



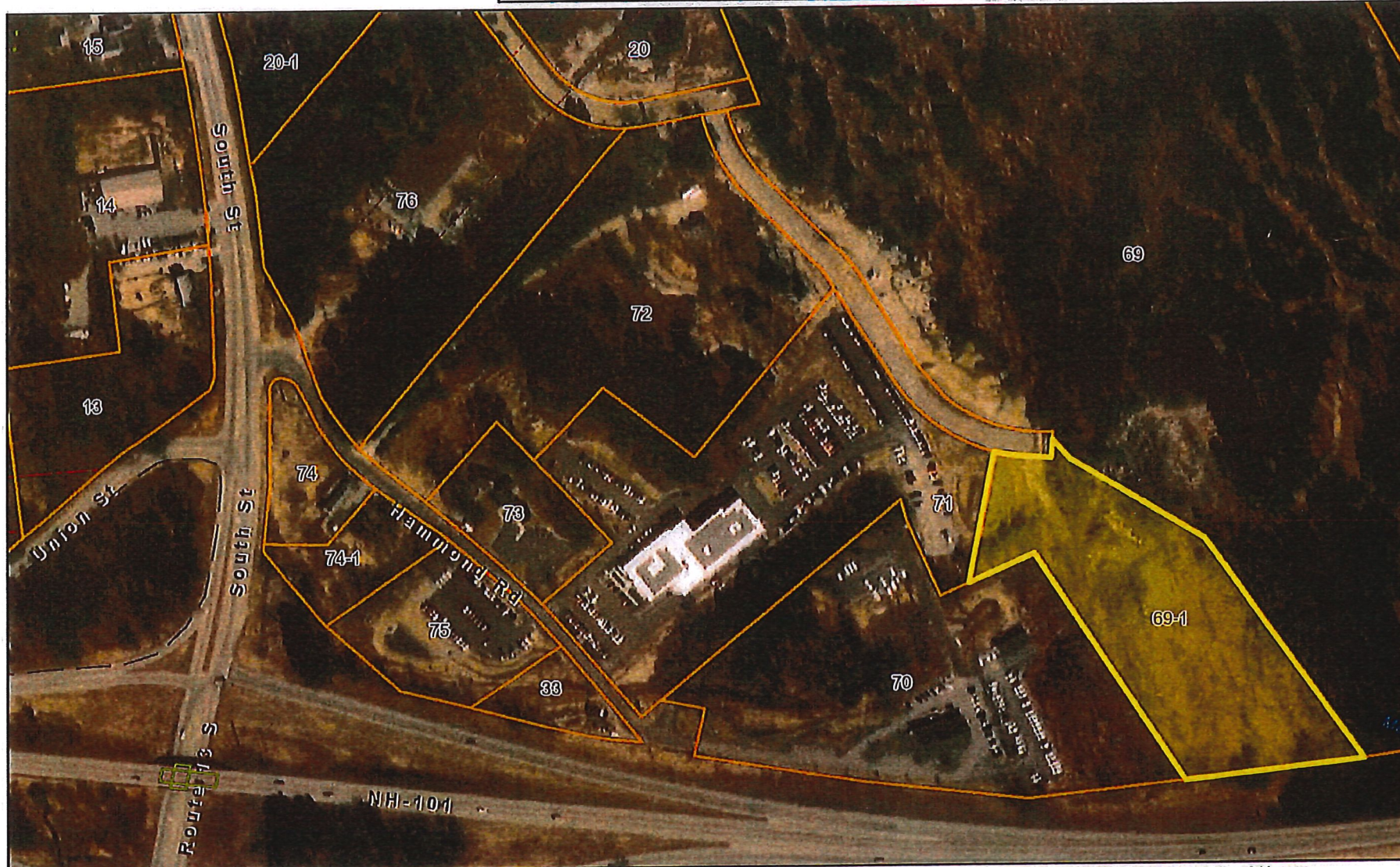
January 27, 2023

Milford, NH

1 Inch = 276 Feet



www.cai-tech.com



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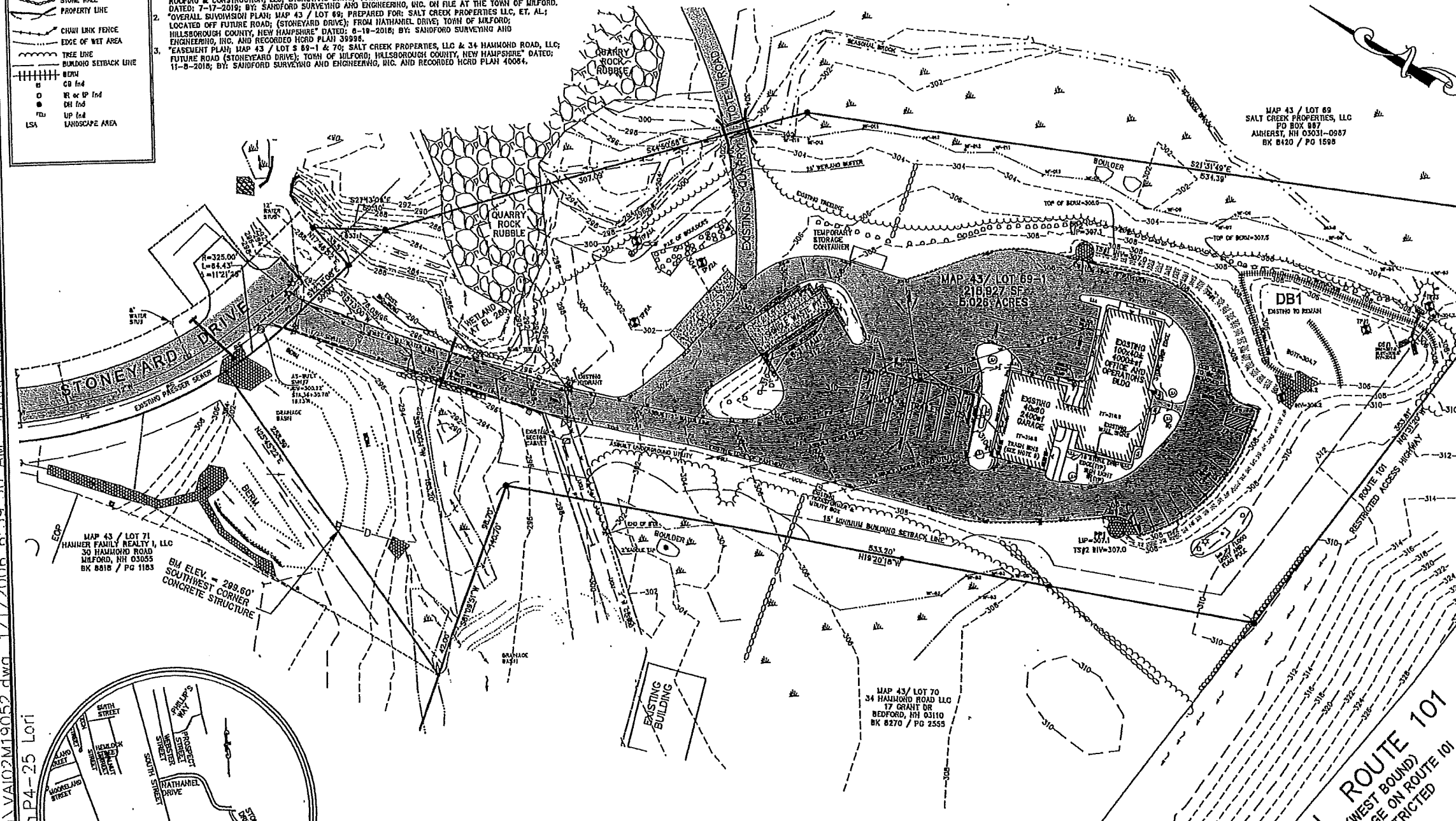
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LEGEND

- STONE WALL
- PROPERTY LINE
- CHAIN LINK FENCE
- EDGE OF WET AREA
- TREE LINE
- BUNDLED SETBACK LINE
- BEAM
- CB fnd
- RT or LP fnd
- DH fnd
- UP fnd
- LANDSCAPE AREA

REFERENCE PLANS:

- EXISTING CONDITION PLAN AND SITE PLAN SET SHEETS 1 - 9 - MAP 43 / LOT 69-1; ADAM VAILLANCOURT ROOFING & CONSTRUCTION, LLC; STONEYARD DRIVE; TOWN OF MILFORD HILLSBOROUGH COUNTY, NEW HAMPSHIRE DATED: 7-17-2019; BY: SANDFORD SURVEYING AND ENGINEERING, INC. ON FILE AT THE TOWN OF MILFORD.
- OVERALL SUBDIVISION PLAN; MAP 43 / LOT 69; PREPARED FOR: SALT CREEK PROPERTIES LLC, ET. AL.; LOCATED OFF FUTURE ROAD; (STONEYARD DRIVE); FROM NATHANIEL DRIVE; TOWN OF MILFORD; HILLSBOROUGH COUNTY, NEW HAMPSHIRE DATED: 6-19-2018; BY: SANDFORD SURVEYING AND ENGINEERING, INC. AND RECORDED HCRD PLAN 39936.
- EASEMENT PLAN; MAP 43 / LOT 3 69-1 & 70; SALT CREEK PROPERTIES, LLC & 34 HAMMOND ROAD, LLC; FUTURE ROAD (STONEYARD DRIVE); TOWN OF MILFORD; HILLSBOROUGH COUNTY, NEW HAMPSHIRE DATED: 11-9-2018; BY: SANDFORD SURVEYING AND ENGINEERING, INC. AND RECORDED HCRD PLAN 40064.



GENERAL NOTES

- REFERENCE THIS PARCEL AS MAP 43 LOTS 69-1
- OWNER OF RECORD: MAP 43 LOT 69-1
HAMILTON ROAD, LLC
15 STONEYARD DRIVE
MILFORD, NH 03055
HCRD BK 9145 / PG 1788
- AREA OF PARCEL:
218,927 SF / 5.026 AC
- PARCEL IS ZONED: COMMERCIAL (C)
ZONE REQUIREMENTS
MIN. LOT SIZE - 60,000 SF
FRONTAGE - 225 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET
BUILDING SETBACKS:
FRONT - 30', SIDE & REAR - 15', WETLAND BUFFER - 25'
THIS PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON FIRM MAP 330028 0459 D DATED SEPT. 25, 2008.
- THE SITE PLAN REGULATIONS OF THE TOWN OF MILFORD ARE PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL REQUIREMENTS OF SAID REGULATIONS, EXCEPTING ONLY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD.
- ENTIRE PARCEL LIES WITHIN THE MILFORD LEVEL 2 GROUNDWATER PROTECTION AREA AND IS SUBJECT TO PERFORMANCE STANDARDS IN THE MILFORD GROUNDWATER PROTECTION DISTRICT AND WILL COMPLY WITH THE RULES AND REGULATIONS OF THAT DISTRICT.
- WATER, SEWER, ROAD (INCLUDING PARKING LOT) AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD'S WATER UTILITIES AND PUBLIC WORKS DEPARTMENT STANDARDS.
- THE EXISTING OFFICE REFUSE IS HELD IN TRASH CONTAINERS WITHIN THE ATTACHED GARAGE.
- EXISTING PARKING SPACES ON SITE = 19 (16 REQUIRED PER ORIGINAL SITE PLAN).

SHEET INDEX

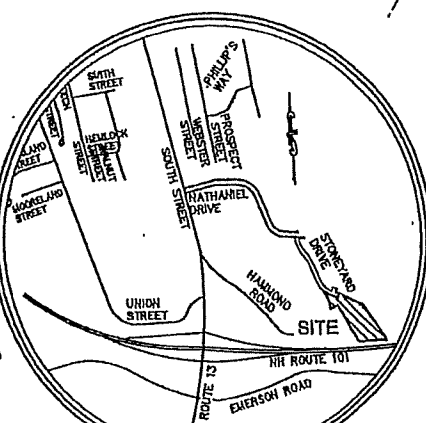
- EXISTING CONDITIONS PLAN
- SITE PLAN
- GRADING PLAN
- LANDSCAPING PLAN
- STORM WATER MANAGEMENT PLAN
- STORM WATER MANAGEMENT NOTES & DETAILS PLAN
- DETAIL PLAN
- LIGHTING PLAN

EXISTING CONDITIONS PLAN
MAP 43 / LOT 69-1
ADAM VAILLANCOURT ROOFING & CONSTRUCTION, LLC
15 STONEYARD DRIVE
TOWN OF MILFORD
HILLSBOROUGH COUNTY, NEW HAMPSHIRE

SANDFORD
SURVEYING AND ENGINEERING

TEL (603) 472-2265 FAX (603) 472-6604
597 NEW BOSTON ROAD, BEDFORD, NH 03110
BOUNDARY SURVEYS ~ SUBDIVISIONS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS

PROJ. MAN.: EJS CADD: EJS/LPN PROJ.: VAI02M19052
CONTACT: S. BURROWS CHK BY: EJS DWG#: VAI02M19052
SCALE: 1" = 40' DATE: 1/18/23 SHEET 1 OF 8

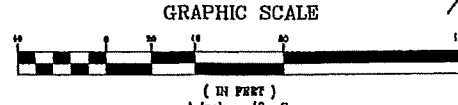


LOCUS
MILFORD, NH
NOT TO SCALE

REVISIONS

NO.	DATE	DESCRIPTION	BY

WETLAND CERTIFICATION:
EARL J SANDFORD, CERTIFIED WETLAND SCIENTIST #209, OF SANDFORD SURVEYING AND ENGINEERING, INC, 597 NEW BOSTON ROAD, BEDFORD, NH, PERFORMED THE DELINEATION ON APRIL 18, 2019 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987). VEGETATION STATUS DETERMINED FROM THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: 1988 NEW HAMPSHIRE, USFWS, 1988. HYDRO SOILS WERE DETERMINED USING THE CRITERIA IN FIELD INDICATORS FOR IDENTIFYING HYDRO SOILS IN NEW ENGLAND, VER. 2, APRIL 2004.



PLANNING BOARD
TOWN OF MILFORD, NEW HAMPSHIRE

SITE PLAN REVIEW # _____
APPROVED: _____ DATE: _____

SIGNED: _____ DATE: _____
SIGNED: _____ DATE: _____
SIGNED: _____ DATE: _____
SIGNED: _____ DATE: _____
SIGNED: _____ DATE: _____
SIGNED: _____ DATE: _____

CERTIFICATION OF BOUNDARY PRECISION
I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BOUNDING THE SUBJECT PROPERTY.

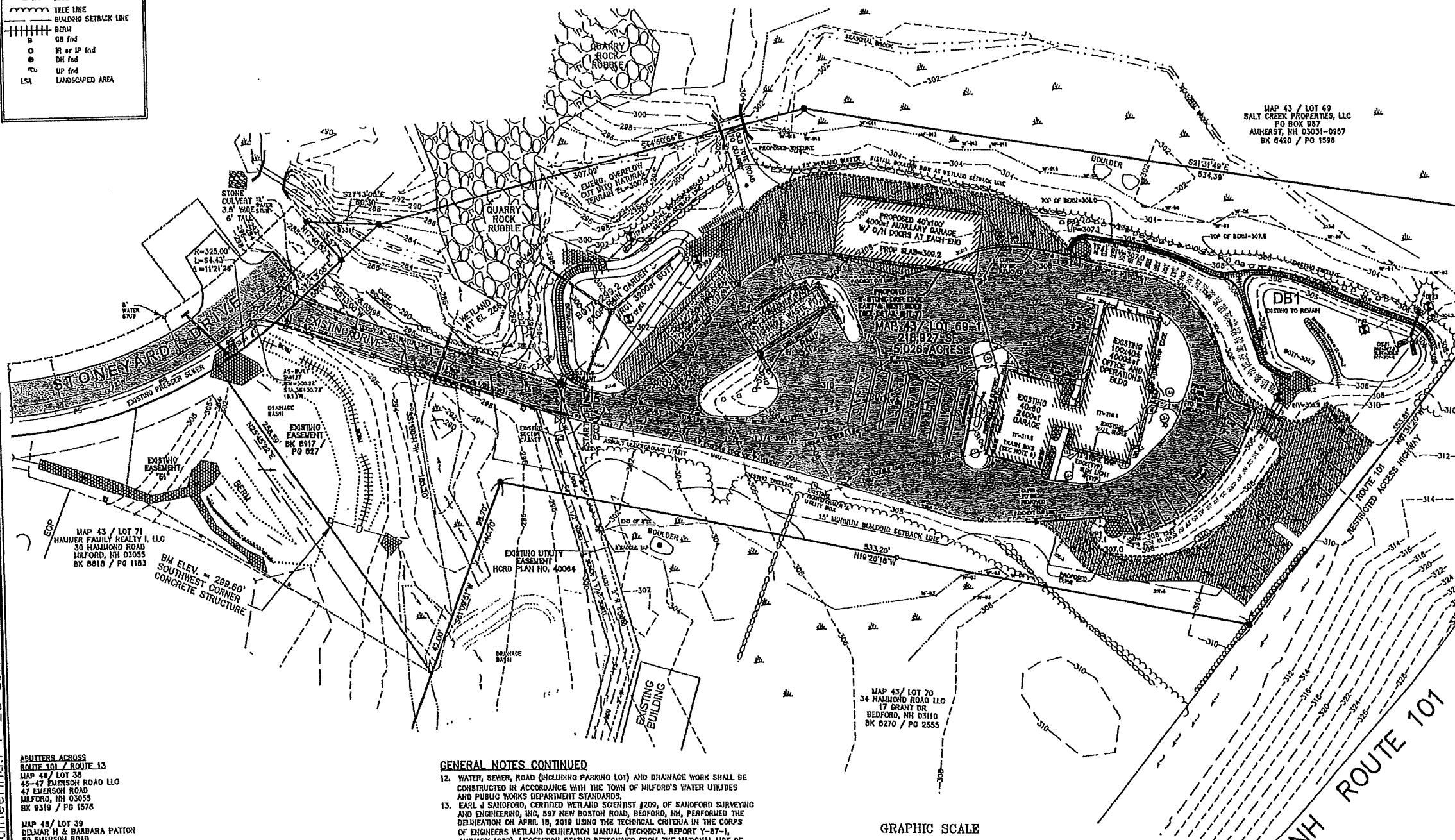
Original PLAN

TOWN OF MILFORD
RECEIVED
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PB ZBA Office

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 2. Sandford Surveying & Engineering, P4-25 Lori

LEGEND

- STONE WALL
- PROPERTY LINE
- CHAIN LINK FENCE
- EDGE OF WET AREA
- TREE LINE
- BUILDING SETBACK LINE
- BEAM
- OS fnd
- RI or LP fnd
- DH fnd
- UP fnd
- LSA
- LANDSCAPED AREA



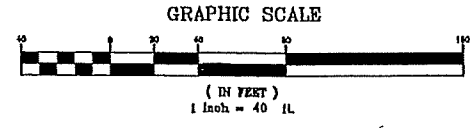
MAP 43 / LOT 69
 SALT CREEK PROPERTIES, LLC
 PO BOX 187
 AUBURN, NH 03031-0187
 BK 8420 / PG 1598

GENERAL NOTES

1. REFERENCE THIS PARCEL AS MAP 43 LOTS 69-1
 2. OWNER OF RECORD: MAP 43 LOT 69-1
 HALLIARD ROAD, LLC
 15 STONEYARD DRIVE
 MILFORD, NH 03055
 HCRD BK 9145 / PG 1768
 3. AREA OF PARCEL:
 218,927 SF / 5.028 AC
 4. PARCEL IS ZONED: COMMERCIAL (C)
 ZONE REQUIREMENTS
 MIN. LOT SIZE - 60,000 SF
 FRONTAGE - 225 FEET
 MAXIMUM BUILDING HEIGHT: 40 FEET
 BUILDING SETBACKS:
 FRONT - 30', SIDE & REAR - 15', WETLAND BUFFER - 25'
 THE PURPOSE OF THIS PLAN IS TO ADD A PROPOSED 4,000 SF AUXILIARY GARAGE WITH ADDITIONAL PAVING AND PARKING.
 5. INTERNAL GREEN SPACE:
 2,400 SF ADJACENT TO SINGLE WASTE PIT
 1,800 SF NORTH OF EXISTING GARAGE
 8,000 SF ON THE PERIMETER OF THE OFFICE BUILDING
 11,312 SF TOTAL INTERNAL GREEN SPACE
- 81,445 SF TOTAL IMPERVIOUS (1.070 ac)
 5% x 81,445 = 4,072 SF REQ'D
 11,312 SF PROVIDED > 4,072 SF REQ'D SO OK
- PERCENT OPEN SPACE**
 30% OPEN SPACE REQUIRED
 5,000 SF = TOTAL LOT AREA
 = 1,070 SF = IMPERVIOUS
 = 3,150 SF = PERVIOUS OPEN SPACE
 OPEN SPACE / LOT AREA =
 3,150 / 5,028 = 63% OPEN SPACE > 30% OK
7. EXISTING REQUIREMENTS:
 PROPOSED GARAGE/STORAGE 4,000 SF / 1 PER 1,000 SF = 4
 ADDITIONAL PARKING REQUIRED = 4 SPACES
 PARKING PROVIDED = 30 SPACES (2 HO ACCESSIBLE)
 8. THIS PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON FIRM MAP 330098 0459 D DATED SEPT. 25, 2009.
 9. REFUSE FOR OFFICE OPERATIONS WILL BE STORED IN BINS WITHIN THE GARAGE AREA.
 10. THE SITE PLAN REGULATIONS OF THE TOWN OF MILFORD ARE PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL REQUIREMENTS OF SAID REGULATIONS, EXCEPTING ONLY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD.
 11. ENTIRE PARCEL LIES WITHIN THE MILFORD LEVEL 2 GROUNDWATER PROTECTION AREA AND IS SUBJECT TO PERFORMANCE STANDARDS IN THE MILFORD GROUNDWATER PROTECTION DISTRICT AND WILL COMPLY WITH THE RULES AND REGULATIONS OF THAT DISTRICT.
 SEE GENERAL NOTES CONTINUED.

GENERAL NOTES CONTINUED

12. WATER, SEWER, ROAD (INCLUDING PARKING LOT) AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD'S WATER UTILITIES AND PUBLIC WORKS DEPARTMENT STANDARDS.
13. EARL J SANDFORD, CERTIFIED WETLAND SCIENTIST #209, OF SANDFORD SURVEYING AND ENGINEERING, INC, 597 NEW BOSTON ROAD, BEDFORD, NH, PERFORMED THE DEMARCATION ON APRIL 18, 2010 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987). VEGETATION STATUS DETERMINED FROM THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: 1988 NEW HAMPSHIRE, USFWS, 1988. HYDRIC SOILS WERE DETERMINED USING THE CRITERIA IN FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VER. II, APRIL 2004.
14. ALL SIGNAGE TO COMPLY WITH MILFORD'S SIGN ORDINANCE.
15. AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
16. ALL PROPOSED LIGHTING TO BE DOWNCAST AND HOODED, AND WILL CONFORM TO MILFORD'S LIGHTING REGULATIONS.
17. PLAN IS SUBJECT TO ALL APPLICATION FEES TO BE DETERMINED BY TOWN AT THE TIME OF PERMITTING.



OWNERS APPROVAL

I, THE UNDERSIGNED, HAVE REVIEWED THIS PLAN AND DO HEREBY AGREE THAT THIS PLAN REPRESENTS OUR LAND AS WE KNOW IT, AND THAT ALL PROPOSED IMPROVEMENTS SHOWN HEREON MEET MY APPROVAL.

OWNER _____ DATE _____

- BUILDERS ACROSS**
 ROUTE 101 / ROUTE 13
 MAP 48 / LOT 36
 45-47 EMERSON ROAD LLC
 47 EMERSON ROAD
 MILFORD, NH 03055
 BK 9319 / PG 1576
- MAP 49 / LOT 39
 DELMAR H & BARBARA PATTON
 69 EMERSON ROAD
 MILFORD, NH 03055
- MAP 48 / LOT 37
 TOK REALTY LLC
 35 EMERSON ROAD
 MILFORD, NH 03055
 BK 8917 / PG 0822
- MAP 48 / LOT 32-1
 1800 W
 159 HAZEN DRIVE
 CONCORD, NH 03301

REVISIONS

NO.	DATE	DESCRIPTION	BY

PLANNING BOARD
 TOWN OF MILFORD, NEW HAMPSHIRE

SITE PLAN REVIEW # _____
 APPROVED: _____ DATE: _____

SIGNED: CHAIRMAN _____ DATE _____
 SIGNED: MEMBER _____ DATE _____
 SIGNED: MEMBER _____ DATE _____
 SIGNED: MEMBER _____ DATE _____
 SIGNED: MEMBER _____ DATE _____
 SIGNED: MEMBER _____ DATE _____

CERTIFICATION OF BOUNDARY PRECISION
 I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACCURATE FIELD SURVEY MADE ON THE GROUND AND HAS A SUBSTANTIAL DEGREE OF CLOSURE OF CIRCULAR ERROR NOT EXCEEDING ON ALL PROPERTY LINES WITHIN AND BOUNDING THE SUBJECT PROPERTY.

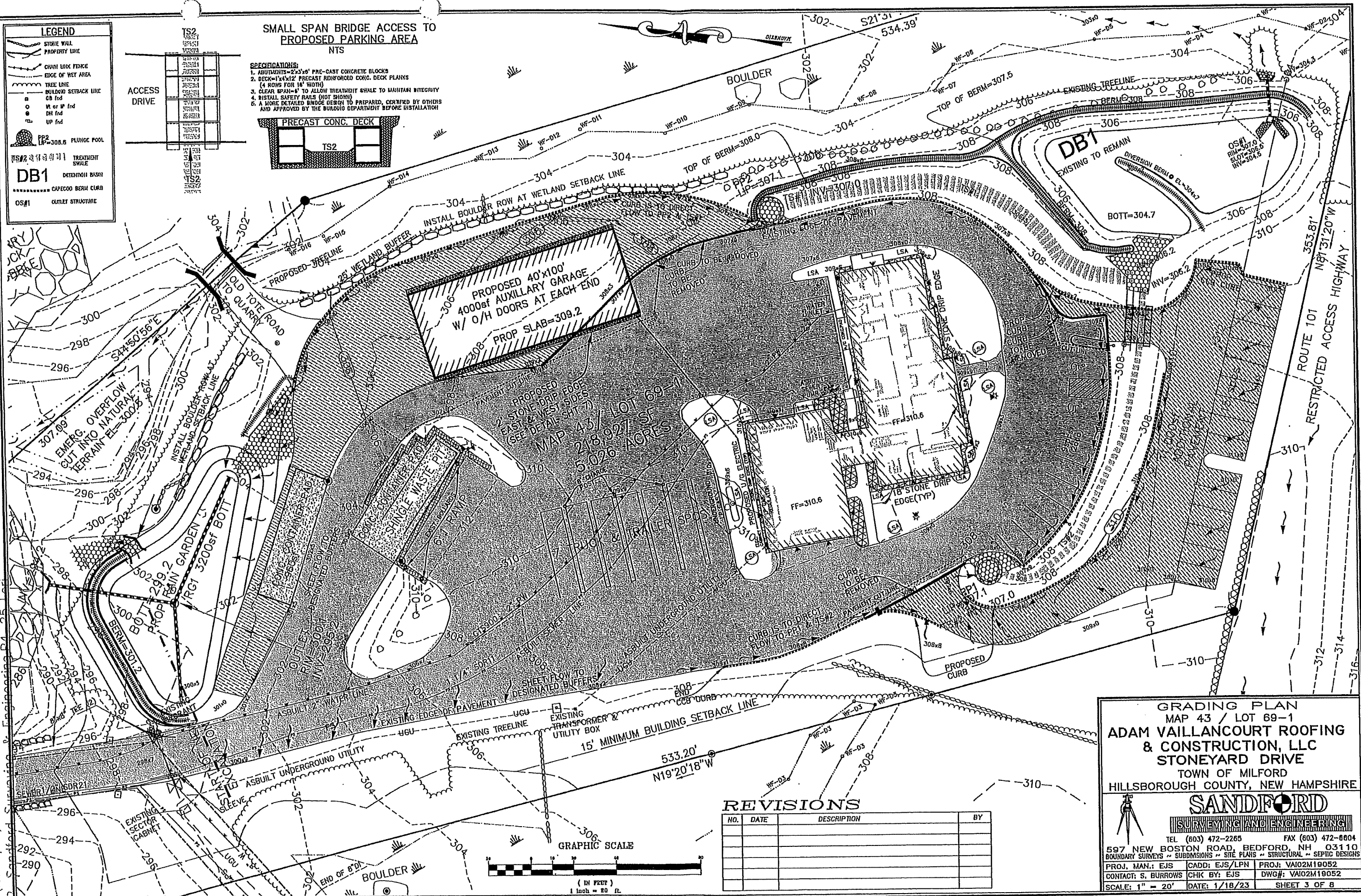
SITE PLAN
 MAP 43 / LOT 69-1
ADAM VAILLANCOURT ROOFING & CONSTRUCTION, LLC
 15 STONEYARD DRIVE
 TOWN OF MILFORD
 HILLSBOROUGH COUNTY, NEW HAMPSHIRE

SANDFORD
 SURVEYING AND ENGINEERING

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 597 NEW BOSTON ROAD, BEDFORD, NH 03110
 BOUNDARY SURVEYS ~ SUBDIVISIONS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS

PROJ. MAN.: EJS CADD: EJS/LPN PROJ.: VAI02M19052
 CONTACT: S. BURROWS CHK BY: EJS DWG#: VAI02M19052
 SCALE: 1" = 40' DATE: 1/18/23 SHEET 2 OF 8

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LEGEND

- STONE WALL
- PROPERTY LINE
- CHAIN LINK FENCE
- EDGE OF WET AREA
- TREE LINE
- BUILDING SETBACK LINE
- CB fnd
- W or IP fnd
- DH fnd
- UP fnd
- PF2 308.6 PLUNGE POOL
- TS#2 307.1 TREATMENT SWALE
- DB1 DETENTION BASIN
- OS#1 CAPECOD BERM CURB
- OS#1 OUTLET STRUCTURE

SMALL SPAN BRIDGE ACCESS TO PROPOSED PARKING AREA NTS

SPECIFICATIONS:

1. ABUTMENTS-2'x3'x6" PRE-CAST CONCRETE BLOCKS
2. DECK-1'x4'x12" PRECAST REINFORCED CONG. DECK PLANKS (4 ROWS FOR 18" WIDTH)
3. CLEAR SPAN-4' TO ALLOW TREATMENT SWALE TO MAINTAIN INTEGRITY
4. INSTALL SAFETY RAILS (NOT SHOWN)
5. A MORE DETAILED BRIDGE DESIGN TO PREPARED, CERTIFIED BY OTHERS AND APPROVED BY THE BUILDING DEPARTMENT BEFORE INSTALLATION

PRECAST CONG. DECK

GRADING PLAN
 MAP 43 / LOT 69-1
ADAM VAILLANCOURT ROOFING & CONSTRUCTION, LLC
 STONEYARD DRIVE
 TOWN OF MILFORD
 HILLSBOROUGH COUNTY, NEW HAMPSHIRE

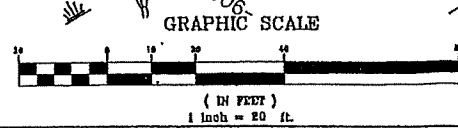
SANDFORD
 SURVEYING AND ENGINEERING

TEL (603) 472-2285 FAX (603) 472-8604
 597 NEW BOSTON ROAD, BEDFORD, NH 03110
 BOUNDARY SURVEYS • SUBDIVISIONS • SITE PLANS • STRUCTURAL • SEPTIC DESIGNS

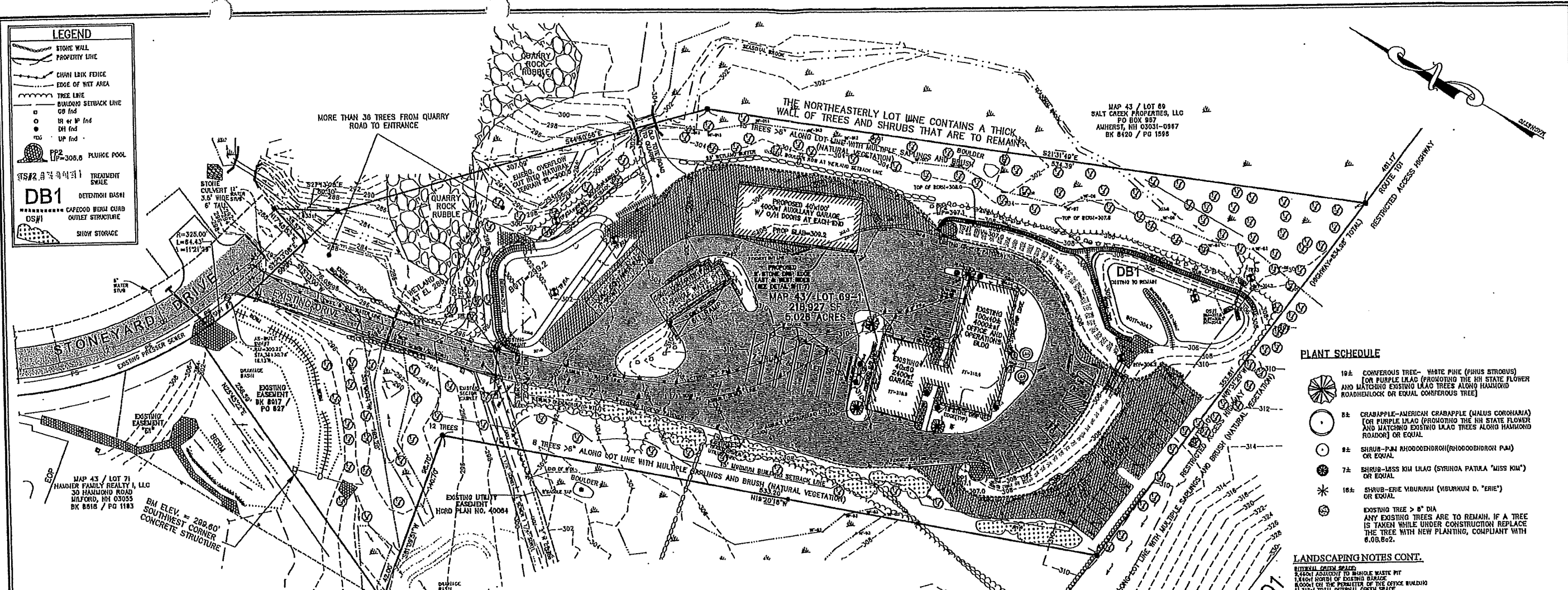
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 CONTACT: S. BURROWS CHK BY: EJS DWG#: VAI02M19052
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REVISIONS

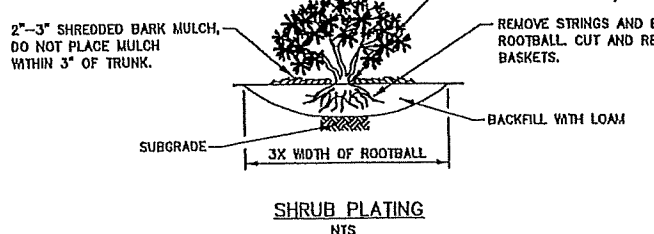
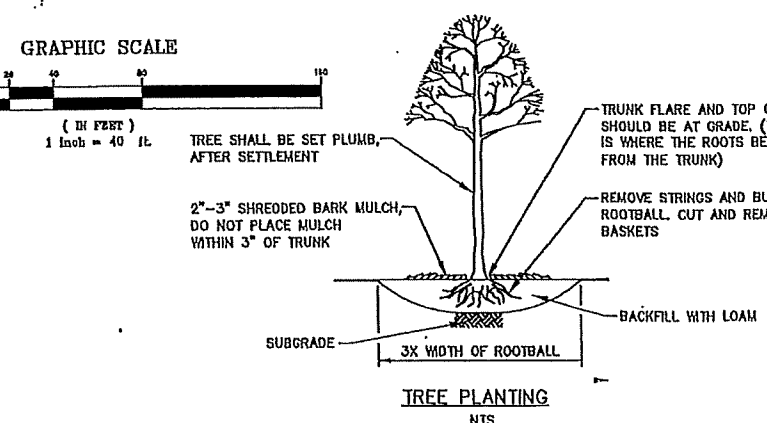
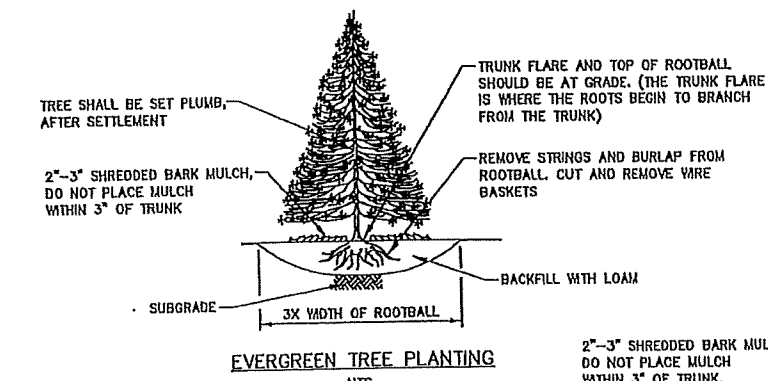
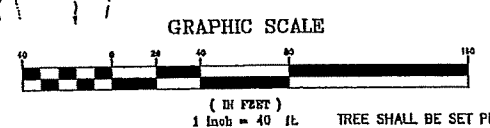
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- LANDSCAPE GENERAL NOTES:**
- 1) ALL PLANTING BEDS SHALL BE MULCHED WITH 2"-3" OF SHREDDED, DARK PINE BARK MULCH. SAMPLE OF BARK MULCH SHALL BE PROVIDED AND APPROVED BY LANDSCAPE ARCHITECT.
 - 2) ALL INDIVIDUALLY PLANTED TREES SHALL BE SURROUNDED WITH 3' DIAMETER MULCH BED.
 - 3) ALL STRINGS, TAGS AND FLAGGING ARE TO BE REMOVED FROM PLANT MATERIAL.
 - 4) ALL SEEDED TURF AREAS TO HAVE A MINIMUM 4" TOPSOIL BLANKET.
 - 5) PLANT LOCATIONS ARE TO BE STAKED FOR APPROVAL BY THE LANDSCAPER AND THE ENGINEER PRIOR TO PLANTING. NO SUBSTITUTIONS FOR PLANT MATERIAL ARE TO BE MADE WITHOUT THE CONSENT OF THE LANDSCAPER AND THE ENGINEER.



REVISIONS

NO.	DATE	DESCRIPTION	BY

- PLANT SCHEDULE**
- 19± CONIFEROUS TREE- WHITE PINE (PINUS STROBUS) [OR PURPLE LILAC (PROSTRATA) THE NH STATE FLOWER AND MATCHING EXISTING LILAC TREES ALONG HAMMOND ROAD/LOCK OR EQUAL CONIFEROUS TREE]
 - 8± CRABAPPLE-AMERICAN CRABAPPLE (MALUS CORONARIA) [OR PURPLE LILAC (PROSTRATA) THE NH STATE FLOWER AND MATCHING EXISTING LILAC TREES ALONG HAMMOND ROAD/LOCK OR EQUAL]
 - 8± SHRUB-PJM RHODODENDRON (RHODODENDRON PJM) OR EQUAL
 - 7± SHRUB-LESS KIM LILAC (SYRINGA PATULA "MISS KIM") OR EQUAL
 - 16± SHRUB-ERIE VIBURNUM (VIBURNUM D. "ERIE") OR EQUAL
- EXISTING TREE > 8" DIA
ANY EXISTING TREES ARE TO REMAIN, IF A TREE IS TAKEN WHILE UNDER CONSTRUCTION REPLACE THE TREE WITH NEW PLANTING, COMPLIANT WITH 6.08.802.

LANDSCAPING NOTES CONT.

WATERWAY GREEN SPACE
2' HIGH EXISTING TO SINGLE WASTE PIT 1' HIGH NORTH OF EXISTING GARAGE 4' HIGH ON THE PERIMETER OF THE OFFICE BUILDING 11,312± TOTAL DISTURBED GREEN SPACE

WATERWAY GREEN SPACE
2' HIGH EXISTING TO SINGLE WASTE PIT 1' HIGH NORTH OF EXISTING GARAGE 4' HIGH ON THE PERIMETER OF THE OFFICE BUILDING 11,312± TOTAL DISTURBED GREEN SPACE

WATERWAY GREEN SPACE
2' HIGH EXISTING TO SINGLE WASTE PIT 1' HIGH NORTH OF EXISTING GARAGE 4' HIGH ON THE PERIMETER OF THE OFFICE BUILDING 11,312± TOTAL DISTURBED GREEN SPACE

PLANTING SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
4	ABIES FRASERI	FRASER FIR	5-6'	B&B
2	MALUS CORONARIA	AMERICAN CRAB APPLE	2 1/2 - 3" C.	B&B
8	RHODODENDRON PJM	PJM RHODODENDRON	2 - 2 1/2'	B&B
2	VIBURNUM D. "ERIE"	ERIE VIBURNUM	3-4'	B&B
6	SYRINGA PATULA "MISS KIM"	MISS KIM LILAC	2-3'	B&B

- LANDSCAPING NOTES**
1. PLANTINGS SHALL CONFORM TO THE TOWN OF MILFORD SITE PLAN REGULATIONS AS ADMINISTERED BY PLANNING DIRECTOR/STAFF.
 2. PLANTINGS SHOWN HEREON ARE SUBJECT TO REVISIONS UPON MUTUAL CONSENT BETWEEN THE TOWN OF MILFORD CODE ENFORCEMENT OFFICER AND THE DEVELOPER.
 3. PLANTINGS ALONG THE SOUTHERLY LOT LINE ARE TO BE INSTALLED IN SUCH A WAY AS TO BEAUFIFY THE PREMISES RELATIVE TO ADJACENT PARCELS. PLANTINGS ARE TO COMPLEMENT EXISTING PLANTINGS ON ADJUTING PARCELS, COORDINATE TREE DENSITY & LOCATIONS WITH PLANNING DIRECTOR.
 4. ALL REGRADED SURFACES SHALL HAVE A MINIMUM OF FOUR (4") INCHES OF LOAM EVENLY DISTRIBUTED TO ALL DISTURBED AREA OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
 5. DECIDUOUS TREES SHALL HAVE AT LEAST A TWO (2") HIGH CALIPER AT PLANTING. SIZE OF EVERGREENS AND SHRUBS SHALL BE A MIN. OF 6 GAL. IN SIZE, OR OF COMPARABLE SIZE. HORTICULTURAL STANDARDS, DEAD AND DYING PLANTS SHALL BE REPLACED BY THE DEVELOPER DURING THE FOLLOWING PLANTING SEASON.
 6. THE PLANT SPECIES SELECTED SHOULD BE HARDY FOR THE PARTICULAR AREA IN WHICH IT IS PROPOSED.
 7. THE OWNER AND THEIR AGENT SHALL BE RESPONSIBLE FOR PROMOVING, PROTECTING, AND MAINTAINING ALL LANDSCAPING IN HEALTHY AND GROWING CONDITION, REPLACING IT WHEN NECESSARY TO INSURE CONTINUOUS COMPLIANCE WITH THESE GUIDELINES. IN ADDITION, THOSE AREAS SHALL BE KEPT FREE OF ALL DEBRIS, RUBBISH, WEEDS, AND TALL GRASS.
 8. GREEN AREA PERCENTAGES PROPOSED ARE GREATER THAN 30% BOTH COLLECTIVELY AND INDIVIDUALLY FOR THE THREE LOTS (SEE TABLE).
 9. CONTRACTOR TO STOCKPILE LOAM AND SPREAD TO A MINIMUM THICKNESS OF 8 INCHES IN LANDSCAPED AREAS AND A MINIMUM THICKNESS OF 4 INCHES ON ALL DISTURBED AREAS AND HYDRO SEED OR MULCH.
 10. EXISTING TREES AND BOUNDARY ARE TO BE RETAINED UNLESS UNSAFE OR NOT VIALBE.
 11. 1 TREE / SHRUB / BUSH FOR EVERY 6' OF BUILDING FRONT (20 REQ'D, 20 PROVIDED).
 12. OUTDOOR LANDSCAPING OR GREEN SPACE ENCOMPASSING NOT LESS THAN 5% OF THE TOTAL PARADISE AREA SHALL BE REQUIRED.
 13. A MINIMUM OF ONE TREE FOR EVERY FIFTEEN PARKING SPACES SHALL BE PROVIDED.
 14. A LANDSCAPED STRIP AT LEAST 6" IN WIDTH SHALL BE LOCATED BETWEEN THE PAVED AREA AND THE ADJUTING PROPERTY LINES OR PUBLIC RIGHT-OF-WAY EXCEPT WHERE DRIVEWAY OR OTHER OPENINGS MAY BE REQUIRED. AT LEAST 1 TREE FOR EACH 30 FEET OF LANDSCAPED STRIP SHALL BE PROVIDED.
 15. WILDERNASS GREEN SPACE: REQUIRED = 6% PROVIDED = 14%

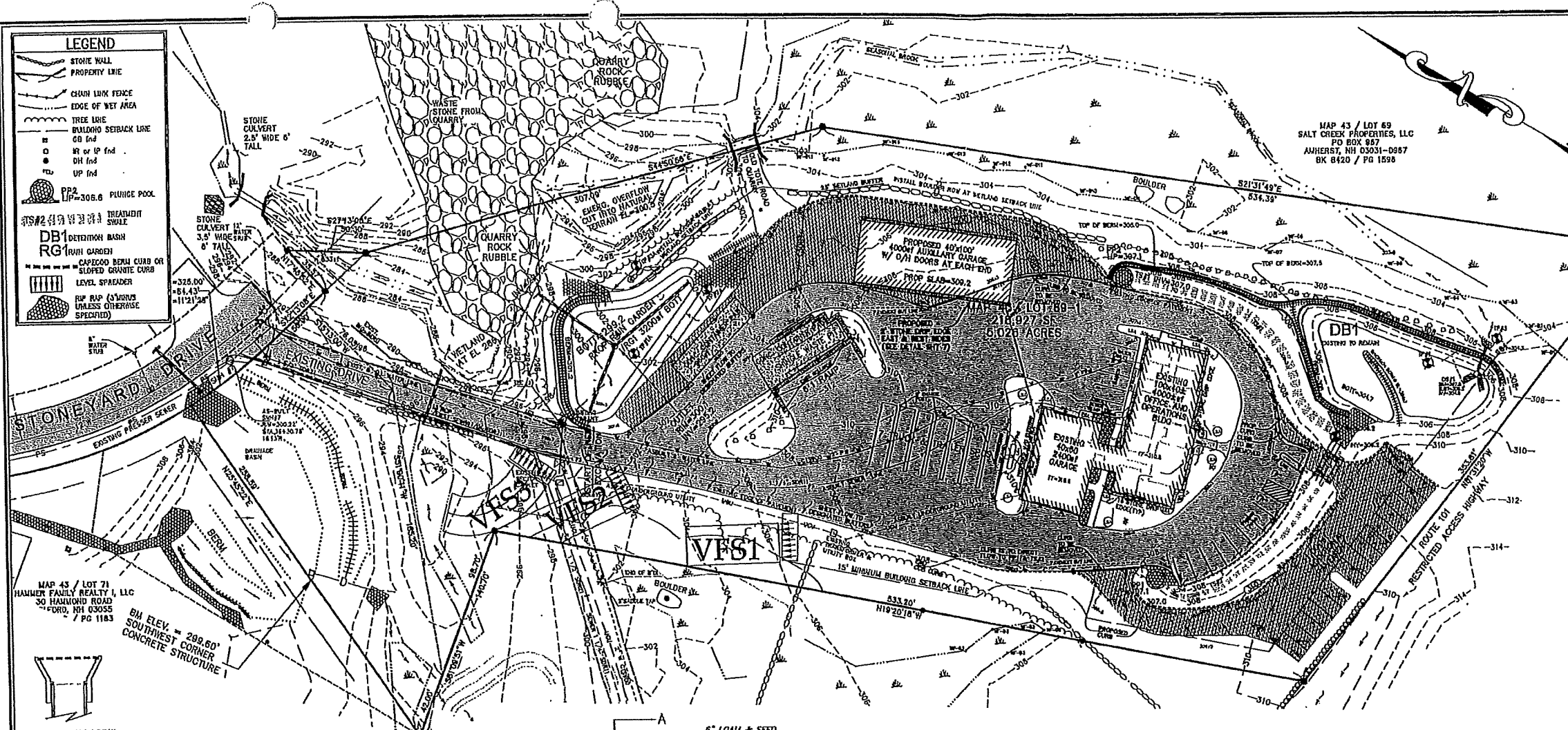
LANDSCAPE PLAN
MAP 43 / LOT 69-1
ADAM VAILLANCOURT ROOFING & CONSTRUCTION, LLC
STONEYARD DRIVE
TOWN OF MILFORD
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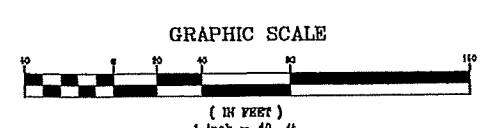
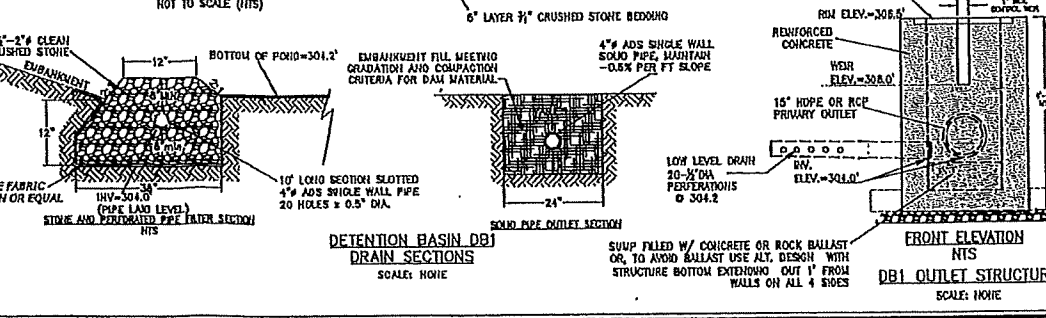
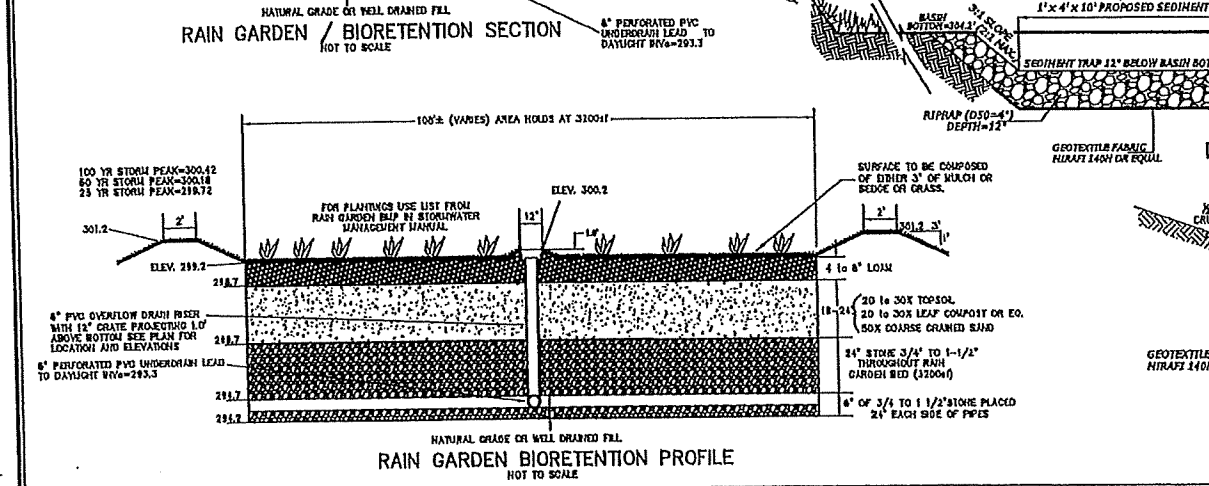
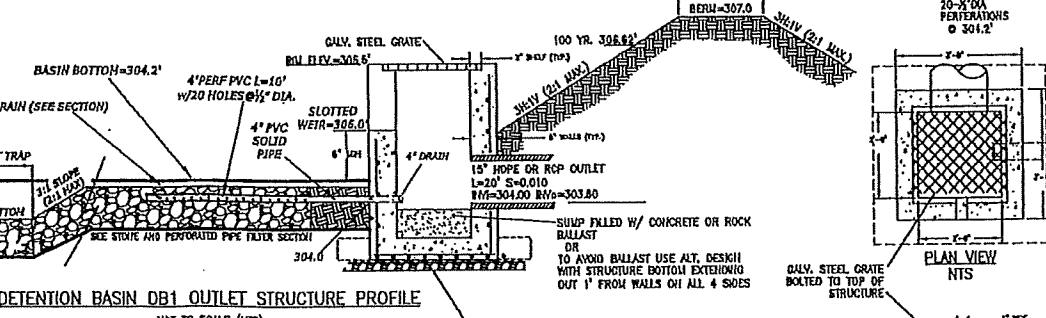
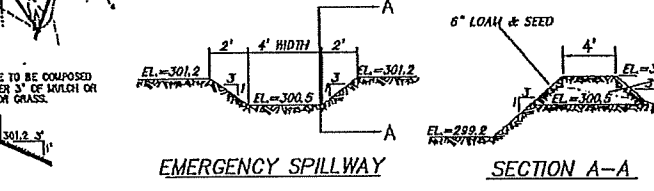
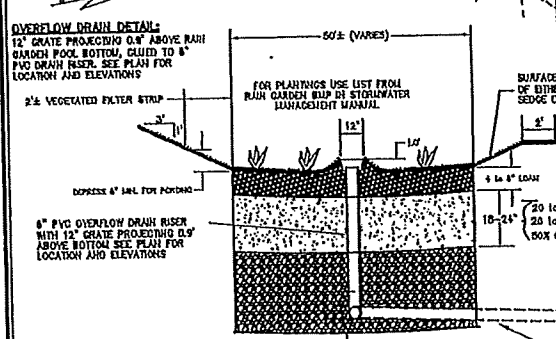
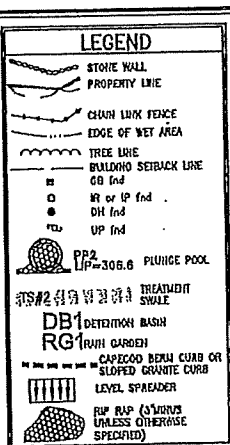
PROJ. MAN.: EJS CADD: EJS/LPN PROJ: VAI02M19052
CONTACT: S. BURROWS CHK BY: EJS DWG#: VAI02M19052
SCALE: 1" = 40' DATE: 1/18/23 SHEET 4 OF 8

3:\land projects 5\VAI02M19052\dwg\VAI02M19052.dwg, 1/1/2006 6:49:29 AM, SHARP MX-3071 PCL6, :2, Sandford Surveying & Engineering, P4-25 Lori



- ### STORMWATER MANAGEMENT NOTES
- THE PURPOSE OF THE STORMWATER MANAGEMENT PLAN IS TO DESIGN PERMANENT AND TEMPORARY BEST MANAGEMENT PROCEDURES (BMP'S) TO MITIGATE DRAINAGE FROM ADDED IMPERVIOUS SURFACE PROTECT AGAINST EROSION AND SEDIMENTATION DURING CONSTRUCTION.
 - DESIGN REQUIREMENTS:
MAP 43 LOT 69-1 5.028 Ac. x 30% = 1.50 Ac REQ'D, 1,500sq. IMPERVIOUS AREA=1,570sq PROVIDED (69%)
INTERNAL GREEN SPACE = 752sqft
REQUIRED 5% PROVIDED=21%
 - STORMWATER TREATMENT IS PROVIDED BY:
A. TREATMENTS SWALES TS1 & TS2,
B. NATURAL BUFFERS WITH GREATER THAN 50' TO WETLAND OR LOT LINES (THESE BUFFERS ARE SUBJECT TO CONVERSION TO SITE EXPANSION IN THE DISTANT FUTURE AND AT THAT TIME ADDITIONAL TREATMENT SWALES OR OTHER ALTERNATIVE MITIGATION WILL BE REQUIRED).
 - STORMWATER DETENTION IS PROVIDED BY THE DETENTION POND DB1.
 - EROSION AND SEDIMENTATION PROTECTION IS PROVIDED BY THE BIO-SWALE PLACED IN DOWNSLOPE PERIMETER AREAS AND BY STONE CHECK DAMS.
 - PROTECTIONS ARE TO MEET ALL REQUIREMENTS OF THE TOWN OF MILFORD AND NHDES-AOT SPECIFICATIONS.
 - THE AREA OF DISTURBANCE IS 97,887sf (JUST BELOW THE 100,000sf NHDES AOT THRESHOLD).

- ### TEST PIT DATA
- STONEYARD DRIVE, MILFORD TAX LOT 43/69-1
- TEST PIT NO. 1 (081) 7/19/2019 BY EARL SANDFORD NH-1203 GROUND ELEV=307
0' - 8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM FILL, TOPSOIL, FRIBLE, GRANULAR
8" - 20" 10YR 8/4 BROWNISH YELLOW, FINE SANDY LOAM, FRIBLE, GRANULAR
20" - 88" 10YR 7/4 VERY PALE BROWN, LOAMY SAND, FIRM IN PLACE FRIBLE IN HAND, MASSIVE
ROOTS TO 60"
HOLE TERMINATED AT 84" = 8" = ELEV 292.0
NO WATER OBSERVED TO 8"
ESHW: 80" EL 302.0
PERC RATE = 8 MM/INCH IN NATURAL B AND C HORIZON
- TEST PIT NO. 2 (TS1/TS2) 7/19/2019 BY EARL SANDFORD NH-1203 GROUND ELEV=309.5
0' - 8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM FILL, TOPSOIL, FRIBLE, GRANULAR
8" - 22" 10YR 8/4 BROWNISH YELLOW, FINE SANDY LOAM, FRIBLE, GRANULAR
20" - 88" 10YR 7/4 VERY PALE BROWN, LOAMY SAND, FIRM IN PLACE FRIBLE IN HAND, MASSIVE
ROOTS TO 60"
HOLE TERMINATED AT 88" = 8" = ELEV 301.5
NO WATER OBSERVED TO 8"
ESHW: 80" EL 301.5
PERC RATE = 8 MM/INCH IN NATURAL B AND C HORIZON
- TEST PIT NO. 3 (081) 8/14/2019 BY EARL SANDFORD NH-1203 GROUND ELEV=301
0' - 10" 10YR 3/3 DARK BROWN, FINE SANDY LOAM FILL, TOPSOIL, FRIBLE, GRANULAR
10" - 20" 10YR 8/4 BROWNISH YELLOW, FINE SANDY LOAM, FRIBLE, GRANULAR
20" - 24" 2" 8/4 OLIVE BROWN (WITH INSTANT LENSES OF 8YR 8/8 YELLOWISH RED AT 24"), LOAMY SAND, FIRM IN PLACE FRIBLE IN HAND, MASSIVE
30" - 84" 10YR 7/4 VERY PALE BROWN, GRAVELLY LOAMY SAND, FRIBLE, SINGLE GRAIN MASSIVE
ROOTS TO 30"
HOLE TERMINATED AT 84" = 7" = ELEV 287.0
NO WATER OBSERVED, NO LEADS OBSERVED
ESHW: 24" EL 302.0 (ESHW APPEARS AS PERCHED, WELL DRAINING GRAVELLY SOIL BELOW)
PERC RATE = 10 MM/INCH IN NATURAL B AND C HORIZON
- TEST PIT NO. 2022-1A NOV. 22, 2022 by Earl Sandford NH-1203 Ground Elev=301
0' - 72" 80X BOULDERS 2' TO 4' IN DIAMETER, ALL FILL ELEV=295
- TEST PIT NO. 2022-2A NOV. 22, 2022 by Earl Sandford NH-1203 Ground Elev=299
0' - 10" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, FRIBLE, GRANULAR
10" - 38" 2.5Y 4/4 OLIVE BROWN, FINE SANDY LOAM, FRIBLE, GRANULAR
38" - 72" 2.5Y 3/3 DARK OLIVE BROWN, FINE SANDY LOAM, FIRM IN PLACE, FRIBLE IN HAND, MASSIVE
ROOTS TO 48"
HOLE TERMINATED AT 72" = ELEV=293
NO WATER OBSERVED TO 72"
ROTTEN LEDGE AT 72"
ESHW: 38" ELEV=296
PERC RATE = 10 MM/INCH AT 48"
- TEST PIT NO. 2022-3A NOV. 22, 2022 by Earl Sandford NH-1203 Ground Elev=300
0' - 3" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, FRIBLE, GRANULAR
3" - 20" 10YR 8/8 BROWNISH YELLOW, FINE SANDY LOAM, FRIBLE, GRANULAR
20" - 72" 2.5Y 8/4 LIGHT YELLOWISH BROWN, FINE SANDY LOAM, FRIBLE, MASSIVE
ROOTS TO 48"
HOLE TERMINATED AT 72" = ELEV=294
NO WATER OBSERVED TO 72"
ROTTEN LEDGE AT 72"
ESHW: 60" ELEV=295
PERC RATE = 8 MM/INCH AT 30"



REVISIONS

NO.	DATE	DESCRIPTION	BY

STORMWATER MANAGEMENT PLAN

MAP 43 / LOT 69-1
ADAM VAILLANCOURT ROOFING & CONSTRUCTION, LLC
TOWN OF MILFORD
HILLSBOROUGH COUNTY, NEW HAMPSHIRE

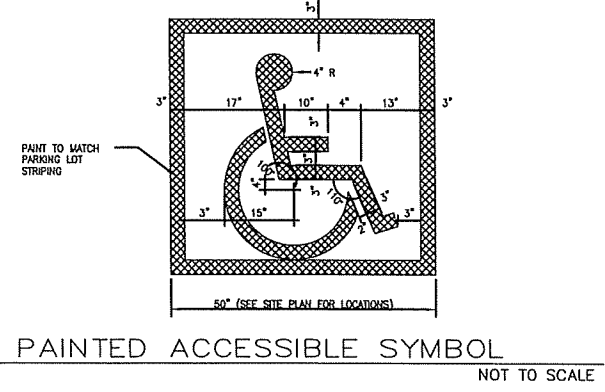
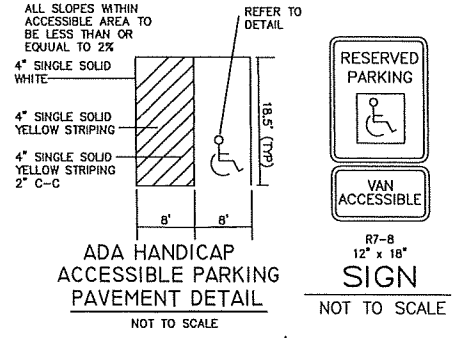
SANDFORD

SURVEYING AND ENGINEERING

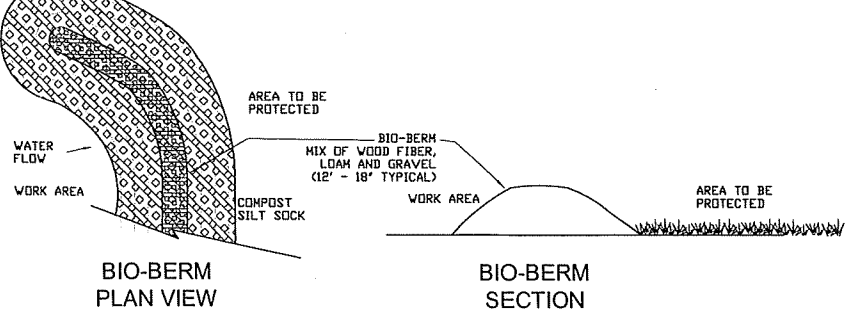
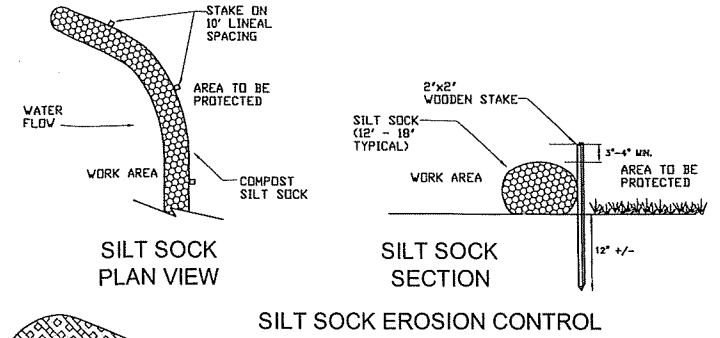
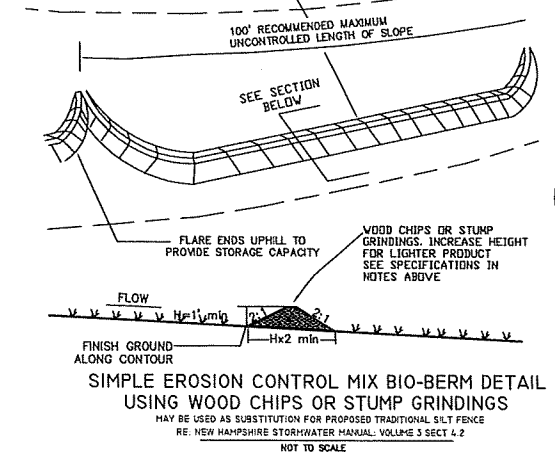
TEL (603) 472-2265 FAX (603) 472-6604
597 NEW BOSTON ROAD, BEDFORD, NH 03110
BOUNDARY SURVEYS ~ SUBDIVISIONS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS

PROJ. MAN.: EJS CADDD: EJS/LPN PROJ.: VAI02M19052
CONTACT: S. BURROWS CHK BY: EJS DWG#: VAI02M19052
SCALE: 1" = 40' DATE: 1-18-23 SHEET 5 OF 8

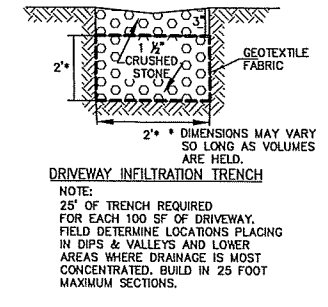
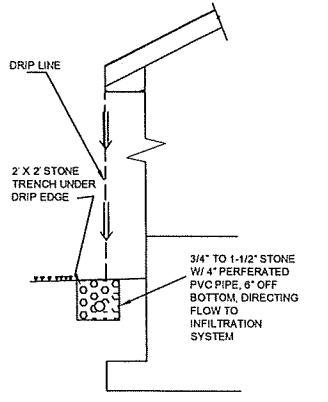
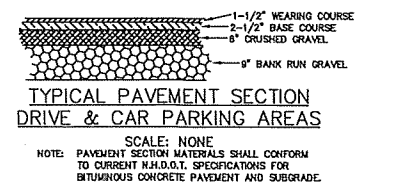
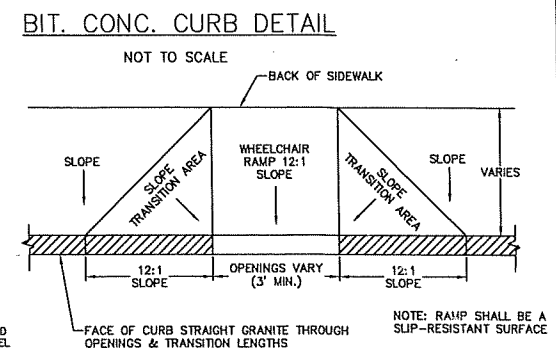
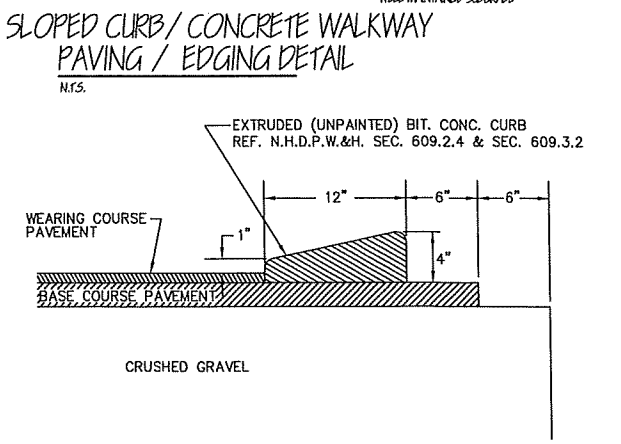
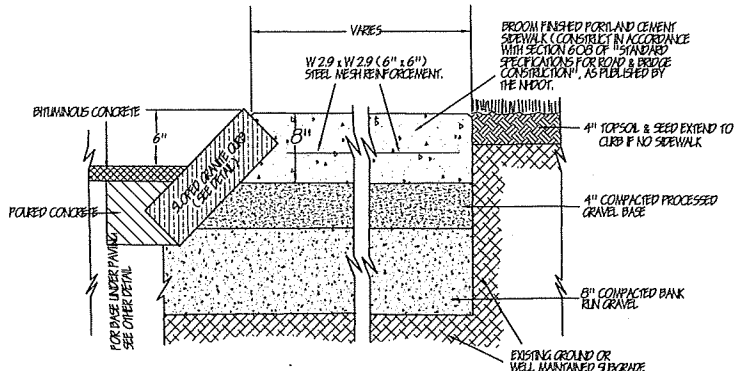
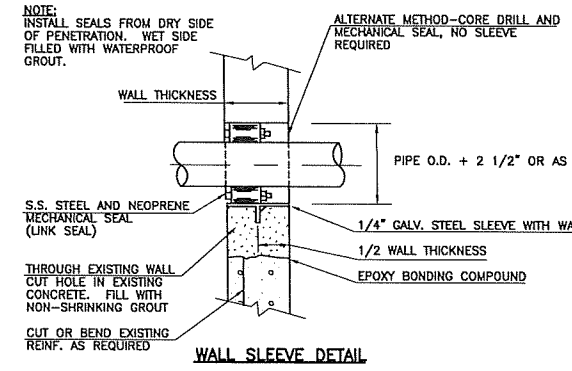
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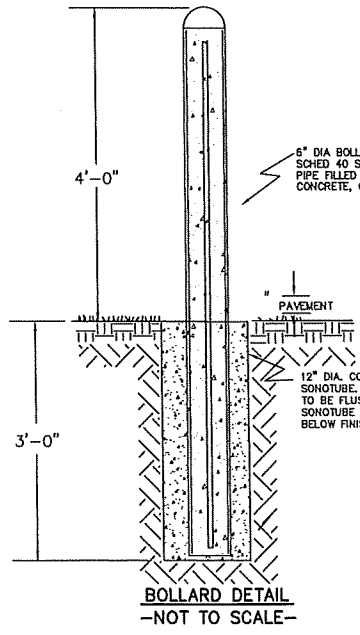
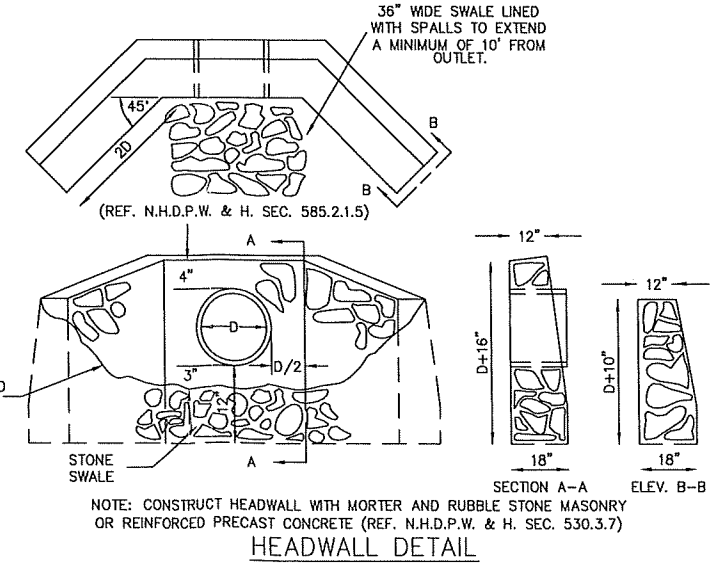
NOTES:
 1- DO NOT USE IN AREAS OF CONCENTRATED FLOWS
 2- THE BERM MUST BE INSTALLED AND MAINTAINED PROPERLY TO BE EFFECTIVE
 3- USE OTHER BMP'S SUCH AS CHECK DAMS AND SILTATION BASINS AT THE LOW POINTS
 4- CONSTRAINTS CONTRIBUTING AREA SHOULD BE LESS THAN 1 ACRE PER 100 FEET OF BARRIER LENGTH OF SLOPE SHOULD BE LESS THAN 100 FEET ABOVE BARRIER AND MAXIMUM GRADE SHOULD BE 5% BEHIND BARRIER
 5- FILTER BERMS ARE TO BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST ONCE DURING A PROLONGED RAINFALL. REPLACE IMMEDIATELY IF BRIDGED
 6- TRAPPED SEDIMENT SHOULD BE REMOVED AFTER EACH RAINFALL, AND IN NO CASE THE SEDIMENT BE ALLOWED TO BUILD TO A HEIGHT OF 1/3 THE HEIGHT OF THE BARRIER
 7- MATERIAL SPECIFICATIONS: NO STONES OVER 4\"/>



EROSION CONTROL BARRIER NOTES:
 1) ALL MATERIAL TO MEET FILTER SOCK SPECIFICATIONS.
 2) SILT SOCK COMPOST/JSOIL/COCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
 3) SILT SOCKS TO BE UPSIZED AS NEEDED FOR STEEP SLOPES PER MANUFACTURERS REQUIREMENTS OR THE SITE ENGINEER.
 4) COMPOST MATERIAL TO BE DISPERSED ON SITE AS DETERMINED BY THE SITE ENGINEER.
 5) A BIO-BERM COMPOSED OF WOODY FIBERS (GROUND ON SITE) MIXED WITH LOAM AND GRAVEL IS AN ACCEPTABLE SUBSTITUTE FOR THE SILT SOCK IF PRE-APPROVED BY THE SITE ENGINEER AND THE TOWN OF MILFORD PLANNING DEPARTMENT ENVIRONMENTAL STAFF PERSON.



DRAINAGE INFILTRATION NOTE:
 ROOF WATER INFILTRATION IS BASED ON 2000 SF OF ROOF AND DRIVEWAY INFILTRATION IS BASED ON 25' OF TRENCH PER 100 LINEAL FEET OF 12\"/>



REVISIONS

NO.	DATE	DESCRIPTION	BY

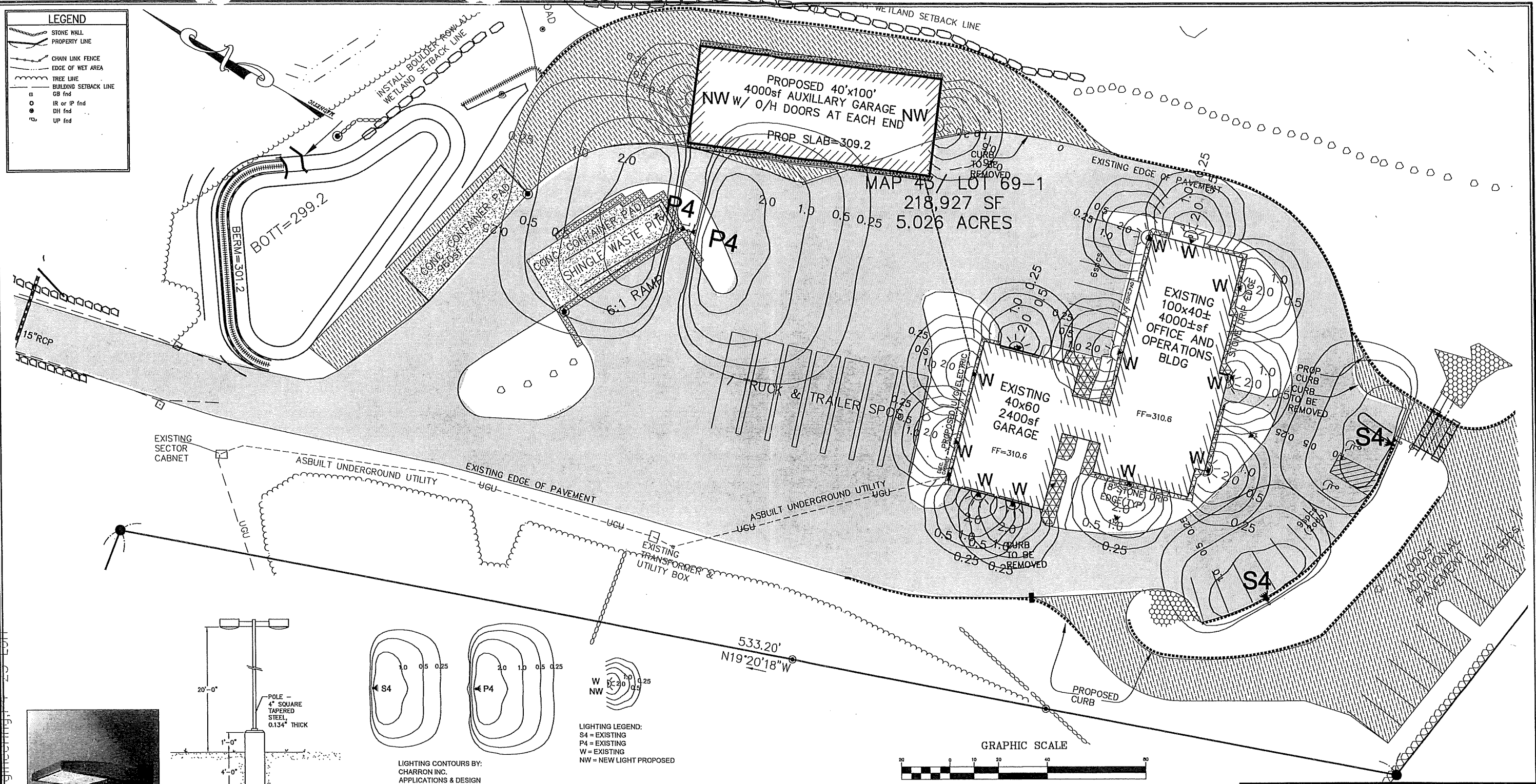
DETAIL PLAN
 MAP 43 / LOT 69-1
ADAM VAILLANCOURT ROOFING & CONSTRUCTION, LLC
 STONEYARD DRIVE
 TOWN OF MILFORD
 HILLSBOROUGH COUNTY, NEW HAMPSHIRE

SANDFORD
 SURVEYING AND ENGINEERING

TEL (603) 472-2265 FAX (603) 472-6604
 597 NEW BOSTON ROAD, BEDFORD, NH 03110
 BOUNDARY SURVEYS ~ SUBDIVISIONS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS

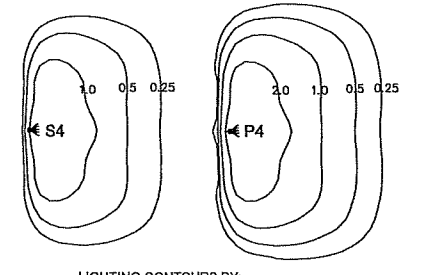
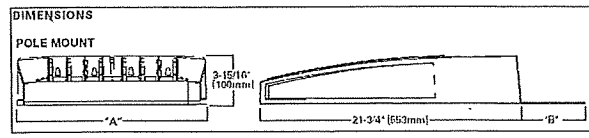
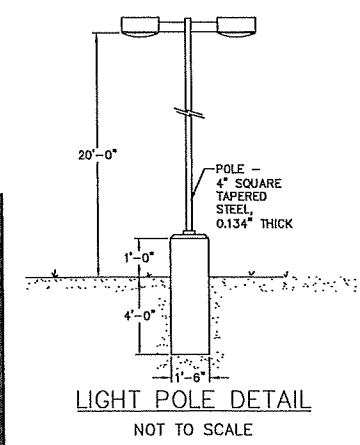
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 CONTACT: S. BURROWS CHK BY: EJS DWG#: VAI02M19052
 SCALE: 1" = 40' DATE: 1/18/23 SHEET 7 OF 8

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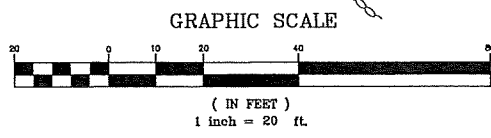
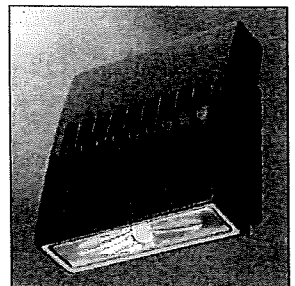
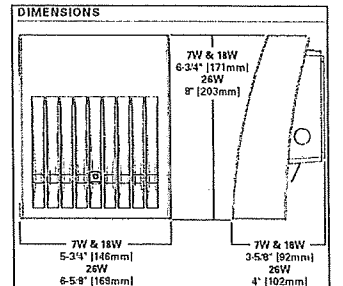


LEGEND

- STONE WALL
- PROPERTY LINE
- CHAIN LINK FENCE
- EDGE OF WET AREA
- TREE LINE
- BUILDING SETBACK LINE
- GB fnd
- IR or IP fnd
- DH fnd
- UP fnd



LIGHTING LEGEND:
S4 = EXISTING
P4 = EXISTING
W = EXISTING
NW = NEW LIGHT PROPOSED



LIGHTING NOTES:

- ALL WALLPACKS AND POLE MOUNTED LIGHT FIXTURES SHALL BE FULL CUT OFF FIXTURES. LIGHTED AREAS SHALL HAVE A UNIFORMITY RATIO OF NO LESS THAN 4.
- LIGHTING SHOWN IS TO BE VERIFIED WITH THE FIXTURE MANUFACTURER SPECIFICATIONS PRIOR TO INSTALLATION.

REVISIONS

NO.	DATE	DESCRIPTION	BY

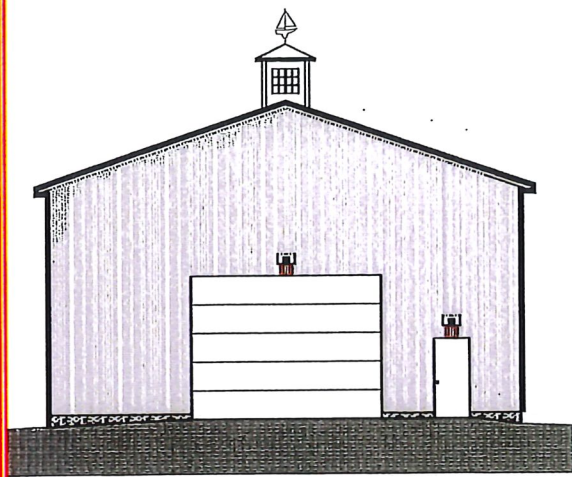
LIGHTING PLAN
MAP 43 / LOT 69-1
ADAM VAILLANCOURT ROOFING & CONSTRUCTION, LLC
STONEYARD DRIVE
TOWN OF MILFORD
HILLSBOROUGH COUNTY, NEW HAMPSHIRE

SANDFORD
SURVEYING AND ENGINEERING

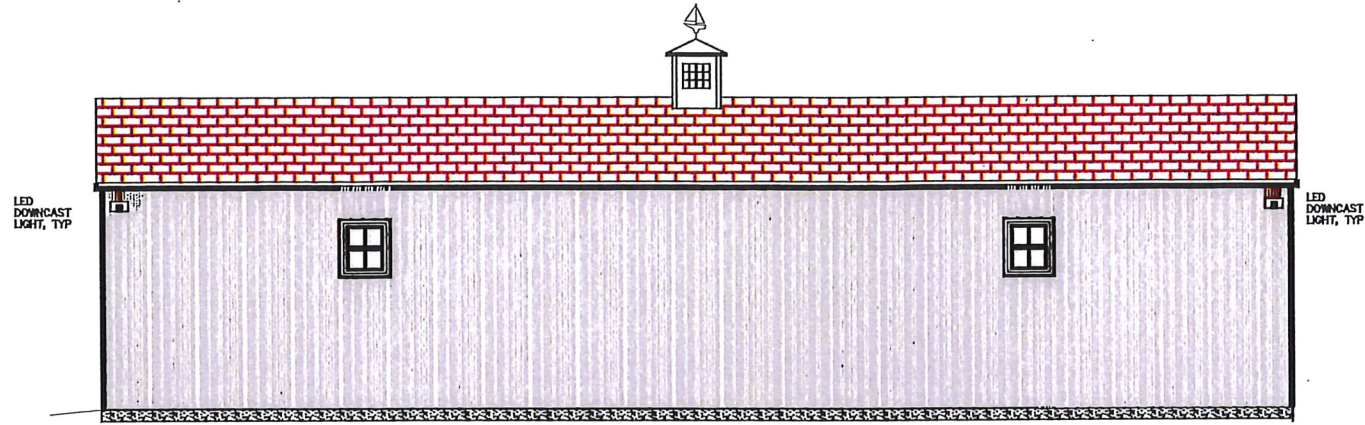
TEL (603) 472-2265 FAX (603) 472-6604
597 NEW BOSTON ROAD, BEDFORD, NH 03110
BOUNDARY SURVEYS ~ SUBDIVISIONS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS

PROJ. MAN.: EJS CADD: EJS/LPN PROJ: VAI02M19052
CONTACT: S. BURROWS CHK BY: EJS DWG#: VAI02M19052
SCALE: 1" = 20' DATE: 1/18/23 SHEET 8 OF 8

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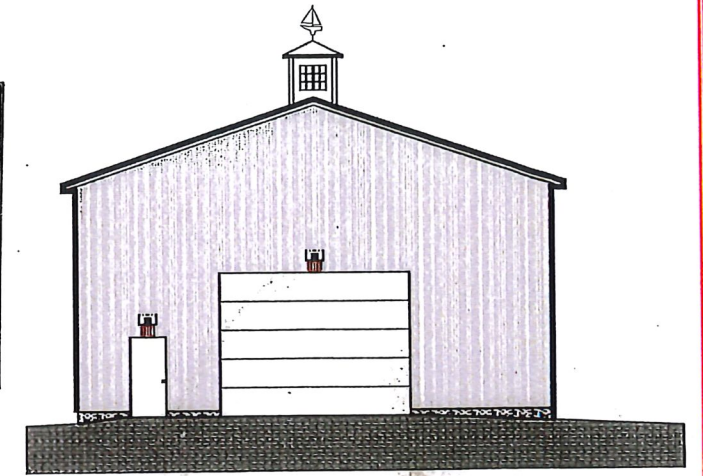
LEFT (NORTH) ELEVATION
SCALE: 1/8" = 1'



FRONT (WEST) ELEVATION
REAR (EAST) ELEVATION IS SAME
SCALE: 1/8" = 1'

TOWN OF MILFORD
RECEIVED
FEB 28 2023
PB. ZBA Office

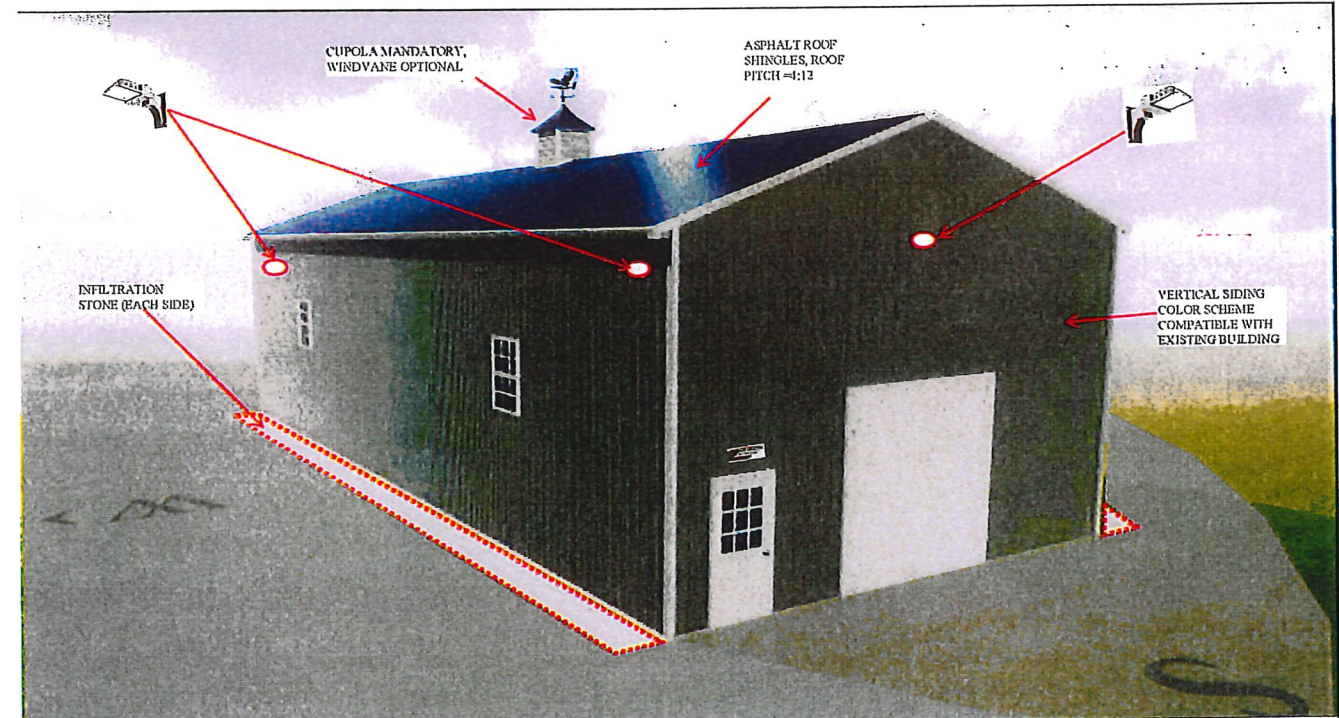
0' 10' 20'
SCALE: 1/8" = 1'



RIGHT SIDE (SOUTH) ELEVATION
SCALE: 1/8" = 1'



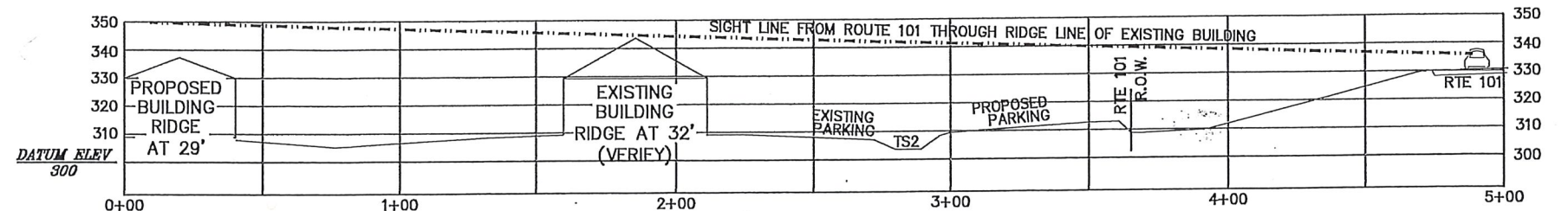
LOOKING SOUTH FROM LOCATION OF PROPOSED GARAGE
ROUTE 101 IS BEYOND EXISTING BUILDING IN FOREGROUND



PROPOSED 40'x100'x22' AUXILIARY GARAGE FOR VAILLANCOURT ROOFING AND CONSTRUCTION
SOUTH ELEVATION FACING ROUTE 101
ADJUSTABLE DOWNCAST LED LIGHT FIXTURES SHALL SHIELD ANY OFFSITE GLARE. LIGHTING AND WINDOWS TO BE SAME FOR NORTH ELEVATION
COLOR SCHEME TO MATCH EXISTING STRUCTURE (WINDVANE OPTIONAL)



LOOKING NORTH FROM ROUTE 101 RIGHT OF WAY
LOCATION OF PROPOSED BUILDING IS ON THE FAR SIDE OF BUILDING

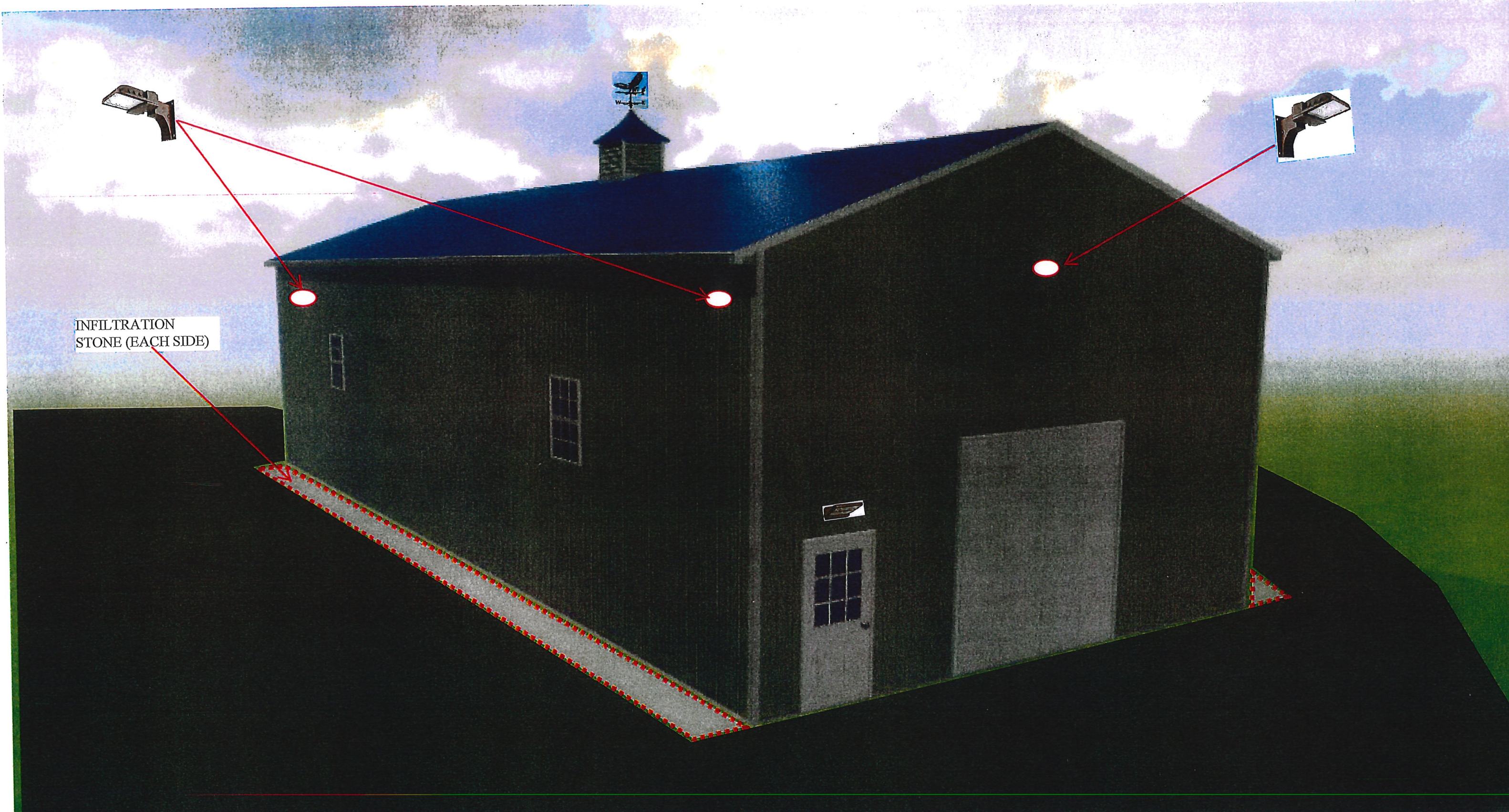


SIGHT LINE PROFILE
FOR CARS ON ROUTE 101
LOOKING TOWARD PROPOSED BUILDING
SCALE: 1"=30'H 1"=30'V

ARCHITECTURAL ELEVATIONS
MAP 43 / LOT 69-1
ADAM VAILLANCOURT ROOFING
& CONSTRUCTION, LLC
STONEYARD DRIVE
TOWN OF MILFORD
HILLSBOROUGH COUNTY, NEW HAMPSHIRE

SANDFORD
SURVEYING AND ENGINEERING
TEL (603) 472-2265 FAX (603) 472-6604
597 NEW BOSTON ROAD, BEDFORD, NH 03110
BOUNDARY SURVEYS ~ SUBDIVISIONS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS

PROJ. MAN.: EJS	CADD: EJS/LPN	PROJ: VAI02M19052
CONTACT: S. BURROWS	CHK BY: EJS	DWG#: VAI02M19052
SCALE: AS SHOWN	DATE: 2/27/23	SHEET 1 OF 1



INFILTRATION
STONE (EACH SIDE)

PROPOSED 40'x100'x22' AUXILLIARY GARAGE FOR VAILLANCOURT ROOFING AND CONSTRUCTION

SOUTH ELEVATION FACING ROUTE 101

ADJUSTABLE DOWNCAST LED LIGHT FIXTURES SHALL SHIELD ANY OFFSITE GLARE, LIGHTING AND WINDOWS TO BE SAME FOR NORTH ELEVATION
COLOR SCHEME TO MATCH EXISTING STRUCTURE (WINDVANE OPTIONAL)

TOWN OF MILFORD
RECEIVED
FEB 28 2023
PB ZBA Office