

TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

Date: February 11, 2021
To: Planning Board
From: Lincoln Daley, Community Development Director
Subject: **B33 Lordens Plaza, LLC (owner) and St. Mary's Bank (applicant), Tax Map 44, Lot 6, 586 Nashua Street.** Review for acceptance and consideration of final approval for a site plan to renovate the existing bank building on the newly subdivided parcel with an additional bank drive aisle and 182 square foot building expansion. The parcels are located at 586 Nashua Street in the Commercial 'C' zoning district. (Continued from 1/19/21)

BACKGROUND/PROPOSAL:

The applicant is before the Planning Board major site plan application to renovate the existing bank building on the newly subdivided parcel with an additional bank drive aisle, 182 square foot building expansion, and related parking and landscaping improvements. At the January 19, 2021 Public Hearing, the Planning Board approved the minor subdivision application to create the 1.12 acre lot designated for the bank building and continued the major site plan application to provide more information / respond to comments involving (1) drainage / stormwater management, (2) parking analysis, (3) signage plan, and (4) drainage/stormwater, access/egress, and parking easement documentation.

ADDRESS:

Tax Map 44 Lot 6, 586 Nashua Street.

APPLICATION STATUS:

The application was accepted on January 1, 2021.

NOTICES:

Notices were sent to all property abutters on January 8, 2021.

EXISTING USE/CONDITIONS:

Map 44 Lot 6 consists of plaza buildings and the existing bank building structure. The property lies within the primary commercial corridor along Nashua Street.

LOT AREA:

Map 44, Lot 6	16.16 acres (704,091 sq.ft.)
Map 44, Lot 6-1	1.12 (48,620 sq.ft.)

REGIONAL IMPACT:

The Board determined that the project did not result in a Regional Impact on January 19, 2021.

WAIVERS:

No waivers are being requested.

ZONING DISTRICTS/INFORMATION:

The parcels lay within the Commercial 'C' zoning district. The intent of this District is to provide areas for those businesses, institutional, financial, governmental and compatible residential uses which constitute the commercial

requirements of the Town. As stated above, each of the lots meet the minimum dimensional requirements for properties in the Commercial 'C' District. The property falls inside of the groundwater protection district, but is outside of the 100-year flood hazard area.

TRAFFIC AND ACCESS MANAGEMENT:

Access and egress to the property will be via a shared driveway located on the subject property and parent lot, Map 44 Lot 6. The proposal will require the creation of reciprocal easements for both properties. Said easements will need to be submitted to the Community Development Office for review, approval, and recordation. Located within the plaza property's internal roadway system, the subject property is accessed by way of two entrance drives. The western entrance is one way to maximize cueing for customers seeking to utilize the drive thru. The eastern entrance provide for site egress and access.

PARKING:

The 28 parking space provided exceed the required 11 spaces. As requested by the Planning Board, the applicant has provided a parking analysis for the parent property and the newly created bank building property. The parking analysis states that there are 96 parking spaces provided for the existing plaza uses (excluding the parking for the proposed bank use/property) where 94 are require per the Town Development Regulations. See memo from the Dubai Group dated 2/11/21.

DRAINAGE/STORMWATER MANAGEMENT:

The applicant has provided a revised plan sheet 6 entitled Grading, Drainage, & Utility Plan. The project will utilize the existing grading, stormwater, and drainage design and infrastructure to manage onsite stormwater. Cross easements have been constructed to allow the applicant to continue utilizing the existing parent lot stormwater structures.

UTILITES:

The subject property will continue the existing utility connections to the municipal water and sewer systems and to Eversource.

LANDSCAPE DESIGN:

The proposed landscape design in conjunction with the existing plantings meets the Towns minimum requirements.

BUILDING ELEVATIONS

The enclosed building elevations are a marked improvement over existing conditions and incorporate many of the desired architectural features unique to New England.

SIGNAGE:

A signage plan has been submitted that includes two walls signs that meet the maximum allotted square footage. No monuments signs are being proposed at this time. It is anticipated that the applicant will utilized the existing shared monument sign or propose an additional monument sign at a future date. As discussed previously two monument signs on one property would require a Variance from the Board of Adjustment.

INTERDEPARTMENTAL REVIEWS:

Ambulance: No comments.

Assessing: No comments.

Building Department: No comments.

Code Enforcement/ Health: No comments.

Conservation Commission: No comments.

Environmental Programs/Stormwater: The applicant has revised the site plan to include a drainage/stormwater management design. The project area will be graded/laid out to utilize the existing catch basins to manage stormwater. See Sheet 6 – Grading, Drainage, & Utility Plan. Cross easements have been constructed to allow the applicant to continue utilizing the existing parent lot stormwater structures. Staff has no issues.

Heritage Commission: No comments.

Police Department: No comments.

Public Works: No comments.

Water/Sewer Utilities: No comments.

Community Development / Planning:

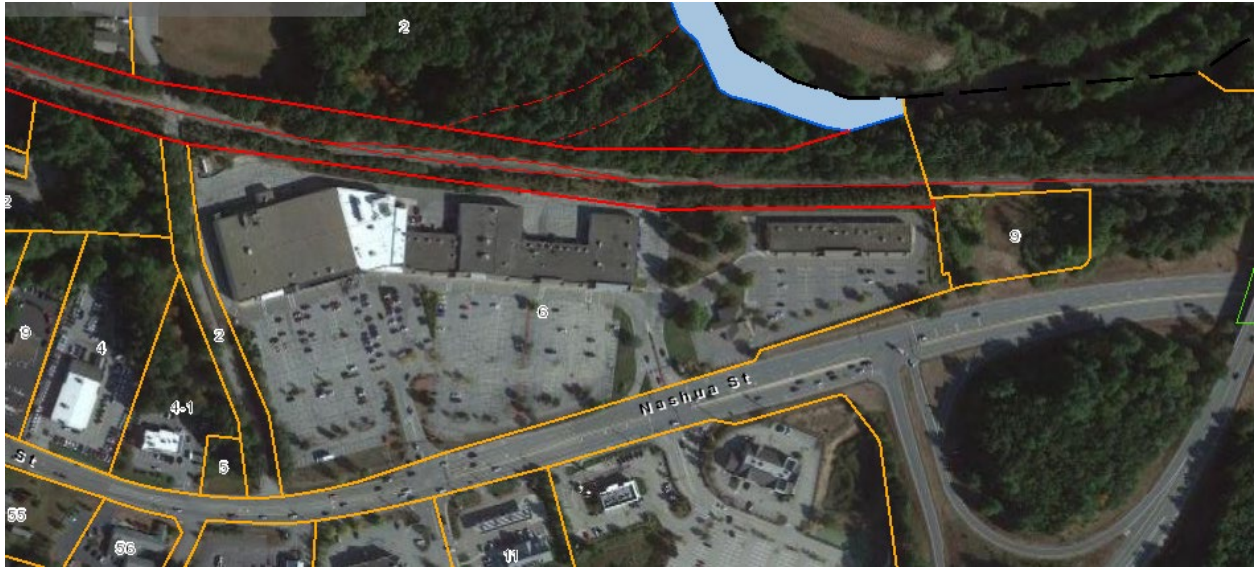
1. The access, egress, stormwater, and maintenance easements were submitted by the applicant for initial review and comment by the Community Development Office. Staff has reviewed said easements and provided comments to the applicant and their representatives. Staff recommends that the decision include a condition that the applicant shall continue to work with Staff to finalize all access, egress, stormwater, and maintenance easements prior to recordation.

STAFF RECOMMENDATIONS:

The applicant should be prepared to address the comments raised by the Planning Board, Conservation Commission, Heritage Commission, Town Consultants, Staff, and public. If the Board finds that there is sufficient evidence/information and that the application satisfies the requirements of the Site Plan Application, the Board should conditionally approve the application. If additional information is needed, the Board should continue the application to the next scheduled meeting. Staff recommends the following minimum conditions for the conditional approval.

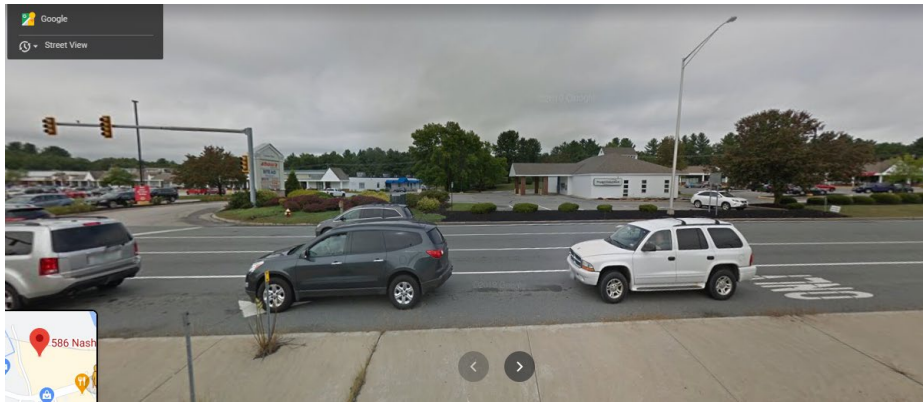
1. The applicant shall work with Staff to finalize all access, egress, stormwater, and maintenance easements prior to recordation.

Aerial View: Map 44, Lot 6



Street View – Map 44 Lot 6 / 6-1

Looking East



Looking North



Looking West



St. Mary's Bank Site Plan

586 NASHUA STREET, MILFORD, NEW HAMPSHIRE



SHEET INDEX:

- 1 Title Sheet
- 2 Overview Site Plan
- 3 Existing Conditions Plan
- 4 Preparation Plan
- 5 Site Plan
- 6 Grading, Drainage, & Utility Plan
- 7-8 Landscape Plan & Details
- 9 Lighting Plan
- 10 Erosion Control Plan
- 11-13 Site Construction Details

Architectural Plans

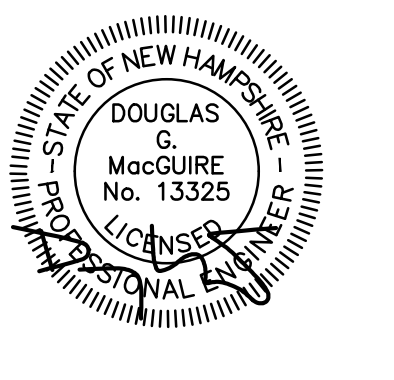


The Dubai Group, Inc.

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

Engineers
Planners
Surveyors

TheDubayGroup.com



REVISIONS:			
REV.	DATE	COMMENT	BY

DRAWN BY: JMM
CHECKED BY: DGM
DATE: DECEMBER 18, 2020
SCALE: 1"=20'
FILE: 472-COVER
DEED REF:

PROJECT:
586 NASHUA ST
MAP 44 LOT 6
586 NASHUA STREET
MILFORD, NH 03055

OWNER:
B33 LORDENS PLAZA, LLC
9330 W. SAHARA AVE.
SUITE 270
LAS VEGAS, NV 89117

FOR
ST. MARY'S BANK
200 MCGREGOR ST.
MANCHESTER, NH 03102

OWNER'S SIGNATURE _____ DATE _____

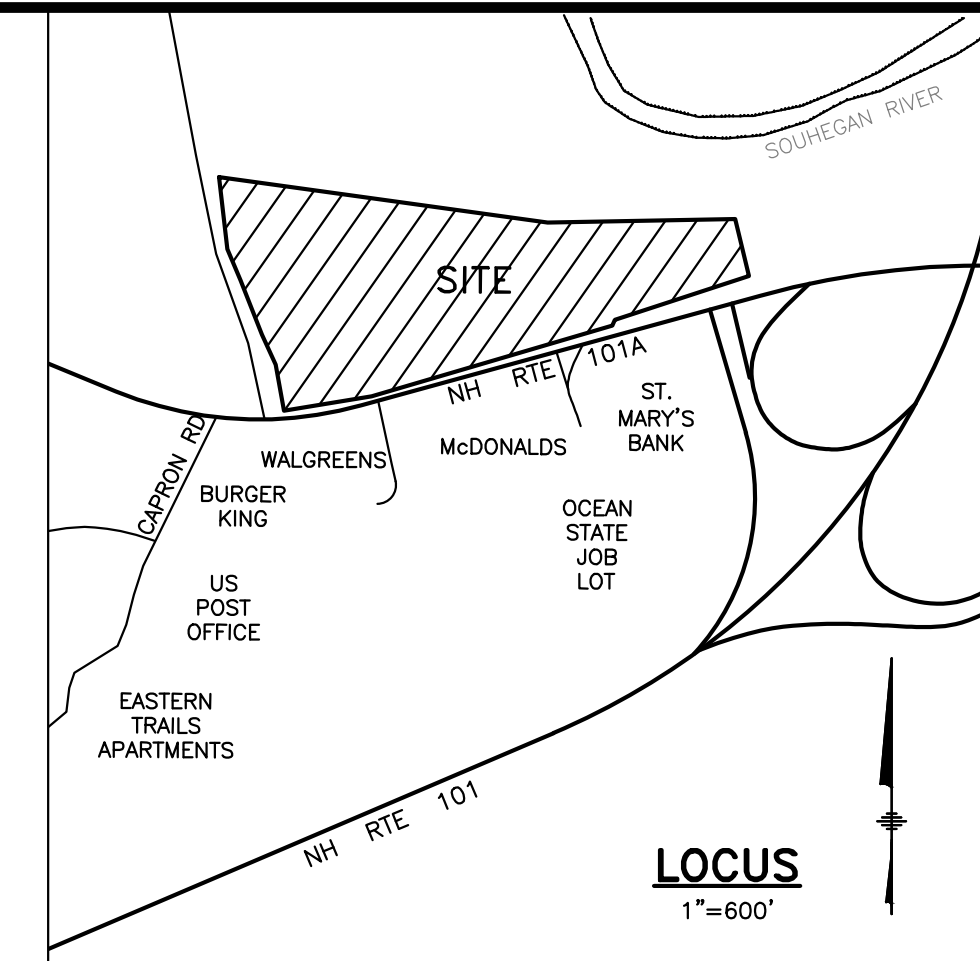
**APPROVED
MILFORD PLANNING BOARD**

SITE PLAN #: _____ DATE APPROVED: _____

SIGNATURE: _____ DATE SIGNED: _____

SHEET TITLE:
TITLE SHEET

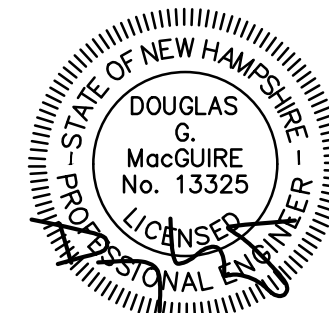
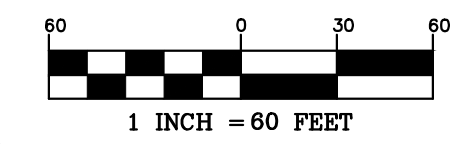
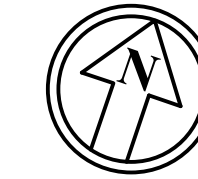
PROJECT #472 SHEET 1 of 12



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

Engineers
 Planners
 Surveyors

TheDubayGroup.com

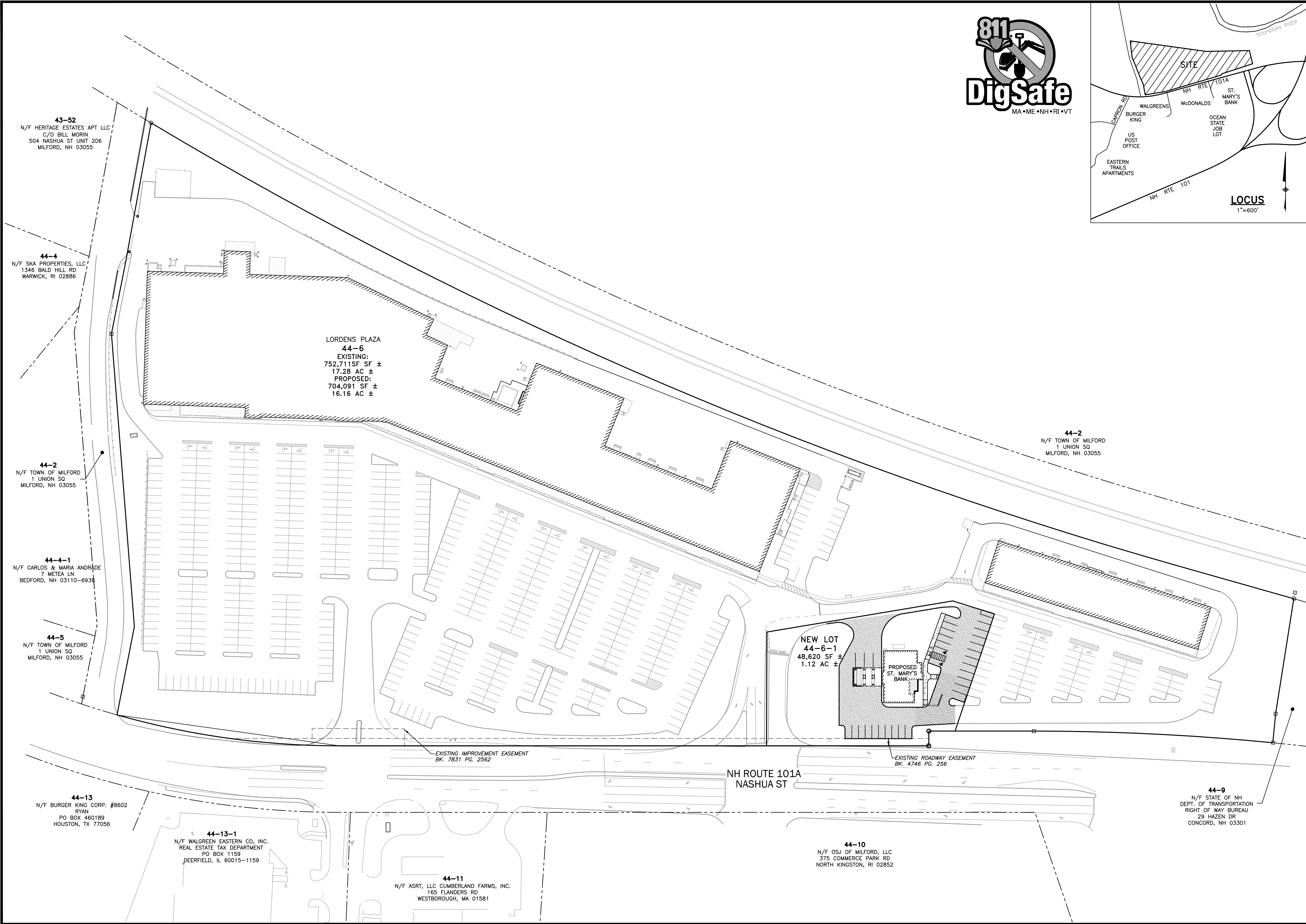


REVISIONS:			
REV.	DATE:	COMMENT:	BY:

DRAWN BY: WA
 CHECKED BY: KRD
 DATE: DECEMBER 18, 2020
 SCALE: 1"=60'
 FILE: 472-GU
 DEED REF:

PROJECT:
586 NASHUA ST
 MAP 44 LOT 6
 586 NASHUA STREET
 MILFORD, NH 03055
 OWNER:
B33 LORDENS PLAZA, LLC
 9330 W. SAHARA AVE.
 SUITE 270
 LAS VEGAS, NV 89117
 FOR:
ST. MARY'S BANK
 200 MCGREGOR ST.
 MANCHESTER, NH 03102

SHEET TITLE:
OVERVIEW SITE PLAN



43-52
 N/F HERITAGE ESTATES APT LLC
 C/O BILL MORIN
 504 NASHUA ST UNIT 206
 MILFORD, NH 03055

44-4
 N/F SKA PROPERTIES, LLC
 1346 BALD HILL RD
 WARWICK, RI 02886

44-2
 N/F TOWN OF MILFORD
 1 UNION SQ
 MILFORD, NH 03055

44-4-1
 N/F CARLOS & MARIA ANDRADE
 7 META LN
 BEDFORD, NH 03110-6936

44-5
 N/F TOWN OF MILFORD
 1 UNION SQ
 MILFORD, NH 03055

44-13
 N/F BURGER KING CORP. #8602
 RYAN
 PO BOX 460189
 HOUSTON, TX 77056

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

**LORDENS PLAZA
 44-6**
 EXISTING:
 752,711 SF ±
 17.28 AC ±
 PROPOSED:
 704,091 SF ±
 16.16 AC ±

44-11
 N/F ASRT, LLC CUMBERLAND FARMS, INC.
 165 FLANDERS RD
 WESTBOROUGH, MA 01581

**NEW LOT
 44-6-1**
 48,620 SF ±
 1.12 AC ±

PROPOSED
ST. MARY'S BANK

44-2
 N/F TOWN OF MILFORD
 1 UNION SQ
 MILFORD, NH 03055

44-9
 N/F STATE OF NH
 DEPT. OF TRANSPORTATION
 RIGHT OF WAY BUREAU
 29 HAZEN DR
 CONCORD, NH 03301

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

EXISTING IMPROVEMENT EASEMENT
 BK. 7831 PG. 2562

EXISTING ROADWAY EASEMENT
 BK. 4746 PG. 256

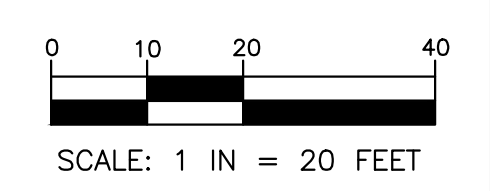
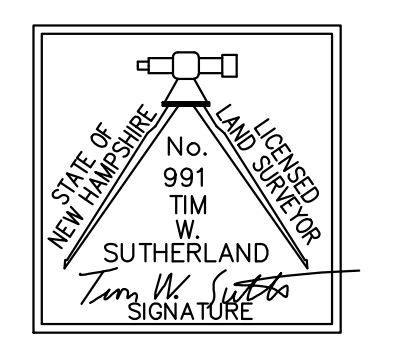
NH ROUTE 101A
 NASHUA ST

N:\PROJECTS\472-St. Mary's Bank_Milford\DWG\CURRENT\472-GU.DWG



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

Engineers
 Planners
 Surveyors
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REVISIONS:

REV.	DATE	COMMENT	BY

DRAWN BY: WA
 CHECKED BY: KRD
 DATE: DECEMBER 18, 2020
 SCALE: 1"=20'
 FILE: 472ws
 DEED REF:

PROJECT:

586 NASHUA ST
 MAP 44 LOT 6
 586 NASHUA STREET
 MILFORD, NH 03055

OWNER:

B33 LORDENS PLAZA, LLC
 9330 W. SAHARA AVE.
 SUITE 270
 LAS VEGAS, NV 89117

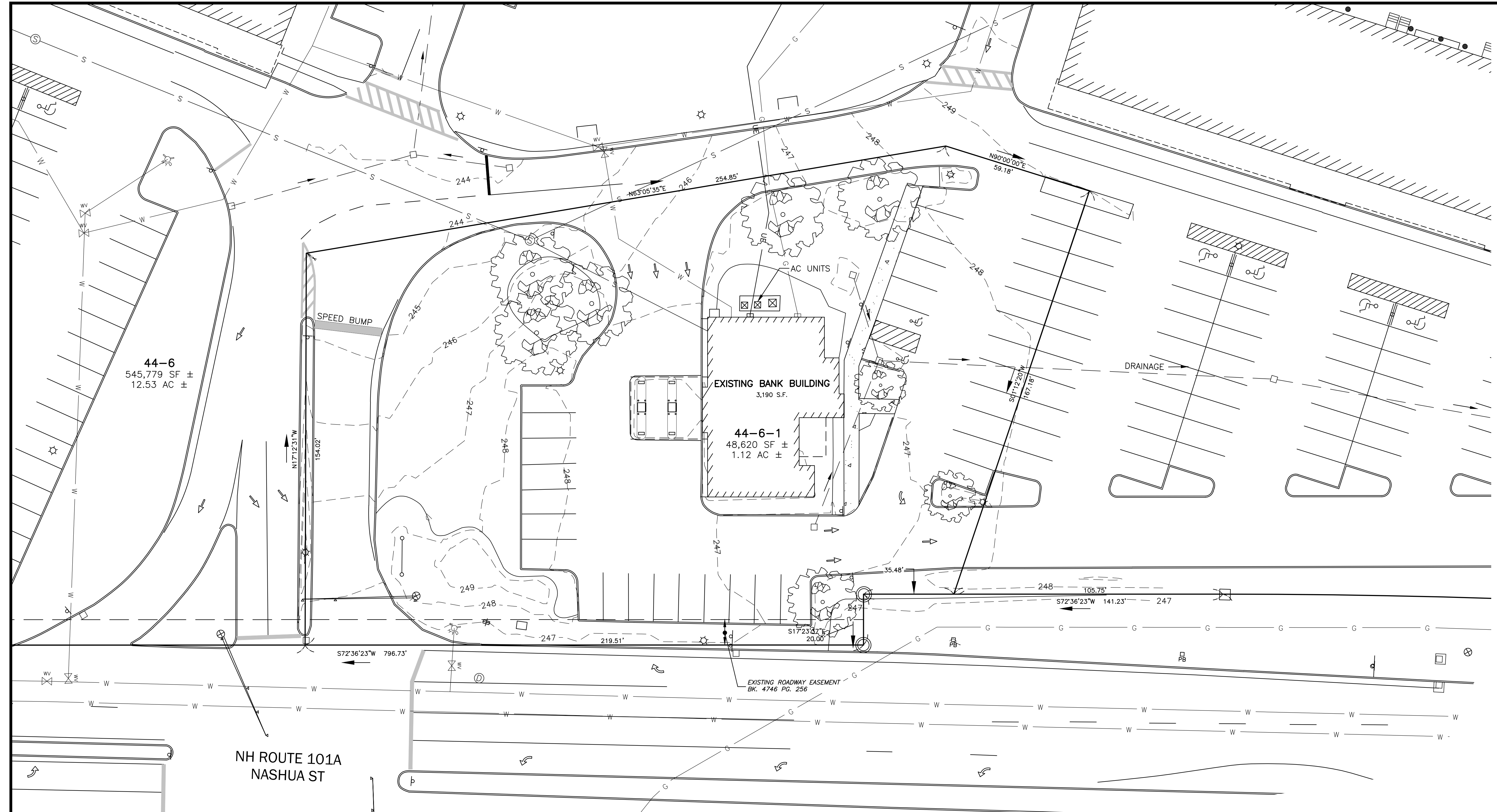
FOR

ST. MARY'S BANK
 200 MCGREGOR ST.
 MANCHESTER, NH 03102

SHEET TITLE:

EXISTING CONDITIONS PLAN

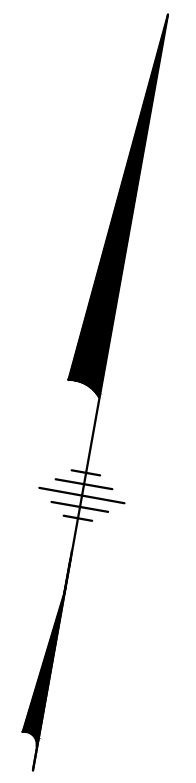
PROJECT #472 SHEET 3 of 12



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 IN NOVEMBER, 2020 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.
 I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

Tim W. Sutherland
 TIM W. SUTHERLAND, LLS #991
 10/18/20
 DATE

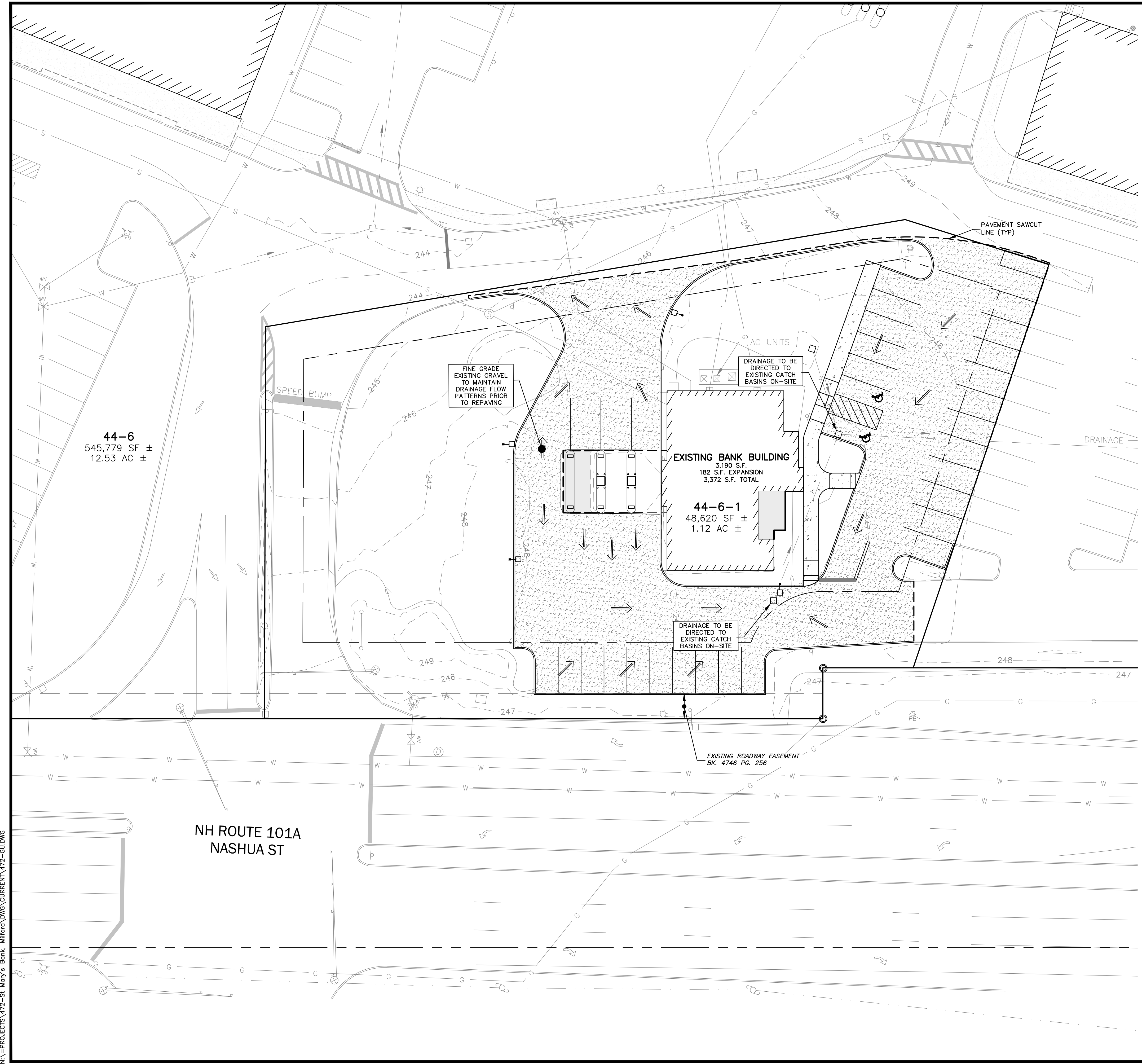


NOTES:

- THE OWNER OF RECORD (TAX MAP 44 LOT 6-0):
 B33 LORDENS PLAZA, LLC
 9330 W. SAHARA AVE SUITE 270
 LAS VEGAS, NV 89117
 DEED REF: BK 9185 PG 0803
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR: LORDENS PLAZA; NV5 PROJECT NO. 201902877-001, 586 NASHUA STREET, MILFORD, NH", SCALE: 1"=50'; DATED JUNE 25, 2019; SURVEYED AND PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC.
- BEARINGS SHOWN ARE REFERENCED TO NAD83; VERTICAL DATUM REFERENCED TO NAVD88 VIA GNSS OBSERVATIONS TAKEN AUGUST 2020.
- SUBJECT PARCEL IS ZONED COMMERCIAL (C) DISTRICT PER TOWN OF MILFORD ZONING MAP.
 MIN. LOT SIZE: 20,000 SF
 MIN. LOT FRONTAGE: 150FT
 MIN. FRONT YARD: 30FT
 MIN. SIDE YARD: 15FT
 MIN. REAR YARD: 15FT
- LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY.

LEGEND

- PROPERTY LINE
- - - ABUTTER LINE
- STONE WALL
- CAP COD BERM
- EOP
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- UE — UNDERGROUND ELECTRIC
- S — SEWER LINE
- OVERHEAD WIRE
- W — WATER LINE
- G — GAS LINE
- BUILDING SETBACK
- SIGN
- WATER VALVE
- GAS VALVE
- ⊙ EXISTING TREE



NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF MILFORD, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER 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.
4. 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.
5. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
7. VERIFY UTILITY CONNECTIONS TO BUILDING WITH ARCHITECTURAL DRAWINGS.
8. 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.
9. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
10. 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.

44-6
545,779 SF ±
12.53 AC ±

EXISTING BANK BUILDING
3,190 S.F.
182 S.F. EXPANSION
3,372 S.F. TOTAL

44-6-1
48,620 SF ±
1.12 AC ±

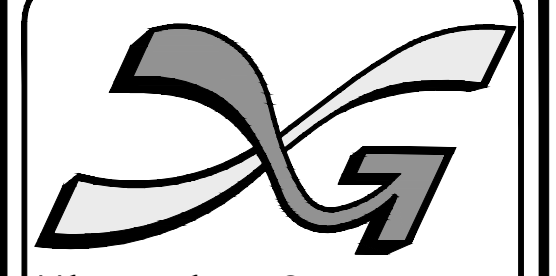
FINE GRADE
EXISTING GRAVEL
TO MAINTAIN
DRAINAGE FLOW
PATTERNS PRIOR
TO REPAVING

DRAINAGE TO BE
DIRECTED TO
EXISTING CATCH
BASINS ON-SITE

DRAINAGE TO BE
DIRECTED TO
EXISTING CATCH
BASINS ON-SITE

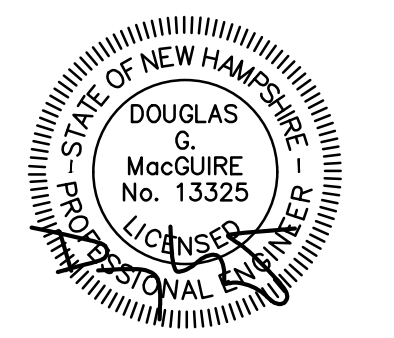
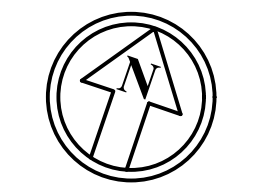
EXISTING ROADWAY EASEMENT
BK: 4746 PG. 256

NH ROUTE 101A
NASHUA ST



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

Engineers
Planners
Surveyors
TheDubayGroup.com



REVISIONS:

REV.	DATE:	COMMENT:	BY:

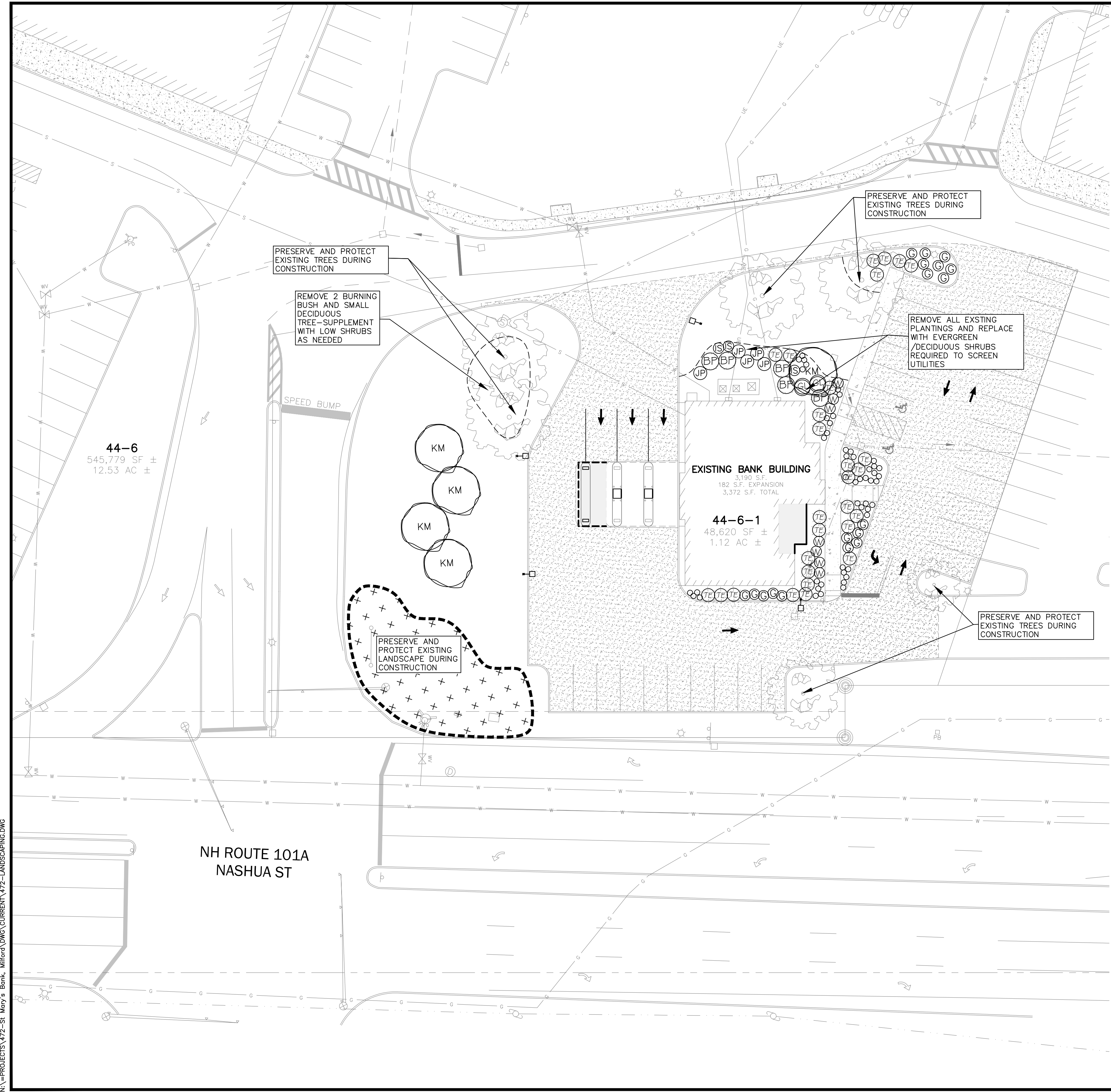
DRAWN BY: WA
CHECKED BY: KRD
DATE: DECEMBER 18, 2020
SCALE: 1"=20'
FILE: 472-GU
DEED REF:

PROJECT:
586 NASHUA ST
MAP 44 LOT 6
586 NASHUA STREET
MILFORD, NH 03055
OWNER:
B33 LORDENS PLAZA, LLC
9330 W. SAHARA AVE.
SUITE 270
LAS VEGAS, NV 89117
FOR
ST. MARY'S BANK
200 MCGREGOR ST.
MANCHESTER, NH 03102

SHEET TITLE:
**GRADING,
DRAINAGE &
UTILITY
PLAN**



NA=PROJECTS\472-St Mary's Bank, Milford\DWG\CURRENT\472-GU.DWG



LANDSCAPE 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. (REPLANT SCREEN AS SHOWN FOR EXISTING UTILITIES)
 3. LOADING AREAS. (NO LOADING AREAS AREA PROPOSED)
 4. REFUSE AND RECYCLING COLLECTION AREAS. (NO REFUSE AREAS PROPOSED)

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.
94' +/- FRONTAGE / 5 = 18.8 OR 19 SHRUBS REQUIRED (COMPLIES)

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 COMPLETED BY SUITABLE GROUND COVER AND SHRUBS.
274.99' +/- LF / 30' = 9.1 OR 9 TREES REQUIRED

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 COMPLETED 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.

28 SPACES SHOWN / 15 = 1.86 OR 2 TREES REQUIRED

TOTAL TREES REQUIRED ON SITE = 11
6 MATURE TREES TO BE PRESERVED AND PROTECTED DURING CONSTRUCTION.
5 TREES PROPOSED AS SHOWN ON PLAN
(THERE IS AN EXISTING ACCESS EASEMENT TO THE STATE OF NH ALONG REQUIRED STREET TREE STRIP, THEREFORE TREES REQUIRED IN THIS STRIP ARE SHOWN ON SITE)

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:
 - SEEDING 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.
2. 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.
3. IN AREAS WHERE MULCH HAS BEEN DISTURBED BY WIND OR MAINTENANCE OPERATIONS, ADD NEW MULCH. ANCHOR AS REQUIRED TO PREVENT DISPLACEMENT.
4. 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).
5. 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.
6. WATER LAWN AT A MINIMUM RATE OF ONE INCH (25 mm) PER WEEK.
7. 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.

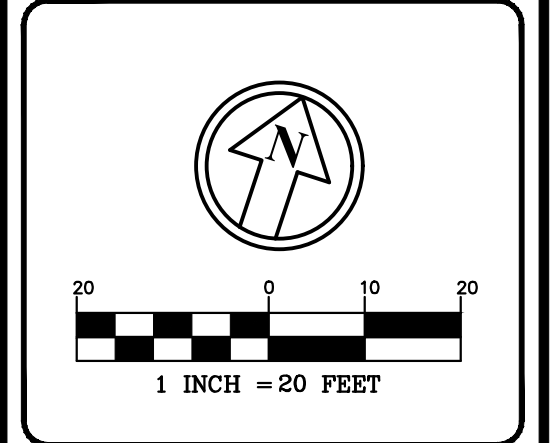
TREES AND SHRUBS:

- 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.

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Surveyors

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REVISIONS:			
REV.	DATE:	COMMENT:	BY:

REV.	DATE:	COMMENT:	BY:

DRAWN BY: REK
CHECKED BY: DGM
DATE: DECEMBER 18, 2020
SCALE: 1"=20'
FILE: 472-LANDSCAPING
DEED REF:

PROJECT:
586 NASHUA ST
MAP 44 LOT 6
586 NASHUA STREET
MILFORD, NH 03055

OWNER:
B33 LORDENS PLAZA, LLC
9330 W. SAHARA AVE.
SUITE 270
LAS VEGAS, NV 89117

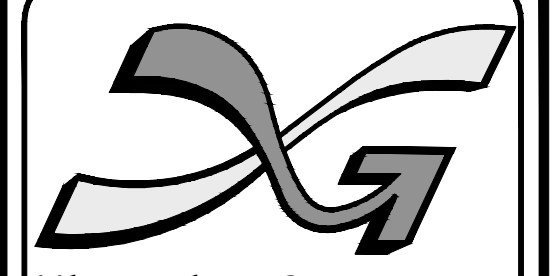
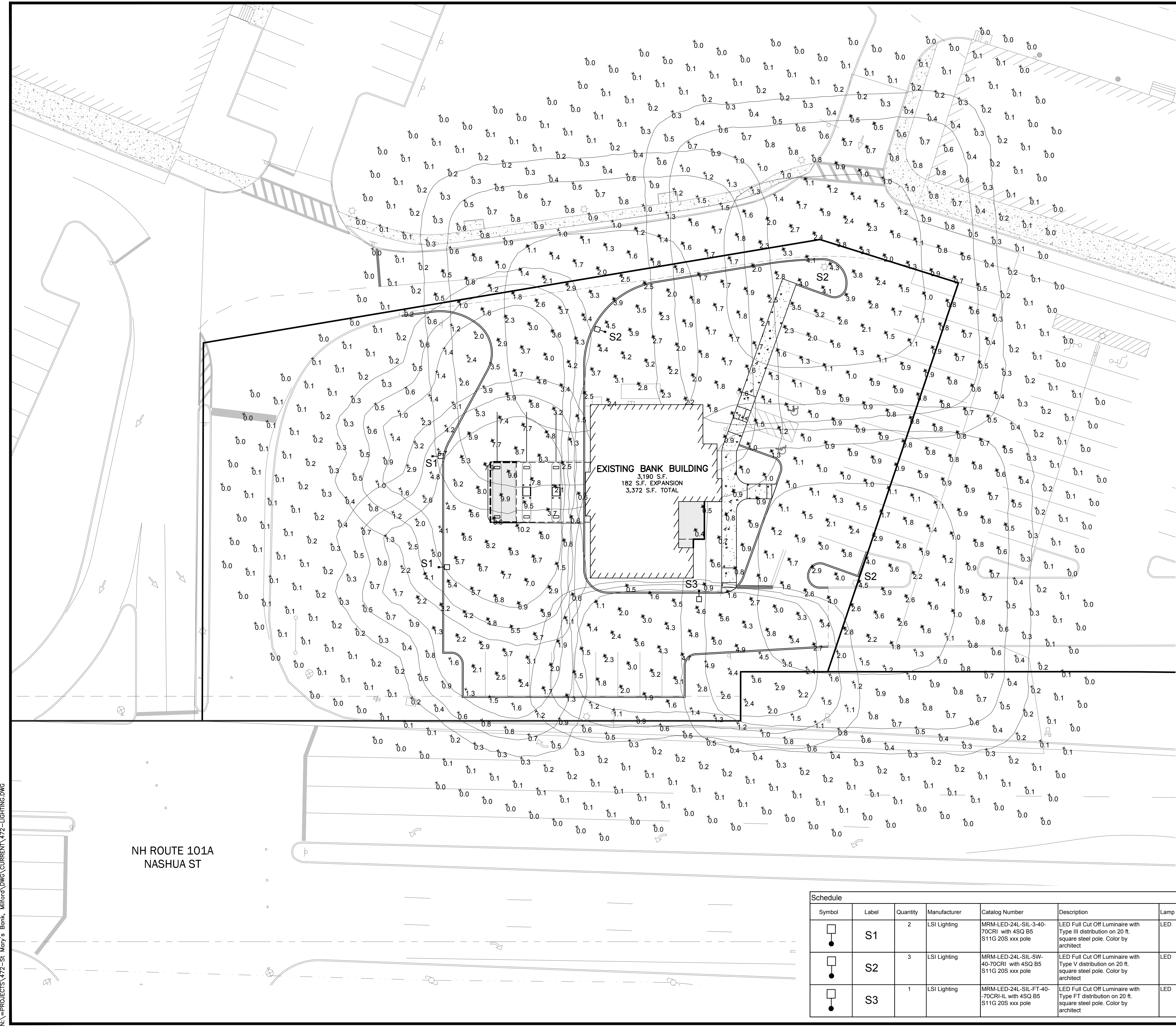
FOR:
ST. MARY'S BANK
200 MCGREGOR ST.
MANCHESTER, NH 03102

SHEET TITLE:
LANDSCAPE PLAN

PROJECT #472 SHEET 7 of 12

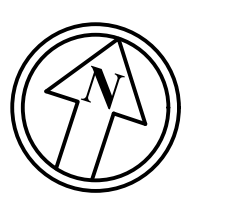


THIS PLAN IS INTENDED FOR APPROVAL BY THE TOWN OF MILFORD FOR LANDSCAPE PURPOSES ONLY.



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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: DEC. 18, 2020
 SCALE: 1"=20'
 FILE: 472-LIGHTING
 DEED REF:

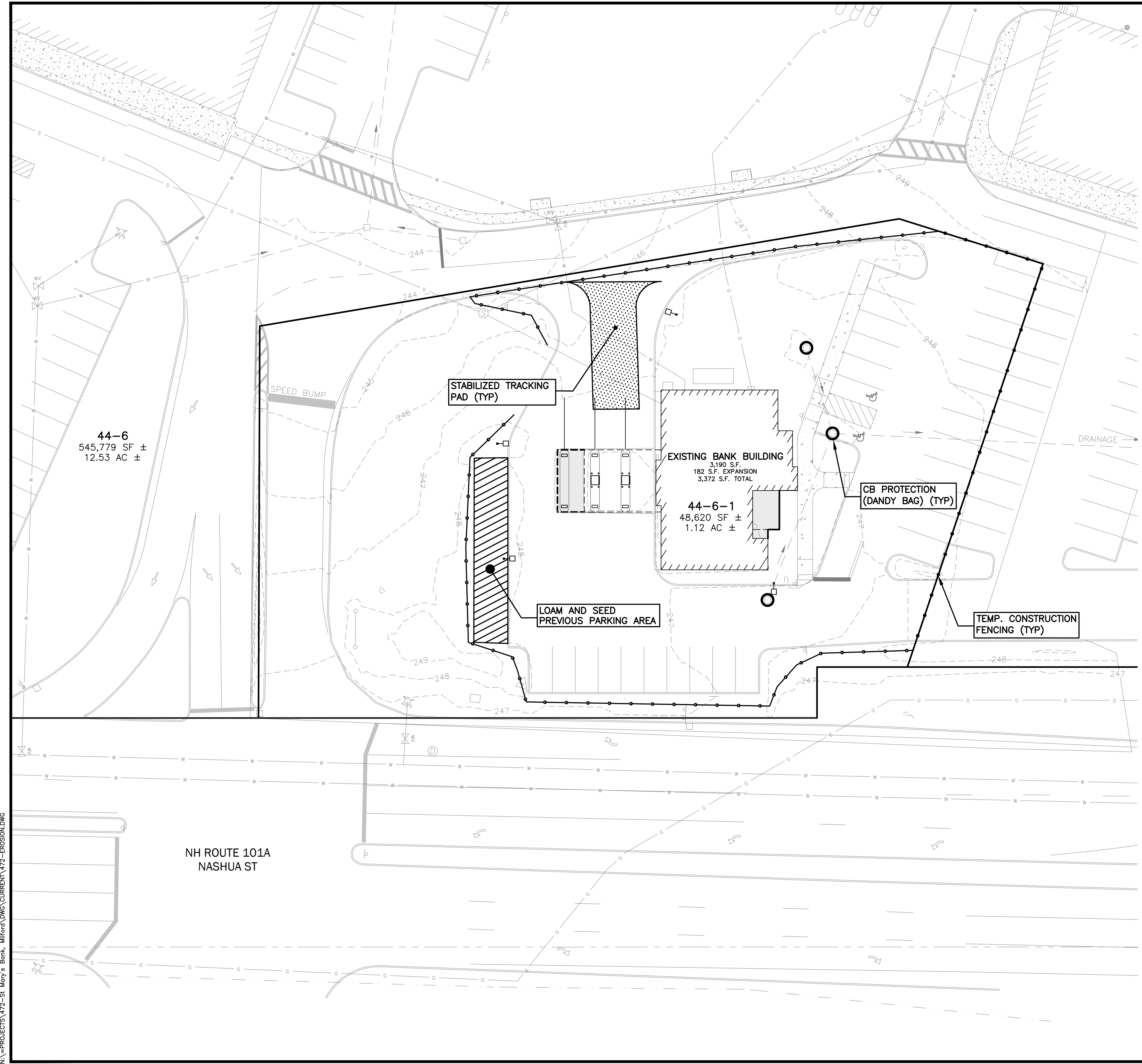
PROJECT:
586 NASHUA ST
 MAP 44 LOT 6
 586 NASHUA STREET
 MILFORD, NH 03055
 OWNER:
B33 LORDENS PLAZA, LLC
 9330 W. SAHARA AVE.
 SUITE 270
 LAS VEGAS, NV 89117
 FOR
ST. MARY'S BANK
 200 MCGREGOR ST.
 MANCHESTER, NH 03102

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entire Calculation Area	+	0.8 fc	10.2 fc	0.0 fc	N/A	N/A
Paved	X	2.4 fc	10.2 fc	0.3 fc	34.0:1	8.0:1

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	S1	2	LSI Lighting	MRM-LED-24L-SIL-3-40-70CRI with 4SQ B5 S11G 205 xxx pole	LED Full Cut Off Luminaire with Type III distribution on 20 ft. square steel pole. Color by architect	LED	1	MRM-LED-24L-SIL-3-40-70CRI.LIES	25280	0.9	187
	S2	3	LSI Lighting	MRM-LED-24L-SIL-5W-40-70CRI with 4SQ B5 S11G 205 xxx pole	LED Full Cut Off Luminaire with Type V distribution on 20 ft. square steel pole. Color by architect	LED	1	MRM-LED-24L-SIL-5W-40-70CRI.LIES	23992	0.9	187
	S3	1	LSI Lighting	MRM-LED-24L-SIL-FT-40-70CRI-HL with 4SQ B5 S11G 205 xxx pole	LED Full Cut Off Luminaire with Type FT distribution on 20 ft. square steel pole. Color by architect	LED	1	MRM-LED-24L-SIL-FT-40-70CRI-L.LIES	15921	0.9	187

N:\PROJECTS\472-St. Mary's Bank_Milford\DWG\CURRENT\472-LIGHTING.DWG

SHEET TITLE:
LIGHTING PLAN
 PROJECT #472 SHEET 9 of 12



44-6
545,779 SF ±
12.53 AC ±

STABILIZED TRACKING PAD (TYP)

EXISTING BANK BUILDING
3,190 S.F.
182 S.F. EXPANSION
3,372 S.F. TOTAL

44-6-1
48,620 SF ±
1.12 AC ±

CB PROTECTION (DANDY BAG) (TYP)

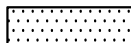
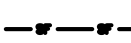


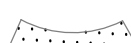

LOAM AND SEED PREVIOUS PARKING AREA

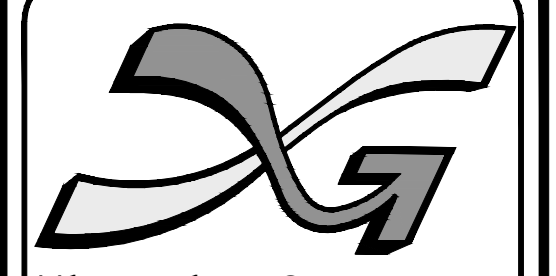
TEMP. CONSTRUCTION FENCING (TYP)

SPEED BUMP

DRAINAGE

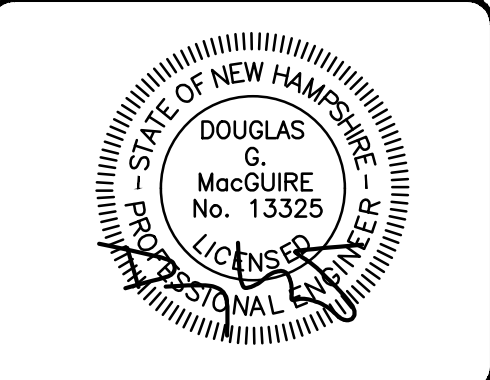
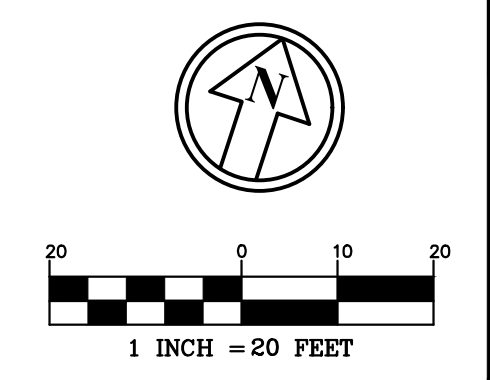
NH ROUTE 101A
NASHUA ST

- LEGEND:**
-  STABILIZED TRACKING PAD
 -  SILT FENCE
 -  CATCH BASIN PROTECTION (DANDY BAG)
 -  INLET PROTECTION (SILT SOCK)
 -  STONE OR SILT SOCK CHECK DAM
 -  BLANKET SLOPE PROTECTION



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REVISIONS:			
REV.	DATE	COMMENT	BY

DRAWN BY: JMM
CHECKED BY: DGM
DATE: DEC. 18, 2020
SCALE: 1"=20'
FILE: 472-EROSION
DEED REF:

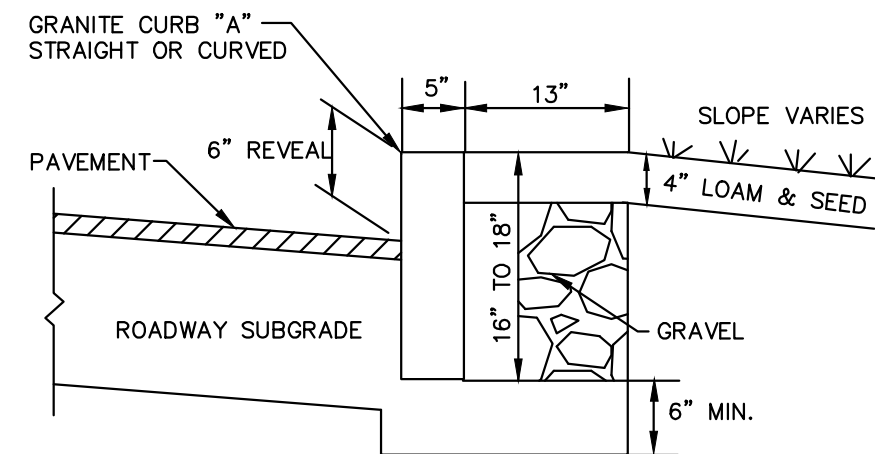
PROJECT:
586 NASHUA ST
MAP 44 LOT 6
586 NASHUA STREET
MILFORD, NH 03055

OWNER:
B33 LORDENS PLAZA, LLC
9330 W. SAHARA AVE.
SUITE 270
LAS VEGAS, NV 89117

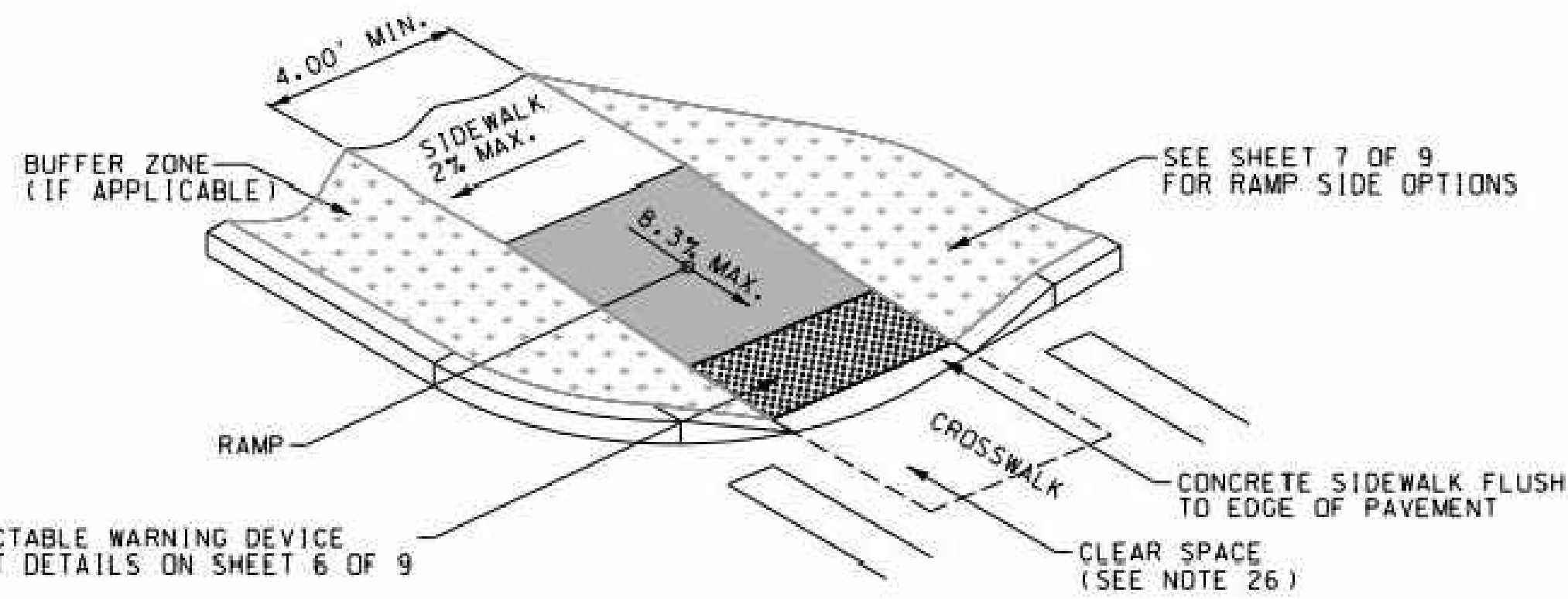
FOR:
ST. MARY'S BANK
200 MCGREGOR ST.
MANCHESTER, NH 03102

SHEET TITLE:
EROSION CONTROL PLAN

N:\PROJECTS\472-St. Mary's Bank, Milford\DWG\CURRENT\472-EROSION.DWG



GRANITE CURB "A" DETAIL
NOT TO SCALE

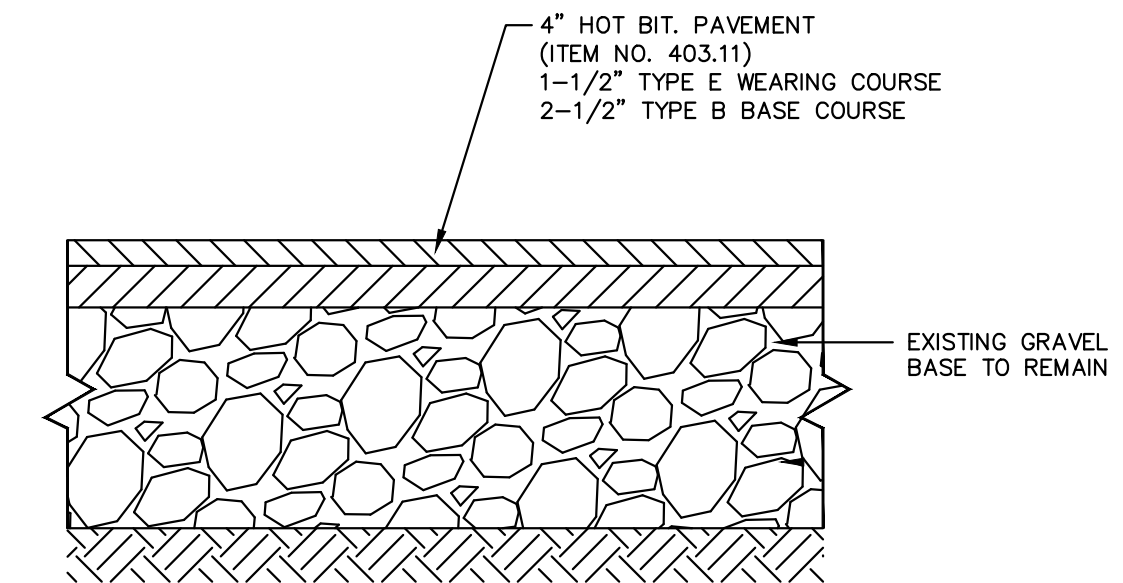


SEE DETECTABLE WARNING DEVICE
PLACEMENT DETAILS ON SHEET 6 OF 9

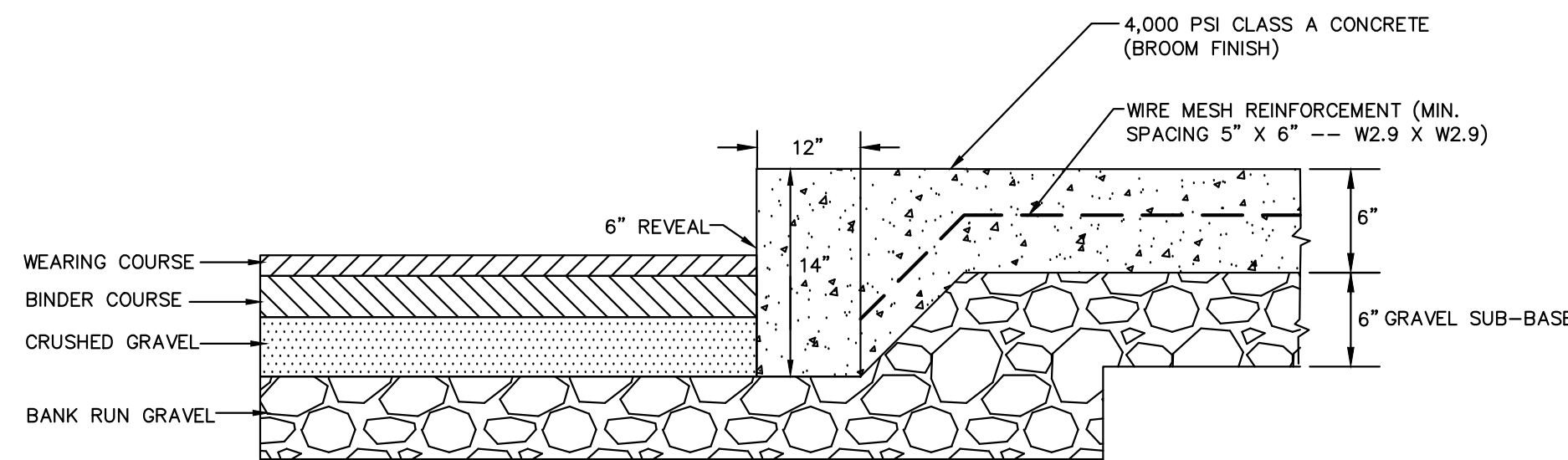
SEE SHEET 7 OF 9
FOR RAMP SIDE OPTIONS

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.

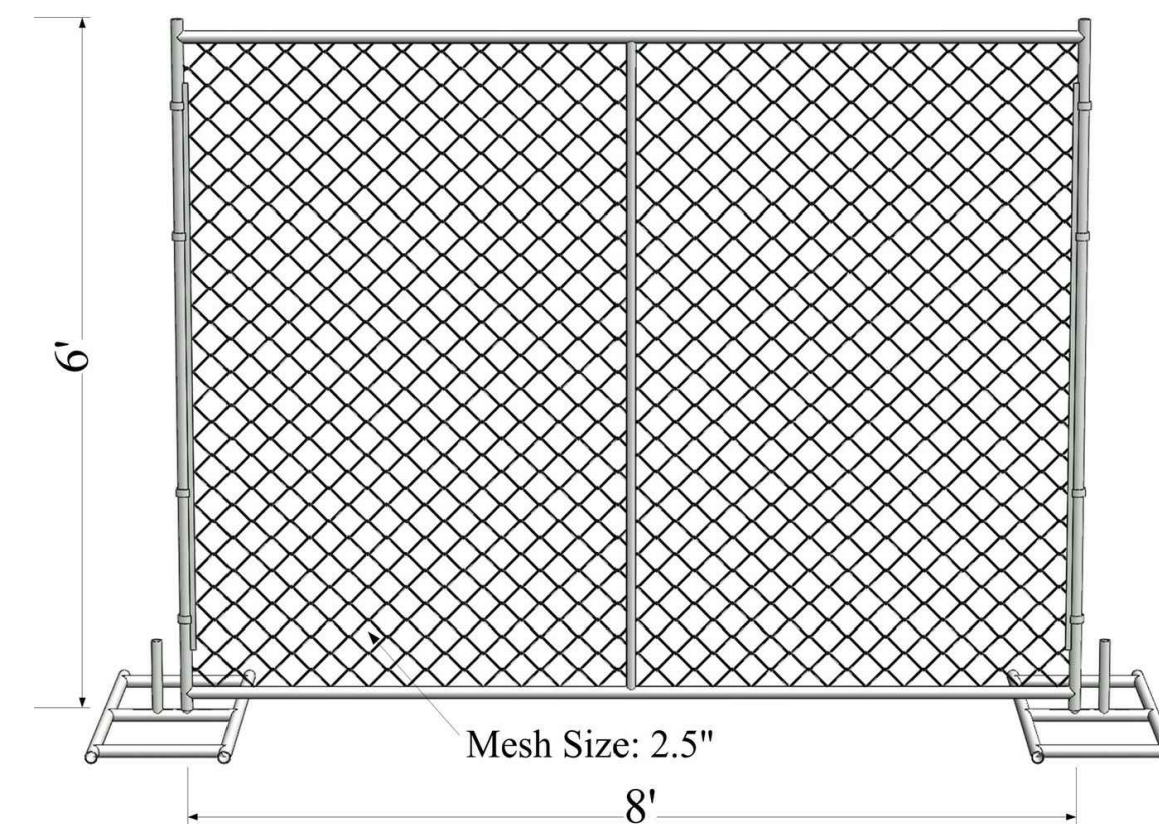
TYPE 2



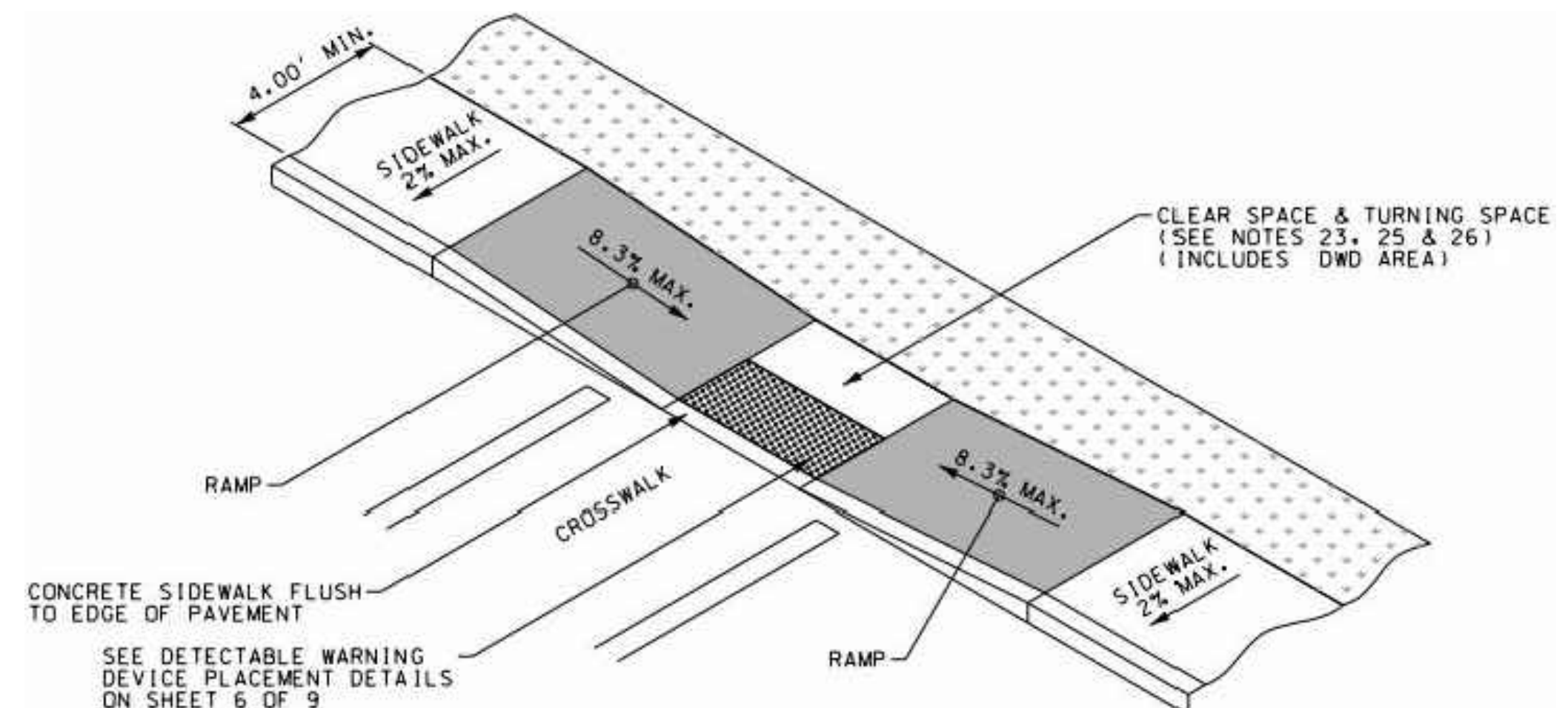
TYPICAL DRIVEWAY AND PARKING LOT SECTION
NOT TO SCALE



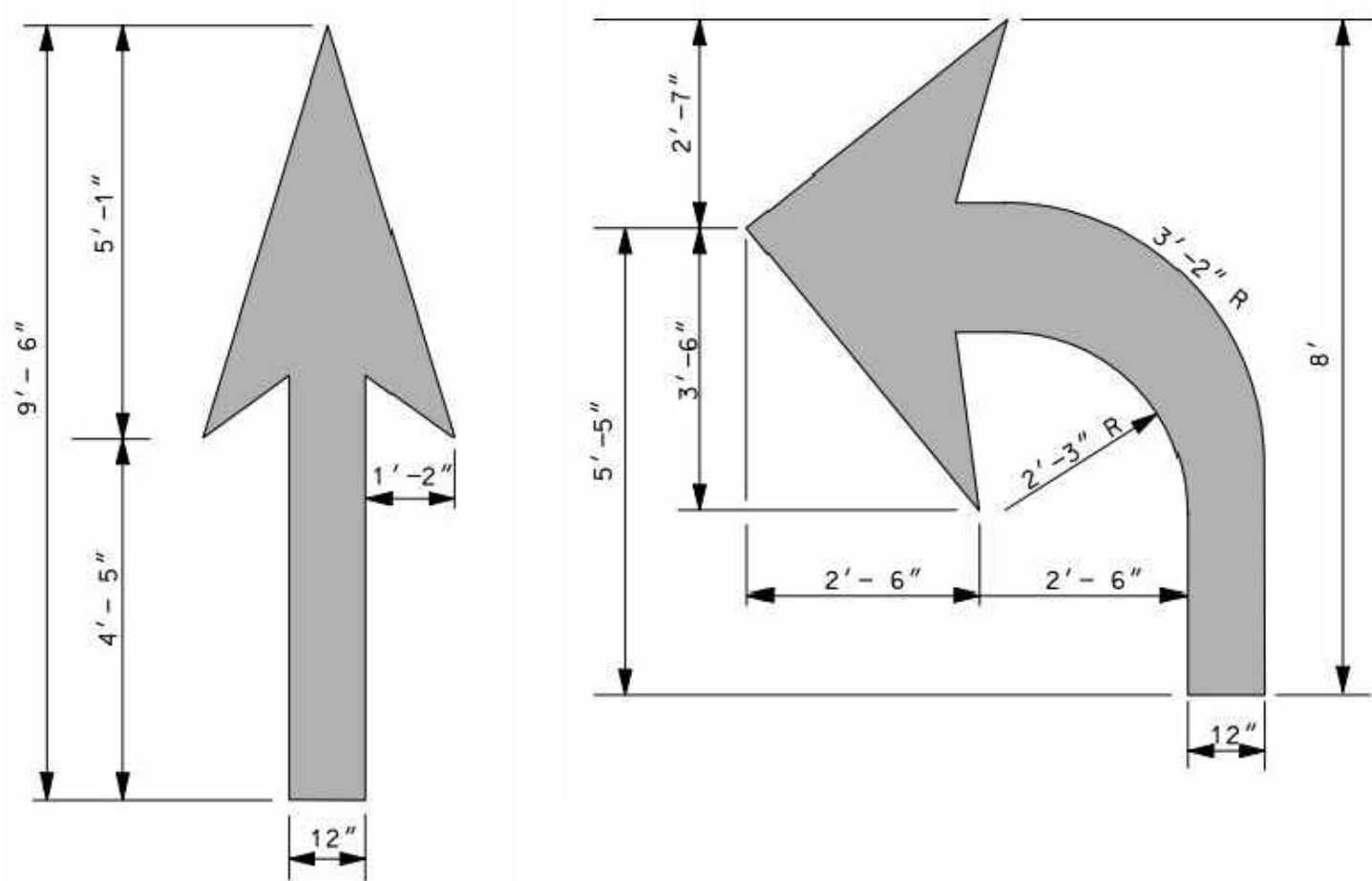
INTEGRAL CURB & WALK DETAIL
NOT TO SCALE



TEMPORARY CONSTRUCTION FENCING DETAIL
NOT TO SCALE

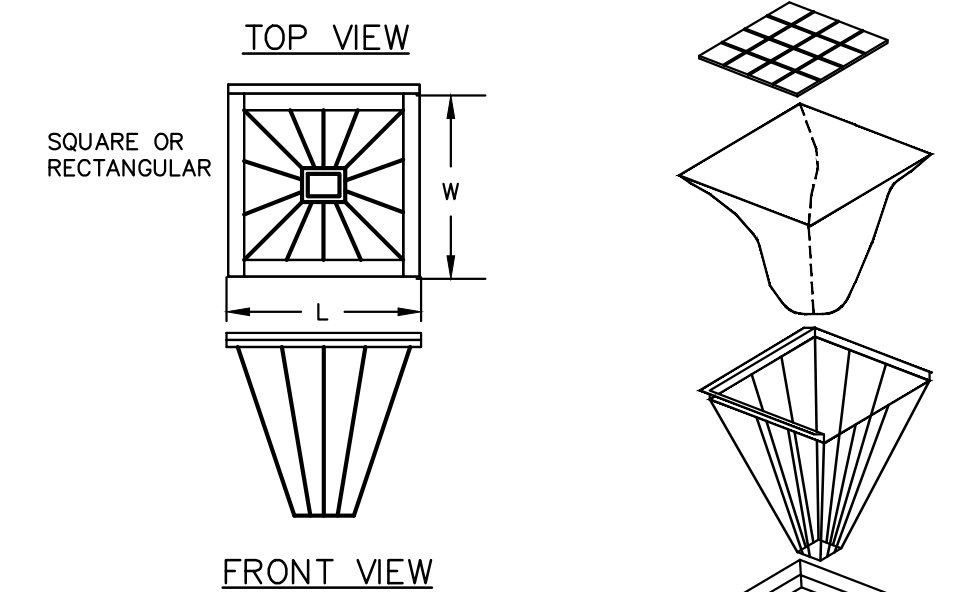


TYPE 8
MID BLOCK CROSSING OR T INTERSECTION



TYPICAL PAVEMENT STRIPING AND MARKING DETAILS
NHDOT STANDARD PM-12
NOT TO SCALE

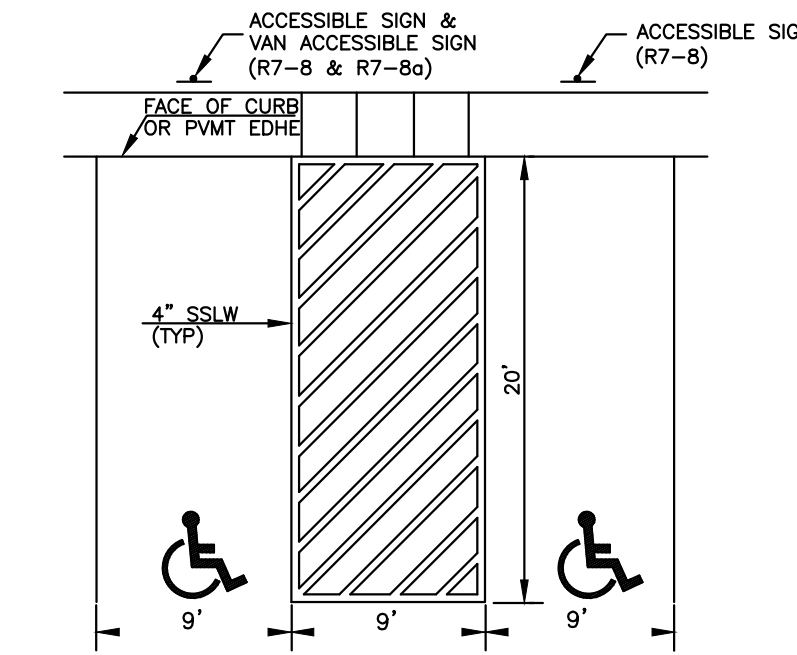
1. ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THESE STANDARDS AND THE CURRENT EDITION OF MUTCD.
2. MULTI-WORD MESSAGES SHALL READ "UP"; THAT IS THE WORD SHALL BE NEAREST THE APPROACHING DRIVER.
3. THE WORD "ONLY" SHALL NOT BE USED WITH THROUGH OR COMBINATION ARROWS, AND SHALL NOT BE USED ADJACENT TO A BROKEN LANE LINE. A WORD/SYMBOL SHALL PRECEDE THE WORD "ONLY".
4. COMBINATION ARROWS MAY BE COMPRISED OF 2 SINGLE ARROWS (E.G. TURN AND THROUGH ARROWS). HOWEVER, THE SHAFTS OF THE ARROWS SHALL COINCIDE AS SHOWN.
5. PREFORMED WORDS AND SYMBOLS SHALL BE PRE-CUT BY THE MANUFACTURER.
6. WRONG-WAY ARROWS SHALL NOT BE SUBSTITUTED FOR THROUGH ARROWS.
7. ALL STOP BARS, WORDS, SYMBOLS, AND ARROWS SHOULD BE THERMOPLASTIC.



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/sq. 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



PERPENDICULAR ACCESSIBLE PARKING

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.

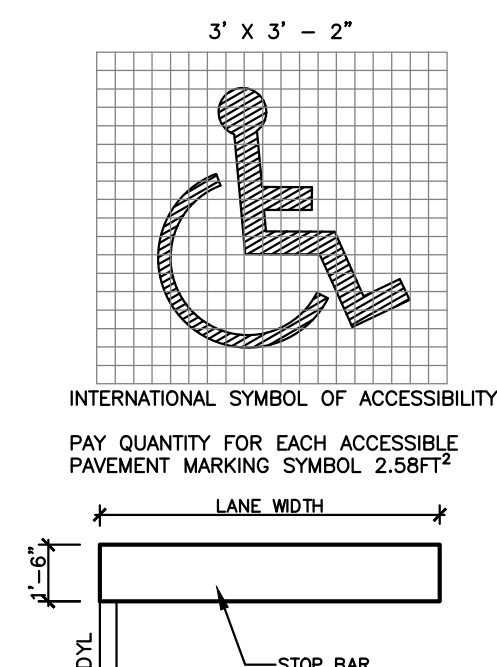
THE WET FILM THICKNESS OF A PAINTED LINE SHALL BE A MINIMUM OF 15 MILS THROUGHOUT THE ENTIRE WIDTH AND LENGTH OF LINE SPECIFIED.

OVERSPRAY SHALL BE KEPT TO AN ABSOLUTE MINIMUM.

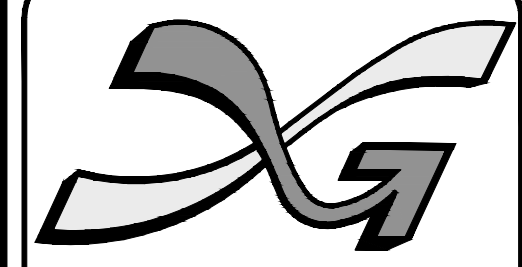
NOTE:

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

TYPICAL PAVEMENT STRIPING DETAILS
NOT TO SCALE



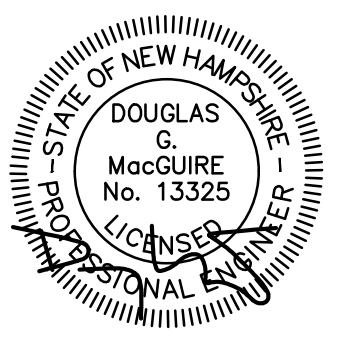
NOTES:
1. PAINT COLOR TO BE "YELLOW" FOR DOUBLE YELLOW CENTERLINE AND "WHITE" FOR ALL OTHER ITEMS



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REVISIONS:

REV.	DATE	COMMENT	BY

DRAWN BY: JMM
CHECKED BY: DGM
DATE: DECEMBER 18, 2020
SCALE: AS NOTED
FILE: 472-DETAILS
DEED REF:

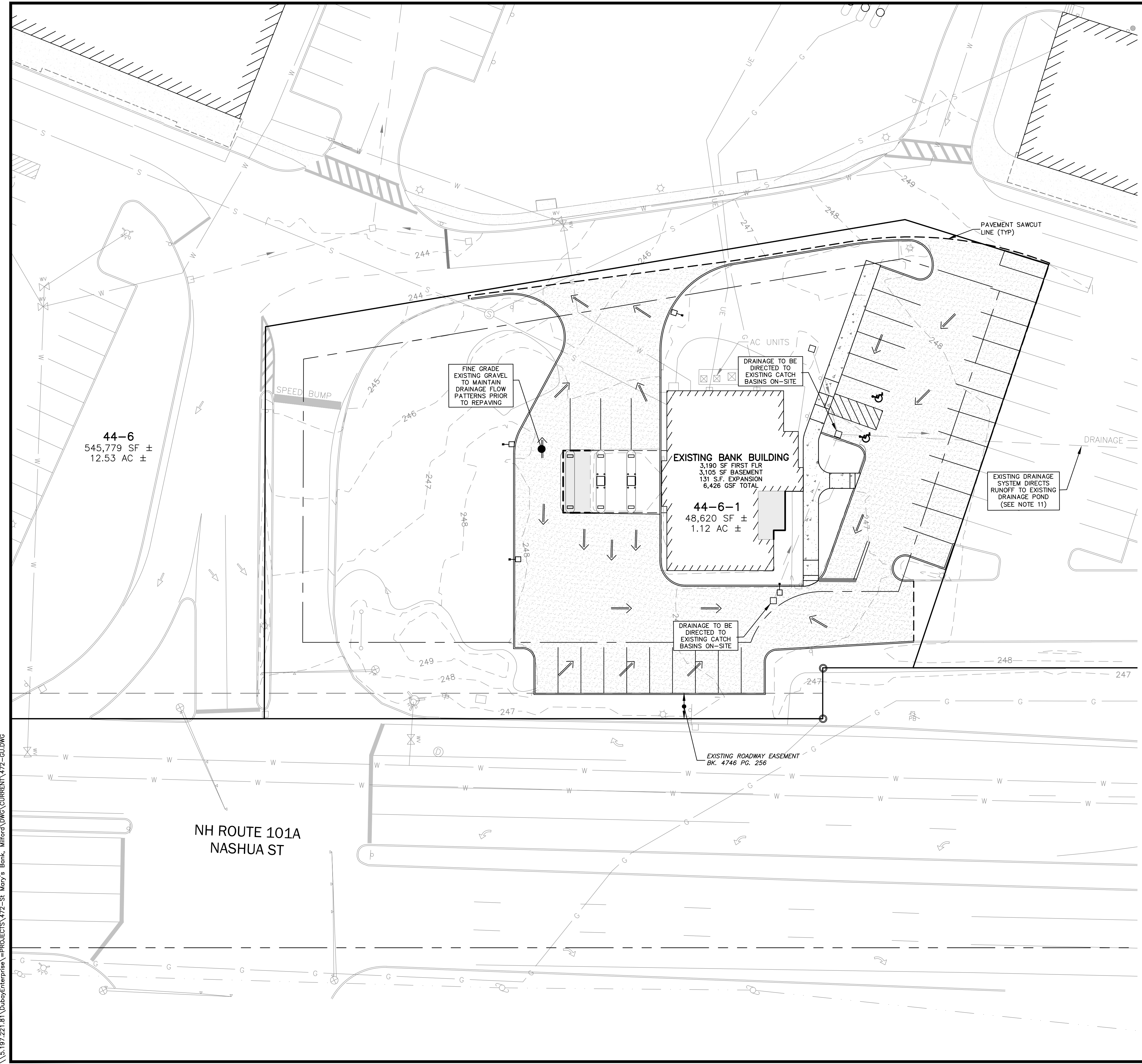
PROJECT:
586 NASHUA ST
MAP 44 LOT 6
586 NASHUA STREET
MILFORD, NH 03055

OWNER:
B33 LORDENS PLAZA, LLC
9330 W. SAHARA AVE.
SUITE 270
LAS VEGAS, NV 89117

FOR:
ST. MARY'S BANK
200 MCGREGOR ST.
MANCHESTER, NH 03102

SHEET TITLE:

**SITE
DETAILS-2**



NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF MILFORD, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER 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.
4. 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.
5. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
7. VERIFY UTILITY CONNECTIONS TO BUILDING WITH ARCHITECTURAL DRAWINGS.
8. 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.
9. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
10. 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.
11. EXISTING SITE RUNOFF CONTINUES TO BE COLLECTED BY THE EXISTING ON-SITE CLOSED DRAINAGE SYSTEM. THE ONSITE CATCH BASINS ARE DIRECTED THROUGH THE PLAZA EASTERLY WHERE STORMWATER IS MITIGATED BY AN EXISTING TREATMENT POND. THERE IS NO PROPOSED INCREASE IN IMPERVIOUS AREA SO SITE DRAINAGE WILL CONTINUE TO FUNCTION AS ORIGINALLY DESIGNED. RECIPROCAL EASEMENTS ARE IN PLACE TO ALLOW FOR ANY NECESSARY STORMWATER MAINTENANCE.

The Dubay Group, Inc.
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 603-458-6462

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1 INCH = 20 FEET

REVISIONS:			
REV.	DATE	COMMENT	BY
1	2/11/21	REVS PER TOWN COMMENTS	DCM

DRAWN BY: WA
 CHECKED BY: KRD
 DATE: DEC. 18, 2020
 SCALE: 1"=20'
 FILE: 472-GU
 DEED REF:

PROJECT:
586 NASHUA ST
 MAP 44 LOT 6
 586 NASHUA STREET
 MILFORD, NH 03055

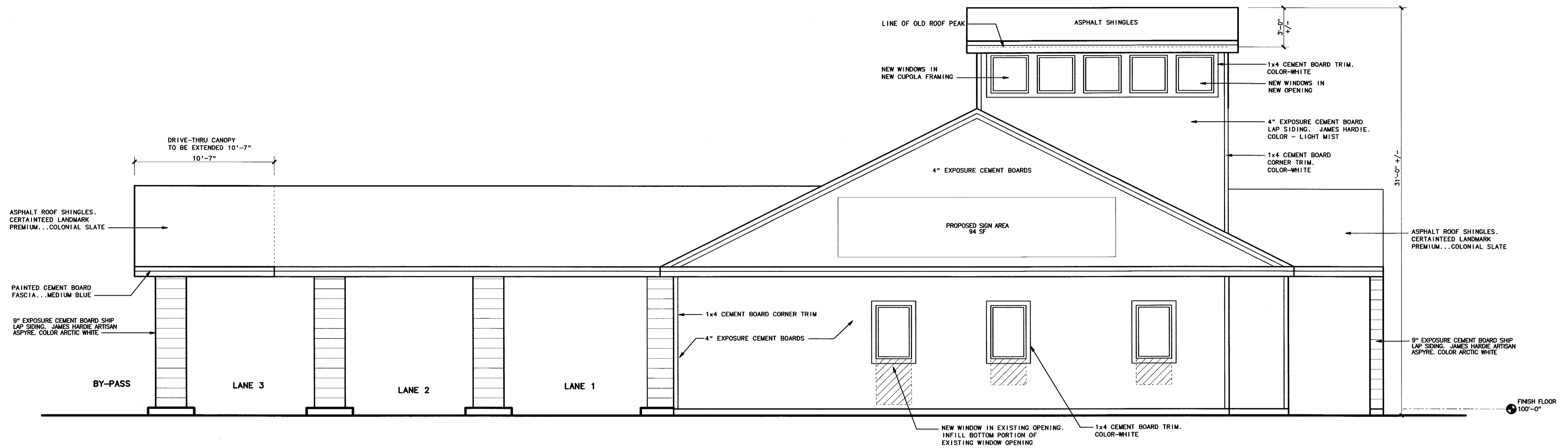
OWNER:
B33 LORDENS PLAZA, LLC
 9330 W. SAHARA AVE.
 SUITE 270
 LAS VEGAS, NV 89117

FOR:
ST. MARY'S BANK
 200 MCGREGOR ST.
 MANCHESTER, NH 03102

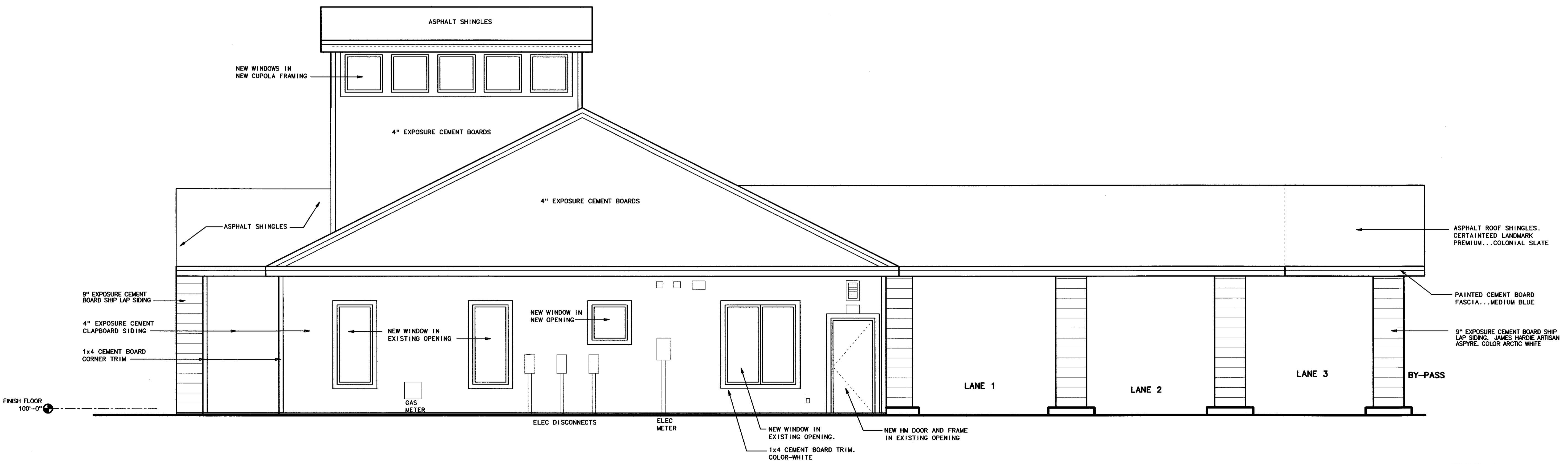
SHEET TITLE:
GRADING, DRAINAGE & UTILITY PLAN

\\S:\197.221.81\Dubay\Enterprises\PROJECTS\472-St. Mary's Bank - Milford\DWG\CURRENT\472-GU.DWG

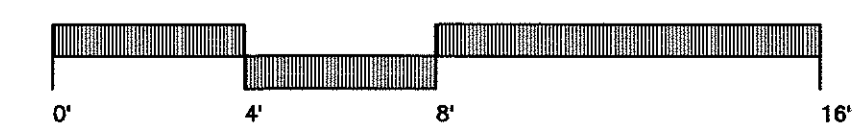




1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



LAUER ARCHITECTS, P.A.
118 PAGE HILL RD., COFFSTOWN, NH 03045
Tel. 603-497-8441
lauerarchitects@comcast.net

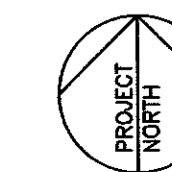
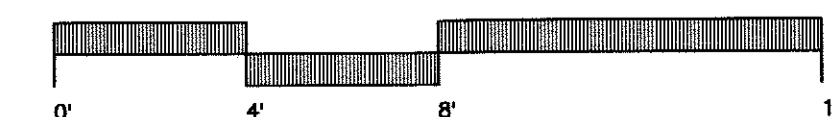
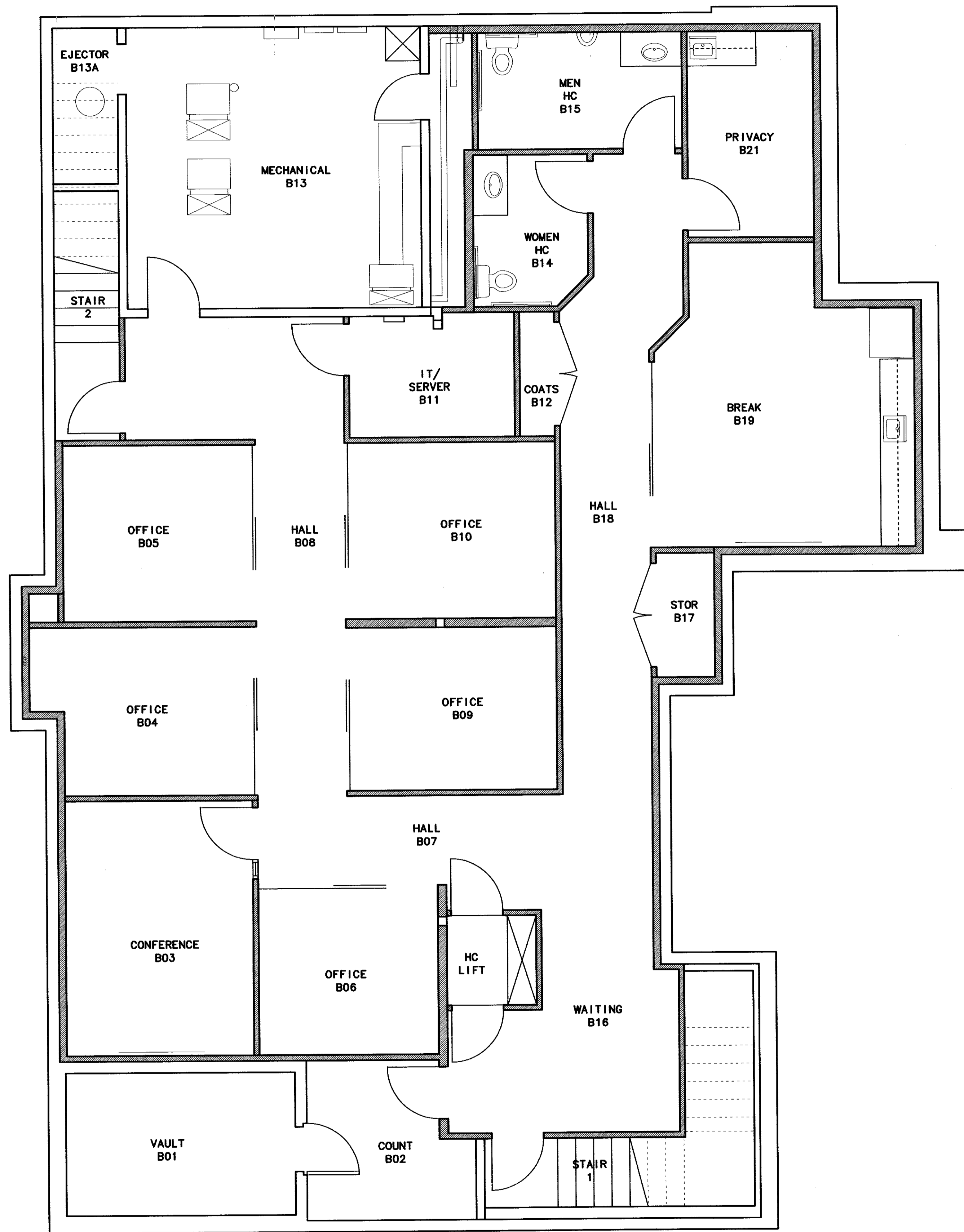
PROPOSED IMPROVEMENTS FOR:
ST. MARY'S BANK
MAP 44, LOT 006-002
586 NASHUA ST. MILFORD, NH 03055

PROPOSED
NORTH & SOUTH
EXTERIOR
ELEVATIONS
@
1/4" = 1'-0"

DATE: NOV. 16, 2020
FILE:2029\STMARY\MILFORD\PA2-2

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A2-2



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 118 PAGE HILL RD., COFFSTOWN, NH 03045
 Tel: 603-497-8441
 lauerarchitects@comcast.net

PROPOSED IMPROVEMENTS FOR:
ST. MARY'S BANK
 MAP 44, LOT 006-002
 586 NASHUA ST. MILFORD, NH 03055

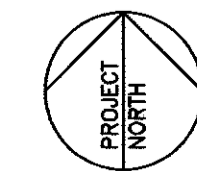
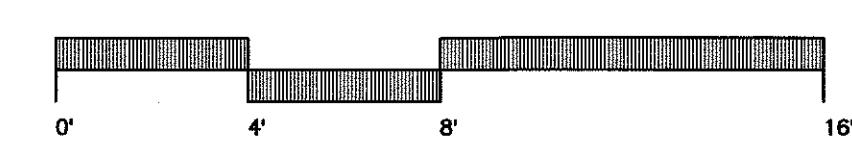
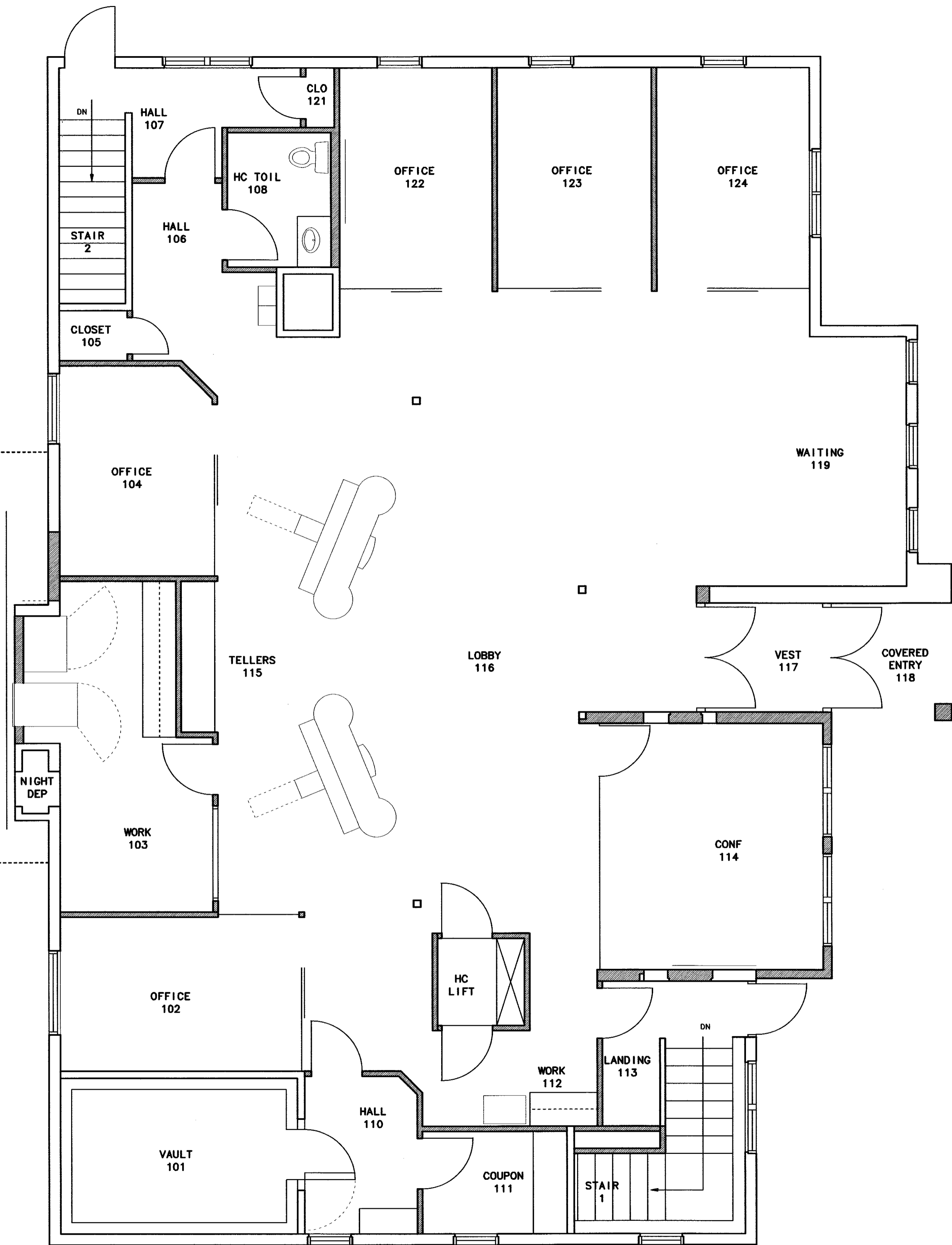
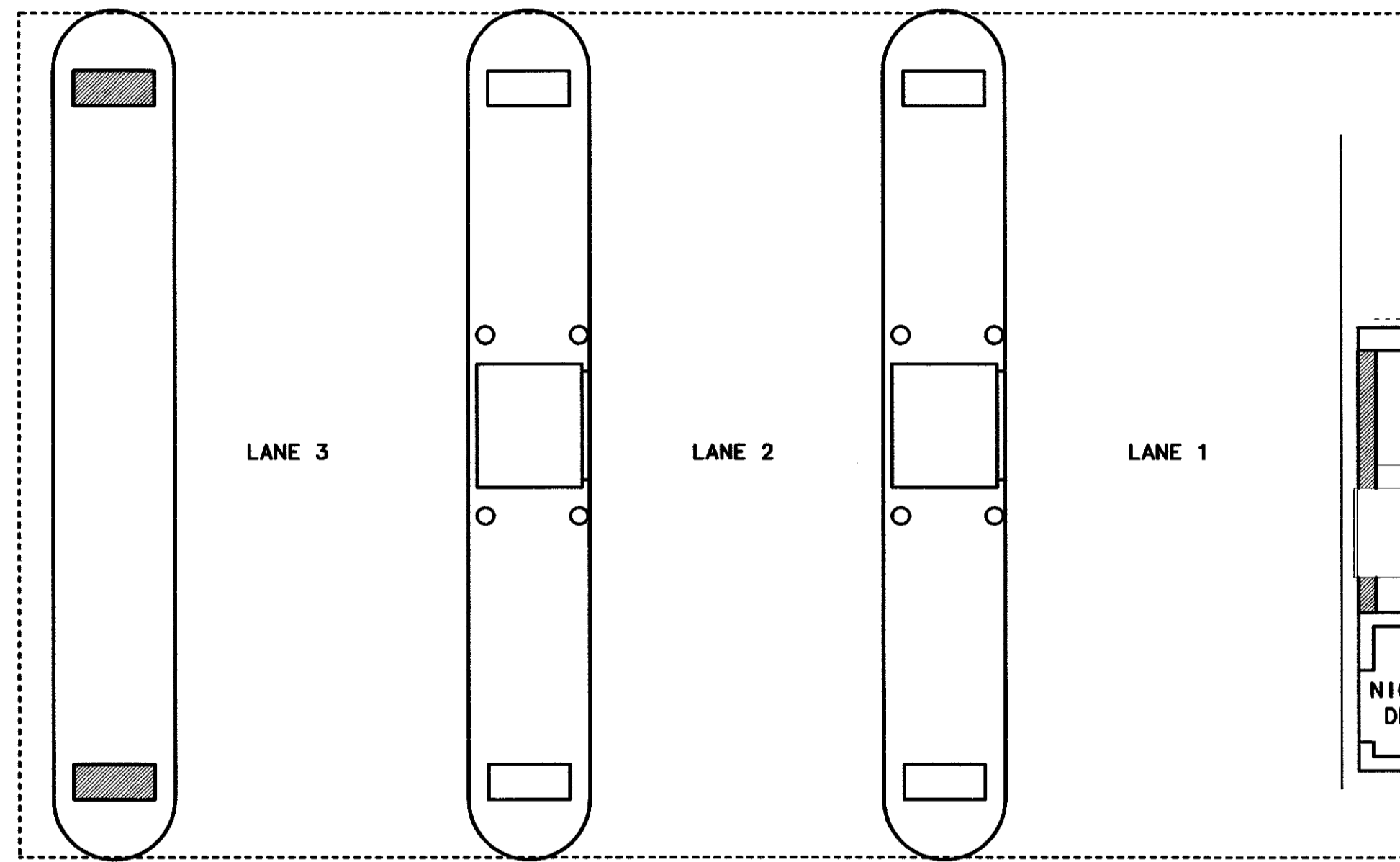
PROPOSED
**BASEMENT
 FLOOR PLAN**
 @
 1/4" = 1'-0"

DATE: NOV. 16, 2020
 FILE:2029\STMARY\
 MILFORD\PBA1-1

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A1-1

BYPASS



LAUER ARCHITECTS, P.A.
 118 PAGE HILL RD., GOFFSTOWN, NH 03045
 Tel. 603-497-8441
 lauerarchitects@comcast.net

PROPOSED IMPROVEMENTS FOR:
ST. MARY'S BANK
 MAP 44, LOT 006-002
 586 NASHUA ST. MILFORD, NH 03055

PROPOSED
 FIRST FLOOR
 PLAN
 @
 1/4" = 1'-0"

DATE: NOV. 16, 2020
 FILE: 2029\STMARY\
 MILFORD\PBA1-2

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A1-2



The Dubai Group, Inc.

136 Harvey Road Bldg B101

Londonderry, NH 03053

603-458-6462 thedubaygroup.com

MEMORANDUM

To: Milford Planning Board

Date: February 11, 2021

From: The Dubai Group, Inc
Doug MacGuire, PE

Re: Parking Calculations
Lordens Plaza

The proposed improvements to the existing bank building result in minor alterations to the quantity of parking spaces on-site. The table below depicts the parking calculations by use, which demonstrates that the overall site has adequate parking in the vicinity of the bank building.

Eastern Plaza Parking Calculations				
Business	Use	Parking Requirement	Unit	Required Spaces
Barley & Hops Craft Beer	Retail Shopping Center <50k SF	4 spaces/1,000 SF	2,400 SF	9.6
Postal Center USA	Office for Businesses	3 spaces/1,000 SF	2,400 SF	7.2
Subway	Fast Food Restaurant	0.6 spaces/seat + 1 space/employee	6 Tables, 2 Employees	16.4
U.S. Cellular	Retail Shopping Center <50k SF	4 spaces/1,000 SF	1,200 SF	4.8
H&R Block	Office for Businesses	3 spaces/1,000 SF	1,200 SF	3.6
Vacant	Retail Shopping Center <50k SF	4 spaces/1,000 SF	4,752 SF	19
Vacant	Office for Businesses	3 spaces/1,000 SF	4,800 SF	14.4
Bank	Banks	3 spaces/1,000 SF	6,400 SF	19.2
Total Spaces Required				94.2
Total Spaces Provided				96



Sign Permit/Application
MILFORD ZONING AND COMMUNITY DEVELOPMENT

If additional signs are being proposed, please copy this page and include as a part of this application.

Application # _____

SIGN #1 INFORMATION	CODE OFFICER COMMENTS
Type of sign (see category list): <u>WALL</u> Sign Dimensions <u>44.6"</u> X <u>300"</u> Total SQ FT: <u>94</u> Overall Height: <u>16' +/-</u> Changeable Copy /PNS/Electronic Messaging: Yes ___ No <input checked="" type="checkbox"/> Illumination: Yes <input checked="" type="checkbox"/> No ___ Copy Area <u>44.6" x 300"</u> SF <u>94</u> % of Total Sign <u>100</u> Distance from Property Line /Abutting Street: <u>57'</u>	
<i>Calculation worksheet: See ordinance for factors that determine maximum area of proposed sign.</i> Storefront Measurement _____ Multiplier _____ Max Area Allowed: _____	Building Permit Yes/No Engineering Yes/No Electrical Permit Yes/No
SIGN #2 INFORMATION	CODE OFFICER COMMENTS
Type of sign (see category list): <u>WALL</u> Sign Dimensions <u>21"</u> X <u>142"</u> Total SQ FT: <u>21</u> Overall Height: <u>14' +/-</u> Changeable Copy /PNS/Electronic Messaging: Yes ___ No <input checked="" type="checkbox"/> Illumination: Yes <input checked="" type="checkbox"/> No ___ Copy Area <u>21" x 142"</u> SF <u>21</u> % of Total Sign <u>100</u> Distance from Property Line /Abutting Street: <u>100'</u>	
<i>Calculation worksheet: See ordinance for factors that determine maximum area of proposed sign.</i> Storefront Measurement _____ Multiplier _____ Max Area Allowed: _____	Building Permit Yes/No Engineering Yes/No Electrical Permit Yes/No
SIGN #3 INFORMATION	CODE OFFICER COMMENTS
Type of sign (see category list): _____ Sign Dimensions _____ X _____ Total SQ FT: _____ Overall Height: _____ Changeable Copy /PNS/Electronic Messaging: Yes ___ No ___ Illumination: Yes ___ No ___ Copy Area _____ x _____ SF _____ % of Total Sign _____ Distance from Property Line /Abutting Street: _____	
<i>Calculation worksheet: See ordinance for factors that determine maximum area of proposed sign.</i> Storefront Measurement _____ Multiplier _____ Max Area Allowed: _____	Building Permit Yes/No Engineering Yes/No Electrical Permit Yes/No
SIGN #4 INFORMATION	CODE OFFICER COMMENTS
Type of sign (see category list): _____ Sign Dimensions _____ X _____ Total SQ FT: _____ Overall Height: _____ Changeable Copy /PNS/Electronic Messaging: Yes ___ No ___ Illumination: Yes ___ No ___ Copy Area _____ x _____ SF _____ % of Total Sign _____ Distance from Property Line /Abutting Street: _____	
<i>Calculation worksheet: See ordinance for factors that determine maximum area of proposed sign.</i> Storefront Measurement _____ Multiplier _____ Max Area Allowed: _____	Building Permit Yes/No Engineering Yes/No Electrical Permit Yes/No



Sign Permit/Application
MILFORD ZONING AND COMMUNITY DEVELOPMENT

Application # _____

LOCATION OF SIGNAGE		
Street Address: <u>586 NASHUA ST</u>		
Tax Map / Parcel #: <u>44-6</u>	<input type="checkbox"/> New Sign(s)	<input type="checkbox"/> Replacement Sign(s)
Zoning District: <u>COMMERCIAL</u>	Overlay District: <u>NA</u>	

SIGN PERMIT FEES	
Fees will be waived for the following signs: <ul style="list-style-type: none"> • Change of copy only when no expansion of copy area is proposed • Copy area panels when no structural or electrical alterations are being proposed • Event signs • Short Term Temporary signs • Portable Signs 	The \$50 application fee will be assessed for each of the following: <ul style="list-style-type: none"> • New signs • Structural and electrical alterations/changes to existing signs • Expansion of the copy area as permitted by the ordinance • Long Term Temporary Signs

For multiple signs, please fill out the form on the back telling us about each sign being applied for. A single application fee will be assessed and a single permit will be issued for the project sign bundle. Sign bundles may not be amended after 30 days of issuance.
*If a building permit is required, no sign permit will be issued until the building permit has been issued.

APPLICANT	
Business Name: <u>SOUSA SIGNS</u>	
Contact Name: <u>CHRIS R. JOYCE</u>	
Address: <u>225 E. INDUSTRIAL DR</u>	
City/State/Zip: <u>MANCHESTER, NH 03109</u>	
Phone: <u>(603) 622-5067</u>	
Email: <u>CHRIS@SOUSASIGNS.COM</u>	Cell: <u>(603) 315-6974</u>

*PROPERTY OWNER	
Name: <u>St. Mary's Bank</u>	
Address: <u>606 Nashua St.</u>	
City/State/Zip: <u>Milford, NH 03055</u>	
Phone: <u>(603) 629-1616</u>	
Email: <u>lsimard@stmarysbank.com</u>	Cell: <u>()</u>

The undersigned property owner(s) hereby authorize(s) the filing of this application and agree to comply with all code requirements applicable to this application.

[Signature] Date: 2/11/2021
Property Owner's signature is required for ALL sign permits
for ST MARY'S BANK

SIGN TYPE
<input checked="" type="checkbox"/> On Premise
<input type="checkbox"/> Off Premise
<input type="checkbox"/> Event
*ARTWORK MUST BE SUBMITTED See last page for instructions.

SIGN CATEGORY
<input type="checkbox"/> Awning/Canopy/Marquee/
<input type="checkbox"/> Projecting/Suspended
<input type="checkbox"/> Electronic Message Center
<input type="checkbox"/> Directional
<input type="checkbox"/> Monument/Free Standing/Pole
<input checked="" type="checkbox"/> Wall/Fascia
<input type="checkbox"/> Portable
<input type="checkbox"/> Short-term Temporary
<input type="checkbox"/> Long-term Temporary

SIGN PERMIT FEES DUE:

Application Fee: \$50.00

Amount received: _____

Date Received: _____

Check _____ Cash _____

PERMIT # _____

ISSUE DATE: _____

ZONING/BUILDING CODE OFFICIAL SIGNATURE

SIGN REGULATIONS CAN BE FOUND ONLINE AT:
WWW.MILFORD.NH.GOV

MILFORD ZONING ORDINANCE,
ARTICLE VII SECTION 7.06



Sign Permit/Application

MILFORD ZONING AND COMMUNITY DEVELOPMENT

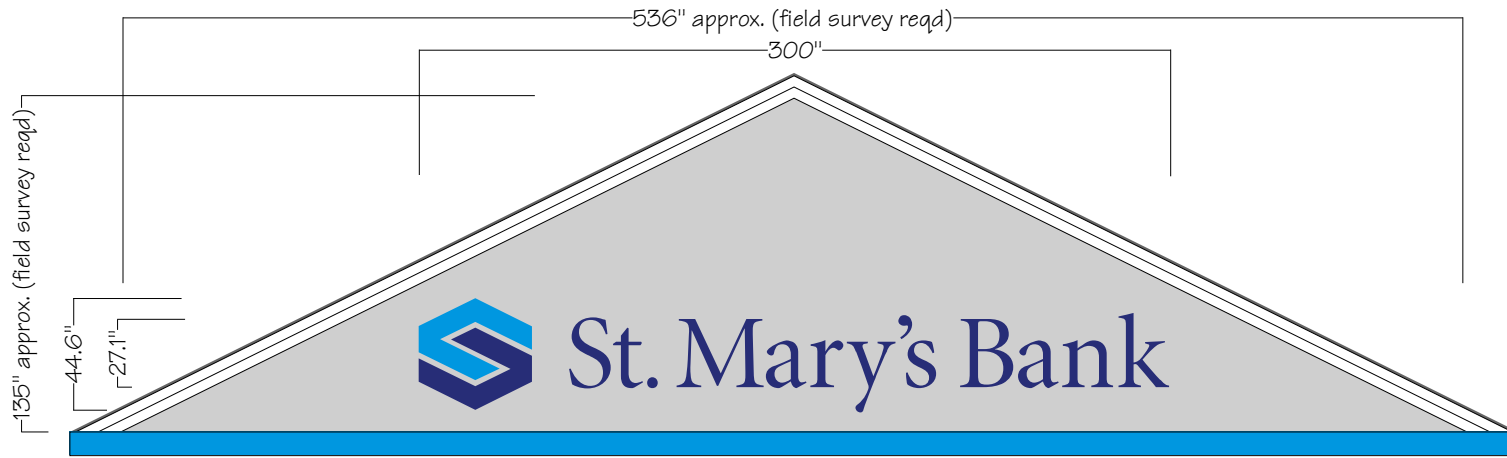
Application # _____

REQUIRED ARTWORK INSTRUCTIONS

All Sign Permit Applications must include:

1. A photo of existing signage if there is any;
2. An illustration of the proposed sign(s), drawn to scale, that includes the following information:
 - a. The total area of the proposed sign(s) in square feet;
 - b. The proposed support structure for the proposed sign(s);
 - c. The proposed sign structure height;
 - d. The setback(s) of the proposed sign(s);
 - e. The location(s) of the proposed sign(s);
 - f. The relationship of the proposed sign(s) to the property on which the proposed sign(s) is to be located and/or the buildings thereon;
 - g. A photograph of existing signage, including dimensions drawn onto the photograph; provided, however, for multi-unit properties, condominiums and the like, the applicant need only submit a photograph detailing existing signage for the Applicant's particular unit;
 - h. The material from which the proposed sign(s) is to be constructed;
 - i. Design information such as illumination, animation, function and other essential characteristics of the proposed sign(s).

Please see section 7.06.5 of the Milford Zoning Ordinance for additional information about the application and approval process.



SOUTH ELEVATION

Scope of work: Manufacture and install (1) new front lit / back lit internally illuminated, individual letter set with translucent face graphics and white halo glow. Sign colors to comply with St. Mary's Bank sign standards.



SOUTH ELEVATION

EAST ELEVATION



NIGHT VIEW



94.5Q FT

GENERAL SPECIFICATIONS

- ILLUMINATION: GE White Tetra Max High Output LED
- COLOR: Arlon #337 Process Blue Translucent Vinyl
- COLOR: Arlon #036 Dark Blue Translucent Vinyl

LETTER SPECIFICATIONS

- FACES: 3/16" Translucent White SG Acrylic
- RETURNS: 3" Gloss White Aluminum
- TRIM CAP: 1" White
- BACKS: 1/8" Clear Lexan

DATE: 02-10-21

JOB NAME: ST. MARY'S BANK

REP: J.S.

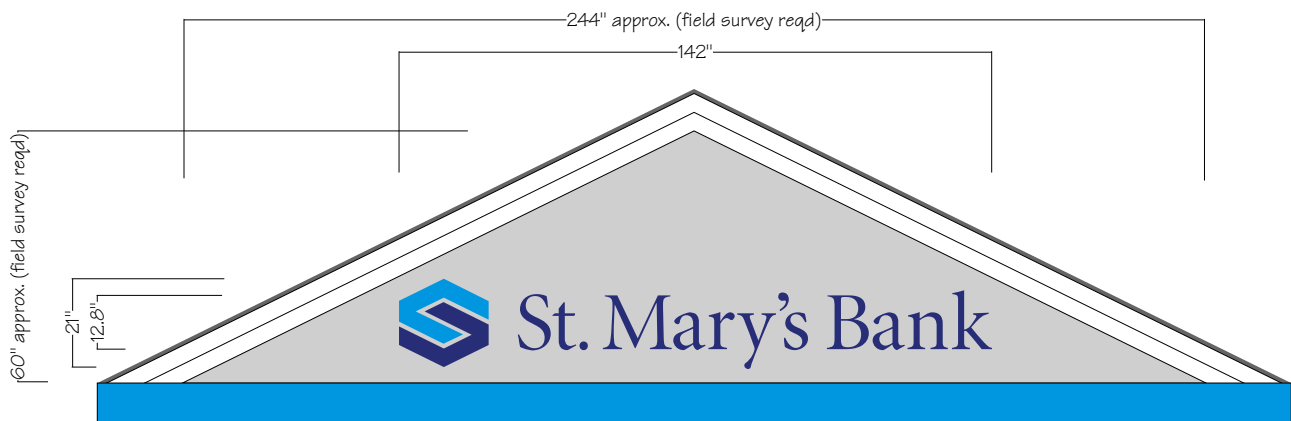
JOB LOCATION: 586 NASHUA ST. - MILFORD NH

CONTACT: Marc Bourbeau: 629-1598

AUTHORIZED SIGNATURE REQUIRED TO BEGIN PRODUCTION



225 East Industrial Park Dr. Manchester, NH 03109
603-622-5067 FAX 603-624-6188



EAST ELEVATION

W2

SOUTH ELEVATION

EAST ELEVATION



NIGHT VIEW



21 SQ FT

GENERAL SPECIFICATIONS

- ILLUMINATION: GE White Tetra Max High Output LED
- COLOR: Arlon #337 Process Blue Translucent Vinyl
- COLOR: Arlon #036 Dark Blue Translucent Vinyl

LETTER SPECIFICATIONS

- FACES: 3/16" Translucent White SG Acrylic
- RETURNS: 3" Gloss White Aluminum
- TRIM CAP: 1" White
- BACKS: 1/8" Clear Lexan

DATE: 02-10-21

JOB NAME: ST. MARY'S BANK

REP: J.S.

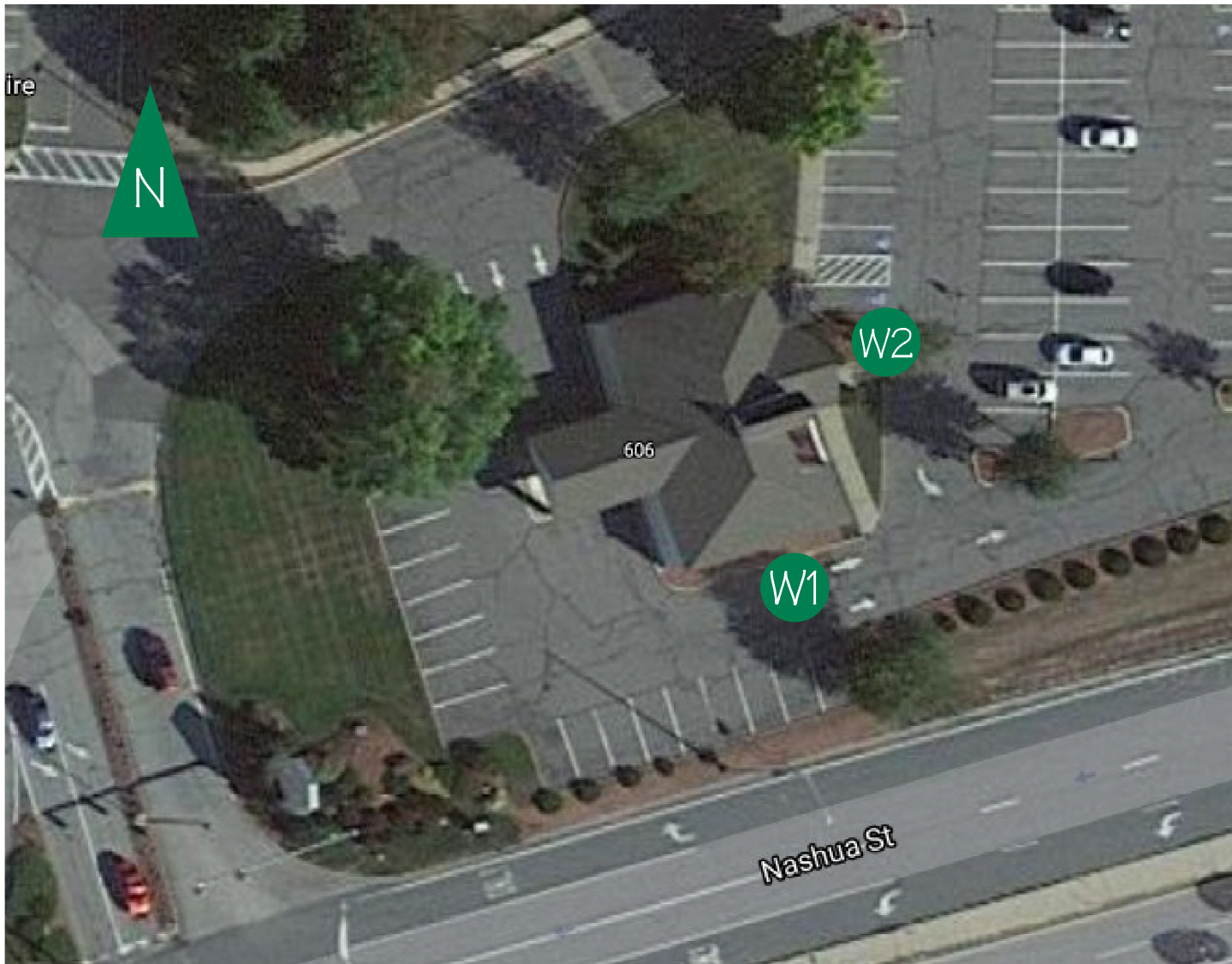
JOB LOCATION: 586 NASHUA ST. - MILFORD NH

CONTACT: Marc Bourbeau: 629-1598

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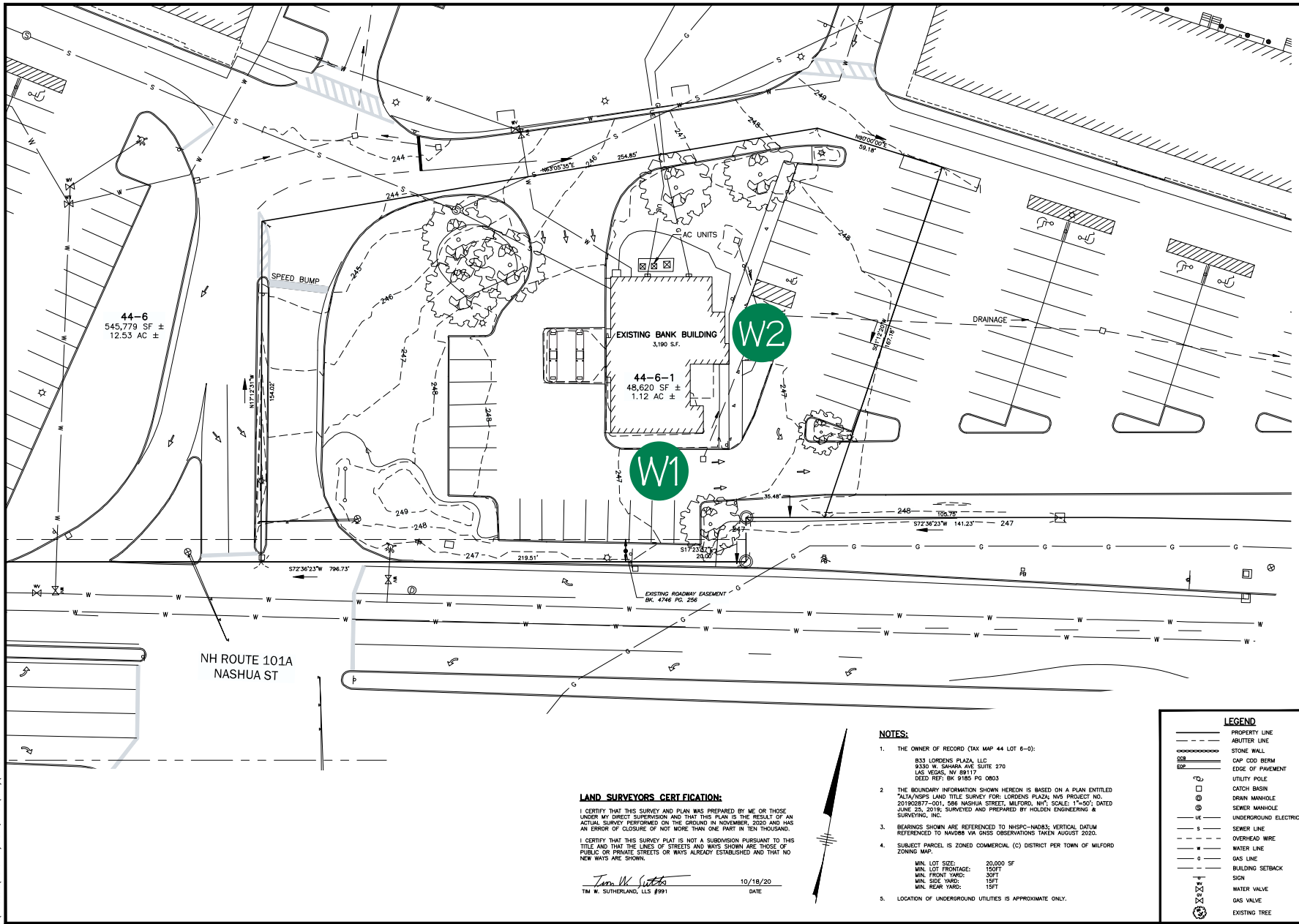


PROJECT SCOPE:

Manufacture and install (2) new front lit / back lit internally illuminated, individual letter sets with translucent face graphics and white halo glow. Sign colors to comply with St. Mary's Bank sign standards.

Total Signage area:
115 sq. ft.

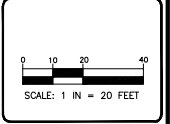
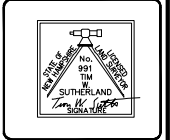
DATE: 02-10-21	JOB NAME: ST. MARY'S BANK	 225 East Industrial Park Dr. Manchester, NH 03109 603-622-5067 FAX 603-624-6188
REP: J.S.	JOB LOCATION: 586 NASHUA ST. - MILFORD NH	
CONTACT: Marc Bourbeau: 629-1598		
AUTHORIZED SIGNATURE REQUIRED TO BEGIN PRODUCTION		



The Dubai Group, Inc.
 136 Harvey Rd. Bldg B101
 Londonderry, NH 03053
 603-436-6462

Engineers
 Planners
 Surveyors

TheDubaiGroup.com



REVISIONS:

REV#	DATE	COMMENT	BY

DRAWN BY: WA
 CHECKED BY: KRO
 DATE: DECEMBER 18, 2020
 SCALE: 1"=20'
 FILE: 472WS
 DEED REF:

PROJECT:
 586 NASHUA ST
 MAP 44 LOT 6
 586 NASHUA STREET
 MILFORD, NH 03055

OWNER:
**B33 LORDENS
 PLAZA, LLC**
 9330 W. SAHARA AVE.
 SUITE 270
 LAS VEGAS, NV 89117

FOR
ST. MARY'S BANK
 200 MCGREGOR ST.
 MANCHESTER, NH 03102

SHEET TITLE:
**EXISTING
 CONDITIONS
 PLAN**

PROJECT #472 SHEET 3 of 12

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 IN NOVEMBER, 2020 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

James W. Sutherland
 TM W. SUTHERLAND, LLS #991
 10/18/20
 DATE

- NOTES:**
- THE OWNER OF RECORD (TAX MAP 44 LOT 6-0):
 B33 LORDENS PLAZA, LLC
 9330 W. SAHARA AVE. SUITE 270
 LAS VEGAS, NV 89117
 DEED REF: BK 9109 PG 0803
 - THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR: LORDENS PLAZA; NYS PROJECT NO. 201900077-001, 586 NASHUA STREET, MILFORD, NH", SCALE: 1"=20", DATED JUNE 25, 2019; SURVEYED AND PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC.
 - BEARINGS SHOWN ARE REFERENCED TO NHSPC-NAD83; VERTICAL DATUM REFERENCED TO NAVD88 VIA GNSS OBSERVATIONS TAKEN AUGUST 2020.
 - SUBJECT PARCEL IS ZONED COMMERCIAL (C) DISTRICT PER TOWN OF MILFORD ZONING MAP:
 MIN. LOT SIZE: 20,000 SF
 MIN. LOT FRONTAGE: 150FT
 MIN. FRONT YARD: 35FT
 MIN. SIDE YARD: 15FT
 MIN. REAR YARD: 15FT
 - LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY.

LEGEND

---	PROPERTY LINE
---	ABUTTER LINE
-----	STONE WALL
o-----o	CAP OD BERM
o-----o	EDGE OF PAVEMENT
o-----o	UTILITY POLE
o	CATCH BASIN
o	DRAIN MANHOLE
o	SEWER MANHOLE
---	UNDERGROUND ELECTRIC
---	SEWER LINE
---	OVERHEAD WIRE
---	WATER LINE
---	GAS LINE
---	BUILDING SETBACK
---	SIGN
---	WATER VALVE
---	GAS VALVE
---	EXISTING TREE

DATE: 02-10-21
 REP: J.S.
 CONTACT: Marc Bourbeau: 629-1598

JOB NAME: ST. MARY'S BANK
 JOB LOCATION: 586 NASHUA ST. - MILFORD NH

AUTHORIZED SIGNATURE REQUIRED TO BEGIN PRODUCTION

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 603-622-5067 FAX 603-624-6188

