



Date: October 13, 2020
To: Planning Board
From: Kellie Walsh, Town Planner
Subject: ASRT, LLC (owner) and MVC Eye Care (applicant) – Review for acceptance and consideration of final approval for a site plan to construct a 5,654 square foot professional office building along with associated site improvements for MVC Eye Care. The parcel is located in the Integrated Commercial Industrial District. Tax Map 44, Lot 11-1.

BACKGROUND/PROPOSAL:

The applicant is before the Board seeking approval of a site plan to construct a 5,654 square foot professional office building along with associated site improvements including stormwater management, parking and landscaping for MVC Eye Care. The property totals approximately 6.85 acres and undeveloped. The parcel lies within the Integrated Commercial Industrial zoning district. This will be the first public hearing for the application.

APPLICATION STATUS:

The application is complete and ready to be accepted.

NOTICES:

Notices were sent to all property abutters on October 8, 2020.

WAIVERS:

No waivers have been requested.

ZONING:

The parcel is within the Integrated Commercial Industrial district. The intent of the Integrated Commercial Industrial District is to provide an area for sales and service activities, both wholesale and retail, as well as industrial activities. This District is intended to be the area in which vehicular oriented business can occur.

TRAFFIC AND ACCESS MANAGEMENT:

The property contains no linear frontage on a Class V roadway or better. Access to the property would be through an existing access/egress easement along Map 13, Lot 1, 571 Nashua Street. The applicant was granted a Variance on August 20, 2020 to permit the construction of a commercial building and related site improvements on a lot of record with less than the minimum required frontage (150') on a principle route of access on a Class V road or better in the ICI district.

PARKING:

The proposed parking appears to meet the minimum requirements set forth in Section 6.05.4 Table of off Street Parking based on the below calculations.

4 spaces per practitioner plus one per every 2 employees: 2 practitioners x 4 = 8 spaces, 10 employees / 2 = 5 spaces
Retail space = 750SF @ 4 spaces per 1,000SF = 3 spaces
Storage space = 3,700SF @ 1 space per 1,000SF = 4 spaces
Minimum spaces required = 20 spaces

The plan proposes 40 parking spaces which exceeds the minimum requirements. The additional parking is shown to allow for shift changes and additional employees.

OPEN SPACE/LANDSCAPING:

As per Section 5.03.7 of the Zoning Ordinance, open space shall be provided for all uses, other than single-family and two-family dwellings in an amount equal not less than thirty (30) percent of the total lot area.
The property exceeds the minimum open space requirements providing more than 30% open space.

The applicant has submitted a landscaping plan for the property. The plan proposes the installation of eight (8) trees. This meets the minimum requirement of Section 6.08.7.A.02 which requires for one (1) tree per thirty (30) feet of landscaped strip along the parking/access way.

The applicant has also provided a landscaped strip at least ten (10) feet in width between the paved area and abutting property lines or ROW except where driveways or other openings may be required.

Three (3) trees are proposed to meet the requirements of one (1) tree for every fifteen (15) parking spaces. These trees shall have a minimum branch height of eight (8) feet when planted.

Additionally the applicant proposes twenty one (21) shrubs along the building frontage. This exceeds the minimum requirements of Section 6.08.6 which requires for one (1) shrub for every five (5) feet of building frontage.

DRAINAGE/STORMWATER MANAGEMENT

Subject to resolution of the comments cited in the engineering consultant’s October 13, 2020 memorandum (See attached), the stormwater system design adequately mitigates the increase in runoff rate and volume caused by the proposed development as required by the Town’s Regulations.

BUILDING ELEVATIONS

The applicant has provided the proposed building elevations for review and consideration by the Board (see attached). The proposed elevations provide the appropriate scale, massing and form when compared to the surrounding properties and buildings.

INTERDEPARTMENTAL REVIEWS:

Ambulance: No concerns/issues.

Assessing: No concerns/issues.

Building Department: No comments

Code Enforcement/ Health: No comments.

Conservation Commission: Comments due by 10/16/2020.

Fire Department: No concerns/issues.

Heritage Commission: Comments due by 10/16/2020.

Police Department: No concerns/issues.

Public Works: See attached comments.

Water/Sewer Utilities: Water and Sewer service are at the edge of the property, but the sewer service will need a private sewer pump station at the building. The “force main” will have to be tied in at Nashua Street, it is not connected now.

Drainage/Stormwater: See attached letter from KV Partners.

Community Development / Planning:

1. A special exception was granted by the Zoning Board of Adjustment on August 20, 2020 for impact of the 25’ wetland buffer to access the site from an existing access easement through lot 44-13-1.
2. Site Plan. Please add a note stating on August 20, 2020, the Zoning Board of Adjustment granted the request for a variance from the Milford Zoning Ordinance, Article V, Section 5.08.4.A to permit the construction of a commercial building and related site improvements on a lot of record, identified as Milford Tax Map 44, Lot 11-1, with less than the minimum required frontage (150’) on a principle route of access on a Class V road or better in the Integrated Commercial-Industrial (‘ICI’) District.
3. Site Plan. Open Space. Please provide the total percentage/acreage of open space.
4. Site Plan. Please provide a copy of the easement information.

5. Site Plan. Drainage/Stormwater Management. Sheet 13, Maintenance note states a local government, designated group such as HOA or some individual must be assigned responsibility for maintaining the structures and basin area.

On Sheet 3, Note 15 states the owner is responsible for operation and maintenance of on-site drainage, including the wet pond.

Please clarify the responsible party for maintenance and inspection of the detention/retention basins.

STAFF RECOMMENDATIONS:

The applicant should be prepared to address the comments raised by the Planning Board, Conservation Commission, Town Consultants, Staff, and public pertaining to the Site Plan. If the Board is satisfied with the information and responses from the applicant and finds the remaining concerns can be addressed with staff, staff would recommend a conditional approval.

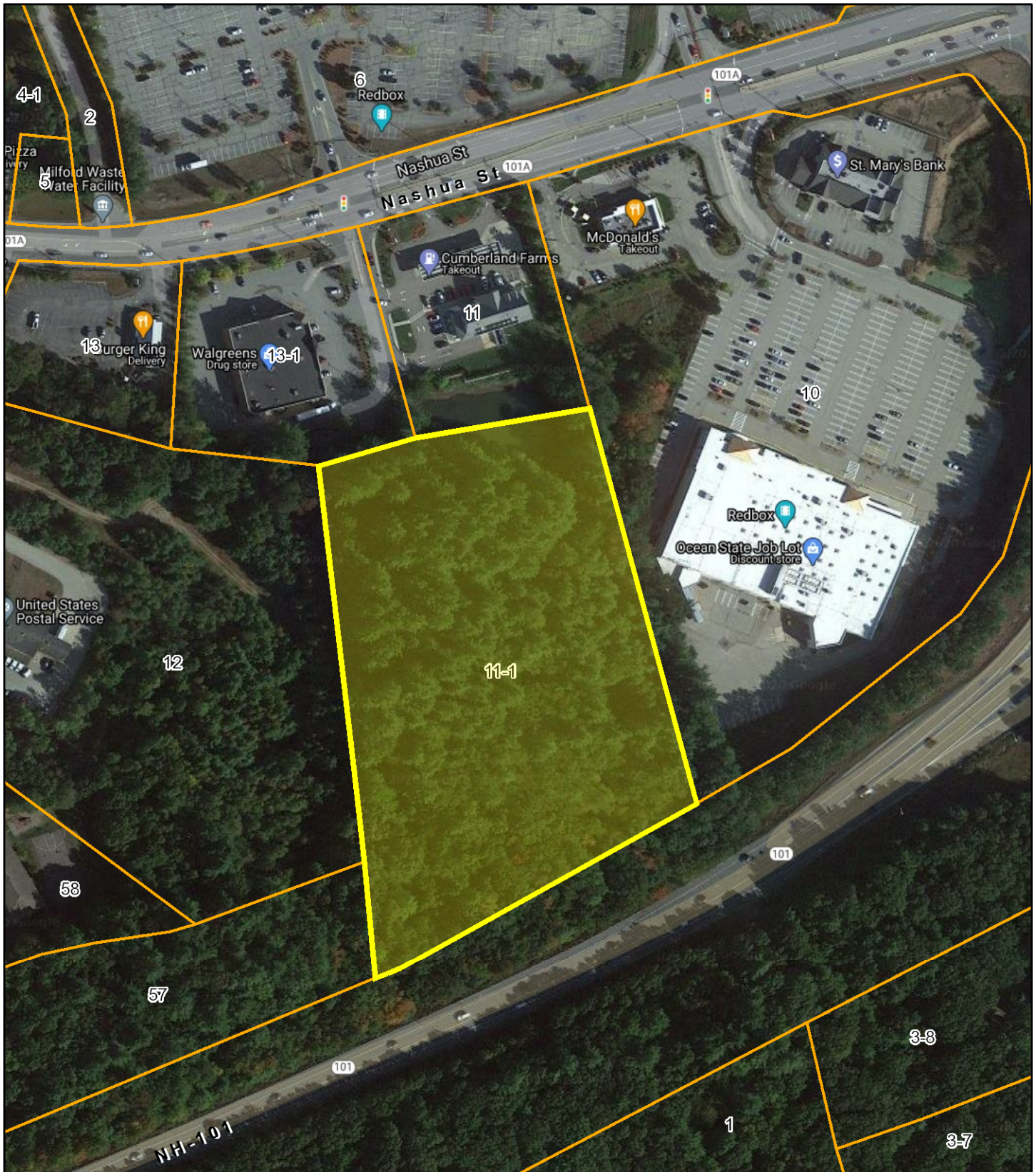


Milford, NH

1 inch = 200 Feet



October 16, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

TOWN OF MILFORD

Zoning Board of Adjustment



DATE: September 1, 2020

TO: MVC Eye Care / Kevin Chauvette
2075 South Willow Street
Manchester, NH 03103

ASRT, LLC.
111 Bow Street
Portsmouth, NH 03801

RE: **ZBA Case #2020-18**
Tax Map 44, Lot 11-1

NOTICE OF DECISION

You are hereby notified that on August 20, 2020 the Zoning Board of Adjustment **GRANTED** the request for a **SPECIAL EXCEPTION** of the Milford Zoning Ordinances per Article VI, Section 6.02.6.B to impact approximately 5,914 square feet within the 25 foot wetland buffer area to construct a driveway entrance to a commercial development/office located on the property Tax Map 44, Lot 11-1 in the Integrated Commercial-Industrial ('ICI') District.

Please note that this does not constitute Planning Board, Building Department or any other state and/or local approvals that may be required for your project.

Lincoln Daley

Community Development Director & Zoning Administrator

Date

In accordance with NH RSA 677:2, any person directly affected by this decision may make an application for a rehearing in this matter. ***Any application for rehearing must be received by the Board of Adjustment prior to close of business (4:30 p.m.) on September 21, 2020.***

In accordance with Article X, Section 10.060, this Special Exception is subject to expiration, if within two (2) years after the granting of a variance or special exception by the Board of Adjustment, none of the work required by a building permit covered by the variance or special exception has been executed, then such variance or special exception shall become null and void except in any case where legal proceedings relative to the variance or special exception shall have caused an undue delay in the execution of the required building permit. Only one, six-month extension may be granted for any variance or special exception. The applicant may apply for the extension at a regularly scheduled Zoning Board meeting.

CC: Building Department
Assessor
Conservation Commission
File

TOWN OF MILFORD

Zoning Board of Adjustment



DATE: September 1, 2020

TO: MVC Eye Care / Kevin Chauvette
2075 South Willow Street
Manchester, NH 03103

ASRT, LLC.
111 Bow Street
Portsmouth, NH 03801

**RE: ZBA Case #2020-19
Tax Map 44, Lot 11-1**

NOTICE OF DECISION

You are hereby notified that on August 20, 2020, the Zoning Board of Adjustment **GRANTED** the request for a **VARIANCE** from the Milford Zoning Ordinance, Article V, Section 5.08.4.A to permit the construction of a commercial building and related site improvements on a lot of record, identified as Milford Tax Map 44, Lot 11-1, with less than the minimum required frontage (150') on a principle route of access on a Class V road or better in the Integrated Commercial-Industrial ('ICI') District.

Please note that this does not constitute Planning Board, Building Department, Board of Selectmen or any other state and/or local approvals that may be required for your project.

Lincoln Daley

Community Development Director & Zoning Administrator

Date

In accordance with NH RSA 677:2, any person directly affected by this decision may make an application for a rehearing in this matter. ***Any application for rehearing must be received by the Board of Adjustment prior to close of business (4:30 p.m.) on September 21, 2020.***

In accordance with Article X, Section 10.060, this Variance is subject to expiration, if within two (2) years after the granting of a variance or special exception by the Board of Adjustment, none of the work required by a building permit covered by the variance or special exception has been executed, then such variance or special exception shall become null and void except in any case where legal proceedings relative to the variance or special exception shall have caused an undue delay in the execution of the required building permit. Only one, six-month extension may be granted for any variance or special exception. The applicant may apply for the extension at a regularly scheduled Zoning Board meeting.

CC: Building Department
Assessor

Planning Department
File

From: [Rick Riendeau](#)
To: [Kellie Walsh](#)
Subject: RE: IDR - MVC Eyecare
Date: Tuesday, October 6, 2020 7:21:56 AM

Kellie,

Here's what I see,

1. We need some traffic control (ie.. stop lines, signs) at the intersection of the Walgreens parking lot, (drive thru exit) and the proposed Eye care entrance
2. Keep shrubbery/trees low or back from line of sight at Walgreens parking lot & Eye care entrance
3. Concern on maintenance of stormwater pond in future, who is to maintain and who is to inspect it for compliance (Note on page 13 of 13)
4. Need for inspections of basin
5. Plan 4 of 13 indicates 12" HDPE outlet OCS #1, detail sheet 13 of 13 shows a 15" HDPE outlet
6. Notes reference on grate and trash rack don't correspond correctly for information
7. No spec on the trash racks

Rick Riendeau
Director of Public Works
Milford, NH
rriendeau@milford.nh.gov
W 603-673-1662
F 603-673-2206

"Public Works makes it happen"



From: Kellie Walsh
Sent: Wednesday, September 30, 2020 2:57 PM
To: Chris Costantino; Conservation Commission; Craig Frye; David Palance; Eric Schelberg; Jamie Ramsay; Jason Smedick; Kathy Doherty; Ken Flaherty; Kevin Stetson; Marti Noel; Mike Viola; Rick Riendeau
Subject: IDR - MVC Eyecare

Attached please find the IDR for a site plan application. Please provide comment by **October 14**

Thank you in advance.

Regards,

Kellie Walsh
Town Planner
Community Development

From: [Kevin Stetson](#)
To: [Kellie Walsh](#)
Subject: RE: Planning Dept. IDR - MVC Eye Care
Date: Tuesday, July 7, 2020 2:45:25 PM

Hi Kellie,

They may know this already but that site has water and sewer at the edge of the property **BUT**, the sewer service will need a private sewer pump station at the building. The “force Main” will have to be tied in at Nashua Street, it is not connected now.

From: Kellie Walsh
Sent: Monday, July 6, 2020 9:00 AM
To: 'Chris Costantino'; Conservation Commission; Craig Frye; 'David Palance'; Eric Schelberg; Jamie Ramsay; Jason Smedick; Kathy Doherty; Ken Flaherty; Kevin Stetson; Marti Noel; Mike Viola; Rick Riendeau
Subject: Planning Dept. IDR - MVC Eye Care

Attached please find the IDR for a site plan application. Please provide comment by **July 15**

Thank you in advance.

Regards,

Kellie Shamel
Town Planner
Community Development
1 Union Square
Milford NH 03055
603-249-0620
kshamel@milford.nh.gov

October 13, 2020

Kellie Walsh, Town Planner
Town of Milford
Community Development
1 Union Square
Milford NH 03055

Re: MVC Eye Care Site Plan (Tax Map 44, Lot 11-1) – Site Plan Review

Dear Ms. Walsh:

We reviewed the thirteen-sheet plan set and the Stormwater Management Report both dated September 21, 2020 and prepared by The Dubay Group, Inc. in accordance with our agreement with the Town. Based on that review, we offer the following comments:

SITE PLAN COMMENTS

1. The proposed pond is a wet pond with an impervious liner. If the liner is needed to retain water (above the groundwater table) clarify why a wet pond is the correct stormwater measure for this location. If the liner is expected to be below the water table, clarify how there will be no water pressure from below the liner that may destabilize it should the pond dry out.
2. Depict the roof drain system on the plans to ensure it is constructed as planned.
3. The outlet structure includes notes that provide additional details (trash racks), but no corresponding notes were found. Please clarify.
4. The overflow spillway is shown on the stormwater basin detail and references an overflow detail and the plans for locations, however, that information was not shown.
5. A 12” orifice on the outlet structure has an invert that is less than 12” from the top of the outlet structure. Revisions are required.
6. Design calculations that consider off site flows for the 24” RCP under the proposed driveway are required.
7. Test pit information to verify water table information was not found. This information is required to evaluate the wet pond design.

STORMWATER PERMIT COMMENTS

1. Item No. 3 - Test pit information was not found to verify construction details (wet pond liner).
2. Item No. 12.i – A wetland permit is required

If you have any questions or need any additional information, please feel free to contact me at 603-413-6650 or on my cell phone at 603-731-1562 or by email at MVignale@kvpllc.com.

Sincerely,

KV Partners LLC



Michael S. Vignale, P.E.
Principal Engineer

Town of Milford
CONSERVATION COMMISSION

Town Hall
1 Union Square
Milford, NH 03055-4240
(603) 249-0628
Fax (603) 673-2273
www.milford.nh.gov
conservation@milford.nh.gov



October 16, 2020

To: Milford Planning Board

**Re: Interdepartmental Review Map 044 Lot 011-001
MVC Eyecare**

To the Board,

The Conservation Commission reviewed this plan at their October 10 meeting. The Commission has a few comments:

1. The members reiterate their request that the turnaround/supplemental parking behind the building utilize a more permeable surface solution
2. The members are glad to see the Vermont Wildflower seed mix incorporated into the buffer stabilization plan to add diversity to the buffer functionality;
3. The members would like to see wildlife friendly grates on the catch basins;
4. The wetland permit application does not appear to have been filed.

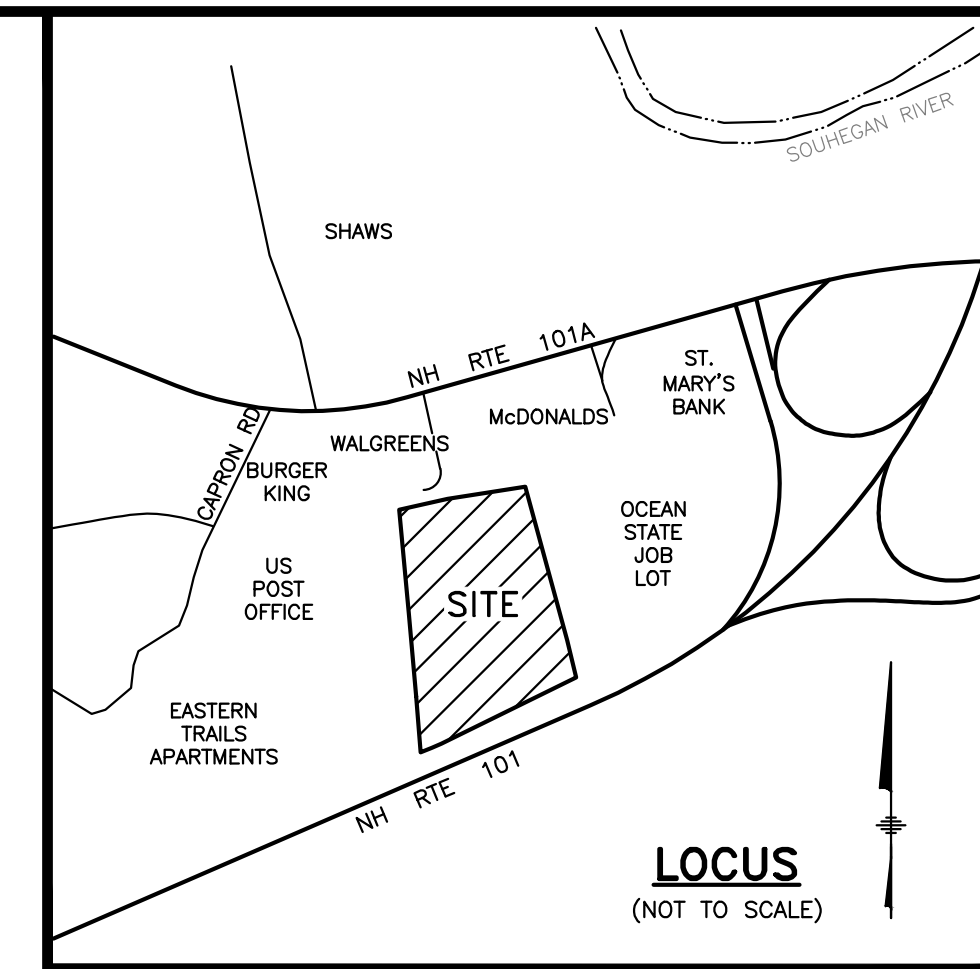
The Commission appreciates the opportunity to review this application. We look forward to seeing a well-designed project that improves the natural resource functionality of the site.

Very Respectfully,

Chris Costantino
Milford Conservation Commission Alternate | Coordinator

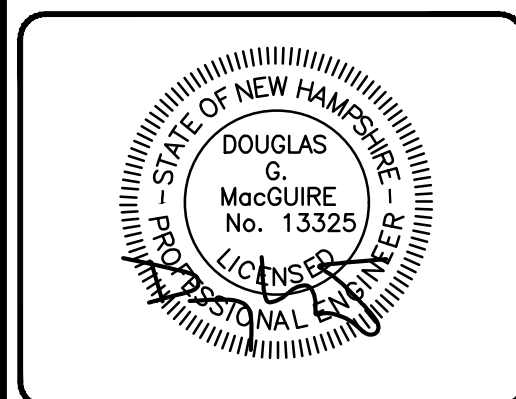
MVC EYE CARE

575 NASHUA STREET
MILFORD, NEW HAMPSHIRE



The Dubai Group, Inc.
136 Harvey Rd, Bldg B101
Londonderry, NH 03053
603-458-6462

Engineers
Planners
Surveyors
TheDubayGroup.com



SHEET INDEX:

- 1 Title Sheet
 - 2 Existing Conditions Plan
 - 3 Site Plan
 - 4 Grading, Drainage, & Utility Plan
 - 5-6 Landscape Plan & Details
 - 7 Lighting Plan
 - 8 Erosion Control Plan
 - 9-13 Site Construction Details
- Architectural Plans

REVISIONS:			
REV.	DATE:	COMMENT:	BY:

DRAWN BY: REK
CHECKED BY: DGM
DATE: SEPT. 21, 2020
SCALE: NONE
FILE: 444-COVER
DEED REF:
H.C.R.D.: BK. 8769 PG. 0003

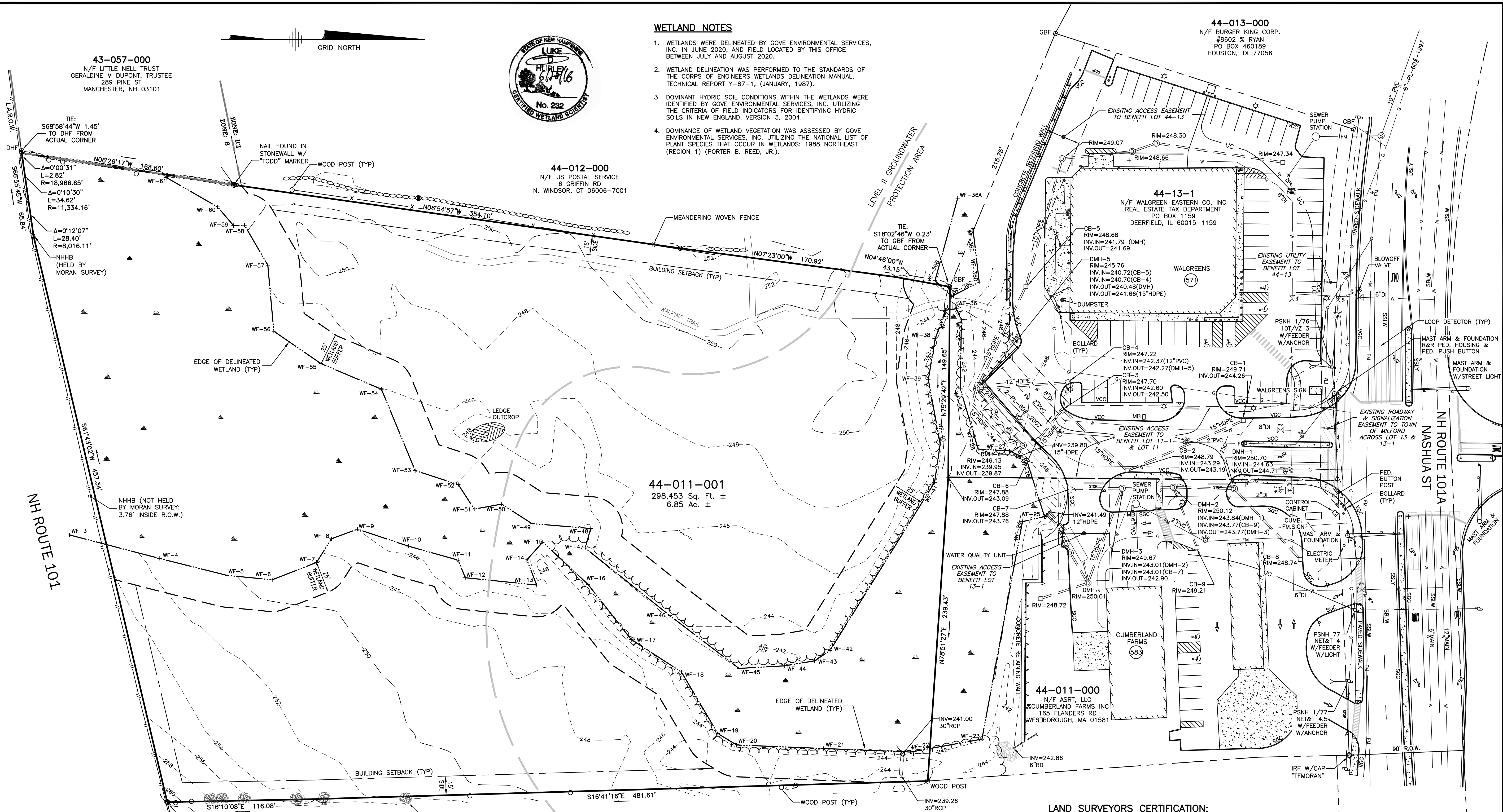
PROJECT:
MVC EYE CARE
MAP 44 LOT 11-1
NASHUA STREET
MILFORD, NH
OWNER
ASRT, LLC
111 BOW ST
PORTSMOUTH, NH 03801
FOR
MVC Eye Care
2075 SOUTH WILLOW STREET
MANCHESTER, NH 03103

OWNER'S SIGNATURE _____ DATE _____

APPROVED
MILFORD PLANNING BOARD
SITE PLAN #: _____ DATE APPROVED: _____
SIGNATURE: _____ DATE SIGNED: _____

SHEET TITLE:
TITLE SHEET

N:\PROJECTS\444-NWC 101A - Milford\Survey\444-nwc.dwg



WETLAND NOTES
1. WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. IN JUNE 2020, AND FIELD LOCATED BY THIS OFFICE BETWEEN JULY AND AUGUST 2020.
2. WETLAND DELINEATION WAS PERFORMED TO THE STANDARDS OF THE CORPUS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, (JANUARY, 1987).
3. DOMINANT HYDRIC SOIL CONDITIONS WITHIN THE WETLANDS WERE IDENTIFIED BY GOVE ENVIRONMENTAL SERVICES, INC. UTILIZING THE CRITERIA OF FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, 2004.
4. DOMINANCE OF WETLAND VEGETATION WAS ASSESSED BY GOVE ENVIRONMENTAL SERVICES, INC. UTILIZING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: 1988 NORTHEAST (REGION 1) (PORTER B. REED, JR.).

44-013-000
N/F BURGER KING CORP.
#8602 % RYAN
PO BOX 460189
HOUSTON, TX 77056

44-012-000
N/F US POSTAL SERVICE
6 GRIFFIN RD
N. WINDSOR, CT 06006-7001

44-011-001
298,453 Sq. Ft. ±
6.85 Ac. ±

44-10-000
N/F OSJ OF MILFORD, NH, LLC
375 COMMERCE PARK RD
NORTH KINGSTON, RI 02852

44-011-000
N/F ASRT, LLC
CUMBERLAND FARMS INC
165 FLANDERS RD
WESTBOROUGH, MA 01581

44-13-1
N/F WALGREEN EASTERN CO, INC
REAL ESTATE TAX DEPARTMENT
PO BOX 1159
DEERFIELD, IL 60015-1159

The Dubai Group, Inc.
136 Harvey Rd, Bldg B101
Londonderry, NH 03053
603-458-6462

Engineers
Planners
Surveyors
TheDubayGroup.com

NEW STATE OF NH
No. 991
TIM
W.
SUTHERLAND
Timothy W. Sutherland
SIGNATURE

REVISIONS:		
REV.	DATE	COMMENT

DRAWN BY: TWS
CHECKED BY: TWS
DATE: SEPT. 21, 2020
SCALE: 1"=40'
FILE: 444ws
DEED REF: H.C.R.D.: BK. 8769 PG. 0003

PROJECT: **MVC EYE CARE**

MAP 44 LOT 11-1
NASHUA STREET
MILFORD, NH

OWNER:
ASRT, LLC
111 BOW ST
PORTSMOUTH, NH 03801

FOR:
MVC Eye Care
2075 SOUTH WILLOW STREET
MANCHESTER, NH 03103

SHEET TITLE:
EXISTING CONDITIONS PLAN

PROJECT #444 SHEET 2 of 13

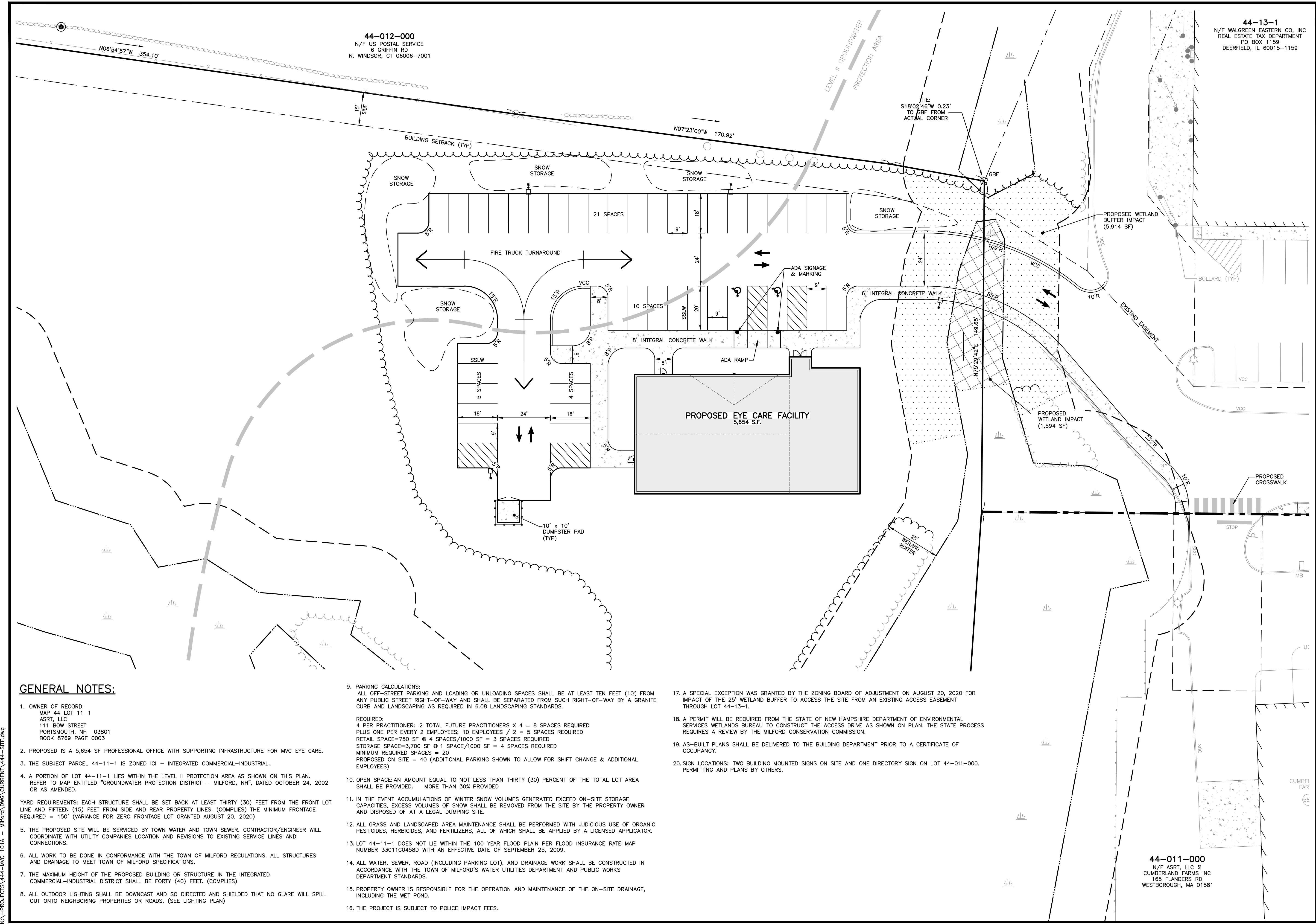
- PLAN REFERENCES:**
- STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, PLAN OF PROPOSED FEDERAL AID PRIMARY PROJECT, F018-1(4), N.H. PROJECT NO. P-7259B, N.H. ROUTE 101A.
 - STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, PLAN OF PROPOSED FEDERAL AID PRIMARY PROJECT, F-FG-010-1(2), N.H. PROJECT NO. P-2419, N.H. ROUTE 101.
 - SUBDIVISION PLAN OF TAX MAP 44 LOT 11, 583 NASHUA STREET (NH ROUTE 101A), OWNER: JOHN SAMONAS, SCALE: 1"=50', DATED: FEBRUARY 2012; PREPARED BY T.F.MORAN; RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS (H.C.R.D.) PLAN #37742.
 - #35380 (H.C.R.D.)
 - #34264 (H.C.R.D.)
 - #26976 (H.C.R.D.)
 - SITE PLAN FOR CUMBERLAND FARMS, INC.; SCALE: 1"=20'; DATED JANUARY, 2014; PREPARED BY MHF DESIGN CONSULTANTS, INC; ON FILE AT THE MILFORD TOWN OFFICE.
 - SITE PLAN FOR WALGREENS STORE NO. 10462; SCALE: 1"=20'; DATED JUNE 2008; PREPARED BY T.F.MORAN; ON FILE AT THE MILFORD TOWN OFFICE.

- NOTES:**
- THE OWNER OF RECORD (TAX MAP 44 LOT 11-1):
ASRT, LLC
111 BOW STREET
PORTSMOUTH, NH 03801
REF. DEED: BK 8769 PG 0003
 - THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PLAN ENTITLED "SUBDIVISION PLAN '583 NASHUA STREET (NH ROUTE 101A)' TAX MAP 44 LOT 11, MILFORD, N.H.; OWNED BY AND PREPARED FOR JOHN SAMONAS." PREPARED BY T.F.MORAN AND FILED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #37742, AND BASED ON THE RESULT OF A FIELD SURVEY BY THIS OFFICE.
 - EXISTING FEATURES AND TOPOGRAPHY SHOWN HEREON ARE BASED ON A FIELD SURVEY BY THIS OFFICE BETWEEN JULY AND AUGUST 2020.
 - HORIZONTAL DATUM REFERENCED TO NHSPC-NAD83; VERTICAL DATUM REFERENCED TO NAVD88 VIA GNSS OBSERVATIONS TAKEN JULY 2020.
 - SUBJECT PARCEL IS ZONED INTEGRATED COMMERCIAL-INDUSTRIAL (IC) DISTRICT PER TOWN OF MILFORD ZONING MAP.

- LAND SURVEYORS CERTIFICATION:**
- I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND BETWEEN JULY AND AUGUST 2020 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.
- Timothy W. Sutherland* 9/21/20
TIMOTHY W. SUTHERLAND, LLS #991 DATE
- MIN. LOT FRONTAGE: 150FT -ZBA VARIANCE GRANTED AUG. 20, 2020
MIN. FRONT YARD: 30FT
MIN. SIDE YARD: 15FT
MIN. REAR YARD: 15FT
- UTILITY POLE
 - DRAIN MANHOLE
 - CATCH BASIN
 - SEWER MANHOLE
 - LIGHT POLE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER VALVE
 - SIGN
 - TREE
 - TREE LINE
 - MAILBOX
 - EXISTING WELL

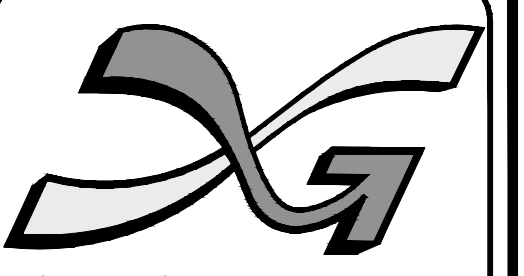
- LEGEND**
- STONE WALL
 - SINGLE SOLID YELLOW LINE
 - SINGLE SOLID WHITE LINE
 - SINGLE BROKEN WHITE LINE
 - VERTICAL GRANITE CURB
 - EDGE OF PAVEMENT
 - RETAINING WALL
 - OVERHEAD WIRE
 - DRAIN LINE
 - SEWER LINE
 - WATER LINE
 - GAS LINE
 - UNDERGROUND COMM. LINE

OWNER: TAX MAP 44 LOT 11-1	DATE
APPLICANT: MVC EYE CARE	DATE
CHAIRMAN	DATE
PLANNING BOARD, TOWN OF MILFORD, NH	

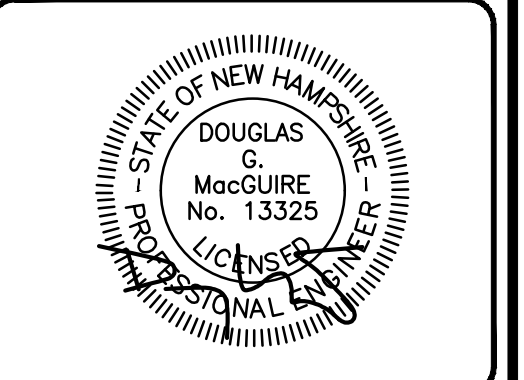
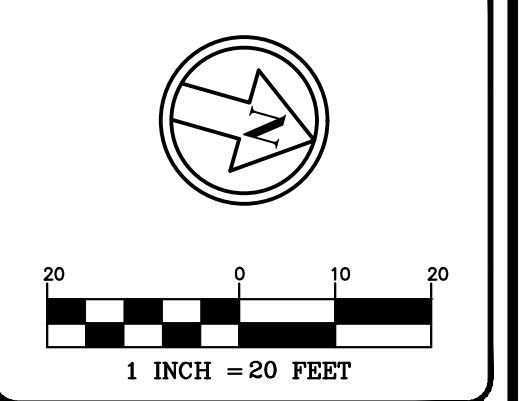


44-012-000
 N/F US POSTAL SERVICE
 6 GRIFFIN RD
 N. WINDSOR, CT 06006-7001

44-13-1
 N/F WALGREEN EASTERN CO. INC
 REAL ESTATE TAX DEPARTMENT
 PO BOX 1159
 DEERFIELD, IL 60015-1159



The Dubai Group, Inc.
 136 Harvey Rd, Bldg B101
 Londonderry, NH 03053
 603-458-6462
 Engineers
 Planners
 Surveyors
 TheDubayGroup.com



REVISIONS:			
REV.	DATE	COMMENT	BY

DRAWN BY: SJK
 CHECKED BY: DGM
 DATE: SEPT. 21, 2020
 SCALE: 1"=20'
 FILE: 444-SITE
 DEED REF:
 H.C.R.D.: BK. 8769 PG. 0003

PROJECT:
MVC EYE CARE
 MAP 44 LOT 11-1
 NASHUA STREET
 MILFORD, NH
 OWNER
ASRT, LLC
 111 BOW ST
 PORTSMOUTH, NH 03801
 FOR
MVC Eye Care
 2075 SOUTH WILLOW STREET
 MANCHESTER, NH 03103

SHEET TITLE:
SITE PLAN
 PROJECT #444 SHEET 3 of 13

GENERAL NOTES:

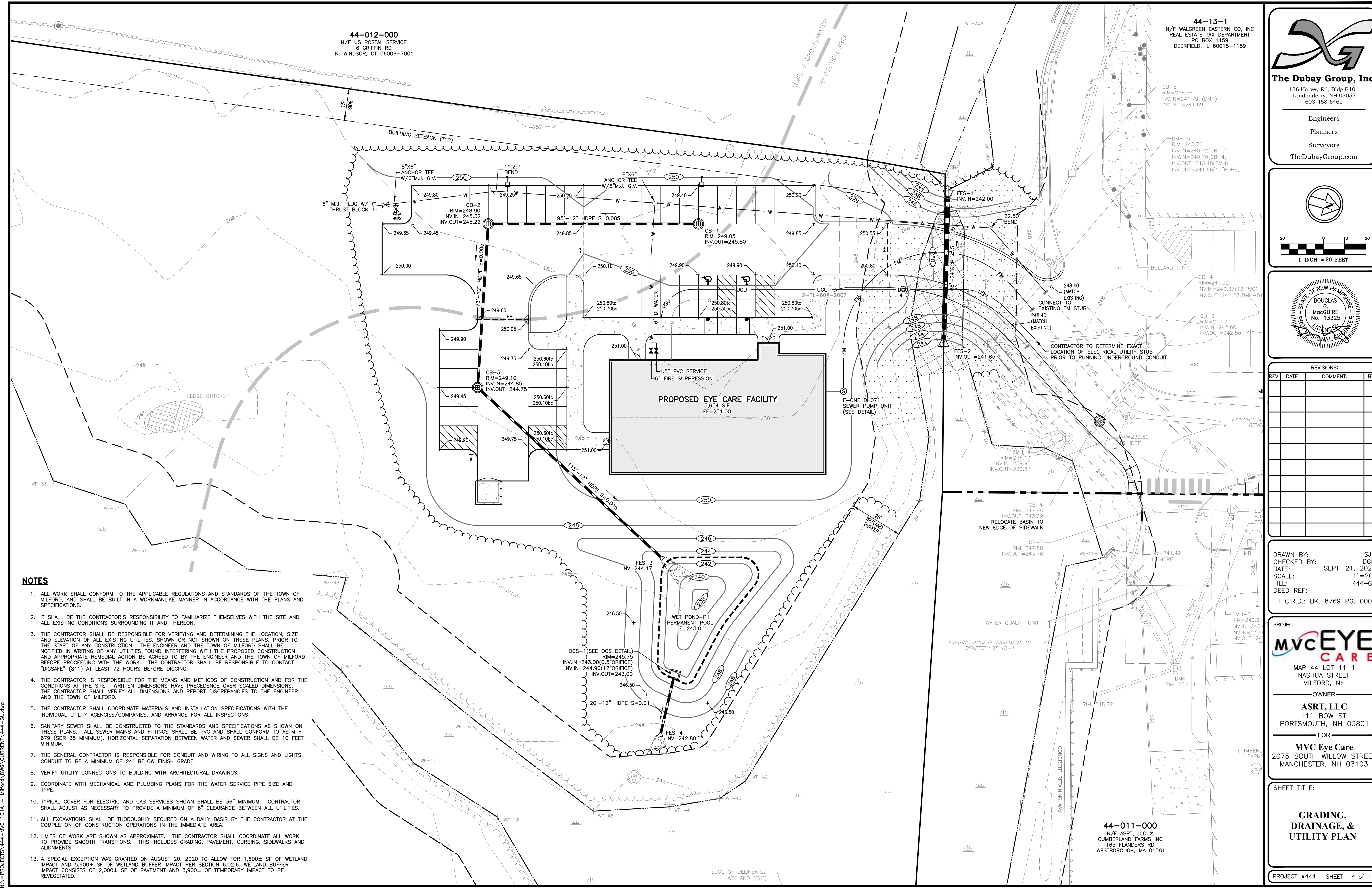
- OWNER OF RECORD:
 MAP 44 LOT 11-1
 ASRT, LLC
 111 BOW STREET
 PORTSMOUTH, NH 03801
 BOOK 8769 PAGE 0003
- PROPOSED IS A 5,654 SF PROFESSIONAL OFFICE WITH SUPPORTING INFRASTRUCTURE FOR MVC EYE CARE.
- THE SUBJECT PARCEL 44-11-1 IS ZONED ICI - INTEGRATED COMMERCIAL-INDUSTRIAL.
- A PORTION OF LOT 44-11-1 LIES WITHIN THE LEVEL II PROTECTION AREA AS SHOWN ON THIS PLAN. REFER TO MAP ENTITLED "GROUNDWATER PROTECTION DISTRICT - MILFORD, NH", DATED OCTOBER 24, 2020 OR AS AMENDED.
- YARD REQUIREMENTS: EACH STRUCTURE SHALL BE SET BACK AT LEAST THIRTY (30) FEET FROM THE FRONT LOT LINE AND FIFTEEN (15) FEET FROM SIDE AND REAR PROPERTY LINES. (COMPLIES) THE MINIMUM FRONTAGE REQUIRED = 150' (VARIANCE FOR ZERO FRONTAGE LOT GRANTED AUGUST 20, 2020)
- THE PROPOSED SITE WILL BE SERVICED BY TOWN WATER AND TOWN SEWER. CONTRACTOR/ENGINEER WILL COORDINATE WITH UTILITY COMPANIES LOCATION AND REVISIONS TO EXISTING SERVICE LINES AND CONNECTIONS.
- ALL WORK TO BE DONE IN CONFORMANCE WITH THE TOWN OF MILFORD REGULATIONS. ALL STRUCTURES AND DRAINAGE TO MEET TOWN OF MILFORD SPECIFICATIONS.
- THE MAXIMUM HEIGHT OF THE PROPOSED BUILDING OR STRUCTURE IN THE INTEGRATED COMMERCIAL-INDUSTRIAL DISTRICT SHALL BE FORTY (40) FEET. (COMPLIES)
- ALL OUTDOOR LIGHTING SHALL BE DOWNCAST AND SO DIRECTED AND SHIELDED THAT NO GLARE WILL SPILL OUT ONTO NEIGHBORING PROPERTIES OR ROADS. (SEE LIGHTING PLAN)

- PARKING CALCULATIONS:
 ALL OFF-STREET PARKING AND LOADING OR UNLOADING SPACES SHALL BE AT LEAST TEN FEET (10') FROM ANY PUBLIC STREET RIGHT-OF-WAY AND SHALL BE SEPARATED FROM SUCH RIGHT-OF-WAY BY A GRANITE CURB AND LANDSCAPING AS REQUIRED IN 6.08 LANDSCAPING STANDARDS.
 REQUIRED:
 4 PER PRACTITIONER: 2 TOTAL FUTURE PRACTITIONERS X 4 = 8 SPACES REQUIRED
 PLUS ONE PER EVERY 2 EMPLOYEES: 10 EMPLOYEES / 2 = 5 SPACES REQUIRED
 RETAIL SPACE=750 SF @ 4 SPACES/1000 SF = 3 SPACES REQUIRED
 STORAGE SPACE=3,700 SF @ 1 SPACE/1000 SF = 4 SPACES REQUIRED
 MINIMUM REQUIRED SPACES = 20
 PROPOSED ON SITE = 40 (ADDITIONAL PARKING SHOWN TO ALLOW FOR SHIFT CHANGE & ADDITIONAL EMPLOYEES)
- OPEN SPACE: AN AMOUNT EQUAL TO NOT LESS THAN THIRTY (30) PERCENT OF THE TOTAL LOT AREA SHALL BE PROVIDED. MORE THAN 30% PROVIDED
- IN THE EVENT ACCUMULATIONS OF WINTER SNOW VOLUMES GENERATED EXCEED ON-SITE STORAGE CAPACITIES, EXCESS VOLUMES OF SNOW SHALL BE REMOVED FROM THE SITE BY THE PROPERTY OWNER AND DISPOSED OF AT A LEGAL DUMPING SITE.
- ALL GRASS AND LANDSCAPED AREA MAINTENANCE SHALL BE PERFORMED WITH JUDICIOUS USE OF ORGANIC PESTICIDES, HERBICIDES, AND FERTILIZERS, ALL OF WHICH SHALL BE APPLIED BY A LICENSED APPLICATOR.
- LOT 44-11-1 DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP NUMBER 33011C0458D WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- ALL 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.
- PROPERTY OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE ON-SITE DRAINAGE, INCLUDING THE WET POND.
- THE PROJECT IS SUBJECT TO POLICE IMPACT FEES.

- A SPECIAL EXCEPTION WAS GRANTED BY THE ZONING BOARD OF ADJUSTMENT ON AUGUST 20, 2020 FOR IMPACT OF THE 25' WETLAND BUFFER TO ACCESS THE SITE FROM AN EXISTING ACCESS EASEMENT THROUGH LOT 44-13-1.
- A PERMIT WILL BE REQUIRED FROM THE STATE OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES WETLANDS BUREAU TO CONSTRUCT THE ACCESS DRIVE AS SHOWN ON PLAN. THE STATE PROCESS REQUIRES A REVIEW BY THE MILFORD CONSERVATION COMMISSION.
- AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY.
- SIGN LOCATIONS: TWO BUILDING MOUNTED SIGNS ON SITE AND ONE DIRECTORY SIGN ON LOT 44-011-000. PERMITTING AND PLANS BY OTHERS.

44-011-000
 N/F ASRT, LLC %
 CUMBERLAND FARMS INC
 165 FLANDERS RD
 WESTBOROUGH, MA 01581

N:\PROJECTS\444-MVC 101A - Milford\DWG\CURRENT\444-SITE.dwg



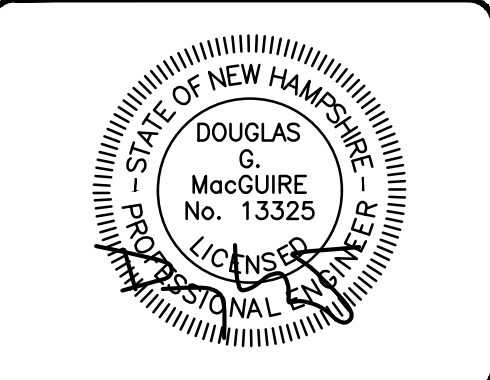
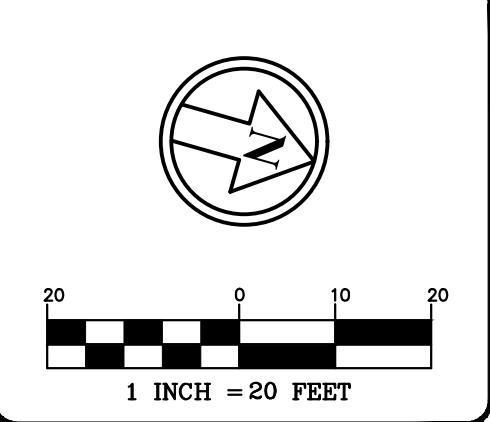
44-012-000
 N/F US POSTAL SERVICE
 6 GRIFFIN RD
 N. WINDSOR, CT 06006-7001

44-13-1
 N/F WALGREEN EASTERN CO. INC
 REAL ESTATE TAX DEPARTMENT
 PO BOX 1159
 DEERFIELD, IL 60015-1159



The Dubai Group, Inc.
 136 Harvey Rd, Bldg B101
 Londonderry, NH 03053
 603-458-6462

Engineers
 Planners
 Surveyors
 TheDubayGroup.com



REVISIONS:

REV:	DATE:	COMMENT:	BY:

NOTES

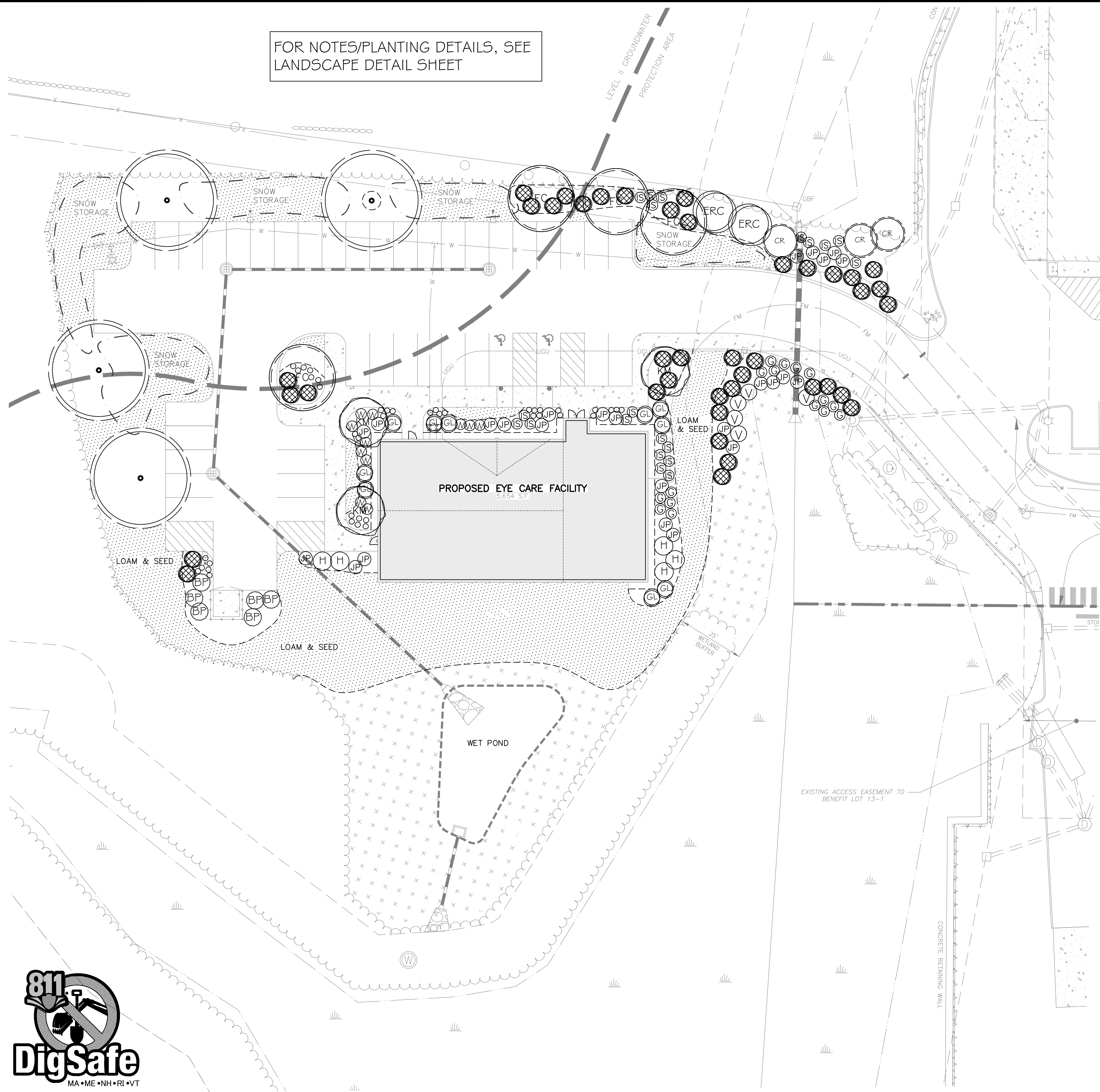
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF MILFORD, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON.
- 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 AND THE TOWN OF MILFORD SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER AND THE TOWN OF MILFORD BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
- 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 AND THE TOWN OF MILFORD.
- THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
- SANITARY SEWER SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. ALL SEWER MAINS AND FITTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM F 679 (SDR 35 MINIMUM). HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10 FEET MINIMUM.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
- VERIFY UTILITY CONNECTIONS TO BUILDING WITH ARCHITECTURAL DRAWINGS.
- COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR THE WATER SERVICE PIPE SIZE AND TYPE.
- TYPICAL COVER FOR ELECTRIC AND GAS SERVICES SHOWN SHALL BE 36" MINIMUM. CONTRACTOR SHALL ADJUST AS NECESSARY TO PROVIDE A MINIMUM OF 6" CLEARANCE BETWEEN ALL UTILITIES.
- ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS AND ALIGNMENTS.
- A SPECIAL EXCEPTION WAS GRANTED ON AUGUST 20, 2020 TO ALLOW FOR 1,600± SF OF WETLAND IMPACT AND 5,900± SF OF WETLAND BUFFER IMPACT PER SECTION 6.02.6. WETLAND BUFFER IMPACT CONSISTS OF 2,000± SF OF PAVEMENT AND 3,900± SF OF TEMPORARY IMPACT TO BE REVEGETATED.

DRAWN BY: SJK
 CHECKED BY: DGM
 DATE: SEPT. 21, 2020
 SCALE: 1"=20'
 FILE: 444-GU
 DEED REF: H.C.R.D.: BK. 8769 PG. 0003

PROJECT:
MvcEYE CARE
 MAP 44 LOT 11-1
 NASHUA STREET
 MILFORD, NH
 OWNER:
ASRT, LLC
 111 BOW ST
 PORTSMOUTH, NH 03801
 FOR:
MVC Eye Care
 2075 SOUTH WILLOW STREET
 MANCHESTER, NH 03103

SHEET TITLE:
GRADING, DRAINAGE, & UTILITY PLAN
 PROJECT #444 SHEET 4 of 13

FOR NOTES/PLANTING DETAILS, SEE
LANDSCAPE DETAIL SHEET



PARKING REQUIREMENTS

6.08.5 LANDSCAPING BUFFERS

- C. WITHIN A PROPERTY, BUFFERS ARE REQUIRED TO PROVIDE VISUAL SCREENS IN THE FOLLOWING INSTANCES:
1. OUTDOOR STORAGE AREAS. (NO OUTDOOR STORAGE PROPOSED)
 2. UTILITY INSTALLATIONS.
 3. LOADING AREAS. (NO LOADING AREAS AREA PROPOSED)
 4. REFUSE AND RECYCLING COLLECTION AREAS. (SEE PROPOSED BUFFER)

D. WITHIN A PROPERTY:

1. BUFFERS SHALL BE LOCATED TO PREVENT VISIBILITY OF THE ABOVE LISTED ITEMS FROM THE PARKING AREAS, TRAVELED RIGHT-OF-WAY OR NEIGHBORING PROPERTIES.
2. BUFFERS SHALL BE AT LEAST SIX (6) FEET IN HEIGHT AND MAY CONSIST OF FENCING, EVERGREENS, BERM, MOUNDS OR COMBINATIONS THEREOF.
3. ALL OUTDOOR REFUSE AND RECYCLING FACILITIES SHALL BE LOCATED ON A RAISED SIX (6") INCH CONCRETE PAD. (SEE SITE DETAIL)

6.08.6 LANDSCAPING ALONG BUILDING FRONTAGES

LANDSCAPING SHALL BE PROVIDED ALONG ALL BUILDING FRONTAGE. A MINIMUM OF ONE (1) SHRUB FOR EVERY FIVE (5) FEET OF BUILDING FRONTAGE SHALL BE PROVIDED.
 $57' +/- \text{FRONTAGE} / 5 = 10.7$ OR 11 SHRUBS REQUIRED - 21 PROPOSED

6.08.7 LANDSCAPING PARKING LOTS AND ACCESS WAYS

ALL PARKING LOT LANDSCAPING SHALL PROMOTE THE SAFE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC WITHIN AND OUT OF THE SITE. A PERIPHERAL LANDSCAPING SHALL BE REQUIRED ALONG ALL SIDES OF A PARKING LOT OR ACCESS WAY THAT ABUTS ADJOINING PROPERTY OR A PUBLIC RIGHT-OF-WAY AS FOLLOWS:

1. A LANDSCAPED STRIP AT LEAST TEN FEET (10) IN WIDTH SHALL BE LOCATED BETWEEN THE PAVED AREA AND THE ABUTTING PROPERTY LINES OR PUBLIC RIGHT-OF-WAY EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY BE REQUIRED; AND
2. AT LEAST ONE (1) TREE FOR EACH THIRTY FEET (30') OF LANDSCAPED STRIP SHALL BE PROVIDED. THESE TREES SHALL BE COMPLEMENTED BY SUITABLE GROUND COVER AND SHRUBS.
 $250' +/- \text{LF} / 30' = 8.3$ OR 8 TREES REQUIRED - 8 TREES PROPOSED

B. LANDSCAPING WITHIN PARKING LOTS OR GREEN SPACE ENCOMPASSING NOT LESS THAN FIVE (5%) PERCENT OF THE TOTAL PARKING AREA SHALL BE REQUIRED. > 5% SHOWN

A MINIMUM OF ONE (1) TREE FOR EVERY FIFTEEN (15) PARKING SPACES SHALL BE PROVIDED. THESE TREES SHALL BE COMPLEMENTED BY SUITABLE GROUND COVER AND SHRUBS. THESE TREES SHALL ALSO BE "STREET" TREES; TREES THAT ARE SALT, HEAT DROUGHT, AND URBAN TOLERANT. THESE TREES SHALL ALSO HAVE A MINIMUM BRANCHING HEIGHT OF EIGHT (8) FEET WHEN PLANTED.

40 SPACES SHOWN / 15 = 2.7 OR 3 TREES REQUIRED - 3 TREES PROPOSED

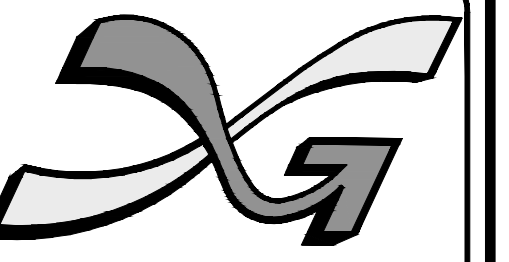
LANDSCAPE MAINTENANCE

LAWN

1. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH AREA IS PLANTED AND SHALL CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED, BUT NOT LESS THAN THE FOLLOWING PERIODS:
 - SEEDED LAWNS: 60 DAYS FROM DATE OF SUBSTANTIAL COMPLETION. (WHEN FULL MAINTENANCE PERIOD HAS NOT ELAPSED BEFORE THE END OF PLANTING SEASON, OR IF LAWN IS NOT FULLY ESTABLISHED, CONTINUE MAINTENANCE DURING NEXT PLANTING SEASON.)
 - SOD LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
 - PLUGGED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
 - SPRIGGED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
- MAINTAIN AND ESTABLISH LAWN BY WATERING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, RE-GRADE, AND REPLANT BARE OR ERODED AREAS AND RE-MULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
- IN AREAS WHERE MULCH HAS BEEN DISTURBED BY WIND OR MAINTENANCE OPERATIONS, ADD NEW MULCH.
- ANCHOR AS REQUIRED TO PREVENT DISPLACEMENT.
- IRRIGATION: PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND KEEP LAWN UNIFORMLY MOIST TO A DEPTH OF FOUR INCHES (100 mm).
- SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.
- WATER LAWN AT A MINIMUM RATE OF ONE INCH (25 mm) PER WEEK.
- MOW LAWN AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIC HEIGHT WITHOUT CUTTING MORE THAN 40 PERCENT OF GRASS HEIGHT. REMOVE NO MORE THAN 40 PERCENT OF GRASS-LEAF GROWTH IN INITIAL OR SUBSEQUENT MOWING. DO NOT DELAY MOWING UNTIL GRASS BLADES BEND OVER AND BECOME MATTED. DO NOT MOW WHEN GRASS IS WET. SCHEDULE INITIAL AND SUBSEQUENT MOWING TO MAINTAIN GRASS HEIGHT.

TREES AND SHRUBS:

- PRUNING SHOULD BE STARTED EARLY AND KEPT UP AT REGULAR INTERVALS. TREES SHOULD BE PRUNED AND SHAPED TO AVOID SPLITTING LATER IN LIFE. BROKEN TOPS AND BRANCHES SHOULD BE REMOVED AS SOON AS POSSIBLE AFTER INJURY. BROKEN, WEAK OR DISEASED BRANCHES SHOULD BE REMOVED FIRST, DEAD BRANCHES SECOND AND HEALTHY BRANCHES LAST.
- PROTECT TREES AND SHRUBS AGAINST DAMAGE INCURRED WITH LAWN MOWERS AND GARDEN EQUIPMENT. MULCH BEDS SHALL BE INSTALLED AS SHOWN TO KEEP GRASS AWAY FROM TREE TRUNKS.
- THE USE OF ROAD SALT AROUND TREES AND SHRUBS SHOULD BE AVOIDED.
- LANDSCAPED AREAS SHALL BE ROUTINELY MAINTAINED AND KEPT FREE OF DEBRIS AND LITTER. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



The Dubai Group, Inc.

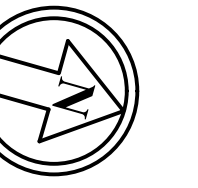
136 Harvey Rd, Bldg B101
 Londonderry, NH 03053
 603-458-6462

Engineers

Planners

Surveyors

TheDubayGroup.com



REVISIONS:

REV.	DATE:	COMMENT:	BY:

DRAWN BY: REK
 CHECKED BY: DGM
 DATE: SEPT. 21, 2020
 SCALE: 1"=20'
 FILE: 444-LANDSCAPE
 DEED REF:
 H.C.R.D.: BK. 8769 PG. 0003

PROJECT:



MAP 44 LOT 11-1
 NASHUA STREET
 MILFORD, NH

OWNER:

ASRT, LLC
 111 BOW ST
 PORTSMOUTH, NH 03801

FOR:

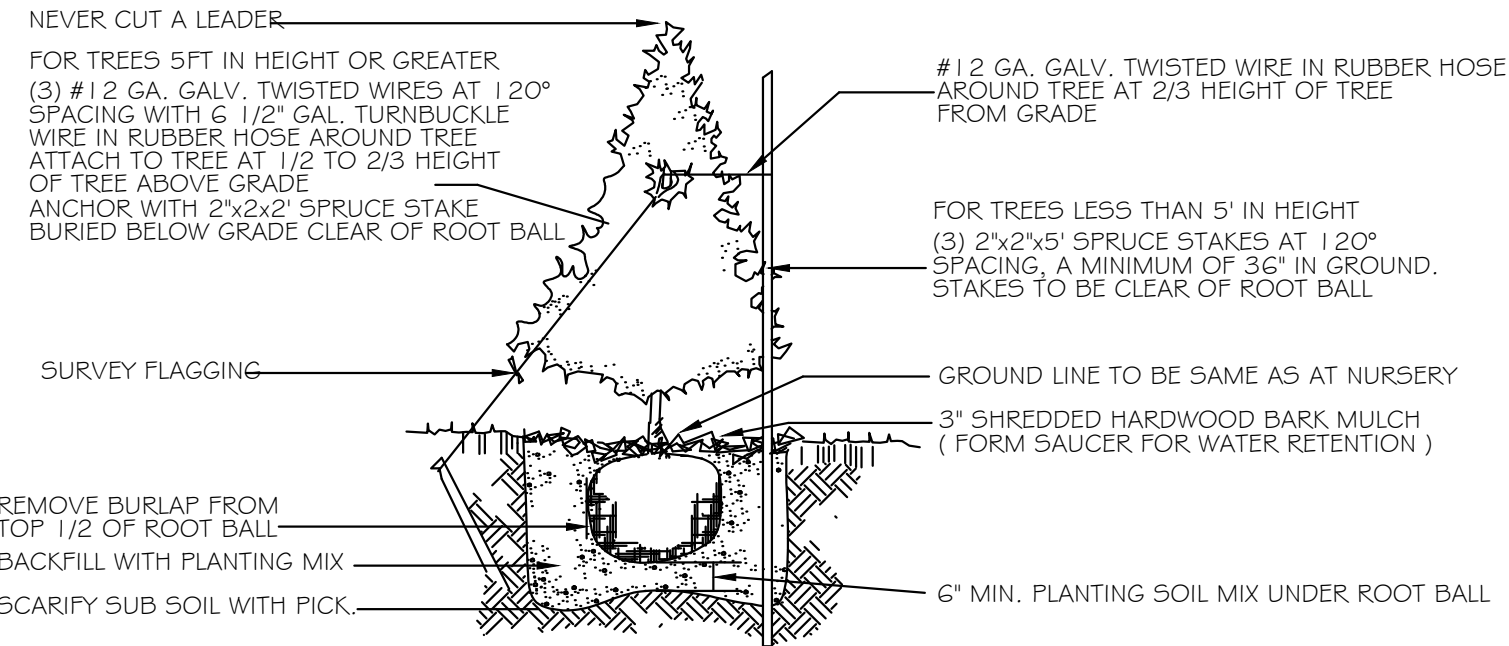
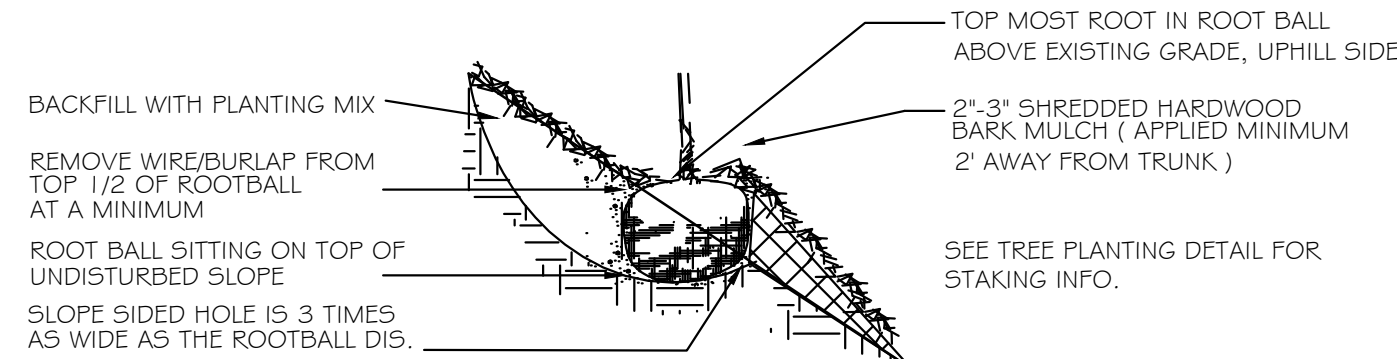
MVC Eye Care
 2075 SOUTH WILLOW STREET
 MANCHESTER, NH 03103

SHEET TITLE:

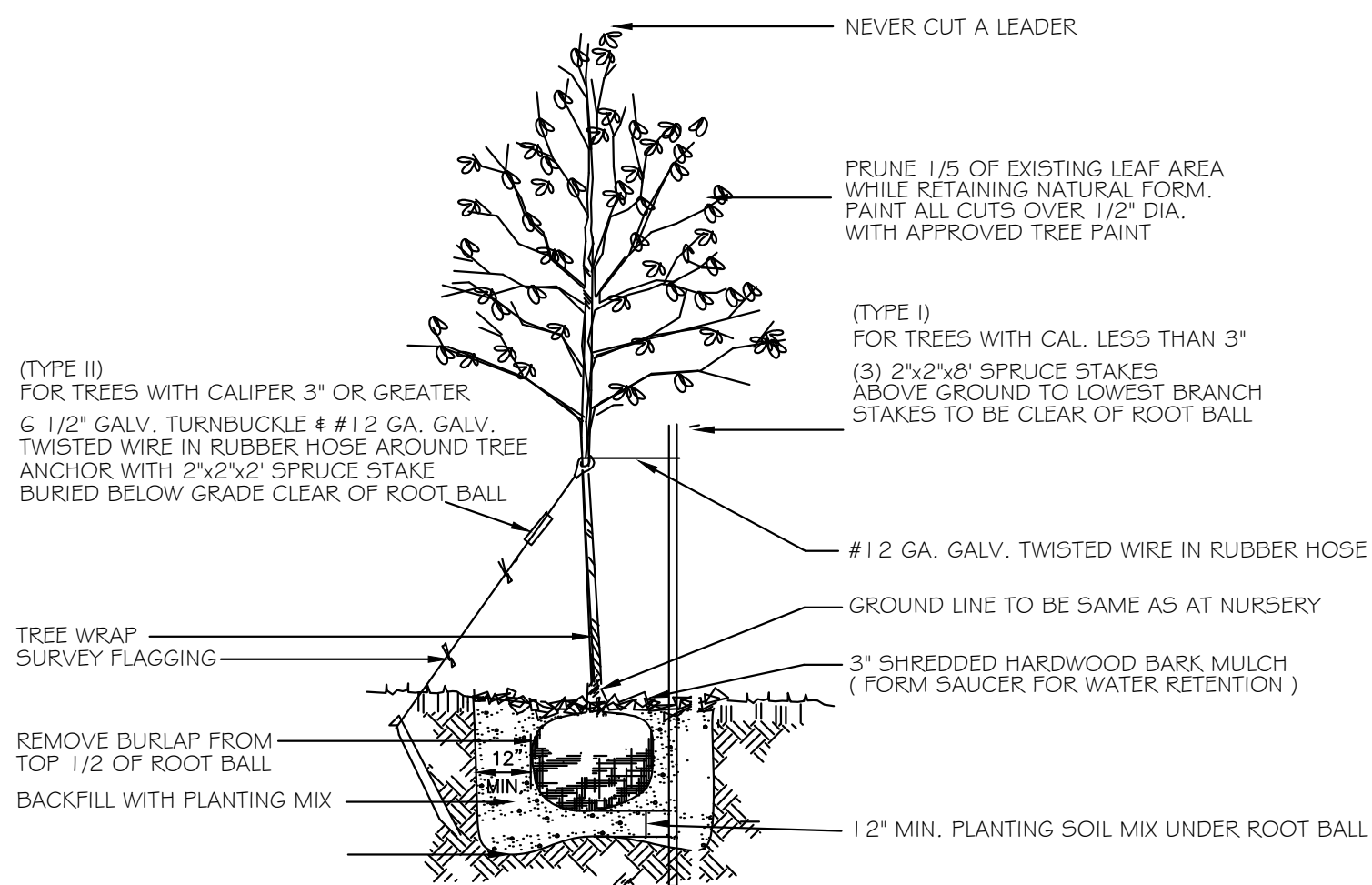
LANDSCAPE PLAN



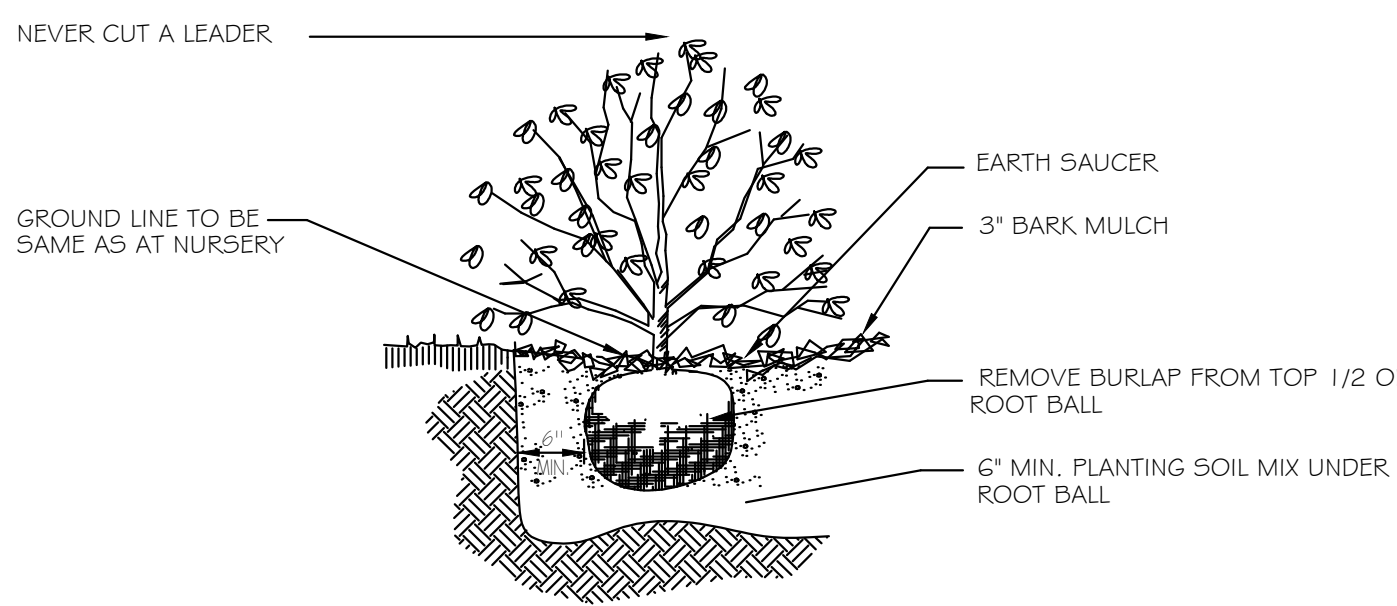
SLOPE PLANTING DETAIL N15



EVERGREEN PLANTING DETAIL N15



DECIDUOUS TREE PLANTING DETAIL N15



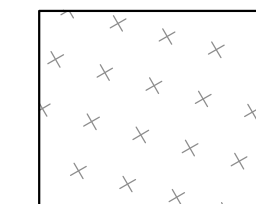
SHRUB PLANTING DETAIL N15

LANDSCAPE NOTES:

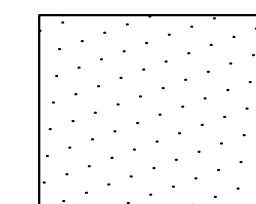
- PRIOR TO CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING AND NEWLY INSTALLED UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS.
- LANDSCAPING SHOWN ON THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE TOWN OF MILFORD LANDSCAPE REGULATIONS.
- WHEREVER POSSIBLE EXISTING TREES SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION AS SHOWN.
- THE PROPOSED DECIDUOUS TREES SHALL BE A MIN. 2.5"-3.5" CALIPER WITH A MINIMUM HEIGHT OF 12', EVERGREEN TREES A MINIMUM OF 6' HIGH AND SHRUBS 2' AT TIME OF PLANTING.
- ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED WITH A MINIMUM OF 6" SUITABLE LOAM, EXCEPT UNDER THE MULCH BEDS. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. (SEE PLANS BY ENGINEER)
- PLANTS SHALL NOT BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA OF THE PLANTING.
- ALL TREES SHALL BE BALLED AND BUR LAPPED UNLESS OTHERWISE NOTED.
- ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE, THE TOWN OF MILFORD STAFF AND THE LANDSCAPE ARCHITECT.
- WHERE APPLICABLE THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- IN SO FAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
- NO PLANT, EXCEPT GROUND COVERS/PERENNIALS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
- ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH. MULCH SHALL NOT COVER ROOT FLARE OF TREES.
- THE PURPOSE OF THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.
- THE OWNER AND THEIR REPRESENTATIVE SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY AND GROWING CONDITION, AND REPLACING IT WHEN NECESSARY TO INSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES. ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED WITH THE SAME, IF NOT SIMILAR TO, HEIGHT OR TEXTURE ELEMENT AS ORIGINALLY INTENDED. IN ADDITION, LANDSCAPED AREAS SHALL BE KEPT FREE OF ALL DEBRIS, RUBBISH, WEEDS AND OVERGROWN TURF GRASS. IF THE OWNERSHIP OF A SITE IS CONVEYED TO A NEW PROPERTY OWNER, THE NEW OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING IN ACCORDANCE WITH THE APPROVED FINAL LANDSCAPING PLAN.
- ALL NEW PLANTING AREAS, LAWN AND SOD SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM. DRIP IRRIGATION SHALL BE USED IN ALL PLANTING AREAS.
- INVASIVE SPECIES AND/OR TOXIC PLANTS SUCH AS POISON IVY, POISON OAK, POISON SUMAC AND/OR GIANT HOG WEED SHALL BE MANAGED ACCORDING TO ACCEPTED HORTICULTURAL TECHNIQUES AND PROVISIONS CREATED BY THE STATE OF NH AND THE STANDARDS OF ANSI A300.7.

LANDSCAPE LEGEND

	4	ACER SACCHARUM 'COMMEMORATION' / COMMEMORATION SUGAR MAPLE	2.5" CAL. B#B	40'-60'	30'-40'
	4	PRUNUS SUBHIRTELLA 'AUTUMNALIS' / AUTUMN FLOWERING CHERRY	2.5" CAL. B#B	20'-30'	20'-30'
	3	ACER RUBRUM 'KARPICK' / KARPICK RED MAPLE	2.5" CAL. B#B	40'-60'	15'-20'
	2	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	6' HT. B#B	30'-40'	15'-20'
	6	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	4' HT. B#B	8'-10'	8'-10'
	10	JUNIPERUS CHINENSIS 'ARMSTRONG AUREA' / OLD GOLD JUNIPER	30" B#B	3'-4'	6'-8'
	40	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL JUNIPER	30" B#B	2'-3'	6'-8'
	25	J. CHINENSIS 'PFITZERIANA COMPACTA' / COMPACT PFITZER JUNIPER	30" B#B	2'-3'	5'-6'
	3	CORNUS RACEMOSA / GREY DOGWOOD	4'	10'-15'	10'-15'
	5	HYDRANGEA PANICULATA 'LITTLE QUICK FIRE'	4' HT. B#B	8'-10'	8'-10'
	5	VACCINIUM CORYMBOSUM / HIGH BUSH BLUEBERRY	4' HT. B#B	8'-10'	8'-10'
	20	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	3 GAL.	3'-4'	3'-4'
	16	RHUS AROMATICA 'GROW LOW' / GROW LOW SUMAC	3 GAL.	18"-24"	6'-8'
	11	WEIGELA FLORIDA 'DARK HORSE' / DARK HORSE WEIGELA	3 GAL.	3'	3'-4'
	42	HEMEROCALLIS 'STELLA D'ORO' / DAYLILY, STELLA D'ORO	2 GAL.	2'	2'



VERMONT WILDFLOWER FARM - MOIST AREA WILDFLOWER SEED MIX (OR EQUIVALENT) THE WILDFLOWERS IN THIS MIX ARE TOLERANT TO AREAS THAT REMAIN MOIST OR SLIGHTLY WET. HAND PACKED WITH 100% PURE, FRESH WILDFLOWER SEED (NON GMO - NO FILLERS) MIX OF 19 ANNUALS AND PERENNIALS WITH LONG LASTING BLOOM. COVERAGE RATE: 1 LB COVERS 1,000 - 2,000 SQ FT - ZONES: 2,3,4,5,6,7,8,9 - LIGHT REQUIREMENT: SUN TO PARTIAL SHADE



DENOTES AREA FOR LOAM AND SEED



The Dubai Group, Inc.
136 Harvey Rd, Bldg B101
Londonerry, NH 03053
603-458-6462

Engineers

Planners

Surveyors

TheDubayGroup.com

REVISIONS:

REV.	DATE:	COMMENT:	BY:

DRAWN BY: REK
CHECKED BY: DGM
DATE: SEPT. 21, 2020
SCALE: 1"=20'
FILE: 444-LANDSCAPE
DEED REF:
H.C.R.D.: BK. 8769 PG. 0003

PROJECT:



MAP 44 LOT 11-1
NASHUA STREET
MILFORD, NH

OWNER

ASRT, LLC
111 BOW ST
PORTSMOUTH, NH 03801

FOR

MVC Eye Care
2075 SOUTH WILLOW STREET
MANCHESTER, NH 03103

SHEET TITLE:

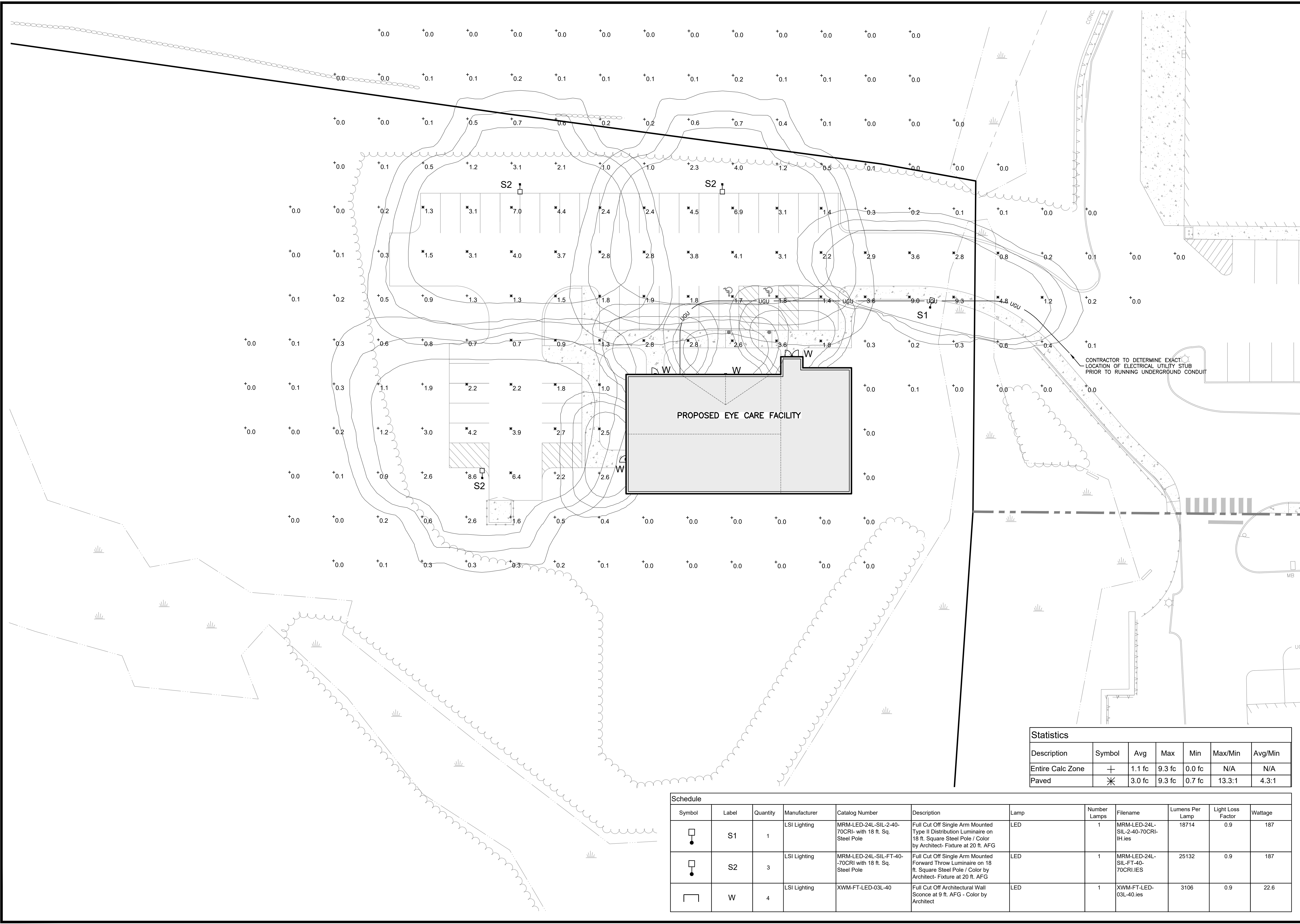
**LANDSCAPE
DETAILS**

PROJECT #444 SHEET 6 of 13



THIS PLAN IS INTENDED FOR APPROVAL BY THE TOWN OF MILFORD FOR LANDSCAPE PURPOSES ONLY.

N:\PROJECTS\444-NWC-101A - Milford\DWG\CURRENT\444-LIGHTING.dwg



CONTRACTOR TO DETERMINE EXACT LOCATION OF ELECTRICAL UTILITY STUB PRIOR TO RUNNING UNDERGROUND CONDUIT

PROPOSED EYE CARE FACILITY

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entire Calc Zone	+	1.1 fc	9.3 fc	0.0 fc	N/A	N/A
Paved	*	3.0 fc	9.3 fc	0.7 fc	13.3:1	4.3:1

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	S1	1	LSI Lighting	MRM-LED-24L-SIL-2-40-70CRI- with 18 ft. Sq. Steel Pole	Full Cut Off Single Arm Mounted Type II Distribution Luminaire on 18 ft. Square Steel Pole / Color by Architect- Fixture at 20 ft. AFG	LED	1	MRM-LED-24L-SIL-2-40-70CRI-IH.ies	18714	0.9	187
□	S2	3	LSI Lighting	MRM-LED-24L-SIL-FT-40-70CRI with 18 ft. Sq. Steel Pole	Full Cut Off Single Arm Mounted Forward Throw Luminaire on 18 ft. Square Steel Pole / Color by Architect- Fixture at 20 ft. AFG	LED	1	MRM-LED-24L-SIL-FT-40-70CRI.ies	25132	0.9	187
□	W	4	LSI Lighting	XWM-FT-LED-03L-40	Full Cut Off Architectural Wall Sconce at 9 ft. AFG - Color by Architect	LED	1	XWM-FT-LED-03L-40.ies	3106	0.9	22.6

The Dubai Group, Inc.
 136 Harvey Rd, Bldg B101
 Londonderry, NH 03053
 603-458-6462

Engineers
 Planners
 Surveyors

TheDubayGroup.com

1 INCH = 20 FEET

PHILIP J. INFURNA
 LIGHTING CONSULTANT
 CELL: 774-212-7981
 EMAIL: pinfurna@gmail.com

REVISIONS:			
REV.	DATE:	COMMENT:	BY:

DRAWN BY: SJK
 CHECKED BY: DGM
 DATE: SEPT. 21, 2020
 SCALE: 1"=20'
 FILE: 444-LIGHTING
 DEED REF:
 H.C.R.D.: BK. 8769 PG. 0003

PROJECT:

MAP 44 LOT 11-1
 NASHUA STREET
 MILFORD, NH

OWNER

ASRT, LLC
 111 BOW ST
 PORTSMOUTH, NH 03801

FOR

MVC Eye Care
 2075 SOUTH WILLOW STREET
 MANCHESTER, NH 03103

SHEET TITLE:

LIGHTING PLAN

PROJECT #444 SHEET 7 of 13

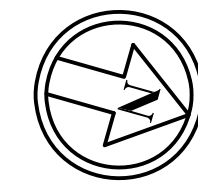


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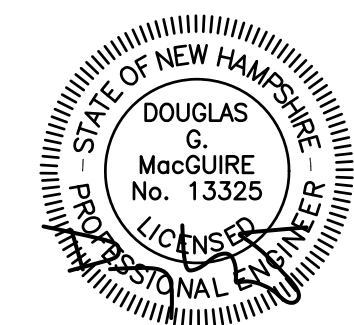
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Londonderry, NH 03053
603-458-6462

Engineers
Planners
Surveyors

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1 INCH = 20 FEET



REVISIONS:

REV.	DATE	COMMENT	BY

DRAWN BY: SJK
CHECKED BY: DGM
DATE: SEPT. 21, 2020
SCALE: 1"=20'
FILE: 444-EROSION
DEED REF: H.C.R.D.: BK. 8769 PG. 0003

PROJECT:

MVC EYE CARE

MAP 44 LOT 11-1
NASHUA STREET
MILFORD, NH

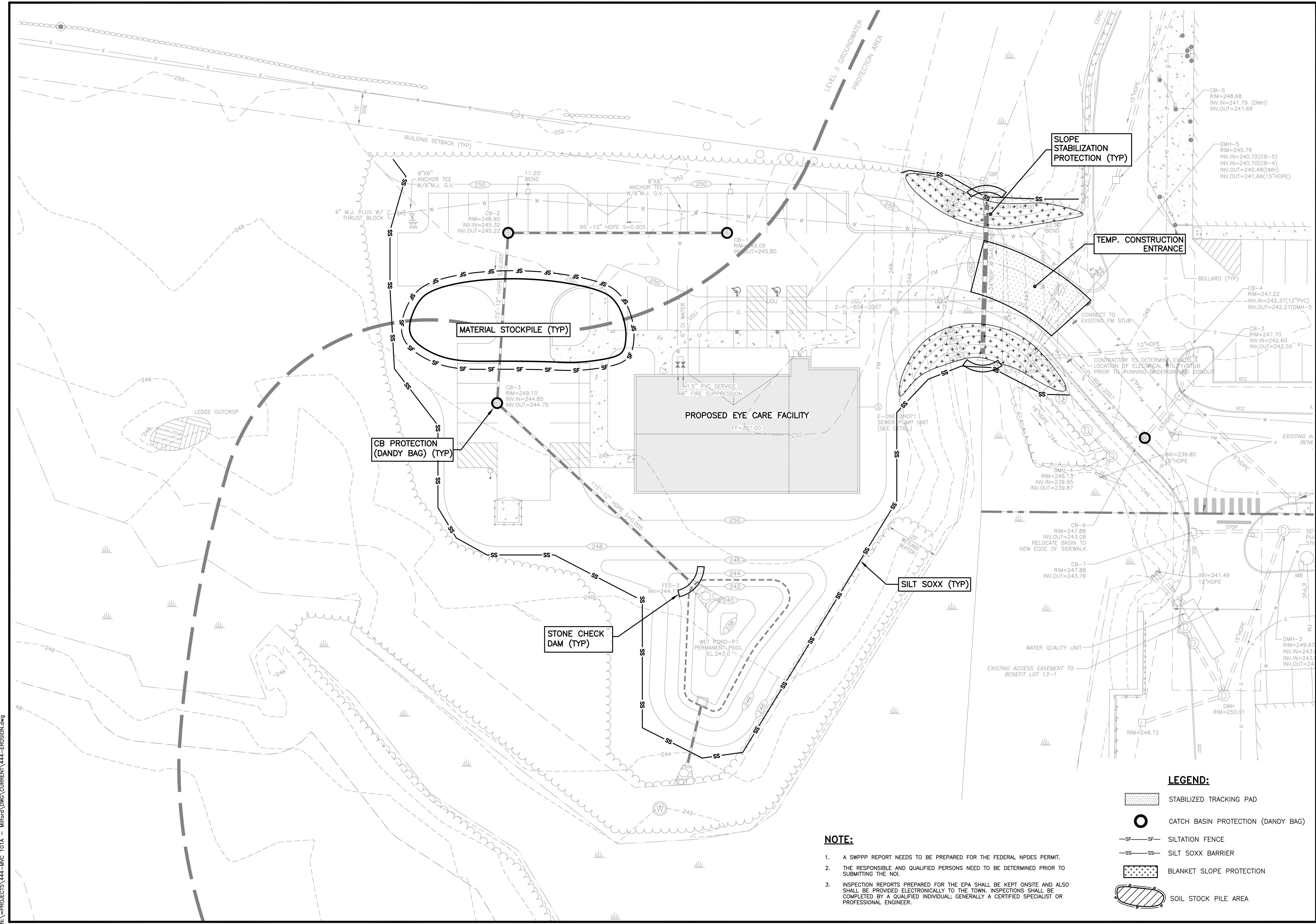
OWNER:
ASRT, LLC
111 BOW ST
PORTSMOUTH, NH 03801

FOR:
MVC Eye Care
2075 SOUTH WILLOW STREET
MANCHESTER, NH 03103

SHEET TITLE:

EROSION CONTROL PLAN

PROJECT #444 SHEET 8 of 13



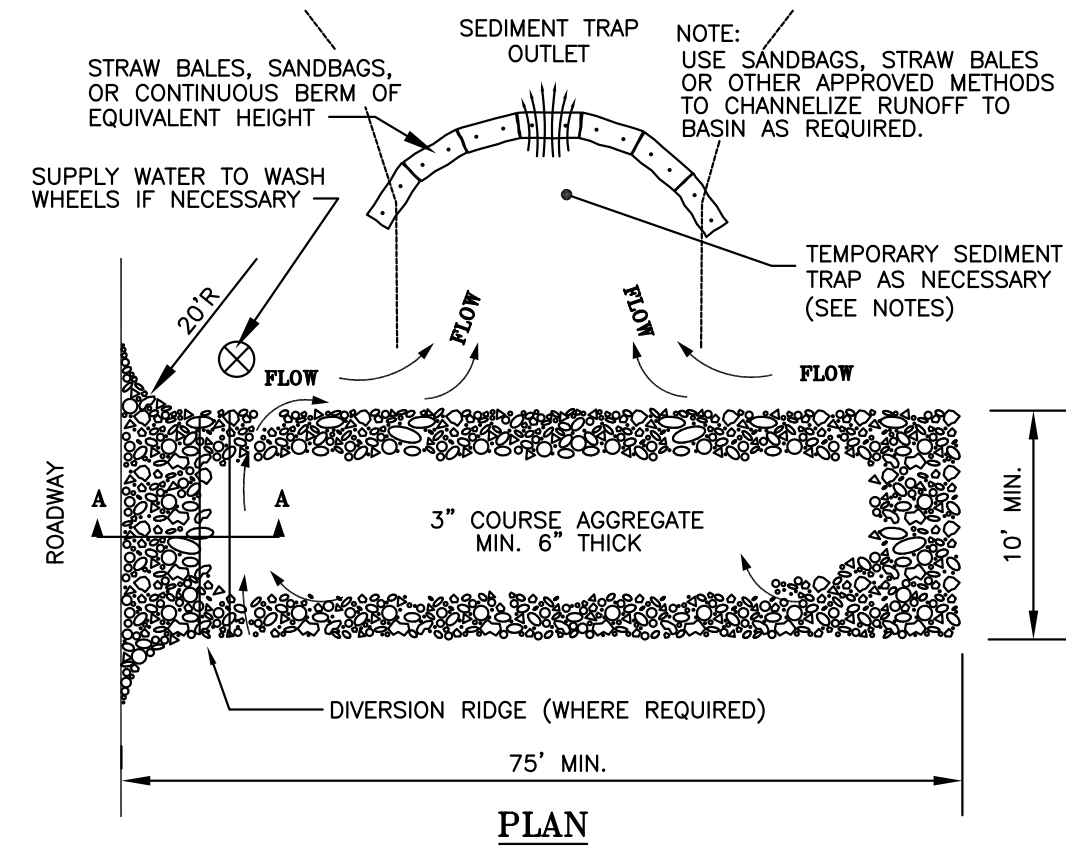
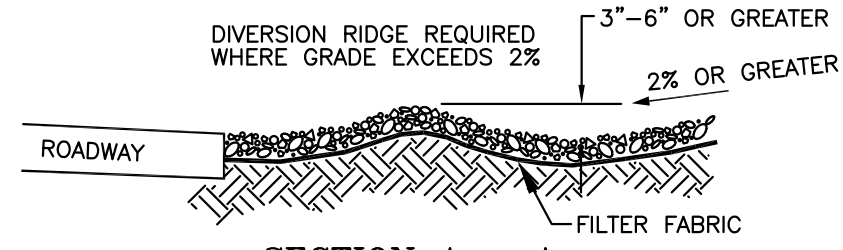
NOTE:

1. A SWPPP REPORT NEEDS TO BE PREPARED FOR THE FEDERAL NPDES PERMIT.
2. THE RESPONSIBLE AND QUALIFIED PERSONS NEED TO BE DETERMINED PRIOR TO SUBMITTING THE NOI.
3. INSPECTION REPORTS PREPARED FOR THE EPA SHALL BE KEPT ONSITE AND ALSO SHALL BE PROVIDED ELECTRONICALLY TO THE TOWN. INSPECTIONS SHALL BE COMPLETED BY A QUALIFIED INDIVIDUAL; GENERALLY A CERTIFIED SPECIALIST OR PROFESSIONAL ENGINEER.

LEGEND:

- STABILIZED TRACKING PAD
- CATCH BASIN PROTECTION (DANDY BAG)
- SILTATION FENCE
- SILT SOXX BARRIER
- BLANKET SLOPE PROTECTION
- SOIL STOCK PILE AREA

N:\PROJECTS\444-NWC-101A - Milford\DWG\CURRENT\444-EROSION.dwg

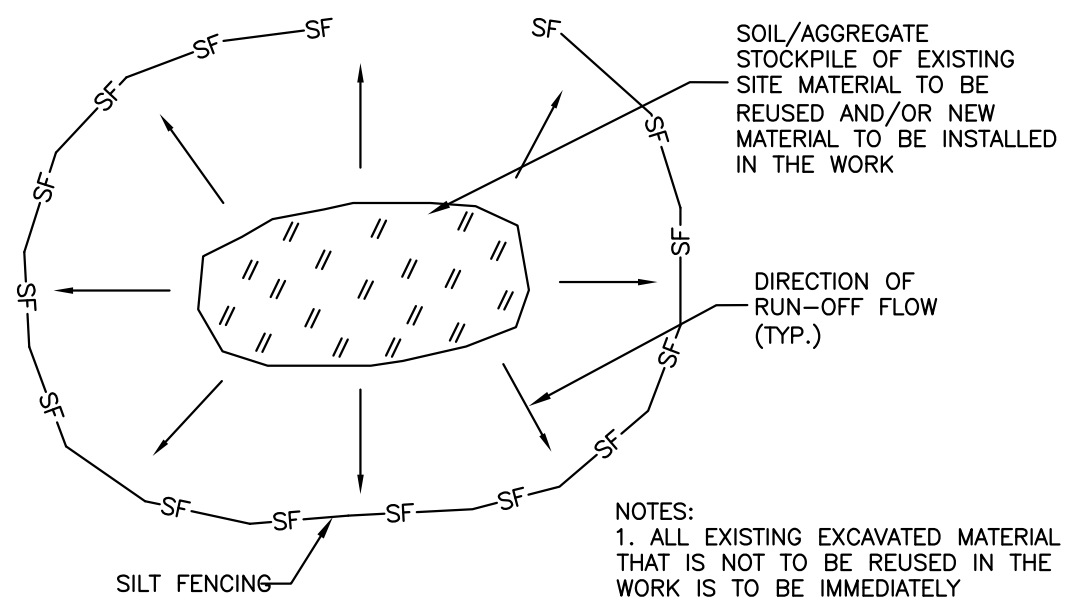


TEMPORARY CONSTRUCTION EXIT

1. THE MINIMUM STONE USED SHALL BE 3-INCH CRUSHED STONE.
2. THE MINIMUM LENGTH OF THE PAD SHALL 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.
3. THE PAD SHALL EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
4. THE PAD SHALL SLOPE AWAY FROM THE EXISTING ROADWAY.
5. THE PAD SHALL BE AT LEAST 6 INCHES THICK. A GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
6. 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.
7. A STABILIZED CONSTRUCTION EXIT CONSISTS OF A PAD OF STONE AGGREGATE PLACED ON A GEOTEXTILE FILTER FABRIC, LOCATED AT ANY POINT WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE TO AN EXISTING ACCESS ROAD WAY OR OTHER PAVED SURFACE. ITS PURPOSE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES. THIS HELPS PROTECT RECEIVING WATERS FROM SEDIMENT CARRIED BY STORMWATER RUNOFF FROM PUBLIC ROADS.
8. ONLY CONSTRUCTION TRAFFIC LEAVING THE SITE SHALL TO USE THE TEMPORARY STABILIZED EXIT. CONSIDER PROVIDING A SEPARATE, UNPROTECTED, ENTRANCE FOR TRAFFIC ENTERING THE SITE. THIS WILL INCREASE THE LONGEVITY OF THE STABILIZED EXIT BY ELIMINATING HEAVY LOADS ENTERING THE SITE AND REDUCING THE TOTAL TRAFFIC OVER THE DEVICE.
9. LOCATE CONSTRUCTION ENTRANCES AS SHOWN ON THE PLAN.
10. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR MAINTENANCE OF ANY MEASURES USED TO TRAP SEDIMENT.
11. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.
12. WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHALL BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL, REGRADED ON SITE, AND STABILIZED. THE ENTRANCE SHALL THEN BE RECONSTRUCTED.
13. THE CONTRACTOR SHALL SWEEP THE PAVEMENT AT EXITS WHENEVER SOIL MATERIALS ARE TRACKED ONTO THE ADJACENT PAVEMENT OR TRAVELED WAY.
14. WHEN WHEEL WASHING IS REQUIRED, IT SHALL BE CONDUCTED ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT-TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.
15. NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHALL BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
16. THESE REQUIREMENTS MAY BE ADJUSTED TO SPECIFIC SITE CONDITIONS PER THE DIRECTION OF JURISDICTIONAL TOWN AND STATE AUTHORITIES, PER SWPPP INSPECTION/MANAGEMENT PROCESSES, AND PER BEST MANAGEMENT PRACTICES.

STABILIZED TRACKING PAD DETAIL

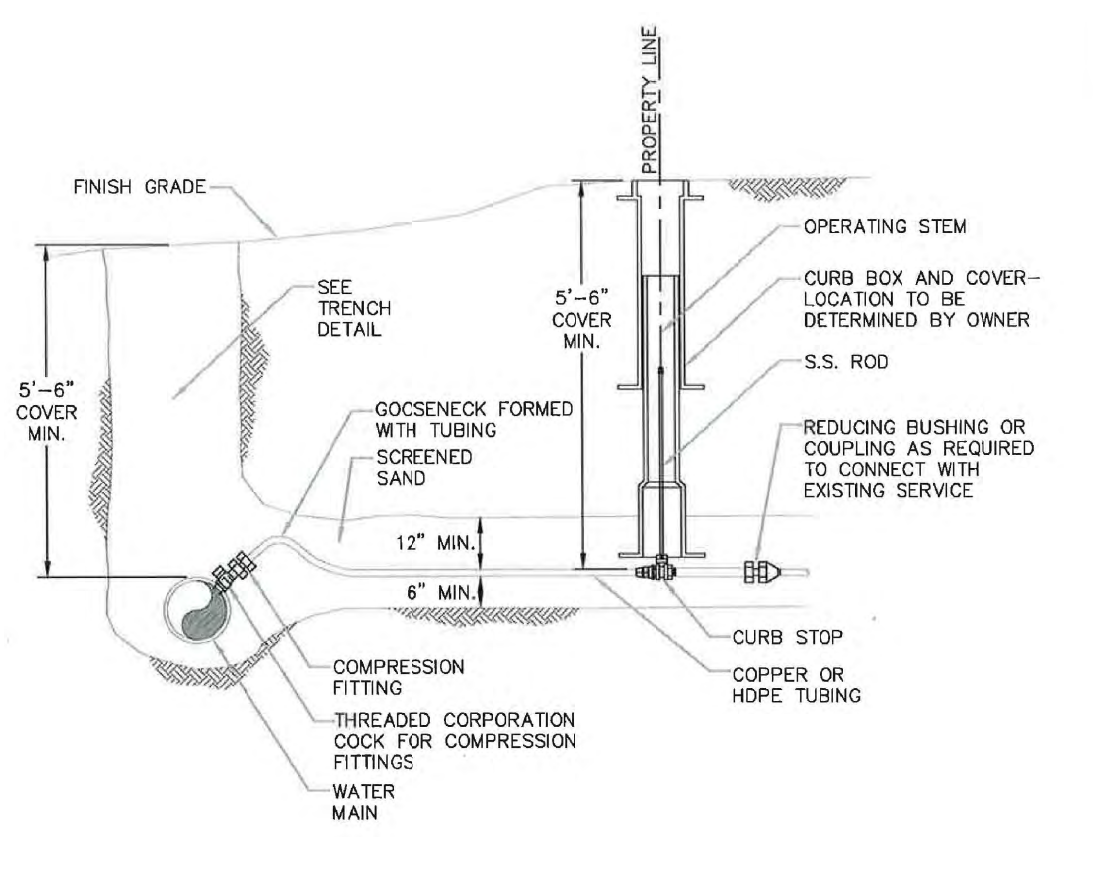
NOT TO SCALE



MATERIALS STOCKPILE DETAIL

NOT TO SCALE

- NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
 2. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
 3. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

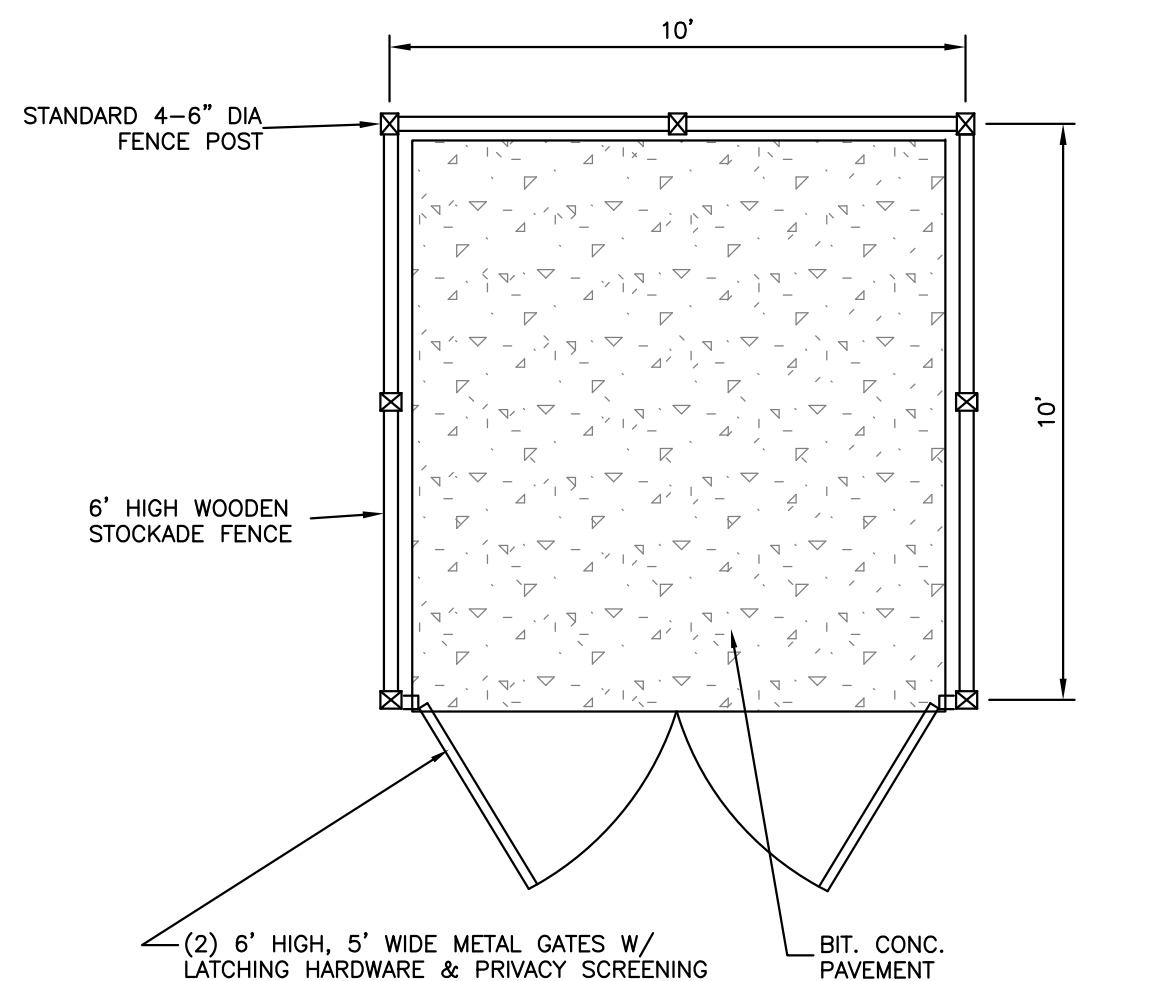


DRAWN BY: D.K.P.
 CHECKED BY: R.L.
 APPROVED BY: R.L.
 SCALE: AS SHOWN
 DATE: NOV. 2003

TOWN OF MILFORD, NEW HAMPSHIRE
 DESIGN SPECIFICATIONS

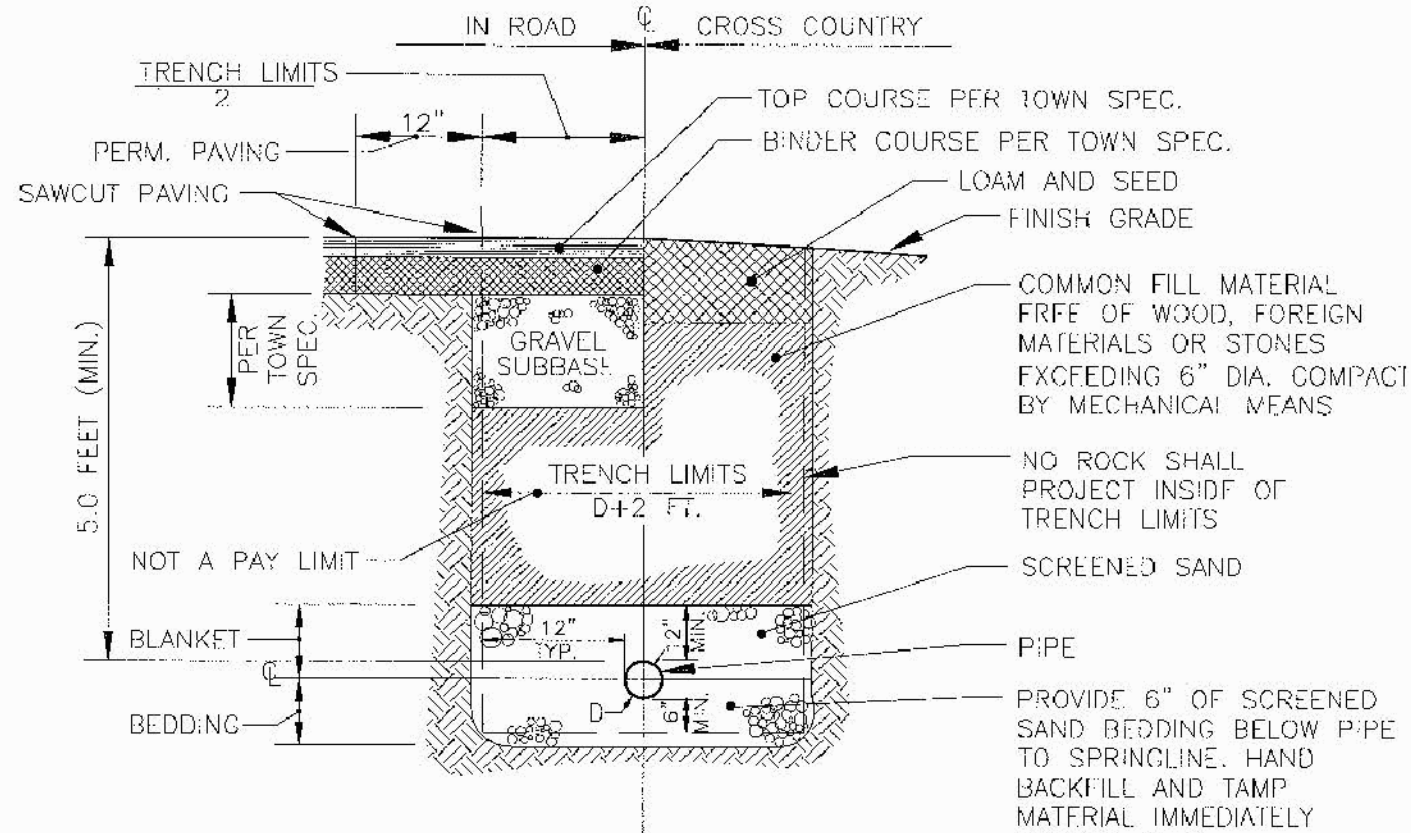
TYPICAL SERVICE CONNECTION DETAIL

REV. DESCRIPTION DATE
 FIGURE: W-2 A



DUMPSTER ENCLOSURE

NOT TO SCALE



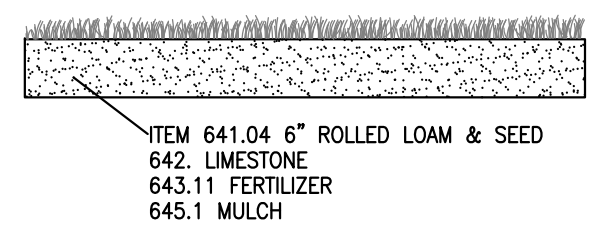
- NOTE:
1. SEE TYPICAL PAVEMENT SECTION FOR ADDITIONAL INFORMATION.

DRAWN BY: DMB
 CHECKED BY: RL
 APPROVED BY: RL
 SCALE: NONE

TOWN OF MILFORD, NEW HAMPSHIRE
 DESIGN SPECIFICATIONS

WATER MAIN TRENCH DETAIL

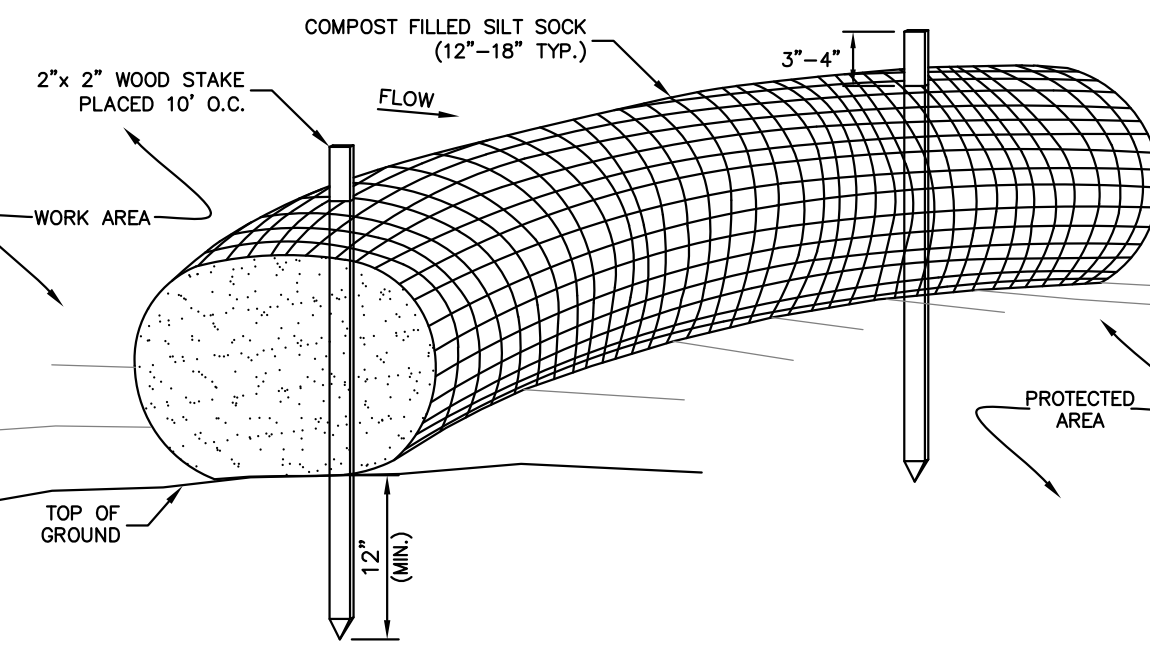
REV. DESCRIPTION DATE



LOAM & SEED DETAIL

NOT TO SCALE

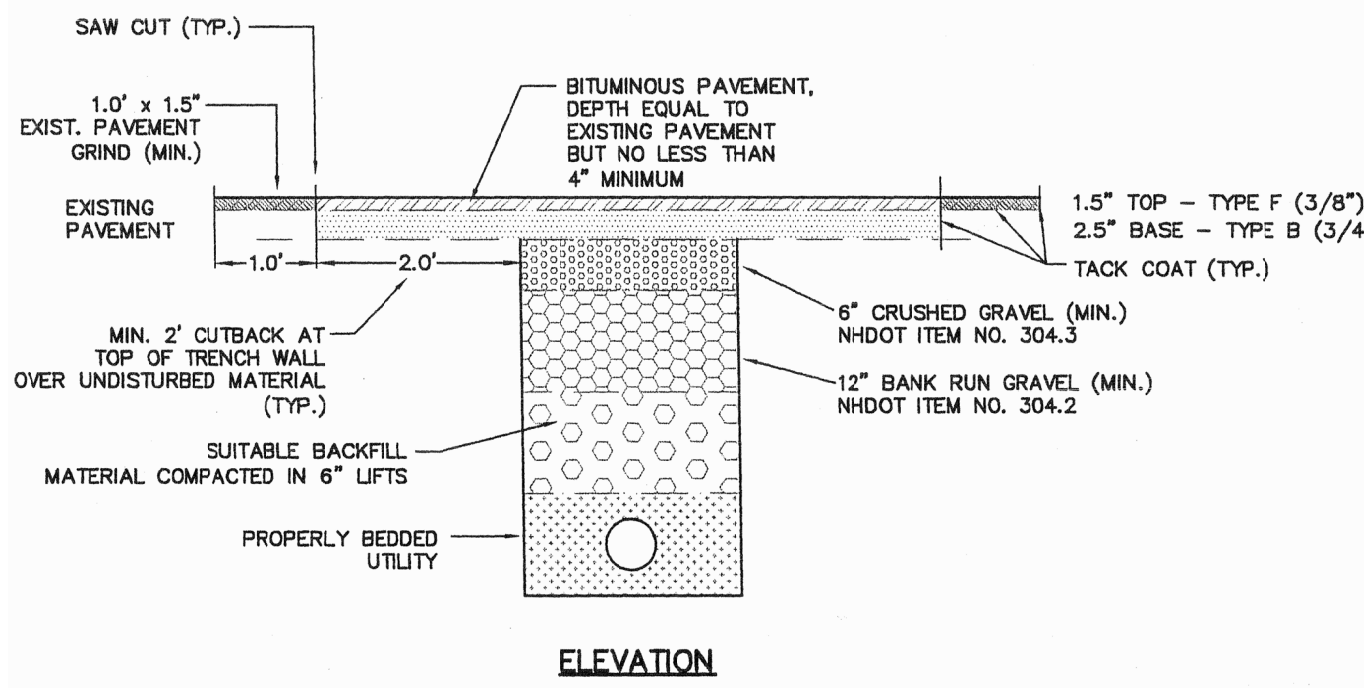
(FOR PERMANENT STABILIZATION OF AREAS, TYPICALLY LOCATED AROUND PERIMETER OF FINAL EXCAVATION WORK LIMITS.)



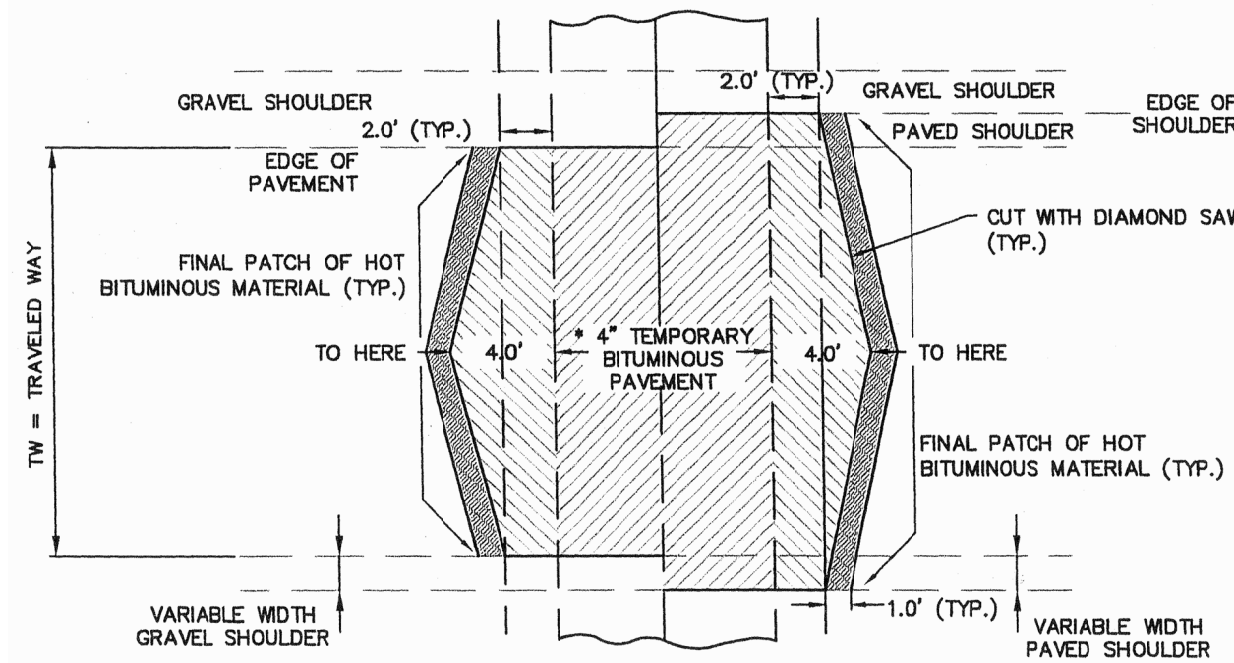
- NOTES
- SILT SOCK SHALL BE FILTERxxx SILTxxx OR APPROVED EQUIVALENT.
 - SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
 - SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
 - COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

SILT SOCK DETAIL

NOT TO SCALE



ELEVATION



PLAN

* TO BE REMOVED FOR PERMANENT REPAIR

TYPICAL PERMANENT PAVEMENT REPAIR

NOT TO SCALE

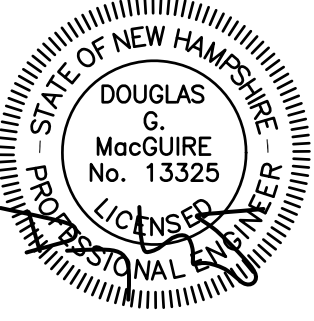


The Dubai Group, Inc.

136 Harvey Rd, Bldg B101
 Londonderry, NH 03053
 603-458-6462

Engineers
 Planners
 Surveyors

TheDubayGroup.com



REVISIONS:

REV.	DATE	COMMENT	BY

DRAWN BY: SJK
 CHECKED BY: DGM
 DATE: SEPT. 21, 2020
 SCALE: AS NOTED
 FILE: 444-DETAILS
 DEED REF: H.C.R.D.: BK. 8769 PG. 0003

PROJECT: **MVC EYE CARE**

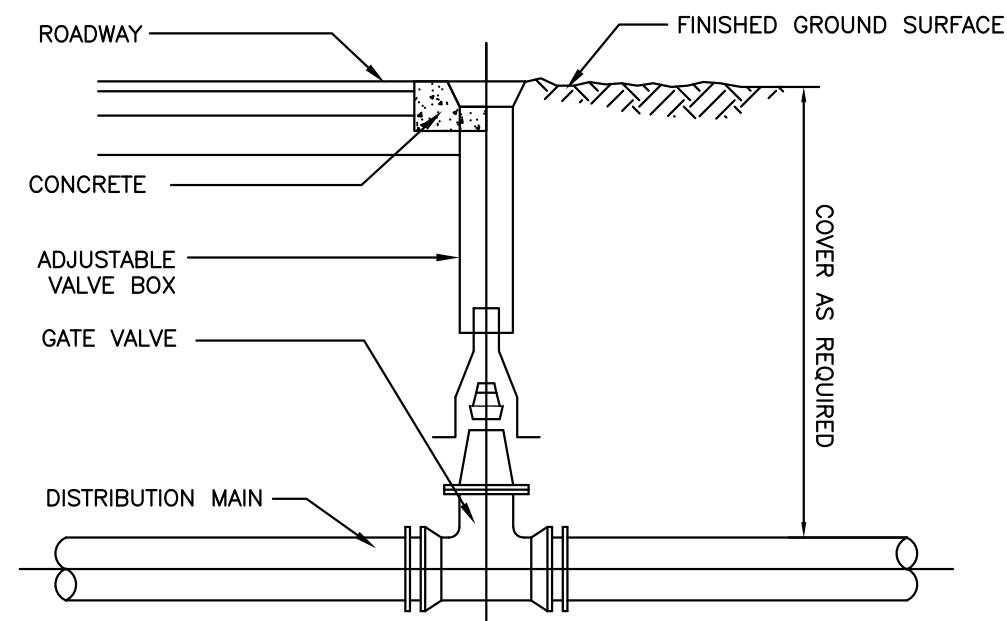
MAP 44 LOT 11-1
 NASHUA STREET
 MILFORD, NH

OWNER: **ASRT, LLC**
 111 BOW ST
 PORTSMOUTH, NH 03801

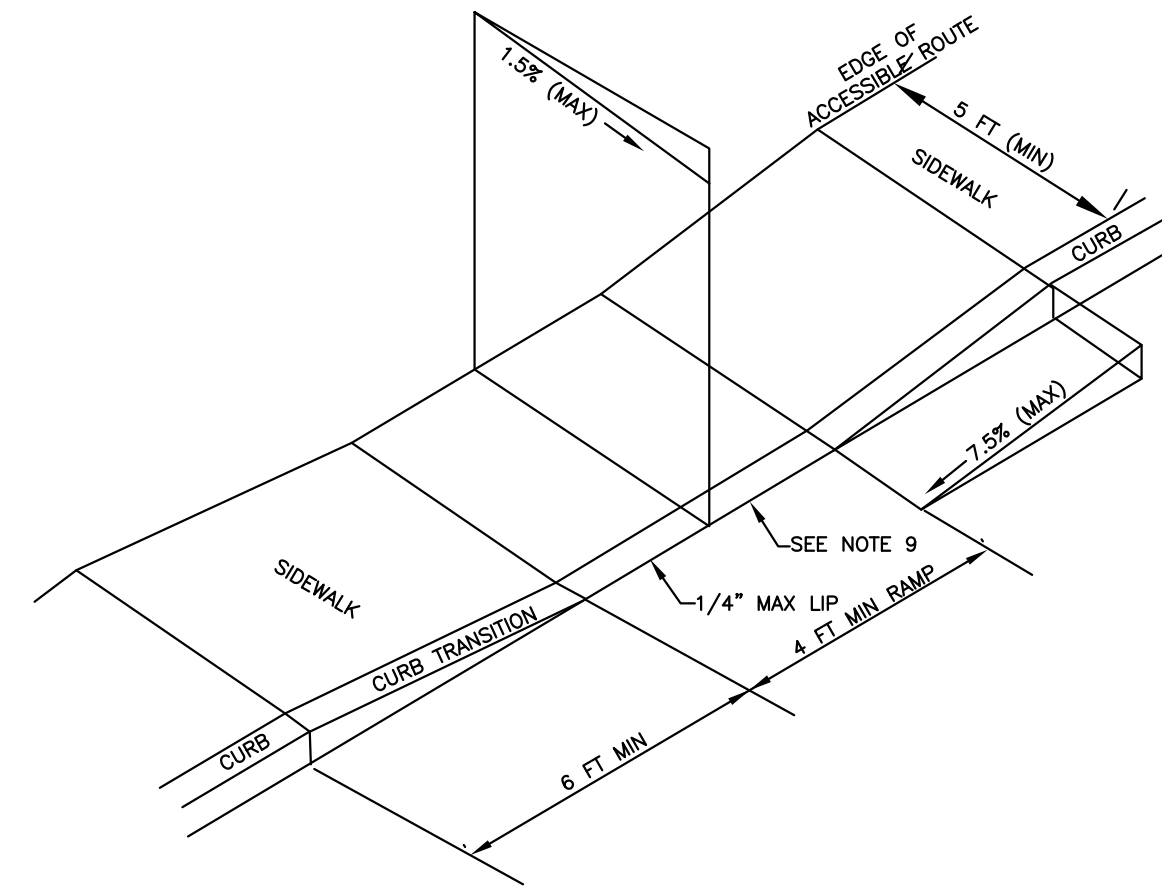
FOR: **MVC Eye Care**
 2075 SOUTH WILLOW STREET
 MANCHESTER, NH 03103

SHEET TITLE:

SITE DETAILS-2

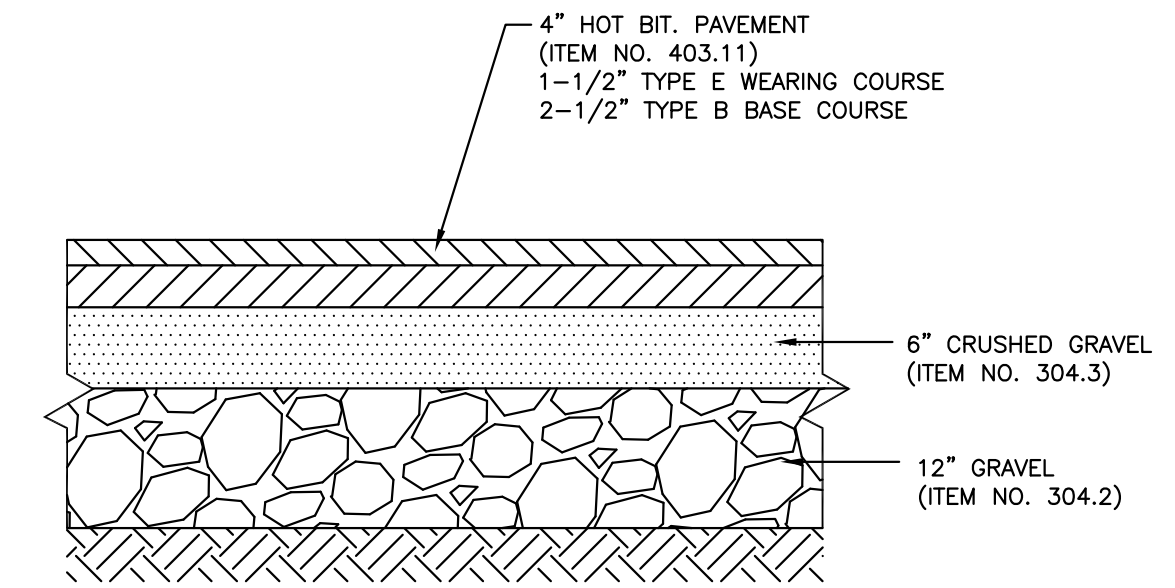


TYPICAL WATER & GAS GATE VALVE
NOT TO SCALE

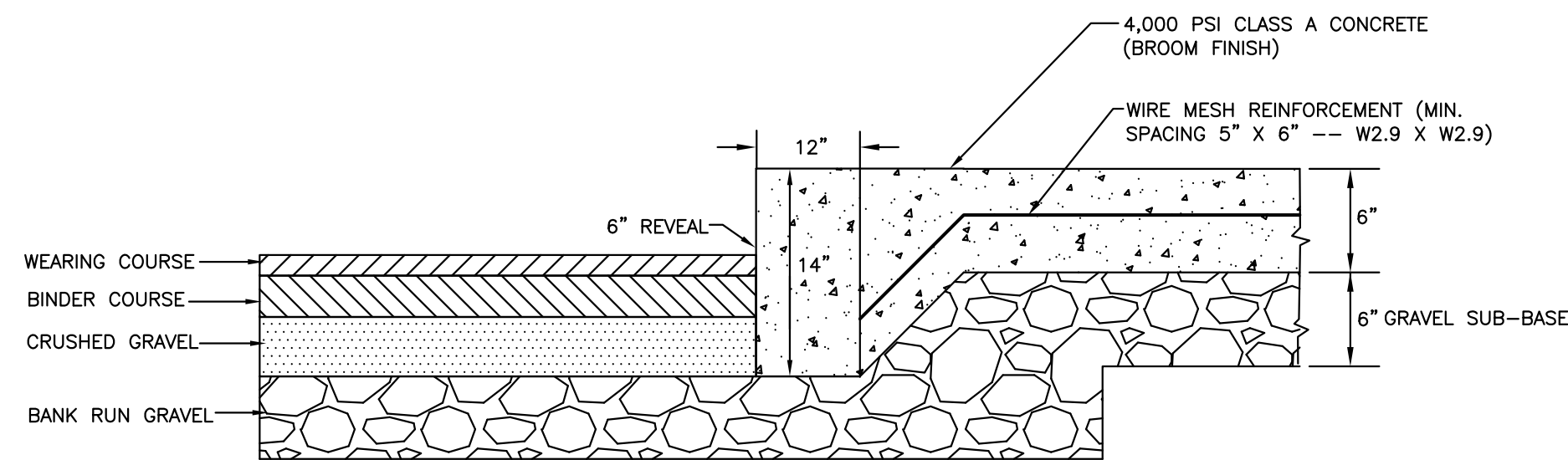


RAMP DETAIL
NOT TO SCALE

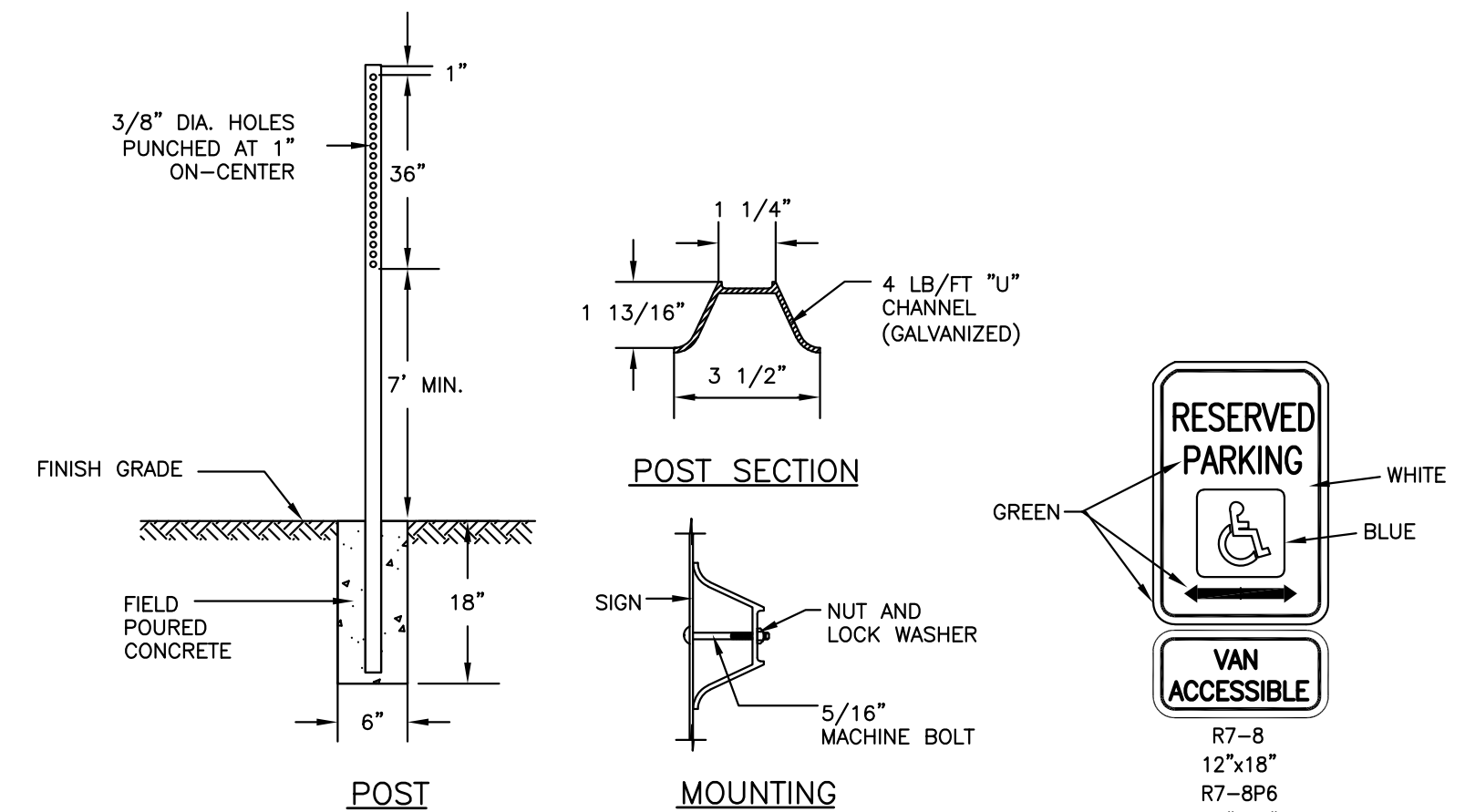
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMP SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E. HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. BASE RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5 FT IN WIDTH (EXCLUDING CURB) A 5 FT X 5 FT PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE ALL CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS PAVEMENT.



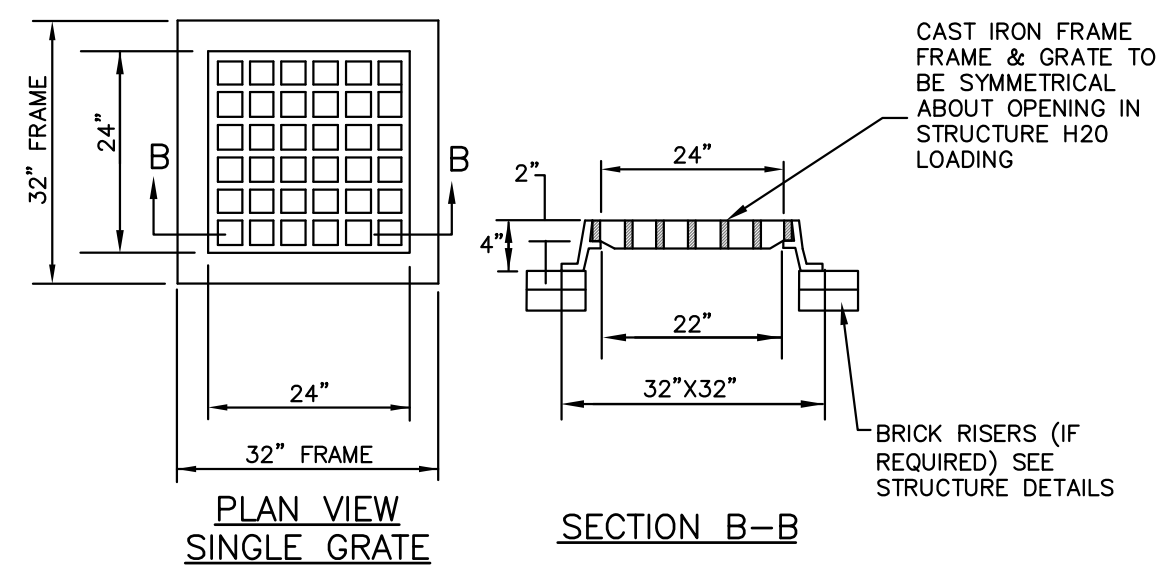
TYPICAL DRIVEWAY AND PARKING LOT SECTION
NOT TO SCALE



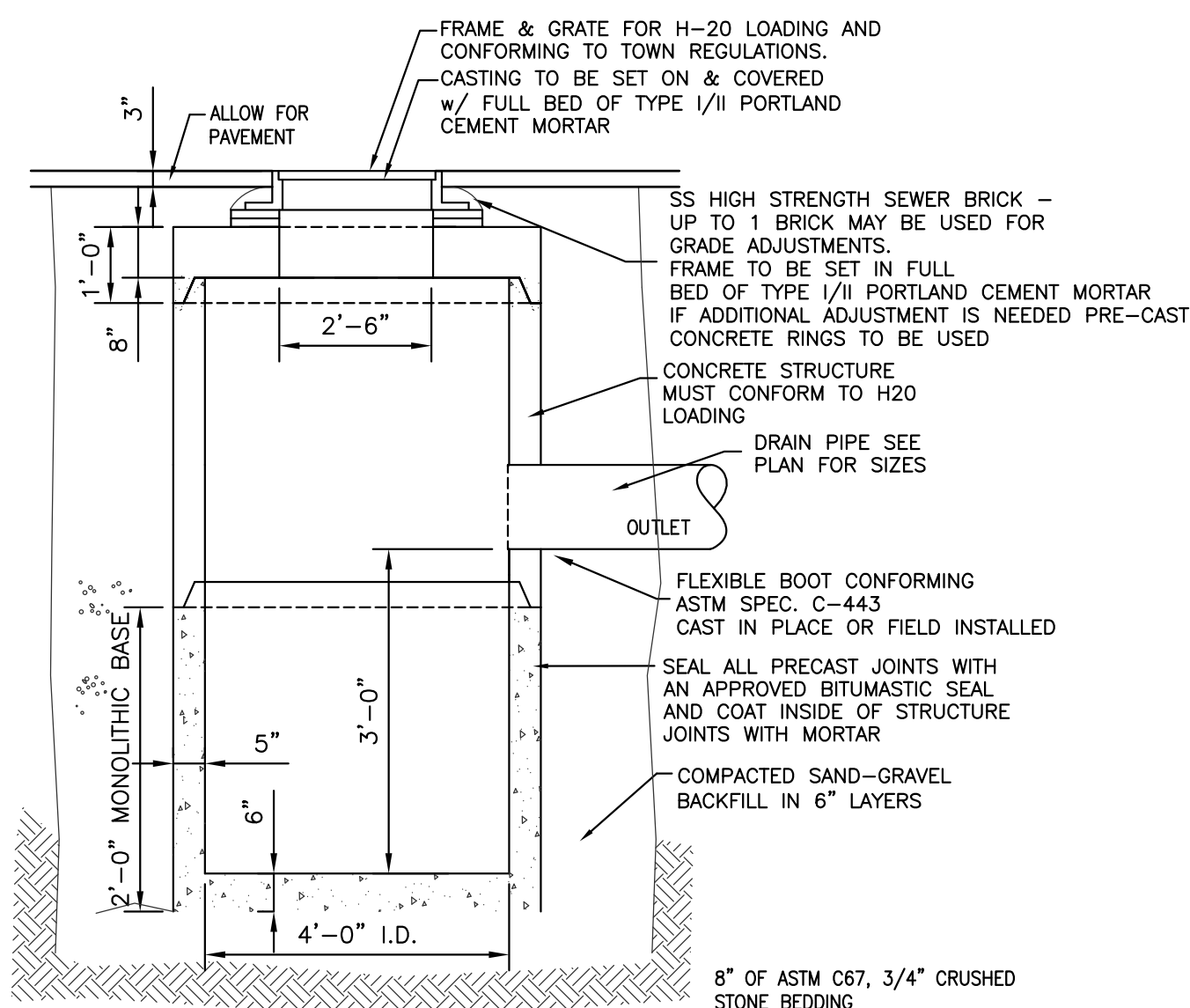
INTEGRAL CURB & WALK DETAIL
NOT TO SCALE



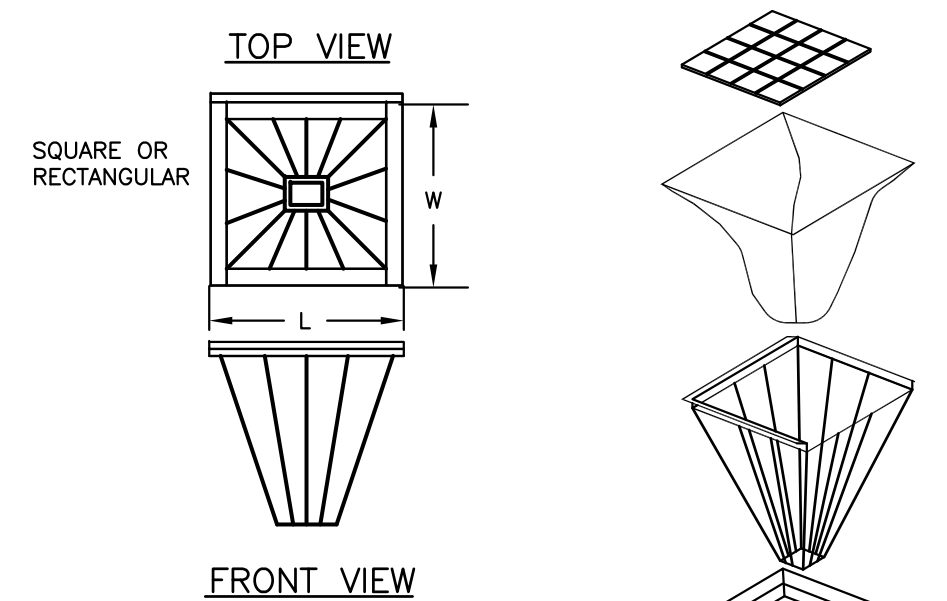
TYPICAL SIGN POST DETAIL
NOT TO SCALE



FRAME AND GRATE
LEBARON LF244 OR EQUAL
NOT TO SCALE



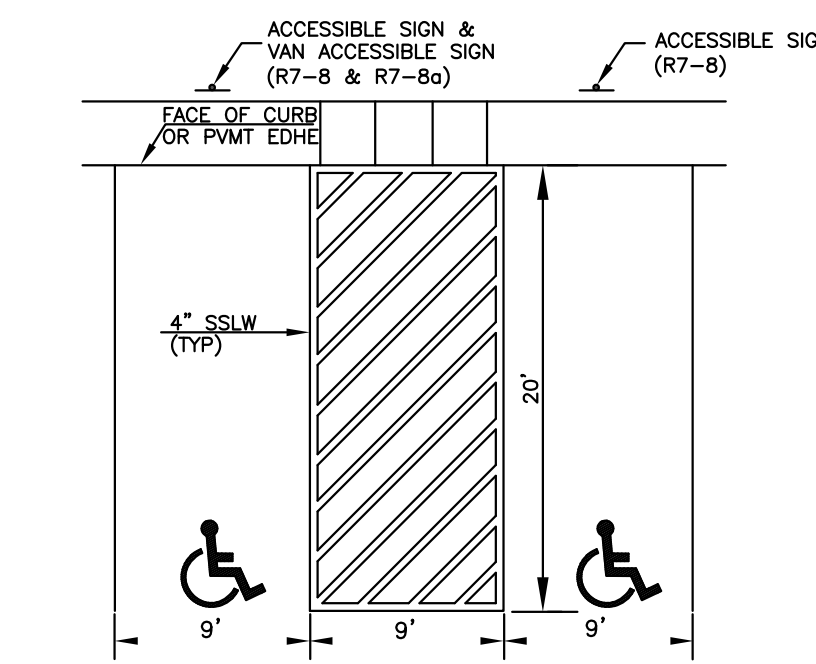
TYPICAL CATCH BASIN DETAIL
NOT TO SCALE



FILTER BASKET NOTES:

1. INLET BASKETS SHALL BE USED ON ALL CATCH BASINS DURING CONSTRUCTION. INLET BASKETS SHALL BE "METAL-ERA" OR APPROVED EQUAL.
2. FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND EXTEND AT LEAST 6 INCHES PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.
3. THE FILTER FABRIC SHALL BE A GEO-TEXTILE FABRIC: POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
GRAB STRENGTH: 45 lb. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D1682).
MULLEN BURST STRENGTH: MINIMUM 60 psi (ASTM D774).
4. THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND MINIMUM PERMEABILITY OF 120 gpm/sg. ft.
5. THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM ENTERING THE DRAINAGE PIPING SYSTEM AND/OR CAUSING SURFACE FLOODING.
6. INLET BASKET SHALL BE MAINTAINED IN PLACE UNTIL ALL PAVING IS COMPLETED AND ALL UNPAVED AREAS HAVE BEEN STABILIZED WITH VEGETATION.

INLET FILTER BASKET
NOT TO SCALE



GENERAL NOTES:

ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF MUTCD.

WIDTH OF LINES SHALL VARY NO MORE THAN 1/4 INCH FROM THAT SPECIFIED.

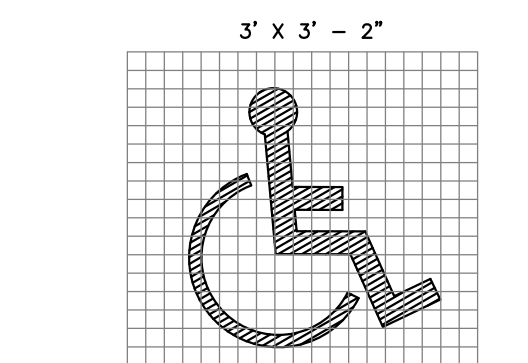
THE WET FILM THICKNESS OF A PAINTED LINE SHALL BE A MINIMUM OF 15 MILS THROUGHOUT THE ENTIRE WIDTH AND LENGTH OF LINE SPECIFIED.

OVERSPRAY SHALL BE KEPT TO AN ABSOLUTE MINIMUM.

NOTE:

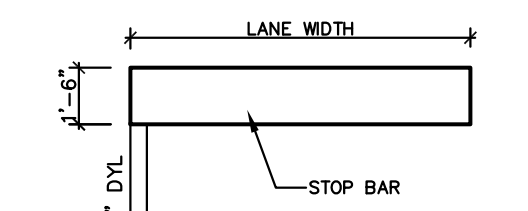
ALL STOP BARS (18") AND DOUBLE YELLOW LINES (4") SHALL BE THERMOPLASTIC

TYPICAL PAVEMENT STRIPING DETAILS
NOT TO SCALE



INTERNATIONAL SYMBOL OF ACCESSIBILITY

PAY QUANTITY FOR EACH ACCESSIBILITY PAVEMENT MARKING SYMBOL 2.58FT²



NOTES:
1. PAINT COLOR TO BE "YELLOW" FOR DOUBLE YELLOW CENTERLINE AND "WHITE" FOR ALL OTHER ITEMS



The Dubai Group, Inc.

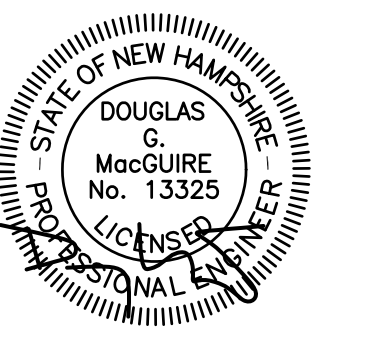
136 Harvey Rd, Bldg B101
Londonerry, NH 03053
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Engineers

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TheDubayGroup.com

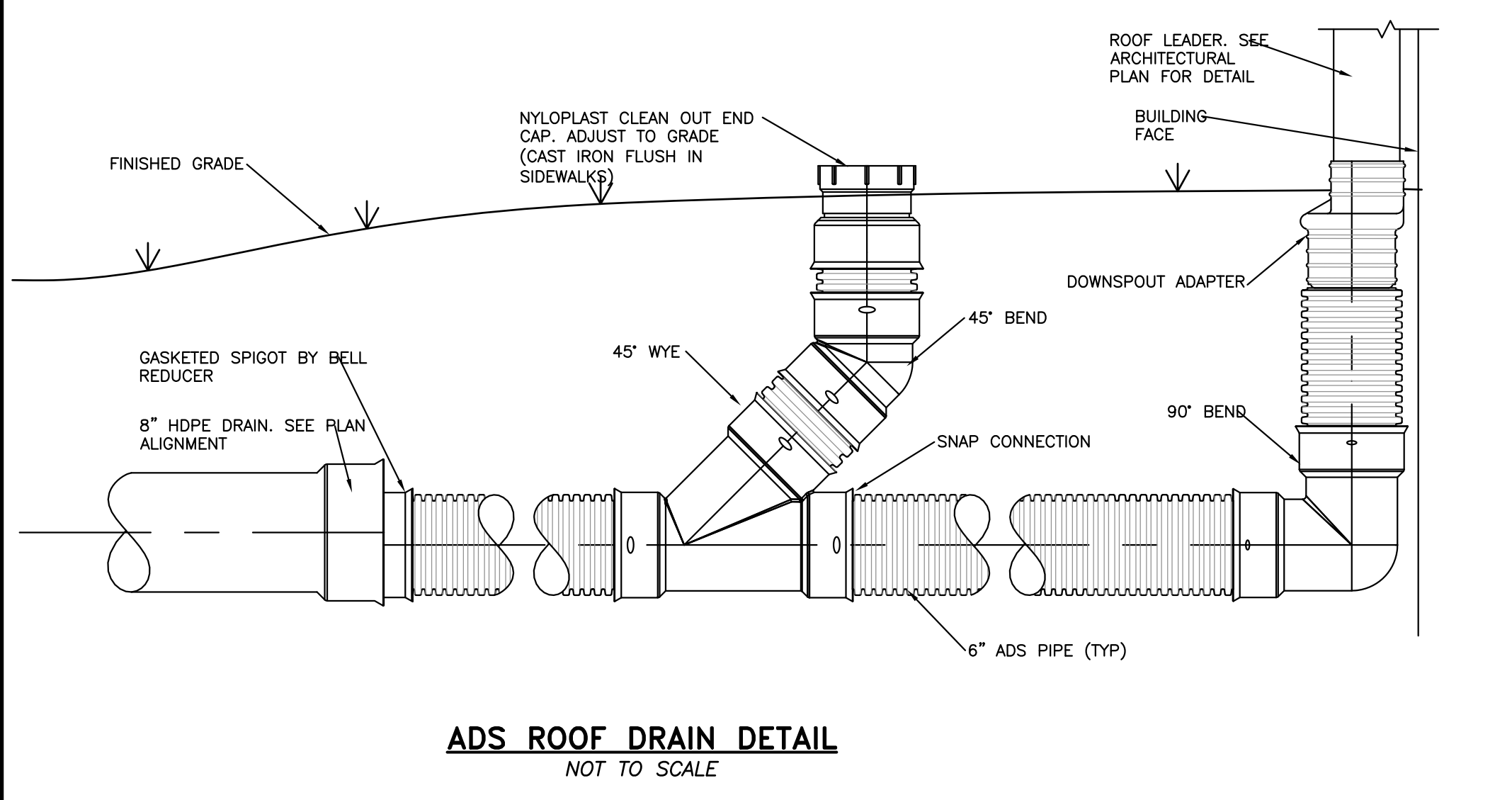


REVISIONS:			
REV.	DATE:	COMMENT:	BY:

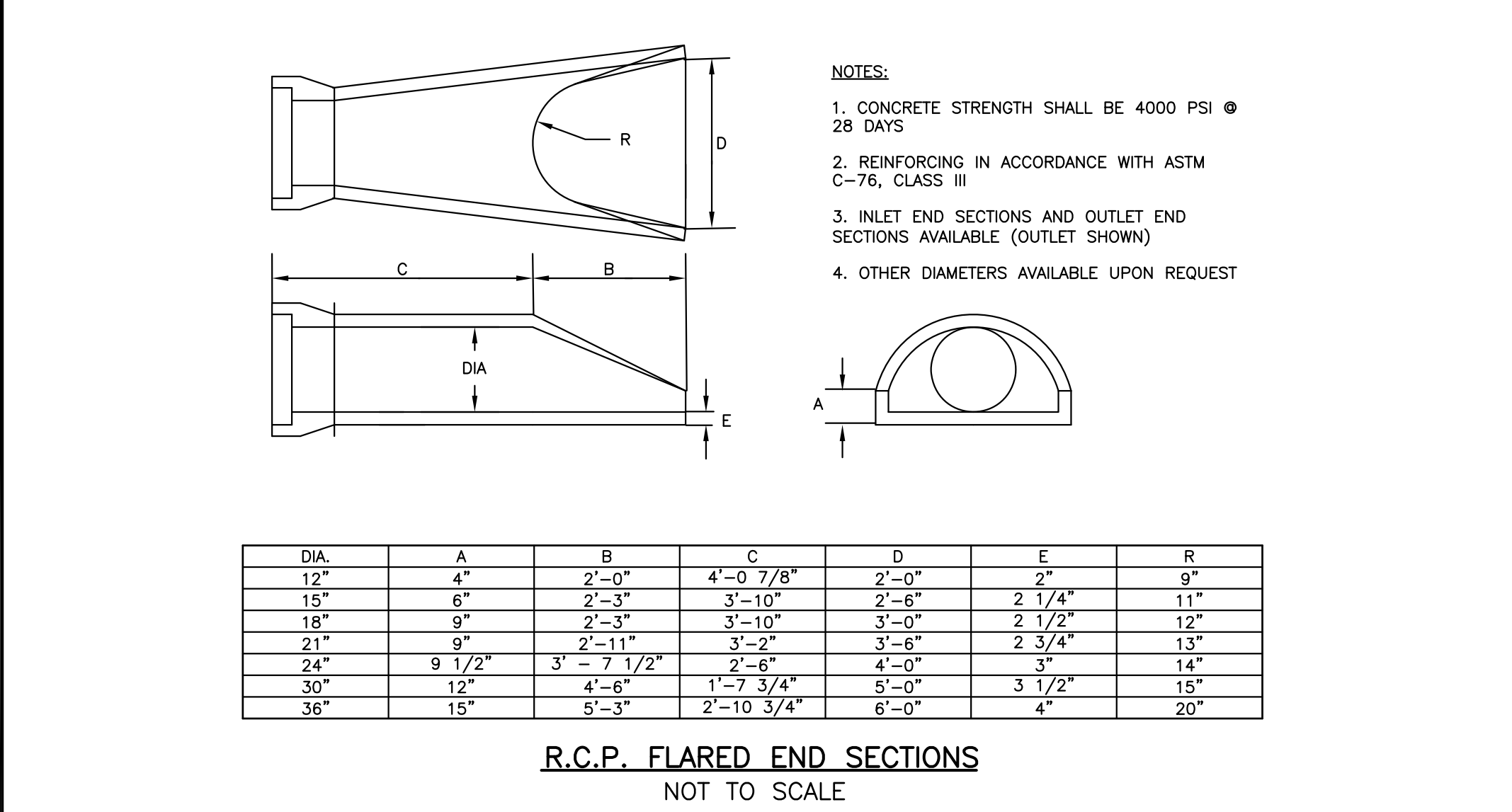
DRAWN BY: SJK
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PROJECT:
MVC EYE CARE
MAP 44 LOT 11-1
NASHUA STREET
MILFORD, NH
OWNER:
ASRT, LLC
111 BOW ST
PORTSMOUTH, NH 03801
FOR:
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2075 SOUTH WILLOW STREET
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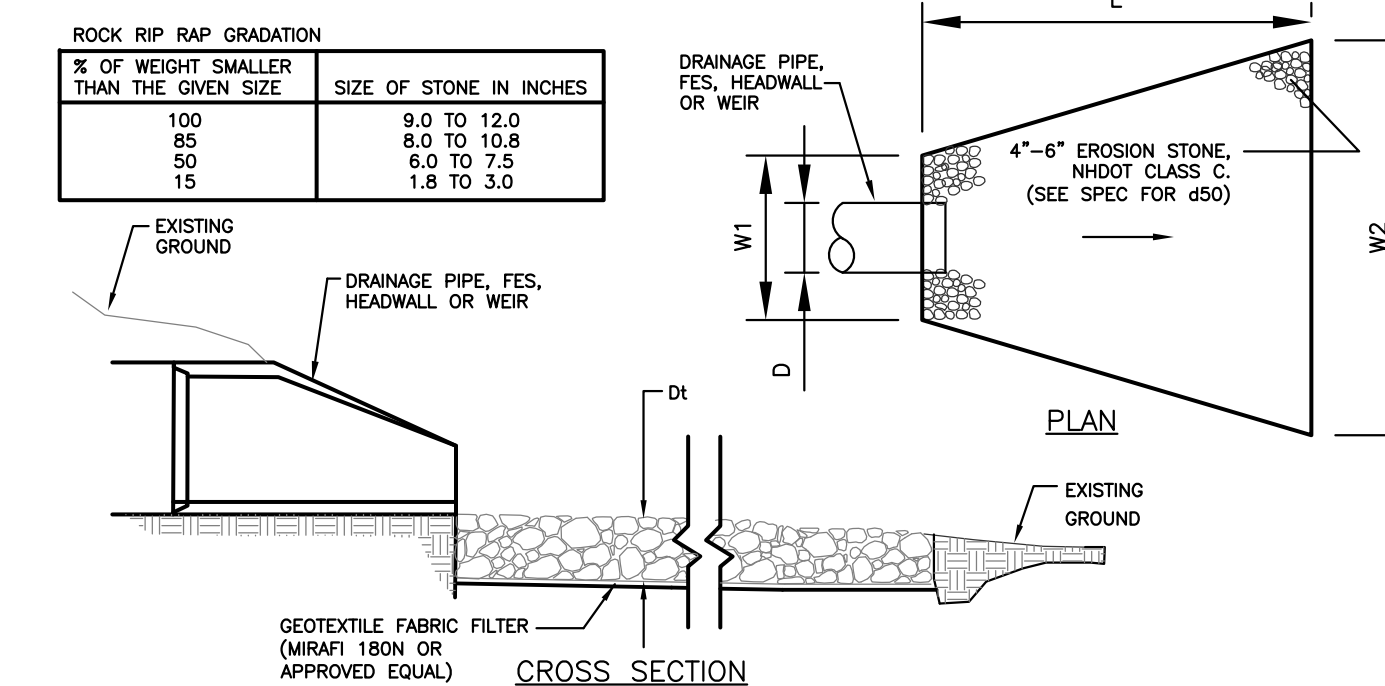
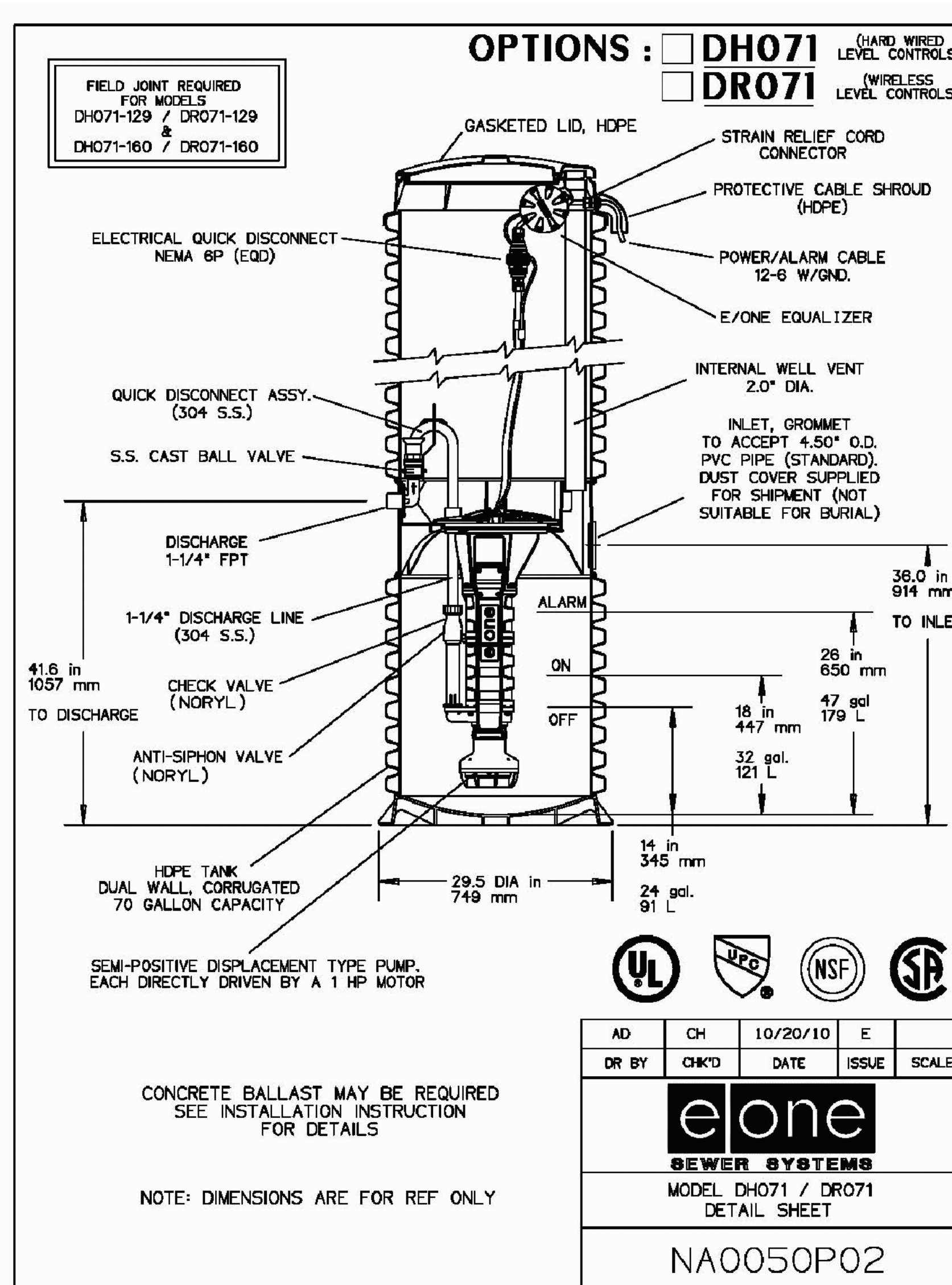
SHEET TITLE:
SITE DETAILS-3
PROJECT #444 SHEET 11 of 13



ADS ROOF DRAIN DETAIL
NOT TO SCALE



R.C.P. FLARED END SECTIONS
NOT TO SCALE



CONSTRUCTION NOTES:

- THE SUBGRADE, GEOTEXTILE FABRIC, AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- THE ROCK OR GRAVEL USED FOR RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
- STONE FOR THE RIPRAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
- THE MEDIAN STONE DIAMETER FOR THE RIPRAP APRON IS d50. FIFTY PERCENT BY WEIGHT OF THE RIPRAP MIXTURE SHALL BE SMALLER THAN THE MEDIAN STONE SIZE. THE LARGEST STONE SIZE IN THE MIXTURE SHALL BE 1.5 TIMES THE d50.

MAINTENANCE

- THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM WITHIN THE GROWING STABILIZATION PERIOD. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSPOT CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

STONE LINED OUTLET PROTECTION
NOT TO SCALE

LOCATION	La	W1	W2	d50	DEPTH
FES-3	16'	3'	9'	6"	15"
FES-4	11'	4'	8'	6"	15"

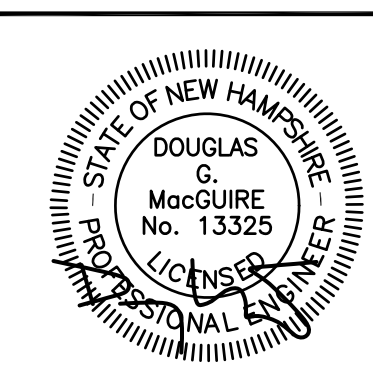


The Dubai Group, Inc.

136 Harvey Rd, Bldg B101
Londonerry, NH 03053
603-458-6462

Engineers
Planners
Surveyors

TheDubayGroup.com



REVISIONS:			
REV.	DATE:	COMMENT:	BY:

DRAWN BY: SJK
CHECKED BY: DGM
DATE: SEPT. 21, 2020
SCALE: AS NOTED
FILE: 444-DETAILS
DEED REF:
H.C.R.D.: BK. 8769 PG. 0003

PROJECT:
MVC EYE CARE
MAP 44 LOT 11-1
NASHUA STREET
MILFORD, NH
OWNER
ASRT, LLC
111 BOW ST
PORTSMOUTH, NH 03801
FOR
MVC Eye Care
2075 SOUTH WILLOW STREET
MANCHESTER, NH 03103

SHEET TITLE:
SITE DETAILS-4

PROJECT #444 SHEET 12 of 13

CONSTRUCTION CRITERIA:

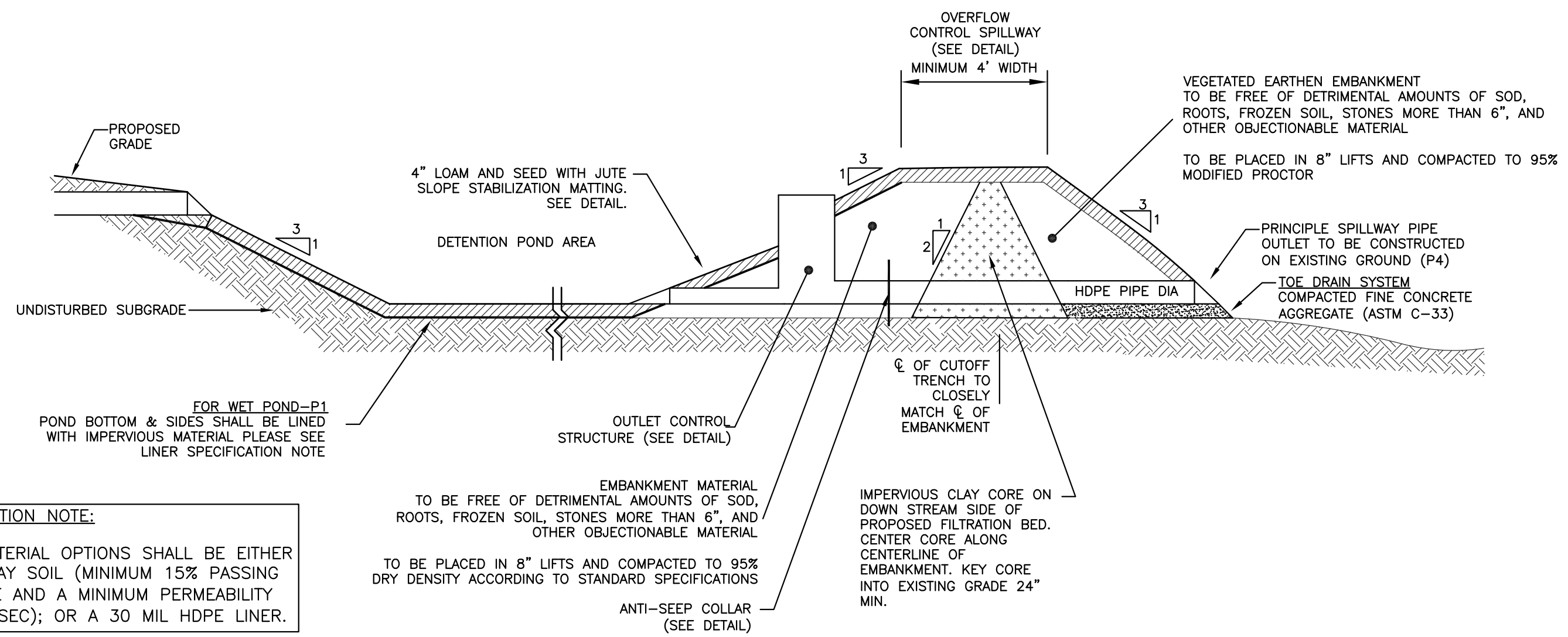
- FOUNDATION PREPARATION** – THE FOUNDATION AREA SHALL BE CLEARED OF TREES, LOGS, STUMPS, ROOTS, BRUSH, BOULDERS, SOD, AND RUBBISH. IF NEEDED TO ESTABLISH VEGETATION, THE TOPSOIL AND SOD SHALL BE STOCKPILED AND SPREAD ON THE COMPLETED DAM AND SPILLWAYS. FOUNDATION SURFACES SHALL BE SLOPED NO STEEPER THAN 1:1. THE FOUNDATION AREA SHALL BE THOROUGHLY SCARIFIED BEFORE PLACEMENT OF THE MATERIAL. THE SURFACE SHALL HAVE MOISTURE ADDED OR IT SHALL BE COMPACTED IF NECESSARY SO THAT THE FIRST LAYER OF FILL MATERIAL CAN BE COMPACTED AND BONDED TO THE FOUNDATIONS.
 THE CUTOFF TRENCH AND ANY OTHER REQUIRED EXCAVATIONS SHALL BE DUG TO THE LINES AND GRADES SHOWN ON THE PLANS OR AS STAKED IN THE FIELD. IF THEY ARE SUITABLE, EXCAVATED MATERIALS SHALL BE USED IN THE PERMANENT FILL.
 EXISTING STREAM CHANNELS IN THE FOUNDATION AREA SHALL BE SLOPED NO STEEPER THAN 1:1 AND DEEPEENED AND WIDENED AS NECESSARY TO REMOVE ALL STONES, GRAVEL, SAND, STUMPS, ROOTS, AND OTHER OBJECTIONABLE MATERIAL AND TO ACCOMMODATE COMPACTION EQUIPMENT.
 FOUNDATION AREAS SHALL BE KEPT FREE OF STANDING WATER WHEN FILL IS BEING PLACED ON THEM.
- FILL PLACEMENT** – THE MATERIAL PLACED IN THE FILL SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOD, ROOTS, FROZEN SOIL, STONES MORE THAN 6 INCHES IN DIAMETER (EXCEPT FOR ROCK FILLS), AND OTHER OBJECTIONABLE MATERIAL.
 SELECTED BACKFILL MATERIAL SHALL BE PLACED AROUND STRUCTURES, PIPE CONDUITS, AND ANTISEEP COLLARS AT ABOUT THE SAME RATE ON ALL SIDES TO PREVENT DAMAGE FROM UNEQUAL LOADING.
 THE PLACING AND SPREADING OF FILL MATERIAL SHALL BE STARTED AT THE LOWEST POINT OF THE FOUNDATION AND THE FILL BROUGHT UP IN HORIZONTAL LAYERS OF SUCH THICKNESS THAT THE REQUIRED COMPACTION CAN BE OBTAINED. THE FILL SHALL BE CONSTRUCTED IN CONTINUOUS HORIZONTAL LAYERS EXCEPT WHERE OPENINGS OR SECTIONALIZED FILLS ARE REQUIRED. IN THOSE CASES, THE SLOPE OF THE BONDING SURFACES BETWEEN THE EMBANKMENT IN PLACE AND THE EMBANKMENT TO BE PLACED SHALL NOT BE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. THE BONDING SURFACE SHALL BE TREATED THE SAME AS THAT SPECIFIED FOR THE FOUNDATION SO AS TO INSURE A GOOD BOND WITH THE NEW FILL.
 THE DISTRIBUTION AND GRADATION OF MATERIALS SHALL BE SUCH THAT NO LENSES, POCKETS, STREAKS, OR LAYERS OF MATERIAL DIFFER SUBSTANTIALLY IN TEXTURE OF GRADATION FROM THE SURROUNDING MATERIAL. IF IT IS NECESSARY TO USE MATERIALS OF VARYING TEXTURE AND GRADATION, THE MORE IMPERVIOUS MATERIAL SHALL BE PLACED IN THE CENTER AND UPSTREAM PARTS OF THE FILL. IF ZONED FILLS OF SUBSTANTIALLY DIFFERING MATERIALS ARE SPECIFIED, THE ZONES SHALL BE PLACED ACCORDING TO THE LINES AND GRADES SHOWN ON THE DRAWINGS. THE COMPLETE WORK SHALL CONFORM TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THE DRAWINGS OR AS STAKED IN THE FIELD.
- MOISTURE CONTROL** – THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE ADEQUATE FOR OBTAINING THE REQUIRED COMPACTION. MATERIAL THAT IS TOO WET SHALL BE DRIED TO MEET THIS REQUIREMENT, AND MATERIAL THAT IS TOO DRY SHALL HAVE WATER ADDED AND MIXED UNTIL THE REQUIREMENT IS MET.
- COMPACTION** – CONSTRUCTION EQUIPMENT SHALL BE OPERATED OVER THE AREAS OR EACH LAYER OF FILL TO INSURE THAT THE REQUIRED COMPACTION IS OBTAINED. SPECIAL EQUIPMENT SHALL BE USED IF NEEDED TO OBTAIN THE REQUIRED COMPACTION.
 IF A MINIMUM REQUIRED DENSITY IS SPECIFIED, EACH LAYER OF FILL SHALL BE COMPACTED AS NECESSARY TO OBTAIN THAT DENSITY.
 FILL ADJACENT TO STRUCTURES, PIPE CONDUITS, AND ANTISEEP COLLARS SHALL BE COMPACTED TO A DENSITY EQUIVALENT TO THAT OF THE SURROUNDING FILL BY MEANS OF HAND TAMPING OR MANUALLY DIRECTED POWER TAMPER OR PLATE VIBRATORS. FILL ADJACENT TO CONCRETE STRUCTURES SHALL NOT BE COMPACTED UNTIL THE CONCRETE IS STRONG ENOUGH TO SUPPORT THE LOAD.
- PROTECTION** – A PROTECTIVE COVER OF VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SURFACES OF THE EMBANKMENT, SPILLWAY, AND BORROW AREA IF SOIL AND CLIMATIC CONDITIONS PERMIT. IF SOIL OR CLIMATIC CONDITIONS PRECLUDE THE USE OF VEGETATION AND PROTECTION IS NEEDED, NON-VEGETATIVE MEANS, SUCH AS MULCHES OR GRAVEL, MAY BE USED. IN SOME PLACES, TEMPORARY VEGETATION MAY BE USED UNTIL CONDITIONS PERMIT ESTABLISHMENT OF PERMANENT VEGETATION. THE EMBANKMENT AND SPILLWAY SHALL BE FENCED IF NECESSARY TO PROTECT THE VEGETATION.
 SEEDBED PREPARATION, SEEDING, FERTILIZING, AND MULCHING SHALL COMPLY WITH THE APPROPRIATE VEGETATIVE BMPs.
- CONCRETE** – THE MIX DESIGN AND TESTING OF CONCRETE SHALL BE CONSISTENT WITH THE STRENGTH REQUIREMENTS OF THE JOB. MIX REQUIREMENTS OR NECESSARY STRENGTH SHALL BE SPECIFIED. THE TYPE OF CEMENT, AIR ENTRAINMENT, SLUMP, AGGREGATE, OR OTHER PROPERTIES SHALL BE SPECIFIED IF NECESSARY. ALL CONCRETE IS TO CONSIST OF A WORKABLE MIX THAT CAN BE PLACED AND FINISHED IN AN ACCEPTABLE MANNER. NECESSARY CURING SHALL BE SPECIFIED. REINFORCING STEEL SHALL BE PLACED AS INDICATED ON THE PLANS AND SHALL BE HELD SECURELY IN PLACE DURING CONCRETE PLACEMENT. SUBGRADES AND FORMS SHALL BE INSTALLED TO LINE AND GRADE, AND THE FORMS SHALL BE MORTAR TIGHT AND UNYIELDING AS THE CONCRETE IS PLACED.
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO BASINS.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE BASIN.
- AFTER THE BASIN IS EXCAVATED TO FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
- VEGETATION SHOULD BE ESTABLISHED IMMEDIATELY.
- DO NOT PLACE SYSTEMS INTO SERVICE UNTIL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

MAINTENANCE:

MAINTENANCE IS NECESSARY IF DETENTION/RETENTION BASINS ARE TO CONTINUE TO FUNCTION AS ORIGINALLY DESIGNED. A LOCAL GOVERNMENT, A DESIGNATED GROUP SUCH AS A HOMEOWNERS' ASSOCIATION OR SOME INDIVIDUAL MUST BE ASSIGNED RESPONSIBILITY FOR MAINTAINING THE STRUCTURES AND THE BASIN AREA. A MAINTENANCE PLAN SHOULD BE DEVELOPED THAT OUTLINES THE MAINTENANCE OPERATIONS AND A SCHEDULE FOR CARRYING OUT THE PROCEDURES.

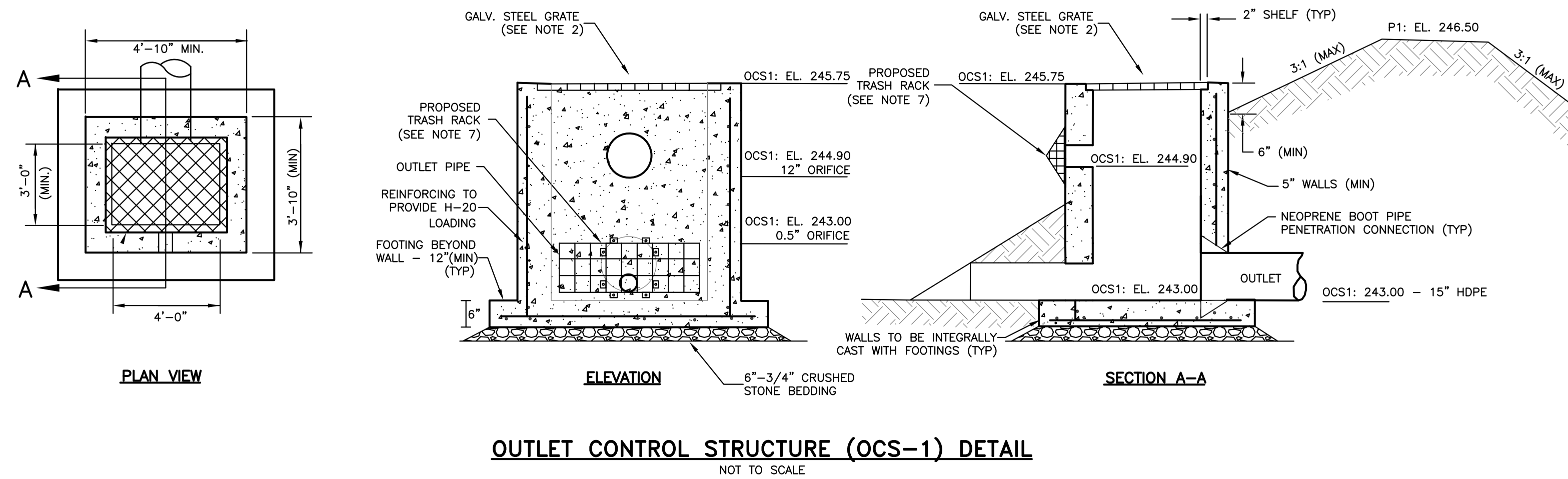
THE FOLLOWING ARE SOME ITEMS WHICH SHOULD BE CONSIDERED IN FORMULATING A MAINTENANCE PLAN.

- EMBANKMENT** – THE EMBANKMENT SHOULD BE INSPECTED ANNUALLY TO DETERMINE IF RODENT BURROWS, WET AREAS, OR EROSION OF THE FILL IS TAKING PLACE.
- VEGETATION** – THE VEGETATED AREAS OF THE STRUCTURE SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH. LIME AND FERTILIZER SHOULD BE APPLIED AS NECESSARY AS DETERMINED BY SOIL TESTS. TREES AND SHRUBS SHOULD BE KEPT OFF THE EMBANKMENT AND EMERGENCY SPILLWAY AREAS.
- INLETS** – PIPE INLETS AND SPILLWAY STRUCTURES SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. ACCUMULATED DEBRIS AND SEDIMENT SHOULD BE REMOVED. IF PIPES ARE COATED, THE COATING SHOULD BE CHECKED AND REPAIRED AS NECESSARY.
- OUTLETS** – PIPE OUTLETS SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. THE CONDITION OF THE PIPES SHOULD BE NOTED AND REPAIRS MADE AS NECESSARY. IF EROSION IS TAKING PLACE THEN MEASURES SHOULD BE TAKEN TO STABILIZE AND PROTECT THE AFFECTED AREA OF THE OUTLET.
- SEDIMENT** – SEDIMENT SHOULD BE CONTINUALLY CHECKED IN THE BASIN. WHEN SEDIMENT ACCUMULATIONS REACH THE PREDETERMINED DESIGN ELEVATION, THEN THE SEDIMENT SHOULD BE REMOVED AND PROPERLY DISPOSED OF.
- SAFETY INSPECTIONS** – ALL PERMANENT IMPOUNDMENTS SHOULD BE INSPECTED BY A QUALIFIED PROFESSIONAL ENGINEER ON A PERIODIC BASIS. IF THERE IS A POTENTIAL FOR SIGNIFICANT DAMAGE OR LOSS OF LIFE DOWNSTREAM, THEN THE INSPECTION SHOULD BE CARRIED OUT ANNUALLY. THE DESIGNATED INDIVIDUAL OR GROUP SHOULD ALSO MAKE INSPECTIONS AFTER EVERY MAJOR STORM EVENT.



LINER SPECIFICATION NOTE:
 ACCEPTABLE MATERIAL OPTIONS SHALL BE EITHER 6-12 IN OF CLAY SOIL (MINIMUM 15% PASSING THE #200 SIEVE AND A MINIMUM PERMEABILITY OF 1×10^{-5} CM/SEC); OR A 30 MIL HDPE LINER.

TYPICAL POND SECTION & PRINCIPLE SPILLWAY PROFILE DETAILS
 NOT TO SCALE

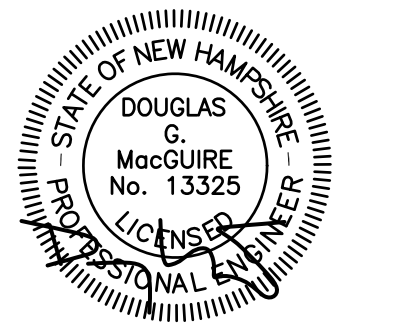


OUTLET CONTROL STRUCTURE (OCS-1) DETAIL
 NOT TO SCALE



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Engineers
 Planners
 Surveyors
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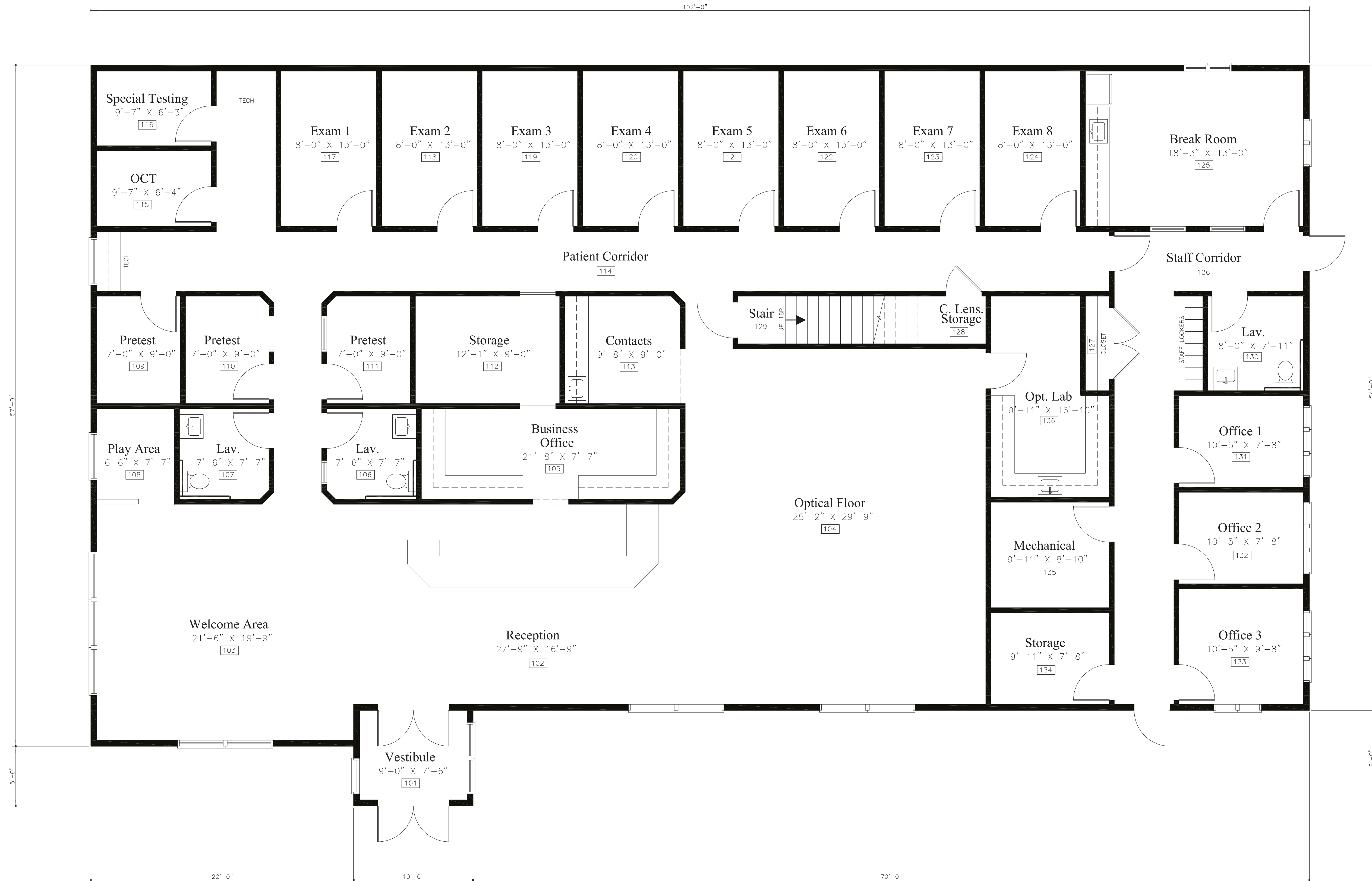


REVISIONS:			
REV.	DATE:	COMMENT:	BY:

DRAWN BY: SJK
 CHECKED BY: DGM
 DATE: SEPT. 21, 2020
 SCALE: AS NOTED
 FILE: 444-DETAILS
 DEED REF:
 H.C.R.D.: BK. 8769 PG. 0003

PROJECT:
MVC EYE CARE
 MAP 44 LOT 11-1
 NASHUA STREET
 MILFORD, NH
 OWNER
ASRT, LLC
 111 BOW ST
 PORTSMOUTH, NH 03801
 FOR
MVC Eye Care
 2075 SOUTH WILLOW STREET
 MANCHESTER, NH 03103

SHEET TITLE:
SITE DETAILS-5



Main Floor Plan

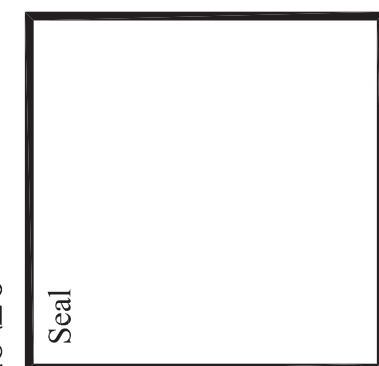
SCALE: 1/4"=1'-0"
 BUILDING FOOTPRINT AREA = 5654 SF

Silverwatch Architects, LLC
 Architecture * Engineering * Design * Land Planning
 155 Londonderry Road Windham, New Hampshire 03087
 603.894.4450 WWW.SILVERWATCH.COM



Project Name:	MVC Eye Care Milford
Prepared For:	MVC Eye Care
Project Address:	575 Nashua Street Milford, New Hampshire
Sheet Title:	Main Floor Plan

Drawn:	JDS
Checked:	JDS
Approved:	KC
Scale:	XXX
Date:	XXX
Project No.:	1/4"=1'-0"
	5/27/20
	SA-30620



Preliminary Design: 6/6/20

