



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

Date: January 12, 2021
To: Planning Board
From: Lincoln Daley, Community Development Director
Subject: B33 Lordens Plaza, LLC (owner) and St. Mary's Bank (applicant), Tax Map 44, Lot 6, 586 Nashua Street. Review for acceptance and consideration of final approval for a site plan to renovate the existing bank building on the newly subdivided parcel with an additional bank drive aisle and 182 square foot building expansion. The parcels are located at 586 Nashua Street in the Commercial 'C' zoning district.

BACKGROUND/PROPOSAL:

The applicant is before the Planning Board major site plan application to renovate the existing bank building on the newly subdivided parcel with an additional bank drive aisle, 182 square foot building expansion, and related parking and landscaping improvements. This will be the first public hearing for the application.

ADDRESS:

Tax Map 44 Lot 6, 586 Nashua Street.

APPLICATION STATUS:

The application is complete and ready to be accepted. The Board will need to make a determination of regional impact.

NOTICES:

Notices were sent to all property abutters on January 8, 2021.

EXISTING USE/CONDITIONS:

Map 44 Lot 6 consists of plaza buildings and the existing bank building structure. The property lies within the primary commercial corridor along Nashua Street.

LOT AREA:

Map 44, Lot 6	16.16 acres (704,091 sq.ft.)
Map 44, Lot 6-1	1.12 (48,620 sq.ft.)

APPLICATION STATUS:

The application is complete and ready to be accepted.

NOTICES:

Notices were sent to all property abutters on January 8, 2021.

REGIONAL IMPACT:

The Board will need to determine if the application would result in Regional Impact.

WAIVERS:

No waivers are being requested.

ZONING DISTRICTS/INFORMATION:

The parcels lay within the Commercial 'C' zoning district. The intent of this District is to provide areas for those businesses, institutional, financial, governmental and compatible residential uses which constitute the commercial requirements of the Town. As stated above, each of the lots meet the minimum dimensional requirements for properties in the Commercial 'C' District. The property falls inside of the groundwater protection district, but is outside of the 100-year flood hazard area.

TRAFFIC AND ACCESS MANAGEMENT:

Access and egress to the property will be via a shared driveway located on the subject property and parent lot, Map 44 Lot 6. The proposal will require the creation of reciprocal easements for both properties. Said easements will need to be submitted to the Community Development Office for review, approval, and recordation. Located within the plaza property's internal roadway system, the subject property is accessed by way of two entrance drives. The western entrance is one way to maximize cueing for customers seeking to utilize the drive thru. The eastern entrance provide for site egress and access.

PARKING:

The 28 parking space provided exceed the required 11 spaces.

DRAINAGE/STORMWATER MANAGEMENT:

The stormwater and drainage design is not being altered as a result of the project. However, the applicant should be prepared to explain how stormwater is currently managed on site.

UTILITIES:

The subject property will continue the existing utility connections to the municipal water and sewer systems and to Eversource.

LANDSCAPE DESIGN:

The proposed landscape design meets the Towns minimum requirements.

BUILDING ELEVATIONS

The enclosed building elevations are a marked improvement over existing conditions and incorporate many of the desired architectural features unique to New England.

INTERDEPARTMENTAL REVIEWS:

Ambulance: No comments.

Assessing: No comments.

Building Department: No comments.

Code Enforcement/ Health: No comments.

Conservation Commission: No comments.

Environmental Programs/Stormwater: No drainage plan has been incorporated/submitted to address the management of the stormwater and drainage from the commercial operations. Please explain how the stormwater and drainage from the commercial property are being managed.

Heritage Commission: No comments.

Police Department: No comments.

Public Works: No comments.

Water/Sewer Utilities: No comments.

Community Development / Planning:

1. Please clarify if both of the lots meet the required 30% open space and update the Site Plan accordingly.
2. The access, egress, maintenance easements will need to be submitted to the Community Development Office for review, approval, and recordation.

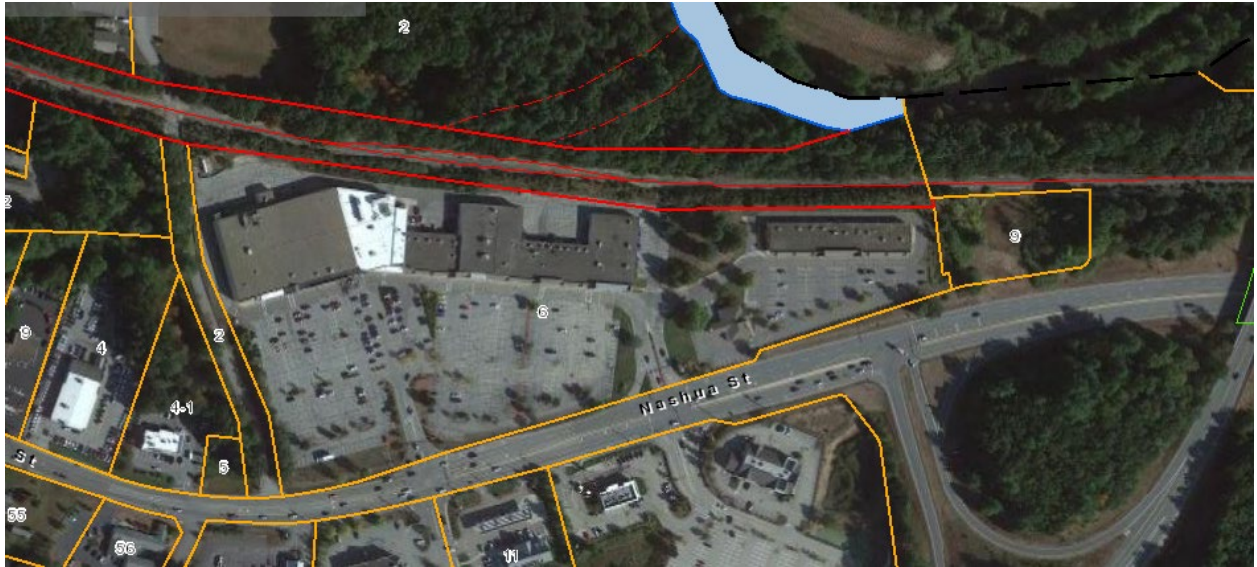
3. The applicant will need to explain if the parking shown on the eastern portion of the newly created property will be shared parking for both lots. If yes, an access easement will need to be submitted to the Community Development Office for review, approval, and recordation.
4. No sign information was provided as part of the site plan application. Please revise the plan to include all existing and proposed signage. Please include the associated engineering and construction details.
5. Will the project include a dumpster? If yes, please provide the location and associated engineering, construction details, and landscape design elements on a revised plan.

STAFF RECOMMENDATIONS:

The applicant should be prepared to address the comments raised by the Planning Board, Conservation Commission, Heritage Commission, Town Consultants, Staff, and public. If the Board finds that there is sufficient evidence/information and that the application satisfies the requirements of the Site Plan Application, the Board should conditionally approve the application. If additional information is needed, the Board should continue the application to the next scheduled meeting. Staff recommends the following minimum conditions for the conditional approval.

1. The applicant shall submit any/all access, egress, maintenance easements to the Community Development Office for review, approval, and recordation.
2. The applicant shall submit a site signage plan to the Community Development Office for review and approval.

Aerial View: Map 44, Lot 6



Street View – Map 44 Lot 6 / 6-1

Looking East



Looking North



Looking West



St. Mary's Bank Site Plan

586 NASHUA STREET, MILFORD, NEW HAMPSHIRE



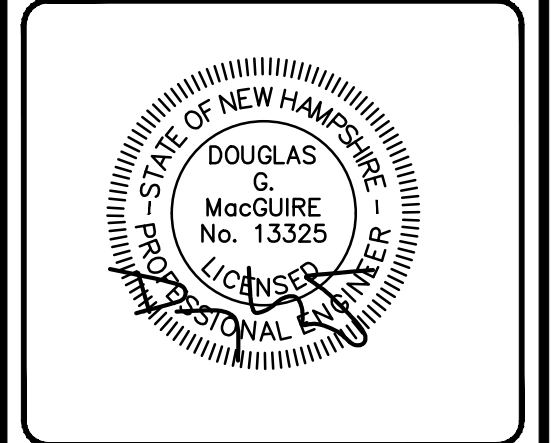
SHEET INDEX:

- 1 Title Sheet
- 2 Overview Site Plan
- 3 Existing Conditions Plan
- 4 Preparation Plan
- 5 Site Plan
- 6 Grading, Drainage, & Utility Plan
- 7-8 Landscape Plan & Details
- 9 Lighting Plan
- 10 Erosion Control Plan
- 11-13 Site Construction Details

Architectural Plans

The Dubai Group, Inc.
136 Harvey Rd. Bldg B101
Londonderry, NH 03053
603-458-6462

Engineers
Planners
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REVISIONS:			
REV.	DATE	COMMENT	BY

DRAWN BY: JMM
CHECKED BY: DGM
DATE: DECEMBER 18, 2020
SCALE: 1"=20'
FILE: 472-COVER
DEED REF:

PROJECT:
586 NASHUA ST
MAP 44 LOT 6
586 NASHUA STREET
MILFORD, NH 03055

OWNER:
B33 LORDENS PLAZA, LLC
9330 W. SAHARA AVE.
SUITE 270
LAS VEGAS, NV 89117

FOR:
ST. MARY'S BANK
200 MCGREGOR ST.
MANCHESTER, NH 03102

OWNER'S SIGNATURE _____ DATE _____

**APPROVED
MILFORD PLANNING BOARD**

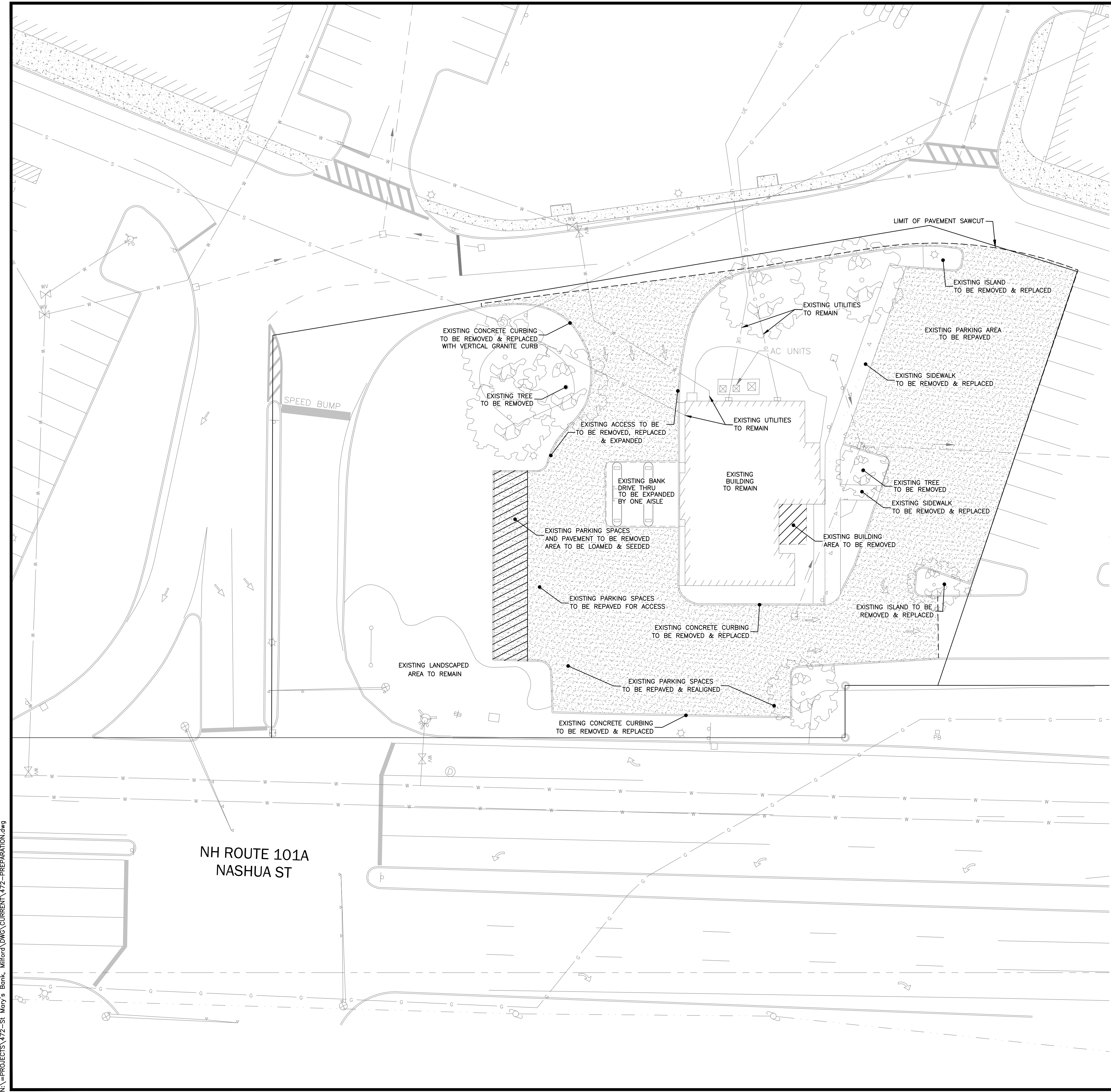
SITE PLAN #: _____ DATE APPROVED: _____

SIGNATURE: _____ DATE SIGNED: _____

SHEET TITLE:
TITLE SHEET

PROJECT #472 SHEET 1 of 12

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GENERAL NOTES:

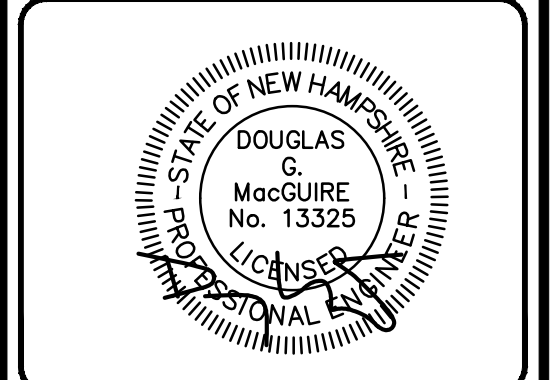
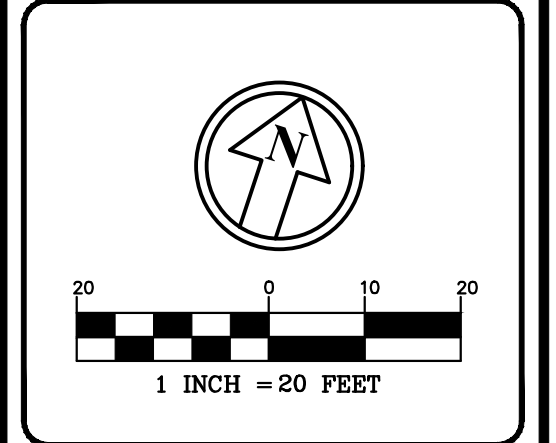
1. NO SOIL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (AGR TABLE 3800) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPT. OF AGRICULTURE PER RSA 430:55.
2. ALL PAVEMENT PROPOSED TO BE REMOVED SHALL BE SAW CUT AT THE LIMITS OF REMOVAL
3. PRIOR TO CONSTRUCTION, CONTACT DIG-SAFE CENTER. TOLL FREE AT 811. NEW HAMPSHIRE STATE LAW REQUIRES NOTIFICATION AT LEAST 3 BUSINESS DAYS BEFORE DIGGING OPERATIONS START.



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REVISIONS:

REV.	DATE:	COMMENT:	BY:

DRAWN BY: JMM
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 DATE: DEC. 18, 2020
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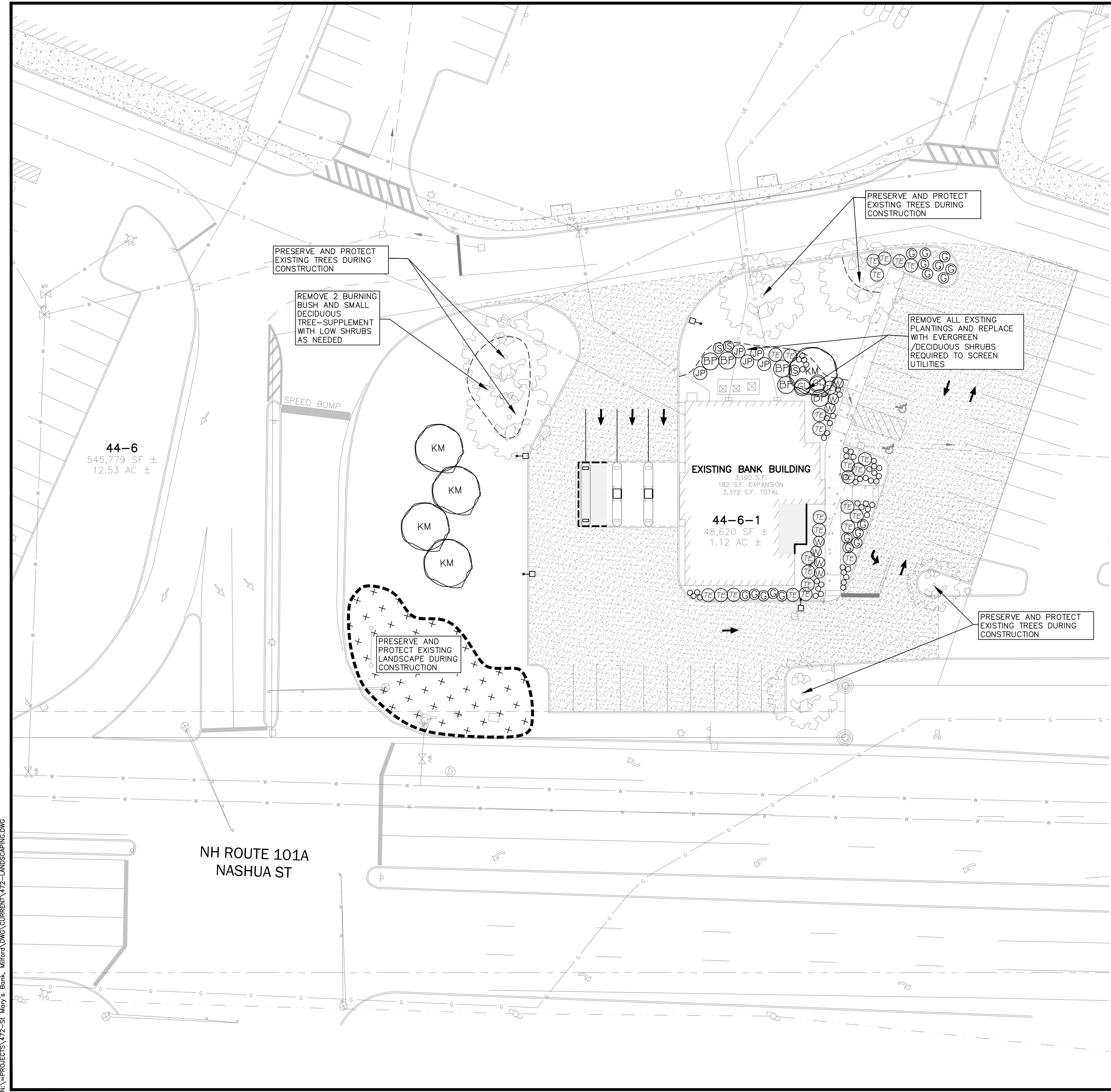
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ST. MARY'S BANK
 200 MCGREGOR ST.
 MANCHESTER, NH 03102

SHEET TITLE:
PREPARATION PLAN

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LANDSCAPE REQUIREMENTS

6.08.5 LANDSCAPING BUFFERS

- C. WITHIN A PROPERTY, BUFFERS ARE REQUIRED TO PROVIDE VISUAL SCREENS IN THE FOLLOWING INSTANCES:
1. OUTDOOR STORAGE AREAS. (NO OUTDOOR STORAGE PROPOSED)
 2. UTILITY INSTALLATIONS. (REPLANT SCREEN AS SHOWN FOR EXISTING UTILITIES)
 3. LOADING AREAS. (NO LOADING AREAS AREA PROPOSED)
 4. REFUSE AND RECYCLING COLLECTION AREAS. (NO REFUSE AREAS PROPOSED)

6.08.6 LANDSCAPING ALONG BUILDING FRONTAGES
 LANDSCAPING SHALL BE PROVIDED ALONG ALL BUILDING FRONTAGE. A MINIMUM OF ONE (1) SHRUB FOR EVERY FIVE (5) FEET OF BUILDING FRONTAGE SHALL BE PROVIDED.
 $94' +/- FRONTAGE / 5 = 18.8$ OR 19 SHRUBS REQUIRED (COMPLIES)

6.08.7 LANDSCAPING PARKING LOTS AND ACCESS WAYS
 ALL PARKING LOT LANDSCAPING SHALL PROMOTE THE SAFE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC WITHIN AND OUT OF THE SITE. A PERIPHERAL LANDSCAPING SHALL BE REQUIRED ALONG ALL SIDES OF A PARKING LOT OR ACCESS WAY THAT ABUTS ADJOINING PROPERTY OR A PUBLIC RIGHT-OF-WAY AS FOLLOWS:

1. A LANDSCAPED STRIP AT LEAST TEN FEET (10') IN WIDTH SHALL BE LOCATED BETWEEN THE PAVED AREA AND THE ABUTTING PROPERTY LINES OR PUBLIC RIGHT-OF-WAY EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY BE REQUIRED; AND
2. AT LEAST ONE (1) TREE FOR EACH THIRTY FEET (30') OF LANDSCAPED STRIP SHALL BE PROVIDED. THESE TREES SHALL BE COMPLETED BY SUITABLE GROUND COVER AND SHRUBS.
 $274.99' +/- LF / 30' = 9.1$ OR 9 TREES REQUIRED

LANDSCAPING WITHIN PARKING LOTS OR GREEN SPACE ENCOMPASSING NOT LESS THAN FIVE (5%) PERCENT OF THE TOTAL PARKING AREA SHALL BE REQUIRED. > 5% SHOWN

A MINIMUM OF ONE (1) TREE FOR EVERY FIFTEEN (15) PARKING SPACES SHALL BE PROVIDED. THESE TREES SHALL BE COMPLETED BY SUITABLE GROUND COVER AND SHRUBS. THESE TREES SHALL ALSO BE "STREET" TREES; TREES THAT ARE SALT, HEAT DROUGHT, AND URBAN TOLERANT. THESE TREES SHALL ALSO HAVE A MINIMUM BRANCHING HEIGHT OF EIGHT (8) FEET WHEN PLANTED.

28 SPACES SHOWN / 15 = 1.86 OR 2 TREES REQUIRED

TOTAL TREES REQUIRED ON SITE = 11
 6 MATURE TREES TO BE PRESERVED AND PROTECTED DURING CONSTRUCTION.
 5 TREES PROPOSED AS SHOWN ON PLAN
 (THERE IS AN EXISTING ACCESS EASEMENT TO THE STATE OF NH ALONG REQUIRED STREET TREE STRIP, THEREFORE TREES REQUIRED IN THIS STRIP ARE SHOWN ON SITE)

LANDSCAPE MAINTENANCE

LAWN

1. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH AREA IS PLANTED AND SHALL CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED, BUT NOT LESS THAN THE FOLLOWING PERIODS:
 - SEEDING LAWNS: 60 DAYS FROM DATE OF SUBSTANTIAL COMPLETION. (WHEN FULL MAINTENANCE PERIOD HAS NOT ELAPSED BEFORE THE END OF PLANTING SEASON, OR IF LAWN IS NOT FULLY ESTABLISHED, CONTINUE MAINTENANCE DURING NEXT PLANTING SEASON.)
 - SOD LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
 - PLUGGED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
 - SPRIGGED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
 - MAINTAIN AND ESTABLISH LAWN BY WATERING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, RE-GRADE, AND REPLANT BARE OR ERODED AREAS AND RE-MULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
 - IN AREAS WHERE MULCH HAS BEEN DISTURBED BY WIND OR MAINTENANCE OPERATIONS, ADD NEW MULCH. ANCHOR AS REQUIRED TO PREVENT DISPLACEMENT.
 - IRRIGATION: PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND KEEP LAWN UNIFORMLY MOIST TO A DEPTH OF FOUR INCHES (100 mm).
 - SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.
 - WATER LAWN AT A MINIMUM RATE OF ONE INCH (25 mm) PER WEEK.
 - MOW LAWN AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIC HEIGHT WITHOUT CUTTING MORE THAN 40 PERCENT OF GRASS HEIGHT. REMOVE NO MORE THAN 40 PERCENT OF GRASS-LEAF GROWTH IN INITIAL OR SUBSEQUENT MOWING. DO NOT DELAY MOWING UNTIL GRASS BLADES BEND OVER AND BECOME MATTED. DO NOT MOW WHEN GRASS IS WET. SCHEDULE INITIAL AND SUBSEQUENT MOWING TO MAINTAIN GRASS HEIGHT.

TREES AND SHRUBS:

- PRUNING SHOULD BE STARTED EARLY AND KEPT UP AT REGULAR INTERVALS. TREES SHOULD BE PRUNED AND SHAPED TO AVOID SPLITTING LATER IN LIFE. BROKEN TOPS AND BRANCHES SHOULD BE REMOVED AS SOON AS POSSIBLE AFTER INJURY. BROKEN, WEAK OR DISEASED BRANCHES SHOULD BE REMOVED FIRST, DEAD BRANCHES SECOND AND HEALTHY BRANCHES LAST.
- PROTECT TREES AND SHRUBS AGAINST DAMAGE INCURRED WITH LAWN MOWERS AND GARDEN EQUIPMENT. MULCH BEDS SHALL BE INSTALLED AS SHOWN TO KEEP GRASS AWAY FROM TREE TRUNKS.
- THE USE OF ROAD SALT AROUND TREES AND SHRUBS SHOULD BE AVOIDED.
- LANDSCAPED AREAS SHALL BE ROUTINELY MAINTAINED AND KEPT FREE OF DEBRIS AND LITTER. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

The Dubai Group, Inc.
 136 Harvey Rd. Bldg B101
 Londonderry, NH 03053
 603-458-6462

Engineers
 Planners
 Surveyors

TheDubayGroup.com

1 INCH = 20 FEET

REVISIONS:

REV.	DATE:	COMMENT:	BY:

DRAWN BY: REK
 CHECKED BY: DGM
 DATE: DECEMBER 18, 2020
 SCALE: 1"=20'
 FILE: 472-LANDSCAPING
 DEED REF:

PROJECT:
586 NASHUA ST
 MAP 44 LOT 6
 586 NASHUA STREET
 MILFORD, NH 03055

OWNER:
B33 LORDENS PLAZA, LLC
 9330 W. SAHARA AVE.
 SUITE 270
 LAS VEGAS, NV 89117

FOR:
ST. MARY'S BANK
 200 MCGREGOR ST.
 MANCHESTER, NH 03102

SHEET TITLE:
LANDSCAPE PLAN

PROJECT #472 SHEET 7 of 12



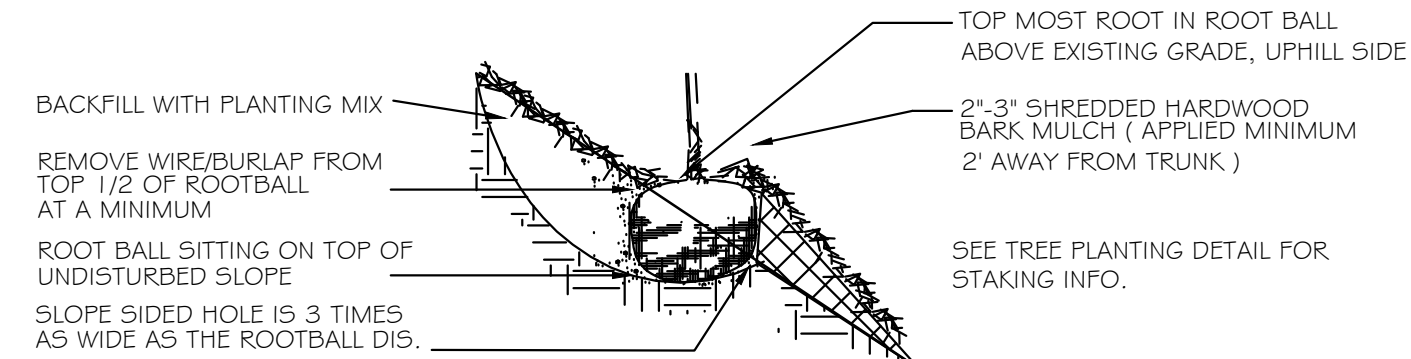
THIS PLAN IS INTENDED FOR APPROVAL BY THE TOWN OF MILFORD FOR LANDSCAPE PURPOSES ONLY.

LANDSCAPE NOTES:

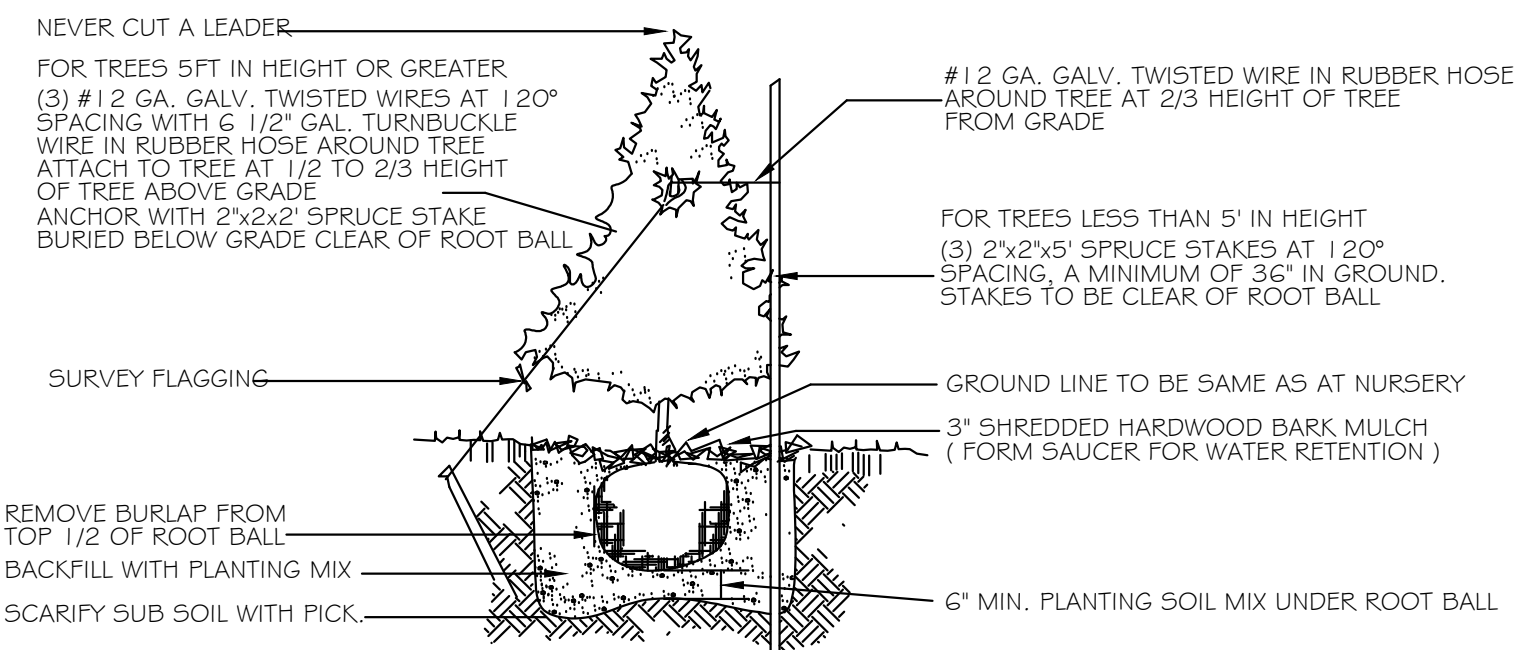
- PRIOR TO CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING AND NEWLY INSTALLED UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS.
- LANDSCAPING SHOWN ON THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE TOWN OF MILFORD LANDSCAPE REGULATIONS.
- WHEREVER POSSIBLE EXISTING TREES SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION AS SHOWN.
- THE PROPOSED DECIDUOUS TREES SHALL BE A MIN. 2.5"-3.5" CALIPER WITH A MINIMUM HEIGHT OF 12', EVERGREEN TREES A MINIMUM OF 6' HIGH AND SHRUBS 2' AT TIME OF PLANTING.
- ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED WITH A MINIMUM OF 6" SUITABLE LOAM, EXCEPT UNDER THE MULCH BEDS. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. (SEE PLANS BY ENGINEER)
- PLANTS SHALL NOT BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA OF THE PLANTING.
- ALL TREES SHALL BE BALLED AND BUR LAPPED UNLESS OTHERWISE NOTED.
- ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE, THE TOWN OF MILFORD STAFF AND THE LANDSCAPE ARCHITECT.
- WHERE APPLICABLE THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC.
- ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH 'WILT-PRUF' OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
- NO PLANT, EXCEPT GROUND COVERS/PERENNIALS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
- ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH. MULCH SHALL NOT COVER ROOT FLARE OF TREES.
- THE PURPOSE OF THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.
- THE OWNER AND THEIR REPRESENTATIVE SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY AND GROWING CONDITION, AND REPLACING IT WHEN NECESSARY TO INSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES. ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED WITH THE SAME, IF NOT SIMILAR TO, HEIGHT OR TEXTURE ELEMENT AS ORIGINALLY INTENDED. IN ADDITION, LANDSCAPED AREAS SHALL BE KEPT FREE OF ALL DEBRIS, RUBBISH, WEEDS AND OVERGROWN TURF GRASS. IF THE OWNERSHIP OF A SITE IS CONVEYED TO A NEW PROPERTY OWNER, THE NEW OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING IN ACCORDANCE WITH THE APPROVED FINAL LANDSCAPING PLAN.
- ALL NEW PLANTING AREAS, LAWN AND SOD SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM. DRIP IRRIGATION SHALL BE USED IN ALL PLANTING AREAS.
- INVASIVE SPECIES AND/OR TOXIC PLANTS SUCH AS POISON IVY, POISON OAK, POISON SUMAC AND/OR GIANT HOG WEED SHALL BE MANAGED ACCORDING TO ACCEPTED HORTICULTURAL TECHNIQUES AND PROVISIONS CREATED BY THE STATE OF NH AND THE STANDARDS OF ANSI A300.7.

LANDSCAPE LEGEND

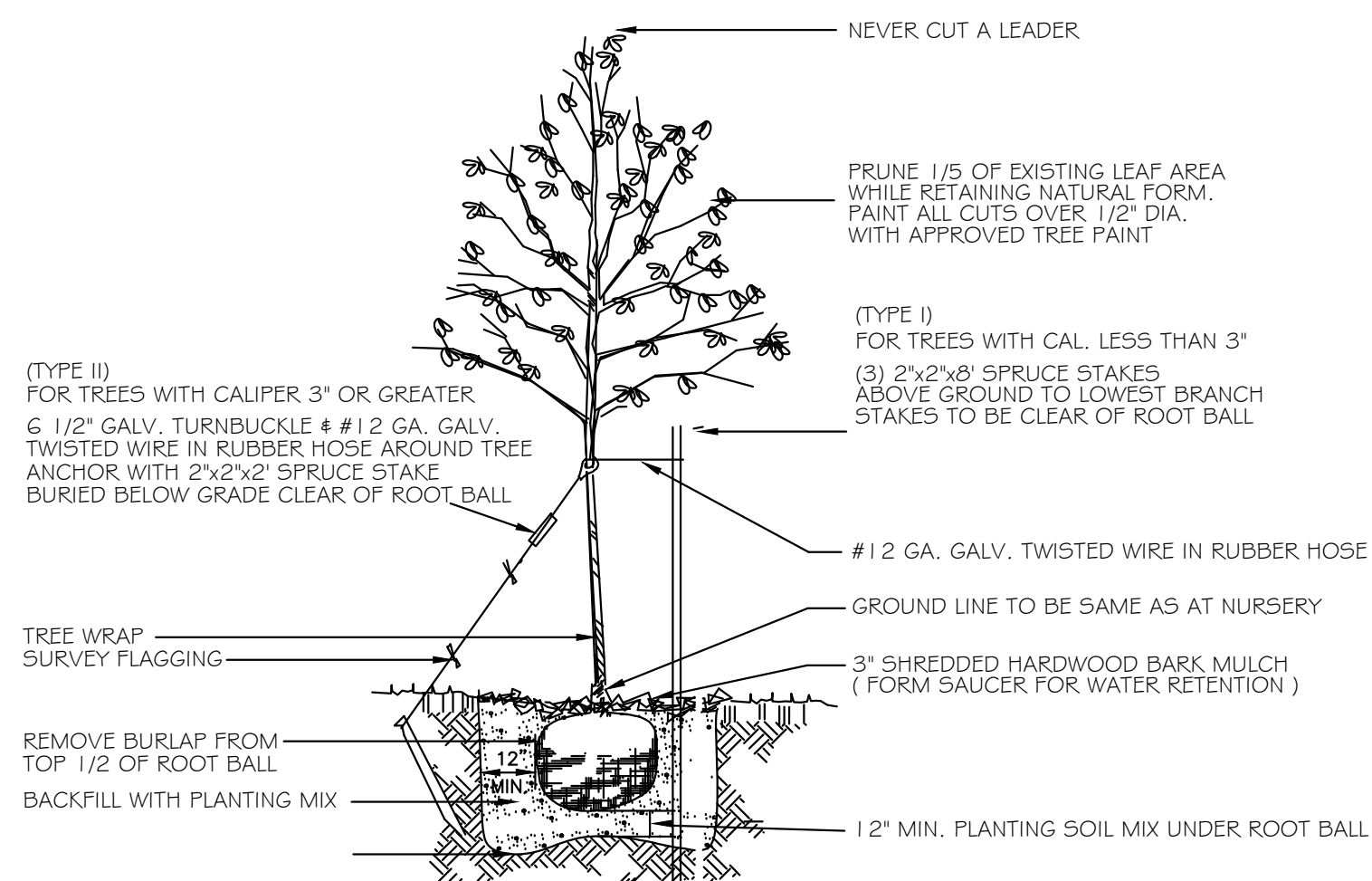
	5	ACER RUBRUM 'KARPIK' / KARPICK RED MAPLE	2.5" CAL. B#B	40'-60'	15'-20'
	5	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	4' HT. B#B	8'-10'	8'-10'
	2	JUNIPERUS CHINENSIS 'ARMSTRONG AUREA' / OLD GOLD JUNIPER	30" B#B	3'-4'	6'-8'
	5	J. CHINENSIS 'PFITZERIANA COMPACTA' / COMPACT PFITZER JUNIPER	30" B#B	2'-3'	5'-6'
	28	TAXUS MEDIA 'EVER-LOW' / EVER-LOW YEW	5 GAL.	2'	5'-6'
	3	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	3 GAL.	3'-4'	3'-4'
	18	RHUS AROMATICA 'GROW LOW' / GROW LOW SUMAC	3 GAL.	18"-24"	6'-8'
	7	WEIGELA FLORIDA 'DARK HORSE' / DARK HORSE WEIGELA	3 GAL.	3'	3'-4'
	49	HEMEROCALLIS 'STELLA D'ORO' / DAYLILY, STELLA D'ORO	2 GAL.	2'	2'



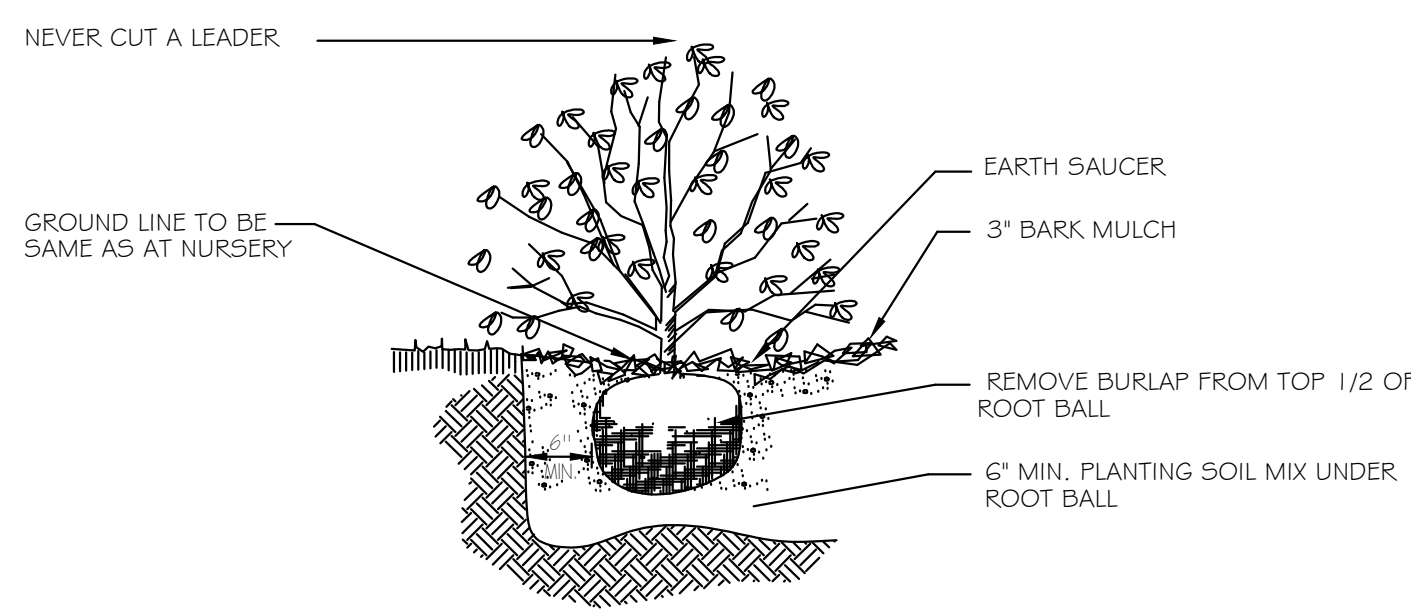
SLOPE PLANTING DETAIL N15



EVERGREEN PLANTING DETAIL N15



DECIDUOUS TREE PLANTING DETAIL N15



SHRUB PLANTING DETAIL N15



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FOR

ST. MARY'S BANK
200 MCGREGOR ST.
MANCHESTER, NH 03102

SHEET TITLE:

LANDSCAPE DETAILS

PROJECT #472 SHEET 8 of 12



MA•ME•NH•RI•VT

THIS PLAN IS INTENDED FOR APPROVAL BY THE TOWN OF MILFORD FOR LANDSCAPE PURPOSES ONLY.



The Dubai Group, Inc.

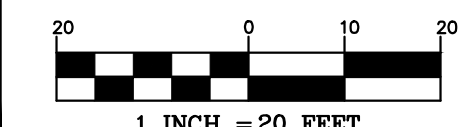
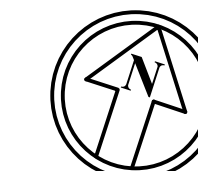
136 Harvey Rd. Bldg B101
Londonderry, NH 03053
603-458-6462

Engineers

Planners

Surveyors

TheDubayGroup.com



1 INCH = 20 FEET

PHILIP J. INFURNA
LIGHTING CONSULTANT
CELL: 774-212-7981
EMAIL: pinfurna@gmail.com

REVISIONS:

REV	DATE	COMMENT	BY

DRAWN BY: SJK
CHECKED BY: DGM
DATE: DEC. 18, 2020
SCALE: 1"=20'
FILE: 472-LIGHTING
DEED REF:

PROJECT:
586 NASHUA ST
MAP 44 LOT 6
586 NASHUA STREET
MILFORD, NH 03055

OWNER:

B33 LORDENS PLAZA, LLC
9330 W. SAHARA AVE.
SUITE 270
LAS VEGAS, NV 89117

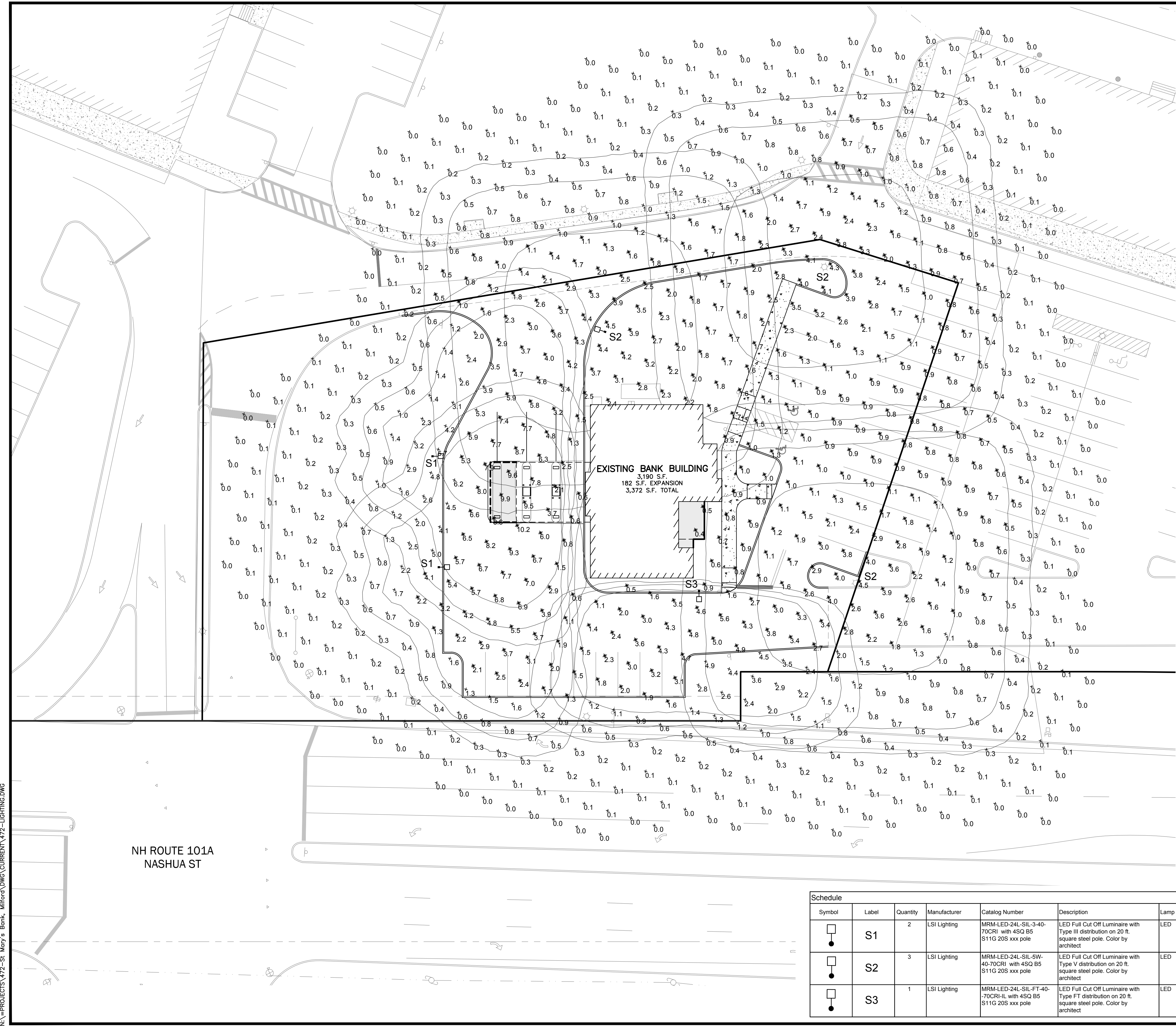
FOR:

ST. MARY'S BANK
200 MCGREGOR ST.
MANCHESTER, NH 03102

SHEET TITLE:

LIGHTING PLAN

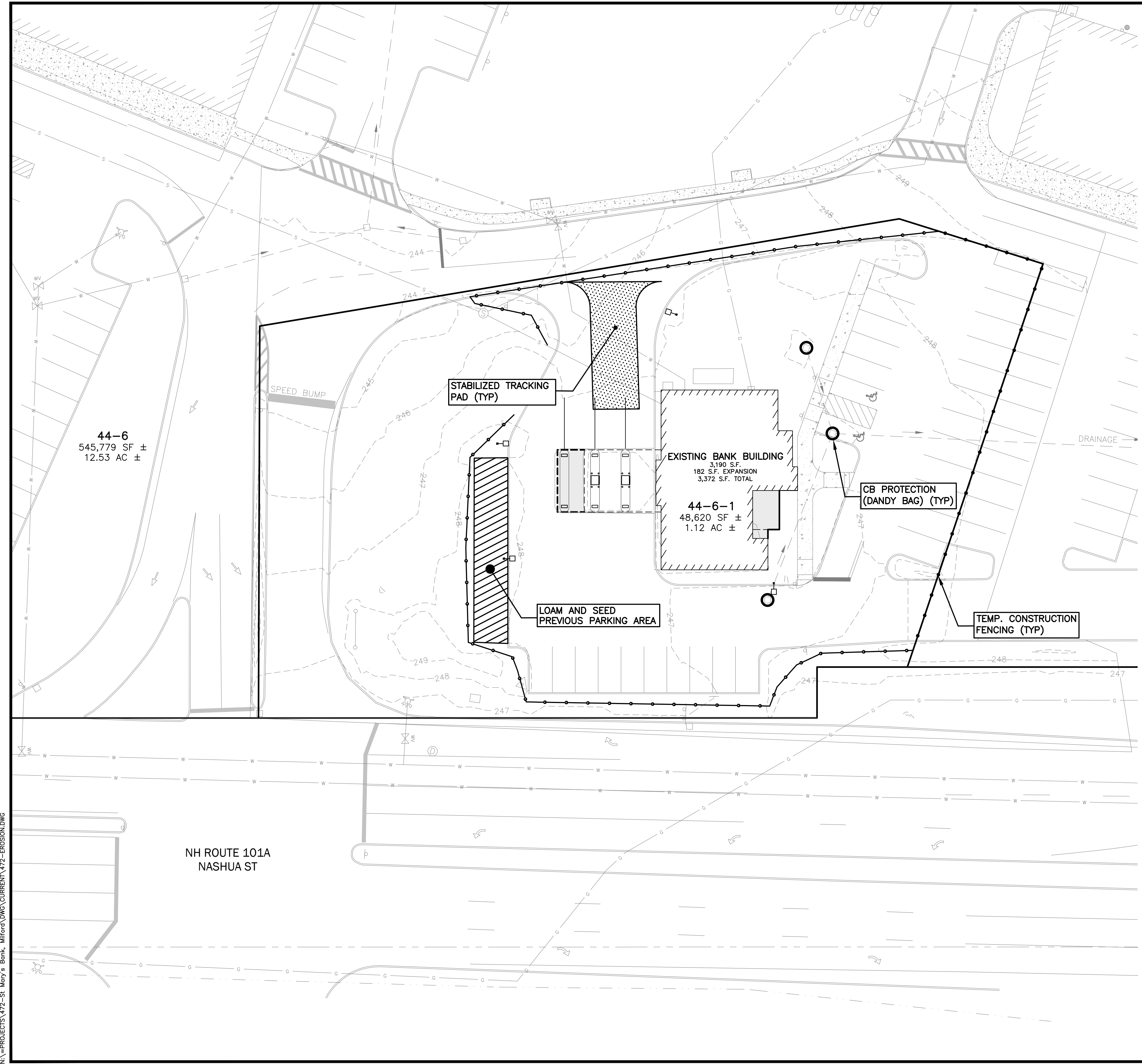
PROJECT #472 SHEET 9 of 12



Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entire Calculation Area	+	0.8 fc	10.2 fc	0.0 fc	N/A	N/A
Paved	X	2.4 fc	10.2 fc	0.3 fc	34.0:1	8.0:1

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	S1	2	LSI Lighting	MRM-LED-24L-SIL-3-40-70CRI with 4SQ B5 S11G 205 xxx pole	LED Full Cut Off Luminaire with Type III distribution on 20 ft. square steel pole. Color by architect	LED	1	MRM-LED-24L-SIL-3-40-70CRI.LIES	25280	0.9	187
	S2	3	LSI Lighting	MRM-LED-24L-SIL-5W-40-70CRI with 4SQ B5 S11G 205 xxx pole	LED Full Cut Off Luminaire with Type V distribution on 20 ft. square steel pole. Color by architect	LED	1	MRM-LED-24L-SIL-5W-40-70CRI.LIES	23992	0.9	187
	S3	1	LSI Lighting	MRM-LED-24L-SIL-FT-40-70CRI-HL with 4SQ B5 S11G 205 xxx pole	LED Full Cut Off Luminaire with Type FT distribution on 20 ft. square steel pole. Color by architect	LED	1	MRM-LED-24L-SIL-FT-40-70CRI-IL.LIES	15921	0.9	187

N:\PROJECTS\472-St. Mary's Bank_Milford\DWG\CURRENT\472-LIGHTING.DWG



44-6
545,779 SF ±
12.53 AC ±

STABILIZED TRACKING PAD (TYP)

EXISTING BANK BUILDING
3,190 S.F.
182 S.F. EXPANSION
3,372 S.F. TOTAL

44-6-1
48,620 SF ±
1.12 AC ±

CB PROTECTION (DANDY BAG) (TYP)

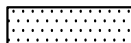
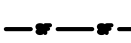


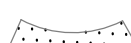

LOAM AND SEED PREVIOUS PARKING AREA

TEMP. CONSTRUCTION FENCING (TYP)

SPEED BUMP

DRAINAGE

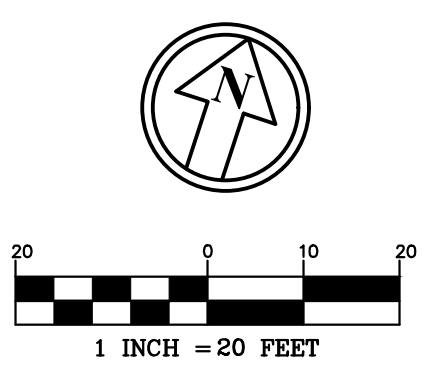
NH ROUTE 101A
NASHUA ST

- LEGEND:**
-  STABILIZED TRACKING PAD
 -  SILT FENCE
 -  CATCH BASIN PROTECTION (DANDY BAG)
 -  INLET PROTECTION (SILT SOCK)
 -  STONE OR SILT SOCK CHECK DAM
 -  BLANKET SLOPE PROTECTION

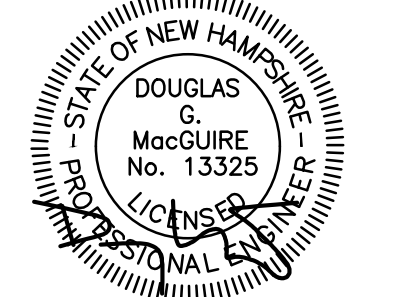



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Engineers
Planners
Surveyors
TheDubayGroup.com



1 INCH = 20 FEET



REVISIONS:

REV.	DATE	COMMENT	BY

DRAWN BY: JMM
CHECKED BY: DGM
DATE: DEC. 18, 2020
SCALE: 1"=20'
FILE: 472-EROSION
DEED REF:

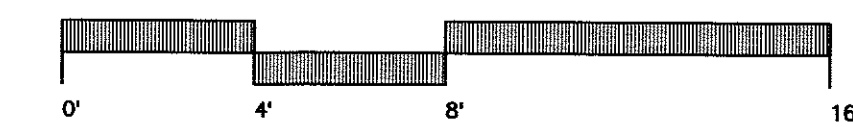
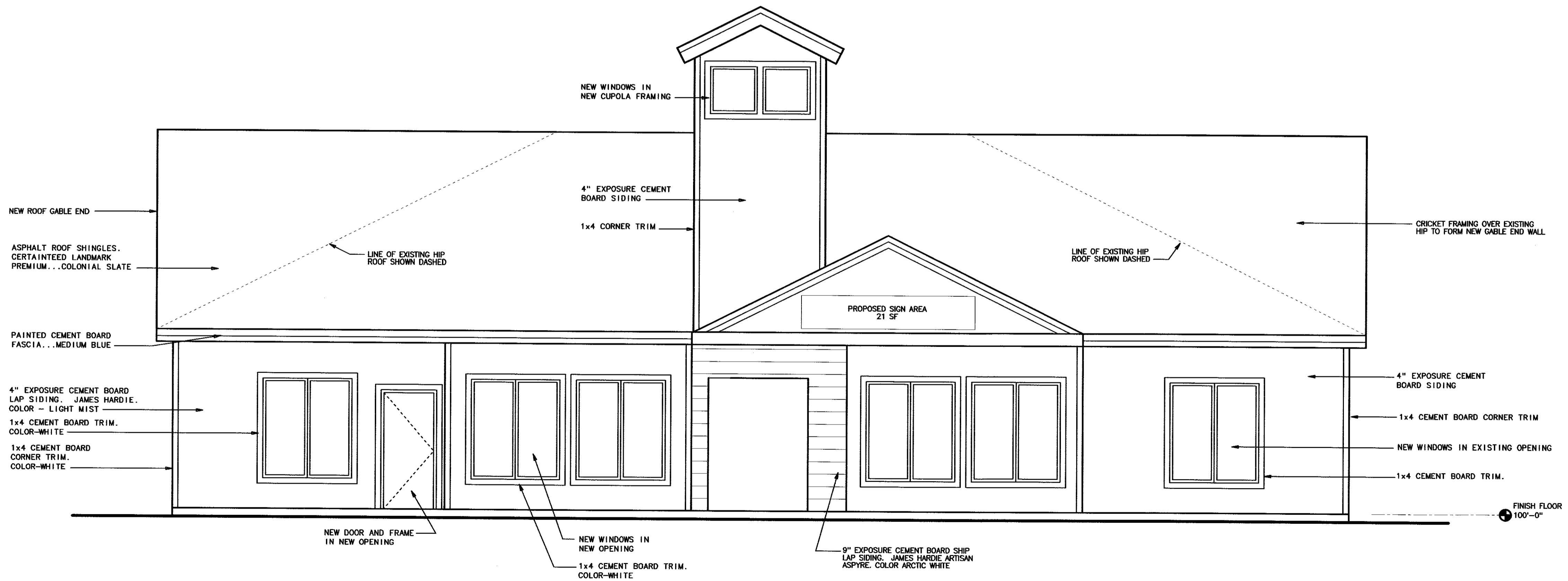
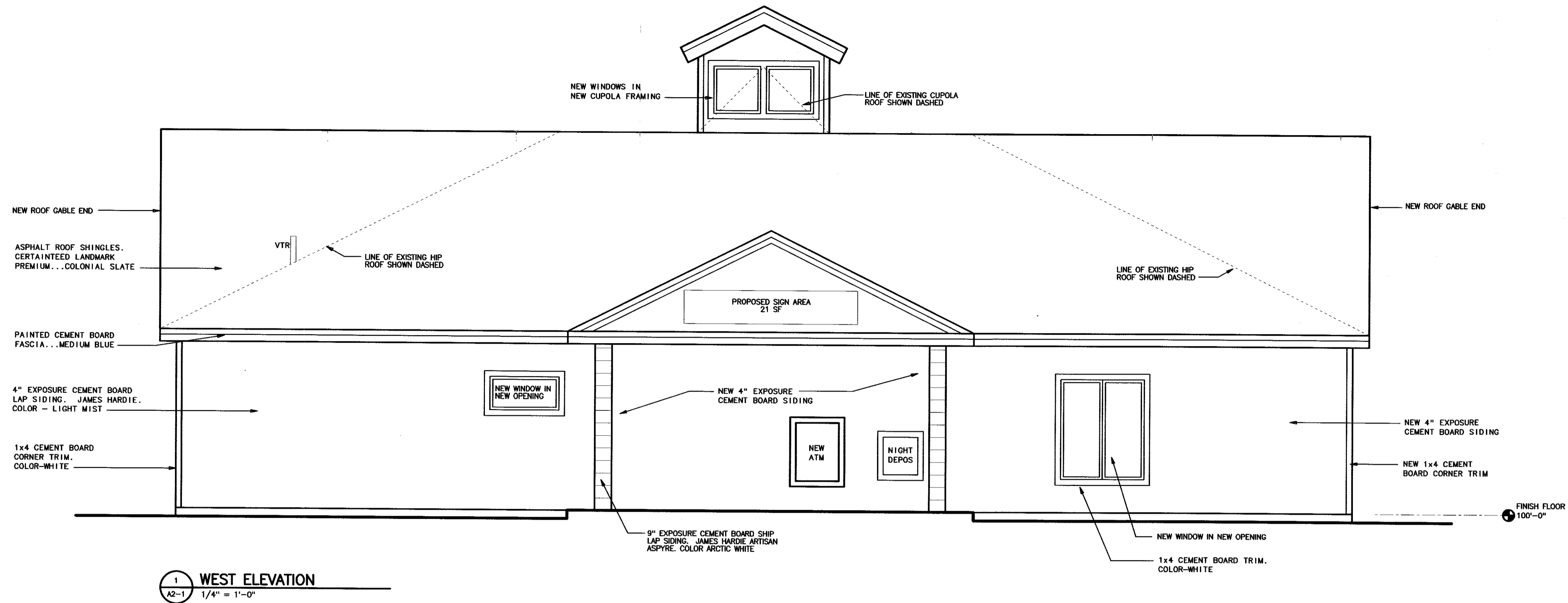
PROJECT:
586 NASHUA ST
MAP 44 LOT 6
586 NASHUA STREET
MILFORD, NH 03055

OWNER:
B33 LORDENS PLAZA, LLC
9330 W. SAHARA AVE.
SUITE 270
LAS VEGAS, NV 89117

FOR:
ST. MARY'S BANK
200 MCGREGOR ST.
MANCHESTER, NH 03102

SHEET TITLE:
EROSION CONTROL PLAN

N:\PROJECTS\472-St. Mary's Bank, Milford\DWG\CURRENT\472-EROSION.DWG



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 118 PACE HILL RD., COFFSTOWN, NH 03045
 Tel. 603-497-8441
 lauerarchitects@comcast.net

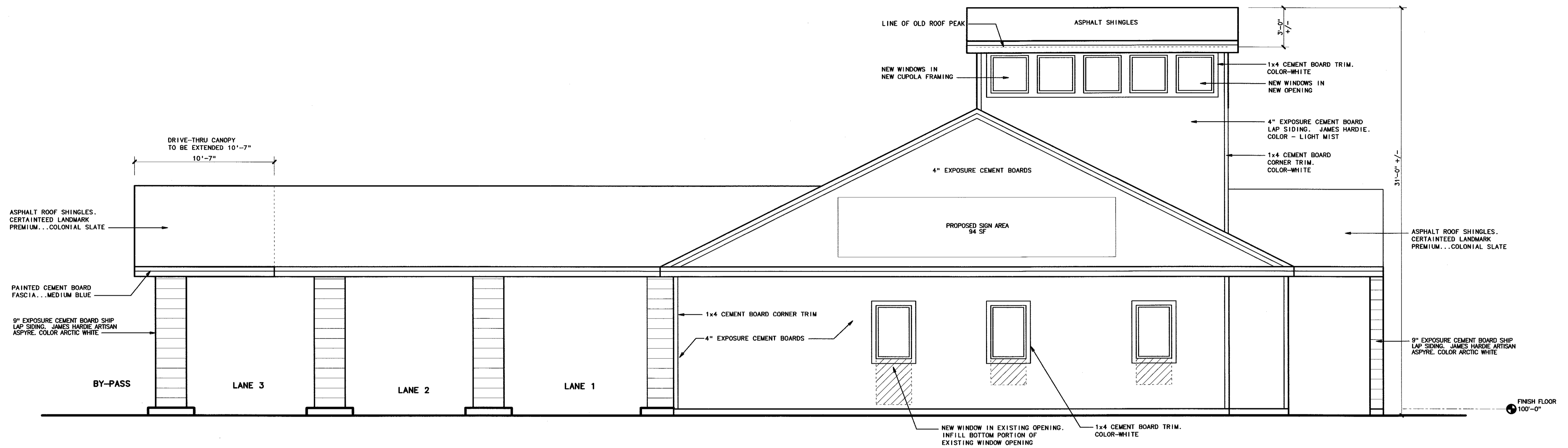
PROPOSED IMPROVEMENTS FOR:
ST. MARY'S BANK
 MAP 44, LOT 006-002
 586 NASHUA ST. MILFORD, NH 03055

PROPOSED EAST EXTERIOR ELEVATIONS
 @ 1/4" = 1'-0"

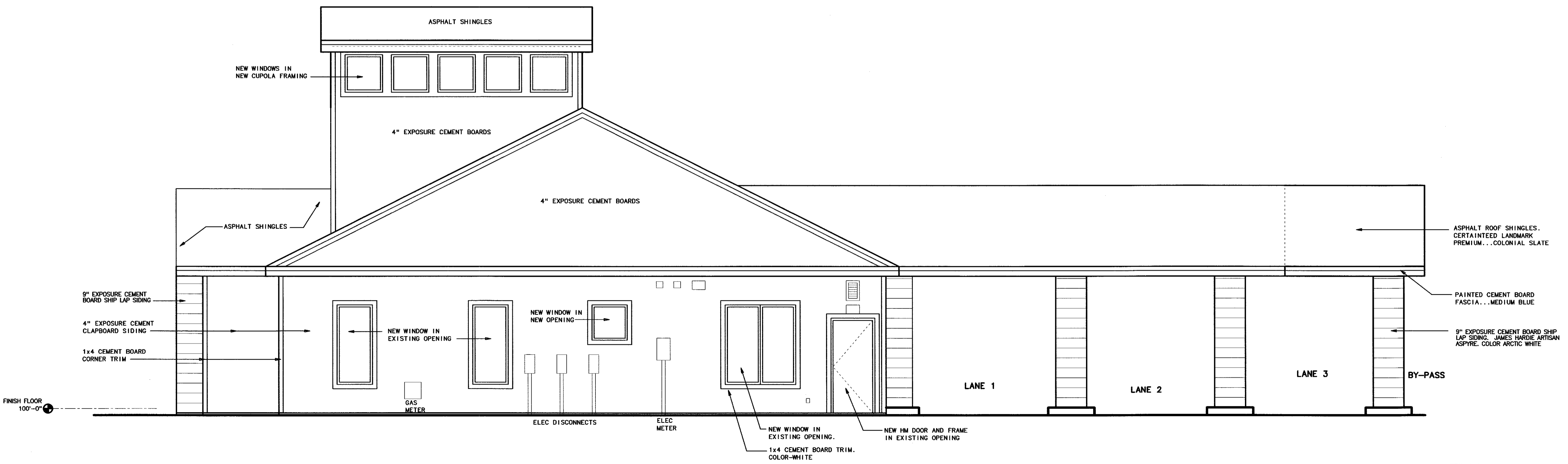
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 FILE:2029\STMARY\MILFORD\PBA2-1

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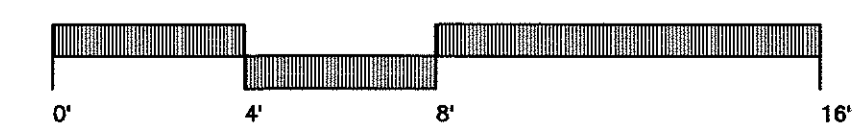
A2-1



1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



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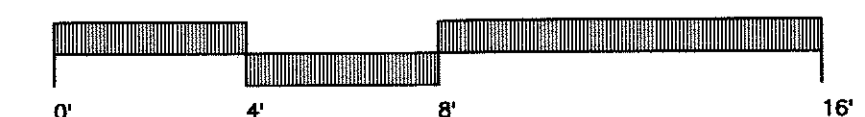
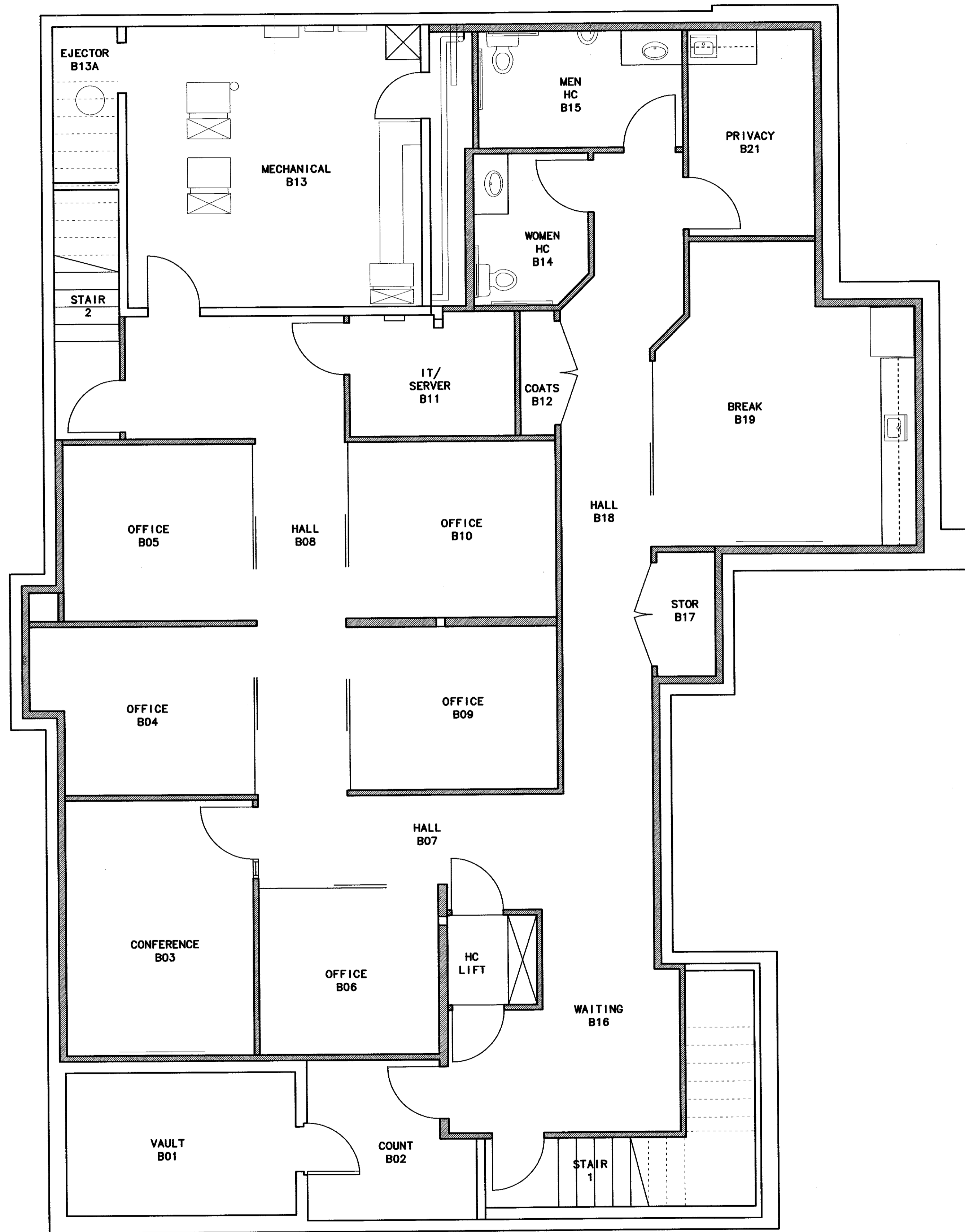
PROPOSED IMPROVEMENTS FOR:
ST. MARY'S BANK
MAP 44, LOT 006-002
586 NASHUA ST. MILFORD, NH 03055

PROPOSED
NORTH & SOUTH
EXTERIOR
ELEVATIONS
@
1/4" = 1'-0"

DATE: NOV. 16, 2020
FILE:2029\STMARY\MILFORD\PA2-2

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A2-2



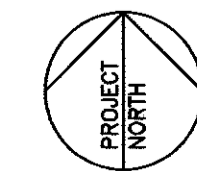
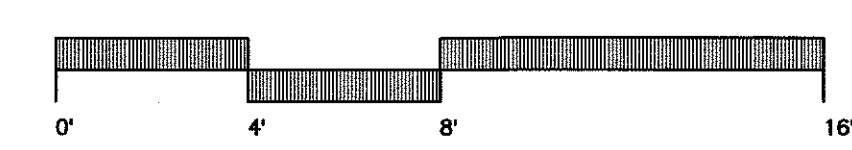
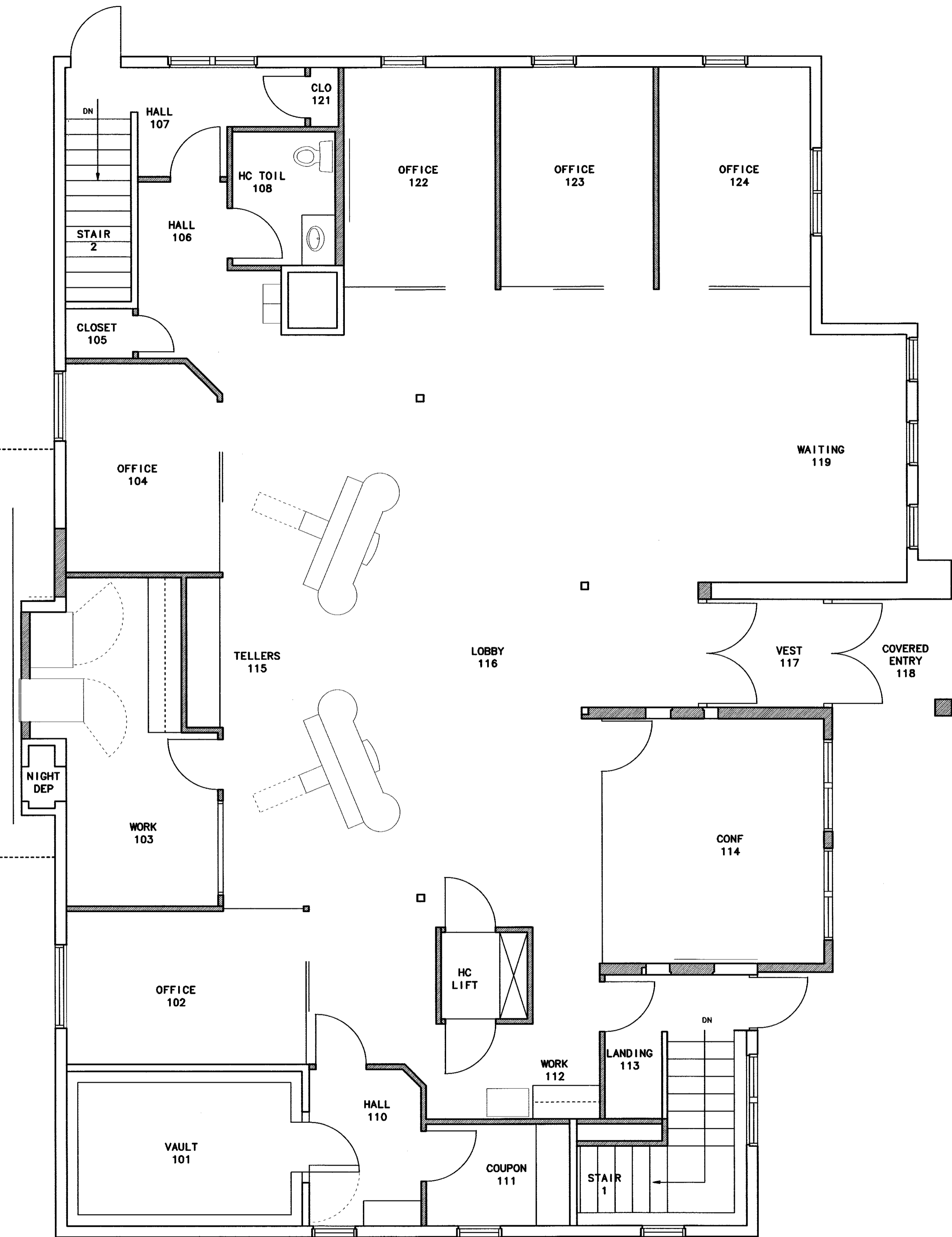
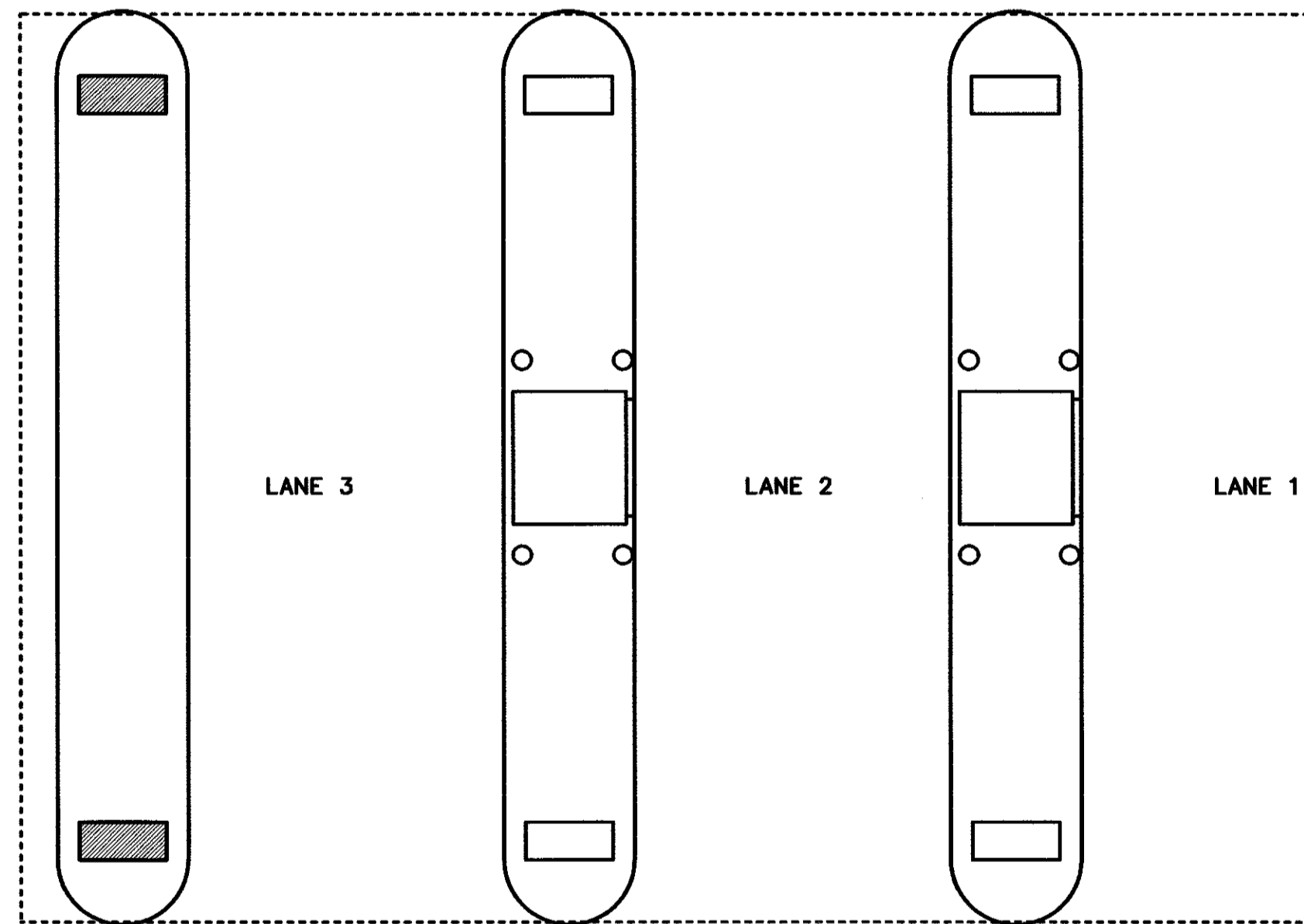
PROPOSED IMPROVEMENTS FOR:
ST. MARY'S BANK
 MAP 44, LOT 006-002
 586 NASHUA ST. MILFORD, NH 03055

PROPOSED
 BASEMENT
 FLOOR PLAN
 @
 1/4" = 1'-0"

DATE: NOV. 16, 2020
 FILE:2029\STMARY\
 MILFORD\PBA1-1

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PROPOSED IMPROVEMENTS FOR:
ST. MARY'S BANK
 MAP 44, LOT 006-002
 586 NASHUA ST. MILFORD, NH 03055

PROPOSED
 FIRST FLOOR
 PLAN
 @
 1/4" = 1'-0"

DATE: NOV. 16, 2020
 FILE: 2029\STMARY\
 MILFORD\PBA1-2

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A1-2