

TOWN OF MILFORD, NH OFFICE OF COMMUNITY DEVELOPMENT

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WEB: WWW.MILFORD.NH.GOV

Date: April 22, 2019

To: Planning Board

From: Lincoln Daley, Community Development Director

Subject: SP2019-01 Milford DG Series, LLC, for the property located at Tax Map 6, Lot 14-1. Major Site Plan Application to construct a 9,320 square foot retail store with associated parking, drainage, and site improvements within the Integrated Commercial – Industrial Zoning District and West Elm Street Overlay District.

BACKGROUND/PROPOSAL:

The applicant is before the Planning Board for a major site plan application to construct a 9,320 square foot, one story retail building, 28 space parking lot, drainage and stormwater management improvements, and lighting and landscape design plan. This will be the first public hearing for the project. The applicant was last before the Planning Board on March 26, 2019 for a public hearing. At that meeting, the Board and applicant discussed the site layout, the project's relationship to the parent lot and future abutting uses, building elevations, and pedestrian connectivity. Attached please find is the revised site plan, waiver request narrative, and revised elevations.

EXISTING USE/CONDITIONS:

The proposed parcel, Tax Map 6, Lot 14-1 consists of approximately 1.232 acres (58,289 sq.ft.) with 204 linear feet of frontage on Wilton Road. The property is located adjacent to the Pine Valley Mill property to the north, the Pan Am Railway and Souhegan River to the south and east, and residential homes to the northwest and west. The property is primarily comprised of an open undeveloped field with minimal tree coverage around the perimeter.

Based on the application, a wetland delineation was not performed as part of the submittal. However, in reviewing the past site plan application for the self-storage facility, no wetland resource areas were identified on the property. The topography for the proposed subdivided lot is primarily flat with a slight upward slope from west to east. The subject area is primarily comprised of open field space.

LOT AREA:

Proposed Tax Map 6, Lot $14-1 = \pm 1.232$ acres (58,289 sq.ft.)

APPLICATION STATUS:

The application is complete and ready to be accepted.

NOTICES:

Notices were sent to all property abutters on February 15, 2019.

REGIONAL IMPACT:

At the February 26, 2019 meeting, the Board determined that the Site Plan Application resulted in a Regional Impact and continued the meeting the March 26, 2019 to allow proper notification and input from the Nashua Regional Planning Commission and the Town of Wilton. Staff received comments from the NRPC on March 22, 2019. The Town received comments from the Wilton Planning Board (4/16/19) and the Wilton Water Commission (4/19/19). See attached.

WAIVERS:

Waiver request from Section 6.05.6(E) Parking and Loading Area Standards seeking relief requiring the separation of

off-street parking and loading/unloading spaces from the right-of-way by granting curbing. See attached waiver request letter dated 12/21/18.

Waiver granted by the Board on January 22, 2109 from Section 6.05.4 Table of Off-street Parking seeking relief to reduce the required number off-street parking spaces for the proposed retail building from 37 required spaces to 28 spaces

ZONING DISTRICTS:

The proposed parcel lies within the Integrated Commercial – Industrial "ICI" zoning 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. The proposed subdivided property meets the 20,000 square foot minimum size for lots serviced by municipal water and sewer and contains at least 150 linear feet of frontage on Wilton Road. A retail facility is a permitted use in the ICI zoning district.

The property also falls within the West Elm Street Gateway Overlay District. The intent of this District is to encourage economic development in the West Elm Street Gateway District by enhancing, preserving and protecting the natural, historic and cultural resources of the Town. The purpose of this Ordinance is to implement the Town of Milford's vision for the future as set forth in the Community Character Chapter of the Master Plan 2007 Update: Goal No. 2: Foster the traditional character of Milford's neighborhoods by encouraging a human scale of development that is similar in setbacks, size and height, and that is comfortable and safe for pedestrians and non-motorized vehicles while allowing for an efficient and safe roadway network.

The property falls outside of the groundwater protection district and the 100-year flood hazard area.

TRAFFIC AND ACCESS MANAGEMENT:

Access and egress from the retail facility will be from a new driveway curb cut on Wilton Road. The driveway egress design allow for both east and west movement and a single lane access into the property.

The applicant submitted a traffic analysis report dated 12/21/18 (see attached report). The report concluded that the proposed retail store is expected to generate a total of 36 trips in the AM peak hour, 64 trips in the PM peak hour, and 76 trips on the Saturday midday peak hour upon completion of the store. ITE recommends that traffic impact studies be performed whenever an increase in trips in any peak hour is greater than 100 trips per hour since this is the point where a change in roadway capacity may be found and mitigation may or not be needed.

The Town of Mason Planning Board submitted three comments/questions related to traffic and vehicular movements along Wilton Road and the intersection of North River Road and Wilton Road. (See attached 4/16/19 letter)

PARKING:

The project proposes to provide twenty-eight (28) for the retail store while. The parking analysis has been performed to accompany a requested waiver from the parking requirements of Table 6.05.4 of the Town of Milford Development Regulations, which calculates thirty-seven (37) parking spaces for the proposed facility. Said Waiver Request was granted by the Planning Board on January 22, 2019. The parking calculations would be modified pursuant to Section 6.05.6 of the Development Regulations to reflect the retail space, number of employees, and warehouse space

DRAINAGE/STORMWATER MANAGEMENT:

The stormwater and drainage design has been reviewed by the Town Engineering Consultant, KV Partners. See attached review dated 2/8/19.

UTILITES:

The proposed retail establishment will access the Milford waste water system while water will be provided by the Town of Wilton. Power to the site will be underground.

INTERDEPARTMENTAL REVIEWS:

Ambulance: Regarding the proposed plan, I see no issues for Ambulance. I am concerned about traffic turning left into the site that may have to stop waiting for traffic to pass. Should consideration be given to a turning lane. I am not sure of the relationship of the proposed entrance to the business/apartment building across the street. Could a turning lane benefit both sites?

Assessing: No further comments.

Building Department: No comments.

Code Enforcement/ Health: No comments.

Conservation Commission: See attached comments dated 1/17/19.

Environmental Programs/Stormwater: The stormwater and drainage design has been reviewed by the Town Engineering Consultant, KV Partners. See attached.

Fire Department: The plans are compliant with all aspects of the NH State Fire Code. See attached 2/20/19 Letter from Capt. Smedick to Brendan Getman, 74 Wilton Road.

Heritage Commission: The Commission reviewed the full-sized plans and the previous elevations sent by e-mail to the membership. After discussion and review the Commission found that the Dollar General convenience store looks out of place on the lot, but the members had no objections to the plans. (2/19/19 Heritage Commission Draft Meeting Minutes)

Police Department: No comments.

Public Works:

1. Concern regarding the proposed construction of the driveway entrance and repair of Wilton Road. See Town of Milford, Infrastructure Design, Construction & Administration Standards.

Addressed. The Applicant is coordinating with the Department of Public Works relative to their preferences related to the construction of the proposed driveway. The Applicant is amenable to a condition of presumptive approval that the all requisite approvals are obtained from the Department of Public Works prior to construction.

2. The plan should incorporate pedestrian activity along Wilton Road.

Partially Addressed. The applicant has agreed to contribute \$7,650 towards the future municipal sidewalk program. In speaking with the Town Administrator and Public Works Director, their preference is for the applicant to construct the sidewalk.

Water/Sewer Utilities:

The Wilton Water Commission submitted a letter (dated 4/19/19) expressing concerns involving the potential impact of the proposed driveway entrance on two existing gate valve boxes. The Commission prescribing two conditions involving continued access to the replace, maintain, and or repair the gate valves and responsible party should the valves be damaged during construction. (see attached).

Community Development / Planning (this section has been updated from the 4/12/19 staff memo) :

- 1. Sheet 4, Zoning Analysis Table. "Please revise (W) Waiver Requested" to "(W) Waiver Granted". Addressed
- Sheet 4. Proposed Signage. Please include the proposed design, construction, and engineering details associate with the monument sign, directional signage, and wall signage. Recommended placement of information on Sheet 13. *Addressed*
- 3. Sheet 4. Snow Storage. The plan shows a snow storage location along the front and east side perimeters of the subdivided lot. Sheet 4 also contains a note stating that snow shall be removed to an off-site location....". Please

clarify and describe the anticipated process for snow removal. It is recommended that the snow removal company be a certified Green Snow Professional. *Addressed*.

4. Sheets 4 and 9. The plan displays an 8' tall fence extend along on the western property border to the southwest corner of the building. It is recommended that the fence be extended to the property line of the residential abutter to provide further visual mitigation of the building and improve the safety/security between the two properties.

Addressed - A six foot high fence has been added.

5. Sheet 5. Please explain if LID practices were considered as part of the drainage/stormwater and landscape design. More specifically it would appear that opportunities exist to utilize portions of the landscaped areas for treatment and infiltration of stormwater. In addition, were there considerations to design a functional raingarden in lieu of the proposed 3 foot deep detention basin?

Addressed – Additional blue berry bushes have been added.

- 6. Lighting Plan. Please revise the plan set to include the engineering and construction details for the lights, 20' light poles, and associated 2' AFG bases. Include the manufacturing photographs of each proposed light. *Addressed.*
- 7. General Comment Pedestrian Connectivity. Pursuant to Section 7.03 Sidewalks of the Development Regulations, the Planning Board may require sidewalks for pedestrian traffic to provide a connection between the main entrances of business, housing or industrial establishments, parking areas and along public roadways. Further, the Planning Board may also require sidewalks from the road to the main building entrance or along the road frontage if there is a reasonable expectation pedestrian patrons, residents, neighbors, children, shoppers or employees would be traveling to or from the site. Sidewalks and pedestrian connectivity is further emphasized in the West Elm Street Overlay District.

The property is located in close proximity (approx. 500 linear feet) to existing sidewalk located along the southern side of Wilton Road heading west towards Wilton. A smaller section of sidewalk is located at the intersection of Wilton Road and North River Road. Staff asserts that there would be a reasonable expectation that pedestrian patrons, residents, neighbors, children, shoppers or employees would be traveling to or from the site given its proposed use and proximity to residential uses and existing sidewalk network. Staff recommends that the plan be revised to show a sidewalk in located along the frontage of the proposed subject lot. In addition, staff recommends the construction of a lighted crosswalk at the intersection of North River Road and Wilton Road to the southern side of Wilton Road to improve pedestrian safety and connectivity to the Pine Valley Mill property and neighboring residential properties.

Addressed.

8. General Comment – Section 6.07.6.E.1 Building Orientation. Pursuant to Section 6.07.6.e, new structures shall maintain an appropriate street edge in relationship to adjacent structures. The location of the proposed building is approximately 115 feet from the edge of road. Said distance far exceeds the street edge of adjacent structures. Please explain or submit a waiver request seeking relief from this requirement.

Addressed.

9. General Comment – Section 6.07.6.E.2 Building Massing, Form, Height. Pursuant to Section 6.07.06.E.2, to enhance the character of new development and the corridor, the building scale should be reduced introducing small-scaled architectural features, creating an irregular footprint and variations in roof forms and height of roof elements. Please explain how the side elevations of the building meet these design standards and what alternatives were considered.

To Be Discussed Further Discussed By The Board - The applicant submitted revised building elevations that represent a general compliance with the purpose/intent and requirements of the overly district. Most notably, the addition of a gabled roof over the front portion of building and extension of the decorative shingle side and brick paneling. The architectural elements have been extended to both side of the gabled roof portion of the building. The revised design would include a flat roof over the rear portions of the building.

10. General Comment – Section 6.07.6.E.3 Architectural Features and Materials. Pursuant to Section 6.07.06.E.3, long expanses of repetitive architectural elements and flat unarticulated wall surfaces shall be avoided. Please explain how the side elevations of the building meet this requirement and what alternatives were considered. Please modify the plan in compliance with this section or request a waiver from said section.

To Be Discussed Further Discussed By The Board - The applicant submitted revised building elevations that represent a general compliance with the purpose/intent and requirements of the overly district. Most notably, the addition of a gabled roof over the front portion of building and extension of the decorative shingle side and brick paneling. The architectural elements have been extended to both side of the gabled roof portion of the building. The color palette has also been upgraded to a red barn color. The rear portion of the building would include flat unarticulated wall surfaces. The Planning Board will need to determine if said elevations meet the requirement of said section or if a wavier would be required.

11. General Comment – Section 6.07.6.E.8 Windows. Consideration should be given to adding windows to the side elevations to break up the walls.

To Be Discussed Further Discussed By The Board - Further, the proposal calls for the inclusion of decorative windows along the front side of the building. (see photo). Pursuant to Section 6.07.E.8, walls facing streets and pedestrian approaches shall have display windows, recessed windows, detailed entry areas, awnings or prominent sills and a pedestrian scaled lighting element. Storefronts should use windows to reveal indoor amenities, activities and displays.

- 12. General Comment Section 6.07.6.E.10 Signage. Please provide all design, engineering, and construction details for all monument and wall signs for the project. *Addressed*
- 13. General Comment Section 6.07.6.E.11 Screening. Pursuant to Section 6.07.06.E.11, states that all rooftop air conditioning, heating and large mechanical equipment, building accessories, and refuse shall have noise reduction screening and be screened from public view and have noise reduction screening. Please identify on the plans where the anticipated roof mounted units will be located. Further, please provide building design and construction details for sound and visual screening mitigation for all roof mounted mechanical units.

Partially Addressed – The rooftop units shall be screened from the public view on either side of the building, including abutting properties. In addition, the applicant should detail the extent of noise produced from all the units and noise mitigation efforts. The applicant has sufficiently addressed the visual mitigation of the roof units. However, more information is needed regarding noised generation. The applicant should detail the volume of sound produced from the typical roof mounted units.

- 14. General Comment Section 6.07.06.F.1 Access Management.
 - a. Pursuant to Section 6.07.06.F.1 of the Zoning Ordinance, shared access and interconnecting driveways are strongly encouraged between adjacent interior parking lots to further reduce potential access points along the main road, and allow pedestrian and vehicular access between adjacent lots without entering the roadway.

Partially Addressed. A paved driveway apron is proposed to provide the ability for a potential future connection with the abutting property to the east, as shown on the enclosed Site Development Plans. In addition, the plan has been modified to include a 5' wide sidewalk connection to the abutting property. Staff would recommend crosswalk striping connecting the pedestrian sidewalk connection to the building sidewalk.

b. General Comment – Shared Parking Design. What alternatives were considered to allow for or incorporate a shared parking design between the subject parcel and adjacent commercial lot?

Addressed. In consideration of potential shared access and infrastructure, a paved driveway connection is proposed to provide potential future connectivity with the abutting property to the east, as shown on the enclosed Site Development Plans.

15. General Question – Sections 6.07.06.F.3 and 5. Given the location of the store in proximity to residential uses in Milford and surrounding communities, what bicycle and transit facilities were considered?

Addressed. A bicycle rack is proposed on-site, as shown on the enclosed Site Development Plans.

- 16. General Comments Building Design and Elevations
 - a. Roof Form and Materials Section 6.07.E.7 of the Zoning Ordinance and the Development Regulations, Section 6.04.3 state that rooflines shall be characteristically sloped and articulated with architectural features such as dormers, chimneys, gables, cupolas, etc. Further, flat roofs are strongly discouraged unless the Planning Board finds that a proposal can provide appropriate visual appeal. In addition, rooflines shall not run in continuous planes and shall be broken into appropriately scaled masses. Please explain how the front and side roof lines of building meet these requirements. Further, please discuss what alternative building designs were considered for the location, corridor, and in context with Milford's architectural heritage.

To Be Discussed Further Discussed By The Board - The proposal calls for the construction of a peaked roof feature with the remaining portion being a flat roof. Pursuant to Section 6.07.E.7, flat roofs are strongly discouraged unless the Planning Board finds that a proposal can provide appropriate visual appeal. In addition, rooflines shall not run in continuous planes and shall be broken into appropriately scaled masses. The applicant submitted revised building elevations that represent a general compliance with the purpose/intent and requirements of the overly district. However, the Planning Board will need to determine if the proposed revised elevations meet the standards and guidelines of the overlay district or provide additional guidance to the applicant.

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 pertaining to the Site Plan. The Planning Board will need to determine if the proposed site development meets the purpose and intent of the overlay and act on the waiver request before rendering a decision.

Aerial Photographs of Map 6, Lot 14-1.



Google Earth Photo – Subject Property/Wilton Road Eastward Google Earth Photo – Subject Property / Wilton RoadWestward



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> Building & Land Use Administrator Michele Decoteau

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To: Lincoln Daley, Community Development Director and Milford Planning Board

From: Wilton Planning Board

Re: SP-2019-01: Milford DG Series, LLC Map 6, Lot 14

Date: April 16, 2019

Thank you for the opportunity to provide testimony and ask questions about the Dollar General proposal. This proposal was reviewed on April 3, 2019, at the work session of the Planning Board and a few concerns were raised.

1. Is the site distance for the entrance across from North River Road adequate? The Board was concerned with vehicles entering Wilton Road from North River and vehicles entering and exiting the driveway.

2. The parking lot is small. Is there adequate room for both parking and turning room?

3. Could North River Road so it enters at a right angle from Wilton Road to improve site distances?

	TOWN OF MILFORD RECEIVED
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Town of Wilton Wilton Water Works PO Box 83 Wilton NH 03086 (603) 654-9451

April 19, 2019

VIA E-mail LDaley@Milford.nh.gov

Lincoln Daley, Director Office of Community Development 1 Union Square Milford NH 03055

Re: Case Number SP 2019-01 Milford DG Series, LLC

Dear Lincoln:

Wilton Water Works provides water service to several customers in the Pine Valley section of Milford, including the Pine Valley Lofts and the storage facility and vacant lot(s) across the street.

At last night's Wilton Water Works meeting, Water Superintendent Mike Bergeron shared his concerns about development at 30 Wilton Road where a Dollar General retail store is proposed.

The current site plan shows that two gate valve boxes which serve the site will be directly affected by the entrance (driveway) location. Mr Bergeron called the engineering firm to alert them about his concerns for this. Mr Bergeron and the Water Commissioners agree that, if this location is used, all should be aware that:

- 1. Wilton Water Works may, at any time, need to repair, maintain or replace the gate valves and will not be held liable for restricting or closing the entrance to do so;
- 2. During construction, if the gate valve boxes are broken or disturbed, all costs to repair will be billed to the Property Owner / Developer.

Please do not hesitate to contact WWW should further input be needed.

Sincerely, Canna SE

Joanna K Eckstrom, Clerk Wilton Water Works

CC: Commissioners Thomas Schultz (Chairman), Frank Edelblut and Kermit Williams Water Superintendent Mike Bergeron



April 19, 2019

Town of Milford Planning Board 1 Union Square Milford, NH 03055

Attention: Lincoln Daley, Director of Community Development

Re: Proposed Retail Development 30 Wilton Road, Milford, NH – Map 6, Lot 14 Response to Community Development / Planning Comments

Dear Members of the Board:

Below please find our responses to comments noted within the letter from the Office of Community Development, dated April 12, 2019. The responses contained in this letter and the associated revisions that have been made to the enclosed materials are reflective of discussions with the Planning Board at their March 26, 2019 public hearing and discussions at an April 15, 2019 meeting with Planning Staff and the Planning Board Chair. For clarity, comments from the original letter are shown in italic font, with our responses directly below in normal bold font.

Public Works Comments:

Comment 1: Concern regarding the proposed construction of the driveway entrance and repair of Wilton Road. See Town of Milford, Infrastructure Design, Construction & Administration Standards.

Further discussion and clarification with the Department is required.

- Response 1: The Applicant is coordinating with the Department of Public Works relative to their preferences related to the construction of the proposed driveway. The Applicant is amenable to a condition of presumptive approval that the all requisite approvals are obtained from the Department of Public Works prior to construction.
- *Comment 2:* A sidewalk should be constructed along the frontage of the subject parcel.
- Response 2: As discussed with the Planning Board at their March 26, 2019 hearing, the Applicant has agreed to provide the Town with a \$7,650.00 contribution towards future municipal sidewalk improvements. The contribution is calculated based on a per linear foot cost of \$45.00 for construction of a sidewalk along the frontage of the subject property, excluding the width of the proposed driveway entrance. The location of a potential five (5) foot wide sidewalk layout within the Wilton Road right-of-way is shown on the enclosed Site Development Plans.



Community Development/Planning Comments:

- **Comment 1:** Sheet 4, Zoning Analysis Table. "Please revise (W)-Waiver Requested" to "(W)- Waiver Granted".
- Response 1: The Zoning Analysis Table on Sheet 4 has been modified as requested, as shown on the enclosed Site Development Plans.
- *Comment 2:* Sheet 13. Wall Sign Detail. Please revise said detail by including the length and depth of the proposed wall signage. In addition, please include the lighting detail for the wall signed.

Sheet 13. Freestanding Sign. Please explain if the proposed sign will be internally lit of will contain downcast lighting. If downcast lighting is being proposed, please include the lighting detail. Further, please include the approximate dimensional depth of the sign.

- Response 2: Details associated with the proposed free-standing and wall mounted building signage are included on Sheet 13 of the enclosed Site Development Plans. The signage is proposed to be internally illuminated, with decorative gooseneck lighting features shown over the proposed wall sign.
- *Comment 3:* Please explain if the proposed snow storage areas conflict with the proposed landscape plan?
- Response 3: The proposed snow storage areas have been located such that they do not conflict with the proposed Landscape Plan. As discussed with the Planning Board at their March 26, 2019 hearing, additional notation has been included on the Site Plan stating that parking spaces shall not be utilized as permanent snow storage. Additionally, as discussed with Planning staff and the Planning Board Chair at the April 15, 2019 meeting, the proposed propane tank has been relocated such that additional snow storage is available at the rear of the site. Updated snow storage areas and notation are reflected on Sheet 4 of the enclosed Site Development Plans.
- *Comment 4:* The fence has been extended an additional 35'. However, the 8' tall fence is categorized as a structure and must adhere to the setback requirements of the ICI district (15-foot side setback) unless granted a special exception from the Board of Adjustment.

Response 4: As discussed with the Planning Board at their March 26, 2019 hearing, the proposed fence along the western property boundary has been revised to be six (6) feet in height, as shown on the enclosed Site Development Plans.

- **Comment 5:** The applicant should explain what alternative options were considered. Further, the applicant should consider adding plantings (blue berry bushes) to further improve treatment of stormwater, add to the biodiversity and visual aesthetics of the property.
- Response 5: As discussed with the Planning Board at their March 26, 2019 hearing, proposed blueberry bushes have been proposed within the portions of the proposed stormwater basin which are located outside of the existing railroad easement area, as shown on Sheet 9 of the enclosed Site Development Plans.



Comment 6: Lighting Plan. Please revise the plan set to include the engineering and construction details for the lights, 20' light poles and associated 2' AFG bases. Include the manufacturing photographs of each proposed light.

Response 6: A schematic detail for the anticipated light pole and base and manufacturer's photographs of the proposed light fixtures are included on Lighting Plan included with the enclosed Site Development Plans.

Comment 7:

In response, the applicant has added a sidewalk from the building to the ROW of Wilton Road. In addition, they have proposed a \$5,000 contribution to the Town relative to the potential future sidewalk upgrades to the Wilton Road. Pursuant to the 2014 Pedestrian Connectivity Plan, the section of Wilton Road in proximity to the project into the Town of Wilton has been identified as a high priority sidewalk area. Public Works recommends a \$45.00 per linear foot cost to construct a sidewalk/curbing along tile frontage of the subject property.

- Response 7: As discussed with the Planning Board at their March 26, 2019 hearing, the Applicant has agreed to provide the Town with a \$7,650.00 contribution towards future municipal sidewalk improvements. The contribution is calculated based on a per linear foot cost of \$45.00 for construction of a sidewalk along the frontage of the subject property, excluding the width of the proposed driveway entrance. The location of a potential five (5) foot wide sidewalk layout within the Wilton Road right-of-way is shown on the enclosed Site Development Plans.
- Comment 8: Addressed.

Comment 9: General Comment- Section 6.07.6.E.2 Building Massing, Form, Height. Pursuant to Section 6.07.06.E.2, to enhance the character of new development and the corridor, the building scale should be reduced introducing small-scaled architectural features, creating an irregular footprint and variations in roof forms and height of roof elements. Please explain how the side elevations of the building meet these design standards and what alternatives were considered.

Response 9: Based upon discussions with the Planning Board and/or Planning Staff the March 26, 2019 Planning Board hearing and April 15, 2019 Staff meeting, the enclosed updated Conceptual Building Elevation incorporates additional architectural elements. Additional upgrades to the front building facade include but are not limited to a peaked roof along the front of the building, decorative brick paneling, upgrades to the proposed decorative window panels, and decorative gooseneck lighting features. Additional upgrades to the side building facade include gable roof feature, hardie-board shingle siding and decorative brick paneling along a portions of the facade, and decorative window features. The proposed building color has been modified to be a barn red color per coordination with the Planning Board and Staff. Additionally, the building elevations are further accented by proposed shade tree plantings along the eastern property boundary, a wood fence and arborvitae plantings along the western property boundary, and shrub planting along the front of the building.

We believe the enclosed Conceptual Building meets the spirit of the requirements noted within Section 6.07.6.E.2 of the Zoning Ordinance. Specifically, "variation is roof forms and heights of roof elements" is provided through the proposed peaked roof along the front façade, gable roof features on the front and side building elevations, and roof awning at the main entrance. "Material changes" are provided through the use of hardie-board



clapboard siding, hardie-shingle siding, and decorative brick paneling. "Small-scaled architectural features" are provided through proposed decorative window panels and decorative gooseneck lighting features. Accordingly, we believe the enclosed Conceptual Building elevation is in conformance with the standards noted within Section 6.07.6.E.2 of the Zoning Ordinance.

Comment 10: General Comment- Section 6.07.6.E.3 Architectural Features and Materials. Pursuant to Section 6.07.06.E.3, long expanses of repetitive architectural elements and flat unarticulated wall surfaces shall be avoided. Please explain how the side elevations of the building meet this requirement and what alternatives were considered. Please modify the plan in compliance with this section or request a waiver from said section.

Response 10: Based upon discussions with the Planning Board and/or Planning Staff the March 26, 2019 Planning Board hearing and April 15, 2019 Staff meeting, the enclosed updated Conceptual Building Elevation incorporates additional architectural elements. Additional upgrades to the front building facade include but are not limited to a peaked roof along the front of the building, decorative brick paneling, upgrades to the proposed decorative window panels, and decorative gooseneck lighting features. Additional upgrades to the side building façade include gable roof feature, hardie-board shingle siding and decorative brick paneling along a portions of the façade, and decorative window features. The proposed building color has been modified to be a barn red color per coordination with the Planning Board and Staff. Additionally, the building elevations are further accented by proposed shade tree plantings along the eastern property boundary, a wood fence and arborvitae plantings along the western property boundary, and shrub planting along the front of the building.

We believe the enclosed Conceptual Building meets the spirit of the requirements noted within Section 6.07.6.E.3 of the Zoning Ordinance. Specifically, "traditional features" are provided through the proposed of gable roof features, an awning over the main entrance, and trim at building corners and at the articulated building entrance. "Long expanses of repetitive architectural elements and flat unarticulated walls" are avoiding through the proposed articulated front building entrance, proposed gable roof features, decorative brick panels at the base of the building, and other material changes. "Traditional materials" are provided through the use of several siding materials, including hardieboard clapboard siding, hardie-board shingle siding, and decorative brick paneling at the base of the building. Accordingly, we believe the enclosed Conceptual Building elevation is in conformance with the standards noted within Section 6.07.6.E.3 of the Zoning Ordinance.

Comment 11: Further, the proposal calls for the inclusion of decorative windows along the front side of the building. (see photo). Pursuant to Section 6.07.E.8, walls facing streets and pedestrian approaches shall have display windows, recessed windows, detailed entry areas, awnings or prominent sills and a pedestrian scaled lighting element. Storefronts should use windows to reveal indoor amenities, activities and displays.

Response 11: As previously noted, the enclosed updated Conceptual Building Elevations incorporate additional elements to the windows proposed along the front façade of the building, including transom window features, an articulated building entrance, and a roof awning over the building entrance. The side building elevations have been updated to include gable roof features with hardie-board shingle siding. Additionally, and as previously



discussed with the Board, the building elevations are further accented by proposed shade tree plantings along the eastern property boundary, a wood fence and arborvitae plantings along the western property boundary, and shrub planting along the front of the building, as reflected on the enclosed updated Conceptual Building Elevation. We believe the enclosed Conceptual Building Elevation is in conformance with the requirements and spirit of the West Elm Street Gateway District.

Comment 12: See Response to question #7.

Response 12: Details associated with the proposed free-standing and wall mounted building signage are included on Sheet 13 of the enclosed Site Development Plans.

Comment 13: The rooftop units shall be screened from the public view on either side of the building, including abutting properties. In addition, the applicant should detail the extent of noise produced from all the units and noise mitigation efforts.

Response 13: As previously noted, the enclosed Conceptual Building Elevations include a peaked roof along the front façade and gable roof features on the side building facades to provide screening of proposed HVAC units from public view. Additionally, a one (1) to (2) foot high parapet wall is provided along the side building elevations where the gable roof features are not proposed to provide additional screening and noise attenuation.

Comment 14a: Based on the previous statements made by the applicant involving the development of adjacent commercial property to allow for future connectivity, and improved internal pedestrian/vehicular circulation, Staff recommends that the plan be revised to include a future access/egress connection between the two commercial properties. The applicant is proposing a pedestrian connection between the two properties.

Response 14a: As discussed with the Planning Board at their March 26, 2019 hearing, and in consideration of a potential future shared access, a paved driveway apron is proposed to provide the ability for a potential future connection with the abutting property to the east, as shown on the enclosed Site Development Plans.

Comment 14b: General Comment - Shared Parking Design. What alternatives were considered to allow for or incorporate a shared parking design between the subject parcel and adjacent commercial lot?

Response 14b: As discussed with the Planning Board at their March 26, 2019 hearing, a shared parking configuration is not proposed as any potential development on the abutting property to the east is unknown at this time. In consideration of potential shared access and infrastructure, a paved driveway connection is proposed to provide potential future connectivity with the abutting property to the east, as shown on the enclosed Site Development Plans.

Comment 15: Given its location and proximity to residential uses, the Board should provide additional guidance with regards to bicycle and transit facilities.

Response 15: As discussed with the Planning Board at their March 26, 2019 hearing, a bicycle rack is proposed on-site, as shown on the enclosed Site Development Plans.



Comment 16: General Comments - Building Design and Elevations

> a. The proposal calls for the construction of a peaked roof feature with the remaining portion being a flat roof. Pursuant to Section 6.07.E.7, flat roofs are strongly discouraged unless the Planning Board finds that a proposal can provide appropriate visual appeal. In addition, rooflines shall not run in continuous planes and shall be broken into appropriately scaled masses. The Planning Board will need to determine if the propose elevations meet the standards and guidelines of the overlay district or provide additional guidance to the applicant.

Response 16:

As previously noted, the enclosed updated Conceptual Building Elevation incorporates additional architectural elements in coordination with the Board and Planning Staff at the March 26, 2019 hearing and April 15, 2019 Staff meeting. A peaked roof is proposed along the front building facade, with a gable roof proposed over the articulated building entrance. Gable roof features have been included on the side facades, which break up the side building rooflines such that they do not run in a continuous plane. Additionally, many other elements are proposed to provide additional visual appeal including but not limited to hardie-board and hardie-shingle siding, decorative brick paneling, building trim. a roof awning, and building material colors per coordination with the Board and Staff. Additionally, the building elevations are further accented by proposed shade tree plantings along the eastern property boundary, a wood fence and arborvitae plantings along the western property boundary, and shrub planting along the front of the building. Accordingly, although less prominent portions of the roof are not proposed to have similar architectural embellishments, we believe the enclosed updated Conceptual Building Elevation is in conformance with Section 6.07.E.7 of the Zoning Ordinance through the inclusion of non-continuing rooflines and additional architectural enhancements. Additionally, we believe the building, as proposed, provides improved visual appeal in comparison to other commercial buildings in the West Elm Street Gateway District and in the vicinity of the subject site, and which have been previously approved by the **Planning Board.**

We trust the above is sufficient for your needs at this time. Should you have any questions or require additional information, please do not hesitate to contact either of us at (508) 480-9900.

Sincerely,

BOHLER ENGINEERING

Matthew Bombaci, P.E.

Austin Turner



TOWN OF MILFORD, NH OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620 WEB: WWW.MILFORD.NH.GOV

Date: April 12, 2019

From: Lincoln Daley, Community Development Director

Subject: Milford DG Series, LLC, for the property located at Tax Map 6, Lot 14-1. Major Site Plan Application to construct a 9,320 square foot retail store with associated parking, drainage, and site improvements within the Integrated Commercial – Industrial Zoning District and West Elm Street Overlay District.

INTERDEPARTMENTAL REVIEWS:

Ambulance: Regarding the proposed plan, I see no issues for Ambulance. I am concerned about traffic turning left into the site that may have to stop waiting for traffic to pass. Should consideration be given to a turning lane. I am not sure of the relationship of the proposed entrance to the business/apartment building across the street. Could a turning lane benefit both sites?

Assessing: No further comments.

Building Department: No comments.

Code Enforcement/ Health: No comments.

Conservation Commission: See attached comments dated 1/17/19.

Environmental Programs/Stormwater: The stormwater and drainage design has been reviewed by the Town Engineering Consultant, KV Partners. See attached.

Fire Department: The plans are compliant with all aspects of the NH State Fire Code. See attached 2/20/19 Letter from Capt. Smedick to Brendan Getman, 74 Wilton Road.

Heritage Commission: The Commission reviewed the full-sized plans and the previous elevations sent by e-mail to the membership. After discussion and review the Commission found that the Dollar General convenience store looks out of place on the lot, but the members had no objections to the plans. (2/19/19 Heritage Commission Draft Meeting Minutes)

Police Department: No comments.

Public Works:

1. Concern regarding the proposed construction of the driveway entrance and repair of Wilton Road. See Town of Milford, Infrastructure Design, Construction & Administration Standards.

Partially Addressed. Further discussion and clarification with the Department is required

2. The plan should incorporate pedestrian activity along Wilton Road.

Partially Addressed. A sidewalk should be constructed along the frontage of the subject parcel.

Community Development / Planning:

- 1. Sheet 4, Zoning Analysis Table. "Please revise (W) Waiver Requested" to "(W) Waiver Granted".
- 2. Sheet 4. Proposed Signage. Please include the proposed design, construction, and engineering details associate with the monument sign, directional signage, and wall signage. Recommended placement of information on Sheet 13.

Partially Addressed –In response, the applicant has added a sidewalk from the building to the ROW of Wilton Road. In addition, they have proposed a \$7,000 contribution to the Town relative to the potential future sidewalk upgrades to the Wilton Road. Pursuant to the 2014 Pedestrian Connectivity Plan, the section of Wilton Road in proximity to the project into the Town of Wilton has been identified as a high priority sidewalk area. Public Works recommends a \$45.00 per linear foot cost to construct a sidewalk / curbing along the frontage of the subject property.

8. General Comment – Section 6.07.6.E.1 Building Orientation. Pursuant to Section 6.07.6.e, new structures shall maintain an appropriate street edge in relationship to adjacent structures. The location of the proposed building is approximately 115 feet from the edge of road. Said distance far exceeds the street edge of adjacent structures. Please explain or submit a waiver request seeking relief from this requirement.

Not Addressed – Please explain what alternatives were considered as they relate to the size of the proposed lot, adjacent commercial lot, and consideration for interior shared parking lots and interconnected drives.

- 9. General Comment Section 6.07.6.E.2 Building Massing, Form, Height. Pursuant to Section 6.07.06.E.2, to enhance the character of new development and the corridor, the building scale should be reduced introducing small-scaled architectural features, creating an irregular footprint and variations in roof forms and height of roof elements. Please explain how the side elevations of the building meet these design standards and what alternatives were considered.
- 10. General Comment Section 6.07.6.E.3 Architectural Features and Materials. Pursuant to Section 6.07.06.E.3, long expanses of repetitive architectural elements and flat unarticulated wall surfaces shall be avoided. Please explain how the side elevations of the building meet this requirement and what alternatives were considered. Please modify the plan in compliance with this section or request a waiver from said section.
- 11. General Comment Section 6.07.6.E.8 Windows. Consideration should be given to adding windows to the side elevations to break up the walls.

Not Addressed.

Further, the proposal calls for the inclusion of decorative windows along the front side of the building. (see



photo). Pursuant to Section 6.07.E.8, walls facing streets and pedestrian approaches shall have display windows, recessed windows, detailed entry areas, awnings or prominent sills and a pedestrian scaled lighting element. Storefronts should use windows to reveal indoor amenities, activities and displays.

12. General Comment – Section 6.07.6.E.10 Signage. Please provide all design, engineering, and construction details for all monument and wall signs for the project.

Partially Addressed - See Response to question #7.

13. General Comment – Section 6.07.6.E.11 Screening. Pursuant to Section 6.07.06.E.11, states that all rooftop air conditioning, heating and large mechanical equipment, building accessories, and refuse shall have noise reduction screening and be screened from public view and have noise reduction screening. Please identify on the plans where the anticipated roof mounted units will be located. Further, please provide building design and construction details for sound and visual screening mitigation for all roof mounted mechanical units.

SITE DEVELOPMENT PLANS





LOCATION MAP SCALE: 1"=2000' PLAN REFERENCE: MILFORD, NEW HAMPSHIRE USGS QUADRANGLE

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	SIGNATURE			DATE

PROPERTY OWNER

SIGNATURE

DATE



FOR: PROPOSED

LISCIOTTI DEVELOPMENT CORP.

LOCATION OF SITE:

30 WILTON ROAD, TOWN OF MILFORD HILLSBOROUGH COUNTY, NEW HAMPSHIRE

MAP #6, LOT #14

AREA PLAN SCALE: 1"=150'



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GENERAL NOTES SHEET
DEMOLITION PLAN
SITE PLAN
GRADING & DRAINAGE PLA
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WAIVER REQUESTS:

REQUIRED PARKING SPACES FOR THE PROPOSED 9,318± SQUARE FOOT RETAIL FACILITY. REQUESTED: TWENTY-EIGHT (28) PARKING SPACES ARE PROPOSED FOR THE PROPOSED RETAIL FACILITY.

6.05.6 (E) - PARKING AND LOADING AREA STANDARDS: REQUIRED: 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.

- TOWN OF MILFORD NOTES:
- 1. THE PURPOSE OF THIS PLAN IS TO REFLECT THE PROPOSED SITE DEVELOPMENT AT THE SUBJECT PROPERTY FOR SUBMISSION TO THE TOWN OF MILFORD PLANNING BOARD.
- 2. AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
- WATER UTILITIES DEPARTMENT AND PUBLIC WORKS DEPARTMENT STANDARDS.
- 4. OPEN SPACE CALCULATIONS: 45.5% (24,222± SF TOTAL AREA)
- 5. THE PROJECT IS SUBJECT TO POLICE IMPACT FEES IN ACCORDANCE WITH THE TOWN OF MILFORD.
- 6. THE PROJECT IS NOT LOCATED WITHIN THE GROUNDWATER PROTECTION DISTRICT.
- 7. NO WETLANDS HAVE BEEN IDENTIFIED ON THE SUBJECT PROPERTY.

REFERENCE PLANS

THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN: • "ALTA/NSPS LAND TITLE SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 11/13/2018. • GEOTECHNICAL REPORT, PREPARED BY GEOTECHNICAL SERVICES, INC. DATED 11/12/2018.

OWNER/APPLICANT INFORMATION:

- 1. APPLICANT: MILFORD DG SERIES LLC 83 ORCHARD HILL PARK DRIVE LEOMINSTER, MA, 01453
- 2. OWNER: WEST MILFORD SELF STORAGE, LLC **5 CIARDELLI CROSSING**

MILFORD, NH 03055

- 3. PARCEL:
- MAP #6, LOT #14 30 WILTON ROAD

TOWN OF MILFORD HILLSBOROUGH COUNTY / NEW HAMPSHIRE

ET TITLE	SHEET NUMBER
	1 OF 13
	2 OF 13
	3 OF 13
	4 OF 13
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JRVEY (BY OTHERS)	2 OF 2
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SHEET INDEX

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE TOWN OF MILFORD DEVELOPMENT REGULATIONS:

6.05.4 - TABLE OF OFF-STREET PARKING: (GRANTED AT JANUARY 22, 2019 HEARING)

REQUIRED: "RETAIL SHOPPING CENTERS (0-49,999 SF)" USE REQUIRES 4 SPACES PER 1,000 SF, OR A TOTAL OF THIRTY-SEVEN (37)

REQUESTED: NO GRANITE CURBING IS PROPOSED AS PART OF THE PROJECT.

3. WATER, SEWER, ROAD (INCLUDING PARKING LOT) AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD'S

The control of the co	THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING, ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © 2019 BOHIer Engineering			
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352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 Phone: (508) 480-9900 Fax: (508) 480-9080 www.BohlerEngineering.co	K G Om			
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GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS

- THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN
- "ALTA/NSPS LAND TITLE SURVEY". PREPARED BY CONTROL POINT ASSOCIATES. INC. DATED 11/13/2018
- GEOTECHNICAL REPORT, PREPARED BY GEOTECHNICAL SERVICES, INC. DATED 11/12/2018.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILIT

- ALLACCESSIBLE (AK/A ADA) PARKING SPACES MLST BE CONSTRUCTED TO MEET, AT A MINIMUM THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 et.seq AND 42 U.S.C. § 4151 et.seq) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED
- PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
- THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS. SPECIFICATIONS AND CONDITIONS OF APPROVAL. AND ALL APPLICABLE REQUIREMENTS, RULES. REGULATIONS STATUTORY REQUIREMENTS CODES LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT
- THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES
- ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING. IF ANY CONFLICTS. DISCREPANCIES. OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER. THEREAFTER. PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK
- CONTRACTOR MLST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS
- 10 PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER. ARCHITECT AND SITE ENGINEER. IN WRITING. OF ANY CONFLICTS. DISCREPANCIES OR AMBIGUITIES WHICH EXIS
- 1. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR
- 2. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.
- 13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY FOUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION FOUNALENT TO OR BETTER. THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION AND IN CONFORMANCE WITH APPLICABLE CODES. LAWS RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME, CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION
- ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT
- THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS. MEANS. TECHNIQUES OR PROCEDURES. GENERALLY OR FOR THE CONSTRUCTION MEANS. METHODS. TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION
- THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES. AT ANY TIME
- 8. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION. ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED UNDER THE LAW. INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST. PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS PARTNERS SHAREHOLDERS MEMBERS PRINCIPALS COMMISSIONERS AGENTS SERVANTS EMPLOYEES AFFILIATES SUBSIDIARIES AND RELATED ENTITIES AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT IAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
- 9. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT. BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES. COORDINATION OF THE WORK WITH OTHER TRADES. AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION. IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED
- . NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTIFIES AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE SHALL RELEVE THE CENERAL CONTRACTOR OF ITS OBLICATIONS DUTIES AND RESPONSIBILITIES INCLUDING. BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING. OVERSEEING. SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ANY HEALTH OR SAFETY PRECAUTIONS REOUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEI HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROCRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19 FOR JOB SITE SAFET
- F THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS. INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONF WHICH DEVIATES FROM THE PLANS ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PLINITIVE DAMAGES RESULTING THEREFROM AND. FURTHER. SHALL DEFEND. INDEMNIFY AND HOLD HARMLESS THE ENGINEER. TO THE FULLEST EXTENT PERMITTED UNDER THE LAW. IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME
- 22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.
- 23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.
- . ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS. THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.
- 5. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE
- 26. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.
- 7. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
- 28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
- 29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES. AS APPROPRIATE.
- 30. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE. EITHER EXPRESSED OR IMPLIED

GENERAL GRADING & UTILITY PLAN NOTES

- LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIL PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING. BUT NOT LIMITED TO GAS. WATER ELECTRIC SANITARY AND STORM SEWER. TELEPHONE CABLE FIBER OPTIC BOHLER ENGINEERING HAS NO CONTRACTUAL LEGAL OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION OR ANYTHING RELATED TO SA CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION. AT NO COST TO THE OWNER. CONTRACTOR THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUS SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
- THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVI IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK COPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICAB STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL TO BY BOHLER. IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN A RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL. STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATE ORDINANCES AND CODES. FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.
- THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE ONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVIT
- THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE VITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS GREASE TRAP REQUIREMENTS/DETAILS DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES. TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY NNECTION POINTS DIFFER. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER. IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME
- WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION
- ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC, ARE TO BE INSTALLED UNDERGROUND, ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
- SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER. REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREAS AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO EXCAVATION BACKFILL AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS. BUILES, STATUTES, LAWS, ORDINANCES, AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
- THE CONTRACTOR MUST PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIR MUST INCLUDE THE RESTORATION OF ANY ITEMS REPAIRED TO THE PRE-DEMOLITION AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BETTER CONTRACTOR SHALL PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE
- THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES DEMOLITION OR REMOVAL OF FOUNDATION WALLS FOOTINGS OR OTHER MATERI THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "WEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA. AS WELLAS ANY OTHER ENTITY THAT HAS JURISDICTION FOR LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. AND/OR UNDER THE WRIT EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER
- PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS,
- REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- DURING THE INSTALLATION OF SANITARY SEWER STORM SEWER AND ALL UTILITIES THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN. WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.
- WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE. THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2X4, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK
- 13. CONTRACTOR MUST CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWA' THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMEN AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS OR EXISTING TOPOGRAPHY OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY LIMIT GRADES). TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY. IN WRITING TO THE ENGINEER. ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY. HEALTH OR GENERAL WELFARE OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION. MUST BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OW INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME GOVERNMENTAL AGENCIES WITH JURISDICTION PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6' ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUITER GRADE ALONG CURB FACE. IT IS
- ONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME
- 19. REFER TO THIS SHEET FOR ADDITIONAL NOTES
- ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.
- APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK. 22.
- PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS 23. STORM DRAINAGE PIPE: UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE
- 24. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, SANITARY SEWER PIPE SHALL BE AS FOLLOWS: FOR PIPES LESS THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTMD3034 FOR PIPES MORE THAN 12 FT DEEP. POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTMD3034
- 25. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE
- 26. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL ARCHITECTURAL PLANS. SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF STEEL. REINFORCED CONCRETF. DUCTILE IRON OR OTHER SUITABLE MATERIAL. SEWERS CONVEYING SANITARY FLOW COMBINED SANITARY AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE. THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. OR SUCH OTHER. SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME
- WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED
- 28. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS. WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
- LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPAN
- CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

- IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN
- CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF
- WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE IURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS FLEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL WALL

- FOR PIPE WITHIN 10FT. OF BUILDING, PIPE MATERIAL SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES. CONTRACTOR TO VERIFY WITH LOCAL OFFICIALS.
- CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER. WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL COUNTY AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.

GENERAL DEMOLITION NOTES

THIS PLAN REFERENCES DOCUMENTS AND INFORMATION B ATTA/NSPS LAND TITLE SURVEY

30 WILTON ROAD PARCEL 6-14 TOWN OF MILFORD, HILLSBOROUGH COUNTY

- 5. PRIOR TO STARTING ANY DEMOLITION. CONTRACTOR IS RESPONSIBLE FOR/TO:
- A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES WITH JURISDICTION THI DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK. B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.
- C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
- D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARKOUT, IN ADVANCE OF ANY
- E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHON OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF T UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
- F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES. G ARRANGING FOR AND COORDINATING WITH THE APPLICABLE LITILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE RE
- PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTIN SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS
- H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFI WORK REQUIRED TO BE DONE "OFF-PEAK" IS TO BE DONE AT NO ADDITIONAL COST TO THE OWNER.
- I IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL. THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPEC CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS
- THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYST SAFE MANNER. FOLLOWING ALL THE OSHA REQUIREMENTS. TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
- CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPRO MATERIALS. AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND (GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES. AND MUST BE DONE SO AS TO PREVENT WATER ENTERING T FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE.
- EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRE EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS MUST BE IN PLACE PRIOR TO CONTRACTOR STARTING PROGRAM AND/OR ANY DEMOLITION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED T EFFECTS ON ALL LOCAL STRUCTURES.
- 12. CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UN CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY
- THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE. CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DU CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ERSONS AT ANY TIME.
- 17. CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH MUST INCLUDE, BUT NOT BE LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENC APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS, METHODS, SEQUENCING, TE PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUS ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- 19 DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH ALL MUNIC STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR MUST MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROM TO THE OWNER UPON REQUEST
- 20. CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONE RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OWNER/DEVELOPER UPON COMPLETION OF THE WORK.

ADA INSTRUCTIONS TO CONTRACTOR:

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (ACCESSIBLE) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR T COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA AND/OR ST/ ARCHITECTURAL ACCESS BOARD STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFA THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUIL ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA AND/OR ARCHIFECTURAL ACCESS BOARD CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLO

- PARKING SPACES AND PARKING AISLES SLOPE SHALL NOT EXCEED 1:50(1/4" PER FOOT OR NOMNALLY 20%) IN ANY DIRECTION
- CURB RAMPS SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
- LANDINGS MLST BE PROMDED AT EACHEND OF RAMPS, MLST PROVIDE POSITIVE DRAINAGE, AND MLST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 20%) IN AN • PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS C THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/47 PER FOOT OR NOMINALLY
- SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/2) NOMINALLY 2 0%) FOR POSITIVE DRAINAGE
- DOORWAYS MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA S ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY CODE.)
- WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OF EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS I DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREP FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
- THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONT IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE. REPAIR AND REPLACE NO CONCRETE.
- IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONS

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FER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES HIS PLAN TO BE UTILIZED FOR DEMOLITION/ REMOVAL PURPOSES ONLY	Fax: (508) 480-9080 www.BohlerEngineering.com M. Dorford M. Therewill M. Dorford M. Therewill PREFESSION TO AND THE MATTER PREFESSION TO AND THE PREFESSION TO AND THE PREFESSI
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	REQUIRED	EXISTING	PROPOSED
	20,000 SF	53; 289 ± SF	53,289± SF
	150 FT	204± FT	204± FT
	N/S	0%	17.5±%
	30 FT	N/A	961±FT
	15 FT	N/A	164± FT
	15 FT	N/A	69.8± FT
	40 FT	N/A	30.3± FT
	70%	0%	543‰±
	37	N/A	28 (W)
	4 SPACES PER 1,000 SF FOR R / 1,000 SF) X (9,318 SF) = 37 SPA APPROX. ALTERNATIVE CALCU [(4SPACES / 1,000SF) X 7,343± WAREHOUSE] = 30 SPACES	ETAIL SHOPPING CENTERS BETW ICES LATION: SF RETAIL] + [(4 SPACES / 1,000S	EEN 0-49,999 SF (4 SPACES F) + 1,010± SF
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	PLANS FOR LISCIOTTI DEVELOPMENT CORP. LOCATION OF SITE MAP #6, LOT #14 30 WILTON ROAD TOWN OF MILFORD HILLSBOROUGH COUNTY NEW HAMPSHIRE BOHLER
DETENTION BASIN AREA:	ENGINEERING 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 Phone: (508) 480-9900 Fax: (508) 480-9080 WWW.BohlerEngineering.com
SURFACE AREA= 6884± SF IS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY EFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES	SHEET TITLE: GRADING & DRAINAGE DRAINAGE PLAN
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Know what's **below.** Call before you dig.

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THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION	SHEET TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN
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EROSION & SEDIMENT CONTROL NOTES

- 1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND. THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS)
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- 5 ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY
- 6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- 7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- 8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- 9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS
- 10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS
- 10.1. SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
- APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR 10.2. VARIABLE SITES, OR WHERE TIMING IS CRITICAL FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1.000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER1,000 SF).
- FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING 10.3. RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE, THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE-GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS: SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED.
- STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE 10.4. APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- 11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- 12. WETLANDS WILL BE PROTECTED W/STRAWBALES AND/OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- 13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS
- 14. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED,

MULCH		
LOCATION PROTECT AREA	MULCH STRAW	RATE (1000 SF) 100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)*	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED

GREATER THAN 3:1 (REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)

* A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL

MULCH ANCHORING

ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK): MULCH NETTING (AS PER MANUFACTURER): WOOD CELLULOSE FIBER (750 LBS/ACRE): CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS): USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

-INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN) -INSTALLATION OF EROSION CONTROL BARRIER (SILT FENCE) (AS SHOWN) -DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN) -CLEARING AND GRUBBING

-INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS

-EARTHWORK AND EXCAVATION/FILLING AS NECESSARY

-CONSTRUCTION OF UTILITIES

-STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING

-INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)

-CONSTRUCTION OF BUILDINGS

-CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS -SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH

-FINAL GRADING OF ALL SLOPED AREAS

-PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.

-REMOVAL OF THE TEMPORARY SEDIMENT BASINS

-PAVE PARKING LOT

-LANDSCAPING PER LANDSCAPING PLAN

-REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

- 1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- 2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE
- 3. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2
- 5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR straw AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE
- 6 BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST. LOAM OR SEED WILL NOT BE REQUIRED, DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH BY THE INSTALLATION OF BALES OF straw OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.

7. MULCHING REQUIREMENTS

- 7.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER
- 7.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
- MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES CREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- 8. AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- 9. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- 11. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.







10. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST

SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER. ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED























APE REQUIREMENTS		REQUIRED	PROPOSED		
E		YES	YI	YES	
FENCE		YES	Y	ES	
		YES	Y	ES	
NTAGE		915 / 5	70 CI	DUDC	
		$\frac{215}{5} = 43$ SHRUBS	28 SH	RUBS	
EVERY 30'		126.9 / 30=			
		4.23 TREES	5 TRE	ES	
FREE PER EVERY 15		28 / 15=		-	
		1.86 TREES	2 TRE	ES	
LANDSCA	PE SCHED	ULE			
NICAL NAME	COMMON NAME		SIZE	CONT.	
				D D	
SACCHARIM	OCTOBER GLORY RED MAPLE		3-3 1/2" CAL & 12' HT	B+B B+B	
CANTHOS VAR. INERMIS	SHADEMASTER HON	EYLOCUST	3-3 1/2" CAL. & 12' HT.	B+B B+B	
			10.04	CONTABUED	
GRACILIS NIKKO RUTICOSA 'GOLD DROP'	GOLD DROP CING	UEFOIL	15-18"	CONTAINER	
NICA 'LITTLE PRINCESS'	LIITLE PRINCESS	SPIREA	15-18"	CONTAINER	
UM CORYMBOSUM HIGHBUSH BLUEB		BERRY	30-36"	CONTAINER	
			04.00	D D	
BRA SHAMROCK	SFA CREEN UII		24-30 24-30" SPRD	B+B B+B	
DENTALIS 'EMERALD'	EMERALD GREEN AR	BORVITAE	5-6'	B+B B+B	
IZONTALIS 'BAR HARBOR'	BAR HARBOR CREEP	NG IUNIPER	15-18" SPRD	CONTAINER	
LIS 'HAPPY RETURNS'	HAPPY RETURNS	DAYLILY	2 GAL	CONTAINER	
OPECHDODEC				0017110170	
LIPPETURDIDES 'HAMEIN'	DWARF FOUNTAIN	GRASS	2 GAL.	CONTAINER	

SOD. SPECIFY "CERTIFIEI

3. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH.) 4. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE

6. ONLY MOIST, FRESH, UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR LIMING, FERTILIZING, AND SOIL PREPARATION. ALL GRADING SHOULD B. INSTALL NEEDED EROSION CONTROL PRACTICES AND FACILITIES, SUCH AS INTERCEPTOR DITCHES, DIKES AND TERRACES, EROSION STOPS, AND DE-SILTING

A. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY RUTGERS UNIVERSITY SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP-DRESSING. APPLY LIMESTONE (EQUIVALENT

TONS/ACRE LBS/1000 SQ. FT 180 135 90

B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE

EQUIPMENT. THE FINAL HARROWING OR DISCOING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE C. REMOVE FROM THE SURFACE ALL OBJECTS THAT WOULD PREVENT GOOD SOD TO SOIL CONTACT AND REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE

D. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

A. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE

C. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS D. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 INCH

E. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING. PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN F. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES.

MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS, AND CONTINUE IRRIGATION THROUGHOUT ENTIRE SEASON.

IRRIGATION NOTES:

- 1. ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
- 2. IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
- 3. A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED. 4. LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT/ CURB.
- 5. LOCATE RAINBIRD CONTROL PANEL IN RECEIVING AREA NEXT TO ELECTRICAL PANELS.
- 6. IRRIGATION SYSTEM TO BE DESIGNED BY OTHERS.
- 7. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND FURNISHING IRRIGATION SYSTEM AND ASSOCIATED APPURTENANCES, INCLUDING ALL REQUIRED SLEEVING

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LANDSCAPE SPECIFICATIONS

. SCOPE OF WORK

THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING PLANTING AND MULCHING INCLUDING ALL LABOR. MATERIALS, TOOLS AND FOUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT. UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR

. MATERIALS A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF

TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE ANDSCAPE PLA

I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED. IL SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER

THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE. D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS

OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES /DETAILS.

E. FERTILIZEI

I FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT. ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE

II. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY

F. PLANT MATERIA LAUL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI 260.1) ATEST EDITION. AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN)

II IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION

IV. TREES WITHABRASION OF THE BARK, SUNSCALDS, DISFIGURATION OR FRESHCUTS OF LIMBS OVER 11/4", WHICH HAVE NOT BEEN COMPLETELY CALLUSED. SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES

V. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE. VI CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER. THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.

VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH. VIIL TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES . CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED INCLUDING ORGANIC MATERIALS. BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4 SITE PREPARATION A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN. SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREE SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECUNI

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5 TREE PROTECTIO . CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL.

MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

5. SOIL MODIFICATION

A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF

AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY. I TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12" USE COMPOSTED BARK. COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.

IL TO INCREASE DRAINAGE. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUMF) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE. III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

. FINISHED GRADING

. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

A. CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION. C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL

PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE. D. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION

SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY ISEE SPECIFICATION 6 A D

I. 20 POUNDS 'GRO-POWER' OR APPROVED SOIL CONDITIONER/FERTILIZER IL 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

3 TOPSOILIN

A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. 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

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLIN

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS. MAKING NECESSARY ADJUSTMENTS AS DIRECTED

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS

L PLANTS: MARCH 15 TO DECEMBER 15 II. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS

G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE

PECIES BE PLANTED DURING TH	E FALL PLANTING SEASON:
ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

H. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY: L 1 PART PEAT MOS

II. 1 PART COMPOSTED COW MANURE BY VOLUME

III 3 PARTS TOPSOIL BY VOLUME IV. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:

A) 2 TABLETS PER 1 GALLON PLANT

- B) 3 TABLETS PER 5 GALLON PLANT C) 4 TABLETS PER 15 GALLON PLAN
- D) LARGER PLANIS: 2 TABLETS PER 1/2" CALIPER OF TRUNK

I FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM **BRANCHING HEIGHT OF 7' FROM GRADE**

L GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMLS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2) FROM EXISTING STRUCTURES AND SIDEWALKS

N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN

10. TRANSPLANTING (WHEN REQUIRED)

A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT. SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX NCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES

11. WATERING , NEW PLANTINGS OR LAWN AREAS SHALL BE ADEOUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING, WATER SHALL BE APPLIED TO FACH TREE AND SHRIJB IN SLICH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH,

12. GUARANTEE A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION

C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE

D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUI A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS. EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE

14. MAINTENANCE (ALTERNATIVE BID)

A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS REEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MANICURED TO THE APPROVAL OF THE OWNER/OPERATOR.











EXHIBIT "A"	
LEGAL DESCRIPTION	
T OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON, IN THE TOWN OF OROUGH COUNTY, NEW HAMPSHIRE, SITUATE ON THE SOUTHERLY SIDE OF ELM IOWN AS WILTON ROAD, AND NORTHWESTERLY SIDE OF THE SOUHEGAN RIVER, AND -33 ON A PLAN ENTITLED "HILLSBOROUGH MILLS, MILFORD, N.H." DATED JULY 17, 1979, DRAN, INC. RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN ICEL DESCRIBED AS FOLLOWS:	
POINT ON THE THREAD OF THE SOUHEGAN RIVER ON THE SOUTH SIDE OF ELM RD; THENCE	A
SAID THREAD OF THE SOUHEGAN RIVER SOUTHERLY AND UPSTREAM FOR A FEET, MORE OR LESS, TO A POINT AT THE RAILROAD BRIDGE AT THE INTERSECTION REIN; THENCE	
THE RAILROAD BRIDGE ALONG PARCEL C WESTERLY FOR A DISTANCE OF 68 FEET, TO A POINT ON THE WEST BANK OF THE SOUHEGAN RIVER AT THE INTERSECTION OF DRMERLY OF THE TRUSTEES OF BOSTON & MAINE RAILROAD CORPORATION; THENCE	B
SAID WEST BANK OF THE SOUHEGAN RIVER AND LAND OF SAID TRUSTEES OF RAILROAD CORPORATION NORTHERLY FOR A DISTANCE OF 93 FEET, MORE OR LESS, NCE	C
LAND OF SAID TRUSTEES OF BOSTON & MAINE RAILROAD CORPORATION SOUTH 73° A DISTANCE OF 651 FEET, MORE OR LESS, TO A POINT ON THE WEST BANK OF THE	
SAID WEST BANK OF THE CANAL AND ALONG LAND OF SAID TRUSTEES OF BOSTON & CORPORATION SOUTHERLY FOR A DISTANCE OF 63 FEET, MORE OR LESS, TO A	D
LAND OF SAID TRUSTEES OF BOSTON & MAINE RAILROAD CORPORATION SOUTH 73° A DISTANCE OF 327 FEET, MORE OR LESS, TO A STONE BOUND; THENCE	
LAND OF SAID TRUSTEES OF BOSTON & MAINE RAILROAD CORPORATION NORTH 16° A DISTANCE OF 29.75 FEET TO A STONE BOUND AT THE INTERSECTION OF OTHER ORMERLY OF HILLSBOROUGH MILLS; THENCE	
SAID OTHER LAND NOW OR FORMERLY OF HILLSBOROUGH MILLS NORTH 07° 15' 19" FANCE OF 229.91 FEET TO A STONE BOUND AT THE INTERSECTION OF THE SOUTH SIDE THENCE	E
SAID SOUTH SIDE OF ELM STREET NORTH 65° 31' 03" EAST FOR A DISTANCE OF 775.09 OF CURVATURE; THENCE	F
SAID SOUTH SIDE OF ELM STREET EASTERLY ON A CURVE TO THE RIGHT HAVING A FEET FOR A DISTANCE OF 243.50 FEET TO A POINT OF TANGENCY; THENCE	





(NOT TO SCALE)

LEGEND EXISTING CONTOUR EXISTING SPOT ELEVATION 30 HYDRANT WATER VALVE OVERHEAD WIRES APPROX. LOC. UNDERGROUND WATER LINE UTILITY POLE GUY WIRE SANITARY/SEWER MANHOLE DOUBLE YELLOW LINE DYL INVERT ELEVATION EDGE OF PAVEMENT FOP NOT FIELD VERIFIED NFV ABOVE GROUND AG UNDER GROUND UG TITLE REPORT EXCEPTION EXHIBIT A DISTANCE EXHIBIT A ENCUMBRANCE

NOTES:

- PROPERTY KNOWN AS PARCEL 6-14 AS SHOWN ON THE TOWN OF NEW HAMPSHIRE, HILLSBOROUGH COUNTY, STATE OF NEW HAMPSHIRE TAX ASSESSOR MAP D1.
- AREA = 330,062± SQUARE FEET OR 7.577± ACRES
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- 5. THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, HAVING A FILE NO. 01156-8671, WITH AN EFFECTIVE DATE OF SEPTEMBER 12, 2018, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - PART II: GENERAL EXCEPTIONS 1 THRU 6 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A
- PART OF THIS SURVEY TERMS OF A LICENSE WITH PINE VALLEY COMPANY AND WILTON RAILROAD COMPANY AS AFFECTED BY A RELEASE AT BOOK 954, PAGE 562 AND AGREEMENT BY AND BETWEEN BOSTON AND MAINE CORPORATION AND MILFORD ELM STREET TRUST DATED MAY 1, 1985 AND RECORDED AT BOOK 3309. PAGE 887 - BK. 954, PG. 562 - SUBJECT PARCEL SHOWN; BK. 3309, PG. 887 - PENSTOCK SHOWN
- (8) NOTES, RIGHTS OF WAY, RIGHTS, EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS AND OTHER MATTERS DEPICTED ON A PLAN RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS IN PLAN NUMBER 12421 - ELECTRIC TRANSMISSION CROSSING, DIRT ACCESS PATH, SEWER EASEMENT, AND UNDERGROUND WATERLINE SHOWN
- (9) RIGHTS AND EASEMENTS REFERRED TO OR SET FORTH IN INSTRUMENTS RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS IN BOOK 988, PAGE 87 - ELECTRIC TRANSMISSION LINES SHOWN PER REFERENCE # 3; ELECTRIC LINES NOT OBSERVED IN THE FIELD BY THE SURVEYOR
- RIGHTS AND EASEMENTS TO THE TOWN OF MILFORD REFERRED TO OR SET FORTH IN INSTRUMENT DATED JULY 9, 1979 AND RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS IN BOOK 2704, PAGE 771 AS AFFECTED BY DEED FROM WINSLOW H. MACDONALD, TRUSTEE OF MILFORD ELM STREET TRUST U/I DATED OCTOBER 2, 1979 TO THE TOWN OF MILFORD RECORDED IN BOOK 2771, PAGE 288 - SEWER EASEMENT SHOWN PER REFERENCE #3
- RIGHTS AND EASEMENTS REFERRED TO OR SET FORTH IN WARRANTY DEED DATED MAY 16, 2013 FROM 282 ROUT E 101, LLC AND 37 WILTON ROAD MILFORD, LLC TO PVM COMMERCIAL CENTER, LLC RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS IN BOOK 8561, PAGE 380 -REFERENCED PENSTOCKS ACROSS PARCEL 6-14 SHOWN; LOT 6-14 IS PARCEL B

BY GRAPHIC PLOTTING ONLY THE MAJORITY OF THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; TOPOGRAPHIC SURVEY AREA IS LOCATED IN FLOOD HAZARD ZONE X) AND PARTIALLY IN FLOOD HAZARD ZONE AE (SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATIONS DETERMINED - VARIES BETWEEN ELEVATIONS 296-300 ALONG THE SOUHEGAN RIVER; APPROXIMATE GRAPHICAL LOCATION SHOWN) PER REF. #2

ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).

TEMPORARY BENCH MARKS SET TBM-A: MAG NAIL SET ON SOUTHERLY SIDE OF WILTON ROAD - ELEVATION = 325.44'

TBM-B: SPIKE SET ON SOUTHERLY SIDE OF WILTON ROAD - ELEVATION = 322.47'

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

9. THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.

10. PARTIAL TOPOGRAPHY SHOWN HEREON PER CONTRACTUAL AGREEMENT WITH CLIENT AS DELINEATED HEREON. DETAILS SHOWN HEREON OUTSIDE OF THE LIMIT OF THE PARTIAL TOPOGRAPHIC & UTILITY LOCATION SURVEY ARE LIMITED TO BUILDINGS & IMPERVIOUS AREAS.

THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT AS EXHIBIT "A" IS THE SAME AS SHOWN ON THE SURVEY.

THE CURRENT ZONING CLASSIFICATION WAS NOT PROVIDED BY THE CLIENT AS REQUIRED BY THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS.

NO MARKED PARKING SPACES WERE OBSERVED IN THE TOPOGRAPHIC SURVEY AREA.

D	TO:	

SEE SHEET 2 OF 2 FOR AREA OF TOPOGRAPHIC DETAIL

IAT THIS MAP OR PLAT AND THE SURVEY ED WERE MADE IN ACCORDANCE WITH ANDARD DETAIL REQUIREMENTS FOR		FIELD DATE	ALTA/NSPS LAND TITLE SURVEY					
E SURVEYS", JOINTLY ESTABLISHED AND D NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 1, 13, & 14 OF TABLE A THEREOF. THE DI ETED ON NOVEMBER 7, 2018		FIELD BOOK NO. 18-14MA	30 WILTON	NROAD	ELUFIVIC		96 	
DOCUMENT UNLESS EMBOSSED SION OR STAMPED WITH A BLUE INK SEAL	No. 899	FIELD BOOK PG	TOWN OF MILFORD, HILLSBOROUGH COUNTY STATE OF NEW HAMPSHIRE					
		FIELD CREW T.M./T.O.		CONTR s s o c i	OL PO	INT INC. A CHA	LBANY, NY 518 MEONT, PA 215	2175010 7129800
	SIGNATURE	drawn: A.M.M.	352 SO 508	TURNPIKE RC UTHBOROUGH .948.3000 - 508	0AD 4, MA 01772 .948.3003 FAX	MANH MT I W	ATTAN, NY 646 AUREL, NJ 609 ARREN, NJ 908	7800411 8572099 6680099
P. LYNCH DFESSIONAL LAND SURVEYOR #899	DATE 11/13/2018	REVIEWED: S.P.P./A.D.	APPROVED. J.P.L.	date 11-13-18	scale 1"=60'	FILE NO. 03-180300	dwg. no. 1 OF	2



	EXTERIOR	FINISH SCHEI	DULE
TAG	MATERIAL/ MFG.	COLOR/ NO.	NOTES
(X1)	NICHIHA CANYONBRICK PANEL	COLOR: SHALE BROWN	PRE-FINISHED
(X2)	HARDIE-TRIM	COLOR: LIGHT MIST	PRE-FINISHED
(X3)	HARDIE-BOARD LAPBOARD	COLOR: ELEGANT RED (Dream Color Collection)	PRE-FINISHED
X3a	HARDIE-BOARD SHINGLES	COLOR: ELEGANT RED (Dream Color Collection)	PRE-FINISHED
(X4)	HARDIE-TRIM	COLOR: WHITE	PRE-FINISHED
X4a	NOT USED	N/A	N/A
X4b	HARDIE-TRIM	COLOR: ELEGANT RED (Dream Color Collection)	PRE-FINISHED
(X5)	STANDARD METAL ROOF PANEL	COLOR: GALVALUME	FINISH BY PE
(X6)	STANDARD ENTRY DOORS	COLOR: DARK BRONZE	PRE-FINISHED
(X7)	MTL GUTTERS, DOWNSPOUTS	COLOR: CHEROKEE RED	FINISH BY PEM (Chief PEMB Co
(X8)	NOT USED	N/A	N/A
(X9)	NOT USED	N/A	N/A
(X10)	DECORATIVE SHUTTERS	COLOR: DARK BRONZE	PAINTED
(X11)	MTL PANEL	COLOR: CHEROKEE RED	FINISH BY PEM (Chief PEMB Co
(X12)	MTL COPING	COLOR: CHEROKEE RED	FINISH BY PEM (Chief PEMB Co
(X13)	ASPHALT SHINGLES	COLOR: WEATHERED WOOD	GAF TIMBERLINE