

TOWN OF MILFORD, NH  
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

## **STAFF MEMORANDUM**

**Date:** August 10, 2022  
**To:** Planning Board  
**From:** Camille Pattison, NRPC Assistant Director  
**Subject:** **Case SD2022-07 and SP2022-07 Ron and Loreen Racicot, Map 14 Lot 10 and Map 14 Lot 10-1, 21 Old Wilton Road**

Public hearing for a Lot Line Adjustment application to modify the property lines between the subject properties within the Industrial 'I' Zoning District. Both parcels are also subject to the West Elm Street Gateway Overlay District and Groundwater Protection Area Level 1 District.

Public Hearing for a Site Plan Amendment to reestablish the driveway for subject property, eliminate the shared access between the subject lot and Map 14, Lot 10-1, and stormwater design and general site improvements within the Industrial 'I' Zoning District.

### **BACKGROUND/PROPOSAL:**

The applicant is before the Board seeking approval of a Lot Line Adjustment to modify the property lines between Tax Map 14 Lot 10 and Tax Map 14 Lot 10-1. Parcel Tax Map 14 Lot 10 is currently .338 acres, and parcel Tax Map 14 Lot 10-1 is currently 1.038 acres. The adjustment will transfer .383 acres / 16,694 sq ft from the larger parcel Tax Map 14 Lot 10-1 to the smaller parcel Tax Map 14 Lot 10.

Additionally, the applicant is amending an existing site plan, to eliminate the shared access between the two properties and reestablish a separate driveway for Tax Map 14 Lot 10-1. A proposed drainage easement is also shown on Parcel 14-10.

Given that the applications apply to and affect both properties, staff recommends opening both cases and then hearing the cases simultaneously. One staff report is being provided for both applications.

### **APPLICATION STATUS:**

The applications are complete and ready to be accepted.

### **NOTICES:**

Notices were sent to all property abutters in a timely manner.

### **WAIVER REQUESTS:**

No waiver requests have been submitted.

### **LAND USE APPROVALS**

On September 21, the applicant received approval by the Board for a minor subdivision to subdivide Map 14 Lot 10 into two lots, Map 14 Lots 10 and 10-1.

On October 19, 2021, applicant received approval by the Board for a major site plan application to construct a 4,500 square foot warehouse and storage building, driveway extension and associated parking lot, and

drainage and landscape improvements.

**EXISTING USE/CONDITIONS:**

Tax Map 14 Lot 10 contains a 2-family residence built in 1775, with a 2 story barn, centrally located on the property and within the 30' front dimensional setback. The abutting property Tax Map 14 Lot 10-1 is undeveloped.

**PROPOSAL:**

<b>Tax Map/Lot</b>	<b>Existing</b>	<b>Proposed</b>
Tax Map 14-10	.338 acres (14,703 sf)	.721 acres (31,397 sf.)
Tax Map 14-10-1	1.038 acres (45,236 sf.)	.655 acres (28,542 sf.)
<b>Tax Map/Lot</b>	<b>Existing Frontage</b>	<b>Proposed Frontage</b>
Tax Map 14-10	125 lf	160 lf
Tax Map 14-10-1	222.73 lf	187.73 lf

**ZONING DISTRICT/INFORMATION:**

The subject property is within the Industrial 'I' District. The intent of the Industrial 'I' District is to provide areas for manufacturing, processing, assembly, wholesaling, research and development.

Both proposed lots meet the minimum dimensional requirements for properties within the Industrial 'I' Zoning District, with the exception of the existing residential building located within the 30' front setback.

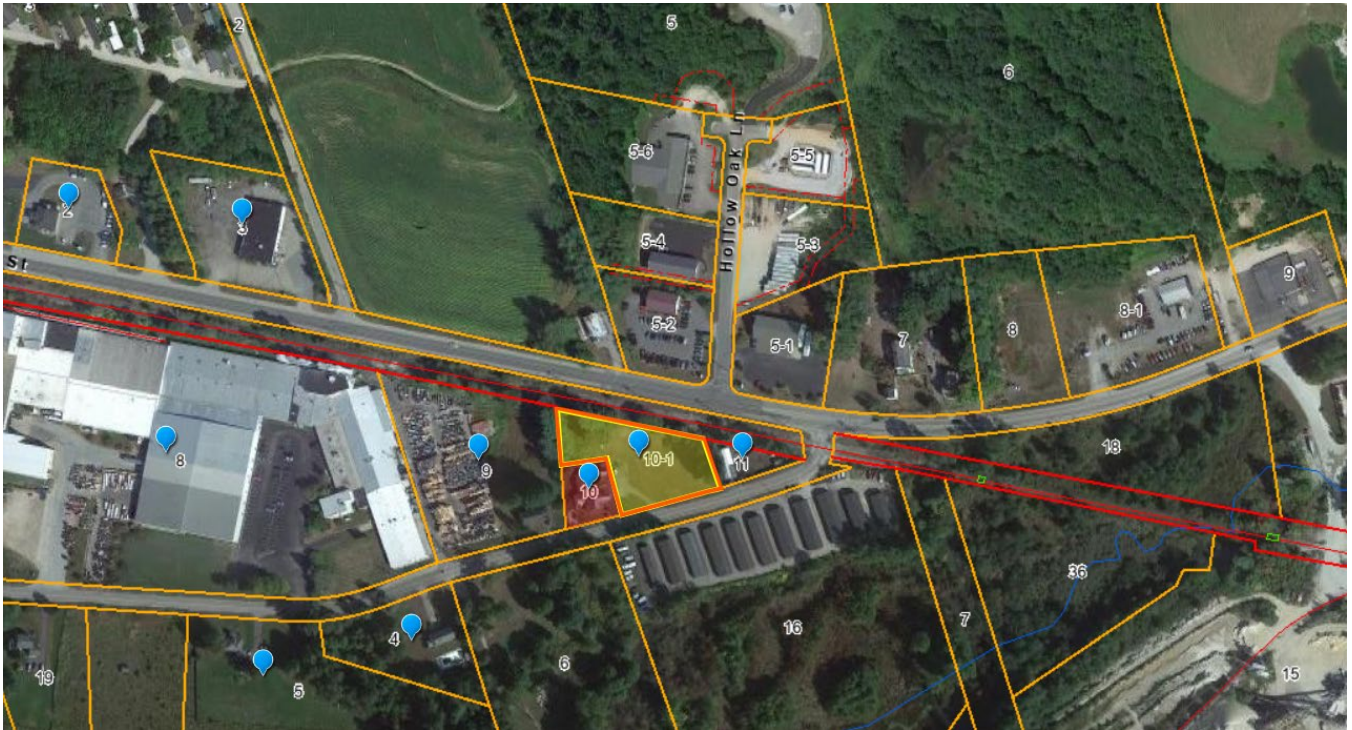
**STAFF COMMENTS:**

1. The plan will need to be amended to show a bound for the southeast corner of Map 14, Lot 10.-1.
2. A note shall be added to the plan stating that prior to the signing of the plan, all monumentation shall be set and noted on the plan or a security be provided to the Town to cover the cost of monumentation.
3. The parcel must comply with the performance standards of Section 6.07.6 for the West Elm Street Gateway District.
4. Applicant will need to obtain a driveway permit from the Public Works Department for the driveway servicing the residence.
5. The property falls within the Level 1 Groundwater Protection Overlay District. The parcel must comply with the performance standards of Section 6.01.2.
6. The applicant shall submit copies of the proposed 1,250 s.f. drainage easement and 1,210 s.f. driveway turnaround easement to the Office of Community Development for review and approval prior to the plans being signed by the Board.

**STAFF RECOMMENDATIONS:**

The applicant should be prepared to address any of the comments raised by the Planning Board, Staff, and public pertaining to the Minor Subdivision Plan. Barring any/all input and recommendations from the Board, Staff recommends approving the application subject to revising the plan per staff and Board comments.

**Aerial Photo of Subject Property:**



**LEGEND:**

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- EASEMENT
- FORMER TRACT LINE
- EXISTING CHAINLINK FENCE
- GRANITE BOUND FOUND
- IRON PIN TO BE SET
- GRANITE BOUND TO BE SET
- ▨ EXISTING BUILDING
- 14-9 TAX MAP & LOT NUMBER
- ▨ PARCEL A
- ▨ TURN AROUND EASEMENT

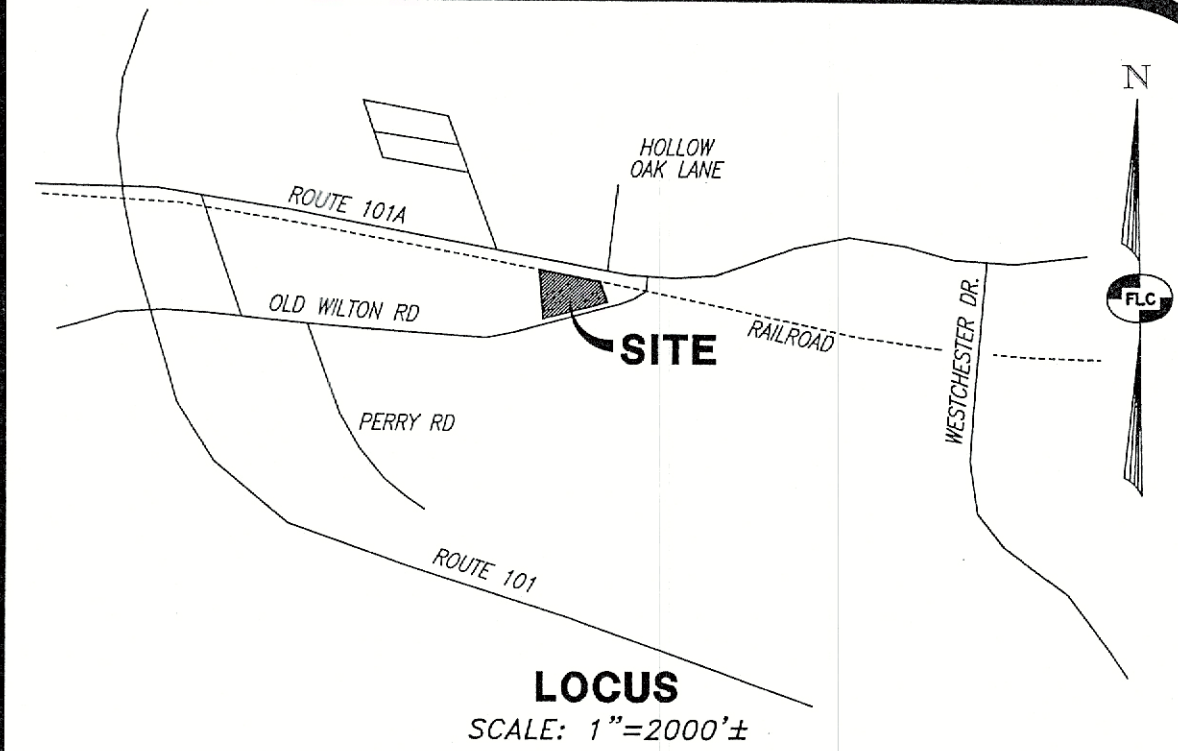
**REFERENCE PLAN:**

"SUBDIVISION PLAN - INDUSTRIAL DEVELOPMENT", SCALE 1"=30', DATED FEBRUARY 16, 2017 AND LAST REVISED 11/22/21, BY FIELDSTONE LAND CONSULTANTS, PLLC, RECORDED IN THE H.C.R.D. AS PLAN NO. 41234.

**CERTIFICATION:**

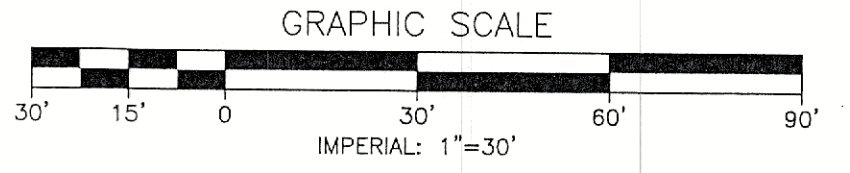
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

7/18/22  
 No. 945  
 MICHAEL  
 PL 200  
 SIGNATURE



**NOTES:**

1. THE OWNERS OF RECORD OF TAX MAP LOTS 14-10 AND 14-10-1 ARE RONALD L. AND LOREEN M. RACICOT, 70 PUTNAM HILL ROAD, LYNEBOROUGH, NH 03082-6134. DEED REFERENCE TO PARCEL IS VOL.8519 PG.1961 DATED JANUARY 24, 2013 IN THE H.C.R.D.
2. THE TOTAL AREA OF EXISTING TAX MAP LOT 14-10 IS 0.338 ACRES OR 14,703 SQ.FT. AND FRONTAGE ALONG OLD WILTON ROAD IS 125.00 FEET PER THE REFERENCE PLAN CITED HEREON. THE TOTAL AREA OF EXISTING TAX MAP LOT 14-10-1 IS 1.038 ACRES OR 45,236 SQ.FT. AND FRONTAGE ALONG OLD WILTON ROAD IS 222.73 FEET PER THE REFERENCE PLAN CITED HEREON.
3. ZONING FOR THE ENTIRE PARCEL IS (I) INDUSTRIAL AND WEST ELM STREET OVERLAY DISTRICT. MINIMUM LOT SIZE= NONE FOR LAND SERVICED BY MUNICIPAL SEWER AND WATER. MINIMUM LOT FRONTAGE= NONE. MINIMUM BUILDING SETBACKS= 30 FT FRONT, 15 FT. SIDE AND REAR.
4. THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON LOT LINE BETWEEN TAX MAP 14-10 AND 14-10-1 BY ADDING PARCEL "A" TO LOT 14-10 AND SUBTRACTING PARCEL "A" FROM LOT 14-10-1. THE AREA OF PARCEL "A" IS 16,694 SQ.FT. OR 0.383 ACRES. PARCEL "A" IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT. REVISED TAX MAP LOT 14-10 HAS 0.721 ACRES OR 31,397 SQ.FT. WITH 160.00 FT. OF FRONTAGE ALONG OLD WILTON ROAD. REVISED TAX MAP LOT 14-10-1 HAS 0.655 ACRES OR 28,542 SQ.FT. WITH 187.73 FT. OF FRONTAGE ALONG OLD WILTON ROAD.
5. HORIZONTAL ORIENTATION IS BASED ON THE REFERENCE PLAN CITED HEREON. VERTICAL DATUM IS ASSUMED. THE REFERENCE BENCHMARK IS THE TOP OF A GRANITE BOUND FOUND AT THE SOUTHWEST CORNER OF THE LOT ALONG OLD WILTON ROAD - ELEVATION=300.00'
6. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF DECEMBER 2015 TOGETHER WITH THE REFERENCE PLAN CITED HEREON.
7. 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 SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES. CALL DIG SAFE BEFORE ANY EXCAVATION 1-800-DIG-SAFE.
8. THERE ARE NO JURISDICTIONAL WETLANDS ON-SITE PER FIELD INVESTIGATION.
9. BASED ON A FIELD INSPECTION THE REVISED ENTRANCES TO TAX MAP PARCELS 14-10 & 14-10-1 SATISFIES THE MILFORD MINIMUM SAFE SITE DISTANCE REQUIREMENTS.
10. THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33011C0454D DATED SEPTEMBER 25, 2009.
11. THE SUBJECT PARCEL IS LOCATED IN THE LEVEL 1 GROUNDWATER PROTECTION OVERLAY ZONE.
12. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN DEED RESTRICTIONS ON THE PROPERTY OTHER THAN THOSE SHOWN IF ANY.
13. THERE IS A PROPOSED TURN AROUND EASEMENT AND DRAINAGE EASEMENT OVER TAX MAP LOT 14-10 TO BENEFIT LOT 14-10-1.



REV.	DATE	DESCRIPTION	C/O	DR	CK

**LOT LINE ADJUSTMENT PLAN**  
**INDUSTRIAL DEVELOPMENT**  
 TAX MAP PARCELS 14-10 AND 14-10-1  
 (21 OLD WILTON ROAD)  
 MILFORD, NEW HAMPSHIRE  
 PREPARED FOR AND LAND OF:  
**RONALD L. & LOREEN M. RACICOT**  
 70 PUTNAM HILL ROAD, LYNEBOROUGH, NH 03082-6134.

SCALE: 1" = 30' JULY 14, 2022

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



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

FILE: 545LR01.dwg PROJ. NO. 545.01 SHEET: LR-1 PAGE NO. 1 OF 1

7-4  
**HITCHINER MANUFACTURING CO., INC.**  
 594 ELM STREET  
 MILFORD, NH 03055  
 BK 5708 PG 611 4/11/96  
 (507 ELM ST.)

7-5-2  
**GOEN-AUTO, INC.**  
 89 GOEN ROAD  
 NEW IPSWICH, NH 03071-3821  
 BK 6490 PG 2486 9/19/01  
 (6 HOLLOW OAK LN.)

7-5-1  
**ADAMAC, LLC**  
 116 CORTLAND ROAD  
 MILFORD, NH 03055-5021  
 BK 6108 PG 1652 5/26/99  
 (489 ELM ST.)

14-11  
**STEVE H. & SHERRY A. FOSKETT**  
 11 OLD WILTON ROAD  
 MILFORD, NH 03055-3119  
 BK 3159 PG 179 5/17/84  
 (11 OLD WILTON RD.)  
 (SEE REF.PLAN#2)

7-16  
**LISA H. & THOMAS M. CONRAD, TRUSTEES**  
**LISA H. CONRAD REV. TRUST**  
 4 PILGRIM DRIVE  
 ORLEANS, MA 02653-4610  
 BK 8556 PG 2769 5/2/13  
 (16 OLD WILTON RD.)

14-9  
**HENDRIX WIRE & CABLE INC.**  
 53 OLD WILTON ROAD  
 MILFORD, NH 03055-3119  
 BK 5718 PG 351 5/16/96  
 (31 OLD WILTON RD.)  
 (SEE REF.PLAN#1)

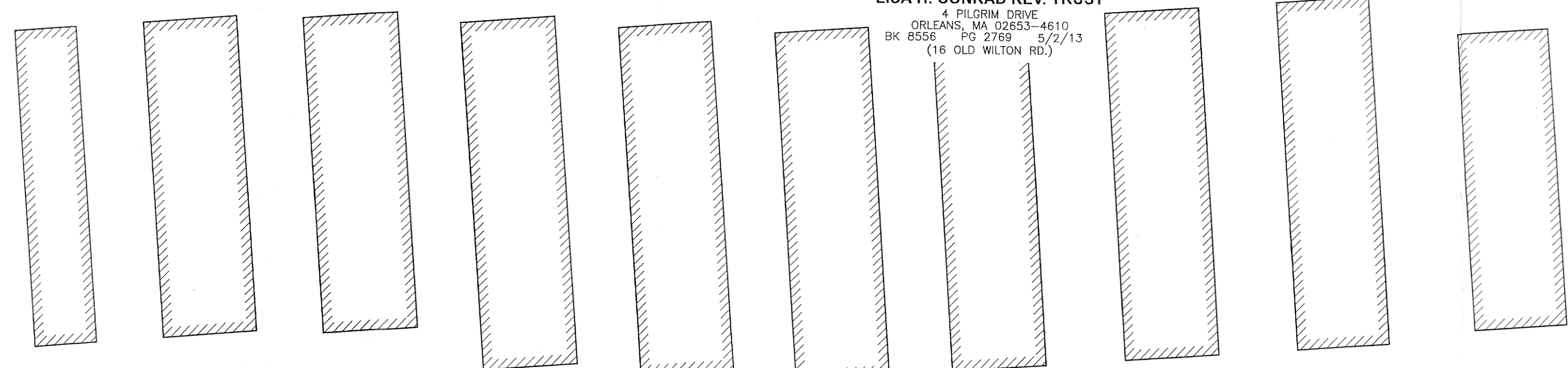
(FORMER)  
**14-10**  
 0.338 ACRES  
 14,703 SQ.FT.  
**PROPOSED**  
**14-10**  
 0.721 ACRES  
 31,397 SQ.FT.  
 (INCLUDING PARCEL-A)

(FORMER)  
**14-10-1**  
 1.038 ACRES  
 45,236 SQ.FT.  
**PROPOSED**  
**14-10-1**  
 0.655 ACRES  
 28,542 SQ.FT.  
 (EXCLUDING PARCEL-A)

38-6  
**HENDRIX WIRE & CABLE INC.**  
 53 OLD WILTON ROAD  
 MILFORD, NH 03055-3119  
 BK 5951 PG 1634 6/8/98  
 (RT.101 BY-PASS)

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

*Ronald Racicot*  
 OWNER OF PARCEL 14-10 & 14-10-1  
 DATE 7/14/2022



0216 SUB

# LOT LINE ADJUSTMENT AND SITE PLAN AMENDMENT

# SON'S CHIMNEY SERVICES

TAX MAP 14, LOT 10-1 - 21 OLD WILTON ROAD

MILFORD, NEW HAMPSHIRE

OCTOBER 29, 2019

REVISED: JULY 18, 2022

TOWN OF MILFORD  
RECEIVED  
  
JUL 18 2022  
  
PB \_\_\_\_\_ ZBA \_\_\_\_\_ Office \_\_\_\_\_

**TOWN OF MILFORD CONTACTS:**

1. COMMUNITY DEVELOPMENT:  
TOWN HALL  
1 UNION SQUARE  
MILFORD, NH 03055

ATT: LINCOLN DALEY  
COMMUNITY DEV. DIRECTOR  
(603) 249-0620

2. DEPARTMENT OF PUBLIC WORKS:  
289 SOUTH STREET  
MILFORD, NH 03055

ATT: LEO LESSARD  
PUBLIC WORKS DIRECTOR  
603-673-1662

3. FIRE DEPARTMENT:  
39 SCHOOL STREET  
MILFORD, NH 03055

ATT: KEN FLAHERTY  
FIRE CHIEF  
603-249-0680

**UTILITY CONTACTS:**

1. WATER & SEWER:  
PUBLIC WORKS DEPT.  
564 NASHUA STREET  
MILFORD, NH 03055  
ATT: DAVE BOUCHER  
WATER UTILITIES DIRECTOR  
(603) 249-0660

2. GAS:  
LIBERTY UTILITIES  
130 ELM STREET  
MANCHESTER, NH 03101

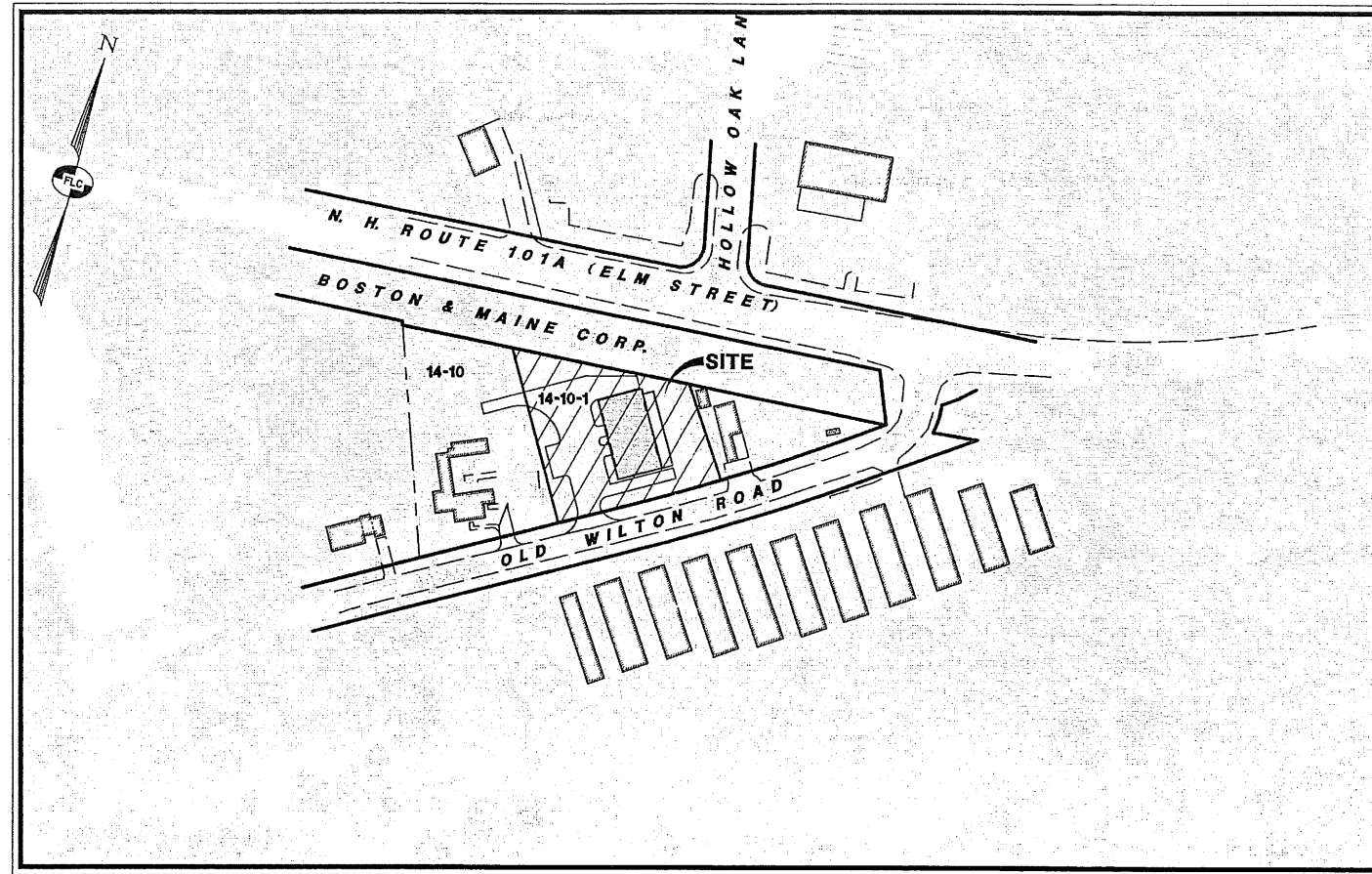
ATTN: RYAN LAGASSE  
(603) 327-7151

3. TELEPHONE:  
FAIRPOINT COMMUNICATIONS  
237 DANIEL WEBSTER HWY.  
MERRIMACK, NH 03054

ATTN: ROBERTO DIAZ  
(603) 595-1150

4. POWER:  
EVERSOURCE OF NH  
P.O. BOX 330  
MANCHESTER, NH 03105-0330

ATTN: ALAN LEBORGNE  
(603) 634-2044



1"=100'±

SHEET INDEX		
PAGE	SHEET	TITLE
1	CV-1	COVER SHEET
2	LR-1	LOT LINE ADJUSTMENT PLAN
3	SP-1	SITE LAYOUT PLAN
4	EX-1	EXISTING CONDITIONS PLAN
5	GR-1	GRADING & UTILITY PLAN
6	LT-1	LIGHTING PLAN
7	LT-1	LANDSCAPING PLAN
8	DT-1	CONSTRUCTION DETAILS
9	DT-2	CONSTRUCTION DETAILS
10	DT-3	EROSION CONTROL DETAILS

I, THE UNDERSIGNED, HAVE REVIEWED THIS PLAN AND DO HEREBY AGREE THAT THIS PLAN REPRESENTS LOT 14-10-1 AS KNOWN AND THAT ALL PROPOSED IMPROVEMENTS SHOWN HEREON MEET MY APPROVAL.

OWNER OF PARCEL 14-10-1 \_\_\_\_\_ DATE \_\_\_\_\_

**PREPARED FOR AND LAND OF:**  
**RONALD L. & LOREEN M. RACICOT**  
70 PUTNUM HILL ROAD,  
LYNDEBOROUGH, NH 03082-6134.

**APPROVED**

MILFORD, NH PLANNING BOARD

SUBDIVISION #: \_\_\_\_\_

DATE APPROVED: \_\_\_\_\_

SIGNED: \_\_\_\_\_

1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.

2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL JURISDICTIONAL AGENCIES AND UTILITY COMPANIES PRIOR TO AND DURING CONSTRUCTION.

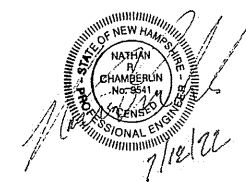
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION  
**DIGSAFE.COM**  
OR DIAL 811  
CALL BEFORE YOU DIG

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



REV.	DATE	DESCRIPTION	C/O	DR	CK
F	7/18/22	AMEND LOT LINE & DRIVEWAY		DSL	NRC
E	11/22/21	ADDRESS 10/20/21 NOD		NRC	CEB
D	10/04/21	ADDRESS STAFF COMMENTS		NRC	CEB
C	9/14/21	ADDRESS STAFF COMMENTS		CLR	CEB
B	8/20/21	REVISED BUILDING LAYOUT		CLR	CEB
REV.	DATE	DESCRIPTION	C/O	DR	CK

LLA Origin 8-16-22

**LEGEND:**  
EXISTING FEATURES

- 14-10 TAX MAP AND LOT NUMBER
- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ADJUTING LOT LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL ROAD
- OH OVERHEAD UTILITIES
- S SEWER LINE
- DRAIN LINE
- CHAIN LINK FENCE
- STOCKADE FENCE
- 305 5' CONTOUR INTERVAL
- 303 1' CONTOUR INTERVAL
- TREE LINE
- C.B./F GRANITE BOUND FOUND
- SEWER MANHOLE
- DRAIN MANHOLE
- MANHOLE
- CATCH BASIN
- SINGLE POST SIGN
- WATER HYDRANT
- WATER VALVE
- WATER SHUT-OFF
- UTILITY POLE AND GUY WIRE
- BUILDING

PROPOSED FEATURES

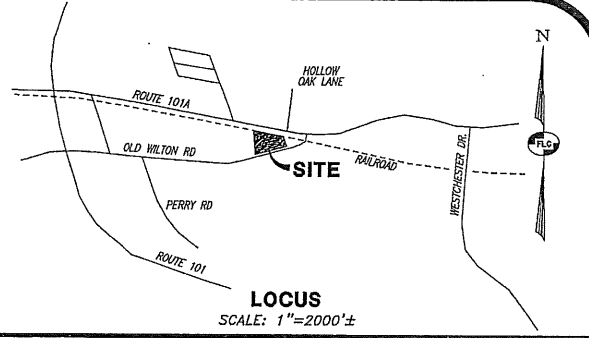
- EDGE OF PAVEMENT
- CAPE COD BERM
- EASEMENT LINE
- SAWCUT LINE
- PAVEMENT AREA
- BITUMINOUS CONCRETE SIDEWALK
- LIMIT OF CLEARING
- CHAIN LINK FENCE
- POLE MOUNTED LIGHT
- HANDICAP PARKING STALL
- TRAFFIC FLOW
- NUMBER OF PARKING SPACES
- PROPANE TANK
- (TBR) TO BE REMOVED
- LP PROPANE GAS LINE
- UG UNDERGROUND UTILITIES

REFERENCE PLANS:

- "ALTA/ACSM URBAN - LAND TITLE SURVEY - CONDUCTION CORPORATION - MILFORD, NEW HAMPSHIRE", SCALE 1"=60', DATED JANUARY 25, 1994 AND LAST REVISED MAY 9, 1996, MERIDIAN LAND SERVICES, INC. RECORDED IN THE H.C.R.D. AS PLAN NO.28008.
- "LAND IN - MILFORD, NEW HAMPSHIRE - TOWN OF MILFORD TO BOSTON & MAINE CORPORATION - AND - BOSTON & MAINE CORPORATION TO TOWN OF MILFORD", SCALE 1"=20', DATED MAY 2, 1995 AND LAST REVISED MAY 5, 1995 BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE H.C.R.D. AS PLAN NO.28914.
- "LAND IN - MILFORD, N.H. - BOSTON AND MAINE CORPORATION TO ALFRED EDMOND LAVIGNE - VAL.17 MAP 14 ALL OF PCL.4 - S#15597", SCALE 1"=40', DATED DECEMBER 1984, BY J. BATCHELDER, ENGINEER OF DESIGN. RECORDED IN THE H.C.R.D. AS PLAN NO.2956

**APPROVED**

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



GENERAL NOTES:

- THE OWNERS OF RECORD FOR TAX MAP PARCEL 14-10 ARE RONALD L. AND LOREEN M. RACICOT, 70 PUTNAM HILL ROAD, LYNDEBOROUGH, NH 03082-6134. DEED REFERENCE TO PARCEL IS VOL.6519 PG.1961 DATED JANUARY 24, 2013 IN THE H.C.R.D.
- THE TOTAL AREA OF TAX MAP PARCEL 14-10 IS 59,939 SQ. FT. OR 1.376 ACRES. LOT FRONTAGE IS 347.73' ALONG OLD WILTON ROAD.
- ZONING FOR THE ENTIRE PARCEL IS (I) INDUSTRIAL AND WEST ELM STREET OVERLAY DISTRICT. MINIMUM LOT SIZE= NONE FOR LAND SERVICED BY MUNICIPAL SEWER AND WATER. MINIMUM LOT FRONTAGE= NONE. MINIMUM BUILDING SETBACKS= 30 FT FRONT, 15 FT. SIDE AND REAR.
- HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS ASSUMED. THE REFERENCE BENCHMARK IS THE TOP OF A GRANITE BOUND FOUND AT THE SOUTHWEST CORNER OF THE LOT ALONG OLD WILTON ROAD - ELEVATION=300.00'
- THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ONSITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF DECEMBER 2015 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 SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
- THERE ARE NO JURISDICTIONAL WETLANDS ON-SITE PER FIELD INVESTIGATION.
- BASED ON A FIELD INSPECTION THE ENTRANCE TO THE SITE SATISFIES THE MILFORD MINIMUM SAFE SITE DISTANCE REQUIREMENTS.
- THE SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.
- THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 3301C0454D DATED SEPTEMBER 25, 2009.
- THE SUBJECT PARCEL IS LOCATED IN THE LEVEL 1 GROUNDWATER PROTECTION ZONE.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN DEED RESTRICTIONS ON THE PROPERTY OTHER THAN THOSE SHOWN IF ANY.

PROPOSED NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED INDUSTRIAL BUILDING DEVELOPMENT ON PROPOSED TAX MAP PARCEL 14-10-1 AS SHOWN.
- PARKING REQUIREMENTS:  
PROPOSED WHOLESALE, STORAGE, AND WAREHOUSE  
1 SPACES / 1000 SF = (4.5)(1.0) = 4.5 SPACES REQUIRED  
TOTAL PARKING PROVIDED = 7 SPACES INCLUDING 1 HANDICAP SPACE
- THERE IS NO PROPOSED PROJECT SIGNAGE AT THIS TIME. ANY PROPOSED SIGNS WILL REQUIRE A SIGN PERMIT FROM THE MILFORD BUILDING DEPARTMENT.
- "OPEN SPACE" AREA FOR PROPOSED TAX MAP PARCEL 14-10-1 IS 8,398 SQ.FT. OR 57.1% AND TAX MAP PARCEL 14-10-1 IS 29,082 SQ.FT. OR 64.3% OF THE TOTAL PARCEL AREA. MINIMUM REQUIREMENT IS 30%.
- THE PROPOSED BUILDING IS SUBJECT TO POLICE IMPACT FEES WHICH ARE TO BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.
- ALL EXTERIOR LIGHTING SHALL BE DOWNCAST AND SHIELDED 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.

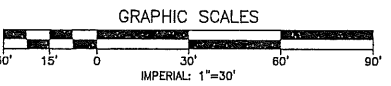
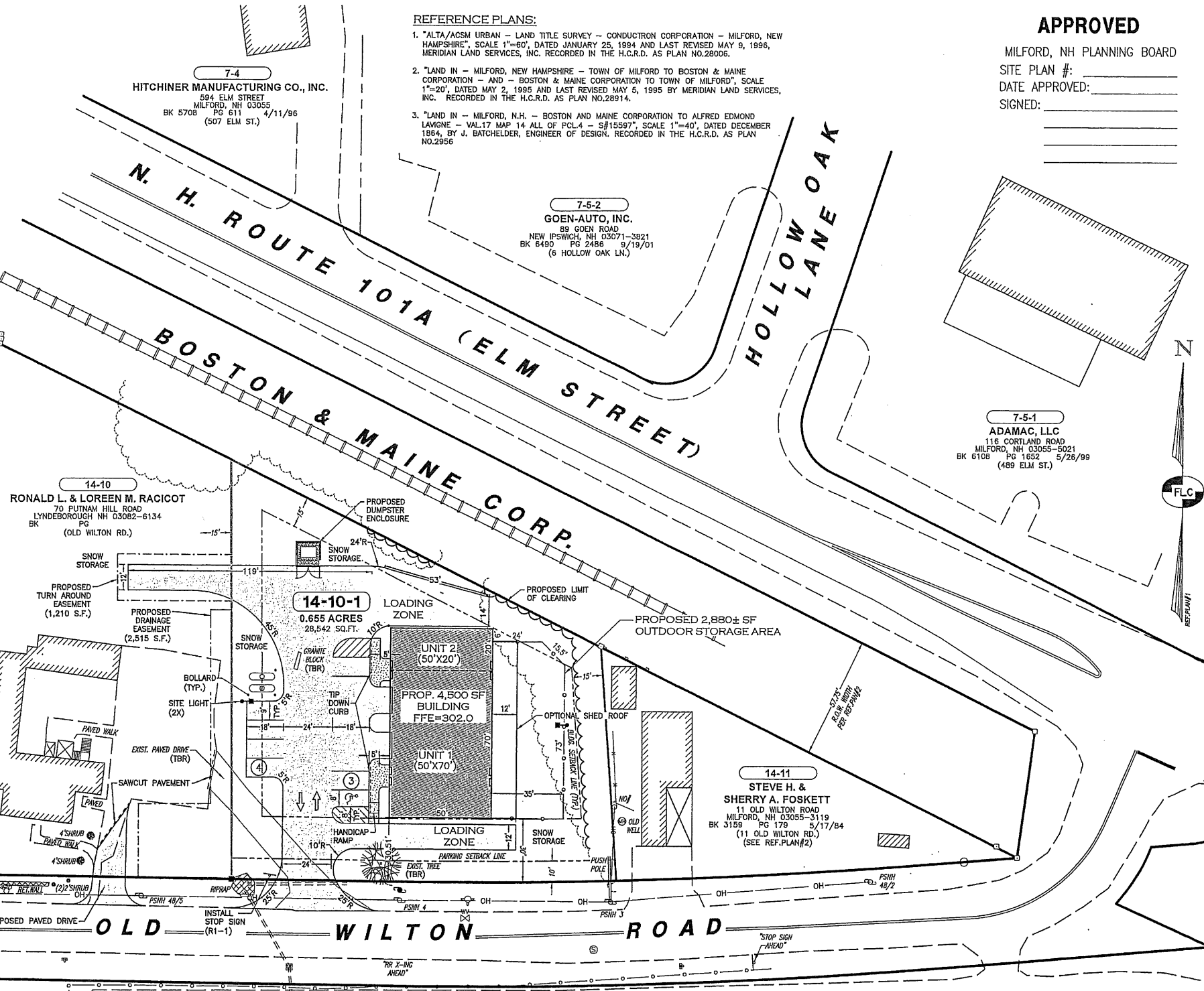
REV.	DATE	DESCRIPTION	C/O	DR	CK
E	7/18/22	REVISED LOT LINES AND DRIVEWAY		DSL	CEB
D	10/4/21	ADDRESS STAFF COMMENTS		NRC	CEB
C	9/8/21	ADDRESS STAFF COMMENTS		CLR	CEB
B	8/19/21	REVISED BUILDING LAYOUT		CLR	CEB

**SITE LAYOUT PLAN**  
**SON'S CHIMNEY SERVICES**  
TAX MAP PARCEL 14-10-1 - 21 OLD WILTON ROAD  
MILFORD, NEW HAMPSHIRE  
PREPARED FOR AND LAND OF:  
**RONALD L. & LOREEN M. RACICOT**  
70 PUTNAM HILL ROAD, LYNDEBOROUGH, NH 03082-6134.

SCALE: 1" = 30' FEBRUARY 16, 2017

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



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION  
**DIGSAFE.COM**  
OR DIAL 8 1 1  
IT'S SMART, IT'S FREE, IT'S THE LAW  
**DigSafe** MANEIRIRAVY

PROPOSED NOTES (CONT):

- THERE ARE CURRENTLY NO PLANS FOR THE BUILDING TO HAVE A FIRE SUPPRESSION SYSTEM.
- IN THE EVENT THAT THE AMOUNT OF ON-SITE SNOW STORAGE AREA IS EXCEEDED THEN EXCESS SNOW WILL BE TRUCKED OFF-SITE AND DISPOSED OF PROPERLY.

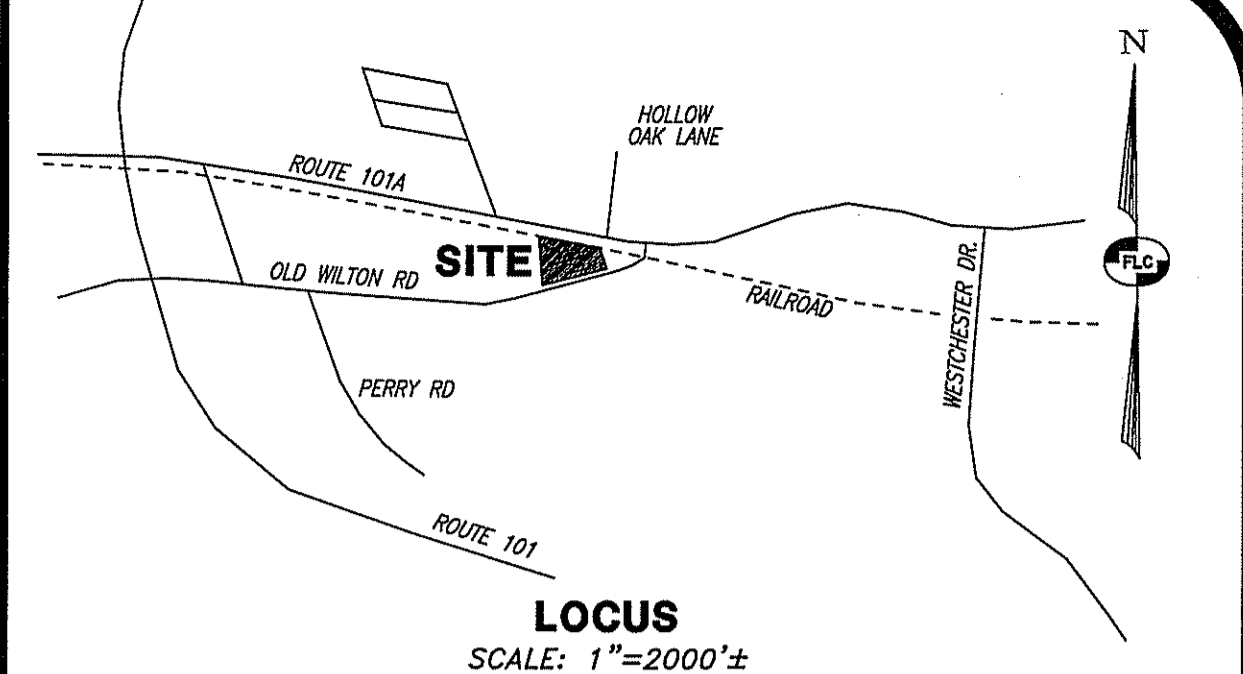


- LEGEND:**  
EXISTING FEATURES
- 14-10 TAX MAP AND LOT NUMBER
  - RIGHT-OF-WAY SIDELINE
  - PROPERTY LINE
  - ABUTTING LOT LINE
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL ROAD
  - OH OVERHEAD UTILITIES
  - S SEWER LINE
  - W WATER LINE
  - DRAIN LINE
  - CHAIN LINK FENCE
  - STOCKADE FENCE
  - 100' 10' CONTOUR INTERVAL
  - 102' 2' CONTOUR INTERVAL
  - TREE LINE
  - G.B.(f) GRANITE BOUND FOUND
  - SEWER MANHOLE
  - DRAIN MANHOLE
  - MANHOLE
  - CATCH BASIN
  - SINGLE POST SIGN
  - WATER HYDRANT
  - WATER VALVE
  - WATER SHUT-OFF
  - UTILITY POLE AND GUY WIRE
  - BUILDING

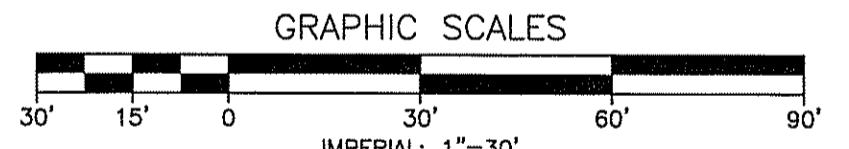
- NRCS SOILS LEGEND:**  
SOURCE: USDA NRCS WEB SOIL SURVEY
- SOIL BOUNDARY
  - HsB HINCKLEY LOAMY SAND  
3 TO 8% SLOPES
  - HsC HINCKLEY LOAMY SAND  
8 TO 15% SLOPES
  - Om OCCUM FINE SANDY LOAM  
HIGH BOTTOM
  - Su SUNCOOK LOAMY FINE SAND

- REFERENCE PLANS:**
- "ALTA/ACSM URBAN - LAND TITLE SURVEY - CONDUCTRON CORPORATION - MILFORD, NEW HAMPSHIRE", SCALE 1"=60', DATED JANUARY 25, 1994 AND LAST REVISED MAY 9, 1996, BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE H.C.R.D. AS PLAN NO.28006.
  - "LAND IN - MILFORD, NEW HAMPSHIRE - TOWN OF MILFORD TO BOSTON & MAINE CORPORATION - AND - BOSTON & MAINE CORPORATION TO TOWN OF MILFORD", SCALE 1"=20', DATED MAY 2, 1995 AND LAST REVISED MAY 5, 1995 BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE H.C.R.D. AS PLAN NO.28914.
  - "LAND IN - MILFORD, N.H. - BOSTON AND MAINE CORPORATION TO ALFRED EDMOND LAVIGNE - VOL.17 MAP 14 ALL OF P.C.L.4 - S#15597", SCALE 1"=40', DATED DECEMBER 1864, BY J. BATCHELDER, ENGINEER OF DESIGN. RECORDED IN THE H.C.R.D. AS PLAN NO.2956
  - "SUBDIVISION PLAN - INDUSTRIAL DEVELOPMENT", SCALE 1"=30', DATED FEBRUARY 16, 2017 AND LAST REVISED 11/22/21, BY FIELDSTONE LAND CONSULTANTS, PLLC, RECORDED IN THE H.C.R.D. AS PLAN NO. 41234.

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN WERE DEVELOPED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF DECEMBER 2015.



- NOTES:**
- THE OWNERS OF RECORD OF TAX MAP LOTS 14-10 AND 14-10-1 ARE RONALD L. AND LOREEN M. RACICOT, 70 PUTNAM HILL ROAD, LYNDEBOROUGH, NH 03082-6134. DEED REFERENCE TO PARCEL IS VOL.8519 PG.1961 DATED JANUARY 24, 2013 IN THE H.C.R.D.
  - THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF TAX MAP PARCELS 14-10 AND 14-10-1 AS SHOWN.
  - THE TOTAL AREA OF TAX MAP PARCEL 14-10 IS 14,703 SQ.FT. OR 0.338 ACRES WITH A LOT FRONTAGE OF 125.00' ALONG OLD WILTON ROAD. THE TOTAL AREA OF TAX MAP PARCEL 14-10-1 IS 45,236 SQ.FT. OR 1.038 ACRES WITH A LOT FRONTAGE OF 222.73' ALONG OLD WILTON ROAD.
  - ZONING FOR THE ENTIRE PARCEL IS (I) INDUSTRIAL.  
MINIMUM LOT SIZE= NONE FOR LAND SERVICED BY MUNICIPAL SEWER AND WATER.  
MINIMUM LOT FRONTAGE= NONE  
MINIMUM BUILDING SETBACKS= 30 FT FRONT, 15 FT. SIDE AND REAR.  
THE SUBJECT PROPERTY IS ALSO LOCATED IN THE WEST ELM STREET OVERLAY DISTRICT.
  - HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS ASSUMED. THE REFERENCE BENCHMARK IS THE TOP OF A GRANITE BOUND FOUND AT THE SOUTHWEST CORNER OF THE LOT ALONG OLD WILTON ROAD - ELEVATION=300.00'
  - THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ONSITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF DECEMBER 2015 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 SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
  - THERE ARE NO JURISDICTIONAL WETLANDS ON-SITE PER FIELD INVESTIGATION.
  - BASED ON A FIELD INSPECTION THE ENTRANCE TO THE SITE SATISFIES THE MILFORD MINIMUM SAFE SITE DISTANCE REQUIREMENTS OF 300 FEET.
  - THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33011C0454D DATED SEPTEMBER 25, 2009.
  - THE SUBJECT PARCEL IS LOCATED IN THE LEVEL 1 GROUNDWATER PROTECTION OVERLAY ZONE AND THE WEST ELM STREET OVERLAY DISTRICT.
  - TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN DEED RESTRICTIONS ON THE PROPERTY OTHER THAN THOSE SHOWN IF ANY.



REV.	DATE	DESCRIPTION	C/O	DR	CK
E	7/18/22	UPDATE LOT LINES		DSL	CEB
D	9/9/21	WATER MAIN LOCATION		CLR	CEB
C	4/17/18	SHEET NUMBERS		MDP	CEB
B	2/9/18	REV'S PER STAFF REVIEW		MDP	CEB
A	1/22/17	ADDRESS 1/16/18 STAFF REVIEW MEMO		MDP	MDP
REV.		DESCRIPTION		C/O	DR

**EXISTING CONDITIONS PLAN**  
**SON'S CHIMNEY SERVICES**  
TAX MAP PARCELS 14-10 & 14-10-1  
21 OLD WILTON ROAD  
MILFORD, NEW HAMPSHIRE  
PREPARED FOR AND LAND OF:  
**RONALD L. & LOREEN M. RACICOT**  
70 PUTNUM HILL ROAD, LYNDEBOROUGH, NH 03082-6134.

SCALE: 1" = 30' FEBRUARY 16, 2017

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



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

**14-9**  
**HENDRIX WIRE & CABLE INC.**  
53 OLD WILTON ROAD  
MILFORD, NH 03055-3119  
BK 5718 PG 351 5/16/96  
(31 OLD WILTON RD.)  
(SEE REF.PLAN#1)

**7-4**  
**HITCHINER MANUFACTURING CO., INC.**  
594 ELM STREET  
MILFORD, NH 03055  
BK 5708 PG 611 4/11/96  
(507 ELM ST.)

**7-5-2**  
**GOEN-AUTO, INC.**  
89 GOEN ROAD  
NEW IPSWICH, NH 03071-3821  
BK 6490 PG 2486 9/19/01  
(6 HOLLOW OAK LN.)

**7-5-1**  
**ADAMAC, LLC**  
118 CORTLAND ROAD  
MILFORD, NH 03055-5021  
BK 6108 PG 1652 5/26/99  
(489 ELM ST.)

**14-11**  
**STEVE H. & SHERRY A. FOSKETT**  
11 OLD WILTON ROAD  
MILFORD, NH 03055-3119  
BK 3159 PG 179 5/17/84  
(11 OLD WILTON RD.)  
(SEE REF.PLAN#2)

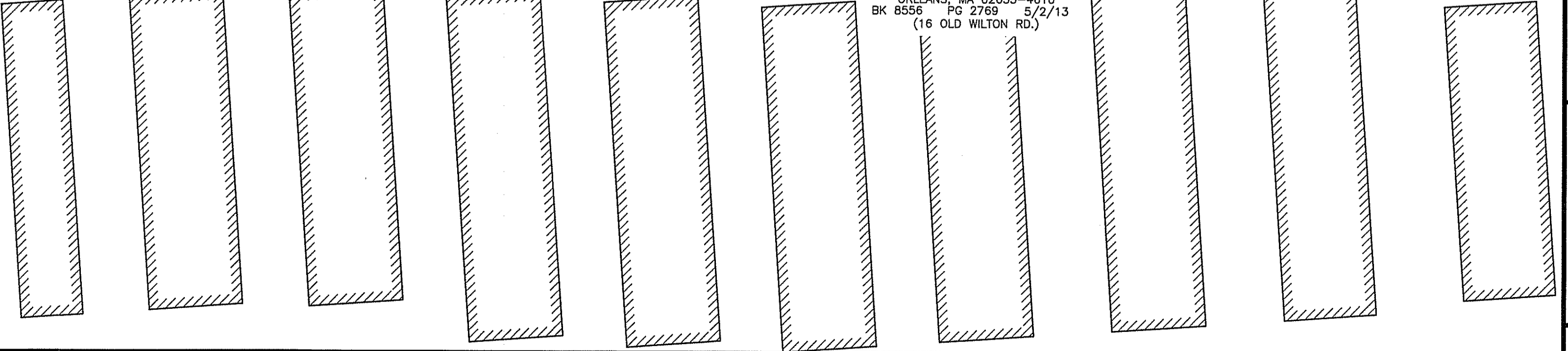
**7-16**  
**LISA H. & THOMAS M. CONRAD, TRUSTEES**  
**LISA H. CONRAD REV. TRUST**  
4 PILGRIM DRIVE  
ORLEANS, MA 02653-4610  
BK 8556 PG 2769 5/2/13  
(16 OLD WILTON RD.)

**38-6**  
**HENDRIX WIRE & CABLE INC.**  
53 OLD WILTON ROAD  
MILFORD, NH 03055-3119  
BK 5951 PG 1634 6/6/98  
(RT.101 BY-PASS)



SMH#541  
RIM=301.22  
IN=293.57  
OUT=293.39  
TABLE=294.48

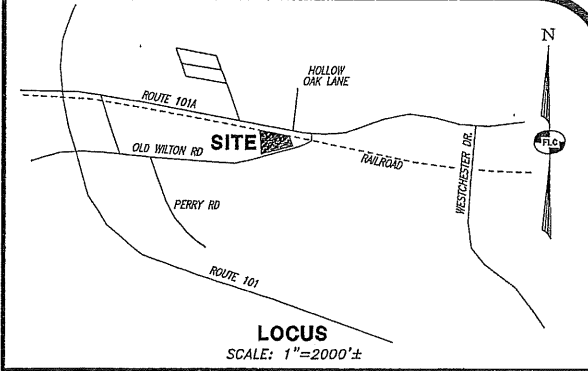
SMH#544  
RIM=301.16  
IN=292.64  
OUT=292.54  
TABLE=293.50



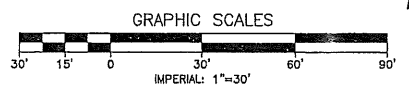
**LEGEND:**  
EXISTING FEATURES

- 14-10 TAX MAP AND LOT NUMBER
- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL ROAD
- OH OVERHEAD UTILITIES
- S SEWER LINE
- DRAIN LINE
- CHAIN LINK FENCE
- STOCKADE FENCE
- 305 5' CONTOUR INTERVAL
- 303 1' CONTOUR INTERVAL
- TREE LINE
- GRANITE BOUND FOUND
- SEWER MANHOLE
- DRAIN MANHOLE
- MANHOLE
- CATCH BASIN
- SINGLE POST SIGN
- WATER HYDRANT
- WATER VALVE
- WATER SHUT-OFF
- UTILITY POLE AND GUY WIRE
- BUILDING

- PROPOSED FEATURES**
- 300 5 FT. CONTOUR
  - 301 1 FT. CONTOUR
  - 233.3 SPOT ELEVATION
  - 233.0 SPOT ELEVATION AT CURB
  - EDGE OF PAVEMENT
  - CAPE COD BERM
  - WATER LINE
  - SEWER LINE
  - C.O. SEWER SERVICE CLEAN OUT
  - PROPANE TANK
  - CB101 DRAINAGE CATCH BASIN
  - STORM WATER DRAINAGE
  - STONE CHECK DAM
  - LIMITS OF CLEARING
  - SWALE/GUTTER LINE
  - TOP OF BERM
  - DRAINAGE FLOW ARROW
  - TEMPORARY SILT FENCE
  - EROSION CONTROL STONE
  - LP PROPANE GAS LINE
  - UGE UNDERGROUND UTILITIES



- GENERAL CONSTRUCTION NOTES:**
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF MILFORD AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
  - ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OF CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (811).
  - THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE MUNICIPAL DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
  - BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF MILFORD FIRE DEPARTMENT REGULATIONS.
  - ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED.
  - ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
  - EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
  - ALL POWER WORK SHALL CONFORM TO EVERSOURCE STANDARDS.
  - EXISTING TELEPHONE WORK SHALL CONFORM TO FAIRPOINT COMMUNICATIONS SPECIFICATIONS.
  - STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH TOWN OF MILFORD SPECIFICATIONS.



REV.	DATE	DESCRIPTION	C/O	DR	CK
E	7/18/22	REVISED LOT LINES AND DRIVEWAY		DSL	NRC
D	10/4/21	ADDRESS STAFF COMMENTS		NRC	CEB
C	9/8/21	ADDRESS STAFF COMMENTS		CLR	CEB
B	8/19/21	REVISED BUILDING LAYOUT		CLR	CEB

**GRADING & UTILITY PLAN**  
**SON'S CHIMNEY SERVICES**  
 TAX MAP PARCEL 14-10-1 - 21 OLD WILTON ROAD  
 MILFORD, NEW HAMPSHIRE  
 PREPARED FOR AND LAND OF:  
**RONALD L. & LOREEN M. RACICOT**  
 70 PUTNUM HILL ROAD, LYNDENBOROUGH, NH 03082-6134.

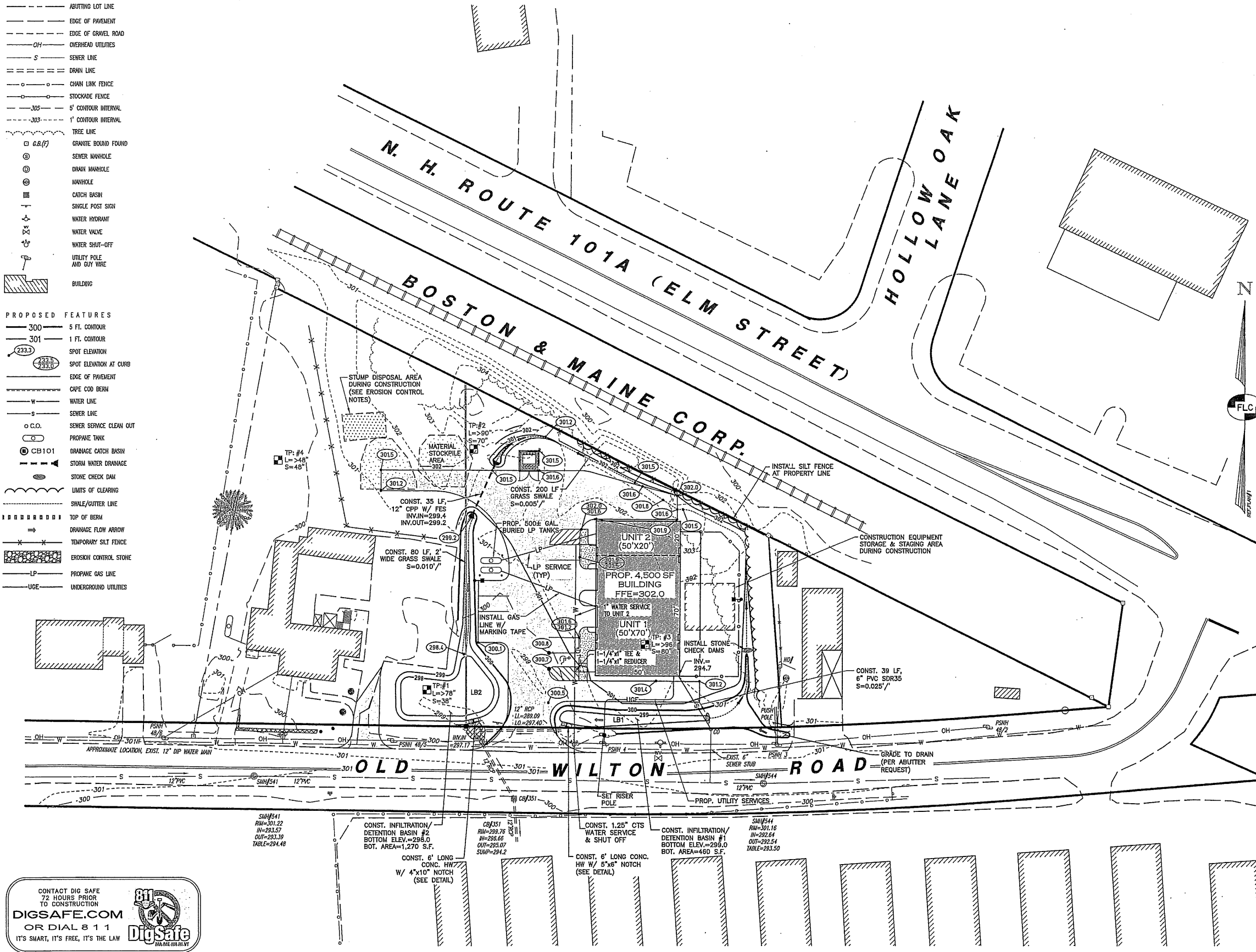
SCALE: 1" = 30'      FEBRUARY 16, 2017

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

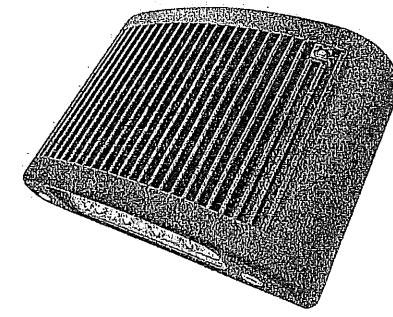
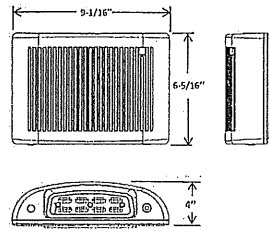
CONTACT DIG SAFE  
 72 HOURS PRIOR  
 TO CONSTRUCTION  
**DIGSAFE.COM**  
 OR DIAL 8 1 1  
 IT'S SMART, IT'S FREE, IT'S THE LAW





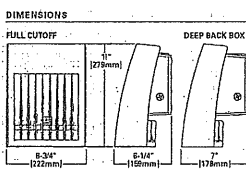
**MERU Series**

LED GENERAL & EMERGENCY LIGHTING  
\*OR EQUAL\*

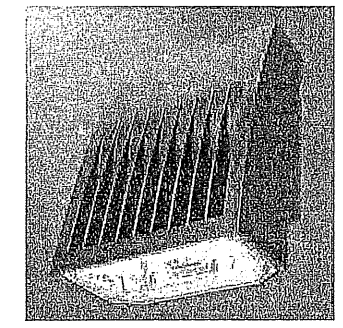


**W3**

**Lumark**



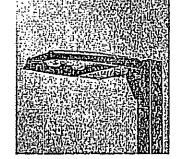
**W1**



Sample Number: XTOR6B-W-W-F-PC

Series*	LED Kelvin Color	Housing Color	Options (Add as Suffix)
Full Cutoff XTOR6B-40W XTOR6B-40WV XTOR6B-40WV2 XTOR6B-40WV3 XTOR6B-40WV4 XTOR6B-40WV5	(Black)-Bright White (Standard) 10000K Warm, Neutral, 4000K Warm, 3000K	(Black)-Carbon Bronze (Standard) White-Summit White BK-Black BZ-Brass AG-Grey GM-Glossy Metallic DP-Dark Platinum	247W-247V1-1-1-1-1 400W-400V1-1-1-1-1 FC+Photocontrol 120V FC+Photocontrol 208/277V PMA-Pole Mount Arm (C-Drilling) with Round Adapters** MS-L20-Motion Sensor for ON/OFF Operation*** MS-D20-Motion Sensor for Dimming Operation**** CSP-Cold Weather Battery Pack 1.5 x 1.5 x 1.5 HA-50°C High Ambient**

**Lumark**



**PRV PREVAIL  
S3**

AREA / SITE / ROADWAY  
LUMINAIRE

Sample Number: PRV-A55-D-LRV-T3-SA-RZ

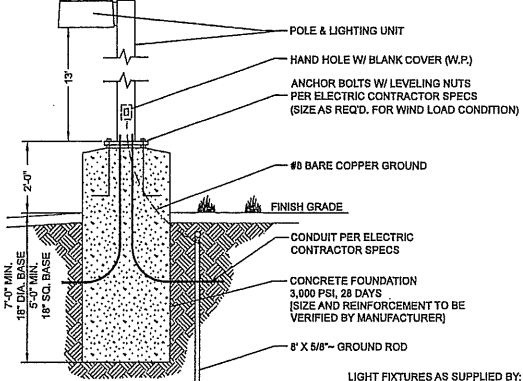
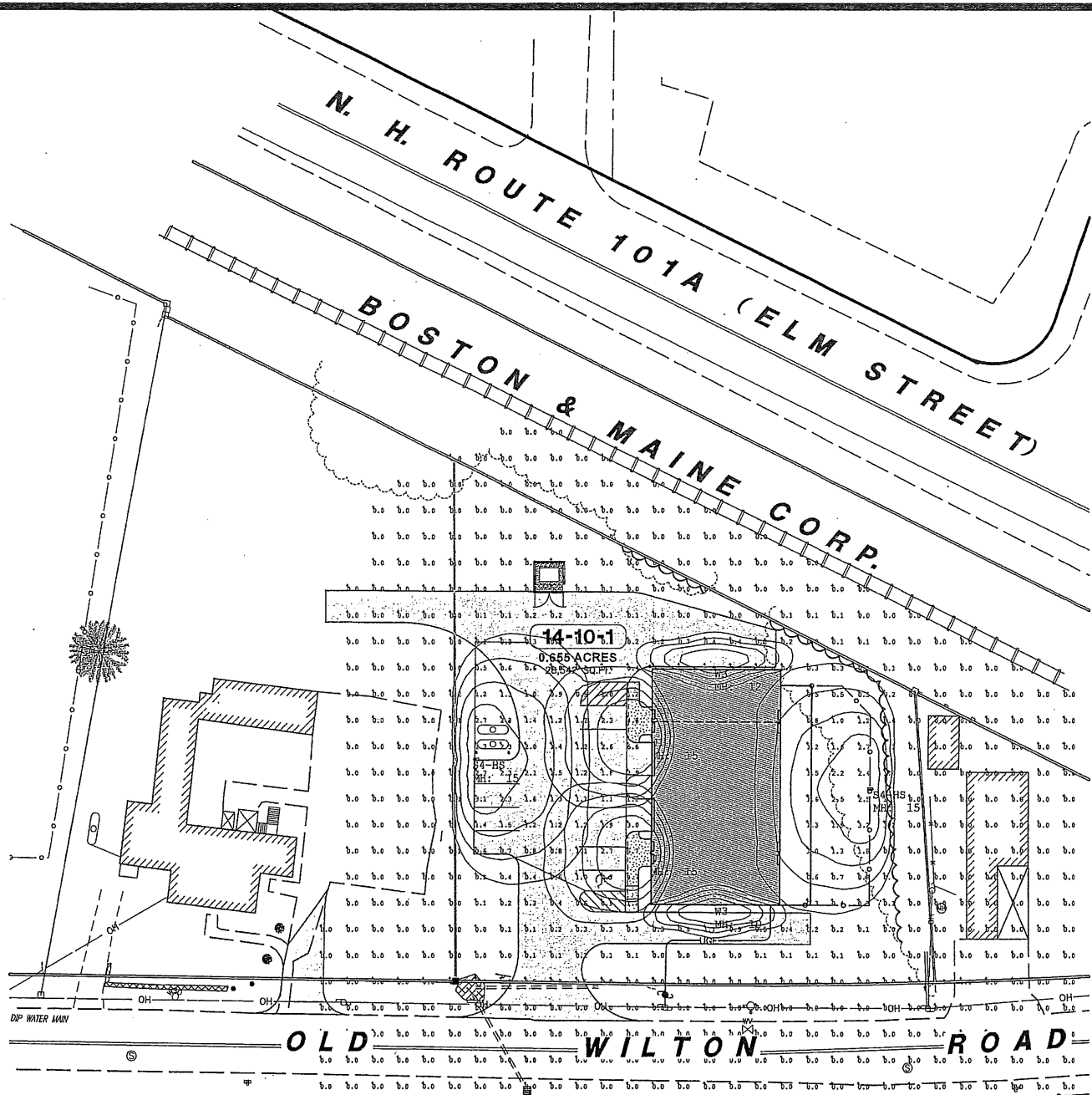
Product Family**	Light Engine*	Driver*	Voltage	Distribution	Mounting	Color*
PRV-Prevail	A15-1 (LED) 6,100 Nominal Lumens A25-12 (LED) 10,200 Nominal Lumens A40-22 (LED) 16,500 Nominal Lumens	D3-Dimming 10-10V	UNV-Universal (120-277V) 247-247V 400-400V*	T2-Type B T3-Type B T4-Type V T5-Type V	S2-Standard Versatile Arm N3-Nut Mount Arm W4-Wall Mount Arm	AP-Grey BZ-Brass (Standard) BK-Black DP-Dark Platinum GM-Glossy Metallic WH-White

Options (Add as Suffix):  
 2000-20 CRI / 5000K CCT\*  
 2000-20 CRI / 6000K CCT\*  
 18V-18V/18V LK 1420 Flood Surge Protective Device  
 DIMM-F3-Universal Wireless Dimmer, Wide Lens for 0° - 15° Mounting Height\*\*  
 DIMM-F4-Universal Wireless Dimmer, Narrow Lens for 10° - 40° Mounting Height\*\*  
 MSP-D20-120-Integrated Sensor for Dimming Operation, 0° - 12° Mounting Height  
 MSP-D20-120-Integrated Sensor for Dimming Operation, 12° - 30° Mounting Height  
 MSP-L20-Integrated Sensor for ON/OFF Operation, 0° - 12° Mounting Height  
 MSP-L20-Integrated Sensor for ON/OFF Operation, 12° - 30° Mounting Height  
 PER-HEMA 2-F1 Tri-Block Photocell (Rectangular)  
 PER-HEMA 2-F1 Tri-Block Photocell (Rectangular)  
 PER-HEMA 2-F1 Tri-Block Photocell (Rectangular)  
 HA-50°C High Ambient Temperature

**S3-HSS**

StatArea 1  
PARKING AREA ONLY  
Illuminance (Fc)  
Average = 1.49  
Maximum = 3.1  
Minimum = 0.5  
Avg/Min Ratio = 2.98  
Max/Min Ratio = 6.20

Symbol	Qty	Label	Arrangement	Description
[Symbol]	2	S4-HS	Single	PRV-C15-D-UNV-T4-BZ-HSS / SSS4A15SFN1 (1.5' AFG)
[Symbol]	2	W1	SINGLE	XTOR6B/ WALL MTD 15' AFG
[Symbol]	2	W3	Single	MERU-LED-AC-DE / WALL MTD 10' AFG

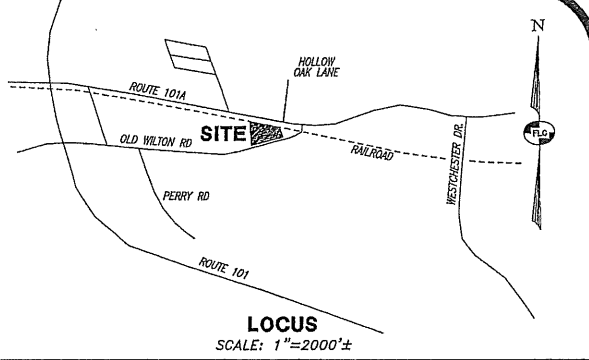


NOTE:  
1. LIGHT POLE FOUNDATION SHALL EXTEND 2.0 FEET ABOVE FINISH GRADE TO PREVENT VEHICLES FROM DAMAGING THE LIGHT POLE.  
2. LIGHT POLE AND FIXTURES BY OTHERS.

SCALE: N.T.S.

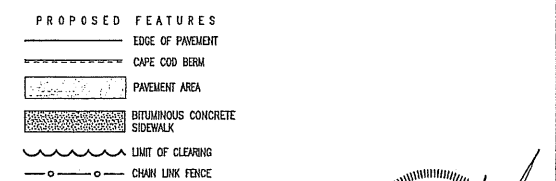
1  
LT-1

CONTACT DIG SAFE  
72 HOURS PRIOR  
TO CONSTRUCTION  
**DIGSAFE.COM**  
OR DIAL 8 1 1  
IT'S SMART, IT'S FREE, IT'S THE LAW



**LEGEND:**

EXISTING FEATURES		PROPOSED FEATURES	
[Symbol]	TAX MAP AND LOT NUMBER	[Symbol]	EDGE OF PAVEMENT
[Symbol]	RIGHT-OF-WAY SIDELINE	[Symbol]	CAPE COD BERM
[Symbol]	PROPERTY LINE	[Symbol]	PAVEMENT AREA
[Symbol]	ABUTTING LOT LINE	[Symbol]	BITUMINOUS CONCRETE SIDEWALK
[Symbol]	EDGE OF PAVEMENT	[Symbol]	LIMIT OF CLEARING
[Symbol]	EDGE OF GRAVEL ROAD	[Symbol]	CHAIN LINK FENCE
[Symbol]	OVERHEAD UTILITIES	[Symbol]	
[Symbol]	SEWER LINE	[Symbol]	
[Symbol]	DRAIN LINE	[Symbol]	
[Symbol]	CHAIN LINK FENCE	[Symbol]	
[Symbol]	STOCKADE FENCE	[Symbol]	
[Symbol]	5' CONTOUR INTERVAL	[Symbol]	
[Symbol]	1' CONTOUR INTERVAL	[Symbol]	
[Symbol]	TREE LINE	[Symbol]	
[Symbol]	G.B.(f)	[Symbol]	GRANITE BOUND FOUND
[Symbol]		[Symbol]	SEWER MANHOLE
[Symbol]		[Symbol]	DRAIN MANHOLE
[Symbol]		[Symbol]	MANHOLE
[Symbol]		[Symbol]	CATCH BASIN
[Symbol]		[Symbol]	SINGLE POST SIGN
[Symbol]		[Symbol]	WATER HYDRANT
[Symbol]		[Symbol]	WATER VALVE
[Symbol]		[Symbol]	WATER SHUT-OFF
[Symbol]		[Symbol]	UTILITY POLE AND GUY WIRE
[Symbol]		[Symbol]	BUILDING



REV.	DATE	DESCRIPTION	C/O	DR	CK
E	7/18/22	REVISED LOT LINES AND DRIVEWAY		DSL	NRC
D	10/4/21	ADDRESS STAFF COMMENTS		NRC	CEB
C	9/8/21	ADDRESS STAFF COMMENTS		CLR	CEB
B	8/19/21	REVISED BUILDING LAYOUT		CLR	CEB

**SITE LIGHTING PLAN**

**SON'S CHIMNEY SERVICES**  
TAX MAP PARCEL 14-10-1 - 21 OLD WILTON ROAD  
MILFORD, NEW HAMPSHIRE

PREPARED FOR AND LAND OF:  
**RONALD L. & LOREEN M. RACICOT**  
70 PUTNUM HILL ROAD, LYNDEBOROUGH, NH 03082-6134.

SCALE: 1" = 30'      FEBRUARY 16, 2017

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

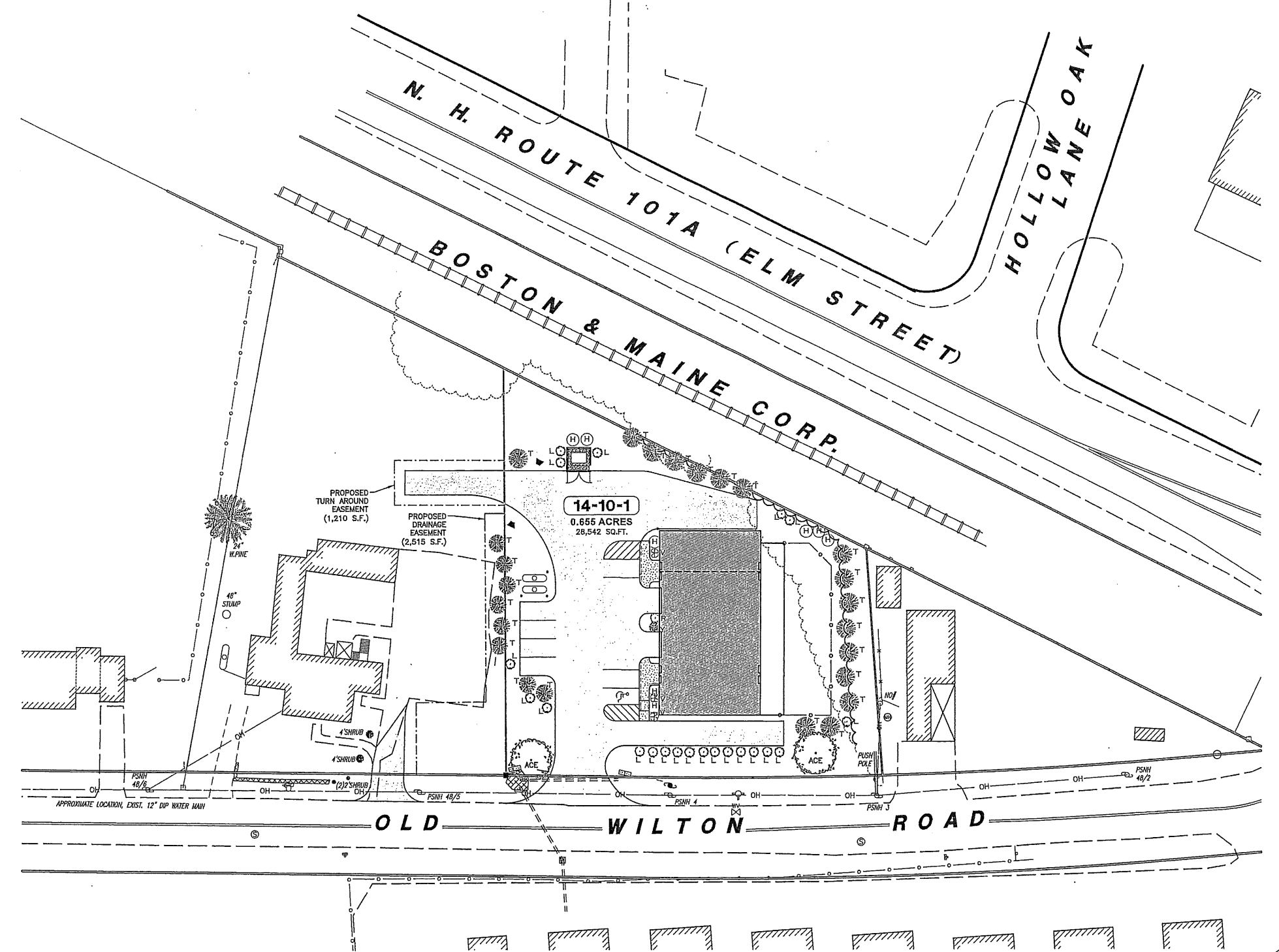
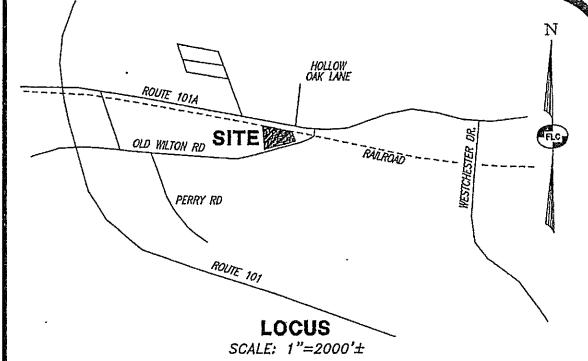
**FIELDSTONE**  
LAND CONSULTANTS PLLC

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

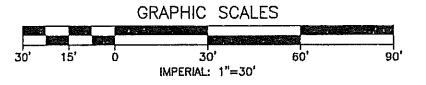
FILE: 545SP01F.dwg PROJ. NO. 545.01 SHEET: LT-1 PAGE NO. 6 OF 10

**NOTES:**

- LANDSCAPING PARKING LOTS AND ACCESS WAYS CALCULATION:  
150'± FT. OF LANDSCAPING BUFFER X 1 TREE PER 30' OF BUFFER = 5 TREES  
A DARK AMERICAN ARBORVITAE BUFFER TO THE NORTH, EAST, AND WEST PROVIDE A BUFFERS TO ADJACENT LOTS COMPLY WITH SECTION 6.08.7.A.02, PROVIDING AN EXCESS OF 5 TREES.
- LANDSCAPING ALONG FRONTAGE CALCULATION:  
222± FT. OF FRONTAGE X 1 SHRUB PER 5' OF FRONTAGE = 45 SHRUBS  
TOTAL PROPOSED SHRUBS = 50 SHRUBS



- LEGEND:**
- EXISTING FEATURES**
- 14-10 TAX MAP AND LOT NUMBER
  - RIGHT-OF-WAY SIDELINE
  - PROPERTY LINE
  - ABUTTING LOT LINE
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL ROAD
  - OH OVERHEAD UTILITIES
  - S SEWER LINE
  - DRAIN LINE
  - CHAIN LINK FENCE
  - STOCKADE FENCE
  - 305 5' CONTOUR INTERVAL
  - 303 1' CONTOUR INTERVAL
  - TREE LINE
  - G.B.(?) GRANITE BOUND FOUND
  - SEWER MANHOLE
  - DRAIN MANHOLE
  - MANHOLE
  - CATCH BASIN
  - SINGLE POST SIGN
  - WATER HYDRANT
  - WATER VALVE
  - WATER SHUT-OFF
  - UTILITY POLE AND GUY WIRE
  - BUILDING
- PROPOSED FEATURES**
- EDGE OF PAVEMENT
  - CAPE COD BEAM
  - EASEMENT LINE
  - SAWCUT LINE
  - PAVEMENT AREA
  - BITUMINOUS CONCRETE SIDEWALK
  - LIMIT OF CLEARING
  - CHAIN LINK FENCE
- LANDSCAPING LEGEND:**
- R PLM RHODODENDRON 3 GAL. (OR EQUAL)
  - TAXUS X MEDIA 'DENSIFORMIS', 3 GAL. (DENSE VEGETATION) OR EQUAL
  - H ILEX 3 GAL. (HOLLY - 'NORWIC INKBERRY') OR EQUAL
  - JUNIPERUS CHINENSIS, 3 GAL. (GREY OWL JUNIPER)
  - VIBURNUM P.T. 18"-24" B&B (SUMMER SNOWFLAKE VIBERNUM) OR EQUAL
  - SYRINGA PATULA: 18"-24" B&B (MISS KIM LILAC) OR EQUAL
  - T THUJA O. NIGRA; 6" MINIMUM B&B (DARK AMERICAN ARBORVITAE) OR EQUAL
  - ACE ACER RUBRUM 'OCTOBER GLORY' MAPLE OR EQUAL 2-1/2" CAL / 12 FEET WHEN PLANTED

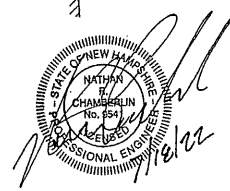
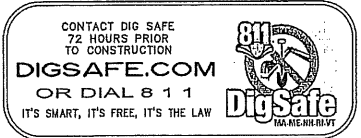


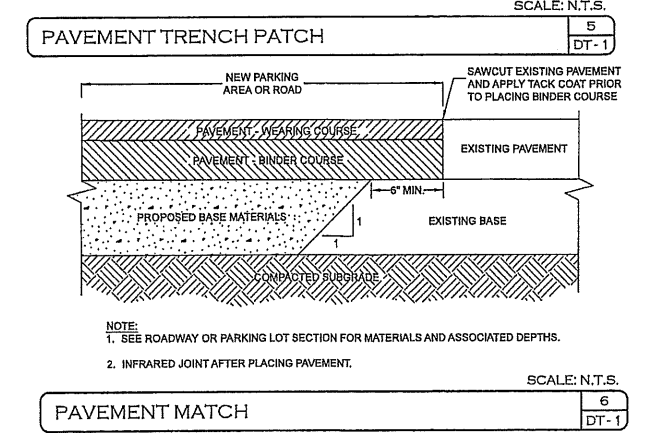
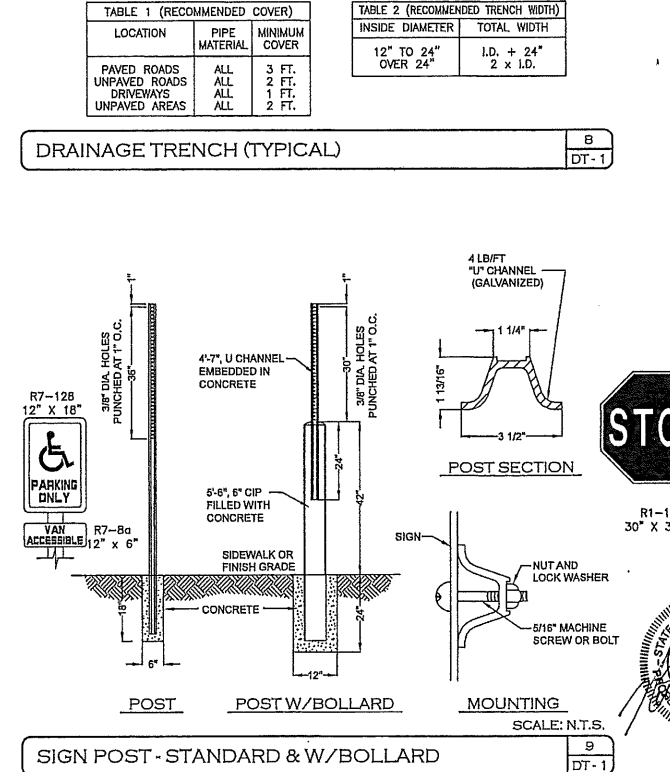
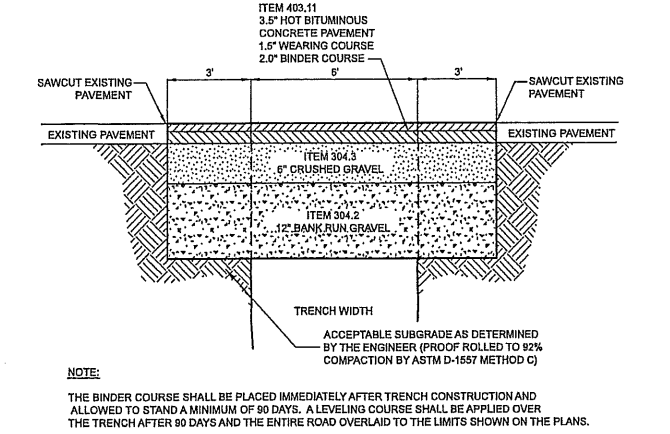
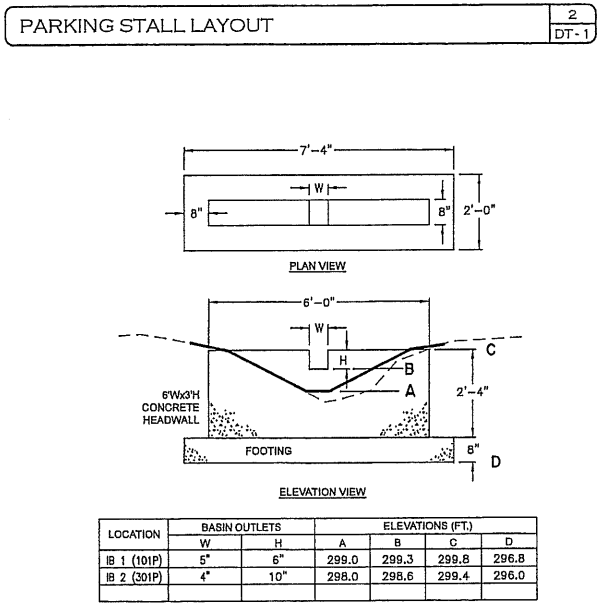
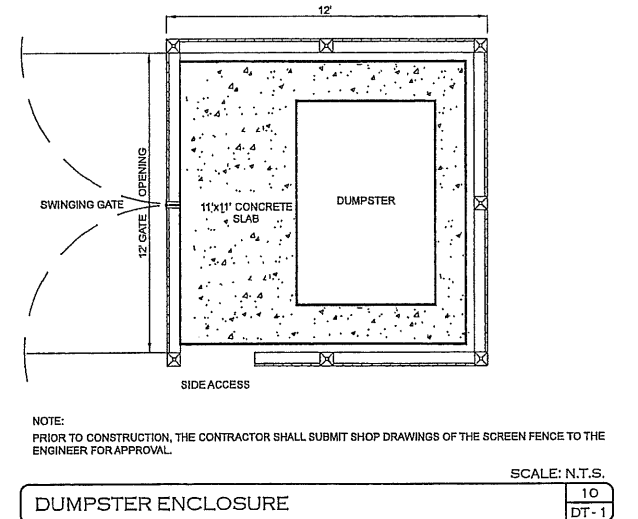
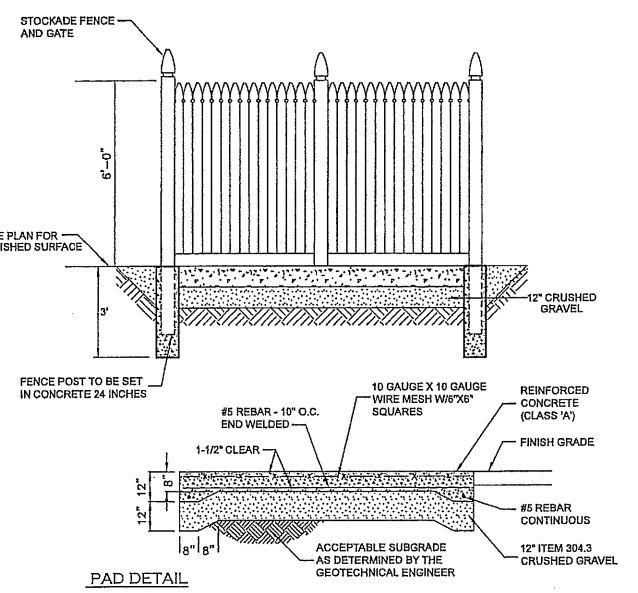
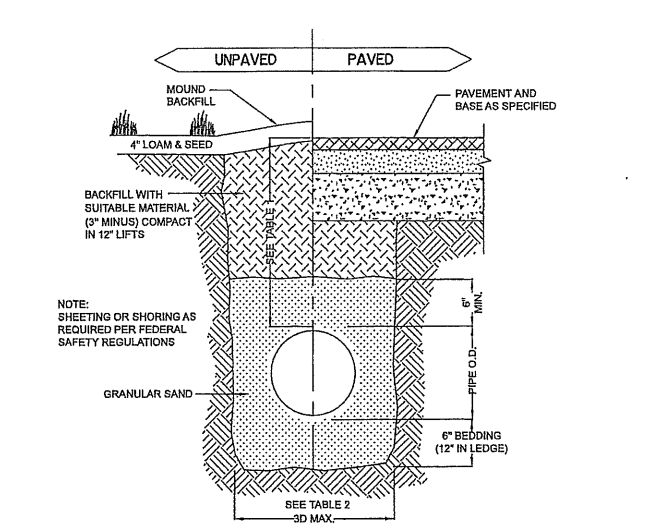
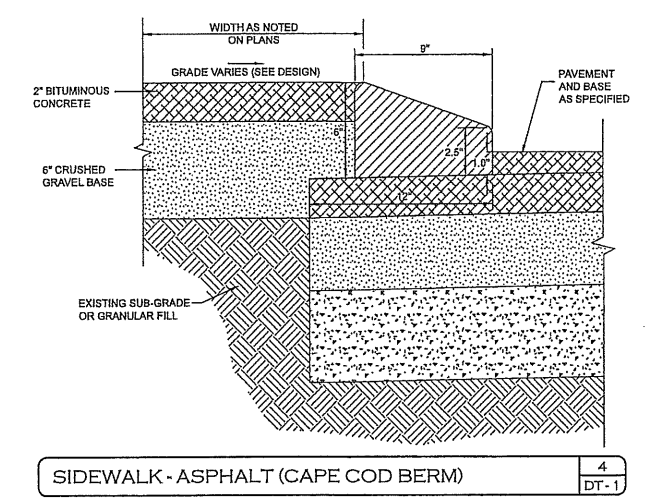
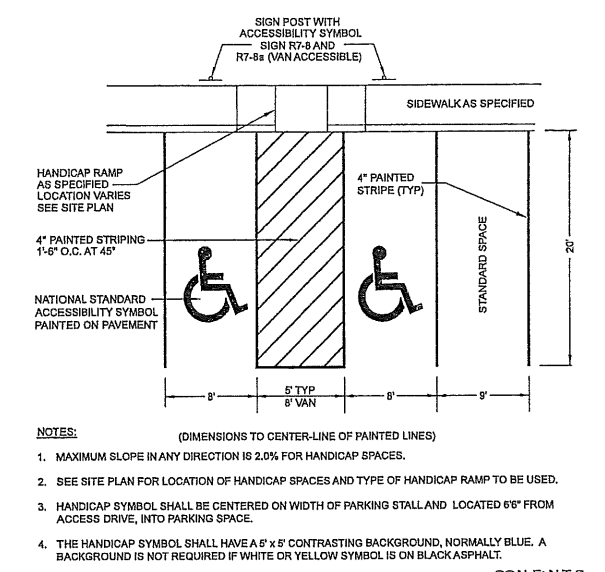
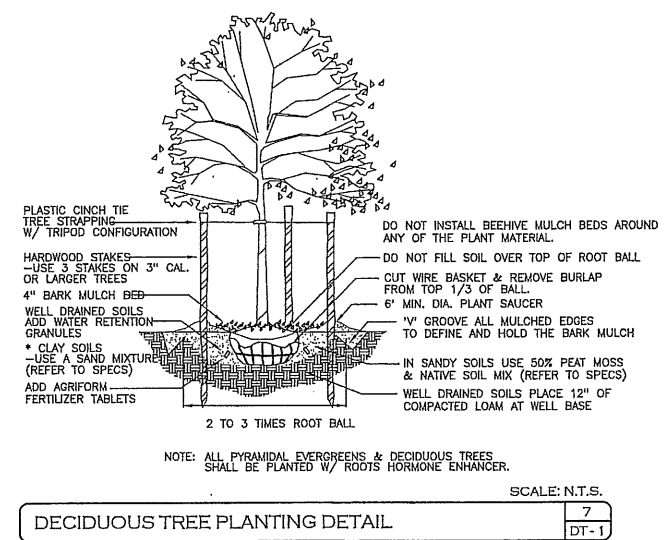
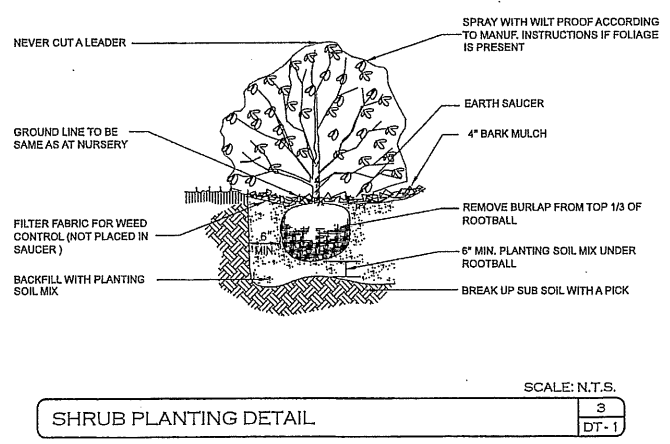
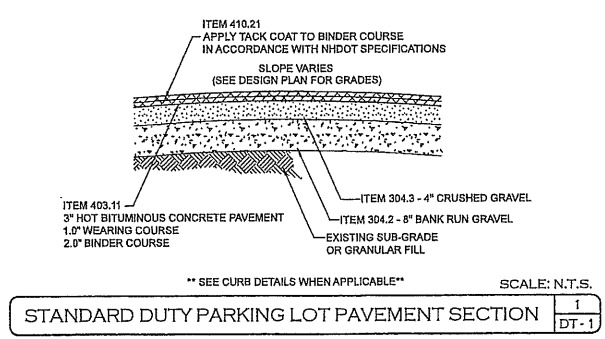
REV.	DATE	DESCRIPTION	C/O	DR	CK
F	7/18/22	REVISED LOT LINES AND DRIVEWAY		DSL	CEB
E	11/22/21	ADDRESS 10/20/21 NOD		NRC	NRC
D	10/4/21	ADDRESS STAFF COMMENTS		NRC	CEB
C	9/8/21	ADDRESS STAFF COMMENTS		CLR	CEB
B	8/19/21	REVISED BUILDING LAYOUT		CLR	CEB

**LANDSCAPING PLAN**  
**SON'S CHIMNEY SERVICES**  
TAX MAP PARCEL 14-10-1 - 21 OLD WILTON ROAD  
MILFORD, NEW HAMPSHIRE  
PREPARED FOR AND LAND OF:  
**RONALD L. & LOREEN M. RACICOT**  
70 PUTNUM HILL ROAD, LYNDEBOROUGH, NH 03082-6134.

SCALE: 1" = 30'      FEBRUARY 16, 2017  
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





REV.	DATE	DESCRIPTION	C/O	DR	CK
E	7/18/22	TITLE BLOCK, DETAIL 4		NRC	CEB
D	10/4/21	ADDRESS STAFF COMMENTS		NRC	CEB
C	8/8/21	ADDRESS STAFF COMMENTS		CLR	CEB
B	8/20/21	REVISED DETAILS PER NEW BUILDING LAYOUT		CLR	CEB
A	1/22/20	ADDRESS COMMENTS PER STAFF MEMO		CLR	CEB

**CONSTRUCTION DETAILS**

**SON'S CHIMNEY SERVICES**

TAX MAP PARCEL 14-10 - 21 OLD WILTON ROAD  
MILFORD, NEW HAMPSHIRE

PREPARED FOR AND LAND OF:  
**RONALD L. & LOREEN M. RACICOT**  
70 PUTNUM HILL ROAD, LYNDEBOROUGH, NH 03082-8134.

SCALE: N.T.S. FEBRUARY 16, 2017

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

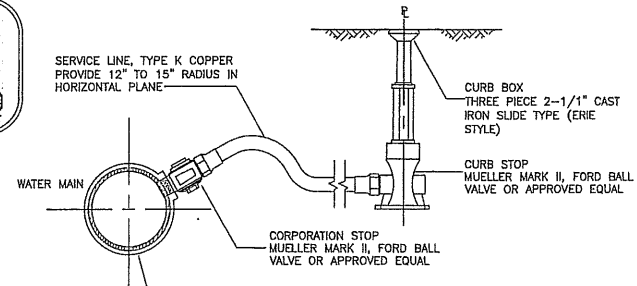
FILE: 545DT01E.dwg PROJ. NO. 545.01 SHEET: DT-1 PAGE NO. 8 OF 10



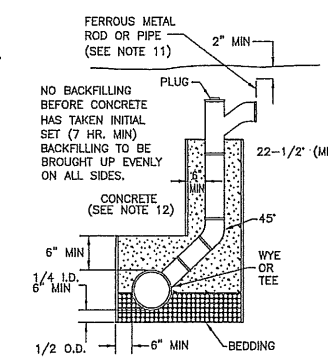
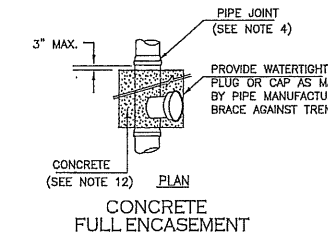
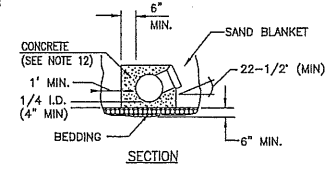
- NOTES:
- MINIMUM SIZE PIPE FOR SEWER SERVICE SHALL BE 6 INCHES.
  - PIPE AND JOINT MATERIALS:
    - PLASTIC SEWER PIPE
      - PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:
 

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	PVC (SOLID WALL)*	8" THROUGH 15" (SDR 35)
F797	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F799	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (ROBUST WALL)	8" THROUGH 36"
D2689	ABS (COMPOSITE WALL)*	8" THROUGH 15"
	*PVC: POLY VINYL CHLORIDE	
	*ABS: ACRYLONITRILE-BUTADIENE-STYRENE	
      - JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.
      - ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2689, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 32).
      - JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2689, FORMING A CHEMICAL WELDED JOINT.
    - DUCTILE IRON PIPE, FITTINGS AND JOINTS:
      - DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:
        - A21.50 DUCTILE IRON PIPE AND WITH ASTM A-538 DUCTILE IRON CASTINGS.
        - A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.
        - JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:
          - A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE AND FITTINGS.
      - DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
      - JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERENT MATERIALS ARE TO BE CONNECTED, AS AT STREET SEWER "Y" OR AT THE FOUNDATION WALL, APPROPRIATE ADAPTERS SHALL BE USED.
      - "T" AND "Y" WHERE A "T" OR "Y" IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE IN THE SEWER, FOLLOWING MANUFACTURERS INSTRUCTIONS USING A BOTTLED, CEMENTED, OR EPOXY CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH (OR OTHER SUCH MATERIAL) AROUND THE JOINT OR APPLYING MORTAR TO HOLD THE CONNECTION AND ANY OTHER SIMILAR CRUDE PRACTICES OR NEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED, AS SHOWN IN THE DETAIL, UP TO AND INCLUDING 15" DIAMETER.\*
      - BUILDING SEWER INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH THE INSTRUCTIONS OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL, AS SPECIFIED IN NOTE 10, BEDDING AND RE-FILL FOR A DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY LAMBED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES. THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE HOUSE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DRY THE TRENCH. A CLEANOUT SHALL BE INSTALLED OUTSIDE THE BUILDING (SEE DETAIL) AND A MINIMUM OF ONE (1) EVERY ONE-HUNDRED (100) FEET THEREAFTER.
      - TESTING THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS (PRIOR TO BACKFILLING):
        - AN OBSERVATION "T" SHALL BE INSTALLED AS SHOWN. WHEN READY TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE "T". AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.
        - THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS. IF THE TRENCH IS WET, THE GROUND WATER TABLE SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.
        - DRY FLUORESCENT DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS WET, THE GROUND WATER SHALL BE LIBERALLY HOSED WITH WATER. IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST HOURS OF THE TEST. LEAKAGE OBSERVED IN ANY OF THE ABOVE, ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG UP, IF NECESSARY, AND RELAID SO AS TO ASSURE WATER TIGHTNESS.
    - ILLEGAL CONNECTIONS NOTHING BUT SANITARY WASTE FLOW FROM THE BUILDING TOILETS SINKS, KITCHEN, ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAIN, SLUMP PUMPS OR ANY OTHER SIMILAR CONNECTION CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.
    - BUILDING WATER SERVICE SHALL NOT BE LAID IN THE SAME TRENCH AS THE SEWER SERVICE.
    - BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-67.
      - 100% PASSING 1 INCH SCREEN
      - 80-100% PASSING 3/4 INCH SCREEN
      - 20-55% PASSING 3/8 INCH SCREEN
      - 0-10% PASSING #4 SIEVE
      - 0-5% PASSING #8 SIEVE
 WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE (1-1/2 TO 1/2 INCH) SHALL BE USED.
    - LOCATION THE LOCATION OF THE "T" OR "Y" SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE "T" OR "Y", AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.
    - CONCRETE CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE VT AGENCY OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS: CEMENT: 8.0 BAGS/CY. WATER: 5.75 GALS/BAG CEMENT AGGREGATE: 1 INCH MAX
    - CHIMNEYS IF VERTICAL DROP INTO THE SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE BLDG. CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.

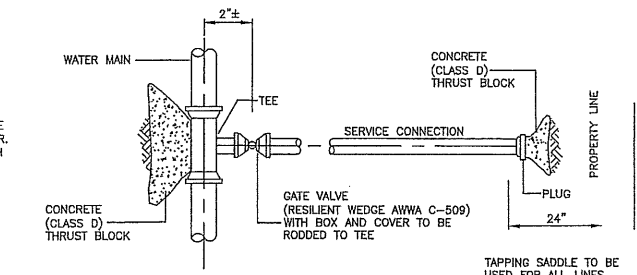
CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION  
**DIGSAFE.COM**  
 OR DIAL 8 1 1  
 IT'S SMART, IT'S FREE, IT'S THE LAW  

SERVICE CONNECTION 3/4" THRU 2"



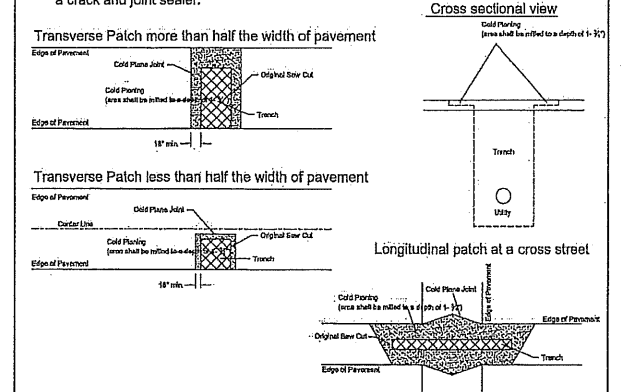
CHIMNEY (SEE NOTE 13)



SERVICE CONNECTION 4" AND OVER

WATER SERVICE CONNECTION DETAILS

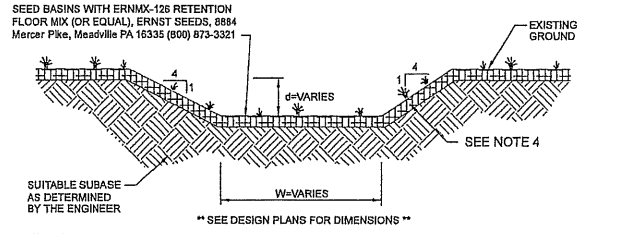
- Procedures for repairs of trench cuts on City roads
- Pavement shall be sawcut along the ditch line. Any undermined areas that inadvertently develop shall have the projecting pavement saw cut and removed.
  - Trench backfill shall be compacted in acceptable lifts according to Street Opening Permit or approved plans.
  - A 4 inch depth - 3/4" type B hot bituminous patch shall be laid in two (2") inch depth lifts.
  - The patch shall be allowed to settle for a minimum of 60 days (or time determined by Director of DPW).
  - After suitable exposure to traffic compaction as determined by the Director of Public Works, the pavement shall be milled to a depth of 1 3/4" providing a minimum 18 inch overlap onto existing undisturbed pavement.
  - Care must be taken to identify and offset the location of the joint before cold planing.
  - The milled area shall be paved with 1/2" type E hot bituminous pavement meeting NH DOT 401 pavement specifications. The new to old pavement joints shall be sealed with a crack and joint sealer.



PAVEMENT RESTORATION

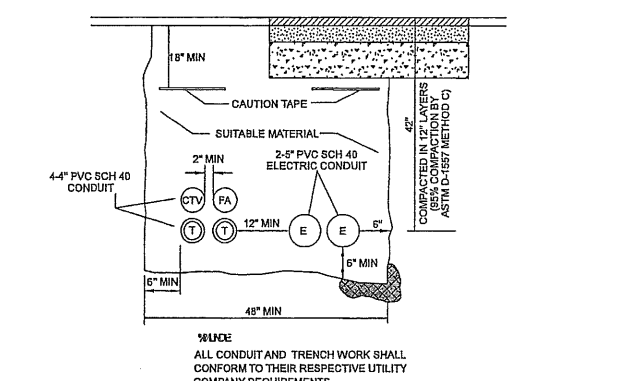
SCALE: N.T.S.

SM REV.	3/10
REV. DESCRIPTION/DATE	
FIGURE:	D-18 [A]

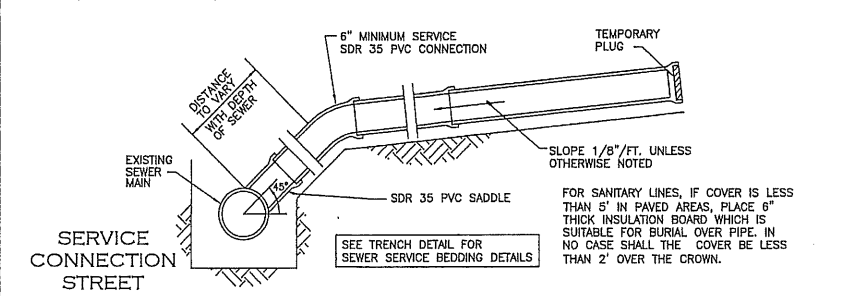
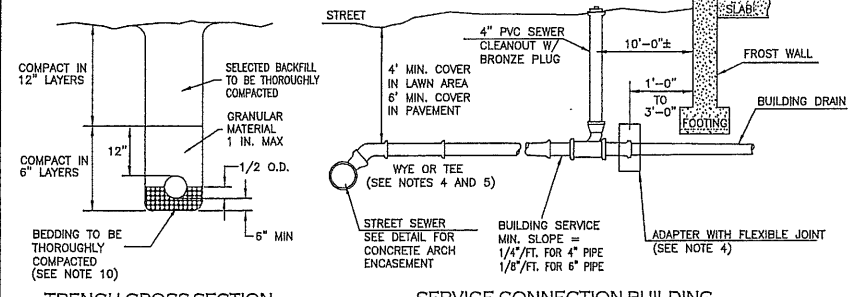


- INFLTRATION BASIN SECTION
- SCALE: N.T.S.
- REMOVE ALL ORGANIC MATERIAL FROM AREA BELOW PROPOSED INFILTRATION BASIN TO EXPOSE UNDERLYING SOILS.
  - CARE SHALL BE TAKEN TO PROTECT THE UNDERLYING SOILS FROM CONSTRUCTION TRAFFIC AND THE DISCHARGE OF SEDIMENT LADEN RUNOFF.
  - ONCE EXCAVATED AND PRIOR TO FILLING, THE UNDERLYING SOILS SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH LEVELING DRAG.
  - FILL BELOW THE BASIN SHALL CONFORM TO THE SPECIFICATIONS FOR NHDOT ITEM 209.1, "GRANULAR BACKFILL".
  - THE BASIN FLOOR OF THE INFILTRATION BASINS SHALL BE PREPARED USING ONE OF THE FOLLOWING METHODS:
    - 6" LAYER OF COARSE SAND OR 3/8" PEA GRAVEL;
    - COARSE ORGANIC MATERIAL SUCH AS AN EROSION CONTROL MIX OR COMPOSTED MULCH THAT IS TILLED INTO THE SOIL, SOAKED, AND ALLOWED TO DRY.
  - DO NOT PLACE INFILTRATION BASINS INTO SERVICE UNTIL ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

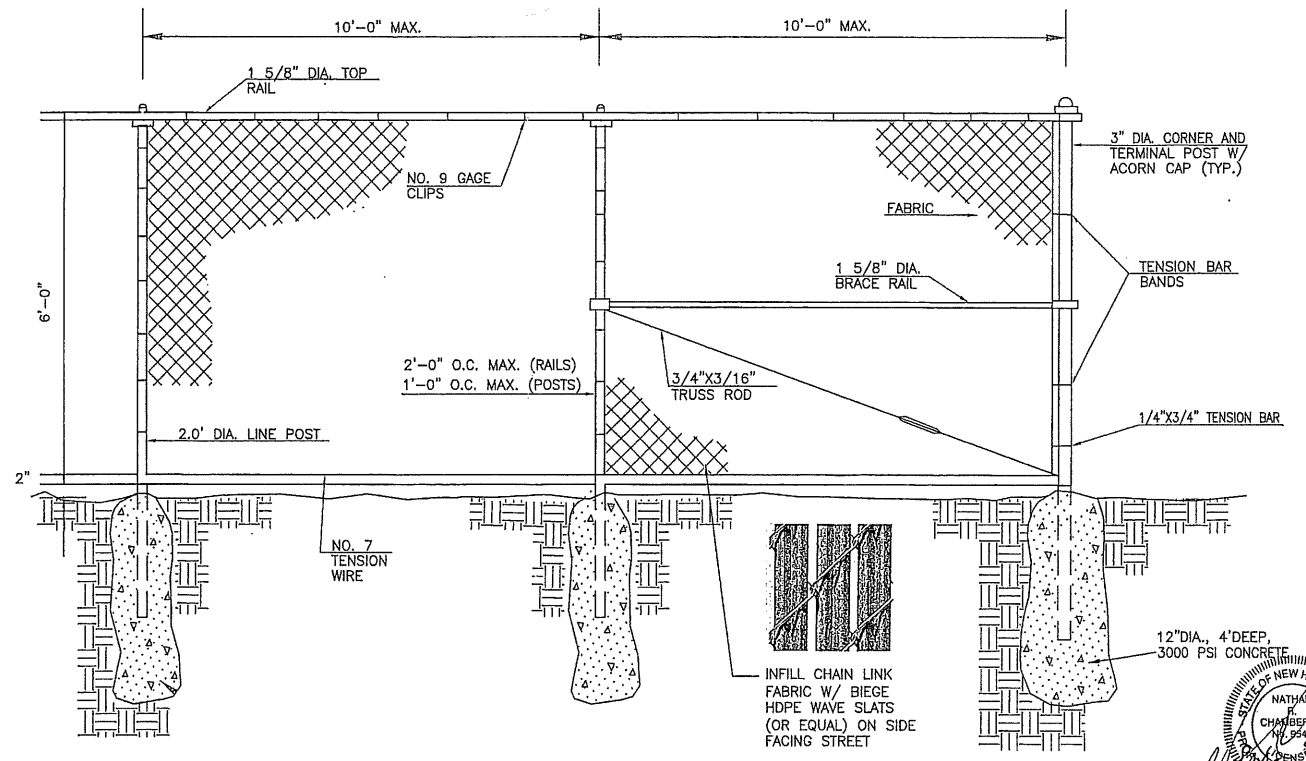
INFLTRATION BASIN SECTION



TYPICAL UTILITY TRENCH



SEWER SERVICE CONNECTION DETAILS



STORAGE AREA FENCE

REV.	DATE	DESCRIPTION	C/O	DR	CK
E	7/18/22	TITLE BLOCK, DETAIL 4		NRC	CEB
D	10/4/21	ADDRESS STAFF COMMENTS		NRC	CEB
C	9/8/21	ADDRESS STAFF COMMENTS		CLR	CEB
B	8/20/21	REVISED DETAILS PER NEW BUILDING LAYOUT		CLR	CEB
A	1/22/20	ADDRESS COMMENTS PER STAFF MEMO		CLR	CEB

**CONSTRUCTION DETAILS**

**SON'S CHIMNEY SERVICES**

TAX MAP PARCEL 14-10 - 21 OLD WILTON ROAD  
 MILFORD, NEW HAMPSHIRE

PREPARED FOR AND LAND OF:  
**RONALD L. & LOREEN M. RACICOT**  
 70 PUTNUM HILL ROAD, LYNDEBOROUGH, NH 03082-6134.

SCALE: N.T.S. FEBRUARY 16, 2017

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: 545DT01E.dwg PROJ. NO. 545.01 SHEET: DT-2 PAGE NO. 9 OF 10



- PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS THEREOF IN NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICE STORM WATER MANUALS, VOLUME 1-3, LATEST EDITION.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.
- INSTALL INLET PROTECTION AROUND ALL STORM DRAIN STRUCTURES. INLET PROTECTION BMP'S SHALL REMAIN UNTIL THE SITE IS STABILIZED. CONSTRUCTION OF DETENTION BASINS AND TREATMENT SWALES SHALL OCCUR PRIOR TO AND EARTH MOVING OPERATION THAT WILL INFLUENCE STORM WATER RUNOFF.
- THE WORK AREA SHALL BE GRADED, SHAPED AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA.
- 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. AT NO TIME SHALL THE TOTAL UNSTABILIZED DISTURBED AREA, INCLUDING LOT DISTURBANCES, BE GREATER THAN FIVE (5) ACRES.
- 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 OCCURED:
  - 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 SC160, 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 6 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW.

PERMANENT SEED (LAWN AREAS)	LBS / 1,000 SQ. FT.	PERMANENT SLOPE SEED MIX	LBS / 1,000 SQ. FT.
CREeping RED FESCUE	0.92 LBS	CREeping RED FESCUE	0.80 LBS
PERENNIAL RYEGRASS	1.15 LBS	PERENNIAL RYEGRASS	0.99 LBS
KENTUCKY BLUEGRASS	0.58 LBS	REDTOP	0.12 LBS
REDTOP	0.12 LBS	ALSIKE CLOVER	0.12 LBS
		BIRDSFOOT TREFLOIL	
**APPLICATION RATE TOTALS 2.8 LBS PER 1,000 SF**		**APPLICATION RATE TOTALS 1.85 LBS PER 1,000 SF**	

- TEMPORARY STABILIZATION OF DISTURBED AREAS: STRIPPED SOIL SHALL BE STOCKPILED UNCOMPACTED, AND STABILIZED AGAINST EROSION AS OUTLINED BELOW. SEED BED PREPARATION: 10-10-10 FERTILIZATION TO BE SPREAD AT THE RATE OF 7 LBS. PER 100 SF AND AGRICULTURAL LIMESTONE AT A RATE OF 90 LBS PER 1000 SF AND INCORPORATED INTO THE SOIL. THE SOIL, FERTILIZER AND LIMESTONE SHALL BE TILLED TO PREPARE FOR SEEDING.

A. SEED MIXTURE: USE ANY OF THE FOLLOWING:

SPECIES	RATE PER 1,000 SF	DEPTH	SEEDING DATES
WINTER RYE	2.5 LBS	1 INCH	8/15 TO 9/15
OATS	2.5 LBS	1 INCH	4/15 TO 10/15
ANNUAL RYEGRASS	1.0 LBS	0.25 INCH	8/15 TO 9/15

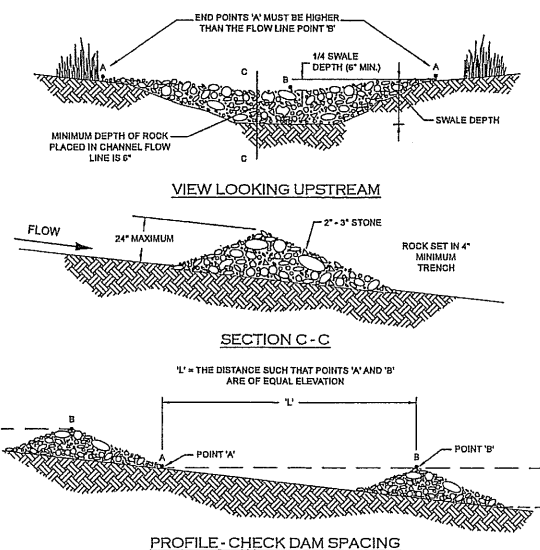
B. MULCHING: MULCH SHOULD BE USED ON HIGHLY ERODIBLE AREAS, AND WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT AS FOLLOWS:

TYPE	RATE PER 1,000 SF	USE AND COMMENTS
STRAW	70 TO 90 LBS	MAY BE USED WITH PLANTINGS, MUST BE ANCHORED TO BE USED ALONE
WOOD CHIPS OR BARK MULCH	460 TO 920 LBS	USED WITH TREE AND SHRUB PLANTINGS
FIBROUS MATTING	AS RECOMMENDED BY MANUFACTURER	MUST BE BIODEGRADABLE. USE IN SLOPE AREAS AND AREAS DIFFICULT TO VEGETATE
CRUSHED STONE	SPREAD TO GREATER THAN 1/2" THICKNESS	USE IN SPECIFIC AREAS AS SHOWN ON PLAN OR AS NEEDED

- 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.

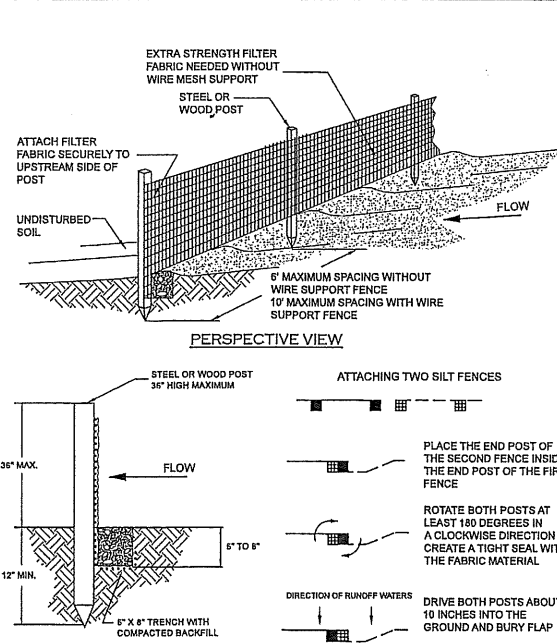
- PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS (SEE WINTER CONSTRUCTION NOTES). NO DISTURBED AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.
- A VIGOROUS DUST CONTROL PROGRAM SHALL BE APPLIED BY THE SITE CONTRACTOR. DUST SHALL BE MANAGED THROUGH THE USE OF WATER AND/OR CALCIUM CHLORIDE.
- 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.
- LOT DISTURBANCE OTHER THAN SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3600 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

EROSION CONTROL NOTES 1 DT-3



- 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 UPGRADE 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.

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

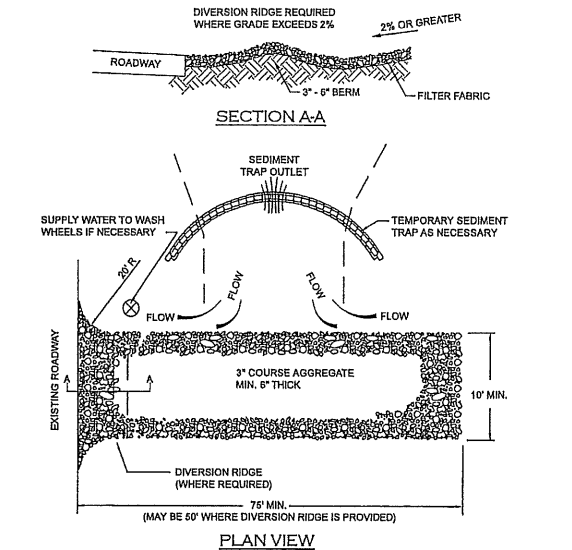


- NOTES:
- SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAYS.
  - SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UPSLOPE.
  - IF THE SITE CONDITIONS INCLUDE FROZEN GROUND, 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.

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

- INSTALL SILTATION CONTROL FENCES IN LOCATIONS SHOWN HEREON. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
- INSTALL STABILIZED CONSTRUCTION EXIT(S).
- CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS ARE TO BE BURIED ON SITE AT THE LOCATIONS SHOWN. 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 BASINS AND DRAINAGE SWALES DURING INITIAL PORTION OF CONSTRUCTION. STABILIZE IMMEDIATELY PER THE CONSTRUCTION AND EROSION CONTROL DETAILS. DO NOT DIRECT STORM WATER RUNOFF TO THESE STRUCTURES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.
- EXPOSE LEDGE AND COMMENCE BLASTING ACTIVITIES IN ACCORDANCE WITH THE BLASTING BEST MANAGEMENT PRACTICES SUMMARIZED HEREON. THE SLOPE OF THE LEDGE CUTS SHALL BE DEPENDENT ON THE COMPETENCY OF THE LEDGE ENCOUNTERED WITH A MAXIMUM RATE OF 1" HORIZ. TO 4" VERT.
- BEGIN BUILDING CONSTRUCTION.
- CONSTRUCT ROAD, PARKING AND BUILDING PADS. INSTALL UTILITIES AND STRUCTURES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES.
- 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 TO PREPARE FOR PAVING AND LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
- FINISH PAVING. PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF DRIVE AND PARKING AREA PAVING (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 4 DT-3



- 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 8-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.

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

- 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 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 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.

WINTER CONSTRUCTION NOTES 6 DT-3

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	7/18/22	TITLE BLOCK		NRC	CEB
C	10/4/21	ADDRESS STAFF COMMENTS		NRC	CEB
B	9/8/21	ADDRESS STAFF COMMENTS		CLR	CEB
A	1/22/20	ADDRESS COMMENTS PER STAFF MEMO		CLR	CEB

**EROSION CONTROL DETAILS**  
**SON'S CHIMNEY SERVICES**  
 TAX MAP PARCEL 14-10 - 21 OLD WILTON ROAD  
 MILFORD, NEW HAMPSHIRE  
 PREPARED FOR AND LAND OF:  
**RONALD L. & LOREEN M. RACIOT**  
 70 PUTNUM HILL ROAD, LYNDEBOROUGH, NH 03082-6134.

SCALE: N.T.S. FEBRUARY 16, 2017

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: 545DT01E.dwg PROJ. NO. 545.01 SHEET: DT-3 PAGE NO. 10 OF 10