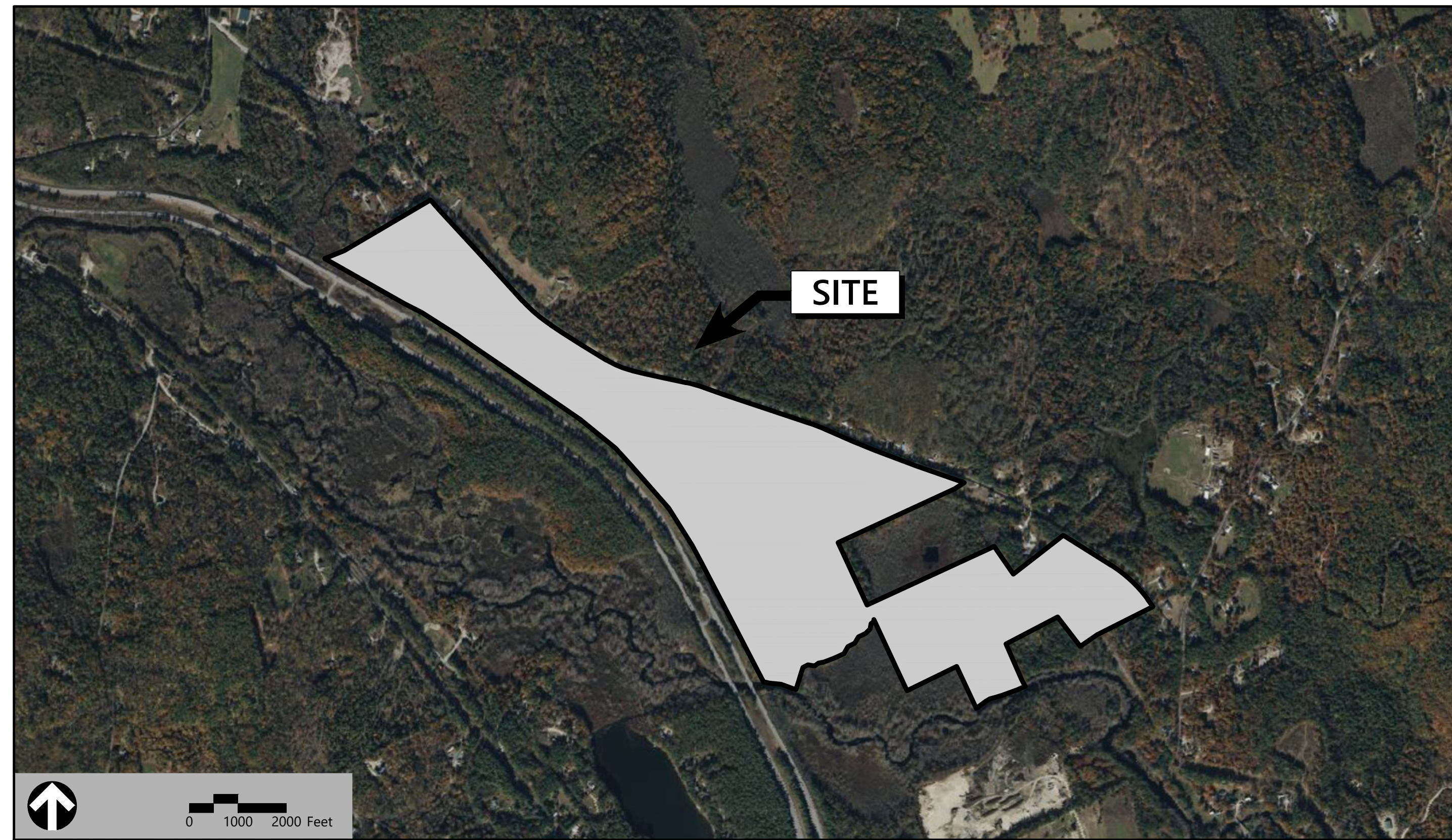


Site Plans

Issued for	Permitting
Date Issued	September 13, 2024
Latest Issue	September 13, 2024

Encore Warner Solar Poverty Plains Road Warner, New Hampshire 03278



2 Bedford Farms Drive
Suite 200
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Civil Engineer (VHB)
Eric Gerade, PE
2 Bedford Farms Drive
Suite 200
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Surveyor (VHB)
Mike Hammer, LLS
2 Bedford Farms Drive
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Owner

O. Fred Hill 2007 Revocable Trust
Tammy J. Hill 2007 Revocable Trust
60 Old Denny Hill Road
Warner, NH 03278

Applicant

Encore Renewable Energy
50 Lakeside Avenue
Suite #110
Burlington, VT 05401

**Assessor's Map: 7
Lot: 64**

Sheet Index

No.	Drawing Title	Latest Issue
C1.00	Legend and General Notes	September 13, 2024
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C2.00	Overall Site Plan	September 13, 2024
C2.01	Layout & Materials Plan 1	September 13, 2024
C2.02	Layout & Materials Plan 2	September 13, 2024
C2.03	Layout & Materials Plan 3	September 13, 2024
C3.01	Grading, Drainage & Utility Plan 1	September 13, 2024
C3.02	Grading, Drainage & Utility Plan 2	September 13, 2024
C3.03	Grading, Drainage & Utility Plan 3	September 13, 2024
C4.01	Erosion & Sediment Control Plan 1	September 13, 2024
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C5.01	Site Details 1	September 13, 2024
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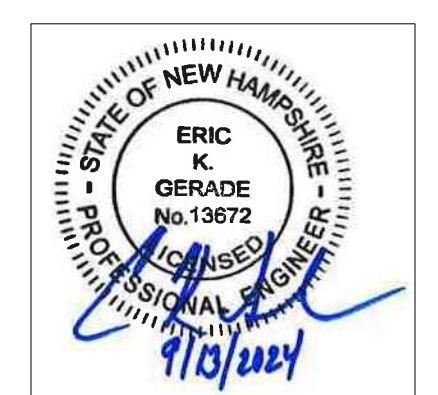
Reference Drawings

No.	Drawing Title	Latest Issue
Sv-1	Boundary Plan	May 28, 2024
Sv-2	Existing Conditions Plan of Land	May 28, 2024
Sv-3	Existing Conditions Plan of Land	May 28, 2024
Sv-4	Existing Conditions Plan of Land	May 28, 2024
Sv-5	Existing Conditions Plan of Land	May 28, 2024

Zoning Summary Chart

Zoning Districts:	Medium Density Residential District (R-2), Open Conservation District (OC-1)		
Overlay District:	Groundwater Protection Overlay District		
Use:	5 MW Solar Facility		
Zoning Regulation Requirements	Required (R-2)*	Required (OC-1)*	Provided
MINIMUM LOT AREA	2.0 Acres	5.0 Acres	240.0 Acres
FRONTAGE	200.0 Feet	300.0 Feet	7,545.0 Feet
FRONT YARD SETBACK	40 Feet	50 Feet	>50 Feet
SIDE YARD SETBACK	25 Feet	50 Feet	>50 Feet
REAR YARD SETBACK	25 Feet	50 Feet	>50 Feet
MAXIMUM BUILDING HEIGHT	35 Feet	35 Feet	N/A**
USE***	Gravel Pit	Gravel Pit	Solar Energy System

* REQUIREMENTS APPLY TO MINOR SUBDIVISION, HOWEVER THIS PROJECT IS NOT PROPOSING A SUBDIVISION. REQUIREMENTS ARE PROVIDED FOR REFERENCE.
 ** NO BUILDINGS ARE PROPOSED AS PART OF THIS PROJECT.
 *** EXISTING USE IS A GRAVEL PIT. A PORTION OF THE PROPERTY IS PROPOSED TO BE USED AS SOLAR ENERGY SYSTEM. ARTICLE IV.U OF THE WARNER ZONING ORDINANCES, SOLAR ENERGY SYSTEMS INSTALLATIONS SHALL BE ALLOWED IN ALL ZONING DISTRICTS.





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Legend

Legend table with columns: Exist., Prop., and descriptions for various symbols and lines including property lines, pavements, buildings, elevations, and utilities.

Abbreviations

Abbreviations table with columns: General, and lists of abbreviations such as ABAN (ABANDON), ACR (ACCESSIBLE CURB RAMP), ADJ (ADJUST), etc.

Notes

- General
1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY, CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
...
14. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION.

Layout and Materials

- 1. DIMENSIONS ARE FROM THE EDGE OF PAVEMENT, EDGE OF PANEL, FACE OF FENCE AND EDGE OF PAD, UNLESS OTHERWISE NOTED.
2. SEE ELECTRICAL DRAWINGS FOR EXACT DIMENSIONS AND DETAILS CONTIGUOUS TO THE ELECTRICAL EQUIPMENT AND PANELS.
...
4. 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

- 1. 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.
...
5. 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.

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.
...
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.

Existing Conditions Information

- 1. BASE PLAN: REFER TO THE EXISTING CONDITIONS PLANS PREPARED BY VHB, DATED 05/28/2024.
2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD88.

Document Use

- 1. 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.
...
9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
10. 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.

Saved Wednesday, September 11, 2024 8:31:01 AM DBOSWORTH Plotted Thursday, September 12, 2024 2:25:49 PM Derek Bosworth

Encore Warner Solar

Poverty Plains Road Warner, New Hampshire

Table with columns: No., Revision, Date, Apprd. (empty rows)

Table with columns: Designed by (TMD), Checked by (EKG)

Issued for: Permitting Date: September 13, 2024

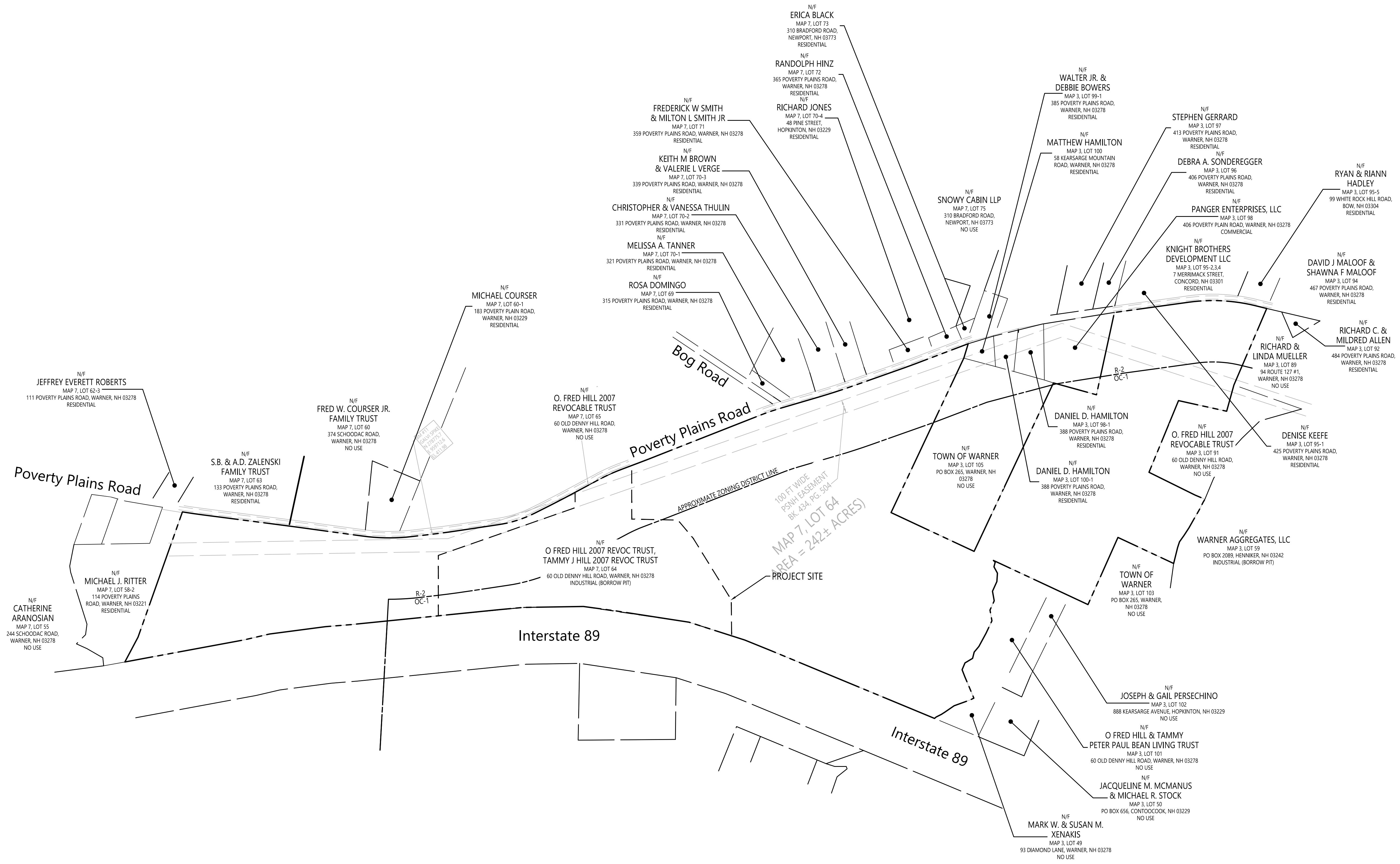
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Legend and General Notes

Professional Engineer seal for Eric K. Gerade, No. 13672, State of New Hampshire, dated 9/13/2024. Large text 'C1.00' and sheet number '1 of 14'.



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Encore Warner Solar Poverty Plains Road Warner, New Hampshire

No.	Revision	Date	Apprd.

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 Drawing Title **Abutters Plan**
 Drawing Number

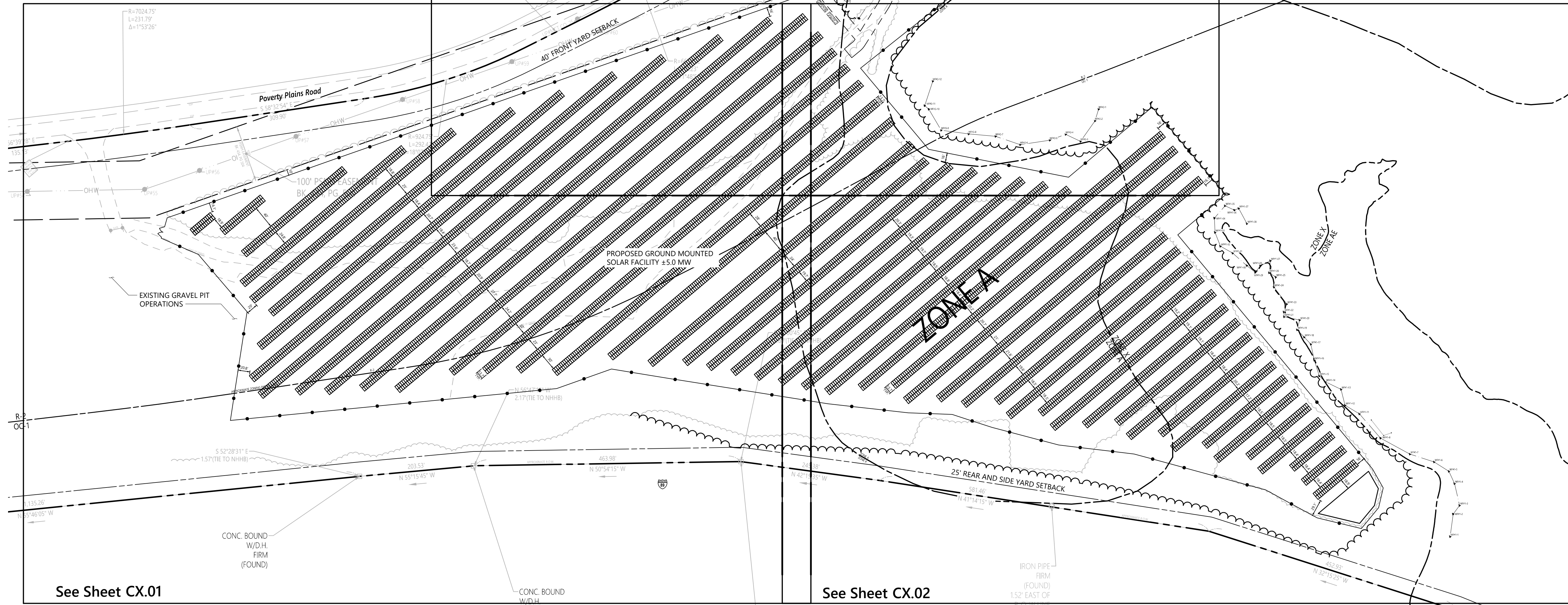
C1.01
 Sheet **2** of **14**
 Project Number **52789.01**

N/F
O. FRED HILL 2007
REVOCABLE TRUST
MAP 7, LOT 65
BOOK 2972, PAGE 510
PLAN #14843

See Sheet CX.03

ZONE A

APPROXIMATE ZONING DISTRICT LINE

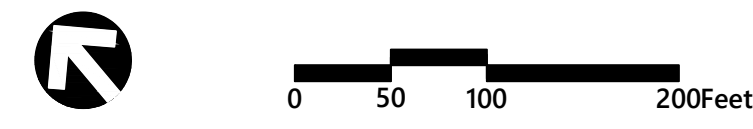


See Sheet CX.01

See Sheet CX.02



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Warner, New Hampshire

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Overall Site Plan
Drawing Number C2.00



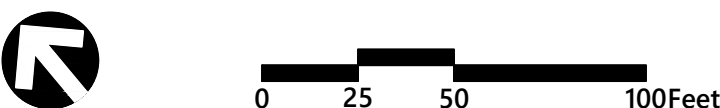
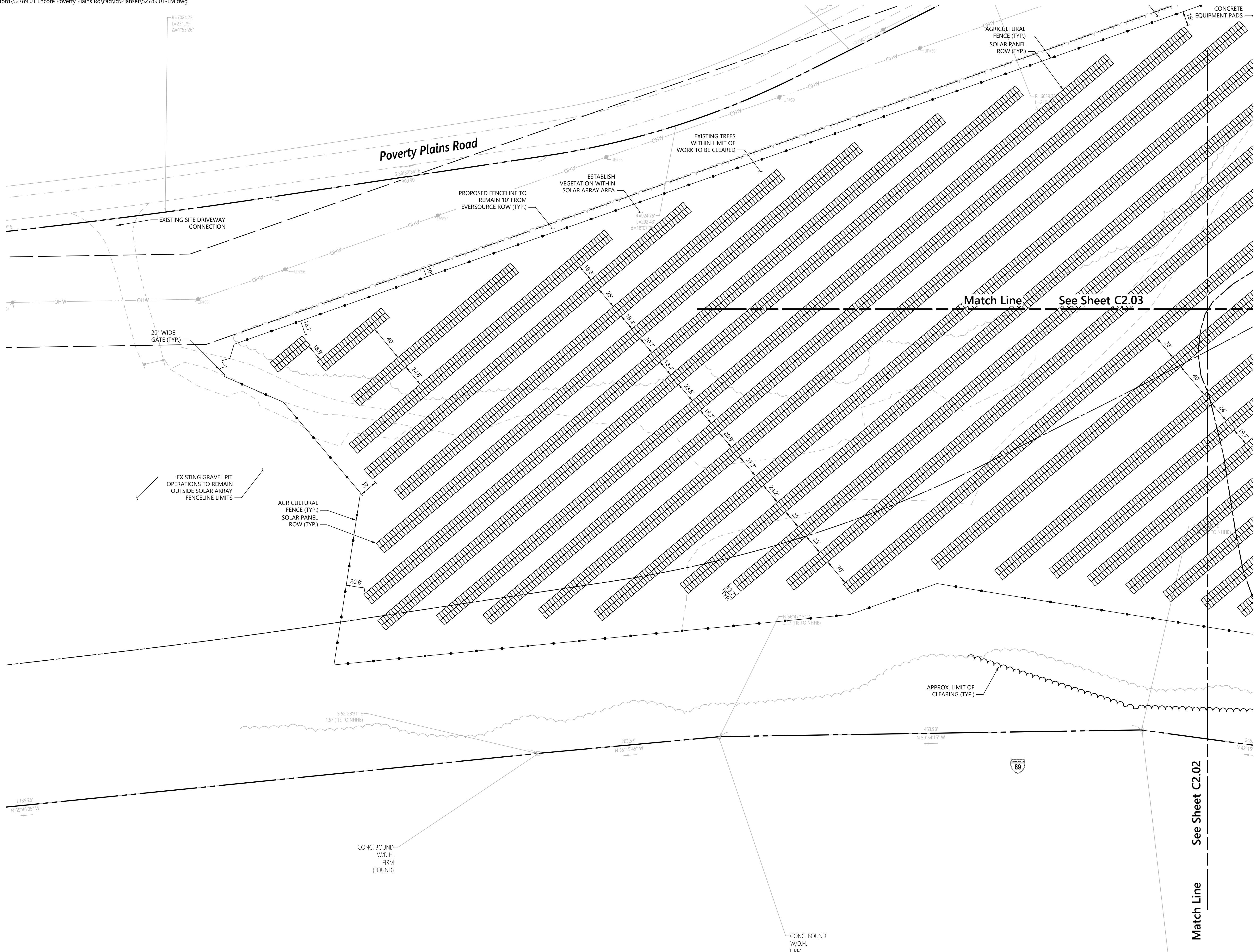
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Project Number 52789.01



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Drawing Title
Layout & Materials Plan 1



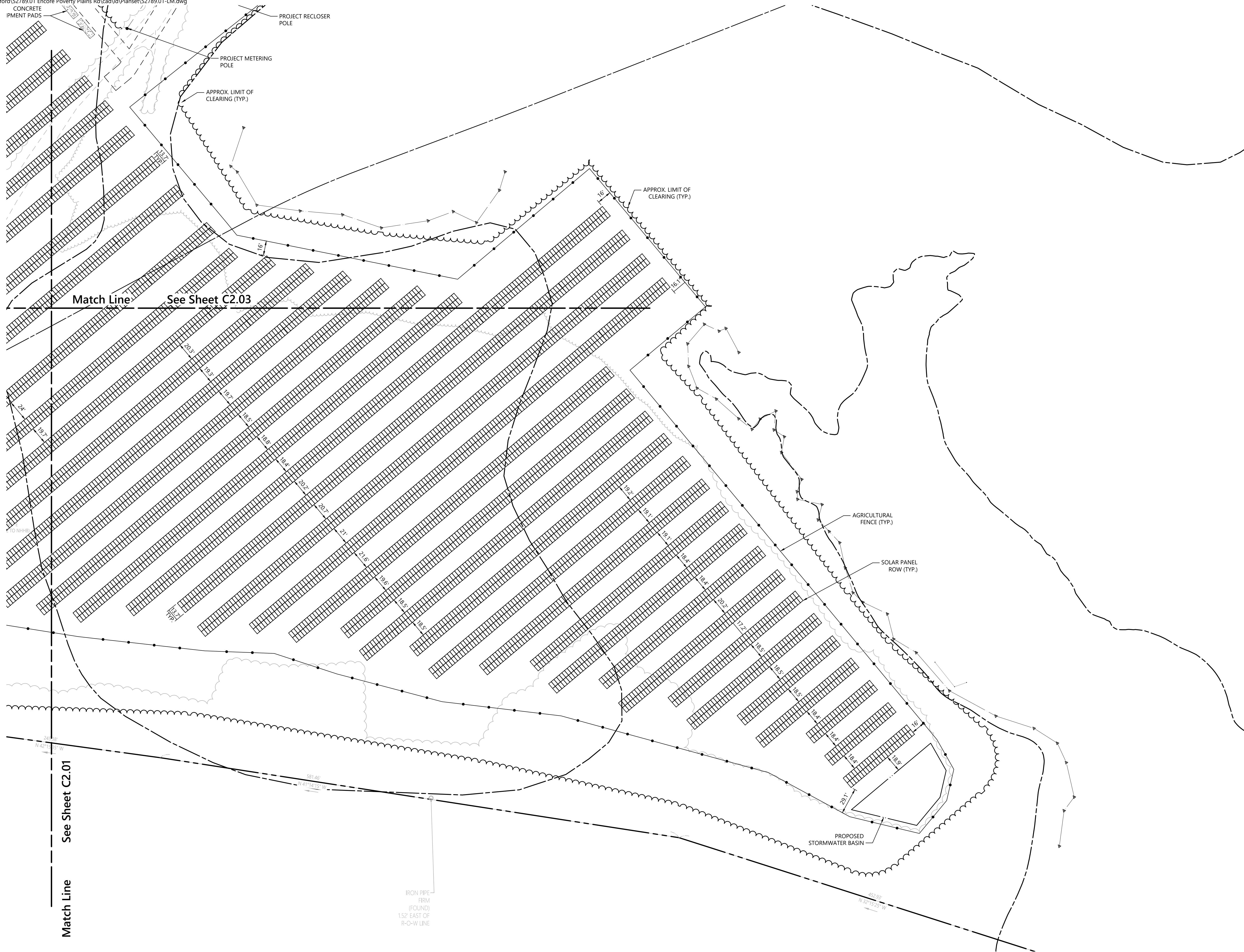
C2.01

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Project Number
52789.01



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Match Line See Sheet C2.03

Match Line See Sheet C2.01

IRON PIPE
FIRM
(FOUND)
1.52' EAST OF
R-O-W LINE



0 25 50 100Feet

Encore Warner Solar

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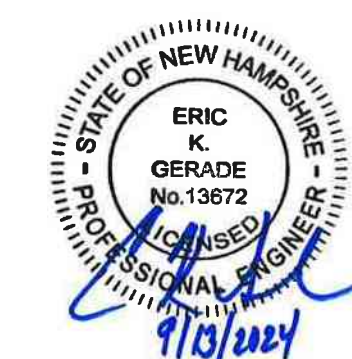
Layout & Materials Plan 2

Drawing Number

C2.02

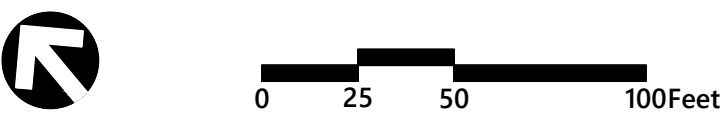
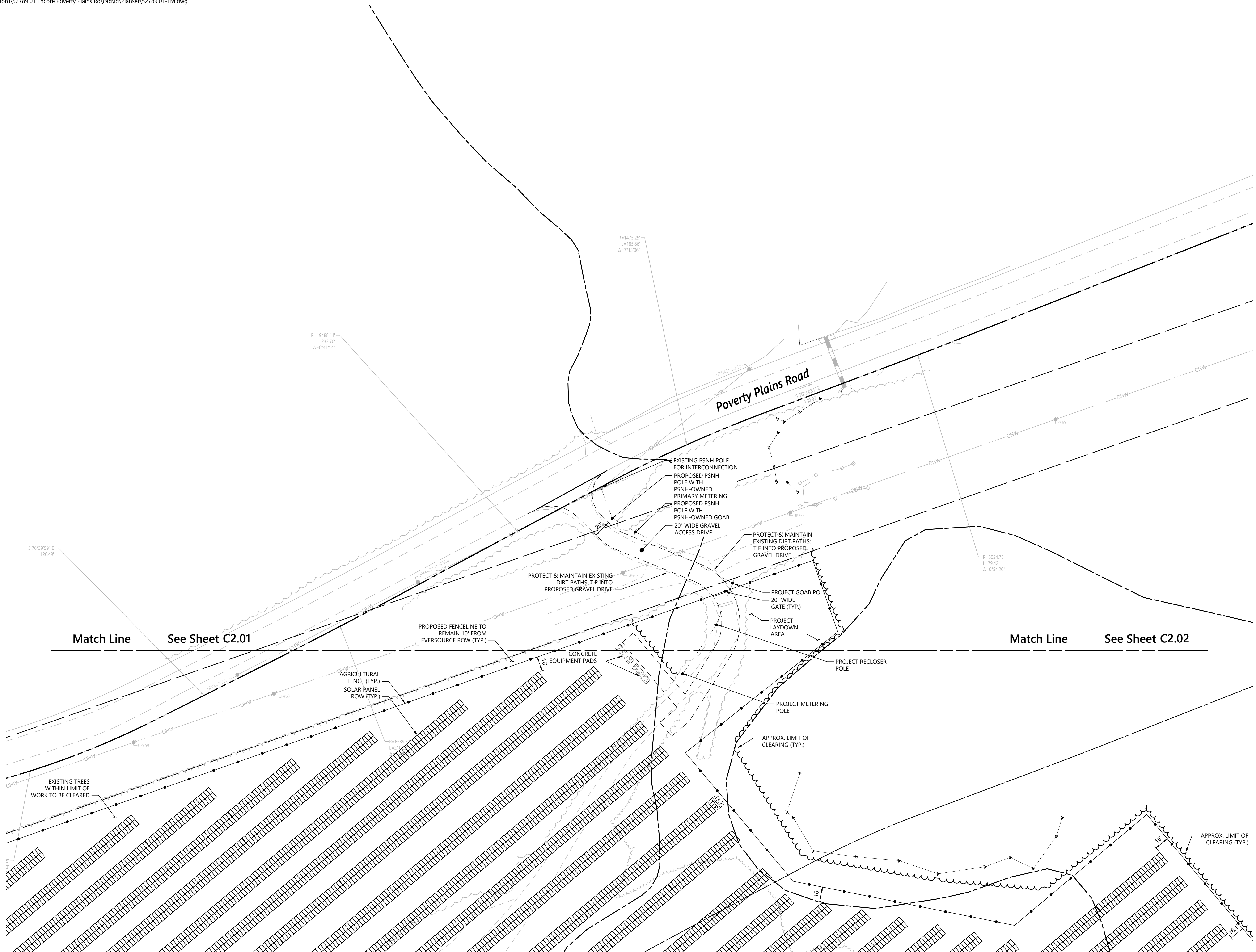
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Project Number
52789.01





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Poverty Plains Road
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Layout & Materials Plan 3



C2.03

Sheet 6 of 14

Project Number 52789.01

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**Grading, Drainage
& Utility Plan 1**



C3.01

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Project Number
52789.01



2 Bedford Farms Drive
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0 25 50 100 Feet

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Poverty Plains Road
Warner, New Hampshire

No.	Revision	Date	Appr.

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Not Issued for Construction
Drawing Title
**Grading, Drainage
& Utility Plan 2**



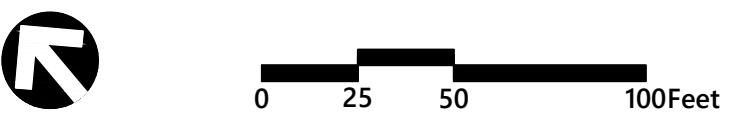
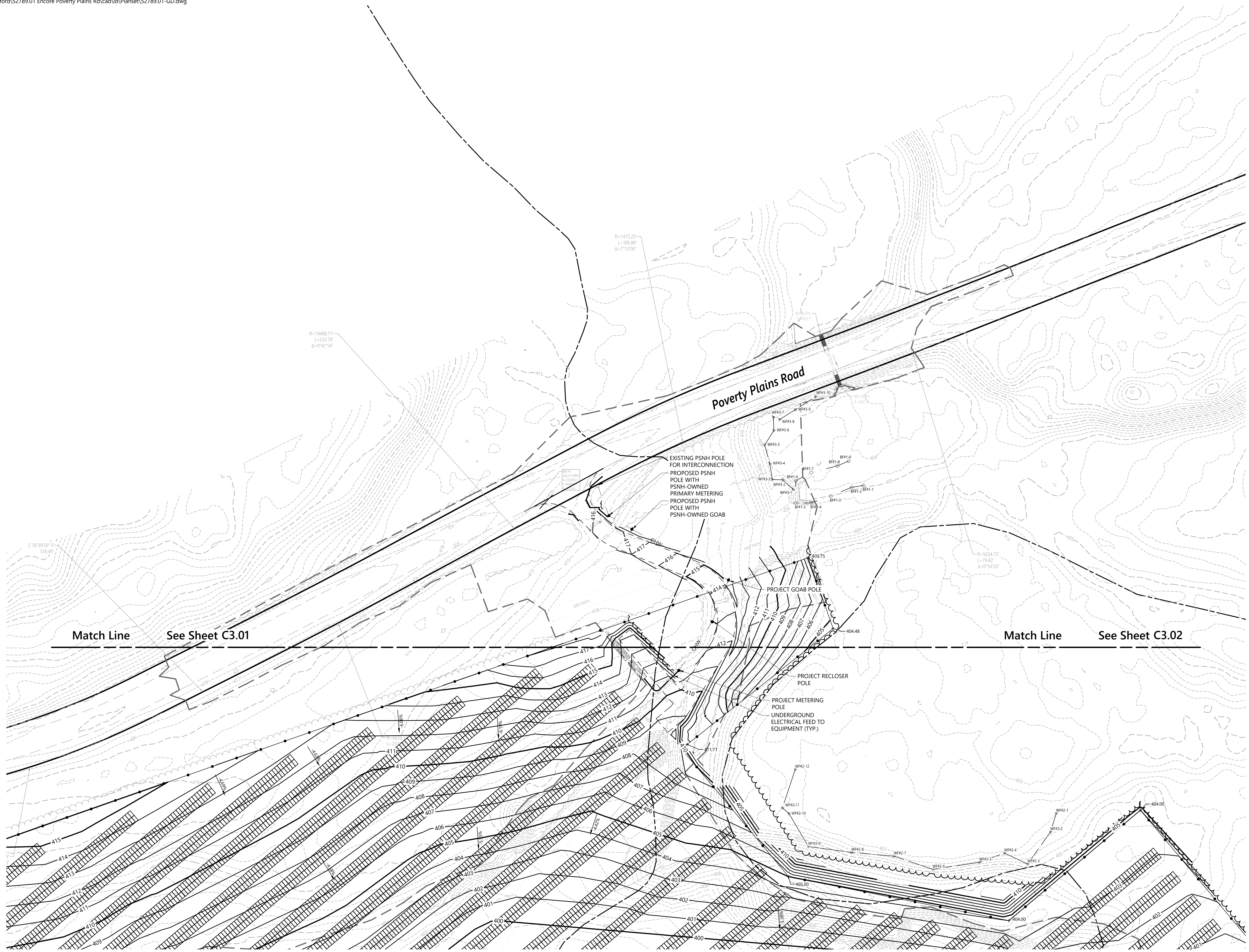
C3.02

Sheet 8 of 14

Project Number
52789.01



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Poverty Plains Road
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Grading, Drainage & Utility Plan 3



C3.03

Sheet 9 of 14
Project Number 52789.01

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Match Line See Sheet C4.03

Match Line See Sheet C4.02



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 Drawing Title
**Erosion and Sediment
 Control Plan 1**



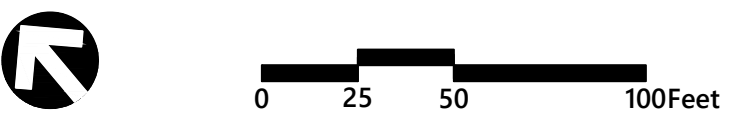
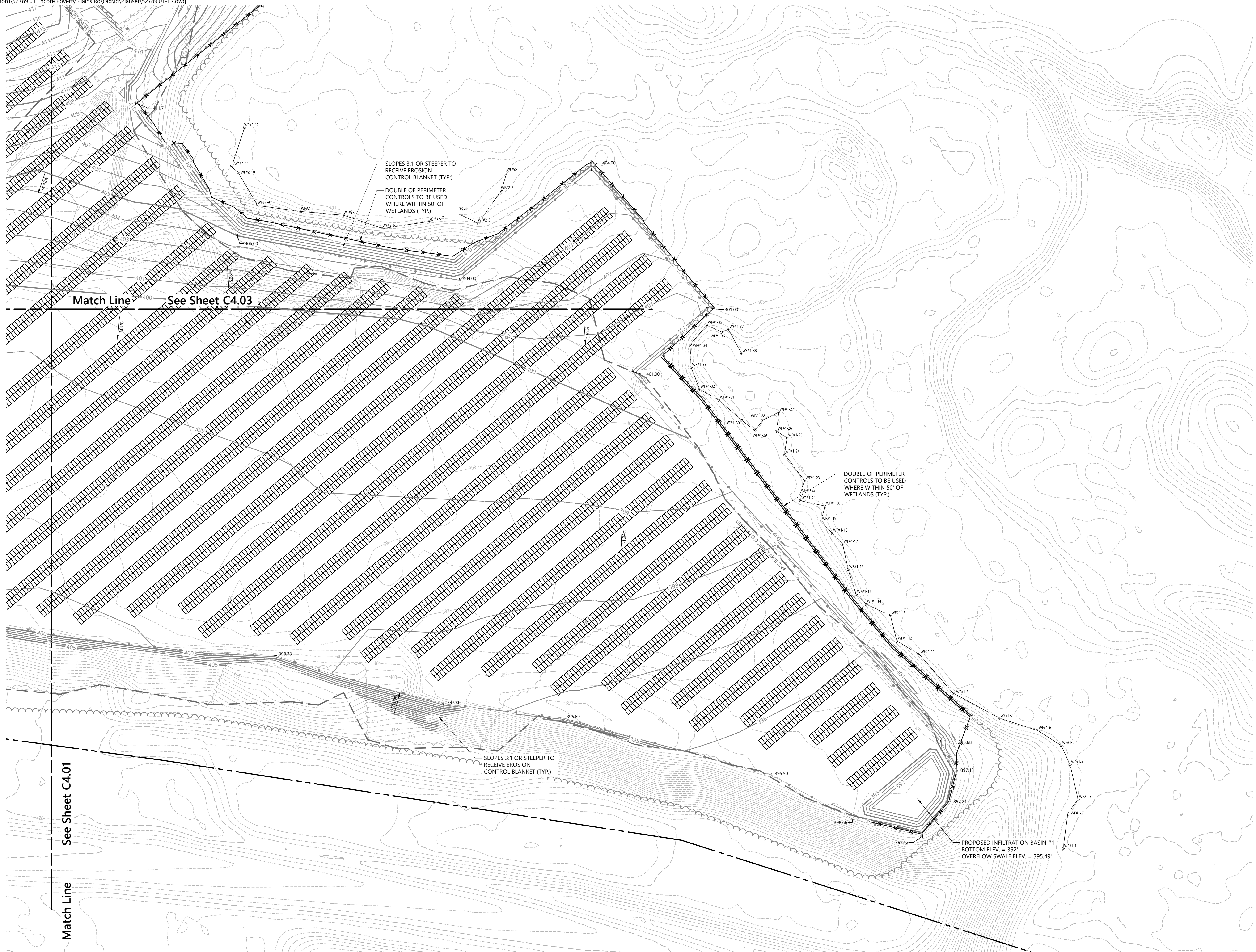
C4.01

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Project Number 52789.01



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Poverty Plains Road
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Erosion and Sediment Control Plan 2



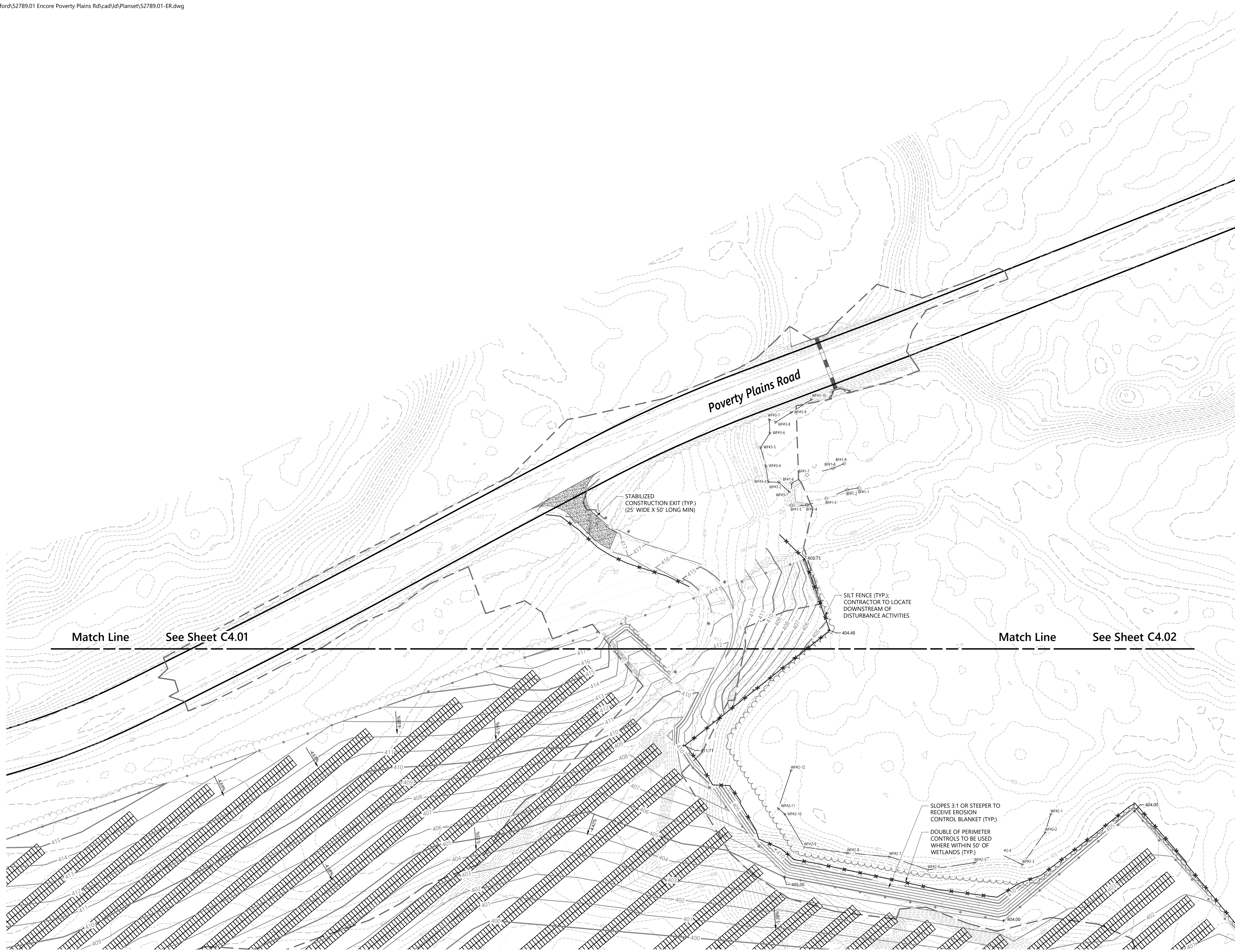
C4.02

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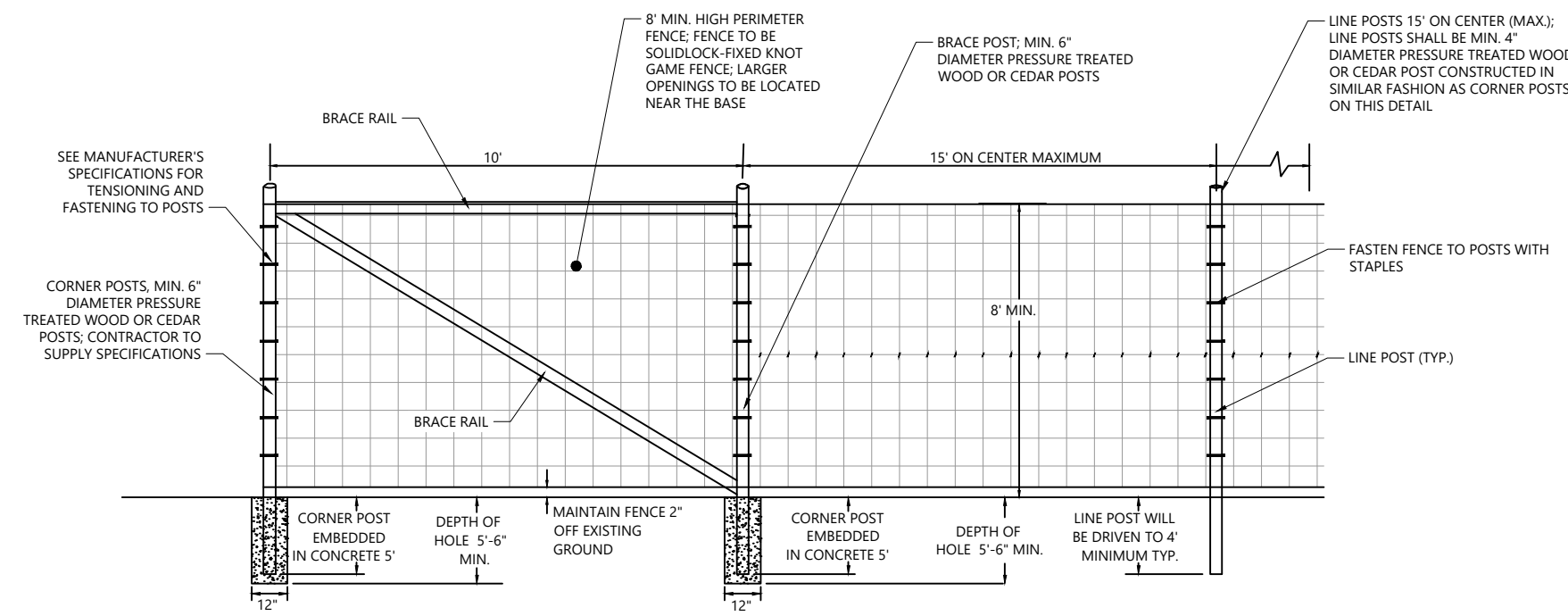
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Not Issued for Construction
 Drawing Title
**Erosion and Sediment
 Control Plan 3**



C4.03

Sheet **12** of **14**
 Project Number
52789.01

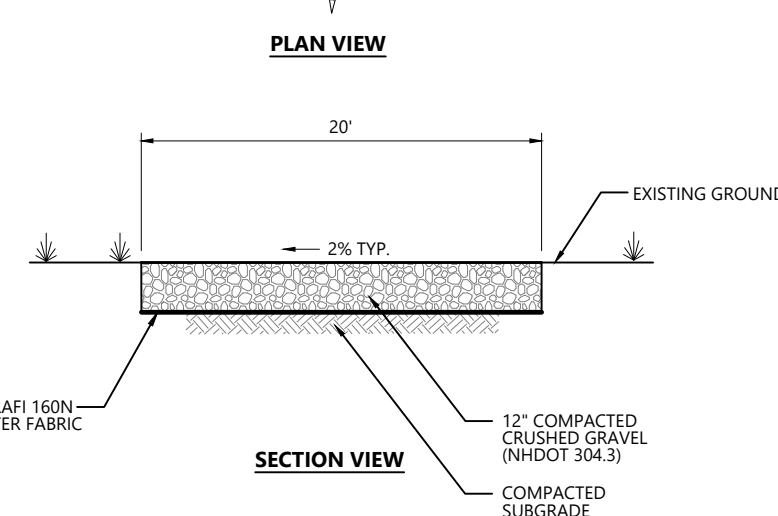
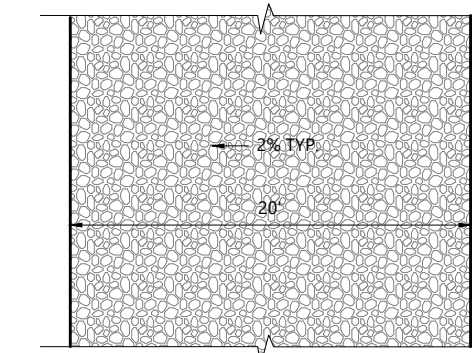


GENERAL NOTES

- ADDITIONAL BRACING MAY BE REQUIRED ON LONG FENCE RUNS. CONTRACTOR TO ADD ADDITIONAL BRACING WHEN CONTRACTOR OBSERVES CORNER POSTS DEFLECTING DURING FENCE TENSIONING/FASTENING.
- FABRIC TO BE FASTENED TO POSTS WITH STAPLES APPROVED BY THE OWNER/ENGINEER.
- FENCE MATERIALS: SOLIDLOCK FIXED KNOT GAME FENCE. FENCE MATERIAL SHALL BE BEKAERT ZA-6 FIXED KNOT GAME FENCE, 96" HIGH, 12.5 GAUGE WIRE, CLASS 5 GALVANIZED.
- ALL FENCE COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. SEE "FIXED KNOT BRACE SPECIFICATIONS AND INSTALLATION GUIDE" BY BEKAERT.

Perimeter Fence - Fixed Knot Game Fence

N.T.S. Source: Encore

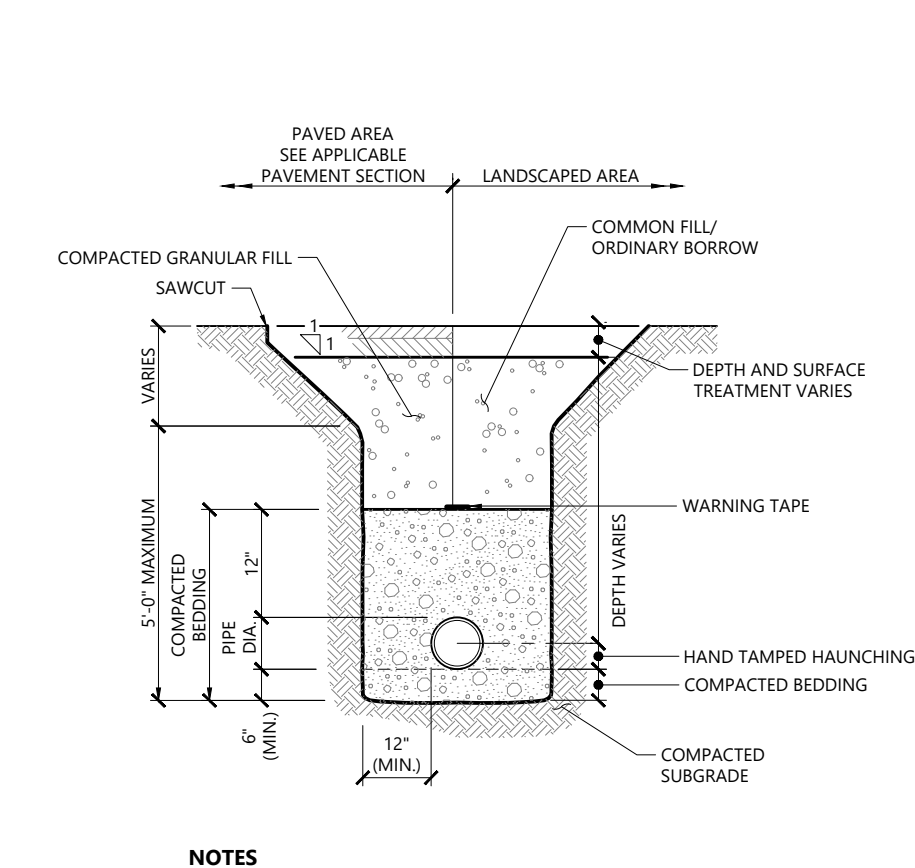


NOTES

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

Gravel Access Drive

N.T.S. Source: VHB

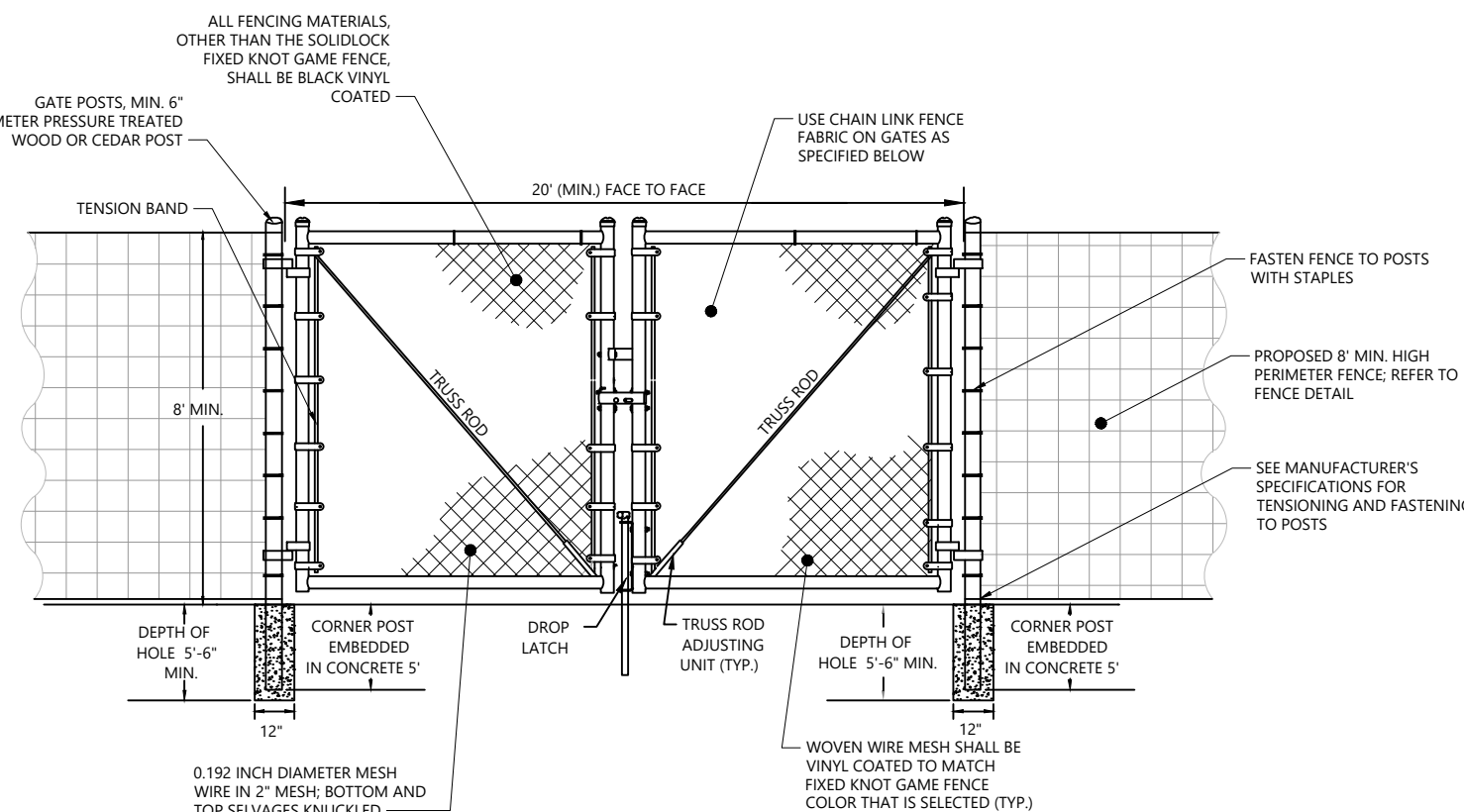


NOTES

- WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
- USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
- COMPACTED GRANULAR FILL MAY CONSIST OF GRAVEL, CRUSHED STONE, SAND, OR OTHER MATERIAL AS APPROVED BY ENGINEER.

Utility Trench

N.T.S. Source: VHB LD. 300

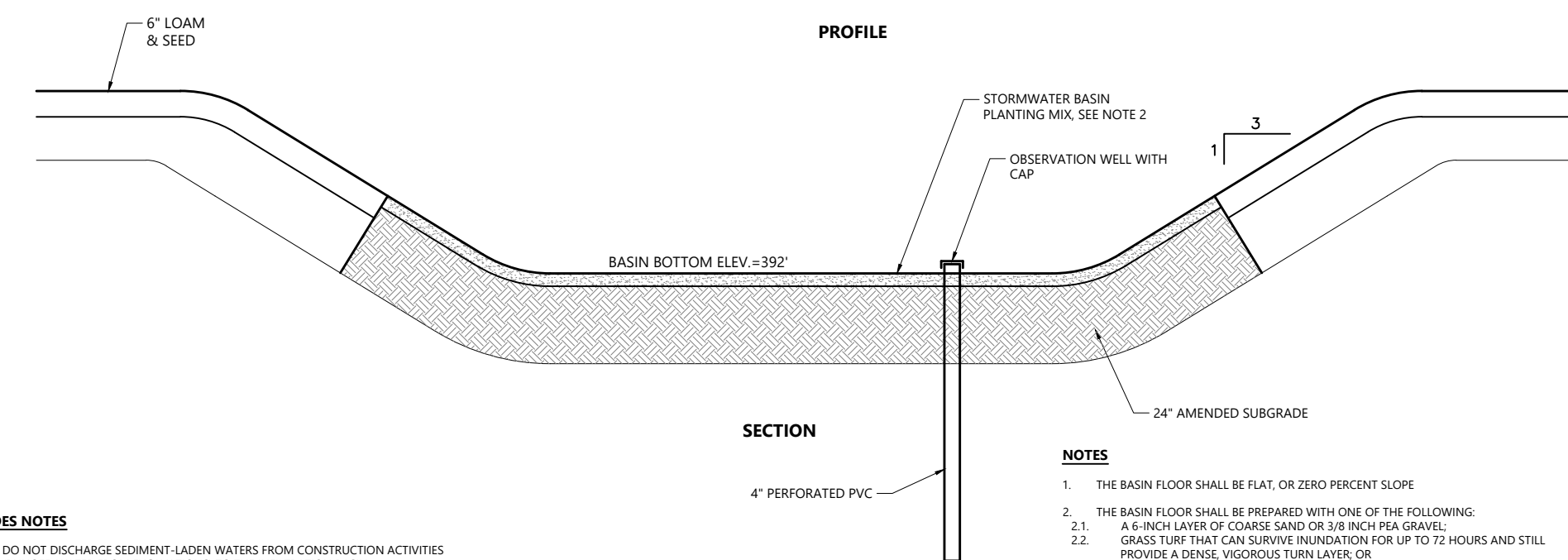


GENERAL NOTES

- CHAIN LINK FABRIC FOR GATES TO BE THE SAME AS REQUIRED FOR FENCE.
- GATE POST BASE- PORTLAND CEMENT CONCRETE (3000 PSI).
- FENCE FABRIC, POSTS, FRAMEWORKS, AND HARDWARE SHALL BE GALVANIZED STEEL PER SPECIFICATIONS.
- GATE POSTS TO BE USED ON EACH SIDE OF DOUBLE GATE OPENINGS.
- PAINT ALL GALVANIZED PIPE AND FITTINGS TO MATCH SOLIDLOCK FIXED KNOT GAME FENCE PAINT SHALL BE SUITABLE FOR USE ON GALVANIZED SURFACES.
- EMERGENCY CONTACT SIGN SHALL BE PLACED ON THE GATE, WHICH IDENTIFIES THE PROJECT OWNER AND 24-HOUR EMERGENCY CONTACT PHONE NUMBER.

Double Swing Gate

N.T.S. Source: Encore

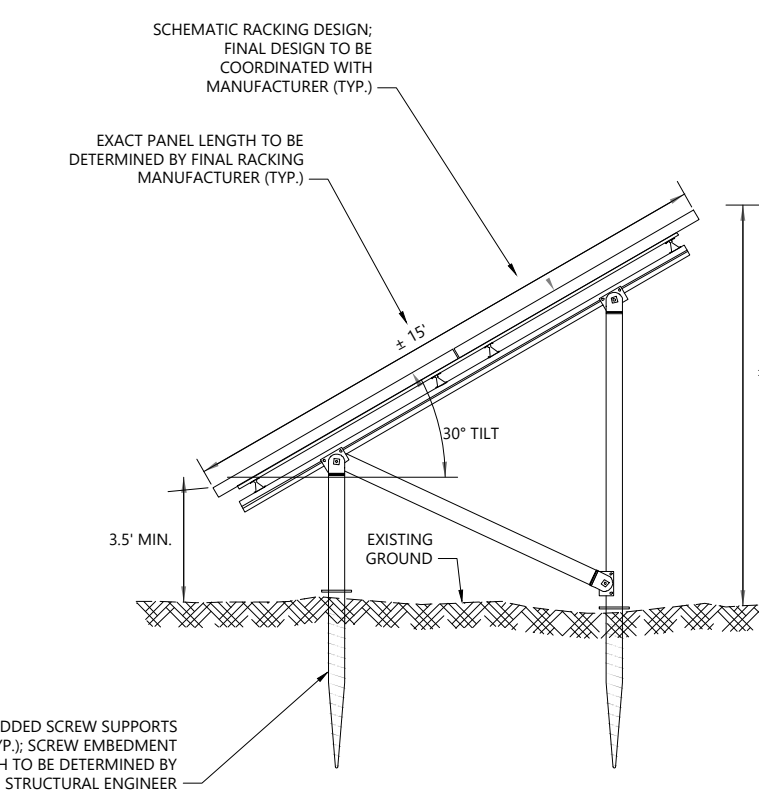


NHDES NOTES

- DO NOT DISCHARGE SEDIMENT LOADED WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE INFILTRATION BASIN.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE BASIN.
- AFTER THE BASIN IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY FILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
- DO NOT PLACE BASIN SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

Infiltration Basin

N.T.S. Source: VHB



GENERAL NOTES

- SOLAR ARRAY CROSS SECTION IS SCHEMATIC. FINAL DESIGN TO BE DONE BY RACKING MANUFACTURER.

Typical Solar Racking

N.T.S. Source: Encore

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Drawing Title
Site Details 1
Drawing Number



C5.01

Sheet **13** of **14**

Project Number
52789.01

Erosion Control

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- DUST SHALL BE CONTROLLED THROUGH THE USE OF WATER.
- 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.
- 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.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3-IN OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED;
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- 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, UNLESS AN AUTHORIZED DISTURBANCE OF MORE THAN 5 ACRES AS REGULATED IN ENV-WQ 1506.03 WITH SUBMITTED DOCUMENTATION AND ENVIRONMENTAL MONITORING.
- ALL DITCHES, SWALES, AND DRAINAGE BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1 HORIZONTAL AND 1:1 VERTICAL AND (3:1) EROSION CONTROL BLANKETS SHALL BE NORTH AMERICAN GREEN SC1508N OR APPROVED EQUAL. ANY ALTERNATIVE NETTING MUST CONSIST ENTIRELY OF NATURAL FIBERS.
- 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.

Winter Construction

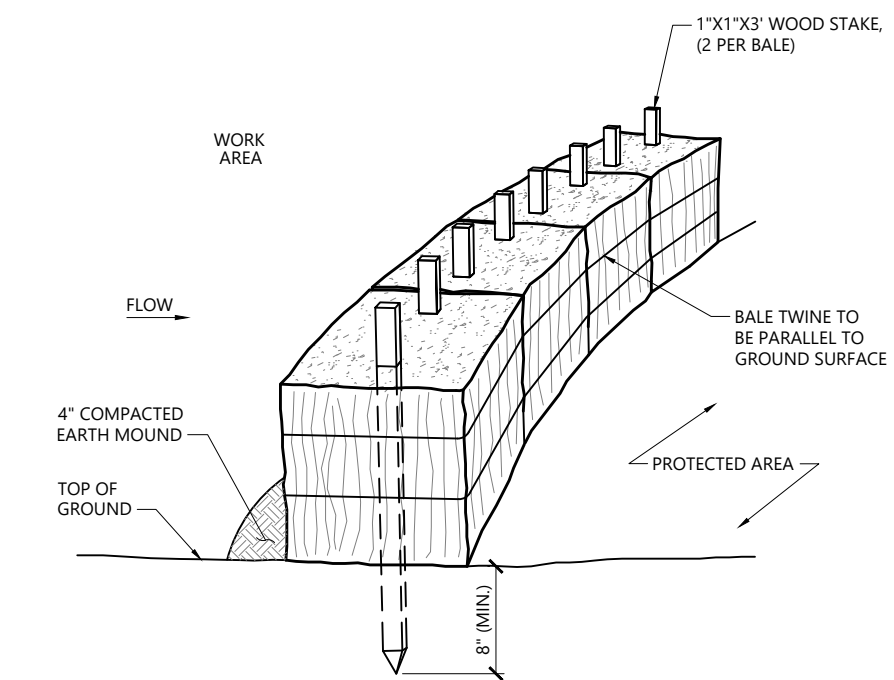
- ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 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 FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE TEMPORARILY STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15TH, 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. (NHDOT 304.3).

Environmental Monitoring & Inspections

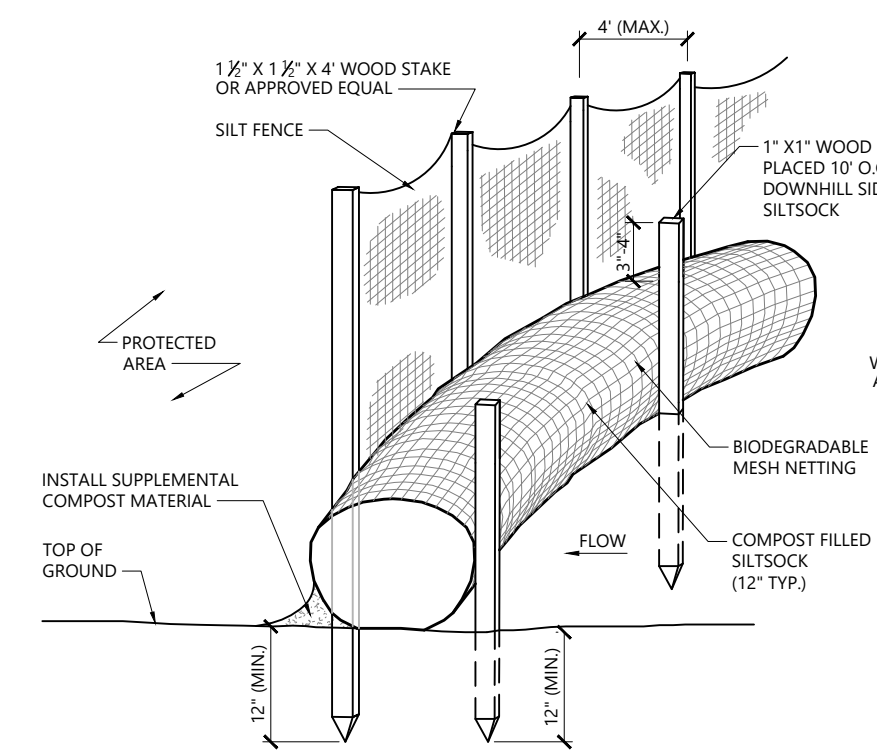
- A CERTIFIED PROFESSIONAL EROSION AND SEDIMENT CONTROL SPECIALIST ("CPESC SPECIALIST") OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE ("MONITOR") SHALL INSPECT THE SITE FROM THE START OF ALTERATION OF TERRAIN ACTIVITIES UNTIL THE SITE IS IN FULL COMPLIANCE WITH THE SITE SPECIFIC ALTERATION OF TERRAIN PERMIT (PERMIT).
- THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK, AND IF POSSIBLE, DURING ANY 0.5 INCH OR GREATER RAIN EVENT (I.E. 0.5 INCH OF PRECIPITATION OR MORE WITHIN A 24 HOUR PERIOD). IF UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THIS EVENT.
- THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONSTRUCTION PROJECT MANAGER (TO BE DETERMINED) ON THE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS REQUIRED TO MEET THE REQUIREMENTS OF RSA 485-A:17 AND ALL APPLICABLE DES PERMIT CONDITIONS.
- WITHIN 24 HOURS OF EACH INSPECTION, THE MONITOR SHALL SUBMIT A REPORT TO NHDES VIA EMAIL (CONTACT NHDES ALTERATION OF TERRAIN BUREAU) 603-271-3503 TO OBTAIN CURRENT CONTACT AND EMAIL ADDRESS).
- COPIES OF THE INSPECTION REPORTS SHALL BE RETAINED ON-SITE FOR REVIEW DURING SITE INSPECTIONS.

NHDES Permit Conditions

- EROSION CONTROL MATERIALS SUCH AS WELDED PLASTIC OR "BIODEGRADABLE PLASTIC" NETTING OR 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 SC1508N) SHALL BE USED.
- 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, PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8" INCH, AND
 - TURF REINFORCEMENT MATS SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.

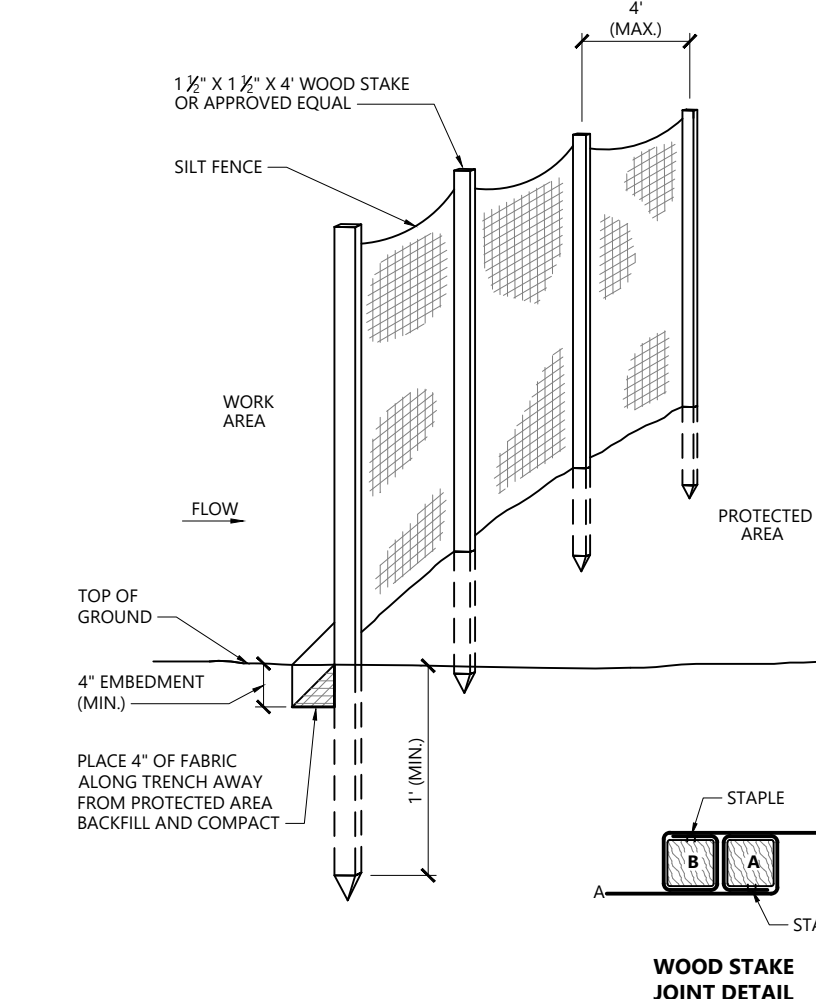


Straw Bale Barrier 1/16
N.T.S. Source: VHB REV LD_653

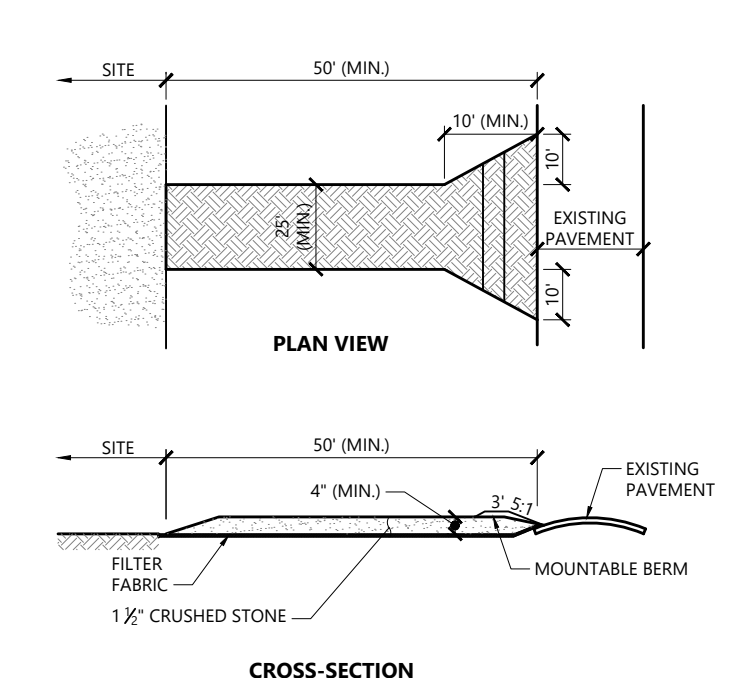


- NOTES**
- SILT SOCK SHALL BE FILTREXX SILT SOCK OR APPROVED EQUAL.
 - SILT SOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
 - SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
 - UPON SITE STABILIZATION, COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
 - IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Siltsock / Silt Fence Barrier 10/20
N.T.S. Source: VHB REV LD_658-A

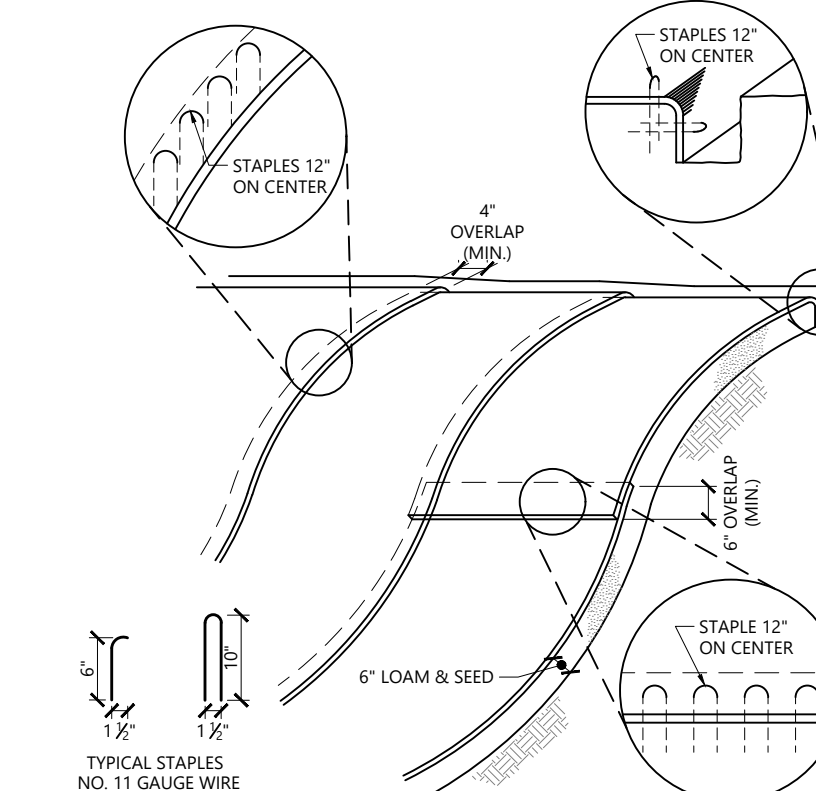


Silt Fence Barrier 1/16
N.T.S. Source: VHB REV LD_650



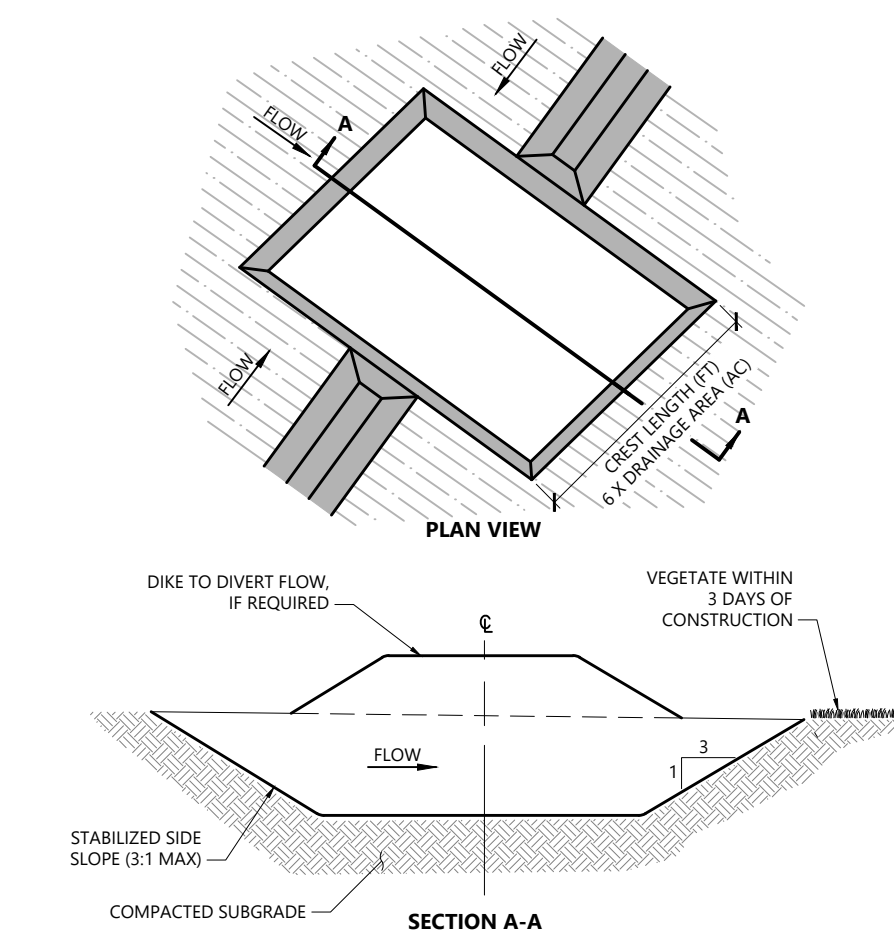
- NOTES**
- EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING 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.
 - STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit 1/16
N.T.S. Source: VHB REV LD_682



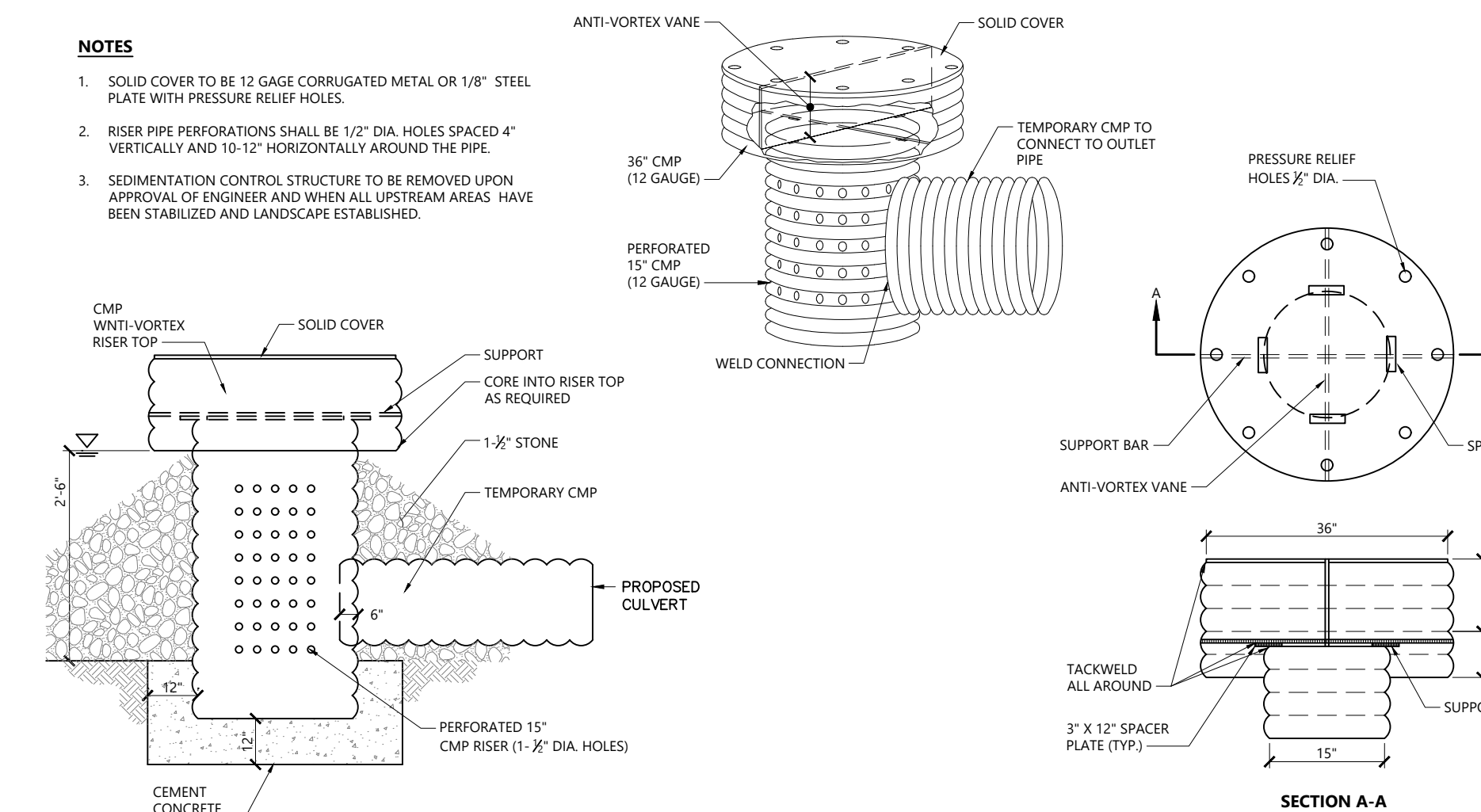
- NOTES**
- BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
 - ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
 - THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
 - WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (MIN.) OVERLAP AND STAPLE BOTH TOGETHER.
 - METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
 - 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**
- TEMPORARY SEDIMENT TRAP TO BE REMOVED UPON APPROVAL OF ENGINEER AND WHEN ALL UPSTREAM AREAS HAVE BEEN STABILIZED.
 - DESIGN AND MAINTENANCE REQUIREMENTS SHALL BE IN ACCORDANCE WITH ENV-WQ 1506.10, WHICH INCLUDE, BUT ARE NOT LIMITED TO:
 - MINIMUM SEDIMENT STORAGE FOR SEDIMENT BASIN SHOULD BE 3,600 CF PER ACRE OF DRAINAGE AREA (MAXIMUM CONTRIBUTING AREA OF 5 ACRES).
 - SEDIMENT TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.

Temporary Sediment Trap 3/18
N.T.S. Source: LD_692



Temporary Sedimentation Control Structure 1/16
N.T.S. Source: VHB REV LD_692

Encore Warner Solar
Poverty Plains Road
Warner, New Hampshire

No.	Revision	Date	Apprd.

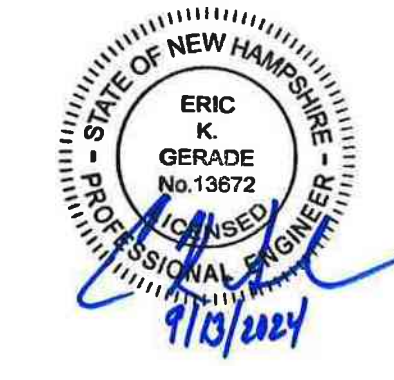
Designed by **TMD** Checked by **EKG**

Issued for _____ Date **September 13, 2024**

Permitting

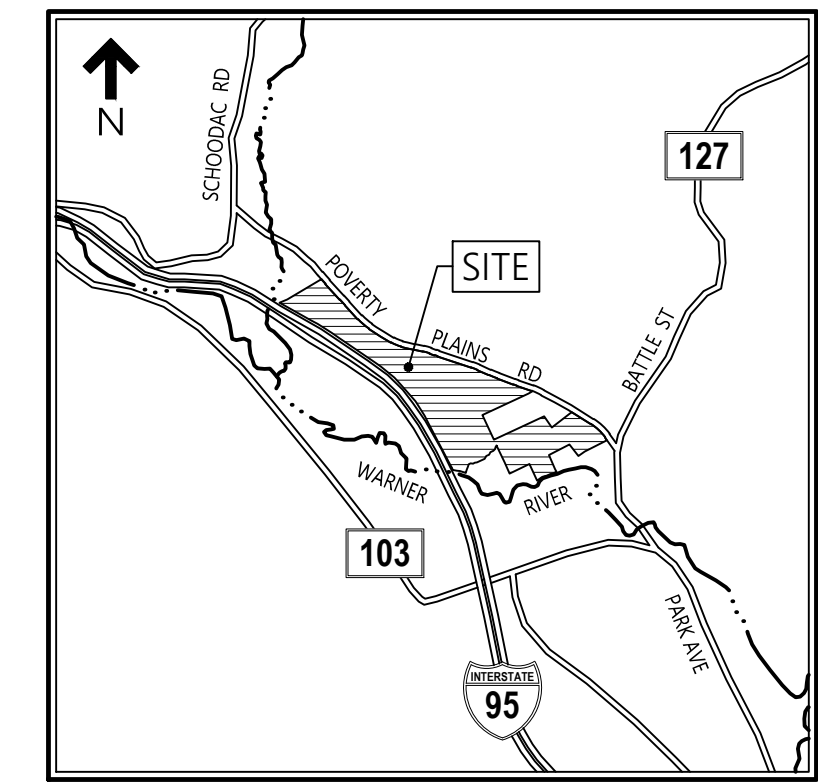
Not Issued for Construction
Drawing Title **Site Details 2**
Drawing Number _____

Sheet **14** of **14**
Project Number **52789.01**





2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



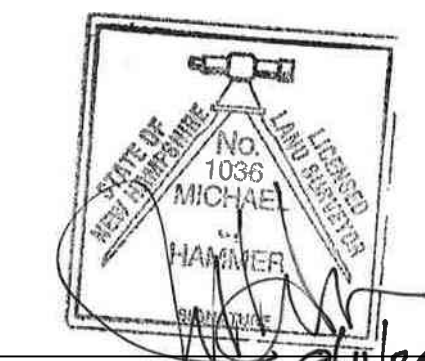
Locus Map
(NOT TO SCALE)

Legend

- STREET SIGN
LIGHT POLE
UTILITY POLE
GUY POLE
GUY WIRE
WELL
MARSH
DOUBLE YELLOW LINE
DASHED WHITE LINE
SINGLE YELLOW LINE
DECIDUOUS TREE WITH SIZE
CONIFEROUS TREE WITH SIZE
EDGE OF PAVEMENT
GUARDRAIL
CHAIN LINK FENCE
OVERHEAD WIRE
STONE WALL
TREE LINE
VEGETATED WETLAND BOUNDARY

Survey Endorsement

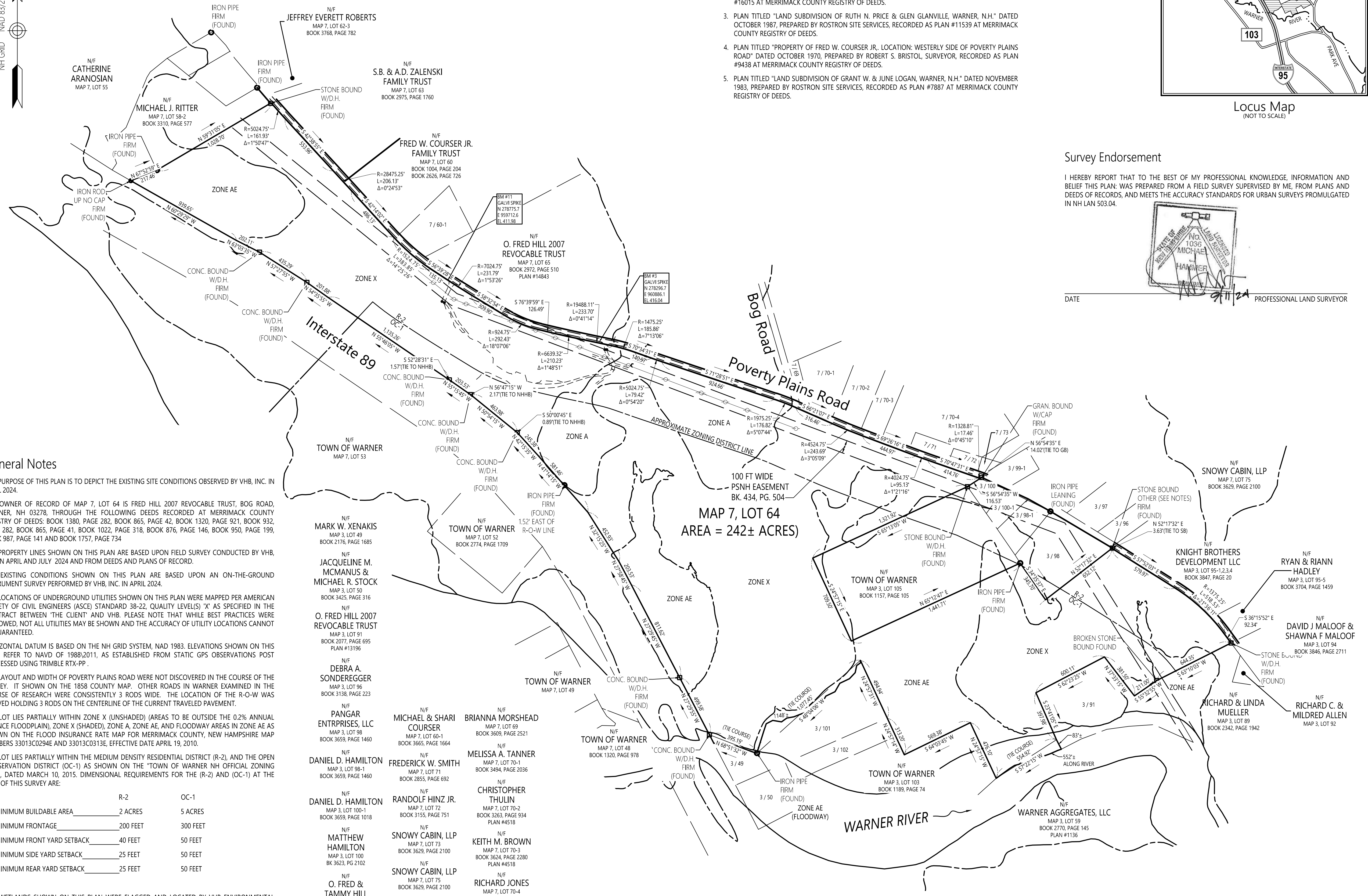
I HEREBY REPORT THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THIS PLAN WAS PREPARED FROM A FIELD SURVEY SUPERVISED BY ME, FROM PLANS AND DEEDS OF RECORDS, AND MEETS THE ACCURACY STANDARDS FOR URBAN SURVEYS PROMULGATED IN NH LAN 503.04.



DATE: 05/11/24 PROFESSIONAL LAND SURVEYOR

Plan and Deed References

- 1. PLAN TITLED "SURVEY FOR JOHN R. HILL POVERTY PLAINS ROAD, I-89 WARNER NH" DATED: 8/26/94, REVISED 9/13/94, BY BRISTOL, SWEET & ASSOCIATES, INC. AND RECORDED AS PLAN #13196 AT MERRIMACK COUNTY REGISTRY OF DEEDS.
2. PLAN TITLED "SUBDIVISION OF LAND OF ELISE DRABOWSKI M.C.R.D. 1304/715, PLAIN RD, WARNER N.H., ZONE R2" DATED SEPT. 1986 PREPARED BY KENNETH A. MACDONALD LLS, RECORDED AS PLAN #16015 AT MERRIMACK COUNTY REGISTRY OF DEEDS.
3. PLAN TITLED "LAND SUBDIVISION OF RUTH N. PRICE & GLEN GLANVILLE, WARNER, N.H." DATED OCTOBER 1987, PREPARED BY ROSTRON SITE SERVICES, RECORDED AS PLAN #11539 AT MERRIMACK COUNTY REGISTRY OF DEEDS.
4. PLAN TITLED "PROPERTY OF FRED W. COURSER JR. LOCATION: WESTERLY SIDE OF POVERTY PLAINS ROAD" DATED OCTOBER 1970, PREPARED BY ROBERT S. BRISTOL, SURVEYOR, RECORDED AS PLAN #9438 AT MERRIMACK COUNTY REGISTRY OF DEEDS.
5. PLAN TITLED "LAND SUBDIVISION OF GRANT W. & JUNE LOGAN, WARNER, N.H." DATED NOVEMBER 1983, PREPARED BY ROSTRON SITE SERVICES, RECORDED AS PLAN #7887 AT MERRIMACK COUNTY REGISTRY OF DEEDS.



General Notes

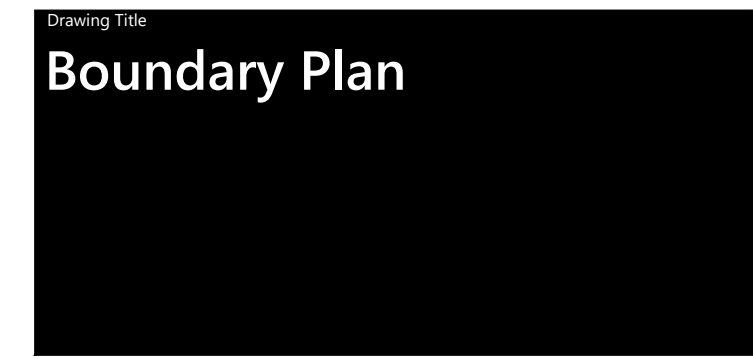
- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING SITE CONDITIONS OBSERVED BY VHB, INC. IN APRIL 2024.
2) THE OWNER OF RECORD OF MAP 7, LOT 64 IS FRED HILL 2007 REVOCABLE TRUST, BOG ROAD, WARNER, NH 03278, THROUGH THE FOLLOWING DEEDS RECORDED AT MERRIMACK COUNTY REGISTRY OF DEEDS: BOOK 1380, PAGE 282, BOOK 865, PAGE 42, BOOK 1320, PAGE 921, BOOK 932, PAGE 282, BOOK 865, PAGE 41, BOOK 1022, PAGE 318, BOOK 876, PAGE 146, BOOK 950, PAGE 199, BOOK 987, PAGE 141 AND BOOK 1757, PAGE 734
2) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON FIELD SURVEY CONDUCTED BY VHB, INC. IN APRIL AND JULY 2024 AND FROM DEEDS AND PLANS OF RECORD.
3) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN APRIL 2024.
4) THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE MAPPED PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 38-22, QUALITY LEVEL(S) 'X' AS SPECIFIED IN THE CONTRACT BETWEEN THE CLIENT AND VHB. PLEASE NOTE THAT WHILE BEST PRACTICES WERE FOLLOWED, NOT ALL UTILITIES MAY BE SHOWN AND THE ACCURACY OF UTILITY LOCATIONS CANNOT BE GUARANTEED.
5) HORIZONTAL DATUM IS BASED ON THE NH GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988(2011), AS ESTABLISHED FROM STATIC GPS OBSERVATIONS POST PROCESSED USING TRIMBLE RTX-PP.
6) THE LAYOUT AND WIDTH OF POVERTY PLAINS ROAD WERE NOT DISCOVERED IN THE COURSE OF THE SURVEY. IT SHOWN ON THE 1858 COUNTY MAP. OTHER ROADS IN WARNER EXAMINED IN THE COURSE OF RESEARCH WERE CONSISTENTLY 3 RODS WIDE. THE LOCATION OF THE R-O-W WAS DERIVED HOLDING 3 RODS ON THE CENTERLINE OF THE CURRENT TRAVELED PAVEMENT.
7) THE LOT LIES PARTIALLY WITHIN ZONE X (UNSHADED) (AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE X (SHADED), ZONE A, ZONE AE, AND FLOODWAY AREAS IN ZONE AE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE MAP NUMBERS 33013C0294E AND 33013C0313E, EFFECTIVE DATE APRIL 19, 2010.
8) THE LOT LIES PARTIALLY WITHIN THE MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2), AND THE OPEN CONSERVATION DISTRICT (OC-1) AS SHOWN ON THE "TOWN OF WARNER NH OFFICIAL ZONING MAP", DATED MARCH 10, 2015. DIMENSIONAL REQUIREMENTS FOR THE (R-2) AND (OC-1) AT THE TIME OF THIS SURVEY ARE:
R-2 OC-1
MINIMUM BUIDABLE AREA 2 ACRES 5 ACRES
MINIMUM FRONTAGE 200 FEET 300 FEET
MINIMUM FRONT YARD SETBACK 40 FEET 50 FEET
MINIMUM SIDE YARD SETBACK 25 FEET 50 FEET
MINIMUM REAR YARD SETBACK 25 FEET 50 FEET
9) THE WETLANDS SHOWN ON THIS PLAN WERE FLAGGED AND LOCATED BY VHB ENVIRONMENTAL DEPARTMENT IN APRIL 2024.
10) THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.

- MARK W. XENAKIS MAP 3, LOT 49 BOOK 2176, PAGE 1685
JACQUELINE M. MCMANUS & MICHAEL R. STOCK MAP 3, LOT 50 BOOK 3425, PAGE 316
DEBRA A. SONDEREGGER MAP 3, LOT 96 BOOK 3138, PAGE 223
PANGAR ENTERPRISES, LLC MAP 3, LOT 60-1 BOOK 3659, PAGE 1460
DANIEL D. HAMILTON MAP 3, LOT 98-1 BOOK 3659, PAGE 1018
MATTHEW HAMILTON MAP 3, LOT 100 BK 3623, PG 2102
O. FRED & TAMMY HILL MAP 3, LOT 101 BK 2077, Pg. 695
JOSEPH PERSECHINO MAP 3, LOT 102 BOOK 3373, PAGE 512

MAP 7, LOT 64
AREA = 242± ACRES

Encore Solar
Poverty Plains Road
Warner, New Hampshire

Table with columns: No., Revision, Date, Apprd. Includes a signature line and date stamp: May 28, 2024



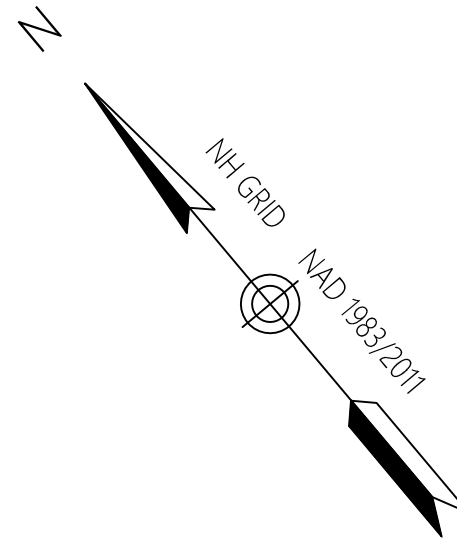
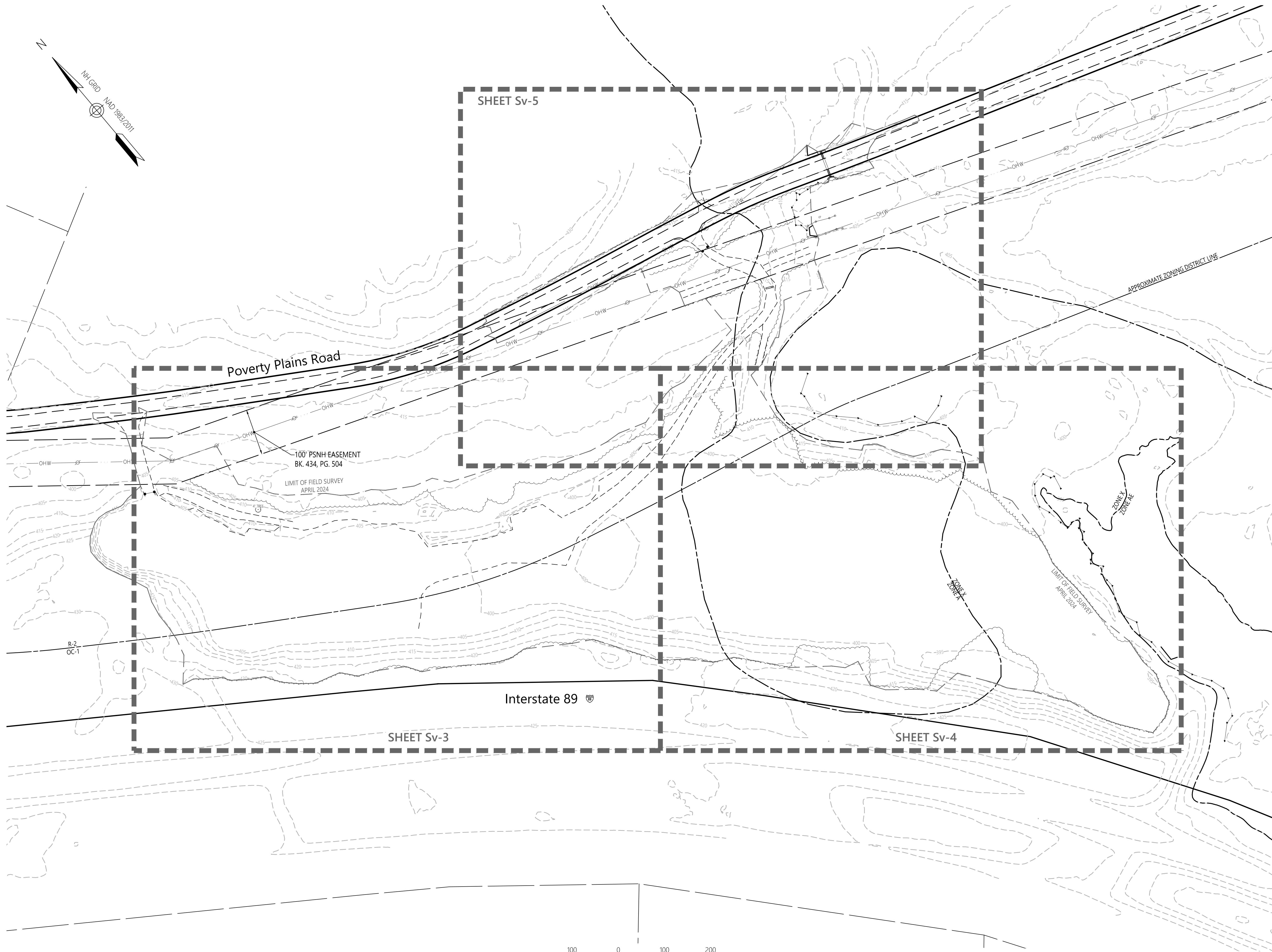
Sv-1



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Legend

- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- GUY POLE
- GUY WIRE
- WELL
- MARSH
- DYL DOUBLE YELLOW LINE
- DWL DASHED WHITE LINE
- SYL SINGLE YELLOW LINE
- TREE DECIDUOUS TREE WITH SIZE
- TREE CONIFEROUS TREE WITH SIZE
- EOP EDGE OF PAVEMENT
- GUARDRAIL
- CHAIN LINK FENCE
- OVERHEAD WIRE
- STONE WALL
- TREE LINE
- WFI-100 VEGETATED WETLAND BOUNDARY



Encore Solar

Poverty Plains Road

Warner, New Hampshire

No.	Revision	Date	Apprd.

Designed by	Checked by
Issued for	Date

May 28, 2024

Existing Conditions

Plan of Land

Drawing Number

Sv-2

Sheet 2 of 5

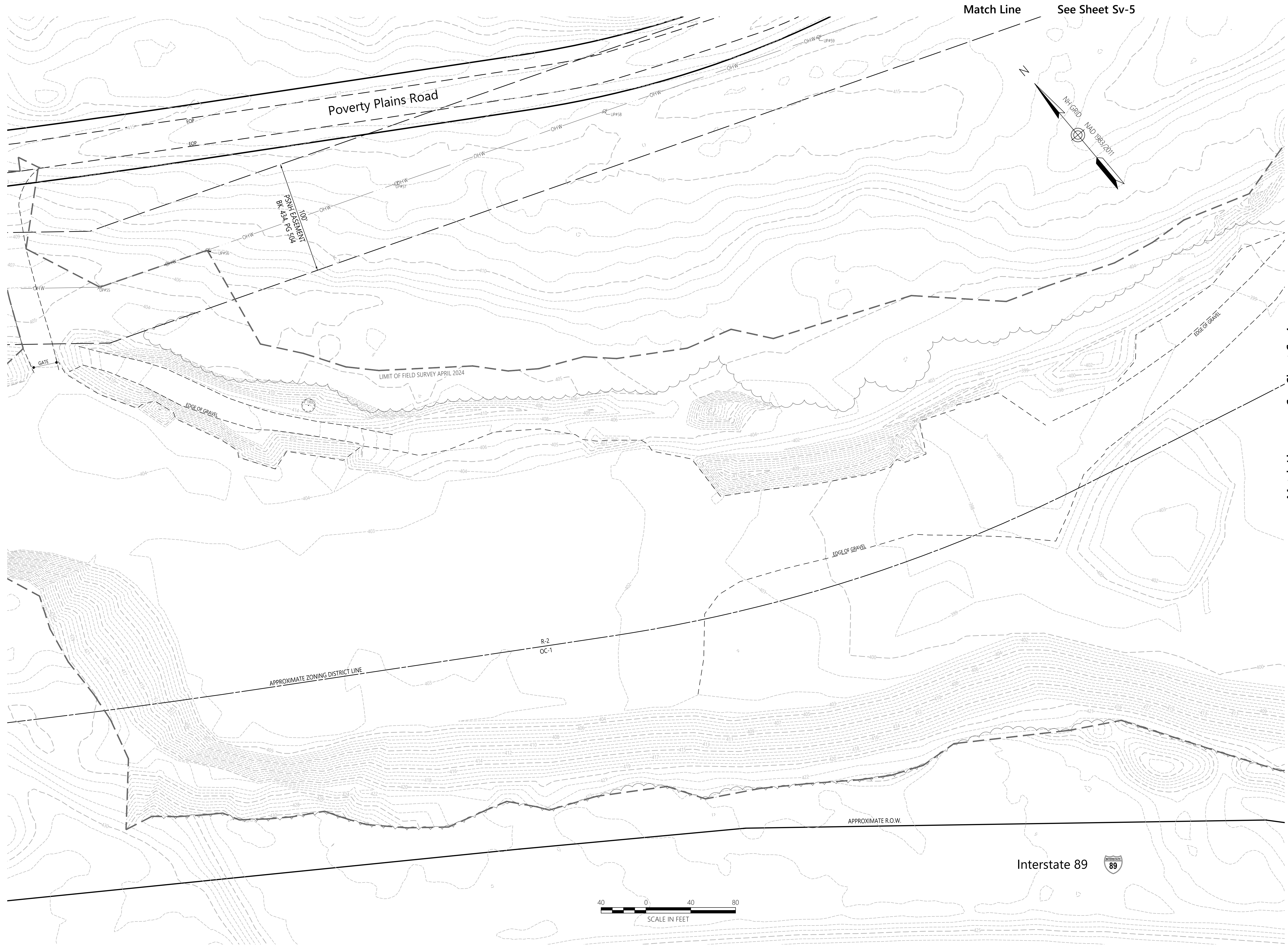
Project Number
52789.01



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Legend

- STREET SIGN
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- GUARDRAIL
- CHAIN LINK FENCE
- OHW OVERHEAD WIRE
- STONE WALL
- TREE LINE
- WF1-100 VEGETATED WETLAND BOUNDARY



Match Line See Sheet Sv-5

See Sheet Sv-4

Match Line

Encore Solar
Poverty Plains Road
Warner, New Hampshire

No.	Revision	Date	Appr.

Designed by _____ Checked by _____
 Issued for _____ Date
 May 28, 2024

Drawing Title
**Existing Conditions
 Plan of Land**

Drawing Number

Sv-3

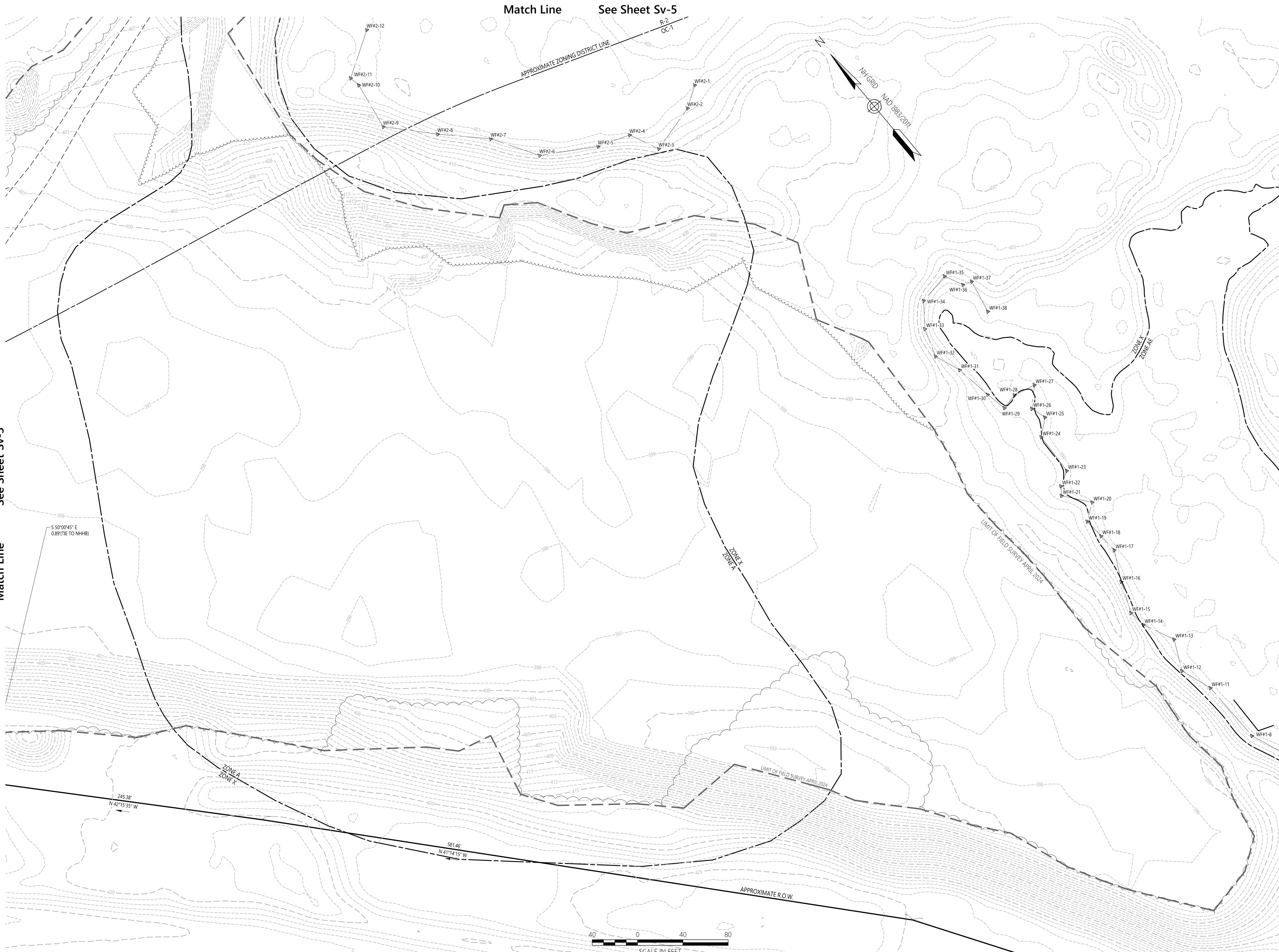
Sheet 3 of 5

Project Number
52789.01



Interstate 89





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 Bedford, NH 03110
 603.391.3900

Legend

- STREET SIGN
- LIGHT POLE
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- MARSH
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- OVERHEAD WIRE
- STONE WALL
- TREE LINE
- WF#1-100 VEGETATED WETLAND BOUNDARY

Encore Solar
 Poverty Plains Road
 Warner, New Hampshire

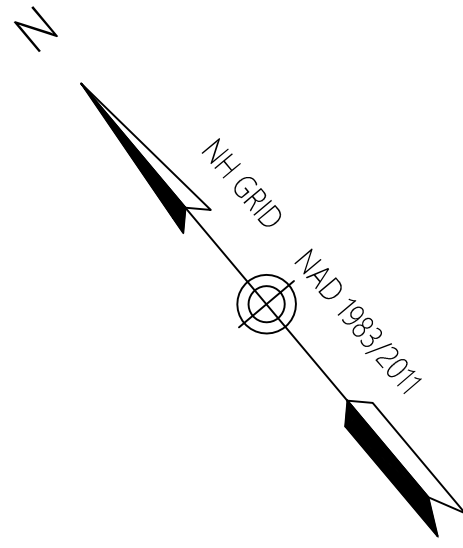
No.	Revision	Date	Appr.

Designed by	Checked by
Issued for	Date
	May 28, 2024

Drawing Title
**Existing Conditions
 Plan of Land**

Drawing Number
Sv-4
 Sheet 4 of 5
 Project Number
 52789.01

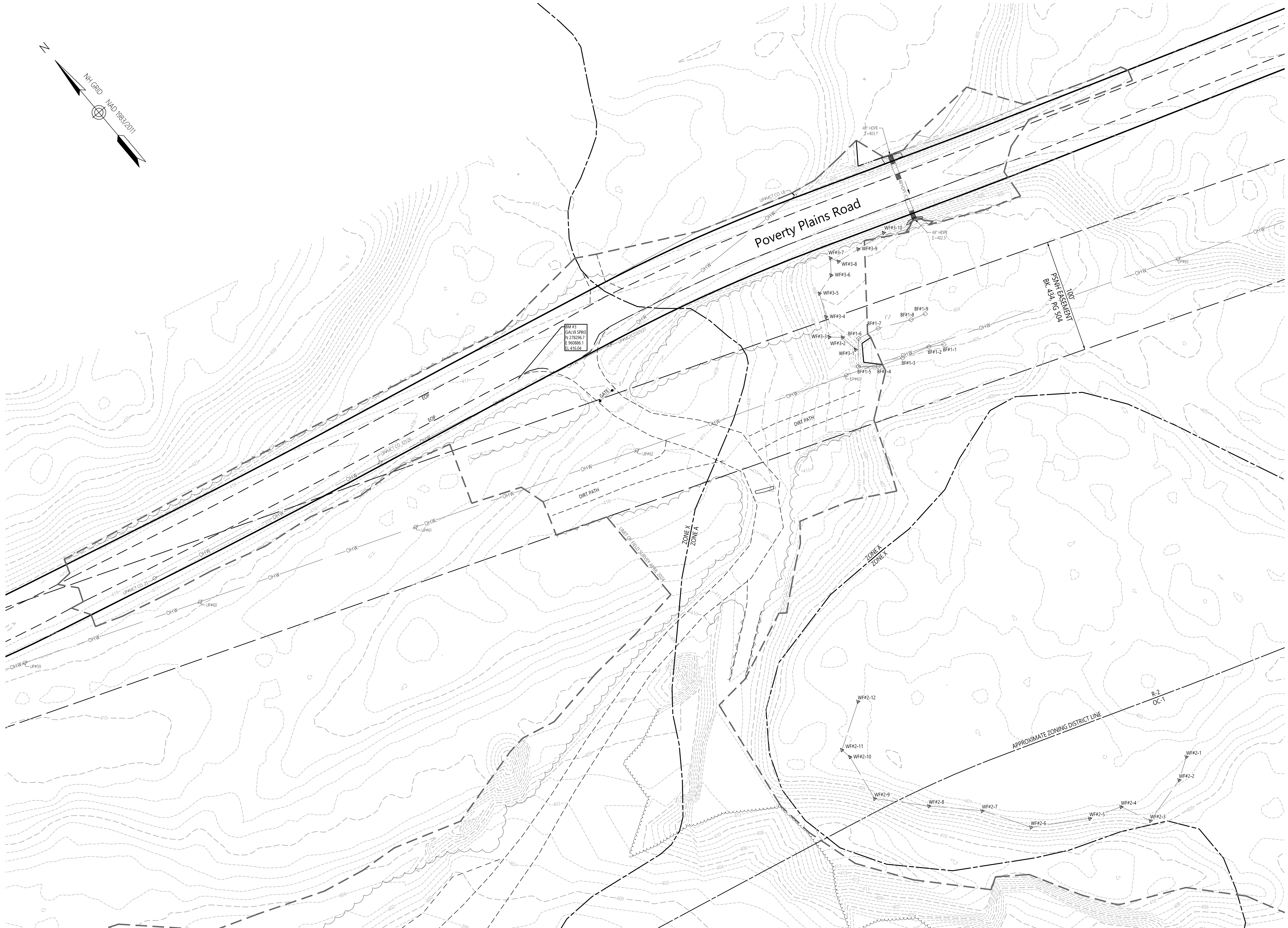




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Legend

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Encore Solar
 Poverty Plains Road
 Warner, New Hampshire

No.	Revision	Date	Appr.

Designed by	Checked by
Issued for	Date
	May 28, 2024

Existing Conditions
 Plan of Land

Drawing Number
Sv-5

Sheet 5 of 5

Project Number
 52789.01

Match Line See Sheet Sv-3

Match Line See Sheet Sv-4

