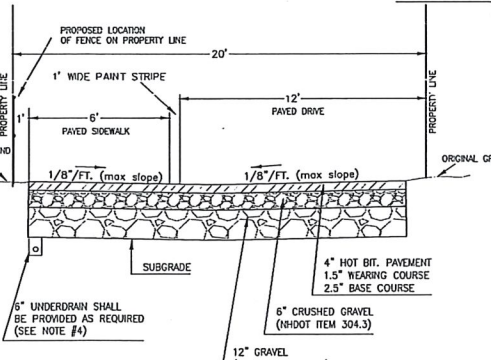


- NOTES**
- OWNER OF RECORD OF MAP 21 LOT 23: BOYS & GIRLS CLUB OF SOUHEGAN VALLEY
PO BOX 916, MILFORD, N.H. 03055
DEED REFERENCE TO PARCEL IS BK. 6745 PG. 1227
AREA OF PARCEL = 6.6 ACRES±
 - OWNER OF RECORD OF MAP 21 LOT 23-1: EMJA REALTY LLC
PO BOX 29, MILFORD, N.H. 03055
DEED REFERENCE TO PARCEL IS BK. 6561 PG. 264
& BK. 6703 PG. 574
AREA OF PARCEL = 3.5 ACRES±
 - [21-23] INDICATES TAX MAP AND LOT NUMBER.
 - THE PURPOSE OF THIS PLAN IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN TO CONSTRUCT A 12' WIDE DRIVEWAY.
 - THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
 - CURRENT ZONING IS COMMERCIAL (C) ZONING DISTRICT. THE SITE IS LOCATED WITHIN THE LEVEL 1 PROTECTION AREA OF THE GROUNDWATER PROTECTION OVERLAY DISTRICT, AND WILL COMPLY WITH THE RULES AND REGULATIONS OF THAT DISTRICT.
 - REQUIRED PROVIDED (LOT 23) PROVIDED (LOT 23-1)

MIN. LOT SIZE:	20,000 S.F.	6.6 ACRES±	3.5 ACRES±
MIN. LOT FRONTAGE:	150'	309'	426'
MIN. BUILDING SETBACKS:			
FRONT	30'	40'	51'
SIDE	15'	10'	104'
REAR	15'	51'	150'
MAX. LOT COVERAGE:	70%	38%	<70%

 - THE PROPERTY WILL CONTINUE TO BE SERVICED BY THE FOLLOWING SERVICES: DRAINAGE: PRIVATE, SEWER: MUNICIPAL, WATER: MUNICIPAL, GAS: NATIONAL GRID, ELECTRIC: EVERSOURCE, TELEPHONE: FARRPOINT, CABLE: COMCAST
 - IN THE EVENT THAT THE SNOW STORAGE AREA PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH N.H.D.E.S. REGULATIONS.
 - THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE
 - WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
 - THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
 - LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY OR TOWN ZONING ORDINANCE AND SITE PLAN REGULATIONS.
 - SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
 - ALL WORK IS TO CONFORM TO THE TOWN OF MILFORD DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
 - IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
 - IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
 - THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
 - TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
 - A WAIVER WAS GRANTED ON MAY 18, 2004 FROM ARTICLE 6.080 TO ALLOW A REDUCTION IN THE PARKING REQUIREMENT.
 - THE NEW DRIVEWAY SHALL BE USED IN CONNECTION WITH EGRESS AND INGRESS OF MOTOR VEHICLES FROM AND TO THE SITE AT MONT VERNON ROAD. THE DRIVEWAY WILL BE USED TO ACCOMMODATE ONLY ONE-WAY TRAFFIC AT ANY ONE TIME. THE PRIMARY USE OF THE NEW DRIVEWAY SHALL BE FOR EGRESS OF MOTOR VEHICLES FROM THE SITE TO MONT VERNON ROAD. ON OCCASIONS THAT THE DRIVEWAY IS USED TO ACCOMMODATE TRAFFIC ENTERING THE SITE FROM MONT VERNON ROAD, THE OWNER SHALL PUT APPROPRIATE SIGNAGE IN PLACE ADJACENT TO THE DIRECTION OF ANY TRAFFIC AND SHALL ALSO CAUSE A FLAGMAN TO BE STATIONED AT EACH END OF THE DRIVEWAY TO MAINTAIN THE ONE-WAY FLOW OF TRAFFIC.

EXISTING TRAIL EASEMENT TO BE UTILIZED FOR 12' WIDE SINGLE DIRECTION DRIVEWAY (12,570 S.F.±)



DRIVEWAY & SIDEWALK DETAIL
SEE DETAIL SHEET FOR CONSTRUCTION NOTES
NOT TO SCALE

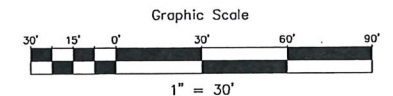
SURVEYOR'S CERTIFICATION
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (NH RSA 676:15)

Michael Dahlberg
MICHAEL DAHLBERG
LICENSED LAND SURVEYOR
MARCH 24, 2023
DATE

APPROVED BY THE MILFORD PLANNING BOARD

ON _____ AND _____
CHAIRMAN: _____ SECRETARY: _____
OWNER'S SIGNATURE: BGCSV _____ DATE _____
OWNER OR REPRESENTATIVE _____
OWNER'S SIGNATURE: EMJA REALTY, LLC _____ DATE _____
OWNER OR REPRESENTATIVE _____

TOWN OF MILFORD RECEIVED
APR 12 2023
PB ZBA Office



REV	DATE	DESCRIPTION	DR	CK
5	01-11-23	REVISIONS PER MILFORD PB COMMENTS	MRD	MRD
4	07-24-23	REVISIONS PER MILFORD PB COMMENTS	MRD	MRD
3	2-2-23	REVISIONS PER ATTY & PAUL AMATO REQUEST	MRD	MRD
2	1-13-23	ADD SHEET 2 AND TRAIL EASMENT LABELS	MRD	MRD
1	12-13-22	MINOR ADDITIONS & CORRECTIONS PER T.GUINN	MRD	MRD

TAX MAP 21 LOT 23 & 23-1
DRIVEWAY PLAN - SITE LAYOUT
BOYS AND GIRLS CLUB OF SOUHEGAN VALLEY
56 MONT VERNON STREET, MILFORD, NH
OWNED BY
BOYS AND GIRLS CLUB OF SOUHEGAN VALLEY
PREPARED FOR
BOYS AND GIRLS CLUB OF SOUHEGAN VALLEY
SCALE: 1" = 30'
MARCH 24, 2023

TFM Civil Engineers
Structural Engineers
Land Surveyors
Landscape Architects
Scientists

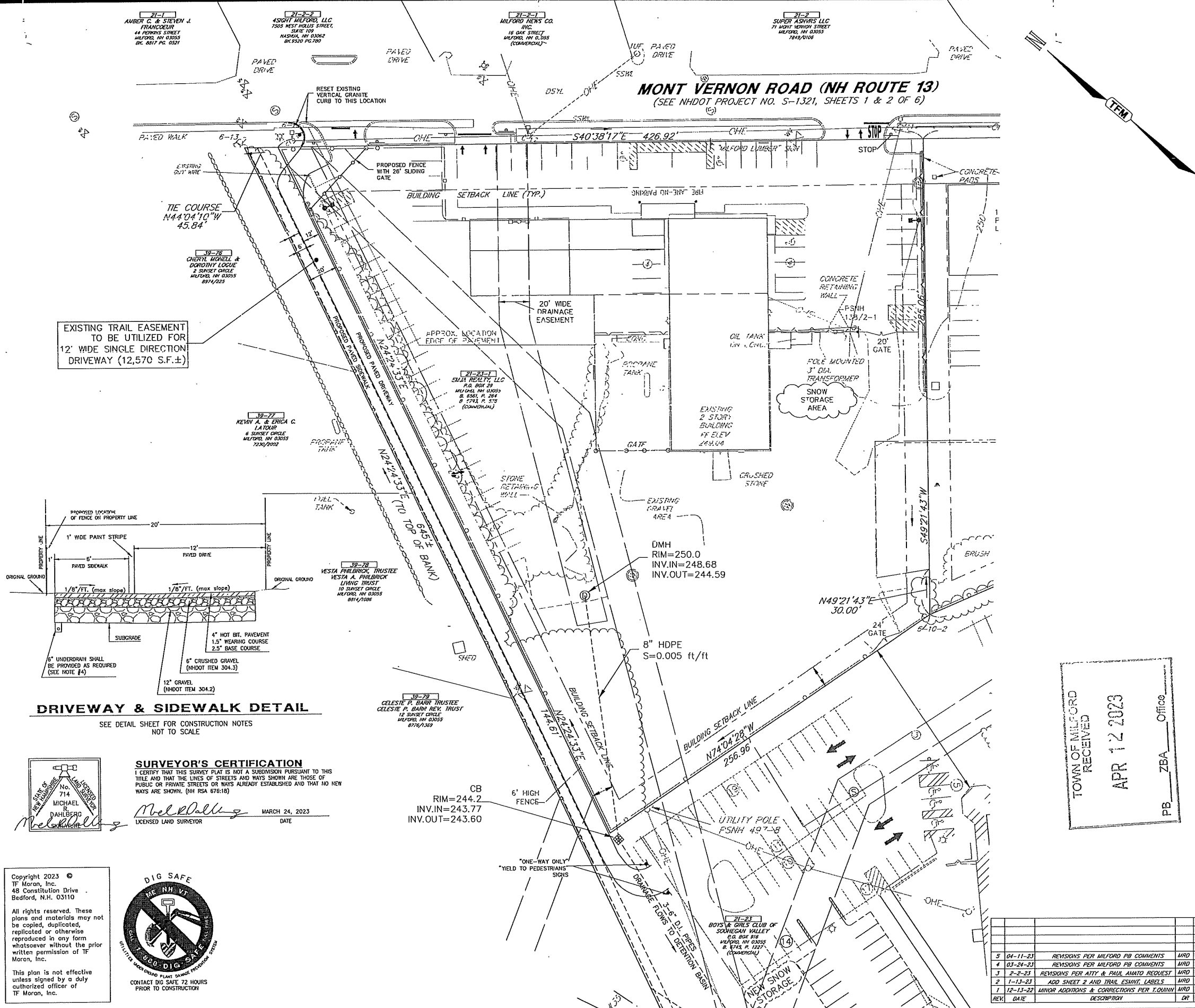
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

73094.06 DR MRD FB
CK MRD CAD/PLE 73094-08 Site SHEET 1 OF 4

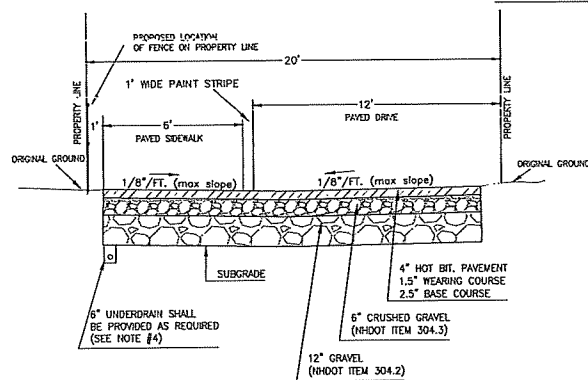
CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF MILFORD, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTION AT LEAST 48 HOURS IN ADVANCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED BY WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (800-344-7233) AT LEAST 72 HOURS BEFORE DIGGING.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL ARRANGE WITH THE UTILITY COMPANIES OF SAID UTILITIES, THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
6. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST HNDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE H.N.D.O.T. STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
7. STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS.
8. ALL MANHOLES IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATION OTHERWISE SHOWN.
9. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN IN THE PLANS THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE RIDES STANDARDS. THE DETAILS PROVIDED SERVE AS A GUIDE ONLY.
11. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE UNPAVED AREA.
12. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTING STORM WATER RUN-OFF TO THEM.
13. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBS, SIDEWALKS AND ALIGNMENTS.
14. THE ENGINEER SHALL BE CONTACTED FOR CLARIFICATION OF SITE WORK AND/OR GRADING, IF NECESSARY.
15. THE OWNER IS RESPONSIBLE FOR CONSULTING A GEOLOGICAL ENGINEER TO EVALUATE ANY GROUNDWATER ISSUES ON A SITE. THE GEOLOGICAL ENGINEER IS RESPONSIBLE FOR DETERMINING THE METHODS IN WHICH TO ADDRESS ANY GROUNDWATER ISSUES THAT ARE FOUND ON SITE.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER.
17. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
18. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
19. CONTRACTOR SHALL GIVE NOTICE TO ENGINEER WHEN CONSTRUCTION OF LEVEL SPREADERS IS COMPLETE. ENGINEER SHALL INSPECT LEVEL SPREADERS TO CONFIRM THAT NO ADDITIONAL EROSION CONTROLS ARE NECESSARY.
20. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
21. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
22. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMOR INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
23. TFMOR INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.

MONT VERNON ROAD (NH ROUTE 13)
(SEE NHDOT PROJECT NO. S-1321, SHEETS 1 & 2 OF 6)



EXISTING TRAIL EASEMENT TO BE UTILIZED FOR 12' WIDE SINGLE DIRECTION DRIVEWAY (12,570 S.F.±)



DRIVEWAY & SIDEWALK DETAIL
SEE DETAIL SHEET FOR CONSTRUCTION NOTES
NOT TO SCALE

SURVEYOR'S CERTIFICATION
I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBMISSION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (NH RSA 678:18)

Michael Dahlberg
MICHAEL DAHLBERG
LICENSED LAND SURVEYOR
MARCH 24, 2023
DATE

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Bedford, N.H. 03110

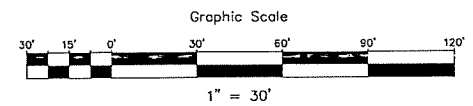
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This plan is not effective unless signed by a duly authorized officer of TF Moran, Inc.



TOWN OF MILFORD RECEIVED
APR 12 2023
PB ZBA Office

APPROVED BY THE MILFORD PLANNING BOARD
ON _____ AND
CHAIRMAN: _____ SECRETARY: _____



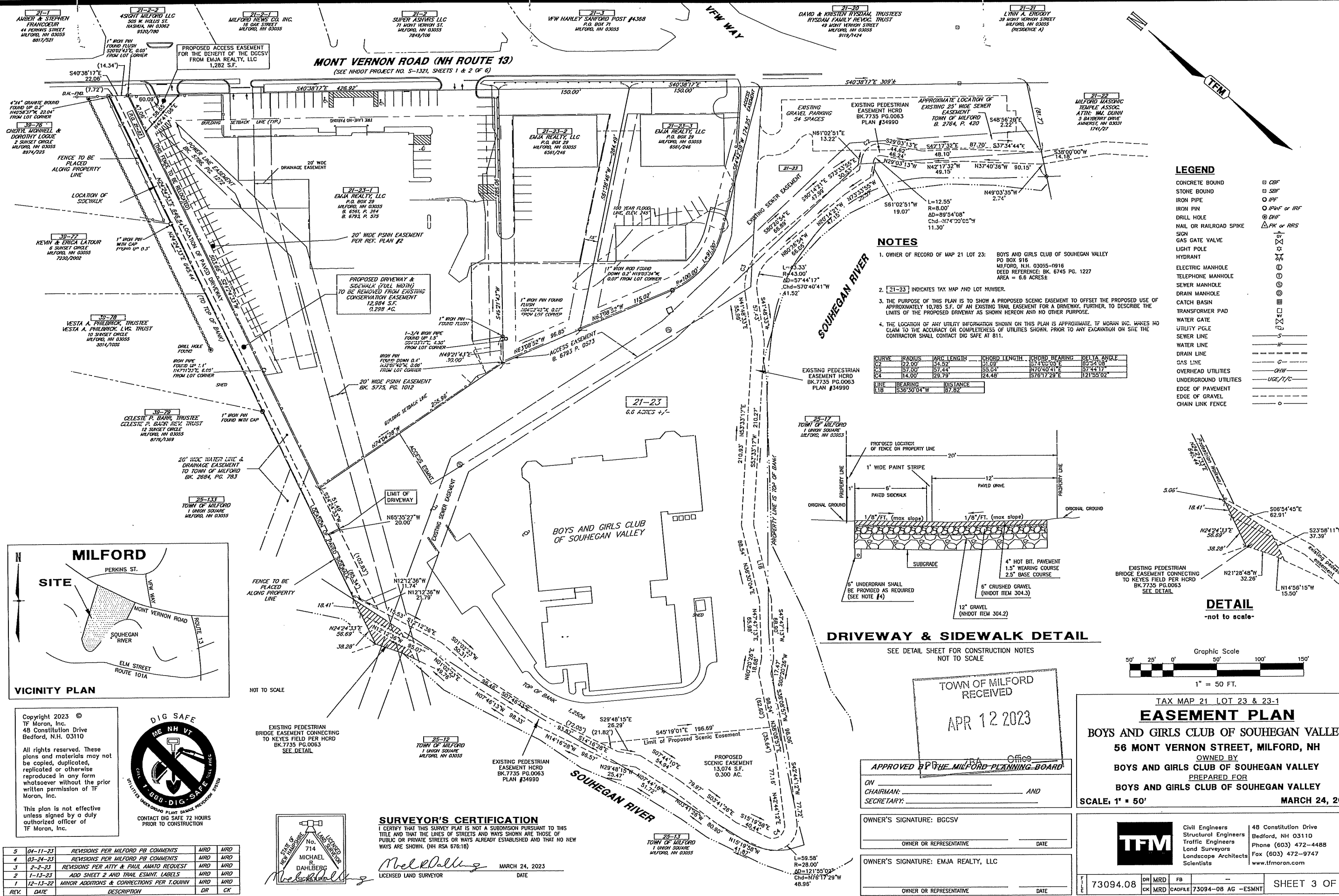
TAX MAP 21 LOT 23 & 23-1
**DRIVEWAY PLAN
GRADING & DRAINAGE**
BOYS AND GIRLS CLUB OF SOUHEGAN VALLEY
56 MONT VERNON STREET, MILFORD, NH
OWNED BY
BOYS AND GIRLS CLUB OF SOUHEGAN VALLEY
PREPARED FOR
BOYS AND GIRLS CLUB OF SOUHEGAN VALLEY
SCALE: 1" = 30' MARCH 24, 2023

REV	DATE	DESCRIPTION	DR	CK
5	04-11-23	REVISIONS PER MILFORD PB COMMENTS	MRD	MRD
4	03-24-23	REVISIONS PER MILFORD PB COMMENTS	MRD	MRD
3	2-2-23	REVISIONS PER ATTY & PAUL AMATO REQUEST	MRD	MRD
2	1-13-23	ADD SHEET 2 AND TRAIL EASMT. LABELS	MRD	MRD
1	12-11-22	MINOR ADDITIONS & CORRECTIONS PER TOWN	MRD	MRD

73094.08 DR MRD PB
CK MRD CADFILE 73094-06 Site SHEET 2 OF 4

TFM Civil Engineers 48 Constitution Drive
Structural Engineers Bedford, NH 03110
Traffic Engineers Phone (603) 472-4488
Land Surveyors Fax (603) 472-9747
Landscape Architects www.tfmoran.com
Scientists

TFM Projects\3094_Milford Boys & Girls Club\3094-06 AS SHEETS 3 OF 3 FOR MILFORD SITE PLAN APPROVAL.dwg, BUS ROUTE AND SCENIC EASMT, 4/11/2023 4:08:41 PM, AutoCAD PDF (High Quality Print).ctb, Previous paper size (34.00 x 22.00 inches), 1:1



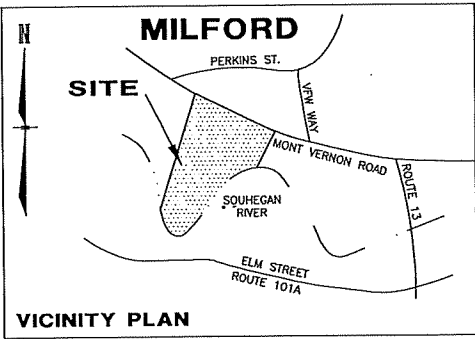
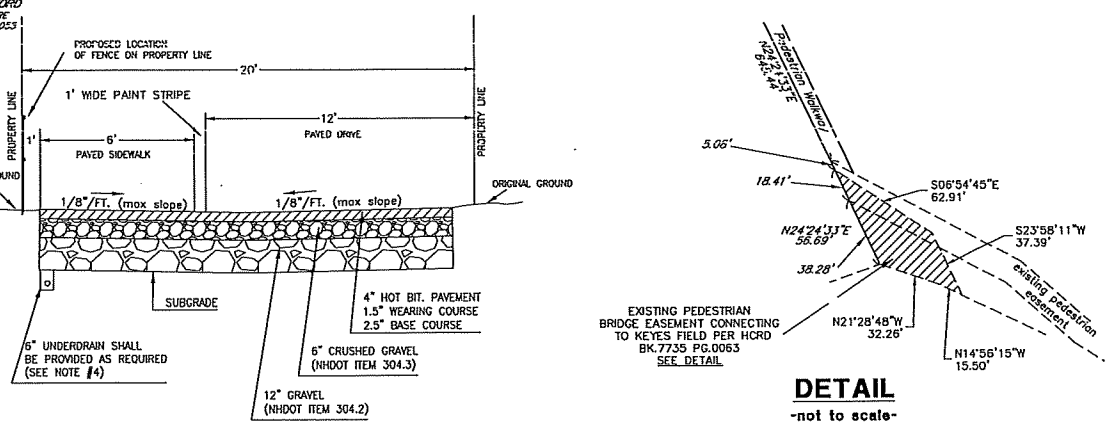
LEGEND

CONCRETE BOUND	□ CBF
STONE BOUND	□ SBF
IRON PIPE	○ IPF
IRON PIN	○ IPHF or IRF
DRILL HOLE	⊙ DHF
NAIL OR RAILROAD SPIKE	△ FX or RRS
SIGN	+
GAS GATE VALVE	⊕
HYDRANT	⊙
ELECTRIC MANHOLE	⊙
SEWER MANHOLE	⊙
DRAIN MANHOLE	⊙
CATCH BASIN	⊙
TRANSFORMER PAD	⊙
WATER GATE	⊙
UTILITY P.C.G.	—
SEWER LINE	—
WATER LINE	—
DRAIN LINE	—
GAS LINE	—
OVERHEAD UTILITIES	—
UNDERGROUND UTILITIES	— UGE/1/C
EDGE OF PAVEMENT	—
EDGE OF GRAVEL	—
CHAIN LINK FENCE	—

- NOTES**
- OWNER OF RECORD OF MAP 21 LOT 23: BOYS AND GIRLS CLUB OF SOUHEGAN VALLEY
PO BOX 916
MILFORD, N.H. 03055-0916
DEED REFERENCE: BK. 6745 PG. 1227
AREA = 6.6 ACRES ±
 - [21-23] INDICATES TAX MAP AND LOT NUMBER.
 - THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SCENIC EASEMENT TO OFFSET THE PROPOSED USE OF APPROXIMATELY 10,785 S.F. OF AN EXISTING TRAIL EASEMENT FOR A DRIVEWAY, FURTHER, TO DESCRIBE THE LIMITS OF THE PROPOSED DRIVEWAY AS SHOWN HEREON AND NO OTHER PURPOSE.
 - THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. IF MORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN, PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	22.00'	34.52'	21.09'	S74°02'05"E	80°54'08"
C3	37.00'	57.44'	55.64'	N70°40'41"E	37°44'17"
C4	14.00'	29.79'	24.48'	S78°17'29"E	121°55'02"

LINE	BEARING	DISTANCE
L18	S56°50'04"W	87.82'



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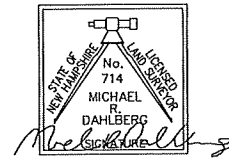
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3	2-2-23	REVISIONS PER ATTY & PAUL AMATO REQUEST	MRO	MRO
2	1-13-23	ADD SHEET 2 AND TRAIL ESMNT. LABELS	MRO	MRO
1	12-13-22	MINOR ADDITIONS & CORRECTIONS PER T.QUINN	MRO	MRO

EXISTING PEDESTRIAN BRIDGE EASEMENT CONNECTING TO KEYES FIELD PER HCRD BK. 7735 PG. 0063
SEE DETAIL



SURVEYOR'S CERTIFICATION
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBOMSSION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (NH RSA 676:18)

Michael P. Dahlberg
LICENSED LAND SURVEYOR
DATE: MARCH 24, 2023

TOWN OF MILFORD RECEIVED
APR 12 2023

APPROVED BY THE MILFORD PLANNING BOARD

ON _____ AND _____
CHAIRMAN: _____ SECRETARY: _____

OWNER'S SIGNATURE: BCSV _____ DATE _____

OWNER'S SIGNATURE: EMJA REALTY, LLC _____ DATE _____

TAX MAP 21 LOT 23 & 23-1
EASEMENT PLAN
BOYS AND GIRLS CLUB OF SOUHEGAN VALLEY
56 MONT VERNON STREET, MILFORD, NH
OWNED BY
BOYS AND GIRLS CLUB OF SOUHEGAN VALLEY
PREPARED FOR
BOYS AND GIRLS CLUB OF SOUHEGAN VALLEY
SCALE: 1" = 50'
MARCH 24, 2023

TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

73094.08 DR MRO FB
CK MRD CADFRE 73094-08 AG -ESMNT SHEET 3 OF 4

CONSTRUCTION SEQUENCE NOTES

- CUT AND CLEAR TREES WITHIN AREA OF DISTURBANCE UNLESS OTHERWISE NOTED.
- CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES PRIOR TO ANY EARTH MOVING OPERATION. ALL SILTATION CONTROL FENCE SHALL BE USED IN CONJUNCTION WITH HAY BALES.
- ROUGH GRADE SITE OR PHASED WORK AREA. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
- CONSTRUCT TREATMENT SWALES, RIP-RAP AND OTHER DRAINAGE FACILITIES ACCORDING TO PLAN.
- CONSTRUCT BUILDINGS.
- CONSTRUCT PARKING AND FINISH GRADE SITE ACCORDING TO PLAN. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES PERIODICALLY AND IMMEDIATELY AFTER STORM EVENTS.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES.

GENERAL NOTES

- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL ARRANGE WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS. THESE DETAILS SERVE AS A GUIDE ONLY.
- REFER TO THE TOWN STANDARD DETAILS, LATEST REVISION, FOR ADDITIONAL INFORMATION AND CRITERIA.
- THE CONTRACTOR SHALL STABILIZE ALL DITCHES AND SWALES PRIOR TO DIRECTING FLOW TO THEM.

EROSION CONTROL NOTES

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

- INSTALLATION OF SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY OPEN AREA. PREPARED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A VEGETATIVE COVER OF GREATER THAN 85%. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL.
- EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
- THE AREA OF LAND EXPOSED AND THE TIME OF EXPOSURE SHALL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
- ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4" OF LOAM. ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

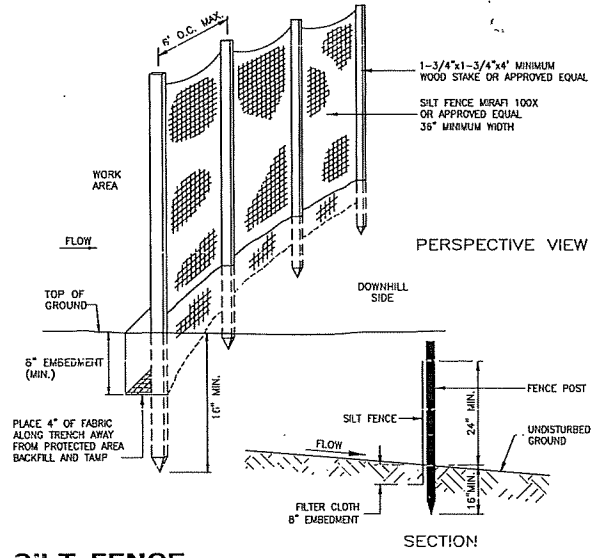
PARK SEED MIX (NHDT TYPE 44) MIX 135 LBS/ACRE:
 33% CREEPING RED FESCUE (MIN. 45 LBS/ACRE)
 42% PERENNIAL RYEGRASS (MIN. 55 LBS/ACRE)
 21% KENTUCKY BLUEGRASS (MIN. 30 LBS/ACRE)
 4% REDTOP (MIN. 5 LBS/ACRE)

TEMPORARY LAWN MIX (MIN. 47 LBS/ACRE) 100% ANNUAL RYE

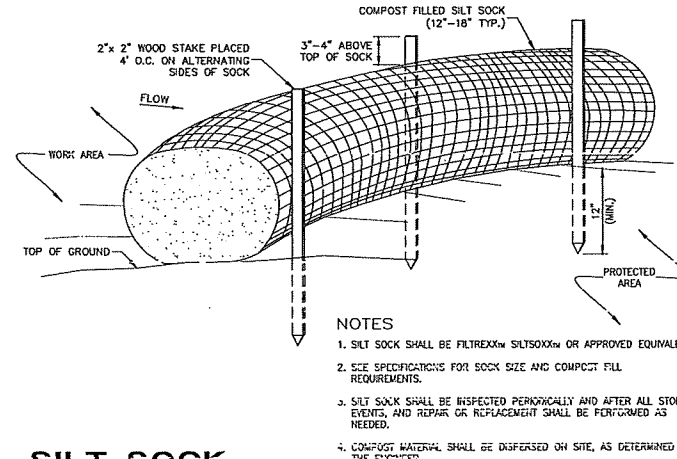
SLOPE SEED (W/1 (NHDT TYPE 45) MIX 3:1 OR GREATER SLOPES (MIN. 105 LBS/ACRE):
 36% CREEPING RED FESCUE (MIN. 45 LBS/ACRE)
 32% PERENNIAL RYEGRASS (MIN. 35 LBS/ACRE)
 5% REDTOP (MIN. 5 LBS/ACRE)
 5% ALSIKE CLOVER (MIN. 5 LBS/ACRE)
 5% BIRDFOOT TREFOL (MIN. 3 LBS/ACRE)
 3% LAKE-LEW COREOPSIS (MIN. 3 LBS/ACRE)
 3% OYEYE Daisy (MIN. 3 LBS/ACRE)
 3% BUTTERFLY WEED (MIN. 3 LBS/ACRE)
 3% BLACKHEAD SUSAN (MIN. 3 LBS/ACRE)
 3% WILD LUPINE (MIN. 3 LBS/ACRE)

SLOPE SEED (NHDT TYPE 44) MIX 3:1 OR GREATER SLOPES (MIN. 90 LBS/ACRE):
 44% CREEPING RED FESCUE (MIN. 40 LBS/ACRE)
 38% PERENNIAL RYEGRASS (MIN. 35 LBS/ACRE)
 6% REDTOP (MIN. 5 LBS/ACRE)
 6% ALSIKE CLOVER (MIN. 5 LBS/ACRE)
 6% BIRDFOOT TREFOL (MIN. 5 LBS/ACRE)

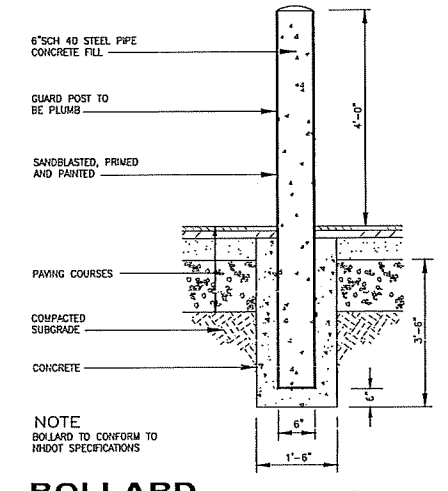
- PLACING LOAM ON SITE
 - ALL SUBGRADE ELEVATIONS SHOULD BE UNIFORMLY GRADED TO RECEIVE LOAM AND SHALL BE INSPECTED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO PLACEMENT OF LOAM.
 - PLACE LOAM TO FORM A MINIMUM DEPTH OF 4" WHEN ROLLED, UNLESS OTHERWISE INDICATED.
 - ALL DEPRESSIONS EXPOSED DURING THE ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM.
- SEED BED PREPARATION
 AFTER FINISH GRADING AND JUST BEFORE SEEDING, THE AREAS TO BE SEEDING SHALL BE LOOSENEED TO PROVIDE A ROUGH FIRM BUT FINELY PLANKED SEEDBED. THE INTENT IS A TEXTURE CAPABLE OF RETAINING WATER, SEED AND FERTILIZER WHILE REMAINING STABLE AND ALLOWING SEED TIME TO GERMINATE. SEED SHALL BE APPLIED TO THE CONDITIONED SEEDBED NOT MORE THAN 48 HOURS AFTER THE SEEDBED HAS BEEN PREPARED.
- LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF AT THE TIME OF SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS. PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.
 - HAY MULCH OR JUTE MATTING SHALL BE USED WHERE INDICATED ON THE PLANS. A MINIMUM OF 1.5 TONS OF MULCH PER ACRE SHALL BE APPLIED. MULCH SHALL BE ANCHORED IN PLACE WHERE NECESSARY. JUTE MATTING SHALL BE LAID IN THE DIRECTION OF RUNOFF FLOW AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS.
 - WATER SHALL BE USED FOR DUST CONTROL IN APPROPRIATE AREAS.



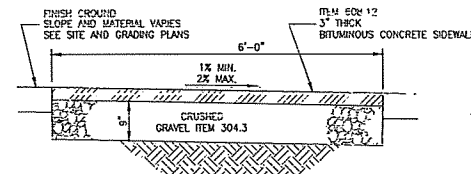
SILT FENCE NOT TO SCALE



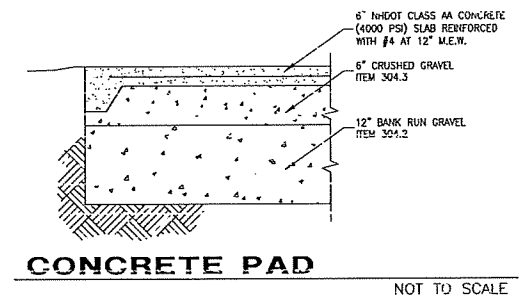
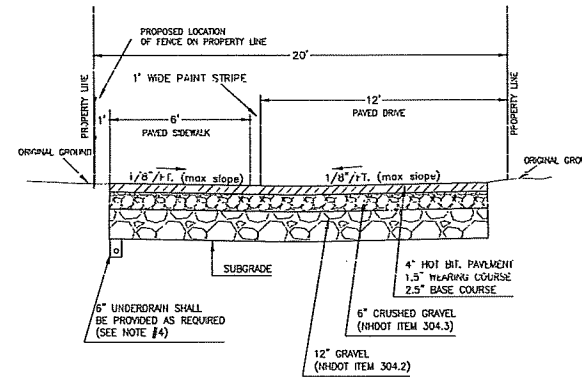
SILT SOCK NOT TO SCALE



BOLLARD NOT TO SCALE

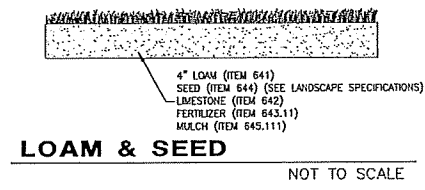


BITUMINOUS SIDEWALK NOT TO SCALE



CONCRETE PAD NOT TO SCALE

- ALL ROADWAY MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST NHDT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1997 INCLUDING SUBSEQUENT AMENDMENTS AND EDITIONS.
- PROVIDE 4" MIN. COMPACTED LOAM AND SEED ON ALL SIDE SLOPES AND DRAINAGE SWALES UNLESS OTHERWISE NOTED.
- ALL LEDGE SHALL BE REMOVED TO 6" BELOW SUBGRADE.
- ROADWAY UNDERDRAIN SHALL BE PROVIDED IN ALL CUT SECTIONS (AT SIDE WITH CUT) AND WHERE SEASONAL HIGH WATER IS WITHIN FOUR (4) FEET OF FINISHED GRADE IN ALL OTHER AREAS. UNDERDRAIN SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER.



LOAM & SEED NOT TO SCALE

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TOWN OF MILFORD
 RECEIVED
 APR 12 2023
 PB ZBA Office

TAX MAP 21 LOT 23 & 23-1
DRIVEWAY PLAN - DETAILS & NOTES
 BOYS AND GIRLS CLUB OF SOUHEGAN VALLEY
 56 MONT VERNON STREET, MILFORD, NH
 OWNED BY
 BOYS AND GIRLS CLUB OF SOUHEGAN VALLEY
 PREPARED FOR
 BOYS AND GIRLS CLUB OF SOUHEGAN VALLEY
 SCALE: N.T.S. MARCH 24, 2023

REV#	DATE	DESCRIPTION	DR	CK
5	04-11-23	REVISIONS PER MILFORD PB COMMENTS	MRD	MRD
4	03-24-23	REVISIONS PER MILFORD PB COMMENTS	MRD	MRD
3	2-2-23	REVISIONS PER ATTY & PAUL AWATD REQUEST	MRD	MRD
2	1-13-23	ADD SHEET 2 AND TRAIL ESMNT. LABELS	MRD	MRD
1	12-13-22	MINOR ADDITIONS & CORRECTIONS PER T.QUINN	MRD	MRD

73094.06 DR TM PB
 CK JK CADFILE 73094-06 Details SHEET 4 OF 4

TFM Civil Engineers 48 Constitution Drive
 Structural Engineers Bedford, NH 03110
 Traffic Engineers Phone (603) 472-4488
 Land Surveyors
 Landscape Architects Fax (603) 472-9747
 Scientists www.tfmoron.com

EX17M Project: 73094-Milford-Boys & Girls Club (73094-06 Site BUS EXH DWG, Bus EXH, 4/12/2023, 4:09:53 PM, AutoCAD PDF (High Quality Print).acpl, ARCI Full breed D [2,410 x 3,860] inches, 1:1