



AGENDA

October 15, 2013

Town Hall BOS Meeting Room - 6:30 PM

PRESENTATION:

1. **2012 Distinguished Site Award**

PUBLIC HEARING:

Per NH RSA 675:6, the Milford Planning Board will hold a public hearing for the following:

2. **2014-2019 Capital Improvements Plan**
3. **Proposed revisions and amendments to the Milford Gravel and Earth Removal Regulations**

MINUTES:

4. Approval of minutes from the 9/17/13 meeting.

NEW BUSINESS:

5. **Lawrence S. & Brenda Cassidy, Trustees – 101-103 Souhegan St – Map 27, Lot 39;** Public Hearing for a proposed subdivision creating one (1) new residential lot with less than the required frontage on a Class V road or better in the Residence A District, as approved by the Milford ZBA and to consider waiver requests from Development Regulations Section 5.06, Submittal Requirements:
 - 1) 5.06.I, Property Boundary Lines,
 - 2) 5.06.K, Delineation of wetlands and buffers,
 - 3) 5.06.L, Delineation of slopes over 25%.*New application – Todd Land Use Consultants, LLC*
6. **Creative Investors – Melendy Rd – Map 47, Lots 5, 5-1 & 6;**
 - 1) Public Hearing for the design review of a proposed six (6) lot residential subdivision.
 - 2) Public Hearing for a proposed lot line adjustment and open space subdivision creating three (3) new residential lots.*New application – Fieldstone Land Consultants*

OLD BUSINESS:

7. **St. Joseph Hospital – Nashua St – Map 31, Lot 32; Design review of a new medical building with associated site improvements.**
Tabled from the 8/20/13 meeting

OTHER BUSINESS:

Future meetings:

10/22/13 No Meeting

10/29/13 Worksession

11/05/13 Worksession

11/12/13 No Meeting

11/19/13 Regular Meeting

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



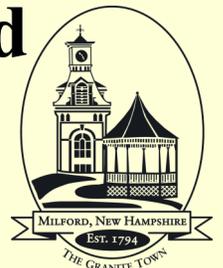
*Milford Planning Board
2013 Distinguished Site Award*

JP Pest Services, Inc.

Corporate Training Center 34 Hammond Road

Presented in recognition of a commercial site whose thoughtful design, layout and site maintenance can serve as a model of what makes our Town attractive, diverse and a vibrant place to live, work and play.

Planning Board Chairperson





Town Of Milford Gravel and Earth Removal Regulation

Adopted 1990
Title 10-A

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AUTHORITY

The Town of Milford Planning Board hereby adopts the following regulation pursuant to its authority as set forth at RSA 155-E, and establishes that these regulations supplement the provisions of RSA 155-E and provide further clarification of the statutory requirements and their application within the Town of Milford. They are adopted as provided in RSA 155-E, and as adopted, whenever local regulations differ from the most recent provisions of RSA 155-E, those which impose a greater restriction or higher standard shall be controlling.

PURPOSE:

The purpose of this regulation is to implement the authority given to this municipality under NH RSA 155-E, as amended. This statute dictates that reasonable opportunities must exist within the community to extract gravel and earth. In addition, a town may implement specific requirements to protect the public's health and welfare, prevent pollution, soil erosion and oversee restoration.

ARTICLE I: DEFINITIONS

Earth: Sand, gravel, rock, soil or construction aggregate produced by excavating, crushing or any other mining activity or such other naturally occurring unconsolidated materials that normally mask the bedrock.

Excavation: Land area which is used, or has been used, for the commercial taking of earth, including all slopes.

Excavation Site: Any area of contiguous land in common ownership upon which excavation takes place.

Existing Excavation: Any excavation which lawfully existed as of August 24, 1979, from which earth material of sufficient weight or volume to be commercially useful has been removed during the 2-year period before August 24, 1979.

Reclamation: The restoring of an excavation site to a standard at least equal to those outlined in Section VII of these regulations.

ARTICLE II: EXCAVATION OPERATIONS BEFORE AUGUST 24, 1979

Owners who operated excavation sites in continuous operation prior to August 24, 1979 as provided by NH RSA 155-E:2 (I), as amended, are not required to apply for a gravel removal permit and, accordingly these existing grandfathered excavations may be expanded as provided by NH RSA 155-E:2 (I) (b), as amended.

ARTICLE III: PERMIT REQUIRED

All commercial excavations proposing to begin operation after the adoption date of these regulations require a permit except those specifically exempted in RSA 155-E-2 and 155-E:2-a.

ARTICLE IV: EXCEPTIONS AND WAIVERS

In addition to those exceptions outlined in NH RSA 155-E:2-a, as amended, the Planning Board may, upon application and following a duly-noticed hearing, grant an exception in writing to the standards contained herein for good cause shown. The written decision shall state specifically what requirements are being waived and include any reasonable alternatives.

ARTICLE V: PERMIT APPLICATION PROCESS

In addition to those requirements outlined in NH RSA 155-E:3, Application for Permit, (as amended) the following provisions shall apply:

1. Three (3) large copies (22"x34") and one (1) reduced (11"x17") copy of the excavation plan shall be submitted at a scale no less than one inch = 100 feet. The Assessors map and lot number shall also be noted.
2. A description of the proposed haul roads used by the operator shall be provided. The Planning Board reserves the right to conduct a traffic study at the applicant's expense. The purpose of this study is to determine the impact that the project may have on the surrounding road system. A road bond and/or off-site road improvements may be required based upon the condition of the local road system and anticipated site generated traffic volume.
3. Drainage calculations based upon a twenty-five (25) year storm may be required.
4. Name and seal of a New Hampshire registered engineer and/or surveyor shall be affixed to the site plan.
5. The site plan shall indicate compliance with the Erosion and Sediment Control requirements as outlined within the Development Regulations of the Town of Milford.
6. Detail how the operation will control dust generated by the project.
7. A Stormwater Management Permit may be required if more than 5,000 SF of site disturbance and detailed plans shall be required if more than 20,000 SF of site disturbance;
8. A reclamation plan shall also be provided detailing how the site will be regraded and stabilized upon completion of the project.
9. The addition of vegetated visual barriers may be required depending upon existing neighborhood conditions.
10. No portion of any excavation site shall exceed ten (10) acres at one time. The site plan shall detail the sequence of operation in sections no greater than ten (10) acres each.
11. Upon approval of the excavation plan by the Planning Board, five (5) large copies (22"x34") and one (1) reduced (11"x17") copy of the excavation plan and reclamation plan shall be submitted at a scale no less than one inch = 100" feet.

After receipt of an application which provides the information identified below, the Planning Board shall within sixty (60) days schedule a public (abutter notified) hearing on the application.

The Planning Board reserves the right, per RSA 155-E: 3, VII to request additional reasonable information deemed necessary to make an informed decision, or to have plans reviewed by an outside

agency. All expenses of preparation of all plans, maps, and reports accompanying the application shall be at the applicant's expense.

ARTICLE VI: PROHIBITED PROJECTS

In addition to those prohibitions outlined in NH RSA 155-E:4, as amended, no permit for gravel removal shall be allowed unless explicitly provided for within the Zoning Ordinance.

ARTICLE VII: HAZARD TO PUBLIC WELFARE

When a proposed gravel and earth removal operation will pose an undue hazard to the public the Planning Board, after a duly advertised public hearing, may reject the application for a permit. The Planning Board shall indicate to the applicant in writing the reasons for its denial and the information upon which the Planning Board is basing its findings.

The following criteria shall be used by the Planning Board to determine if a public hazard exists:

1. The amount of traffic generated by the site, in conjunction with the close proximity of residential uses, would create a dangerous situation for those who reside in the area.
2. Noise, fumes and dust associated with the proposed operation would create a hazardous or harmful living environment for the abutting land owners.
3. The operation itself cannot be carried out in a safe manner, posing a hazard to the environment, abutting landowners and the public at large.

ARTICLE VIII: OPERATIONAL STANDARDS

In addition to those criteria outlined in NH RSA 155:E:4-a, the following provisions shall apply:

1. No operation of the gravel and earth removal business shall operate outside the hours of 7:00AM to 5:00PM, Monday through Friday. In addition, no excavation shall be allowed on a legal holiday. Other hours may be required or permitted which are compatible with neighborhood conditions.
2. Trucks entering signs shall be erected by the operator as required by the Director of Public Works and the Planning Board.
3. A copy of the approved gravel and earth removal plan shall be on site at all times.
4. Topsoil shall be stripped and stockpiled for subsequent use in reclamation of the site.
5. Natural vegetation adjacent to neighboring properties on which excavation is not intended shall be maintained for the purpose of erosion control, screening, noise reduction, dust control, and property evaluation.

ARTICLE IX: RECLAMATION STANDARDS

In addition to those standards set forth in RSA 155-E:5, E:5-a and E:5-b, the following shall apply:

1. Stockpiled topsoil shall be spread over the disturbed area to allow revegetation. These disturbed areas will be adequately fertilized and reseeded to maintain a healthy vegetated cover.

2. If deemed necessary by the Planning Board, suitable trees and/or shrubs may be required in order to provide screening, natural beauty and to aid in erosion control. Such planted areas shall be protected from erosion during an appropriate established period by mulch and structural erosion control devices.

ARTICLE X: ADMINISTRATION AND ENFORCEMENT

A. PERMITS AND FEES

Permits shall be issued only to the owner or his agent and shall not be transferable without the written consent of the Planning Board. A copy of the permit shall be prominently displayed at the site or the principal access point to the site. A permit shall be valid for one (1) year and the expiration date shall be specified at the time of issuance. In addition to those criteria outlined in NH RSA 155-E:8 and the required abutter and site plan fees, (a schedule is available in the Planning Office), the following fees shall apply:

1. A \$50 annual gravel and earth removal permit fee shall be required to cover the cost of inspections necessary to determine compliance.
2. A fee payable to the Hillsborough County Register of Deeds (HCRD) shall be paid upon approval, for the filing of any new plan, if so required by the Planning Board.

Additional reasonable fees shall be charged should the Planning Board require the advice of an engineer or other expert to review plans or inspect the site to determine permit compliance.

B. BONDING

The bond amount, established by the Planning Board to cover reclamation of the site, shall be based on an amount of seven thousand five hundred dollars (\$7,500) per acre. Given the actual acreage of the site, this figure shall be prorated accordingly. The bond amount shall be adequate to reclaim the excavation site in accordance with RSA 155-E:5. The bond will be returned to the applicant when reclamation work has been completed.

C. RENEWAL

Excavation permits shall be valid for the term of one (1) year. A renewal permit must be in place prior to continuing excavation activities beyond the expiration date. The owner may apply for renewal of an excavation permit through the Office of Community Development for a fee not to exceed fifty dollars (\$50.00) per year.

D. APPEALS

Any person affected by the Board's decision to approve or disapprove an application or any amendment thereto or any suspension or revocation of a permit pursuant to RSA 155-E:10, may appeal to the Board for a rehearing on such decision or any matter determined thereby. The motion for rehearing shall be filed within ten (10) days of such decision and shall fully specify every ground upon which it is alleged that the decision or order complained of is unlawful or unreasonable. The Board shall either grant or deny the request for rehearing within ten (10) days, and if the request is granted, a rehearing shall be scheduled within thirty (30) days. Any person affected by the Board's decision on a motion for rehearing may appeal in accordance with RSA 677:4-15.

ARTICLE XI: REQUIRED INFORMATION

It shall be implicit in any approved permit and stated on said permit that the owner(s) are granting the Planning Board or its agents the right to enter on the property without notice to determine compliance with the conditions of the permit or any reclamation.

**APPENDIX
EXCAVATION SITE PLAN REVIEW
COMPLETED APPLICATION CHECKLIST**

1. A signed and dated application.
2. Name and address of owner, the person doing the excavation and all abutters.
3. An excavation plan which includes:
 - a. Is at a scale no less than 1" = 100';
 - b. Shows area to be excavated and within 150';
 - c. Three (3) large copies (22"x34") and one (1) reduced (11"x17") copy;
 - d. Has the seal or signature of a registered engineer;
 - e. Has existing topography at five or fewer feet contours;
 - f. Shows the breadth, depth and slope of proposed elevation and existing excavation and estimated duration;
 - g. Shows wooded and heavily vegetated areas;
 - h. Shows all surface drainage patterns including wetlands and standing water;
 - i. Shows location of all easements on/below the ground;
 - j. Includes location and width of all public roads and rights-of-ways;
 - k. Includes a log of borings or test pits to include ground water levels;
 - l. Shows stone walls, ledge outcroppings, wells, existing buildings, septic systems, utilities and the like;
 - m. Includes a LOCUS map at a scale of 1" = 1,000 showing the proposed operation in relation to existing roads;
 - n. Shows any and all accessory facilities/activities;
 - o. Includes existing and proposed access roads including width and surface materials;
 - p. Shows existing and proposed parking areas;
 - q. Shows the location of driveways and road intersections within two hundred feet of property boundary;
 - r. Includes fencing, buffers and other visual barriers including height and materials;
 - s. Identifies storage areas for topsoil to be used in reclamation;
 - t. Identifies all measures to control erosion, sedimentation, water pollution, air pollution and safety hazards;
 - u. Plans for stormwater management if more than 5,000 SF of site disturbance;
 - v. Identifies zoning districts;
 - w. Copies of all state or federal permits required for the excavation;
4. Location and boundaries of the proposed excavation and the number of acres involved in the project;
 - Haul routes
 - Hours of operation
 - Dust control
 - Excavation 50' from disapproving abutter; 10' from approving abutter

5. A site reclamation plan which:

- a. Is at the same scale as the excavation plan;
- b. Three (3) large copies and one (1) reduced (11"x17") copy and a pdf.;
- c. Includes the seal and signature of a registered engineer;
- d. Shows all boundaries of the area proposed for reclamation
- e. Includes the final topography of the reclaimed area;
- f. Shows final surface drainage patterns;
- g. Includes the schedule of final reclamation activities including seeding mixtures, cover vegetation, fertilizer types, rates and trees;
- h. Final slopes shown as being regraded to at least 2:1

6. Other Information:

The Planning Board reserves the right, per RSA 155-E: 3, VII. to request additional reasonable information deemed necessary to make an informed decision, or to have plans reviewed by an outside agency. All expenses of preparation of all plans, maps, and reports accompanying the application shall be at the applicant's expense.



STAFF MEMO

Planning Board Meeting

August 20, 2013

Agenda Item #5:– Lawrence S. & Brenda Cassidy, Trustees – 101-103 Souhegan St – Map 27, Lot 39

Public Hearing for a proposed subdivision creating one (1) new residential lot with less than the required frontage on a Class V road or better in the Residence ‘A’ District, as approved by the Milford ZBA and to consider waiver requests from Development Regulations Section 5.06, Submittal Requirements

Background:

The property is located within the Residence ‘A’ Zoning District and residential single-family homes are an allowable use under Section 5.08.1 of the Zoning Ordinance. The purpose of the Residence A district is to provide for low-density or low-intensity uses, primarily single-family residential on individual lots. This application is consistent with this purpose.

The Applicant is proposing a minor subdivision of Map 27 Lot 39 to separate off the exiting trailer home from the existing single-family house lot(27-39). The parcel is approximately 2.12 acres (92,347 SF), once subdivided, both lots will exceed the minimum area requirements of 15,000 SF in the Residence ‘A’ District.

The existing residences are serviced by municipal water and sewer and the existing sewer and water lines shall remain without modification. The dwelling unit on 27/39 will remain a legal non-conforming structure as it currently lies within the front setback. The existing mobile home will meet all setbacks (front, side, and rear) on new Lot 27/39-1 and the lot will meet all required minimums.

Waiver Request:

The Applicant is requesting three waivers from the Milford Development Regulations listed under the minor subdivision check list. The first waiver is requested from Section 5.06,I for property lines to be delineated on the survey. The developed portion of the lot has been surveyed and no new development shall occur following the granting of this subdivision approval. The second waiver is requested from Section 5.06,K for wetlands to be delineated by a certified Wetland Scientist. Wetlands are located on the existing residential lot however; no wetlands are proposed on the newly created lot (27/39-1). The third request is from Section 5.06,L for areas of 25% slopes or greater on site. There will be no proposed new development on either of the two lots.

See attached waiver request form

ZBA Variance:

The applicant received a variance from the Milford Zoning Code on February 7th, 2013 for the creation of one new residential lot within the Residence ‘A’ Zoning District with 69 feet of frontage were 100 feet is required by code. Case # 2013-02 was unanimously approved by the Zoning Board as the request met all the criteria for a variance.

Interdepartmental Review:

Building Department: The drawings should note location of flood zone (if part of the lot is in a flood zone) and location of the shore land protection district boundaries.

Environmental Coordinator: No issues with the proposed

Public Works: No issues

Zoning Code Enforcement:

1. Map 27/Lot 39 has been taxed as one parcel but consists of four separately described tracts of land. This is a common occurrence in the older parts of Town. Currently there are two single-family dwelling units on the parcel, one of which is a mobile home.

2. A variance was granted by the Zoning Board on February 7, 2013 which gave the property owner permission to move forward with a subdivision application to subdivide one new lot from 27/39 and to allow both lots to have less than the required minimum frontage of 100 feet (remaining Lot 27/39 will have 79.67 feet and new Lot 27/39-1 will have 69.00 feet. The subdivision will allow each dwelling unit to be on its own parcel.

3. The existing dwelling unit on 27/39 will remain a legal non-conforming structure as it currently lies within the front setback. The existing mobile home will meet all setback (front, side, and rear) on new Lot 27/39-1.

Both lots exceed the minimum area requirements of 15,000 SF in the Residence ‘A’ District. Both lots are served by municipal water and sewer.

Fire Department: No issues with the proposed subdivision

Ambulance: No issues

No comments were received as of October 10, 2013 from Police, Water Utilities or Assessing. The Heritage Commission and Conservation Commission’s regular meeting were held after staff memos were distributed, if any comments come in, Staff will let the Board know at the meeting.

Notices Sent:

Abutter notices were sent by certified mail to all abutters

Application Status:

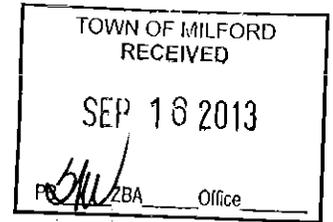
The application is complete and ready to be accepted at this time. The Board will need to make a determination of regional impact. Please find the attached plan set and waiver request.

Staff Recommendations:

Staff has no issues with the proposed minor subdivision. The Board should first act on the three waiver requests for wetlands delineation, areas of 25% slopes or greater and property lines. If the Planning Board approves the application The Planning Department recommends that the following conditions are met prior to final signing:

1. All property monumentation be set on site and noted on the plan prior to recording of the plan;
2. All occurrences of Map E6 shall be removed from the plan and parcel number should read as Map 27 Lot 39;
3. A note be added to the plan referencing all approved waiver requests (if applicable);
4. Location of flood zone and location of the shore land protection district boundaries shall be shown on the plan;
5. A note stating that the property lies within the Level 1 Groundwater Protection District;
6. A note stating that the property lies within the Shoreland Protection District;
7. A note stating Flood Zone information;
8. Water lines serving the existing dwelling units be shown on the plan;





Waiver Request Form

Department of Planning and Community Development

Name of Project Land of Lawrence S. & Brenda Cassidy, Trustees

Applicant Robert Todd, LLS, Todd Land Use Consultants, LLC

Date September 13, 2013

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.

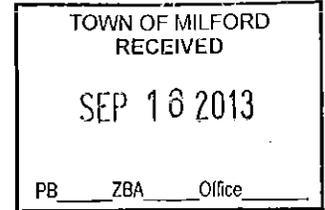
Abutter notification is required for all waiver requests.

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>5.06 I</u> | see attached Memorandum |
| | |
| | |
| | |

MEMORANDUM



TO: Milford Planning Board

FROM: Robert Todd, LLS *RBJ*

SUBJECT: Waiver requests relative to Application for Minor Subdivision Approval.

SUBDIVISION PLAT, LAND OF LAWRENCE S. & BRENDA CASSIDY, TRUSTEES, MAP 27 LOT 39, SOUHEGAN STREET, MILFORD, HILLSBOROUGH COUNTY, NEW HAMPSHIRE.

DATE: September 12, 2013

I request your consideration of waivers of certain requirements in the Town of Milford Development Regulations. The section of the Subdivision Regulations is listed first, followed by the request and rationale.

Section 5.06 I This section calls for property lines with bearings and distances. Proposed Lot 27-39-1 has been surveyed and the lot is shown with bearings and distances. The developed portion of the remaining existing Lot 27-39 has been surveyed, and all pertinent boundary evidence and monumentation has been surveyed. All this information is shown on the plan. The un-surveyed lines of portions of Deed Tract 3 are taken from the Milford Tax Map and are represented on the plan in a manner that I trust is sufficient for the Board's deliberations. I request a waiver for providing bearings and distances on all property lines.

Section 5.06K This section requires showing wetlands delineated by a Certified Wetland Scientist and wetland buffers on the plan. Because the proposed project involves no further development, rather than delineated wetlands, we have provided wetland boundaries digitized from an aerial photo obtained from the NRCS Web Soil Survey website. This gives a fairly accurate picture of the wetland feature of the lot relative to existing development. There are no wetlands on proposed lot 27-37-1 or in the vicinity of the existing development on both proposed lots. I request a waiver for the requirement to provide delineated wetlands and wetland buffers. Accordingly, the plan is not stamped by a Certified Wetland Scientist.

Section 5.06L This section requires showing areas of 25% slopes. Two-foot contour line elevations and 25 % slopes, based on an actual survey, have been shown on the proposed new Lot 27-39-1. Since development on both proposed lots is existing and established, we have not shown elevations on the remainder lot. I request a waiver for the requirement to provide delineated 25% slopes on the remainder Lot 27-39.

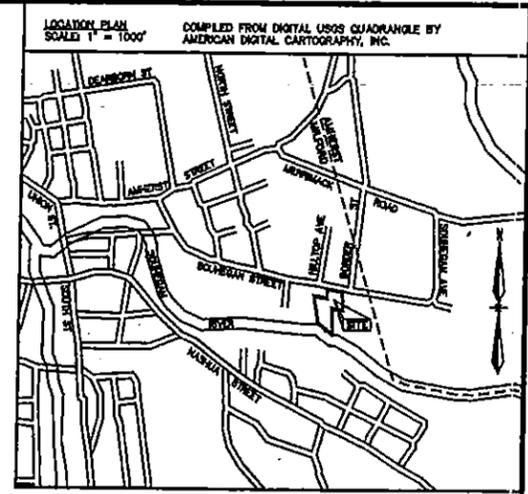
Existing Lot E6/27-39 is a lot of long-standing residential use with two 'grand-fathered' residences . No new construction or development on this lot is proposed. The above checklist items would provide information that the Board would use in considering a lot for new development. Strict conformity to these requirements would be an unnecessary hardship for the land owner as they are not relevant to the Board's thoughtful consideration of this current proposal. We believe that the information which has been provided is commensurate with the intent of the Regulations which is to provide sufficient information for the Board's thorough review of this application, and that a waiver of these requirements would be reasonable, appropriate, and in accordance with the intent of the Ordinance` .

Thank you in advance for your consideration of these requests.

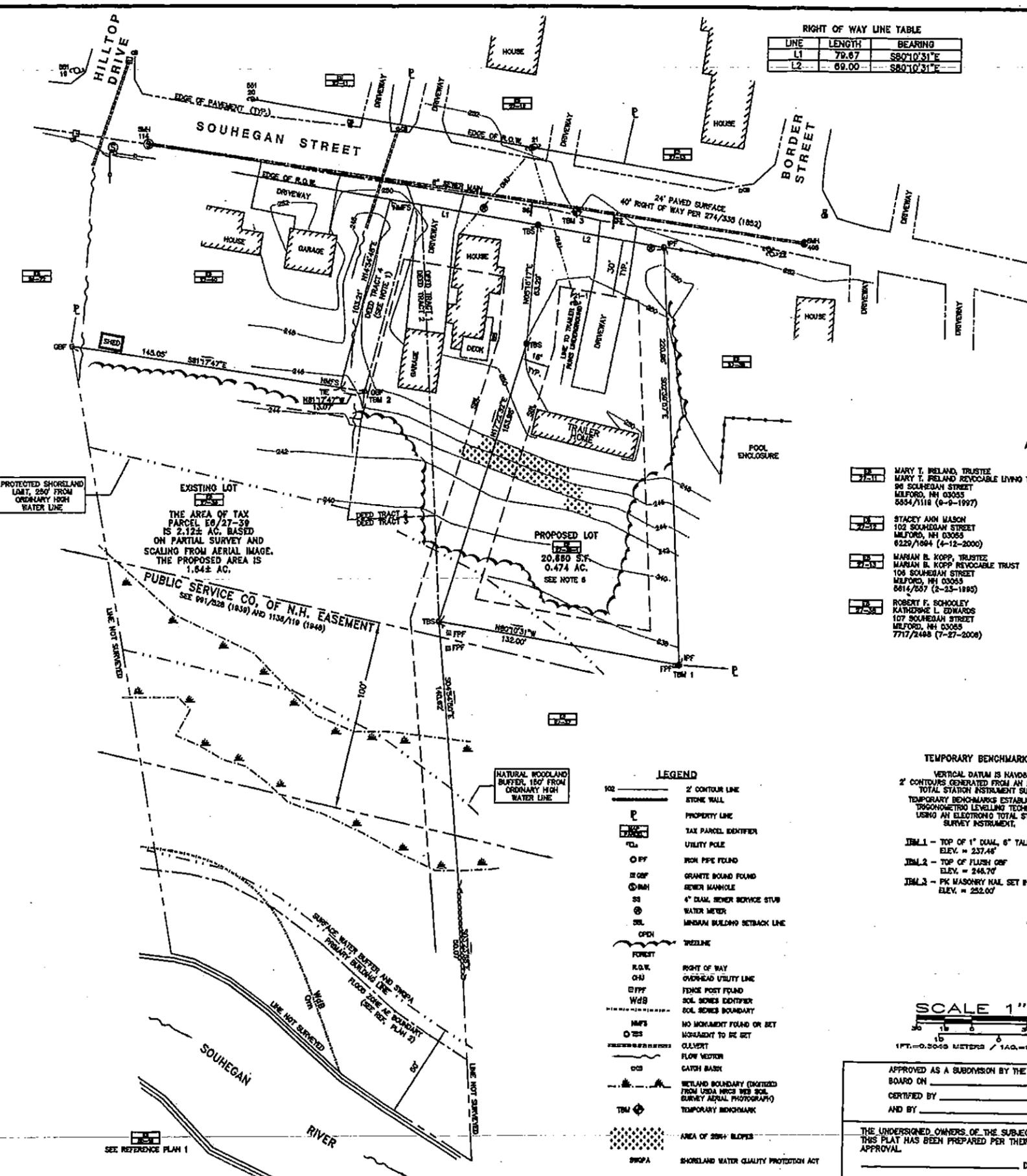
RIGHT OF WAY LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 79.87 | S80°10'31"E |
| L2 | 69.00 | S80°10'31"E |

- REFERENCE PLANS**
- HOND PLAN NO. 31778 "CONSOLIDATION PLAN OF LAND, MAP 30/LOTS 19 & 20, 18 FARLEY STREET, MILFORD, N.H." DATED MAY 14, 2002 BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC.
 - FEDERAL AGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 3301004860 EFFECTIVE SEPTEMBER 25, 2008.
 - TOWN OF MILFORD ASSESSOR'S MAP SHEET 68.



- NOTES**
- OWNERS OF RECORD: THE CASSIDY FAMILY REVOCABLE TRUST
LAWRENCE S. CASSIDY, TRUSTEE
BRENDA CASSIDY, TRUSTEE
8 WOOD ROAD
LYNDENBOROUGH, N.H. 03082
 - FOR DESCRIPTION SEE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) VOLUME 8143, PAGE 31 (10-7-2009).
 - FOR DESCRIPTION OF DEED TRACT 4 SHOWN HEREON SEE VOLUME 435, PAGE 463 (6-28-1875) AND AFFIDAVIT RECORDED IN VOLUME 7817, PAGE 1122 ((2-12-2007)).
 - PLAT COMPILED FROM AN ELECTRONIC TOTAL STATION INSTRUMENT SURVEY HAVING A RELATIVE PRECISION OF BETTER THAN 1 PART IN 10,000, PERFORMED ACCORDING TO STANDARDS FOR THE SURVEY OF REAL PROPERTY, CATEGORY R, SET FORTH IN ADMINISTRATIVE RULES LAN 802 AND LAN 803 ADOPTED 9-16-2003 BY THE STATE OF NEW HAMPSHIRE UNDER RSA 310-A:66 AND RSA 341-A. THE DRAWING IS ORIENTED TO GRID NORTH (N.H. STATE PLANE COORDINATE SYSTEM, NAD-83). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1885 (NAVD-85). HORIZONTAL COORDINATES AND ELEVATIONS WERE ESTABLISHED BY SURVEY-GRADE OP'S OBSERVATIONS PERFORMED BY SANDFORD SURVEYING AND ENGINEERING.
 - BEARING AND DISTANCE OF LINES AND AREAS COMPUTED, AND 2' CONTOURS GENERATED ON A GATEWAY E SERIES COMPUTER RUNNING AUTODESK LAND DEVELOPMENT DESKTOP SOFTWARE.
 - THE PURPOSE AND INTENT OF THIS PLAT IS TO SUBDIVIDE LOT 27-39 ON ASSESSOR'S MAP SHEET 68 AS TO CREATE ONE NEW LOT NUMBERED 27-39-1.
 - RESIDENCES ON LOT 27-39 ARE SERVED BY TOWN SEWER AND WATER.
 - SEE ZONING BOARD OF ADJUSTMENT NOTICE OF DECISION RELATIVE TO CASE NO. 2013-02, GRANTING A VARIANCE ON FEBRUARY 3, 2013, TO ALLOW CREATION OF A LOT WITH 89.00' OF FRONTAGE IN LIEU OF THE REQUIRED 100' IN THE RESIDENCE "A" DISTRICT.
 - THE LOCUS PROPERTY OF LONG STANDING RESIDENTIAL USE, AND ALL ADJUTING PROPERTIES ARE IN THE RESIDENCE "A" ZONING DISTRICT) REQUIRED BUILDING SETBACKS: FRONT 30', SIDE AND REAR 15'. THE LOCUS PROPERTY IS WITHIN THE WETLAND CONSERVATION OVERLAY DISTRICT.
 - THE LOCUS PROPERTY IS IN THE GROUNDWATER PROTECTION OVERLAY DISTRICT. PER SECTION 8.01.5 E1 OF THE MILFORD ZONING ORDINANCE, "ALL PRIVATE RESIDENCES ARE EXEMPT FROM THE PROVISIONS OF THE GROUNDWATER PROTECTION OVERLAY DISTRICT) OROURANCE. BOTH THE PROPOSED NEW LOT AND REMAINING EXISTING LOT ARE PRIVATE RESIDENCES, AND NEITHER INVOLVES ANY USE PROHIBITED WITHIN THIS OVERLAY DISTRICT.
 - STORMWATER RUNS AS SHEETFLOW OVER THE IMPROVED GROUNDS AND ADJACENT FOREST PORTIONS OF THE SUBJECT PROPERTY IN A SOUTHERLY DIRECTION FROM SOUHEGAN STREET TO A FORESTED WETLAND ON THE PROPERTY. THERE IS A CONCENTRATED STORMWATER FLOW DISCHARGED ON TO THE PROPERTY FROM TWO CULVERTS UNDER SOUHEGAN STREET (SHOWN HEREON) WHICH FLOW IN CHANNELS SOUTHERLY TO AN INTERMITTENT STREAM RUNNING THROUGH A WETLAND SOUTHEASTERLY ACROSS THE PROPERTY TO PARCEL 68/27-37 WHERE IT DISCHARGES INTO THE SOUHEGAN RIVER. THERE IS NO CHANGE IN STORMWATER VOLUME, VELOCITY, OR LOCATION ANTICIPATED AS A CONSEQUENCE OF THIS SUBDIVISION.



- ABUTTERS**
- MARY T. IRELAND, TRUSTEE
MARY T. IRELAND REVOCABLE LIVING TRUST
98 SOUHEGAN STREET
MILFORD, NH 03055
5554/1118 (6-9-1997)
 - STACEY ANN WASON
102 SOUHEGAN STREET
MILFORD, NH 03055
6223/1094 (4-12-2000)
 - MARIAN B. KOPP, TRUSTEE
MARIAN B. KOPP REVOCABLE TRUST
106 SOUHEGAN STREET
MILFORD, NH 03055
5814/537 (2-23-1995)
 - ROBERT F. BOHOLEY
KATHERINE L. EDWARDS
107 SOUHEGAN STREET
MILFORD, NH 03055
7717/2498 (7-27-2008)
 - BOBBIE-SUE ANNE KELLEHER
111 SOUHEGAN STREET
MILFORD, NH 03055
8013/2443 (5-25-2008)
 - WHEELER PROPERTIES, LLC
18 FARLEY STREET
MILFORD, NH 03055
5554/2124 (6-10-2002)
 - PUBLIC SERVICE CO. OF N.H.
TAX ACCOUNTING
PO BOX 330
1000 ELM STREET
MANCHESTER, NH 03109-0330
657/134 (3-3-1908)
 - LAURA MARION
SEAN SCOTT MACDONALD
95 SOUHEGAN STREET
MILFORD, NH 03055
8321/2053 (6-31-2011)

- TEMPORARY BENCHMARK DATA**
- VERTICAL DATUM IS NAVD83
2' CONTOURS GENERATED FROM AN ELECTRONIC TOTAL STATION INSTRUMENT SURVEY.
TEMPORARY BENCHMARKS ESTABLISHED BY TRICHOMETRO LEVELLING TECHNIQUES USING AN ELECTRONIC TOTAL STATION SURVEY INSTRUMENT.
- TBM 1 - TOP OF 1" DUAL 6" TALL IFF
ELEV. = 237.46'
 - TBM 2 - TOP OF FLUSH OBF
ELEV. = 248.70'
 - TBM 3 - PK MASONRY NAIL SET IN PAVEMENT
ELEV. = 252.00'

- SOIL SERIES DATA**
- SOIL SERIES BOUNDARIES DIGITIZED FROM USDA NRCS WEB SOIL SURVEY
- WdB - WINDSOR LOAMY SAND, 3 TO 6% SLOPES (GROUP 1)
 - Om - OCCUM FINE SANDY LOAM (HQB BOTTOM) (GROUP 2)

- LEGEND**
- 102 --- 2' CONTOUR LINE
 - STONE WALL
 - P --- PROPERTY LINE
 - TAX --- TAX PARCEL IDENTIFIER
 - U --- UTILITY POLE
 - W --- IRON PIPE FOUND
 - G --- GRANITE BOUND FOUND
 - M --- GEMER MANHOLE
 - S --- 4" DUAL SEWER SERVICE STUB
 - W --- WATER METER
 - B --- MINIMUM BUILDING SETBACK LINE
 - OPDI --- WRECKLINE
 - FOREST --- FOREST
 - R.O.W. --- RIGHT OF WAY
 - OHU --- OVERHEAD UTILITY LINE
 - FPF --- FENCE POST FOUND
 - WdB --- SOIL SERIES IDENTIFIER
 - Om --- SOIL SERIES BOUNDARY
 - NMS --- NO MONUMENT FOUND OR SET
 - MON --- MONUMENT TO BE SET
 - C --- CULVERT
 - FM --- FLOW METER
 - CB --- CATCH BASIN
 - WB --- WETLAND BOUNDARY (DIGITIZED FROM USDA NRCS WEB SOIL SURVEY AERIAL PHOTOGRAPH)
 - TBM --- TEMPORARY BENCHMARK
 - SWQA --- AREA OF 20%+ SLOPES
 - SWQA --- SHORELAND WATER QUALITY PROTECTION ACT



I CERTIFY THAT THIS SURVEY & PLAT WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION.

ROBERT B. TODD, LLS 249

APPROVED AS A SUBDIVISION BY THE MILFORD PLANNING BOARD ON _____

CERTIFIED BY _____ CHAIRMAN

AND BY _____ SECRETARY.

THE UNDERSIGNED OWNERS OF THE SUBJECT PROPERTY CERTIFY THAT THIS PLAT HAS BEEN PREPARED PER THEIR AUTHORITY, CONSENT AND APPROVAL.

_____ DATE: _____

_____ DATE: _____

REVISIONS

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |
| | | | |
| | | | |

1. PUBLIC OFFICIALS MAY HAVE REVISIONS WHEN AND/OR APPROVALS OR HAVE APPROVED THIS PLAT AS MAY BE NECESSARY TO MEET AND AVOID SUCH RULES, REGULATIONS AND LAWS AS MAY BE APPLICABLE TO THE PROPERTY AND/OR THE USE TO BE MADE OF THE PROPERTY.

2. THE PERSON OR PERSONS FOR WHOM THE PLAT WAS PREPARED MAY HAVE OR HAVE MADE ON THEIR BEHALF, SUFFICIENT COPIES TO ACCOMPLISH THE PURPOSES FOR WHICH THE PLAT WAS PREPARED.

**SUBDIVISION PLAT
LANDS OF
LAWRENCE S. & BRENDA
CASSIDY, TRUSTEES
MAP E6 LOT 27-39
SOUHEGAN STREET
MILFORD
HILLSBOROUGH COUNTY, N.H.**

APPLICANT: ROBERT TODD, P.O. BOX 190, NEW BOSTON, N.H. 03070

OFFICE OF MILFORD RECEIVED

TODD

SEP 16 2013

LAND USE CONSULTANTS, LLC

ROBERT B. TODD 338 FRANCISTOWN ROAD NEW BOSTON N.H. 03071-2906
PROFESSIONAL SERVICES / LAND SURVEYS • FORESTRY • SEPTIC DESIGNS
SOIL ANALYSES • LAND USE PLANNING • WETLAND SCIENCE
TRESPASS DAMAGE APPRAISAL • LANDSCAPE DESIGN

DATE: SEPTEMBER 13, 2013 JOB NO. 0770
SHEET 1 OF 1 FIELD BOOK & PAGE: 280-45



STAFF MEMO

Planning Board Meeting

October 15, 2013

Agenda Item #6:– Creative Investors –Melendy Rd – Map 47, Lots 5, 5-1 & 6;

Public Hearing for the design review of a proposed six (6) lot residential subdivision and a proposed lot line adjustment and open space subdivision creating three (3) new residential lots.

Background:

The proposed subdivision is located at 131 and 137 Melendy Road and is known as lots 47-5, 47-5-1 and 47-6. The owner of record for lots 47-5, 47-5-1 and 47-6 is Creative Investors. The zoning for the 3 lots is Residence ‘R’ and has minimum lot requirements of 200 feet with 2 acre lot minimums. The existing lots are serviced by overhead utilities and onsite well and septic systems.

The subject property is comprised of three single-family lots totaling a combined 15.19 acres. Two of the parcels are currently developed with single family homes with paved driveways and a detached garage on one of the lots. The subject parcel is bordered by a small scale commercial development to the north, and single family residential around the remainder of the property. Approximately one quarter of the combined parcels is currently developed for the existing homes and the remainder of the property is wooded with slopes. The parcel is gently sloping along Melendy Road where the existing homes are located. The grade begins to increase and become gradually steeper along the back portion of the property.

The applicant is requesting a two part hearing. The first part is “Design Review” at which a density determination will need to be made by the Planning Board. The second part is a formal application for a final open space subdivision for six (6) residential lots.

Proposal:

The applicant is proposing a lot line adjustment of the common lot line of 47-5 and 47-5-1 and a six (6) lot open space residential subdivision with one additional remainder lot of open space off of Melendy Road. The proposed lots will be serviced by on-site wells and septic systems (DES application pending) and underground power and communication services.

The lots as proposed range from 31,900 square feet to as much as 277,345 square feet in size with frontage off of a new roadway proposed to be named ‘Ball Court’. E911 and the Ambulance Service are concerned that Ball Court will be confused with Ball Hill Road which located less than a mile south off Melendy Road. The Board will want to discuss the possible renaming of ‘Ball Court’ with the applicant. The roadway as designed, meets Article VII, Roadway Regulations of

the Development Regulations for a deadend public road with less than 250 average daily trips (ADT). The applicant is proposing a ± 450 ft dead-end hammerhead roadway with 20' of pavement and a 50' ROW. The applicant has minimized cuts and fills for the development of the roadway, and details a maximum slope of 8% as the roadway climbs up to the first lots where it then levels out to 4% grade for the end of the roadway and hammerhead. These design specifications comply with Town requirements.

Driveway locations are not currently displayed on the subdivision plan. All locations of proposed driveways shall be submitted for review and inclusion in the final plan set. All driveways will require permit approval from the Department of Public Works at the time a building permit is applied for. All driveways must be designed and constructed per the Town's Residential Driveway Regulations. At no time shall driveways be designed to drain into the Town right-of-way and/or the home owner's house such as the garage or basement.

Drainage/Stormwater:

The drainage system has been designed to collect stormwater from the roadway. The proposed road is cut into a small ridge on the property. The proposed road directs runoff to flow towards the street either by sheet flow or the open ridge on the property. The road runoff is directed to a treatment swale followed by an infiltration/detention area prior to discharge to an existing cross culvert in Melendy Road. A swale is proposed along the lot line between lots 47-5-3 and 47-5-4 to reduce the runoff flowing northerly from lots 47-5-2 and 47-5-3. A second infiltration basin is proposed in the southeast corner of the property to mitigate the runoff flowing southeast from lots 47-5-1 and 47-5-2. A swale is proposed along the wetland buffer adjacent to the southerly property line to direct stormwater runoff to the basin on the northeasterly portion of the property. This swale will direct the runoff to another infiltration basin located in the southeast corner of the property.

Open Space:

Per section 5.08 of the Development Regulations the applicant needs to specify how the open space lot (Map 51, Lot 3) will be owned. Their options are: a government agency or nonprofit; in common by 6 residential lots; a homeowners association of the 6 residential lots; or the land may remain with the developer. If the applicant would like to propose some other form of ownership of the open space they will need to seek Planning Board approval.

Waivers:

No waivers requested.

Interdepartmental Review:

Building Department: Will have to change the street name. Ball Court is too similar to Ball Hill Road.

Environmental Coordinator:

1. Notes indicate utilities will be both underground and above ground. Please clarify.
2. Grading of driveways should be shown, at least on steep lots.
3. Test Pit data should be provided.

4. Sequencing notes refer to “silt fence” and silt fence is shown on the plan. Given slopes, etc. other alternatives may preferable.
5. Since the total disturbance will exceed 1 acre, an EPA CGP will be required. This information should be included as part of the stormwater permit application and may impact the subdivision plan.
6. It would be useful to see the effectiveness of the swales/ponds at infiltrating a 1” storm event.
7. A level spreader at the southerly pond discharge may reduce the impacts on the receiving stream.
8. Provisions should be made to protect the inlets and to clean, as needed, the existing culverts under Melendy Rd.

Public Works:

1. Flatten out top of hammerhead and extend road a tad further for proper snow storage
2. No provisions for DPW access to second drainage pond- how will these be maintained?
3. What are dotted/hatched lines representing in catch basin area?;
4. Concerned with the ditches on both sides of road- guardrails should be installed;
5. Issues with the 20 foot wide road—would like to see 24 feet;
6. Are under drains needed? Need detail for under drain outlets;
7. Would like to see a minimum of 15 foot driveways;
8. Pipe crossing the bottom of Ball Court HWI/HWZ is shown as 12”- the town standard is 15” minimum;
9. The 15” CMP pipe on Melendy Road should be checked for the condition and possible replacement- connecting a new pipe to an old may not function correctly;

Zoning Code Enforcement:

1. Properties are zoned Residence ‘R’ and is proposed to be developed as an open space subdivision.
2. The three existing lots are proposed to be combined and re-subdivided into six single-family lots.
3. No issues relative to zoning as long as the project meets the criteria specified in Article VI, Section 6.04.0 Open Space and Conservation District.
4. Would recommend that Note #5 on Sheet 1 of 6 be revised to add the following (revisions in bold):
“Provided open space: 435,506 sq.ft. total provided (65.8% of site) of which 276,956 sq.ft. = non-wet & non steep slopes (41.9% of site which exceeds the required non-wet and non-steep slope requirement by 101%)”
5. Would recommend a note be added to the plan that states all lot monumentation to be set prior to the signing of the subdivision plan or a security be provided to the Town to cover the cost of monumentation.

Water Utilities: Water and sewer service is not available for this application.

Fire Department: Steep grade and road curves make access to 47-6 and 47-5-4 difficult for fire apparatus;

Would like to see sprinkler systems in each home;

Ambulance:

1. The proposed name of Ball Ct. is not acceptable as it could easily be confused with Ball Hill Rd. which is just up the road, by responding emergency providers. Further, I believe this is in direct conflict with NH E911 road naming nomenclature.
2. Concern regarding water runoff crossing Melendy Rd. from the grade. Will adequate measures be put in place to prevent ponding, washouts and freezing?

No comments were received as of October 10, 2013 from Police or Assessing. The Heritage Commission and Conservation Commission's regular meeting were held after staff memos were distributed, if any comments come in, Staff will let the Board know at the meeting.

Notices Sent:

Abutter notices were sent by certified mail to all abutters

Application Status:

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.

Staff Recommendations:

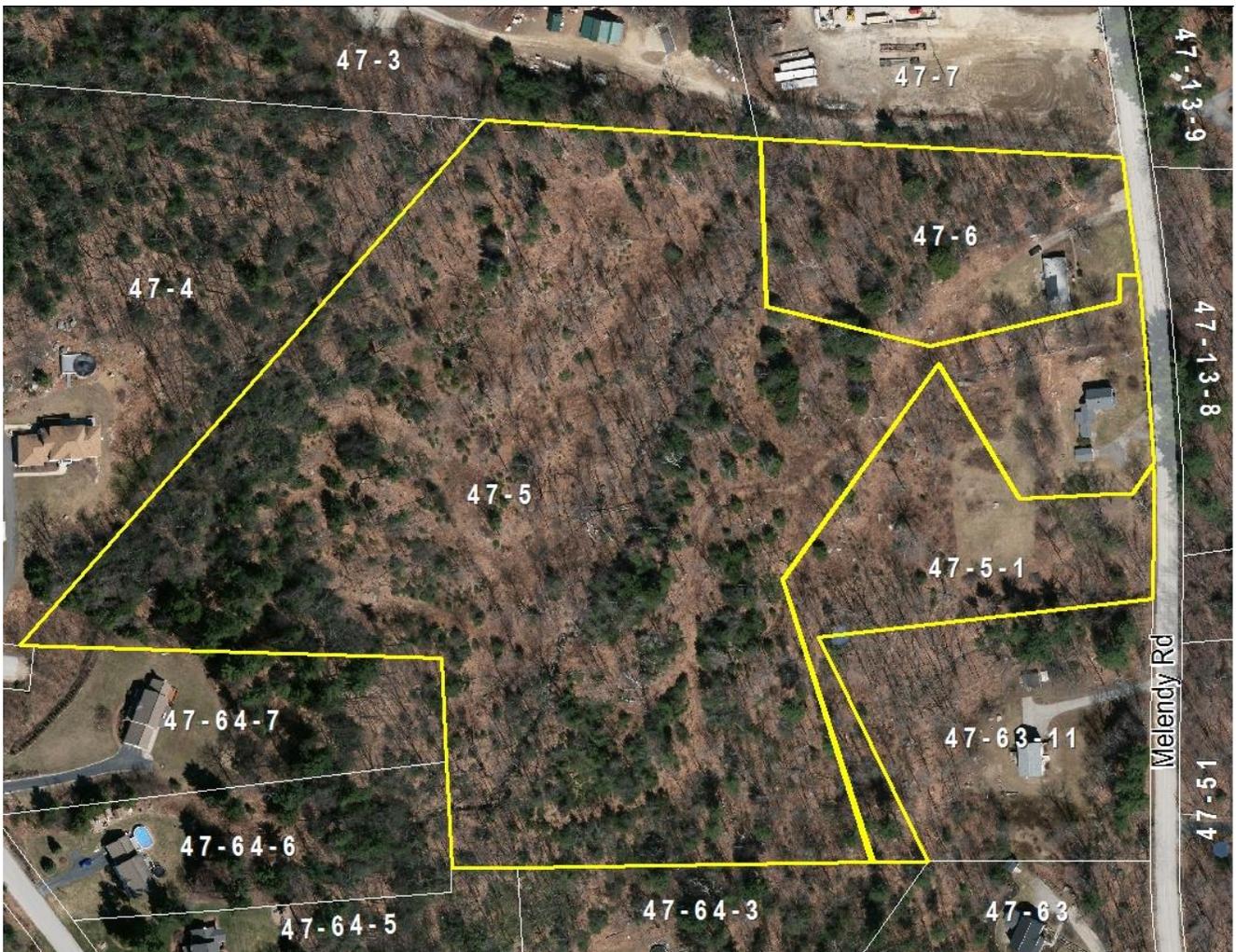
Staff has no issues with the proposed lot line adjustment and major subdivision. As this is a design review and final application taking part in one meeting the Board should first conduct a design review of the subdivision and review the general layout, review interdepartmental comments and formally decide on the type of subdivision (conventional vs. open space) and a density determination before proceeding with the final application review. Staff believes the conventional layout adequately demonstrates the site

Additionally, the Board may want to discuss minimizing the disturbance of land, and removal of shrubs and trees on the individual lots as many of the lots include some steep slopes. By maintaining the vegetation runoff could be minimized and the rural nature of the lots may be better preserved.

If the Planning Board approves the application the Planning Department recommends that the following conditions are met prior to final signing:

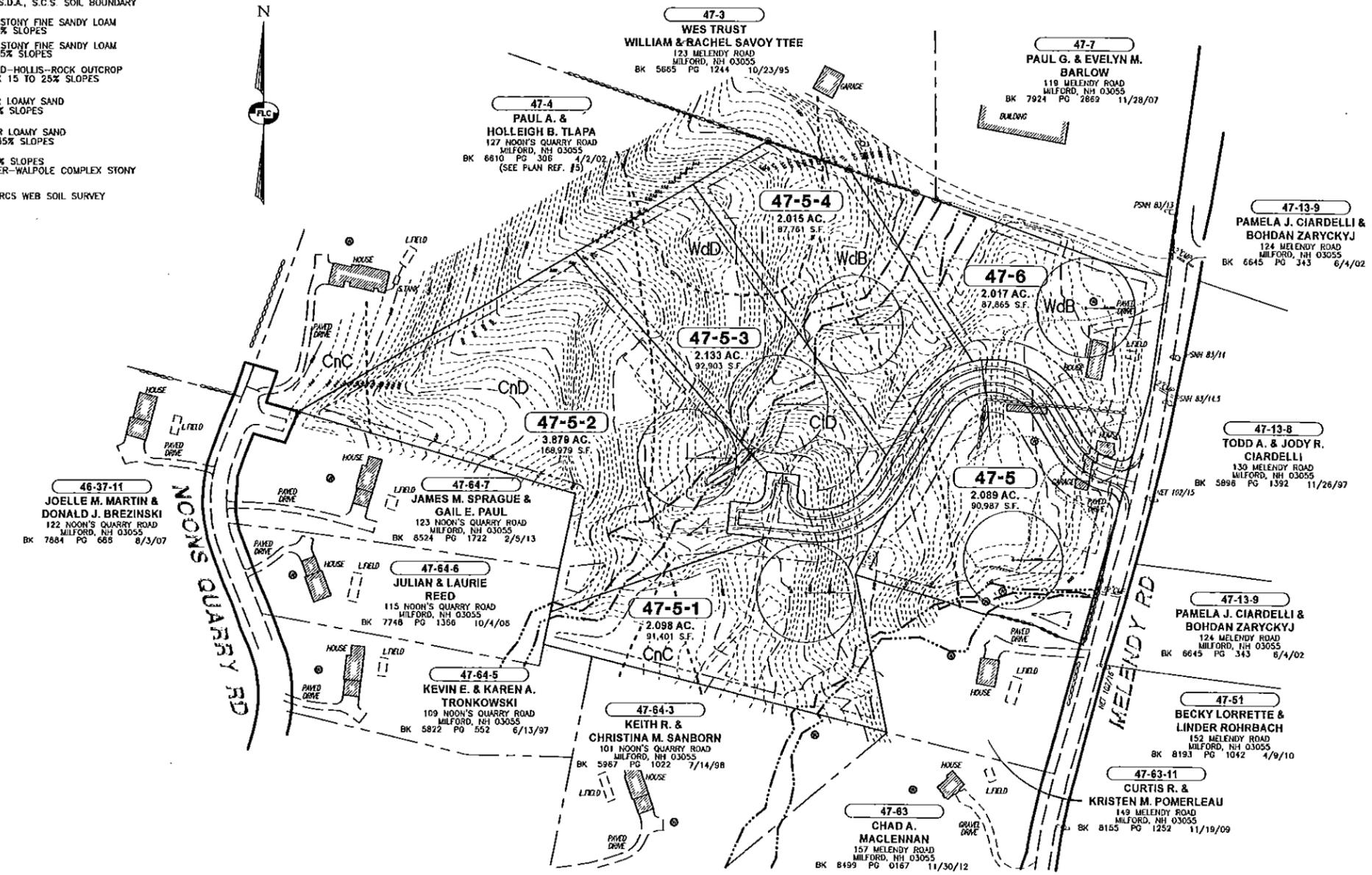
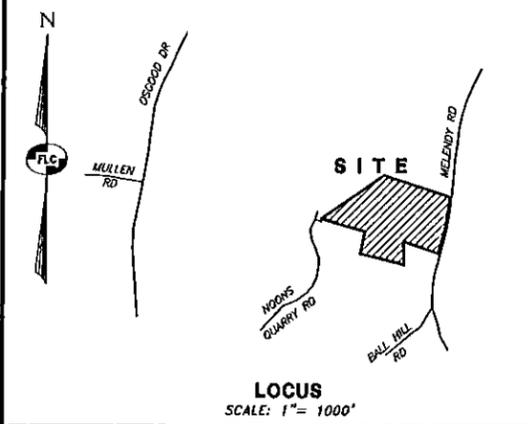
1. In coordination with Town Staff, investigate alternative stormwater control measures and revise plan set as necessary;
2. A note be added to the plan that states prior to the issuance of a final certificate of occupancy (C.O.) a letter from a licensed surveyor be submitted to the Building Department attesting that all lot monumentation has been set.
3. A note be added to the plan stating that all utilities shall be underground- Notes currently indicate utilities will be both underground and above ground.
4. Include proposed driveway locations on final plan set;

5. All state permit approval numbers and expiration dates be added to the notes section as necessary;
6. Delineation of all proposed easements; inclusive but not limited to utility, drainage, access, conservation, open space, slope etc;
7. All applicable easement documentation be submitted to the Town of Milford;
8. Note #5 on Sheet 1 of 6 be revised to add the following
 “Provided open space: 435,506 sq.ft. total provided (65.8% of site) of which 276,956 sq.ft. = non-wet & non steep slopes (41.9% of site which exceeds the required non-wet and non-steep slope requirement by 101%)”
9. Add a note indicating the ownership of the open space. If the open space will be owned by a nonprofit organization, in common by the 6 residential lots or by a homeowners association, all necessary legal documentation will need to be submitted for recording with the final subdivision plans.



NRCS SOILS LEGEND:

- U.S.D.A., S.C.S. SOIL BOUNDARY
 - CnC CANTON STONY FINE SANDY LOAM 8 TO 15% SLOPES
 - CnD CANTON STONY FINE SANDY LOAM 15 TO 35% SLOPES
 - CID CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX 15 TO 25% SLOPES
 - WdB WINDSOR LOAMY SAND 3 TO 8% SLOPES
 - WdD WINDSOR LOAMY SAND 15 TO 35% SLOPES
 - LVA 0 TO 8% SLOPES LEICESTER-WALPOLE COMPLEX STONY
- SOURCE: USDA NRCS WEB SOIL SURVEY



REFERENCE PLANS:

- "LOT LINE REVISION PLAN - TAX MAP PARCELS 47-5 & 47-6 - PREPARED FOR - ALFRED E. MCNEULT - MILFORD, N.H., SCALE: 1"=100', DATED: OCTOBER 16, 2007, LAST REV. 10/28/11 BY MERIDIAN LAND SERVICES, INC. (RECORDED AT THE H.C.R.D. AS PLAN #37248).
- "CONCEPTUAL #2 - LOT LINE REVISION & SUBDIVISION PLAN - TAX MAP PARCELS 47-5 & 47-6 - PREPARED FOR - ALFRED E. MCNEULT - MILFORD, N.H., SCALE: 1"=100', DATED: MARCH 19, 2007, LAST REV. 7/23/07 BY MERIDIAN LAND SERVICES, INC. (ON FILE AT THE TOWN OF MILFORD).
- "LOT LINE REVISION - AND MERGER PLAN - TAX MAP PARCELS 47-4 & 47-5 - MARY MCNEULT - MILFORD, N.H., SCALE: 1"=100', DATED: JANUARY 8, 2002, LAST REV. 3/20/02 BY MERIDIAN LAND SERVICES, INC. (RECORDED AT THE H.C.R.D. AS PLAN #31654).

NOTES:

- THE OWNER OF RECORD FOR LOTS 47-5, 47-5-1 & 47-6 IS CREATIVE INVESTORS - 321 ROUTE 125, BRENTWOOD, NH 03833. DEED REFERENCE TO THE PARCELS ARE BOOK 8593 PAGE 1879 DATED 08/13/13, IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO DETERMINE THE DEVELOPMENT POTENTIALS OF THE SUBJECT PARCELS BY DEPICTING A CONVENTIONAL SUBDIVISION LAYOUT. ALL OF THE PROPOSED LOTS SHOWN MEET OR EXCEED THE MINIMUM REQUIREMENTS AS OUTLINED IN THE MILFORD ZONING ORDINANCE. THIS PLAN THEREFORE SUPPORTS A DENSITY OF SIX LOTS.
- THE TOTAL AREA OF THE TAX MAP PARCELS 47-5, 47-5-1 & 47-6 IS 15.365 ACRES OR 869,309 SQ. FT. WITH 579.13' OF ROAD FRONTAGE.
- THE TOPOGRAPHY SHOWN FOR THE SITE WAS DEVELOPED FROM REFERENCE PLAN NO. 2.
- ZONING FOR THE ENTIRE SITE IS RESIDENCE "R". MINIMUM LOT FRONTAGE IS 200' WITH 2 ACRES OF LAND. BUILDING SETBACKS ARE 30' FRONT, 15' SIDE & REAR WITH 25' FROM WETLANDS. POSTED BUILDING SETBACK CHANGES ARE 50' FROM WETLANDS WITH 25' WETLANDS BUFFER. ALL LOTS SHOWN COMPLY WITH THE ZONING REQUIREMENTS AS OUTLINED ABOVE.
- THE PROPOSED LOTS WILL BE SERVICED BY UNDERGROUND UTILITIES, ONSITE WELL & SEPTIC SYSTEMS.
- THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM REFERENCE PLANS CITED.
- THIS SITE IS LOCATED OUTSIDE THE AQUIFER PROTECTION DISTRICT.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL #33011004700, SHEET 470 OF 701, DATED SEPTEMBER 25, 2009 INDICATES THAT THIS SITE LIES OUTSIDE OF THE 100 YEAR FLOOD HAZARD ZONE.

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- - - ADJUTING LOT LINE
- - - EDGE OF WETLANDS
- - - WETLAND BUFFER LINE
- - - SETBACK LINE
- - - EDGE OF PAVED ROAD
- - - EDGE OF GRAVEL ROAD
- STONE WALL
- BARBED WIRE FENCE
- - - DRAINAGE CULVERT
- PROPOSED DRIVEWAY LOCATION
- UTY POLE AND GUY WIRE
- LPA(1) IRON PIN/REBAR FOUND
- LPP(1) IRON PIPE FOUND
- DHP(1/2) DRILL HOLE FOUND OR SET
- G.B.(1) GRANITE BOUND FOUND
- EXISTING BUILDING
- 1-13-4 EXISTING TAX MAP AND LOT NUMBER
- TIE LINE
- GRANITE BOUND TO BE SET
- 137 STREET ADDRESS

TOWN OF MILFORD RECEIVED
SEP 17 2013
PB ZBA Office

GRAPHIC SCALE
100' 50' 0 100' 200' 300'
IMPERIAL: 1"=100'

| REV | DATE | DESCRIPTION | C/O | DR | CK |
|-----|------|-------------|-----|----|----|
| | | | | | |

EXHIBIT 1
6 LOT CONVENTIONAL SUBDIVISION PLAN
TAX MAP PARCELS 47-5, 47-5-1 & 47-6
PREPARED FOR
CREATIVE INVESTORS
131 MELENDY ROAD
MILFORD, NEW HAMPSHIRE

SCALE: 1" = 100' SEPTEMBER 4, 2013

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

778 Elm Street Suite C, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

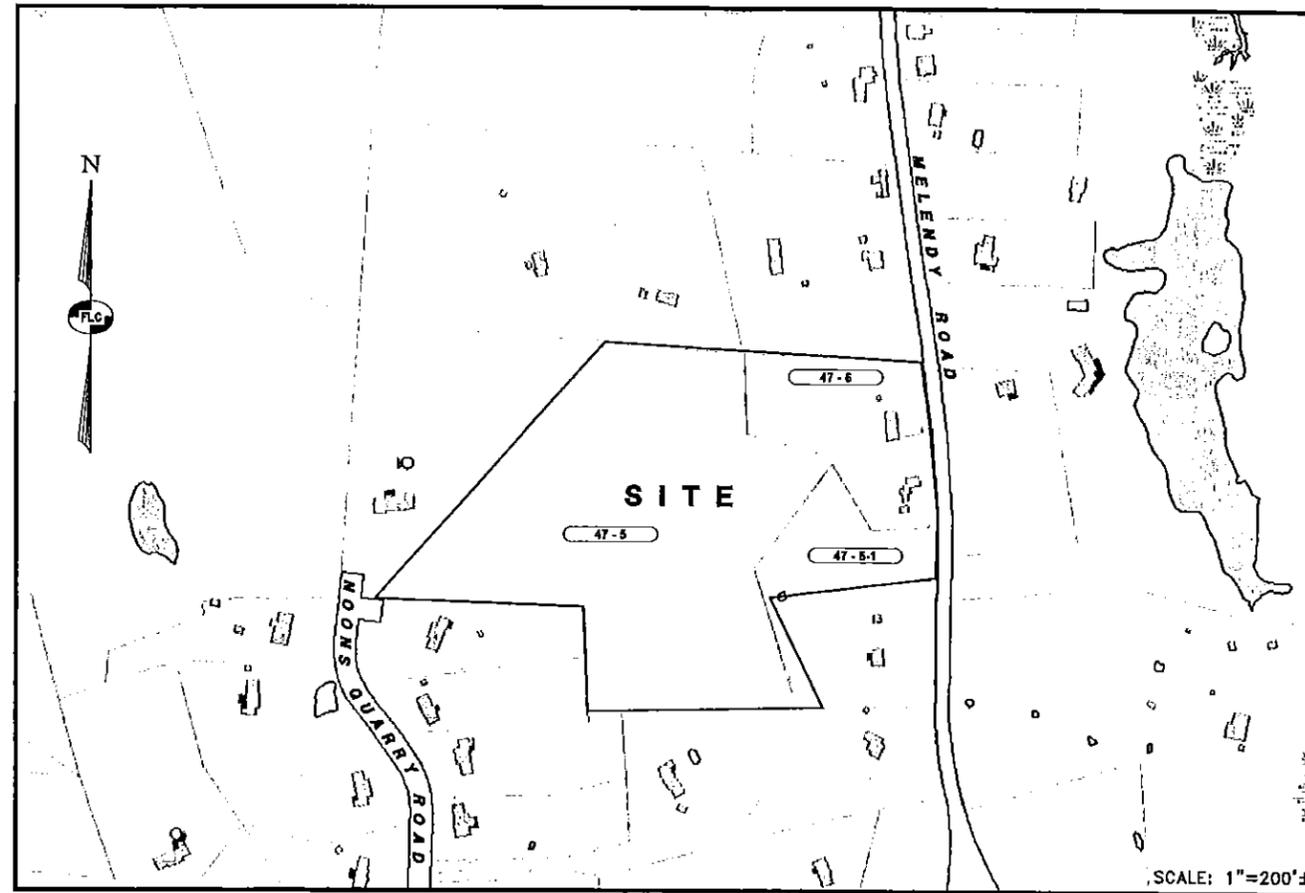
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OPEN SPACE SUBDIVISION

- TAX MAP 47 LOTS 5, 5-1 & 6 -

137 MELENDY ROAD
MILFORD, NEW HAMPSHIRE

SEPTEMBER 16, 2013



| SHEET INDEX | | |
|-------------|-------|-----------------------------|
| PAGE | SHEET | TITLE |
| - | C-1 | COVER SHEET |
| 1 | SB-1 | OPEN SPACE SUBDIVISION PLAN |
| 2 | EX-1 | EXISTING CONDITIONS PLAN |
| 3 | GR-1 | ROADWAY PLAN AND PROFILE |
| 4 | DT-1 | CONSTRUCTION DETAILS |
| 5 | LS-1 | DRAINAGE DETAILS |
| 6 | DT-1 | EROSION CONTROL DETAILS |

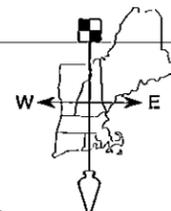
PREPARED FOR:
CREATIVE INVESTORS
P.O. BOX 424 - MILFORD, NH 03055



1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL UTILITY COMPANIES AND JURISDICTIONAL AGENCIES PRIOR TO AND DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811
CALL BEFORE YOU DIG
IT'S THE LAW

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



FIELDSTONE

LAND CONSULTANTS, PLLC

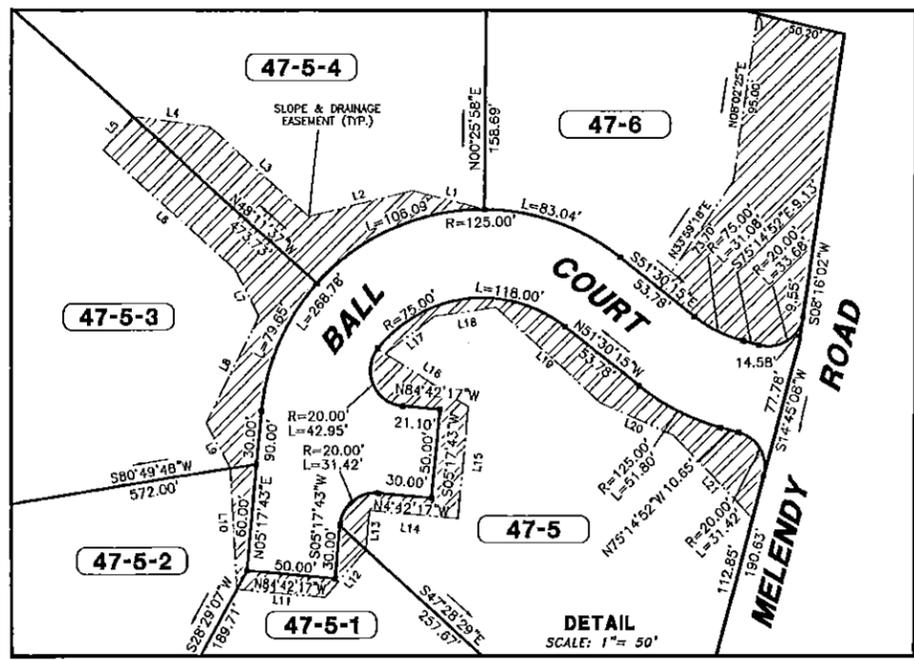
778 Elm Street Suite C, Milford, NH 03055
Phone: (603)-672-5456 Fax: (603)-413-5456
www.FieldstoneLandConsultants.com

TOWN OF MILFORD
RECEIVED

SEP 17 2013

PB _____ ZBA _____ Office _____

| REV. | DATE | DESCRIPTION | C/O | DR | CK |
|-------------------|------------------|-------------|-------------|----|----|
| FILE: 6100Y00.dwg | PROJ. NO. 610.00 | SHEET: C-1 | COVER SHEET | | |



DETAIL
SCALE: 1" = 50'

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N75°14'56"W | 42.00' |
| L2 | S75°52'51"W | 60.00' |
| L3 | N49°11'37"W | 78.00' |
| L4 | N82°42'20"W | 44.12' |
| L5 | S41°48'23"W | 25.00' |
| L6 | S48°11'37"E | 100.00' |
| L7 | S27°25'45"E | 30.00' |
| L8 | S28°33'57"W | 67.00' |
| L9 | S28°19'14"E | 28.00' |
| L10 | S02°59'27"E | 67.99' |
| L11 | S84°42'17"E | 50.00' |
| L12 | N40°48'49"E | 35.54' |
| L13 | N05°17'43"E | 22.00' |
| L14 | S84°42'17"E | 50.00' |
| L15 | N05°17'43"E | 83.00' |
| L16 | N57°41'35"W | 55.67' |
| L17 | N52°49'43"E | 35.00' |
| L18 | N81°47'01"E | 35.00' |
| L19 | S47°41'41"E | 80.00' |
| L20 | S58°43'04"E | 43.00' |
| L21 | S43°34'10"E | 65.00' |
| L22 | S82°09'18"W | 33.76' |
| L23 | S89°37'52"W | 125.00' |
| L24 | S19°49'35"W | 30.00' |
| L25 | S19°49'35"W | 46.00' |
| L26 | S77°01'40"E | 55.00' |

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- - - - - ABUTTING LOT LINE
- - - - - EDGE OF WETLANDS
- - - - - WETLAND BUFFER LINE
- - - - - SETBACK LINE
- - - - - EDGE OF PAVED ROAD
- - - - - EDGE OF GRAVEL ROAD
- - - - - STONE WALL
- - - - - BARBED WIRE FENCE
- - - - - DRAINAGE CHANNEL
- - - - - PROPOSED DRIVEWAY LOCATION
- - - - - UTILITY POLE AND GUY WIRE
- LPP(1) IRON PIN/REBAR FOUND
- LPP(2) IRON PIPE FOUND
- ⊙ D.H.(1) DRILL HOLE FOUND OR SET
- ⊙ G.H.(1) GRANITE BOUND FOUND
- (*) ASTERISK DENOTES PER REF. PLAN
- ▭ EXISTING BUILDING
- 1-13-4 EXISTING TAX MAP AND LOT NUMBER
- TIRELINE
- 131 STREET ADDRESS
- ⊙ EXISTING WELL
- PROPOSED GRANITE BOUND [195]
- PROPOSED DRILL HOLE/IRON PIN [195]

CERTIFICATION:

WETLANDS SHOWN ARE PER PLAN REFERENCE #2 AND VERIFIED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL Y-87-1 AND INTERIM REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.W.S. IN SEPTEMBER 2013.

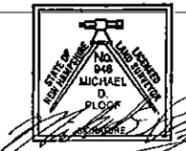
DATE: 7/16/13



CERTIFICATION:

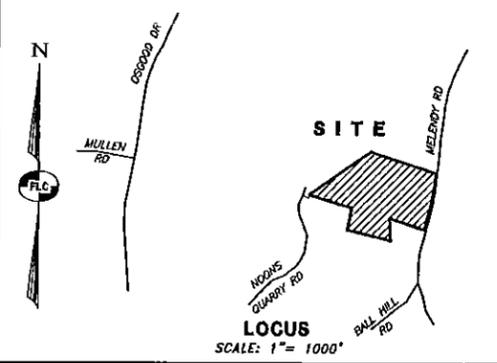
I HEREBY CERTIFY THAT THE BOUNDARY DATA SHOWN WAS COMPILED FROM THE REFERENCE PLANS CITED HEREON AND THAT IT IS MATHEMATICALLY CORRECT.

DATE: 9/16/13



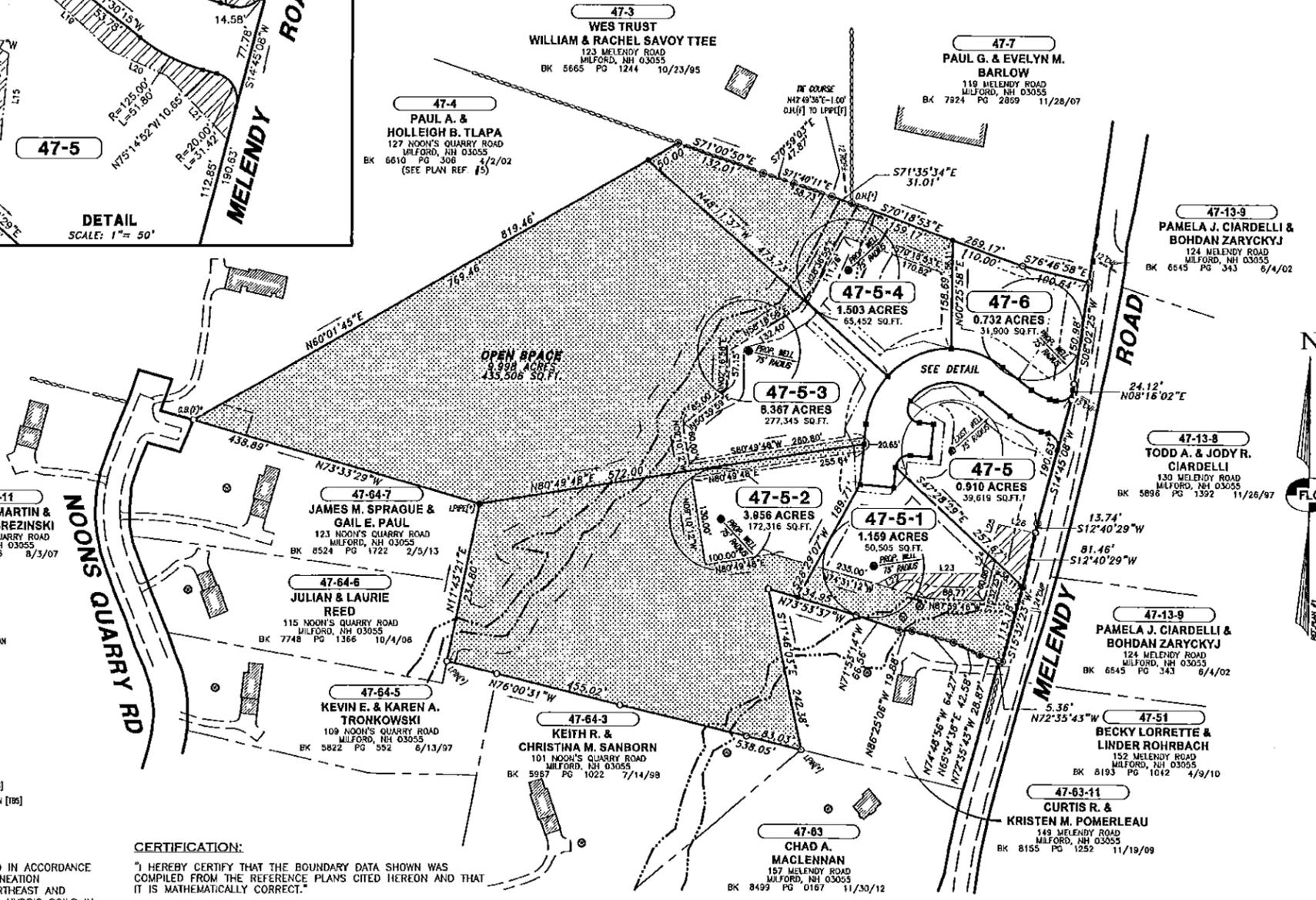
REFERENCE PLANS:

1. "LOT LINE REVISION PLAN - TAX MAP PARCELS 47-5 & 47-6 - PREPARED FOR - ALFRED E. VIGNEAULT - MILFORD, N.H., SCALE: 1"=100', DATED: OCTOBER 16, 2007, LAST REV. 10/28/11 BY MERIDIAN LAND SERVICES, INC. (RECORDED AT THE H.C.R.D. AS PLAN #37248).
2. "CONCEPTUAL #2 - LOT LINE REVISION & SUBDIVISION PLAN - TAX MAP PARCELS 47-5 & 47-6 - PREPARED FOR - ALFRED E. VIGNEAULT - MILFORD, N.H., SCALE: 1"=100', DATED: MARCH 19, 2007, LAST REV. 7/23/07 BY MERIDIAN LAND SERVICES, INC. (ON FILE AT THE TOWN OF MILFORD).
3. "SUBDIVISION PLAN - TAX MAP PARCEL 47-5 - PREPARED FOR - ALFRED E. VIGNEAULT - MILFORD, N.H., SCALE: 1"=40', DATED: SEPTEMBER 5, 2008, LAST REV. 11/18/08 BY MERIDIAN LAND SERVICES, INC. (RECORDED AT THE H.C.R.D. AS PLAN #38233).
4. "LOT LINE REVISION PLAN - TAX MAP PARCELS 47-5 & 47-6 - PREPARED FOR - ALFRED E. VIGNEAULT - MILFORD, N.H., SCALE: 1"=100', DATED: OCTOBER 16, 2007, LAST REV. 11/20/07 BY MERIDIAN LAND SERVICES, INC. (RECORDED AT THE H.C.R.D. AS PLAN #3841).
5. "LOT LINE REVISION - AND MERGER PLAN - TAX MAP PARCELS 47-4 & 47-5 - MARY VIGNEAULT - MILFORD, N.H., SCALE: 1"=100', DATED: JANUARY 8, 2002, LAST REV. 3/20/02 BY MERIDIAN LAND SERVICES, INC. (RECORDED AT THE H.C.R.D. AS PLAN #31634).



NOTES:

1. THE OWNER OF RECORD FOR LOTS 47-5, 47-5-1 & 47-6 IS CREATIVE INVESTORS - P.O. BOX 424, MILFORD, NH 03055. DEED REFERENCE TO THE PARCELS IS BOOK 8593 PAGE 1879 DATED 8/13/13 IN THE H.C.R.D.
 2. THE PURPOSE OF THIS PLAN IS TO DEPICT AN OPEN SPACE SUBDIVISION OF TAX MAP PARCELS 47-5, 47-5-1 AND 47-6 AS SHOWN.
 3. THE TOTAL AREA OF THE TAX MAP PARCELS 47-5, 47-5-1 & 47-6 IS 15,190 ACRES OR 661,674 SQ. FT. WITH 574.11' OF ROAD FRONTAGE.
 4. THE TOPOGRAPHY SHOWN FOR THE SITE WAS DEVELOPED FROM REFERENCE PLAN NO. 2.
 5. ZONING FOR THE ENTIRE SITE IS RESIDENCE 'R'. MINIMUM LOT FRONTAGE IS 200' WITH 2 ACRES OF LAND. BUILDING SETBACKS ARE 30' FRONT, 15' SIDE & REAR WITH A 25' WETLAND BUFFER.
- OPEN SPACE CALCULATIONS:
GROSS TRACT AREA = 15,190 ACRES OR 661,674 SQ. FT.
REQUIRED OPEN SPACE: 264,670 SQ. FT. MIN = 661,674 SQ. FT. X 40% OF WHICH 50% OR 132,335 SQ. FT. MUST BE NON-WET & NON STEEP SLOPES
PROVIDED OPEN SPACE: 435,506 SQ. FT. TOTAL PROVIDED OF WHICH 276,956 SQ. FT. = NON-WET & NON STEEP SLOPES
6. PROPOSED LOTS TO BE SERVICED BY OVERHEAD UTILITIES, ONSITE WELL & SEPTIC SYSTEMS.
 7. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM REFERENCE PLANS CITED.
 8. THIS SITE IS LOCATED OUTSIDE THE AQUIFER PROTECTION DISTRICT.
 9. EXAMINATION OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL #33011C0470D, SHEET 470 OF 701, DATED SEPTEMBER 25, 2009 INDICATES THAT THIS SITE LIES OUTSIDE OF THE 100 YEAR FLOOD HAZARD ZONE.
 10. PORTIONS OF THE PARCEL LIE WITHIN THE WETLANDS CONSERVATION OVERLAY DISTRICT. A 25 FOOT NON-DISTURBANCE BUFFER EXISTS FROM ALL DELINEATED WETLANDS PER SECTION 6.02.30 OF THE MILFORD ZONING ORDINANCE.
 11. ANY NEW CONSTRUCTION ON NEWLY CREATED BUILDING LOTS SHALL BE SUBJECT TO POLICE AND LIBRARY IMPACT FEES (TO BE DETERMINED AT TIME OF BUILDING PERMIT APPLICATION).
 12. ALL PROPOSED DRIVEWAYS ARE TO BE CONSTRUCTED TO TOWN OF MILFORD STANDARDS.
 13. THE DEVELOPER SHALL POST A SIGN READING AS FOLLOWS PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY "THIS ROAD HAS NOT BEEN ACCEPTED BY THE TOWN OF MILFORD. UNTIL THE ROAD HAS BEEN ACCEPTED THE TOWN ASSUMES NO RESPONSIBILITY FOR MAINTENANCE, INCLUDING SNOW REMOVAL, NOR ANY LIABILITY FOR DAMAGE RESULTING FROM USE OF THIS STREET. RSA 674:41.
 14. SLOPE AND DRAINAGE EASEMENTS TO BE CONVEYED TO THE TOWN OF MILFORD.
 15. THE FINAL APPROVED PLAN SET IS ON RECORD AT THE TOWN OF MILFORD PLANNING DEPARTMENT.
 16. ALL ROAD DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD'S DEVELOPMENT REGULATIONS AND PUBLIC WORKS INFRASTRUCTURE DESIGN, CONSTRUCTION AND ADMINISTRATION STANDARDS.
 17. UPON ISSUANCE OF THE INITIAL BUILDING PERMIT, THE ROADWAY IS REQUIRED TO BE MAINTAINED PASSABLE, INCLUDING IN WINTER, UNTIL ACCEPTED BY THE TOWN.
 18. SILTATION FENCING SHALL BE REMOVED AFTER SITE STABILIZATION AND PRIOR TO ROAD ACCEPTANCE.
 19. NHDES SUBDIVISION APPROVAL NUMBER: PENDING

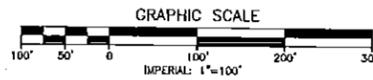


APPROVED

MILFORD, NH PLANNING BOARD
SUBDIVISION #:
DATE APPROVED:
SIGNED:

I, THE UNDERSIGNED, HAVE REVIEWED THIS PLAN AND DO HEREBY AGREE THAT THIS PLAN REPRESENTS MY LAND AS KNOWN AND THAT ALL PROPOSED IMPROVEMENTS SHOWN HEREON MEET MY APPROVAL.

OWNER OF PARCELS 47-5, 47-5-1, & 47-6 DATE



| REV. | DATE | DESCRIPTION | C/O | DR | CK |
|------|------|-------------|-----|----|----|
| | | | | | |

OPEN SPACE SUBDIVISION PLAN
TAX MAP PARCELS 47-5, 47-5-1 & 47-6
137 & 131 MELENDY ROAD
MILFORD, NEW HAMPSHIRE
LAND OF
CREATIVE INVESTORS
P.O. BOX 424 MILFORD, NH 03055

SCALE: 1" = 100' SEPTEMBER 16, 2013

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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778 Elm Street Suite C, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

NRCS SOILS LEGEND:
 --- U.S.D.A., S.C.S. SOIL BOUNDARY
CnC CANTON STONY FINE SANDY LOAM
 8 TO 15% SLOPES
CnD CANTON STONY FINE SANDY LOAM
 15 TO 35% SLOPES
CID CHATFIELD-HOLLIS-ROCK OUTCROP
 COMPLEX 15 TO 25% SLOPES
WdB WINDSOR LOAMY SAND
 3 TO 8% SLOPES
WdD WINDSOR LOAMY SAND
 15 TO 35% SLOPES
LVA 0 TO 8% SLOPES
 LEICESTER-WALPOLE COMPLEX STONY
 SOURCE: USDA NRCS WEB SOIL SURVEY

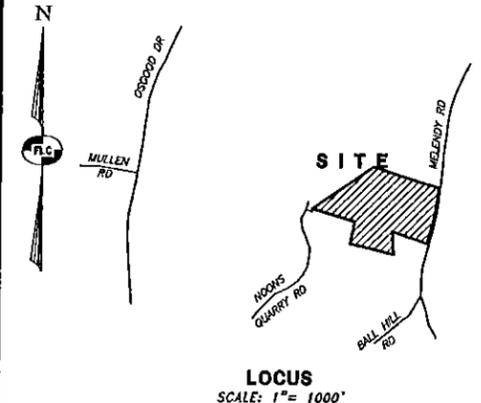
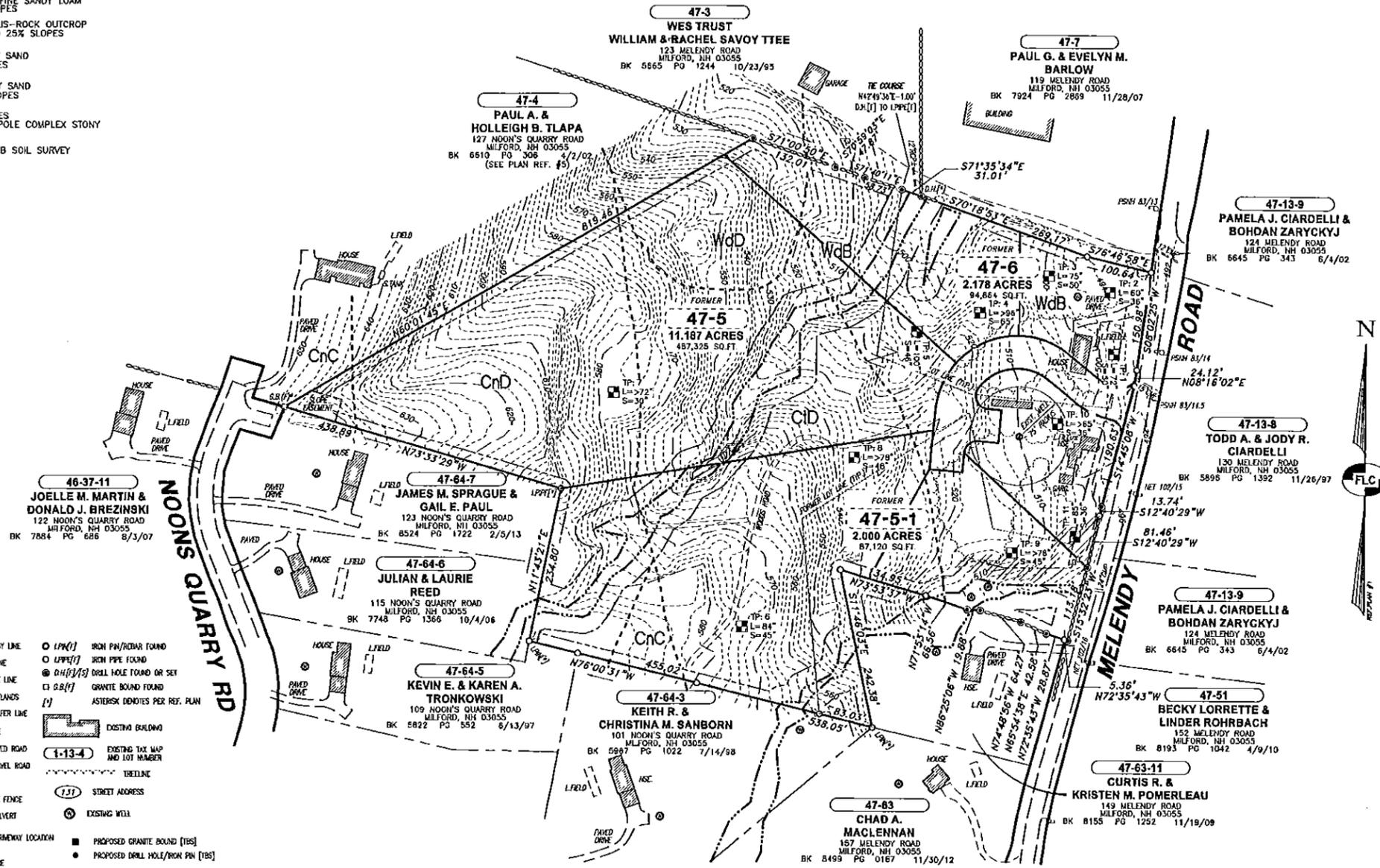
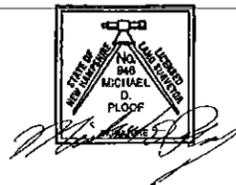
LEGEND:
 --- RIGHT-OF-WAY LINE
 --- BOUNDARY LINE
 --- ADJOINING LOT LINE
 --- EDGE OF WETLANDS
 --- WETLAND BUFFER LINE
 --- SETBACK LINE
 --- EDGE OF PAVED ROAD
 --- EDGE OF GRAVEL ROAD
 --- STONE WALL
 --- BARBED WIRE FENCE
 --- DRAINAGE CULVERT
 --- PROPOSED DRAINWAY LOCATION
 --- UTILITY POLE AND GUY WIRE
 ○ (IPN) IRON PIN/ROD FOUND
 ○ (LPP) IRON PIPE FOUND
 ○ (D.H.) DRILL HOLE FOUND OR SET
 □ (G.B.) GRANITE BOUND FOUND
 [*] ASTERISK DENOTES PER REF. PLAN
 [1-13-4] EXISTING BUILDING
 [1-13-4] EXISTING WAP AND LOT NUMBER
 [1-13-4] TIRELINE
 [1-13-4] STREET ADDRESS
 [1-13-4] EXISTING WELL
 ■ PROPOSED GRANITE BOUND (TBS)
 ● PROPOSED DRILL HOLE/IRON PIN (TBS)

CERTIFICATION:
 WETLANDS SHOWN ARE PER PLAN REFERENCE #2 AND VERIFIED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL Y-87-1 AND INTERIM REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.W.S. IN SEPTEMBER 2013.

DATE: 9/16/13



CERTIFICATION:
 "I HEREBY CERTIFY THAT THE BOUNDARY DATA SHOWN WAS COMPILED FROM THE REFERENCE PLANS CITED HEREON AND THAT IT IS MATHEMATICALLY CORRECT."
 DATE: 9/16/13



- REFERENCE PLANS:**
- "LOT LINE REVISION PLAN - TAX MAP PARCELS 47-5 & 47-6 - PREPARED FOR - ALFRED E. VIGNEAULT - MILFORD, N.H., SCALE: 1"=100', DATED: OCTOBER 16, 2007, LAST REV. 10/28/11 BY MERIDIAN LAND SERVICES, INC. (RECORDED AT THE H.C.R.D. AS PLAN #37248).
 - "CONCEPTUAL #2 - LOT LINE REVISION & SUBDIVISION PLAN - TAX MAP PARCELS 47-5 & 47-6 - PREPARED FOR - ALFRED E. VIGNEAULT - MILFORD, N.H., SCALE: 1"=100', DATED: MARCH 19, 2007, LAST REV. 7/23/07 BY MERIDIAN LAND SERVICES, INC. (ON FILE AT THE TOWN OF MILFORD).
 - "SUBDIVISION PLAN - TAX MAP PARCEL 47-5 - PREPARED FOR - ALFRED E. VIGNEAULT - MILFORD, N.H., SCALE: 1"=40', DATED: SEPTEMBER 5, 2008, LAST REV. 11/18/08 BY MERIDIAN LAND SERVICES, INC. (RECORDED AT THE H.C.R.D. AS PLAN #36233).
 - "LOT LINE REVISION PLAN - TAX MAP PARCELS 47-5 & 47-6 - PREPARED FOR - ALFRED E. VIGNEAULT - MILFORD, NEW HAMPSHIRE, SCALE: 1"=100', DATED: OCTOBER 18, 2007, LAST REV. 11/20/07 BY MERIDIAN LAND SERVICES, INC. (RECORDED AT THE H.C.R.D. AS PLAN #35841).
 - "LOT LINE REVISION - AND MERGER PLAN - TAX MAP PARCELS 47-4 & 47-5 - MARY VIGNEAULT - MILFORD, N.H., SCALE: 1"=100', DATED: JANUARY 8, 2002, LAST REV. 3/20/02 BY MERIDIAN LAND SERVICES, INC. (RECORDED AT THE H.C.R.D. AS PLAN #31054).

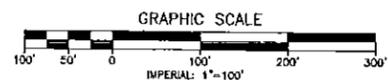
- NOTES:**
- THE OWNER OF RECORD FOR LOTS 47-5, 47-5-1 & 47-6 IS CREATIVE INVESTORS - P.O. BOX 424, MILFORD, NH 03055. DEED REFERENCE TO THE PARCELS IS BOOK 8583 PAGE 1879 DATED 8/13/13 IN THE H.C.R.D.
 - THE PURPOSE OF THIS PLAN IS DEFINE THE PERIMETER OF PARCELS 47-5, 47-6 & 47-5-1 AND DEPICT THE IMPROVEMENTS AS SHOWN.
 - THE TOTAL AREA OF THE TAX MAP PARCELS 47-5, 47-5-1 & 47-6 IS 15.190 ACRES OR 661,674 SQ. FT. WITH 574.11' OF ROAD FRONTAGE.
 - THE TOPOGRAPHY SHOWN FOR THE SITE WAS DEVELOPED FROM REFERENCE PLAN NO. 2
 - ZONING FOR THE ENTIRE SITE IS RESIDENCE 'R'. MINIMUM LOT FRONTAGE IS 200' WITH 2 ACRES OF LAND. BUILDING SETBACKS ARE 30' FRONT, 15' SIDE & REAR WITH A 25' WETLAND BUFFER.
 - EXISTING LOTS ARE SERVICED BY OVERHEAD UTILITIES, ONSITE WELL & SEPTIC SYSTEMS.
 - THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM REFERENCE PLANS CITED.
 - THIS SITE IS LOCATED OUTSIDE THE AQUIFER PROTECTION DISTRICT.
 - EXAMINATION OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL #330110A700, SHEET 470 OF 701, DATED SEPTEMBER 25, 2009 INDICATES THAT THIS SITE LIES OUTSIDE OF THE 100 YEAR FLOOD HAZARD ZONE.

| REV. | DATE | DESCRIPTION | C/O | DR | CK |
|------|------|-------------|-----|----|----|
| | | | | | |

EXISTING CONDITIONS PLAN
TAX MAP PARCELS 47-5, 47-5-1 & 47-6
137 & 131 MELENDY ROAD
MILFORD, NEW HAMPSHIRE
 LAND OF:
CREATIVE INVESTORS
 P.O. BOX 424 MILFORD, NH 03055

SCALE: 1" = 100' SEPTEMBER 16, 2013
 Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

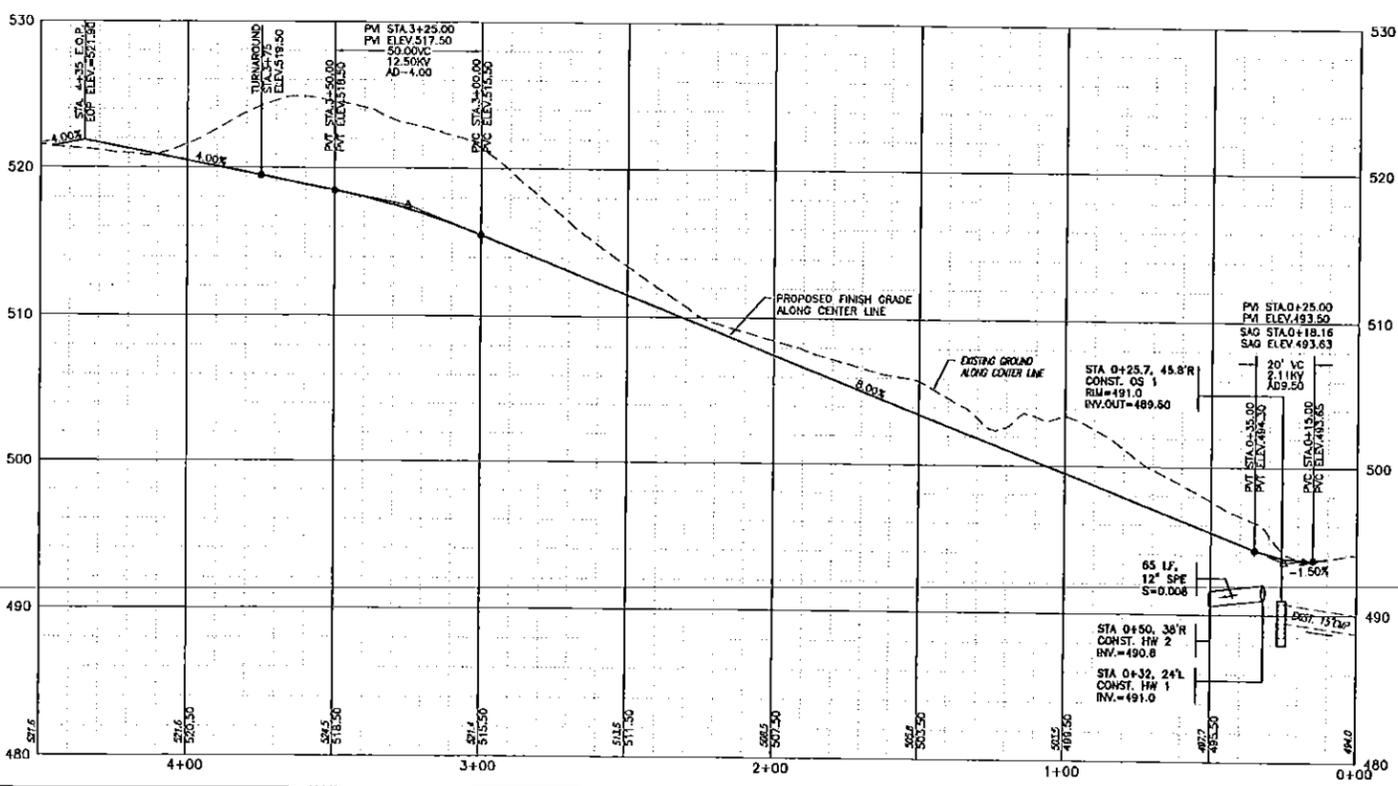
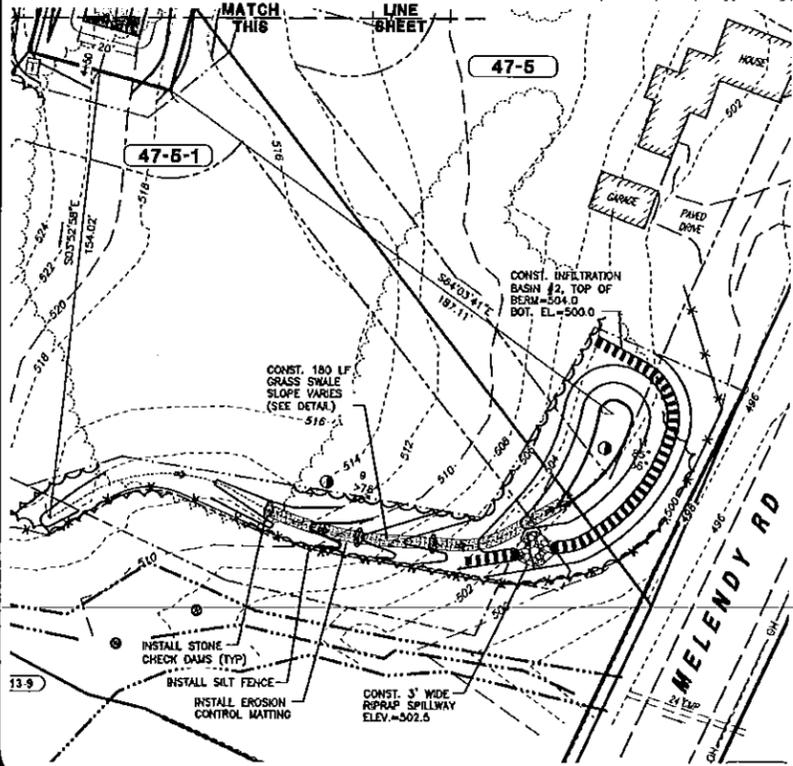
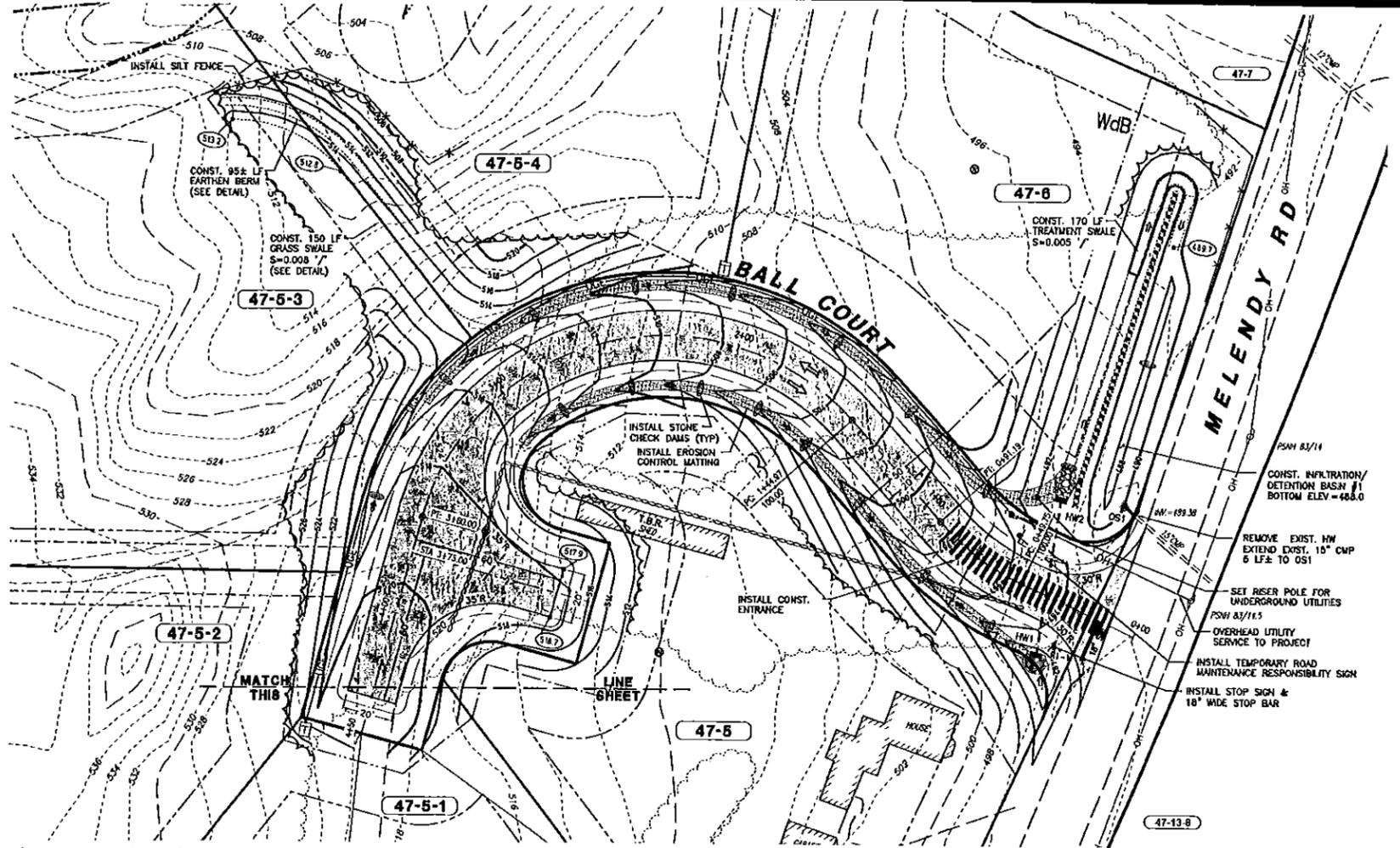
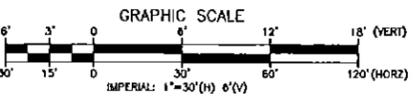
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LEGEND:

- EXISTING FEATURES**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - EDGE OF WETLANDS
 - WETLAND BUFFER LINE
 - SETBACK LINE
 - EDGE OF PAVED ROAD
 - EDGE OF GRAVEL ROAD
 - STONE WALL
 - BARBED WIRE FENCE
 - DRAINAGE CULVERT
 - PROPOSED DRIVEWAY LOCATION
 - UTILITY POLE AND OUT WIRE
 - IRON PIPE/PIER FOUND
 - IRON PIPE FOUND
 - GRILL HOLE FOUND OR SET
 - GRANITE BOUND FOUND
 - EXISTING BUILDING
 - EXISTING TAX MAP AND LOT NUMBER
 - TREELINE
 - GRANITE BOUND TO BE SET
 - STREET ADDRESS
- PROPOSED FEATURES**
- CONSERVATION EASEMENT
 - SLOPE & DRAINAGE EASEMENT
 - 2 FT. CONTOUR
 - 10 FT. CONTOUR
 - SPOT ELEVATION
 - STORM WATER DRAINAGE
 - EDGE OF FANDEMENT
 - UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
 - SURFACE WATER FLOW
 - STONE CHECK DAM TO BE REMOVED
 - SMILE
 - TEMPORARY SILT FENCE
 - EROSION CONTROL BLANKET
 - STONE RIPRAP
 - PAVED AREA
 - LIMITS OF CLEARING
 - TAX MAP AND LOT NUMBER
 - STOP SIGN & STREET ID SIGN
 - TRANSFORMER PAD

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811

CONSTRUCTION & UTILITY NOTES:

- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF MILFORD AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF MILFORD DEPARTMENT OF PUBLIC WORKS INFRASTRUCTURE DESIGN, CONSTRUCTION AND ADMINISTRATION STANDARDS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
- ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
- 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. THE 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 CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-888-344-7233).
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENT'S PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
- BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF MILFORD FIRE DEPARTMENT REGULATIONS.
- ALL DISTURBED NON-PAVED AREAS SHALL BE LOADED AND SEEDING IMMEDIATELY UPON BEING CONSTRUCTED.
- ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
- EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
- ALL POWER WORK SHALL CONFORM TO PUBLIC SERVICE OF NEW HAMPSHIRE STANDARDS.
- ALL TELEPHONE WORK SHALL CONFORM TO FAIRPOINT COMMUNICATIONS SPECIFICATIONS.
- ALL DRAINAGE PIPE SHALL BE FURNISHED AND INSTALLED WITH FLEXIBLE GASKETS. JOINTS SHALL BE MADE WITH OIL RESISTANT COMPRESSION RINGS OF AN ELASTOMERIC MATERIAL CONFORMING TO ASTM C-412. MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL BE FOLLOWED.
- ALL LOTS SHALL BE SERVICED BY UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE THE FINAL LOCATION OF THE UNDERGROUND TELEPHONE AND ELECTRICAL SERVICES WITH THE OWNER PRIOR TO CONSTRUCTION.
- ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.

STATE OF NEW HAMPSHIRE
CHAD E. BRANON
2191
9/16/13

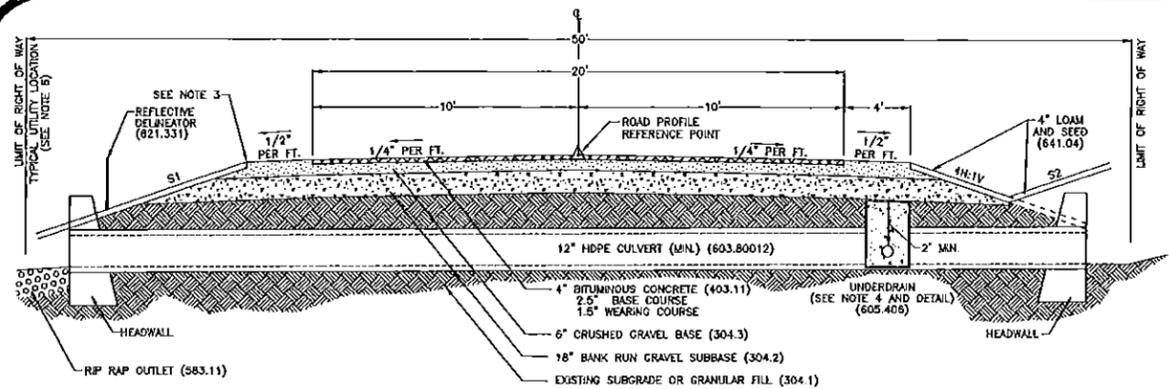
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ROADWAY PLAN & PROFILE
- STA 0+00 TO STA 4+50, BALL COURT -
TAX MAP PARCELS 47-5, 47-5-1 & 47-8
137 & 131 MELEUDY ROAD
MILFORD, NEW HAMPSHIRE
LAND OF:
CREATIVE INVESTORS
P.O. BOX 424 MILFORD, NH 03055

SCALE: AS SHOWN SEPTEMBER 16, 2013
Surveying + Engineering + Land Planning + Permitting + Septic Designs

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GENERAL ROAD CONSTRUCTION NOTES

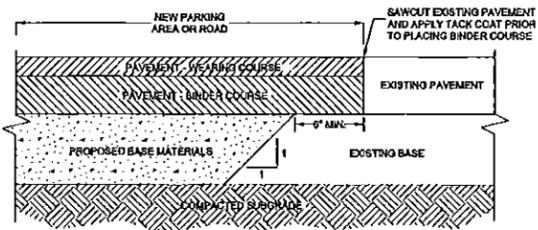
- REMOVE ALL LOAM, CLAY, MUCK, STUMPS, AND OTHER IMPROPER ROAD FOUNDATION MATERIAL WITHIN 3' OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL MATERIAL ACCEPTABLE TO THE DIRECTOR OF PUBLIC WORKS. COMPACTION TO BE AT LEAST 95% OF THE DRY WEIGHT AS DETERMINED BY MODIFIED PROCTOR TESTING (ASTM 1557).
- ALL MATERIALS AND CONSTRUCTION SHALL MEET AND BE COMPLETED IN STRICT ACCORDANCE WITH THE TOWN OF MILFORD'S CURRENT ROAD AND DRAINAGE SPECIFICATIONS.
- A 2.5' SHOULDER EXTENSION IS REQUIRED WHEREVER GUARDRAILS ARE TO BE LOCATED (SEE BELOW) TO PROVIDE FOR GUARDRAIL CONSTRUCTION AND SUPPORT.
- SHOULD UNDERDRAIN PIPE BE REQUIRED IN CUT SECTIONS, THE PIPE SHALL DISCHARGE THROUGH A MORTARED RUBBLE AND MASONRY ENDWALL OR INTO A CATCH BASIN.
- WHERE ROAD GRADE IS 5% OR GREATER, ROAD SHALE SHALL BE LINED WITH RIPRAP (2 LAYERS, 6" TO 8" STONE, 6' WIDE WITH 6" GRAVEL BASE OR EROSION CONTROL FABRIC).
- ALL UTILITY POLES AND TRANSFORMER SLABS SHALL BE LOCATED AT THE RIGHT OF WAY LINE.

MAXIMUM SIDE SLOPES:

| DISTANCE TO ORIGINAL GROUND | S1 (FILL) | S2 (CUT) |
|-----------------------------|-----------|----------|
| LESS THAN 10' | 4:1 | 3:1 |
| 10' TO 20' | 3:1 | 2:1 |
| GREATER THAN 20' LEDGE | - | 1:2 |

SCALE: N.T.S.

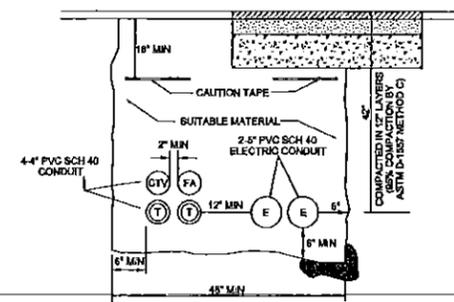
TYPICAL CROSS-SECTION - SUBDIVISION STREET DT-1



- NOTE:
- SEE ROADWAY OR PARKING LOT SECTION FOR MATERIALS AND ASSOCIATED DEPTHS.
 - INFRAED JOINT AFTER PLACING PAVEMENT.

SCALE: N.T.S.

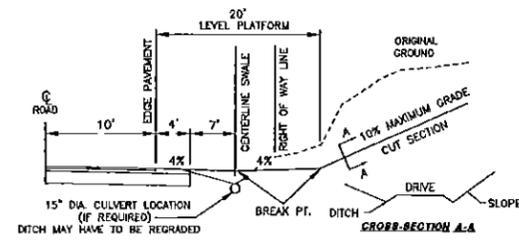
PAVEMENT MATCH DT-2



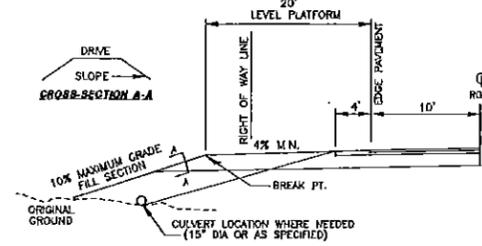
NOTE: ALL CONDUIT AND TRENCH WORK SHALL CONFORM TO THEIR RESPECTIVE UTILITY COMPANY REQUIREMENTS

SCALE: N.T.S.

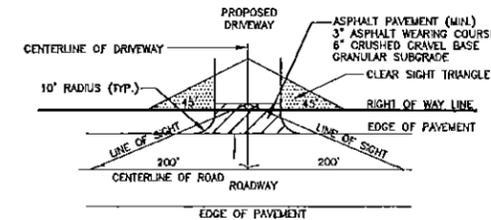
TYPICAL UTILITY TRENCH DT-3



TYPICAL RURAL DRIVEWAY - CUT CROSS SECTION



TYPICAL RURAL DRIVEWAY - FILL CROSS SECTION



TYPICAL RURAL DRIVEWAY PLAN VIEW

- DRIVEWAY CONSTRUCTION REQUIREMENTS**
- ALL DRIVEWAYS CONNECTED TO TOWN ROADS MUST BE BUILT AND MAINTAINED BY THE HOMEOWNER OR HIS/HER REPRESENTATIVE IN ACCORDANCE WITH THESE SPECIFICATIONS.
 - DRIVEWAYS CAN NOT DIVERT OR INTERRUPT THE NATURAL OR DITCHLINE FLOW OF RUNOFF. IN MOST CASES, THIS CAN BE ACCOMPLISHED THROUGH THE INSTALLATION OF A REINFORCED CONCRETE PIPE OR CORRUGATED ALUMINUM METAL PIPE CULVERT (12" MINIMUM OR AS SPECIFIED HEREIN) UNDER THE DRIVEWAY WITH PROPER ALIGNMENT AND GRADE.
 - WHERE SHALLOW DITCHLINES EXIST AT THE CREST OF A TOWN ROAD OR NATURAL DRAINAGE COURSES DISCHARGE RUNOFF FROM THE TOWN ROADWAY, DRIVEWAYS MAYBE REQUIRED TO BE DEPRESSED AT A POINT BEYOND THE ROAD SHOULDER TO ACCOMMODATE THE FLOW OF SURFACE WATER. (SEE TYPICAL DRIVEWAY PROFILE DETAILS ABOVE).
 - THE PROPOSED DRIVEWAY LOCATION MUST BE STAKED OUT PRIOR TO APPROVAL OF THIS PERMIT.
 - THERE SHALL BE NO PERMANENT STRUCTURE CONSTRUCTED, BELOW OR ABOVE THE FINISH GRADE, THAT IS CONTAINED WITHIN THE TOWN RIGHT-OF-WAY. IT SHALL BE THE APPLICANT'S RESPONSIBILITY TO DETERMINE THE LOCATION OF THE RIGHT-OF-WAY LINE (PROPERTY LINE).

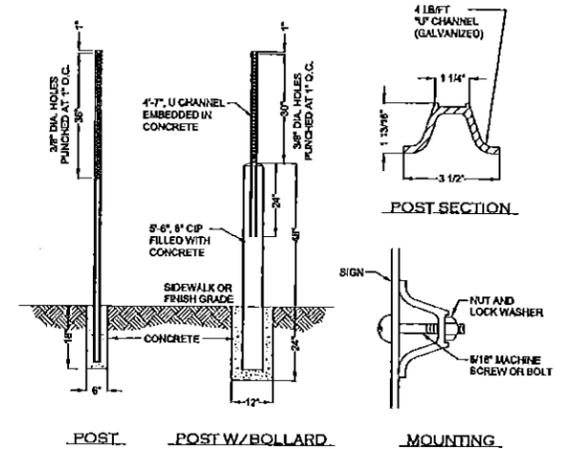
REFERENCE: MILFORD DEPT OF PUBLIC WORKS - SECTION X - FIGURE 1: DRIVEWAY DETAIL

TYPICAL DRIVEWAY DETAILS DT-4

- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF MILFORD.
- 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. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE 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 CONTRACTOR SHALL CONTACT "DIGSAFE" 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, ZONING 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/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
- 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.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

GENERAL CONSTRUCTION NOTES

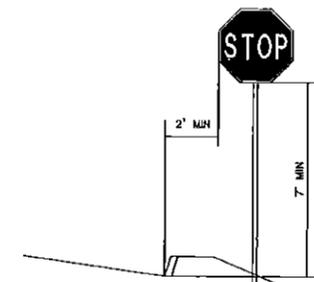
DT-5



SIGN POST - STANDARD & W/BOLLARD

SCALE: N.T.S.

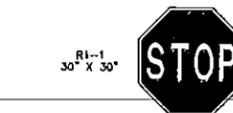
DT-6



STOP SIGN LOCATION DETAIL

SCALE: N.T.S.

DT-7



NOTES:

- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST NH/DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF ALL SIGNAGE AND PAVEMENT MARKINGS.

SCALE: N.T.S.

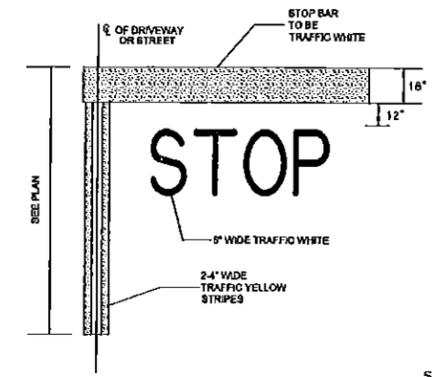
TRAFFIC SIGNS - ON SITE

DT-8

- INSTALL STONE CHECK DAMS AND SILTATION CONTROL FENCES IN LOCATIONS SHOWN ON PLANS. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE(S).
- CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS ARE TO BE DISPOSED OF APPROPRIATELY. IF THEY ARE TO BE DISPOSED ON-SITE THEY SHALL BE COMPACTED AND ALL VOIDS FILLED WITH SUITABLE MATERIAL. COVER WITH 4" OF LOAM AND SEED PER THE EROSION CONTROL NOTES.
- REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES.
- ROUGH GRADE SITE - CONSTRUCT DRAINAGE BASINS AND DRAINAGE SWALES DURING INITIAL PORTION OF CONSTRUCTION. STABILIZE IMMEDIATELY PER THE CONSTRUCTION AND EROSION CONTROL DETAILS. DO NOT DIRECT STORM WATER RUNOFF TO THESE STRUCTURES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.
- CONSTRUCT ROAD AND INSTALL DRAINAGE PIPES AND STRUCTURES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES.
- PLACE STONE CHECK DAMS AROUND RALETS AROUND ALL STRUCTURES UNTIL ROAD IS PAVED AND ALL NON-PAVED DISTURBED AREAS HAVE A HEALTHY VEGETATIVE COVER.
- INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.5" OR GREATER RAINFALL.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERM, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- FINISH GRADING TO PREPARE FOR PAVING AND LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
- FINISH PAVING. PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF ROADWAY PAVING (SEE EROSION CONTROL NOTES).
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- IN AN EFFORT TO RESTORE ADEQUATE INFILTRATION RATES OF THE BASINS PRIOR TO USE, THE BASES OF THE INFILTRATION BASINS SHALL BE DEEPLY FILLED AND THEN FOLLOWED BY A PASS WITH A LEVELING DRAG. STORMWATER FLOWS ARE NOT TO BE DIRECTED INTO THE INFILTRATION BASIN UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

CONSTRUCTION SEQUENCE NOTES

DT-9



STOP BAR DETAIL

SCALE: N.T.S.

DT-10

| REV. | DATE | DESCRIPTION | C/O | DR | CK |
|------|------|-------------|-----|----|----|
| | | | | | |

CONSTRUCTION DETAILS - OPEN SPACE SUBDIVISION PLAN -

TAX MAP PARCELS 47-5, 47-5-1 & 47-8

137 & 131 MELENDY ROAD

MILFORD, NEW HAMPSHIRE

LAND OF:

CREATIVE INVESTORS

P.O. BOX 424 MILFORD, NH 03055

SCALE: AS SHOWN

SEPTEMBER 16, 2013

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

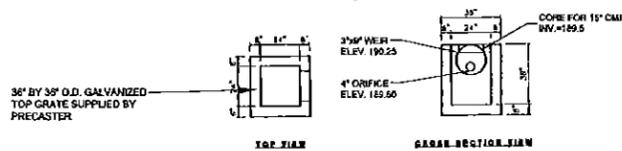
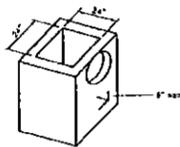
FIELDSTONE LAND CONSULTANTS, PLLC

778 Elm Street Suite C, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

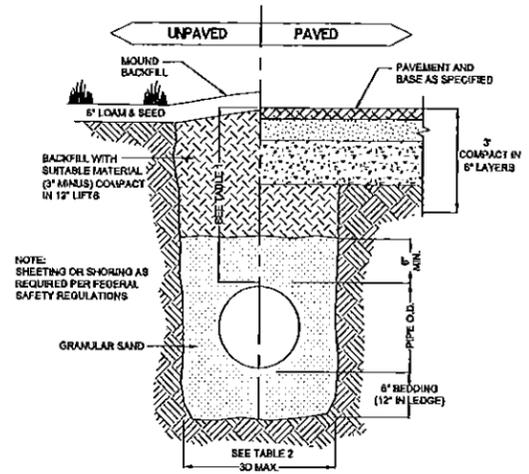


Abstract Kwik Bunker
Prop. Pat. 2011-011

- Specifications
1. Concrete 4000 psi minimum.
 2. See General Specifications to these drawings for details.
 3. Design loading per MS-RD-10 20
 4. Erection As specified.



SCALE: N.T.S.
SCITUATE PRECAST DROP INLET (OR EQUAL) 1 DT-2

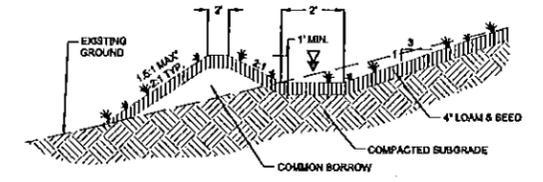


NOTE: SHEETING OR SHORING AS REQUIRED PER FEDERAL SAFETY REGULATIONS

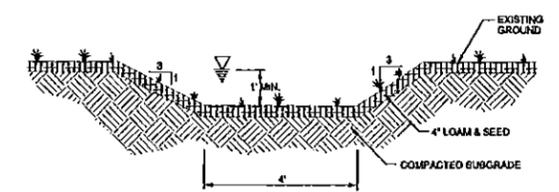
| LOCATION | PIPE MATERIAL | MINIMUM COVER |
|---------------|---------------|---------------|
| PAVED ROADS | ALL | 3 FT. |
| UNPAVED ROADS | ALL | 2 FT. |
| DRIVEWAYS | ALL | 1 FT. |
| UNPAVED AREAS | ALL | 2 FT. |

| INSIDE DIAMETER | TOTAL WIDTH |
|-----------------|-------------|
| 12" TO 24" | I.D. + 24" |
| OVER 24" | 2 x I.D. |

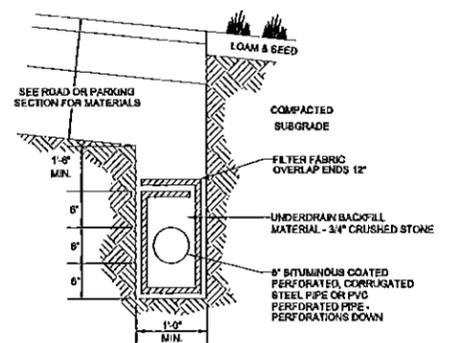
SCALE: N.T.S.
DRAINAGE TRENCH (TYPICAL) 3 DT-2



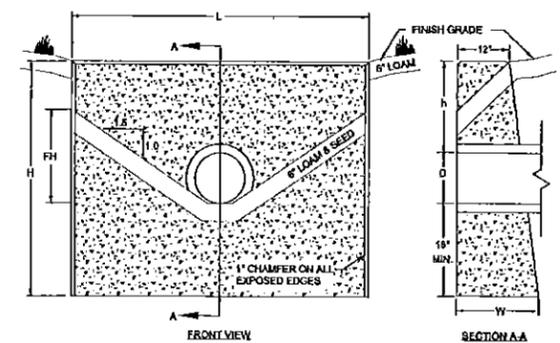
SEE DESIGN PLANS FOR DIMENSIONS
USE EROSION CONTROL FABRIC ON SLOPES OVER 2:1 SLOPE
ANY SWALE WITH A SLOPE GREATER THAN 5% TO BE LINED WITH EROSION CONTROL MAT (NORTH AMERICAN GREEN 8050 OR EQUAL) OR 4" RIF-RAP STONE 12" THICK
DIVERSION SWALE / BERM (FILL CONDITION) 6 D-2



SEE DESIGN PLANS FOR DIMENSIONS
TREATMENT SWALE 6 DT-2



UNDERDRAIN DETAIL 2 DT-2



| CULVERT DIAM. | HEADWALL LENGTH | HEADWALL HEIGHT | FILL HEIGHT | PIPE COVER | HEADWALL BOTTOM WIDTH |
|---------------|-----------------|-----------------|-------------|------------|-----------------------|
| D | L | H | FH | b | W |
| INCHES | | | | | |
| FEET & INCHES | | | | | |
| 12 | 4'-2" | 3'-9" | 1'-3" | 1'-3" | 1'-11" |
| 15 | 6'-11" | 4'-2" | 1'-7" | 1'-5" | 2'-0" |
| 18 | 6'-11" | 4'-2" | 1'-10" | 1'-5" | 2'-1" |
| 24 | 8'-10" | 6'-11" | 2'-5" | 1'-5" | 2'-3" |

HEADWALL SHALL BE STEEL REINFORCED. DESIGN TO BE DETERMINED BY MANUFACTURER.
SCALE: N.T.S.
HEADWALL - PRECAST CONCRETE 4 DT-2



CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
1-888-DIG SAFE
1-888-344-7233

REV. DATE DESCRIPTION C/O DR CK

DRAINAGE DETAILS
- OPEN SPACE SUBDIVISION PLAN -
TAX MAP PARCELS 47-5, 47-5-1 & 47-8
137 & 131 MELENDY ROAD
MILFORD, NEW HAMPSHIRE
LAND OF:
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SCALE: AS SHOWN SEPTEMBER 16, 2013

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FILE: 610D100.dwg PROJ. NO. 610.00 SHEET: DT-2 PAGE NO. 5 OF 6

EROSION CONTROL (GENERAL CONSTRUCTION)

1. PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERMITS FOR CONTROL SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.
4. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.6-INCH OR GREATER RAINFALL. SEDIMENT SHALL BE DEPOSITED IN AN UPLAND AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND BE PERMANENTLY STABILIZED.
5. THE SMALLEST PRACTICAL AREA SHALL BE OBTAINED DURING CONSTRUCTION. AT NO TIME SHALL THE TOTAL UNSTABILIZED DISTURBED AREA, INCLUDING LOT DISTURBANCES, BE GREATER THAN FIVE (5) ACRES.
6. THE LAND AREA EXPOSED SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME. ALL NON-ACTIVE DISTURBED AREAS SHALL BE STABILIZED WITHIN 90 DAYS OF THE DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FULL GRADES.
7. DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE GRAVED;
 - B. A MINIMUM OF 6% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3 INCHES OF NON-ERODIBLE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
9. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1 (HORIZONTAL / VERTICAL). UNLESS OTHERWISE SPECIFIED THE CONTRACTOR SHALL USE NORTH AMERICAN GREEN SC100, OR APPROVED EQUAL.
10. ALL AREAS RECEIVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).
11. ALL DISTURBED AREAS TO TURF FINISH SHALL BE COVERED WITH A MINIMUM THICKNESS OF 6 INCHES OF COMPACTED LOCAL LOAM SHALL BE COVERED WITH THE APPROPRIATE BED MIXTURE AS INDICATED BELOW.

| PERMANENT SEED (5,000 AREAS) | LSB 11,000 SQ. FT. | PERMANENT SLOPE SEED MIX | LSB 11,000 SQ. FT. |
|------------------------------|--------------------|---------------------------|--------------------|
| CREEPING RED FESCUE | 0.93 LBS | CREEPING RED FESCUE | 0.93 LBS |
| PERENNIAL RYEGRASS | 1.51 LBS | PERENNIAL RYEGRASS | 0.93 LBS |
| KENTUCKY BLUEGRASS | 0.58 LBS | REDTOP | 0.12 LBS |
| REDTOP | 0.12 LBS | ALSKA COVER | 0.12 LBS |
| | | BROADFOOT TREFOLI | 0.12 LBS |
| **APPLICATION RATE TOTALS | | **APPLICATION RATE TOTALS | |
| 2.8 LBS PER 1,000 SF** | | 1.18 LBS PER 1,000 SF** | |
12. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTS ARE NOT FEASIBLE, APPLY 1.5% LIMESTONE OR VARIABLE RATES THEN APPLY FERTILIZER AT A RATE OF 11 POUNDS PER 1,000 SF AND LIMESTONE AT A RATE OF 30 POUNDS PER 1,000 SF. FERTILIZER SHALL BE BELOW PHOSPHATE (LESS THAN 2% PHOSPHORUS).

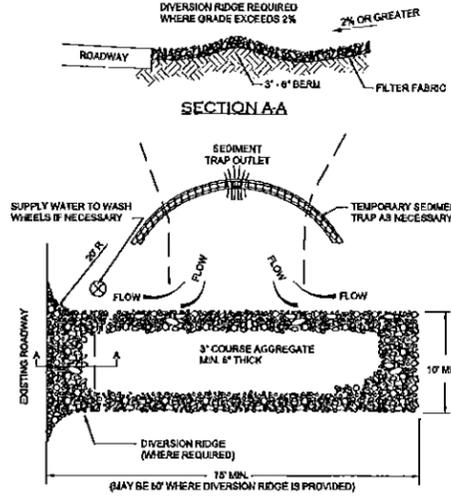
CAUTION SHOULD BE TAKEN WHEN THE PROPERTY IS LOCATED WITHIN 200 FEET OF A WATER BODY. IN THIS CASE ALL FERTILIZERS SHALL BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER. SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT. NO FERTILIZER EXCEPT LIMESTONE SHALL BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE ARE REGULATED LIMITATIONS.
13. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON BEGINS (SEE WINTER CONSTRUCTION NOTES). NO UNSTABILIZED AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.
14. A VIGOROUS DUST CONTROL PROGRAM SHALL BE APPLIED BY THE SITE CONTRACTOR. DUST SHALL BE MANAGED THROUGH THE USE OF WATER AND/OR CALCIUM CHLORIDE.
15. IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS SITE CONDITIONS, WEATHER OR CONSTRUCTION METHODS WARRANT.
16. FOLLOWING PERMANENT STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND ACCUMULATED SEDIMENTATION IS TO BE DEPOSITED IN AN APPROVED LOCATION, OUTSIDE OF JURISDICTIONAL WETLANDS.
17. IN AN EFFORT TO RESTORE ADEQUATE INFILTRATION RATES OF THE BASINS PRIOR TO USE, THE BASES OF THE INFILTRATION BASINS SHALL BE DEEPLY TILLED AND THEN FOLLOVED BY A PASS WITH A LEVELING DRAG. STORMWATER FLOWS ARE NOT TO BE DIRECTED INTO THE INFILTRATION BASINS UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
18. LOT DISTURBANCE OTHER THAN SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.
19. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:63 AND ACR 8000 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

EROSION CONTROL (WINTER CONSTRUCTION)

1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 6% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 2 TO 4 TONS OF MULCH PER ACRE. SEEDING OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 6% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL OR PROPERLY INSTALLED EROSION CONTROL BLANKETS COVERED WITH MULCH. OTHER STABILIZATION OPTIONS ARE TO BE APPROVED BY THE APPROPRIATE AGENCIES AND THE DESIGN ENGINEER. IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER MONTHS THEN THE ROAD SHOULD BE CLEARED OF ACCUMULATED SNOW AFTER EACH STORM EVENT.

EROSION CONTROL NOTES

1 DT-3

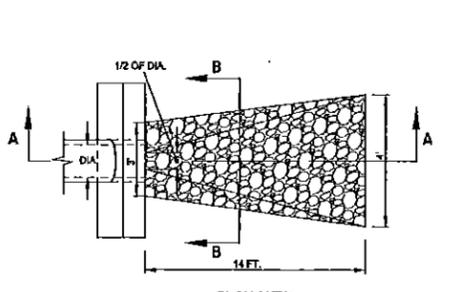


PLAN VIEW

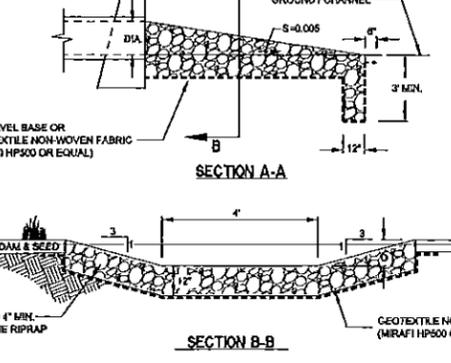
- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. THE MINIMUM STONE USED SHOULD BE 3-INCH CRUSHED STONE.
 3. THE MINIMUM LENGTH OF THE PAD SHOULD BE 15 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 ENTRANCE OF THE PAD SITE.
 4. THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
 5. THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
 6. THE PAD SHOULD BE AT LEAST 8 INCHES THICK.
 7. THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
 8. THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE Voids IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
 9. NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND Piped BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
 10. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 11. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

GRAVEL CONSTRUCTION EXIT

SCALE: N.T.S.
2 DT-3

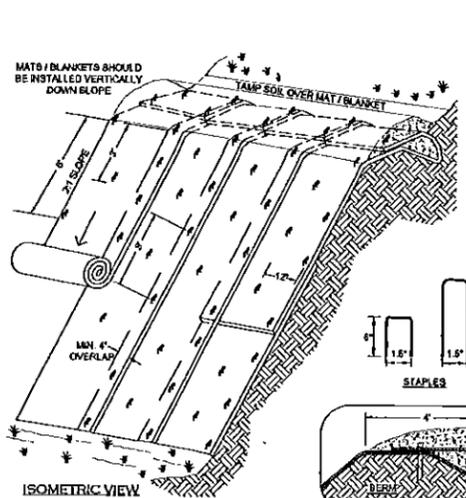


SECTION A-A



RIP-RAP OUTLET PROTECTION

3 DT-3

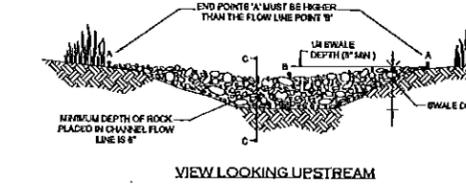


ISOMETRIC VIEW

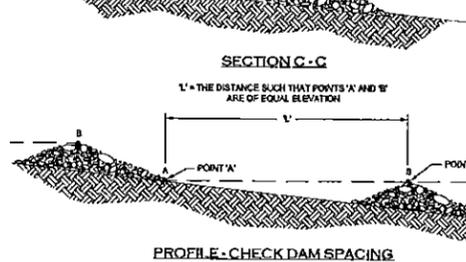
- NOTES:
1. DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES. DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 2. INSTALL STRAWCOON/OUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN SC100 OR EQUAL ON ALL SLOPES EXCEEDING 3 HORIZ.: 1 VERT.
 3. THE EROSION CONTROL MATERIALS SHALL BE ANCHORED WITH 1/2" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAPLES WITH A MINIMUM TOP WIDTH OF 1/2" AND LENGTH OF 8 INCH.
 4. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 5. APPLY LIME, FERTILIZER AND PERMANENT SEEDING BEFORE PLACING BLANKETS.
 6. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET AS SHOWN. ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAPLES IN APPROPRIATE LOCATIONS. REFER TO MAIN READING'S STAPLE GUIDE FOR CORRECT STAPLE PLACEMENT.
 7. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
 8. IN LOOSE SOIL CONDITIONS THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 8 INCHES MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
 9. THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING AND SHALL BE REVEGETATED, RESEEDED AND REMULCHED AS DIRECTED.

EROSION BLANKETS - SLOPE INSTALLATION

SCALE: N.T.S.
4 DT-3



SECTION C-C

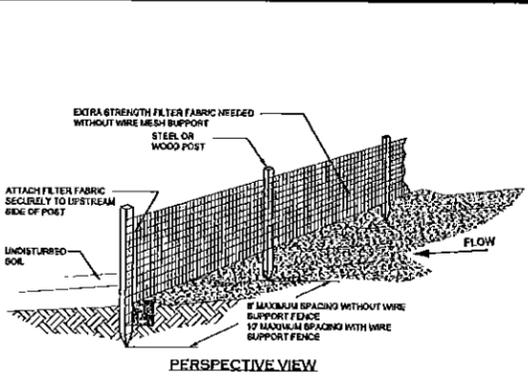


PROFILE - CHECK DAM SPACING

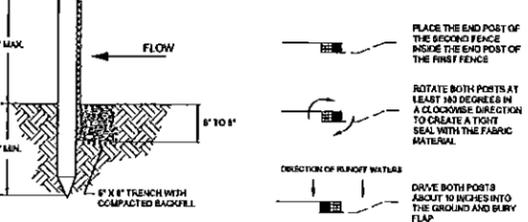
- NOTES:
1. STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
 2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
 3. STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
 4. STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL-GRADED ANGULAR 2 TO 3 INCH STONE. THE INSTALLATION OF 3/4-INCH STONE ON THE UPRADIENY FACE IS RECOMMENDED FOR BETTER FILTERING.
 5. WHEN INSTALLING STONE CHECK DAMS THE CONTRACTOR SHALL KEY THE STONE INTO THE CHANNEL BANKS AND EXTEND THE STONE BEYOND THE ABUTMENTS A MINIMUM OF 18-INCHES TO PREVENT FLOW AROUND THE DAM.
 6. STONE CHECK DAMS SHOULD BE REMOVED ONCE THE SWALE OR DITCH HAS BEEN STABILIZED UNLESS OTHERWISE SPECIFIED.

STONE CHECK DAM

SCALE: N.T.S.
5 DT-3



SECTION VIEW



ATTACHING TWO SILT FENCES

- NOTES:
1. SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAYS.
 2. SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UPSLOPE.
 3. IF THE SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE OR THE PRESENCE OF HEAVY ROOTS THE BASE OF THE FABRIC SHOULD BE EMBEDDED WITH A MINIMUM THICKNESS OF 8 INCHES OF 3/4-INCH STONE.
 4. SILT FENCES PLACED AT THE TOE OF SLOPES SHOULD BE INSTALLED AT LEAST 8 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PONDING AND ACCESS FOR MAINTENANCE.
 5. THE MAXIMUM SLOPE ABOVE THE FENCE SHOULD BE 2:1 AND THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHOULD BE 100 FEET.
 6. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 7. SILT FENCES SHOULD BE REMOVED WHEN THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

SILT FENCE

SCALE: N.T.S.
6 DT-3

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
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|------|------|-------------|-----|----|----|
| | | | | | |

EROSION & SEDIMENTATION CONTROL DETAILS
 - OPEN SPACE SUBDIVISION PLAN -
 TAX MAP PARCELS 47-5, 47-5-1 & 47-6
 137 & 131 MELENDY ROAD
 MILFORD, NEW HAMPSHIRE
 LAND OF:
CREATIVE INVESTORS
 P.O. BOX 424 MILFORD, NH 03065

SCALE: AS SHOWN SEPTEMBER 16, 2013
 Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
 LAND CONSULTANTS, PLLC

778 Elm Street Suite C, Milford, NH 03055
 Phone: (603) 872-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com



STAFF MEMO

Planning Board Meeting

October 15, 2013

Agenda Item #7: St. Joseph Hospital – Nashua St – Map 31/Lot 32-1 and Map 32/Lot 1

Continuation of Design Review of a New Medical Building with Associated Site Improvements

Background:

The applicant was before the Board in August for a design review hearing to present conceptual information detailing the redevelopment of the Milford Medical Center (MMC) property at the corner of Nashua and Linden Streets. The project as currently proposed includes the demolition of the existing Nashua Street building, and the construction of a new medical facility that will connect with the medical office building constructed in 2005. The older structure does not adequately meet the needs of the Hospital either at present or for future operations and services.

Site changes, in addition to the demolition of the existing older structure, include relocated and new parking areas, as well as relocation of the easterly access to the site off Nashua Street. As shown on the conceptual plan, the easternmost access will be relocated to a location further to the east on the ‘Adams’ site. This access will also provide a route to Kaley Park that will circumvent operations on the southerly portion of the property. The site is highly visible from Nashua Street with approximately 660 feet of frontage. The parcel is within the Nashua and Elm Streets Corridor District, an overlay district which provides guidance on the layout of sites along Elm and Nashua Streets.

Applicant has submitted to the Zoning Board of Adjustments requesting a variance from Article II, Section 2.03 and Article V, Section 5.02.1 to permit the expansion, alteration and/or relocation of an existing, non-conforming use.

Applicant is in the process of gathering the appropriate approvals and would like to request an extension until the November 19, 2013 meeting to allow for additional time to gather necessary information for the engineering.