



## AGENDA

April 16, 2013

**Town Hall BOS Meeting Room - 6:30 PM**

### **MINUTES:**

1. Approval of minutes from the 3/26/13 and 4/02/13 meetings.

### **NEW BUSINESS:**

2. **Lynn Sawyer and Kirk Carnahan. – South St – Map 30, Lot 132;** Public Hearing for a site plan amendment for a change of use to convert a residential property into office space with an existing hair salon.  
*New application*
3. **Ducal Development, LLC – North River Rd & Mont Vernon St – Map 8, Lot 52;** Public Hearing for a minor subdivision to create one (1) new developable lot in the Residence A District.  
*New application (Meridian Land Services, Inc.)*
4. **Ducal Development, LLC – North River Rd & Mont Vernon St – Map 8, Lot 52;** Public Hearing for a major site plan for a proposed twenty-four (24) unit senior housing condominium development with associated off-site improvements.  
*New application (Meridian Land Services, Inc.)*

### **OTHER BUSINESS:**

#### **Future meetings:**

4/23/13 *Worksession*  
5/07/13 *Worksession*  
5/21/13 *Regular meeting*  
5/28/13 *Worksession*

***The order and matters of this meeting are subject to change without further notice.***

1 MILFORD PLANNING BOARD PUBLIC HEARING ~ DRAFT ~  
2 March 26, 2013 Board of Selectmen's Meeting Room, 6:30 PM

3  
4 Present:

5  
6 **Members:**

7 Janet Langdell, Chairperson

8 Kathy Bauer

9 Chris Beer

10 Steve Duncanson

11 Judy Plant

12 Tom Sloan

**Staff:**

Jodie Levandowski, Town Planner

Shirley Wilson, Recording Secretary

Zach Knowles, Videographer

**Excused:**

Paul Amato

Malia Ohlson, Alternate

Susan Robinson, Alternate

15

16

17 **MINUTES:**

- 18 1. Approval of minutes from the 2/19/13 meeting.

19

20

21 **NEW BUSINESS:**

- 22 2. **John Samonas – Nashua St – Map 44, Lot 11.** Public hearing for a subdivision to create one new  
23 developable lot in the ICI District, without frontage on a Class V road or better, as approved by the Milford  
24 ZBA. *(New application-TF Moran, Tabled from 3/19/13)*

25

26

27 **OTHER BUSINESS:**

28

29 Chairperson Langdell called the meeting to order at 6:30PM. She then explained that due to last week's  
30 inclement weather all applications for the regularly scheduled meeting were tabled by email on 3/19/13. She then  
31 went on to explain the process for the public hearing, introduced the Board and Staff, and read the agenda.

32

33 **MINUTES:**

34 S. Duncanson made a motion to approve the minutes from the 2/19/13 meeting. K. Bauer seconded. C. Beer and  
35 T. Sloan abstained and all else in favor.

36

37 **NEW BUSINESS:**

38 **John Samonas – Nashua St – Map 44, Lot 11.** Public hearing for a subdivision to create one new developable  
39 lot in the ICI District, without frontage on a Class V road or better, as approved by the Milford ZBA. This is a  
40 new application, tabled from 3/19/13.

41

42 *No abutters were present; however, there was representation from the Conservation Commission*

43 *Audrey Fraizer, Chairperson*

44 *Chris Costantino, Secretary*

45

46 Chairperson Langdell recognized:

47 Jason Hill, TF Moran

48

49 S. Duncanson made a motion to accept the application. J. Plant seconded and all in favor. S. Wilson read the  
50 abutters list into the record. C. Beer made a motion that this application did not present potential regional impact.  
51 S. Duncanson seconded and all in favor.

52

53 J. Hill presented revised plans dated 3/18/13 and explained the project to subdivide the 8.5 acre parcel in the ICI  
54 District. It is a long lot with existing improvements at the front portion for a restaurant. Access will be from a  
55 shared access easement on the Walgreen's lot, 44/13-1 to service both lots and we plan to extend the existing  
56 driveway and put in the utilities. The water and sewer service will be extended from Nashua St; the sewer by  
57 forced main and water and electric to follow the same path. The site is dissected by wetlands down the middle  
58 and the property will be divided into a 1.5 acre piece in front and a 6.5 acre wooded piece in back. The property  
59 is developable land and although there is a wetland complex on the back section and a piece that is affected by the  
60 groundwater Protection District, those will be looked at when, and if, the applicant considers actually developing  
61 that piece. At this time, there is no user or proposed use, but possibly in the future the development would be  
62 consistent with the constraints of the property and the overall zoning. The only relief required was a variance,  
63 which was granted by the ZBA in December, for a lot without frontage and we are not seeking any waivers. J.  
64 Langdell clarified that the variance was required to be able to subdivide the parcel without frontage on a Class VI  
65 road or better. J. Hill explained that the overall master plan for this lot was set up during the development process  
66 in 2006-2008 and planning considerations were put in place for future development. J. Langdell added that the  
67 wetland between the two pieces of this property is actually labeled as a pond on the plan. J. Hill confirmed that  
68 there is standing water and it is a natural pond, but also said the FEMA mapping doesn't indicate any floodplain  
69 areas on the property.

70

71 J. Langdell read interdepartmental staff comments from the staff memo and correspondence from the  
72 Conservation Commission, both dated 3/19/13. She noted that the 2008 plan referenced in the Conservation  
73 Commissions memo was for a conceptual discussion relative to the possibility of putting some type of workforce  
74 housing on that lot, but the plan did not go any further. J. Hill said we respect the Commission's concerns and are  
75 aware that those regulations exist on the property. We will have to conform to those regulations but those are  
76 development constraints which will affect the future use and layout of the property. The Planning Board would  
77 generally address those considerations at the time of site plan application. Creating a subdivision doesn't change  
78 or create impacts to the Groundwater Protection Ordinance or the wetlands. J. Langdell said the ZBA minutes  
79 referenced discussion about the marketability of the two lots themselves, especially the front lot pertaining to  
80 insurance and sales. J. Hill said that's probably true in the marketplace and is motivation for this subdivision;  
81 however, it is Mr. Samonas's piece of land and he can divide his land. In general, the town and the owner, will  
82 benefit from this process and when or if it becomes developed, the owner would be obligated to come before the  
83 Zoning Board as part of the major site plan process.

84 Chairperson Langdell opened the hearing to the public.

85

86 A. Fraizer said we feel that subdividing this lot will create a hardship for whoever purchases it. The significant  
87 wetland crossing would create a very expensive proposition to develop the lot and we would like to see the buffer  
88 area remain undisturbed. There will also be a snow removal issue due to the groundwater protection area.  
89 Although buildable, we feel that the town would be creating a hardship for the future owner because it would be  
90 difficult and expensive.

91

92 K. Bauer said this property is in the level II Groundwater Protection District. C. Costantino said it would be best  
93 to refer to the ordinance for the specifics, but in general the overlay district is more restrictive and requires  
94 additional permitting. J. Langdell referenced Article VI, Section 6.01.0 which spells out the specific standards  
95 and permit criteria that must be met for any development to occur on that site. In addition there are also Wetland  
96 and Buffer Ordinances that would have to be adhered to as well as State DES requirements, so there are a number  
97 of protections in place if development were to happen.

98

99 C. Beer inquired if the site could still be developed as is. A. Fraizer said yes; it would still require the same type  
100 of regulations and approvals. C. Beer asked how subdividing the lot would change that and why the Conservation  
101 Commission is against subdividing these lots. A. Fraizer replied it doesn't change anything, but in the past, we've  
102 had to work with lots that have been created which were very difficult to build on and we've had to deal with  
103 owners and abutters who got very upset. In this case, we're trying to prevent that from happening. C. Beer said  
104 development on the rear portion of this lot was always planned and this subdivision is not going to change that.

105

106 Chairperson Langdell closed the public portion of the meeting.

107

108 K. Bauer said in line with what the Conservation Commission has noted, when you look at subdivisions, you have  
109 to look at what kind of lot you are creating. According to the commission, the wetlands cover at least 1/3 of the  
110 new property and half of the back piece lies within the Level II Groundwater Protection District. If the Board  
111 does approve this subdivision, the applicant has to go before the ZBA for relief from wetlands and buffer  
112 disturbance to develop the lot because I can't see any place where they can avoid impacting the wetlands. In my  
113 own opinion it would be wrong to subdivide this difficult, if not impossible lot.

114

115 T. Sloan thanked the Conservation Commission. I can sympathize with what they anticipate to be difficult  
116 development in the future and also respect Ms. Bauer's opinion, in its entirety, but at the same time feel that each  
117 person has a right to attempt to develop their property if they have the means and resources to do so. Maybe the  
118 applicant is a willing seller and there might be some funds available for the commission to purchase an easement  
119 or full property rights but the proposal before us would work with wetland impact. The impact would likely be  
120 minimized and there is really nothing preventing somebody from developing a piece of property that will be  
121 difficult to develop. It may not be the best thing for that property, but I couldn't vote no in good conscience, for  
122 the application before us.

123

124 J. Langdell read the staff recommendations from the memo dated 3/19/13.

125

126 T. Sloan suggested that note 5 be revised to include, local ZBA approval is required for wetland and buffer  
127 impacts. J. Langdell suggested a note that this parcel is governed by the Groundwater Protection District and  
128 subject to those regulations. J. Hill suggested keeping the notes less specific and discussion followed.

129

130 K. Bauer commented that she takes the Groundwater Protection Ordinance and the Wetland Conservation  
131 Ordinance very seriously. These overlay districts override any underlying zoning and are for the protection of our  
132 lands. One of the steps that has to be taken which also aids in the protection is that development would have to go  
133 before the ZBA and hopefully the client is aware that relief is not guaranteed by the ZBA. J. Langdell said this  
134 area of town has been subject to reviews since 2006 for a variety of conceptual and final plans and the same  
135 people have been involved, so she trusts that they are aware of the difficulties they may encounter down the road.  
136 They have the right to go forward, provided that they meet state, local and potentially, federal regulations. I  
137 clearly can see how these two lots, detached from each other, might in fact make the front lot more marketable.  
138 The pad for the proposed restaurant is now five years old and we've not seen any activity there, so Milford could

139 potentially benefit from having a business want to purchase just that piece to build, bringing in more tax revenue  
140 and potentially more jobs. There's an economic development impact here as well.

141  
142 T. Sloan made a motion to conditionally approve the application subject to the staff recommendations as outlined  
143 and discussed. D. Duncanson seconded. T. Sloan, J. Langdell, C. Beer, J. Plant and S. Duncanson voted in the  
144 affirmative with K. Bauer voting in the negative. The motion carried by a vote of 6-1.

145  
146 **OTHER BUSINESS:**

147 J. Langdell brought up the distinguished site award program and listed past recipients; Ciardelli Fuel, Milford  
148 Veterinary Hospital, and the French House. She encouraged the public to participate and submit nomination  
149 forms by the end of May. More information can be found on the town's website at [www.milford.nh.gov](http://www.milford.nh.gov).

150  
151 The meeting was adjourned at 7:15pm.

152  
153  
154 **MINUTES OF THE MAR 26, 2013 PLANNING BOARD PUBLIC HEARING APPROVED \_\_\_\_\_, 2013**

155  
156 Motion to approve: \_\_\_\_\_

157  
158 Motion to second: \_\_\_\_\_

159  
160 \_\_\_\_\_ Date: \_\_\_\_\_

161 Signature of the Chairperson/Vice-Chairman:

Draft

1 MILFORD PLANNING BOARD PUBLIC HEARING ~ DRAFT ~  
2 April 2, 2013 Board of Selectmen's Meeting Room, 6:30 PM

3  
4 Present:

5  
6 **Members:**

7 Janet Langdell, Chairperson  
8 Kathy Bauer  
9 Chris Beer  
10 Steve Duncanson  
11 Judy Plant  
12 Susan Robinson, Alternate

**Staff:**

Jodie Levandowski, Town Planner  
Shirley Wilson, Recording Secretary  
Zach Knowles, Videographer

**Excused:**

Paul Amato  
Malia Ohlson, Alternate  
Tom Sloan Susan Robinson, Alternate

15 

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16

17 **MINUTES:**

18 Approval of minutes from the 3/19/13 meeting.

19

20

21 **NEW BUSINESS:**

22 **Vita L. Vaitkunas Rev. Living Trust & Federal Hill 235 Realty Trust – Federal Hill Rd – Map 53, Lots 67-2**  
23 **and 68;** Public hearing for a lot line adjustment and subdivision to create one new residential lot and to consider  
24 a waiver request from Development Regulations, Section 5.06, Submittal Requirements.  
25 *(New application-Monadnock Survey, Inc., Tabled from 3/19/13)*

26

27 **OTHER BUSINESS:**

28 **Carole M. Colburn – Osgood Rd and Nye Dr – Map 51, Lot 1;** Discussion on future development.

29

30

31 Chairperson Langdell called the meeting to order at 6:30PM. She then explained that due to the inclement  
32 weather on the regularly scheduled 3/19/13 meeting, all applications were tabled by email to either 3/26/13 or  
33 4/2/13. She then went on to explain the process for the public hearing, introduced the Board and Staff, and read  
34 the agenda.

35  
36 **MINUTES:**

37 J. Langdell made several revisions to the minutes to reflect the timing and order of the voting. S. Duncanson  
38 made a motion to approve the minutes from the 3/19/13 electronic meeting as revised. C. Beer seconded. S.  
39 Robinson abstained and all else in favor.

40  
41 **NEW BUSINESS:**

42 **Vita L. Vaitkunas Rev. Living Trust & Federal Hill 235 Realty Trust – Federal Hill Rd – Map 53, Lots 67-2**  
43 **and 68;** Public hearing for a lot line adjustment and subdivision to create one new residential lot and to consider  
44 a waiver request from Development Regulations, Section 5.06, Submittal Requirements. This is a new application  
45 and was tabled from 3/19/13.

46 *Abutters present;*  
47 *Thomas Gardner, Colburn Rd*

48  
49 *Public present:*  
50 *Suzanne Fournier*  
51 *Audrey Fraizer, Chairperson, Milford Conservation Commission*

52  
53 Chairperson Langdell recognized:  
54 Dawn Tuomala, Monadnock Survey, Inc.  
55 Vita Vaitkunas Cooper  
56 Kenneth Cooper  
57 Alexander Buchanan, Jordan, Maynard & Parodi

58  
59 C. Beer made a motion to accept the application. S. Duncanson seconded and all in favor. C. Beer made a  
60 motion that this application did not present potential regional impact. J. Plant seconded and all in favor. S.  
61 Wilson read the abutters list into the record.

62  
63 D. Tuomala presented revised plans dated 3/15/13 and explained the project to adjust the lot lines between 53/67-  
64 2 and 53/68 and then subdivide using parcels A and B to create one new buildable lot. Lot 53/68 with the original  
65 farmstead will have 5+ acres and 200ft of frontage on Federal Hill Rd. The new 6.5 acre lot, 53/67-3, will contain  
66 the existing house with 200ft of frontage on Federal Hill Rd and will be accessible through an access easement on  
67 53/68-1 only from Federal Hill Rd. The revised 28 acre lot, 53/67-2, will keep the existing 30ft wide access from  
68 Colburn Rd. There are four (4) well easements; one new one for 53/67-3, one existing for 53/68, and two  
69 existing, from a previous subdivision, for 53/67-2.

70  
71 The following revisions were made to the plan based on staff recommendations:

- 72 1. Note #14 was removed as the Growth Management Ordinance has been repealed,
- 73 2. Notes #14 and 15 were added,
- 74 3. Note #16 was added,
- 75 4. Notes #17, 18, and 19 were added,
- 76 5. All monumentation has been set and shown on the plan,
- 77 6. Note #7 has been revised,
- 78 7. All easement documentation is being drafted.

79  
80 D. Tuomala explained that the waiver request from Development Regulations 5.06.K and 5.06.L was rewritten  
81 and is referenced on Note #20. Sheet 3 shows the topography and we have done the work on lot 67-2 in the past  
82 so we have precise topography and wetlands located. Lot 68 uses the USGS contours because there was nothing  
83 done previously on that site. There is only one new lot being created and we feel that we have provided sufficient  
84 information as it meets or far exceeds the requirements for the Residence R District. Lots 67-3 and 68 have  
85 existing houses, existing wells and existing septic systems and all lots are greater than five (5) acres. The shape

86 of the new lot was partially due to the tailings from the former quarry site and those and the man-made slopes are  
87 not included in the 15 acre buildable area for lot 67-2.

88  
89 J. Langdell inquired where the new house could be built. D. Tuomala said somewhere near the quarry and added  
90 that the septic and well will be located in a very good sandy area. J. Langdell asked if there would be a barrier or  
91 some sort of demarcation on the existing driveway to preclude usage of lot 67-2 by persons living in the house on  
92 lot 67-3 and referenced the concern from an abutter regarding the access easement for Colburn Rd. D. Tuomala  
93 said we could possibly put in a barrier but that access would be good to have in an emergency situation and  
94 referenced note #19. J. Langdell said for practical purposes that is access on paper filed at the county registry,  
95 what about years down the road when none of the current parties own the property. D. Tuomala suggested a  
96 adding a note that in the future a gate be installed when the property transfers.

97  
98 V. Cooper said she believes that we are all bound by the notes and references on this plan and any future owners  
99 will also be bound. She currently owns both properties and likes having that access unencumbered. The  
100 driveway is an asset because she has had an occasion where a tree has fallen across the road and it would be  
101 helpful in the case of a medical emergency. A blockage seems overkill and she would be happy to post a “no  
102 trespassing” sign on the property line which would make it illegal to use. Installing a gate would be a little strong  
103 and she doesn’t see this as a problem. J. Langdell said she was just trying to understand the easement that exists  
104 now and was following up on the concern raised from the abutter who has the easement on his property.  
105 Something can be worked out that will be amenable to everyone. D. Tuomala added that the current easement  
106 indicates 53/67-2 and that is why we kept that number for the new lot. C. Beer stated that lot 67-3 does not have  
107 rights to access to Colburn Rd once this plan is recorded. A. Buchanan stated that the easement declaration we  
108 are drafting can be revised and we can certainly negate any easement rights for lot 67-3 over that pre-recorded  
109 easement.

110  
111 C. Beer commented that the lot 67-3 is shaped rather oddly. D. Tuomala said it is due in part to the location of the  
112 septic system and in part to avoid the pile of tailings and to keep them on lot 67-2. We also wanted to hold some  
113 of the natural features and keep the stonewall as the boundary.

114  
115 K. Bauer said the original lot 67-2 was created back when we had private ways. When you create a new  
116 subdivision, not only do we have a new lot but the existing lot is now changed, so in a sense it’s a new lot. If lot  
117 67-2 is considered a new lot, does that change the requirements for how many houses can be on it and the  
118 frontage on Colburn Rd? J. Levandowski said the existing lot, 53/67-2 will be retaining the same tax map number  
119 and same information; it is just a lot line adjustment so it really wouldn’t be considered a new lot. The consensus  
120 of the Board was that lot line adjustments were not considered new lots.

121  
122 J. Langdell explained that due to a mix up with the checklist language on the website, one of the proposed  
123 waivers, for the locations of abutting wells, is no longer necessary. According to the Development Regulations,  
124 it’s a moot point. Furthermore, the Development Regulations now require the delineation of all wetlands and  
125 wetland buffer and delineation of slopes over 25ft. Part of our waiver process is to address how this provides  
126 public justice. D. Tuomala said we’ve met the requirements because two of the lots, 68 and 67-3, are already  
127 developed and we have proved lot 67-2 because most of the topography and wetlands are done and listed in one  
128 of the notes. Parcel A is the only area not done and that is being added to 67-2 as additional land.

129  
130 Chairperson Langdell opened the hearing to the public.

131  
132 T. Gardner expressed concerns with the access drive and said he was unclear if there would be more traffic and if  
133 there will be two more homes. D. Tuomala said no, lot 67-3 will not have access to Colburn Rd; they are only to  
134 use Federal Hill Rd. The new house going on lot 67-2 will be the only lot to using the access and there will be no  
135 change to the drive. We are proposing to leave the existing driveway where it is because it is in good shape and  
136 we don’t need to disturb any more of it. T. Gardner inquired where the new house might go. D. Tuomala replied  
137 that it would be located near the quarry and proposed septic area.

138  
139 Chairperson Langdell closed the public portion of the meeting.

140

141 S. Duncanson made a motion to grant the waiver from Development Regulations 5.06.K, *Delineation of wetland*  
142 *and wetland buffers* and 5.06.L, *Delineation of slopes over 25%*. C. Beer seconded. There was no further  
143 discussion and all in favor.

144  
145 J. Langdell stated that the only remaining recommendation from the 3/19/13 staff memo is note #7; *that all*  
146 *applicable easement documentation be submitted to the Town.*

147  
148 S. Duncanson made a motion to conditionally approve the application subject to staff recommendation #7. C.  
149 Beer seconded and all in favor.

150  
151 **OTHER BUSINESS:**

152 **Carole M. Colburn – Osgood Rd and Nye Dr – Map 51, Lot 1;** Discussion on future development. This  
153 application was tabled from 3/19/13.

154  
155 Chairperson Langdell recognized:  
156 Randy Haight, Meridian Land Services, Inc.  
157 Carole & Steve Colburn  
158 Penny Seaver, Bean, Seaver & Smith

159  
160 R. Haight explained that this is the fourth iteration of this plan and explained the history of this project going back  
161 to 2006. The final design was for an open space development with a road network going from Osgood Rd to the  
162 end of Woodhawk Dr. All the wetlands within the original site were to be set aside as open space connecting  
163 nicely with the Badger Hill open space and extend that contiguous open space up to the Hitchiner Town Forest.  
164 We also captured the open space on lot 51/1-3 with an easement, in place already, so the open space will still be  
165 contiguous even though it will not part of the town's deeded open space and we captured the southern detention  
166 area in an easement to be included in the open space. The plan would also provide a second access way out of the  
167 Badger Hill subdivision, which is also a positive thing. That plan lay fallow for three years and then we  
168 subdivided three lots off the front and then a fourth lot out of the original tract. The original proposal was for 32  
169 lots but with the subdivision of the four recent lots, we now have one less lot due to the geometry but this revised  
170 plan is essentially the same although some of the lots had to be reconfigured to comply with state standards. With  
171 the recent subdivision we had allowed an access easement over the originally designed road area with the same  
172 road and vertical configuration, Lots 51/1-2, 51/1-3 and 51/1-4 have been built or are under construction and take  
173 access from that easement with the same understanding that the common driveway would be built to the same  
174 design for the proposed road with the exception of the pavement part. The shoulders and grade would be the  
175 same so that when the road gets extended, the pavement would be widened and we would enhance travel area but  
176 there wouldn't be any compromising of the driveways. That is our intention, to do the whole thing. Although I  
177 was not part of yesterday's meeting between the various departments and the Colburns regarding concerns with  
178 the driveway construction to date, I do have the notes and memos. The driveway is not yet constructed to the  
179 specifications of the original design because it is still in the construction phase but it needs to be done. Mother  
180 Nature is the culprit with frost and snow; however, it is our intention and has been all along. Originally, we  
181 received a Dredge and Fill permit for two wetland crossings and we also submitted and received approval for the  
182 AoT permit. We have received an extension for the AoT that is good through 2015, but the Dredge and Fill  
183 permit lapsed on 2/1/13 so we have to re-apply. April is prime vernal pool season so the State wants us to wait  
184 and see if anything occurs there and we will re-file afterwards. The wetlands on this site flow in different  
185 directions so there is really not a lot of hydraulic water.

186  
187 J. Langdell asked if the applicant would be moving forward with the entire plan. R. Haight replied yes, that is the  
188 intention. J. Langdell said we revised the Open Space Ordinance in 2011. R. Haight said he revisited the  
189 Ordinance and added that during the recent conventional lot subdivisions, it was always stated that we would use  
190 the original acreage as a basis for the minimum open space. The current site is 85.4 acres so based upon that, we  
191 would need to have 38 acres or 40% of the 95 acres as minimum for the open space. Of that we need to have 50%  
192 or 19 acres of upland soils less than 25% slopes. The new plan will provide 44.2 acres in open space, exclusive of  
193 the private easement and of that we will have 34.4 acres of upland soils. This plan far exceeds the new standard  
194 for open space and it includes approximately a 9/10ths of an acre easement also to benefit the open space. This  
195 design was really driven by the topography.

196 C. Beer inquired about the 50ft buffer near the connection at Woodhawk Dr. J. Langdell referred back to 2006  
197 and said that design feature came about due to come concerns regarding the protection and consideration of the  
198 existing development as well as public access to the wetland area. We try not to do thin perimeter strips for open  
199 space but in this case, it serves as a connector. R. Haight said we also wanted to keep the drainage treatment  
200 swale on town land and it will be cleaner this way to preserve the existing trails. Our next step is to get the  
201 Dredge & Fill permit in place to submit for State subdivision approval, which we haven't done as of yet.  
202

203 J. Langdell said this has been a long haul but we liked this design the last time as it seemed to fit well and will  
204 make a nice neighborhood.  
205

206 K. Bauer stated that the ZBA special exceptions have expired. R. Haight said we will do what is needed. Many  
207 rules changed especially at the state level.  
208

209 J. Langdell referenced several memos regarding the shared driveway dated 4/1/13. J. Levandowski said all is in  
210 process of being worked out with the Fire Department and DPW. The Colburn's were in attendance at that  
211 meeting.  
212

213 S. Colburn said the issue yesterday was that the contractor who is building the third house was unable to get a top  
214 coat of gravel on the road and now it has broken up into mud. Everyone was in agreement at the meeting that the  
215 top coat will be put down and a culvert put in as soon as possible.  
216

217 S. Duncanson inquired if there was an agreement with the Badger Hill Association to extend Woodhawk Dr. R.  
218 Haight said we don't need one as Woodhawk Dr. is a town road and the current hammerhead would no longer be  
219 necessary.  
220

221 **Distinguished Site Award Program:**

222 J. Langdell brought up the distinguished site award program and again, listed the past recipients; Ciardelli Fuel,  
223 Milford Veterinary Hospital, and the French House. We are looking for input from the community about business  
224 sites that you think are attractive, that exemplify Milford, and live up to the standards that might be in place for  
225 site development. The public is encouraged to participate and submit nomination forms by the end of May. More  
226 information can be found on the town's website at [www.milford.nh.gov](http://www.milford.nh.gov) and in the Community Development  
227 Office at the Town Hall.  
228

229 **NH Listens Event**

230 NRPC is sponsoring this event on Tuesday 4/30/13 at 6:00pm at 60 Temple St in Nashua. UNH students are  
231 going to be facilitating an opportunity for residents from the 13 towns in our region from Londonderry and  
232 Pelham to Wilton and Lyndeborough, including Milford, Amherst, Hollis, Brookline and Mont Vernon to talk  
233 about what improvements we'd like to see in our region and what would make this a great place to live, relative to  
234 land use, housing, transportation, economic development and environmental issues. More information can be  
235 found at [www.milford.nh.gov](http://www.milford.nh.gov) and at [www.nashuarpc.org](http://www.nashuarpc.org).  
236

237 The meeting was adjourned at 7:45pm.  
238

239 **MINUTES OF THE APR 2, 2013 PLANNING BOARD PUBLIC HEARING APPROVED \_\_\_\_\_, 2013**

240 Motion to approve: \_\_\_\_\_

241 Motion to second: \_\_\_\_\_

242 \_\_\_\_\_ Date: \_\_\_\_\_

243 Signature of the Chairperson/Vice-Chairman:  
244  
245  
246



## **STAFF MEMO**

### **Planning Board Meeting**

**April 16, 2013**

**Agenda Item #2: Lynn Sawyer and Kirk Carnahan. – South St – Map 30, Lot 132;**

**Public Hearing for a site plan amendment for a change of use to convert a residential property into office space with an existing hair salon in the Commercial “C” Zoning District.**

#### **Property Information:**

The property is located at 206 South Street in the Commercial “C” Zoning District. The site is currently improved with an existing 2-story Structure that currently houses a single family residence and hair salon. The site is approximately 0.26 acres in size and has 135 feet of frontage along South St. and Marshall St.

The site is located in a high traffic area making this a more suitable location for a professional office than a residence. There is a mix of uses along South St from single and multi-family dwellings to professional offices. The site has previously been nominated for the Milford Planning Board’s Annual Distinguished Site Award in 2010 and 2011. This site exemplifies what can be done to upgrade and revitalize an existing site in town while encouraging commercial opportunities within Milford. The added landscaping and stone walkways that have been added to this site greatly enhance the South Street streetscape.

#### **Background:**

The applicant is before the Planning Board seeking approval for a change of use from a residential dwelling to a professional office in the Commercial “C” District in accordance with Section 5.05.1 of the Milford Zoning Ordinance. Offices are an allowed use within the Commercial “C” District.

The proposed change of use will not cause adverse effects on the adjoining salon or the surrounding properties. There will be no physical changes to the site following the change of use with the exception of restoration to the existing signage. The site meets all Town of Milford and ADA parking requirements for the existing and proposed use.

There will be no retail services or deliveries to the proposed professional office.

The application is complete and ready to be accepted at this time. The Board will need to make a determination of regional impact. Please find the attached plan set.

**Interdepartmental Reviews:**

Interdepartmental reviews were sent out on April 3, 2013 to all department heads. As of April 12, 2013 Fire, Building, Ambulance, Conservation Commission, DPW and Water Utilities had no issues or concerns with the proposed project.

No comments were received by Assessing, Police or Zoning as of April 12, 2013. Should any comments come in Staff will let the Board know at the meeting.

**Staff Recommendations:**

Staff has no significant issues with the plan as presented. This is a good adaptive reuse of the site and building plus the change of use from residential to office is in keeping with the changing neighborhood. If the Board decides to approve the site plan application, staff would recommend the following conditions of approval:

1. A complete list of all names and addresses of all current abutting property owners be added to the plan.







## **STAFF MEMO**

### **Planning Board Meeting**

**April 16, 2013**

#### **Agenda Item #3: Ducal Development, LLC – North River Rd & Mont Vernon St – Map 8, Lot 52;**

#### **Public Hearing for a Minor Subdivision to Create One (1) New Developable Lot in the Residence “A” District.**

##### **Background:**

The applicant is proposing to subdivide lot 8/52 to create one new developable lot for the purpose of building a 24 unit senior housing development. Currently lot 8/52 contains a single family residential dwelling, gravel driveway and detached barn. The new proposed lot 8-52-1 will sector off the existing dwelling from the remaining  $\pm 4.2$  acres. The new lot will meet all the frontage and acreage requirements of the Residence “A” District, leaving the existing house lot will have a land area of 0.346 acres (15,077 SF).

The Residence “A” Zoning District requires a minimum lot size and frontage for those areas not serviced by both municipal sewerage and water systems of not less in area than forty thousand (40,000) square feet, or larger.

##### ***5.02.4 LOT SIZES AND FRONTAGES (2009)***

*The minimum lot size and frontage for single-family residence and all other acceptable uses in the Residence "A" District shall be:*

*A. Those areas serviced by both municipal sewerage and water systems shall have lots not less than fifteen thousand (15,000) square feet in area with one hundred (100) feet of frontage on a Class V or better road.*

*B. Those areas not serviced by both municipal sewerage and water systems shall have single-family lots not less in area than forty thousand (40,000) square feet, or larger depending on soil and slope conditions, as may be suitable to sustain development according to State standards, with one hundred fifty feet (150') of frontage on a Class V or better road.*

The existing house lot will continue to be served by public water and is subject to a sewer extension agreement as a requirement of subdivision approval for lot 8-52-1.

The existing conditions plan and minor subdivision plan do not indicate the location of the existing septic system for the house lot (8-52). The location of the existing septic should be shown on the plan for reference since it is likely it will be separated from the house lot. The system should be labeled as “To be discontinued subsequent to sewer extension and connection”.

The application is complete and ready to be accepted at this time. The Board will need to make a determination of regional impact. Please find the attached subdivision plan set.

**Interdepartmental Reviews:**

See attached meeting minutes from 4/10/2013 Ducal Interdepartmental Review meeting.

**Staff Recommendations:**

Staff has no issues with this subdivision as presented. If the Board chooses to conditionally approve this subdivision plan the following items will need to be updated/addressed prior to final approval:

1. Note 1 on sheet 3 of 22 shall be revised to state “Lot 8-52-1 shall be subject to a sewer service agreement and sewer entrance fees for the benefit of lot 8-52 which is to reference the approved sewer plans as constructed”
2. The location of the existing septic system for lot 8-52 be determined and shown on the existing conditions plan.
3. All boundary monumentation be set as noted on the plan;





# STAFF MEMO

## Planning Board Meeting

April 16, 2013

### **Agenda Item # 4 Ducal Development, LLC – North River Rd & Mont Vernon St – Map 8, Lot 52;**

#### **Public Hearing for a major site plan for a proposed twenty-four (24) unit senior housing condominium development with associated off-site improvements.**

#### **Background:**

Ducal Development, LLC is before the Planning Board for final application for a proposed senior housing development of 24 units (40 bedrooms) located at the intersection of North River Road and Mont Vernon Road. The parcel is zoned Residence “A” and is approximately 4.5 acres in size. The development is comprised of ten (10) two bedroom single units, three (3) two bedroom duplex units and eight (8) garden style units. The site is served by municipal water and is subject to a sewer extension.

The Zoning Board granted a special exception for this project as a Senior Housing Development, with the condition that density is not to exceed 24 units (48 bedrooms) case #2012-28 granted November 15, 2012.

Ducal Development, LLC was last before the Planning Board for an informal discussion in December of 2012 and a set of two design review meetings in January and February of 2013. At the those meetings the Board discussed with the developer and project engineer site density, layout, ingress and egress, landscaping, utility connections, open space, crosswalks, drainage, etc... Following the February Design Review meeting the applicant felt the Planning Board had provided them with enough information to invest in full engineered plans and submit for final application in April.

The application is complete and ready to be accepted at this time. At the January 2013 Planning Board meeting the Board made a determination that the application did not pose potential regional impact. Please see attached plan set.

#### **Site Layout:**

Access to the site is from a single access point off of Mont Vernon Rd, approximately 500 ft. beyond the intersection of North River and Mont Vernon Roads. The site is highly visible from both Mont Vernon and North River Roads on a corner lot. The site layout will use the unique shape of this corner lot to position the units in a triangle with all front entrances to face one another creating a neighborhood atmosphere. The units will be connected by a private road called “Hutchinson Drive” and associated walkways and shared greenspaces.

All lighting is shown on the Landscaping Plan, LS-1 (sheet 15 of 22) as down cast per the town regulations. There is outdoor storage of refuse on site as detailed on the plan in the southern corner of the development.

**Drainage:**

A majority of the on-site drainage will be captured by the main infiltration basin located on the southernmost corner of the lot. The area was designed to treat and mitigate storm water runoff from the northern corner of the parcel and connected off site drainage. The central portion of the parcel will be graded to direct runoff into a bio-retention rain garden (as requested by the Town's Environmental Coordinator) located adjacent to the main infiltration basin to the south.

Drainage from the western portion of the parcel is directed towards two infiltration basins located along North River Road designed for a 50 year storm event. The remainder of the parcel treats and mitigates storm water through a series of small infiltration basins and rain gardens on the northern portion of the lot behind unit's #3-6.

The applicant has applied for an NH DES alteration of terrain permit.

**Landscaping:**

The applicant has submitted a landscaping plan for the property. The plan calls for most of the existing vegetation around the periphery of the property to be removed. As such the landscaping plan has been designed to complement the developments orientation on two main routes. The applicant has detailed a significant planting schedule in line with the Development Regulations. There are sixty-one (61) white pines, twenty-three (23) blue spruces, thirteen (13) white furs, seven (7) red oaks, six (6) maples and two (2) flowering pear trees proposed to offset the approximate 36 mature white pines being removed around the proposed development, and a variety of small trees, shrubs and other plantings along the Mont Vernon and North River Road frontages of the development. The site plan also depicts a grassed common space in the center of the development in front of the common room and restored barn structure.

In response to a correspondence at the February 2013 Design Review Meeting, on March 11th Planning staff and the property owner walked the site with Jon Nute an NH County Forester to discuss the removing of numerous large white pines on the property. Since the site plan calls for extensive filling of the low land adjacent to the trees, as well as locating the housing units within 15' of the trees. Mr. Nute found it appropriate that all 36 trees be removed before house construction begins to prevent uprooting and. The Meridian Land Services landscaping plan is appropriate for replanting this portion of the boundary.

Please see attached Letter from Jonathan W. Nute, County Extension Forester & ISA Certified Arborist.

**Waiver Request:**

The existing barn on the property is to be converted into eight (8) one bedroom garden style apartments and is 23 feet to the new side lot line for the house lot. Ducal Development, LLC is the owner of the adjacent house lot and the proposed senior housing development. The public shall not be affected until a future buyer of the existing

The applicant is requesting a waiver from the Senior Housing Ordinance Section 7.07.4, Minimum Standards for Development. The Planning Board does not typically have the ability to act on requests from the Zoning Ordinance however; the Senior Housing Ordinance allows the Planning Board the ability to modify the minimum development standards for senior housing development IF the request is necessary to accommodate the specific demands of the proposal.

**7.07.4 MINIMUM STANDARDS FOR DEVELOPMENT**

*The following standards are the minimum standards for any senior housing development. These standards may be modified by the Planning Board only if necessary to accommodate the specific demands of a particular site or proposal; however, the Planning Board shall not grant exceptions to the minimums of the underlying zoning district.*

[...]

**F. Setbacks**

- 1. Any structure shall be set back at least thirty (30) feet from the front lot line.*
- 2. Any structure shall be set back at least thirty (30) feet from the side and rear property lines.*

See attached memo from Bill Parker, Zoning Administrator in regards to the waiver request of Section 7.07.4, Minimum Standards for Development.

**Interdepartmental Reviews:**

A joint interdepartmental review meeting was held on April 10<sup>th</sup> in the Office of Community Development Office with Water Utilities, Public Works, Fire Department, Building Department and Ambulance to review the plans submitted for final application. See attached meeting minutes from 4/10/2013 Ducal Interdepartmental Review meeting.

No comments were received as of April 12, 2013 from Police or Assessing. The Heritage Commission and Conservation Commission's regular meeting was held after staff memos were distributed, if any comments come in, Staff will let the Board know at the meeting.

**Staff Recommendations:**

Staff has no significant issues with the plan as presented. The Board should first act on the waiver request. Staff feels the application could receive conditional approval contingent upon DES approval of the alteration of terrain as currently detailed. If DES does not approve the permit or requires major changes the applicant would have to come back to the Board to revise the conditions of approval.

If the Board chooses to grant conditional approval for the proposed major site plan the following items will need to be addressed/updated on the plan prior to final approval:

1. Apply for a permit for the Town's Stormwater Management and Erosion Control Regulation.

2. 6" sewer services to property lines along North River and Mont Vernon Rds with clean out will need to be installed and shown on sewer plan details (SP-7);
3. Sewer plan (SP-7) be updated to relocated manhole #6 to the intersection on North River Rd with a 15" stub provided for future extension of sewer line on North Rive Rd;
4. All sewer and water updates shall be approved by the Water Utilities Department.
5. All drainage, slope and any other necessary easements signed originals be submitted to Planning Department.
6. All utilities shall be underground for electricity, telephone, cable, etc;
7. Location of proposed natural gas line should be shown on the plan Sheet 10 of 20 (SP-4);
8. All state permit approval numbers and expiration dates be added to the notes;
9. Add a note stating lot 8/52 does not lie within the Groundwater Protection District;
10. Comply with the Town's Stormwater Management and Erosion Control Regulations
11. NH DES alteration of terrain permit be obtained and submitted to the Town;
12. All state permit approval numbers and expiration dates be added to the notes section as necessary;
13. Delineation of all proposed easements; inclusive but not limited to utility, drainage, access, conservation, slope etc;
14. All applicable easement documentation be submitted to the Town of Milford;



**HILLSBOROUGH COUNTY**  
329 Mast Road, Room 101  
Goffstown, NH 03045  
(603) 641-6060  
Fax: (603) 645-5252  
extension.unh.edu



UNIVERSITY of NEW HAMPSHIRE

COOPERATIVE EXTENSION

TOWN OF MILFORD

RECEIVED

MAR 13 2013

PB ZBA Office

Jodie Levandowski, Town Planner  
1 Union Square  
Milford, NH 03055  
Tel. 249-0600x252

March 12, 2013

Ms. Levandowski

It was good to meet you and Mr. Duymazlar yesterday afternoon at the Ducal Development site. This is a 4.5 acre property, map 8 lot 52, that is triangular in shape and the location for a proposed 24 unit senior housing. There are two groups of trees that will be effected by the development.

**GROUP ONE:** This is a row of 36 white pine trees, 400' along Mont Vernon Road. These were planted in 1958 (55 years ago) on an 11' spacing. The average trunk diameter is 24" and the average height is 70'. There is a 4' tall woven wire sheep fence attached to create a pasture for the house. The main entrance road for the development will be from Mont Vernon Road, so some of the pines will need to be removed for that. Also, the site plans indicate extensive filling of the low land adjacent to the trees, as well as locating the housing units within 15' of the trees. This root disturbance will be so severe that it will kill some of the trees. Those that survive will be prone to uprooting during storms. For these reasons, all 36 trees should be removed before house construction begins.

With the utility lines along the road and the new houses along the property line, there is not much space to plant trees that will grow to be large specimens. Instead, smaller trees and tall shrubs are recommended. A mix of crabapples and hawthorns would be good for the trees, and dogwoods and highbush cranberries would be good fruiting shrubs. Cedars are the only tall evergreens that would fit in this space, but they are not recommended because they carry a fungus that will effect the apples. The best time to plant is in the spring (April & May) after the housing construction is complete.

**GROUP TWO:** Along the NW side of the property, extending from North River Road to Mont Vernon Road, are 16" average trunk diameter white pines (8" to 36") mixed with sapling to pole size birch, oak, red maple and beech. Beginning from Mont Vernon Road, the boundary is a 100' long stone wall. Eleven white pine were planted along this wall, like the ones in Group One. From the end of the wall, the boundary is unmarked 475' to North River Road and passes through randomly scattered natural grown pines.

*County Offices*

**Belknap County**  
527-5475

**Carroll County**  
447-3834

**Cheshire County**  
352-4550

**Cooks County**  
788-4961

**Grafton County**  
787-6944

**Hillsborough County**  
641-6060

**Merrimack County**  
796-2151

**Rockingham County**  
679-5616

**Sullivan County**  
863-9200

**Education Center**  
629-9494 (Office)  
877-398-4769 (Toll Free)

**UNH Cooperative  
Extension State Office**  
862-1520

Page 1 of 2



Unfortunately, the development plans call for extensive excavation and lowering the surface grade right up to the property line, and for the 30' distance from the rear of the houses to the property line. This will require removing all the trees. The property line seems to pass through 7 of the trees. These boundary trees are large trees that are the joint property of both adjacent property owners. Because their roots will be undermined by the development excavation, they should be removed as well. However, this requires the approval of the adjacent property owners and appropriate compensation to them for this taking.

The Meridian Land Services landscaping plan is appropriate for replanting this portion of the boundary. This is still a tight space for what will grow to be large trees, but they will have room for the limbs to grow over the adjacent properties.

Rather than hiring an arborist to remove the trees before the housing construction begins, it would be better to hire a commercial timber harvester. A huge machine will snip off the trees like carrots and lay them down to be processed into sawlogs for lumber and woodchips to make electricity. Consulting forester Charles Koch, who is already a consultant to this development, can arrange this.



Jonathan W. Nute  
County Extension Forester  
& ISA Certified Arborist.

April 12, 2012

**MEMO**

TO: Planning Board Jodie Levandowski, Town Planner/GIS Coordinator

FROM: Bill Parker, Community Development Director/Zoning Administrator

RE: **Ducal Development LLC, Hutchinson Point Senior Housing Development**  
Development Regulations Waiver Request: Article VII Section 7.07.4.F.2 – Minimum Standards for Development (Side yard setback) – Map 8/Lot 52

The subdivision of existing lot 8/52 into lots 8/52 (existing dwelling) and 8/52-1 (proposed senior housing development) meets the minimum zoning frontage, area, and setback requirements for both parcels. There will be a 15' rear setback for the dwelling on 8/52 upon approval of the subdivision.

A waiver of Sec. 7.07.4.F.2 has been requested by the applicant. The Senior Housing Development regulations require a 30' setback for any structure from a side property line. The existing barn, upon the creation of Lot 8/52-1 will be setback 23' from the new side property line. The barn is proposed to be converted into four dwelling units and is an essential element of the proposed development.

Section 7.07.4 states:

*“The following standards are the minimum standards for any senior housing development. These standards may be modified by the Planning Board only if necessary to accommodate the specific demands of a particular site or proposal; however the Planning Board shall not grant exceptions to the minimums of the underlying zoning district. “*

**Recommendation:**

The conversion of the existing barn into four dwelling units is a critical element of the Hutchinson Point project. The existing setback of 23' exceeds the minimum underlying zoning requirement of 15'. The proposed landscaping plan provides for adequate screening and buffer and meets the intent of the 30' setback requirement which is to provide sufficient area between structures and uses.

I see no issues with the Planning Board granting this waiver request, and if so granted there should be a note on the final signed site plan noting the granting of the waiver.



# Waiver Request Form

Department of Planning and Community Development

Name of Project HUTCHINSON POINT SENIOR HOUSING DEVEL

Applicant DUCAL DEVELOPMENT, LLC

Date 3/18/13

When a proposed subdivision plat or site plan is submitted for approval, the applicant may request in writing to waive specific requirements of these Regulations as they pertain to the subdivision or site plan. The applicant shall present reasons in writing why the waiver is needed by the application deadline for a regularly scheduled Planning Board meeting. The Board's publicly notice agenda for the particular meeting shall clearly indicate that a waiver request has been received, a copy of which is available at the planning office, and that the waiver request will be considered at the meeting.

Abutter notification is required for all waiver requests.

The Planning Board may grant a waiver in a special case, so that justice may be done and the public interest secured, provided that such waiver will not have the effect of nullifying the intent and purposes of these Regulations, the Zoning Ordinance or the Master Plan. The Planning Board shall not approve waivers unless it shall make findings based upon the evidence presented to it in each specific case.

All approved waivers shall be noted on the plans, indicating the paragraphs waived and a general description of the waivers.

Subdivision or Site Plan Regulation Section Number	Request and Rationale
1. <u>7.074 F.2</u>	<u>THE EXISTING BARN TO BE CONVERTED INTO UNITS 18-21 IS 23' TO THE SIDE LOT LINE (WHERE 30' IS REQUIRED) AS DUCAL IS THE OWNER OF THE ADJACENT LOT, THE PUBLIC IS NOT AFFECTED UNTIL A FUTURE BUYER CAN DECIDE TO PURCHASE OR NOT BASED ON THIS CONDITION. KEEPING AS MUCH OF THE BARN STRUCTURE AS POSSIBLE IS IN THE PUBLIC INTEREST.</u>



# HUTCHINSON POINT SENIOR HOUSING DEVELOPMENT

## SUBDIVISION & CONDOMINIUM SITE PLAN LAND OF: DUCAL DEVELOPMENT, LLC TAX MAP 8 LOT 52 MILFORD, NEW HAMPSHIRE

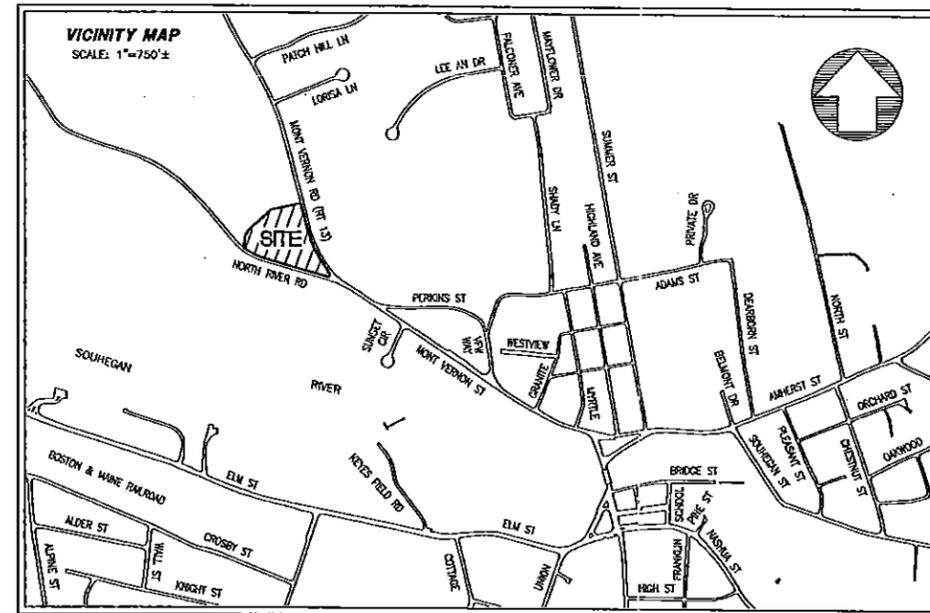
FEBRUARY 12, 2013

**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED "HUTCHINSON POINT" SUBDIVISION AND SENIOR HOUSING DESIGN, LOT 8-52, MILFORD, NEW HAMPSHIRE.
2. THE OWNER OF RECORD OF TAX MAP 8 LOT 52 IS DUCAL DEVELOPMENT, LLC, 2 SKY MEADOW ROAD, NASHUA, N.H. 03062. SEE H.C.R.D. VOL. 8397 PAGE 2268 DATED 02/17/2012.
3. TOTAL AREA OF PARCEL BEING DEVELOPED IS 199,522 S.F. OR 4.58 ACRES.
4. PARENT ZONING FOR THE PROPERTY IS RESIDENCE "A" DISTRICT. CONVENTIONAL REQUIREMENTS INCLUDE: MINIMUM LOT SIZE IS 40,000 SQ. FT., WITH 150 FEET OF FRONTAGE AND SETBACKS OF 30' FEET FRONT AND 15' FEET FROM SIDE/REAR LINES.
5. THE EXISTING BOUNDARY & TOPOGRAPHIC LOCATIONS SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE IN JANUARY & FEBRUARY, 2012.
6. HORIZONTAL ORIENTATION IS BASED UPON REFERENCE PLAN NO. 1 NOTED HEREON. VERTICAL DATUM IS NGVD 1929.
7. LOTS MAY BE SUBJECT TO POLICE AND LIBRARY IMPACT FEES.
8. THE PROPERTY IS NOT SUBJECT TO FLOOD HAZARD AREA ZONE A PER THE HILLSBOROUGH COUNTY F.I.R.M. COMMUNITY PANEL NUMBER 33011C0486D, EFFECTIVE DATE SEPTEMBER 25, 2009.
9. THE PARCEL IS SUBJECT TO SLOPE AND DRAINAGE EASEMENTS FOR THE BENEFIT OF THE STATE OF NEW HAMPSHIRE AS SHOWN. SEE UNRECORDED FLOWAGE RELEASE FROM JAMES GAY TO THE STATE OF NEW HAMPSHIRE DATED 9/22/06 AND LOCATIONS ON REFERENCE PLAN NO. 7 NOTED HEREON.
10. SITE WAS INSPECTED FOR WETLANDS IN ACCORDANCE WITH THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987) BY THOMAS E. CARR, C.W.S. OF THIS OFFICE IN FEBRUARY, 2012 AND NONE WERE OBSERVED. TEST PITS WERE INSPECTED BY THOMAS E. CARR, LICENSED SEPTIC DESIGNER ON 2/04/2012 & 2/21/2012, AND INDICATE THE PARCEL IS SUITABLE FOR DEVELOPMENT.
11. THE DEVELOPMENT WILL BE SERVICED BY PRIVATE DRIVES AND UNDERGROUND ELECTRIC, TELEPHONE & CABLE, MUNICIPAL WATER CONNECTIONS, SEWER EXTENSION AND NATURAL GAS VIA PROVIDER EXTENSION.
12. THE DEVELOPMENT SHALL BE SUBJECT TO THE SENIOR HOUSING DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS AS WELL AS THE DECLARATION OF CONDOMINIUM DOCUMENTS TO BE RECORDED AS PART OF THIS PLAN.
13. THE WAYS SHOWN ON THIS PLAN ARE INTENDED BY THE SUBDIVIDER AND THE TOWN OF MILFORD PLANNING BOARD TO REMAIN PRIVATE WAYS. THE RECORDING OF THIS PLAN SHALL NOT BE CONSTRUED AS AN OFFER OF DEDICATION OF THOSE WAYS AS PUBLIC HIGHWAYS UNDER THE NEW HAMPSHIRE COMMON LAW OF DEDICATION AND ACCEPTANCE, NOR SHALL THE APPROVAL OF THIS PLAN CONSTITUTE AN APPROVAL OF THOSE WAYS PURSUANT TO RSA 674:40.
14. ROAD AND LANDSCAPE MAINTENANCE OF THE DEVELOPMENT SHALL BE COORDINATED BY THE CONDOMINIUM ASSOCIATION.
15. ALL AREA OUTSIDE THE UNITS AND THEIR ASSOCIATED LIMITED COMMON AREAS IS COMMON AREA.
16. PROPOSED ARCHITECTURAL UNIT STYLES ARE DEPICTED ON SHEETS 5 & 6.
17. LIGHTING SHALL BE LIMITED TO RESIDENTIAL ENTRANCE FIXTURES AND LAMP POSTS AS DEPICTED ON SHEET 15.
18. NHDES SUBDIVISION APPROVAL, NHDES ALTERATION OF TERRAIN PERMIT, NHDES SEWER CONNECTION PERMIT AND NHDOT DRIVEWAY PERMIT ARE PENDING.
19. ALL SEWER, WATER, AND OFF-SITE ROAD WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD'S PUBLIC WORKS DEPARTMENT STANDARDS. ALL ROAD CONSTRUCTION WITHIN THE ROUTE 13 AND NORTH RIVER ROAD RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE FOLLOWING DESIGN STANDARD: NHDOT -- "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 2010."
20. SEE MILFORD ZONING BOARD OF ADJUSTMENT CASE #2012-28, SPECIAL EXCEPTION GRANTED FOR 24 SENIOR HOUSING UNITS ON 11/15/2012.

**REFERENCE PLANS:**

1. "SUBDIVISION PLAN - BROCKMAN FARMS - MILFORD, NEW HAMPSHIRE" SCALE: 1"=50', DATED FEBRUARY 07, 1992, PREPARED BY MERIDIAN LAND SERVICES, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 25687.
2. STEPHEN & KELLY COLIN - BOUNDARY PLAN OF LAND IN - MILFORD, NEW HAMPSHIRE" SCALE: 1"=50', DATED JULY 29, 1993, PREPARED BY DAHLBERG LAND SERVICES, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 27942.
3. "LOT LINE ADJUSTMENT - PLAN OF LAND - THE MILFORD HOSPITAL - ASSOCIATION - MILFORD, NEW HAMPSHIRE" SCALE: 1"=50', DATED JANUARY 12, 1994, PREPARED BY MERIDIAN LAND SERVICES, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 27016.
4. "TOWN OF MILFORD - MILFORD, NEW HAMPSHIRE - PLANS OF PROPOSED - SIDEWALK IMPROVEMENT PROJECT" SCALE: 1"=30', DATED FEBRUARY 01, 2007, PREPARED BY HIA CONSULTING ENGINEERS AND FOUND ON FILE AT THE MILFORD TOWN OFFICES.
5. "SUBDIVISION - PLAN OF LAND - MARTHA M. ROTCH - MILFORD, N.H." SCALE: 1"=50', DATED JANUARY 19, 1977, PREPARED BY THOMAS F. MORAN AND RECORDED AT THE H.C.R.D. AS PLAN NO. 10084.
6. "PROPERTY - OF - NORMAN AND - SUSAN COURT - MILFORD, N.H." SCALE: 1"=30', DATED MARCH, 1967, PREPARED BY W.M. FALCONER AND RECORDED AT THE H.C.R.D. IN BOOK 1922 PAGE 353.
7. STATE OF NH DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS "NH PROJECT NO. S-1321 - MILFORD RT. #13 - 1946 S.A.R. - TO ELIMINATE BAD CURVES" SCALE: 1"=50' FOUND ON FILE AT THE NEW HAMPSHIRE DEPT. OF TRANSPORTATION LOCATED AT 7 HAZEN DRIVE, CONCORD, NH.



**SHEET INDEX:**

1. COVER \*
2. EXISTING CONDITIONS PLAN
3. MINOR SUBDIVISION PLAN \*
4. CONDOMINIUM SITE PLAN \*
5. CONDOMINIUM FLOOR PLAN \*
6. CONDOMINIUM FLOOR PLAN \*
7. SP-1 GENERAL SITE PLAN
8. SP-2 SITE GRADING PLAN
9. SP-3 SITE GRADING PLAN
10. SP-4 SITE UTILITIES PLAN
11. SP-5 SITE UTILITIES PLAN
12. SP-6 ACCESS DRIVE PROFILES
13. SP-7 SEWER PLAN
14. SP-8 SEWER PROFILE
15. LS-1 LANDSCAPING PLAN
16. LS-2 LANDSCAPING DETAILS
17. D-1 GENERAL SITE DETAILS
18. D-2 DRAINAGE DETAILS
19. D-3 WATER LINE DETAILS (SHEET 1)
20. D-4 WATER LINE DETAILS (SHEET 2)
21. D-5 SEWER DETAILS
22. D-6 EROSION CONTROL NOTES AND DETAILS

\* INDICATES: TO BE RECORDED AT THE H.C.R.D.

**SUB-CONSULTANTS:**

**KNOWLES  
DESIGN**

PO Box 5378, Manchester, NH 03108  
PHONE: (603) 497-4212  
FAX: (603) 497-4203

**JAD DESIGN GROUP INC.**  
P.O. BOX 728 AMHERST, NH 03011  
PHONE: (603) 578-1330  
FAX: (603) 578-1332

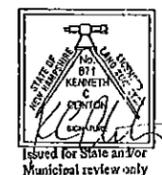
**APPROVED**  
MILFORD, NH PLANNING BOARD  
SUB DIVISION #:  
DATE APPROVED:  
SIGNED:

TOWN OF MILFORD  
RECEIVED  
MAR 18 2013  
ENGINEERS  
LAND SURVEYORS  
SCIENTISTS Office  
LAND PLANNERS

OFFICE: 31 OLD NASHUA ROAD  
AMHERST, NEW HAMPSHIRE 03110  
MAILING P.O. BOX 118  
ADDRESS: MILFORD, NEW HAMPSHIRE 03055  
TEL: 603-673-1441  
FAX: 603-673-1584  
MERIDIAN@MERIDIANLANDSERVICES.COM

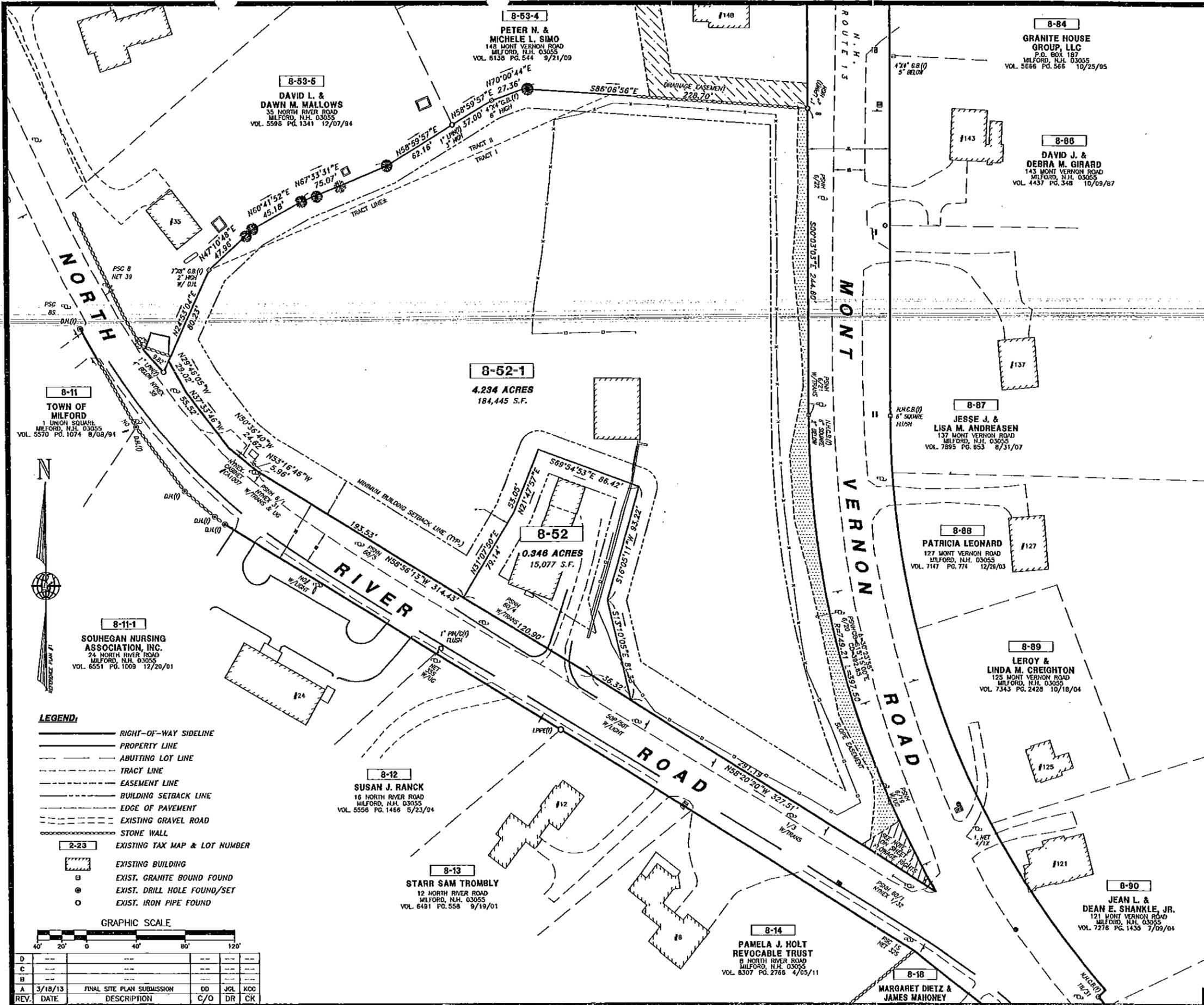
FILE: 101D08A.dwg PROJECT NO. 00101.06 SHEET NO. 1 OF 22

**MERIDIAN DESIGN PROFESSIONALS:**



OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

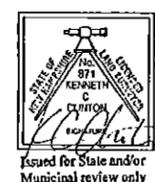
REV.	DATE	DESCRIPTION	C/O	DR	CK
A	3/18/13	FINAL SITE PLAN SUBMISSION	DD	JCL	KCC



- SUBDIVISION PLAN NOTES:**
1. THIS MINOR SUBDIVISION IS CONDITIONED ON THE APPROVAL OF THE HUTCHINSON POINT SENIOR HOUSING DEVELOPMENT AND THE COMPLETED PUBLIC SEWER EXTENSION & PRIVATE SERVICE CONNECTIONS.
  2. LOT 5-52-1 SHALL BE SUBJECT TO A SEWER SERVICE AGREEMENT FOR THE BENEFIT OF LOT 8-52 WHICH IS TO REFERENCE THE APPROVED SEWER PLANS AS CONSTRUCTED.
  3. SEE GENERAL NOTES ON SHEET 1 OF 22.

**APPROVED**  
MILFORD, NH PLANNING BOARD  
SUB DIVISION #:  
DATE APPROVED:  
SIGNED:

**CERTIFICATION:**  
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LANS00.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."



**MINOR SUBDIVISION PLAN**  
**LAND OF:**  
**DUCAL DEVELOPMENT, LLC**  
TAX MAP 8 LOT 52  
MILFORD, NEW HAMPSHIRE  
SCALE: 1" = 40' FEBRUARY 12, 2013

**ENGINEERS  
LAND SURVEYORS  
SCIENTISTS  
LAND PLANNERS**

**MERIDIAN**

OFFICE: 31 OLD NASHUA ROAD AMHERST, NEW HAMPSHIRE 03110 TEL. 603-673-1441 FAX 603-673-1584  
MAILING: P.O. BOX 118 ADDRESS: MILFORD, NEW HAMPSHIRE 03055 MERIDIAN@MERIDIANLANDSERVICES.COM

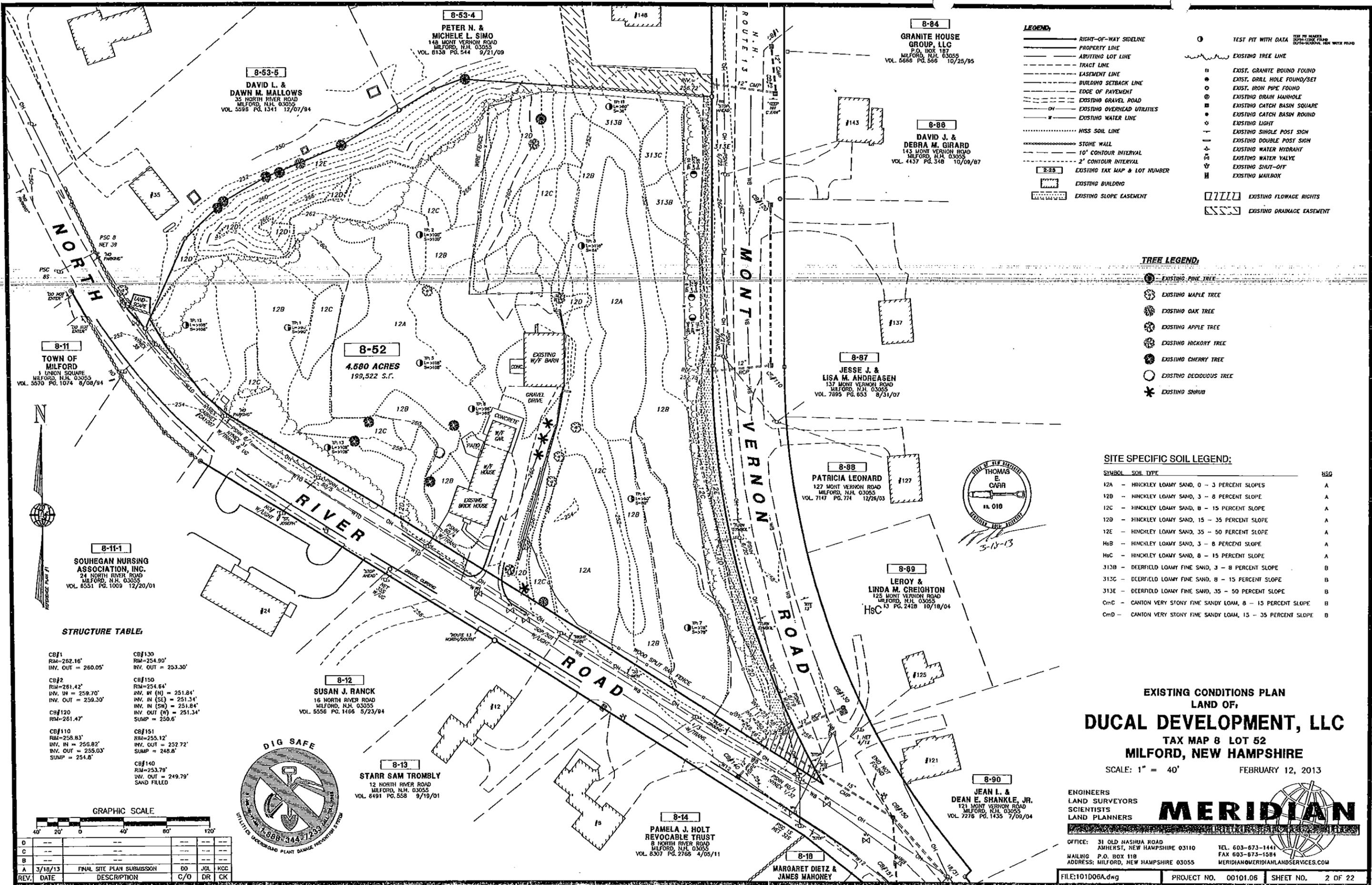
FILE:101006A.dwg PROJECT NO. 00101.06 SHEET NO. 3 of 22

- LEGEND:**
- RIGHT-OF-WAY SIDELINE
  - PROPERTY LINE
  - ABUTTING LOT LINE
  - TRACT LINE
  - EASEMENT LINE
  - BUILDING SETBACK LINE
  - EDGE OF PAVEMENT
  - EXISTING GRAVEL ROAD
  - STONE WALL
  - EXISTING TAX MAP & LOT NUMBER
  - EXISTING BUILDING
  - EXIST. GRANITE BOUND FOUND
  - EXIST. DRILL HOLE FOUND/SET
  - EXIST. IRON PIPE FOUND

GRAPHIC SCALE

0	20	40	60	80	100	120
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REV.	DATE	DESCRIPTION	C/O	DR	CK
D					
C					
B					
A	3/18/13	FINAL SITE PLAN SUBMISSION	DD	JGL	KCC



- LEGEND:**
- RIGHT-OF-WAY SIDELINE
  - PROPERTY LINE
  - ABUTTING LOT LINE
  - TRACT LINE
  - EASEMENT LINE
  - BUILDING SETBACK LINE
  - EDGE OF PAVEMENT
  - EXISTING GRAVEL ROAD
  - OH — EXISTING OVERHEAD UTILITIES
  - EXISTING WATER LINE
  - MISS SOIL LINE
  - STONE WALL
  - 10' CONTOUR INTERVAL
  - 2' CONTOUR INTERVAL
  - 8-25 — EXISTING TAX MAP & LOT NUMBER
  - EXISTING BUILDING
  - EXISTING SLOPE EASEMENT
- TEST PIT WITH DATA**
- EXISTING TREE LINE
  - EXIST. GRANITE BOUND FOUND
  - EXIST. DRILL HOLE FOUND/SET
  - EXIST. IRON PIPE FOUND
  - EXISTING DRAIN MANHOLE
  - EXISTING CATCH BASIN SQUARE
  - EXISTING CATCH BASIN ROUND
  - EXISTING LIGHT
  - EXISTING SINGLE POST SIGN
  - EXISTING DOUBLE POST SIGN
  - EXISTING WATER HYDRANT
  - EXISTING WATER VALVE
  - EXISTING SHUT-OFF
  - EXISTING MAILBOX
- EXISTING FLOWAGE RIGHTS**
- EXISTING DRAINAGE EASEMENT**

- TREE LEGEND:**
- EXISTING PINE TREE
  - EXISTING MAPLE TREE
  - EXISTING OAK TREE
  - EXISTING APPLE TREE
  - EXISTING HICKORY TREE
  - EXISTING CHERRY TREE
  - EXISTING DECIDUOUS TREE
  - \* EXISTING SHRUB

**SITE SPECIFIC SOIL LEGEND:**

SYMBOL	SOIL TYPE	HSG
12A	HINCKLEY LOAMY SAND, 0 - 3 PERCENT SLOPES	A
12B	HINCKLEY LOAMY SAND, 3 - 8 PERCENT SLOPE	A
12C	HINCKLEY LOAMY SAND, 8 - 15 PERCENT SLOPE	A
12D	HINCKLEY LOAMY SAND, 15 - 35 PERCENT SLOPE	A
12E	HINCKLEY LOAMY SAND, 35 - 50 PERCENT SLOPE	A
H6B	HINCKLEY LOAMY SAND, 3 - 8 PERCENT SLOPE	A
H6C	HINCKLEY LOAMY SAND, 8 - 15 PERCENT SLOPE	A
313B	DEERFIELD LOAMY FINE SAND, 3 - 8 PERCENT SLOPE	B
313C	DEERFIELD LOAMY FINE SAND, 8 - 15 PERCENT SLOPE	B
313E	DEERFIELD LOAMY FINE SAND, 35 - 50 PERCENT SLOPE	B
CmC	CANTON VERY STONY FINE SANDY LOAM, 8 - 15 PERCENT SLOPE	B
CmD	CANTON VERY STONY FINE SANDY LOAM, 15 - 35 PERCENT SLOPE	B

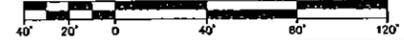


**STRUCTURE TABLE:**

CB#1 RM=262.16' INV. OUT = 260.05'	CB#130 RM=254.90' INV. OUT = 253.30'
CB#2 RM=261.42' INV. IN = 259.70' INV. OUT = 259.30'	CB#150 RM=254.64' INV. IN (N) = 251.84' INV. IN (SE) = 251.34' INV. IN (SW) = 251.84' INV. OUT (W) = 251.34' SUMP = 250.6'
CB#120 RM=261.47'	CB#110 RM=258.83' INV. IN = 258.82' INV. OUT = 255.03' SUMP = 254.8'
CB#140 RM=253.79' INV. OUT = 249.79' SAND FILLED	



**GRAPHIC SCALE**



REV.	DATE	DESCRIPTION	C/O	DR	CK
D					
C					
B					
A	3/18/13	FINAL SITE PLAN SUBMISSION	DD	JGL	KCC

**EXISTING CONDITIONS PLAN**  
**LAND OF,**  
**DUCAL DEVELOPMENT, LLC**  
**TAX MAP 8 LOT 52**  
**MILFORD, NEW HAMPSHIRE**  
 SCALE: 1" = 40'      FEBRUARY 12, 2013

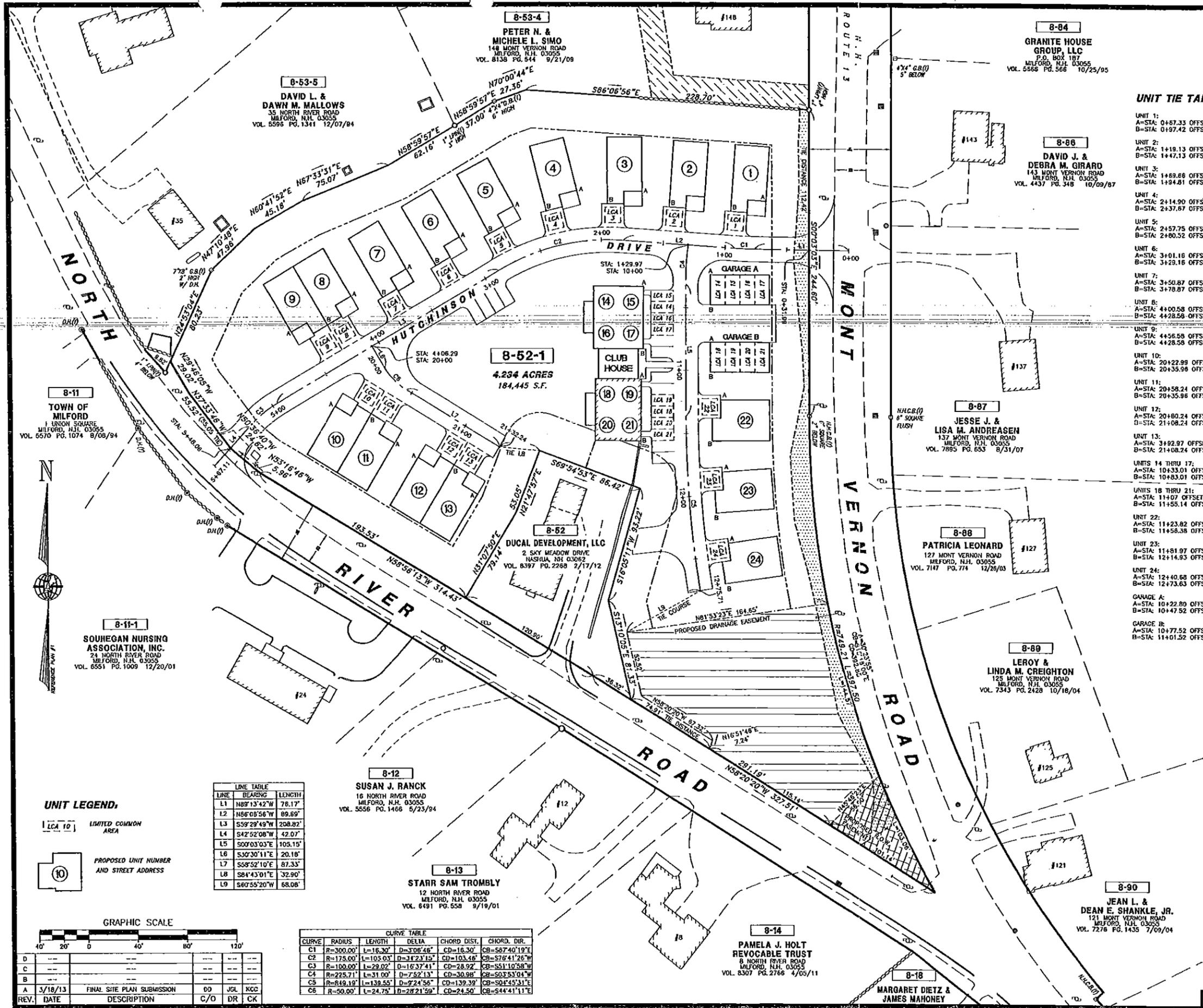
ENGINEERS  
 LAND SURVEYORS  
 SCIENTISTS  
 LAND PLANNERS

**MERIDIAN**

OFFICE: 31 OLD HANUHA ROAD  
 AMHERST, NEW HAMPSHIRE 03110  
 TEL. 603-673-1441

MAILING P.O. BOX 118  
 ADDRESS: MILFORD, NEW HAMPSHIRE 03055  
 FAX 603-673-1584  
 MERIDIAN@MERIDIANLANDSERVICES.COM

FILE:101D06.dwg      PROJECT NO. 00101.06      SHEET NO. 2 OF 22



- CONDOMINIUM SITE PLAN NOTES:**
- THIS CONDOMINIUM SUBDIVISION IS CONDITIONED ON THE APPROVAL OF THE LOT 8-52 MINOR SUBDIVISION.
  - THE PROPOSED CONDOMINIUM UNIT LOCATIONS AND ARCHITECTURAL DETAILS SHOWN MAY BE SUBJECT TO MODIFICATION.
  - AREAS NOT IDENTIFIED AS CONDOMINIUM UNITS OR AS THEIR RESPECTIVE LIMITED COMMON AREAS, SHALL BE COMMON AREAS.
  - ALTHOUGH THE FOUNDATION OF UNITS 18-21 EXISTS, THE UNITS THEMSELVES ARE NOT YET COMPLETE.
  - SEE GENERAL NOTES ON SHEET 1 OF 22.
  - LOT 5-52-1 IS TO BE SUBJECT TO THE PROPOSED RIGHT OF WAY AND DRAINAGE EASEMENT FOR THE BENEFIT OF THE TOWN OF MILFORD AND STATE OF NEW HAMPSHIRE, FOR DRAINAGE STRUCTURE MAINTENANCE AND POSSIBLE FUTURE ROAD IMPROVEMENTS.
  - LOT 5-52-1 IS TO BE SUBJECT TO THE PROPOSED DRAINAGE EASEMENT FOR THE BENEFIT OF THE TOWN OF MILFORD AND STATE OF NEW HAMPSHIRE, FOR INFILTRATION BASIN MAINTENANCE.

**UNIT TIE TABLE:**

UNIT 1:	A=STA: 0+87.33 OFFSET: 38.13 R
	B=STA: 0+97.42 OFFSET: 29.00 R
UNIT 2:	A=STA: 1+19.13 OFFSET: 39.00 R
	B=STA: 1+47.13 OFFSET: 29.00 R
UNIT 3:	A=STA: 1+69.66 OFFSET: 39.97 R
	B=STA: 1+94.81 OFFSET: 28.50 R
UNIT 4:	A=STA: 2+14.90 OFFSET: 40.82 R
	B=STA: 2+37.67 OFFSET: 29.00 R
UNIT 5:	A=STA: 2+57.75 OFFSET: 40.82 R
	B=STA: 2+80.52 OFFSET: 29.00 R
UNIT 6:	A=STA: 3+01.16 OFFSET: 39.00 R
	B=STA: 3+29.16 OFFSET: 29.00 R
UNIT 7:	A=STA: 3+50.87 OFFSET: 39.00 R
	B=STA: 3+78.87 OFFSET: 29.00 R
UNIT 8:	A=STA: 4+00.58 OFFSET: 43.00 R
	B=STA: 4+28.58 OFFSET: 33.00 R
UNIT 9:	A=STA: 4+56.58 OFFSET: 43.00 R
	B=STA: 4+28.58 OFFSET: 33.00 R
UNIT 10:	A=STA: 20+22.98 OFFSET: 50.51 R
	B=STA: 20+35.98 OFFSET: 32.32 R
UNIT 11:	A=STA: 20+58.24 OFFSET: 41.00 R
	B=STA: 20+35.98 OFFSET: 32.32 R
UNIT 12:	A=STA: 20+80.24 OFFSET: 41.00 R
	B=STA: 21+08.24 OFFSET: 31.00 R
UNIT 13:	A=STA: 3+92.97 OFFSET: 143.76 L
	B=STA: 21+08.24 OFFSET: 31.00 R
UNITS 14 THRU 17:	A=STA: 10+33.01 OFFSET: 33.82 R
	B=STA: 10+83.01 OFFSET: 34.20 R
UNITS 18 THRU 21:	A=STA: 11+07 OFFSET: 35.93 R
	B=STA: 11+55.14 OFFSET: 36.50 R
UNIT 22:	A=STA: 11+23.82 OFFSET: 28.00 L
	B=STA: 11+58.38 OFFSET: 21.01 L
UNIT 23:	A=STA: 11+81.97 OFFSET: 28.01 L
	B=STA: 12+14.93 OFFSET: 21.01 L
UNIT 24:	A=STA: 12+40.68 OFFSET: 28.01 L
	B=STA: 12+73.63 OFFSET: 21.01 L
GARAGE A:	A=STA: 10+22.80 OFFSET: 19.86 L
	B=STA: 10+47.52 OFFSET: 20.00 L
GARAGE B:	A=STA: 10+77.52 OFFSET: 20.00 L
	B=STA: 11+01.52 OFFSET: 20.00 L

**APPROVED**  
MILFORD, NH PLANNING BOARD  
SUB DIVISION #:  
DATE APPROVED:  
SIGNED:

**CERTIFICATION:**  
"I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH RSA 356-B:20.1 AND THAT ALL PROPOSED IMPROVEMENTS ARE NOT YET BEGUN UNLESS SPECIFICALLY NOTED HEREON."



**HUTCHINSON POINT SENIOR HOUSING DEVELOPMENT**

CONDOMINIUM SITE PLAN  
LAND OF:  
**DUCAL DEVELOPMENT, LLC**  
TAX MAP 8 LOT 52-1  
MILFORD, NEW HAMPSHIRE

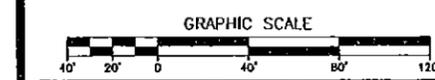
SCALE: 1" = 40'  
FEBRUARY 12, 2013

ENGINEERS  
LAND SURVEYORS  
SCIENTISTS  
LAND PLANNERS  
**MERIDIAN**

OFFICE: 31 OLD NASHUA ROAD  
AMHERST, NEW HAMPSHIRE 03110 TEL. 603-673-1441  
MAILING P.O. BOX 118 FAX 603-673-1584  
ADDRESS: MILFORD, NEW HAMPSHIRE 03055 MERIDIAN@MERIDIANLANDSERVICES.COM

**UNIT LEGEND:**

LCA 10	LIMITED COMMON AREA
10	PROPOSED UNIT NUMBER AND STREET ADDRESS



REV.	DATE	DESCRIPTION	C/O	DR	CK
A	3/18/13	FINAL SITE PLAN SUBMISSION	DD	JGL	KCC

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD DIST.	CHORD DIR.
C1	R=300.00'	L=16.30'	D=3°06'46"	CD=16.30'	CB=587°40'19"E
C2	R=175.00'	L=103.03'	D=31°23'19"	CD=103.46'	CB=576°41'26"W
C3	R=100.00'	L=29.02'	D=16°37'41"	CD=28.92'	CB=551°10'58"W
C4	R=225.71'	L=31.00'	D=7°52'13"	CD=30.98'	CB=503°53'04"W
C5	R=849.19'	L=139.55'	D=9°24'56"	CD=139.39'	CB=504°45'31"E
C6	R=50.00'	L=24.75'	D=28°21'59"	CD=24.50'	CB=544°41'11"E

**8-12**  
SUSAN J. RANCK  
16 NORTH RIVER ROAD  
MILFORD, N.H. 03055  
VOL. 5556 PG. 1466 5/23/94

**8-13**  
STARR SAM TROMBLY  
12 NORTH RIVER ROAD  
MILFORD, N.H. 03055  
VOL. 6491 PG. 558 9/19/01

**8-11**  
TOWN OF MILFORD  
1 LUDLOW SQUARE  
MILFORD, N.H. 03055  
VOL. 5570 PG. 1074 8/08/94

**8-11-1**  
SOUHEGAN NURSING ASSOCIATION, INC.  
24 NORTH RIVER ROAD  
MILFORD, N.H. 03055  
VOL. 5551 PG. 1009 12/20/01

**8-53-5**  
DAVID L. & DAWN M. MALLOWS  
35 NORTH RIVER ROAD  
MILFORD, N.H. 03055  
VOL. 5596 PG. 1341 12/07/94

**8-53-4**  
PETER N. & MICHELE L. SIMO  
148 MONT VERNON ROAD  
MILFORD, N.H. 03055  
VOL. 8138 PG. 544 9/21/09

**8-84**  
GRANITE HOUSE GROUP, LLC  
P.O. BOX 187  
MILFORD, N.H. 03055  
VOL. 5565 PG. 566 10/25/95

**8-86**  
DAVID J. & DEBRA M. GIRARD  
143 MONT VERNON ROAD  
MILFORD, N.H. 03055  
VOL. 4437 PG. 348 10/09/87

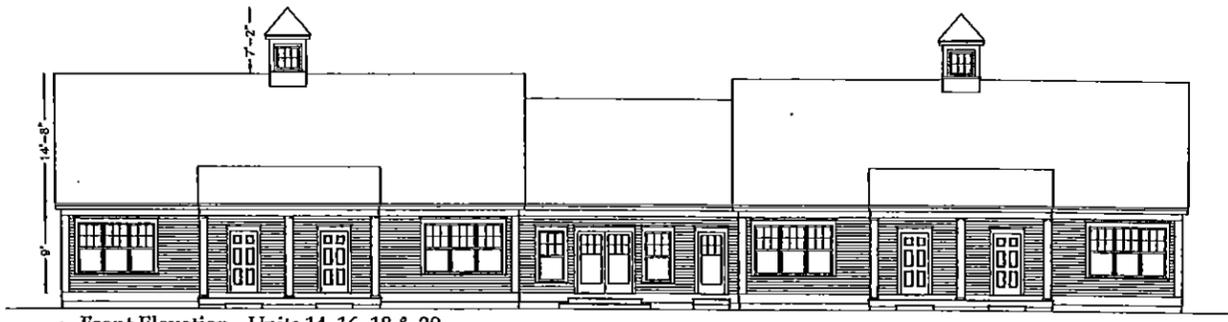
**8-87**  
JESSE J. & LISA M. ANDREASEN  
137 MONT VERNON ROAD  
MILFORD, N.H. 03055  
VOL. 7895 PG. 653 8/31/07

**8-88**  
PATRICIA LEONARD  
127 MONT VERNON ROAD  
MILFORD, N.H. 03055  
VOL. 7147 PG. 774 12/26/03

**8-89**  
LEROY & LINDA M. CREIGHTON  
125 MONT VERNON ROAD  
MILFORD, N.H. 03055  
VOL. 7343 PG. 2428 10/18/04

**8-14**  
PAMELA J. HOLT REVOCABLE TRUST  
8 NORTH RIVER ROAD  
MILFORD, N.H. 03055  
VOL. 8307 PG. 2766 4/05/11

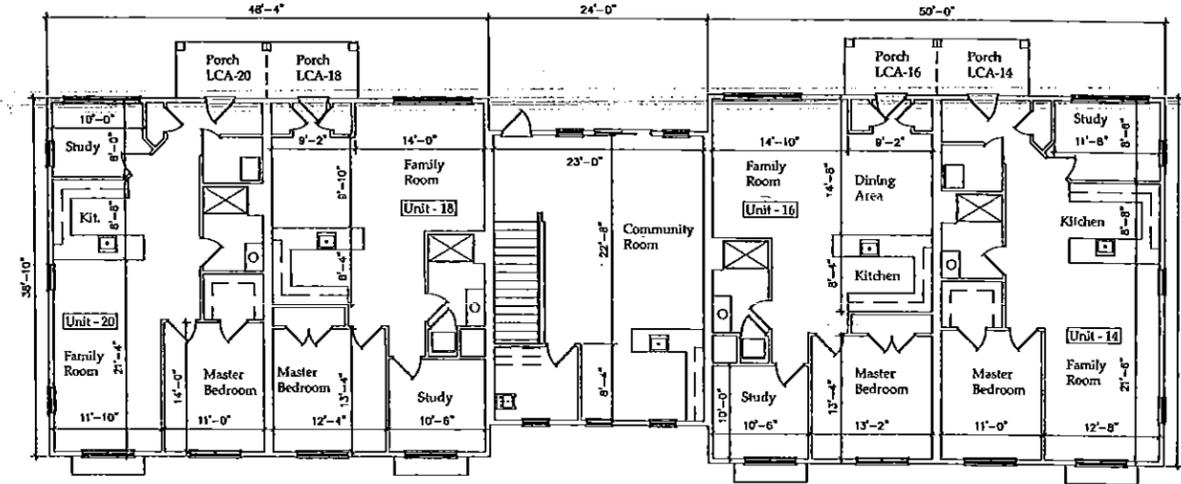
**8-18**  
MARGARET DIETZ & JAMES MAHOEY



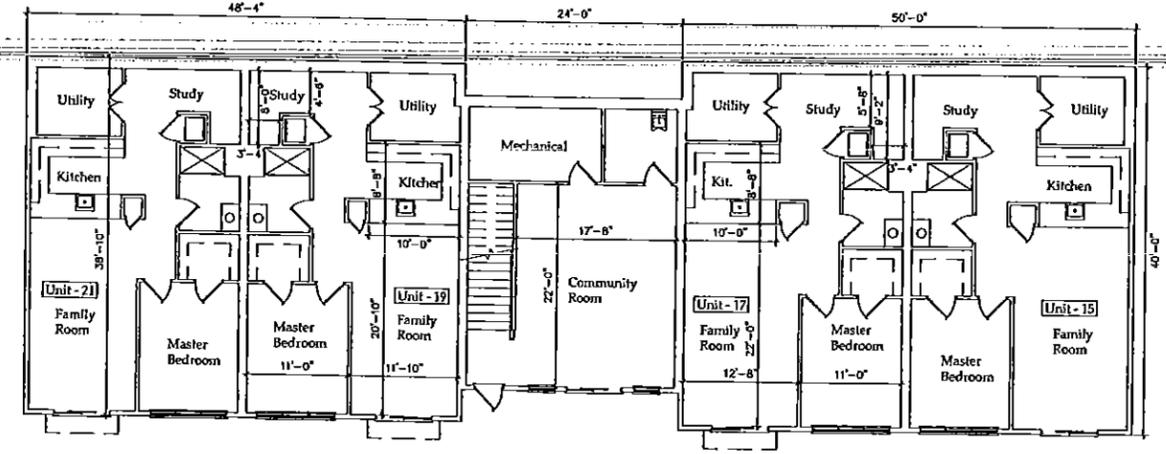
Front Elevation - Units 14, 16, 18 & 20



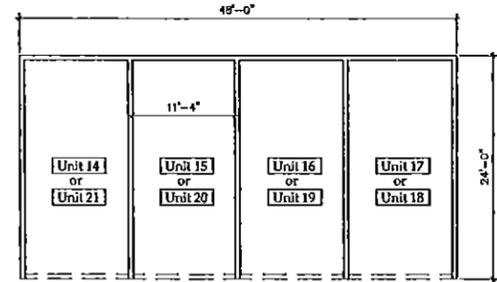
Rear Elevation - Units 15, 17, 19 & 21



Upper Floor Plan



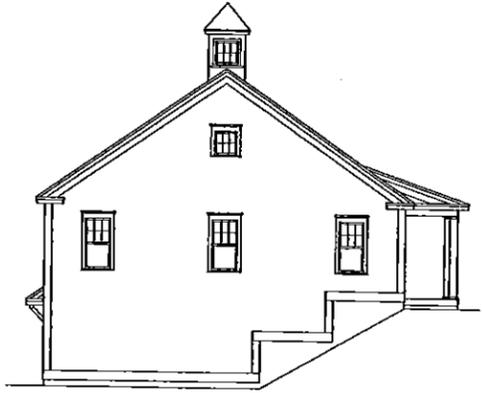
Rear Floor Plan



Garage - Floor Plan



Left Side Elevation



Left Side Elevation

**NOTES:**

1. THE ARCHITECTURAL DETAILS SHOWN HEREON ARE INTENDED TO REPRESENT TWO POSSIBLE UNIT STYLES WHICH CORRESPOND TO THE UNIT LOCATIONS SHOWN WITHIN THIS PLAN SET. THIS SHALL NOT PRECLUDE THE CONSTRUCTION OF OTHER UNIT STYLES NOT SHOWN HEREON.
2. ALTHOUGH THE FOUNDATION OF UNITS 18-21 EXISTS, THE UNITS THEMSELVES ARE NOT YET COMPLETE.
3. SEE ADDITIONAL CONDOMINIUM NOTES ON SHEET 4 OF 22.

**HUTCHINSON POINT  
SENIOR HOUSING DEVELOPMENT**

CONDOMINIUM FLOOR PLAN  
LAND OF:  
**DUCAL DEVELOPMENT, LLC**  
TAX MAP 8 LOT 52-1  
MILFORD, NEW HAMPSHIRE

SCALE: 1" = 10' FEBRUARY 12, 2013

ENGINEERS  
LAND SURVEYORS  
SCIENTISTS  
LAND PLANNERS



OFFICE: 31 OLD HASHUA ROAD  
AMHERST, NEW HAMPSHIRE 03110 TEL: 603-673-1441  
MAILING P.O. BOX 118 FAX: 603-673-1584  
ADDRESS: MILFORD, NEW HAMPSHIRE 03055 MERIDIAN@MERIDIANLANDSERVICES.COM

ARCHITECTURAL DATA PROVIDED BY:

**JAD DESIGN GROUP INC.**  
P.O. BOX 728 AMHERST, NH 03031  
PHONE: (603) 578-1330  
FAX: (603) 578-1332

PROPOSED FINISHED FLOOR  
ELEVATION CHART

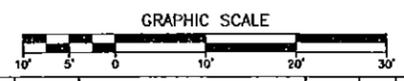
UNIT 14	FF=254.6'	SEC. FL = 265.5'
UNIT 15	FF=254.6'	SEC. FL = 265.5'
UNIT 16	FF=254.6'	SEC. FL = 265.5'
UNIT 17	FF=254.6'	SEC. FL = 265.5'
UNIT 18	FF=253.6'	SEC. FL = 264.6'
UNIT 19	FF=253.6'	SEC. FL = 264.6'
UNIT 20	FF=253.6'	SEC. FL = 264.6'
UNIT 21	FF=253.6'	SEC. FL = 264.6'
CARPOR A	FF=253.6'	CARPOR B FF=253.6'

**APPROVED**

MILFORD, NH PLANNING BOARD  
SUB DIVISION #: \_\_\_\_\_  
DATE APPROVED: \_\_\_\_\_  
SIGNED: \_\_\_\_\_

**CERTIFICATION:**

"I HEREBY CERTIFY THAT THE ARCHITECTURAL DETAILS SHOWN ARE PROVIDED TO COMPLY WITH THE CONTEMPLATED IMPROVEMENT PROVISIONS OF RSA 356-B:20, II AND THAT THE UNITS ARE NOT YET BEGUN UNLESS SPECIFICALLY NOTED HEREON".



REV.	DATE	DESCRIPTION	C/O	DR	CK
A	3/18/13	FINAL SITE PLAN SUBMISSION	DD	JOL	KCC



Front Elevation - Units 8-13



Front Elevation - Units 1-7



Front Elevation - Units 22-24

PROPOSED FINISHED FLOOR ELEVATION CHART

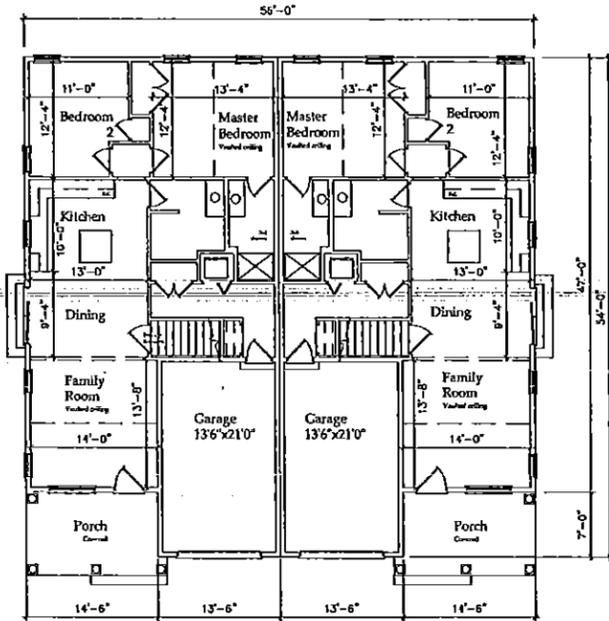
UNIT 1	FF=258.0'	GAR. SLAB =257.0'
UNIT 2	FF=257.0'	GAR. SLAB =255.0'
UNIT 3	FF=258.5'	GAR. SLAB =257.5'
UNIT 4	FF=260.5'	GAR. SLAB =258.6'
UNIT 5	FF=262.0'	GAR. SLAB =259.0'
UNIT 6	FF=261.0'	GAR. SLAB =260.0'
UNIT 7	FF=260.0'	GAR. SLAB =259.5'
UNIT 8	FF=260.0'	GAR. SLAB =259.2'
UNIT 9	FF=258.0'	GAR. SLAB =257.8'
UNIT 10	FF=258.7'	GAR. SLAB =258.2'
UNIT 11	FF=258.7'	GAR. SLAB =258.2'
UNIT 12	FF=258.7'	GAR. SLAB =258.2'
UNIT 13	FF=258.7'	GAR. SLAB =258.2'
UNIT 22	FF=255.5'	GAR. SLAB =253.6'
UNIT 23	FF=255.5'	GAR. SLAB =253.3'
UNIT 24	FF=255.0'	GAR. SLAB =252.7'

NOTES:

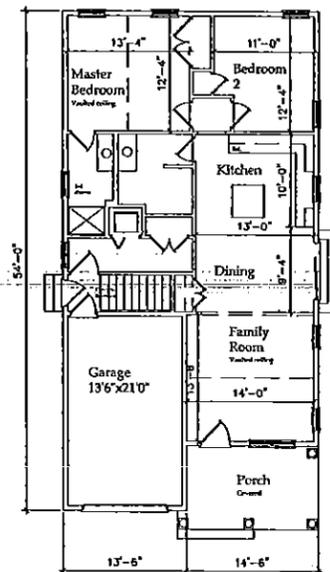
1. THE ARCHITECTURAL DETAILS SHOWN HEREON ARE INTENDED TO REPRESENT TWO POSSIBLE UNIT STYLES WHICH CORRESPOND TO THE UNIT LOCATIONS SHOWN WITHIN THIS PLAN SET. THIS SHALL NOT PRECLUDE THE CONSTRUCTION OF OTHER UNIT STYLES NOT SHOWN HEREON.
2. ALTHOUGH THE FOUNDATION OF UNITS 18-21 EXISTS, THE UNITS THEMSELVES ARE NOT YET COMPLETE.
3. SEE "ADDITIONAL CONDOMINIUM NOTES" ON SHEET 4 OF 22.

APPROVED

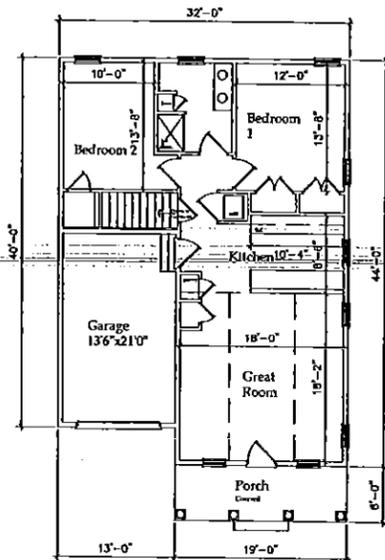
MILFORD, NH PLANNING BOARD  
 SUB DIVISION #:  
 DATE APPROVED:  
 SIGNED:



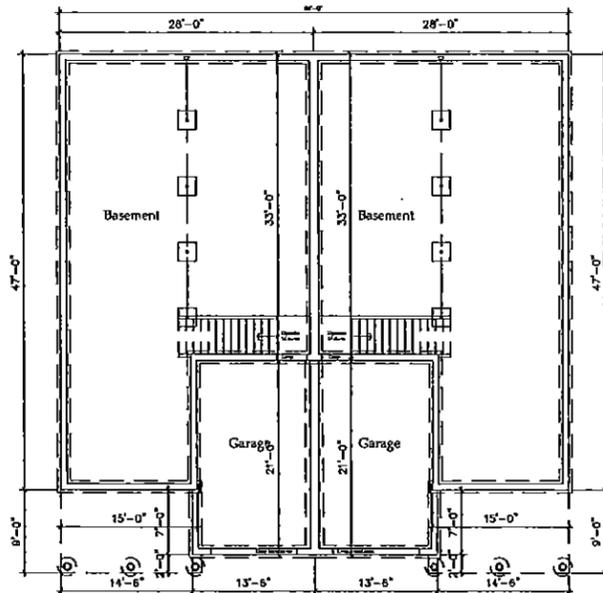
Main Floor Plan



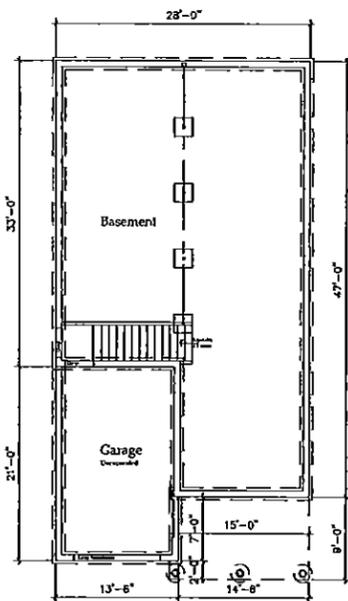
Main Floor Plan



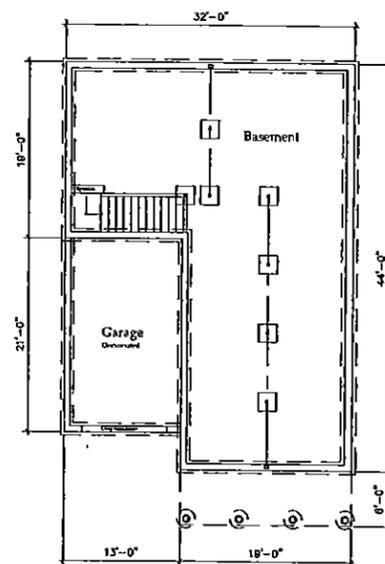
Main Floor Plan



Foundation Plan



Foundation Plan



Foundation Plan

CERTIFICATION:

"I HEREBY CERTIFY THAT THE ARCHITECTURAL DETAILS SHOWN ARE PROVIDED TO COMPLY WITH THE CONTEMPLATED IMPROVEMENTS PROVISIONS OF RSA 356-20:8, AND THAT ALL OF THE UNITS ARE NOT YET BEGUN."



HUTCHINSON POINT SENIOR HOUSING DEVELOPMENT

CONDOMINIUM FLOOR PLAN  
 LAND OF:  
**DUCAL DEVELOPMENT, LLC**

TAX MAP 8 LOT 52-1  
 MILFORD, NEW HAMPSHIRE

SCALE: 1" = 10' FEBRUARY 12, 2013

ENGINEERS  
 LAND SURVEYORS  
 SCIENTISTS  
 LAND PLANNERS

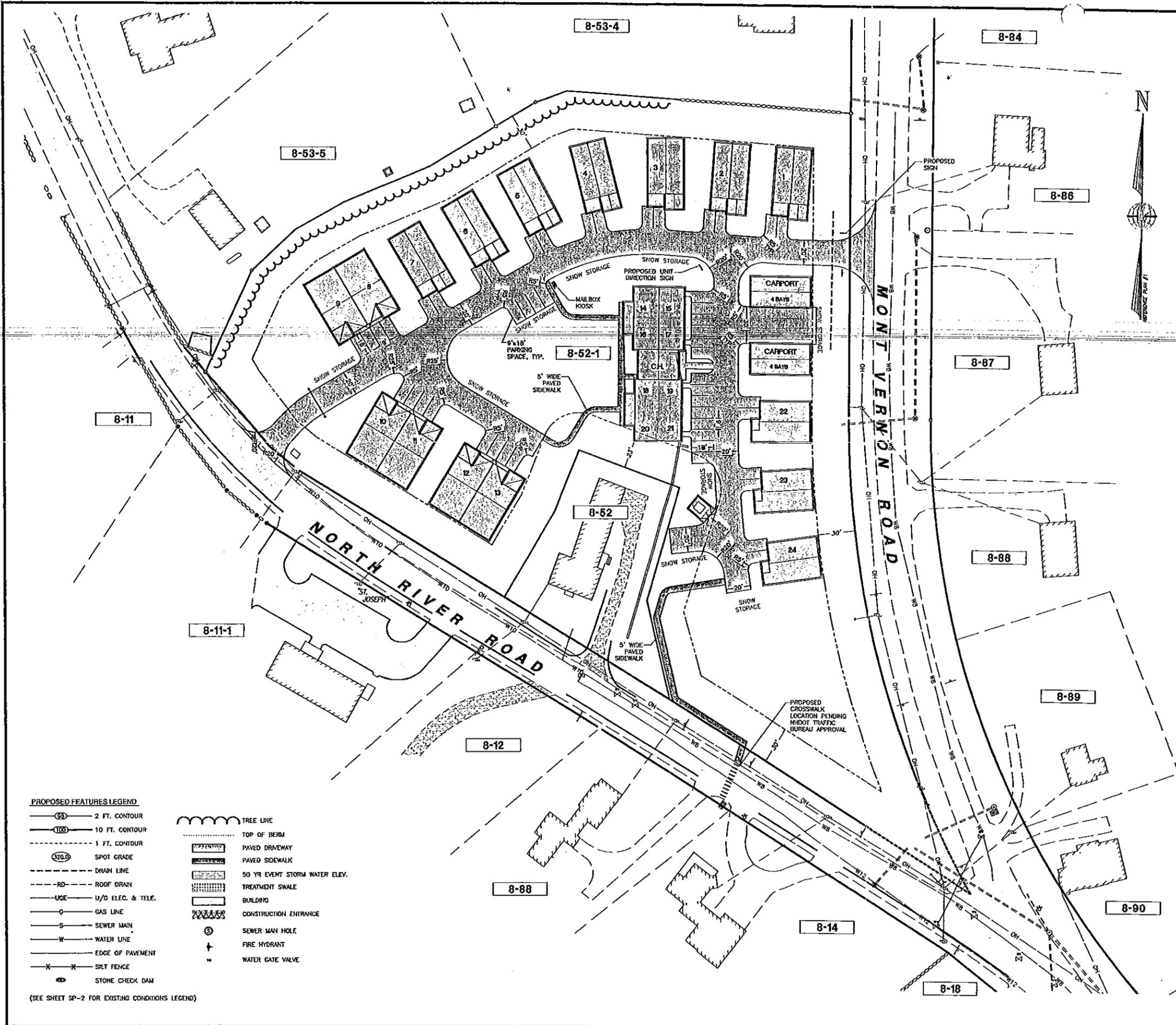


OFFICE: 31 OLD HASHUA ROAD  
 AMHERST, NEW HAMPSHIRE 03110 TEL: 603-873-1441  
 MAILING P.O. BOX 119 FAX: 603-873-1584  
 ADDRESS: MILFORD, NEW HAMPSHIRE 03055 MERIDIAN@MERIDIANLANDSERVICES.COM

GRAPHIC SCALE

D	---	---	---	---	
C	---	---	---	---	
B	---	---	---	---	
A	3/18/13	FINAL SITE PLAN SUBMISSION	DD	JGL KCC	
REV.	DATE	DESCRIPTION	C/O	DR	CK

ARCHITECTURAL DATA PROVIDED BY:  
**JAD DESIGN GROUP INC.**  
 P.O. BOX 728 AMHERST, NH 03031  
 PHONE: (603) 578-1330  
 FAX: (603) 578-1332



**NOTES: PROPOSED IMPROVEMENTS**

1. PARKING CALCULATIONS:

1 SPACE PER BEDROOM  
 UNITS 1 - 13 (2 BEDROOMS), NUMBER OF BEDROOMS = 26  
 UNITS 14 - 21 (1 BEDROOM), NUMBER OF BEDROOMS = 8  
 UNITS 22 - 24 (2 BEDROOMS), NUMBER OF BEDROOMS = 6  
 TOTAL NUMBER OF BEDROOMS = 40

1 ADDITIONAL SPACE FOR EVERY 4 BEDROOMS  
 40 BEDROOMS / 4 = 10

TOTAL NUMBER OF PARKING SPACES REQUIRED = 50  
 TOTAL NUMBER OF PARKING SPACES PROVIDED = 50

EACH UNIT HAS A GARAGE SPACE OR HAS ACCESS TO A DETACHED GARAGE SPACE

2. PARCEL CALCULATIONS:

TOTAL LOT IMPERVIOUS AREA = 65,658 S.F. (35.6%)  
 TOTAL AREA OF CENTRAL GREEN = 15,829 S.F. (8.6%)  
 GROSS OPEN SPACE = 119,951 S.F. (64.4%)  
 OPEN SPACE LESS 5' LIMITED COMMON AREA AROUND BUILDINGS = 102,404 S.F. (55.5%)  
 OPEN SPACE LESS 5' LIMITED COMMON AREA AND DRAINAGE = 72,843 S.F. (39.5%)  
 TOTAL BUILDING COVERAGE = 34,049 S.F. (18.5%)  
 TOTAL BUILDING FLOOR AREA = 29,353 S.F.

THE COMMUNITY ROOM SHOWN HAS TWO FLOORS WITH A TOTAL FLOOR AREA OF 1,200 S.F. OR 4.5% OF THE TOTAL BUILDING FLOOR AREA.

**REQUESTED WAIVERS:**

1. EXISTING BUILDING REAR YARD SETBACK

- PROPOSED FEATURES LEGEND**
- 98 — 2 FT. CONTOUR
  - 100 — 10 FT. CONTOUR
  - 102 — 1 FT. CONTOUR
  - 320.0 — SPOT GRADE
  - RD — DRAIN LINE
  - RD — ROOF DRAIN
  - U/C — U/C ELEC. & TELE.
  - G — GAS LINE
  - S — SEWER MAIN
  - W — WATER LINE
  - E — EDGE OF PAVEMENT
  - X — SILT FENCE
  - S — STONE CHECK DAM
- TREE LINE
  - TOP OF BERM
  - PAVED DRIVEWAY
  - PAVED SIDEWALK
  - 50 YR EVENT STORM WATER ELEV.
  - TREATMENT SWALE
  - BUILDING
  - CONSTRUCTION ENTRANCE
  - S — SEWER MAN HOLE
  - F — FIRE HYDRANT
  - W — WATER GATE VALVE

**APPROVED**  
 MILFORD, NH PLANNING BOARD  
 SUB DIVISION #: \_\_\_\_\_  
 DATE APPROVED: \_\_\_\_\_  
 SIGNED: \_\_\_\_\_

GRAPHIC SCALE  
 40 20 0 40 80 120  
 IMPERIAL: 1"=40' (N=1)

**WERRIDIAN**  
 ENGINEERS  
 LAND SURVEYORS  
 SCIENTISTS  
 LAND PLANNERS  
 31 OLD ANSIA ROAD, SUITE 2  
 MILFORD, NEW HAMPSHIRE 03055  
 TEL: 603-875-1441  
 FAX: 603-875-1584  
 WWW.WERRIDIANLANDSERVICES.COM

JOHN A. HEAVYSIDES  
 No. 7995  
 LICENSED PROFESSIONAL ENGINEER  
 5/18/13

REV	DATE	DESCRIPTION	BY	CHK
A	12/17/12	PLANNING BOARD DESIGN REVIEW	KMA	KCC
B	01/29/13	SITE GRADING	KMA	KCC
C	1/29/13	DESIGN REVIEW COMMENTS	KMA	KCC
D	2/12/13	DESIGN REVIEW COMMENTS	KMA	KCC
E	3/08/13	INDEXES AND SUBMISSION	KMA	KCC
F	3/18/13	FINAL SITE PLAN SUBMISSION	KMA	KCC

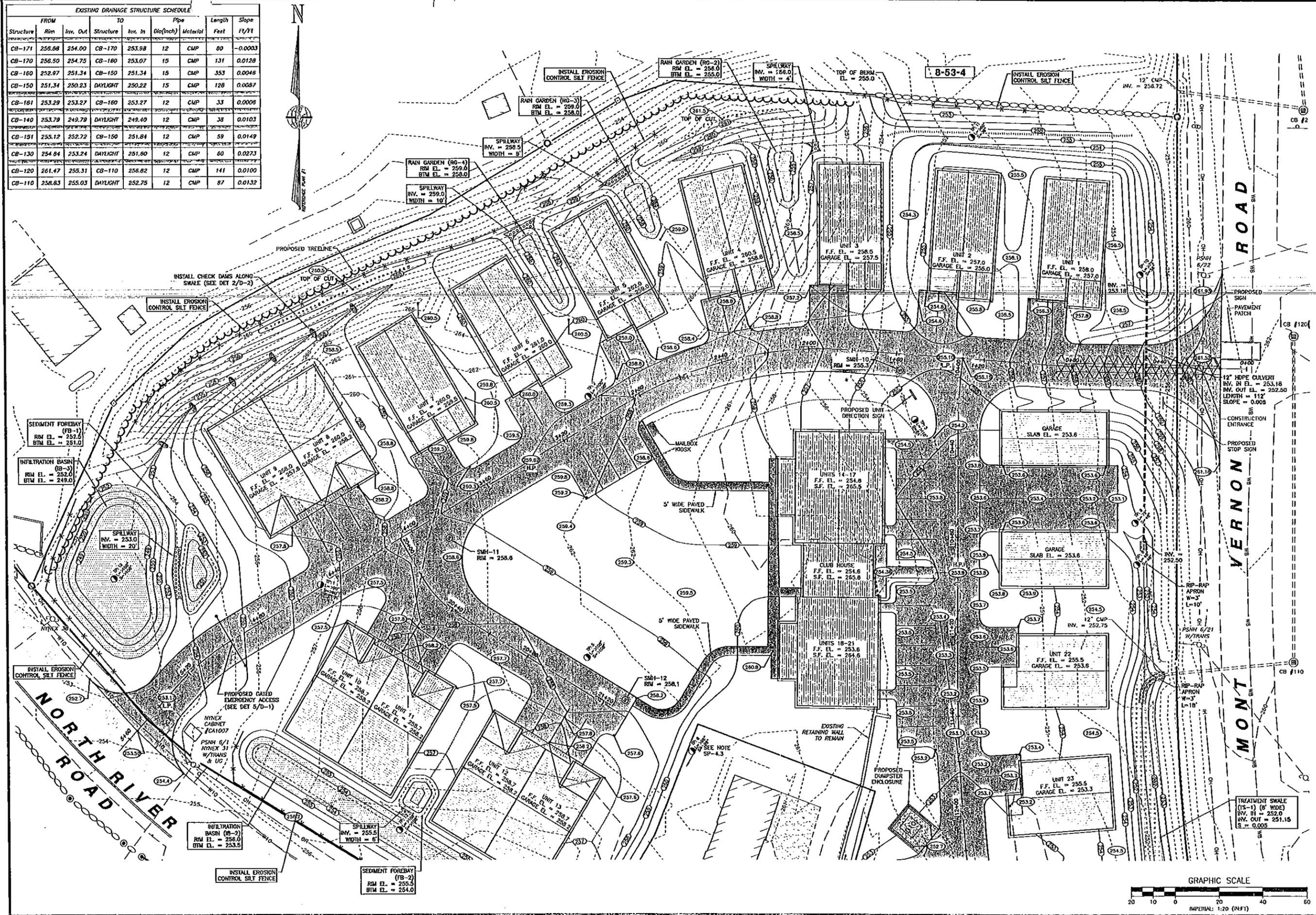
HUTCHINSON POINT  
 SENIOR HOUSING DEVELOPMENT  
 GENERAL SITE PLAN  
 DECEMBER 17, 2012

DUCAL DEVELOPMENT, LLC.  
 MAP 8 LOT 52-1  
 MILFORD, NEW HAMPSHIRE  
 SCALE: 1" = 40'

**SP-1**  
 SHEET

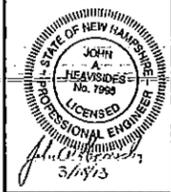
FILE: 101109C.dwg  
 PROJECT: 101.00  
 SHEET NO. 7 OF 22

EXISTING DRAINAGE STRUCTURE SCHEDULE									
Structure	FROM	TO	Pipe	Length	Slope				
	Rim	Inv. Out	Structure	Inv. In	Dia(Inch)	Material	Feet	ft/ft	
CB-171	256.88	254.00	CB-170	253.98	12	CMP	80	-0.0003	
CB-170	256.50	254.75	CB-160	253.07	15	CMP	131	0.0128	
CB-160	252.97	251.34	CB-150	251.34	15	CMP	353	0.0046	
CB-150	251.34	250.23	DAYLIGHT	250.22	15	CMP	128	0.0087	
CB-161	253.29	253.27	CB-160	253.27	12	CMP	33	0.0006	
CB-140	253.79	249.79	DAYLIGHT	249.40	12	CMP	38	0.0103	
CB-151	253.12	252.72	CB-150	251.84	12	CMP	59	0.0149	
CB-130	254.84	253.24	DAYLIGHT	251.60	12	CMP	60	0.0273	
CB-120	261.47	255.31	CB-110	256.82	12	CMP	141	0.0100	
CB-110	258.83	255.03	DAYLIGHT	252.75	12	CMP	87	0.0132	



**WERRIDAN**  
 ENGINEERS  
 LAND SURVEYORS  
 SCIENTISTS  
 LAND PLANNERS

OFFICE: 310 GUILDFORD ROAD, SUITE 200  
 MILFORD, NEW HAMPSHIRE 03055  
 TEL: 603-872-1441  
 FAX: 603-872-1884  
 MAILING: P.O. BOX 118, MILFORD, NEW HAMPSHIRE 03055



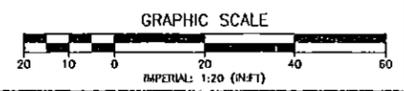
REV.	DATE	DESCRIPTION
A	12/17/12	PLANNING BOARD DESIGN REVIEW
B	01/09/13	SITE GRADING
C	1/29/13	DESIGN REVIEW COMMENTS
D	2/12/13	DESIGN REVIEW COMMENTS
E	3/06/13	INDEXES AND SUBMISSION
F	3/18/13	FINAL SITE PLAN SUBMISSION

HUTCHINSON POINT  
 SENIOR HOUSING DEVELOPMENT  
 SITE GRADING PLAN

DUCAL DEVELOPMENT, LLC.  
 MAP 8 LOT 52-1  
 MILFORD, NEW HAMPSHIRE

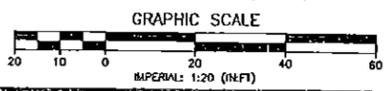
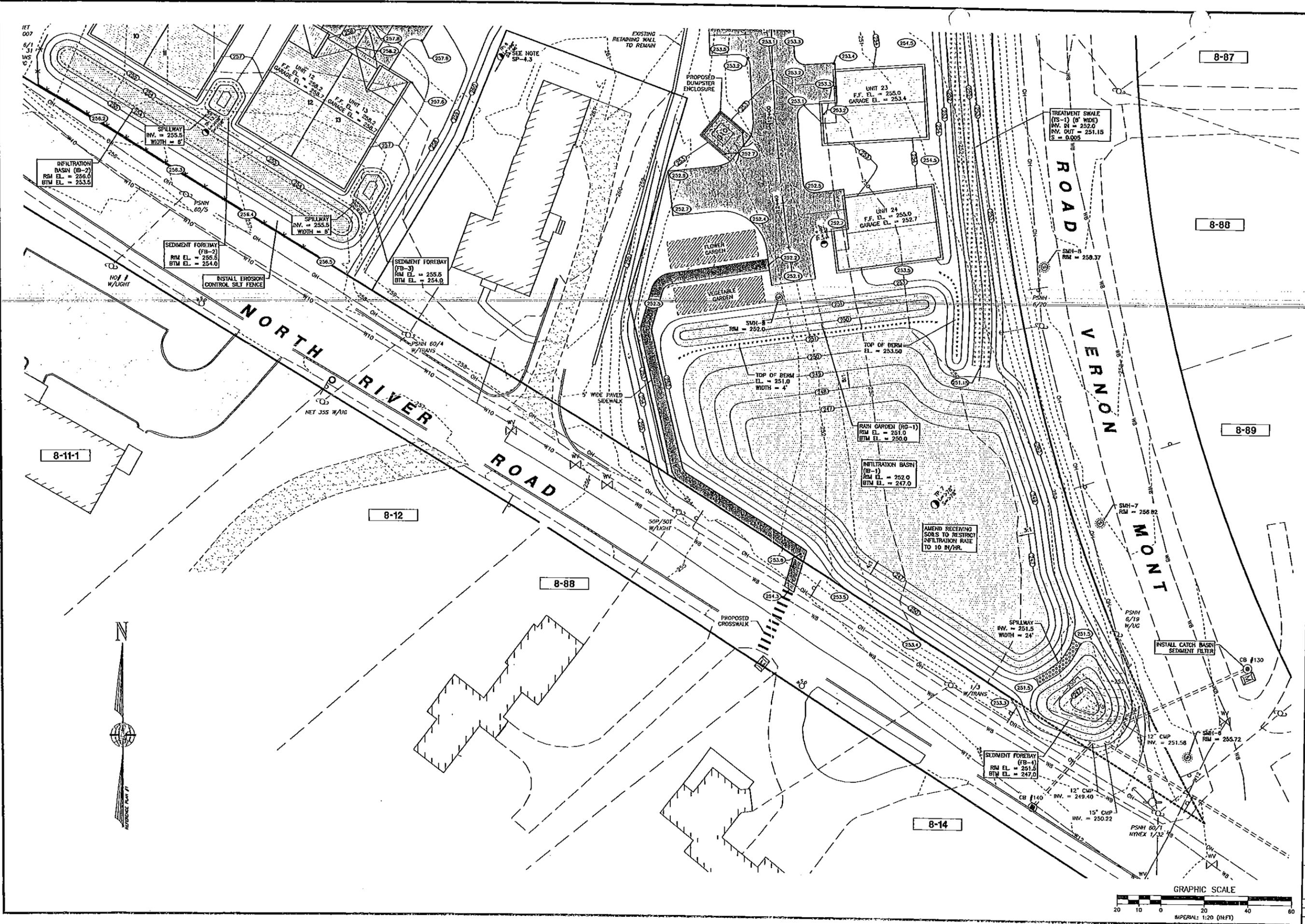
**SP-2**  
 SHEET

FILE: 10108C.dwg  
 PROJECT: 101.06  
 SHEET NO. 8 OF 22



DECEMBER 17, 2012

SCALE: 1" = 20'



**AMERIDIAN**  
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 LAND SURVEYORS  
 SCIENTISTS  
 LAND PLANNERS  
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 MAILING ADDRESS: 100 BIRCH 118  
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 TEL: 603-875-1441  
 FAX: 603-875-1384  
 WWW.AMERIDIANDIVERSITY.COM



REV.	DATE	DESCRIPTION	BY	CHK
A	12/17/12	PLANNING BOARD DESIGN REVIEW	JLH	CCG
B	01/28/13	SITE GRADING	JLH	CCG
C	1/28/13	DESIGN REVIEW COMMENTS	JLH	CCG
D	2/12/13	DESIGN REVIEW SUBMISSION	JLH	CCG
E	3/08/13	NHDES A&I SUBMISSION	JLH	CCG
F	3/19/13	FINAL SITE PLAN SUBMISSION	JLH	CCG

HUTCHINSON POINT  
 SENIOR HOUSING DEVELOPMENT  
 SITE GRADING PLAN

DUCAL DEVELOPMENT, LLC.  
 MAP 8 LOT 52-1  
 MILFORD, NEW HAMPSHIRE

**SP-3**  
 SHEET  
 FILE: 101068C.dwg  
 PROJECT: 101.06  
 SHEET NO. 9 OF 22

DECEMBER 17, 2012

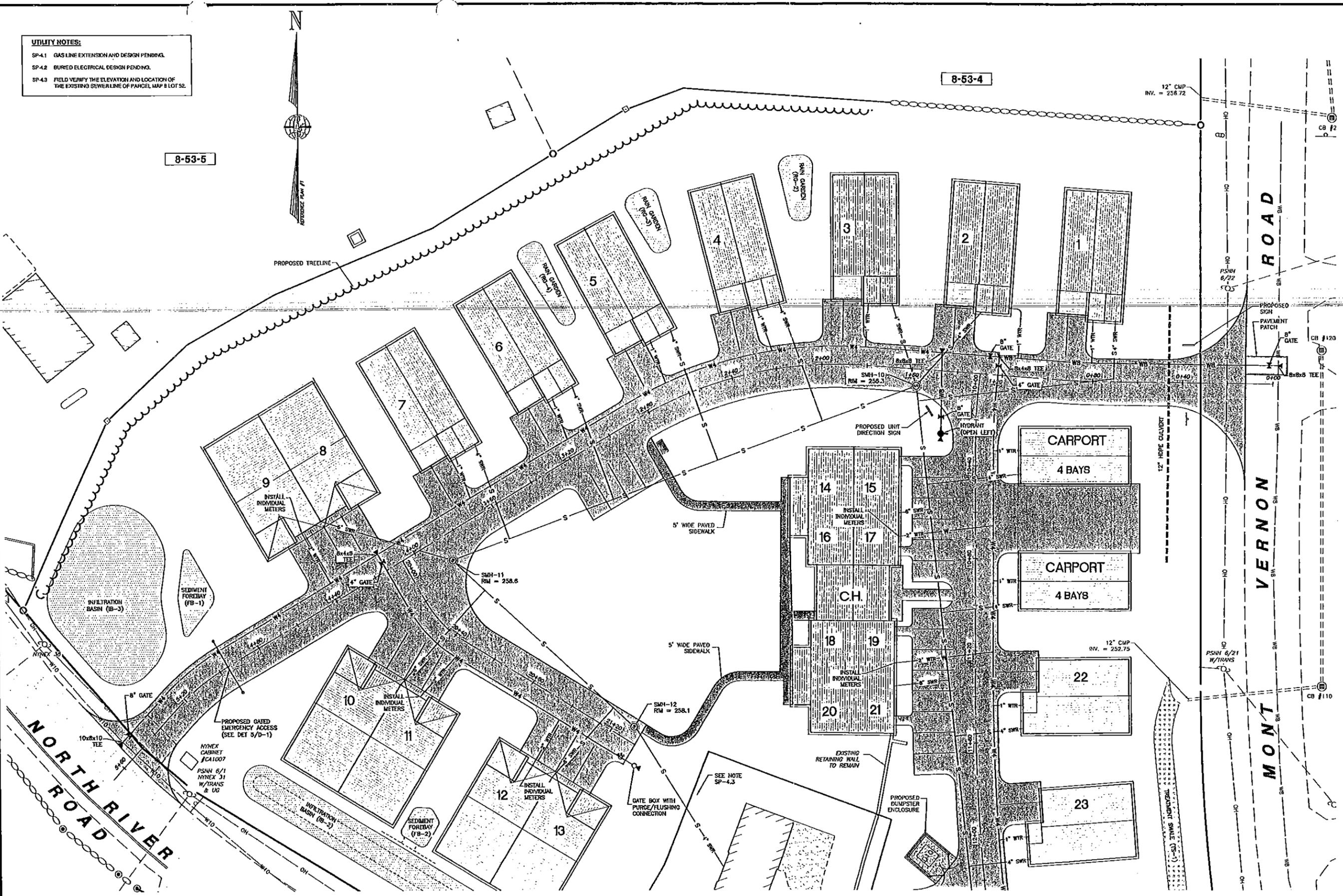
SCALE: 1" = 20'

**UTILITY NOTES:**  
 SP-4.1 GAS LINE EXTENSION AND DESIGN PENDING.  
 SP-4.2 BURIED ELECTRICAL DESIGN PENDING.  
 SP-4.3 FIELD VERIFY THE ELEVATION AND LOCATION OF THE EXISTING SEWER LINE OF PARCEL MAP 8 LOT 52.

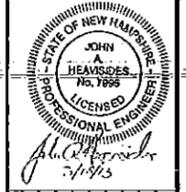


8-53-5

8-53-4



**MERIDIAN**  
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 LAND SURVEYORS  
 SCIENTISTS  
 LAND PLANNERS  
 OFFICE: 31 OLD WALKER ROAD, SUITE 2  
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 FAX: 603-475-1844  
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 MERIDIAN@MERIDIANLANDSURVEYORS.COM



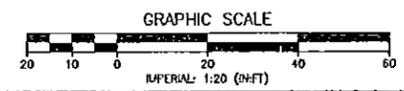
REV.	DATE	DESCRIPTION
A	12/17/13	PLANNING BOARD DESIGN REVIEW
B	01/08/13	FINAL BOARD DESIGN REVIEW
C	1/29/13	DESIGN REVIEW COMMENTS
D	2/12/13	DESIGN REVIEW COMMENTS
E	3/08/13	DESIGN REVIEW COMMENTS
F	3/18/13	FINAL SITE PLAN SUBMISSION
G		
H		
I		

HUTCHINSON POINT  
 SENIOR HOUSING DEVELOPMENT  
 SITE UTILITIES PLAN

DUCAL DEVELOPMENT, LLC.  
 MAP 8 LOT 52-1  
 MILFORD, NEW HAMPSHIRE

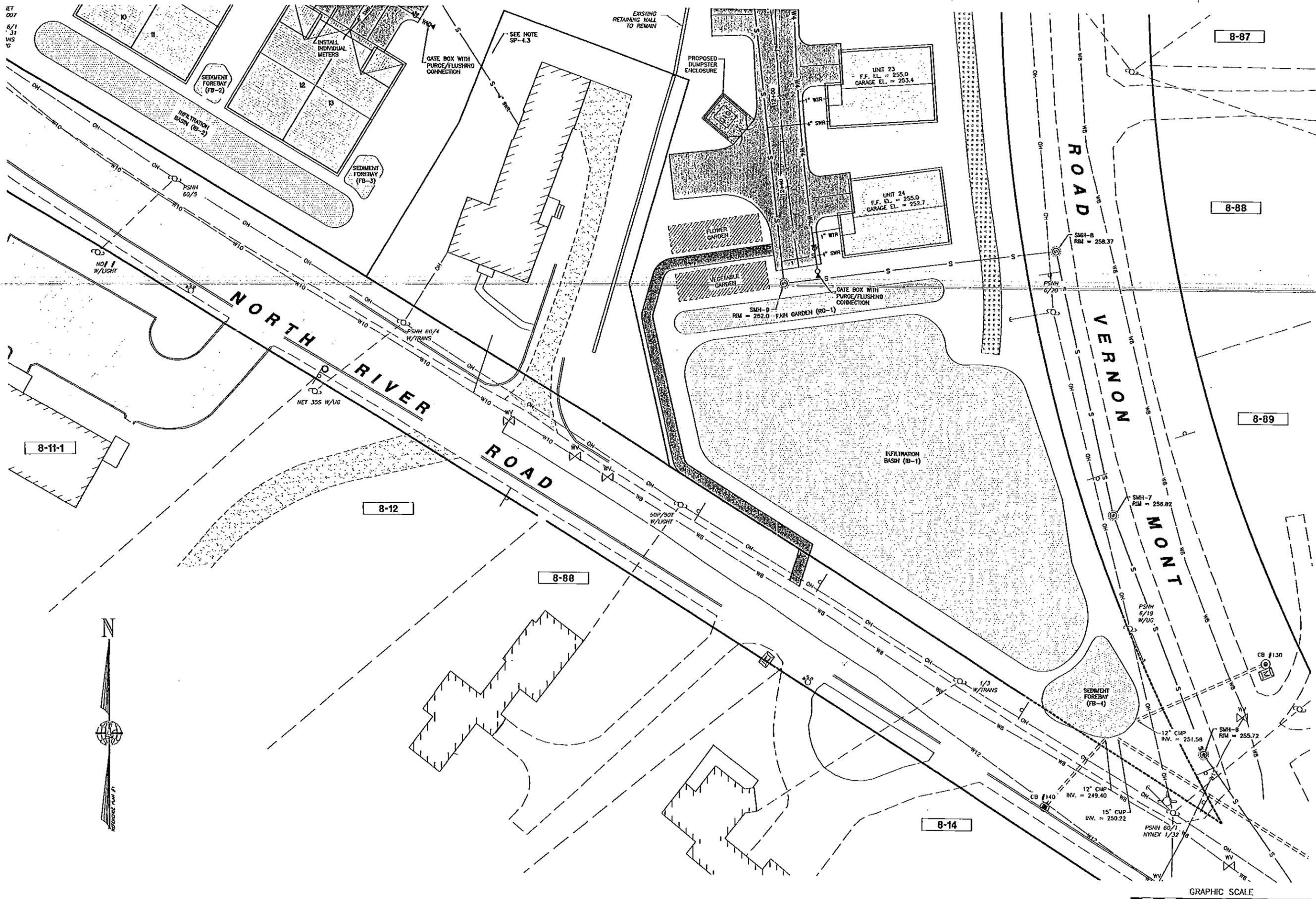
**SP-4**  
 SHEET

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 PROJECT: 101.06  
 SHEET NO. 10 OF 22

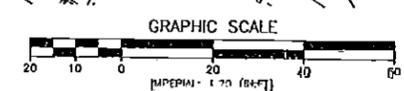


SCALE: 1" = 20'

DECEMBER 17, 2012



LET  
007  
6/1  
31  
WS  
6



**MERIDIAN**  
ENGINEERS  
LAND SURVEYORS  
SCIENTISTS  
LAND PLANNERS

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AMHERST, NEW HAMPSHIRE 03055

TEL: 603-875-1441  
FAX: 603-875-1064  
WWW.MERIDIANENGINEERS.COM

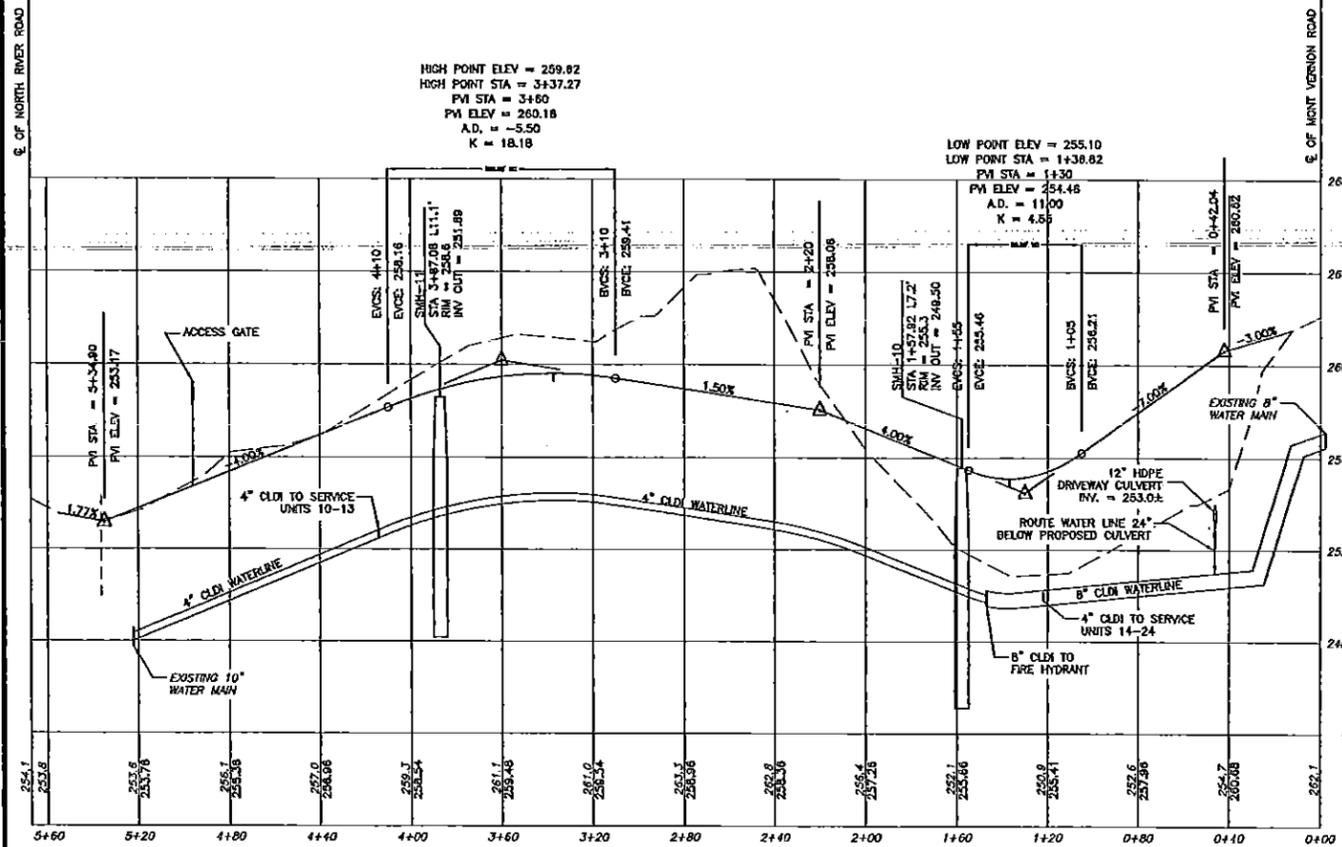
STATE OF NEW HAMPSHIRE  
JOHN A. HEAVISIDES  
NO. 7995  
LICENSED PROFESSIONAL ENGINEER  
*John A. Heavisides*  
2/14/13

REV.	DATE	DESCRIPTION
H		
G	3/19/13	FINAL SITE PLAN SUBMISSION
F	3/26/13	INDICES AND SUBMISSION
E	2/12/13	DESIGN REVIEW SUBMISSION
D	1/29/13	DESIGN REVIEW COMMENTS
C	01/29/13	SITE GRADING
B	12/17/12	PLANNING BOARD DESIGN REVIEW
A		

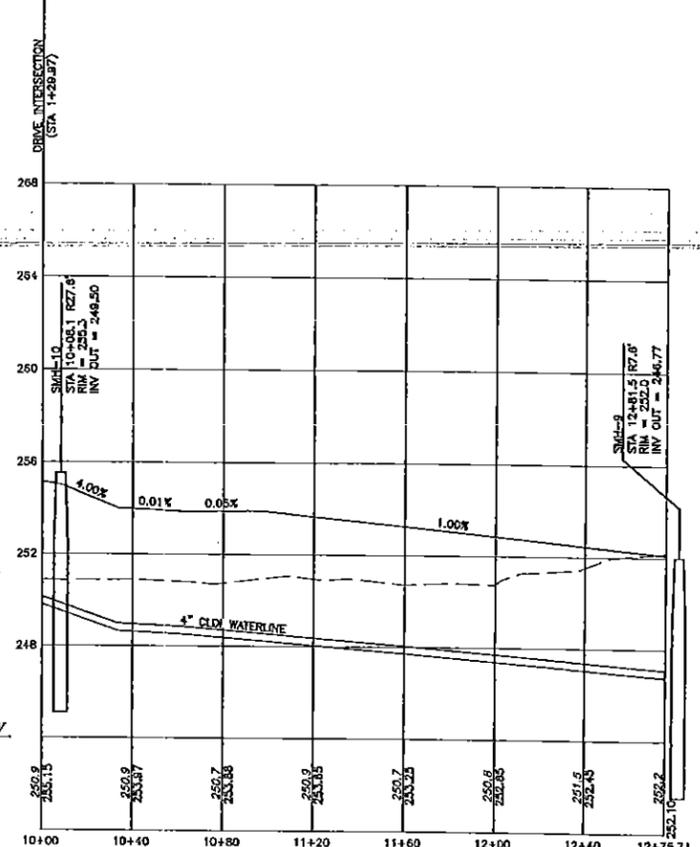
HUTCHINSON POINT  
SENIOR HOUSING DEVELOPMENT  
SITE UTILITIES PLAN

DUCAL DEVELOPMENT, LLC.  
MAP 8 LOT 52-1  
MILFORD, NEW HAMPSHIRE

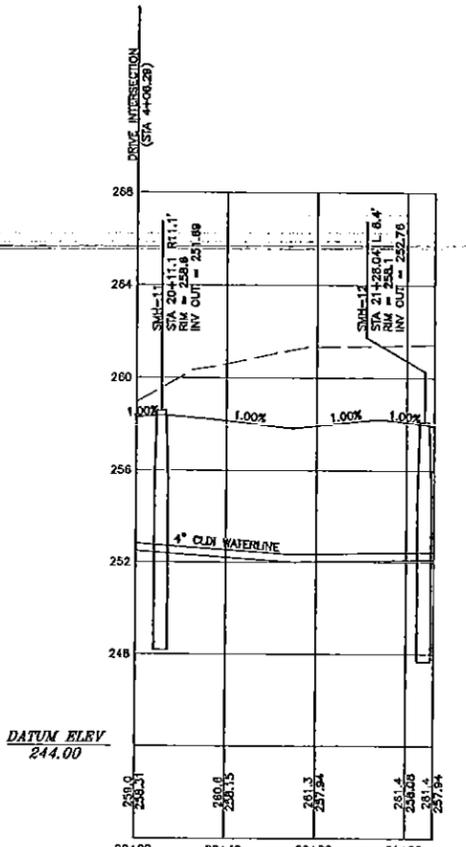
SCALE: 1" = 20'  
DECEMBER 17, 2012  
SHEET  
**SP-5**  
FILE: 101106C.dwg  
PROJECT: 101.06  
SHEET: 11 OF 22



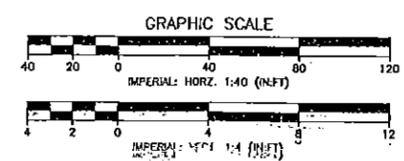
MAIN DRIVEWAY (UNITS 1 - 9)



DRIVEWAY (UNITS 14 - 24)



DRIVEWAY (UNITS 10 - 13)



**AMERICAN**  
 ENGINEERS  
 LAND SURVEYORS  
 LAND SCIENTISTS  
 LAND PLANNERS  
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 TEL: 603-875-1441  
 FAX: 603-875-1584  
 WWW.AMERICANLANDSCAPES.COM

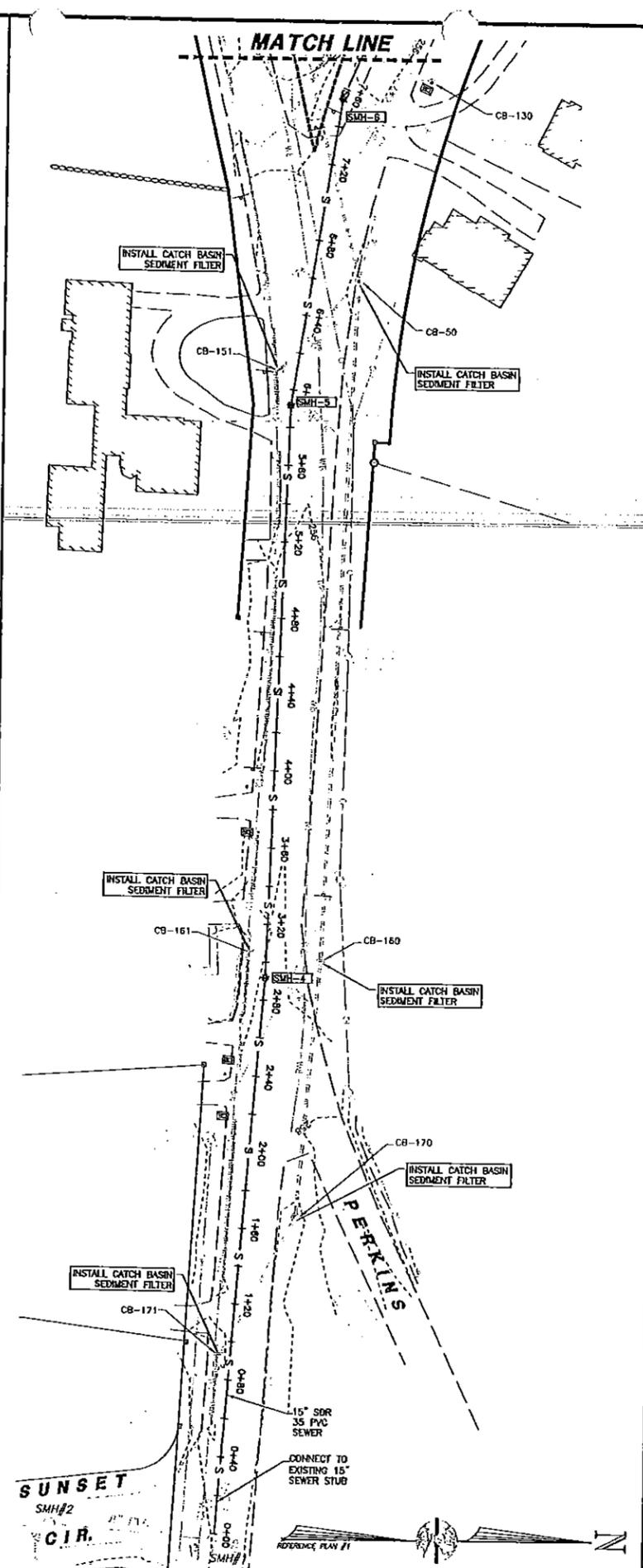
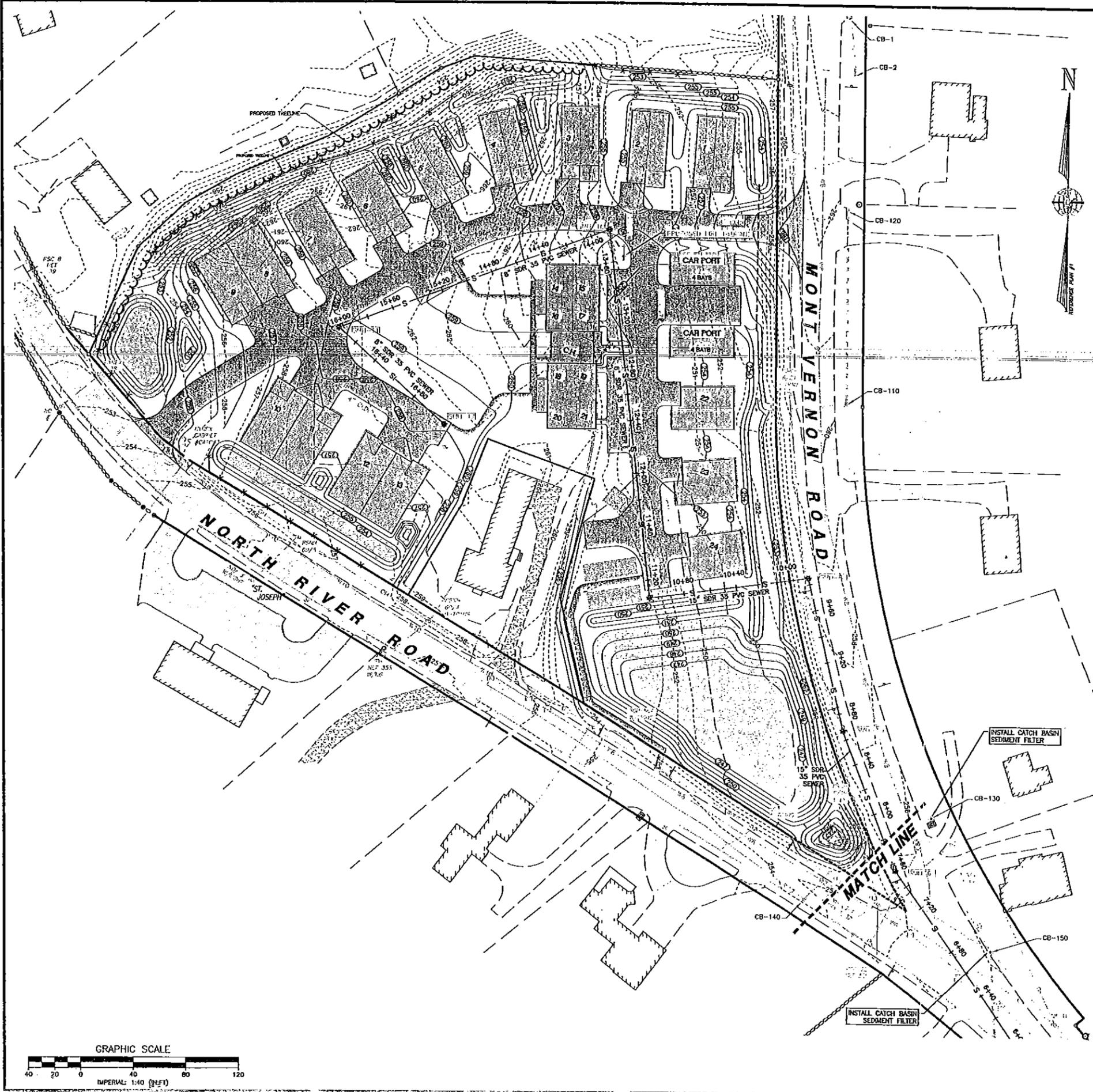
JOHN A. HEAVESIDES  
 No. 7995  
 LICENSED PROFESSIONAL ENGINEER  
 State of New Hampshire  
 3/1/13

REV.	DATE	DESCRIPTION	DR	CK
A	12/17/12	PLANNING BOARD DESIGN REVIEW		
B	01/08/13	SITE GRADING		
C	01/29/13	DESIGN REVIEW COMMENTS		
D	02/12/13	DESIGN REVIEW SUBMISSION		
E	03/05/13	INDEX AGT SUBMISSION		
F	03/08/13	FINAL SITE PLAN SUBMISSION		

HUTCHINSON POINT  
 SENIOR HOUSING DEVELOPMENT  
 ACCESS DRIVE PROFILES

DUCAL DEVELOPMENT, LLC.  
 MAP 8 LOT 52-1  
 MILFORD, NEW HAMPSHIRE  
 SCALE: 1" = 40' HORZ. 1" = 4' VERT  
 DECEMBER 17, 2012

**SP-6**  
 SHEET  
 FILES: 10106C.dwg  
 PROJECT: 101.08  
 DATE: 12/17/12



**AMERICAN**  
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 LAND SURVEYORS  
 SCIENTISTS  
 LAND PLANNERS

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 FAX: 603-872-1884  
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 MIDDLETOWN@AMERICANENR.COM

STATE OF NEW HAMPSHIRE  
 JOHN A. HEAVES  
 No. 7908  
 LICENSED PROFESSIONAL ENGINEER

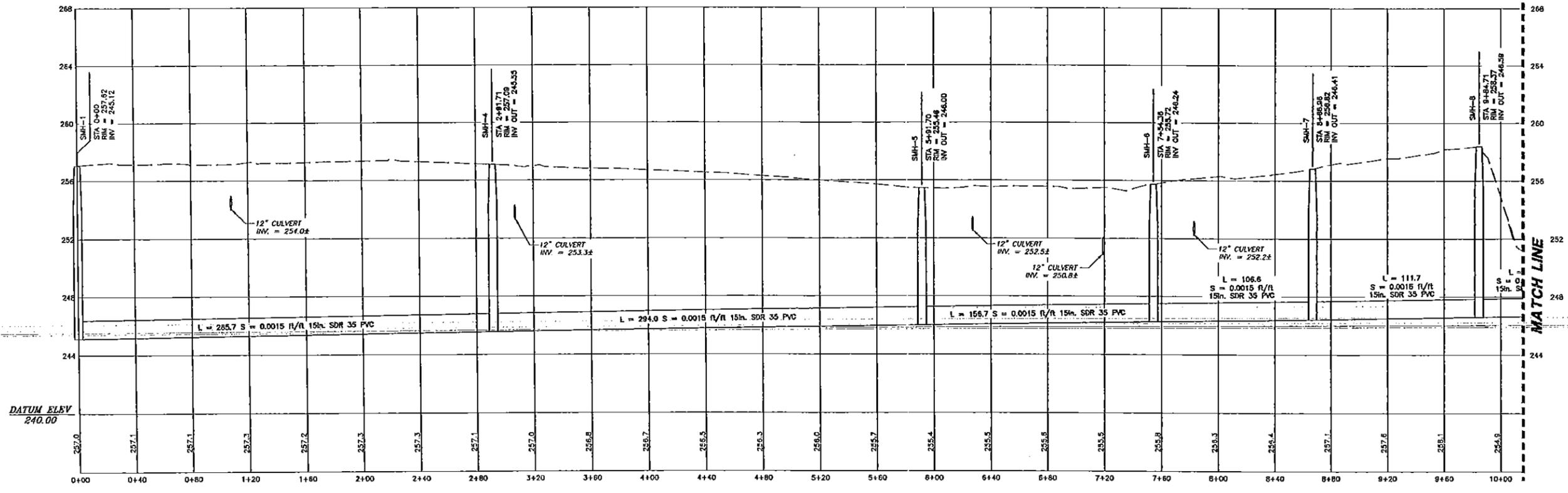
*John A. Heaves*

REV.	DATE	DESCRIPTION	DR	CK
A				
B				
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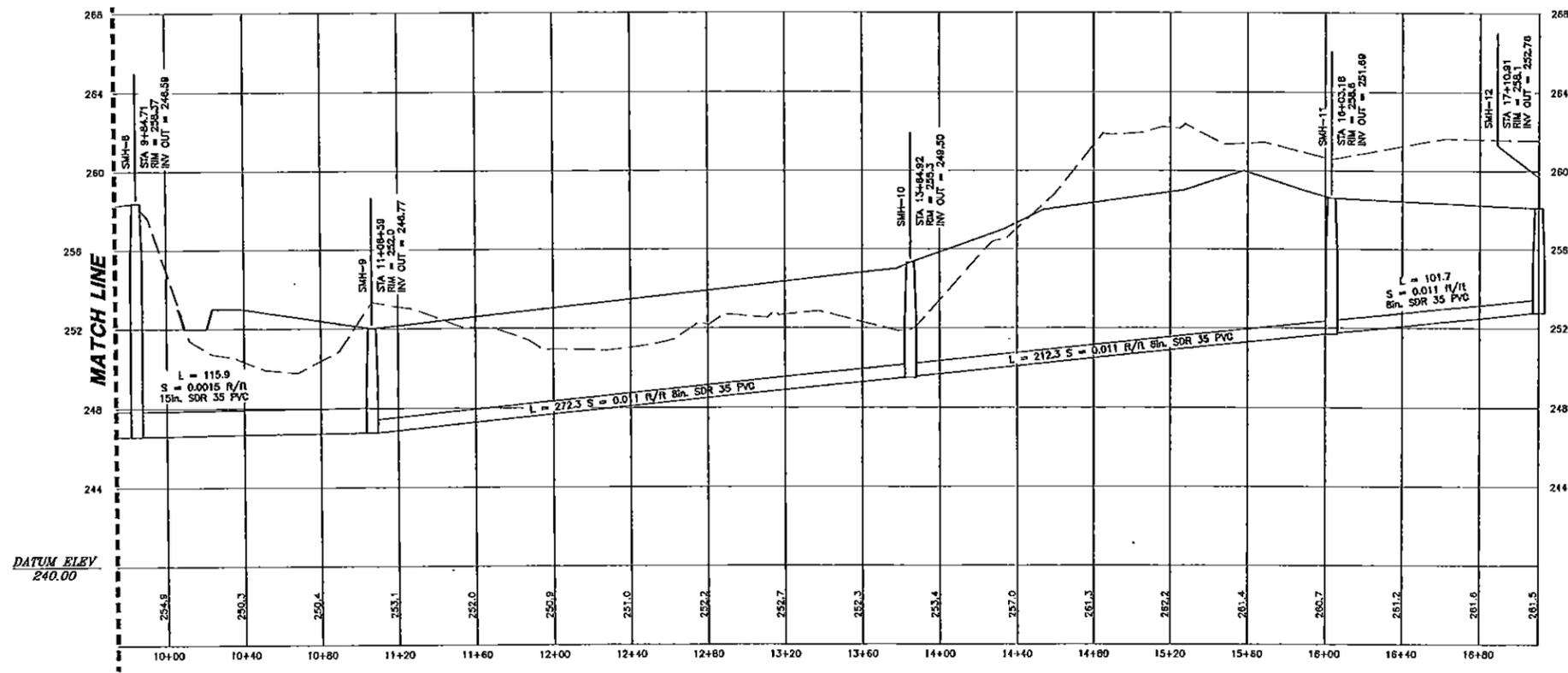
HUTCHINSON POINT  
 SENIOR HOUSING DEVELOPMENT  
 SEWER PLAN  
 DECEMBER 17, 2012

DUCAL DEVELOPMENT, L.L.C.  
 MAP 8 LOT 52-1  
 MILFORD, NEW HAMPSHIRE  
 SCALE: 1" = 40'

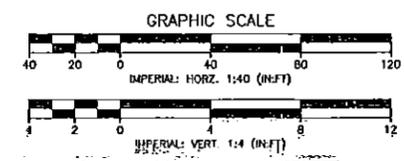
**SP-7**  
 SHEET  
 FILE: 10106C.dwg  
 PROJECT: 101.06  
 SHEET NO. 13 OF 22



MONT VERNON ROAD (RT-13) 1 SP-8



ON-SITE 2 SP-8



**MERIDIAN**  
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 LAND SURVEYORS  
 SCIENTISTS  
 LAND PLANNERS

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 PHONE: 603-852-1344  
 FAX: 603-852-1344  
 WEBSITE: MERIDIANLANDSURVEY.COM

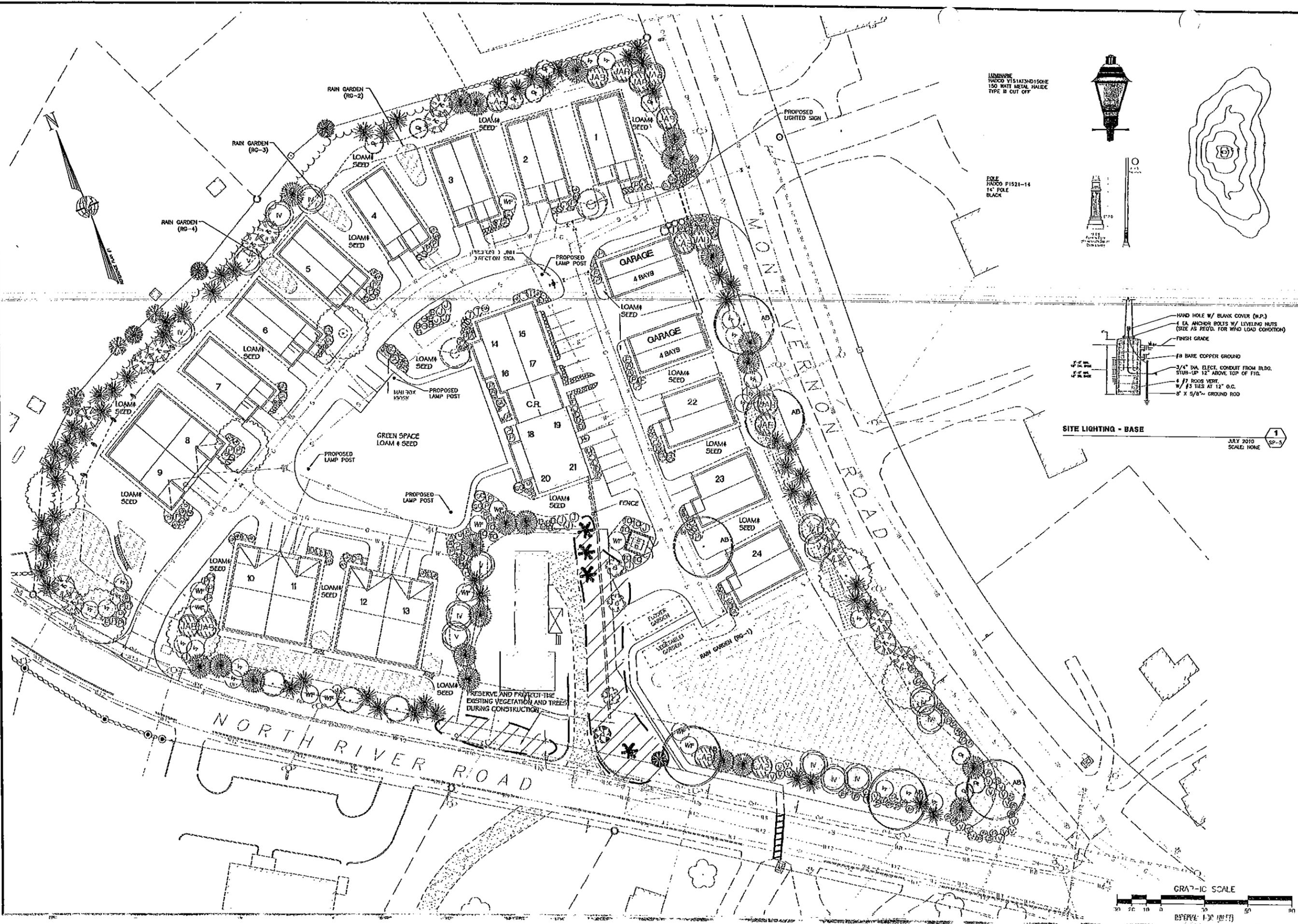
JOHN A. HEAVISIDES  
 LICENSED PROFESSIONAL ENGINEER  
 3/14/13

REV.	DATE	DESCRIPTION
A	12/17/12	PLANNING BOARD DESIGN REVIEW
B	01/08/13	SITE GRADING
C	1/29/13	DESIGN REVIEW COMMENTS
D	2/12/13	DESIGN REVIEW SUBMISSION
E	3/05/13	MADE AAS SUBMISSION
F	3/13/13	FINAL SITE PLAN SUBMISSION

HUTCHINSON POINT  
 SENIOR HOUSING DEVELOPMENT  
 SEWER PROFILE  
 DECEMBER 17, 2012

DUCAL DEVELOPMENT, LLC.  
 MAP 8 LOT 52-1  
 MILFORD, NEW HAMPSHIRE  
 SCALE: 1" = 40' HORZ. 1" = 4' VERT.

**SP-8**  
 SHEET  
 FILE: 10106C.dwg  
 PROJECT: 101.06  
 SHEET NO. 11 OF 29



**MERIDIAN**  
 ENGINEERS  
 LAND SURVEYORS  
 SCIENTISTS  
 LAND PLANNERS

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 PHONE: 603-875-1441  
 FAX: 603-875-1444  
 WEBSITE: WWW.MERIDIANENGINEERS.COM

REV.	DATE	DESCRIPTION
A	12/17/12	PLANNING BOARD DESIGN REVIEW
B	01/08/13	SITE GRADING
C	1/28/13	DESIGN REVIEW COMMENTS
D	2/11/13	DESIGN REVIEW SUBMISSION
E	3/06/13	NHDES. APT SUBMISSION
F	3/19/13	FINAL SITE PLAN SUBMISSION

HUTCHINSON POINT  
 SENIOR HOUSING DEVELOPMENT  
 LANDSCAPING AND  
 LIGHTING PLAN

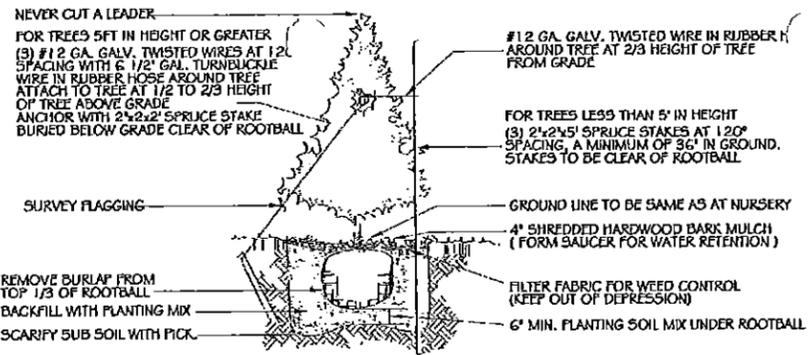
DECEMBER 17, 2012

DUCAL DEVELOPMENT, LLC.  
 MAP 8 LOT 52-1  
 MILFORD, NEW HAMPSHIRE

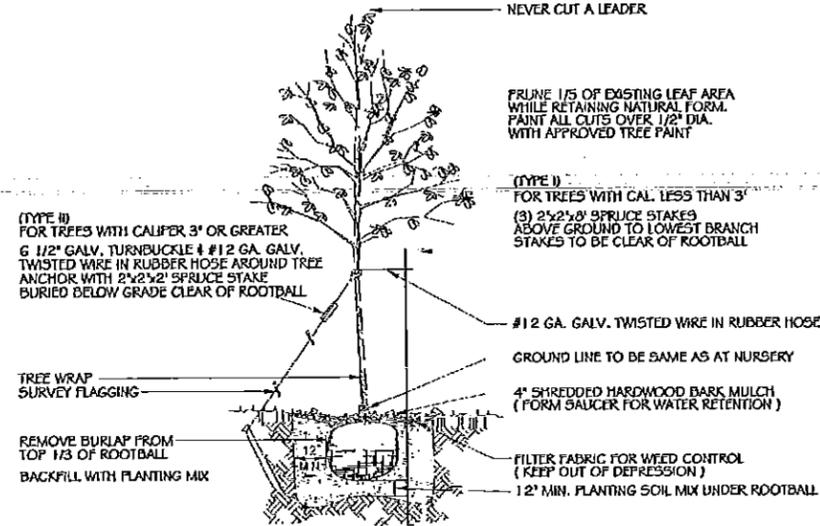
SCALE: 1" = 30'

**LS-1**  
 SHEET

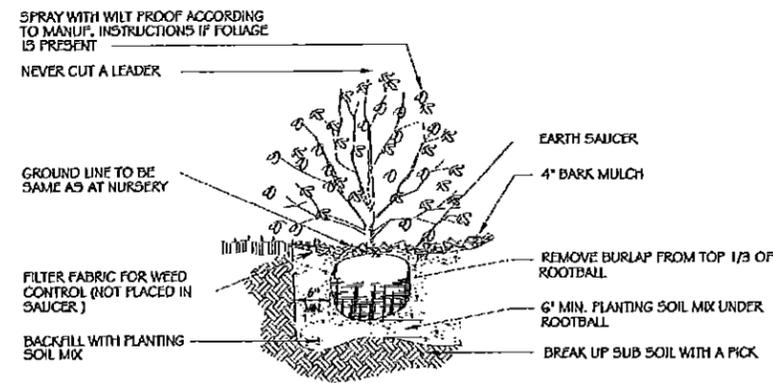
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 PROJECT: 101.01  
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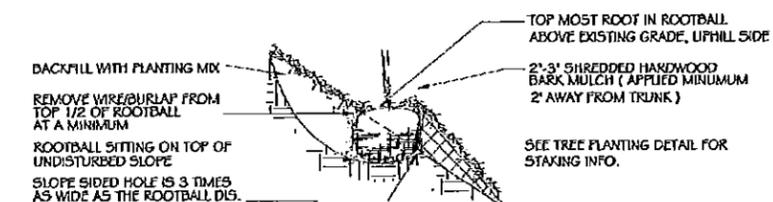
### EVERGREEN PLANTING DETAIL NTS



### DECIDUOUS TREE PLANTING DETAIL NTS



### SHRUB PLANTING DETAIL NTS



### SLOPE PLANTING DETAIL

### LANDSCAPE NOTES:

1. BASE INFORMATION SHOWN ON THIS PLAN IS NOT NECESSARILY CORRECT OR COMPLETE AND WAS TAKEN ENTIRELY FROM BASE PLANS PROVIDED BY THE ARCHITECT/ENGINEER. PRIOR TO CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING AND NEWLY INSTALLED UTILITIES AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS.
2. LANDSCAPING SHOWN ON THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE TOWN OF MILFORD LANDSCAPE REGULATIONS.
3. WHEREVER POSSIBLE EXISTING TREES SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION. DISTURBED SIDE SLOPES SHALL BE ALLOWED TO NATURALLY VEGETATE TO SUSTAIN EXISTING WILDLIFE AND PLANT LIFE.
4. THE PROPOSED TREES SHALL BE A MIN. 2.5" CALIPER MEASURED 24" ABOVE GROUND.
5. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED WITH A MINIMUM OF 4" SUITABLE LOAM, EXCEPT UNDER THE MULCH BEDS. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. (SEE PLANS BY OTHERS)
6. PLANTS SHALL NOT BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA OF THE PLANTING.
7. ALL TREES SHALL BE BALLED AND BURLAPPED UNLESS OTHERWISE NOTED.
8. ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS SHALL BE HANDLED AT A STAFF LEVEL AND APPROVED BY THE OWNER'S REPRESENTATIVE, THE TOWN OF MILFORD AND THE LANDSCAPE ARCHITECT.
9. WHERE APPLICABLE THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
10. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.

11. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
12. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
13. INsofar as it is PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
14. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI 260 (REV. 1996) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
15. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
16. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
17. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH WILT-PRUF OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
18. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
19. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
20. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.

21. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH. NO LANDSCAPE FABRIC SHALL BE USED.
22. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED. CONTRACTOR TO SUBMIT SHOP DRAWING TO OWNER/AGENT.
23. THE PURPOSE OF THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY. FOR SITE DESIGN AND SITE LAYOUT SEE PLANS BY OTHERS.
24. ALL LANDSCAPE AREAS SHALL BE PROPERLY MAINTAINED BY THE OWNER OR HIS AGENT. LANDSCAPE AREAS SHALL BE KEPT FREE OF ALL DEBRIS, RUBBISH, WEEDS AND TALL GRASSES (EXCEPT ORNAMENTAL GRASSES)

### LANDSCAPE LEGEND:

6	ACER FREEMANII / JALMN BLAZE / AUTLVN BLAZE VAPLE	2.5 CAL.
2	TYRUS CALIFRYANA CHANTICLEER / CHANTICLEER FLOWER NG PEAR	2.5 CAL.
7	QUERCUS RUBRA / RED OAK	2.5 CAL.
3	QUERCUS ROBUR REGAL PRINCE / REGA. PRINCE OAK	2.5 CAL.
13	ACHES CONCOLOR / WHITE FIR	5'-6" DIA
23	HOEA PLUGENS BLUE SELECT / SELECT BLUE SP. ICE	6" DIA
6	FINUS STROBUS / WHITE PINE	5'-6" DIA
15	TAXUS MEDIA EVER. COW / EVELOW YEW	2'-4" 30"
6	TAXUS MEDIA TALUNOMI / TALUNOM YEW	2'-2 1/2" DIA
8	PLUA OCCIDENTALIS NIGRA / TECHN. ALORV. AE	5"
5	JUNIPERUS FLIZESANA COMPACTA / COMPACT FLIZES JUNIPER	30" DIA
14	JUNIPERUS CHINENSIS ANGEL CA BLUE / ANGEL CA BLUE JUNIPER	2'-2 1/2" DIA
13	JUNIPERUS CHINENSIS BLUE POINT / BLUE POINT JUNIPER	4" DIA
15	JUNIPERUS CHINENSIS GOLD STAR / GOLD STAR JUNIPER	2'-4"
9	JUNIPERUS HORIZONALIS DE-KESSA P. JUNOXA / ANDORA JUNIPER	5 GAL.
33	JUNIPERUS CHINENSIS SEAGREEN / SEAGREEN JUNIPER	5 GAL.
3	JUNIPERUS VIRGINIAN GRAY OWL / GRAY OWL JUNIPER	2'-4" 30" DIA
6	ILICOT-DE-FONTAN SAMA GIRARDE RAINBOW / GIRARDE RAINBOW LILICOTHO	2 GAL.
9	CORNUS RACEMOSA / GREY DOGWOOD	7 GAL.
1	FORSYTHIA MEADOWARK / MEADOWARK FORSYTHIA	3'-4"
27	MORANGEA ALEXANDERS ANNAHELE / ANNAHELE MORANGEA	5 GAL.
30	ROSA NOA-A / NOA-A CARPET ROSE	3 GAL.
9	SPIRAEA BU-MALDA ANTHONY WATERER / ANTHONY WATERER SPIREA	7 GAL (35" VIN)
22	STAEALIA UNICA JITTLE / PRINCESS JITTLE UNCESS STAEALIA	3 GAL.
20	VIBURNUM TRILOBV / AMERICAN CRANBERRY	3'-4" DIA
26	WIGFLA FLORIDA MIDNIGHT WINE / MIDNIGHT WINE WIGFLA	3 GAL.
20	VACCINIUM / HIGH BUSH BLUEBERRY	5 GAL.
17	SYRINGA BLOOMERANG / BLOOMERANG LILAC	3 GAL.
14	EX VERTIC LUATA / COMMON WINTERBERRY	2'-3" DIA

### PERENNIALS:

Q 113	PERENNIALS	(PLANT IN CLUMPS OF 3 AND 5)
1	AGASTHE BISH AMBER	AMBER
2	AGASTHE BISH AMBER	AMBER
3	AGASTHE BISH AMBER	AMBER
4	AGASTHE BISH AMBER	AMBER
5	AGASTHE BISH AMBER	AMBER
6	AGASTHE BISH AMBER	AMBER
7	AGASTHE BISH AMBER	AMBER
8	AGASTHE BISH AMBER	AMBER
9	AGASTHE BISH AMBER	AMBER
10	AGASTHE BISH AMBER	AMBER
11	AGASTHE BISH AMBER	AMBER
12	AGASTHE BISH AMBER	AMBER
13	AGASTHE BISH AMBER	AMBER
14	AGASTHE BISH AMBER	AMBER
15	AGASTHE BISH AMBER	AMBER
16	AGASTHE BISH AMBER	AMBER
17	AGASTHE BISH AMBER	AMBER
18	AGASTHE BISH AMBER	AMBER
19	AGASTHE BISH AMBER	AMBER
20	AGASTHE BISH AMBER	AMBER
21	AGASTHE BISH AMBER	AMBER
22	AGASTHE BISH AMBER	AMBER
23	AGASTHE BISH AMBER	AMBER
24	AGASTHE BISH AMBER	AMBER
25	AGASTHE BISH AMBER	AMBER
26	AGASTHE BISH AMBER	AMBER
27	AGASTHE BISH AMBER	AMBER
28	AGASTHE BISH AMBER	AMBER
29	AGASTHE BISH AMBER	AMBER
30	AGASTHE BISH AMBER	AMBER
31	AGASTHE BISH AMBER	AMBER
32	AGASTHE BISH AMBER	AMBER
33	AGASTHE BISH AMBER	AMBER
34	AGASTHE BISH AMBER	AMBER
35	AGASTHE BISH AMBER	AMBER
36	AGASTHE BISH AMBER	AMBER
37	AGASTHE BISH AMBER	AMBER
38	AGASTHE BISH AMBER	AMBER
39	AGASTHE BISH AMBER	AMBER
40	AGASTHE BISH AMBER	AMBER
41	AGASTHE BISH AMBER	AMBER
42	AGASTHE BISH AMBER	AMBER
43	AGASTHE BISH AMBER	AMBER
44	AGASTHE BISH AMBER	AMBER
45	AGASTHE BISH AMBER	AMBER
46	AGASTHE BISH AMBER	AMBER
47	AGASTHE BISH AMBER	AMBER
48	AGASTHE BISH AMBER	AMBER
49	AGASTHE BISH AMBER	AMBER
50	AGASTHE BISH AMBER	AMBER

**MERIDIAN**

ENGINEERS  
LAND SURVEYORS  
PLANNERS  
DESIGNERS

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AMHERST, NEW HAMPSHIRE 03021  
TEL: 603-752-1441  
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HUTCHINSON POINT  
SENIOR HOUSING DEVELOPMENT  
LANDSCAPING DETAILS  
DECEMBER 17, 2012

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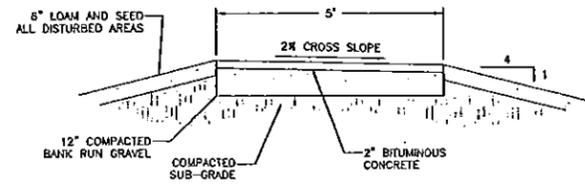
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MAP 8 LOT 52-1  
MILFORD, NEW HAMPSHIRE  
SCALE: 1" = 30'

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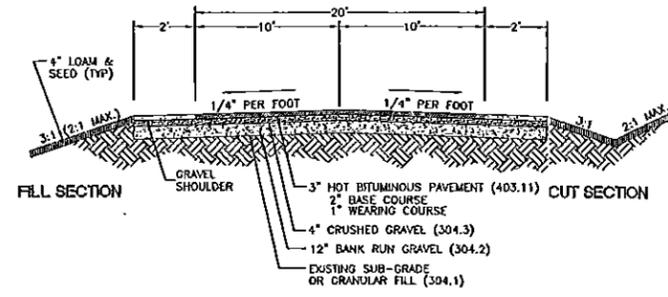
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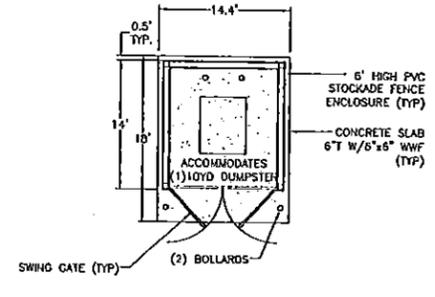
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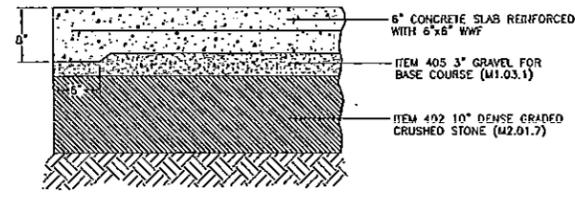
**PAVED PEDESTRIAN PATH**  
 JULY 27, 2011  
 SCALE: NONE



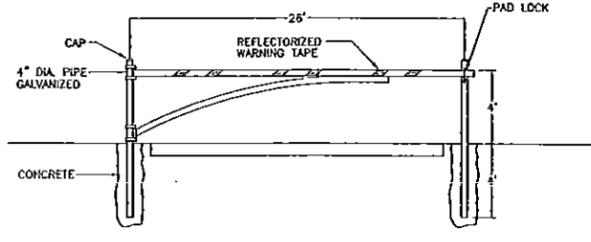
**COMMON DRIVEWAY**  
 (NHDOT ITEM NO.)  
 JUNE 28, 2001  
 SCALE: NONE



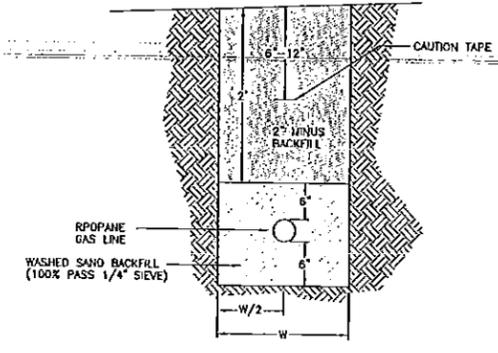
**DUMPSTER ENCLOSURE**  
 JULY 2010  
 SCALE: NONE



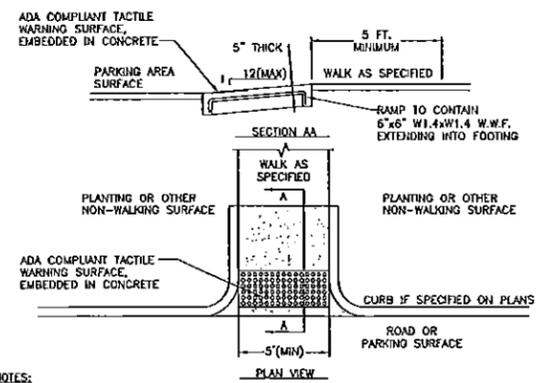
**CONCRETE DUMPSTER PAD**  
 (NHDOT ITEM NO.)  
 APRIL 11, 2011  
 SCALE: NONE



**EMERGENCY ACCESS GATE**  
 SCALE: NONE

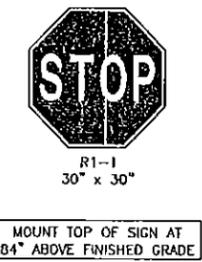
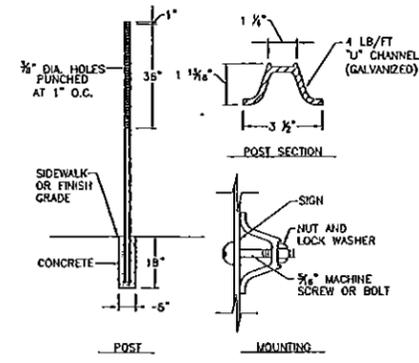


**GAS LINE TRENCH**  
 JULY 20, 1998  
 SCALE: NONE

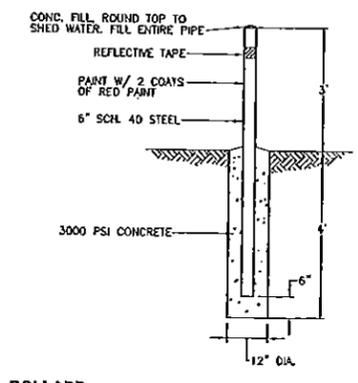


**HANDICAP CURB RAMP WITH DETECTABLE WARNING**  
 JAN. 7, 2011  
 SCALE: NONE

NOTES:  
 1. DETECTABLE WARNINGS SHALL BE PROVIDED WHERE EVER A CURB RAMP CROSSES A VEHICULAR WAY.  
 2. DETECTABLE WARNINGS SHALL BE PROVIDED 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. THE DETECTABLE WARNING SHALL BE LOCATED ADJACENT TO THE CURB LINE, PLACED 6" TO 8" BEHIND THE FACE OF THE CURB JOINT.  
 3. DETECTABLE WARNING MATERIALS SHALL BE TEXTURED TO PROVIDE SLIP RESISTANCE AND SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES - EITHER LIGHT OR DARK OR DARK ON LIGHT. THE PREFERRED COLOR FOR A LIGHT BACKGROUND IS RED BRICK AND FOR A DARK BACKGROUND SHALL BE SAFETY YELLOW.  
 4. DETECTABLE WARNING SURFACES SHALL BE SURFACE MOUNTED, THIN MOLDED SHEETGOODS WHICH INCLUDES TILES OR MATS (RIGID OR FLEXIBLE, WITH TRUNCATED DOMES), BONDED AND/OR ANCHORED TO THE SURFACE OF THE RAMP. DETECTABLE WARNINGS SHALL COMPLY WITH ICC/ANSI A117.1 SECTIONS 406.13 AND 705. TRUNCATED DOMES SHALL BE ALIGNED IN A SQUARE GRID PATTERN.



**TRAFFIC SIGNS - ON SITE**  
 MOUNT TOP OF SIGN AT 84" ABOVE FINISHED GRADE  
 FEB. 6, 2003  
 SCALE: NONE



**BOLLARD**  
 MAR. 10, 1999  
 SCALE: NONE

**MERIDIAN**  
 ENGINEERS  
 LAND SURVEYORS  
 SCIENTISTS  
 LAND PLANNERS

JOHN A. HEAVISIDES  
 No. 7985  
 LICENSED PROFESSIONAL ENGINEER

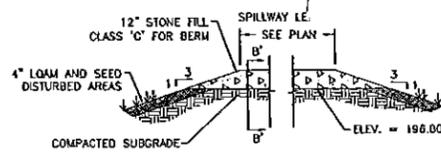
REV.	DATE	DESCRIPTION
A	3/10/13	FINAL SITE PLAN SUBMISSION
B	3/10/13	NOT SUBMISSION
C		
D		
E		
F		
G		
H		
I		
J		
K		
L		
M		
N		
O		
P		
Q		
R		
S		
T		
U		
V		
W		
X		
Y		
Z		

HUTCHINSON PLACE  
 SENIOR HOUSING DEVELOPMENT  
 GENERAL SITE DETAILS

DUCAL DEVELOPMENT, LLC.  
 MAP 8 LOT 52-1  
 MILFORD, NEW HAMPSHIRE

**D-1**  
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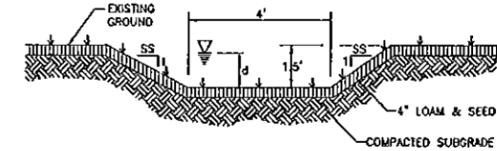
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STONE FILL CLASS 'C'	
SIEVE DESIGNATION	% PASSING BY WEIGHT
12 IN.	100
6 IN.	84-100
3 IN.	58-83
1 IN.	42-55
#4	8-12

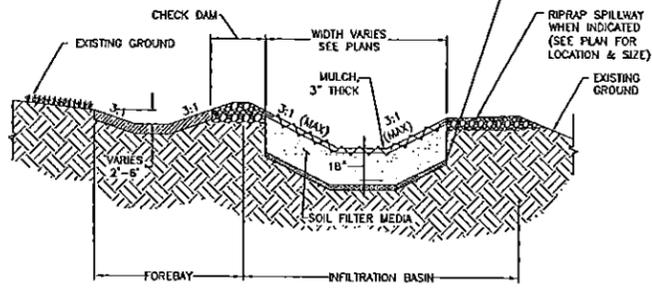
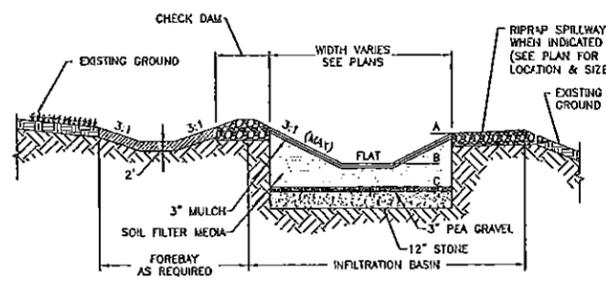
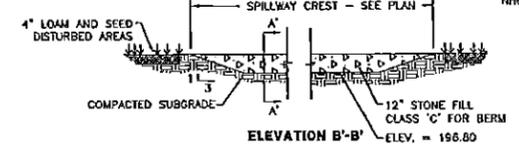
BIO-RETENTION BASINS AREA AND DIMENSIONS				
	SURFACE AREA (SF)	BTM OF PRACTICE EL.	BTM OF FILTER COURSE	RIM EL.
BASIN RG-1	1162	247.25	246.50	251.00
BASIN RG-2	336	252.25	253.50	256.00
BASIN RG-3	336	253.25	254.50	259.50
BASIN RG-4	300	253.25	254.50	259.00

INFILTRATION BASINS AREA AND DIMENSIONS			
	SURFACE AREA (SF)	BTM OF PRACTICE EL.	RIM EL.
BASIN IB-1	8761	247.00	252.00
BASIN IB-2	1048	253.50	256.00
BASIN IB-3	1457	259.00	255.00



TREATMENT SWALE DIMENSIONS					
SWALE NO.	L (FT)	W (FT)	D (FT)	S (FT/FT)	SS
TS-1	170	B	2	0.005	3

**STORM WATER RUNOFF TREATMENT SWALE** (8)  
APRIL 4, 2006  
SCALE: NONE (D-2)



- NOTE: 1. TO PREVENT DEGRADATION OF INFILTRATION FUNCTION:
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
  - DO NOT COMPACT THE EXCAVATION.
  - DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
2. INFILTRATION RATE FOR FILTER MEDIA SHALL BE BETWEEN 3-5 IN/HR.
3. DO NOT PLACE INFILTRATION BASINS INTO SERVICE UNTIL THE CONTRIBUTING AREA HAS BEEN COMPLETELY STABILIZED.
4. UPON COMPLETION EACH INFILTRATION BASIN SHALL BE TESTED AT OR NEAR THE SURFACE TO INSURE THAT THE INFILTRATION RATE OUT OF THE BASIN IS WITH IN THE RANGE SPECIFIED ABOVE. IN THE EVENT THAT THE INFILTRATION RATE EXCEEDS THE RANGE THEN THE TOP SOIL SHALL BE MODIFIED TO REDUCE THE INFILTRATION RATE ACCORDINGLY.
5. PROVIDE A 3" THICK LAYER OF MULCH OVER THE FILTER MEDIA. MULCH SHALL BE MODERATELY FINE SHREDDED BARK OR WOOD FIBER WITH 20 - 30% FINES PASSING THE #200 SIEVE.
6. PREPARE THE BOTTOM OF THE INFILTRATION BASIN BED WITH 3" OF PEAT GRAVEL. PEAT GRAVEL SHALL BE WASHED 3/8" IN DIAMETER FREE FROM FINES.
7. FILTER MEDIA SHALL MEET THE REQUIREMENTS LISTED ON THE FOLLOWING CHART.

- NOTE: 1. THE MULCH LAYER SHALL BE 3 INCHES OF WELL-AGED SHREDDED BARK MULCH, UNIFORM IN COLOR, FREE OF FOREIGN AND PLANT MATERIAL.
2. DO NOT PLACE BIORETENTION SYSTEMS INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING DRAINAGE AREA(S) HAVE BEEN FULLY STABILIZED.
3. TO PREVENT DEGRADATION OF INFILTRATION FUNCTION:
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
  - DO NOT COMPACT THE EXCAVATION.
  - DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.

BIO-RETENTION FILTER MEDIA			
COMPONENT MATERIAL	% OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	
		SIEVE NO.	% BY WEIGHT PASSING STANDARD SIEVE
ASTM C-33 CONCRETE SAND	50 TO 55		
LOAMY SAND TOPSOIL, WITH FINES AS INDICATED	20 TO 30	200	15 TO 25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	>5

FROM "NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL" VOL. 2 TABLE 4-4, FILTER MEDIA OPTION 'A'

INFILTRATION FILTER MEDIA			
COMPONENT MATERIAL	% OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	
		SIEVE NO.	% BY WEIGHT PASSING STANDARD SIEVE
ASTM C-33 CONCRETE SAND	50 TO 55		
LOAMY SAND TOPSOIL, WITH FINES AS INDICATED	20 TO 30	200	15 TO 25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	>5

FROM "NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL" VOL. 2 TABLE 4-4, FILTER MEDIA OPTION 'A'

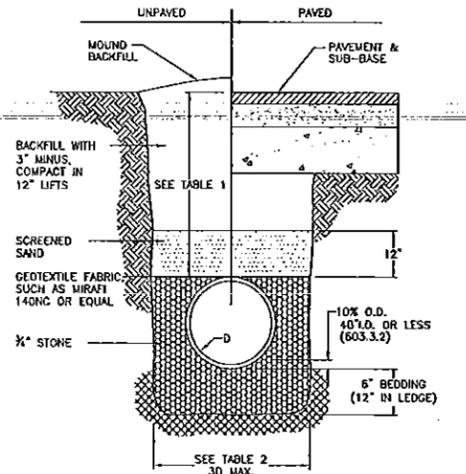
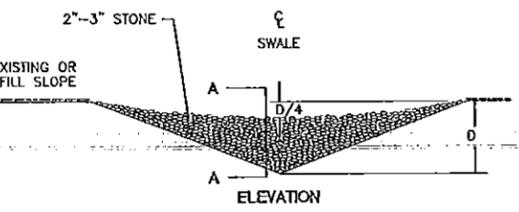
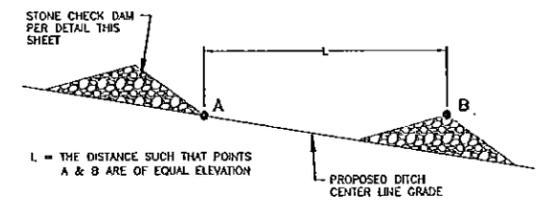


TABLE 1			TABLE 2 (206.4.1.2)	
LOCATION	PIPE MATERIAL	MINIMUM COVER	INSIDE DIAMETER	TOTAL WIDTH
PAVED ROADS	ALL	3 FT.	12" TO 24"	1.0 + 24"
UNPAVED ROADS	ALL	3 FT.	12" TO 24"	1.0 + 24"
DRIVEWAYS	ALL	1 FT.	12" TO 24"	1.0 + 24"
UNPAVED AREAS	ALL	2 FT.	12" TO 24"	1.0 + 24"

**TYPICAL DRAINAGE TRENCH SMOOTH INTERIOR CORRUGATED HDPE PIPE** (9)  
(NHDOT ITEM NO.)  
MAY 28, 2006  
SCALE: NONE (D-2)



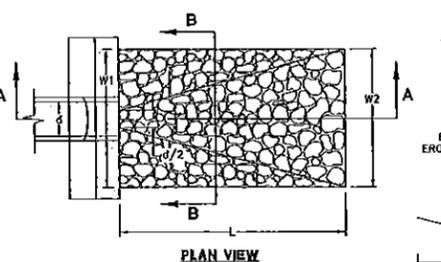
**CRUSHED STONE CHECK DAM** (2)  
DEC. 11, 2006  
SCALE: NONE (D-2)



**CHECK DAM SPACING** (3)  
JUNE 10, 1990  
SCALE: NONE (D-2)

**BIO-RETENTION BASIN 'RAIN GARDEN' TYPICAL CROSS-SECTIONS** (5)  
FEB. 20, 2012  
SCALE: NONE (D-2)

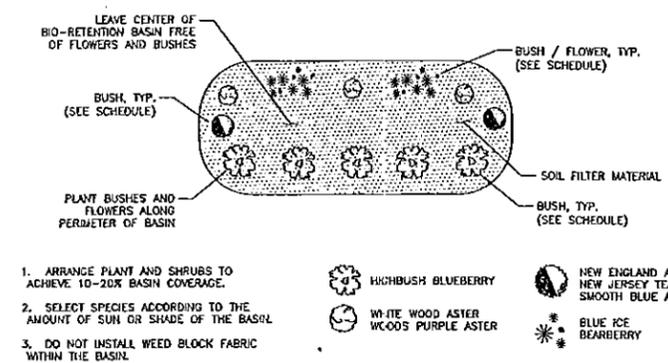
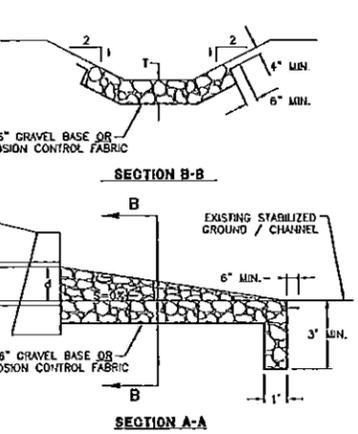
**INFILTRATION BASIN TYPICAL CROSS-SECTIONS** (6)  
NOV. 13, 2009  
SCALE: NONE (D-2)



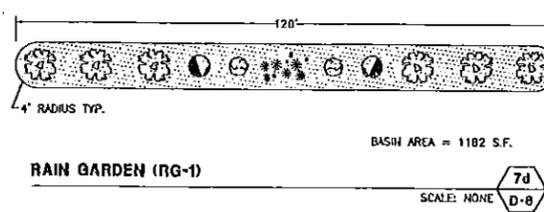
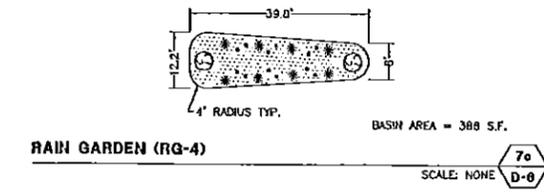
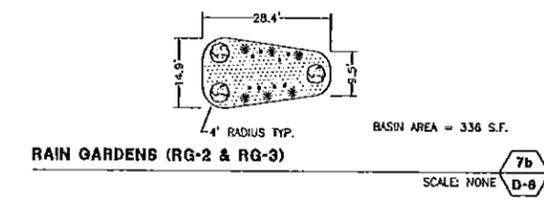
APRON SIZING				
LOCATION	L (FT)	R1 (FT)	R2 (FT)	T (IN)
CB-110	18	3	3	6
DRIVEWAY	10	3	3	6

NOTE: WHERE PIPES OUTLET TO A DEFINED CHANNEL, WIDTH OF APRON SHALL EQUAL CHANNEL WIDTH

**RIPRAP OUTLET PROTECTION** (4)  
MAY 17, 2012  
SCALE: NONE (D-2)

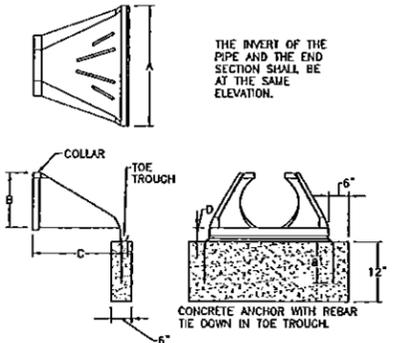


**RAIN GARDEN TYPICAL PLANTING DETAIL** (7a)  
SCALE: NONE (D-2)



**RAIN GARDEN (RG-1)** (7d)  
SCALE: NONE (D-8)

DIMENSION	PIPE DIAMETER (INCHES)					
	10/12	15	18	24	30	36
A	42	41	49	59.5	80	88
B	14.5	19	22	28	36	43
C	33	34	43	48	63.5	66.5
D	6	6	6	6	6	6



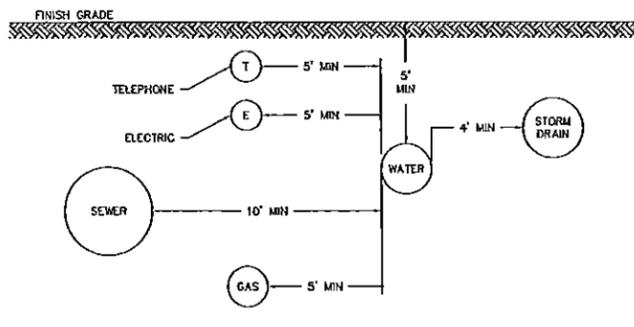
**FLARED END SECTION - HDPE** (10)  
HANCOR HI-Q FLARED END SECTION OR EQUAL  
JUNE 6, 2002  
SCALE: NONE (D-2)

**VERIDIAN**  
 ENGINEERS  
 LAND SURVEYORS  
 SCIENTISTS  
 LAND PLANNERS  
 31 OLD WASHUA ROAD  
 AMHERST, NEW HAMPSHIRE 03110  
 TEL: 603-752-1441  
 FAX: 603-752-1441  
 WEBSITE: WWW.VERIDIAN-ENGINEERS.COM

STATE OF NEW HAMPSHIRE  
 JOHN A. HEAVES  
 No. 7968  
 LICENSED PROFESSIONAL ENGINEER  
 3/19/13

NO.	DATE	DESCRIPTION	DR.	CHK.
1	3/18/13	FINAL SITE PLAN SUBMISSION	AMA	JAK
2	3/18/13	REV. SUBMISSION	AMA	JAK
3	3/18/13	REV. SUBMISSION	AMA	JAK
4	3/18/13	REV. SUBMISSION	AMA	JAK
5	3/18/13	REV. SUBMISSION	AMA	JAK

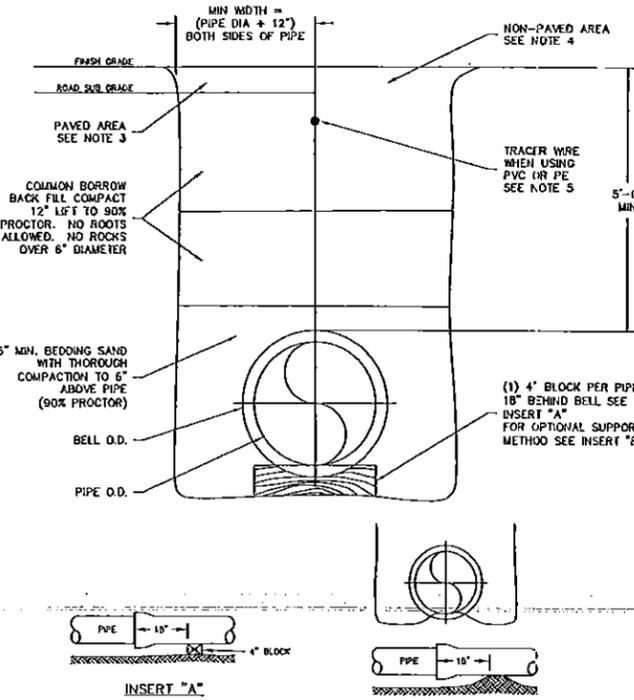
HUTCHINSON PLACE  
 SENIOR HOUSING DEVELOPMENT  
 DUCAL DEVELOPMENT, LLC.  
 MAP 8 LOT 52-1  
 MILFORD, NEW HAMPSHIRE  
 SCALE: AS NOTED  
 FEBRUARY 1, 2013  
**D-2**  
 SHEET  
 FILE: 101V06A.dwg  
 PROJECT: 101.06  
 SHEET NO. 19 OF 22



- NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
  2. ALL WATER MAIN SHOULD HAVE A MINIMUM DEPTH OF 3' FROM TOP OF PIPE TO FINISH GRADE.
  3. SEE DETAIL A-2 FOR TRENCH DETAIL.
  4. SEE DETAIL A-11 FOR OUTSIDE SERVICE ENTRANCE DETAIL.

**PENNICHUOK WATER**

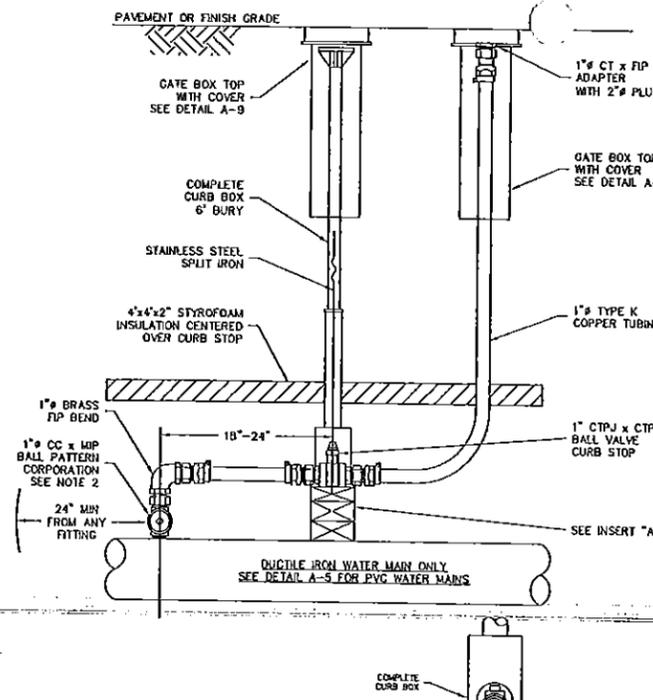
DETAIL A-1  
TYPICAL UTILITY SEPARATION  
PENNICHUOK WATER WORKS, INC.  
REV: 5-01 SCALE: NTS



- NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
  2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 3' FROM TOP OF PIPE TO FINISH GRADE.
  3. REQUIREMENTS FOR SUBBASE AND BASE MATERIAL TYPE ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN PAVED AREAS.
  4. REQUIREMENTS FOR GRAVEL, LOAM AND/OR SEED ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN NON-PAVED AREAS.
  5. 10 GAUGE TRACER WIRE AS MANUFACTURED BY BWS, DIVISION OF ALUSTAR CORP., AVON, MA OR EQUIVALENT.

**PENNICHUOK WATER**

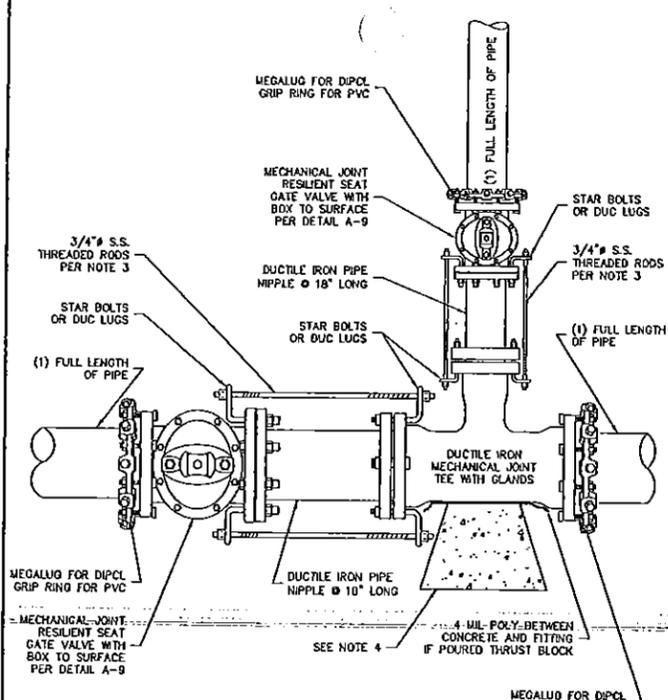
DETAIL A-2  
TYPICAL TRENCH DETAIL  
PENNICHUOK WATER WORKS, INC.  
REV: 5-01 SCALE: NTS



- NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
  2. WATER MAIN MAY BE DIRECT TAPPED WHEN IT IS 6" OR LARGER DUCTILE IRON.
  3. SEE DETAIL A-5 FOR INSTALLATION ON PVC WATER MAINS.

**PENNICHUOK WATER**

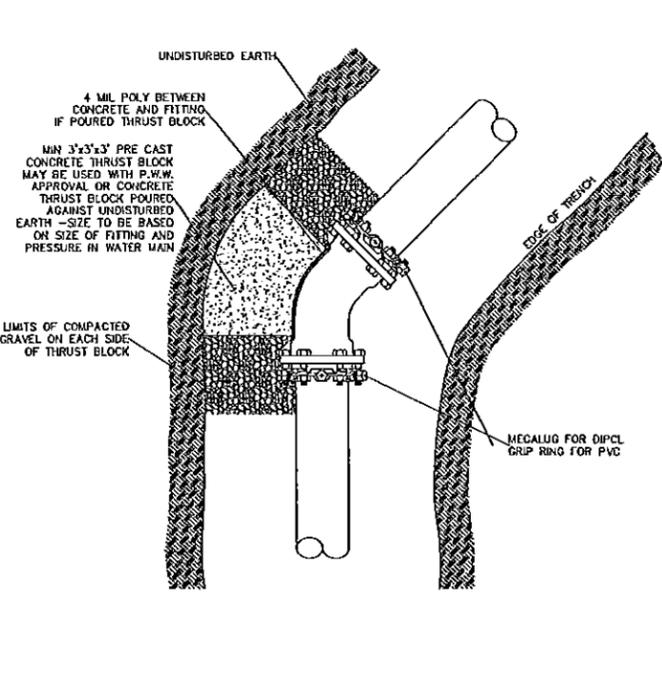
DETAIL A-3  
TYPICAL RELEASE VALVE INSTALLATION ON DUCTILE IRON  
PENNICHUOK WATER WORKS, INC.  
REV: 5-01 SCALE: NTS



- NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
  2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 3' FROM TOP OF PIPE TO FINISH GRADE.
  3. 3/4" S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS. 10" FITTING OR SMALLER = (2) 3/4" S.S. RODS & ASSOC. HARDWARE. 12" FITTING OR LARGER = (4) 3/4" S.S. RODS & ASSOC. HARDWARE.
  4. MIN 3"x3"x3" PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH P.W.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH - SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN. SEE DETAIL A-7.

**PENNICHUOK WATER**

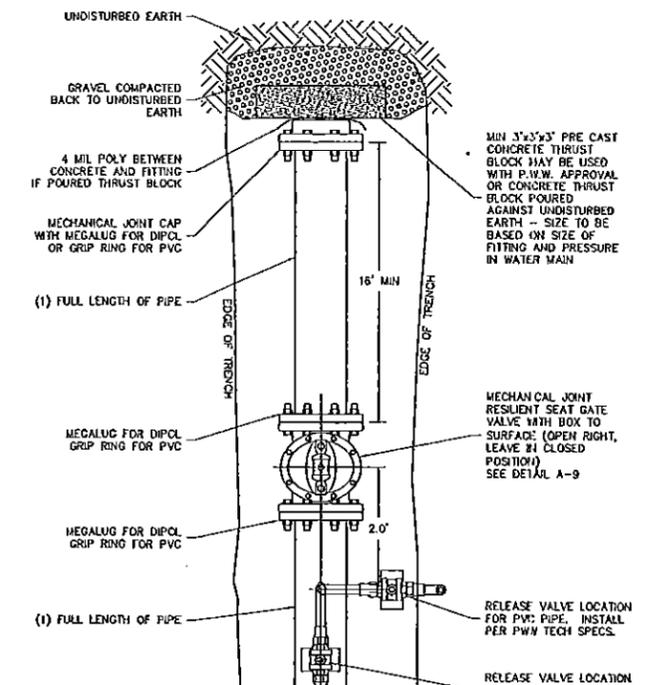
DETAIL A-5  
TYPICAL TEE INSTALLATION  
PENNICHUOK WATER WORKS, INC.  
REV: 5-01 SCALE: NTS



- NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
  2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 3' FROM TOP OF PIPE TO FINISH GRADE.
  3. 3/4" S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS. 10" FITTING OR SMALLER = (2) 3/4" S.S. RODS & ASSOC. HARDWARE. 12" FITTING OR LARGER = (4) 3/4" S.S. RODS & ASSOC. HARDWARE.
  4. MIN 3"x3"x3" PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH P.W.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH - SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN.

**PENNICHUOK WATER**

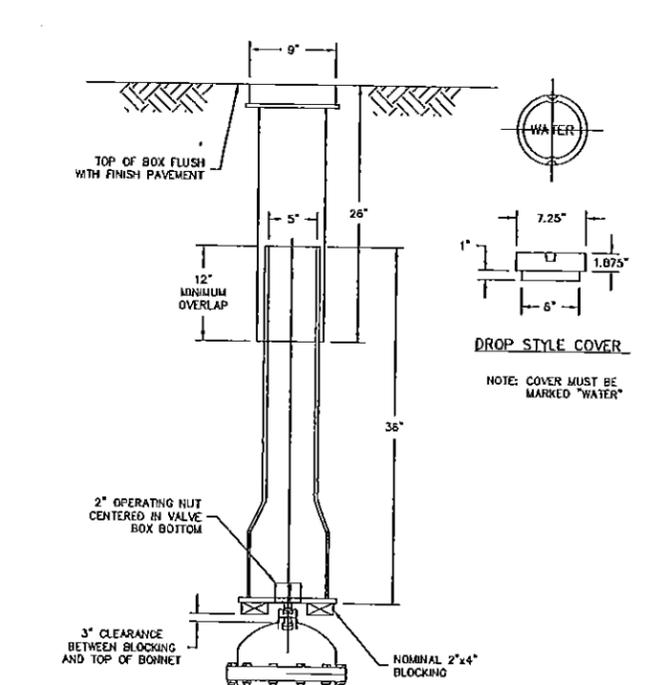
DETAIL A-7  
TYPICAL THRUST BLOCK BEHIND FITTINGS INSTALLATION  
PENNICHUOK WATER WORKS, INC.  
REV: 5-01 SCALE: NTS



- NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
  2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 3' FROM TOP OF PIPE TO FINISH GRADE.

**PENNICHUOK WATER**

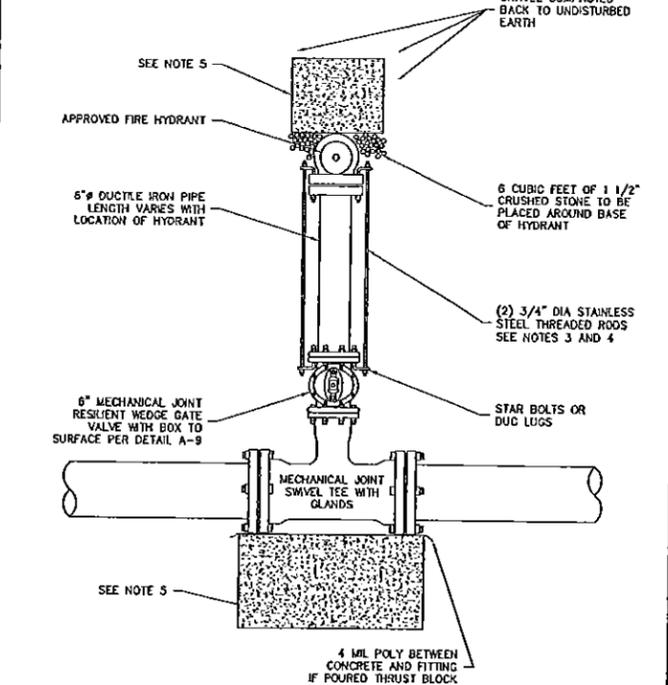
DETAIL A-8  
TYPICAL END OF MAIN INSTALLATION  
PENNICHUOK WATER WORKS, INC.  
REV: 5-01 SCALE: NTS



- NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
  2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 3' FROM TOP OF PIPE TO FINISH GRADE.

**PENNICHUOK WATER**

DETAIL A-9  
TYPICAL VALVE BOX DETAIL  
PENNICHUOK WATER WORKS, INC.  
REV: 5-01 SCALE: NTS



- NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
  2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 3' FROM TOP OF PIPE TO FINISH GRADE.
  3. 3/4" S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS. 10" FITTING OR SMALLER = (2) 3/4" S.S. RODS & ASSOC. HARDWARE. 12" FITTING OR LARGER = (4) 3/4" S.S. RODS & ASSOC. HARDWARE.
  4. WHEN DISTANCE FROM WATER MAIN TO HYDRANT IS MORE THAN 10' SUBSTITUTE MEGALUGS (OR GRIP RINGS) IN LINE OF THRU-ROD RODS.
  5. MIN 3"x3"x3" PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH P.W.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH - SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN. SEE DETAIL A-7.

**PENNICHUOK WATER**

DETAIL A-10  
TYPICAL HYDRANT INSTALLATION  
PENNICHUOK WATER WORKS, INC.  
REV: 5-01 SCALE: NTS

**AMERICAN**  
ENGINEERS  
LAND SURVEYORS  
SCIENTISTS  
LAND PLANNERS

OFFICE:  
31 OLD NASHUA ROAD  
MILFORD, NEW HAMPSHIRE 03110  
PHONE: 603-875-1444  
FAX: 603-875-1544  
ADDRESS: 31 OLD NASHUA ROAD, MILFORD, NH 03110

JOHN A. HEAVESIDES  
No. 7995  
LICENSED PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION	BY	CHK
A	3/26/13	FINAL SITE PLAN SUBMISSION	KMA	JAM
B	3/27/13	FINAL SITE PLAN SUBMISSION	KMA	JAM
C				
D				
E				
F				
G				
H				
I				
J				
K				
L				
M				
N				
O				
P				
Q				
R				
S				
T				
U				
V				
W				
X				
Y				
Z				

HUTCHINSON PLACE  
SENIOR HOUSING DEVELOPMENT  
WATER LINE DETAILS  
SHEET 1

DUCAL DEVELOPMENT, L.L.C.  
MAP 8 LOT 52-1  
MILFORD, NEW HAMPSHIRE

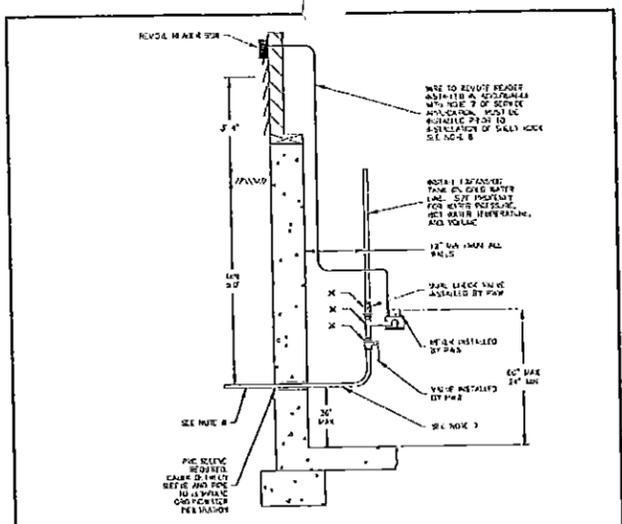
SCALE: AS NOTED

FEBRUARY 1, 2013

D-3  
SHEET

FILE: 101V08A.dwg  
PROJECT: 101.06  
SHEET NO. 19 OF 22

DATE: 3/19/2013 12:34 PM BY: KMA  
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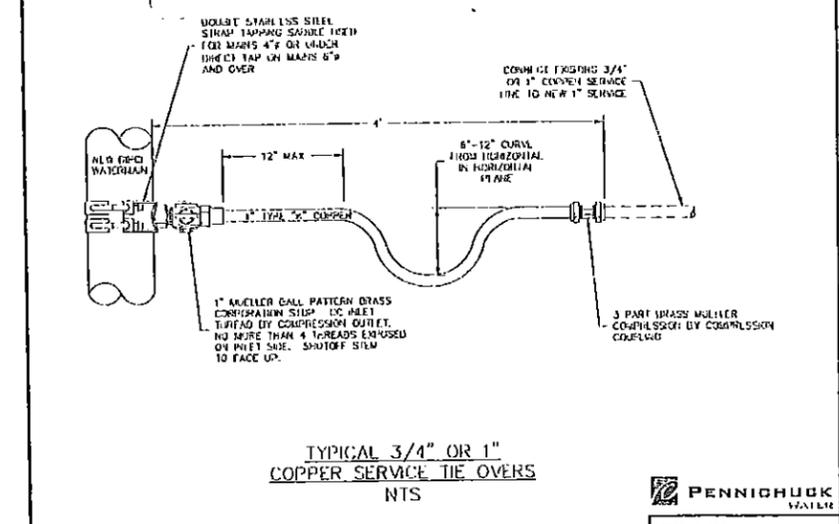


**NOTES:**

1. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO P.W.W. SPECIFICATIONS.
2. SEE STEP 7 ON SERVICE APPLICATION.
3. INSTALLATION UNDER FOOTING OR THROUGH FOUNDATION SHALL BE DONE AS FOLLOWS:
4. OWNER MUST PROVIDE A CLEAR, DRY ACCESSIBLE AND OPEN (CONCRETELY FLOORED) LOCATION FOR THE WATER METER.
5. OUTSIDE METER MUST BE LOCATED ADJACENT TO DRIVEWAY.
6. SERVICE LINE FROM STREET, SIZE & MATERIALS TO BE APPROVED BY P.W.W. ONLY 1/2" COPPER PIPING OR 3/4" POLYETHYLENE GLYCOL (PE) PIPE, HAVING AN APPROVED LINE TO ROAD LANCE SHALL BE USED FOR BACKFILL FOR A MINIMUM OF 6" ABOVE AND BELOW THE SERVICE LINE.
7. PROVIDE A MINIMUM OF 2" OF STRAIGHT COVER AT SERVICE ENTRANCE FROM CURB TO ALLOW FOR INSTALLATION OF P.W.W. VISION SEE TACKS.
8. WATER MAIN TO BE 3/4" AND 1" STRONG (BLACK/BLUE) COLOR (ECC) SOLID STATE CABLE AVAILABLE FROM:
  - ALLIANCE INC.
  - NEW HAMPSHIRE STATE
  - SUNNY SA
  - ROCHESTER, NH 03022
  - TEL (603) 777-0074

**PENNICHUCK WATER**

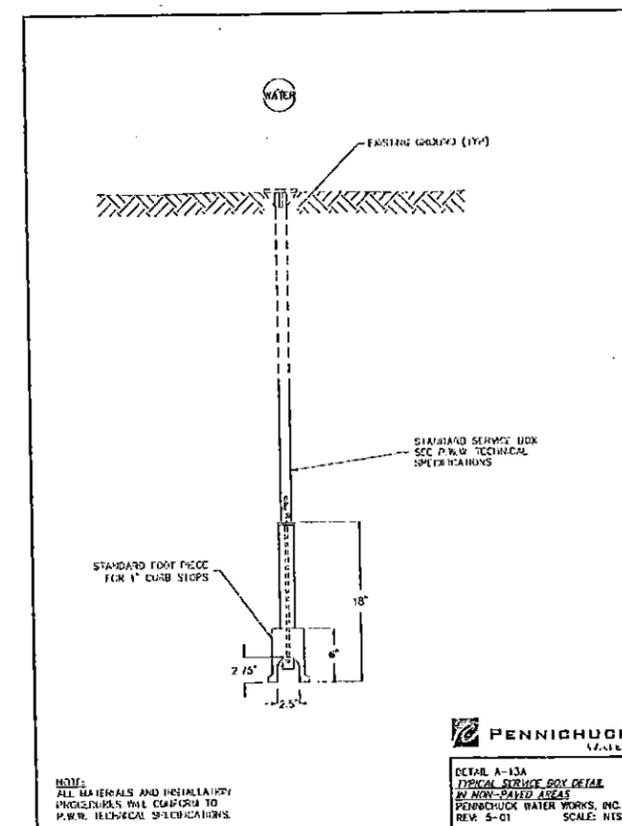
DETAIL A-14  
TYPICAL SERVICE METER INSTALLATION  
PENNICHUCK WATER WORKS, INC.  
REV. 5-01 SCALE: NTS



**TYPICAL 3/4" OR 1" COPPER SERVICE TIE OVERS NTS**

**PENNICHUCK WATER**

DETAIL A-12A  
TYPICAL 3/4" OR 1" COPPER SERVICE TIE OVER DETAIL  
PENNICHUCK WATER WORKS, INC.

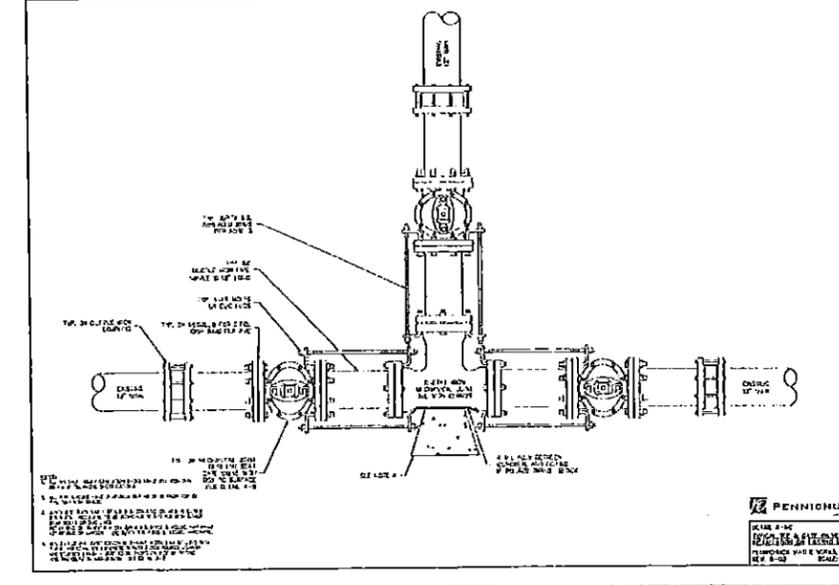
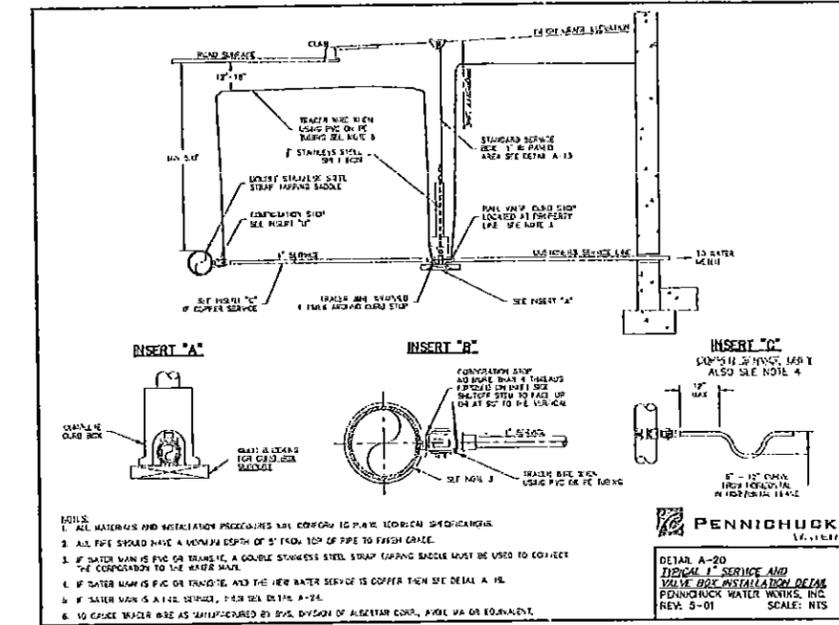


**NOTES:**

1. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.

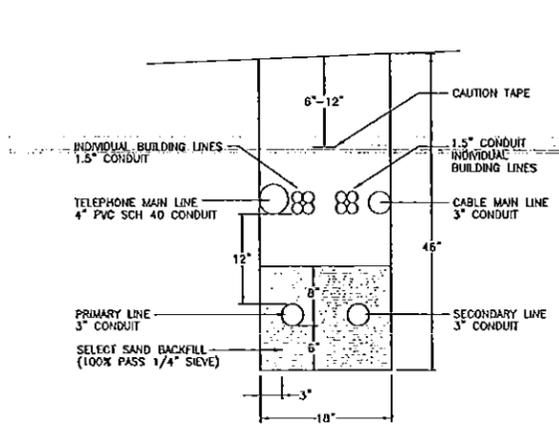
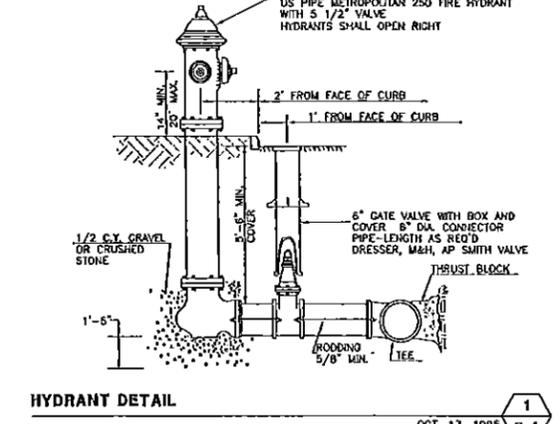
**PENNICHUCK WATER**

DETAIL A-13A  
TYPICAL SERVICE BOX DETAIL IN NON-PAVED AREAS  
PENNICHUCK WATER WORKS, INC.  
REV. 5-01 SCALE: NTS



**PENNICHUCK WATER**

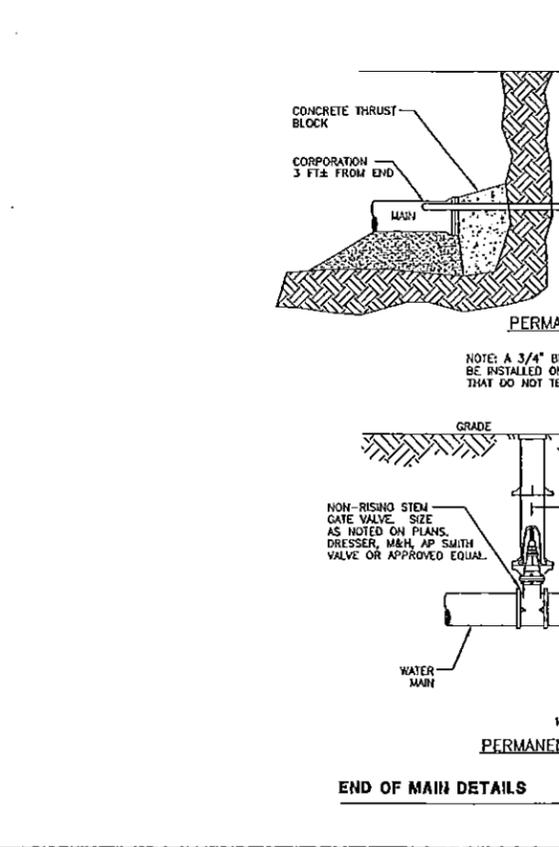
DETAIL A-20  
TYPICAL 1" SERVICE AND VALVE BOX INSTALLATION DETAIL  
PENNICHUCK WATER WORKS, INC.  
REV. 5-01 SCALE: NTS



**TYPICAL UTILITY TRENCH - ELECTRICAL**

**PENNICHUCK WATER**

DETAIL A-12B  
TYPICAL 3/4" OR 1" COPPER SERVICE TIE OVER DETAIL  
PENNICHUCK WATER WORKS, INC.



**PENNICHUCK WATER**

DETAIL A-13B  
TYPICAL SERVICE BOX DETAIL IN NON-PAVED AREAS  
PENNICHUCK WATER WORKS, INC.  
REV. 5-01 SCALE: NTS

**GENERAL NOTES**

ALL WATER MAINS 6" AND OVER IN DIAMETER SHALL BE CONSTRUCTED WITH DUCTILE IRON WATER MAIN MEETING OR EXCEEDING THE PRODUCT SPECIFICATIONS BELOW. 4" DIAMETER WATER MAINS SHALL BE CONSTRUCTED WITH DUCTILE IRON THAT MEETS OR EXCEEDS THE PRODUCT SPECIFICATIONS BELOW.

A. DUCTILE IRON WATER MAIN SHALL CONFORM TO AWWA STANDARD C151 AND BE DOUBLE CEMENT LINED AND SEALED/COATED TO MEET AWWA STANDARD C104 JOINTS SHALL BE PUSH ON AND SHALL CONFORM TO AWWA C111.

B. CLASS 52 WALL THICKNESS, 4" DIAMETER THROUGH 10" DIAMETER INCLUSIVE.

C. CLASS 51 WALL THICKNESS, 12" & 16" DIAMETER.

ALL MECHANICAL JOINT DUCTILE IRON FITTINGS 3" THROUGH 24" SHALL BE COMPACT JOINT DUCTILE IRON CLASS 350 IN ACCORDANCE WITH AWWA/ANSI C153/A-21.53 AND SHALL BE CEMENT LINED IN ACCORDANCE WITH AWWA/ANSI C104/A-21.40 OR BE FUSION BONDED MEETING OR EXCEEDING ANSI/AWWA C116/A21.16 STANDARDS.

ALL WATER MAINS AND APPURTENANCES SHALL BE SEPARATED FROM OTHER UTILITIES AND SEPTIC FIELDS IN ACCORDANCE WITH THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES ENV-W5 1000 AND ENV-W5 376. FURTHERMORE, THE SEPARATION SHALL BE IN ACCORDANCE WITH DETAIL A-1 IN THE STANDARD DETAILS.

IN THE ABSENCE OF A RECOGNIZED AND/OR APPROVED INDUSTRY STANDARD FOR SUCH HARDWARE, PENNICHUCK'S FIELD INSPECTORS WILL BE THE FINAL JUDGE AS TO THE ACCEPTABILITY OF MISCELLANEOUS HARDWARE USED IN THE INSTALLATION OF WATER MAINS.

ALL WATER MAINS AND FIRE SERVICES SHALL BE SUBJECTED TO PRESSURE AND LEAKAGE TESTING IN ACCORDANCE WITH THE LATEST VERSION OF AWWA STANDARD C600. ALLOWABLE LEAKAGE FOR EACH SECTION OF WATER MAIN TESTED SHALL BE COMPARED AGAINST THE CHART ATTACHED AT THE END OF THIS SECTION IN ORDER TO DETERMINE THE ACCEPTABILITY OF THE TEST.

THE CONTRACTOR SHALL CONDUCT FLUSHING OPERATIONS USING METHODS AND PROCEDURES CONFORMING TO AWWA C651. THE CONTRACTOR SHALL FLUSH THE WATER MAIN UNDER THE DIRECTION OF PENNICHUCK WATER WORKS' INSPECTOR. FLUSHING MAY BE REQUIRED DURING THE LATE EVENING HOURS IF IT IS DETERMINED THAT FLUSHING WILL RESULT IN OFF COLORED WATER TO PENNICHUCK WATER WORKS EXISTING CUSTOMERS.

**AMERICAN**

ENGINEERS  
LAND SURVEYORS  
SCIENTISTS  
LAND PLANNERS

31 OLD NASHUA ROAD  
NASHUA, NH 03024  
TEL: 603-877-1441  
FAX: 603-877-1441  
WWW.AMERICANLANDSURVEYORS.COM

STATE OF NEW HAMPSHIRE  
JOHN A. HEAVES  
No. 7995  
LICENSED PROFESSIONAL ENGINEER  
3/19/13

REV.	DATE	DESCRIPTION
A	3/19/13	REV. DATE
B	3/19/13	REV. DATE
C	3/19/13	REV. DATE
D	3/19/13	REV. DATE
E	3/19/13	REV. DATE
F	3/19/13	REV. DATE
G	3/19/13	REV. DATE
H	3/19/13	REV. DATE

HUTCHINSON PLACE  
SENIOR HOUSING DEVELOPMENT  
WATER LINE DETAILS  
SHEET 2

FEBRUARY 1, 2013

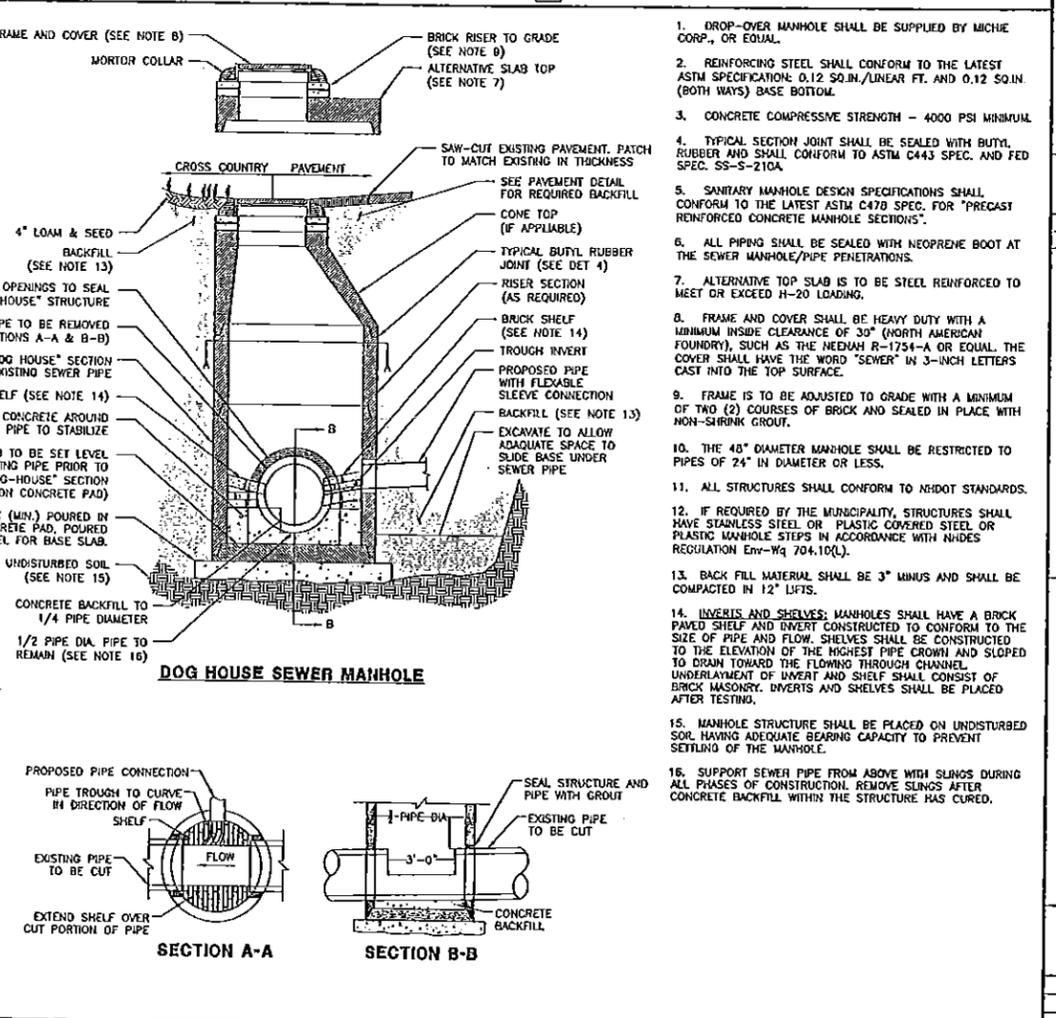
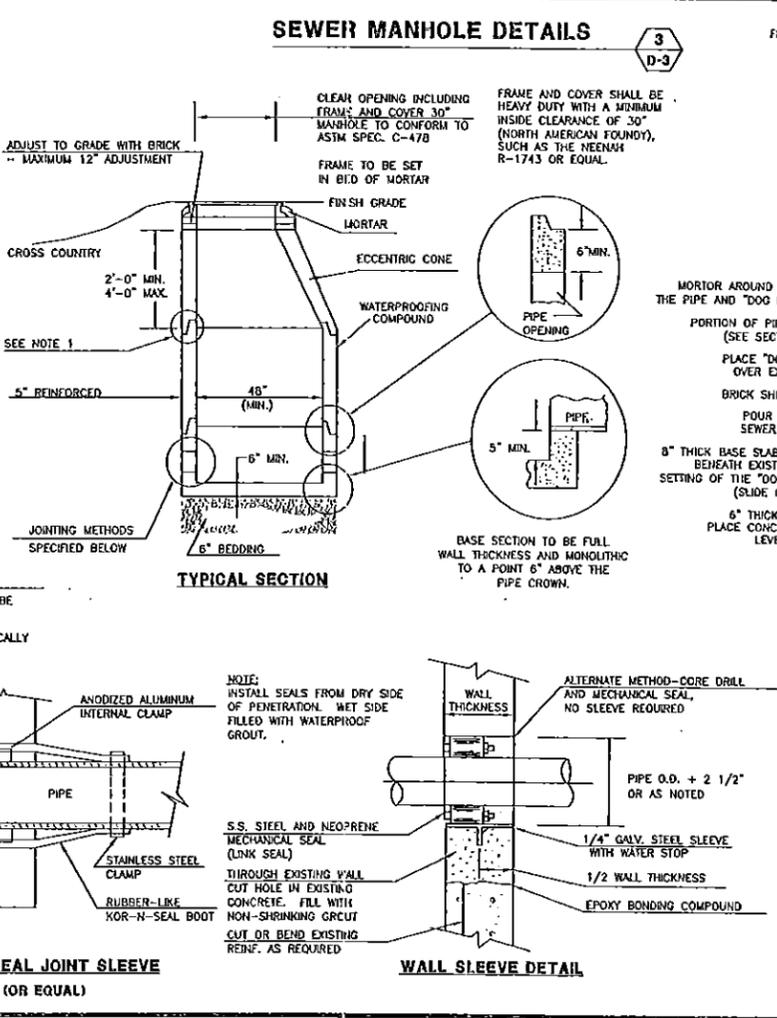
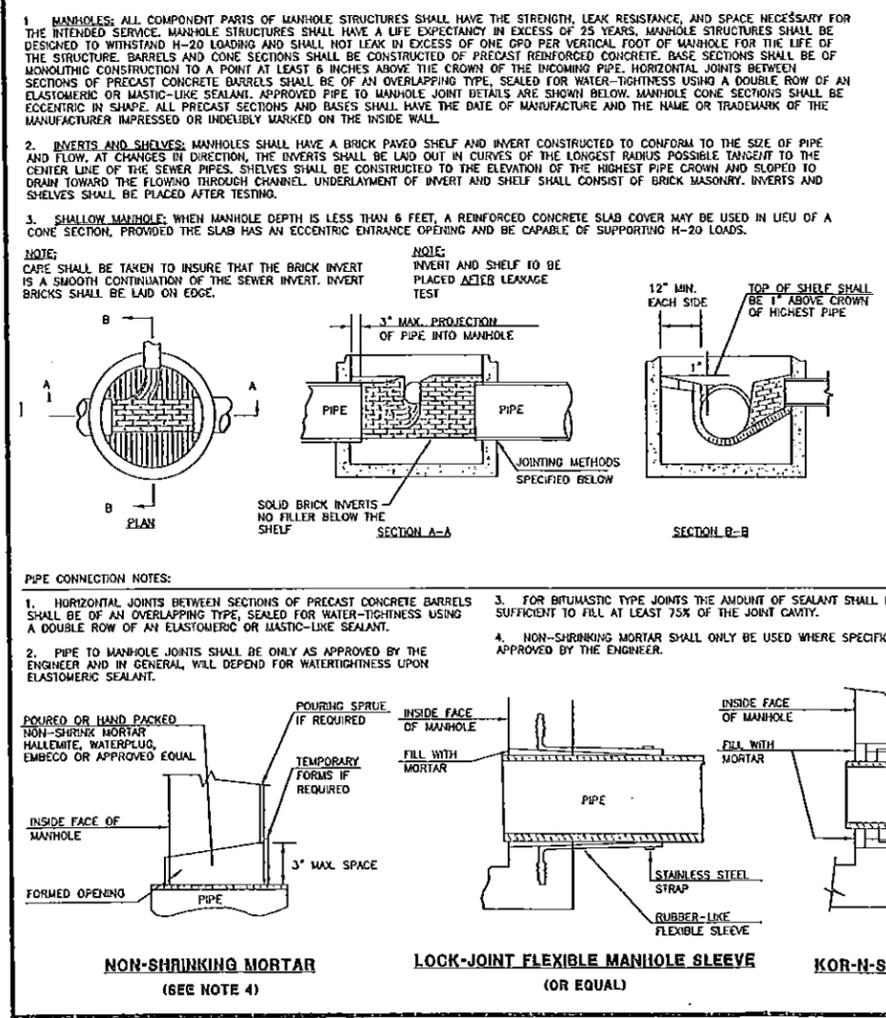
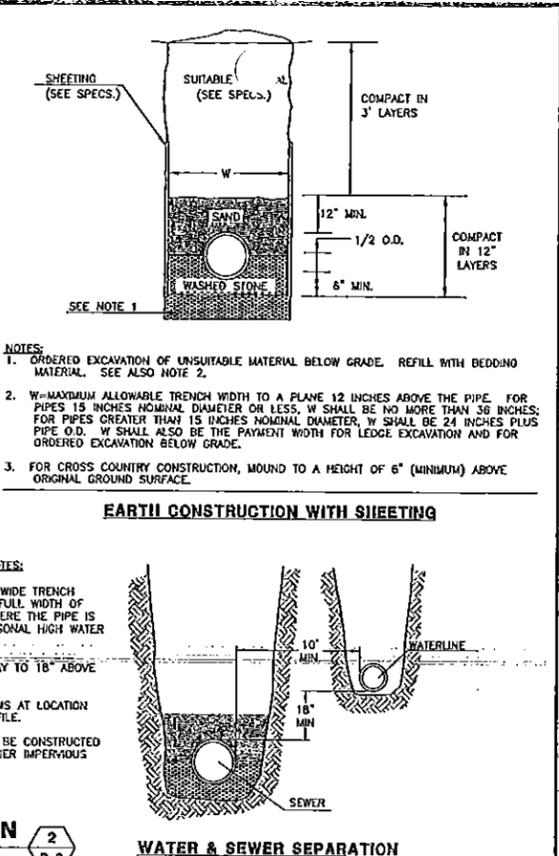
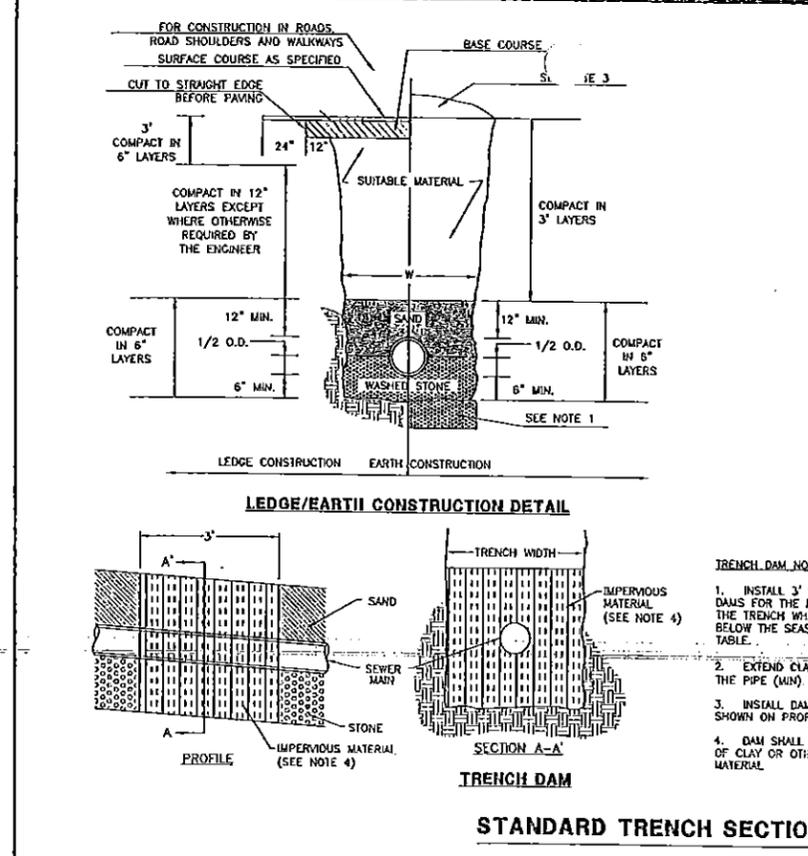
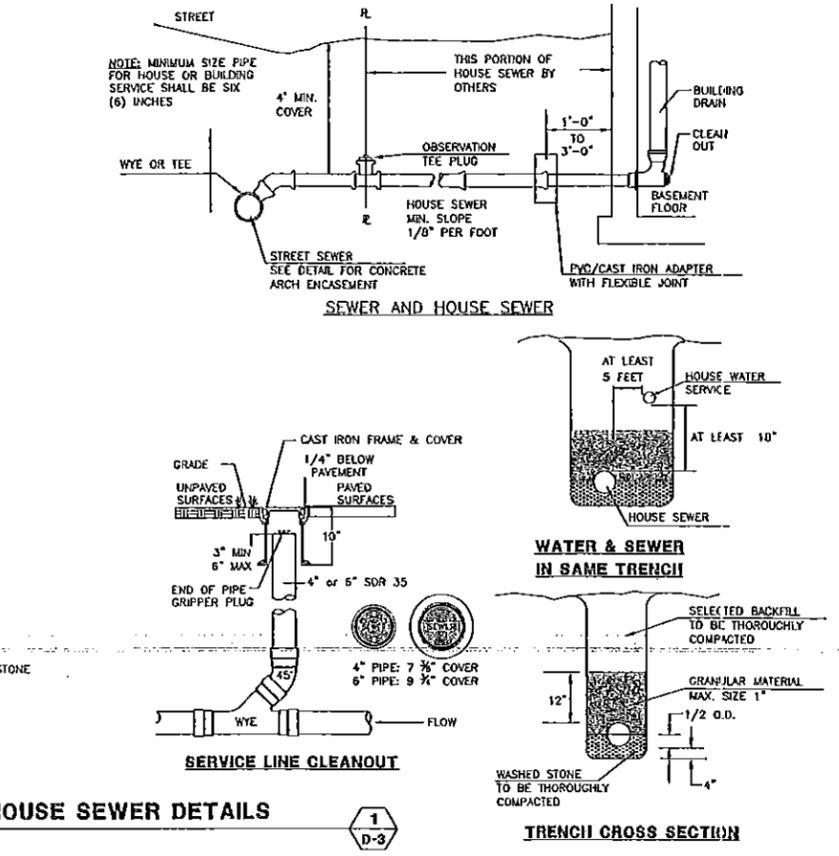
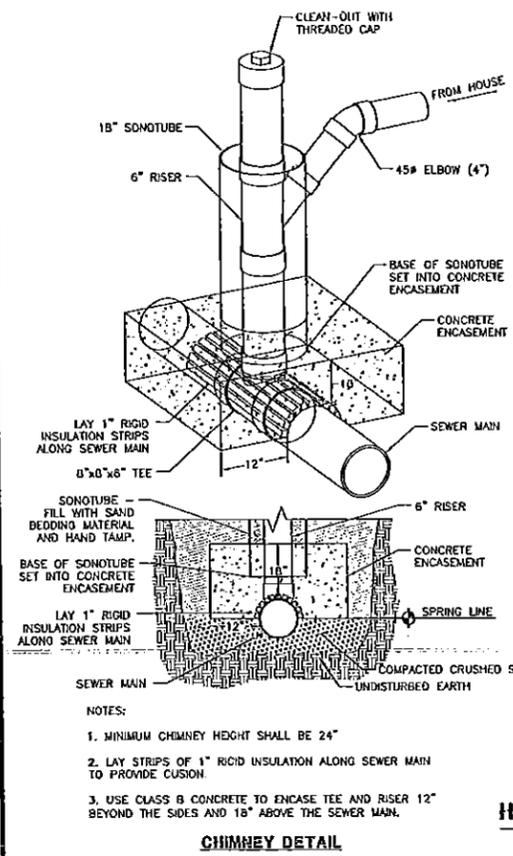
DUCAL DEVELOPMENT, LLC.  
MAP & LOT 52-1  
MILFORD, NEW HAMPSHIRE

SCALE: AS NOTED

**D-4**  
SHEET

FILE: 101V06A.dwg  
PROJECT: 101.05  
SHEET NO. 20 OF 22

PRINTED: 3/19/2013 1:29 PM BY: JAW  
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**AMERICAN ENGINEERS AND SURVEYORS LAND PLANNERS AND DESIGNERS**

STATE OF NEW HAMPSHIRE  
 JOHN A. HEAVESIDES  
 No. 7098  
 LICENSED PROFESSIONAL ENGINEER  
 3/14/13

NO.	DATE	DESCRIPTION	BY	CHK.
1	3/16/13	FINAL SITE PLAN SUBMISSION	KMA	JAK
2	3/16/13	ART. SUBMISSION	KMA	JAK
3	3/16/13	DATE		

**DUCAL DEVELOPMENT, LLC.**  
 MAP 8 LOT 52-1  
 MILFORD, NEW HAMPSHIRE

**D-5**  
 SHEET  
 FILE: 101V06A.dwg  
 PROJECT: 101.06  
 SHEET NO. 21 OF 22

SCALE: AS NOTED  
 FEBRUARY 1, 2013

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

- INSTALLATION OF SILT SOCKS AND SILTATION FENCE WHERE INDICATED SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA.
- SILT SOCKS AND SILTATION FENCES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL DISTURBED AREAS HAVE A HEALTHY STAND OF VEGETATIVE COVER. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.5" OR GREATER RAINFALL.
- EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
- PER THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. THE TOTAL AREA OF ACTIVE DISTURBANCE, INCLUDING LOT DISTURBANCES, SHALL NOT EXCEED 5 ACRES.
- THE DURATION OF TIME THAT AN AREA IS DISTURBED SHALL BE MINIMIZED. ALL NON-ACTIVE DISTURBED AREAS (i.e. CLEARED FOR CONSTRUCTION BUT NOT PRESENTLY UNDERGOING CONSTRUCTION) SHALL BE STABILIZED WITHIN 20 DAYS OF DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
- ALL DITCHES, SWALES AND DETENTION BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND SHALL BE STABILIZED PRIOR TO DIRECTING STORM WATER FLOW TO THEM.
- AN AREA MAY BE CONSIDERED STABILIZED WHEN 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" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ALL DISTURBED AREAS SHALL BE COVERED WITH A MINIMUM OF 4" OF LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW.

THE SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2.5 POUNDS PER 1,000 SQ. FT. AND SHALL BE MIXED AS FOLLOWS:

TYPICAL LAWN SEED	SLOPE SEED
CREeping RED FESCUE 0.87 LBS.	CREeping RED FESCUE 1.01 LBS.
KENTUCKY BLUEGRASS 0.71 LBS.	RYE GRASS 0.75 LBS.
RYE GRASS 0.60 LBS.	RED TOP 0.18 LBS.
RED TOP 0.14 LBS.	ALSIKE CLOVER 0.18 LBS.
	BIRDSDOOT TREFOL 0.18 LBS.

- APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TESTING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER (N-20S-K2O) OR EQUIVALENT (LOW PHOSPHORUS FERTILIZER IS DEFINED BY THE COMPREHENSIVE SHORELAND PROTECTION ACT AS LESS THAN 2% PHOSPHORUS). APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET). FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY AS SPECIFIED BY THE COMPREHENSIVE SHORELAND PROTECTION ACT (SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT). NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE LIMITATIONS ARE REQUIREMENTS.
- PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO EARLY 20 OR FROM AUGUST 10 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.
- THE SITE CONTRACTOR SHALL MAINTAIN A VIGOROUS DUST CONTROL PROGRAM THROUGHOUT THE CONSTRUCTION PROCESS. EXPOSED EARTH SHALL BE KEPT MOIST OR MULCHED AT ALL TIMES TO PREVENT DUST FORMATION. SPECIAL ATTENTION SHALL BE PAID TO HIGH TRAFFIC AREAS.

**EROSION CONTROL**

OCT. 12, 2009  
SCALE: NONE

- CUT AND CLEAR TREES; DISPOSE OF DEBRIS.
- INSTALL SILTATION FENCE IN LOCATIONS SHOWN ON PLANS. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
- PULL STUMPS AND REMOVE FROM SITE OR MULCH TO USE ON-SITE FOR EROSION CONTROL. REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILTATION FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES.
- CONSTRUCT SWALES DURING INITIAL PORTION OF CONSTRUCTION, PRIOR TO ROUGH GRADING THE SITE. STABILIZE IMMEDIATELY WITH LOAM AND SEED PER THE EROSION CONTROL NOTES. DO NOT DIRECT STORM WATER RUNOFF TO PONDS AND SWALES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.
- PLACE SEDIMENT FILTERS IN CATCH BASINS UNTIL ALL NON-PAVED DISTURBED AREAS HAVE A HEALTHY VEGETATIVE COVER.
- ROUGH GRADE THE SITE. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES.
- EXCAVATE FOR AND CONSTRUCT THE FOUNDATION FOR THE PROPOSED BUILDING. CONSTRUCT BUILDING.
- INSTALL UNDERGROUND UTILITIES.
- INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER ANY RAINFALL OF HALF AN INCH OR MORE.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- FINISH GRADING THE SITE. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDING WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- BASE PAVE ACCESS DRIVE AND PARKING AREAS. INSTALL CURBING AND FINISH PAVE DRIVE, PARKING, AND SIDEWALKS.
- APPLY LOAM. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.

**CONSTRUCTION SEQUENCE**

OCT. 10, 2011  
SCALE: NONE

- ALL POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND 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 PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE RIPRAP OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITION.
- AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NH001 ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.

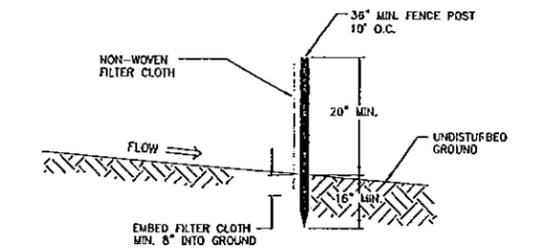
**WINTER CONSTRUCTION**

OCT. 12, 2009  
SCALE: NONE

- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS FROM THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION - STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, THE TOWN OF MILFORD DEPARTMENT OF PUBLIC WORKS REQUIREMENTS, AND SUBDIVISION & SITE PLAN REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. MERIDIAN LAND SERVICES, INC., AS DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- THE OWNER AND/OR CONTRACTOR SHALL VERIFY ALL ZONING REQUIREMENTS FOR CONFORMANCE PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT "DISSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
- COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
- ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND MERIDIAN LAND SERVICES, INC. PRIOR TO CONSTRUCTION.
- ALL DRAINAGE STRUCTURES SHALL CONFORM TO NH002 STANDARDS.
- ALL SEWER CONSTRUCTION SHALL COMPLY WITH NHDES AND THE TOWN OF MILFORD REQUIREMENTS.
- ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF MILFORD WATER WORKS.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENT PRIOR TO CONSTRUCTION TO ARRANGE FOR INSPECTIONS OF THE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.

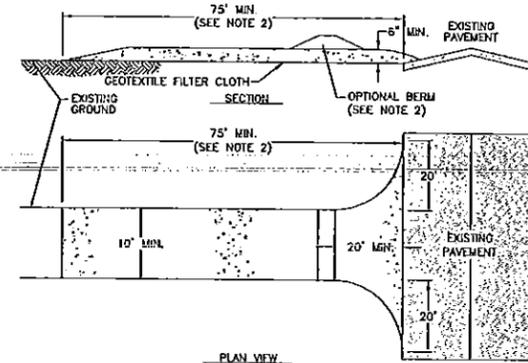
**CONSTRUCTION NOTES**

APRIL 16, 2009  
SCALE: NONE



**SILTATION FENCE**

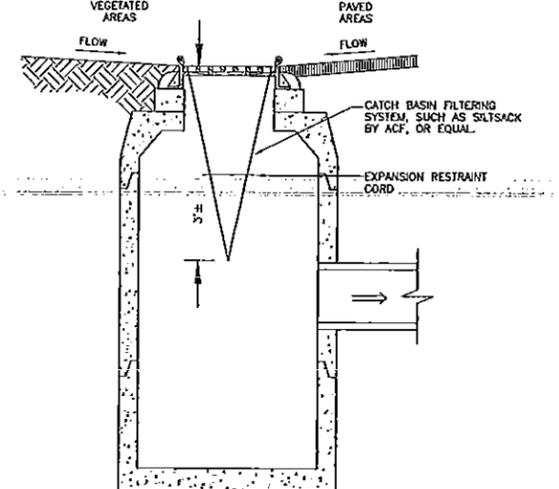
DEC. 22, 1993  
SCALE: NONE



- STONE FOR STABILIZED CONSTRUCTION EXIT SHALL BE 3 INCH CRUSHED STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE EXIT OF THE PROJECT SITE.
- THE THICKNESS OF THE STONE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE EXIT SHALL NOT BE LESS THAN THE FULL WIDTH OF THE EXISTING POINT OF INGRESS/EGRESS OR 10 FEET, WHICHEVER IS GREATER.
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARDS THE CONSTRUCTION EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
- WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO EXIT ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

**STABILIZED CONSTRUCTION EXIT**

OCT. 12, 2009  
SCALE: NONE



- INSTALL AND MAINTAIN SACKS IN ALL CATCH BASINS.
- TO INSTALL SACK, REMOVE CATCH BASIN GRATE AND PLACE SACK IN OPENING. HOLD OUT APPROXIMATELY SIX INCHES OF THE SACK OUTSIDE THE FRAME FOR THE LIFTING STRAPS. REPLACE THE GRATE TO HOLD THE SACK IN PLACE.
- THE SACK SHOULD BE INSPECTED AFTER EVERY STORM, OR ONCE EVERY TWO WEEKS, WHICHEVER OCCURS FIRST.
- THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH SEDIMENT, THE SACK SHOULD BE EMPTIED. EMPTY THE SACK AWAY FROM THE CATCH BASIN TO PREVENT SEDIMENT FROM RE-ENTERING THE CATCH BASIN. EMPTY THE SACK PER THE MANUFACTURER'S RECOMMENDATIONS.
- REPLACE THE SACK IN THE CATCH BASIN AFTER THE SACK HAS BEEN EMPTIED. ONCE CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED BY PAVING OR A HEALTHY VEGETATIVE COVER, REMOVE THE SACK FROM THE CATCH BASIN.

**CATCH BASIN SEDIMENT FILTER**

NOV. 6, 2000  
SCALE: NONE

**MERIDIAN**  
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STATE OF NEW HAMPSHIRE  
JOHN A. HEAVISIDES  
No. 7989  
LICENSED PROFESSIONAL ENGINEER  
3/18/13

REV.	DATE	DESCRIPTION
1	3/18/13	FINAL SITE PLAN SUBMISSION
2	3/25/13	ACT SUBMISSION
3		
4		
5		
6		

HUTCHINSON PLACE  
SENIOR HOUSING DEVELOPMENT  
EROSION CONTROL  
NOTES AND DETAILS

DUCAL DEVELOPMENT, LLC.  
MAP 8 LOT 52-1  
MILFORD, NEW HAMPSHIRE

**D-6**  
SHEET  
FILE: 101V08A.dwg  
PROJECT: 101.06  
SHEET NO. 22 OF 22

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