

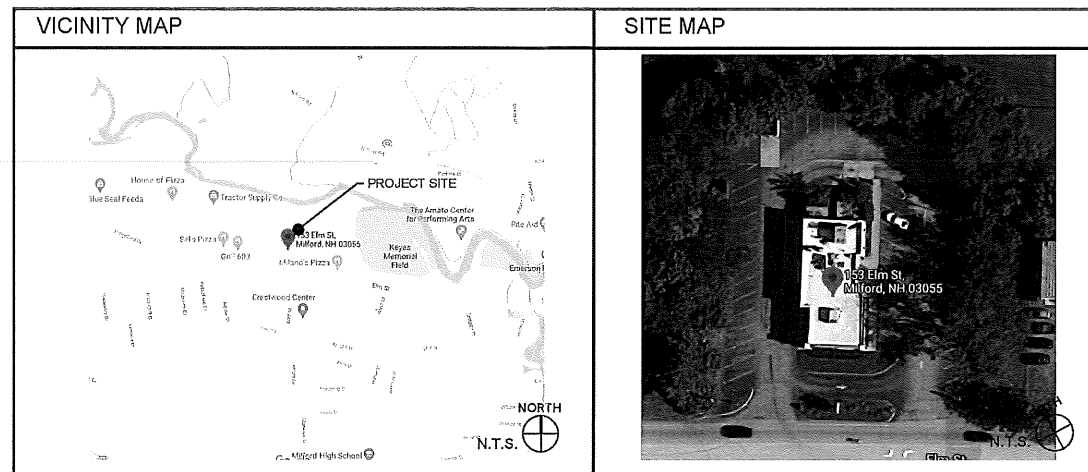
SITE CONSTRUCTION PLANS

TAX MAP 19 - LOT 6

Wendy's Site Improvements

153 ELM STREET
MILFORD, NEW HAMPSHIRE
DATE: APRIL 19, 2021

PROJECT TEAM DIRECTORY	
CLIENT	WENDCO OF MILFORD, LLC (NH CORP.) 2121 DOVER ROAD EPSOM, NH 03234 CONTACT: LARRY WILEY TEL: 603-763-4854
ARCHITECT	UPLAND ARCHITECTS, INC 250 E. MAIN STREET - SUITE 13 NORTON, MA 02780 CONTACT: BOB MEDEIROS TEL: 617-366-2025
RESTAURANT DESIGN	THE WENDY'S COMPANY ONE DAVE THOMAS BLVD. DUBLIN, OH. 43017



SHEET INDEX	
SHEET	TITLE
CV-1	COVER SHEET
C1.0	EXISTING SITE LAYOUT
C2.0	SITE LAYOUT PLAN
A2.1	EXTERIOR ELEVATIONS
R1.0	RECORD SITE PLAN

ABUTTERS:

Map 19 Lot 6
SCF RC Funding I LLC
902 Carnegie Center Boulevard, Ste 502
Princeton, NJ 08540

Map 19 Lot 5
Mansueti Property Management, LLC
7 Mountain Ash Lane
Franklin, MA 02038

Map 19 Lot 7
MZG Properties, LLC
145 Elm Street
Milford, NH 03055-4757

Map 19 Lot 12 & 21
Seabegun Waterfalls, LLC
138 Elm Street
Milford, NH 03055

Map 19 Lot 25-9
Brookstone Manor LLC
13 Monarch Place Suite 1300
Springfield, MA 01144

Accessibility Placement
Town of Milford
1 Union Square
Milford, NH 03055

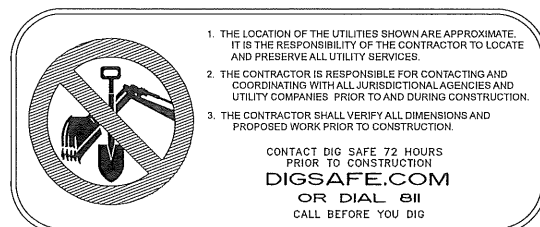
Map 19 Lot 13
Whiskey Investments LLC
154 Elm Street
Milford NH 03055

PREPARED FOR:
WENDCO OF MILFORD, LLC
2121 DOVER ROAD
EPSOM, NH 03234

LAND OF:
SCF RC FUNDING, LLC
902 CARNEGIE CENTER BLVD, STE 502
PRINCETON, NJ 08540

NOTES:

- THE OWNER OF RECORD FOR TAX MAP PARCEL 19-6 IS SCF RC FUNDING I, LLC. DEED REFERENCE TO PARCEL IS BOOK 8929 PAGE 1668 DATED 12/19/2016 IN THE H.C.R.D.
- THE PURPOSE OF THIS SUBMISSION IS TO DEPICT PROPOSED SITE IMPROVEMENTS OVER TAX MAP PARCEL 19-6 FOR THE WENDY'S RESTAURANT.
- THE TOTAL AREA OF TAX MAP PARCEL 19-20 IS 1.003± ACRES, WITH 185.0± FEET OF FRONTAGE ON ELM STREET (NH ROUTE 101A).
- ZONING FOR THE ENTIRE PARCEL IS (C) COMMERCIAL
MINIMUM LOT SIZE = 20,000 SF
MINIMUM LOT FRONTAGE = 150 FT.
MINIMUM BUILDING SETBACKS: 30 FT FRONT, 15 FT. SIDE AND REAR, OPEN SPACE 30%.
THE SUBJECT PARCEL IS WITHIN THE GROUNDWATER PROTECTION OVERLAY ZONE AND THE ELM STREET GATEWAY DISTRICT.
- SNOW STORAGE WILL BE PROVIDED ALONG THE PERIMETER OF THE PAVED SURFACES ON-SITE.
- "OPEN SPACE" AREA WITH THIS PROPOSAL EXCEEDS THE MINIMUM REQUIREMENT OF 30%. ALL OF THE PROPOSED IMPROVEMENTS ON-SITE LIES WITHIN THE EXISTING PAVEMENT LIMITS.
- THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33011C0458D DATED SEPT 25, 2009.
- THIS PROJECT IS SUBJECT TO APPLICABLE IMPACT FEES AS DETERMINED BY THE COMMUNITY DEVELOPMENT OFFICE.
- THERE ARE NO NEW DEED RESTRICTIONS, EASEMENTS, COVENANTS OR RIGHTS-OF-WAY ON THE PROPERTY AND ALL KNOWN RESTRICTIONS ARE PRESENTED ON THE PLANS PREPARED BY OTHERS.
- SITE IS SERVICED BY MUNICIPAL WATER AND SEWER SERVICES AND NATURAL GAS. THERE ARE NO NEW UTILITY CONNECTIONS OR CHANGES TO EXISTING CONNECTIONS.



- THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL JURISDICTIONAL AGENCIES AND UTILITY COMPANIES PRIOR TO AND DURING CONSTRUCTION.
- 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

OWNER/APPLICANT SIGNATURE: *Larry Wiley*

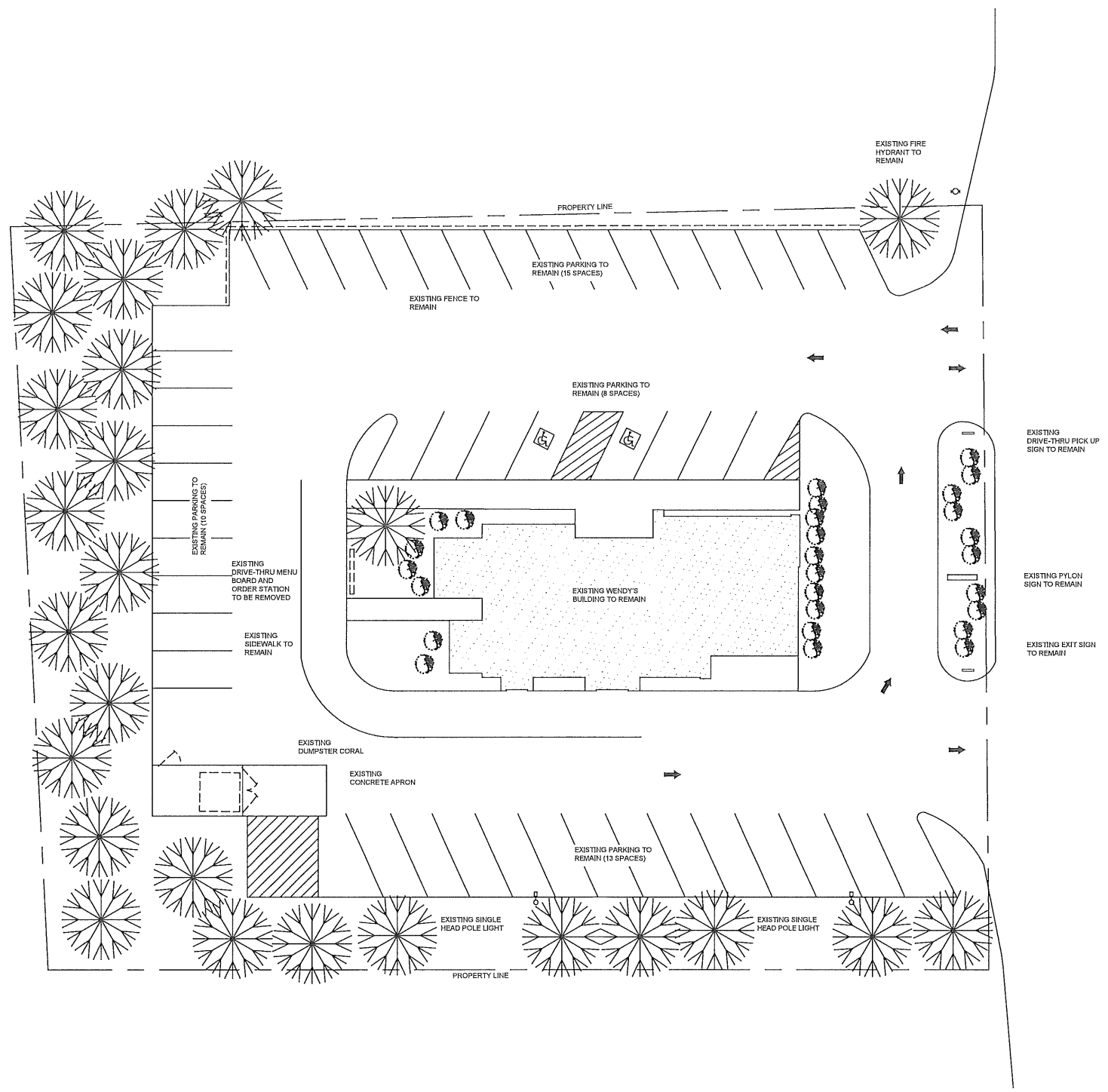
Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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
FILE: 2896CV00.dwg	PROJ. NO. 2896.00				SHEET: CV-1

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ELM STREET
(ROUTE 101A)

01 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

SITE NUMBER:	05154
BUILDING TYPE:	CG3480
ASSET TYPE:	FREE STANDING
CLASSIFICATION:	REFRESH
OWNER:	WENDCO OF MILFORD, INC.
BASE VERSION:	2020 SUMMER
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2021
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	SUMMER 2020

UPLAND ARCHITECTS
 250 E. MAIN STREET - SUITE 13
 NORTON, MASSACHUSETTS 02766
 331 SOUTH WASHINGTON STREET
 SHELBY, NORTH CAROLINA 28150
 T 774-430-3390
 WWW.UPLANDARCHITECTS.COM

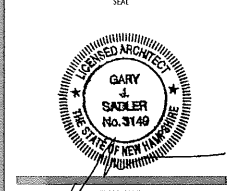
DISCLAIMER
 OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT.

PROJECT TYPE: CG3480
REFRESH

Wendy's.
 153 ELM STREET
 MILFORD, NH 03055

REV.	DATE	DESCRIPTION

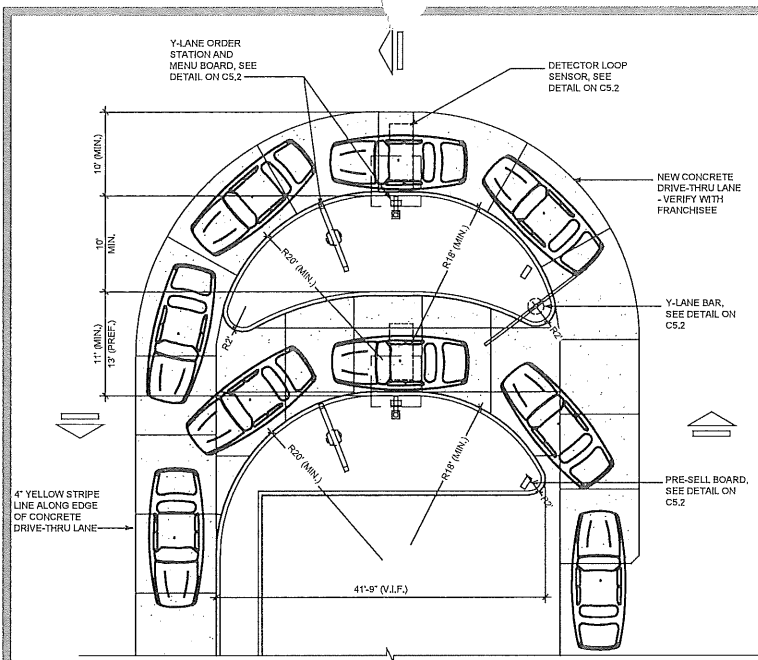
ISSUE DATE:
 PROJECT NUMBER: 21-45-001
 DRAWN BY:
 CHECKED BY:



SHEET NAME
 EXISTING SITE LAYOUT
 SHEET NUMBER

C1.0

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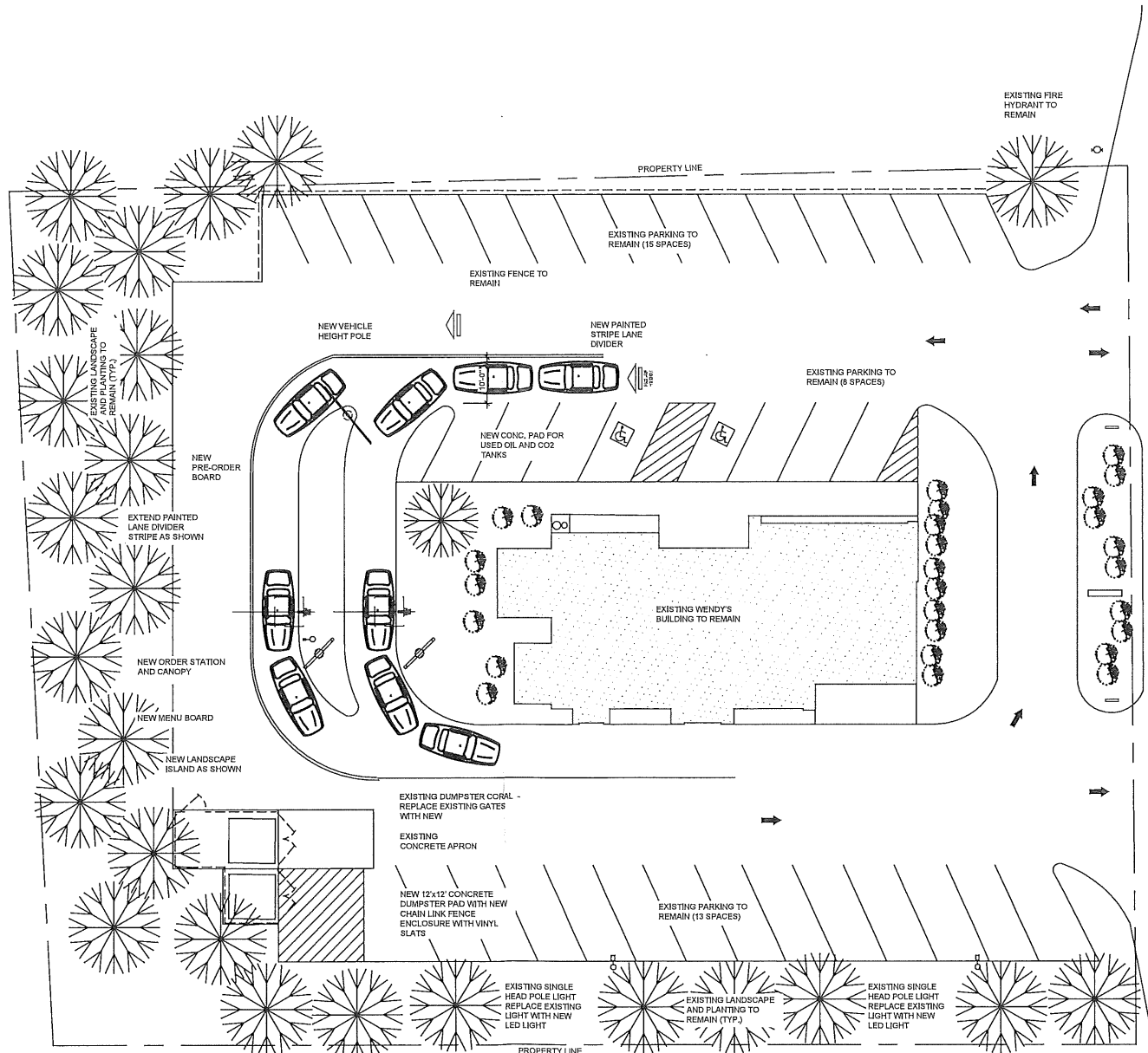
02 Y-LANE LAYOUT PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. THIS PLAN COMPLETED WITHOUT INSTRUMENT OF SURVEY - ALL INFORMATION OBTAINED FROM PUBLIC RECORDS - ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
2. CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES IN WRITING AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO CONFIRM THE LOCATIONS OF ANY EXISTING BURIED UTILITIES.
3. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE LOCAL AND STATE CODES, RULES AND REGULATIONS. OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS FOR THE WORK.
4. MATCH THE EDGE OF NEW BITUMINOUS PAVEMENT TO THE EXISTING EDGE OF THE BITUMINOUS PAVEMENT. SLOPE NEW BITUMINOUS PAVEMENT TO MATCH EXISTING FLOW LINE.
5. CLEANUP AND DISPOSE OF ALL EXCESS MATERIALS OFF SITE.
6. NO PARKING OR STORAGE OF MATERIAL OR EQUIPMENT WILL BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY AT ANY TIME DURING CONSTRUCTION.
7. A SAFE AND ADEQUATE TRAVEL ROUTE FOR PEDESTRIANS SHALL BE MAINTAINED AT ALL TIMES. PEDESTRIANS SHALL NOT BE DETOURD INTO THE EXISTING ROADWAY OR THROUGH ACTIVE CONSTRUCTION.
8. FURNISH THE OWNER WITH A SET OF AS-BUILT DRAWINGS FOLLOWING COMPLETION OF CONSTRUCTION.

SYMBOL LEGEND

- PROPOSED CROSSWALK (PAINTED)
- PROPOSED PAVEMENT MARKING (PAINTED)
- PROPOSED PAVEMENT MARKING DIRECTION ARROWS (PAINTED)
- PARKING SPACE COUNT
- SIGN
- LIGHT POLE



ELM STREET
(ROUTE 101A)

01 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

SITE NUMBER:	05154
BUILDING TYPE:	CG3480
ASSET TYPE:	FREE STANDING
CLASSIFICATION:	REFRESH
OWNER:	WENDCO OF MILFORD, INC.
BASE VERSION:	2020 SUMMER
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2021
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	SUMMER 2020

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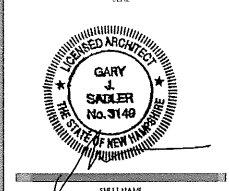
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PROJECT TYPE: CG3480
REFRESH

Wendy's
 153 ELM STREET
 MILFORD, NH 03055

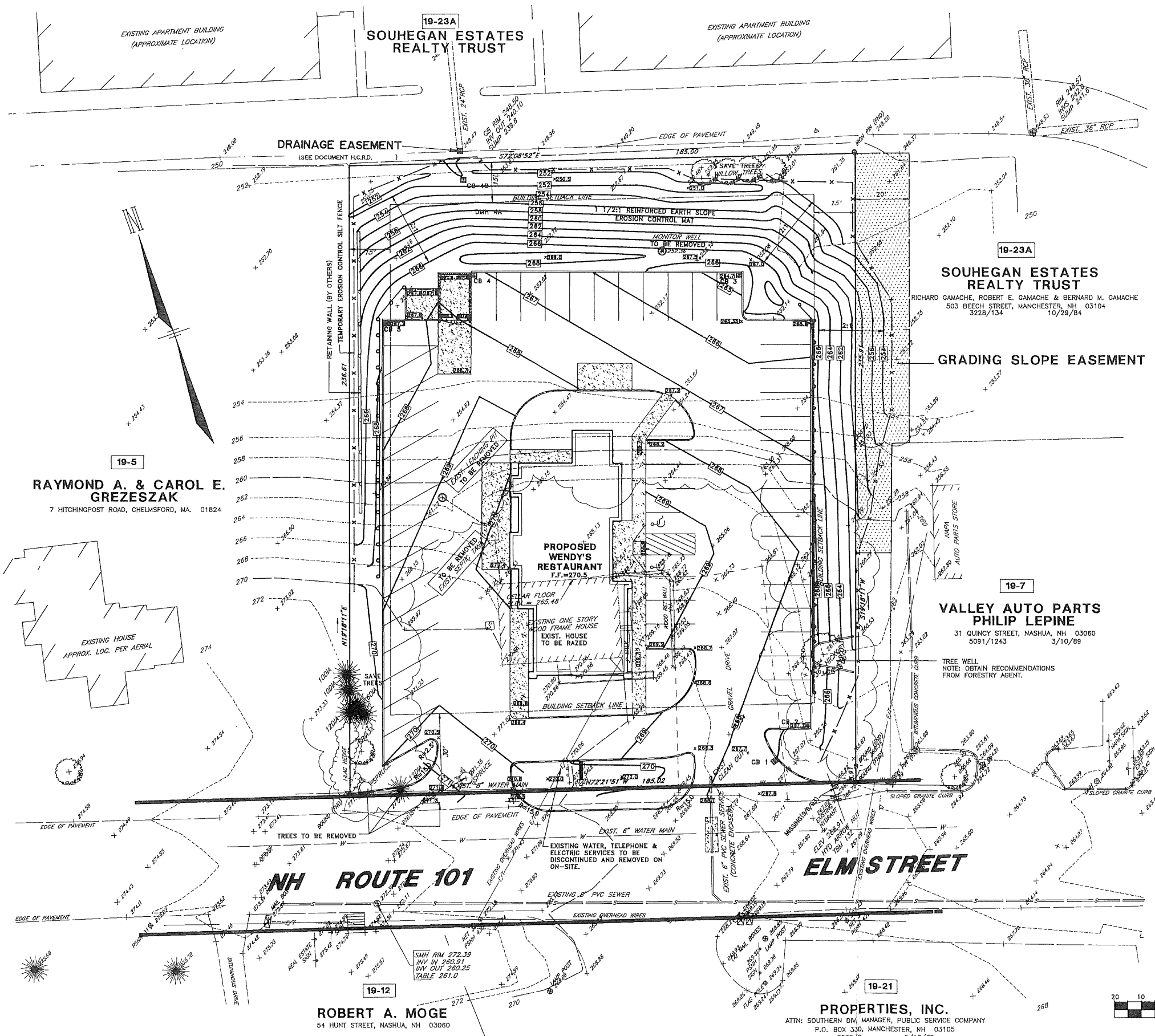
REV.	DATE	DESCRIPTION

DATE DATE:
 PROJECT NUMBER: 21-05-001
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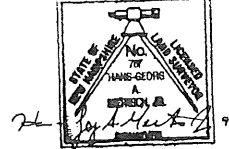
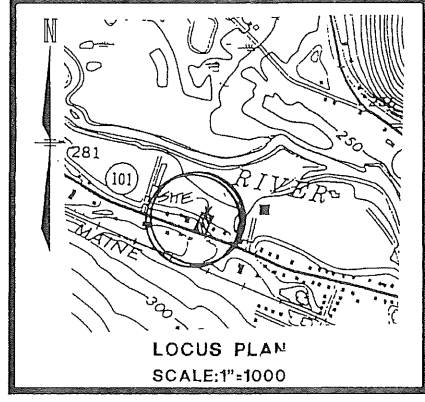
SHEET NAME
 SITE LAYOUT PLAN
 SHEET NUMBER

C2.0



CERTIFICATION:
 I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THE ABOVE CERTIFICATION IS PROVIDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN CITY ASSESSOR RECORDS.



REFERENCE PLANS:

1. "PROPERTY - OF - STEPHEN RYDER - (CROSBY FARM) - MILFORD, N.H." SCALE 1"=100', DATED OCTOBER 1984, BY WILLIAM M. FALCONER, SURVEYOR.
2. "BOUNDARY - PLAN OF LAND - EILEEN M. RYDER & ESTATE OF STEPHEN RYDER - MILFORD, NH" SCALE 1"=100', DATED JANUARY 9, 1981 BY THIS OFFICE. (HCAD PLAN NO. 13826)
3. "SUBDIVISION - CONSOLIDATION PLAN - PREPARED FOR - BIRCHTREE ASSOCIATES - MILFORD, NH" SCALE 1"=100' DATED MAY 18, 1984, BY THIS OFFICE.

NOTES:

1. OWNER OF RECORD: MAP 19, LOT 6
ADOLPHUS G. MEIER
C/O MARK FERNALD
P.O. BOX 270, MILFORD, NH 03458
5368/543 9/8/92
2. BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM A FIELD SURVEY.
3. 19-6 REFERS TO TAX MAP (19) AND LOT NUMBER (6).
4. TOTAL SITE AREA: 1.003± ACRES (43,964± SQ. FT.)
5. CURRENT ZONING: COMMERCIAL - BUSINESS DISTRICT
DIMENSIONAL REQUIREMENTS
MINIMUM LOT SIZE 20,000 SQ. FT.
MINIMUM FRONTAGE 150 FT.
MINIMUM BUILDING SETBACK
-FRONT 30 FT.
-SIDE AND REAR 15 FT.
MINIMUM PARKING / PAVEMENT SETBACK
-ROW 10 FT.
-PROPERTY LINE 6 FT.
6. AQUIFER OVERLAY DISTRICT
- COMMERCIAL USE PERMITTED WITH NO ON-SITE DISPOSAL OF WASTE.
- CONSERVATION COMMISSION TO REVIEW PLAN.
7. THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN IN THE TOWN OF MILFORD, N.H. FLOOD INSURANCE STUDY, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED: NOVEMBER 1979.
8. PROPOSED : ONE STORY, 3,120 SQ. FT.
WENDY'S RESTAURANT
80 SEATS
9. PARKING:
REQUIRED: 90 SEATS x 0.6 SPACE/SEAT = 54 SPACES
8 EMPLOYEES x 1 SPACE/EMPLOYEE = 8 SPACES
TOTAL = 62 SPACES
PROVIDED: 51 SPACES (INCLUDES 2 HANDICAP SPACES)
WITH PLANNING BOARD APPROVAL FOR REDUCTION OF PARKING.
10. MINIMUM OPEN SPACE REQUIRED 30%
OPEN SPACE PROVIDED 36%
11. THE SITE SHALL BE SERVICED BY THE FOLLOWING UTILITIES:
SANITARY SEWER MUNICIPAL
STORM DRAINAGE PRIVATE
WATER MUNICIPAL
ELECTRIC PSNH
TELEPHONE NET
GAS-PROPANE
12. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF MILFORD, AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS, DETAILS AND SPECIFICATIONS.
13. EXTERIOR LIGHTING SHALL BE DIRECTED ON-SITE AND BE DOWN CAST.

19-5
RAYMOND A. & CAROL E. GREZESZAK
 7 HITCHINGPOST ROAD, CHELMSFORD, MA. 01824

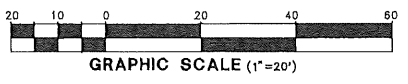
19-23A
SOUHEGAN ESTATES REALTY TRUST
 RICHARD GAMACHE, ROBERT E. GAMACHE & BERNARD M. GAMACHE
 503 BEECH STREET, MANCHESTER, NH 03104
 322B/134 10/28/84

19-7
VALLEY AUTO PARTS PHILIP LEPINE
 31 QUINCY STREET, NASHUA, NH 03060
 5081/1243 3/10/89

19-12
ROBERT A. MOGE
 54 HUNT STREET, NASHUA, NH 03080

19-21
PROPERTIES, INC.
 ATTN: SOUTHERN DIV. MANAGER, PUBLIC SERVICE COMPANY
 P.O. BOX 330, MANCHESTER, NH 03105
 2030/8 5/16/69

GRADING SITE PLAN
WENDY'S
 MILFORD, NEW HAMPSHIRE
 SCALE: 1"=20'
 MAY 12, 1993



TFMORAN INC.
 Survey - Engineering - Land Planning
 Soils/Wetlands Mapping - Landscape Architecture

288 Route 101, Bedford NH 03110 (603) 472-4488 FAX: (603) 472-9747

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	0/08/93	ADD CERTIFICATION/ REV NOTE 2		REK	HM
B	06/24/93	REVISIONS PER STAFF REVIEW		REK	JK
A	06/03/93	REVISE SITE ADD DRAINAGE SCHED.		REK	JK

76277.00 SHEET 1 OF 7