



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

Date: August 22, 2018
To: Planning Board
From: Lincoln Daley, Community Development Director
Subject: Kurt Soucy and NCH Management for the property located at 71 Souhegan Street, Tax Map 26, Lot 73. Major Site Plan Application to construct two (2) 20'x40' detached garage buildings and one (1) 20'x80' garage building with associated site improvements within the Residential A District. (*New Application*)

BACKGROUND/PROPOSAL:

The applicant before the Planning Board for a major site plan application to construct three (3) garage structures servicing the existing 8 unit, multi-family residence and associated installation of drainage and stormwater management improvements. Two of the proposed garages will be 800 sq.ft. (20' x 40') and centrally located adjacent to the residential structure. The larger 1,600 sf.ft. garage structure (20' x 80') will located along the south western portion of the property. This will be the first public hearing for the project. Attached please find is the site plan for the proposed site development and improvements.

EXISTING USE/CONDITIONS:

Map 26 Lot 73 is a developed lot with an existing 8 unit, multi-family residence, in-ground pool, and business. The property contains frontage on both Souhegan Street and an existing 25' Right of Way totaling 216.77 linear feet and 195.9 linear feet respectively. Access to the property will be from the existing driveway curb cut on Souhegan Street and over Town owned property (Map 26, Lot 110) to the existing 25' Right of Way located to the southeast. The property generally slopes from northeast to south west. To the east and north of the property lies establish residential uses. South of the subject property lies the Town property and an abutting commercial operation. To the west is the Public Service of NH office building.

LOT AREA:

Map 58, Lot 1 = ±1.21 acres (52,708 sq.ft.)

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 August 16, 2018.

WAIVERS:

No waivers have been requested.

ZONING DISTRICTS:

The subject properties lie within the Residential A District. The intent of the Residence "A" District is to provide for low-density or low-intensity uses, primarily single-family residential on individual lots. The proposed garage structures fall within the acceptable uses within the district.

TRAFFIC AND ACCESS MANAGEMENT:

Access to the garages will be from the existing driveway curb cut on Souhegan Street and a proposed easement on/over Town owned property (Map 26, Lot 110) to the existing 25' Right of Way located to the southeast. It is staff's understanding that the intent of the proposed easement is to codify the historical use of Town owned property for parking and access to the subject property. The applicant should be prepared to further explain the historical use of the

Town property for access and parking and the need to maintain the said access to the Right of Way. In addition, the Town will need to review the easement language (to be submitted) and determine whether to grant the easement to the applicant.

DRAINAGE/STORMWATER MANAGEMENT:

The drainage and stormwater management were reviewed by Town Staff. Given the scope of the project and limited size, Staff finds that the proposed drainage meets the intent of the Development Regulations. Staff currently has no further comments.

INTERDEPARTMENTAL REVIEWS:

Ambulance: No comments.

Assessing: No comments.

Building Department: No comments

Code Enforcement/ Health: No comments.

Conservation Commission: No comments.

Environmental Coordinator: No comments.

Fire Department: No comments.

Police Department: No comments.

Public Works: No comments.

Water/Sewer Utilities: No comments.

Community Development / Planning:

1. Sheet 1, Propose Note G. The note states that the open space area is 30,672 sf. or 58.2% of the total parcel area. Open space is defined as permeable surface on a lot that is unoccupied by buildings, unobstructed to the sky, not devoted to service driveways or off-street parking that is available to all occupants of the premises. Given the existing conditions of the property and proposal to construct the three garage structures, please explain how you arrived that the number/percentage.
2. Sheet 1. The plan shows a proposed driveway easement across Map 26-110 owned by the Town. Please explain the reason/purpose to create said easement. Please submit the appropriate legal description and instrument to the Town for review and comment.
3. Sheet 1. Please explain the reason for locating the dumpster within 8 feet of the rear property line.
4. Sheets 1 and 3. Please revise the plan to include the required visual mitigation, landscape details, and engineering/construction details for the relocated dumpster. Please revise plan to include the construction details and visual mitigation plan.
5. Sheet 1. Please revise the plan to include a landscape plan and planting/maintenance specifications in accordance with the Development Regulations.
6. Sheet 3. Please revise the plan to include the specifications for the lighting affixed to the proposed buildings.
7. General Comment. Please revise plans differentiating the parking / gravel areas and open space.
8. General Comment. Please provide elevations of the three proposed structures.
9. General Comment. Please explain if the structures will be used primarily for the parking of vehicles and/or other defined uses (e.g storage, office space, etc.).
10. General Comment. Please explain the purpose of the tractor trailer. Will said trailer remain after the construction of the three structures?

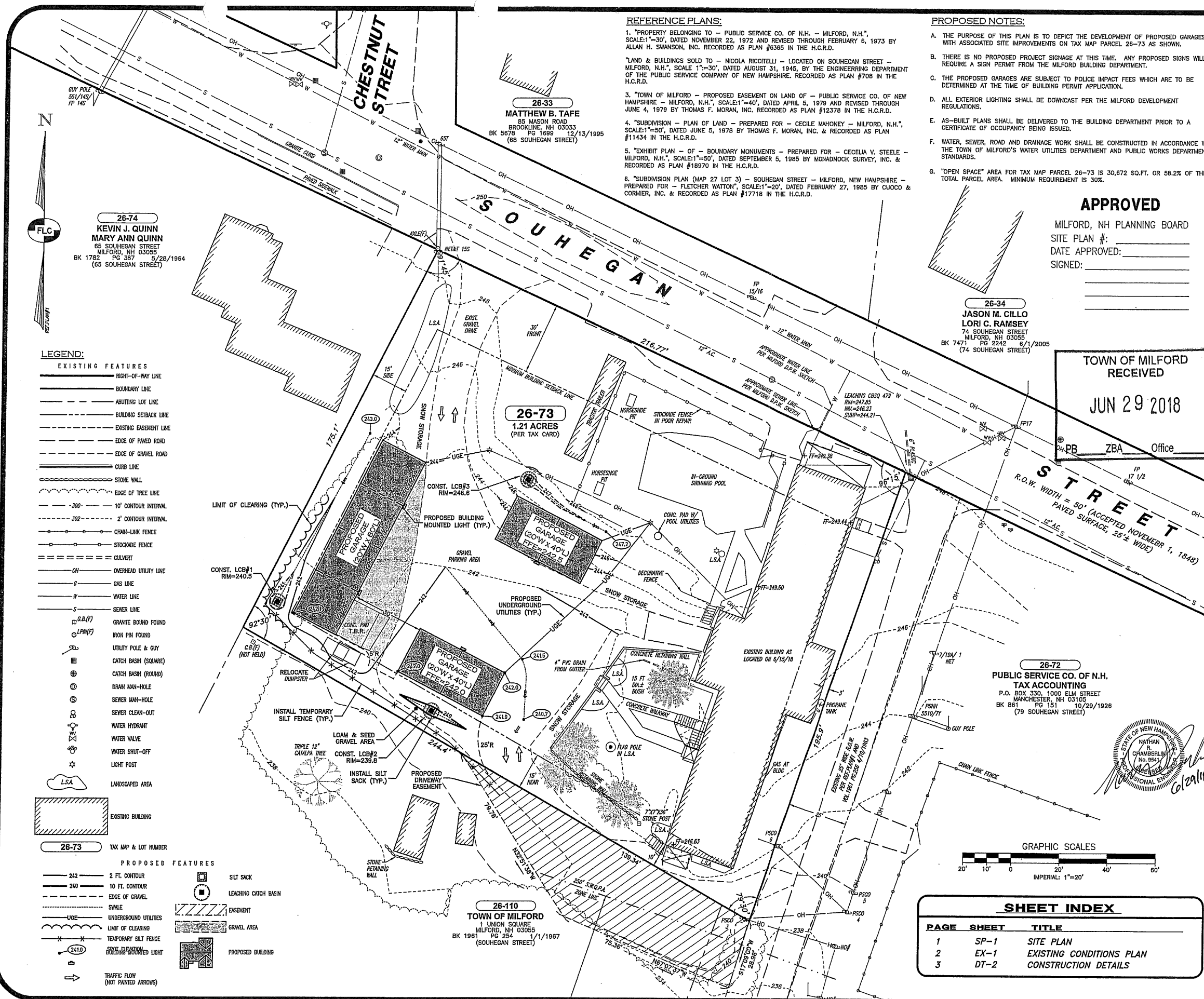
STAFF RECOMMENDATIONS:

The applicant should be prepared to address all of the comments raised by the Planning Board, Conservation Commission, Town Consultants, Staff, and public pertaining to the Site Plan Final Design and revise the plans/information accordingly. Barring any comments or concerns raised by the Planning Board, Staff recommends approving the Site Plan Application subject to following conditions:

1. The Applicant shall submit any/all revised plans, reports, and associated information to the Community Development Office for review and approval by the Town and its agents.
2. The Applicant shall submit a final landscape design plan to the Community Development Office for review and approval.
3. The Applicant shall submit a draft of the parking and access easement over the Town property, Map 26, Lot 110 to the Community Development Office for consideration and review.

Aerial Photographs of Map 26 Lot 73





REFERENCE PLANS:

- "PROPERTY BELONGING TO - PUBLIC SERVICE CO. OF N.H. - MILFORD, N.H.", SCALE: 1"=30', DATED NOVEMBER 22, 1972 AND REVISED THROUGH FEBRUARY 6, 1973 BY ALLAN H. SWANSON, INC. RECORDED AS PLAN #6365 IN THE H.C.R.D.
- "LAND & BUILDINGS SOLD TO - NICOLA RICCI TELLI - LOCATED ON SOUHEGAN STREET - MILFORD, N.H.", SCALE: 1"=30', DATED AUGUST 31, 1945, BY THE ENGINEERING DEPARTMENT OF THE PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE. RECORDED AS PLAN #708 IN THE H.C.R.D.
- "TOWN OF MILFORD - PROPOSED EASEMENT ON LAND OF - PUBLIC SERVICE CO. OF NEW HAMPSHIRE - MILFORD, N.H.", SCALE: 1"=40', DATED APRIL 5, 1979 AND REVISED THROUGH JUNE 4, 1979 BY THOMAS F. MORAN, INC. RECORDED AS PLAN #12378 IN THE H.C.R.D.
- "SUBDIVISION - PLAN OF LAND - PREPARED FOR - CECILE MAHONEY - MILFORD, N.H.", SCALE: 1"=50', DATED JUNE 5, 1978 BY THOMAS F. MORAN, INC. & RECORDED AS PLAN #11434 IN THE H.C.R.D.
- "EXHIBIT PLAN - OF - BOUNDARY MONUMENTS - PREPARED FOR - CECILE V. STEELE - MILFORD, N.H.", SCALE: 1"=50', DATED SEPTEMBER 5, 1985 BY MONADNOCK SURVEY, INC. & RECORDED AS PLAN #18970 IN THE H.C.R.D.
- "SUBDIVISION PLAN (MAP 27 LOT 3) - SOUHEGAN STREET - MILFORD, NEW HAMPSHIRE - PREPARED FOR - FLETCHER WAITON", SCALE: 1"=20', DATED FEBRUARY 27, 1985 BY CUOCO & CORNER, INC. & RECORDED AS PLAN #17718 IN THE H.C.R.D.

PROPOSED NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE DEVELOPMENT OF PROPOSED GARAGES WITH ASSOCIATED SITE IMPROVEMENTS ON TAX MAP PARCEL 26-73 AS SHOWN.
- THERE IS NO PROPOSED PROJECT SIGNAGE AT THIS TIME. ANY PROPOSED SIGNS WILL REQUIRE A SIGN PERMIT FROM THE MILFORD BUILDING DEPARTMENT.
- THE PROPOSED GARAGES ARE SUBJECT TO POLICE IMPACT FEES WHICH ARE TO BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.
- ALL EXTERIOR LIGHTING SHALL BE DOWNCAST PER THE MILFORD DEVELOPMENT REGULATIONS.
- AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
- WATER, SEWER, ROAD AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD'S WATER UTILITIES DEPARTMENT AND PUBLIC WORKS DEPARTMENT STANDARDS.
- "OPEN SPACE" AREA FOR TAX MAP PARCEL 26-73 IS 30,672 SQ.FT. OR 58.2% OF THE TOTAL PARCEL AREA. MINIMUM REQUIREMENT IS 30%.

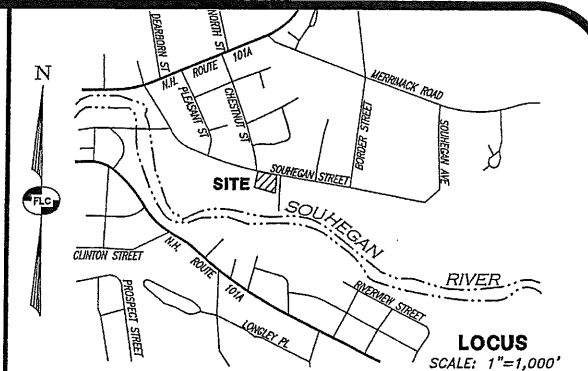
APPROVED

MILFORD, NH PLANNING BOARD
 SITE PLAN #: _____
 DATE APPROVED: _____
 SIGNED: _____

TOWN OF MILFORD RECEIVED
JUN 29 2018
 ZBA Office

LEGEND:

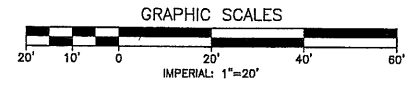
- EXISTING FEATURES**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINE
 - EXISTING EASEMENT LINE
 - EDGE OF PAVED ROAD
 - EDGE OF GRAVEL ROAD
 - CURB LINE
 - STONE WALL
 - EDGE OF TREE LINE
 - 10' CONTOUR INTERVAL
 - 2' CONTOUR INTERVAL
 - CHAIN-LINK FENCE
 - STOCKADE FENCE
 - CULVERT
 - OVERHEAD UTILITY LINE
 - GAS LINE
 - WATER LINE
 - SEWER LINE
 - GRANITE BOUND FOUND
 - IRON PIN FOUND
 - UTILITY POLE & GUY
 - CATCH BASIN (SQUARE)
 - CATCH BASIN (ROUND)
 - DRAIN MAN-HOLE
 - SEWER MAN-HOLE
 - SEWER CLEAN-OUT
 - WATER HYDRANT
 - WATER VALVE
 - WATER SHUT-OFF
 - LIGHT POST
 - LANDSCAPED AREA
- PROPOSED FEATURES**
- 2 FT. CONTOUR
 - 10 FT. CONTOUR
 - EDGE OF GRAVEL
 - SWALE
 - UNDERGROUND UTILITIES
 - LIMIT OF CLEARING
 - TEMPORARY SILT FENCE
 - SECT. ILLUMINATION BUILDING MOUNTED LIGHT
 - TRAFFIC FLOW (NOT PAINTED ARROWS)
 - SILT SACK
 - LEACHING CATCH BASIN
 - EASEMENT
 - GRAVEL AREA
 - PROPOSED BUILDING



NOTES:

- THE OWNER OF RECORD FOR TAX MAP LOT 26-73 IS N.C.H. MANAGEMENT, LLC - 23 DEARBORN STREET, MILFORD, NH 03055. DEED REFERENCE FOR THE PARCEL BK.6728 PG.538 IN THE H.C.R.D.
- THE TOTAL AREA OF TAX MAP LOT 26-73 IS 1.21± ACRES PER THE TAX CARD. LOT FRONTAGE IS 216.77' ALONG SOUHEGAN STREET PER THE DEED CITED HEREON.
- THE PROPERTY IS LOCATED WITHIN THE RESIDENCE-A DISTRICT. MINIMUM BUILDING SETBACKS ARE 30 FT. FRONT, 15 FT. SIDE & REAR. THE WETLAND CONSERVATION DISTRICT OVERLAY REQUIRES A 25' BUFFER SETBACK.
- PERIMETER BOUNDARY INFORMATION SHOWN FOR LOT 26-73 WAS DEVELOPED FROM REFERENCE PLANS #1 AND #2. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS NAVD83. THE REFERENCE BENCHMARK IS A STANDARD USCO'S SURVEY DISK STAMPED "S 41 1959", STATE REF. NO. 303-0080, LOCATED IN THE TOP OF A 10-FT X 5-FT X 4-FT HIGH BOULDER IN AN OPEN PASTURE, LOCATED 80.0 FT NORTHWEST FROM THE CENTER OF THE ROAD, 150 FT WEST FROM THE MILFORD / AMHERST TOWNLINER SIGN POST - ELEVATION=283.74'.
- THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF JUNE 2018 TOGETHER WITH THE REFERENCE PLANS CITED HEREON.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
- NO JURISDICTIONAL WETLANDS WERE FOUND ON THE PROPERTY.
- THE LOT LIES OUTSIDE THE LIMITS OF THE FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33011C0459D DATED SEPTEMBER 25, 2009 FOR MILFORD, COMMUNITY NO. 330096.
- THE SUBJECT PARCEL LIES WITHIN THE LEVEL 1 GROUNDWATER PROTECTION DISTRICT.
- USDA SOIL TYPE FOR THE ENTIRE PARCEL IS W8b - WINDSOR LOAMY SAND, WITH SLOPES BETWEEN 3% AND 8%.
- BASED ON INSPECTION OF THE REFERENCE PLAN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS OR DEED RESTRICTIONS ON THE PROPERTY OTHER THAN THOSE SHOWN, IF ANY.
- ON DECEMBER 15, 1994, THE MILFORD ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM ARTICLE V, RES. "A", PARA. 5.021.A, ALLOWING RICHARD AND ANN FITZGERALD TO CONVERT AN EXISTING 2,400 SQ.FT. APARTMENT ON TAX MAP 26, LOT 73 INTO TWO APARTMENTS FOR A TOTAL OF SEVEN APARTMENTS (SEE CASE #029-94).

CONTACT DIG SAFE
 72 HOURS PRIOR
 TO CONSTRUCTION
DIGSAFE.COM
 OR DIAL 8 1 1
 CALL 811 - KNOW WHAT'S BELOW



SHEET INDEX		
PAGE	SHEET	TITLE
1	SP-1	SITE PLAN
2	EX-1	EXISTING CONDITIONS PLAN
3	DT-2	CONSTRUCTION DETAILS

REV.	DATE	DESCRIPTION	C/O	DR	CK

SITE PLAN
TAX MAP 26 PARCEL 73 - (71 SOUHEGAN STREET)
MILFORD, NEW HAMPSHIRE
 PREPARED FOR:
KURT SOUCY
 23 DEARBORN STREET MILFORD, NH 03055
 LAND OF:
N.C.H. MANAGEMENT, LLC
 23 DEARBORN STREET MILFORD, NH 03055

SCALE: 1" = 20' JUNE 25, 2018

Surveying + Engineering + Land Planning + Permitting + Septic Designs

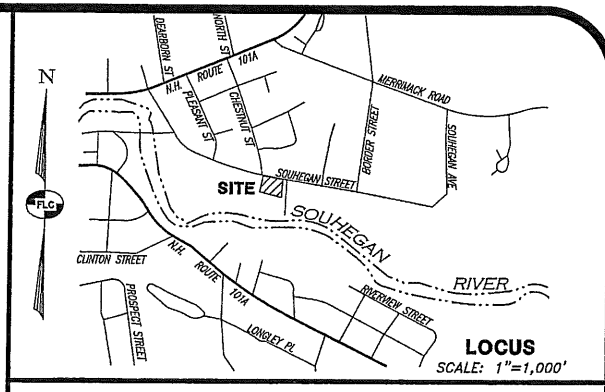
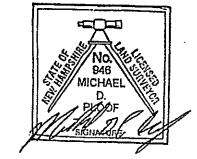
FIELDSTONE
LAND CONSULTANTS PLLC
 206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 418-5456
 www.FieldstoneLandConsultants.com

26-33
MATTHEW B. TAPE
 85 MASON ROAD
 BROOKLINE, NH 03033
 BK 5678 PG 1699 12/13/1995
 (68 SOUHEGAN STREET)

REFERENCE PLANS:

1. "PROPERTY BELONGING TO - PUBLIC SERVICE CO. OF N.H. - MILFORD, N.H.", SCALE: 1"=30', DATED NOVEMBER 22, 1972 AND REVISED THROUGH FEBRUARY 6, 1973 BY ALLAN H. SWANSON, INC. RECORDED AS PLAN #6385 IN THE H.C.R.D.
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6. "SUBDIVISION PLAN (MAP 27 LOT 3) - SOUHEGAN STREET - MILFORD, NEW HAMPSHIRE - PREPARED FOR - FLETCHER WATSON", SCALE: 1"=20', DATED FEBRUARY 27, 1985 BY CUOCO & CORMIER, INC. & RECORDED AS PLAN #17718 IN THE H.C.R.D.

CERTIFICATION:
 I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF FIELD SURVEYS PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF JUNE, 2018.
 DATE: 6/29/18



- NOTES:**
1. THE OWNER OF RECORD FOR TAX MAP LOT 26-73 IS N.C.H. MANAGEMENT, LLC. - 23 DEARBORN STREET, MILFORD, NH 03055. DEED REFERENCE FOR THE PARCEL BK.6728 PG.538 IN THE H.C.R.D.
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 8. NO JURISDICTIONAL WETLANDS WERE FOUND ON THE PROPERTY.
 9. THE LOT LIES OUTSIDE THE LIMITS OF THE FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 3301100458D DATED SEPTEMBER 25, 2009 FOR MILFORD, COMMUNITY NO. 330096.
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 11. USDA SOIL TYPE FOR THE ENTIRE PARCEL IS Wdb - WINDSOR LOAMY SAND, WITH SLOPES BETWEEN 3% AND 8%.
 12. BASED ON INSPECTION OF THE REFERENCE PLAN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS OR DEED RESTRICTIONS ON THE PROPERTY OTHER THAN THOSE SHOWN, IF ANY.
 13. ON DECEMBER 15, 1994, THE MILFORD ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM ARTICLE V, RES. "A" PAR. 5.021.A, ALLOWING RICHARD AND ANNI FITZGERALD TO CONVERT AN EXISTING 2,400 SQ.FT. APARTMENT ON TAX MAP 26, LOT 73 INTO TWO APARTMENTS FOR A TOTAL OF SEVEN APARTMENTS (SEE CASE #029-94).

26-74
KEVIN J. QUINN
MARY ANN QUINN
 65 SOUHEGAN STREET
 MILFORD, NH 03055
 BK 1782 PG 387 5/26/1964
 (65 SOUHEGAN STREET)

26-34
JASON M. CILLO
LORI C. RAMSEY
 74 SOUHEGAN STREET
 MILFORD, NH 03055
 BK 7471 PG 2242 6/1/2005
 (74 SOUHEGAN STREET)

26-72
PUBLIC SERVICE CO. OF N.H.
TAX ACCOUNTING
 P.O. BOX 330, 1000 ELM STREET
 MANCHESTER, NH 03105
 BK 861 PG 151 10/29/1928
 (78 SOUHEGAN STREET)

26-73
1.21 ACRES
(PER TAX CARD)

26-110
TOWN OF MILFORD
 1 UNION SQUARE
 MILFORD, NH 03055
 BK 1961 PG 254 1/1/1967
 (SOUHEGAN STREET)

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- CURB LINE
- STONE WALL
- EDGE OF TREE LINE
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- CHAIN-LINK FENCE
- STOCKADE FENCE
- CULVERT
- OVERHEAD UTILITY LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- G.R.(F) GRANITE BOUND FOUND
- I.P.W.(F) IRON PIN FOUND
- UTILITY POLE & GUY
- CATCH BASIN (SQUARE)
- CATCH BASIN (ROUND)
- DRAIN MAN-HOLE
- SEWER MAN-HOLE
- SEWER CLEAN-OUT
- WATER HYDRANT
- WATER VALVE
- WATER SHUT-OFF
- LIGHT POST
- LANDSCAPED AREA
- EXISTING BUILDING

26-73 TAX MAP & LOT NUMBER

REV.	DATE	DESCRIPTION	C/O	DR	CK

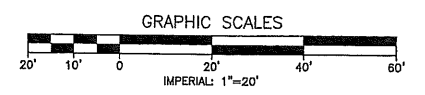
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 SCALE: 1" = 20' JUNE 25, 2018

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
 LAND CONSULTANTS, PLLC

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

FILE: 1877EX00.dwg PROJ. NO. 1877.00 SHEET: EX-1 PAGE NO. 2 OF 3



- INSTALL STONE CHECK DAMS AND SILTATION CONTROL FENCES IN LOCATIONS SHOWN ON PLANS. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE(S) AS NECESSARY.
- CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS ARE TO BE BURIED ON SITE. STUMPS SHALL BE COMPACTED AND ALL VOIDS FILLED WITH SUITABLE MATERIAL. COVER WITH 4" OF LOAM AND SEED PER THE EROSION CONTROL NOTES.
- REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES.
- ROUGH GRADE SITE - CONSTRUCT DRAINAGE INFRASTRUCTURE AND DRAINAGE SWALES DURING INITIAL PORTION OF CONSTRUCTION. STABILIZE IMMEDIATELY PER THE CONSTRUCTION AND EROSION CONTROL DETAILS. DO NOT DIRECT STORM WATER RUNOFF TO THESE STRUCTURES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.
- CONSTRUCT GARAGE BUILDINGS, PARKING AREAS AND ASSOCIATED SITE IMPROVEMENTS AS SHOWN. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES.
- PLACE STONE CHECK DAMS AROUND INLETS AROUND ALL STRUCTURES UNTIL AREAS ARE STABLE AND ALL NON-PAVED DISTURBED AREAS HAVE A HEALTHY VEGETATIVE COVER. SILT SACKS MAY BE UTILIZED IN PLACE OF STONE CHECK DAMS ON CATCH BASINS.
- INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.25" OR GREATER RAINFALL.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- FINISH GRADING AND PREPARE FOR LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
- FINISH CONSTRUCTING THE BUILDINGS AND PARKING AREAS. PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF PARKING AREAS (SEE EROSION CONTROL NOTES).
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

CONSTRUCTION SEQUENCE NOTES 1 DT-1

EROSION CONTROL (GENERAL CONSTRUCTION)

- PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROL BARRIERS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.
- EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.25-INCH OR GREATER RAINFALL. SEDIMENTS SHALL BE DISPOSED OF IN AN UPLAND AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND BE PERMANENTLY STABILIZED.
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION.
- THE LAND AREA EXPOSED SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME. ALL NON-ACTIVE DISTURBED AREAS SHALL BE STABILIZED WITHIN 30 DAYS OF THE DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.
- DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1 (HORIZONTAL:VERTICAL), UNLESS OTHERWISE SPECIFIED THE CONTRACTOR SHALL USE NORTH AMERICAN GREEN 80150, OR APPROVED EQUAL.
- ALL AREAS RECEIVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).
- ALL DISTURBED AREAS TO TURF FINISHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 4 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW:

PERMANENT SEED (LAWN AREAS)	POUNDS / 1,000 SQUARE FEET
CREeping RED FESCUE	0.92 LBS
PERENNIAL RYEGRASS	1.15 LBS
KENTUCKY BLUEGRASS	0.58 LBS
RETDOP	0.12 LBS

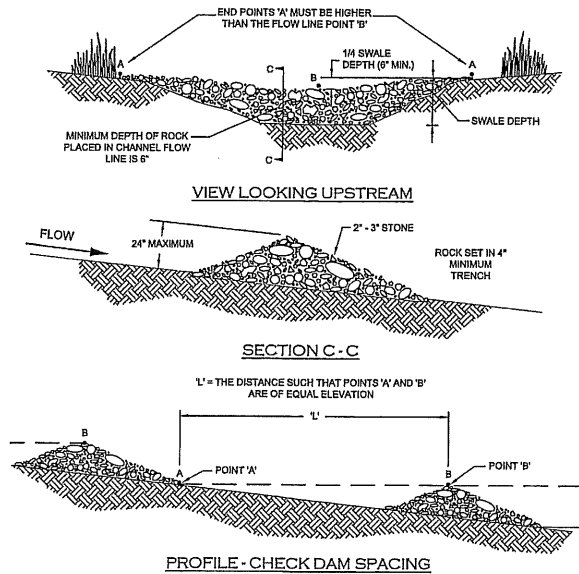
APPLICATION RATE TOTALS 2.8 LBS PER 1,000 SF

- APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE (CRITICAL TIME FRAMES OR VARIABLE SITES) THEN APPLY FERTILIZER AT A RATE OF 11 POUNDS PER 1,000 SF AND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SF. FERTILIZER SHALL BE LOW PHOSPHATE (LESS THAN 2% PHOSPHORUS).
- CAUTION SHOULD BE TAKEN WHEN THE PROPERTY IS LOCATED WITHIN 250 FEET OF A WATER BODY. IN THIS CASE ALL FERTILIZERS SHALL BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER. SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT. NO FERTILIZER EXCEPT LIMESTONE SHALL BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE ARE REGULATED LIMITATIONS.
- PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS (SEE WINTER CONSTRUCTION NOTES). NO DISTURBED AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.
- A VIGOROUS DUST CONTROL PROGRAM SHALL BE APPLIED BY THE SITE CONTRACTOR. DUST SHALL BE MANAGED THROUGH THE USE OF WATER.
- IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS SITE CONDITIONS, WEATHER OR CONSTRUCTION METHODS WARRANT.
- FOLLOWING PERMANENT STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND ACCUMULATED SEDIMENTATION IS TO BE DISPOSED OF IN AN APPROVED LOCATION, OUTSIDE OF JURISDICTIONAL WETLANDS.

EROSION CONTROL (WINTER CONSTRUCTION)

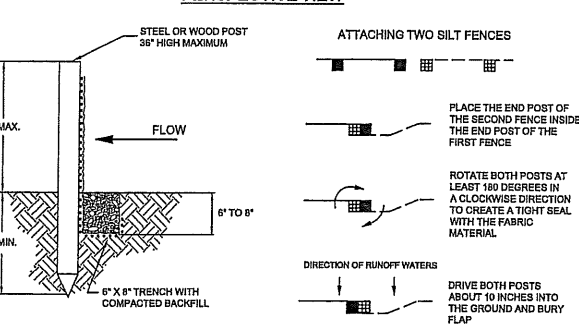
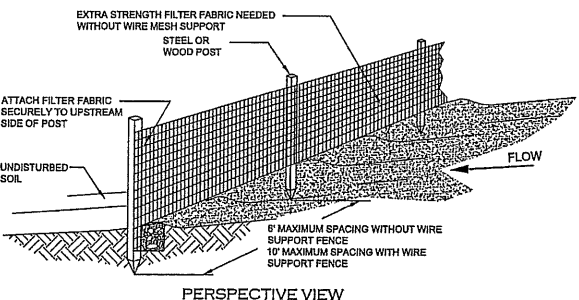
- ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 2:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL OR PROPERLY INSTALLED EROSION CONTROL BLANKETS COVERED WITH HAY. OTHER STABILIZATION OPTIONS ARE TO BE APPROVED BY THE APPROPRIATE AGENCIES AND THE DESIGN ENGINEER. IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER MONTHS THEN THE ROAD SHOULD BE CLEARED OF ACCUMULATED SNOW AFTER EACH STORM EVENT.

EROSION CONTROL NOTES 2 DT-1



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

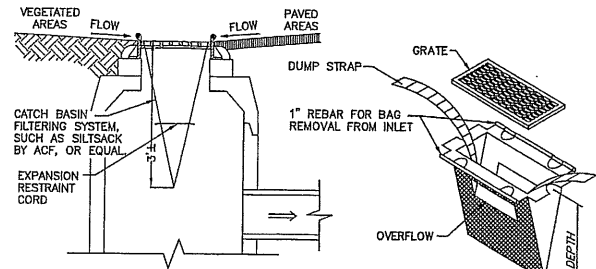
STONE CHECK DAM 3 DT-1



SECTION VIEW

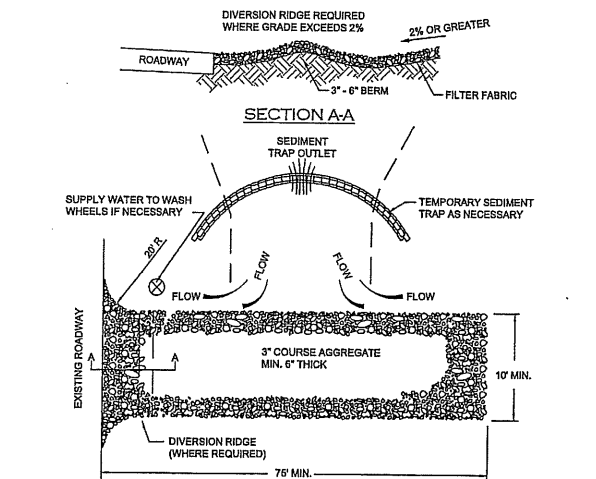
- NOTES:**
- SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAYS.
 - SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UPSLOPE.
 - IF THE SITE CONDITIONS INCLUDE FROZEN GROUND,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

SILT FENCE 4 DT-1



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

SILT SACK SEDIMENT FILTER 5 DT-1



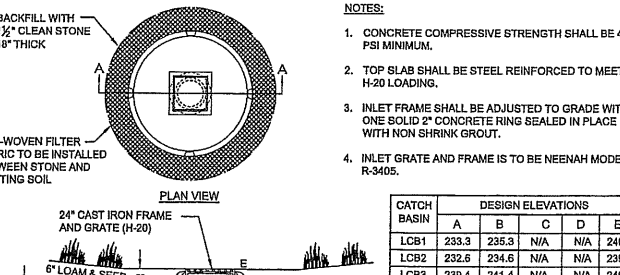
- NOTES:**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - THE MINIMUM STONE USED SHOULD BE 3-INCH CRUSHED STONE.
 - THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
 - THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
 - THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
 - THE PAD SHOULD BE AT LEAST 6-INCHES THICK.
 - THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
 - 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.
 - NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

GRAVEL CONSTRUCTION EXIT 6 DT-1

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
DIGSAFE.COM
 OR DIAL 8 1 1
 CALL 811 - KNOW WHAT'S BELOW

- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF MILFORD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
- COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
- ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.

GENERAL CONSTRUCTION NOTES 7 DT-1



CATCH BASIN	DESIGN ELEVATIONS				
	A	B	C	D	E
LCB1	233.3	235.3	N/A	N/A	240.5
LCB2	232.6	234.6	N/A	N/A	239.8
LCB3	239.4	241.4	N/A	N/A	246.6

LAWN AREA LEACHING CATCH BASIN (6 FT. DIA.) 8 DT-1

REV.	DATE	DESCRIPTION	C/O	DR	CK

CONSTRUCTION DETAILS
TAX MAP 26 PARCEL 73 - (71 SOUHEGAN STREET)
MILFORD, NEW HAMPSHIRE
 PREPARED FOR:
KURT SOUCY
 23 DEARBORN STREET MILFORD, NH 03055
 LAND OF:
N.C.H. MANAGEMENT, LLC
 23 DEARBORN STREET MILFORD, NH 03055

SCALE: AS SHOWN JUNE 25, 2018

Surveying + Engineering + Land Planning + Permitting + Septic Designs

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