LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- FLOOD ZONE LINE
- RIP-RAP SWALE LIMITS
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING EASEMENT LINE
- -250- 5' CONTOUR INTERVAL
- 251 1' CONTOUR INTERVAL
- SPLIT-RAIL FENCE
- OH OVERHEAD UTILITY LINE
- U/G UNDERGROUND UTILITY LINE
- G GAS LINE
- W WATER LINE (PER DIGSAFE)
- S SEWER LINE (PER DIGSAFE)
- CULVERT
- EDGE OF TREE LINE
- G.B.(F) GRANITE BOUND FOUND
- LPIN(F) IRON PIN FOUND
- UTILITY POLE, GUY & LIGHT
- CATCH BASIN (SQUARE)
- DRAIN MAN-HOLE
- SEWER MAN-HOLE
- WATER HYDRANT
- WV WATER VALVE
- WSO WATER SHUT-OFF
- EXISTING ACCESS EASEMENT
- EXISTING BUILDING
- 16-1 TAX MAP & LOT NUMBER
- SINGLE SIGN POST
- EXISTING PAVEMENT

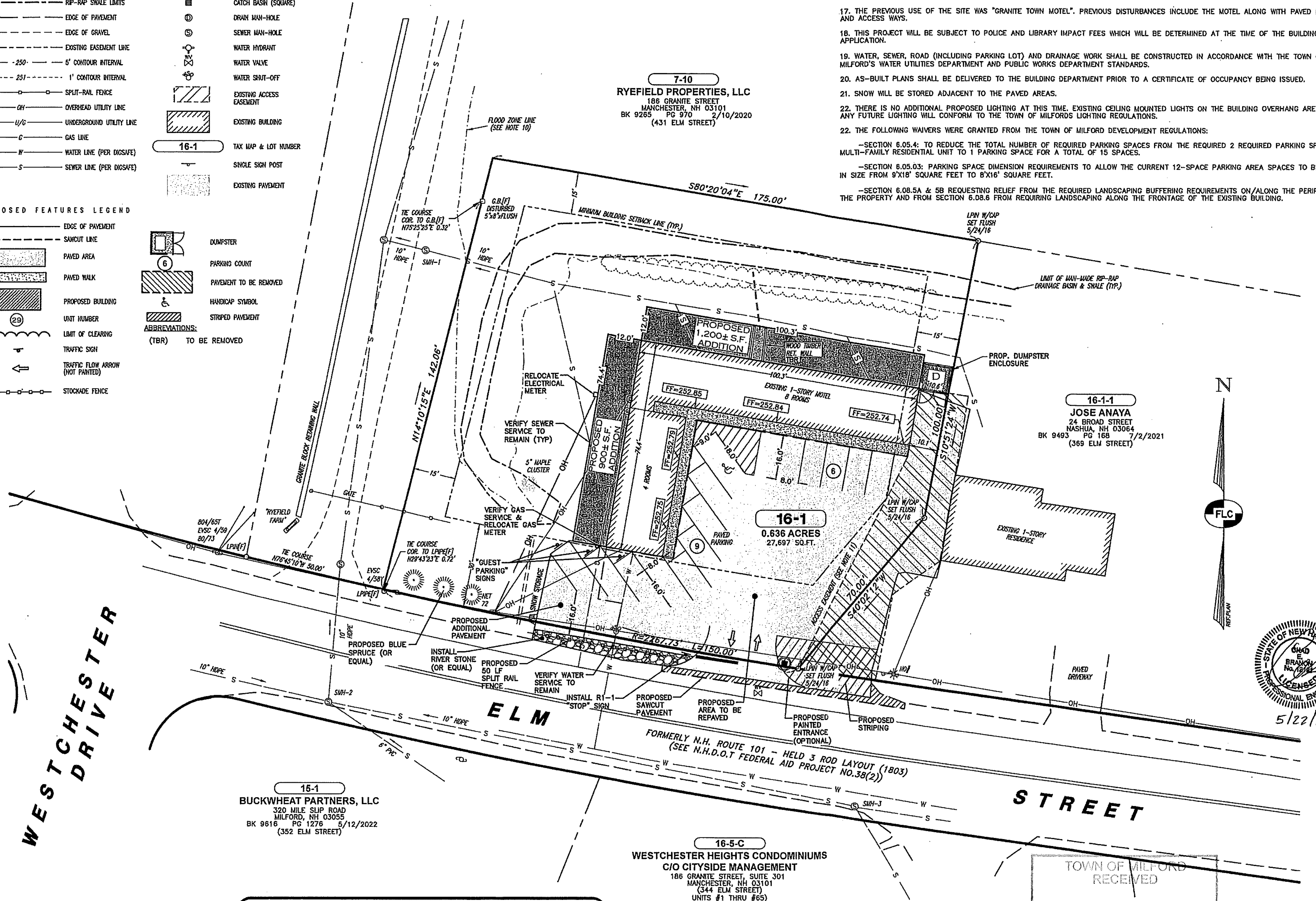
PROPOSED FEATURES LEGEND

- EDGE OF PAVEMENT
- SAWCUT LINE
- PAVED AREA
- PAVED WALK
- PROPOSED BUILDING
- 29 UNIT NUMBER
- LIMIT OF CLEARING
- TRAFFIC SIGN
- TRAFFIC FLOW ARROW (NOT PAINTED)
- STOCKADE FENCE
- DUMPSTER
- 6 PARKING COUNT
- PAVEMENT TO BE REMOVED
- HANDICAP SYMBOL
- STRIPED PAVEMENT

ABBREVIATIONS:

(TBR) TO BE REMOVED

PLANT SYMBOLS	PLANT LIST	QTY.
PIN	PICEA PUNGENS HOOPSII (HOOPS BLUE SPRUCE)(OR EQUAL)	(3) 4'-6'



NOTES (CONTINUED):

13. TRASH WILL BE HANDLED BY THE PROPOSED DUMPSTER ON SITE.

14. THERE IS NO PROPOSED PROJECT SIGNAGE AT THIS TIME. ANY PROPOSED SIGNS WILL REQUIRE A SIGN PERMIT FROM THE MILFORD BUILDING DEPARTMENT.

15. ON SEPTEMBER 22, 2022, 371 ELM STREET, LLC RECEIVED A VARIANCE FROM THE MILFORD ZONING ORDINANCE, ARTICLE V, SECTION 5.08.1 TO ALLOW THE CONVERSION OF THE EXISTING MOTEL TO A MULTI-FAMILY USE (APARTMENTS) ON THE SUBJECT PROPERTY. (SEE ZBA CASE #2022-22) IN ADDITION, 371 ELM STREET, LLC RECEIVED A VARIANCE FROM THE MILFORD ZONING ORDINANCE, ARTICLE V, SECTIONS 5.03.4 TO PERMIT A TOTAL DENSITY OF 12 UNITS WITHIN AN EXISTING RESIDENTIAL/COMMERCIAL BUILDING ON THE SUBJECT PROPERTY. (SEE ZBA CASE #2022-23).

16. THE PROPOSED OPEN SPACE IS 14,480± SQUARE FEET, OR 52.3% OF THE LOT.

17. THE PREVIOUS USE OF THE SITE WAS "GRANITE TOWN MOTEL". PREVIOUS DISTURBANCES INCLUDE THE MOTEL ALONG WITH PAVED PARKING AND ACCESS WAYS.

18. THIS PROJECT WILL BE SUBJECT TO POLICE AND LIBRARY IMPACT FEES WHICH WILL BE DETERMINED AT THE TIME OF THE BUILDING PERMIT APPLICATION.

19. WATER, SEWER, ROAD (INCLUDING PARKING LOT) AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD'S WATER UTILITIES DEPARTMENT AND PUBLIC WORKS DEPARTMENT STANDARDS.

20. AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.

21. SNOW WILL BE STORED ADJACENT TO THE PAVED AREAS.

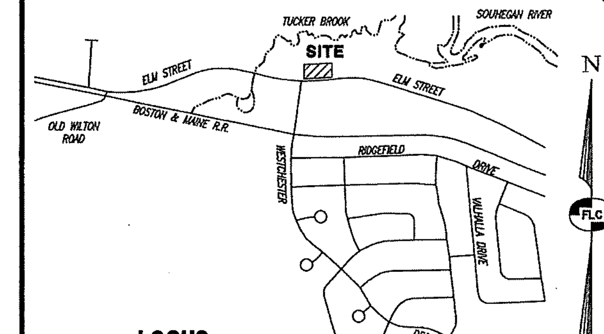
22. THERE IS NO ADDITIONAL PROPOSED LIGHTING AT THIS TIME. EXISTING CEILING MOUNTED LIGHTS ON THE BUILDING OVERHANG ARE TO REMAIN. ANY FUTURE LIGHTING WILL CONFORM TO THE TOWN OF MILFORDS LIGHTING REGULATIONS.

22. THE FOLLOWING WAIVERS WERE GRANTED FROM THE TOWN OF MILFORD DEVELOPMENT REGULATIONS:

-SECTION 6.05.4: TO REDUCE THE TOTAL NUMBER OF REQUIRED PARKING SPACES FROM THE REQUIRED 2 REQUIRED PARKING SPACES PER MULTI-FAMILY RESIDENTIAL UNIT TO 1 PARKING SPACE FOR A TOTAL OF 15 SPACES.

-SECTION 6.05.03: PARKING SPACE DIMENSION REQUIREMENTS TO ALLOW THE CURRENT 12-SPACE PARKING AREA SPACES TO BE REDUCED IN SIZE FROM 9'X18' SQUARE FEET TO 8'X16' SQUARE FEET.

-SECTION 6.08.5A & 5B REQUESTING RELIEF FROM THE REQUIRED LANDSCAPING BUFFERING REQUIREMENTS ON/ALONG THE PERIPHERY OF THE PROPERTY AND FROM SECTION 6.08.6 FROM REQUIRING LANDSCAPING ALONG THE FRONTAGE OF THE EXISTING BUILDING.



LOCUS

SCALE: 1"=1,000±'

NOTES:

1. THE OWNERS OF RECORD FOR LOT 16-1 AS TENANTS IN COMMON ARE: CHANDLER JAG LLC, 270 NASHUA ROAD, LONDONDERRY, NH 03053 AND RES HOLDING LLC, 270 NASHUA ROAD, LONDONDERRY, NH 03053. DEED REFERENCE TO THE PARCEL IS BOOK 9690 PAGE 1862 DATED 3/23/2023 IN THE H.C.R.D.

2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS OVER TAX MAP LOT 16-1 FOR THE CONVERSION OF THE PROPERTY INTO A MULTI-FAMILY RESIDENTIAL BUILDING, AS SHOWN.

3. THE TOTAL AREA OF THE TAX MAP PARCEL 16-1 IS 0.636 ACRES OR 27,697 SQ. FT. WITH 150.00' OF ROAD FRONTAGE ON ELM STREET.

4. THE PROPERTY IS LOCATED WITHIN THE INTEGRATED COMMERCIAL-INDUSTRIAL (ICI) DISTRICT -

LOT REQUIREMENTS INCLUDE:

MIN. LOT SIZE: 20,000 S.F. FOR AREAS SERVICED BY MUNICIPAL SEWER AND WATER SYSTEMS
ROAD FRONTAGE: 150 FT ON A CLASS V OR BETTER ROAD
BUILDING SETBACKS: FRONT- 30', SIDE AND REAR- 15'

THE WETLAND CONSERVATION DISTRICT OVERLAY REQUIRES A 25' BUFFER SETBACK. NO WETLANDS WERE OBSERVED DURING THE FIELD SURVEY.

6. EXISTING LOT 16-1 IS SERVICED BY MUNICIPAL SEWER AND WATER, OVERHEAD ELECTRIC UTILITIES AND UNDERGROUND GAS.

7. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLAN NOTED HEREON. THE HORIZONTAL ORIENTATION IS BASED ON THE REFERENCE PLAN NOTED HEREON.

8. THE TOPOPGRAPHY SHOWN ON THE SITE WAS DEVELOPED FROM AN ON-SITE TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF MARCH 2023. VERTICAL DATUM IS BASED ON NAVD 88. THE REFERENCE BENCHMARK IS A STANDARD NHDPWH DISK STAMPED "303-0270", LOCATED IN A 4'x4' PIECE OF LEDGE 625 FT. EAST OF THE PERRY ROAD OVERPASS ON THE NH RT. 101 BY-PASS, 57 FT. NORTH OF THE NORTHERLY EDGE OF PAVEMENT.

9. THIS SITE IS LOCATED WITHIN THE LEVEL I AREA OF THE GROUNDWATER PROTECTION DISTRICT AND WITHIN THE LIMITS OF THE WEST ELM GATEWAY DISTRICT.

10. EXAMINATION OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL #33011C0458D, SHEET 458 OF 701, DATED SEPTEMBER 25, 2009 INDICATES THAT A PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOOD HAZARD ZONE. THE BASE FLOOD ELEVATION OF 249.9 FEET (NAVD88) WAS DETERMINED USING THE FLOOD PROFILES PREPARD FOR TUCKER BROOK BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHEET 354P.

11. PARCEL IS SUBJECT TO AND HAS THE BENEFIT OF A DECLARATION OF ACCESS AND MAINTENANCE EASEMENT. FOR FURTHER DESCRIPTION SEE H.C.R.D. BK. 8873 PG. 557 DATED 6/10/2016.

12. SEE MILFORD ZONING BOARD CASE #2015-06, DATED 5/7/2015 REGARDING A SPECIAL EXCEPTION GRANTED TO ALLOW FOR REDUCED SIDE SETBACKS.

GRAPHIC SCALE

20' 10' 0 20' 40' 60'

IMPERIAL: 1"=20'

CHAD E. BRANON No. 12162 STATE OF NEW HAMPSHIRE LICENSED PROFESSIONAL ENGINEER

5/22/23

REV.	DATE	DESCRIPTION	C/O	DR	CK

SITE LAYOUT PLAN

TAX MAP 16 LOT 1

(371 ELM STREET)

MILFORD, NEW HAMPSHIRE

LAND OF:

CHANDLER JAG LLC

270 NASHUA ROAD LONDONDERRY NH 03053

AND

RES HOLDING LLC

270 NASHUA ROAD LONDONDERRY NH 03053

SCALE: 1" = 20' MAY 22, 2023

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: 904CN03.dwg	PROJ. NO. 904.03	SHEET: SP-1	PAGE NO. 1 OF 4

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

SHEET INDEX

OWNER/APPLICANT SIGNATURE: Kyle Segal

TOWN OF MILFORD RECEIVED MAY 22 2023 PB ZBA Office

REFERENCE PLAN:

"SUBDIVISION PLAN - TAX MAP PARCEL 16-1 - 371 ELM STREET - MILFORD, NEW HAMPSHIRE - PREPARED FOR: - GRANITE TOWN MOTEL - LAND OF: - AMERCO TRADE, LLC" SCALE: 1"=20', DATED MAY 15, 2015, PREPARED BY THIS OFFICE AND RECORDED AT THE H.C.R.D. AS PLAN NO. 38948.

Initial submission 5-22-23

LEGEND:

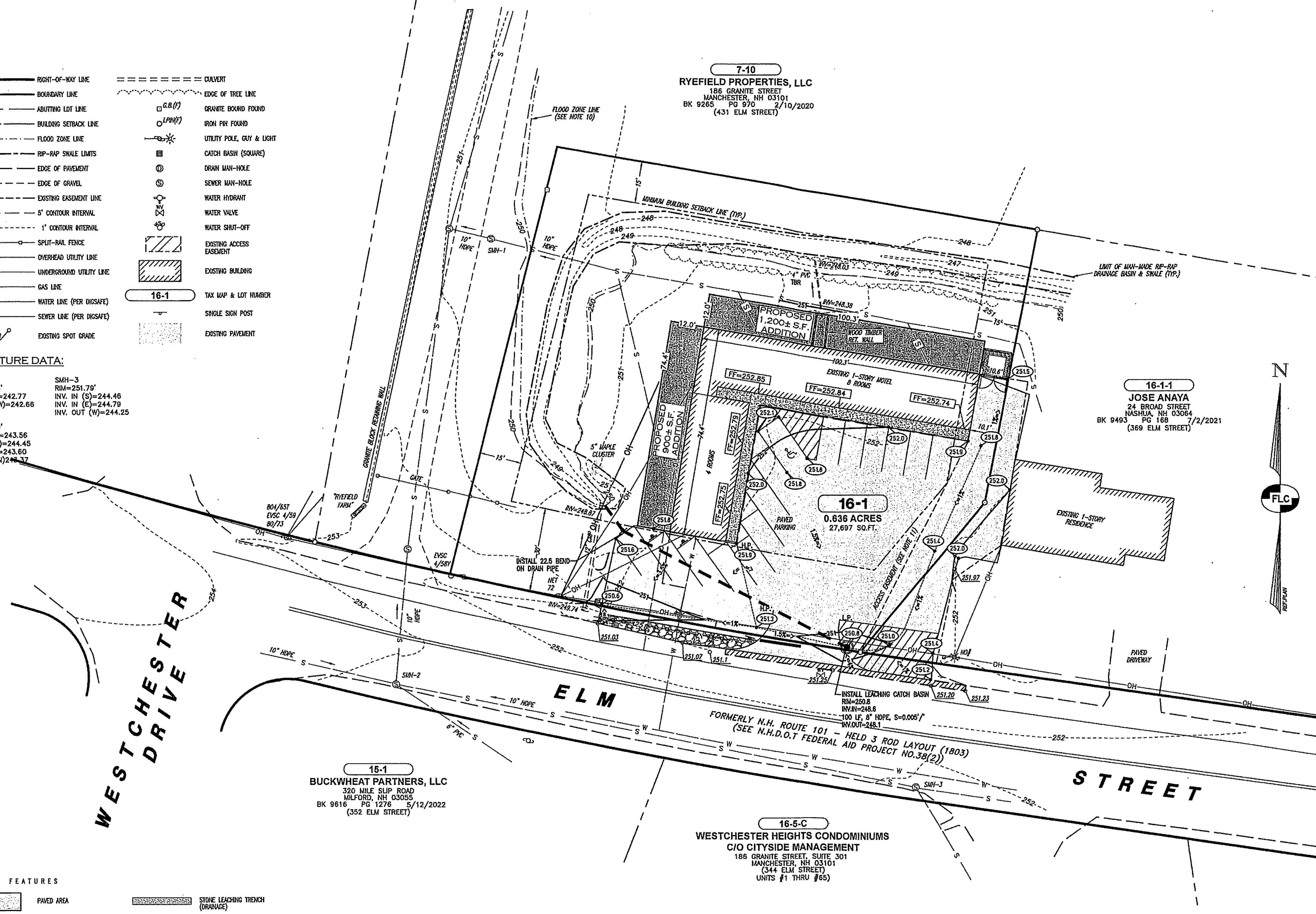
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- FLOOD ZONE LINE
- RIP-RAP SWALE LIMITS
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING EASEMENT LINE
- 250 — 5' CONTOUR INTERVAL
- 251 — 1' CONTOUR INTERVAL
- SPLIT-RAIL FENCE
- OH — OVERHEAD UTILITY LINE
- U/G — UNDERGROUND UTILITY LINE
- G — GAS LINE
- W — WATER LINE (PER DIGSAFE)
- S — SEWER LINE (PER DIGSAFE)
- 251.28 — EXISTING SPOT GRADE
- CULVERT
- EDGE OF TREE LINE
- G.B.(F) — GRANITE BOUND FOUND
- I.PIN(F) — IRON PIN FOUND
- UTILITY POLE, GUY & LIGHT
- CATCH BASIN (SQUARE)
- DRAIN MAN-HOLE
- SEWER MAN-HOLE
- WATER HYDRANT
- WV — WATER VALVE
- WATER SHUT-OFF
- EXISTING ACCESS EASEMENT
- EXISTING BUILDING
- 16-1 — TAX MAP & LOT NUMBER
- SINGLE SIGN POST
- EXISTING PAVEMENT

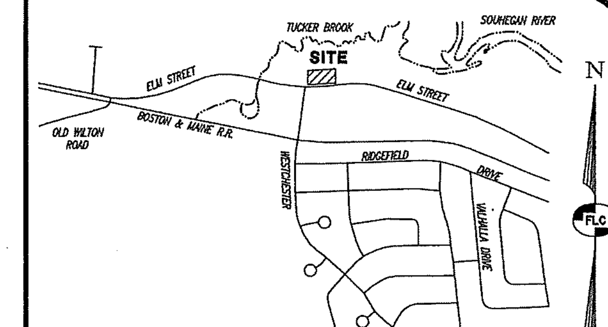
STRUCTURE DATA:

SMH-1
RIM=250.56'
INV. IN (E)=242.77
INV. OUT (W)=242.66

SMH-2
RIM=252.89'
INV. IN (W)=243.56
INV. IN (SE)=244.45
INV. IN (E)=243.60
INV. OUT (N)243.37

SMH-3
RIM=251.79'
INV. IN (S)=244.46
INV. IN (E)=244.79
INV. OUT (W)=244.25





LOCUS
SCALE: 1"=1,000±'

GENERAL CONSTRUCTION NOTES:

1. 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. THE TOWN OF MILFORD DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
2. 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 OR 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.
3. 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.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-888-344-7233).
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
6. BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF MILFORD FIRE DEPARTMENT REGULATIONS.
7. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED.
8. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
9. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
10. ALL POWER WORK SHALL CONFORM TO PUBLIC SERVICE OF NEW HAMPSHIRE STANDARDS.
11. ALL TELEPHONE WORK SHALL CONFORM TO FAIRPOINT COMMUNICATIONS SPECIFICATIONS.
12. STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH THE TOWN OF MILFORD SPECIFICATIONS.

GRAPHIC SCALE
20' 10' 0 20' 40' 60'
IMPERIAL: 1"=20'

PROPOSED FEATURES

- PAVED AREA
- EDGE OF PAVEMENT
- SAWCUT LINE
- VERTICAL GRANITE CURB
- PROPOSED BUILDING
- (29) UNIT NUMBER
- DUMPSTER
- LIMIT OF CLEARING
- 108 — 2 FT. CONTOUR
- 110 — 10 FT. CONTOUR
- (111.5) SPOT ELEVATION
- CB — STORM WATER DRAINAGE
- DMH — STORM DRAIN MANHOLE
- DRAINAGE SWALE
- STONE LEACHING TRENCH (DRAINAGE)
- PAVED WALK
- TEMPORARY SILT FENCE
- SILT SACK
- GRAVEL CONSTRUCTION EXIT

ABBREVIATIONS:

(TBR)	TO BE REMOVED
G.S.	GARAGE SLAB
M.B.	MAIL BOX
HP	HIGH POINT
LP	LOW POINT

NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

- - - - SOIL BOUNDARY

Om	OCCUM – FINE SANDY LOAM HIGH BOTTOM
Pu	POOTATUCK – FINE SANDY LOAM
Rp	RIPPOWAM – FINE SANDY LOAM

TOWN OF MILFORD
RECEIVED
MAY 22 2023
PB

5/22/23

STATE OF NEW HAMPSHIRE
CHAD E. BRANON
No. 12191
LICENSED
PROFESSIONAL ENGINEER

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REV.	DATE	DESCRIPTION	C/O	DR	CK

GRADING & DRAINAGE PLAN
TAX MAP 16 LOT 1
(371 ELM STREET)
MILFORD, NEW HAMPSHIRE

LAND OF:
CHANDLER JAG LLC
270 NASHUA ROAD LONDONDERRY NH 03053
AND
RES HOLDING LLC
270 NASHUA ROAD LONDONDERRY NH 03053

SCALE: 1" = 20' MAY 22, 2023

Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs
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FILE: 904SP03.dwg	PROJ. NO. 904.03	SHEET: GR-1	PAGE NO. 2 OF 4

1. INSTALL STONE CHECK DAMS AND SILTATION CONTROL FENCES IN LOCATIONS SHOWN ON PLANS. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE(S).
3. CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS ARE TO BE BURIED ON SITE. STUMPS SHALL BE COMPACTED AND ALL VOIDS FILLED WITH SUITABLE MATERIAL. COVER WITH 4" OF LOAM AND SEED PER THE EROSION CONTROL NOTES.
4. REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES.
5. ROUGH GRADE SITE - CONSTRUCT LEACHING CATCH BASINS AND 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.
6. CONSTRUCT BUILDINGS, DRIVEWAYS AND ASSOCIATED SITE IMPROVEMENTS AS SHOWN. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE THE EROSION CONTROL NOTES.
7. PLACE STONE CHECK DAMS AROUND INLETS AROUND ALL STRUCTURES UNTIL PAVED/GRAVEL AREAS ARE STABLE AND ALL NON-PAVED DISTURBED AREAS HAVE A HEALTHY VEGETATIVE COVER. SILT SACKS MAY BE UTILIZED IN PLACE OF STONE CHECK DAMS ON CATCH BASINS.
8. INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.25" OR GREATER RAINFALL.
9. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
10. FINISH GRADING AND PREPARE FOR LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
11. FINISH CONSTRUCTING DRIVEWAYS. PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF PAVING, IF ANY (SEE EROSION CONTROL NOTES).
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
14. STORMWATER FLOWS ARE NOT TO BE DIRECTED INTO THE LEACHING CATCH BASINS OR DRAINAGE SWALES UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
15. ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

CONSTRUCTION SEQUENCE NOTES — 1 / DT - 1

EROSION CONTROL (GENERAL CONSTRUCTION)

1. PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.
4. 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.
5. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION.
6. 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.
7. DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURED:
   - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
   - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   - C. A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; OR
   - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
9. 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 SC150, OR APPROVED EQUAL.
10. ALL AREAS RECIEVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).
11. ALL DISTURBED AREAS TO TURF FINSHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 4 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW:

PERMANENT SEED (LAWN AREAS)	POUNDS / 1,000 SQUARE FEET
CREEPING RED FESCUE	0.92 LBS
PERENNIAL RYEGRASS	1.15 LBS
KENTUCKY BLUEGRASS	0.58 LBS
REDTOP	0.12 LBS
APPLICATION RATE TOTALS 2.8 LBS PER 1,000 SF	

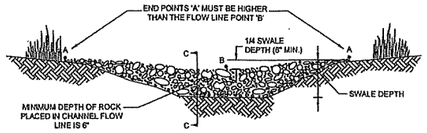
12. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE (CRITICAL TIME FRAMES OR VARIABLE SITES) THEN APPLY FERTILIZER AT A RATE OF 11 POUNDS PER 1,000 SF AND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SF. FERTILIZER SHALL BE LOW PHOSPHATE (LESS THAN 2% PHOSPHORUS).

    CAUTION SHOULD BE TAKE 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.
13. 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.
14. 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.
15. 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.
16. FOLLOWING PERMANENT STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND ACCUMULATED SEDIMENTATION IS TO BE DISPOSED OF IN AN APPROVED LOCATION, OUTSIDE OF JURISDICTIONAL WETLANDS.

EROSION CONTROL (WINTER CONSTRUCTION)

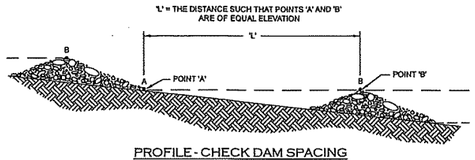
1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 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.
2. 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.
3. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL OR PROPERLY INSTALLED EROSION CONTROL BLANKETS COVERED WITH HAY. OTHER STABILIZATION OPTIONS ARE TO BE APPROVED BY THE APPROPRIATE AGENCIES AND THE DESIGN ENGINEER. IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER MONTHS THEN THE ROAD SHOULD BE CLEARED OF ACCUMULATED SNOW AFTER EACH STORM EVENT.

EROSION CONTROL NOTES — 2 / DT - 1



VIEW LOOKING UPSTREAM

SECTION C - C



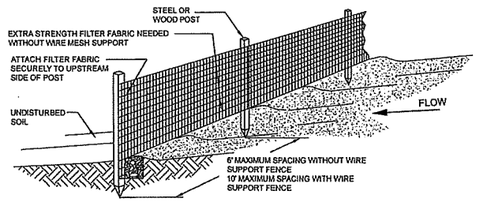
PROFILE - CHECK DAM SPACING

NOTES:

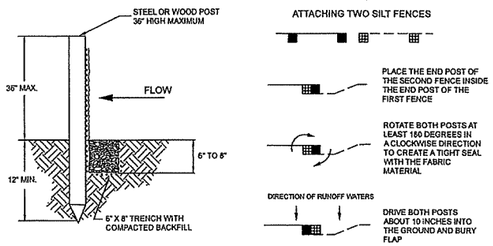
1. STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
3. STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
4. STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL-GRADED ANGULAR 2 TO 3 INCH STONE. THE INSTALLATION OF 3/4-INCH STONE ON THE UPGRADIENT FACE IS RECOMMENDED FOR BETTER FILTERING.
5. 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.
6. STONE CHECK DAMS SHOULD BE REMOVED ONCE THE SWALE OR DITCH HAS BEEN STABILIZED UNLESS OTHERWISE SPECIFIED.

SCALE: N.T.S.

STONE CHECK DAM — 3 / DT - 1



PERSPECTIVE VIEW



SECTION VIEW

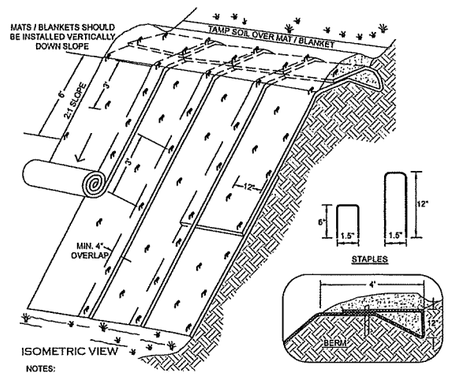
ATTACHING TWO SILT FENCES

NOTES:

1. SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAYS.
2. 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.
3. 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.
4. 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.
5. THE MAXIMUM SLOPE ABOVE THE FENCE SHOULD BE 2:1 AND THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHOULD BE 100 FEET.
6. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
7. SILT FENCES SHOULD BE REMOVED WHEN THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

SCALE: N.T.S.

SILT FENCE — 4 / DT - 1



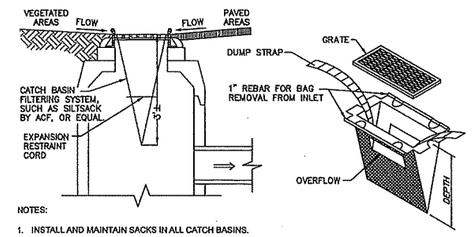
ISOMETRIC VIEW

NOTES:

1. DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES: DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL STRAW/COCONUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN SC150 OR EQUAL ON ALL SLOPES EXCEEDING 3' HORZ : 1' VERT.
3. THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1 INCH AND LENGTH OF 7 INCH.
4. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT.
5. APPLY LIME, FERTILIZER AND PERMANENT SEEDING BEFORE PLACING BLANKETS.
6. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET AS SHOWN. ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAKES IN APPROPRIATE LOCATIONS. REFER TO MANUFACTURERS STAPLE GUIDE FOR CORRECT STAPLE PATTERN.
7. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
8. IN LOOSE SOIL CONDITIONS THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6 INCHES MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
9. THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING AND SHALL BE REFERTILIZED, RESEEDED AND REMULCHED AS DIRECTED.

SCALE: N.T.S.

EROSION BLANKETS - SLOPE INSTALLATION — 5 / DT - 1



NOTES:

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

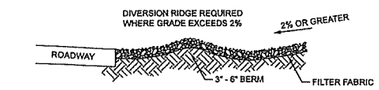
SCALE: N.T.S.

SILT SACK SEDIMENT FILTER — 6 / DT - 1

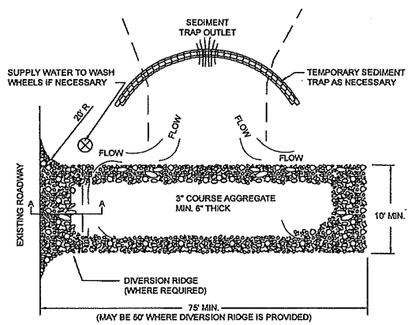
CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811
IT'S SMART, IT'S FREE, IT'S THE LAW
811 DigSafe MA RI NH ELEV

TOWN OF MILFORD RECEIVED
MAY 22 2023
PB ZB

5/22/23



SECTION A-A



PLAN VIEW

NOTES:

1. 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.
2. THE MINIMUM STONE USED SHOULD BE 3-INCH CRUSHED STONE.
3. THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AND THE ENTRANCE OF THE PROJCT SITE.
4. THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
5. THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
6. THE PAD SHOULD BE AT LEAST 6-INCHES THICK.
7. THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
8. 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.
9. NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
10. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
11. 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.
4. ROCK BAGS OR SANDBAGS SHALL BE PLACED SUCH THAT NO GAPS ARE EVIDENT. SEE NOTES ERO-03.

SCALE: N.T.S.

TEMPORARY GRAVEL CONSTRUCTION EXIT — 7 / DT - 1

REV.	DATE	DESCRIPTION	C/O	DR	CK

EROSION CONTROL DETAILS

TAX MAP 16 LOT 1
(371 ELM STREET)
MILFORD, NEW HAMPSHIRE

LAND OF:

CHANDLER JAG LLC
270 NASHUA ROAD LONDONDERRY NH 03053

AND

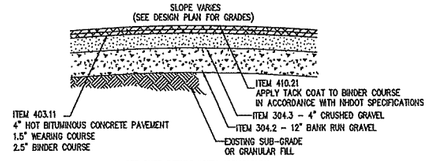
RES HOLDING LLC
270 NASHUA ROAD LONDONDERRY NH 03053

SCALE: AS SHOWN — MAY 22, 2023

Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

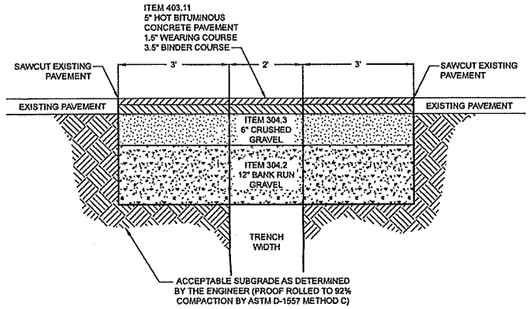
FIELDSTONE LAND CONSULTANTS, PLLC

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



** SEE CURB DETAILS WHEN APPLICABLE**

TYPICAL PAVEMENT SECTION | 1 DT-2

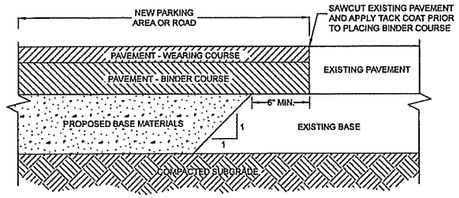


NOTE:

THE BINDER COURSE SHALL BE PLACED IMMEDIATELY AFTER TRENCH CONSTRUCTION AND ALLOWED TO STAND A MINIMUM OF 90 DAYS. A LEVELING COURSE SHALL BE APPLIED OVER THE TRENCH AFTER 90 DAYS AND THE ENTIRE ROAD OVERLAID TO THE LIMITS SHOWN ON THE PLANS.

SCALE: N.T.S.

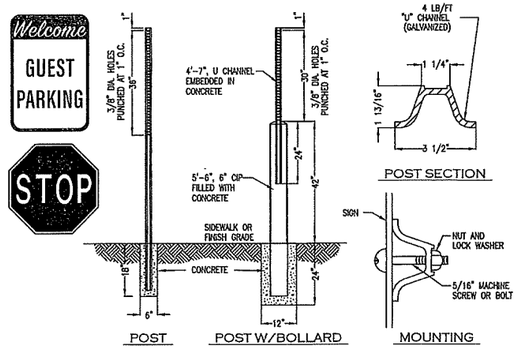
PAVEMENT TRENCH PATCH | 2 DT-2



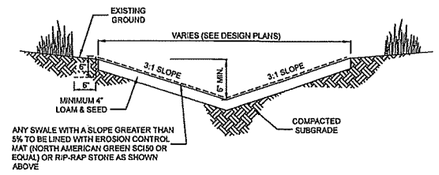
NOTE:
1. SEE ROADWAY OR PARKING LOT SECTION FOR MATERIALS AND ASSOCIATED DEPTHS.
2. INFRARED JOINT AFTER PLACING PAVEMENT.

SCALE: N.T.S.

PAVEMENT MATCH | 3 DT-2



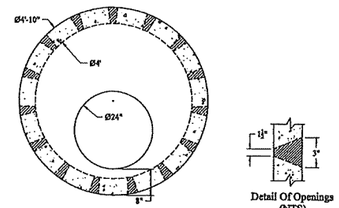
SIGN POST - STANDARD & W/BOLLARD | 4 DT-2



GRASS LINED

SCALE: N.T.S.

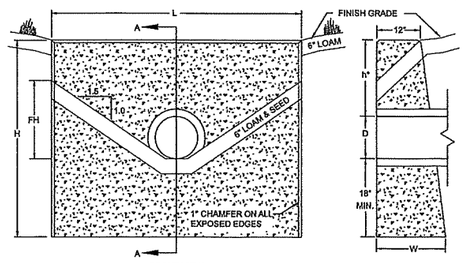
TYPICAL SWALE DETAIL | 5 DT-2



NOTES:

1. PHOENIX PRECAST PRODUCTS, CONCORD, NH 1-800-639-2199 (OR EQUAL)

4' I.D. DRY WELL (OR EQUAL) | 6 DT-2



CULVERT DIAM.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	TOP HEIGHT	HEADWALL BOTTOM
D	L	H	FH	h	WIDTH W
INCHES	FEET & INCHES				
12	4'-3"	3'-9"	1'-1"	1'-3"	1'-11.25"
15	6'-0"	4'-3"	1'-7"	1'-6"	2'-0.75"
18	7'-0"	4'-6"	1'-10"	1'-6"	2'-1.50"
24	9'-0"	5'-0"	2'-4"	1'-6"	2'-3.00"

HEADWALL SHALL BE STEEL REINFORCED AND CONFORM TO NHDOT STANDARD PLAN HW-2, LAST REVISED JUNE 16, 2010.

SCALE: N.T.S.

HEADWALL - PRECAST CONCRETE | 7 DT-2

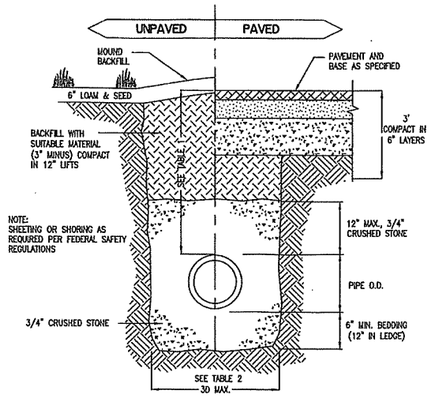
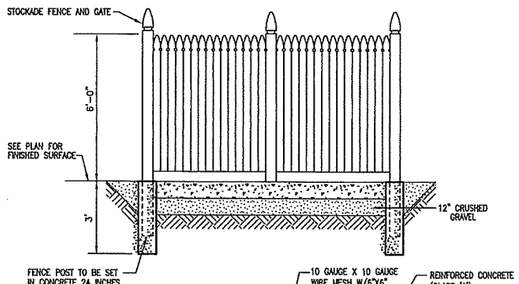


TABLE 1 (RECOMMENDED COVER)		
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

TABLE 2 (RECOMMENDED TRENCH WIDTH)	
INSIDE DIAMETER	TOTAL WIDTH
12" TO 24" OVER 24"	I.D. + 24" 2 x I.D.

DRAINAGE TRENCH (TYPICAL) | 8 DT-2



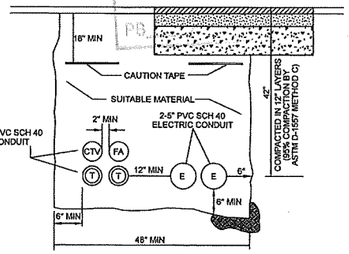
NOTE:
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE SCREEN FENCE TO THE ENGINEER FOR APPROVAL.

DUMPSTER ENCLOSURE | 9 DT-2

STATE OF NEW HAMPSHIRE
CHAD E. BRANON
No. 12181
LICENSED
PROFESSIONAL ENGINEER

5/22/23

TOWN OF MILFORD
RECEIVED
MAY 22 2023



NOTE:
ALL CONDUIT AND TRENCH WORK SHALL CONFORM TO THEIR RESPECTIVE UTILITY COMPANY REQUIREMENTS

SCALE: N.T.S.

TYPICAL UTILITY TRENCH | 10 DT-2

REV.	DATE	DESCRIPTION	C/O	DR	CK

CONSTRUCTION DETAILS

TAX MAP 16 LOT 1
(371 ELM STREET)
MILFORD, NEW HAMPSHIRE

LAND OF:

CHANDLER JAG LLC
270 NASHUA ROAD LONDONDERRY NH 03053

AND

RES HOLDING LLC
270 NASHUA ROAD LONDONDERRY NH 03053

SCALE: AS SHOWN MAY 22, 2023

Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
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