

# TOWN OF MILFORD, NH OFFICEOFCOMMUNITYDEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

Date: February 11, 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. (Continued from 1/19/21)

# 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. At the January 19, 2021 Public Hearing, the Planning Board approved the minor subdivision application to create the 1.12 acre lot designated for the bank building and continued the major site plan application to provide more information / respond to comments involving (1) drainage / stormwater management, (2) parking analysis, (3) signage plan, and (4) drainage/stormwater, access/egress, and parking easement documentation.

#### **ADDRESS:**

Tax Map 44 Lot 6, 586 Nashua Street.

#### **APPLICATION STATUS:**

The application was accepted on January 1, 2021.

#### **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.)

#### **REGIONAL IMPACT:**

The Board determined that the project did not result in a Regional Impact on January 19, 2021.

#### **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. As requested by the Planning Board, the applicant has provided a parking analysis for the parent property and the newly created bank building property. The parking analysis states that there are 96 parking spaces provided for the existing plaza uses (excluding the parking for the proposed bank use/property) where 94 are require per the Town Development Regulations. See memo from the Dubay Group dated 2/11/21.

# **DRAINAGE/STORMWATER MANAGEMENT:**

The applicant has provided a revised plan sheet 6 entitled Grading, Drainage, & Utility Plan. The project will utilize the existing grading, stormwater, and drainage design and infrastructure to manage onsite stormwater. Cross easements have been constructed to allow the applicant to continue utilizing the existing parent lot stormwater structures.

#### **UTILITES:**

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 in conjunction with the existing plantings 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.

#### **SIGNAGE:**

A signage plan has been submitted that includes two walls signs that meet the maximum allotted square footage. No monuments signs are being proposed at this time. It is anticipated that the applicant will utilized the existing shared monument sign or propose an additional monument sign at a future date. As discussed previously two monument signs on one property would require a Variance from the Board of Adjustment.

# **INTERDEPARTMENTAL REVIEWS:**

**Ambulance:** No comments. **Assessing:** No comments.

**Building Department:** No comments.

Code Enforcement/ Health: No comments.
Conservation Commission: No comments.

**Environmental Programs/Stormwater:** The applicant has revised the site plan to include a drainage/stormwater management design. The project area will be graded/laid out to utilize the existing catch basins to manage stormwater. See Sheet 6 – Grading, Drainage, & Utility Plan. Cross easements have been constructed to allow the applicant to continue utilizing the existing parent lot stormwater structures. Staff has no issues.

**Heritage Commission:** No comments.

**Police Department**: No comments.

Public Works: No comments.

Water/Sewer Utilities: No comments.

Community Development / Planning:

1. The access, egress, stormwater, and maintenance easements were submitted by the applicant for initial review and comment by the Community Development Office. Staff has reviewed said easements and provided comments to the applicant and their representatives. Staff recommends that the decision include a condition that the applicant shall continue to work with Staff to finalize all access, egress, stormwater, and maintenance easements prior to recordation.

#### **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.

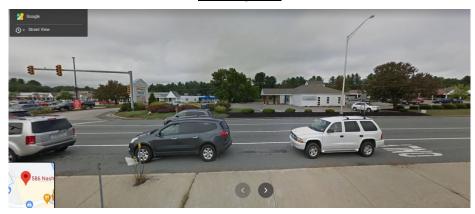
1. The applicant shall work with Staff to finalize all access, egress, stormwater, and maintenance easements prior to recordation.

# Aerial View: Map 44, Lot 6





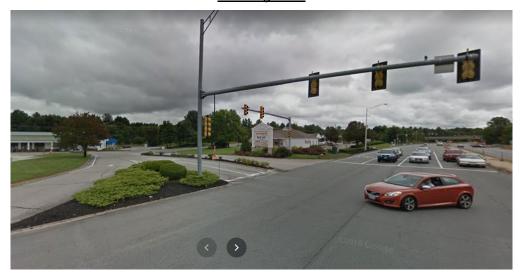
**Looking East** 



**Looking North** 



**Looking West** 



# St. Mary's Bank Site Plan

586 NASHUA STREET, MILFORD, NEW HAMPSHIRE





Title Sheet

Overview Site Plan

**Existing Conditions Plan** 

Preparation Plan

Grading, Drainage, & Utility Plan

Lighting Plan

**Erosion Control Plan** 

Site Construction Details

Architectural Plans

# **SHEET INDEX:**

Site Plan

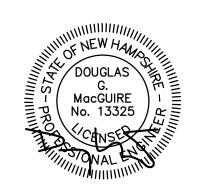
Landscape Plan & Details

OWNER'S SIGNATURE

**APPROVED** MILFORD PLANNING BOARD

Planners

TheDubayGroup.com



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

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

**B33 LORDENS** 

PLAZA, LLC 9330 W. SAHARA AVE.

SUITE 270 LAS VEGAS, NV 89117

ST. MARY'S BANK 200 MCGREGOR ST.

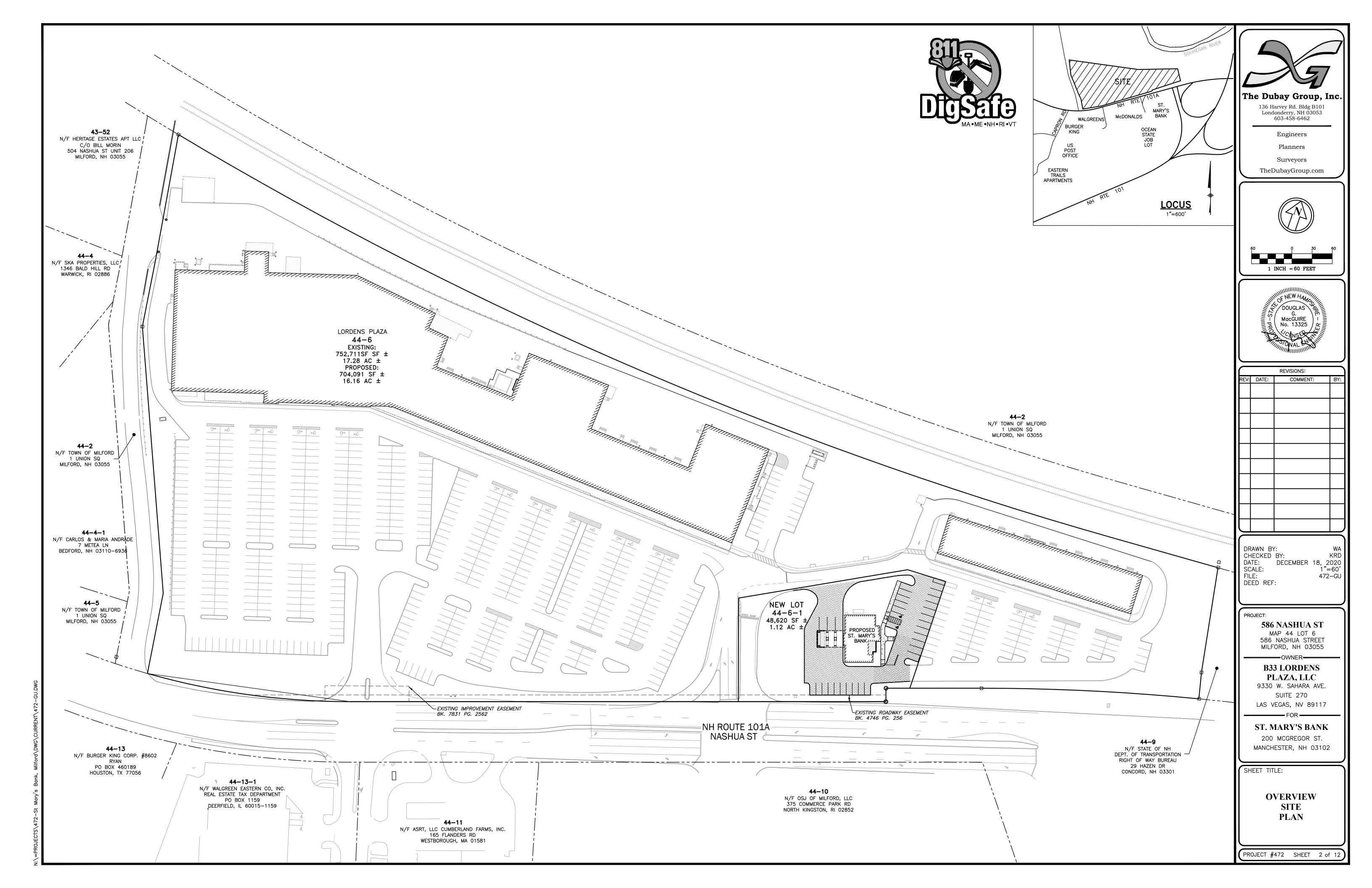
MANCHESTER, NH 03102

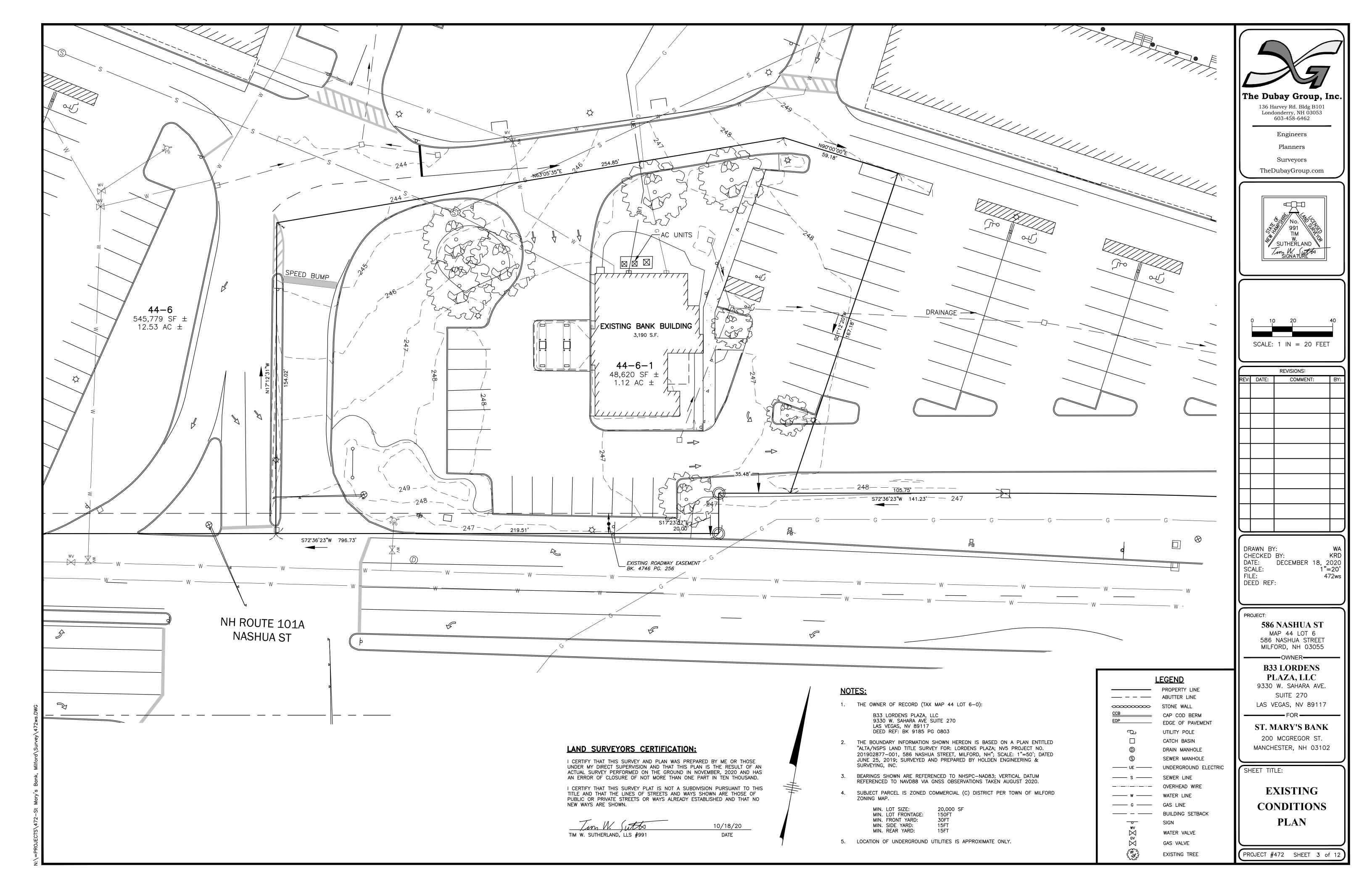
**SHEET** 

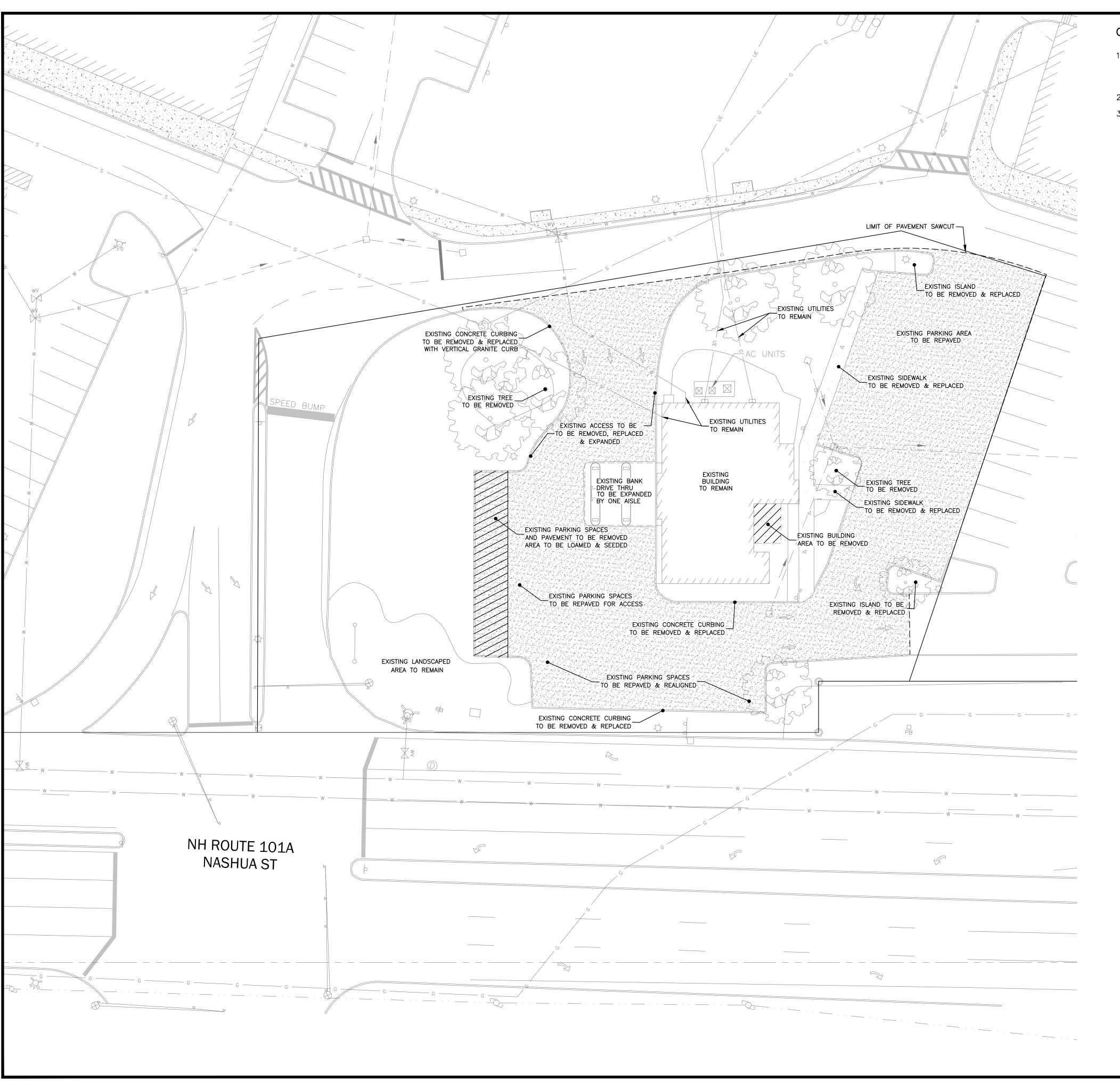
SHEET TITLE:

TITLE

PROJECT #472 SHEET







# **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.



The Dubay Group, Inc.

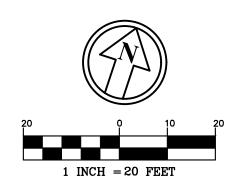
136 Harvey Rd. Bldg B101 Londonderry, NH 03053 603-458-6462

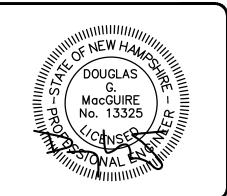
Engineers

Planners

Surveyors

TheDubayGroup.com





REVISIONS:				
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DATE: DEC. 18, 2020
SCALE: 1"=20'
FILE: 472-PREPARATION
DEED REF:

PROJECT:

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

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# B33 LORDENS PLAZA, LLC

9330 W. SAHARA AVE. SUITE 270 LAS VEGAS, NV 89117

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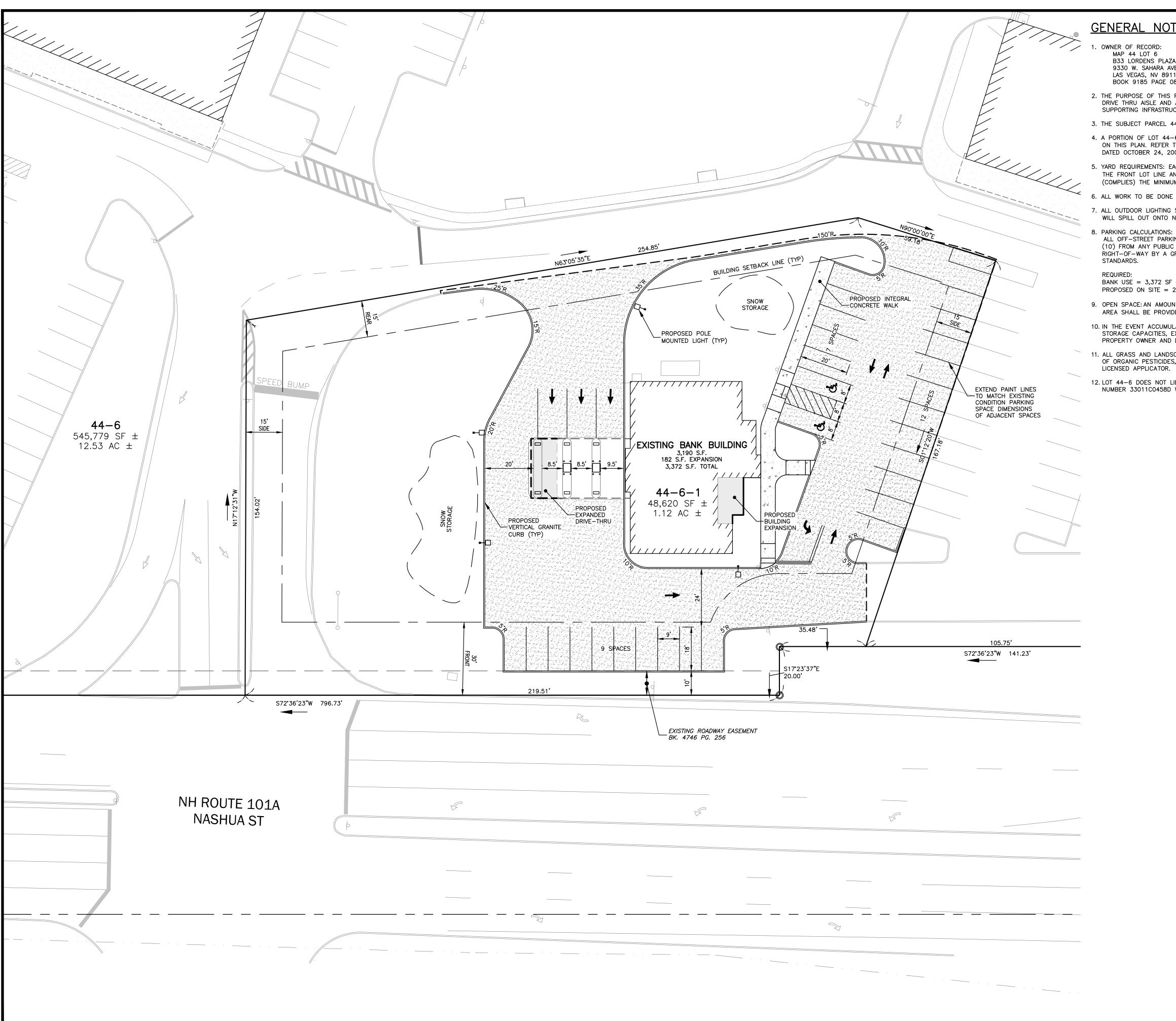
# ST. MARY'S BANK

200 MCGREGOR ST.
MANCHESTER, NH 03102

SHEET TITLE:

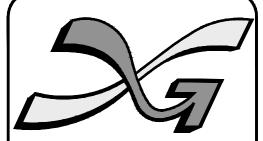
PREPARATION PLAN

PROJECT #472 SHEET 4 of 12





- OWNER OF RECORD:
  - MAP 44 LOT 6 B33 LORDENS PLAZA, LLC 9330 W. SAHARA AVE, SUITE 270 LAS VEGAS, NV 89117 BOOK 9185 PAGE 0803
- 2. THE PURPOSE OF THIS PLAN IS TO RENOVATE THE EXISTING BANK BUILDING WITH AN EXTRA DRIVE THRU AISLE AND A 182 SF ADDITION TO THE EXISTING BUILDING, WITH REPLACEMENT OF SUPPORTING INFRASTRUCTURE.
- 3. THE SUBJECT PARCEL 44-6 IS ZONED C COMMERCIAL.
- 4. A PORTION OF LOT 44-6 LIES WITHIN THE LEVEL I AND LEVEL II PROTECTION AREA AS SHOWN ON THIS PLAN. REFER TO MAP ENTITLED "GROUNDWATER PROTECTION DISTRICT - MILFORD, NH", DATED OCTOBER 24, 2002 OR AS AMENDED.
- 5. YARD REQUIREMENTS: EACH STRUCTURE SHALL BE SET BACK AT LEAST THIRTY (30) FEET FROM THE FRONT LOT LINE AND FIFTEEN (15) FEET FROM SIDE AND REAR PROPERTY LINES. (COMPLIES) THE MINIMUM FRONTAGE REQUIRED = 150'.
- 6. ALL WORK TO BE DONE IN CONFORMANCE WITH THE TOWN OF MILFORD REGULATIONS.
  - 7. ALL OUTDOOR LIGHTING SHALL BE DOWNCAST AND SO DIRECTED AND SHIELDED THAT NO GLARE WILL SPILL OUT ONTO NEIGHBORING PROPERTIES OR ROADS. (SEE LIGHTING PLAN)
- ALL OFF-STREET PARKING AND LOADING OR UNLOADING SPACES SHALL BE AT LEAST TEN FEET (10') FROM ANY PUBLIC STREET RIGHT-OF-WAY AND SHALL BE SEPARATED FROM SUCH RIGHT-OF-WAY BY A GRANITE CURB AND LANDSCAPING AS REQUIRED IN 6.08 LANDSCAPING STANDARDS.
- BANK USE = 3,372 SF @ 3 SPACES/1000 SF = 10.12 SPACES REQUIRED = 11 SPACES PROPOSED ON SITE = 28 SPACES (COMPLIES).
- 9. OPEN SPACE: AN AMOUNT EQUAL TO NOT LESS THAN THIRTY (30) PERCENT OF THE TOTAL LOT AREA SHALL BE PROVIDED. 37% OPEN PROVIDED (COMPLIES).
- 10. IN THE EVENT ACCUMULATIONS OF WINTER SNOW VOLUMES GENERATED EXCEED ON-SITE STORAGE CAPACITIES, EXCESS VOLUMES OF SNOW SHALL BE REMOVED FROM THE SITE BY THE PROPERTY OWNER AND DISPOSED OF AT A LEGAL DUMPING SITE.
- 11. ALL GRASS AND LANDSCAPED AREA MAINTENANCE SHALL BE PERFORMED WITH JUDICIOUS USE OF ORGANIC PESTICIDES, HERBICIDES, AND FERTILIZERS, ALL OF WHICH SHALL BE APPLIED BY A
- 12. LOT 44-6 DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP NUMBER 33011C0458D WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.



The Dubay Group, Inc.

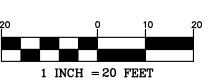
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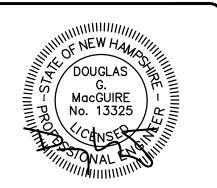
> Engineers Planners

Surveyors

TheDubayGroup.com







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DRAWN BY: WA
CHECKED BY: KRD
DATE: DECEMBER 18, 2020
SCALE: 1"=20'
FILE: 472-GU DEED REF:

PROJECT:

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

**B33 LORDENS** PLAZA, LLC

SUITE 270 LAS VEGAS, NV 89117

9330 W. SAHARA AVE.

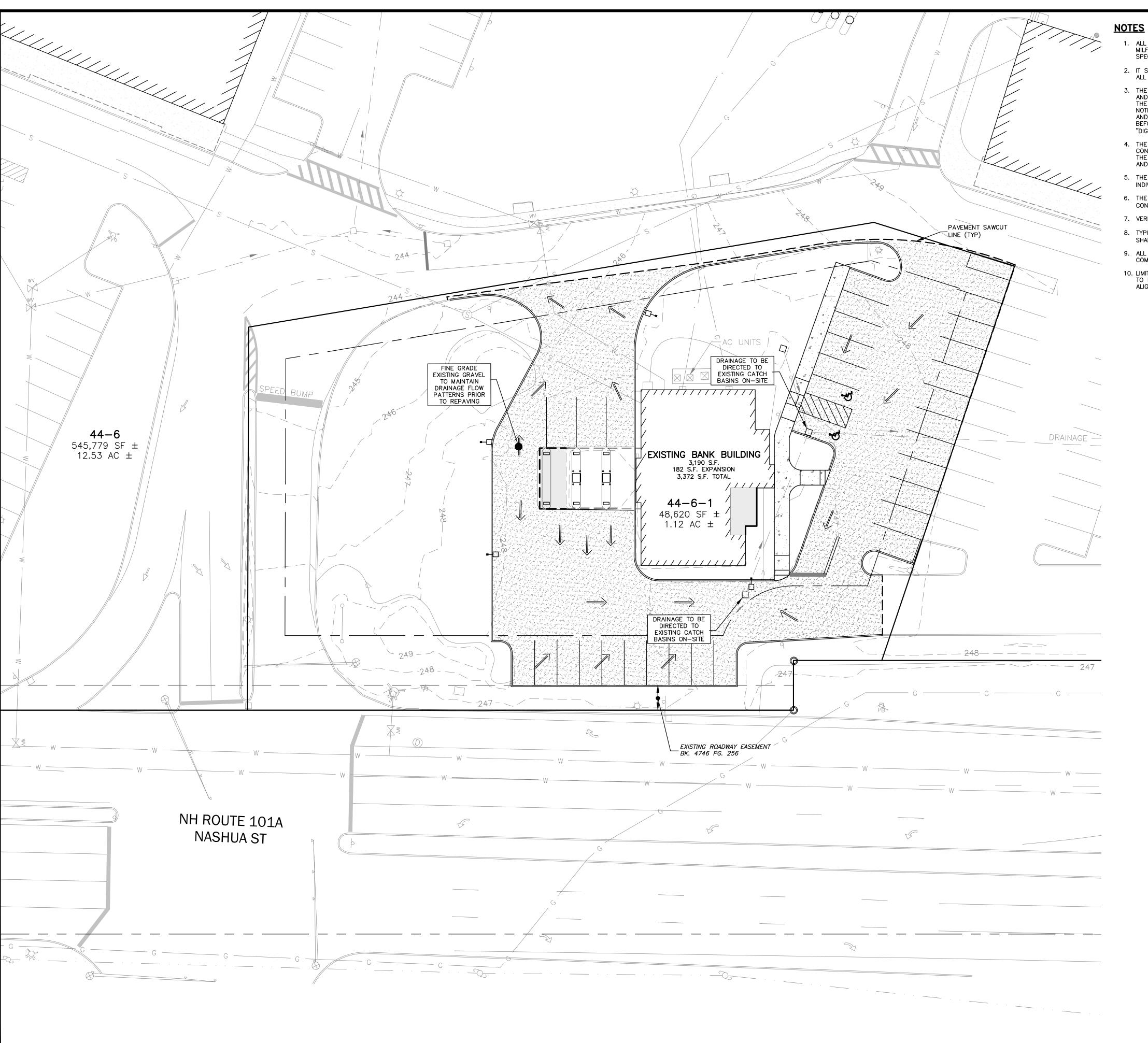
ST. MARY'S BANK 200 MCGREGOR ST.

MANCHESTER, NH 03102

SHEET TITLE:

**SITE PLAN** 

PROJECT #472 SHEET 5 of 1



 ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF MILFORD, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER AND THE TOWN OF MILFORD SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER AND THE TOWN OF MILFORD BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER AND THE TOWN OF MILFORD.
- 5. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
- 6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
- 7. VERIFY UTILITY CONNECTIONS TO BUILDING WITH ARCHITECTURAL DRAWINGS.
- 8. TYPICAL COVER FOR ELECTRIC AND GAS SERVICES SHOWN SHALL BE 36" MINIMUM. CONTRACTOR SHALL ADJUST AS NECESSARY TO PROVIDE A MINIMUM OF 6" CLEARANCE BETWEEN ALL UTILITIES.
- 9. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- 10. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS AND ALIGNMENTS.



The Dubay Group, Inc.

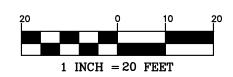
136 Harvey Rd. Bldg B101 Londonderry, NH 03053 603-458-6462

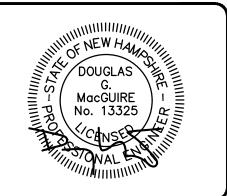
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PROJECT:

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

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# B33 LORDENS PLAZA, LLC

9330 W. SAHARA AVE. SUITE 270 LAS VEGAS, NV 89117

EAS VEGAS, NV 891

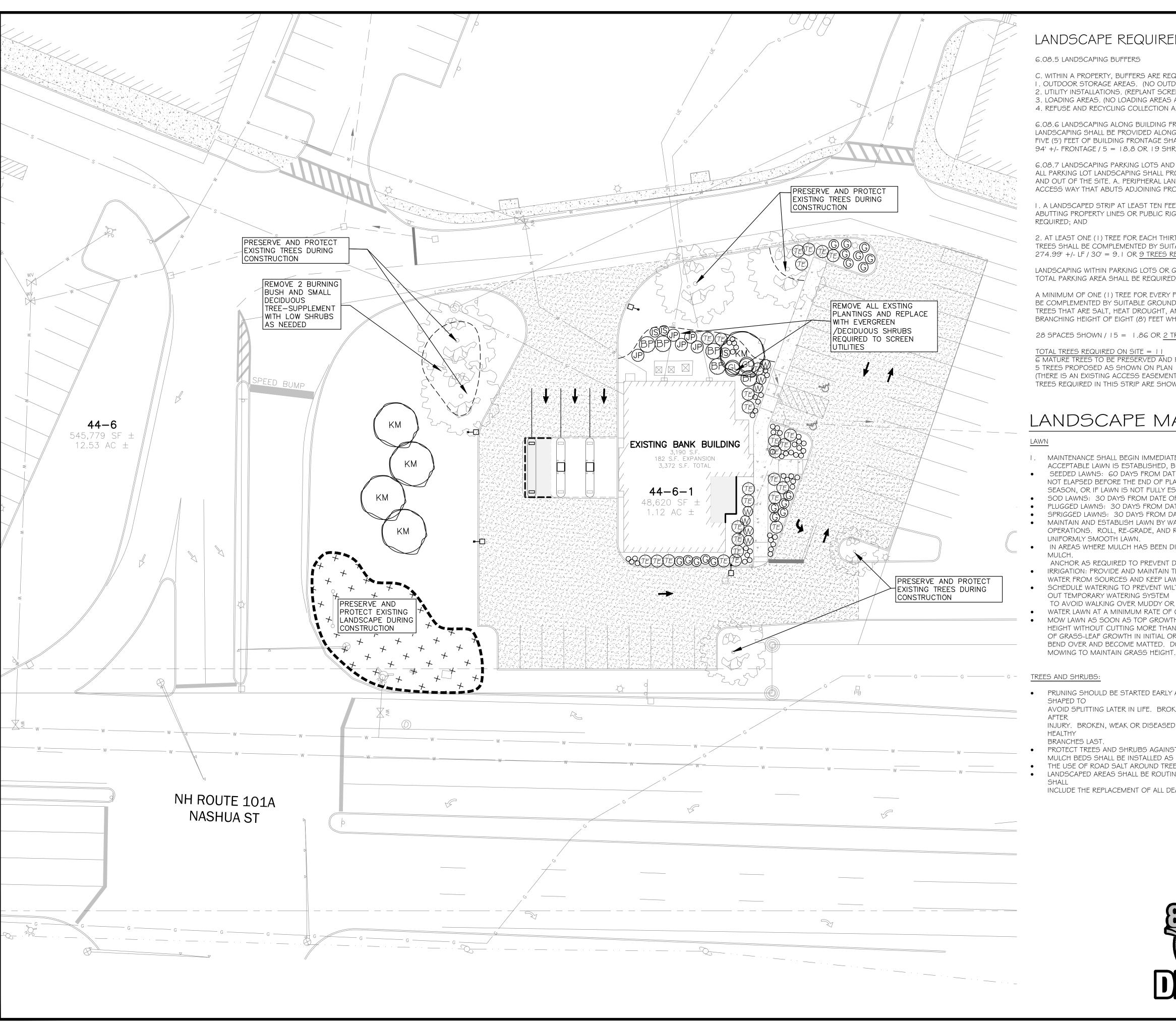
ST. MARY'S BANK
200 MCGREGOR ST.

MANCHESTER, NH 03102

SHEET TITLE:

GRADING, DRAINAGE & UTILITY PLAN

PROJECT #472 SHEET 6 of 1.



# 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 UTILITES)

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 (I) 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:

I. A LANDSCAPED STRIP AT LEAST TEN FEET (IO') 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 (I) TREE FOR EACH THIRTY FEET (30') OF LANDSCAPED STRIP SHALL BE PROVIDED. THESE TREES SHALL BE COMPLEMENTED 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 COMPLEMENTED 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

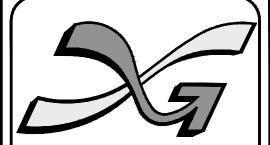
- I. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH AREA IS PLANTED AND SHALL CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED, BUT NOT LESS THAN THE FOLLOWING PERIODS:
- SEEDED LAWNS: GO DAYS FROM DATE OF SUBSTANTIAL COMPLETION. (WHEN FULL MAINTENANCE PERIOD HAS NOT ELAPSED BEFORE THE END OF PLANTING
- 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
- 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 MULC 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

# 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 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
- INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



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



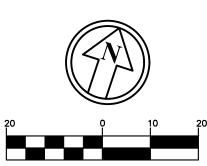
The Dubay Group, Inc.

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

Engineers

Planners

Surveyors TheDubayGroup.com



1 INCH = 20 FEET

**REVISIONS:** 

COMMENT:

CHECKED BY: 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

**B33 LORDENS** PLAZA, LLC

9330 W. SAHARA AVE. SUITE 270

LAS VEGAS, NV 89117

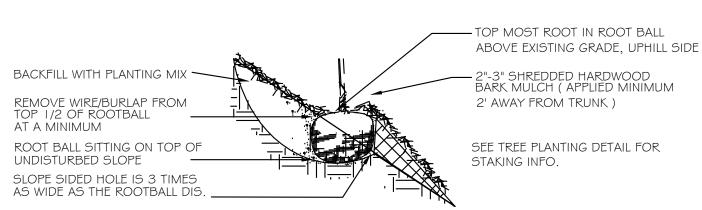
ST. MARY'S BANK

200 MCGREGOR ST. MANCHESTER, NH 03102

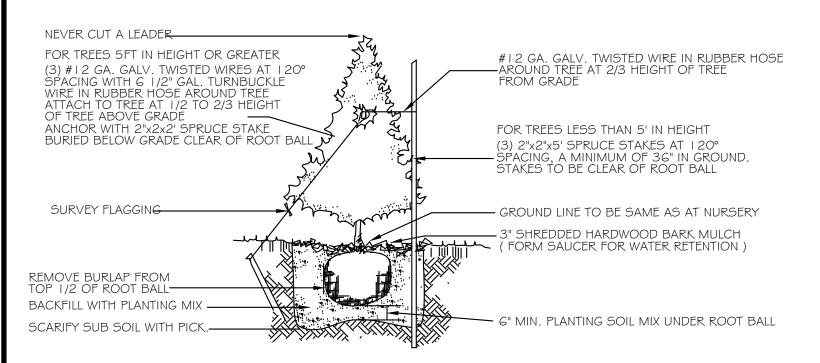
SHEET TITLE:

LANDSCAPE **PLAN** 

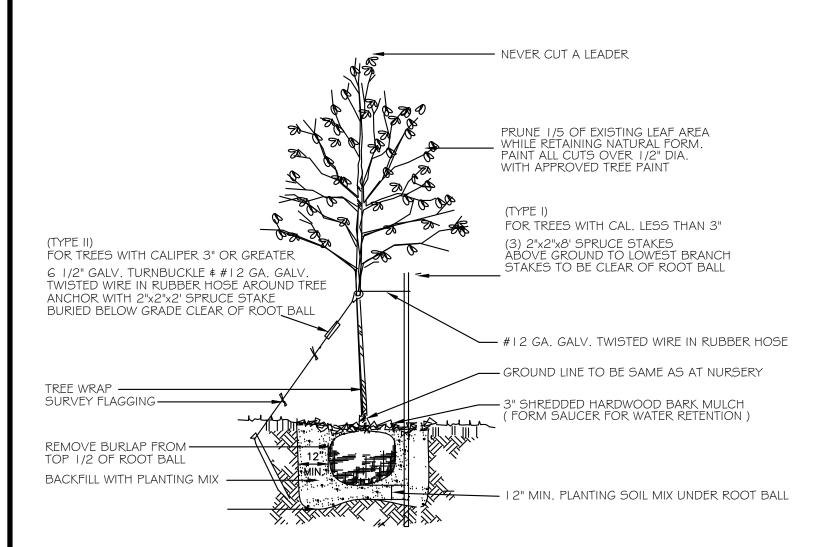
PROJECT #472 SHEET 7



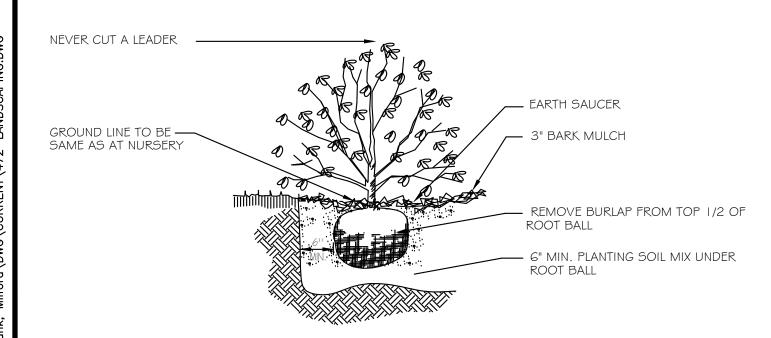
# SLOPE PLANTING DETAIL NTS



# EVERGREEN PLANTING DETAIL NTS



# DECIDUOUS TREE PLANTING DETAIL NO



SHRUB PLANTING DETAIL NIS

# LANDSCAPE NOTES:

- I. 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.
- 2. LANDSCAPING SHOWN ON THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE TOWN OF MILFORD LANDSCAPE REGULATIONS.
- 3. WHEREVER POSSIBLE EXISTING TREES SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION AS SHOWN.
- 4. 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.
- 5. 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)
- 6. PLANTS SHALL NOT BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA OF THE PLANTING.
- 7. ALL TREES SHALL BE BALLED AND BUR LAPPED UNLESS OTHERWISE NOTED.
- 8. ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE, THE TOWN OF MILFORD STAFF AND THE LANDSCAPE ARCHITECT.
- 9. WHERE APPLICABLE THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- 10. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
- II. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- 12. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- 13. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
- 14. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI ZGO. I "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF
- 15. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
- 16. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- 17. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH 'WILT-PRUF' OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
- 18. NO PLANT, EXCEPT GROUND COVERS/PERENNIALS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- 19. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
- 20. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
- 21. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH. MULCH SHALL NOT COVER ROOT FLARE OF TREES.
- 22. THE PURPOSE OF THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.
- 23. 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.
- 24. ALL NEW PLANTING AREAS, LAWN AND SOD SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM. DRIP IRRIGATION SHALL BE USED IN ALL PLANTING AREAS.
- 25. 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

KM	5	ACER RUBRUM 'KARPICK' / KARPICK RED MAPLE	2.5" CAL. B\$B	40'-60'	l 5'-20'
(BP)	5	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	4' HT. B\$B	8'-10'	8'-10'
(GL)	2	JUNIPERUS CHINENSIS 'ARMSTRONG AUREA' / OLD GOLD JUNIPER	30" B¢B	3'-4'	6'-8'
P	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'
(S)	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'
<b>(</b>	7	WEIGELA FLORIDA 'DARK HORSE' / DARK HORSE WEIGELA	3 GAL.	3'	3-4'
0	49	HEMEROCALLIS 'STELLA D'ORO / DAYLILY, STELLA D'ORO	2 GAL.	2'	2'



Engineers Planners Surveyors

TheDubayGroup.com

REVISIONS COMMENT: V·I DATF·

DRAWN BY: CHECKED BY: DATE: DECEMBER 18, 2020 SCALE: 1"=20'

472-LANDSCAPING

PROJECT:

FILE:

DEED REF:

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

> **B33 LORDENS** PLAZA, LLC

9330 W. SAHARA AVE. SUITE 270 LAS VEGAS, NV 89117

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

SHEET TITLE:

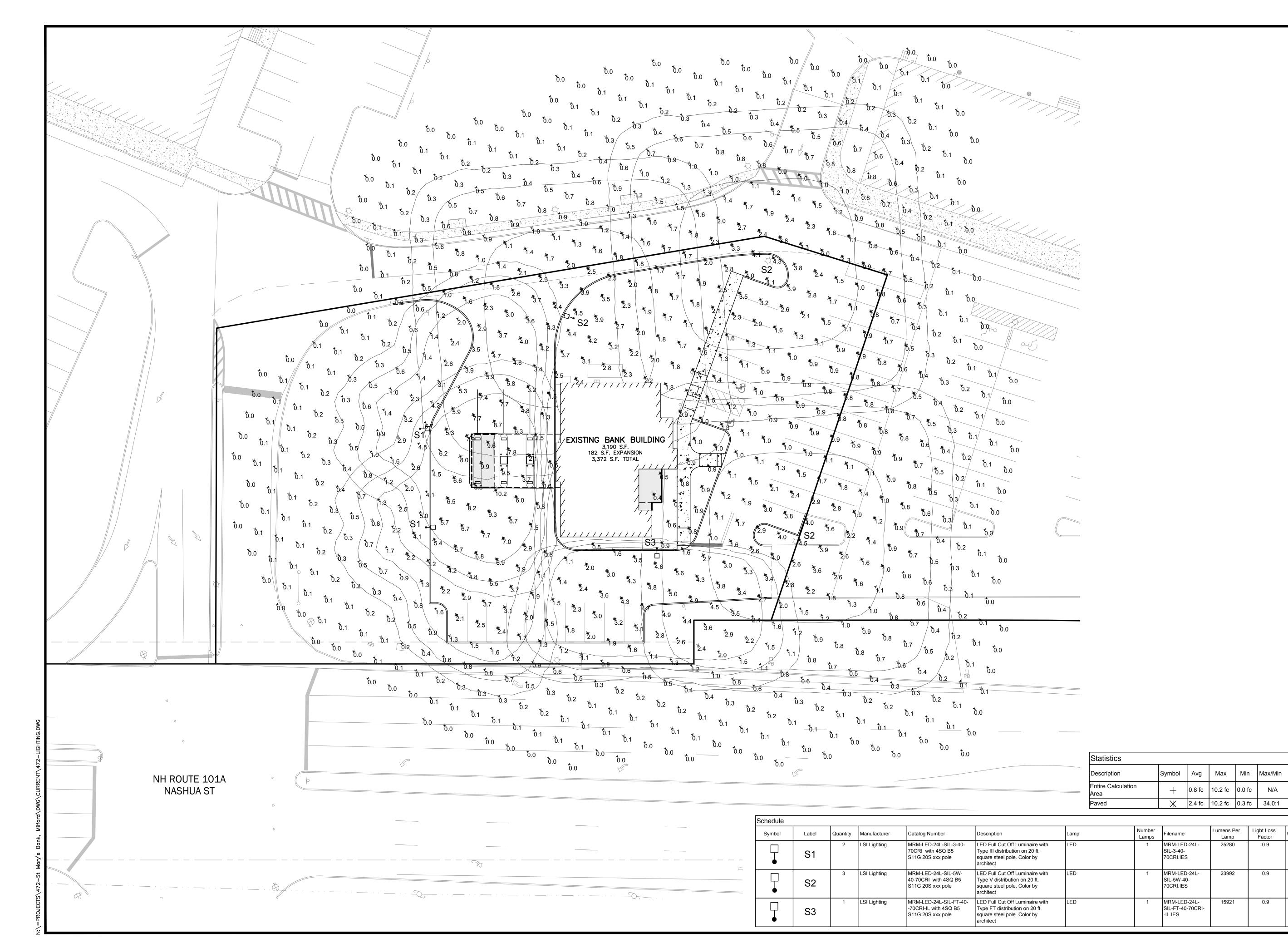
THIS PLAN IS INTENDED FOR APPROVAL BY THE TOWN OF

MILFORD FOR LANDSCAPE

PURPOSES ONLY.

LANDSCAPE **DETAILS** 

PROJECT #472 SHEET 8 of 12





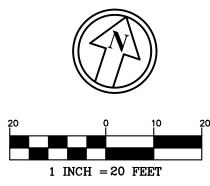
The Dubay Group,

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

Engineers

Planners

Surveyors TheDubayGroup.com



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

	REVISIONS:					
REV:	DATE:	COMMENT:	BY:			

DRAWN BY: CHECKED BY: 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

**B33 LORDENS** PLAZA, LLC

9330 W. SAHARA AVE.

SUITE 270 LAS VEGAS, NV 89117

ST. MARY'S BANK

200 MCGREGOR ST. MANCHESTER, NH 03102

SHEET TITLE:

Max/Min

Light Loss

Factor

0.9

0.9

Lumens Per

Lamp

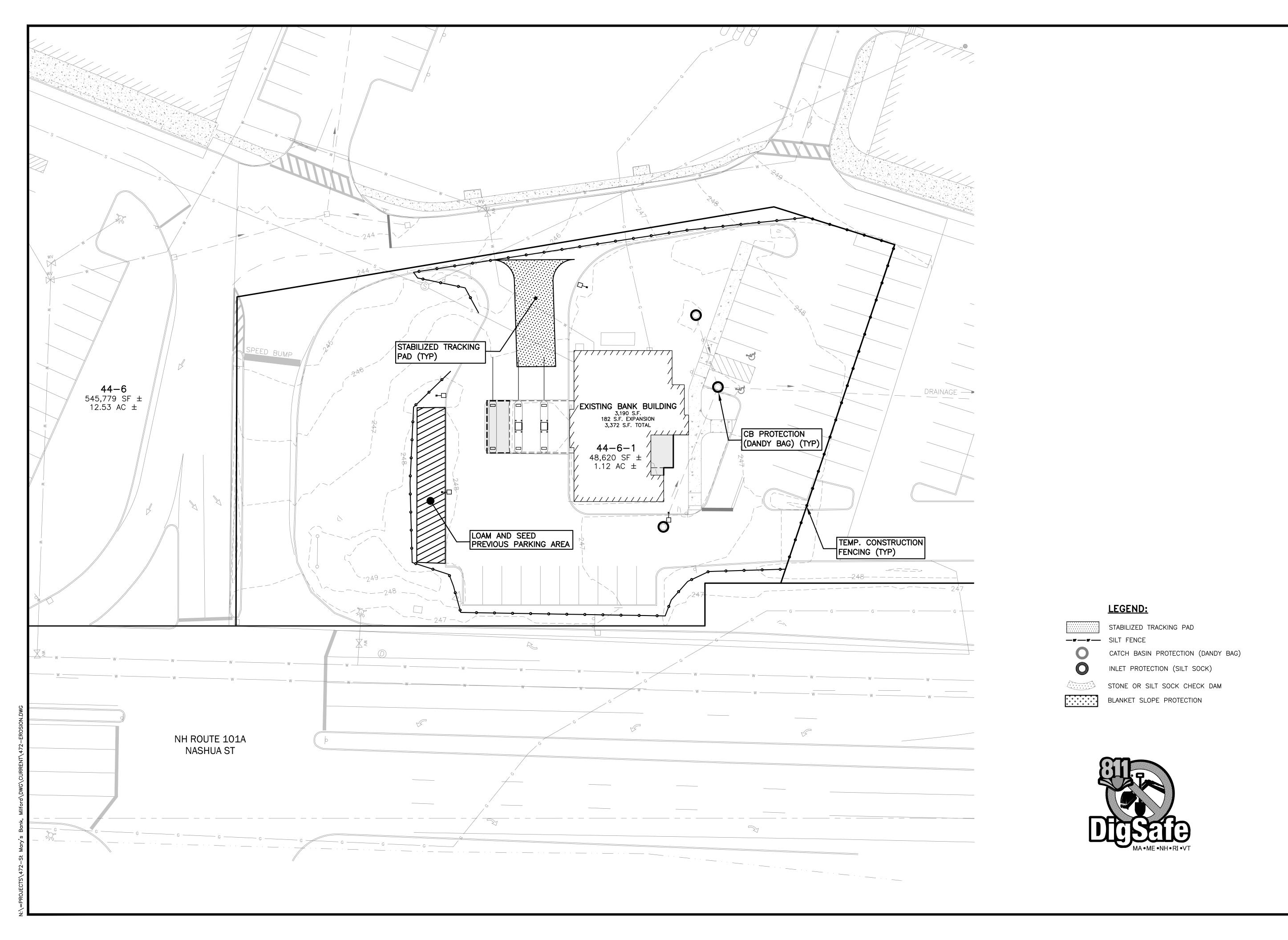
25280

Avg/Min

Wattage

LIGHTING **PLAN** 

PROJECT #472 SHEET 9 of





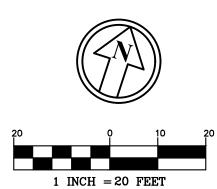
The Dubay Group, Inc.

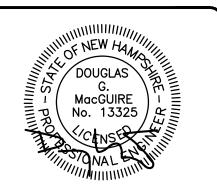
136 Harvey Rd. Bldg B101 Londonderry, NH 03053 603-458-6462

> Engineers Planners

Surveyors

TheDubayGroup.com





	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

B33 LORDENS

PLAZA, LLC
9330 W. SAHARA AVE.

SUITE 270 LAS VEGAS, NV 89117

ST. MARY'S BANK

200 MCGREGOR ST. MANCHESTER, NH 03102

SHEET TITLE:

EROSION CONTROL PLAN

PROJECT #472 SHEET 10 of 12

# **EROSION CONTROL NOTES**

# CONSTRUCTION SEQUENCE

- 1. PRIOR TO CONSTRUCTION, AN INITIAL PRE CONSTRUCTION MEETING(S) SHALL TAKE PLACE WITH THE CONTRACTOR, OWNER, TOWN AGENTS.
- 2. INSTALL PERIMETER CONTROLS AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATION
- 3. CONSTRUCT TEMPORARY CONSTRUCTION EXIT AND INSTALL EROSION CONTROL MEASURES IN CATCH
- 4. INSTALL ELECTRICAL CONDUIT.
- 5. PERFORM FLAT WORK TO MATCH EXISTING DRAINAGE FLOW PATTERNS.
- 6. FINISH GRADE SITE, BACKFILL ROAD SUBBASE GRAVEL IN. PROVIDE TEMPORARY EROSION PROTECTION TO DITCHES AND SWALES WHERE APPLICABLE, IN THE FORM OF MULCHING, JUTE MATTING OR STONE CHECK DAMS.
- 7. PLACE BINDER LAYER OF PAVEMENT.
- 8. AFTER ALL DRAINAGE AND ROADWAY IMPROVEMENTS (NOT INCLUDING FINAL LAYER OF PAVEMENT) HAVE BEEN COMPLETED, BEGIN CONSTRUCTION OF THE BUILDING FOUNDATIONS.
- 9. PLANT LANDSCAPING. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER IN APPLICABLE AREAS.
- 10. CONSTRUCT ASPHALT WEARING COURSE.
- 11. REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

# GENERAL CONSTRUCTION NOTES

- 1. THE TEMPORARY BMPS ASSOCIATED WITH THIS PROJECT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND LANDOWNER, WHO WILL BE RESPONSIBLE FOR INSPECTION, OPERATION, AND MAINTENANCE.
- 2. EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION OF THE NHDOT". EROSION CONTROL SHALL BE INSTALLED DOWNHILL OF ALL AREAS WHERE WORK WILL EXPOSE UNPROTECTED SOIL TO PREVENT SEDIMENT FROM ENTERING CATCH BASINS, DRAINAGE STRUCTURES AND/OR DRAINAGE WAYS. INSTALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES PRIOR TO ANY EARTH MOVING OPERATIONS. THE CONTRACTOR SHALL MANAGE THE PROJECT IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
- 3. EROSION CONTROL DEVICES SHALL BE INSTALLED WHERE REQUIRED PRIOR TO ANY ON—SITE GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. EROSION CONTROL MEASURES SHALL BE MAINTAINED DURING DEVELOPMENT AND SHALL BE CHECKED PERIODICALLY AND EXCESS SILT SHALL BE REMOVED.
- 4. ALL DISTURBED AREAS WHICH ARE FINISH GRADED SHALL BE LOAMED (6" MINIMUM) AND SEEDED. SEE SEEDING AND FERTILIZER SPECIFICATION. SEE SLOPE DESIGN AND/OR LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
- 5. ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER SHALL BE MACHINED STRAW MULCHED AND SEEDED WITH SLOPE STABILIZATION SEED MIXTURE TO PREVENT EROSION. STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE.
- 6. ALL DRAINAGE SYSTEMS (DITCHES, SWALES, DRAINAGE PONDS/BASINS, ETC.) SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. STORMWATER FLOWS ARE NOT TO BE DIRECTED TO THESE SYSTEMS UNTIL CONTRIBUTING AREAS HAVE ALSO BEEN FULLY STABILIZED.
- 7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES IN ACCORDANCE WITH NHDES, EPA & TOWN REQUIREMENTS FOR THE DURATION OF THE PROJECT. WATER FOR DUST CONTROL SHALL BE PROVIDED ON SITE. FUGITIVE DUST IS CONTROLLED IN ACCORDANCE WITH ENV—A 1000.
- 8. ALL EROSION CONTROLS ARE TO BE INSPECTED WEEKLY AND AFTER 0.5" OR GREATER OF RAINFALL WITHIN A 24 HOUR PERIOD
- 9. ALL FILLS SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED. FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC. AND SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.
- 10. SILT FENCES AND/OR SILTSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND/OR SILTSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURE LOCATION.
- 11. PAVED AREAS MUST BE KEPT CLEAN AT ALL TIMES.
- 12. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA.
- 13. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING. EXPOSURE OF UNSTABILIZED SOILS SHALL BE TEMPORARILY STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 45 DAYS OF INITIAL DISTURBANCE.
- 14. WINTERIZATION EFFORTS FOR AREAS NOT STABILIZED BY NOV. 1ST SHALL BE MADE BY THE APPROPRIATE USE OF MATTING, BLANKETS, MULCH AND SEEDING.
- 15. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- A. BASE COURSE GRAVELS HAS BEEN INSTALLED IN AREAS TO BE PAVED;
- B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
- D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- 16. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO IMMEDIATELY INSTALL AND MAINTAIN THE NECESSARY EROSION PROTECTION.

# SEEDING SPECIFICATION

# 1. TEMPORARY SEED

- A. TEMPORARY VEGETATIVE COVER SHOULD BE APPLIED WHERE EXPOSED SOIL SURFACES WILL NOT BE FINAL GRADED WITHIN 45 DAYS.
- B. SEED BED PREPARATION SHALL BE IN ACCORDANCE WITH THE NHDES STORMWATER MANAGEMENT MANUAL. VOLUME 3, TEMPORARY VEGETATION SECTION.
- C. SEEDING MIXTURE

MIXTURE	SPECIES	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT
	WINTER RYE	112	2.50
	OATS	80	2.00
	ANNUAL RYEGRASS	40	1.00
	PERENNIAL RYEGRASS	30	0.17
	TOTAL	262	5.67

# 2. SEEDING SCHEDULE

- A. SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES.
- B. PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST. IF SEEDING CANNOT BE DONE WITHIN THE SPECIFIED SEEDING DATES, MULCH ACCORDING TO THE NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3, CONSTRUCTION PHASE EROSION AND SEDIMENT CONTROLS AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

# 3. ESTABLISHING A STAND OF GRASS

ON THE SEEDING GUIDE

- A. STONES AND TRASH SHOULD BE REMOVED FROM LOAMED AREAS SO AS NOT TO INTERFERE WITH THE SEEDING PROCESS.
- B. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
- C. IF APPLICABLE, FERTILIZER AND ORGANIC SOIL AMENDMENTS SHOULD BE APPLIED DURING THE GROWING
- D. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER (N-P205-K20) OR EQUIVALENT. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET).
- E. FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER
- 4. SEED SHOULD BE SPREAD UNIFORMLY BY A METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDING HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER.
- A. INOCULATE ALL LEGUME SEED WITH THE CORRECT TYPE AND AMOUNT OF INOCULANTS.

  B. NORMAL SEEDING DEPTH IS FROM ¼ TO ½ INCH. HYDROSEEDING THAT INCLUDES MULCH MAY BE LEFT
- ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10 % WHEN HYDROSEEDING.

  C. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED,
- THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG.

  D. THE GRADE "A" OF SEEDING MIXTURE SHOULD BE USED WITH THE FOLLOWING SEEDING RATES, BASED

011 1112	OLLDING GGIDL.		
MIXTURE	SPECIES	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
Α	TALL FESCUE	20	0.45
	CREEPING RED FESCUE	20	0.45
	REDTOP	2	0.05

- 5. ALTERNATE PERMANENT SEEDING FOR AREAS NOT RECEIVING LAWN OR LANDSCAPING SHALL BE AS
- A. THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX CONTAINS A SELECTION OF NATIVE GRASSES AND WILDFLOWERS DESIGNED TO COLONIZE GENERALLY MOIST, RECENTLY DISTURBED SITES WHERE QUICK GROWTH OF VEGETATION IS DESIRED TO STABILIZE THE SOIL SURFACE. THIS MIX IS PARTICULARLY APPROPRIATE FOR DETENTION BASINS WHICH DO NOT NORMALLY HOLD STANDING WATER. THE PLANTS IN THIS MIX CAN TOLERATE INFREQUENT INUNDATION, BUT NOT CONSTANT FLOODING. IN NEW ENGLAND, THE BEST RESULTS ARE OBTAINED WITH A SPRING OR EARLY FALL SEEDING. SUMMER AND FALL SEEDING CAN BE SUCCESSFUL WITH A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. LATE FALL AND WINTER DORMANT SEEDING REQUIRE A SLIGHT INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE.
- B. APPLICATION RATE: 35 LBS/ACRE 1245 SQ FT/LB
- C. SPECIES: SWITCHGRASS (PANICUM VIRGATUM), CREEPING RED FESCUE (FESTUCA RUBRA), VIRGINIA WILD RYE (ELYMUS VIRGINICUS), FOX SEDGE (CAREX VULPINOIDEA), CREEPING BENTGRASS (AGROSTIS STOLONIFERA), SILKY WILD RYE (ELYMUS VILLOSUS), NODDING BUR-MARIGOLD (BIDENS CERNUA), SOFT RUSH (JUNCUS EFFUSUS), GRASS-LEAVED GOLDENROD (SOLIDAGO GRAMINIFOLIA), SENSITIVE FERN (ONOCLEA SENSIBILIS), JOE-PYE WEED (EUPATORIUM MACULATUM), BONESET (EUPATORIUM PERFOLIATUM), FLAT-TOP ASTER (ASTER UMBELLATUS), NEW YORK ASTER (ASTER NOVI-BELGII), BLUE VERVAIN (VERBENA HASTATA).

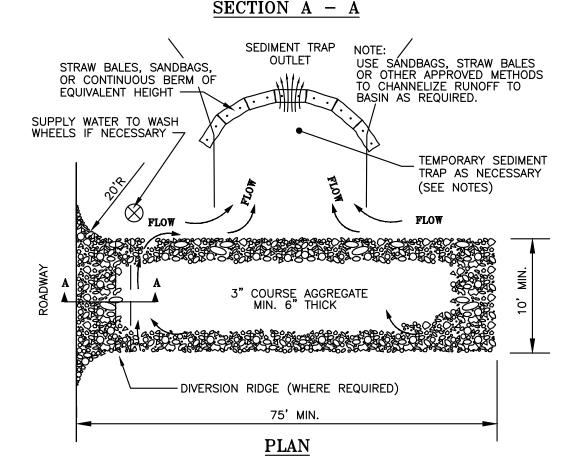
# WINTER NOTES

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

# MAINTENANCE AND PROTECTION

- 1. THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT DEVELOPS.
- 2. TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH A UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.
- SEEDED AREAS WILL BE FERTILIZED AND RE-SEEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.
- 4. THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY, UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
- 5. THE SILT FENCE AND/OR SILTSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- 6. SILT FENCE AND/OR SILTSOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SLIT FENCE AND/OR SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

# DIVERSION RIDGE REQUIRED WHERE GRADE EXCEEDS 2% ROADWAY FILTER FABRIC



# TEMPORARY CONSTRUCTION EXIT

- 1. THE MINIMUM STONE USED SHALL BE 3-INCH CRUSHED STONE.
- 2. THE MINIMUM LENGTH OF THE PAD SHALL BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
- 3. THE PAD SHALL EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
- 4. THE PAD SHALL SLOPE AWAY FROM THE EXISTING ROADWAY.
- 5. THE PAD SHALL BE AT LEAST 6 INCHES THICK. A GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
- 6. 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.
- 7. A STABILIZED CONSTRUCTION EXIT CONSISTS OF A PAD OF STONE AGGREGATE PLACED ON A GEOTEXTILE FILTER FABRIC, LOCATED AT ANY POINT WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE TO AN EXISTING ACCESS ROAD WAY OR OTHER PAVED SURFACE. ITS PURPOSE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES. THIS HELPS PROTECT RECEIVING WATERS FROM SEDIMENT CARRIED BY STORMWATER RUNOFF FROM PUBLIC ROADS.
- 8. ONLY CONSTRUCTION TRAFFIC LEAVING THE SITE SHALL TO USE THE TEMPORARY STABILIZED EXIT. CONSIDER PROVIDING A SEPARATE, UNPROTECTED, ENTRANCE FOR TRAFFIC ENTERING THE SITE. THIS WILL INCREASE THE LONGEVITY OF THE STABILIZED EXIT BY ELIMINATING HEAVY LOADS ENTERING THE SITE AND REDUCING THE TOTAL TRAFFIC OVER THE DEVICE.
- 9. LOCATE CONSTRUCTION ENTRANCES AS SHOWN ON THE PLAN.
- 10. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF}-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR MAINTENANCE OF ANY MEASURES USED TO TRAP SEDIMENT.
- 11. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.
- 12. WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHALL BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL, REGRADED ON SITE, AND STABILIZED. THE ENTRANCE SHALL THEN BE RECONSTRUCTED.
- 13. THE CONTRACTOR SHALL SWEEP THE PAVEMENT AT EXITS WHENEVER SOIL MATERIALS ARE TRACKED ONTO THE ADJACENT PAVEMENT OR TRAVELED WAY.
- 14. WHEN WHEEL WASHING IS REQUIRED, IT SHALL BE CONDUCTED ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT—TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.
- 15. NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHALL BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
- 16. THESE REQUIREMENTS MAY BE ADJUSTED TO SPECIFIC SITE CONDITIONS PER THE DIRECTION OF JURISDICTIONAL TOWN AND STATE AUTHORITIES, PER SWPPP INSPECTION/MANAGEMENT PROCESSES, AND PER BEST MANAGEMENT PRACTICES.

STABILIZED TRACKING PAD DETAIL

NOT TO SCALE



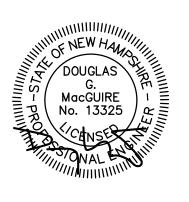
The Dubay Group, Inc

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

> Engineers Planners

Surveyors

TheDubayGroup.com



REV: DATE: COMMENT: BY:

DRAWN BY: JMM
CHECKED BY: DGM
DATE: DECEMBER 18, 2020
SCALE: AS NOTED
FILE: 472—DETAILS
DEED REF:

PROJECT:

ITEM 641.04 6" ROLLED LOAM & SEED

LOAM & SEED DETAIL

AROUND PERIMETER OF FINAL EXCAVATION WORK LIMITS.)

(FOR PERMANENT STABILIZATION OF AREAS, TYPICALLY LOCATED

642. LIMESTONE

643.11 FERTILIZER

645.1 MULCH

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

> B33 LORDENS PLAZA, LLC

9330 W. SAHARA AVE. SUITE 270 LAS VEGAS, NV 89117

ST. MARY'S BANK

200 MCGREGOR ST.

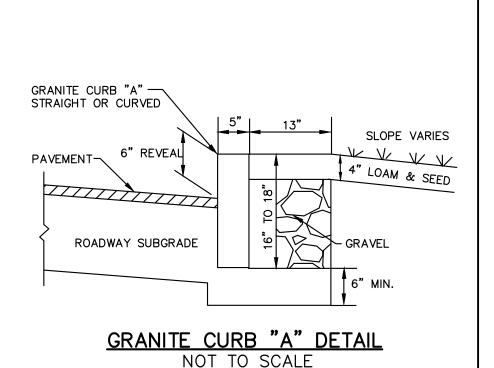
MANCHESTER, NH 03102

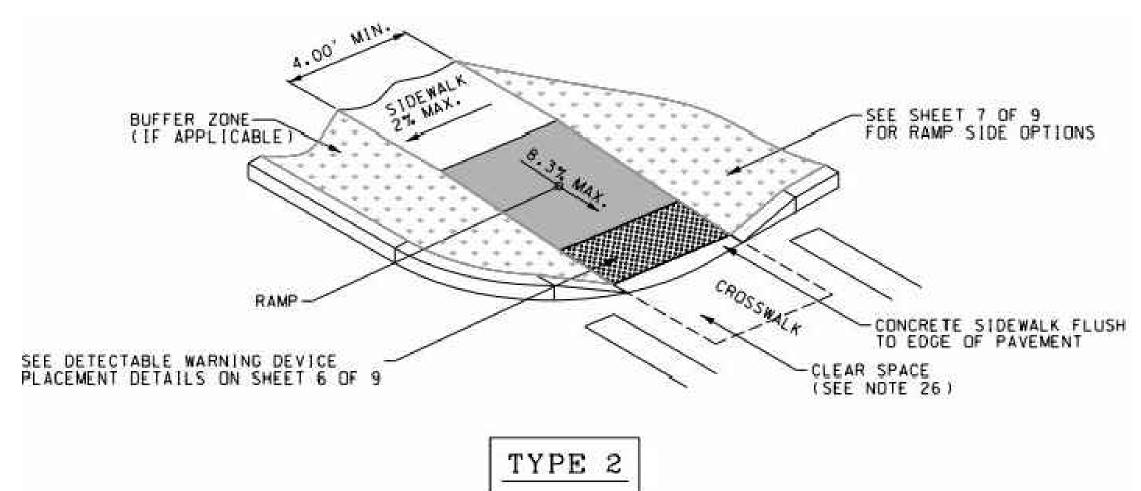
SHEET TITLE:

SITE DETAILS-1

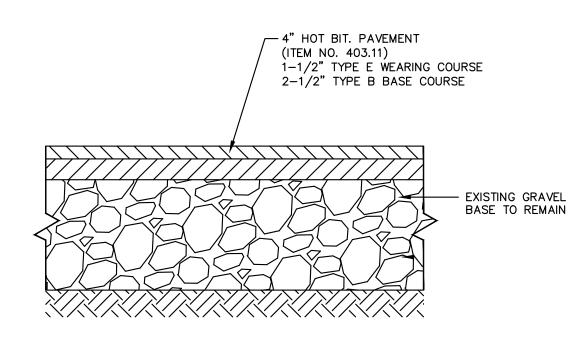
PROJECT #472 SHEET 11 of 12

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

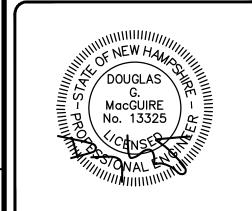




- 1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN).
- THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
- 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB
- 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E. HYDRANTS, UTILITY POLES, TREE WELLS. SIGNS. ETC.)
- 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
- 6. BASE RAMP SHALL BE GRADED TO PREVENT PONDING.
- 7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
- WHERE ACCESSIBLE ROUTES ARE LESS THAN 5 FT IN WIDTH (EXCLUDING CURB) A 5 FT X 5 FT PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
- 9. ELIMINATE ALL CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS PAVEMENT.



TYPICAL DRIVEWAY AND PARKING LOT SECTION NOT TO SCALE



REVISIONS

DRAWN BY: CHECKED BY:

DEED REF:

SCALE:

PROJECT:

FILE:

DATE: DECEMBER 18, 2020

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

**B33 LORDENS** 

PLAZA, LLC

9330 W. SAHARA AVE.

SUITE 270

LAS VEGAS, NV 89117

ST. MARY'S BANK

200 MCGREGOR ST.

AS NOTED

472-DETAILS

COMMENT:

The Dubay Group, Inc.

136 Harvey Rd. Bldg B101

Londonderry, NH 03053

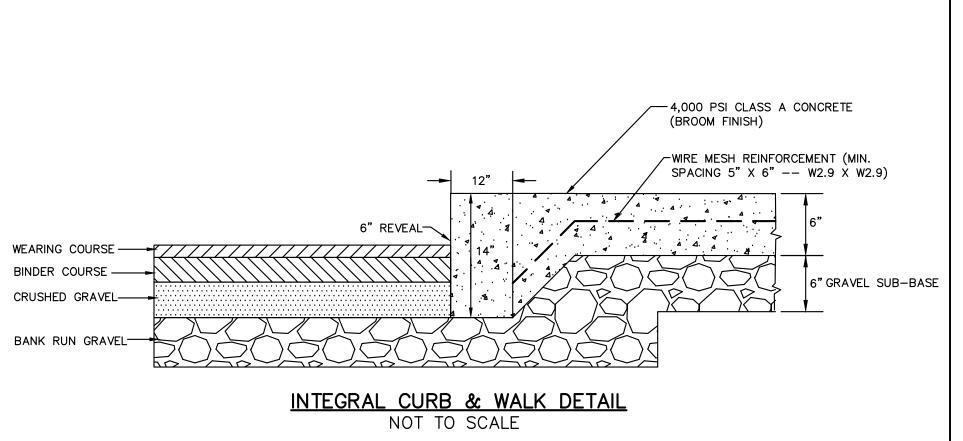
603-458-6462

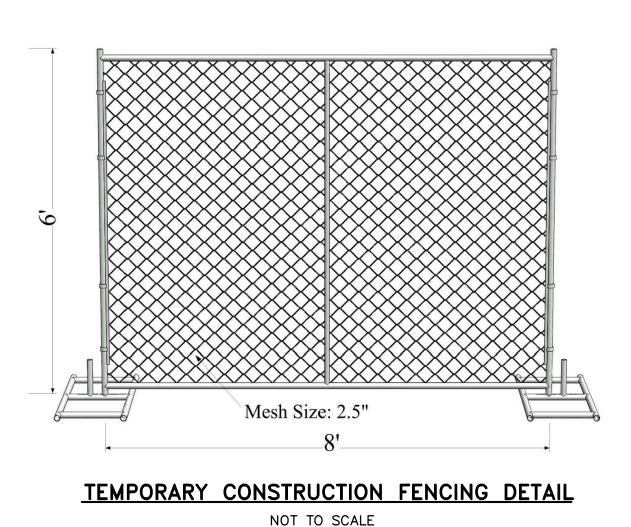
Engineers

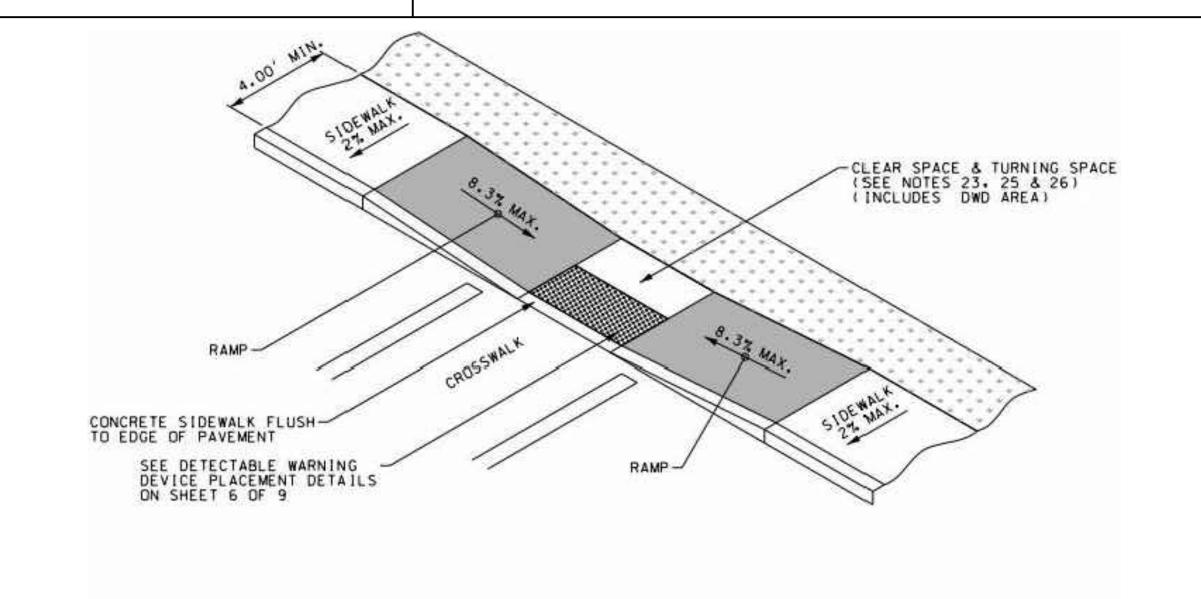
Planners

Surveyors

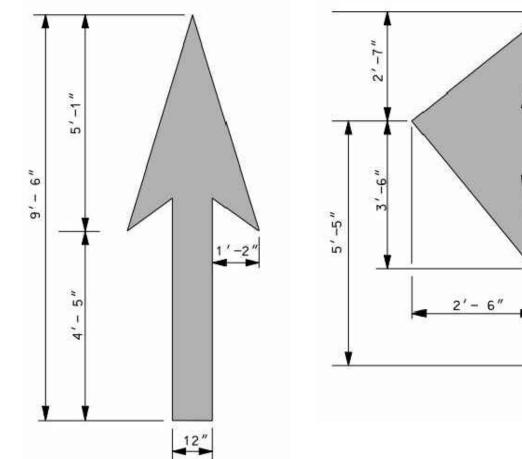
TheDubayGroup.com

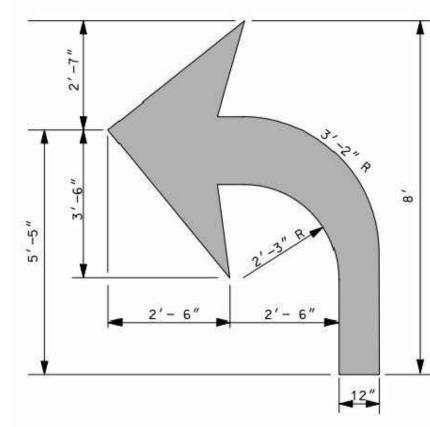




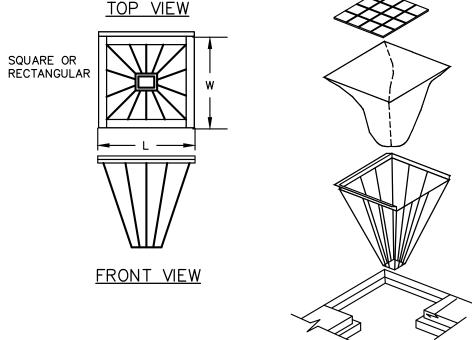


TYPE 8 MID BLOCK CROSSING OR T INTERSECTION





- 1. ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THESE STANDARDS AND THE CURRENT EDITION OF MUTCD.
- 2. MULTI-WORD MESSAGES SHALL READ "UP"; THAT IS THE WORD SHALL BE NEAREST THE APPROACHING DRIVER.
- 3. THE WORD "ONLY" SHALL NOT BE USED WITH THROUGH OR COMBINATION ARROWS, AND SHALL NOT BE USED ADJACENT TO A BROKEN LANE LINE. A WORD/SYMBOL SHALL PRECEDE THE WORD "ONLY".
- 4. COMBINATION ARROWS MAY BE COMPRISED OF 2 SINGLE ARROWS (e.g. TURN AND THROUGH ARROWS). HOWEVER, THE SHAFTS OF THE ARROWS SHALL COINCIDE AS
- 5. PREFORMED WORDS AND SYMBOLS SHALL BE PRE-CUT BY THE MANUFACTURER.
- 6. WRONG-WAY ARROWS SHALL NOT BE SUBSTITUTED FOR THROUGH ARROWS.
- 7. ALL STOP BARS, WORDS, SYMBOLS, AND ARROWS SHOULD BE THERMOPLASTIC.



# FILTER BASKET NOTES:

1. INLET BASKETS SHALL BE USED ON ALL CATCH BASINS DURING CONSTRUCTION. INLET BASKETS SHALL BE "METAL-ERA" OR APPROVED EQUAL. 2. FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT

AND EXTEND AT LEAST 6 INCHES PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE

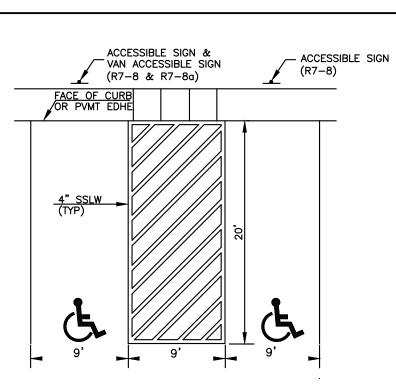
BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR. 3. THE FILTER FABRIC SHALL BE A GEO-TEXTILE FABRIC: POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:

GRAB STRENGTH: 45 Ib. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D1682). MULLEN BURST STRENGTH: MINIMUM 60 psi (ASTM D774).

4. THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND MINIMUM PERMEABILITY OF 120 gpm/sq. ft. 5. THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM ENTERING THE DRAINAGE PIPING SYSTEM AND/OR CAUSING SURFACE FLOODING. 6. INLET BASKET SHALL BE MAINTAINED IN PLACE UNTIL ALL PÁVING IS COMPLETED AND ALL UNPAVED AREAS HAVE BEEN STABILIZED WITH VEGETATION.

# **INLET FILTER BASKET**

NOT TO SCALE



# PERPENDICULAR ACCESSIBLE PARKING

**GENERAL NOTES:** 

ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF MUTCD.

WIDTH OF LINES SHALL VARY NO MORE THAN 1/4 INCH FROM THAT SPECIFIED.

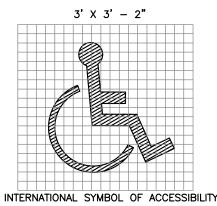
THE WET FILM THICKNESS OF A PAINTED LINE SHALL BE A MINIMUM OF 15 MILS THROUGHOUT THE ENTIRE WIDTH AND LENGTH OF LINE SPECIFIED.

OVERSPRAY SHALL BE KEPT TO AN ABSOLUTE MINIMUM.

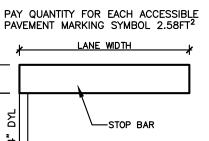
ALL STOP BARS (18") AND DOUBLE YELLOW LINES (4") SHALL BE THERMOPLASTIC

# TYPICAL PAVEMENT STRIPING DETAILS

NOT TO SCALE



MANCHESTER, NH 03102



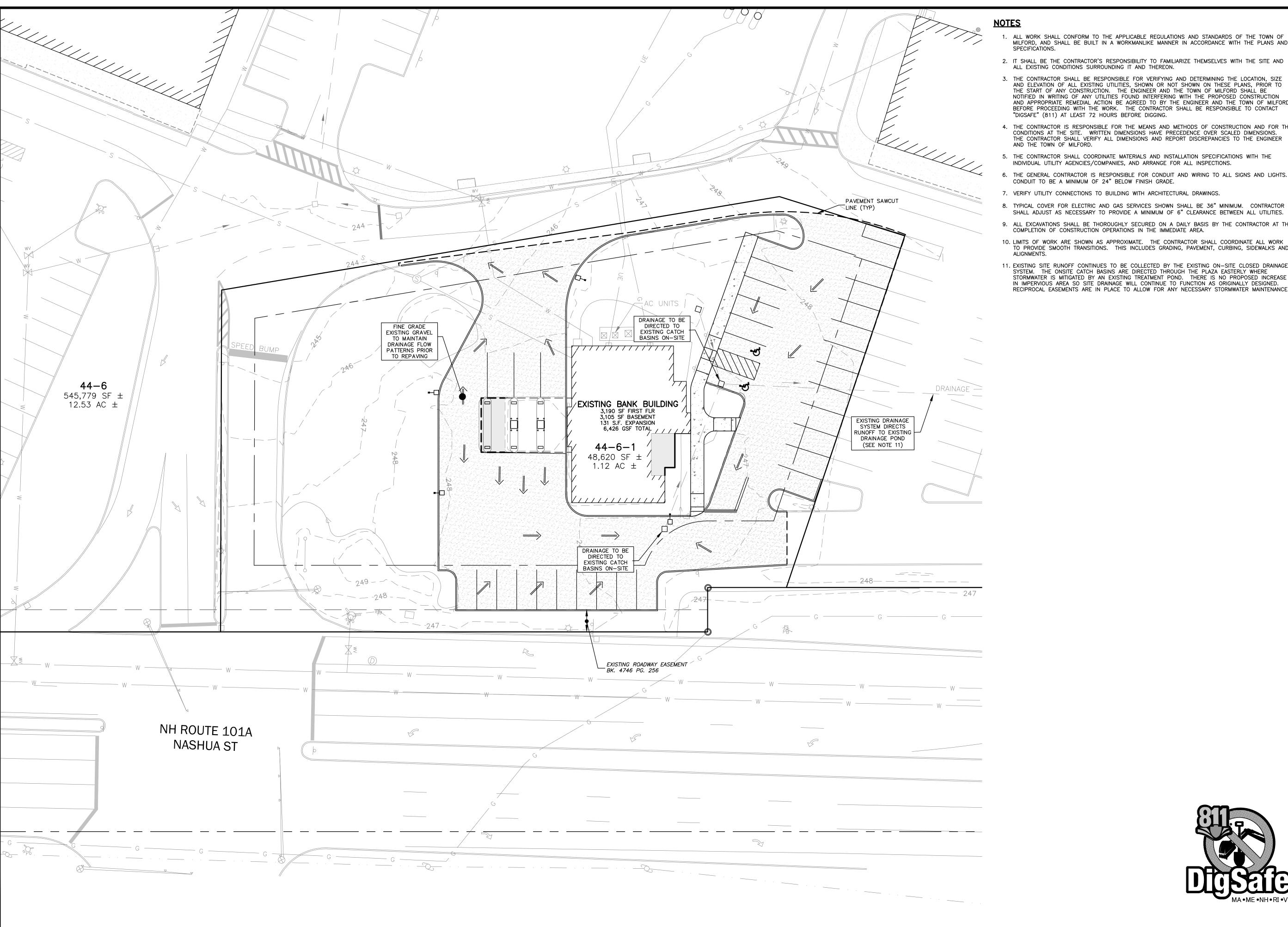
1. PAINT COLOR TO BE "YELLOW" FOR DOUBLE YELLOW CENTERLINE AND "WHITE" FOR ALL OTHER ITEMS

SHEET TITLE:

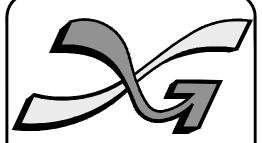
**SITE DETAILS-2** 

PROJECT #472 SHEET 12 of 1.

TYPICAL PAVEMENT STRIPING AND MARKING DETAILS NHDOT STANDARD PM-12 NOT TO SCALE



- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF MILFORD, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND
- 2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER AND THE TOWN OF MILFORD SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER AND THE TOWN OF MILFORD BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER AND THE TOWN OF MILFORD.
- 5. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
- 6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
- 7. VERIFY UTILITY CONNECTIONS TO BUILDING WITH ARCHITECTURAL DRAWINGS.
- SHALL ADJUST AS NECESSARY TO PROVIDE A MINIMUM OF 6" CLEARANCE BETWEEN ALL UTILITIES.
- 9. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- 10. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS AND
- 11. EXISTING SITE RUNOFF CONTINUES TO BE COLLECTED BY THE EXISTING ON-SITE CLOSED DRAINAGE SYSTEM. THE ONSITE CATCH BASINS ARE DIRECTED THROUGH THE PLAZA EASTERLY WHERE STORMWATER IS MITIGATED BY AN EXISTING TREATMENT POND. THERE IS NO PROPOSED INCREASE IN IMPERVIOUS AREA SO SITE DRAINAGE WILL CONTINUE TO FUNCTION AS ORIGINALLY DESIGNED.
  RECIPROCAL EASEMENTS ARE IN PLACE TO ALLOW FOR ANY NECESSARY STORMWATER MAINTENANCE.



The Dubay Group, Inc.

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

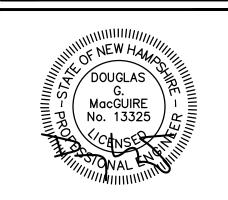
Engineers

Planners

Surveyors TheDubayGroup.com







	REVISIONS:				
REV:	DATE:	COMMENT:	BY:		
1	2/11/21	REVS PER TOWN COMMENTS	DGM		

DRAWN BY: CHECKED BY: DATE: SCALE: FILE: DEED REF:

DEC. 18, 2020 1"=20' 472-GU

PROJECT:

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

**B33 LORDENS** 

PLAZA, LLC 9330 W. SAHARA AVE. SUITE 270

LAS VEGAS, NV 89117

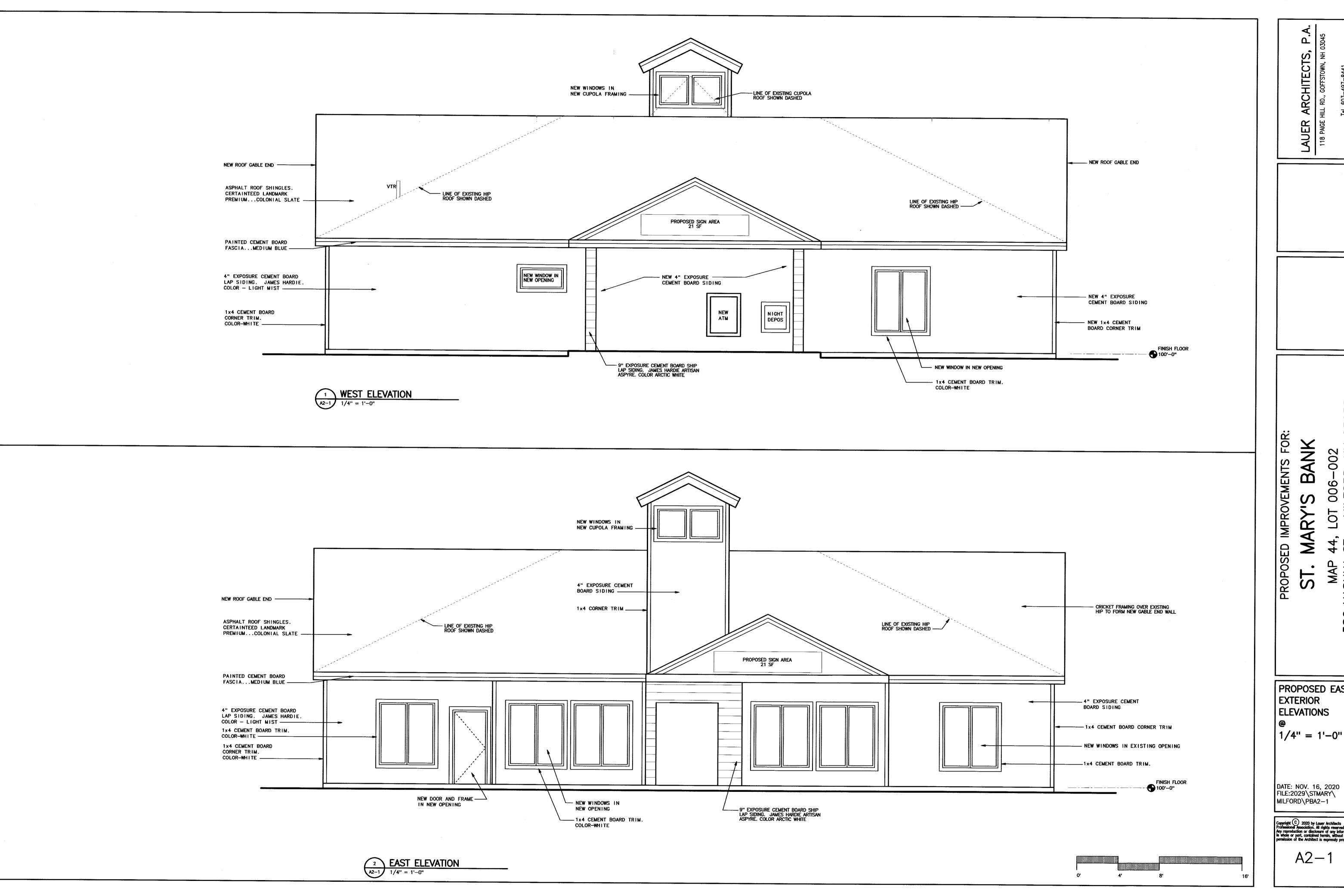
ST. MARY'S BANK

200 MCGREGOR ST. MANCHESTER, NH 03102

SHEET TITLE:

GRADING, DRAINAGE & UTILITY **PLAN** 

PROJECT #472 SHEET 6 of



**ARCHITECTS** LAUER

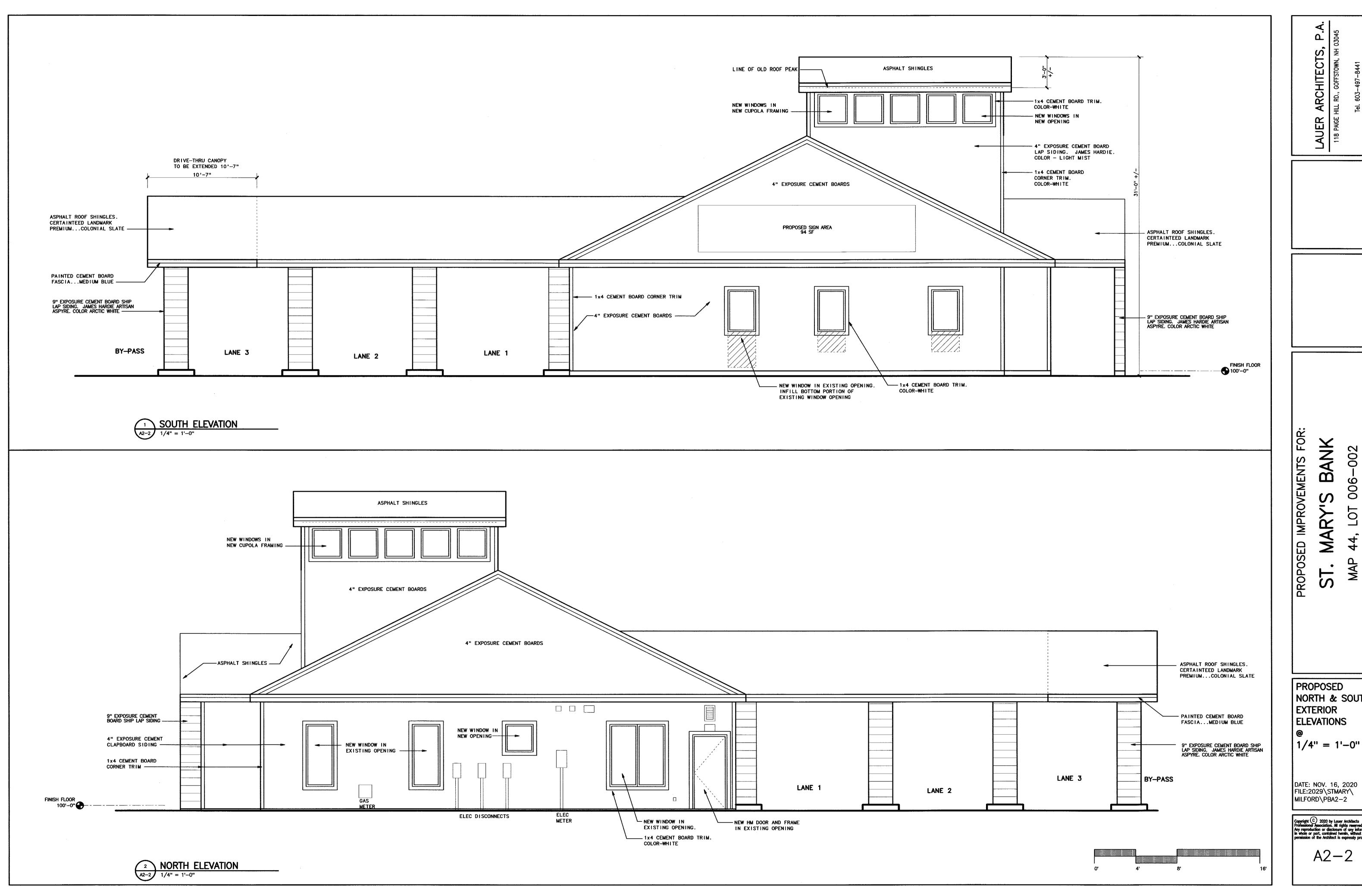
03055

BANK ARY ST 586

PROPOSED EAST EXTERIOR ELEVATIONS

DATE: NOV. 16, 2020 FILE:2029\STMARY\ MILFORD\PBA2-1

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BANK

-002 ), NH

PROPOSED NORTH & SOUTH EXTERIOR **ELEVATIONS** 

1/4" = 1'-0"

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A2 - 2



PROPOSED IMPROVEMENTS FOR:

LAUER ARCHITECTS,
118 PAIGE HILL RD., GOFFSTOWN, NH 03

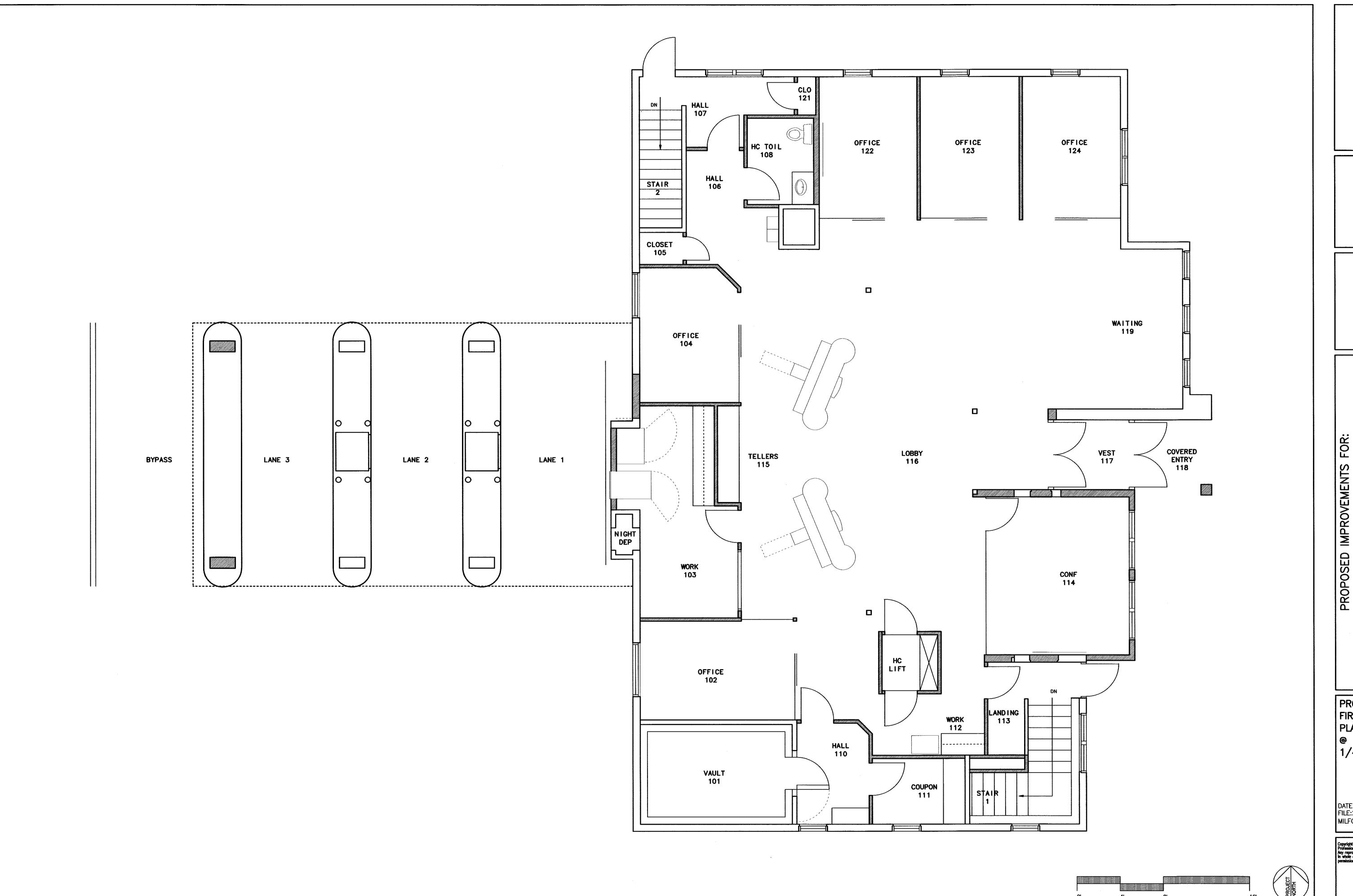
BANK

LOT 006-002 MILFORD, NH 03055 586

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

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

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LAUER ARCHITECTS, P.
118 PAIGE HILL RD., GOFFSTOWN, NH 03048
Tel. 603-497-8441

PROPOSED IMPROVEMENTS FO

ST. MARY'S BANK

MAP 44, LOT 006-002

16 NASHUA ST. MILFORD, NH

PROPOSED FIRST FLOOR PLAN

586

@ 1/4" = 1'-

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

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A1 - 2



# The Dubay Group, Inc.

136 Harvey Road Bldg B101 Londonderry, NH 03053 603-458-6462 thedubaygroup.com

# MEMORANDUM

To: Milford Planning Board Date: February 11, 2021

From: The Dubay Group, Inc Re: Parking Calculations

Doug MacGuire, PE Lordens Plaza

The proposed improvements to the existing bank building result in minor alterations to the quantity of parking spaces on-site. The table below depicts the parking calculations by use, which demonstrates that the overall site has adequate parking in the vicinity of the bank building.

Eastern Plaza Parking Calculations					
Business	Use	Parking Requirement	Unit	Required Spaces	
Barley & Hops Craft Beer	Retail Shopping Center <50k SF	4 spaces/1,000 SF	2,400 SF	9.6	
Postal Center USA	Office for Businesses	3 spaces/1,000 SF	2,400 SF	7.2	
Subway	Fast Food Restaurant	0.6 spaces/seat + 1 space/employee	6 Tables, 2 Employees	16.4	
U.S. Cellular	Retail Shopping Center <50k SF	4 spaces/1,000 SF	1,200 SF	4.8	
H&R Block	Office for Businesses	3 spaces/1,000 SF	1,200 SF	3.6	
Vacant	Retail Shopping Center <50k SF	4 spaces/1,000 SF	4,752 SF	19	
Vacant	Office for Businesses	3 spaces/1,000 SF	4,800 SF	14.4	
Bank	Banks	3 spaces/1,000 SF	6,400 SF	19.2	
Total Spaces Required					
Total Spaces Provided					



If additional signs are being proposed, please copy this page and include as a part of this application.

Application #	 	 	

SIGN #1 INFORMATION	CODE OFFICER COMMENTS
Type of sign (see category list): /// Sign Dimensions 44.6 x 300 Total SQ FT: 94 Overall Height: 16 +-	State of the state
Changeable Copy /PNS/Electronic Messaging: Yes No Illumination: Yes No Copy Area	
Distance from Property Line / Abutting Street:	
Calculation worksheet: See ordinance for factors that determine maximum area of proposed sign.  Storefront Measurement Multiplier Max Area Allowed:	Building Permit Yes/No Engineering Yes/No Electrical Permit Yes/No
SIGN #2 INFORMATION	CODE OFFICER COMMENTS
Type of sign (see category list):	
Calculation worksheet: See ordinance for factors that determine maximum area of proposed sign.  Storefront Measurement Multiplier Max Area Allowed:	Building Permit Yes/No Engineering Yes/No Electrical Permit Yes/No
SIGN #3 INFORMATION	CODE OFFICER COMMENTS
Type of sign (see category list): Sign Dimensions X Total SQ FT: Overall Height:	
Changeable Copy /PNS/Electronic Messaging: Yes No Illumination: Yes No           Copy Area x SF % of Total Sign	
Distance from Property Line /Abutting Street:	
Calculation worksheet: See ordinance for factors that determine maximum area of proposed sign.  Storefront Measurement Multiplier Max Area Allowed:	Building Permit Yes/No Engineering Yes/No Electrical Permit Yes/No
SIGN #4 INFORMATION	CODE OFFICER COMMENTS
Type of sign (see category list):  Sign Dimensions X Total SQ FT: Overall Height:	
Changeable Copy /PNS/Electronic Messaging: Yes No Illumination: Yes No  Copy Area x SF % of Total Sign  Distance from Property Line /Abutting Street:	
Calculation worksheet: See ordinance for factors that determine maximum area of proposed sign.  Storefront Measurement Multiplier Max Area Allowed:	Building Permit Yes/No Engineering Yes/No Electrical Permit Yes/No



# Sign Permit/Application MILFORD ZONING AND COMMUNITY DEVELOPMENT

a contraction of the contraction			
LOCATION	]		
Street Address: 586 NASNUA	Application #		
Tax Map / Parcel #: 44-6	☐ New Sign(s)	☐ Replacement Sign(s)	A
Zoning District: COMMERCIAL	Overlay District	, j	SIGN TYPE
SIGN PER	☑ On Premise		
Fees will be waived for the following signs:  The \$50 application fee will be assessed for each of the following:			☐ Off Premise
Change of copy only when no expansion of copy area is proposed	New signs		☐ Event
Copy area panels when no structural or electrical alterations are being proposed     Event signs	Structural and electrical alterations/changes to existing signs		*ARTWORK MUST BE SUBMITTED
Everit signs	<ul> <li>Expansion of the by the ordinar</li> </ul>	the copy area as permitted nce	See last page for instructions.
Short Term Temporary signs	Long Term Term	mporary Signs	SIGN CATEGORY
Portable Signs			☐ Awning/Canopy/Marquee/
For multiple signs, please fill out the form on the b A single application fee will be assessed and a sing	☐ Projecting/Suspended		
bundle. Sign bundles may not be amended after 3	O days of issuance.		☐ Electronic Message Center
*If a building permit is required, no sign permit w issued.	ill be issued until th	e building permit has been	☐ Directional
APPLICANT ,	☐ Monument/Free Standing/Pole		
Business Name: SOUSA SIGNS	Wall/Fascia		
Contact Name: CNGS P. JOYCE			□ Portable
Address: 225 E. INDUSTICIAL DR			☐ Short-term Temporary
City/State/Zip: MANCHESTER, A	☐ Long-term Temporary		
Phone: (603 ) 622 - 5067			
Email: CHRISC SOUSASIONS.com	SIGN PERMIT FEES DUE:		
*PROPERTY OWNER	Application Fee: \$50.00		
Name: St. Mary's Bank			Amount received:
Address: 606 Nashua St.			Date Received:
City/State/Zip: Milford, NH 03055			Check Cash
Phone: ( 603 ) 629-1616			PERMIT #
Email: Isimard@stmarysbank.com	Cell: (	)	ISSUE DATE:
The undersigned property owner(s) hereby a			
agree to comply with all code requirements applicable to this application.			ZONING/BUILDING CODE OFFICIAL SIGNATURE
Su Dana	SIGN REGULATIONS CAN BE FOUND ONLINE AT: <u>www.milford.nh.gov</u>		
Property Owner's signature is required for ALL sign permi	MILFORD ZONING ORDINANCE,		



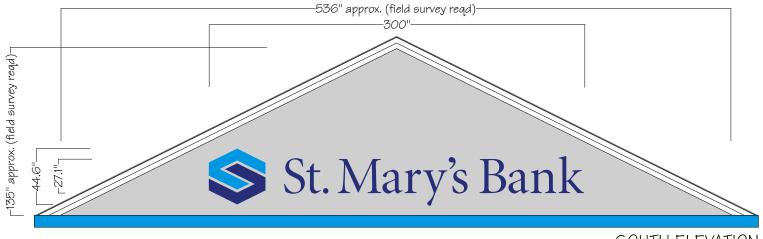
# REQUIRED ARTWORK INSTRUCTIONS

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1	Application #
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All Sign Permit Applications must include:

- 1. A photo of existing signage if there is any;
- 2. An illustration of the proposed sign(s), drawn to scale, that includes the following information:
  - a. The total area of the proposed sign(s) in square feet;
  - b. The proposed support structure for the proposed sign(s);
  - c. The proposed sign structure height;
  - d. The setback(s) of the proposed sign(s);
  - e. The location(s) of the proposed sign(s);
  - f. The relationship of the proposed sign(s) to the property on which the proposed sign(s) is to be located and/or the buildings thereon;
  - g. A photograph of existing signage, including dimensions drawn onto the photograph; provided, however, for multi-unit properties, condominiums and the like, the applicant need only submit a photograph detailing existing signage for the Applicant's particular unit;
  - h. The material from which the proposed sign(s) is to be constructed;
  - i. Design information such as illumination, animation, function and other essential characteristics of the proposed sign(s).

Please see section 7.06.5 of the Milford Zoning Ordinance for additional information about the application and approval process.



Scope of work: Manufacture and install (1) new front lit / back lit internally illuminated, individual letter set with translucent face graphics and white halo glow. Sign colors to comply with St. Mary's Bank sign standards.

SOUTH ELEVATION



# SOUTH ELEVATION

## EAST ELEVATION







#### GENERAL SPECIFICATIONS

ILLUMINATION: GE White Tetra Max High Output LED

COLOR: Arlon #337 Process Blue Translucent Vinyl

COLOR: Arlon #036 Dark Blue Translucent Vinyl

#### LETTER SPECIFICATIONS

FACES: 3/16" Translucent White SG Acrylic

RETURNS: 3" Gloss White Aluminum
TRIM CAP: 1" White

BACKS: 1/8" Clear Lexan

DATE: 02-10-21 JOB NAME: ST. MARY'S BANK

REP: J.S. JOB LOCATION: 586 NASHUA ST. - MILFORD NH

CONTACT: Marc Bourbeau: 629-1598

AUTHORIZED SIGNATURE REQUIRED TO BEGIN PRODUCTION



225 East Industrial Park Dr. Manchester, NH 03109 603-622-5067 FAX 603-624-6188

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## SOUTH ELEVATION

# EAST ELEVATION



NIGHT VIEW





#### **GENERAL SPECIFICATIONS**

ILLUMINATION: GE White Tetra Max High Output LED COLOR: Arlon #337 Process Blue Translucent Vinyl

COLOR: Arlon #036 Dark Blue Translucent Vinyl

#### LETTER SPECIFICATIONS

FACES: 3/16" Translucent White SG Acrylic

RETURNS: 3" Gloss White Aluminum

TRIM CAP: 1" White

BACKS: 1/8" Clear Lexan

DATE: 02-10-21 JOB NAME: ST. MARY'S BAN
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REP: J.S. JOB LOCATION: 586 NASHUA ST. - MILFORD NH

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# PROJECT SCOPE:

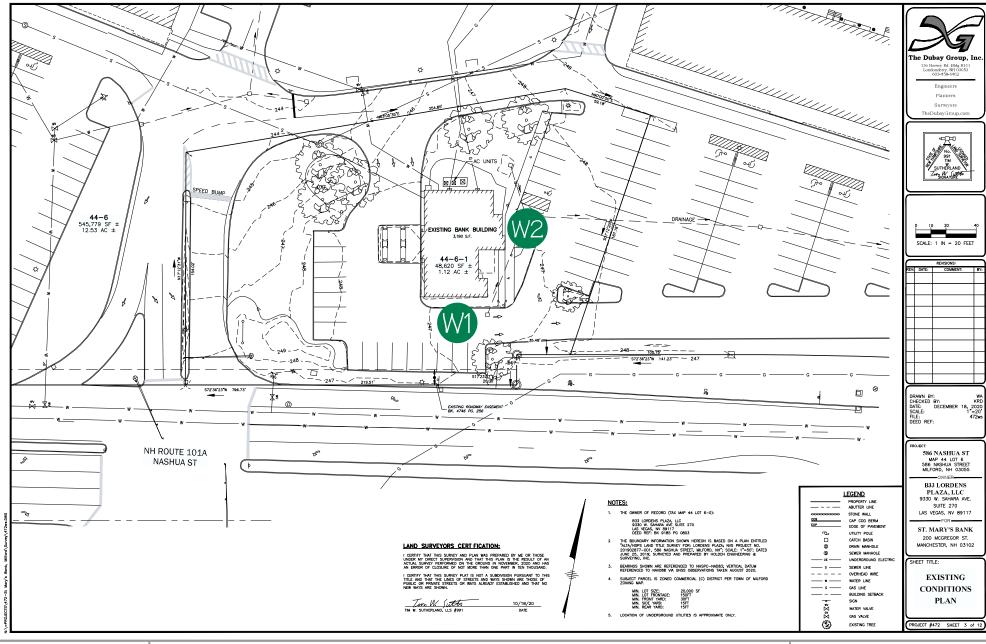
Manufacture and install (2) new front lit / back lit internally illuminated, individual letter sets with translucent face graphics and white halo glow. Sign colors to comply with St. Mary's Bank sign standards.

Total Signage area: 115 sq. ft.

<b>DATE</b> : 02-10-21	JOB NAME: ST. MARY'S BANK		
REP: J.S.	JOB LOCATION: 586 NASHUA S	T MILFORD NH	
CONTACT: Marc Bourbeau: 629-1598			2
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DATE: 02-10-21 JOB NAME: ST. MARY'S BANK

REP: J.S. JOB LOCATION: 586 NASHUA ST. - MILFORD NH

CONTACT: Marc Bourbeau: 629-1598



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