTIAL 1 (R-1)	1,252,605	30	375,782 SF (8.62 AC)
RESIDENTIAL-OFFICE-1 (R-O-1)	286,532	30	85,960 SF (1.97 AC)
RESIDENTIAL 3 (R-3)	123,849	50	61,925 SF (1.42 AC)
TOTAL OPEN SPACE REQUIRED			523,666 SF (12.02 AC)
TOTAL OPEN SPACE PROVIDED			523,666 SF (12.02 AC)

PROVIDED OPEN SPACE SHOULD MATCH OR SLIGHTLY EXCEED REQUIRED SO THAT IT IS NOT A FUTURE DEVELOPMENT LIMITATION.



The Brickyard
Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revision	Date	Appr'd.
1	Completeness Review Comments	07/02/24	DF
2	Response to Comments Update	08/06/24	DF

Designed by	Checked by
TMD	MJV
Issued for	Date
Permitting	May 10, 2024

Not Approved for Construction

Open Space Plan



C1.2

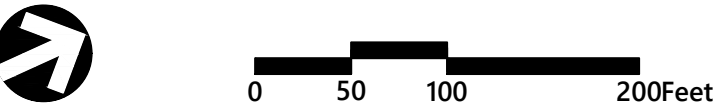
Sheet 3 of 50

Project Number
52933.00



Legend

- PEDESTRIAN PATH TO PUBLIC R.O.W.
- VEHICLE PATH TO PUBLIC R.O.W.
- EXISTING PEDESTRIAN PATHS
- UPPER VALLEY MOUNTAIN BIKE ASSOCIATION TRAILS
- POTENTIAL FUTURE PEDESTRIAN PATH



The Brickyard
Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

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Not Approved for Construction

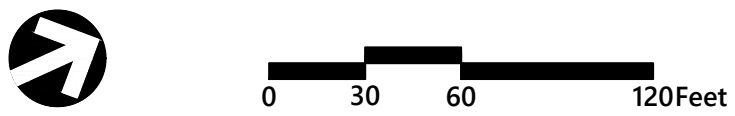
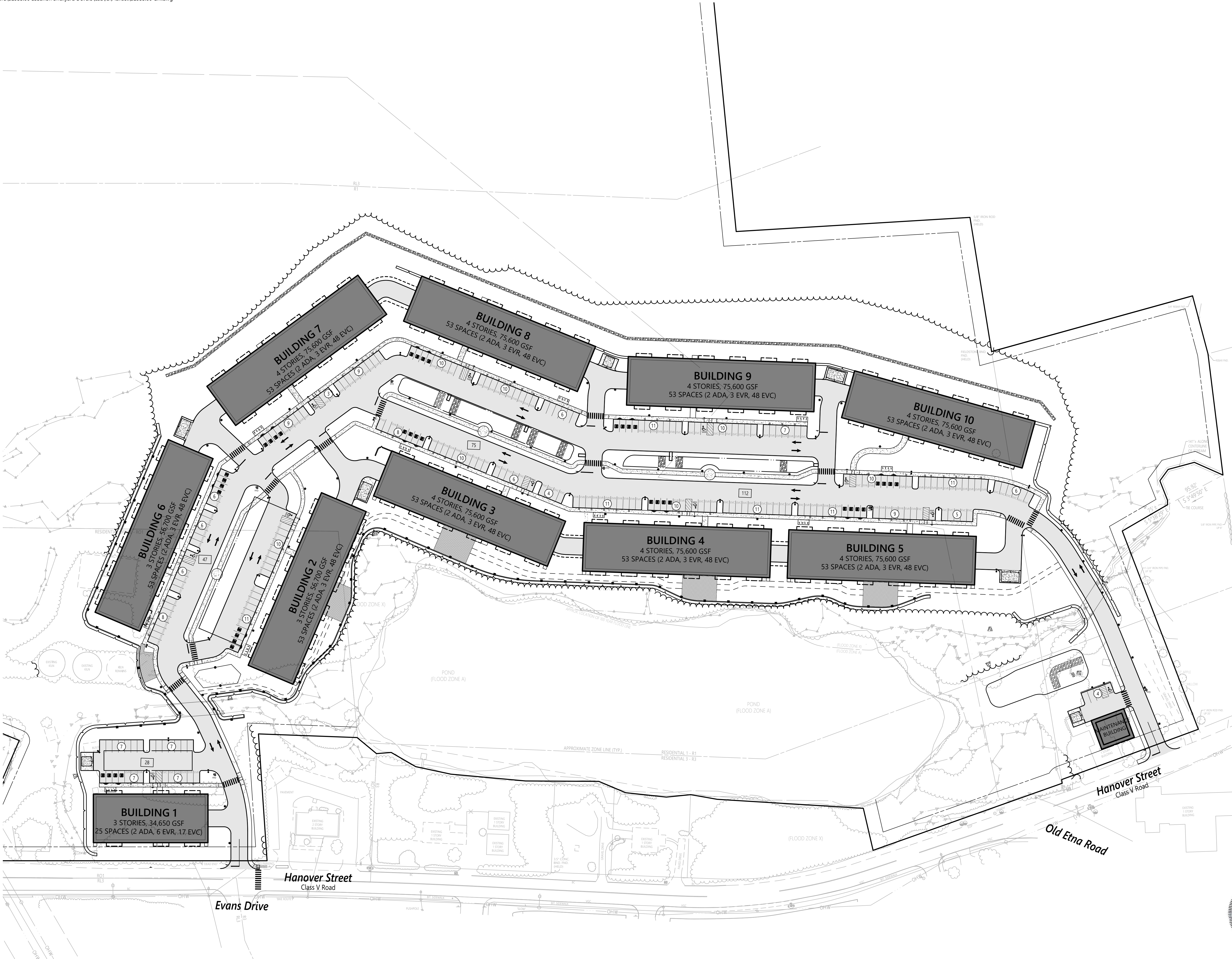
Access and Circulation Plan

Drawing Number

C1.3

Sheet 4 of 50

Project Number
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The Brickyard
Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revision	Date	Appr'd
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Designed by	Checked by
TMD	MJV
Issued for	Date
Permitting	May 10, 2024

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Drawing Title

Overall Site Plan



C1.4

Sheet 5 of 50

Project Number
52933.00



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

ABUTTING PROPERTIES ACROSS INTERSTATE 89 INCLUDE THE FOLLOWING:

1. CITY OF LEBANON
MAP 76, LOT 8
BOOK 0, PAGE 0
51 NORTH PARK STREET
LEBANON, NH 03766
2. RADER III, GERALD LENARD
MAP 77, LOT 81
BOOK 0, PAGE 0
54 WINTER STREET
LEBANON, NH 03766
3. SEIDMAN, MAX JAMES
MAP 77, LOT 83
BOOK 0, PAGE 0
53 WINTER STREET
LEBANON, NH 03766
4. CITY OF LEBANON
MAP 77, LOT 107
BOOK 0, PAGE 0
51 NORTH PARK STREET
LEBANON, NH 03766
5. VALDIVIEZO ZENIA MAE
MAP 77, LOT 111
BOOK 0, PAGE 0
48 JUNIPER CIRCLE
LEBANON, NH 03766
6. LEE, CUONG V
MAP 77, LOT 113
BOOK 0, PAGE 0
194 PLAIN STREET
ROCKLAND, MA 02370
7. LEUCA MAGDALENA TTEE
MAP 77, LOT 115
BOOK 0, PAGE 0
9920 SE 40TH STREET
MERCER ISLAND, WA 98040

Notes

1. EXISTING BUS STOP AT CORNER OF HEATER RD AND OLD ETNA ROAD IS APPROXIMATELY 0.20 MILES AWAY FROM PROJECT SITE.
2. LOTS 48-01, 48-02, 48-04, AND 63-01 ARE TO BE CONSOLIDATED INTO ONE PARCEL



The Brickyard Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

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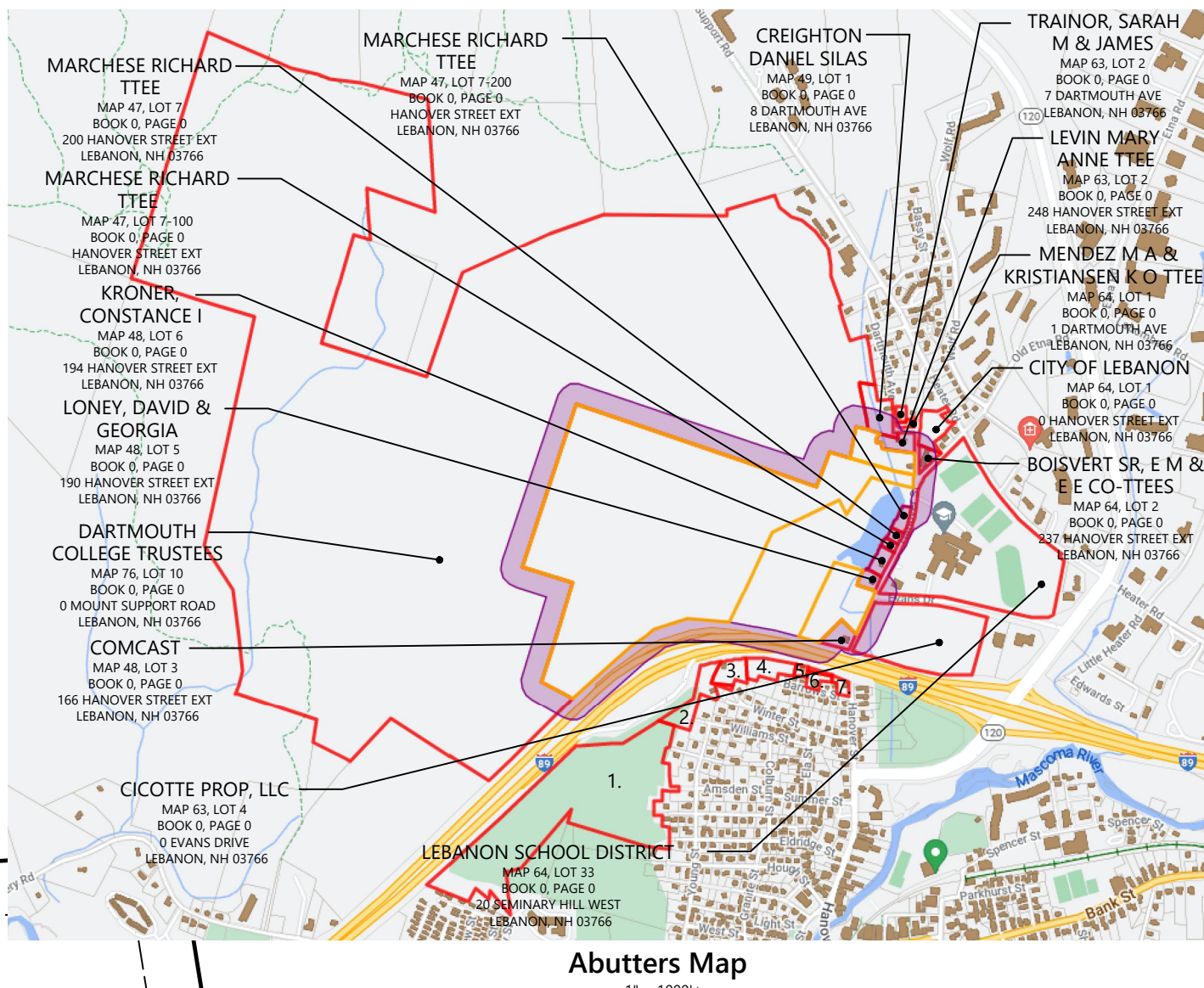
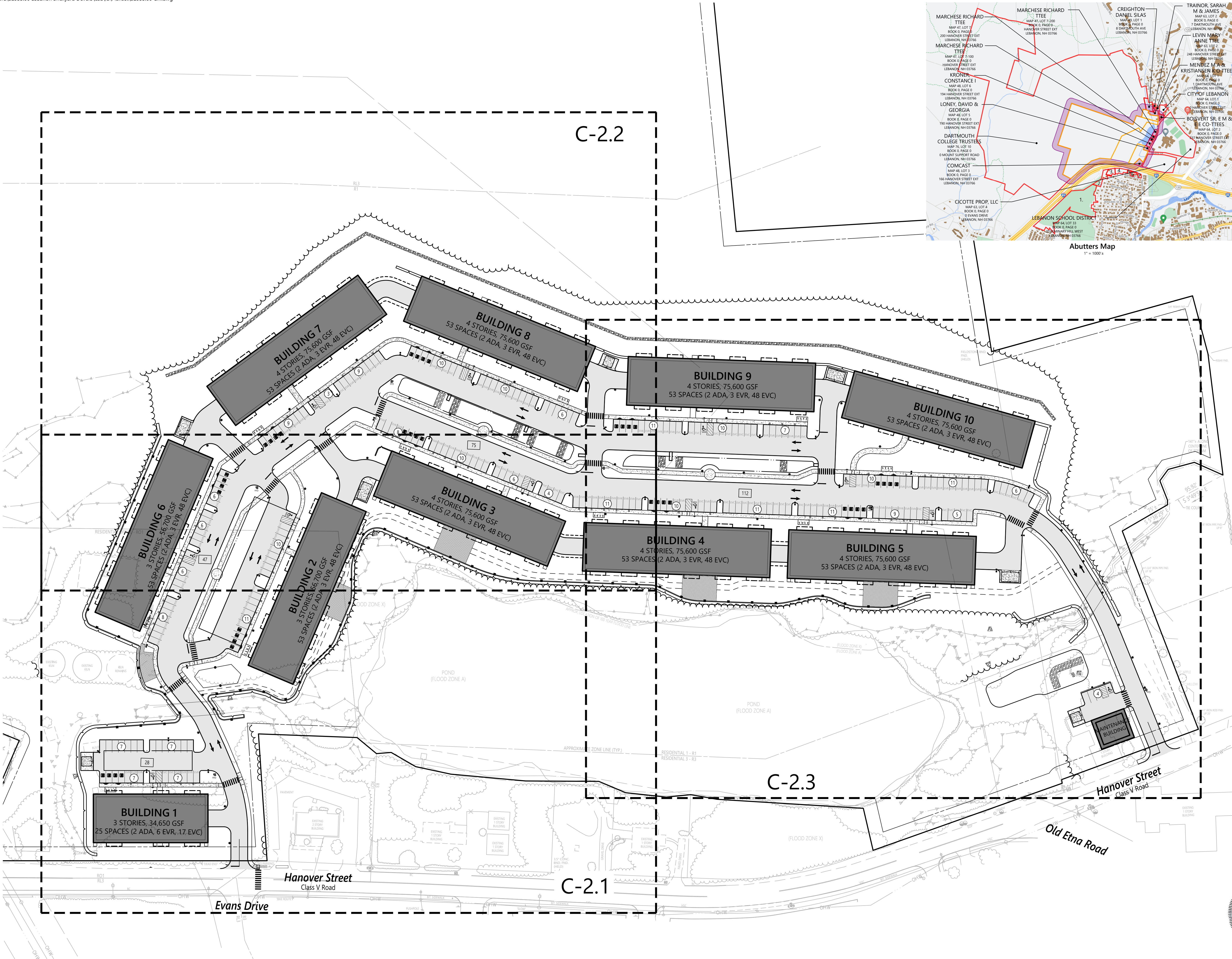
Not Approved for Construction
Drawing Title
**Overall Layout and
Materials Plan**



C2.0

Sheet 6 of 50

Project Number
52933.00





2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	
R7-8	12"	18"	
R7-8P	12"	6"	
D9-11B	12"	18"	
D9-11BP	12"	12"	

SNOW STORAGE AREA



The Brickyard Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

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Issued for		Date	May 10, 2024

Permitting

Not Approved for Construction
Drawing Title
Layout and Materials
Plan 1



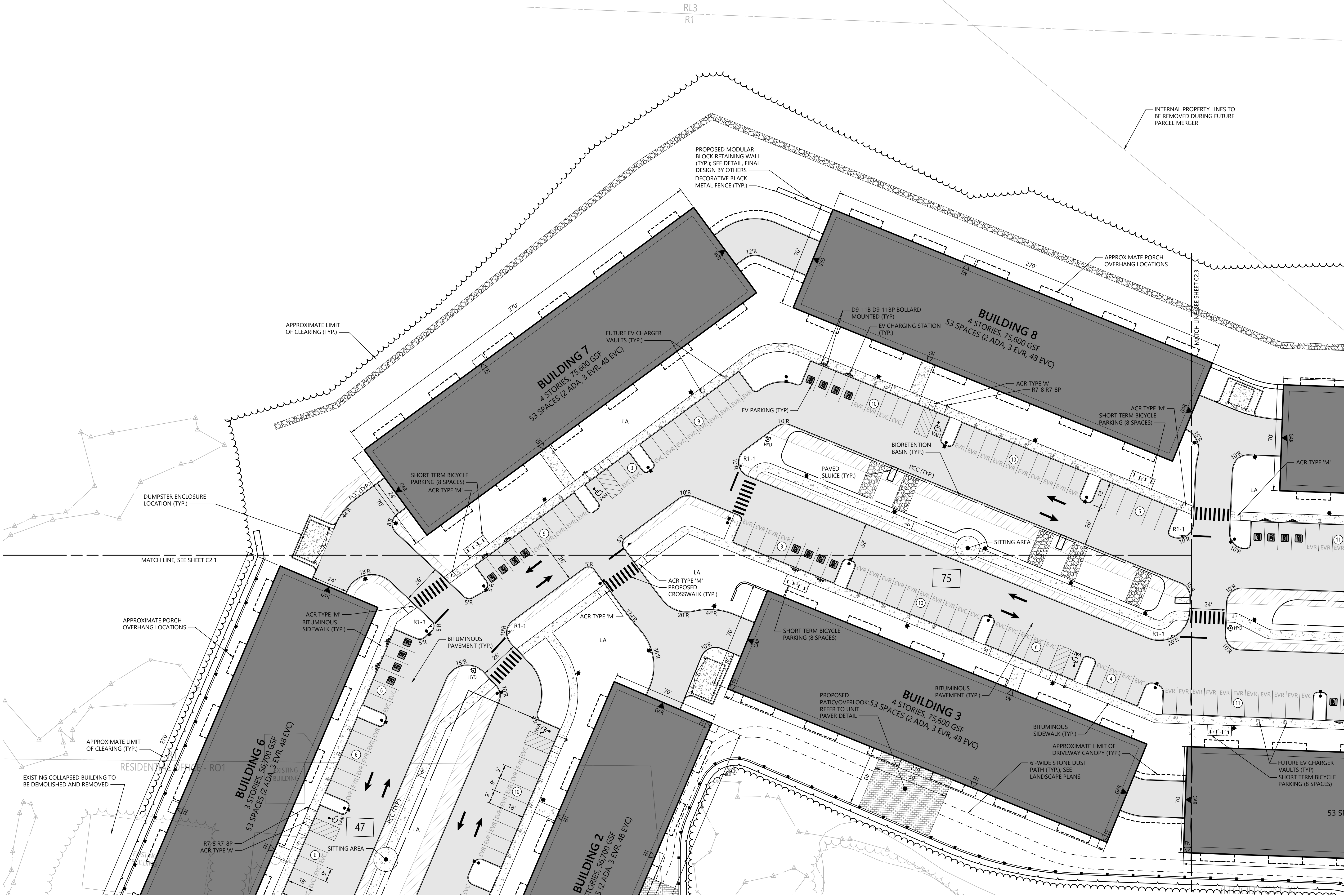
C2.1

Sheet 7 of 50

Project Number
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2 Bedford Farms Drive
Suite 200
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SNOW STORAGE AREA



0 15 30 60 Feet

The Brickyard Residential Development

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Lebanon, New Hampshire 03766

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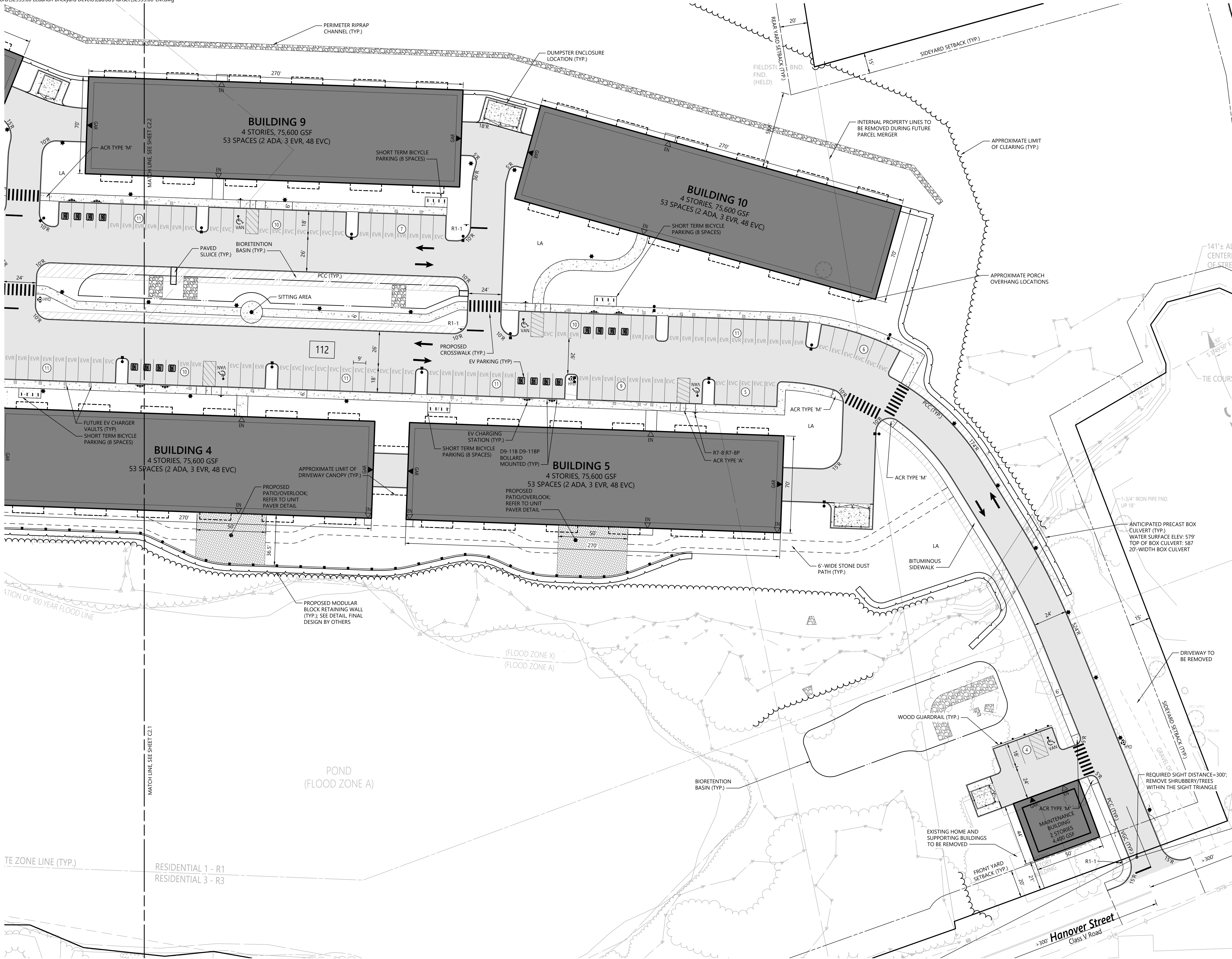
Layout and Materials
Plan 2

Drawing Number
C2.2
Sheet 8 of 50
Project Number
52933.00

DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER



2 Bedford Farms Drive
Suite 200
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SNOW STORAGE AREA



The Brickyard Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

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Designed by TMD Checked by MJV

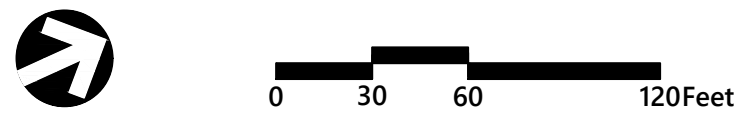
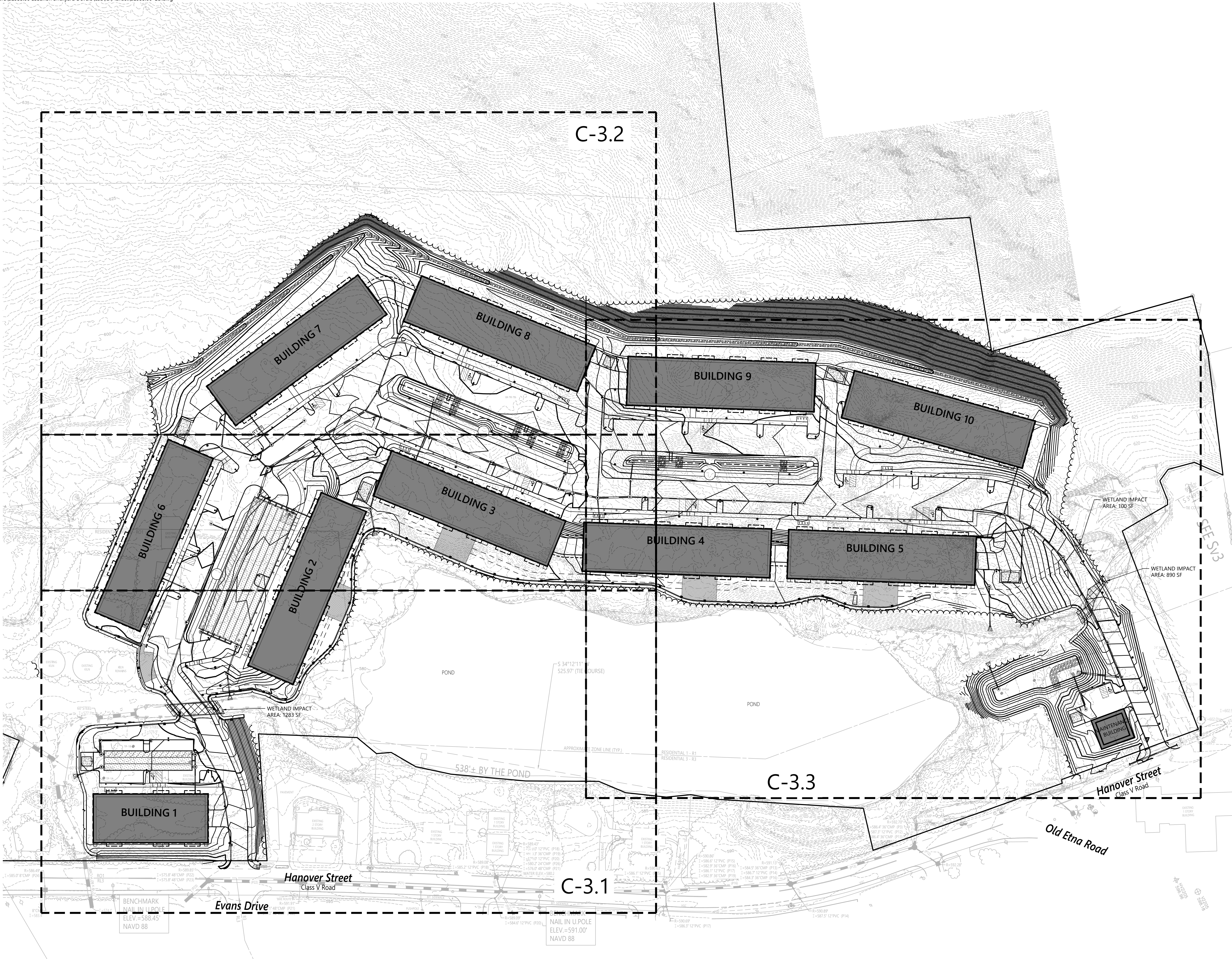
Issued for Permitting Date May 10, 2024

Not Approved for Construction
Drawing Title
Layout and Materials
Plan 3

Drawing Number
C2.3
Sheet 9 of 50
Project Number
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2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



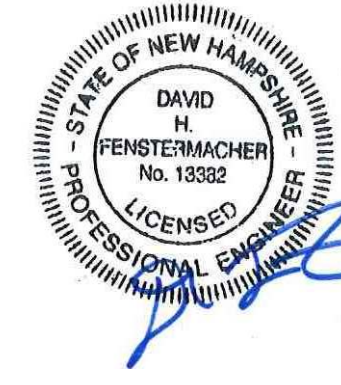
The Brickyard Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

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1	Response to Comments Update	08/06/24	DF

Designed by	TMD	Checked by	MJV
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Not Approved for Construction
Overall Grading
and Drainage Plan



C3.0

Sheet 10 of 50

Project Number
52933.00



174 Hanover Street Extension
Lebanon, New Hampshire 03766

Designed by	Checked by
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Permitting May 10, 2024

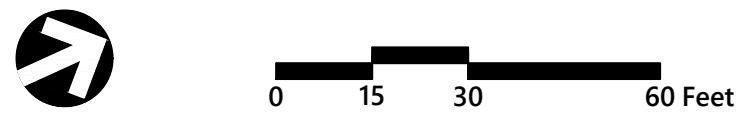
Drawing Number

11 of 50

Number
33.00



2 Bedford Farms Drive
Suite 200
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The Brickyard Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

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Issued for		Date	May 10, 2024

Permitting

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Grading and Drainage
Plan 2

Drawing Number

C3.2

Sheet 12 of 50

Project Number
52933.00

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74 Hanover Street Extension
Lebanon, New Hampshire 03766

Designed by TMD Checked by MJV

Permitting May 10, 2024

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Drawing Title

Grading and Drainage Plan 3

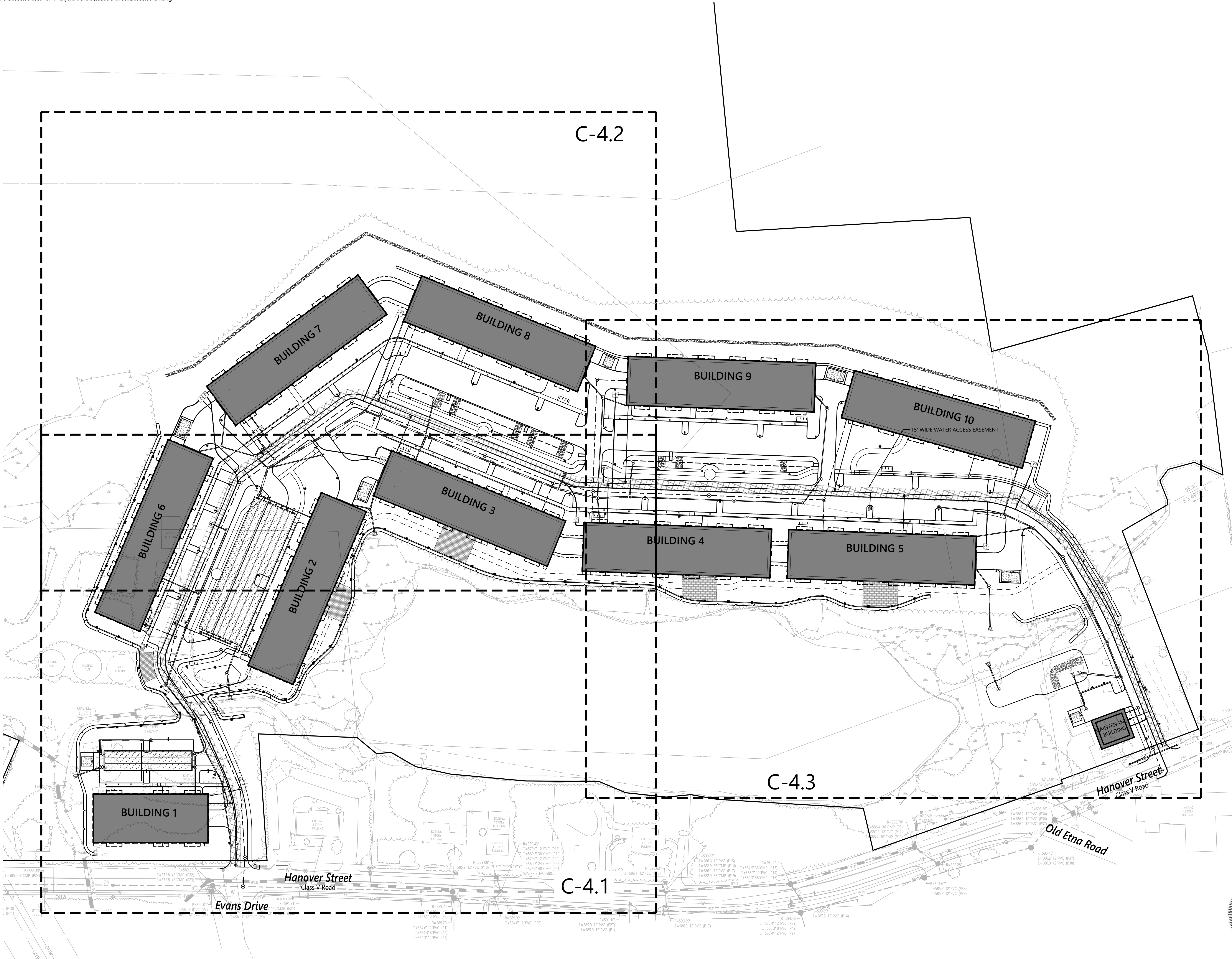
C3.3

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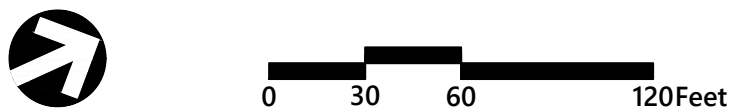
Unit Number
933.00



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



NOTE:
1) AN ACCESS AND MAINTENANCE EASEMENT BENEFITING THE CITY OF LEBANON WILL BE PROVIDED FOLLOWING WATER INFRASTRUCTURE ACROSS THE SITE, WHICH WILL BE OWNED BY THE CITY OF LEBANON. THE EASEMENT BOUNDARIES WILL BE PROVIDED FOR CITY REVIEW FOLLOWING COORDINATION OF BUILDING PLUMBING DESIGN FINAL DESIGN ACCEPTANCE FROM THE LEBANON FIRE DEPARTMENT.



The Brickyard Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

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Not Approved for Construction

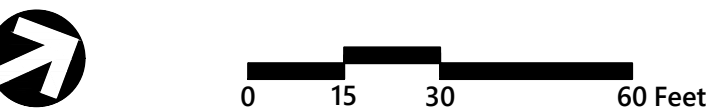
Overall Utility Plan



C4.0

Sheet 14 of 50

Project Number
52933.00



74 Hanover Street Extension
Lebanon, New Hampshire 03766

Designed by **TMD** Checked by **MJV**

Permitting May 10, 2024

Not Approved for Construction
Drawing Title

Utility Plan 1

Drawing Number

C4.1

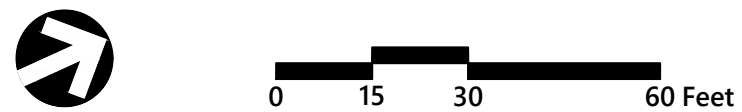
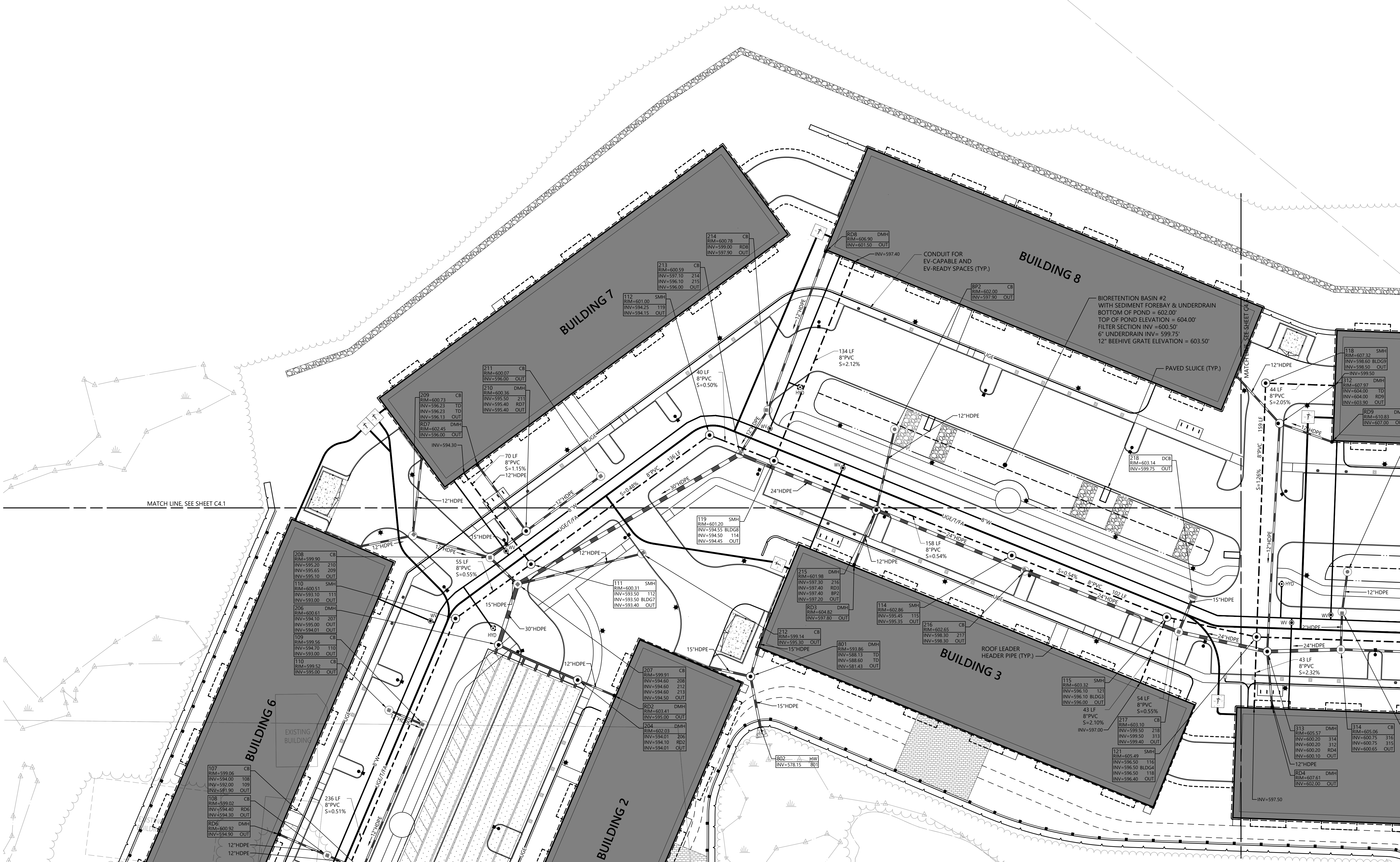
of

15 50

Number
33.00



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The Brickyard Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

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Drawing Title
Utility Plan 2

Drawing Number

C4.2

Sheet 16 of 50

Project Number
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174 Hanover Street Extension
Lebanon, New Hampshire 03766

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TMD	MJV

Not Approved for Construction

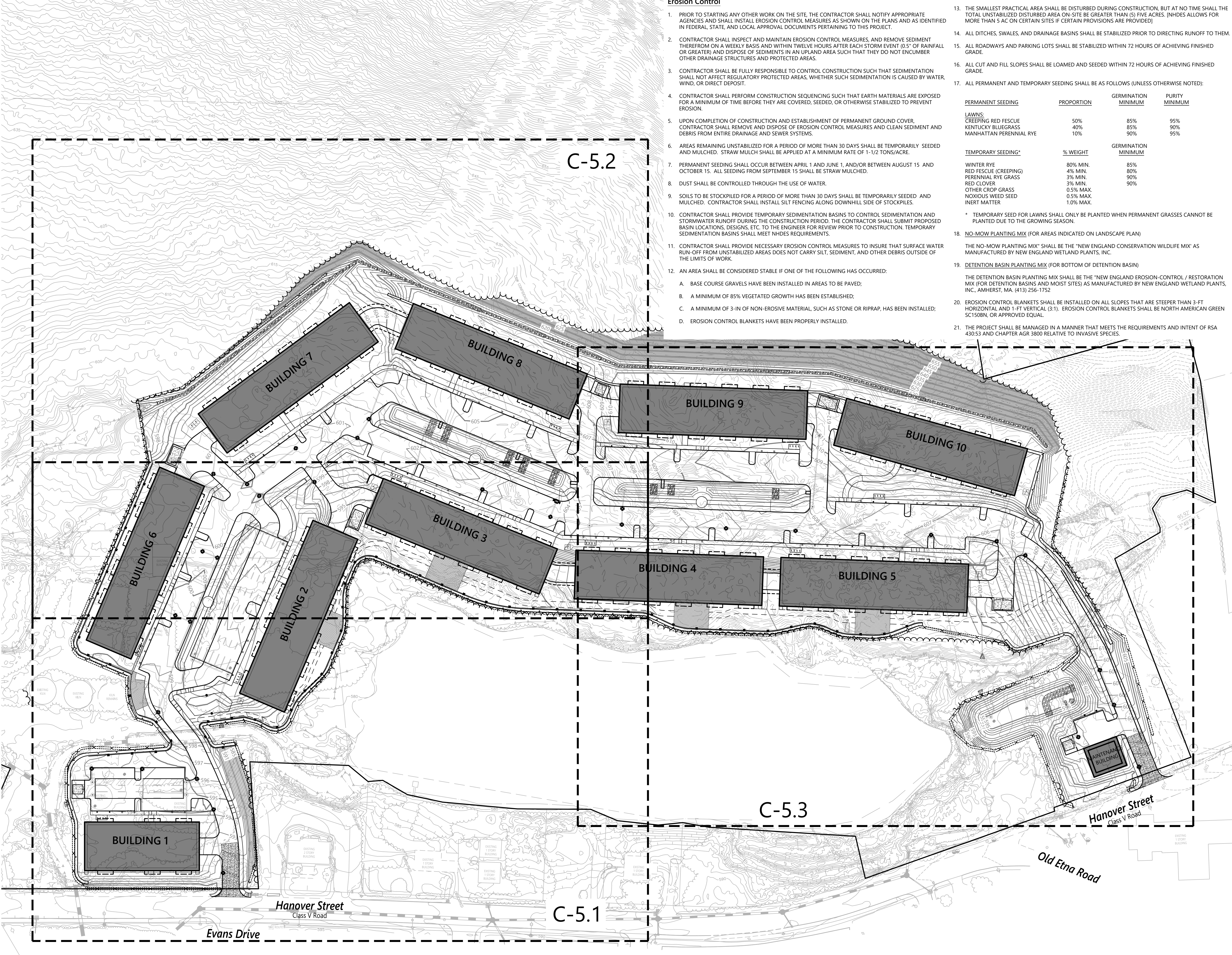
Drawing Number

Sheet 17 of 50

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2 Bedford Farms Drive
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Erosion Control

1. 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 AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT (0.5" OF RAINFALL OR GREATER) AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
6. AREAS REMAINING UNSTABILIZED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED. STRAW MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 1-1/2 TONS/ACRE.
7. PERMANENT SEEDING SHALL OCCUR BETWEEN APRIL 1 AND JUNE 1, AND/OR BETWEEN AUGUST 15 AND OCTOBER 15. ALL SEEDING FROM SEPTEMBER 15 SHALL BE STRAW MULCHED.
8. DUST SHALL BE CONTROLLED THROUGH THE USE OF WATER.
9. SOILS TO BE STOCKPILED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED. CONTRACTOR SHALL INSTALL SILT FENCING ALONG DOWNHILL SIDE OF STOCKPILES.
10. CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENTATION BASINS TO CONTROL SEDIMENTATION AND STORMWATER RUNOFF DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL SUBMIT PROPOSED BASIN LOCATIONS, DESIGNS, ETC. TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. TEMPORARY SEDIMENTATION BASINS SHALL MEET NHDES REQUIREMENTS.
11. CONTRACTOR SHALL PROVIDE NECESSARY EROSION CONTROL MEASURES TO INSURE THAT SURFACE WATER RUN-OFF FROM UNSTABILIZED AREAS DOES NOT CARRY SILT, SEDIMENT, AND OTHER DEBRIS OUTSIDE OF THE LIMITS OF WORK.
12. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3-IN OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED;
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

13. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT AT NO TIME SHALL THE TOTAL UNSTABILIZED DISTURBED AREA ON-SITE BE GREATER THAN (5) FIVE ACRES. [NHDES ALLOWS FOR MORE THAN 5 AC ON CERTAIN SITES IF CERTAIN PROVISIONS ARE PROVIDED]
14. ALL DITCHES, SWALES, AND DRAINAGE BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
15. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
16. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
17. ALL PERMANENT AND TEMPORARY SEEDING SHALL BE AS FOLLOWS (UNLESS OTHERWISE NOTED):

PERMANENT SEEDING	PROPORTION	GERMINATION MINIMUM	PURITY MINIMUM
LAWNS:			
CREeping RED FESCUE	50%	85%	95%
KENTUCKY BLUEGRASS	40%	85%	90%
MANHATTAN PERENNIAL RYE	10%	90%	95%

TEMPORARY SEEDING*	% WEIGHT	GERMINATION MINIMUM
WINTER RYE	80% MIN.	85%
RED FESCUE (CREeping)	4% MIN.	80%
PERENNIAL RYE GRASS	3% MIN.	90%
RED CLOVER	3% MIN.	90%
OTHER CROP GRASS	0.5% MAX.	
NOXIOUS WEED SEED	0.5% MAX.	
INERT MATTER	1.0% MAX.	

* TEMPORARY SEED FOR LAWNS SHALL ONLY BE PLANTED WHEN PERMANENT GRASSES CANNOT BE PLANTED DUE TO THE GROWING SEASON.

18. NO-MOW PLANTING MIX (FOR AREAS INDICATED ON LANDSCAPE PLAN)

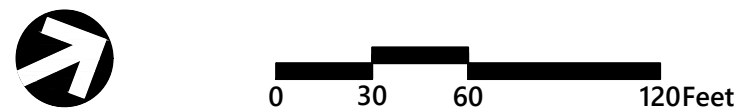
THE NO-MOW PLANTING MIX* SHALL BE THE "NEW ENGLAND CONSERVATION WILDLIFE MIX" AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC.

19. DETENTION BASIN PLANTING MIX (FOR BOTTOM OF DETENTION BASIN)

THE DETENTION BASIN PLANTING MIX SHALL BE THE "NEW ENGLAND EROSION-CONTROL / RESTORATION MIX (FOR DETENTION BASINS AND MOIST SITES) AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA. (413) 256-1752

20. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3-FT HORIZONTAL AND 1-FT VERTICAL (3:1). EROSION CONTROL BLANKETS SHALL BE NORTH AMERICAN GREEN SC150BN, OR APPROVED EQUAL.

21. THE PROJECT SHALL BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.



The Brickyard
Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revision	Date	Apprvd.
1	Response to Comments Update	08/06/24	DF

Designed by	TMD	Checked by	MJV
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Issued for	Permitting	Date	May 10, 2024
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Not Approved for Construction
Drawing Title
Overall Erosion
Control Plan



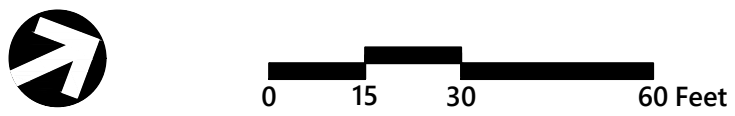
C5.0

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2 Bedford Farms Drive
Suite 200
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The Brickyard Residential Development

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Not Approved for Construction

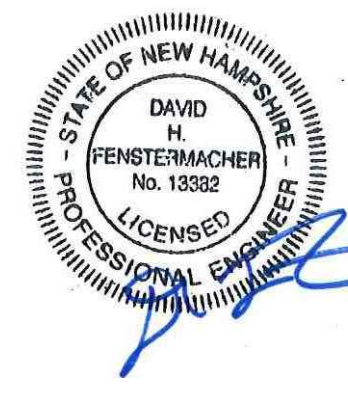
Erosion Control Plan 1

Drawing Number

C5.1

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The Brickyard Residential Development

174 Hanover Street Extension
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Erosion Control Plan 2

Drawing Number

C5.2

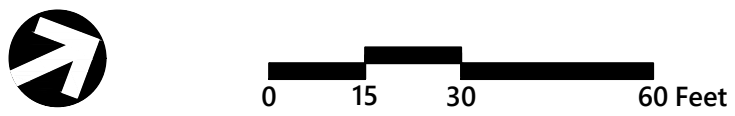
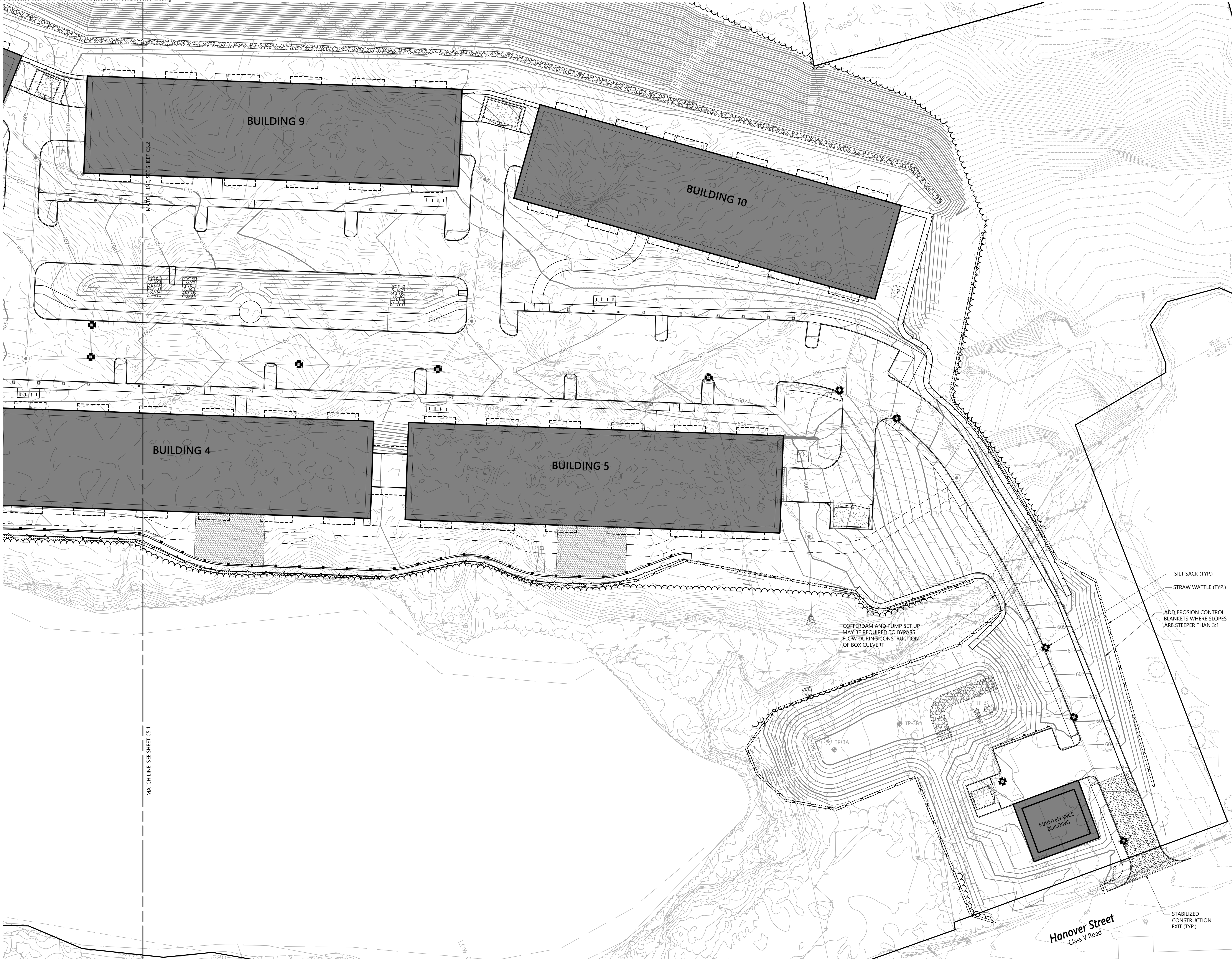
Sheet 20 of 50

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2 Bedford Farms Drive
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Drawing Title

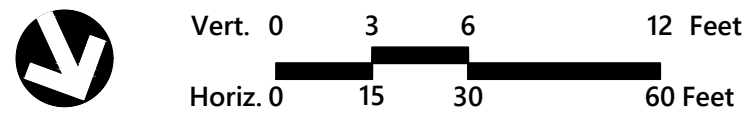
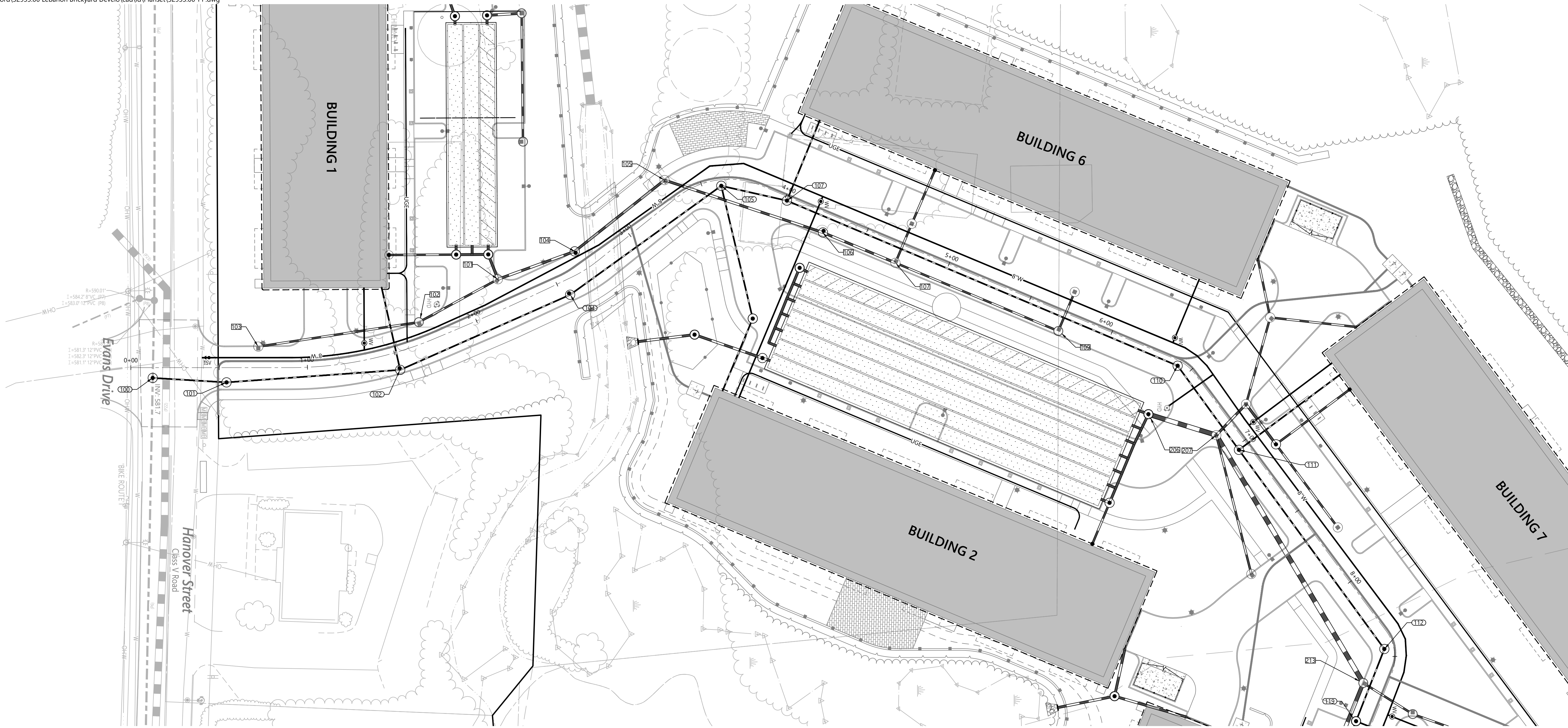
Erosion Control Plan 3



C5.3

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Project Number
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174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revision	Date	Appvd.

Designed by	Checked by
TMD	MJV

Permitting May 10, 2024

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Drawing Title

Plan and Profile 1

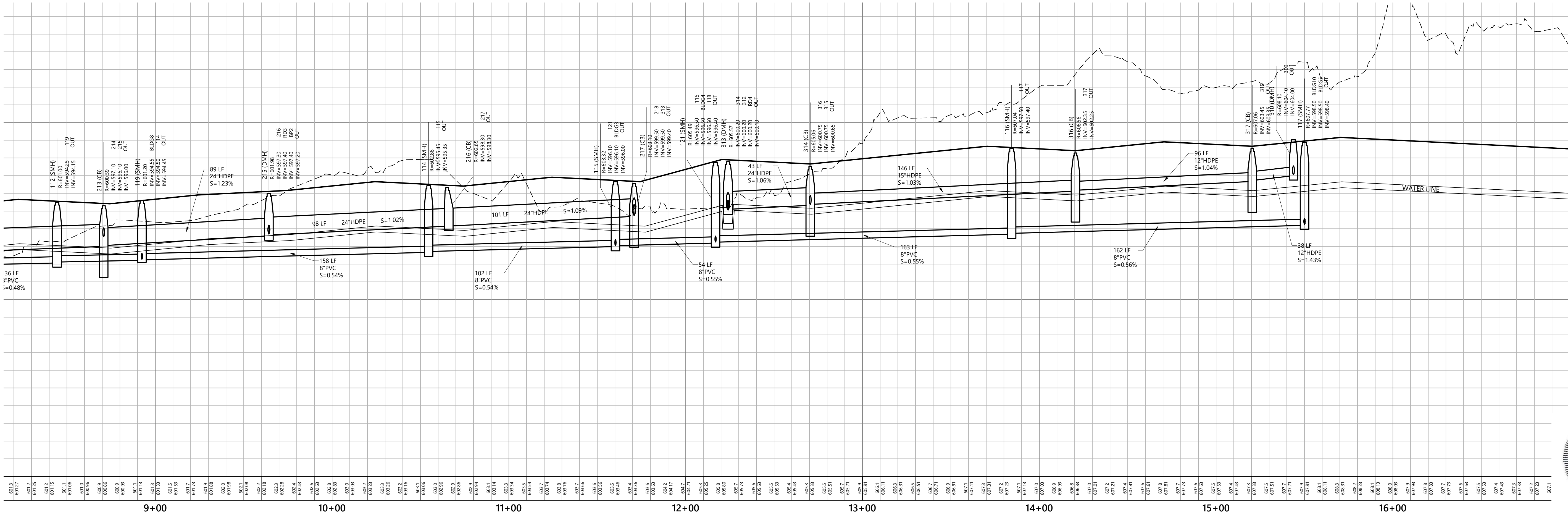
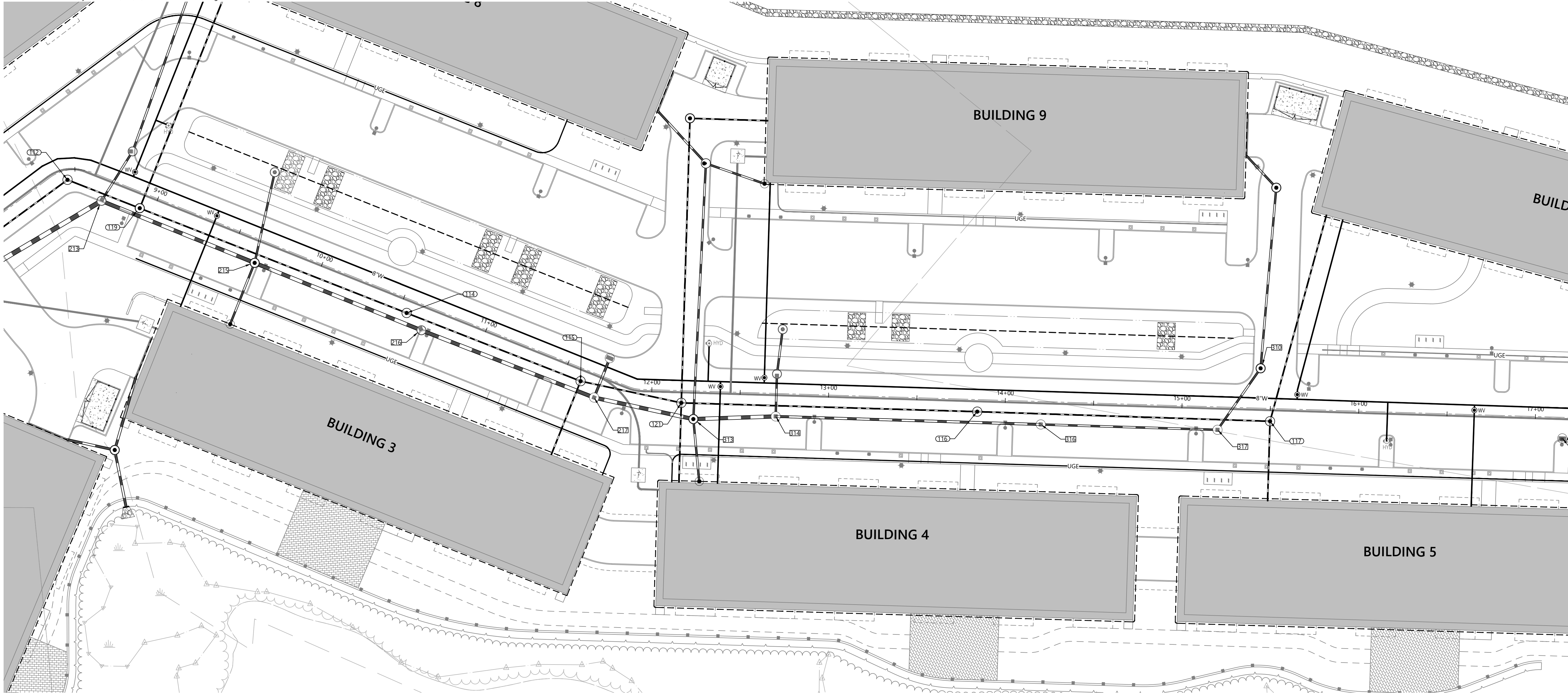
Sewer, Drainage and Water

Drawing Number

C6.1

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Project Number
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The Brickyard Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revision	Date	Appr'd.

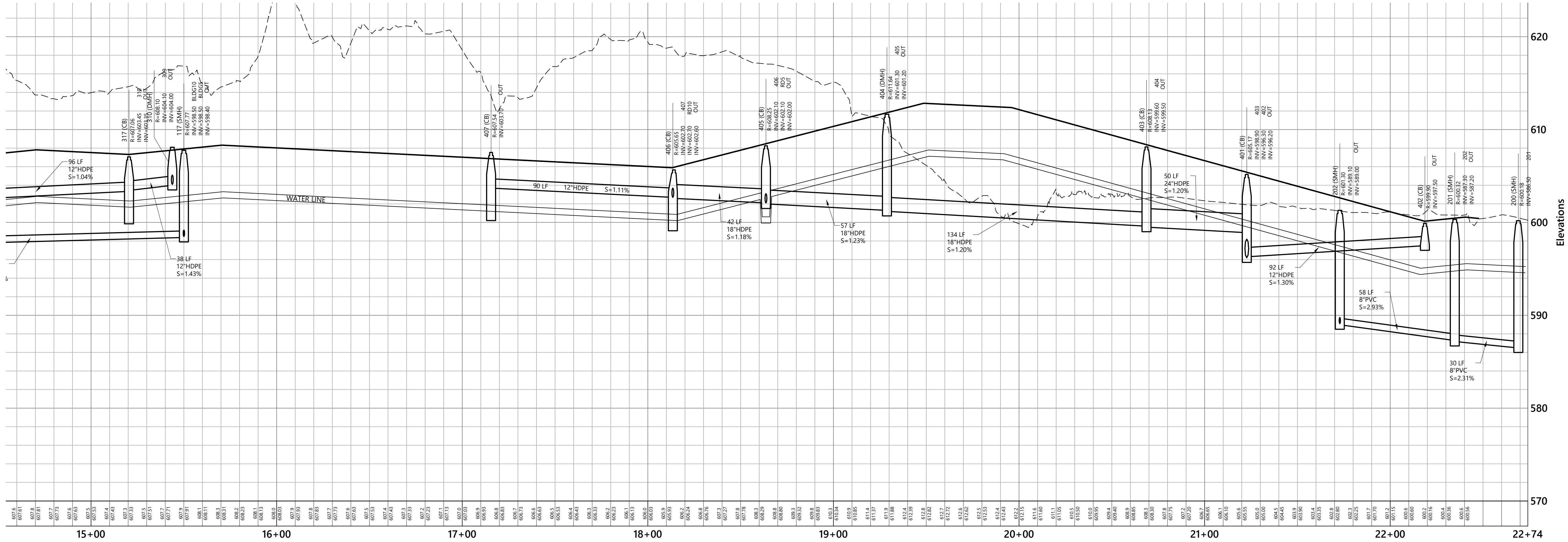
Designed by TMD	Checked by MJV
Issued for Permitting	Date May 10, 2024

Not Approved for Construction

Drawing Title
Plan and Profile 2
Sewer, Drainage and Water

Drawing Number



[illegible]

Not Approved for Construction

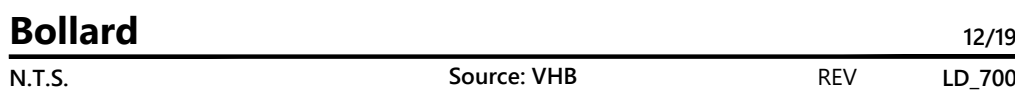
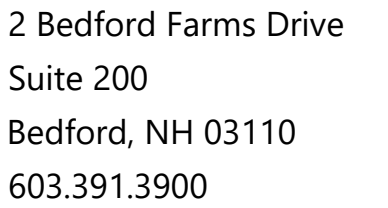
Drawing Title

Plan and Profile 3

Sewer, Drainage and Water

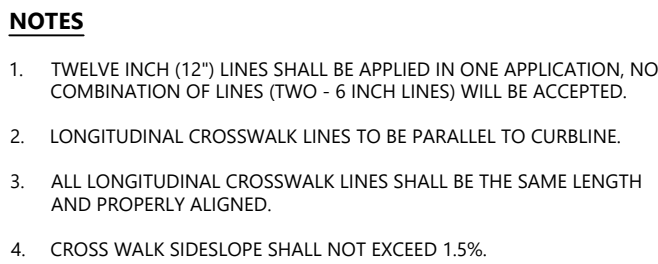
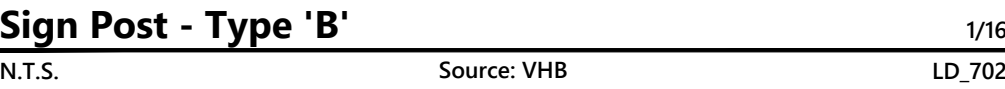
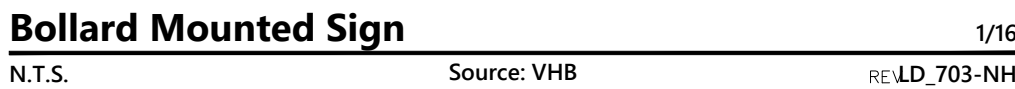
C6.3

Project Number
52933.00

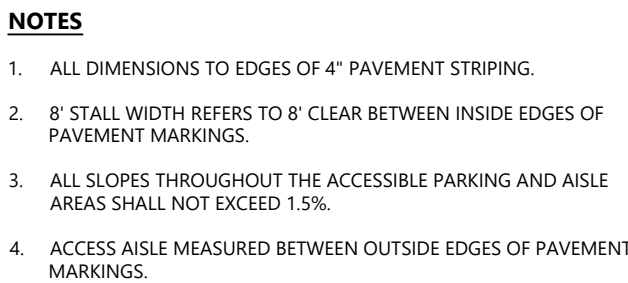


NOTES

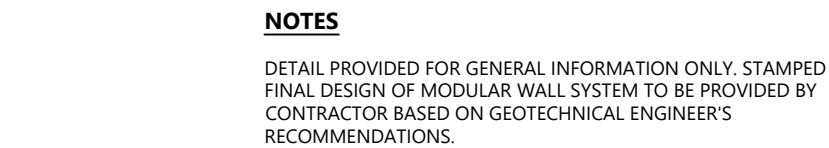
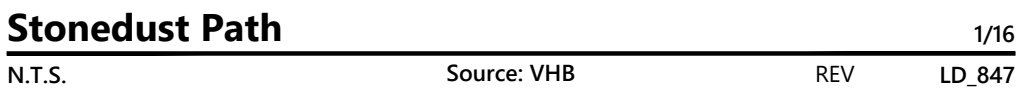
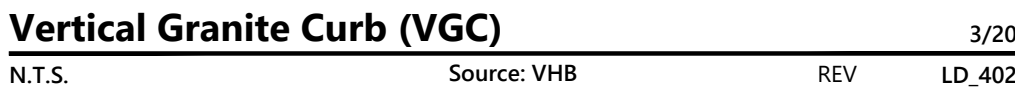
PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.



Crosswalk 12/19
 N.T.S. Source: VHB REV LD_553A



Accessible Parking Space		1/16
N.T.S.	Source: VHB	LD_552-NH



Modular Retaining Wall 10/2

N.T.S. Source: VHB REV LD_7!

174 Hanover Street Extension
Lebanon, New Hampshire 03766

Issued for **Permitting** Date **May 10, 2024**

Drawing Title

Detail Sheet 1

Drawing Number

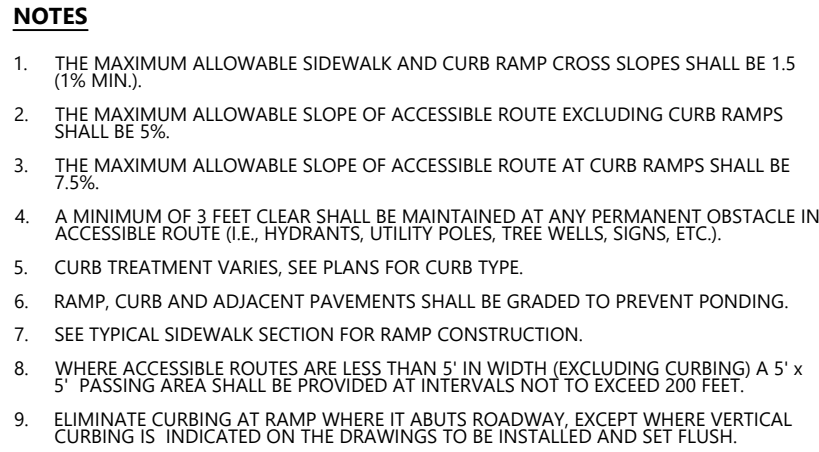
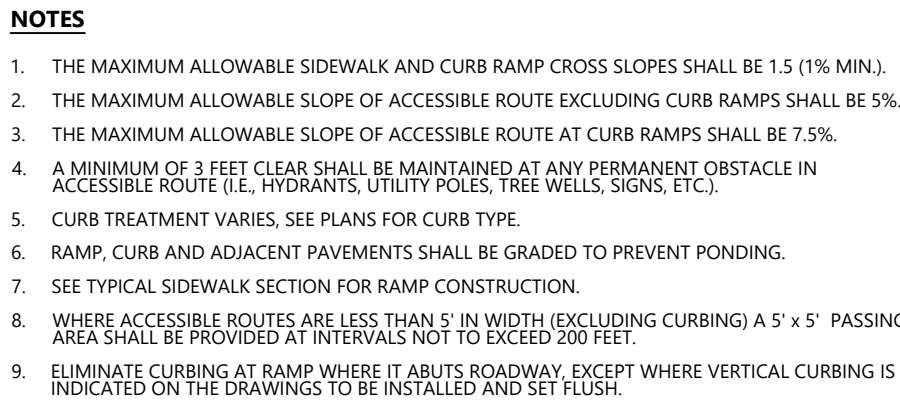
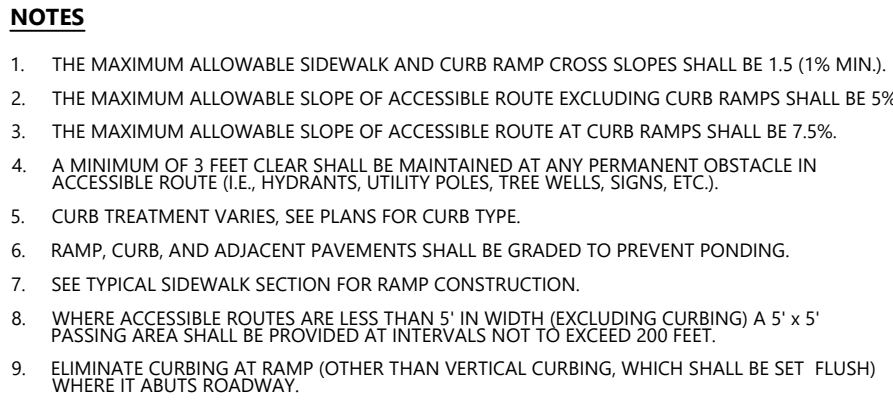
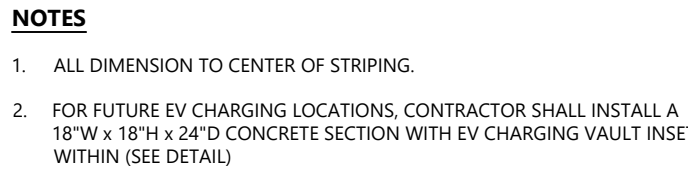
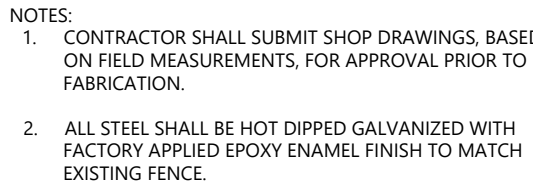
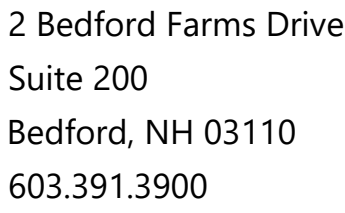
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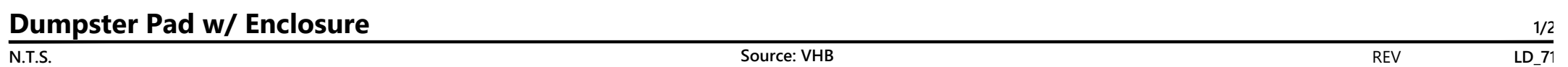
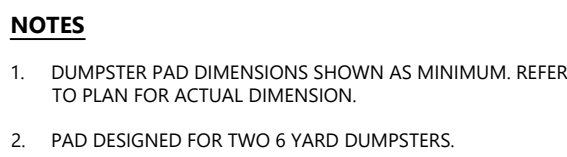
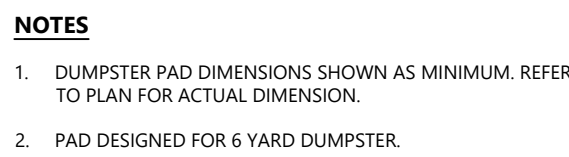
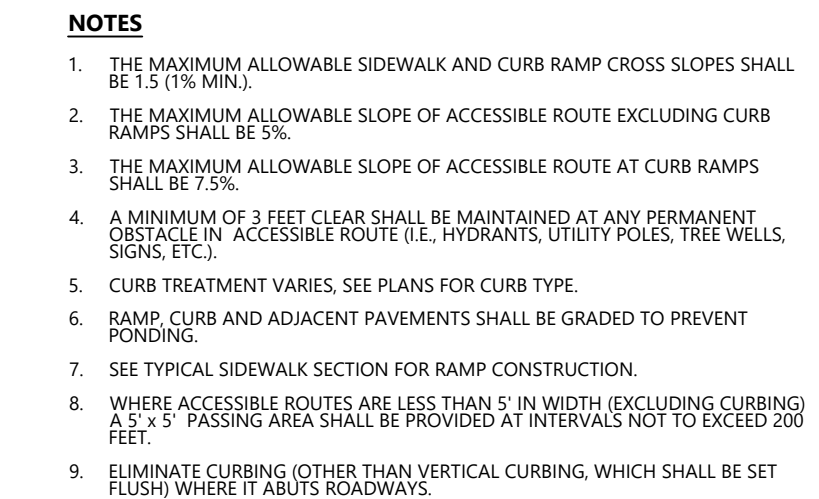
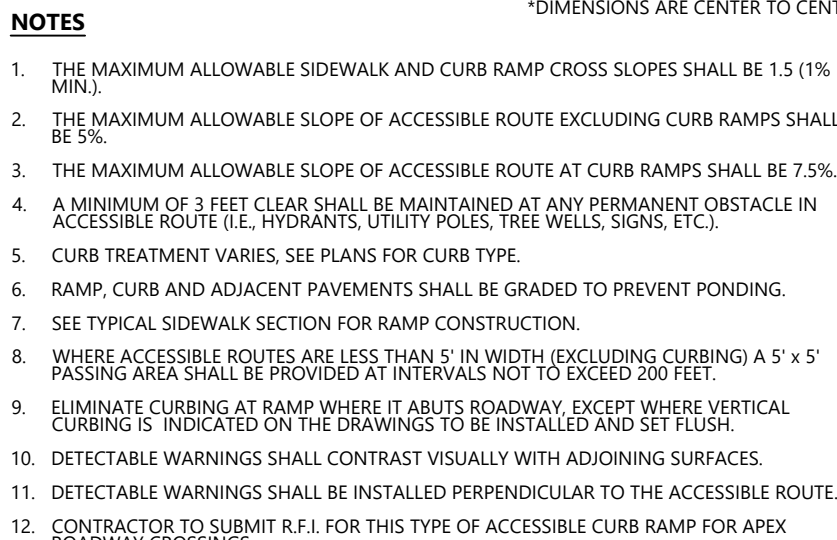
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Project Number
52933.00Project Number
52933.00

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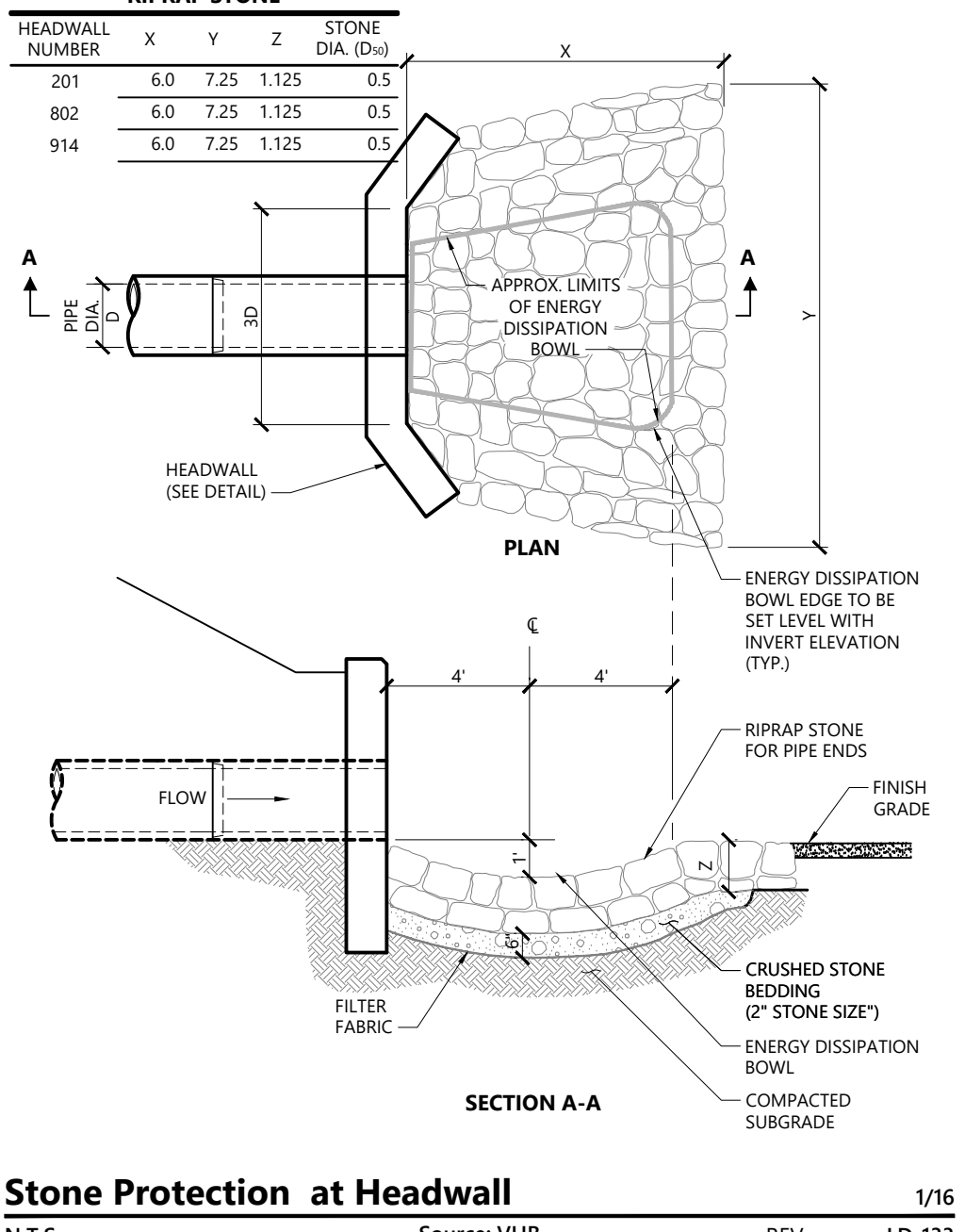
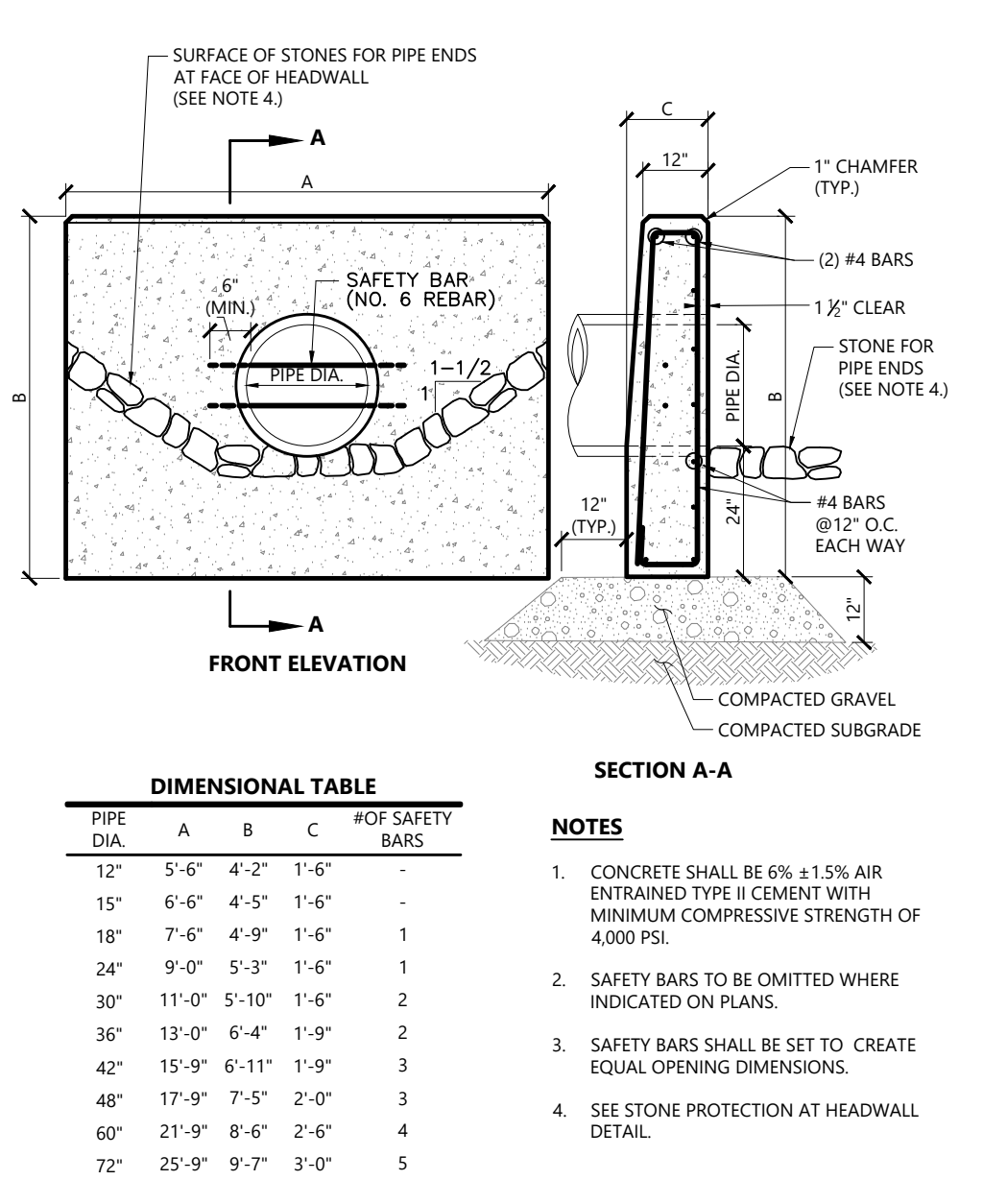
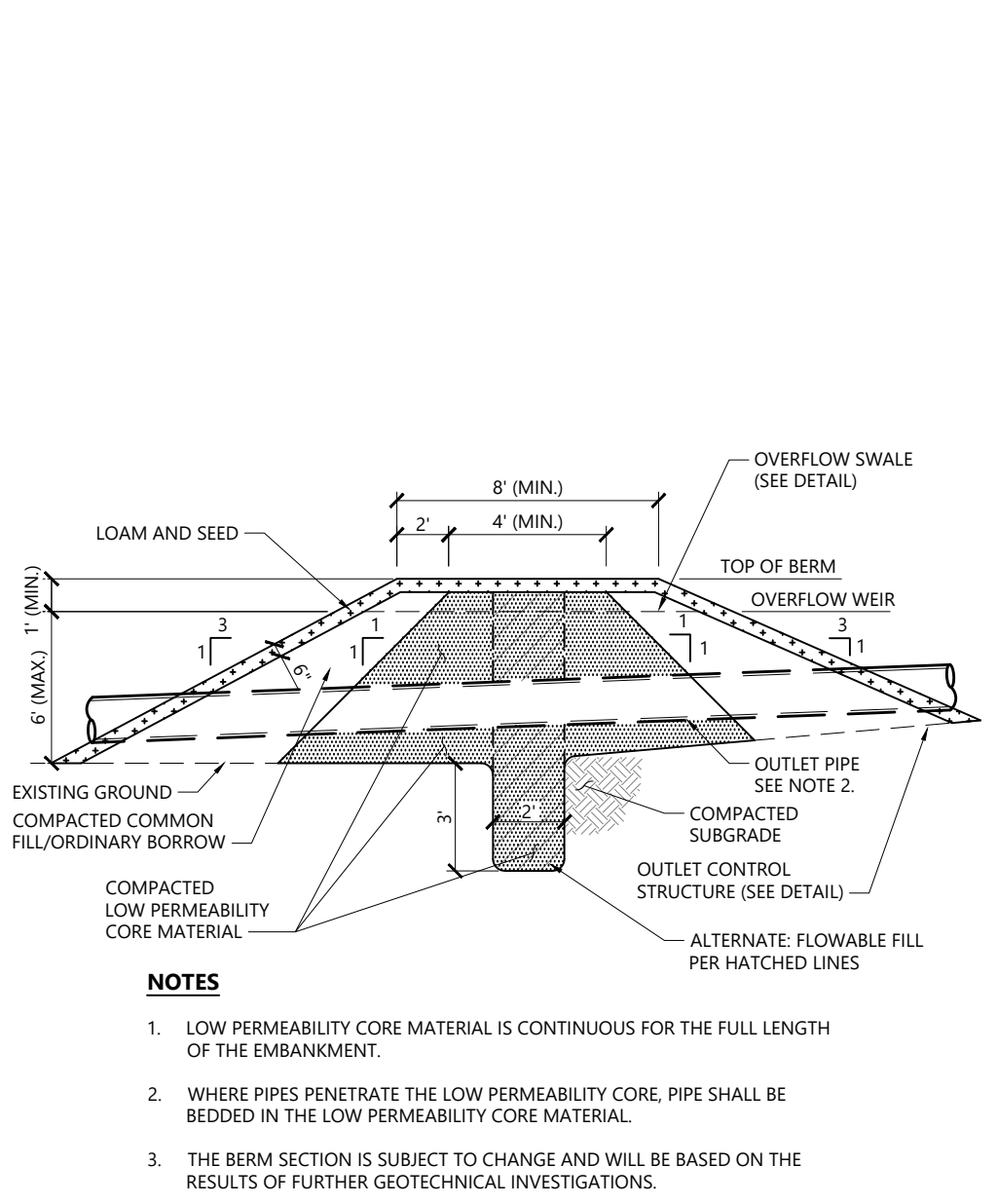
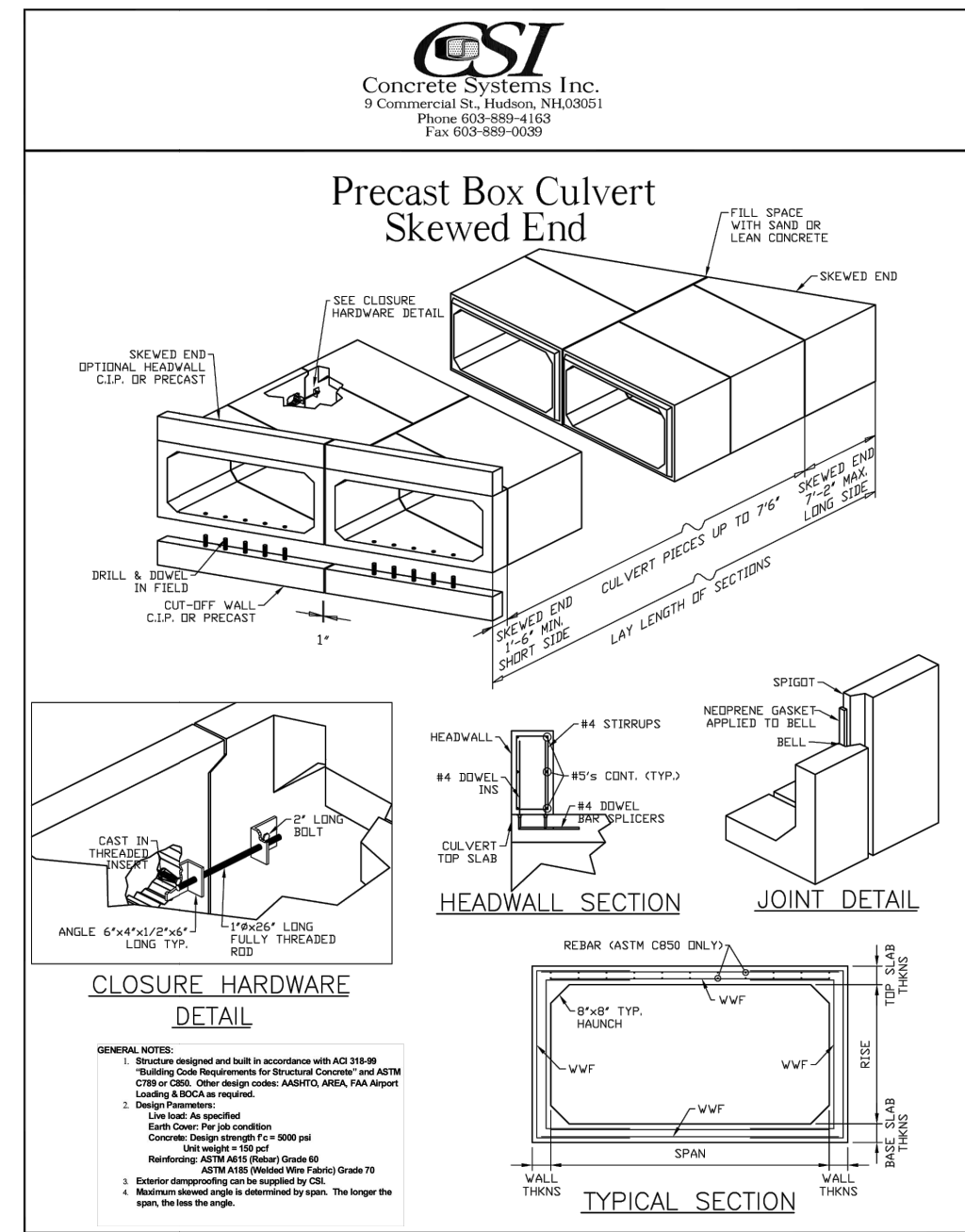
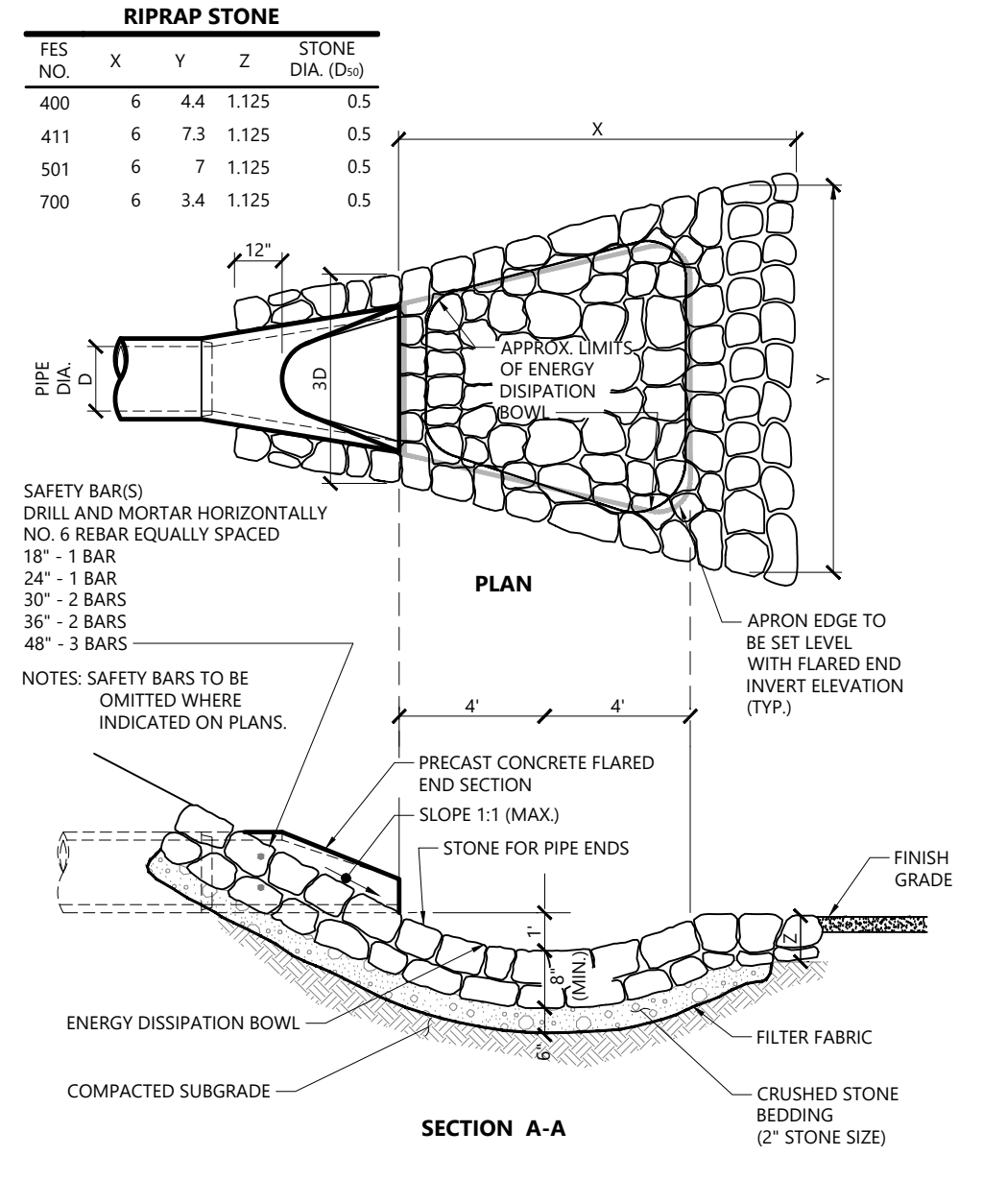
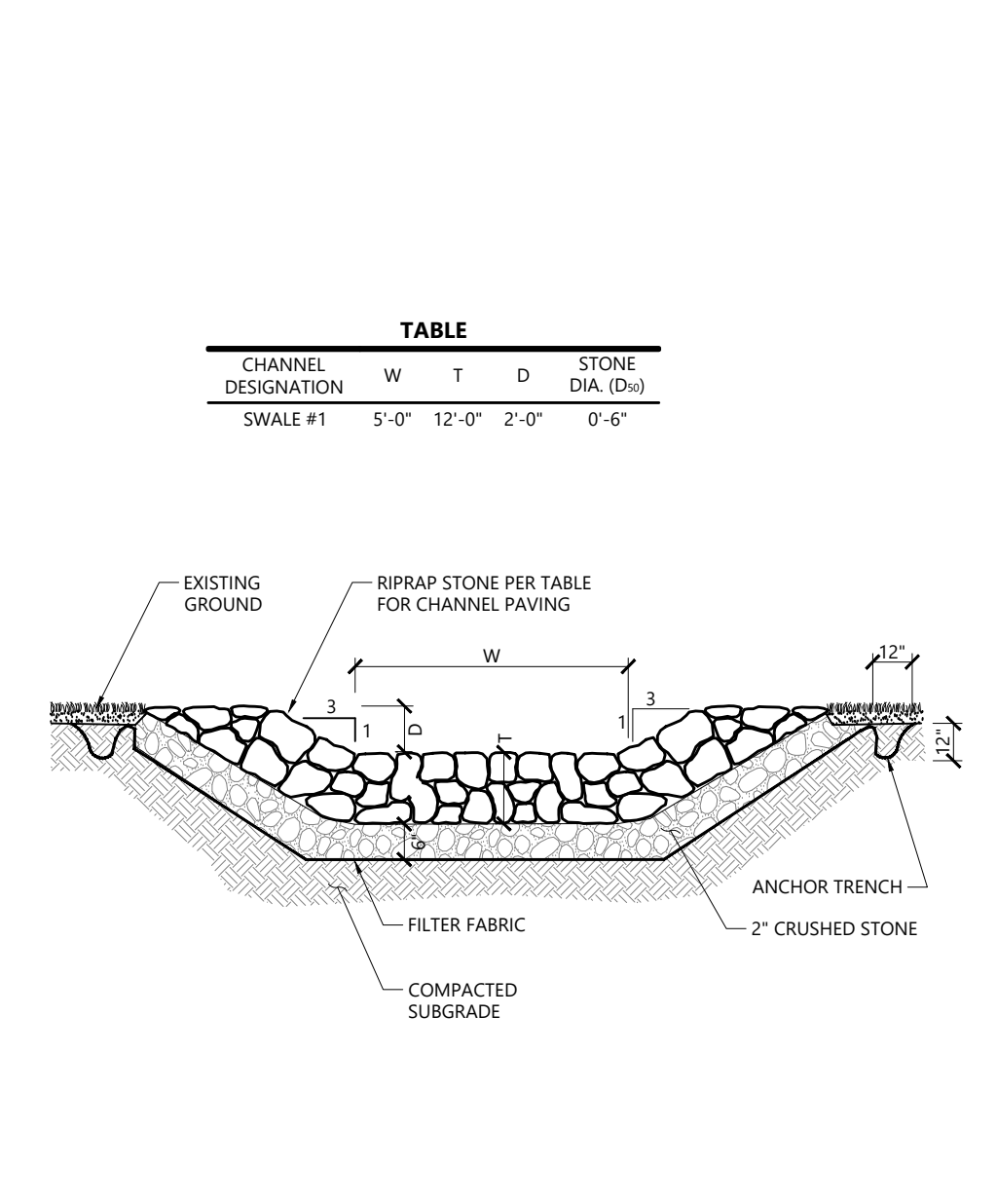
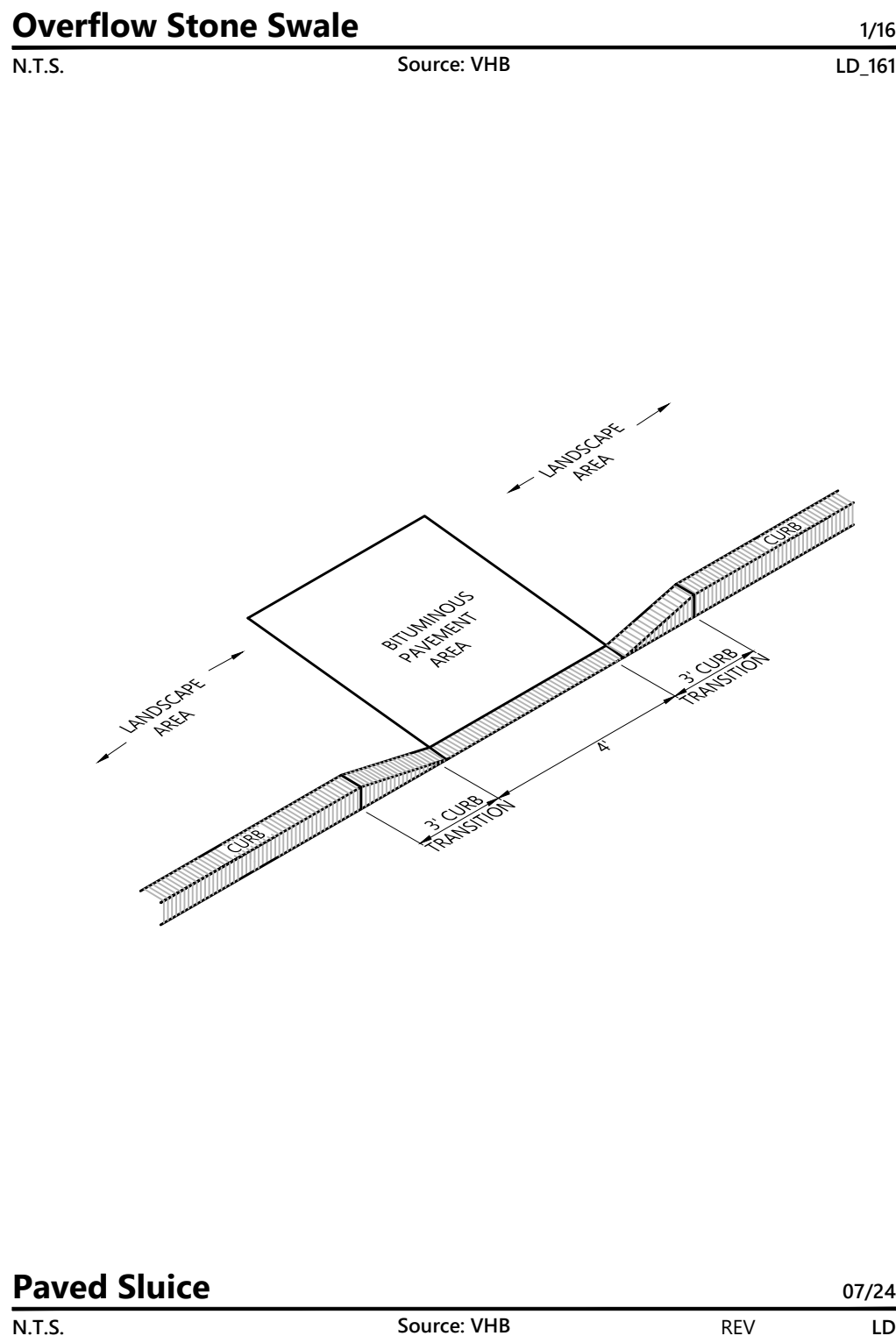
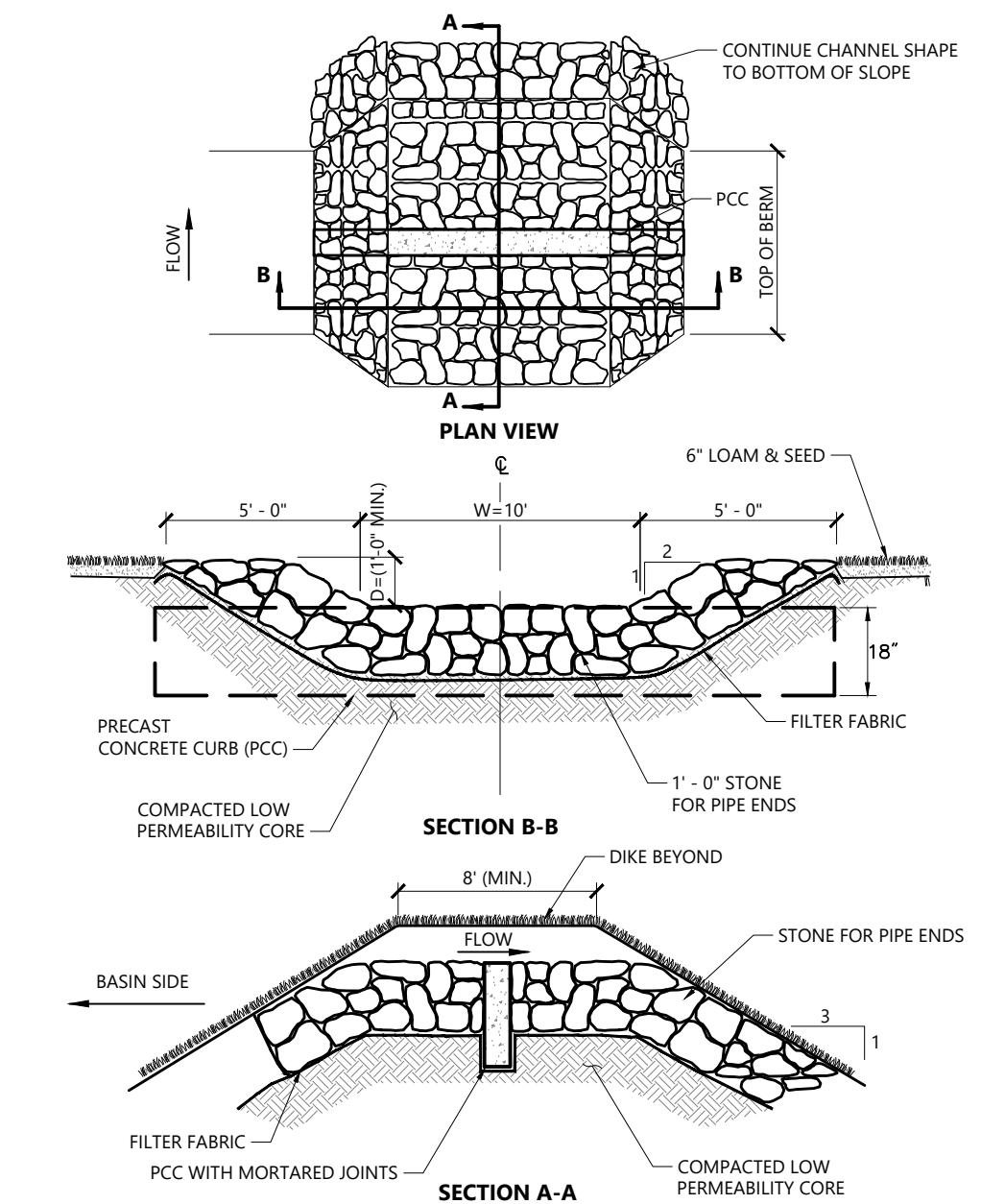
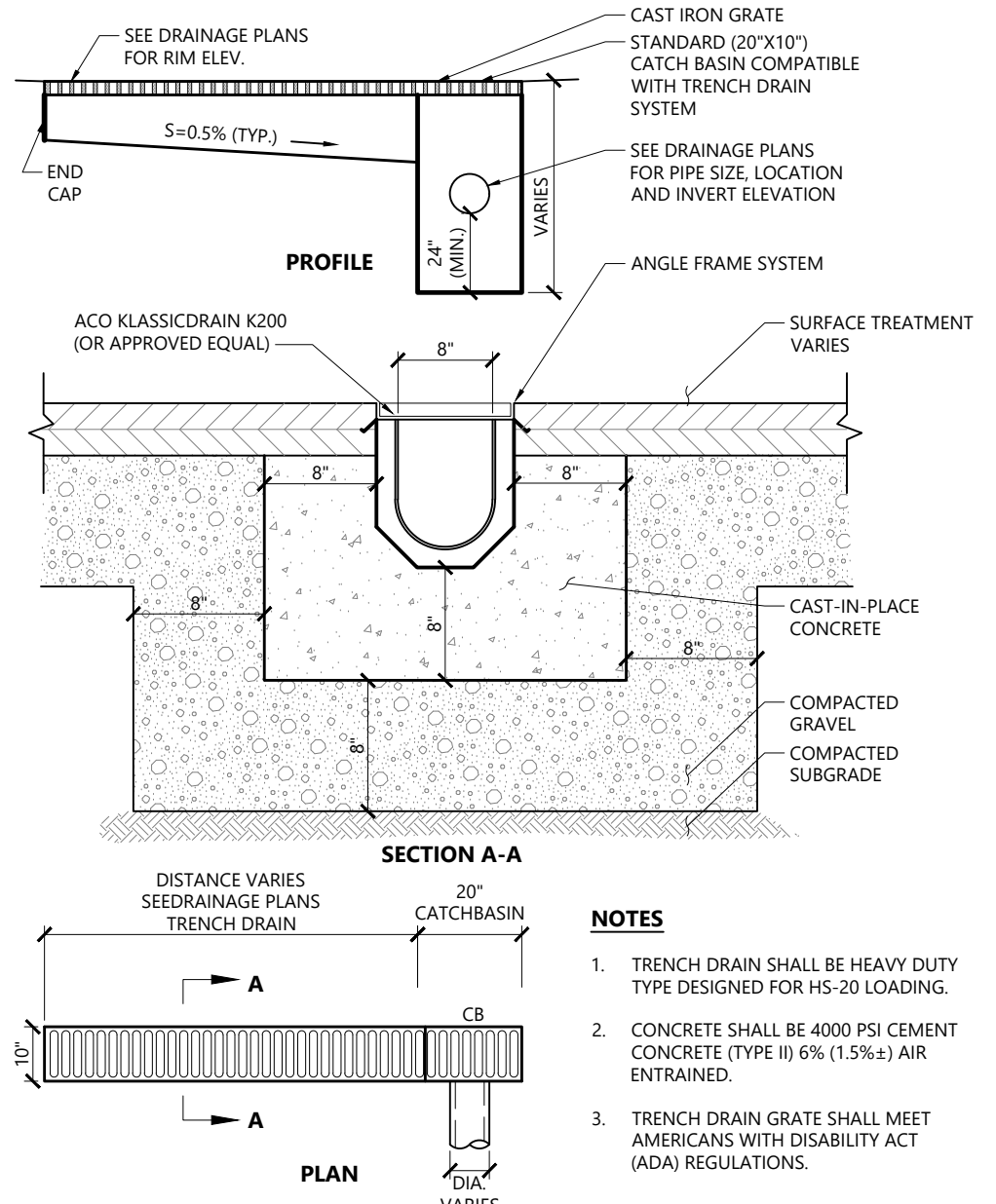
Accessible Curb Ramp (ACR) Type 'G' 12/20
 N.T.S. Source: VHB REV LD_506



Page 37 of 6

Storm Sewer Pipe Schedule

Start Str.	End Str.	Size	Material	Length	Slope	Start Inv.	End Inv.
101 (3)	902 (3)	15	HDPE	1.256	1.33%	48.19	48.18
102 (3)	101 (3)	12	HDPE	4.244	2.36%	48.42	48.32
103 (3)	102 (3)	12	HDPE	7.662	0.54%	48.53	48.49
104 (3)	101 (3)	15	HDPE	3.856	3.24%	48.34	48.22
105 (3)	104 (3)	15	HDPE	5.412	2.16%	48.47	48.35
106 (3)	105 (3)	15	HDPE	7.874	0.95%	48.55	48.48
107 (3)	106 (3)	15	HDPE	3.708	2.02%	48.75	48.68
108 (3)	107 (3)	12	HDPE	2.000	1.25%	49.07	49.04
109 (3)	107 (3)	12	HDPE	8.333	1.00%	48.96	48.88
110 (3)	109 (3)	12	HDPE	2.000	1.25%	49.12	49.10
202 (3)	201 (3)	15	HDPE	2.686	3.10%	48.18	48.09
207 (3)	206 (3)	30	HDPE	3.353	0.99%	48.40	48.36
208 (3)	207 (3)	15	HDPE	2.028	2.05%	49.02	48.98
209 (3)	208 (3)	12	HDPE	4.243	0.95%	49.22	49.18
210 (3)	208 (3)	15	HDPE	2.364	0.70%	49.04	49.03
211 (3)	210 (3)	12	HDPE	4.888	0.85%	49.21	49.17
212 (3)	207 (3)	12	HDPE	6.755	0.86%	49.15	49.09
213 (3)	207 (3)	30	HDPE	13.594	0.86%	48.52	48.40
214 (3)	213 (3)	12	HDPE	2.756	2.42%	49.37	49.30
215 (3)	213 (3)	24	HDPE	7.787	1.18%	48.85	48.76
216 (3)	215 (3)	24	HDPE	8.479	0.98%	48.94	48.86
217 (3)	216 (3)	24	HDPE	8.735	1.05%	49.03	48.94
218 (3)	217 (3)	15	HDPE	2.000	1.04%	49.41	49.39
309 (3)	310 (3)	12	HDPE	8.542	2.73%	50.12	49.88
310 (3)	317 (3)	12	HDPE	3.540	1.29%	49.88	49.83
312 (3)	313 (3)	12	HDPE	12.062	2.56%	49.87	49.56
313 (3)	217 (3)	24	HDPE	4.786	1.04%	49.09	49.04
314 (3)	313 (3)	24	HDPE	3.884	0.97%	49.14	49.10
315 (3)	314 (3)	12	HDPE	2.000	1.04%	49.62	49.60
316 (3)	314 (3)	15	HDPE	12.500	1.00%	49.61	49.49
317 (3)	316 (3)	12	HDPE	8.333	1.00%	49.82	49.74
401 (3)	400 (3)	24	HDPE	4.741	1.76%	48.77	48.68
402 (3)	401 (3)	12	HDPE	7.998	1.25%	49.33	49.23
403 (3)	401 (3)	24	HDPE	4.500	1.11%	49.04	48.99
404 (3)	403 (3)	18	HDPE	11.486	1.16%	49.41	49.28
405 (3)	404 (3)	18	HDPE	5.073	1.15%	49.48	49.42
406 (3)	405 (3)	18	HDPE	3.856	1.08%	49.53	49.49
407 (3)	406 (3)	12	HDPE	7.840	1.06%	49.85	49.77
500 (3)	501 (3)	12	HDPE	4.754	3.51%	48.62	48.46
601 (3)	602 (3)	15	HDPE	6.129	0.41%	49.34	49.32
701 (3)	700 (3)	12	HDPE	4.078	10.00%	49.10	48.69
908 (3)	915 (3)	15	HDPE	1.637	0.68%	48.49	48.48
909 (2)	908 (3)	12	HDPE	6.058	1.27%	48.69	48.62
913 (3)	914 (3)	15	HDPE	3.004	4.16%	48.14	48.01
BP2 (3)	215 (3)	12	HDPE	4.281	0.97%	49.37	49.32
BP3 (3)	315 (3)	12	HDPE	2.124	8.83%	49.83	49.65
OCS 203 (3)	202 (3)	15	HDPE	3.389	3.44%	48.30	48.19
OCS 410 (3)	411 (3)	15	HDPE	2.885	7.93%	48.57	48.34
RD1 (3)	901 (3)	12	HDPE	3.172	1.05%	48.66	48.62
RD2 (3)	204 (3)	12	HDPE	2.099	3.57%	49.12	49.05
RD3 (3)	215 (3)	12	HDPE	3.108	1.07%	49.36	49.32
RD4 (3)	313 (3)	12	HDPE	2.945	5.09%	49.71	49.56
RD5 (3)	405 (3)	12	HDPE	6.801	1.10%	49.79	49.72
RD6 (3)	108 (3)	12	HDPE	2.750	1.52%	49.12	49.08
RD7 (3)	210 (3)	12	HDPE	4.329	1.15%	49.21	49.16
RD8 (3)	214 (3)	12	HDPE	8.913	2.34%	49.67	49.46
RD9 (3)	312 (3)	12	HDPE	2.927	8.54%	50.12	49.88
RD10 (3)	406 (3)	12	HDPE	5.826	2.57%	49.92	49.77
TD (3)	309 (3)	12	HDPE	2.058	1.01%	50.15	50.12
TD (3)	209 (3)	12	HDPE	4.074	1.57%	49.29	49.23
TD (3)	500 (3)	12	HDPE	2.646	1.26%	49.00	48.97
TD (3)	209 (3)	12	HDPE	2.809	2.28%	49.29	49.23
TD (3)	312 (3)	12	HDPE	3.302	1.01%	49.91	49.88



vhb

2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

The Brickyard Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revision	Date	Appr'd
1	Response to Comments Update	08/06/24	DF

Designed by **TMD** Checked by **MJV**

Issued for **Permitting** Date **May 10, 2024**

Not Approved for Construction

Drawing Title

Detail Sheet 3

Drawing Number

C7.3

Sheet 27 of 50

Project Number
52933.00



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Erosion Control

1. 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 AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR TO MANAGE PROJECT IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGS 3800 RELATIVE TO INVASIVE SPECIES.
3. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT (0.5" OF RAINFALL OR GREATER) AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
4. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
5. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
6. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
7. AREAS REMAINING UNSTABILIZED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE TEMPORARILY SEED, 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 FROM SEPTEMBER 15 SHALL BE HAY MULCH.
9. DUST SHALL BE CONTROLLED THROUGH THE USE OF WATER.
10. SOILS TO BE STOCKPILED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE TEMPORARILY SEED, AND MULCHED. CONTRACTOR SHALL INSTALL SILT FENCING ALONG DOWNHILL SIDE OF STOCKPILES.
11. CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENTATION BASINS TO CONTROL SEDIMENTATION AND STORMWATER RUNOFF DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL SUBMIT PROPOSED BASIN LOCATIONS, DESIGN, ETC. TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. TEMPORARY SEDIMENTATION BASINS SHALL MEET NHDES REQUIREMENTS.
12. CONTRACTOR SHALL PROVIDE NECESSARY EROSION CONTROL MEASURES TO INSURE THAT SURFACE WATER RUN-OFF FROM UNSTABILIZED AREAS DOES NOT CARRY SILT, SEDIMENT, AND OTHER DEBRIS OUTSIDE OF THE LIMITS OF WORK.
13. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3-IN OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED;
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
14. AT NO TIME SHALL THE TOTAL UNSTABILIZED DISTURBED AREA ON-SITE BE GREATER THAN (5) FIVE ACRES.
15. ALL DITCHES, SWALES, AND DRAINAGE BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
16. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
17. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEED, WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
18. ALL PERMANENT AND TEMPORARY SEEDING SHALL BE AS FOLLOWS (UNLESS OTHERWISE NOTED):

PERMANENT SEEDING	PROPORTION	GERMINATION MINIMUM	PURITY MINIMUM
LAWNS:			
CREeping RED FESCUE	50%	85%	95%
KENTUCKY BLUEGRASS	40%	85%	90%
MANHATTAN PERENNIAL RYE	10%	90%	95%
TEMPORARY SEEDING*	% WEIGHT	GERMINATION MINIMUM	
WINTER RYE	80% MIN.	85%	
RED FESCUE (CREeping)	4% MIN.	80%	
PERENNIAL RYE GRASS	3% MIN.	90%	
RED CLOVER	3% MIN.	90%	
OTHER CROP GRASS	0.5% MAX.		
NOODLES WEED SEED	0.5% MAX.		
INERT MATTER	1.0% MAX.		

* TEMPORARY SEED FOR LAWNS SHALL ONLY BE PLANTED WHEN PERMANENT GRASSES CANNOT BE PLANTED DUE TO THE GROWING SEASON.

18. NO-MOW PLANTING MIX (FOR AREAS INDICATED ON LANDSCAPE PLAN)

THE NO-MOW PLANTING MIX SHALL BE THE "NEW ENGLAND CONSERVATION WILDLIFE MIX" AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC.

19. STORMWATER BASIN PLANTING MIX (FOR BOTTOM OF DETENTION BASIN)

THE STORMWATER BASIN PLANTING MIX SHALL BE THE "NEW ENGLAND EROSION-CONTROL / RESTORATION MIX (FOR DETENTION BASINS AND MOIST SITES) AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA. (413) 256-1752

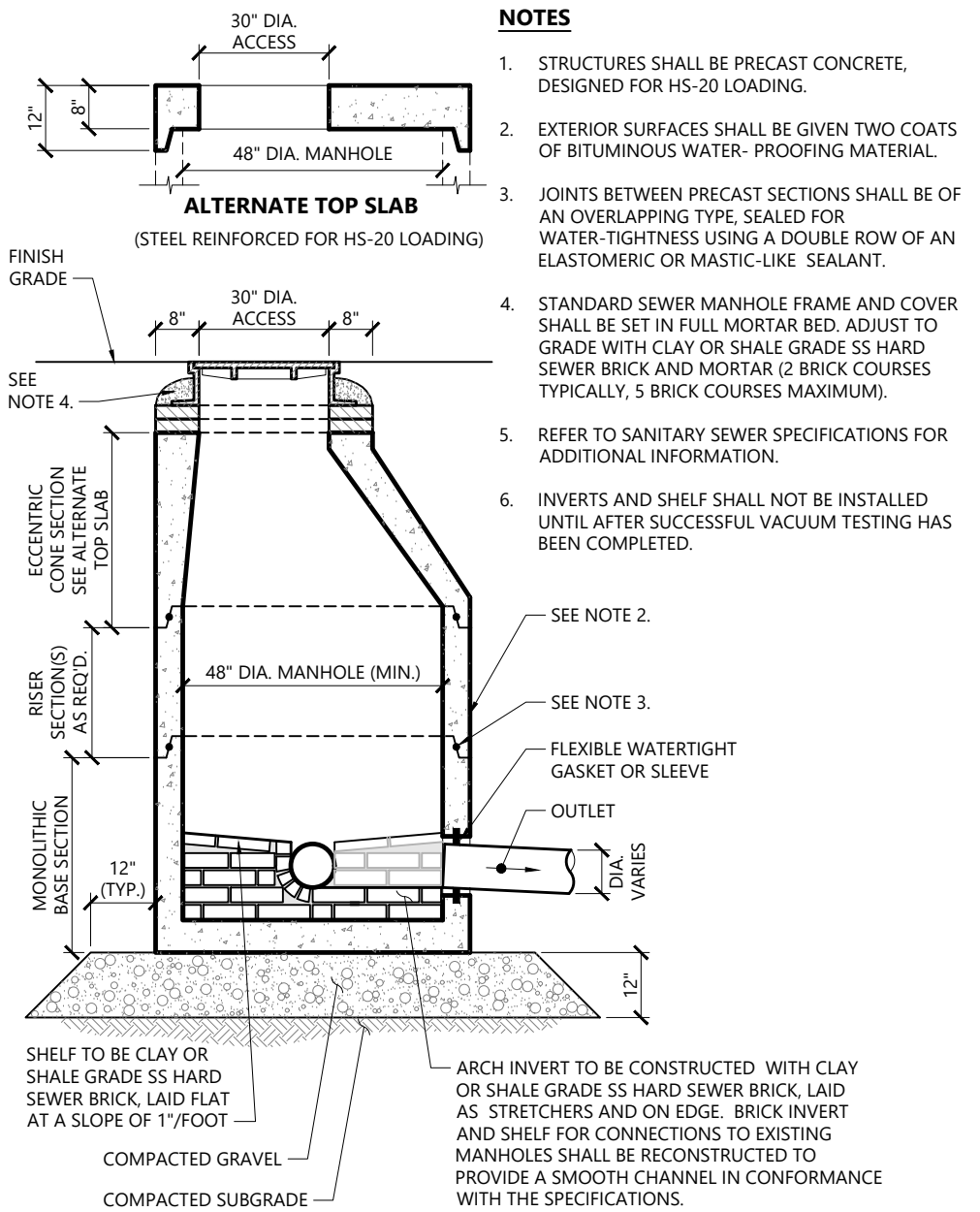
18. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3-FT HORIZONTAL AND 1-FT VERTICAL (3:1). EROSION CONTROL BLANKETS SHALL BE NORTH AMERICAN GREEN SC150BN, OR APPROVED EQUAL.

NHDES WINTER NOTES

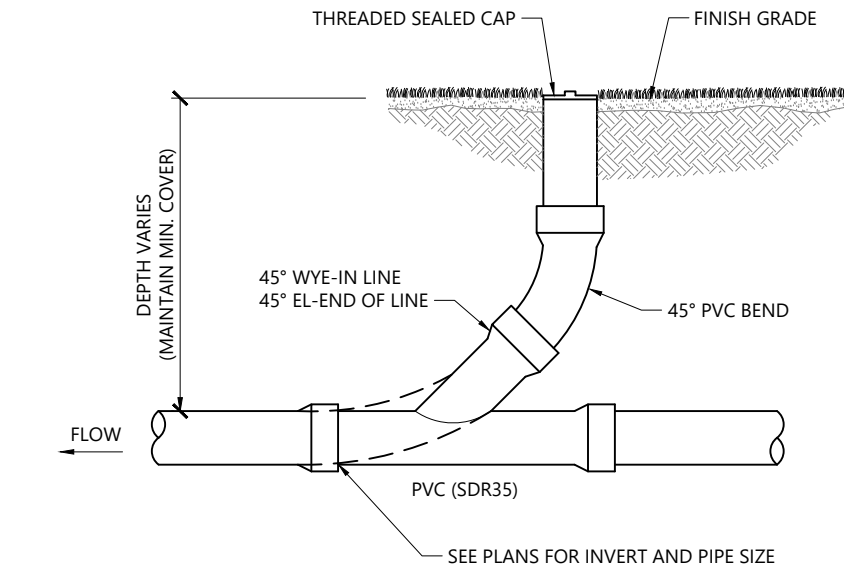
1. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

NHREG PERMIT CONDITIONS

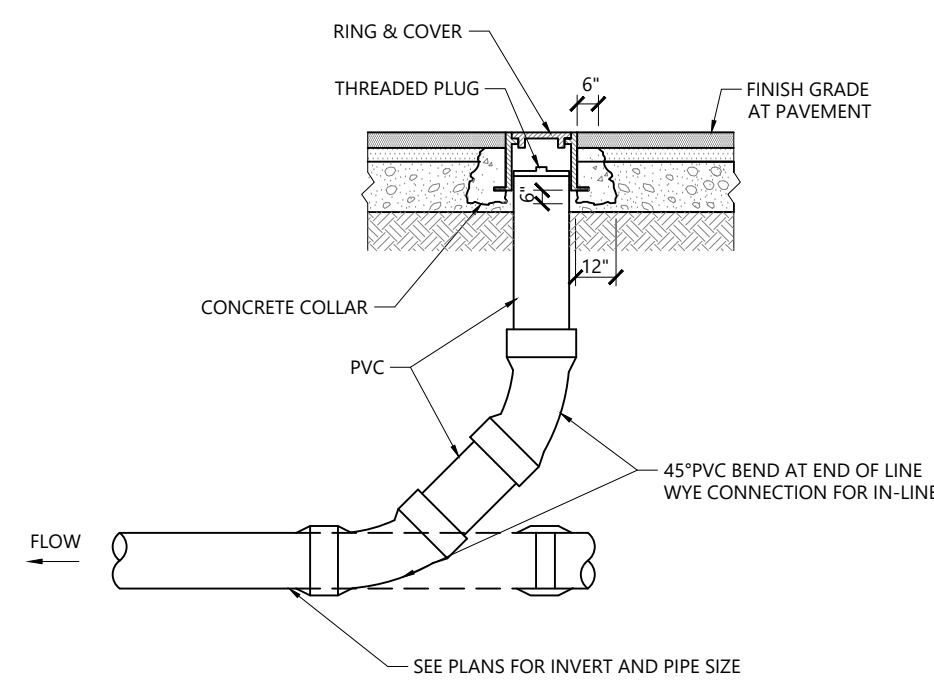
1. EROSION CONTROL MATERIALS SUCH AS WELDED PLASTIC OR "BIODEGRADABLE PLASTIC" NETTING OF THREAD (E.G. POLYPROPYLENE) SHALL NOT BE USED. THE USE OF EROSION CONTROL BERM, WHITE FILTREXX, DEGRADABLE WOVEN SILT SOCK OR WOVEN ORGANIC MATERIALS (E.G. COCO OR JUTE MATTING SUCH AS NORTH AMERICAN GREEN SC150BN) SHALL BE USED.



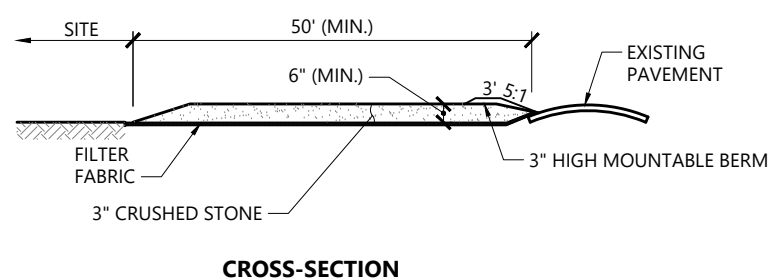
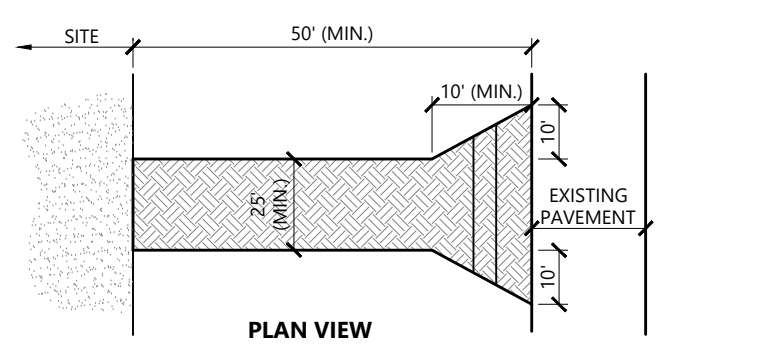
Sanitary Sewer Manhole (SMH) 1/16
N.T.S. Source: VHB REV LD_200 NH



Cleanout - Landscape Area 1/16
N.T.S. Source: VHB LD_302

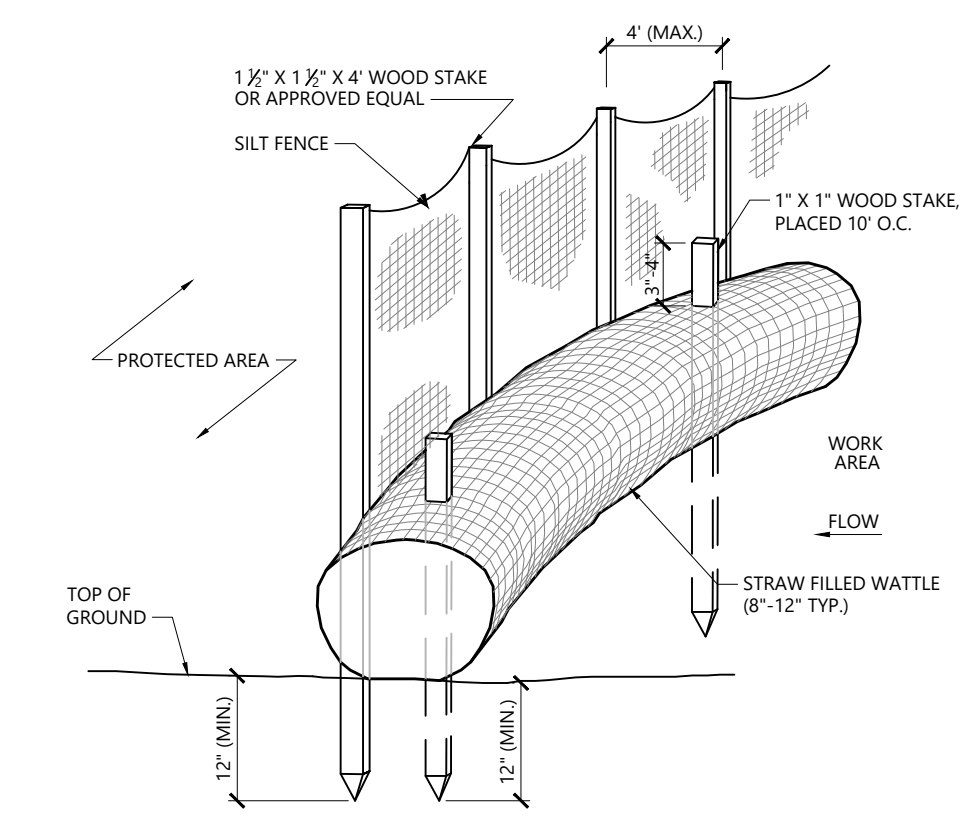


Cleanout - Paved Area 1/16
N.T.S. Source: VHB LD_303



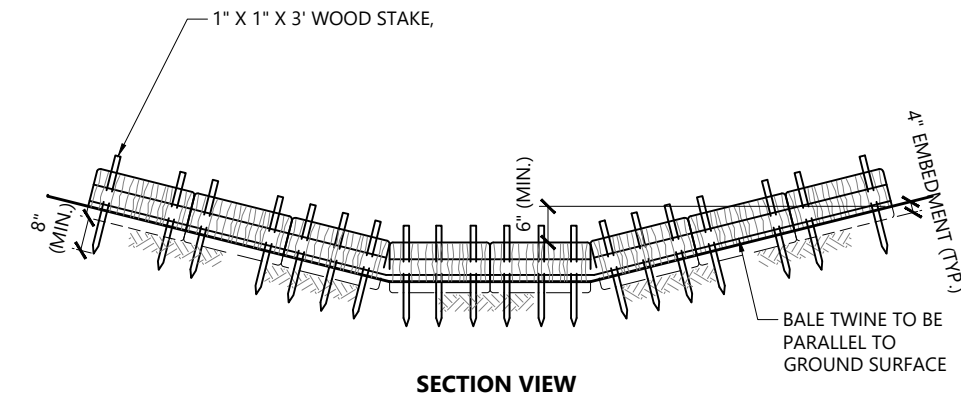
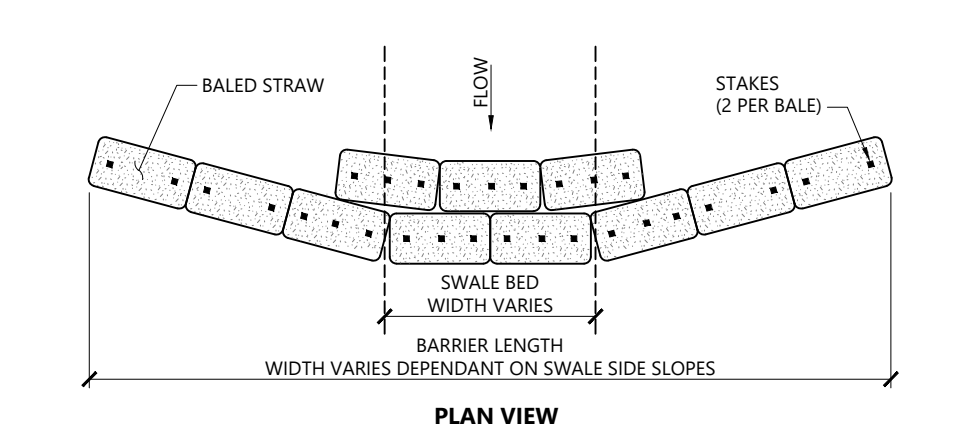
- NOTES
1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
 3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit 5/17
N.T.S. Source: VHB REV LD_682-NH



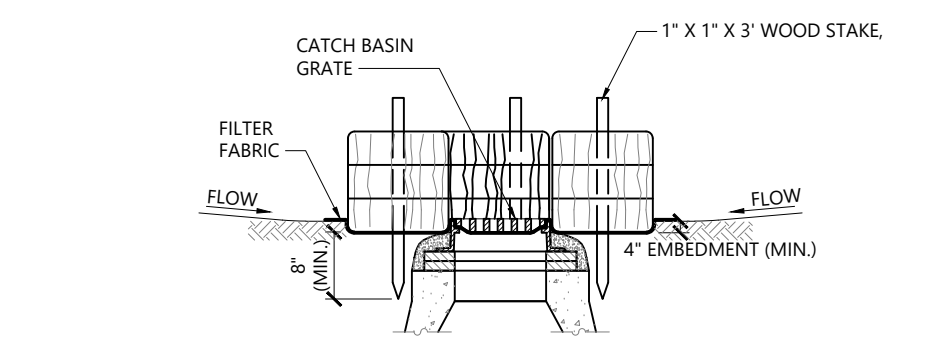
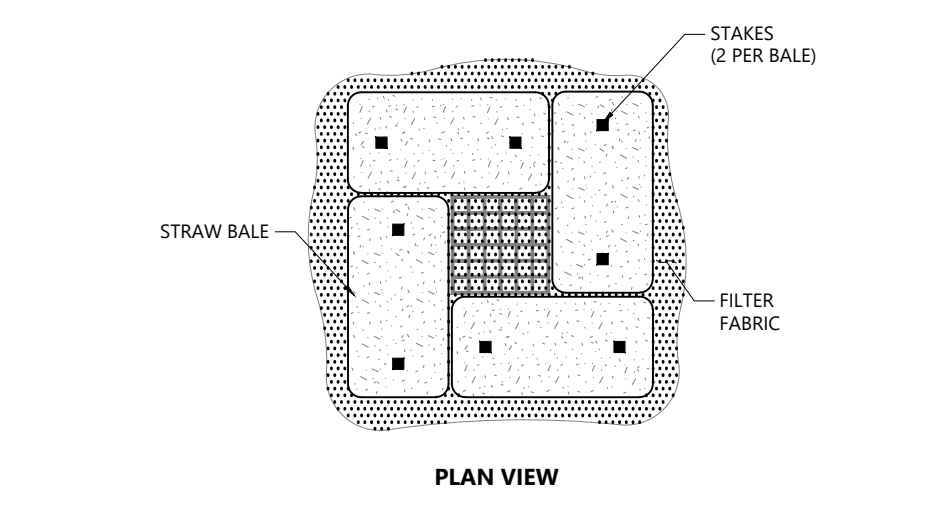
- NOTES
1. STRAW WATTLE SHALL BE AS MANUFACTURED BY EARTHSAVER OR APPROVED EQUAL.
 2. STRAW WATTLES SHALL OVERLAP A MINIMUM OF 12 INCHES.
 3. STRAW WATTLE SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
 4. TEMPORARY STRAW WATTLES TO BE REMOVED BY CONTRACTOR. ALL OTHERS TO REMAIN IN PLACE UNLESS DIRECTED OTHERWISE BY ENGINEER.
 5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Straw Wattle - Erosion Control Barrier 10/21
N.T.S. Source: VHB REV LD_659-A



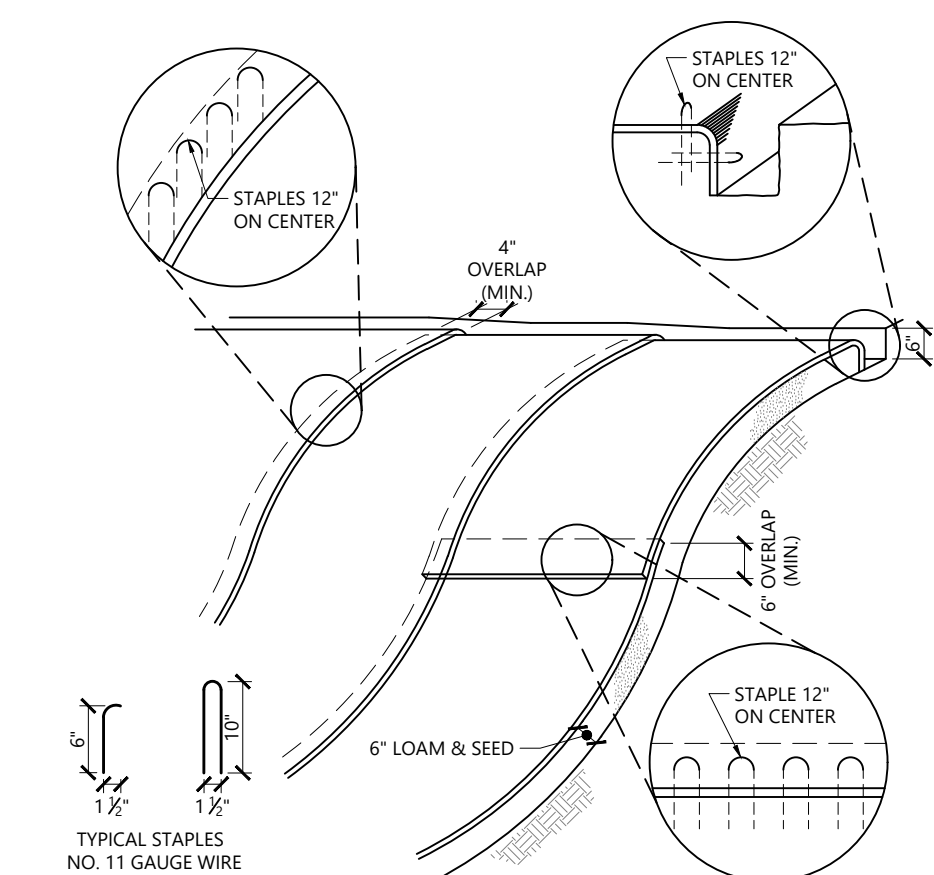
- NOTES
1. THIS CHECKDAM SHALL BE INSTALLED IN A DRAINAGE SWALE WITH BED WIDTHS OF 2 FT. OR MORE.
 2. THE DISTANCE BETWEEN BALE CHECKDAMS SHALL BE DETERMINED BY THE SLOPE OF THE SWALE. CHECKDAMS SHALL BE SET AT EVERY 2 FT. DROP IN SWALE ELEVATION.
 3. BALES SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
 4. INSTALL 3 STAKES PER BALE WITHIN SWALE BED AREA.

Straw Bale Checkdam (Wide Swale) 1/16
N.T.S. Source: VHB REV LD_670



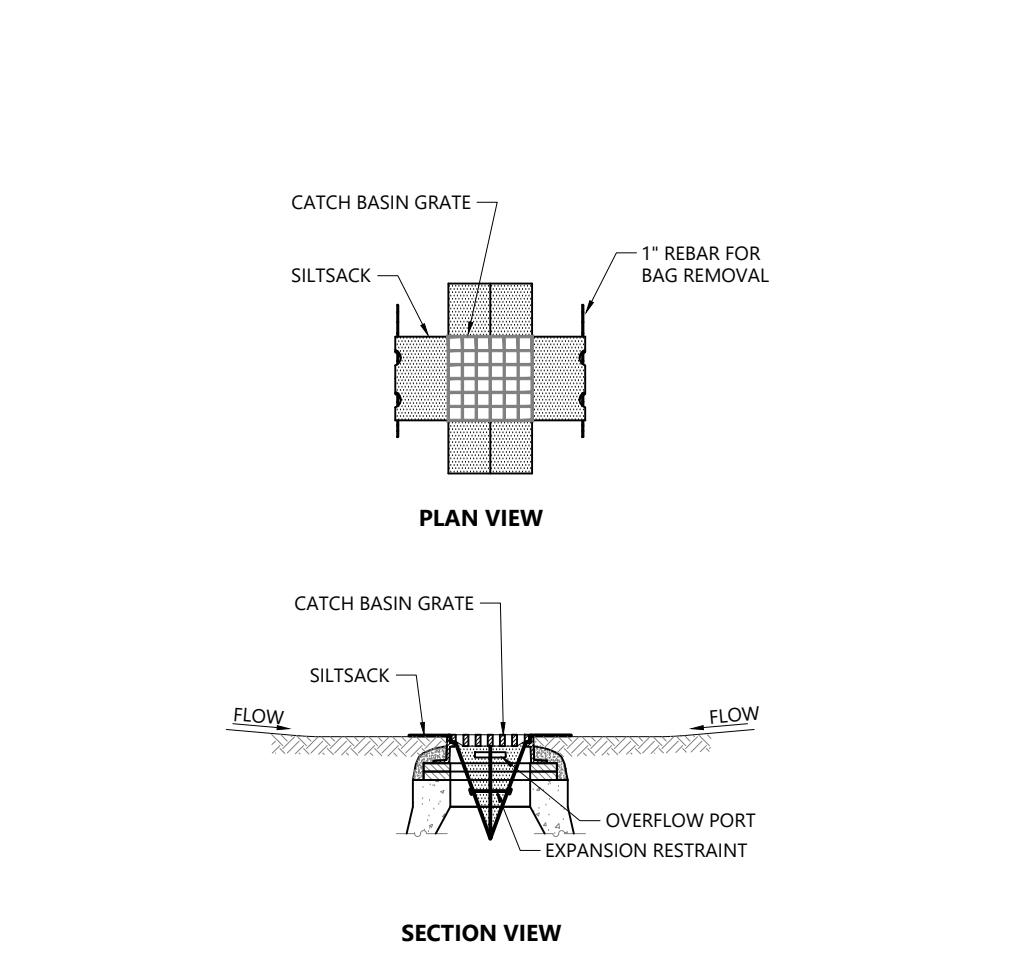
- NOTES
1. ENCLOSE STRUCTURE WITH STRAW BALES IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION. MAINTAIN UNTIL PAVING BINDER COURSE IS COMPLETE OR A PERMANENT STAND OF GRASS HAS BEEN ESTABLISHED.
 2. IF GRATE IS AGAINST EXISTING CURB THEN BALES ARE TO BE PLACED AROUND THREE SIDES OF GRATE ONLY.
 3. GRATE TO BE PLACED OVER FILTER FABRIC.
 4. BALES SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.

Catch Basin Sediment Trap 1/16
N.T.S. Source: VHB REV LD_673



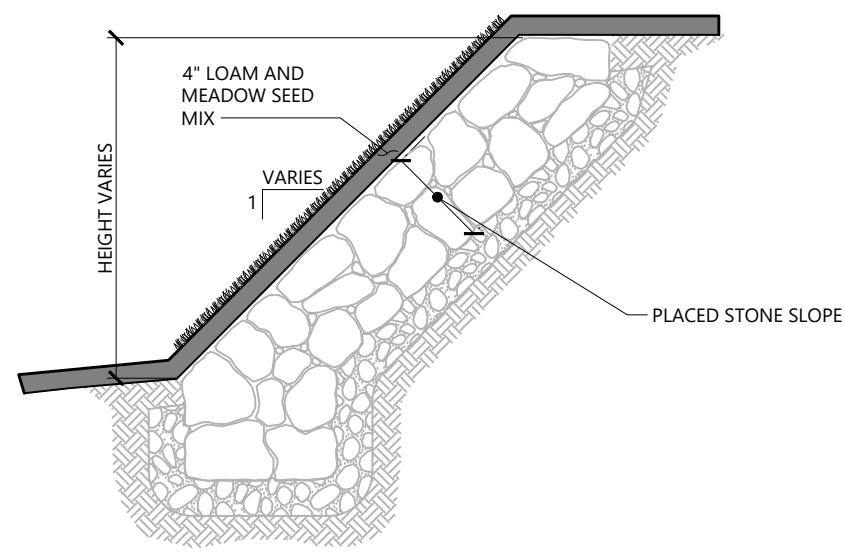
- NOTES
1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
 2. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
 3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
 4. WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (MIN) OVERLAP AND STAPLE BOTH TOGETHER.
 5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
 6. EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.

Erosion Control Blanket Slope Installation 10/20
N.T.S. Source: VHB REV LD_680



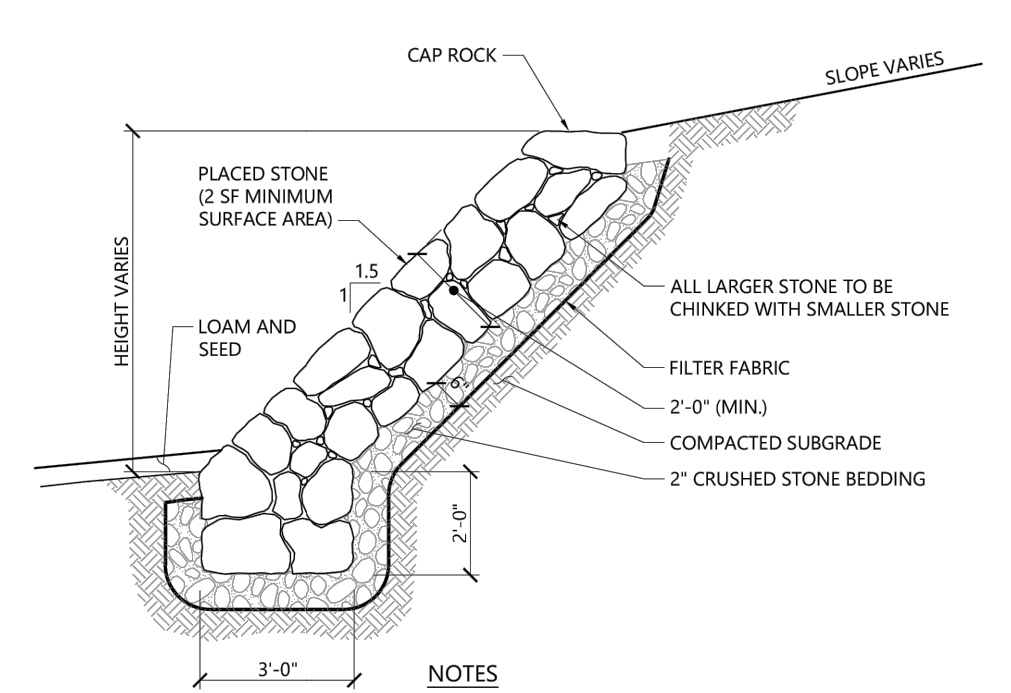
- NOTES
1. INSTALL SILTSAK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND STRAW BALES HAVE BEEN REMOVED.
 2. GRATE TO BE PLACED OVER SILTSAK.
 3. SILTSAK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

Siltsock Sediment Trap 1/21
N.T.S. Source: VHB REV LD_671



- NOTES
1. EROSION CONTROL BLANKETS SHALL BE USED DURING GROWTH.
 2. CONTRACTOR TO REPAIR SLOPE IF EVIDENCE OF EROSION IS PRESENT PRIOR TO CERTIFICATE OF OCCUPANCY.
 3. CONTRACTOR TO ENSURE 4" OF LOAM ABOVE FACE OF ROCK.

Loam and Meadow Mix Stone Slope 1/16
N.T.S. Source: VHB REV LD_760



- NOTES
1. SLOPE TO BE FOUNDED ON UNDISTURBED MATERIAL OR GRAVEL AND COMPACTED CONSISTENT WITH GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
 2. GAP IN STONE TO BE FILLED WITH SOIL AND MEADOW MIX ONCE SLOPE HAS BEEN COMPLETED.
 3. WHERE EXISTING ROCK IS PRESENT, USE AN EXPOSED ROCK CUT AT 1:1 TO ESTABLISH SLOPE.

Placed Stone Slope 1/16
N.T.S. Source: VHB LD_760

The Brickyard Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revision	Date	Appr.
1	Response to Comments Update	08/06/24	DF

Designed by	TMD	Checked by	MJV
Issued for		Date	

Permitting May 10, 2024

Not Approved for Construction

Drawing Title
Detail Sheet 5

Drawing Number

C7.5

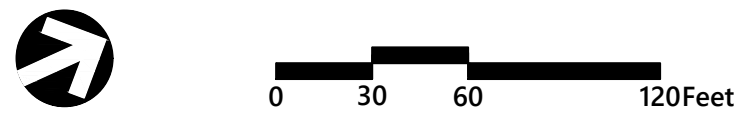
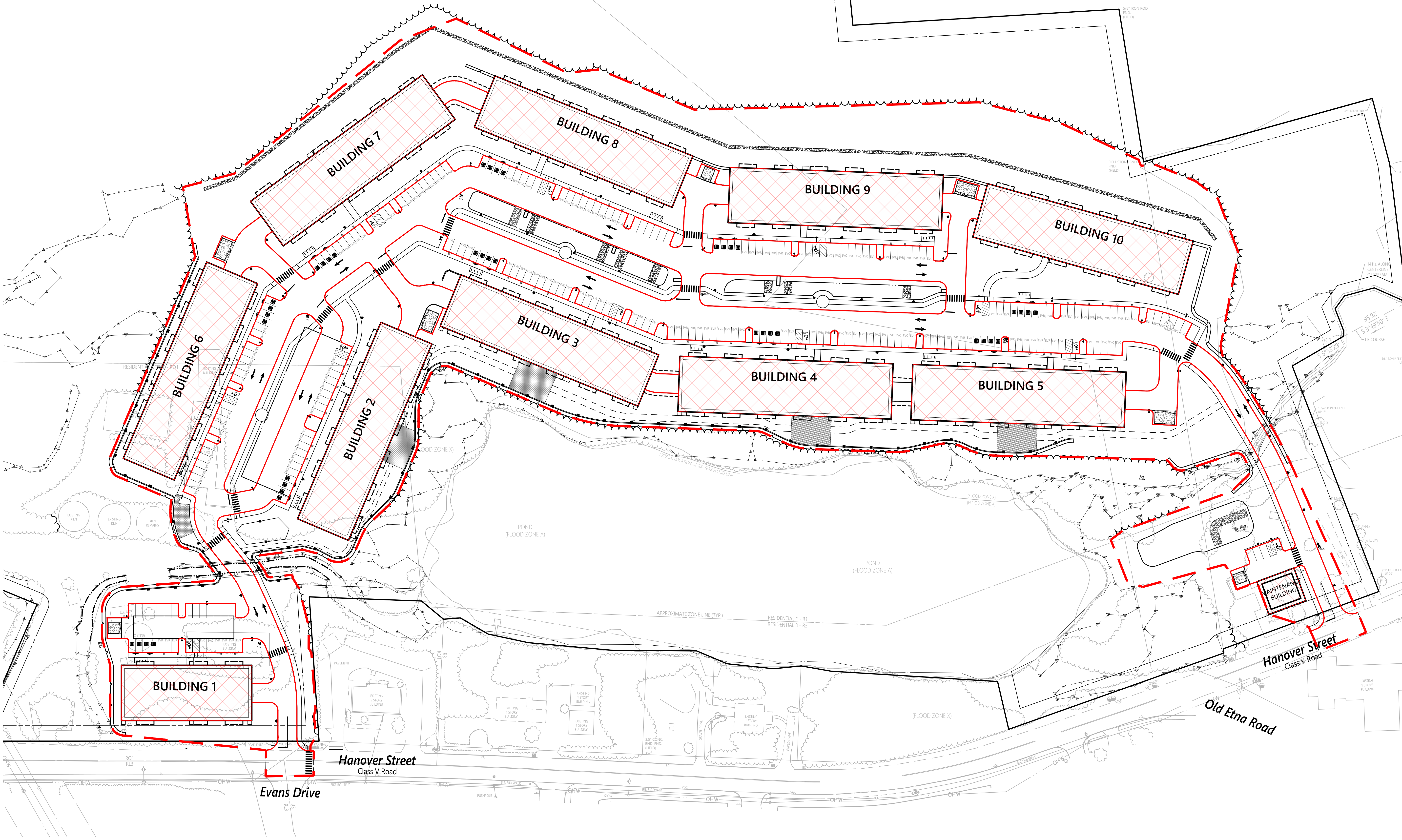
Sheet 29 of 50

Project Number 52933.00

Page 40 of 61



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



**The Brickyard
Residential Development**

174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revision	Date	Appr'd.
1	Response to Comments Update	08/06/24	DF

Designed by	Checked by
TMD	MJV

Issued for: **Permitting** Date: **May 10, 2024**

Not Approved for Construction



Drawing Number



C8.1

Sheet **30** of **50**

Project Number
52933.00

Phasing Schedule

Phase	Summary Of Improvements	Estimated Start
Phase 1	Roadway, Utilities, Parking Lots, Building Foundations	Late 2024 - Early 2025
Phase 2	Maintenance Building, Building 1	Late 2025 - Early 2026 Anticipated
Phase 3 (A through I)	Buildings A-I as Occupied	Phase A Upon Completion of Phase 2 Phase B-I based on Occupancy and Market

Note

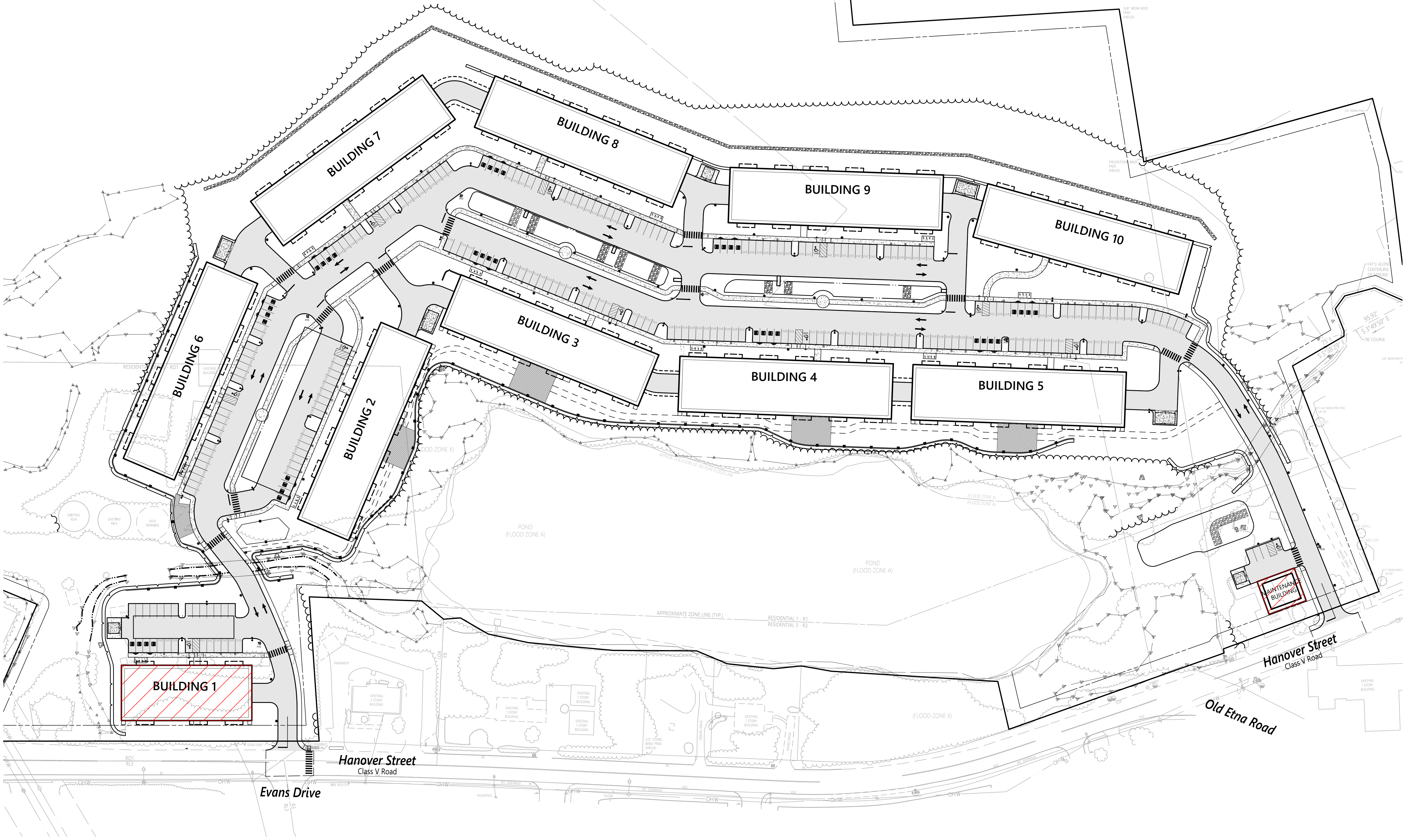
THE INTENT OF THE PHASING OF THE PROJECT IS TO INITIALLY CONSTRUCT THE NECESSARY ROADWAYS, UTILITY INFRASTRUCTURE AND BUILDING FOUNDATIONS. THE BUILDINGS WILL THEN BE CONSTRUCTED AND OCCUPIED SEQUENTIALLY. THE PRELIMINARY SCHEDULE PROVIDED REPRESENTS THE CURRENT UNDERSTANDING OF THE INTENDED PHASING, HOWEVER IT IS SUBJECT TO CHANGE BASED ON ECONOMY, WEATHER, AND OTHER UNFORESEEN CONDITIONS.

LEGEND

- FOUNDATION TO BE CONSTRUCTED IN THIS PHASE
- LIMIT OF GRADING
- ROADWAY AND PARKING LOT INSTALLATION



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Suite 200
Bedford, NH 03110
603.391.3900



Phasing Schedule

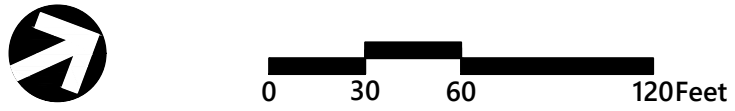
Phase	Summary Of Improvements	Estimated Start
Phase 1	Roadway, Utilities, Parking Lots, Building Foundations	Late 2024 - Early 2025
Phase 2	Maintenance Building, Building 1	Late 2025 - Early 2026 Anticipated
Phase 3 (A through I)	Buildings A-I as Occupied	Phase A Upon Completion of Phase 2 Phase B-I based on Occupancy and Market

Note

THE INTENT OF THE PHASING OF THE PROJECT IS TO INITIALLY CONSTRUCT THE NECESSARY ROADWAYS, UTILITY INFRASTRUCTURE AND BUILDING FOUNDATIONS. THE BUILDINGS WILL THEN BE CONSTRUCTED AND OCCUPIED SEQUENTIALLY. THE PRELIMINARY SCHEDULE PROVIDED REPRESENTS THE CURRENT UNDERSTANDING OF THE INTENDED PHASING, HOWEVER IT IS SUBJECT TO CHANGE BASED ON ECONOMY, WEATHER, AND OTHER UNFORESEEN CONDITIONS.

LEGEND

- FOUNDATION TO BE CONSTRUCTED IN THIS PHASE
- BUILDING TO BE CONSTRUCTED IN THIS PHASE



The Brickyard
Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revision	Date	Appr'd.
1	Response to Comments Update	08/06/24	DF

Designed by	TMD	Checked by	MJV
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Issued for: Permitting Date: May 10, 2024

Not Approved for Construction

Phasing Plans



C8.2

Sheet 31 of 50

Project Number
52933.00



Note

LEGEND

- Not Approved for Construction

Drawing Title

Phasing Plans

Drawing Number

C8.3

PROF. STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 15393
LICENSED PROFESSIONAL ENGINEER



Sheet 32 of 50

Project Number
52933.00

Phase	Summary Of Improvements	Estimated Start
Phase 1	Roadway, Utilities, Parking Lots, Building Foundations	Late 2024 - Early 2025
Phase 2	Maintenance Building, Building 1	Late 2025 - Early 2026 Anticipated
Phase 3 (A through I)	Buildings A-I as Occupied	Phase A Upon Completion of Phase 2 Phase B-I based on Occupancy and Market

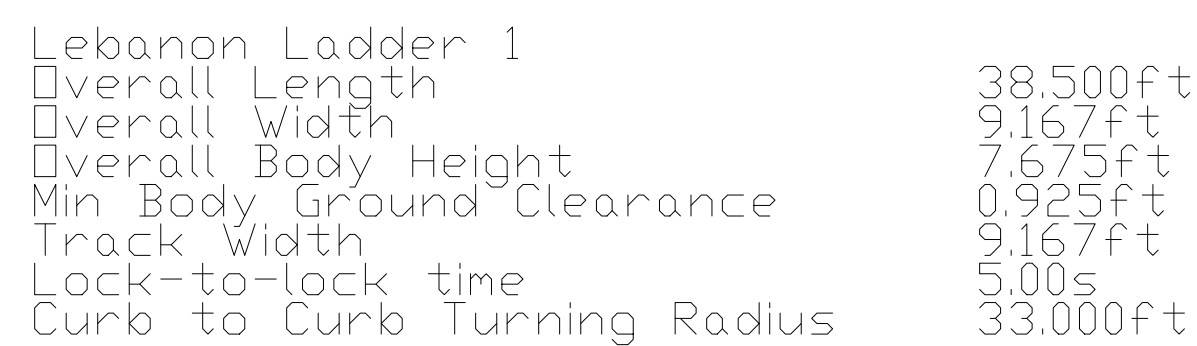


Not Approved for Construction

Drawing Title

Vehicle Tracking

City of Lebanon Firetruck



A circular professional engineer seal for the State of New Hampshire. The outer ring contains the text "STATE OF NEW HAMPSHIRE" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by dashes. The inner circle contains the name "DAVID H. FENSTERMACHER", the license number "No. 13332", and the word "LICENSED". A blue ink signature is written across the bottom of the seal.

C9.1

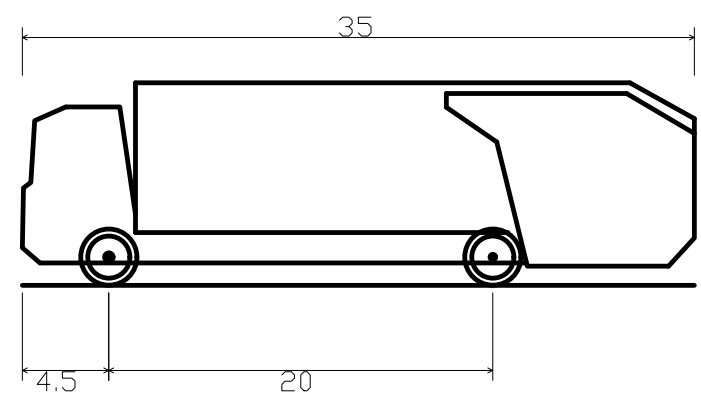
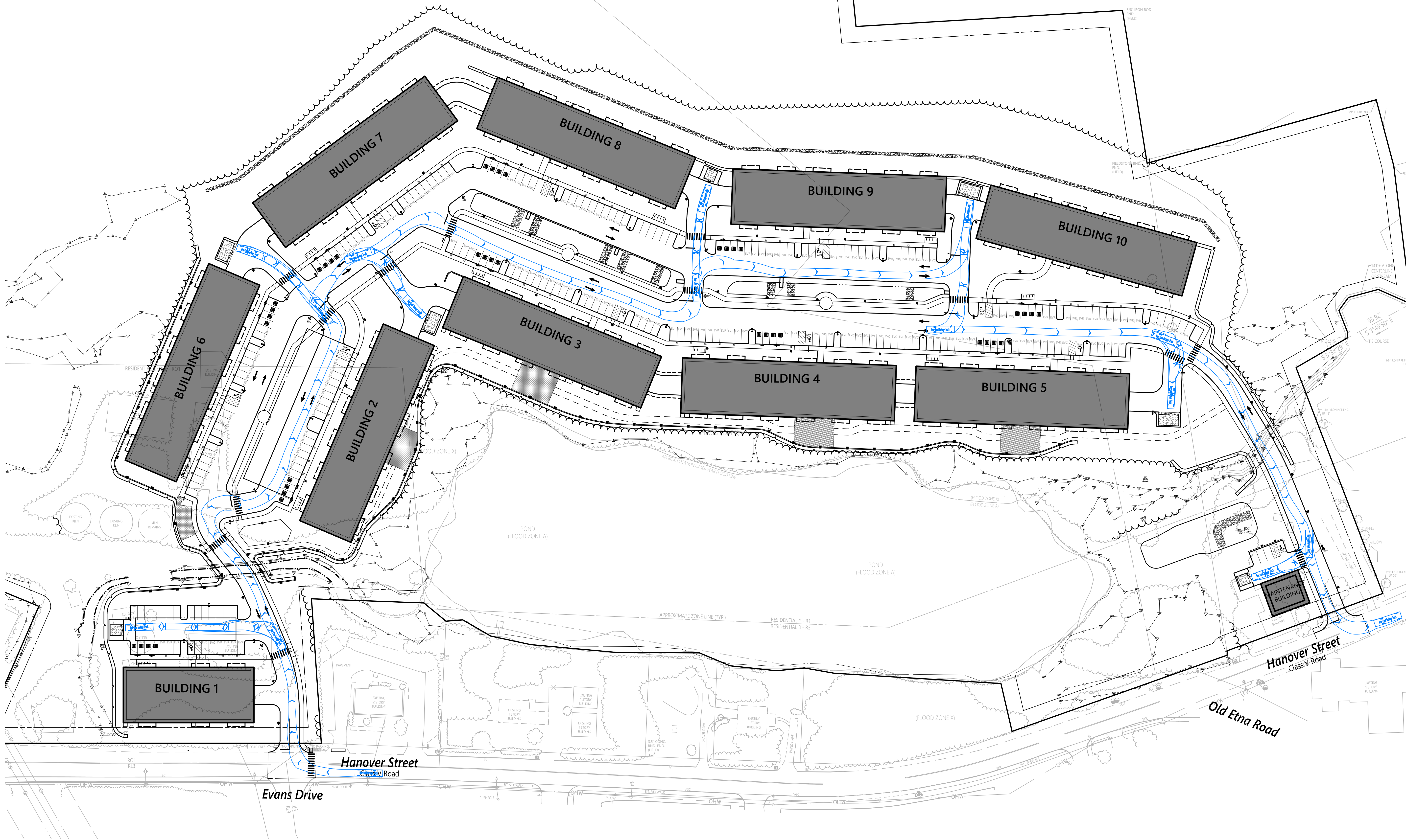
Sheet of

33 50

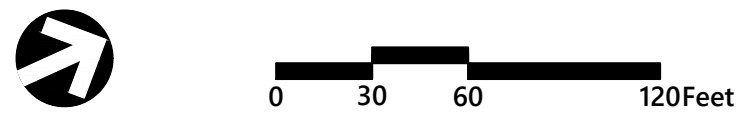
Project Number
52933.00



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



Rear-Load Garbage Truck
Overall Length 35.000ft
Overall Width 8.375ft
Overall Body Height 10.546ft
Min Body Ground Clearance 1.000ft
Track Width 8.375ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 29.300ft



The Brickyard Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revision	Date	Appr'd.
1	Response to Comments Update	08/06/24	DF

Designed by	TMD	Checked by	MJV
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Issued for
Permitting

Date
May 10, 2024

Not Approved for Construction

Vehicle Tracking
Garbage Truck



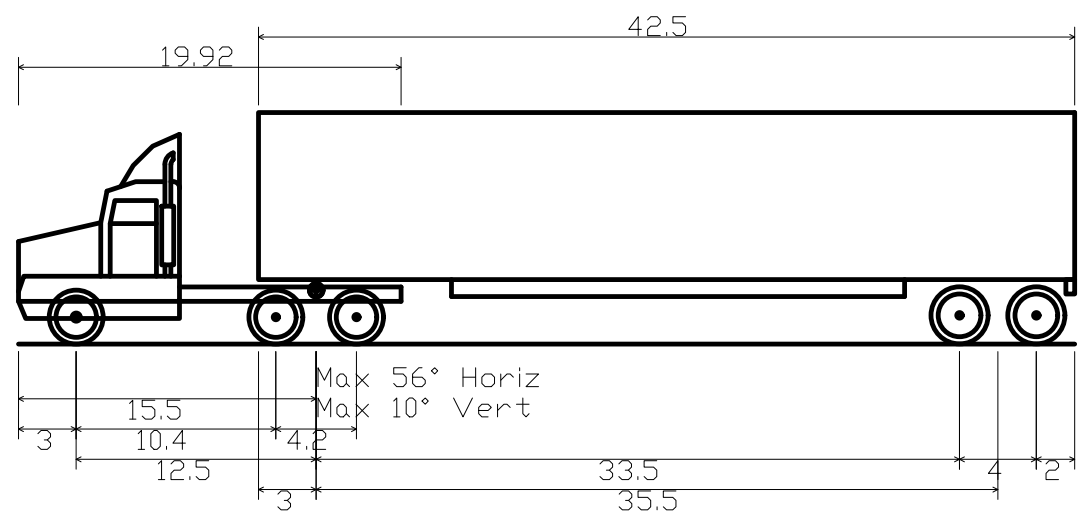
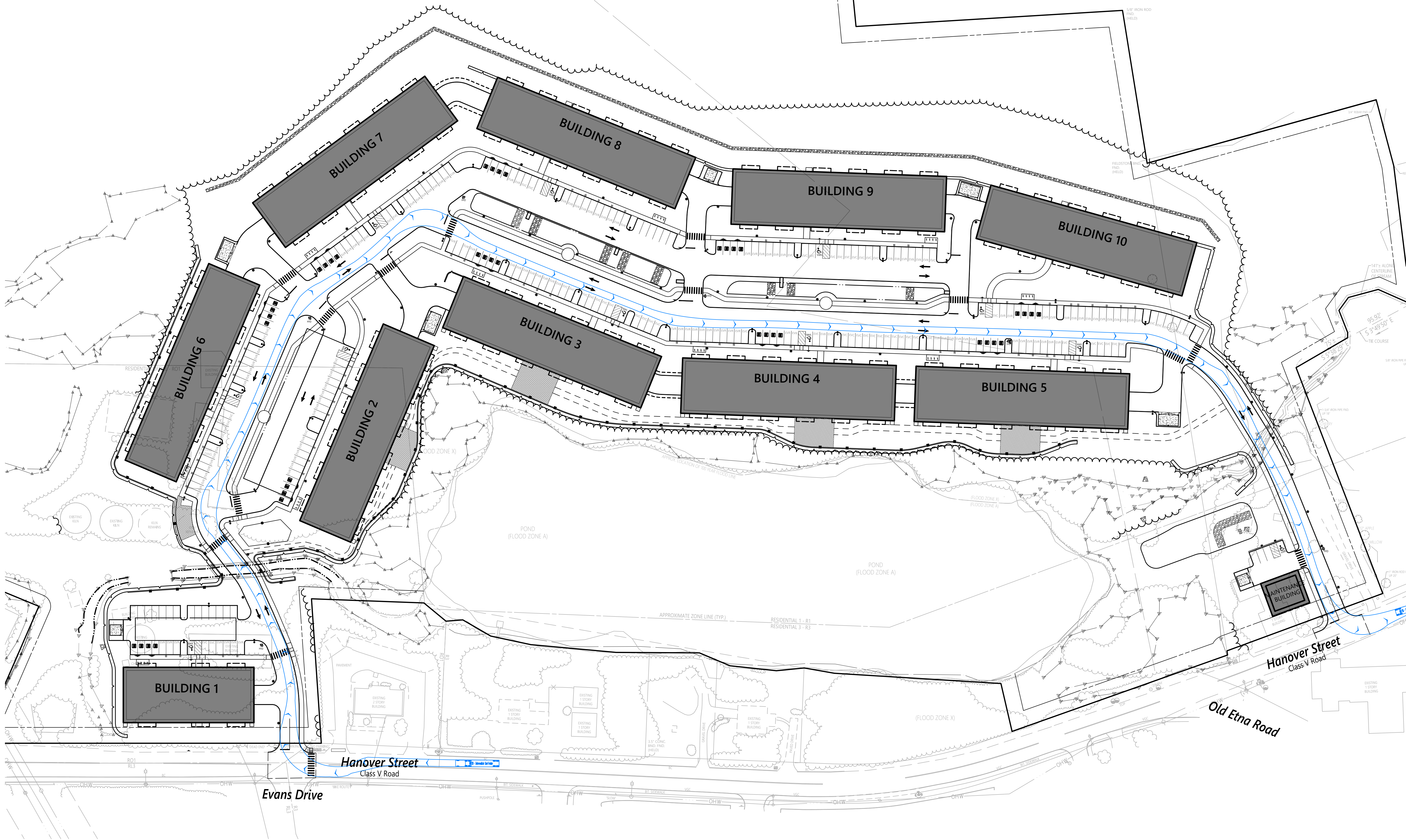
C9.2

Sheet 34 of 50

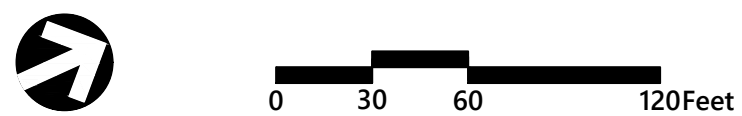
Project Number
52933.00



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



WB-50 - Intermediate Semi-Trailer
Overall Length 55.000ft
Overall Width 8.500ft
Overall Body Height 12.052ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 17.90°



The Brickyard Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revision	Date	Appr'd.
1	Response to Comments Update	08/06/24	DF

Designed by	Checked by
TMD	MJV

Issued for: Permitting Date: May 10, 2024

Not Approved for Construction

Vehicle Tracking
WB-50



C9.3

Sheet 35 of 50

Project Number
52933.00

Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED AS "LAWN" OR "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THESE PLANS ARE INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Plant Maintenance Notes

- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
- WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
- WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
- CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, TO INCLUDE GRASS AND MULCH, IN GOOD HEALTHY CONDITION SO AS TO PRESENT A NEAT AND ORDERLY APPEARANCE. THE PROPERTY OWNER SHALL REPLACE ANY UNHEALTHY OR DEAD PLANT MATERIALS IN CONFORMANCE WITH THE LANDSCAPE PLAN APPROVED BY THE BOARD AS PART OF THE SITE PLAN.
- THE PROPERTY OWNER SHALL PLANT MATERIALS APPROPRIATE TO THE SITES SOIL AND MOISTURE CONDITIONS, AS WELL AS ITS PROXIMITY TO SUBSTANTIAL OPEN SPACE AND WILDLANDS.

SHRUBS, GRASSES AND PERENNIALS SHALL BE A SELECTION OF:

CODE	BOTANICAL NAME	COMMON NAME
SHRUBS		
CAH	Clethra alnifolia 'Hummingbird'	'Hummingbird' Summersweet
CAE	Cornus alba 'Elegantissima'	Variegated Red Twig Dogwood
CR	Cornus racemosa	Gray Dogwood
CS	Cornus sericea	Red Twig Dogwood
CS1	Cornus stolonifera	Red Osier Dogwood
FG	Fothergilla gardenii	Dwarf Fothergilla
IG	Ilex glabra	Inkberry
IGS	Ilex glabra 'Shamrock'	Shamrock Inkberry
IVR	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry
JBH	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper
RC	Rhododendron x 'Cunningham's Blush'	Cunningham's Blush Rhododendron
RA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
VN	Viburnum nudum 'Winterthur'	Smooth Witherod
GRASSES		
PVS	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass
PERENNIALS		
H-SO	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily

- SEEDING**
- AREAS INDICATED AS "RAIN GARDEN" ARE TO BE SEEDED WITH NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR DETENTION PONDS AND MOIST AREAS, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 548-8000, www.NEWP.com, OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - AREAS INDICATED AS "EROSION CONTROL SEED MIX" ARE TO BE SEEDED WITH NEW ENGLAND CONSERVATION EROSION CONTROL/RESTORATION MIX FOR DRY SITES, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 548-8000, www.NEWP.com, OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
AR	23	Acer rubrum	Red Maple	2 1/2 - 3" CAL.
BN	35	Betula nigra 'Heritage'	Heritage River Birch	10 - 12" HT./Multi-Stem
NS	27	Nyssa sylvatica	Black Tupelo	2 1/2 - 3" CAL.
PO	14	Platanus occidentalis	American Sycamore	2 1/2 - 3" CAL.
TA	15	Tilia americana	American Linden	2 1/2 - 3" CAL.
TC	17	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2 1/2 - 3" CAL.
EVERGREEN TREES				
JVB	9	Juniperus virginiana 'Blue Arrow'	Blue Arrow Juniper	6 - 7' HT.
JVC	27	Juniperus virginiana 'Corcorcor' TM	Emerald Sentinel Juniper	6 - 7' HT.
PG	27	Picea glauca	White Spruce	6 - 7' HT.
TO	38	Thuja occidentalis 'Nigra'	Dark American Arborvitae	6 - 7' HT.
FLOWERING TREES				
ACS	29	Amelanchier canadensis	Shadblow Serviceberry	8 - 10' HT./Multi-Stem
MS	11	Malus hybrid 'Spring Snow'	Spring Snow Crab Apple	2 1/2 - 3" CAL.

SHRUBS				
IG	58	Ilex glabra	Inkberry	2 - 3' HT.
RC	55	Rhododendron x 'Cunningham's Blush'	Cunningham's Blush Rhododendron	24 - 30" HT.

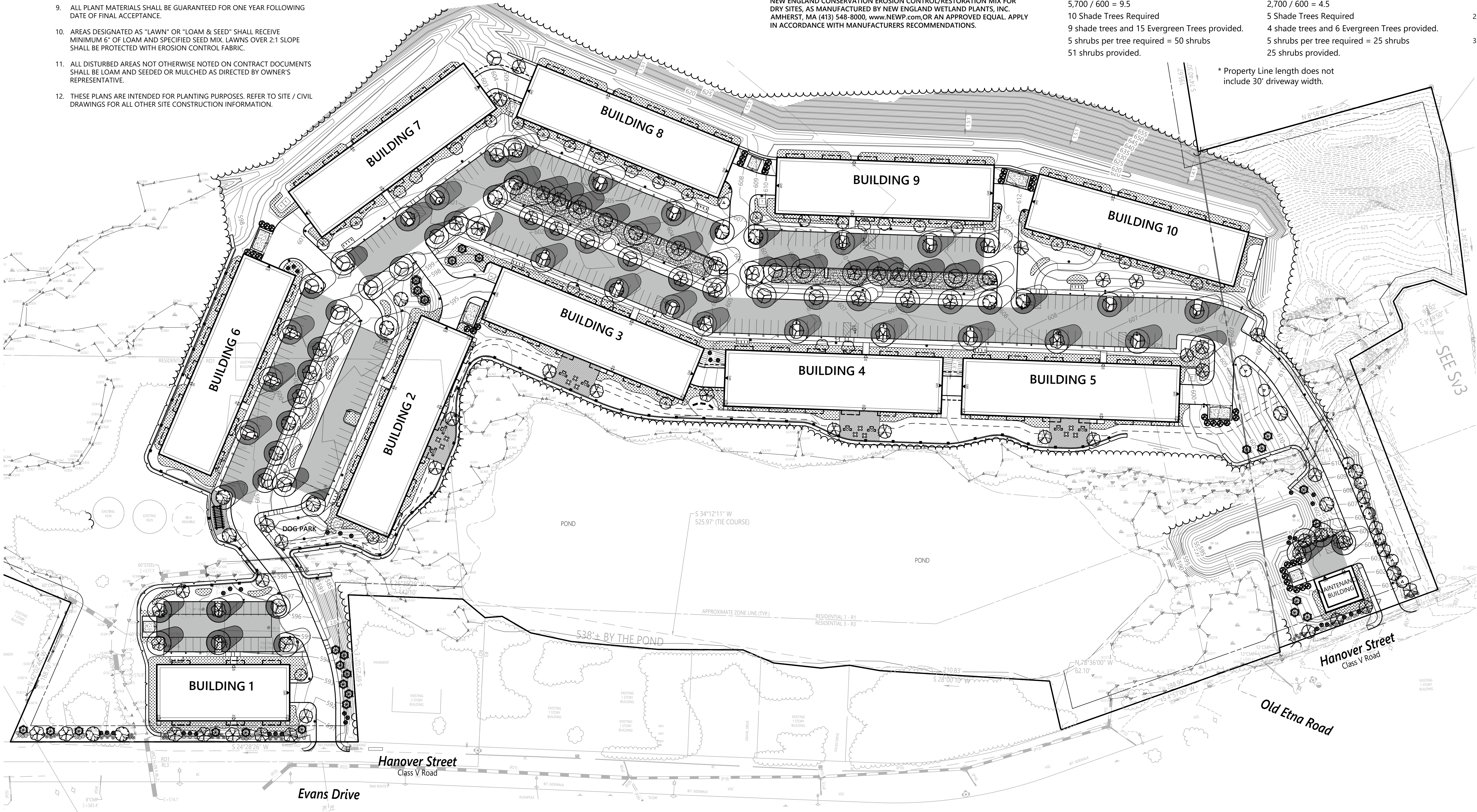
PERIMETER LANDSCAPING

Length of southern Property Line along Hanover Street = 380' *
380 x 15 = 5,700
5,700 / 600 = 9.5
10 Shade Trees Required
9 shade trees and 15 Evergreen Trees provided.
5 shrubs per tree required = 50 shrubs
51 shrubs provided.

PERIMETER LANDSCAPING

Length of northern Property Line along Hanover Street = 180' *
180 x 15 = 2,700
2,700 / 600 = 4.5
5 Shade Trees Required
4 shade trees and 6 Evergreen Trees provided.
5 shrubs per tree required = 25 shrubs
25 shrubs provided.

* Property Line length does not include 30' driveway width.



Planting Requirements

- AREAS CONTAINING ONE OR TWO ROWS OF PARKING SHALL BE PLANTED WITH DECIDUOUS TREES ALONG THE PERIMETER, SO PLACED TO SHADE 30% OF THE PARKING AREA.
- DECIDUOUS TREES TO BE A MINIMUM 2.5 TO 3 INCHES IN CALIPER.
- EVERGREEN TREES TO BE A MINIMUM OF 6 TO 7 FEET HEIGHT.

SHADE TREE CALCULATION BUILDING 1

8,690 sf parking area
x 30% = 2,607 sf
Shade area = 2,905 sf (33.8%)

SHADE TREE CALCULATION MAINT. BLDG.

1,890 sf parking area
x 30% = 567 sf
Shade area = 645 sf (34.1%)

SHADE TREE CALCULATION PARKING LOTS

97,071 sf parking area
x 30% = 329,121 sf
Shade area = 31,284 sf (32.2%)

The Brickyard Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revision	Date	Appr'd
1	Completeness Review Comments	07/02/24	DF

Designed by: EJB
Checked by:
Issued for: Permitting
Date: May 10, 2024

Not Approved for Construction
Drawing Title: Overall Landscape and Tree Shading Plan

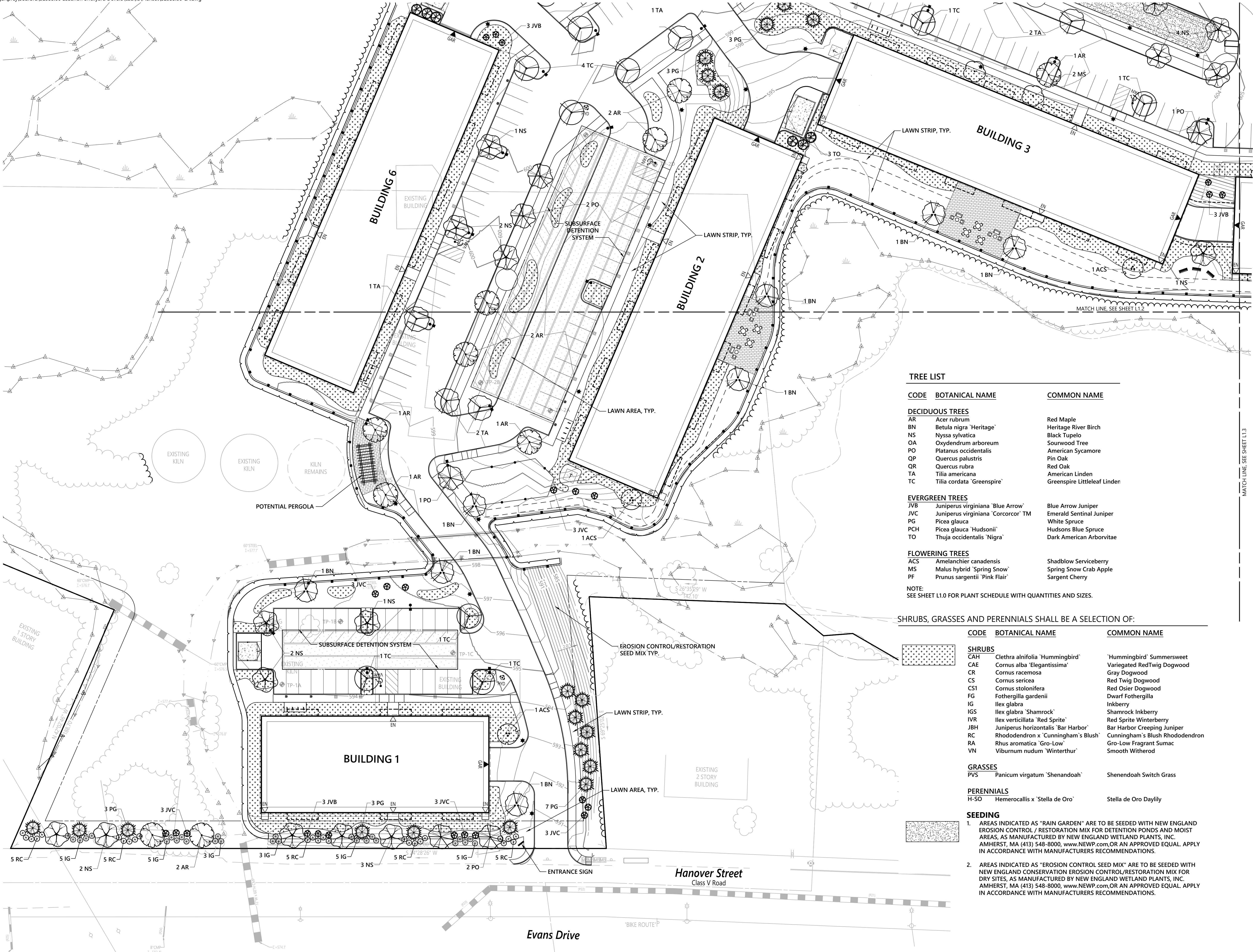
ERIK BEDFORD
00175
08/06/2024

L1.0

Sheet 36 of 50



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



TREE LIST

CODE	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
AR	Acer rubrum	Red Maple
BN	Betula nigra 'Heritage'	Heritage River Birch
NS	Nyssa sylvatica	Black Tupelo
OA	Oxydendrum arboreum	Sourwood Tree
PO	Platanus occidentalis	American Sycamore
QP	Quercus palustris	Pin Oak
QR	Quercus rubra	Red Oak
TA	Tilia americana	American Linden
TC	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
EVERGREEN TREES		
JVB	Juniperus virginiana 'Blue Arrow'	Blue Arrow Juniper
JVC	Juniperus virginiana 'Corcorcor' TM	Emerald Sentinel Juniper
PG	Picea glauca	White Spruce
PCH	Picea glauca 'Hudsonii'	Hudsons Blue Spruce
TO	Thuja occidentalis 'Nigra'	Dark American Arborvitae
FLOWERING TREES		
ACS	Amelanchier canadensis	Shadblow Serviceberry
MS	Malus hybrid 'Spring Snow'	Spring Snow Crab Apple
PF	Prunus sargentii 'Pink Flair'	Sargent Cherry

NOTE:
SEE SHEET L1.0 FOR PLANT SCHEDULE WITH QUANTITIES AND SIZES.

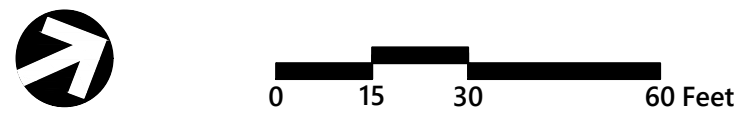
SHRUBS, GRASSES AND PERENNIALS SHALL BE A SELECTION OF:

CODE	BOTANICAL NAME	COMMON NAME
SHRUBS		
CAH	Clethra alnifolia 'Hummingbird'	'Hummingbird' Summersweet
CAE	Cornus alba 'Elegantissima'	Variegated RedTwig Dogwood
CR	Cornus racemosa	Gray Dogwood
CS	Cornus sericea	Red Twig Dogwood
CSI	Cornus stolonifera	Red Osier Dogwood
FG	Fothergilla gardenii	Dwarf Fothergilla
IG	Ilex glabra	Inkberry
IGS	Ilex glabra 'Shamrock'	Shamrock Inkberry
IVR	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry
JBH	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper
RC	Rhododendron x 'Cunningham's Blush'	Cunningham's Blush Rhododendron
RA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
VN	Viburnum nudum 'Winterthur'	Smooth Witherod

GRASSES	
PVS	Panicum virgatum 'Shenandoah'

PERENNIALS	
H-SO	Hemerocallis x 'Stella de Oro'

- SEEDING**
- AREAS INDICATED AS "RAIN GARDEN" ARE TO BE SEEDED WITH NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR DETENTION PONDS AND MOIST AREAS, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 548-8000, www.NEWP.com, OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - AREAS INDICATED AS "EROSION CONTROL SEED MIX" ARE TO BE SEEDED WITH NEW ENGLAND CONSERVATION EROSION CONTROL/RESTORATION MIX FOR DRY SITES, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 548-8000, www.NEWP.com, OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.



The Brickyard Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revision	Date	Appr'd.
1	Completeness Review Comments	07/02/24	DF

Designed by: EJB
Checked by:

Issued for: Permitting
Date: May 10, 2024

Not Approved for Construction

Drawing Title:
**Landscape
Plan 1**



L1.1

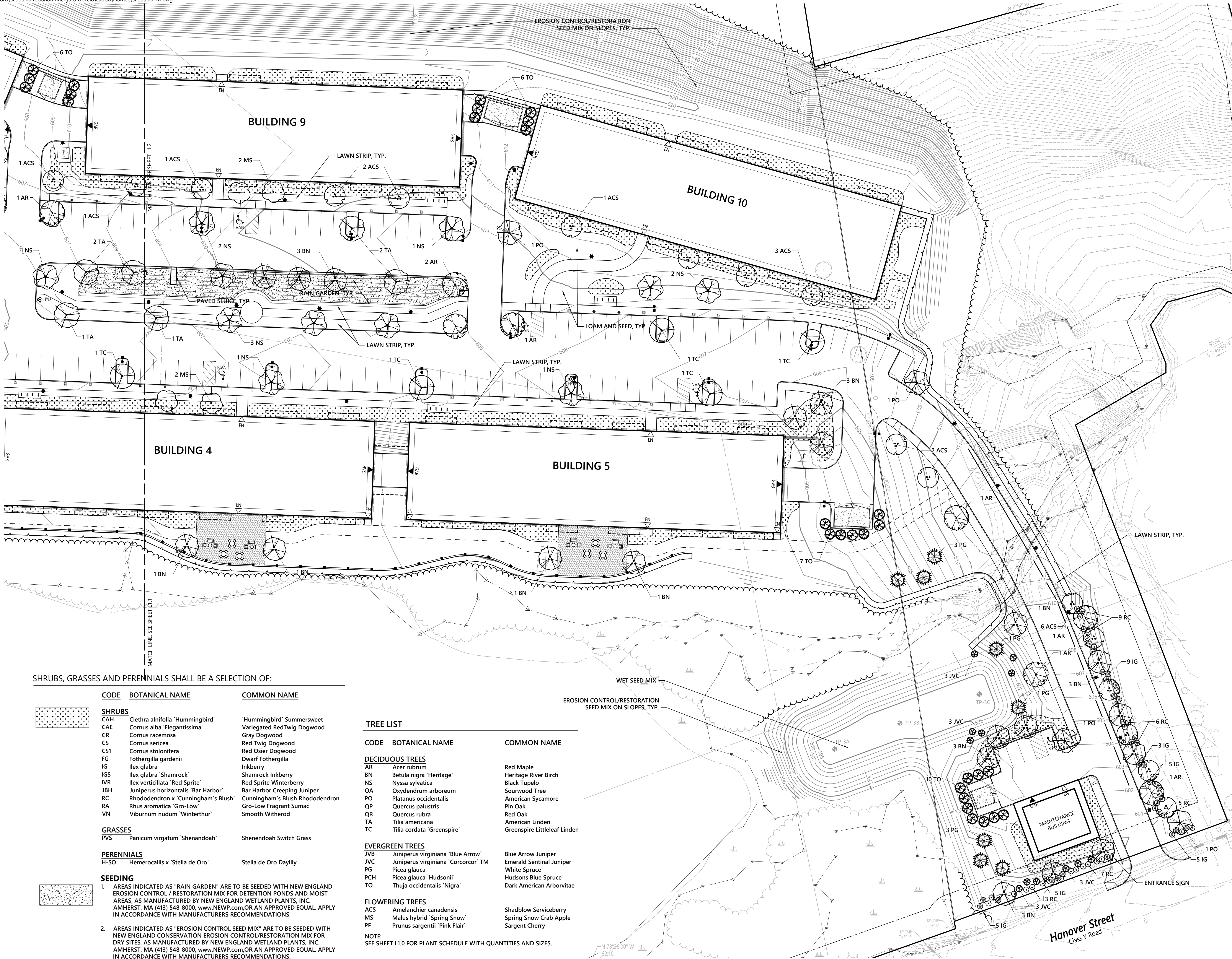
Sheet 37 of 50

08/06/2024

Project Number:
52933.00



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



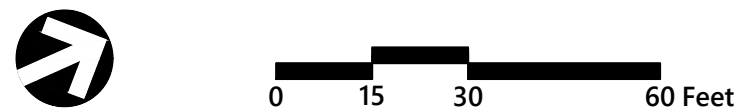
SHRUBS, GRASSES AND PERENNIALS SHALL BE A SELECTION OF:

CODE	BOTANICAL NAME	COMMON NAME
SHRUBS		
CAH	Clethra alnifolia 'Hummingbird'	'Hummingbird' Summersweet
CAE	Cornus alba 'Elegantissima'	Variegated RedTwig Dogwood
CR	Cornus racemosa	Gray Dogwood
CS	Cornus sericea	Red Twig Dogwood
CSI	Cornus stolonifera	Red Osier Dogwood
FG	Fothergilla gardenii	Dwarf Fothergilla
IG	Ilex glabra	Inkberry
IGS	Ilex glabra 'Shamrock'	Shamrock Inkberry
IVR	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry
JBH	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper
RC	Rhododendron x 'Cunningham's Blush'	Cunningham's Blush Rhododendron
RA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
VN	Viburnum nudum 'Winterthur'	Smooth Witherod
GRASSES		
PVS	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass
PERENNIALS		
H-SO	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily
SEEDING		
1. AREAS INDICATED AS "RAIN GARDEN" ARE TO BE SEEDED WITH NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR DETENTION PONDS AND MOIST AREAS, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 548-8000, www.NEWP.com,OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.		
2. AREAS INDICATED AS "EROSION CONTROL SEED MIX" ARE TO BE SEEDED WITH NEW ENGLAND CONSERVATION EROSION CONTROL/RESTORATION MIX FOR DRY SITES, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 548-8000, www.NEWP.com,OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.		

TREE LIST

CODE	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
AR	Acer rubrum	Red Maple
BN	Betula nigra 'Heritage'	Heritage River Birch
NS	Nyssa sylvatica	Black Tupelo
OA	Oxydendrum arboreum	Sourwood Tree
PO	Platanus occidentalis	American Sycamore
QP	Quercus palustris	Pin Oak
QR	Quercus rubra	Red Oak
TA	Tilia americana	American Linden
TC	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
EVERGREEN TREES		
JVB	Juniperus virginiana 'Blue Arrow'	Blue Arrow Juniper
JVC	Juniperus virginiana 'Corcorcor' TM	Emerald Sentinel Juniper
PG	Picea glauca	White Spruce
PCH	Picea glauca 'Hudsonii'	Hudsons Blue Spruce
TO	Thuja occidentalis 'Nigra'	Dark American Arborvitae
FLOWERING TREES		
ACS	Amelanchier canadensis	Shadblow Serviceberry
MS	Malus hybrid 'Spring Snow'	Spring Snow Crab Apple
PF	Prunus sargentii 'Pink Flair'	Sargent Cherry

NOTE:
SEE SHEET L1.0 FOR PLANT SCHEDULE WITH QUANTITIES AND SIZES.



The Brickyard
Residential Development

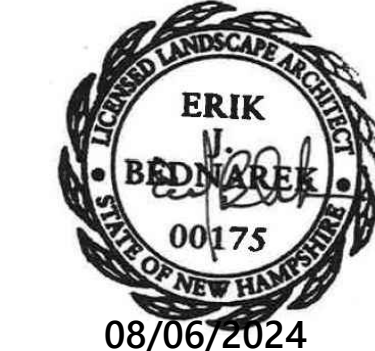
174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revision	Date	Appr'd
1	Completeness Review Comments	07/02/24	DF

Designed by EJB	Checked by
Issued for Permitting	Date May 10, 2024

Not Approved for Construction

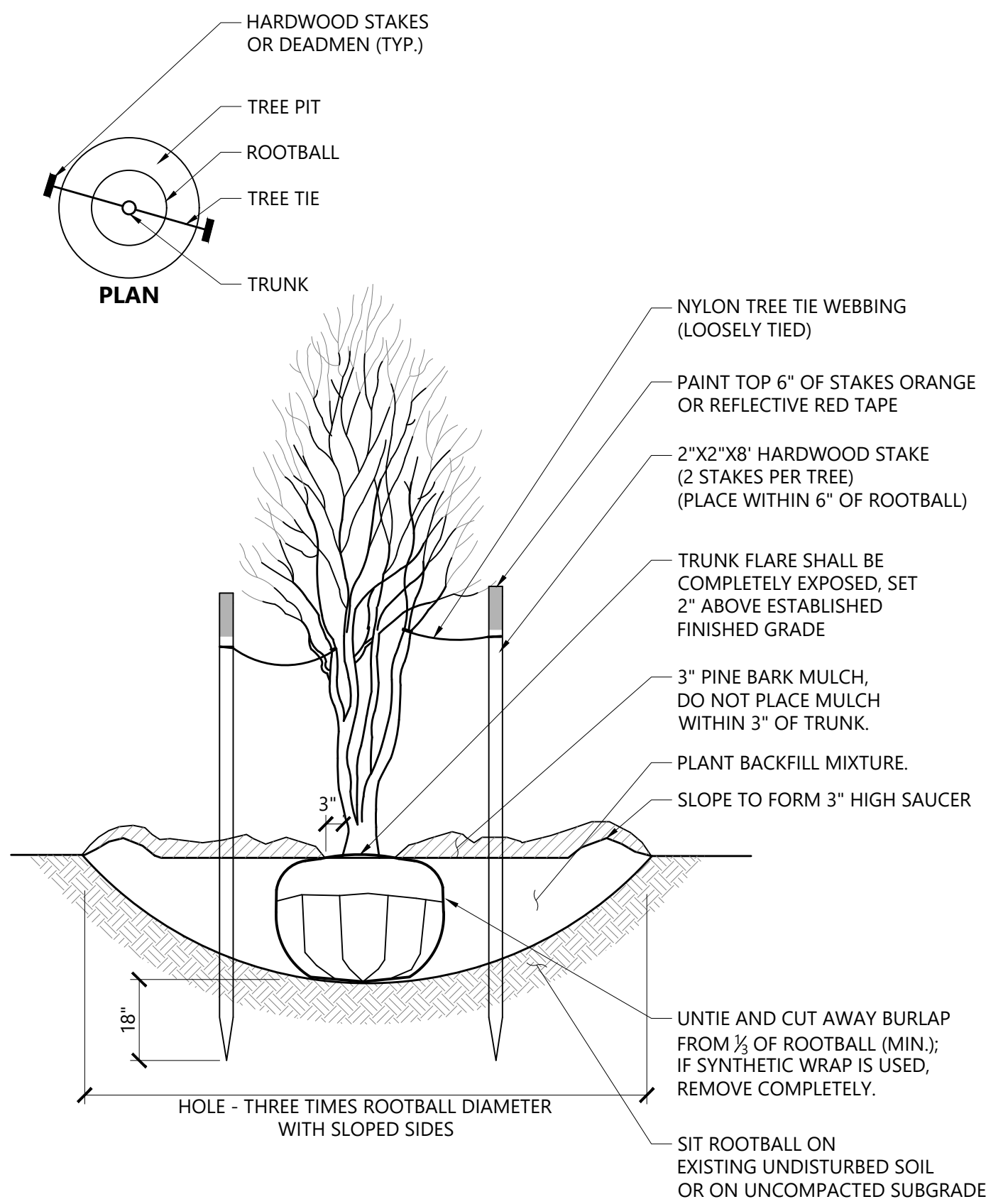
Landscape
Plan 3



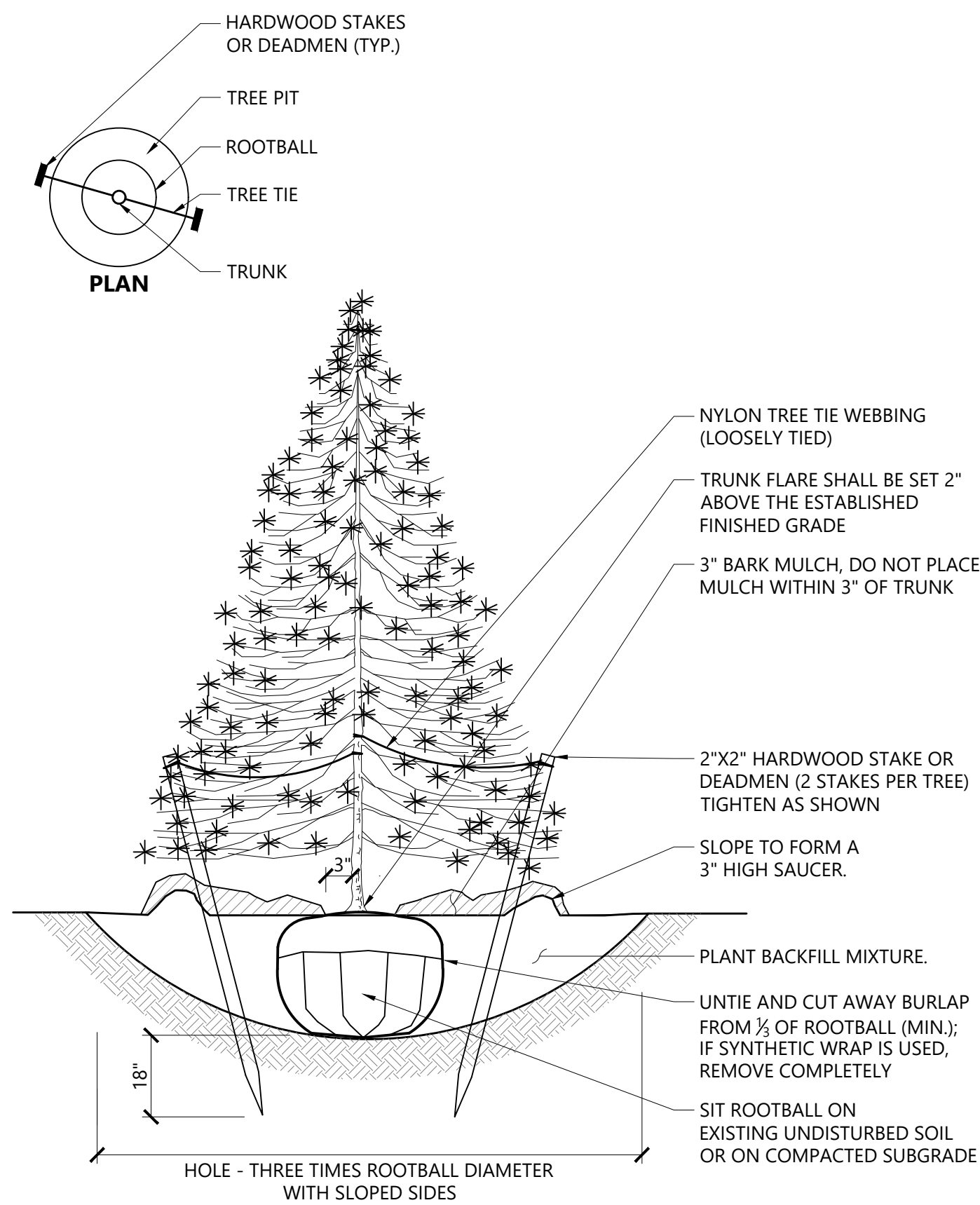
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Sheet 39 of 50

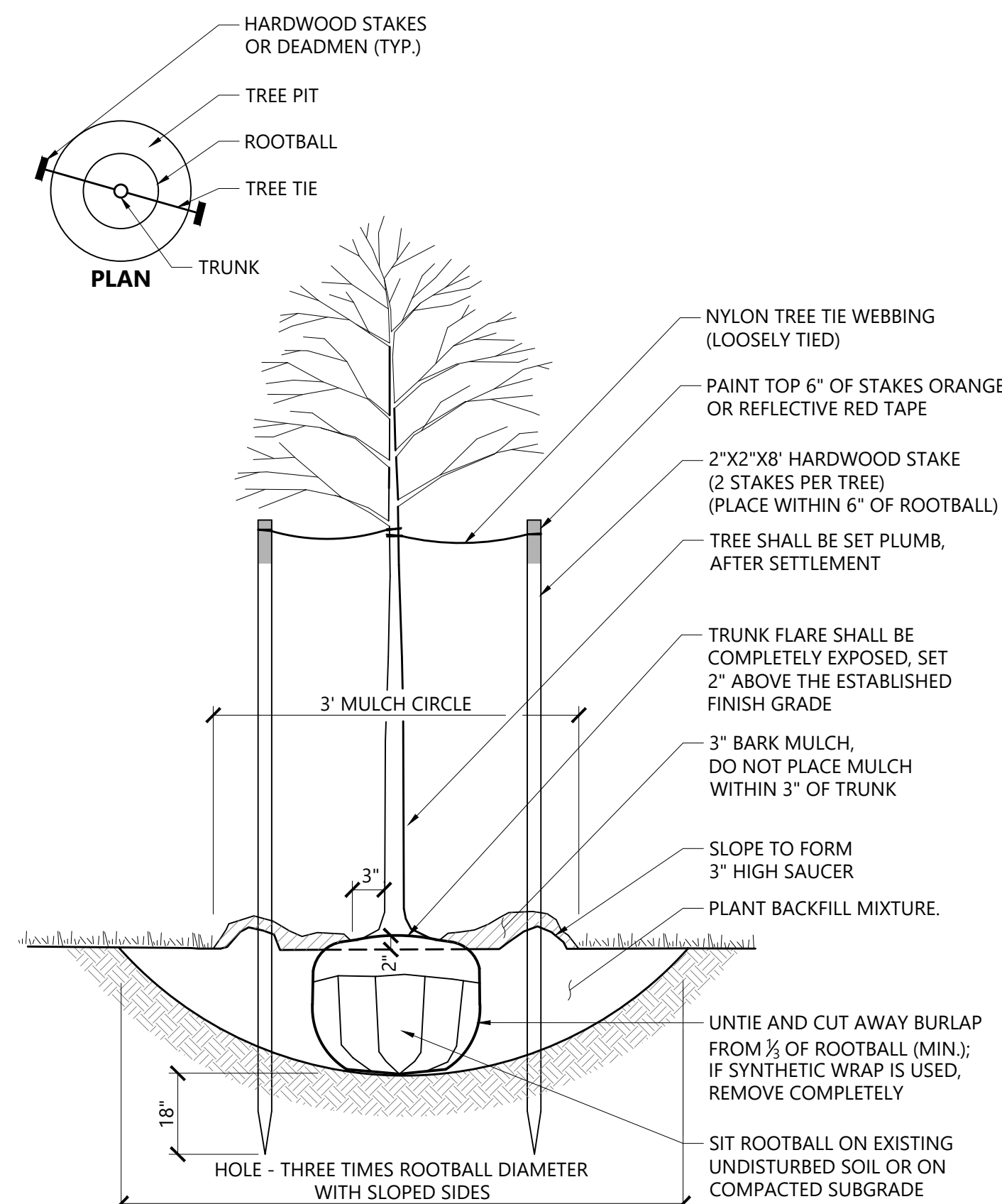
Project Number
52933.00



Multistem Tree Planting		9/21
N.T.S.	Source: VHB	LD_606

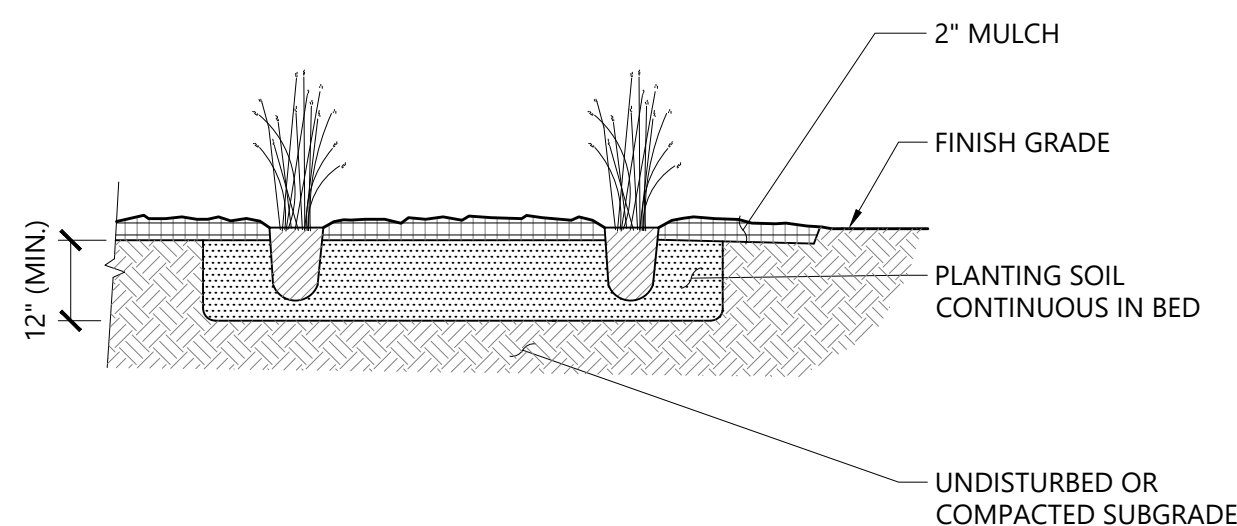
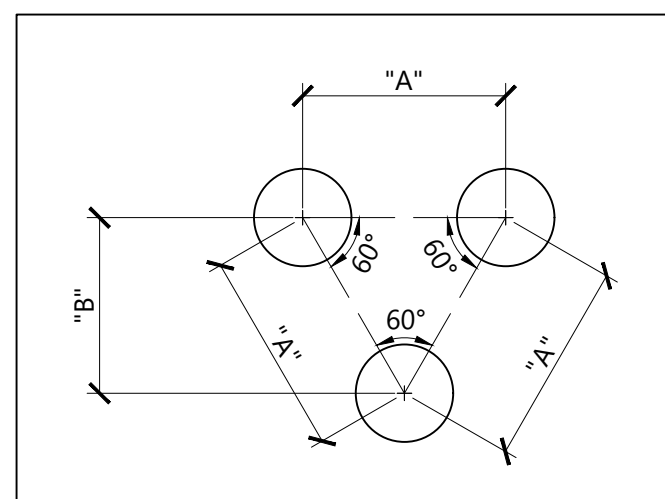


Evergreen Tree Planting		9/21
N.T.S.	Source: VHB	LD_604

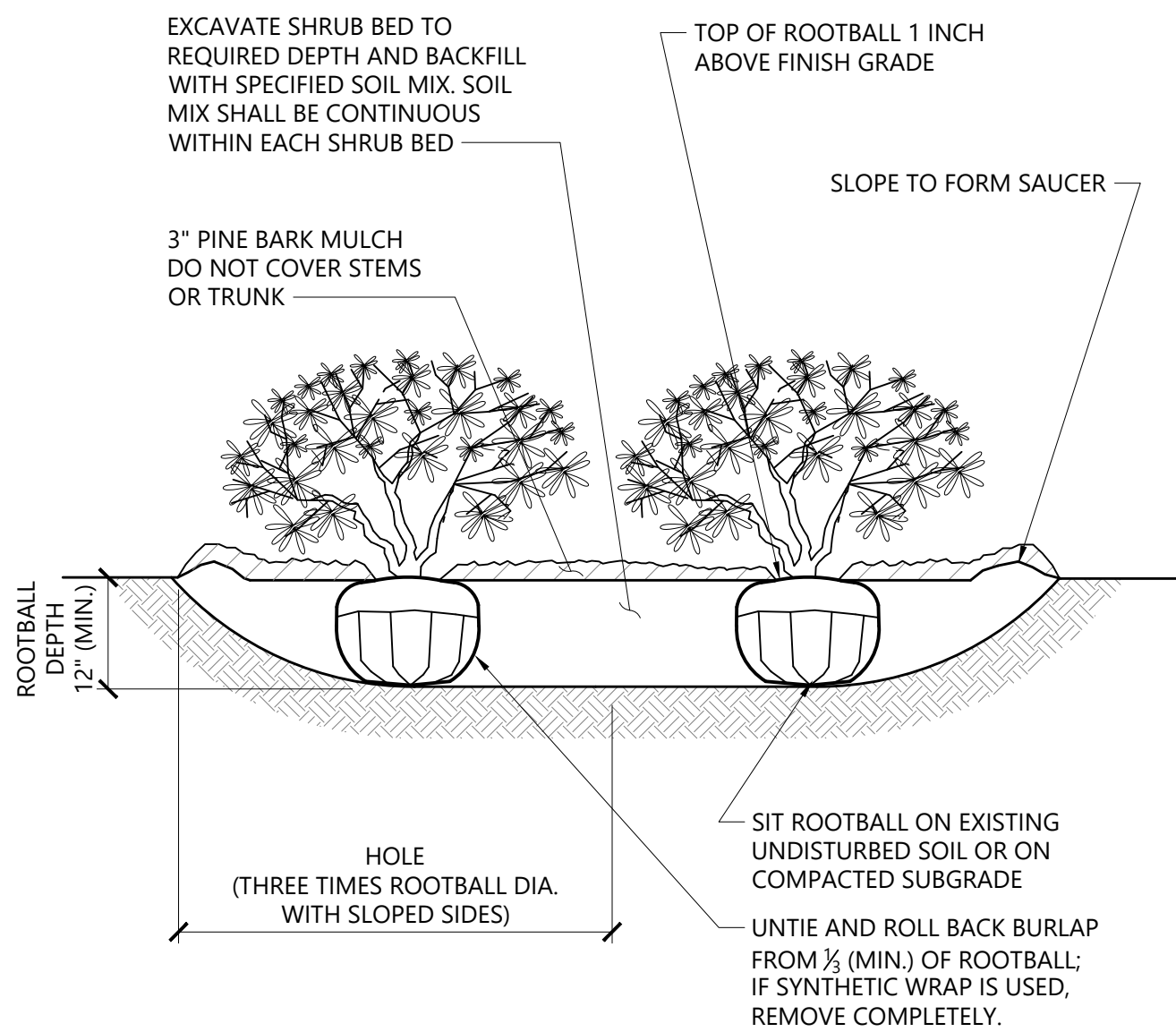


Tree Planting (For Trees Under 4" Caliper)		9/21
N.T.S.	Source: VHB	LD_602

PLANT SPACING	
PLANT SPACING("A")	ROW SPACING("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8 ½ IN. O.C.
12 IN. O.C.	10 ½ IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	30 IN. O.C.
48 IN. O.C.	42 IN. O.C.
54 IN. O.C.	48 IN. O.C.
60 IN. O.C.	54 IN. O.C.



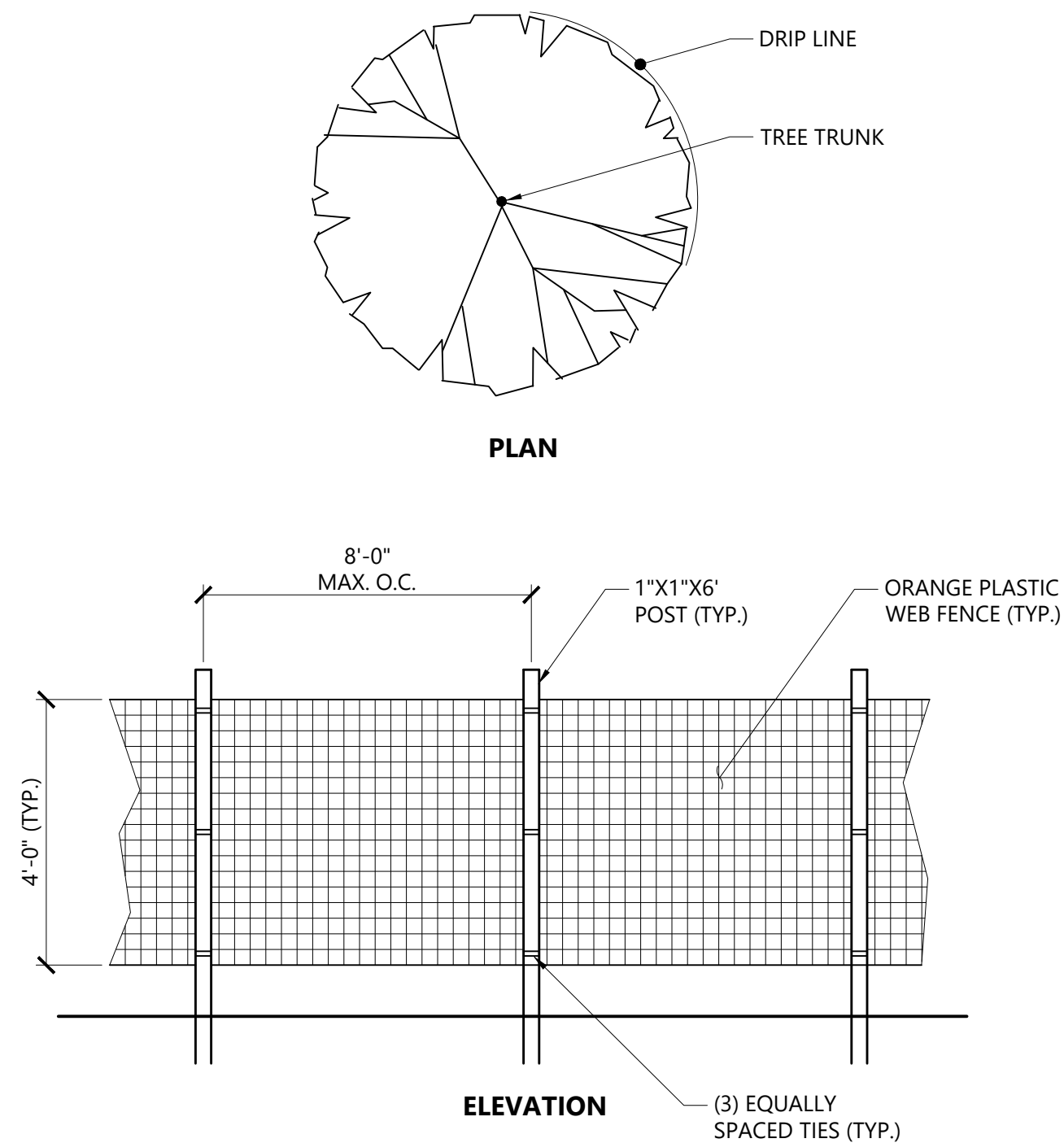
Perennial and Ornamental Grass Planting		1/16
N.T.S.	Source: VHB	LD_618



NOTES

1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

Shrub Bed Planting		1/16
N.T.S.	Source: VHB	LD_601



NOTES

1. INSTALL TREE PROTECTION FENCE AT THE DRIVE LINE OF EXISTING TREES TO REMAIN.

Tree Protection Fence 1/16
 N.T.S. Source: VHB LD_610



174 Hanover Street Extension
Lebanon, New Hampshire 03766

[illegible]

Designed by	Checked by
EJB	

Permitting May 10, 2024

Not Approved for Construction

Landscape Details

Drawing Number

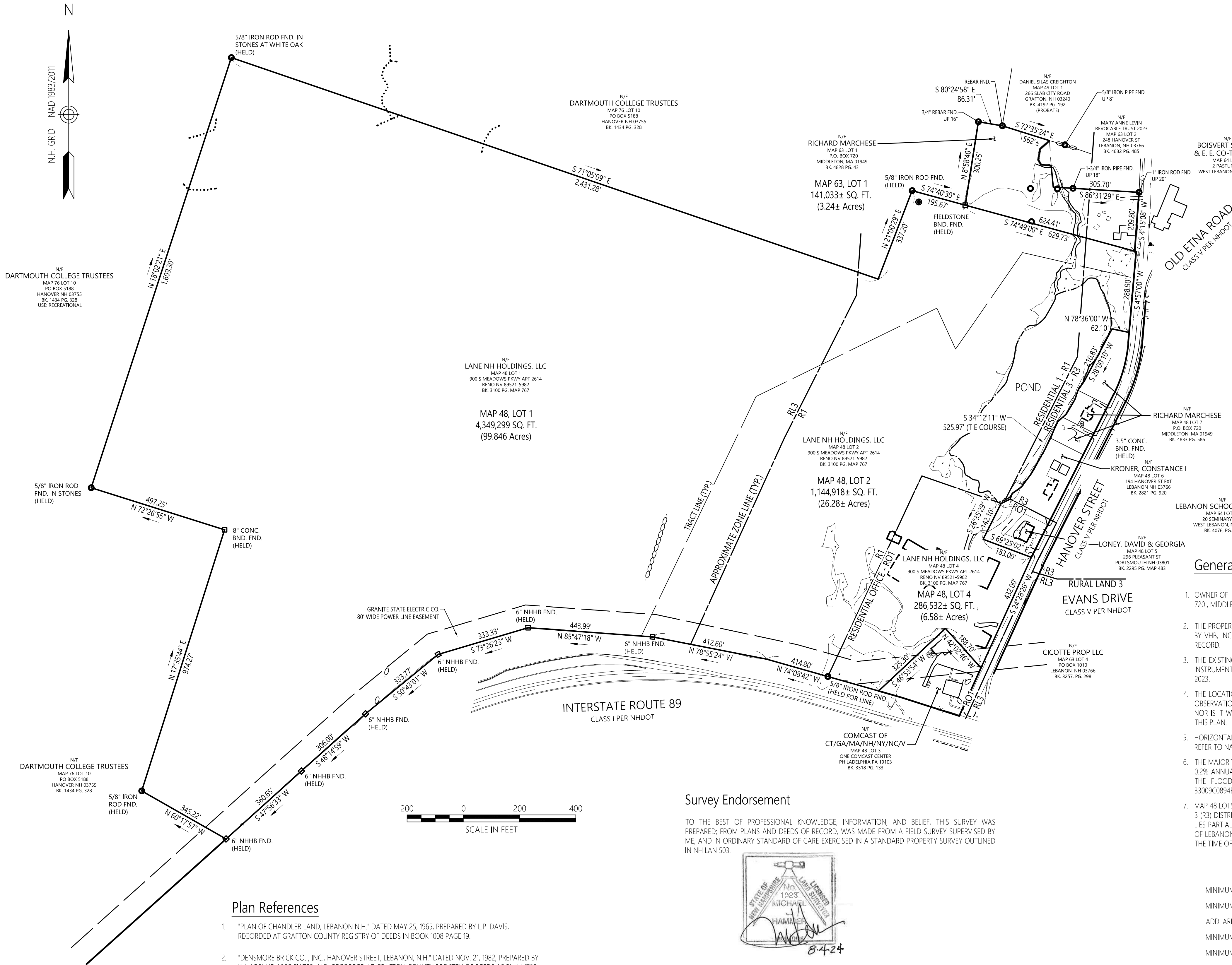


L2.1

Sheet 40 of 50

08/06/2024

Project Number
52933.00

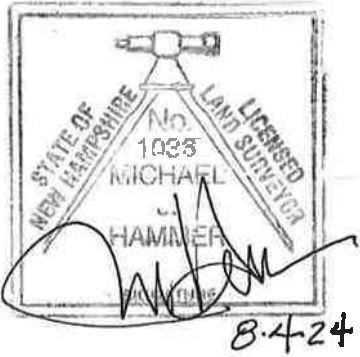


Plan References

- "PLAN OF CHANDLER LAND, LEBANON N.H." DATED MAY 25, 1965, PREPARED BY L.P. DAVIS, RECORDED AT GRAFTON COUNTY REGISTRY OF DEEDS IN BOOK 1008 PAGE 19.
- "DENSMORE BRICK CO., INC., HANOVER STREET, LEBANON, N.H." DATED NOV. 21, 1982, PREPARED BY K.A. LECLAIR ASSOCIATES, INC., RECORDED AT GRAFTON COUNTY REGISTRY OF DEEDS AS PLAN 1700.
- "DENSMORE BRICK CO., INC., HANOVER STREET, LEBANON, N.H." DATED NOV. 21, 1982, REVISED OCT. 4, 1983, PREPARED BY K.A. LECLAIR ASSOCIATES, INC., RECORDED AT GRAFTON COUNTY REGISTRY OF DEEDS AS PLAN 2089.
- "DENSMORE BRICK CO., INC., HANOVER STREET, LEBANON, N.H." DATED NOV. 21, 1982, REVISED APRIL 24, 1984, PREPARED BY K.A. LECLAIR ASSOCIATES, INC., RECORDED AT GRAFTON COUNTY REGISTRY OF DEEDS AS PLAN 2934.
- "HODGES DEVELOPMENT CORP., HANOVER STREET, GRAFTON COUNTY, LEBANON, N.H." DATED APRIL 4, 1986, REVISED THROUGH 5/4/89, PREPARED BY K.A. LECLAIR ASSOCIATES, INC., RECORDED AT GRAFTON COUNTY REGISTRY OF DEEDS AS PLAN 5625.
- "ELBTHAL REALTY TRUST, LEBANON, N.H." DATED JULY 3, 1980, PREPARED BY K.A. LECLAIR ASSOCIATES, INC., RECORDED AT GRAFTON COUNTY REGISTRY OF DEEDS AS PLAN 6453.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS, PLANS OF PROPOSED FEDERAL AID PROJECT, I 89-1(4)5)53, N.H. PROJECT NO. P-3821-B" UNDATED, ON FILE WITH NHDOT AS PLAN P5821.B.

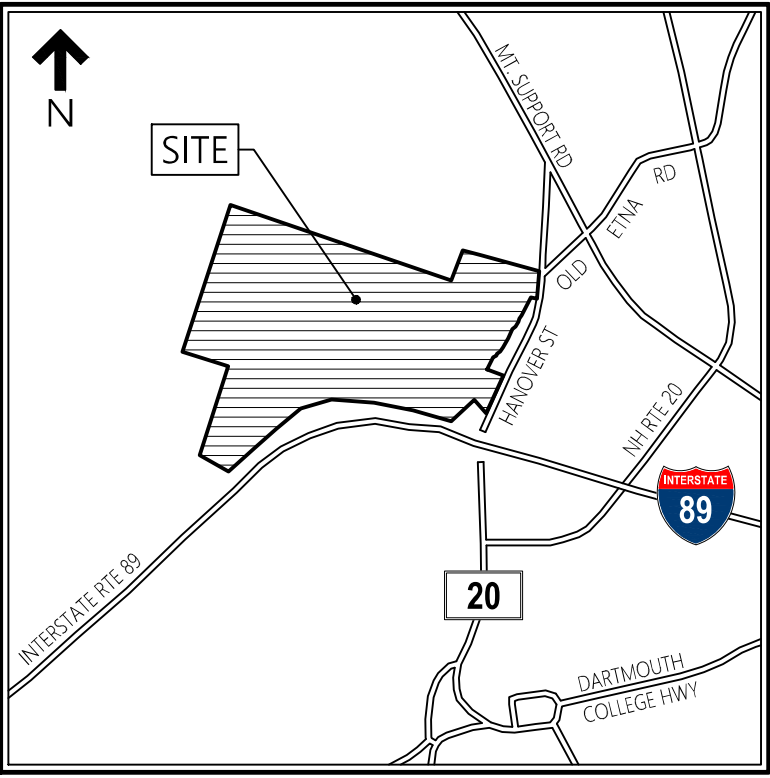
Survey Endorsement

TO THE BEST OF PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS SURVEY WAS PREPARED; FROM PLANS AND DEEDS OF RECORD, WAS MADE FROM A FIELD SURVEY SUPERVISED BY ME, AND IN ORDINARY STANDARD OF CARE EXERCISED IN A STANDARD PROPERTY SURVEY OUTLINED IN NH LAN 503.



Wetland Endorsement

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)



Locus Map

(NOT TO SCALE)

Legend

- ① DRAIN MANHOLE
- ② CATCH BASIN
- ③ SEWER MANHOLE
- ④ ELECTRIC MANHOLE
- ⑤ TELEPHONE MANHOLE
- ⑥ MANHOLE
- ⑦ HAND HOLE
- ⑧ WATER GATE
- ⑨ FIRE HYDRANT
- ⑩ GAS GATE
- ⑪ BOLLARD
- ⑫ STREET SIGN
- ⑬ LIGHT POLE
- ⑭ UTILITY POLE
- ⑮ GUY POLE
- ⑯ GUY WIRE
- ⑰ MONITORING WELL
- ⑱ FLOOD LIGHT
- ⑲ PEDESTRIAN SIGNAL
- ⑳ MAST ARM
- ㉑ FLASHING SIGNAL
- ㉒ WELL
- ㉓ MARSH
- ㉔ F.F.E. = 45.27'
- ㉕ FINISHED FLOOR ELEVATION
- ㉖ DASHED WHITE LINE
- ㉗ VERTICAL GRANITE CURB
- ㉘ SLOPED GRANITE EDGE
- ㉙ GUARD RAIL
- ㉚ CHAIN LINK FENCE
- ㉛ DRAINAGE LINE
- ㉜ SEWER LINE
- ㉝ OVERHEAD WIRE
- ㉞ UNDERGROUND ELECTRIC
- ㉟ TELEPHONE LINE
- ㊱ GAS LINE
- ㊲ WATER LINE
- ㊳ STONE WALL
- ㊴ TREE LINE
- ㊵ LIMIT OF BANK
- ㊶ VEGETATED WETLAND BOUNDARY

General Notes

- OWNER OF RECORD OF TAX MAP 48 LOTS 1, 2, AND 4 IS BRICKYARD ONE NOMINEE TRUST, P.O. BOX 720, MIDDLETON, MASSACHUSETTS 01949, GCRD BOOK 4865 PAGE 128.
- THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN SEPTEMBER AND OCTOBER OF 2022, APRIL 2023, AND FROM DEEDS AND PLANS OF RECORD.
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. FROM SEPTEMBER THRU NOVEMBER, 2022, AND APRIL 2023.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- HORIZONTAL DATUM IS BASED ON NH GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
- THE MAJORITY OF MAP 48, LOTS 1, 2 & 4 LIES WITHIN ZONE X (UNSHADED) (AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) WITH THE EXCEPTION OF THE POND (ZONE A) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR GRAFTON COUNTY, NEW HAMPSHIRE, MAP NUMBER 33009C0894E, EFFECTIVE DATE FEBRUARY 20, 2008.
- MAP 48 LOTS 1 & 2 LIE PARTIALLY WITHIN THE RURAL LAND 3 (RL3), RESIDENTIAL 1 (R1) AND RESIDENTIAL 3 (R3) DISTRICTS, MAP 48 LOT 4 LIES ENTIRELY WITHIN THE RESIDENTIAL OFFICE 1 (RO1), MAP 63 LOT 1 LIES PARTIALLY IN THE R1 AND R3 DISTRICTS AS SHOWN ON THE "OFFICIAL ZONING MAP OF THE CITY OF LEBANON, NH", DATED JUNE 1, 2020. DIMENSIONAL REQUIREMENTS FOR THE ZONING DISTRICTS AT THE TIME OF THIS SURVEY ARE:

	RL3	R1 & RO1	R1 & RO1	R1 & RO1
		(CLASS 1)	(CLASS 2)	(CLASS 3)
MINIMUM LOT AREA	10 AC.	10K SF	15K SF	40K SF
MINIMUM LOT WIDTH	N/A	75 FT	75 FT	100 FT
ADD. AREA PER D.U. AFTER TWO	N/A	3K SF	5K SF	15K SF
MINIMUM FRONT YARD SETBACK	50 FT	20 FT	20 FT	25 FT
MINIMUM SIDE YARD SETBACK	50 FT	15 FT	15 FT	25 FT
MINIMUM REAR YARD SETBACK	50 FT	20 FT	20 FT	30 FT
MAXIMUM BUILDING HEIGHT	35 FT	45 FT*	45 FT*	45 FT*
MAXIMUM BUILDING COVERAGE	1%	25%	20%	15%

* WITHIN THE R1 DISTRICT, THE BUILDING HEIGHT MAY BE INCREASED TO 55 FT TO ACCOMMODATE A PARKING STRUCTURE UNDERNEATH OR WITHIN THE PROPOSED BUILDING (SEE SECTION 308.4).

- THE WETLANDS SHOWN ON THIS PLAN WERE FLAGGED BY GODDARD CONSULTING, LLC AND LOCATED IN NOVEMBER 2022.
- THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.
- FOOT TRAILS WERE OBSERVED CROSSING THE NORTH AND WEST LOT LINES AS SHOWN. NO DOCUMENTS WERE FOUND AT THE GCRD PROVIDING RIGHTS OF ACCESS OR USE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.

The Brickyard

Hanover Street
Lebanon, Grafton County, N.H.

No.	Revision	Date	Apprvd.
1	RESPONSE TO COMMENTS UPDATE	8/06/2024	MJH

Designed by	Checked by
Issued for	Date

April 1, 2024

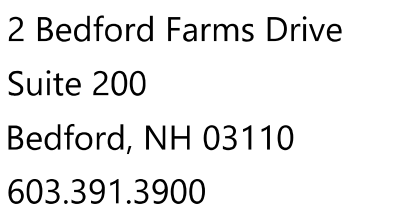
Boundary
Plan of Land

Drawing Number

Sv-1

Sheet 41 of 50

Project Number
52933.00



- ① DRAIN MANHOLE
- ② CATCH BASIN
- ③ SEWER MANHOLE
- ④ ELECTRIC MANHOLE
- ⑤ TELEPHONE MANHOLE
- ⑥ MANHOLE
- HH HAND HOLE
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- BOLLARD
- STREET SIGN
- ★ LIGHT POLE
- UTILITY POLE
- GUY POLE
- GUY WIRE
- MONITORING WELL
- FLOOD LIGHT
- PD PEDESTRIAN SIGNAL
- M MAST ARM
- FLASHING SIGNAL
- W WELL
- W MARSH

OP	DW	DASHED WHITE LINE
VOC		EDGE OF PAVEMENT
SGE		VERTICAL GRANITE CURB
		SLOPED GRANITE EDGE
		GUARD RAIL
		CHAIN LINK FENCE
		DRAINAGE LINE
		SEWER LINE
-OHW		OVERHEAD WIRE
-E		UNDERGROUND ELECTRIC
	T	TELEPHONE LINE
-G		GAS LINE
-W		WATER LINE
		STONE WALL
		TREE LINE
		LIMIT OF BANK
WF100		VEGETATED WETLAND BOUNDARY

Designed by	Checked by
Issued for	Date

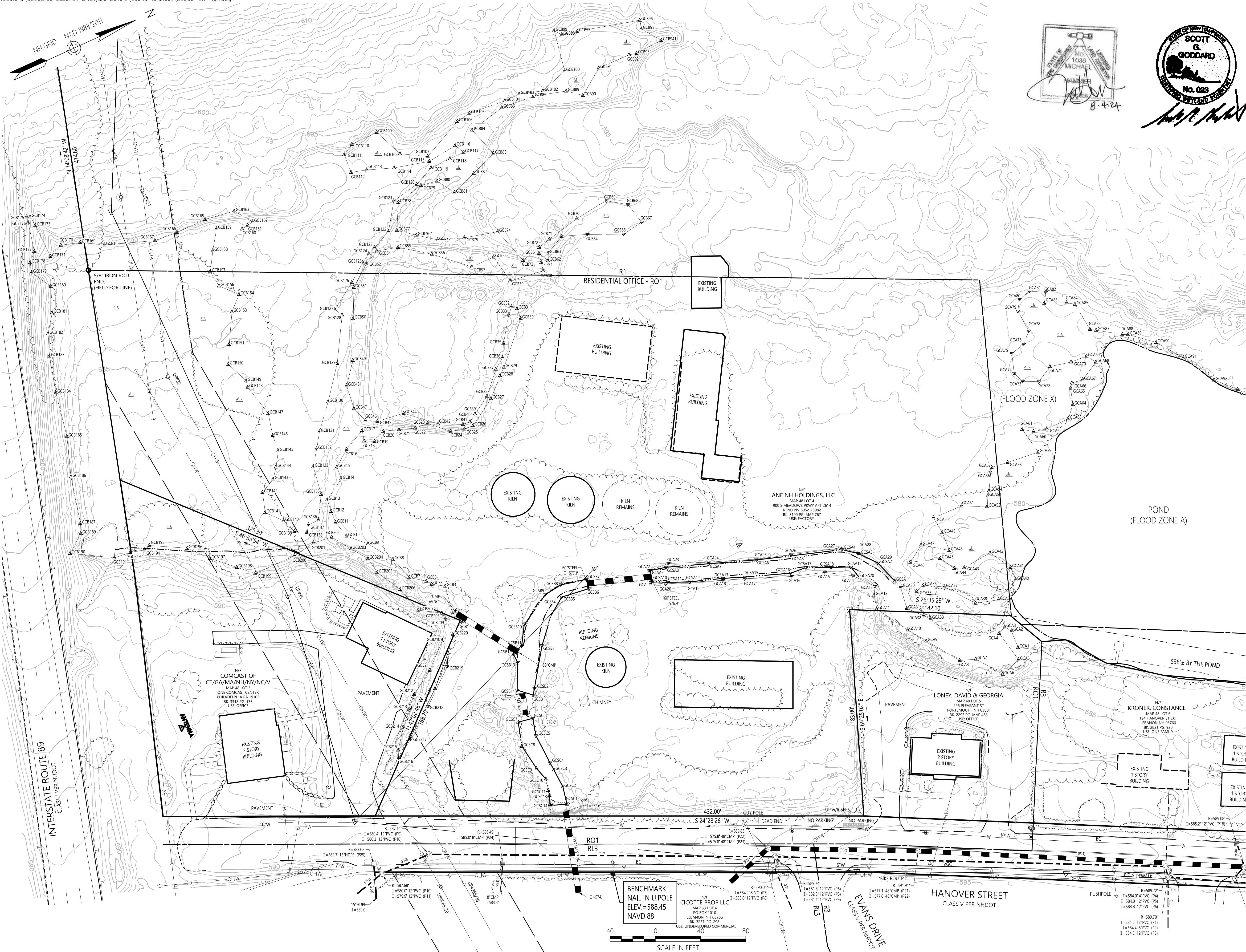
April 1, 2024

Drawing Number

Sheet 42 of 50

Project Number
52933.00

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2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Legend

- ① DRAIN MANHOLE
- ② CATCH BASIN
- ③ SEWER MANHOLE
- ④ ELECTRIC MANHOLE
- ⑤ TELEPHONE MANHOLE
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- ⑲ PEDESTRIAN SIGNAL
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- ㉑ FLASHING SIGNAL
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- ㉓ MARSH
- ㉔ F.F.E. = 45.27'
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- ㉖ DOUBLE YELLOW LINE
- ㉗ DASHED WHITE LINE
- ㉘ EDGE OF PAVEMENT
- ㉙ SLOPED GRANITE CURB
- ㉚ SLOPED GRANITE EDGE
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- ㉞ SEWER LINE
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The Brickyard

Hanover Street
Lebanon, Grafton County, N.H.

No.	Revision	Date	Appvd.
1	RESPONSE TO COMMENTS UPDATE	8/06/2024	MJH

Designed by	Checked by
Issued for	Date

April 1, 2024

Drawing Title
**Existing Conditions
Plan of Land**

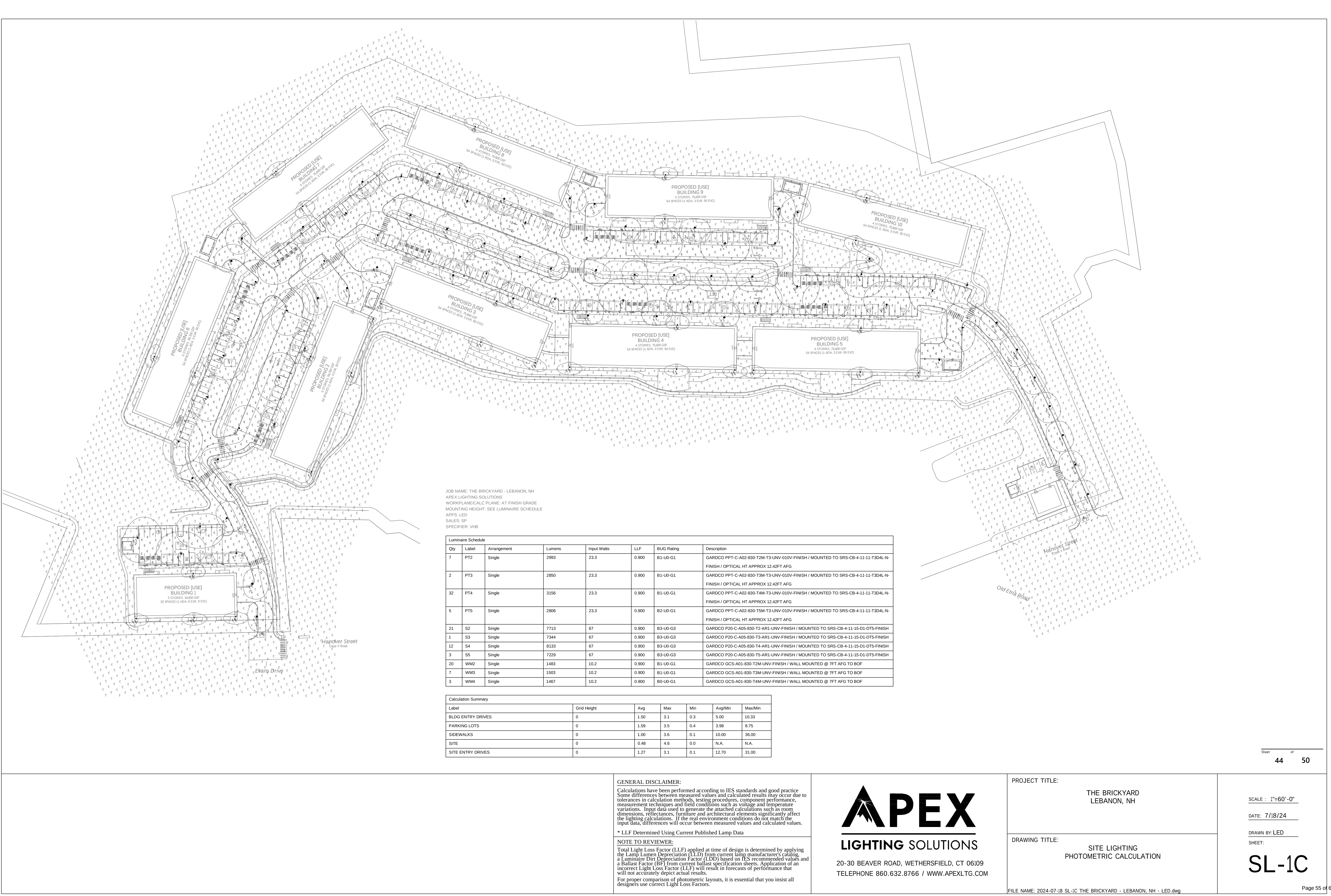
Drawing Number

Sv-3

Sheet 43 of 50

Project Number
52933.00





JOB NAME: THE BRICKYARD - LEBANON, NH
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: LED
SALES: SP
SPECIFIER: VHB

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
7	PT2	Single	2993	23.3	0.900	B1-U0-G1	GARDCO PPT-C-A02-830-T2M-T3-UNV-010V-FINISH / MOUNTED TO SRS-CB-4-11-11-T3D4L-N-FINISH / OPTICAL HT APPROX 12.42FT AFG
2	PT3	Single	2850	23.3	0.900	B1-U0-G1	GARDCO PPT-C-A02-830-T3M-T3-UNV-010V-FINISH / MOUNTED TO SRS-CB-4-11-11-T3D4L-N-FINISH / OPTICAL HT APPROX 12.42FT AFG
32	PT4	Single	3156	23.3	0.900	B1-U0-G1	GARDCO PPT-C-A02-830-T4M-T3-UNV-010V-FINISH / MOUNTED TO SRS-CB-4-11-11-T3D4L-N-FINISH / OPTICAL HT APPROX 12.42FT AFG
5	PT5	Single	2806	23.3	0.900	B2-U0-G1	GARDCO PPT-C-A02-830-T5M-T3-UNV-010V-FINISH / MOUNTED TO SRS-CB-4-11-11-T3D4L-N-FINISH / OPTICAL HT APPROX 12.42FT AFG
21	S2	Single	7713	67	0.900	B3-U0-G3	GARDCO P20-C-A05-830-T2-AR1-UNV-FINISH / MOUNTED TO SRS-CB-4-11-15-D1-DT5-FINISH
1	S3	Single	7344	67	0.900	B3-U0-G3	GARDCO P20-C-A05-830-T3-AR1-UNV-FINISH / MOUNTED TO SRS-CB-4-11-15-D1-DT5-FINISH
12	S4	Single	8133	67	0.900	B3-U0-G3	GARDCO P20-C-A05-830-T4-AR1-UNV-FINISH / MOUNTED TO SRS-CB-4-11-15-D1-DT5-FINISH
3	S5	Single	7229	67	0.900	B3-U0-G3	GARDCO P20-C-A05-830-T5-AR1-UNV-FINISH / MOUNTED TO SRS-CB-4-11-15-D1-DT5-FINISH
20	WM2	Single	1483	10.2	0.900	B1-U0-G1	GARDCO GCS-A01-830-T2M-UNV-FINISH / WALL MOUNTED @ 7FT AFG TO BOF
7	WM3	Single	1503	10.2	0.900	B1-U0-G1	GARDCO GCS-A01-830-T3M-UNV-FINISH / WALL MOUNTED @ 7FT AFG TO BOF
3	WM4	Single	1467	10.2	0.900	B0-U0-G1	GARDCO GCS-A01-830-T4M-UNV-FINISH / WALL MOUNTED @ 7FT AFG TO BOF

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
BLDG ENTRY DRIVES	0	1.50	3.1	0.3	5.00	10.33
PARKING LOTS	0	1.59	3.5	0.4	3.98	8.75
SIDEWALKS	0	1.00	3.6	0.1	10.00	36.00
SITE	0	0.48	4.6	0.0	N.A.	N.A.
SITE ENTRY DRIVES	0	1.27	3.1	0.1	12.70	31.00

GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.



20-30 BEAVER ROAD, WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766 / WWW.APEXLTG.COM

PROJECT TITLE:

THE BRICKYARD
LEBANON, NH

DRAWING TITLE:

SITE LIGHTING
PHOTOMETRIC CALCULATION

SCALE : 1"=60'-0"

DATE : 7/18/24

DRAWN BY: LED

SHEET:

SL-1C

WM4		07/31
T.S.	Source: VHB	LD

/M3		07/31
T.S.	Source: VHB	LD

M2	07/31
S.	Source: VHB LD

Project Number
52933.00

Not Approved for Construction

Drawing Title

Site Lighting Detail Sheet

Designed by TMD	Checked by MJV
Issued for Permitting	Date May 10, 2024

Drawing Number

heet of

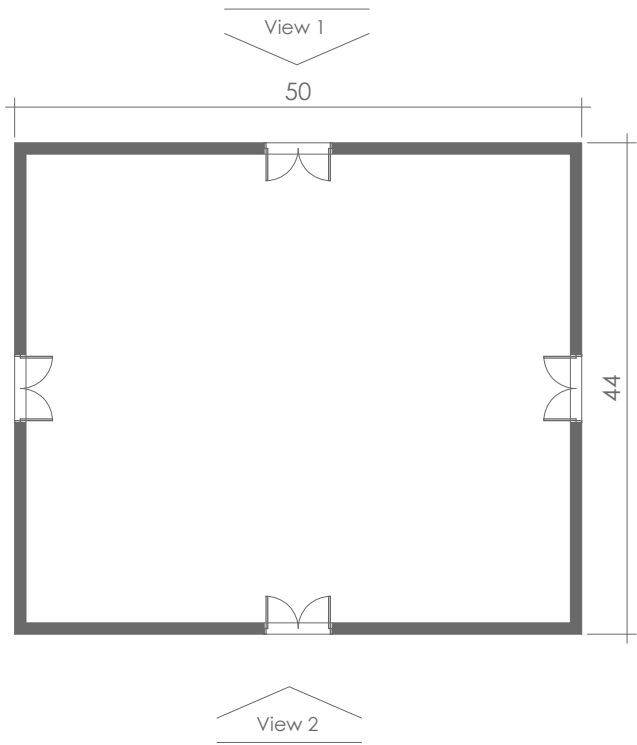
45 50

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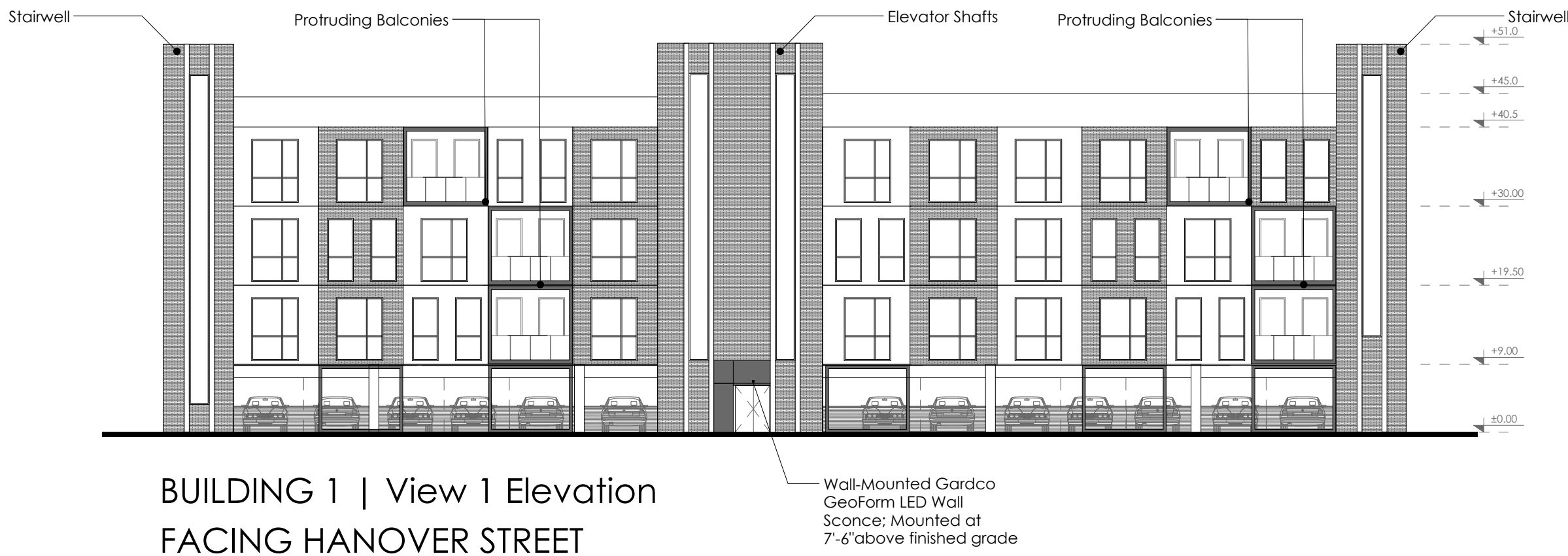
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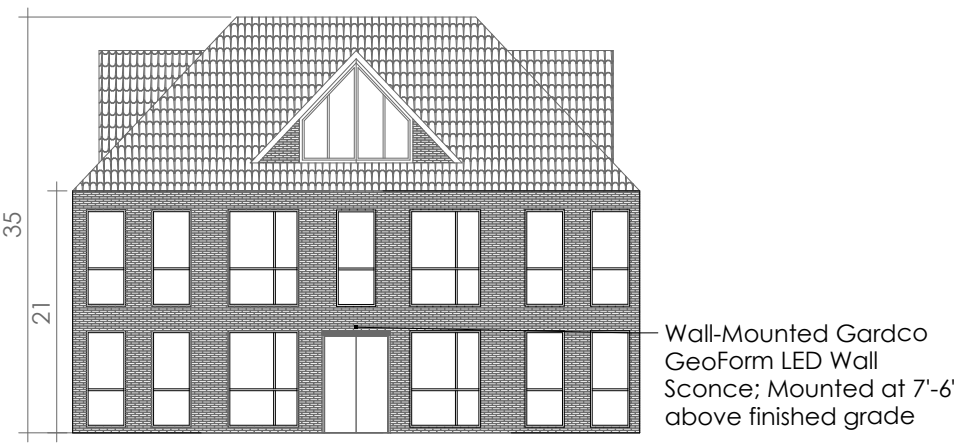
BUILDING 1 | Parking Level Plan



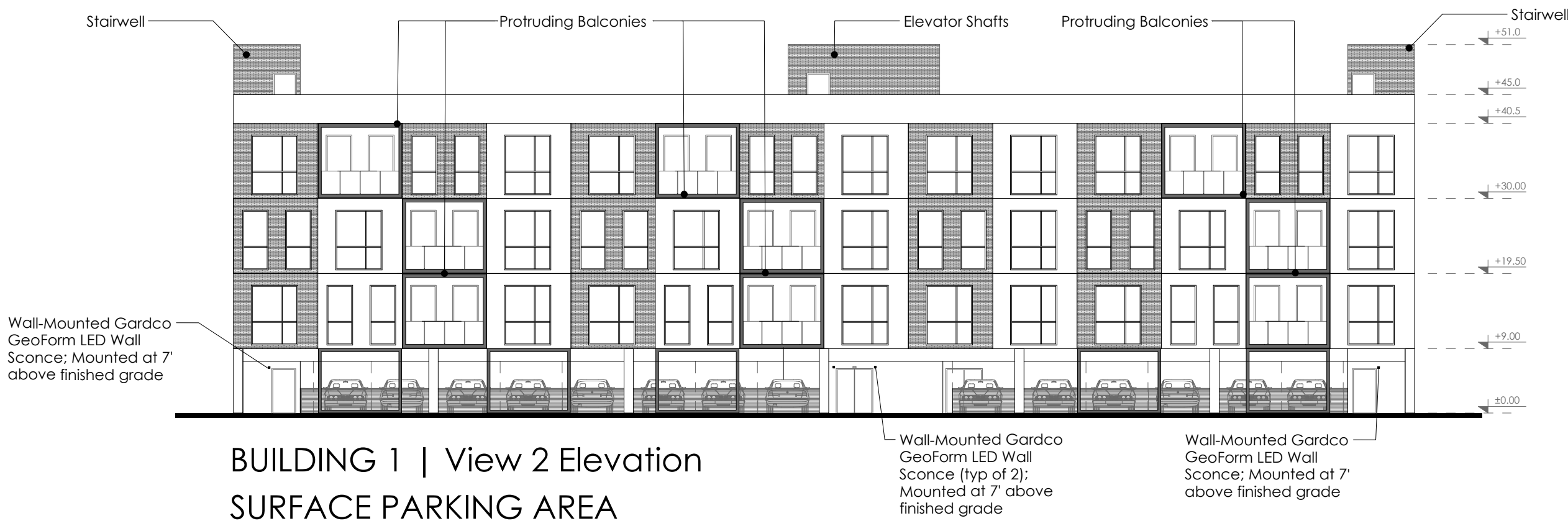
MAINTENANCE BUILDING | GROUND FLOOR PLAN



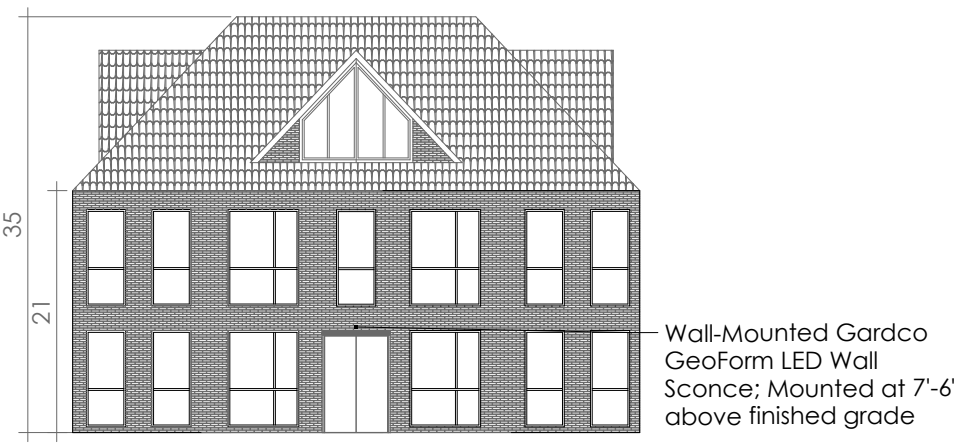
BUILDING 1 | View 1 Elevation
FACING HANOVER STREET



MAINTENANCE BUILDING | View 1 Elevation



BUILDING 1 | View 2 Elevation
SURFACE PARKING AREA



MAINTENANCE BUILDING | View 2 Elevation

Sheet of
46 50

P3	Submission	VT	24/08/02
P2	Submission	SS	24/08/02
P1	Submission	SS	24/05/07



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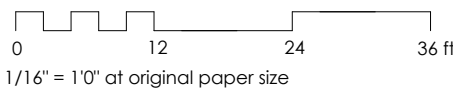
PROJECT
Lebanon NH

DRAWING STATUS
PLANNING

DRAWING NAME
BUILDING 1 & MAINTENANCE BUILDING
PROPOSED PLAN & ELEVATIONS
DRAWING NO.
0089-1201-F3
REV
F3

DATE
24/08/02
DRAWN
SS
SCALE
1/16" = 1'0" @A1
CHECKED
VT

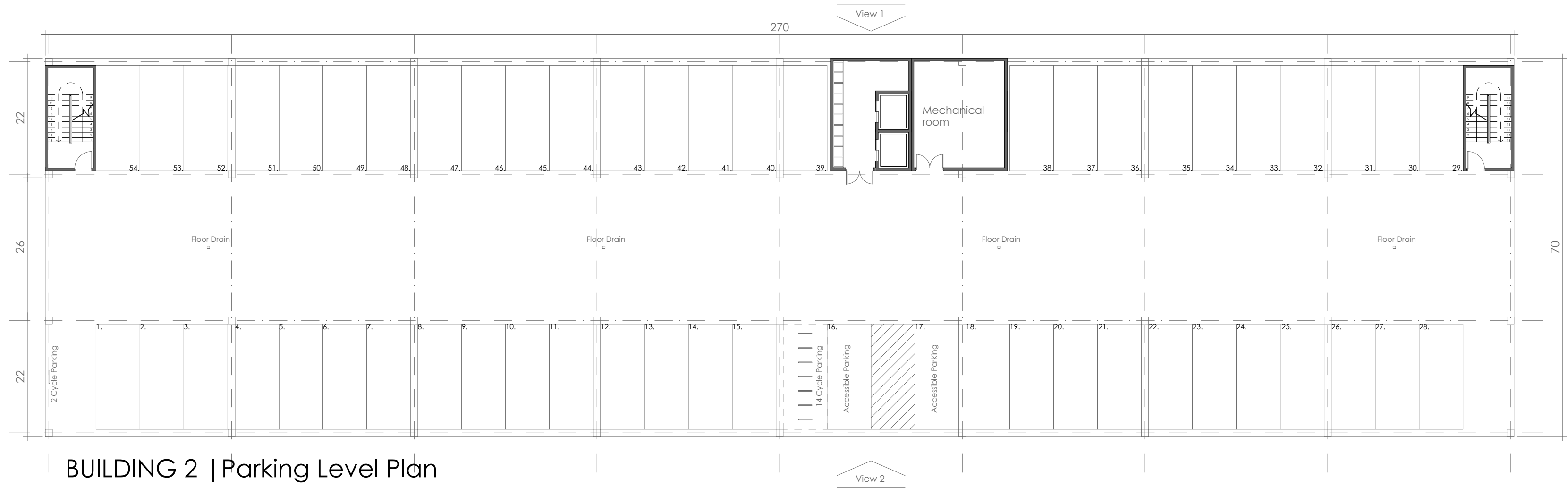
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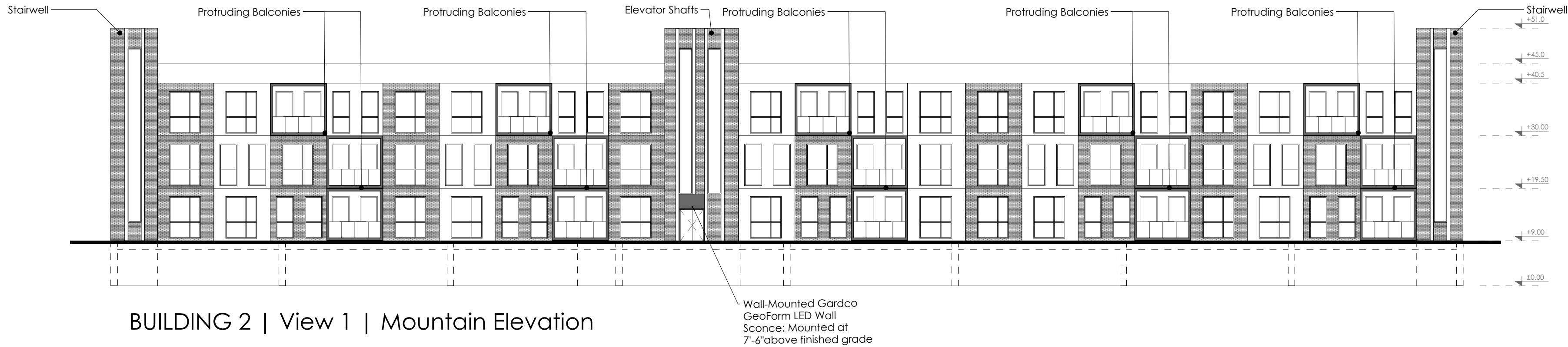
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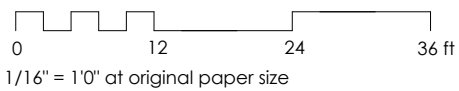
BUILDING 2 | Parking Level Plan



BUILDING 2 | View 1 | Mountain Elevation



BUILDING 2 | View 2 | Lake Elevation



Sheet of
47 50

P3	Submission	VT	24/08/02
P2	Submission	SS	24/08/02
P1	Submission	SS	24/05/07
REV	DESCRIPTION	DRN	DATE



CLIENT

PROJECT
Lebanon NH

DRAWING STATUS
PLANNING

DRAWING NAME
BUILDING 2 | PROPOSED PLAN & ELEVATIONS

DRAWING NO. REV
0089-1202-F3 F3

DATE DRAWN
24/08/02 SS

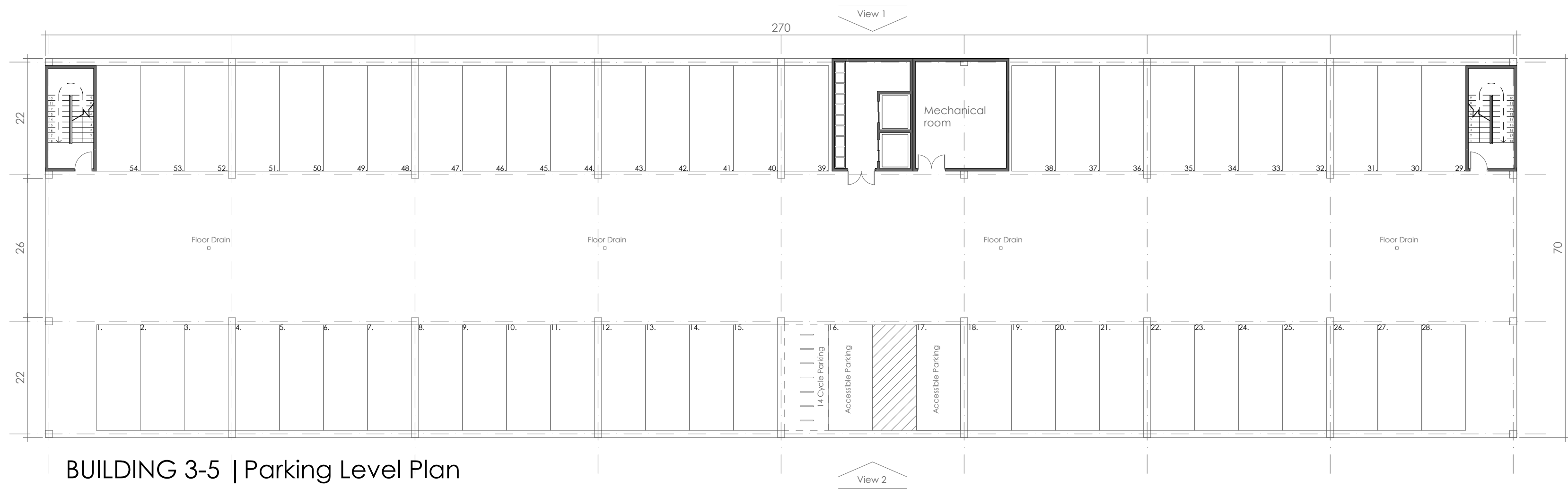
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1/16" = 1'0" @A1 VT

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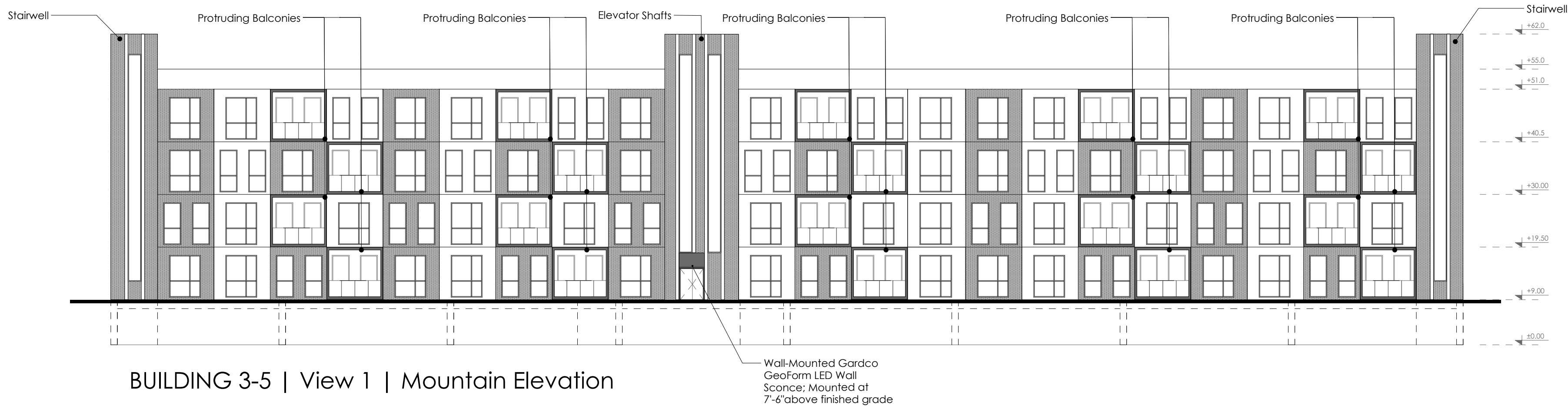
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BUILDING 3-5 | Parking Level Plan



BUILDING 3-5 | View 1 | Mountain Elevation



BUILDING 3-5 | View 2 | Lake Elevation

Sheet of 48 50

P3	Submission	VT	24/08/02
P2	Submission	SS	24/08/02
P1	Submission	SS	24/05/07
REV	DESCRIPTION	DRN	DATE



CLIENT

PROJECT
Lebanon NH

DRAWING STATUS
PLANNING

DRAWING NAME
BUILDING 3-5 | PROPOSED PLAN & ELEVATIONS

DRAWING NO. 0089-1203-P3 REV P3

DATE 24/08/02 DRAWN SS

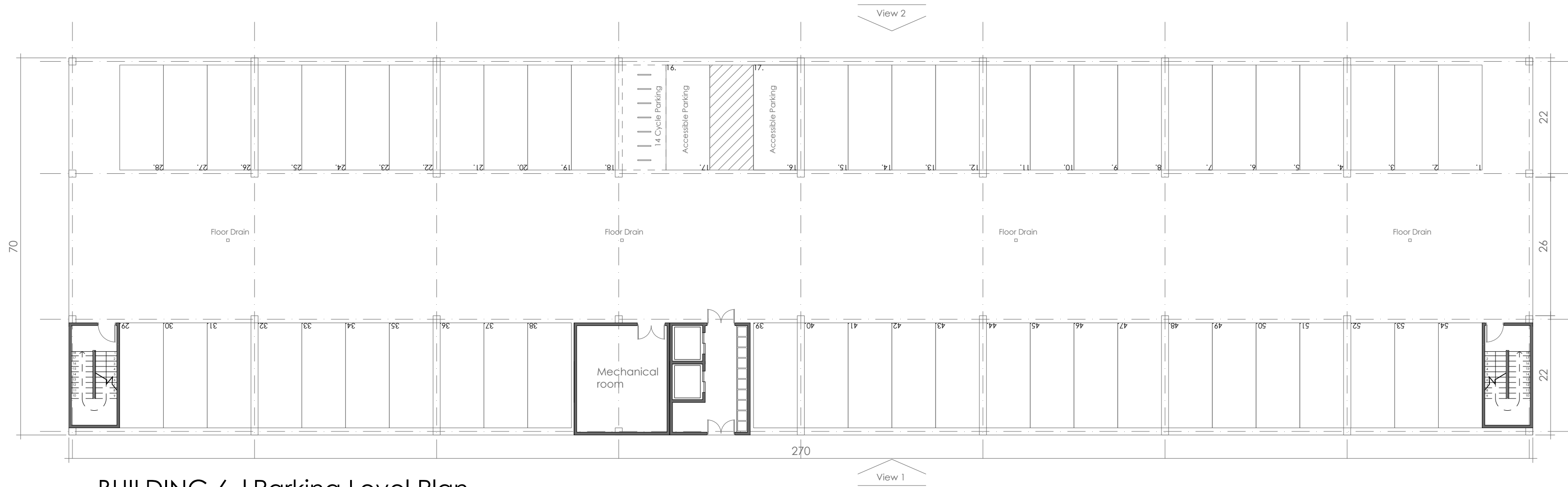
SCALE 1/16" = 1'0" @A1 CHECKED VT

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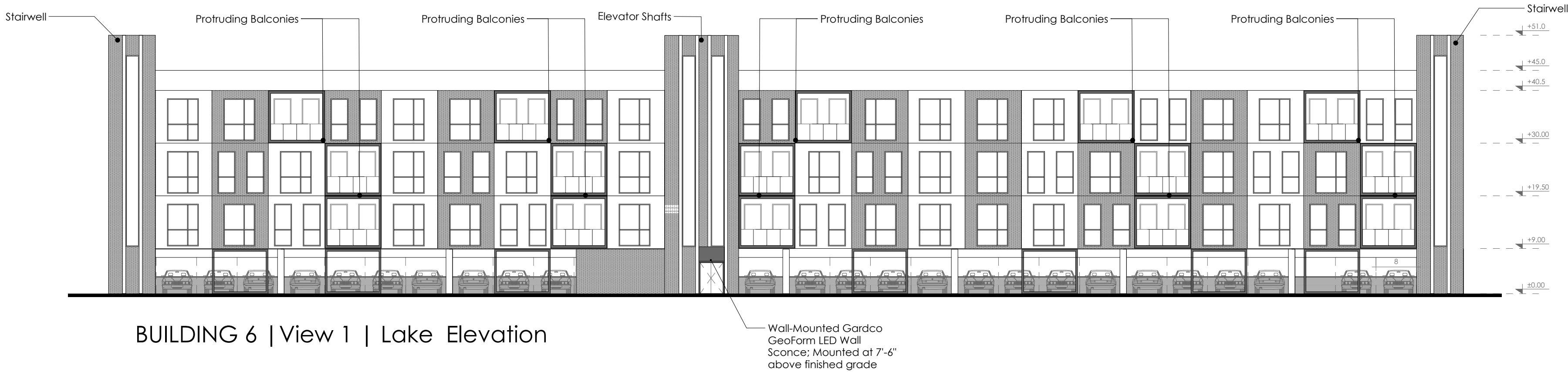
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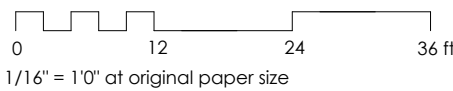
BUILDING 6 | Parking Level Plan



BUILDING 6 | View 1 | Lake Elevation



BUILDING 6 | View 2 | Mountain Elevation



Sheet of
49 50

P3	Submission	VT	24/08/02
P2	Submission	SS	24/08/02
P1	Submission	SS	24/05/07

REV	DESCRIPTION	DRN	DATE
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PROJECT
Lebanon NH

DRAWING STATUS
PLANNING

DRAWING NAME
BUILDING 6 | PROPOSED PLAN & ELEVATIONS

DRAWING NO. 0089-1204-F3
REV F3

DATE 24/08/02
DRAWN SS

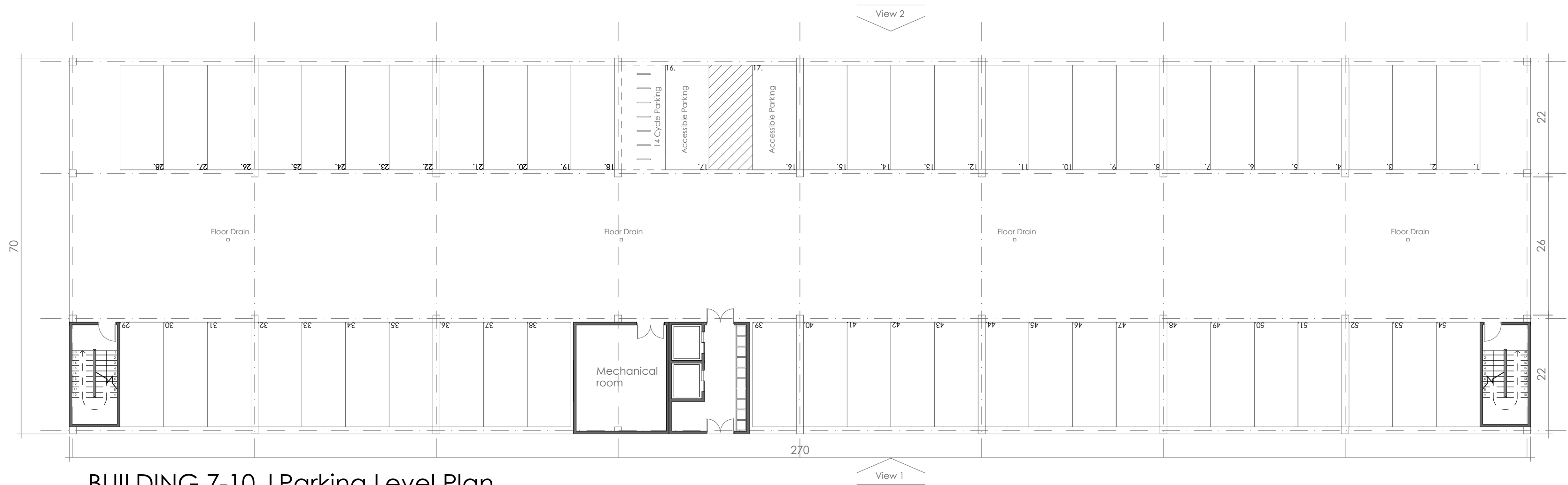
SCALE 1/16" = 1'0" @A1
CHECKED VT

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BUILDING 7-10 | Parking Level Plan



BUILDING 7-10 | View 1 | Lake Elevation



BUILDING 7-10 | View 2 | Mountain Elevation

Sheet		of	
50		50	
P3	Submission	VT	24/08/02
P2	Submission	SS	24/08/02
P1	Submission	SS	24/05/07
REV	DESCRIPTION	DRN	DATE



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PROJECT
Lebanon NH

DRAWING STATUS
PLANNING

DRAWING NAME
BUILDING 7-10 | PROPOSED PLAN & ELEVATIONS

DRAWING NO.	REV
0089-1205-P3	P3

DATE	DRAWN
24/08/02	SS

SCALE	CHECKED
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