



TOWN OF MILFORD, NH  
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

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**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 = ±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, 2019 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.

**UTILITIES:**

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*
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. *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

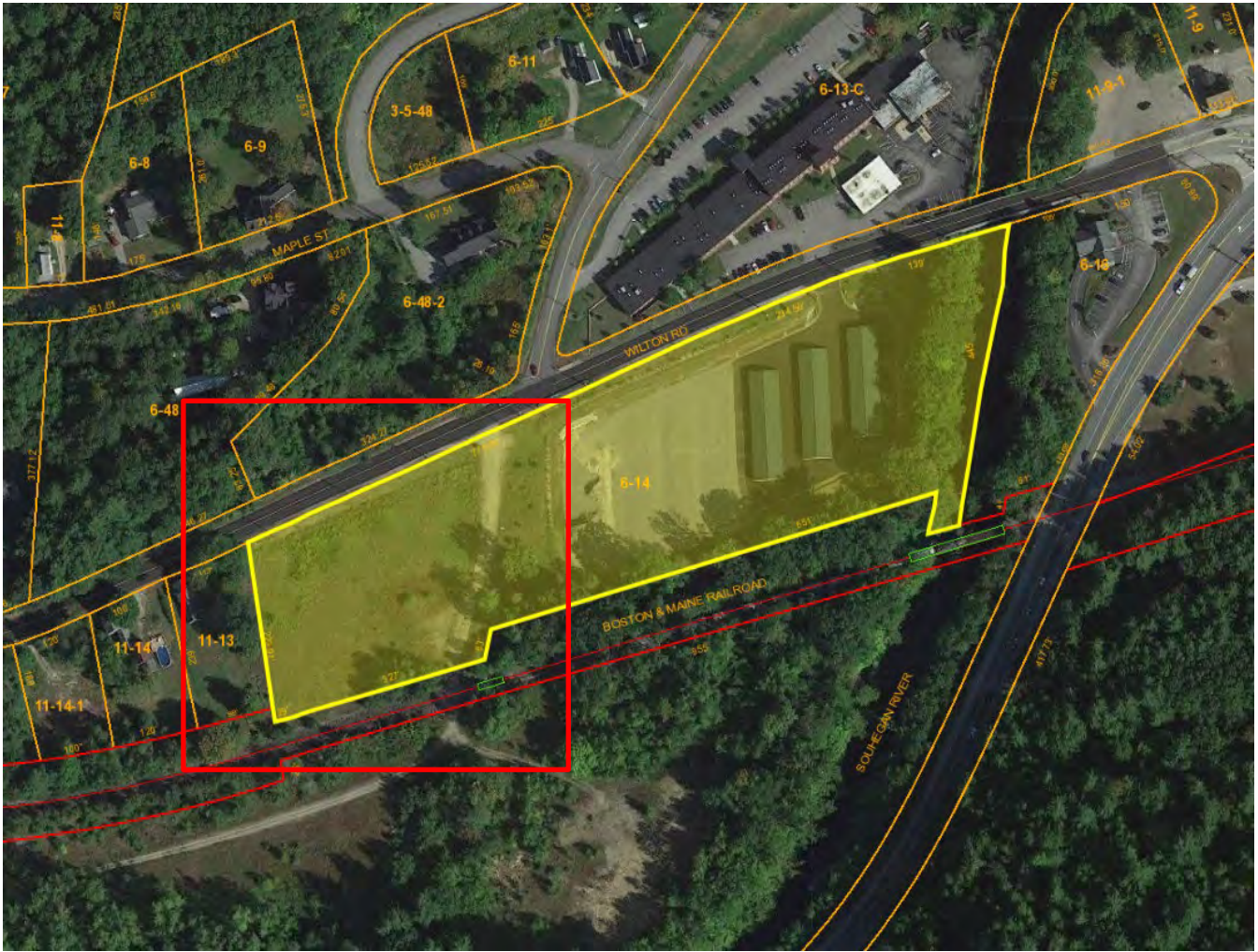
- a. Roof Form and Materials – Section 6.07.E.7 of the Zoning Ordinance and the Development Regulations, Section 6.04.3 state that rooflines shall be characteristically sloped and articulated with architectural features such as dormers, chimneys, gables, cupolas, etc. Further, flat roofs are strongly 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 Road Westward



**Land Use Office**  
Town Hall, 42 Main Street  
Wilton, NH 03055



**TOWN OF WILTON**

42 Main Street  
P.O. Box 83  
Wilton, NH 03086

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mdecoteau@wiltonnh.org  
www.wiltonnh.gov

Building & Land Use Administrator  
Michele Decoteau

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 Wilton  
Wilton Water Works  
PO Box 83  
Wilton NH 03086  
(603) 654-9451

April 19, 2019

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

VIA E-mail [LDaley@Milford.nh.gov](mailto:LDaley@Milford.nh.gov)

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,



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 sign.*

*Sheet 13, Freestanding Sign. Please explain if the proposed sign will be internally lit or 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 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.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 hardie-board 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*

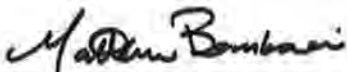
- a. *The proposal calls for the construction of a peaked roof feature with the remaining portion being a flat roof. Pursuant to Section 6.07.E.7, flat roofs are strongly discouraged unless the Planning Board finds that a proposal can provide appropriate visual appeal. In addition, rooflines shall not run in continuous planes and shall be broken into appropriately scaled masses. The Planning Board will need to determine if the proposed 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 façade, 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.*



*Example of Decorative Window Treatment,  
Dollar General - Loudon, NH*

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.*

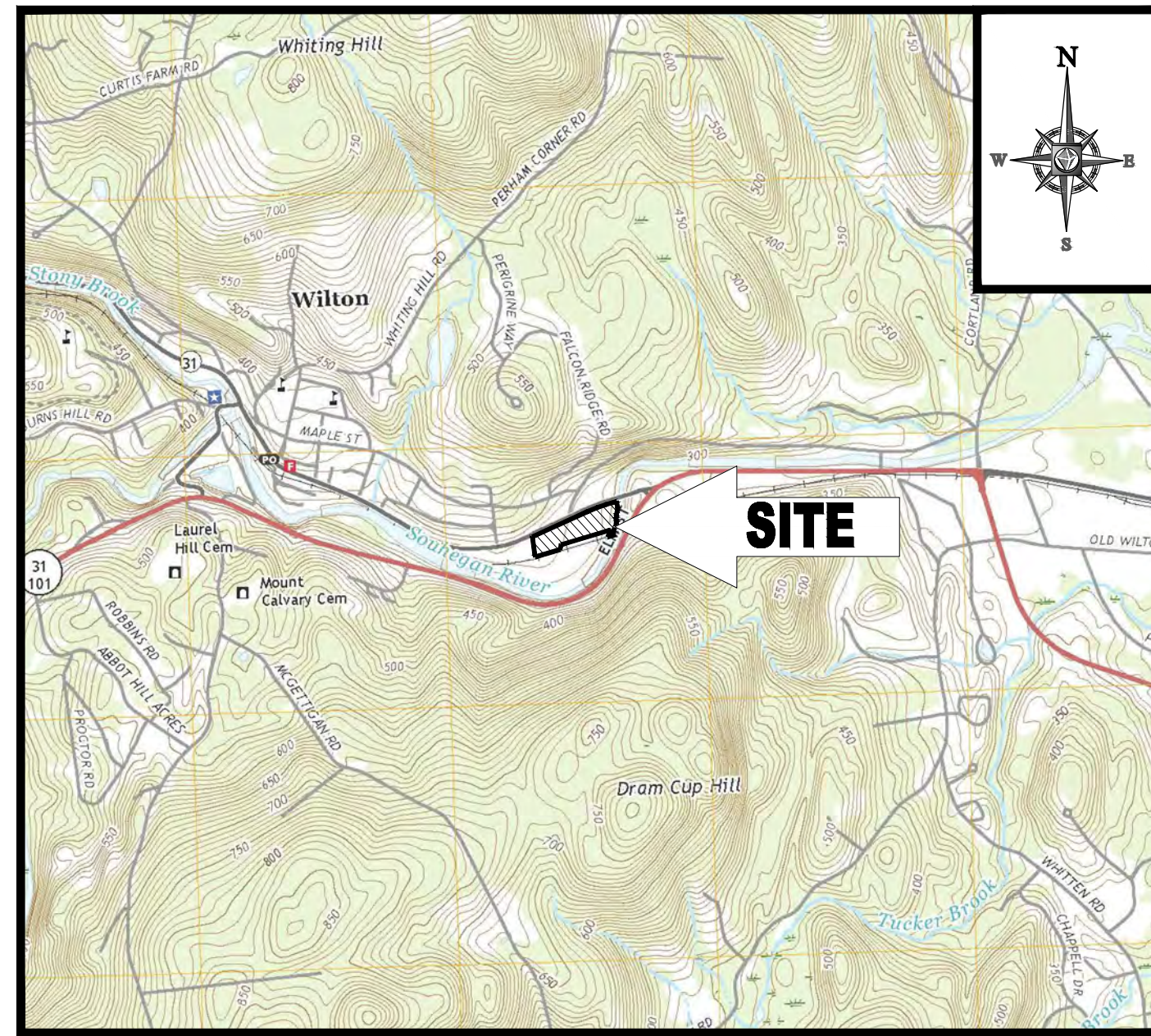
13. General Comment – Section 6.07.6.E.11 Screening. Pursuant to Section 6.07.06.E.11, states that all rooftop air conditioning, heating and large mechanical equipment, building accessories, and refuse shall have noise reduction screening and be screened from public view and have noise reduction screening. 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

FOR:  
PROPOSED

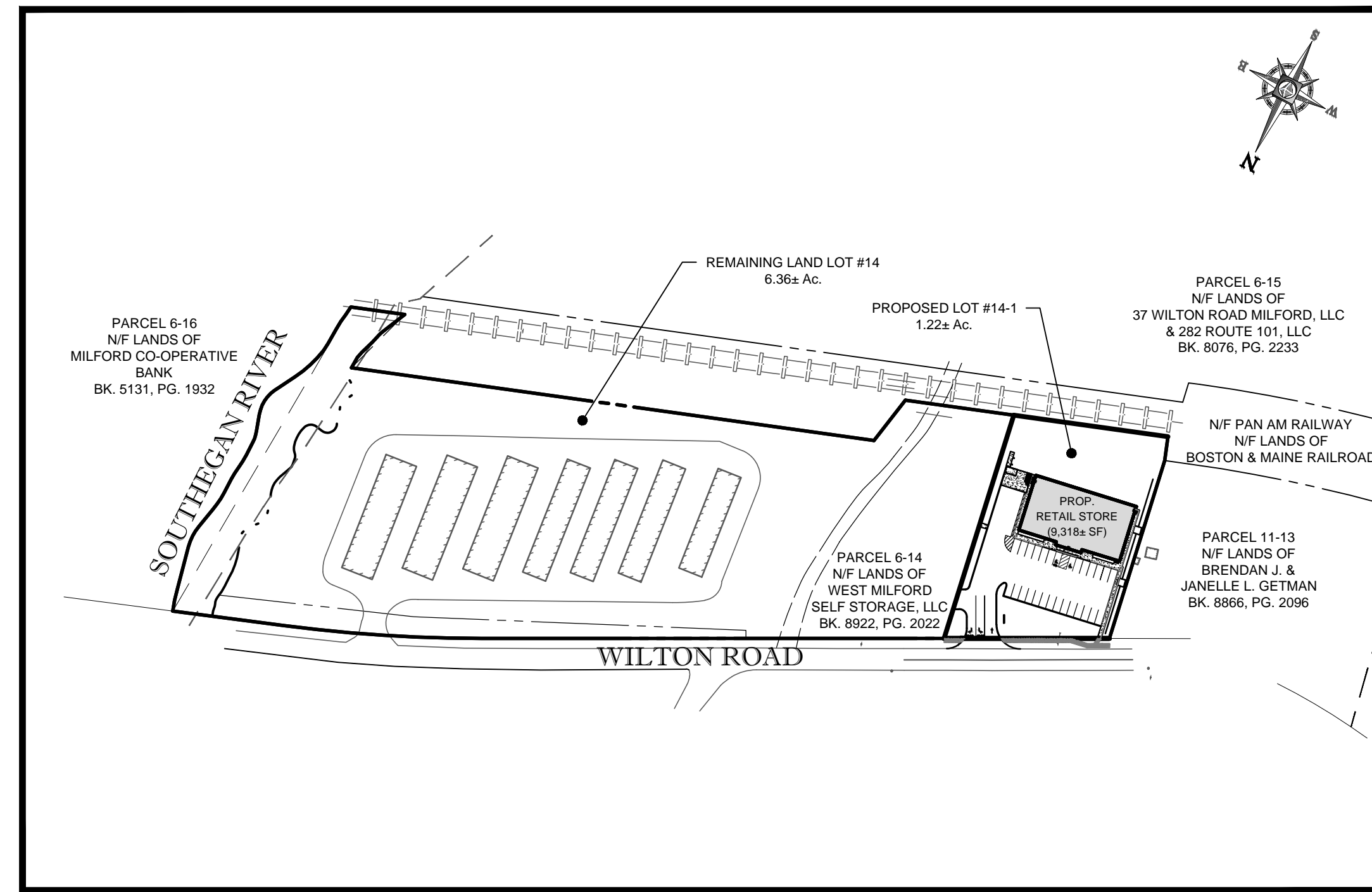
## LISCIOTTI DEVELOPMENT CORP.

LOCATION OF SITE:  
30 WILTON ROAD, TOWN OF MILFORD  
HILLSBOROUGH COUNTY, NEW HAMPSHIRE  
MAP #6, LOT #14



LOCATION MAP

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



AREA PLAN

SCALE: 1"=150'

SHEET TITLE	SHEET NUMBER
COVER SHEET	1 OF 13
GENERAL NOTES SHEET	2 OF 13
DEMOLITION PLAN	3 OF 13
SITE PLAN	4 OF 13
GRADING & DRAINAGE PLAN	5 OF 13
UTILITY PLAN	6 OF 13
SOIL EROSION & SEDIMENT CONTROL PLAN	7 OF 13
SOIL EROSION CONTROL NOTES & DETAILS SHEET	8 OF 13
LANDSCAPE PLAN	9 OF 13
LANDSCAPE NOTES & DETAILS	10 OF 13
CONSTRUCTION DETAIL SHEET	11 OF 13
CONSTRUCTION DETAIL SHEET	12 OF 13
CONSTRUCTION DETAIL SHEET	13 OF 13
ALTA / NSPS LAND TITLE SURVEY (BY OTHERS)	1 OF 2
ALTA / NSPS LAND TITLE SURVEY (BY OTHERS)	2 OF 2
LIGHTING PLAN (BY OTHERS)	1 OF 1

SHEET INDEX

**WAIVER REQUESTS:**

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) REQUIRED PARKING SPACES FOR THE PROPOSED 9,308± 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.

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

**TOWN OF MILFORD NOTES:**

- 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.
- AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
- WATER, SEWER, ROAD (INCLUDING PARKING LOT) AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD'S WATER UTILITIES DEPARTMENT AND PUBLIC WORKS DEPARTMENT STANDARDS.
- OPENSPACE CALCULATIONS: 45.5% (24,222± SF) TOTAL AREA
- THE PROJECT IS SUBJECT TO POLICE IMPACT FEES IN ACCORDANCE WITH THE TOWN OF MILFORD.
- THE PROJECT IS NOT LOCATED WITHIN THE GROUNDWATER PROTECTION DISTRICT.
- 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:**

- APPLICANT:  
MILFORD DG SERIES LLC  
83 ORCHARD HILL PARK DRIVE  
LEOMINSTER, MA, 01453
- OWNER:  
WEST MILFORD SELF STORAGE, LLC  
5 CARDELLI CROSSING  
MILFORD, NH 03055
- PARCEL:  
MAP #6, LOT #14  
30 WILTON ROAD  
TOWN OF MILFORD  
HILLSBOROUGH COUNTY / NEW HAMPSHIRE

TOWN OF MILFORD PLANNING BOARD

SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE

PROPERTY OWNER

SIGNATURE	DATE
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PREPARED BY  
**BOHLER**  
ENGINEERING

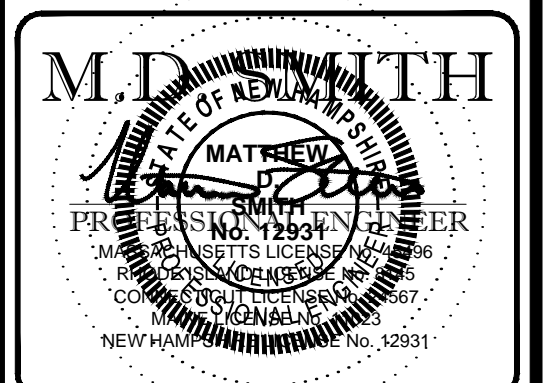


REVISIONS			
REV	DATE	COMMENT	BY
1	01/30/19	PER TOWN & PEER REVIEW COMMENTS	EKR
2	03/21/19	PER TOWN COMMENTS	EKR
3	04/19/19	PER TOWN COMMENTS	EKR
4			
5			
6			
7			
8			
9			

PERMIT	
PROJECT No.:	W181203
DRAWN BY:	DTS/EKR
CHECKED BY:	AFT/MDS
DATE:	12/21/2018
SCALE:	AS NOTED
CAD I.D.:	W181203_S55

PROJECT:  
**SITE DEVELOPMENT PLANS**  
FOR  
LISCIOTTI DEVELOPMENT CORP.  
LOCATION OF SITE  
MAP #6, LOT #14  
30 WILTON ROAD  
TOWN OF MILFORD  
HILLSBOROUGH COUNTY  
NEW HAMPSHIRE

**BOHLER ENGINEERING**  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 490-9900  
Fax: (508) 490-9080  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)



SHEET TITLE:  
**COVER SHEET**  
SHEET NUMBER:  
**1**  
OF 13

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## EROSION & SEDIMENT CONTROL NOTES

- 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 INITIAL 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.
- 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 TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- 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.
- 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.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- 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:
  - 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 VARIABLE SITES, OR WHERE TESTING 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 PER 1,000 SF).
  - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 4% KENTUCKY BLUE GRASS, 4% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.10 LBS PER 1,000 SF LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED.
  - STRAW MULCH AT THE RATE OF 70-80 LBS PER 1,000 SF. A HYDRO APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED WITH STRAWBALES AND/OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- 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	RATE (1000 SF)
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 EXCESSIOR 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

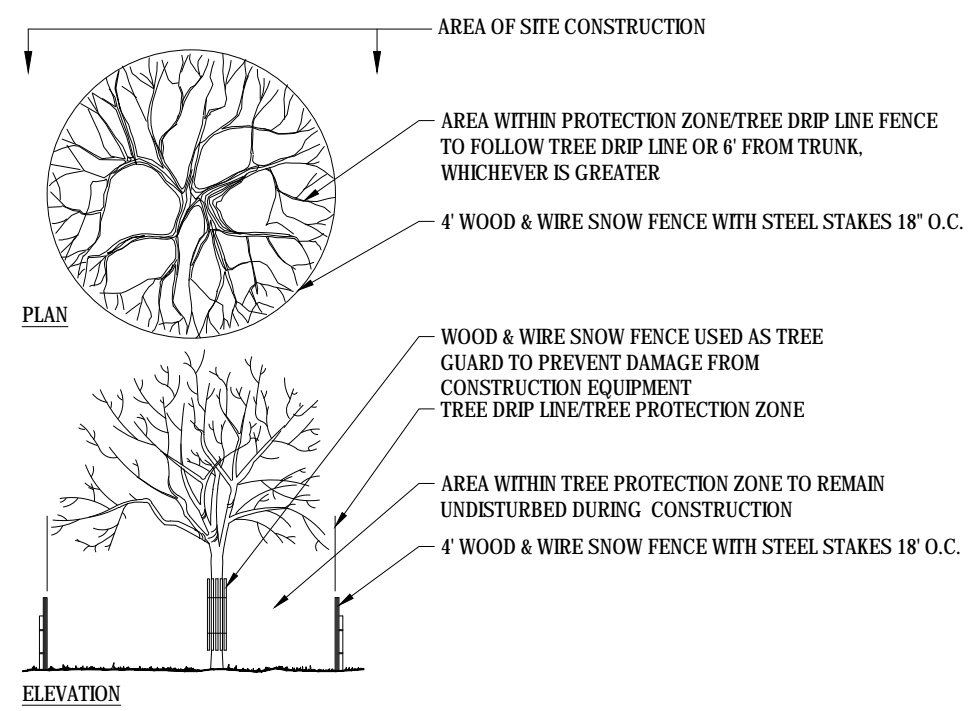
THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

- 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

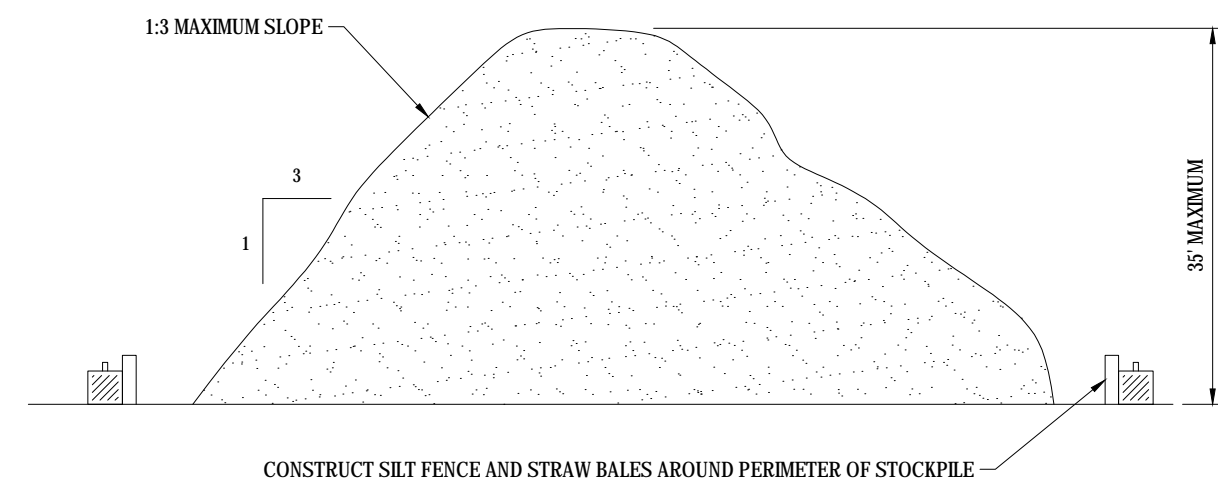
- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION 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 ABOVE.
- 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 SEEDING, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- 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 LOADED, FINAL GRADING AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT 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 UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF straw OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
  - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
  - 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 GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 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.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

## TREE PROTECTION DURING CONSTRUCTION



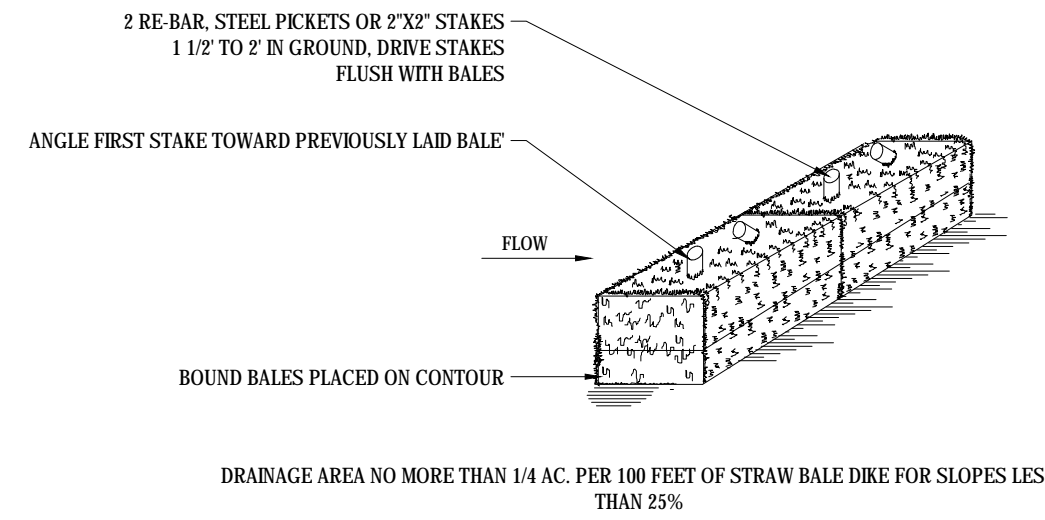
N.T.S.

## TEMPORARY STOCKPILE DETAIL



N.T.S.

## STRAW BALE DETAIL

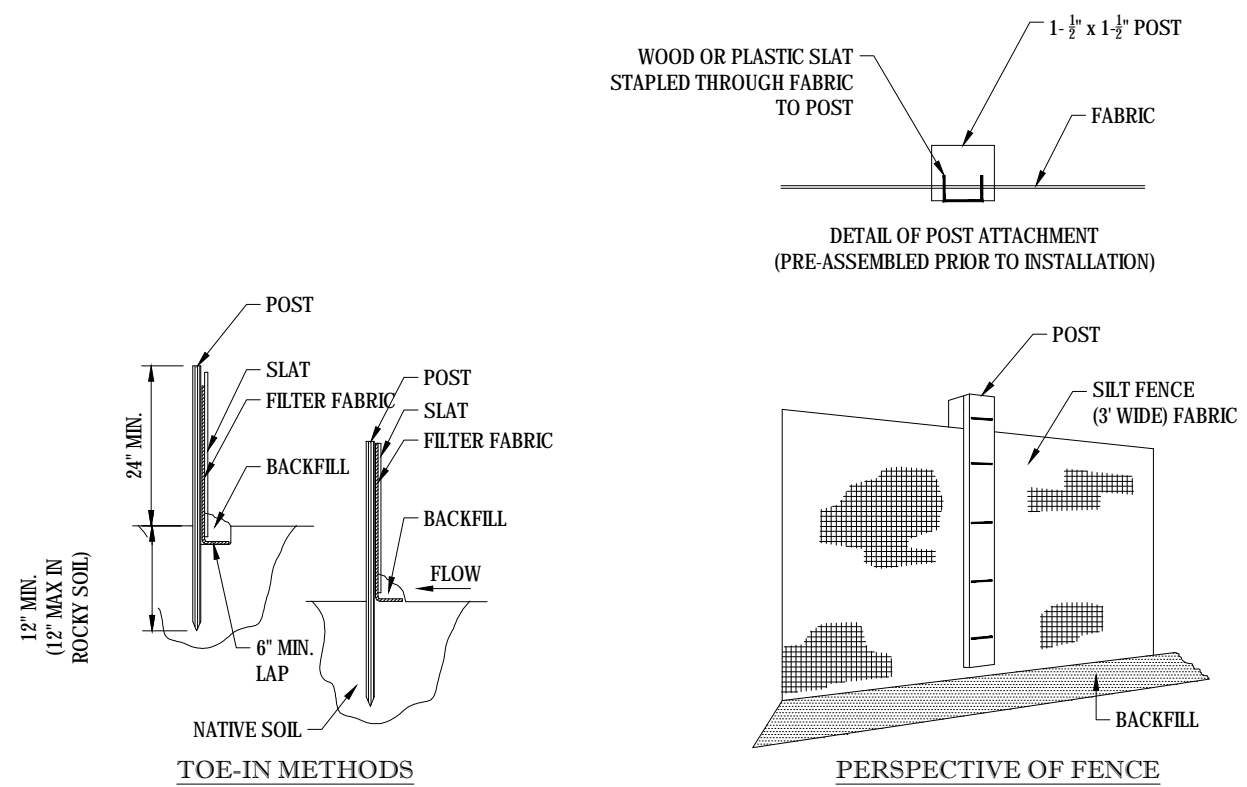


DRAINAGE AREA NO MORE THAN 1/4 AC. PER 100 FEET OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%.

- NOTES:
- BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
  - EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
  - BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
  - INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
  - BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

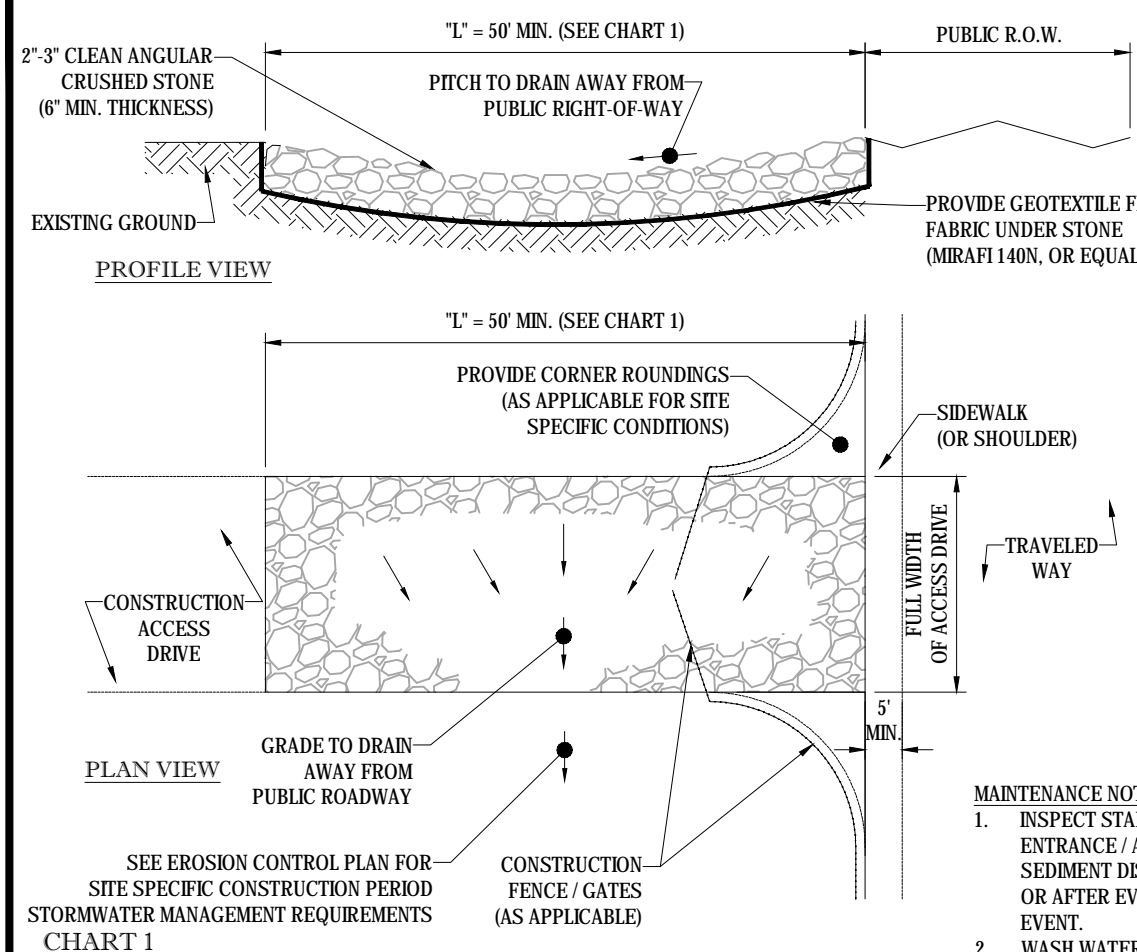
N.T.S.

- INSTALLATION:
- EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
  - UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION).
  - DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LYING ACROSS THE TRENCH BOTTOM.
  - LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. THE IN CAN ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING & TAMPING FILL AT THE BASE.



N.T.S.

## TYP. SILTATION FENCE DETAIL

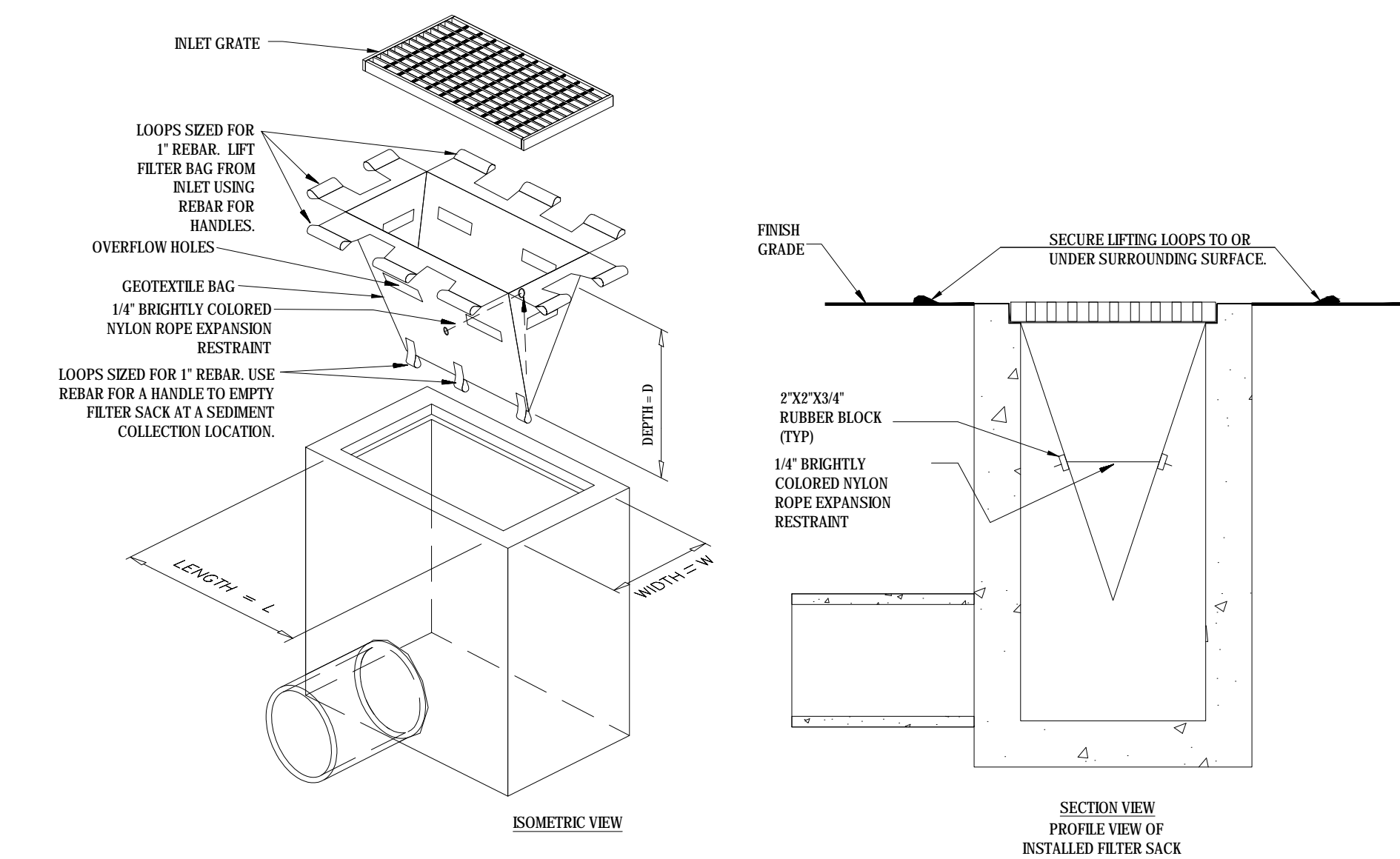


PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200 FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

## STABILIZED CONSTRUCTION EXIT

N.T.S.



N.T.S.

## INLET PROTECTION (GRADED INLETS)

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4555	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	285 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4555	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

- REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
- GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
- PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
- INSPECT PER REGULATORY REQUIREMENTS.
- THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
- THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 30 INCHES.
- THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.  
TO BE USED IN EXISTING RIGHT OF WAY

N.T.S.

**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC  
FARMINGTON, CT  
FORT LAUDERDALE, FL  
GAITHERSBURG, MD  
HARTFORD, CT  
HUNTSVILLE, AL  
LEHIGH VALLEY, PA  
NEW YORK, NY  
NORTH HAVEN, CT  
NORTH NEW BEDFORD, MA  
REHOBOTH BEACH, DE  
WASHINGTON, DC

CHARLOTTE, NC  
BALTIMORE, MD  
SOUTH FORT WORTH, TX  
PITTSBURGH, PA  
NORFOLK, VA  
NEW YORK, NY  
NORTH HAVEN, CT  
REHOBOTH BEACH, DE  
WASHINGTON, DC

### REVISIONS

REV	DATE	COMMENT	BY
1	01/30/19	PER TOWN & PEER REVIEW COMMENTS	EKR
2	03/21/19	PER TOWN COMMENTS	EKR
3	04/19/19	PER TOWN COMMENTS	EKR
4			
5			
6			
7			
8			
9			

### PERMIT

PROJECT No.: W181203  
DRAWN BY: DTB/EKR  
CHECKED BY: AFT/MDS  
DATE: 12/21/2018  
SCALE: AS NOTED  
CAD I.D.: W181203\_S55

PROJECT:

**SITE DEVELOPMENT PLANS**

FOR

LISCIOTTI DEVELOPMENT CORP.

LOCATION OF SITE  
MAP #6, LOT #14  
30 WILTON ROAD  
TOWN OF MILFORD  
HILLSBOROUGH COUNTY  
NEW HAMPSHIRE

**BOHLER ENGINEERING**

352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 400-9800  
Fax: (508) 400-9800  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

**M.D. REYNOLDS**

REGISTERED PROFESSIONAL ENGINEER  
No. 12994  
MASSACHUSETTS LICENSE  
No. 12994  
NEW HAMPSHIRE LICENSE  
No. 12991

SHEET TITLE:  
**SOIL EROSION CONTROL NOTES & DETAILS SHEET**

SHEET NUMBER:  
**8**

OF 13

REV 3 - 04/19/2019



Know what's below.  
Call before you dig.



# LANDSCAPE SPECIFICATIONS

**1. 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 EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

**2. MATERIALS**  
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRABLE, 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 ORDNANCE OR CLENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.

I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.  
II. 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. FERTILIZER**  
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 MATERIAL**  
I. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST 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 WITH BRACKS ON THE BARK, SUNSCALDS, DISCOLORATION OR FRESH CUTS OF LIMBS OVER 1/4" WHICH HAVE NOT BEEN COMPLETELY CALLEDUS, 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.  
VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

**3. GENERAL WORK PROCEDURES**  
A. CONTRACTOR TO FULFILL 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 PREPARATIONS**  
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 TREES 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 DECLINE.

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 PROTECTION**  
A. 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 VSI-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.

**6. SOIL MODIFICATIONS**  
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 THE 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.  
II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) 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 DBL, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

**7. FINISHED GRADING**  
A. 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 (T<sub>3</sub>).

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.

**8. TOPSOILING**  
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 FILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY) [SEE SPECIFICATION 8.A.):  
I. 20 POUNDS "CRO-POWER" OR APPROVED SOIL CONDITIONER/FERTILIZER  
II. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER

**9. PLANTING**  
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 BACKFILLING.

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:  
I. 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 SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:  
ACER RUBRUM PLATANUS ACERIFOLIA  
BETULA VARIETIES POPULUS VARIETIES  
CARPINUS VARIETIES PRUNUS VARIETIES  
CRATAEGUS VARIETIES PYRUS VARIETIES  
KOELREUTERIA QUERCUS VARIETIES  
LIGUSTRUM STRYCIPIA 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:  
I. 1 PART PEAT MOSS  
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 PLANT  
D) LARGER PLANTS: 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 1/2" LAYER OF MULCH 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 INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

**11. WATERING**  
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH 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.

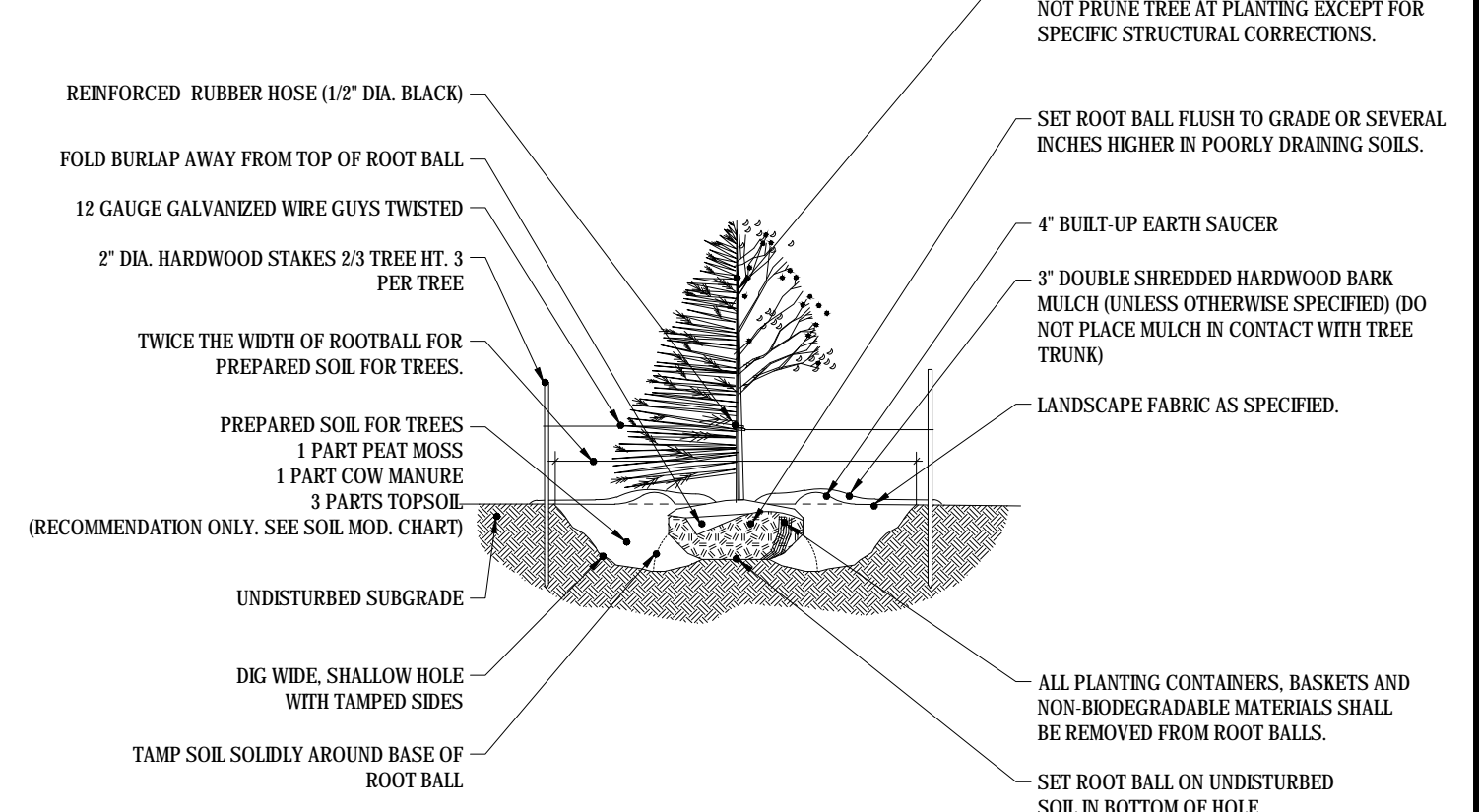
C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.  
**12. GUARANTEE**  
A. THE LANDSCAPE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

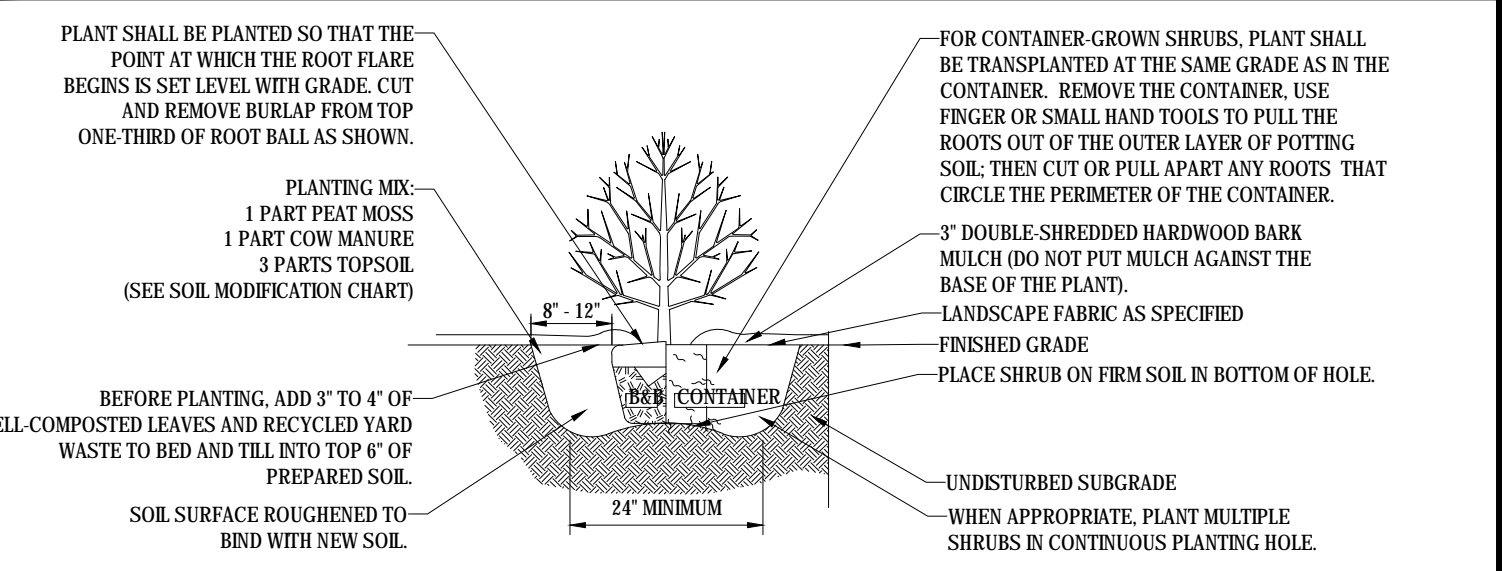
**13. CLEANUP**  
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.  
B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS 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 BEEN 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 MAINTAINED TO THE APPROVAL OF THE OWNER/OPERATOR.

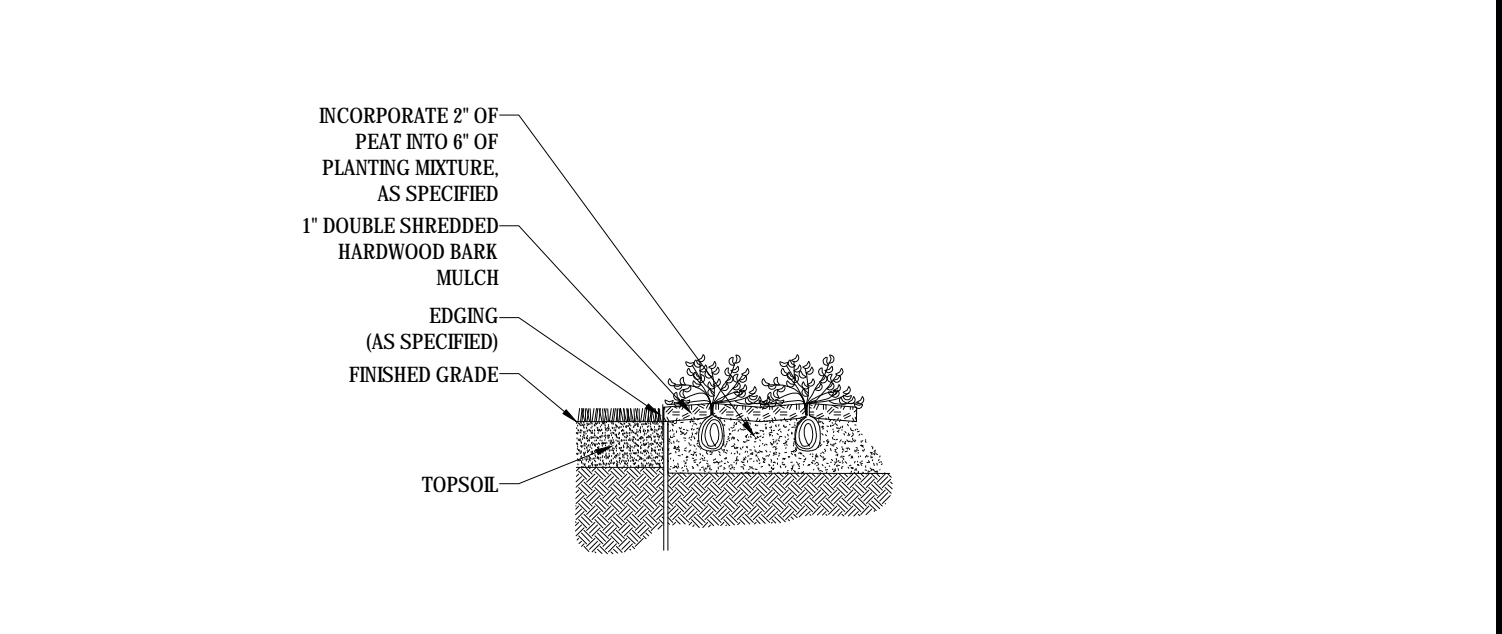
**NOTES:**  
1) NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.  
2) REMOVE ALL NON-BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/3" FROM ROOT BALL.  
3) PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.  
4) THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.  
5) THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.  
6) REFER TO THE CHART "GENERAL RANGE OF SOIL MODIFICATIONS & VOLUMES FOR VARIOUS SOIL CONDITIONS" TO DETERMINE MINIMUM WIDTH OF PREPARED SOIL (S).  
7) SUBSTITUTE ARBORVITAE STAKING SYSTEM WHEN SPECIFIED.



## TREE PLANTING DETAIL



## SHRUB PLANTING DETAIL



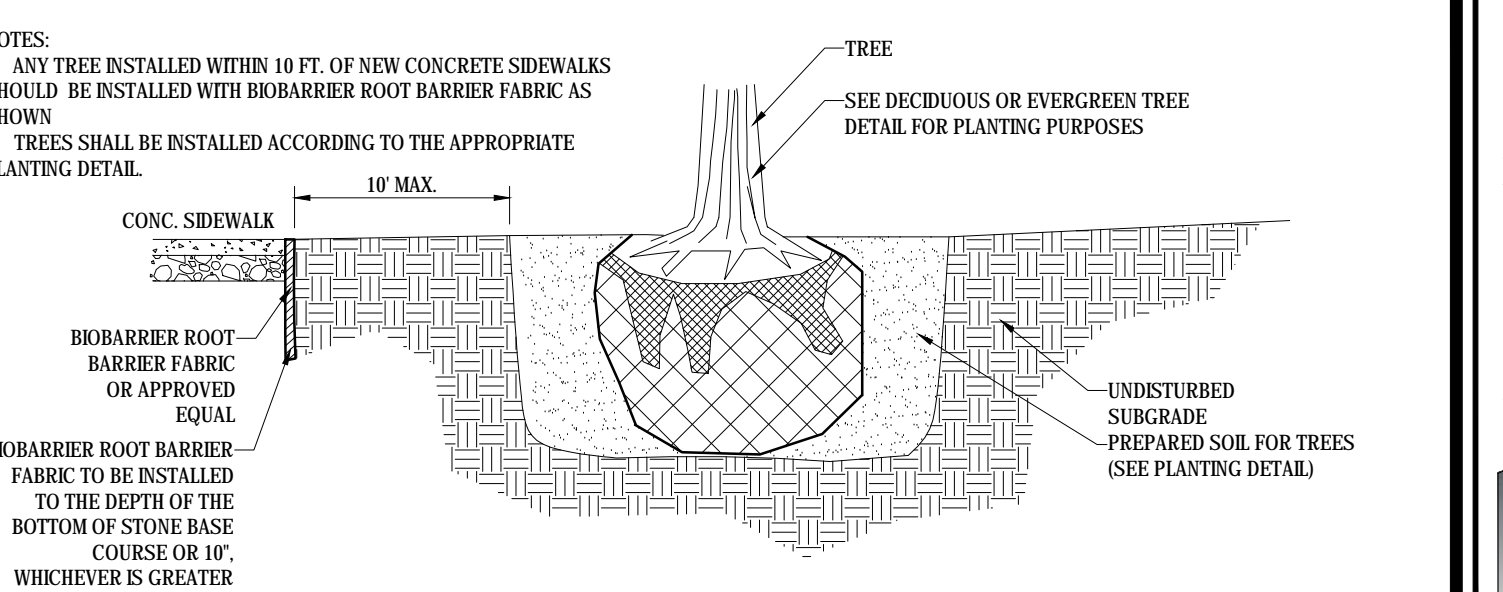
## GROUND COVER PLANTING

"NEW ENGLAND WETMIX (WETLAND SEED MIX)" AS PREPARED BY:  
NEW ENGLAND WETLAND PLANTS, INC  
820 WEST STREET, AMHERST, MA 01002  
PHONE: 413-548-8000  
EMAIL: INFO@NEWP.COM  
WEBSITE: WWW.NEWP.COM  
APPLICATION RATE: 1 LB. / 2500 SQ. FT. (18 LBS. / ACRE)  
SPECIES: Fox Sedge, (Carex vulpinoidea), Land Sedge, (Carex lurida), Blunt Broom Sedge, (Carex scoparia), Sensitive Fern, (Onoclea sensibilis), Blue Vervain, (Verbena hastata), Hop Sedge, (Carex lupulina), Green Bulrush, (Scirpus atrovirens), Nodding Bar Murghell, (Bibicus cor-ana), Bristly Sedge, (Carex comosa), Fringed Sedge, (Carex crinita), American Mannagrass, (Glyceria grandis), Wood Grass, (Scirpus cyperinus), Soft Rush, (Juncus effusus), Spotted Joe Pye Weed, (Eupatorium maculatum), Boneset, (Eupatorium perfoliatum), Mud Plantain, (Alisma subcordatum), New England Aster, (Aster novae-angliae), Rattlesnake Grass, (Glyceria canadensis), Purple-stem aster (Aster purpureus), Soft Stem Bulrush, (Scirpus validus), Blueflag (Iris versicolor), Swamp Milkweed, (Asclepias incarnata), Monkey Flower, (Mimulus ringens)

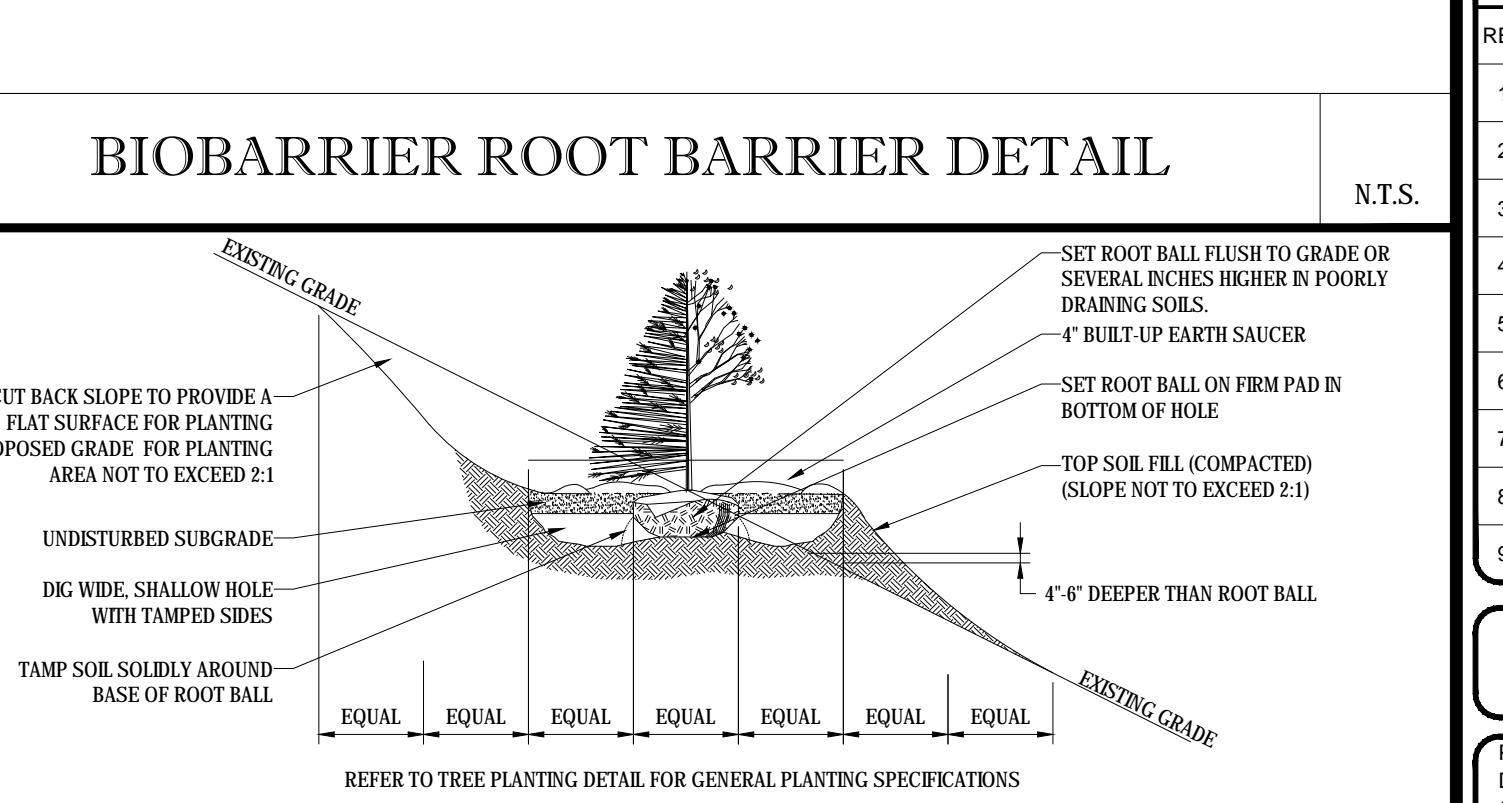
## DETENTION BASIN SEED MIX

WEBSITE: WWW.NEWP.COM  
APPLICATION RATE: 25LBS/ACRE | 1750 SQ FT/LB MINIMUM ORDER: 2 LBS  
SPECIES: VIRGINIA WILD RYE, (ELYMUS VIRGINICUS), LITTLE BLUESTEM, (SCHIZACHYRUM SCOPARIUM), BIG BLUESTEM, (ANDROPOGON GERARDII), CREEPING RED FESCUE, (FESTUCA RUBRA), SWITCH GRASS, (PANICUM VIRGATUM), PATRIDGE PEA, (CHAMAECRISTA FASCICULATA), DEER TONGUE, (PANICUM GLANDISTENIUM), INDIAN GRASS, (SORGHASTRUM MITIS), OX-EYE SUNFLOWER, (HELIOPSIS HELIANTHOIDES), COMMON MILKWEED, (ASCLEPIAS SYRIACA), SPOTTED JOE PYE WEED, (EUPATORIUM MACULATUM), GRASS LEAVED GOLDENROD, (EUTHAMIA GRAMINIFOLIA), BLUE VERVAIN, (VERBENA HASTATA), NEW ENGLAND ASTER, (ASTER NOVAE-ANGLIAE), EARLY GOLDENROD, (SOLIDAGO JUNCEA)

## CONSERVATION SEED MIX



## BIOBARRIER ROOT BARRIER DETAIL



## TREE PLANTING DETAIL - ON SLOPE

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.  
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.  
3. SEEDING RATES:  
• PERENNIAL RYEGRASS 1/2 LB/1000 SQ FT  
• KENTUCKY BLUEGRASS 1 LB/1000 SQ FT  
• RED FESCUE 1/2 LB/1000 SQ FT  
• SPREADING FESCUE 1/2 LB/1000 SQ FT  
• FERTILIZER (16.32-16) 2 LB/1000 SQ FT  
• LIQUID LIME 1 GAL/800 GAL  
• TANK TACKIFIER 35 LB/800 GAL  
• TANK FIBER MULCH 30 LB/1000 SQ FT  
4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

## HYDROSEED MIX

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• NEW YORK NY • NORTHERN VIRGINIA  
• NORTH HAVEN CT • RICHMOND VA  
• NORTH NEW BEDFORD MA • WASHINGTON DC  
• RICHMOND BEACH VA

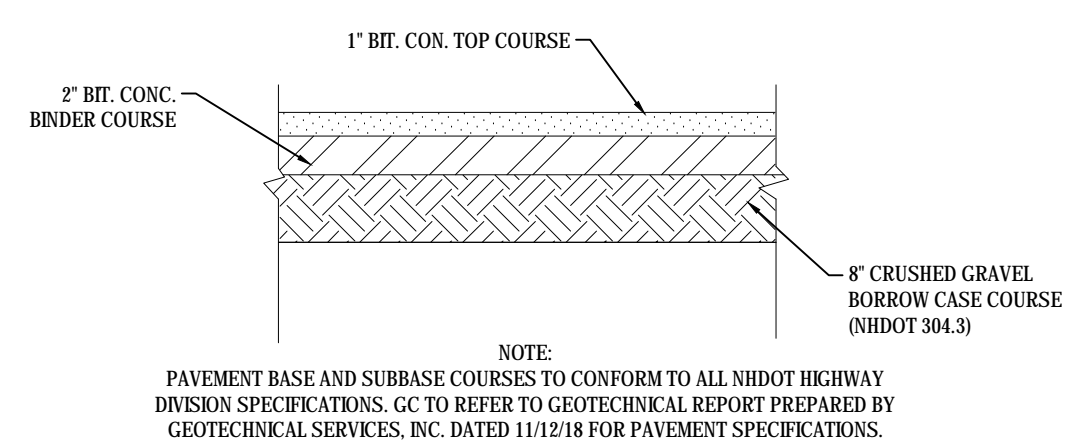
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REV	DATE	COMMENT	BY	
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2	03/21/19	PER TOWN COMMENTS	EKR	
3	04/19/19	PER TOWN COMMENTS	EKR	
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**PERMIT**  
PROJECT No.: W181203  
DRAWN BY: DTB/EKR  
CHECKED BY: AFT/MS  
DATE: 12/21/2018  
SCALE: AS NOTED  
CAD I.D.: XREF LAND\_W181203

**SITE DEVELOPMENT PLANS**  
FOR  
**LISCIOTTI DEVELOPMENT CORP.**  
LOCATION OF SITE  
MAP #6, LOT #14  
30 WILTON ROAD  
TOWN OF MILFORD  
HILLSBOROUGH COUNTY  
NEW HAMPSHIRE

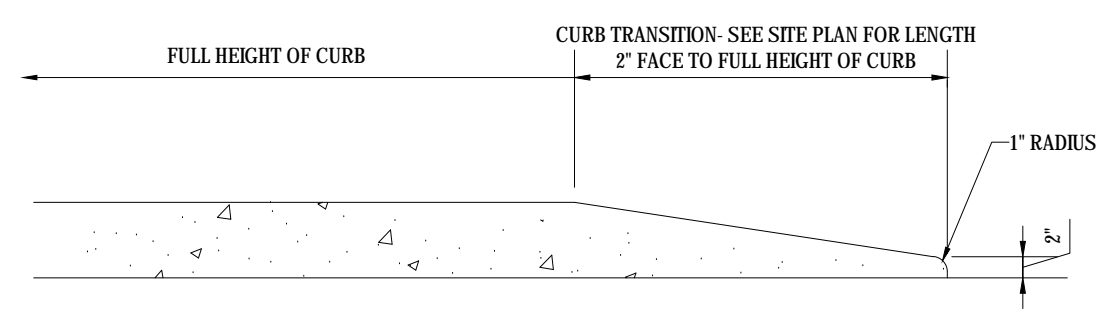
**BOHLER ENGINEERING**  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
Fax: (508) 480-9080  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)  
**MATTHEW A. BOHLER**  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
LICENSE NO. 117-917  
NEW HAMPSHIRE No. 100  
CONNECTICUT No. 1359

SHEET TITLE:  
**LANDSCAPE NOTES & DETAILS**  
SHEET NUMBER:  
**10**  
OF 13  
REV 3 - 04/19/2019



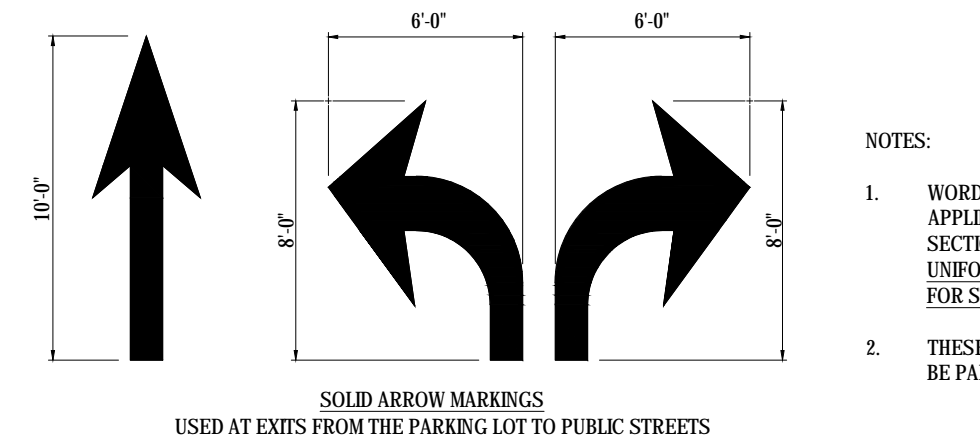
ASPHALT PAVEMENT SECTION

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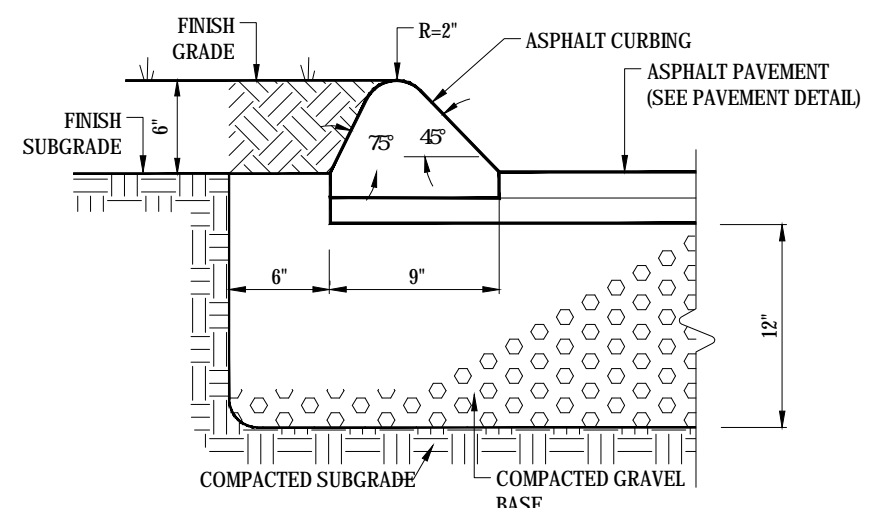
TRANSITION CURB DETAIL

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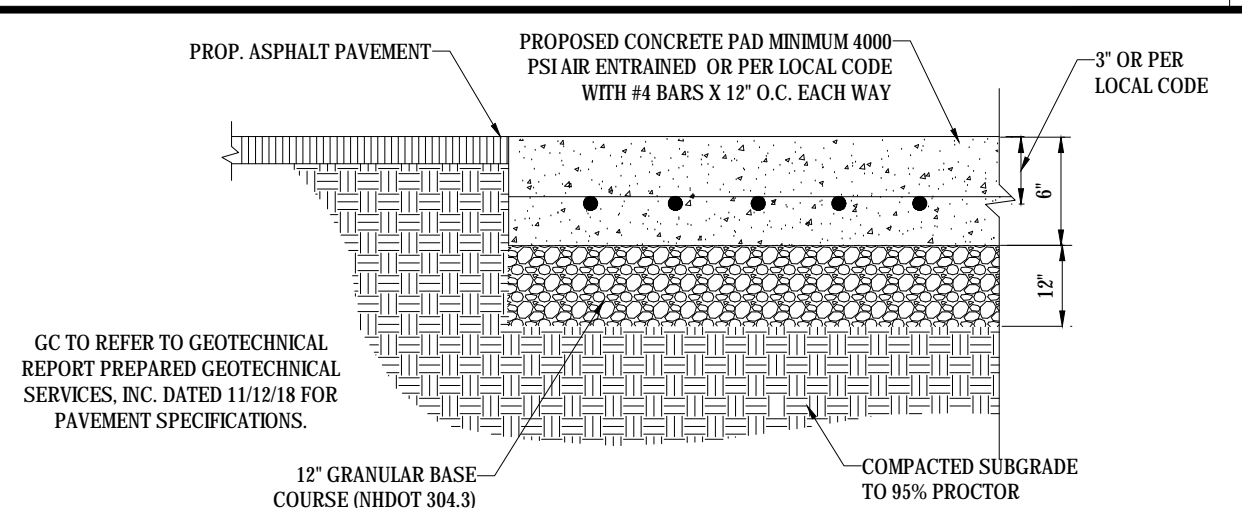
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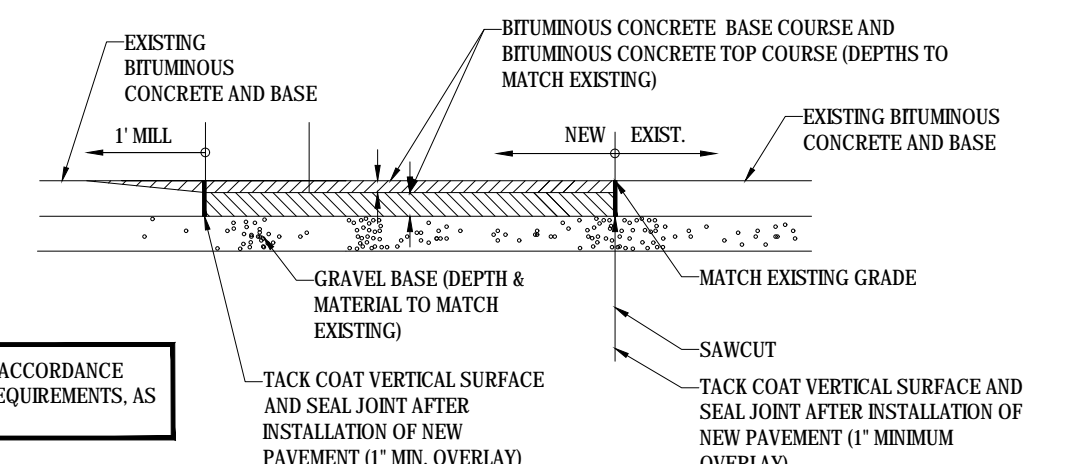
BITUMINOUS CONC. CURB DETAIL

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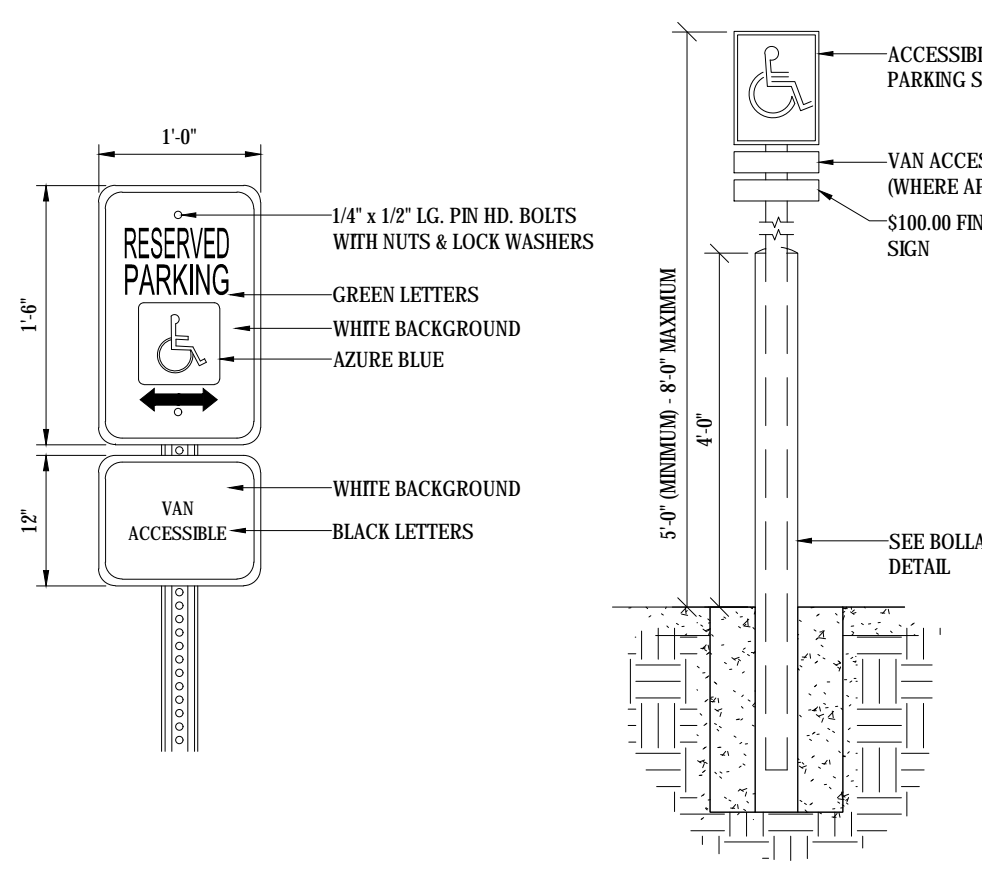
CONCRETE PAD DETAIL

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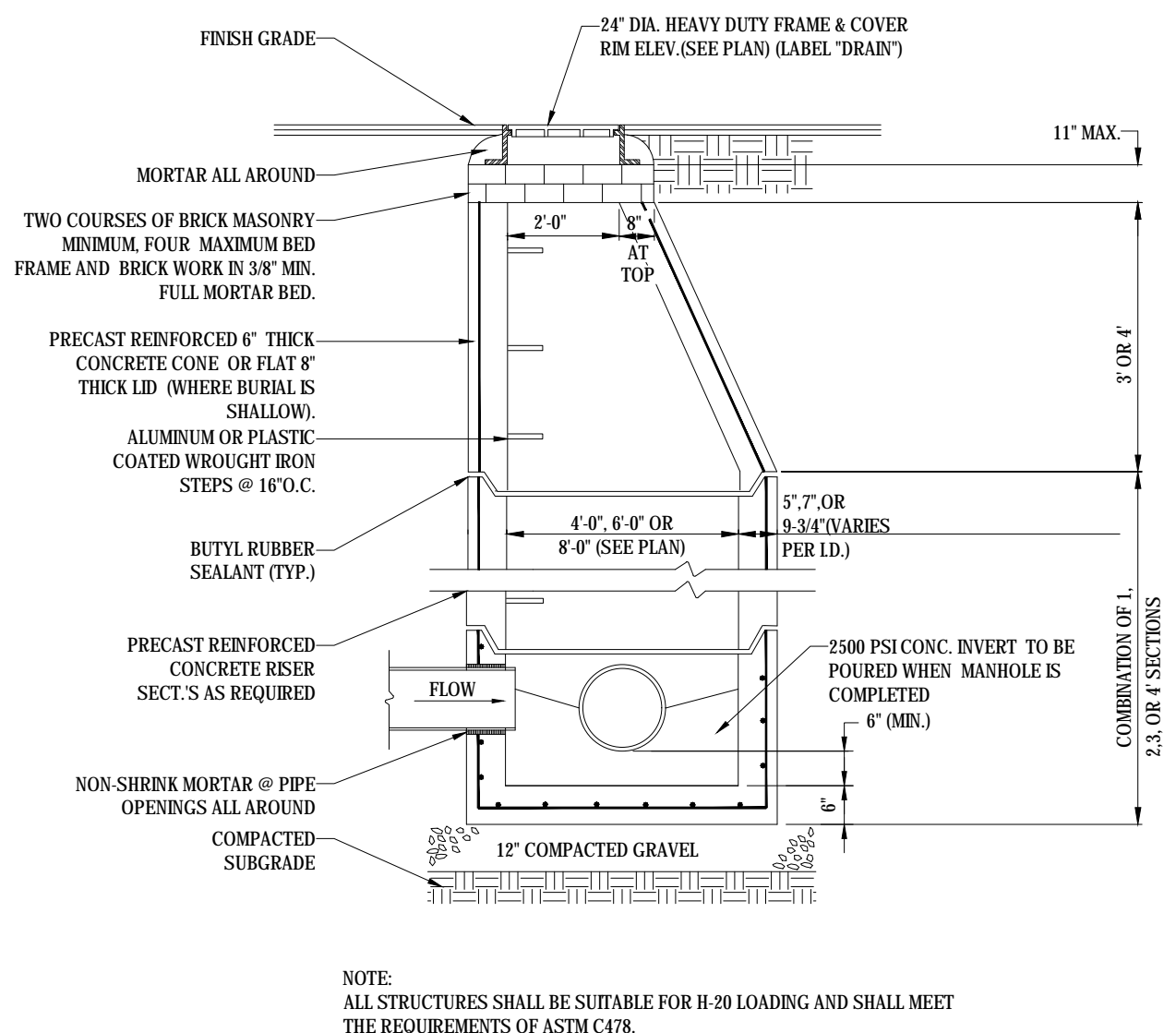
ROADWAY PATCHING DETAIL

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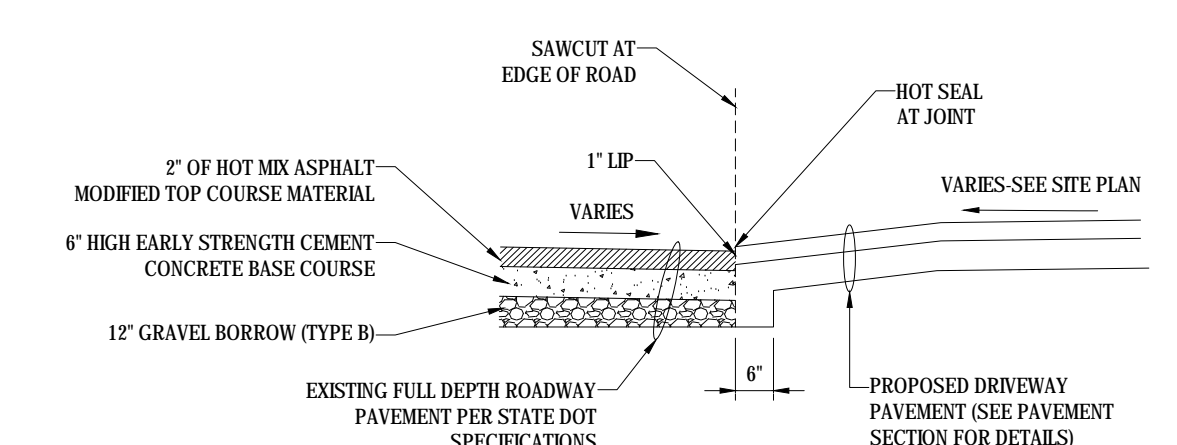
ACCESSIBLE PARKING SIGN W/ BOLLARD DETAIL

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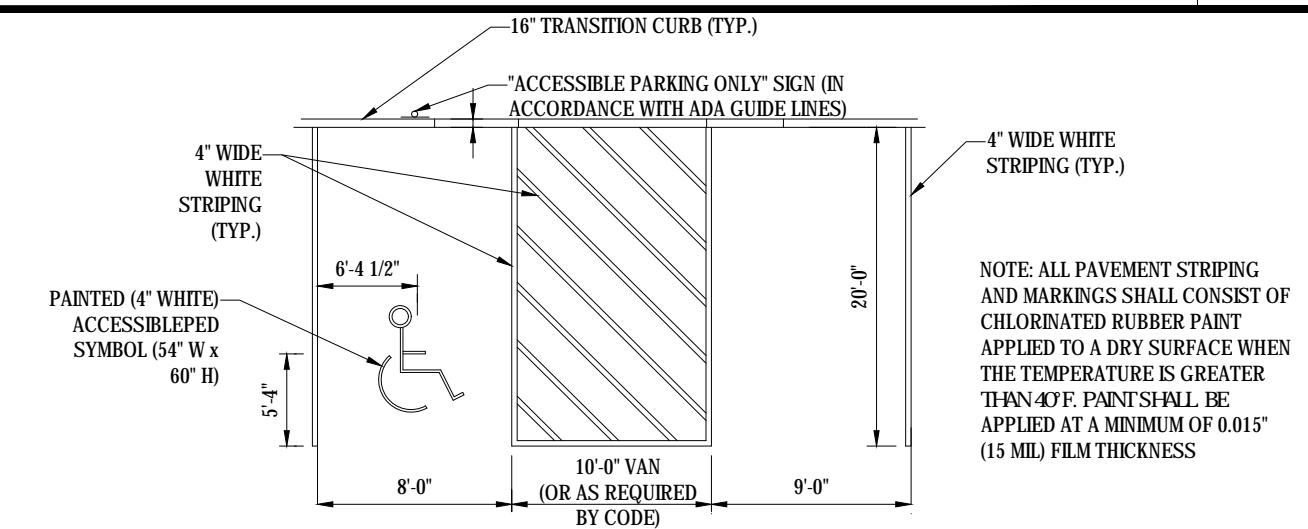
TYP. PRECAST CONCRETE MANHOLE STORM DRAIN

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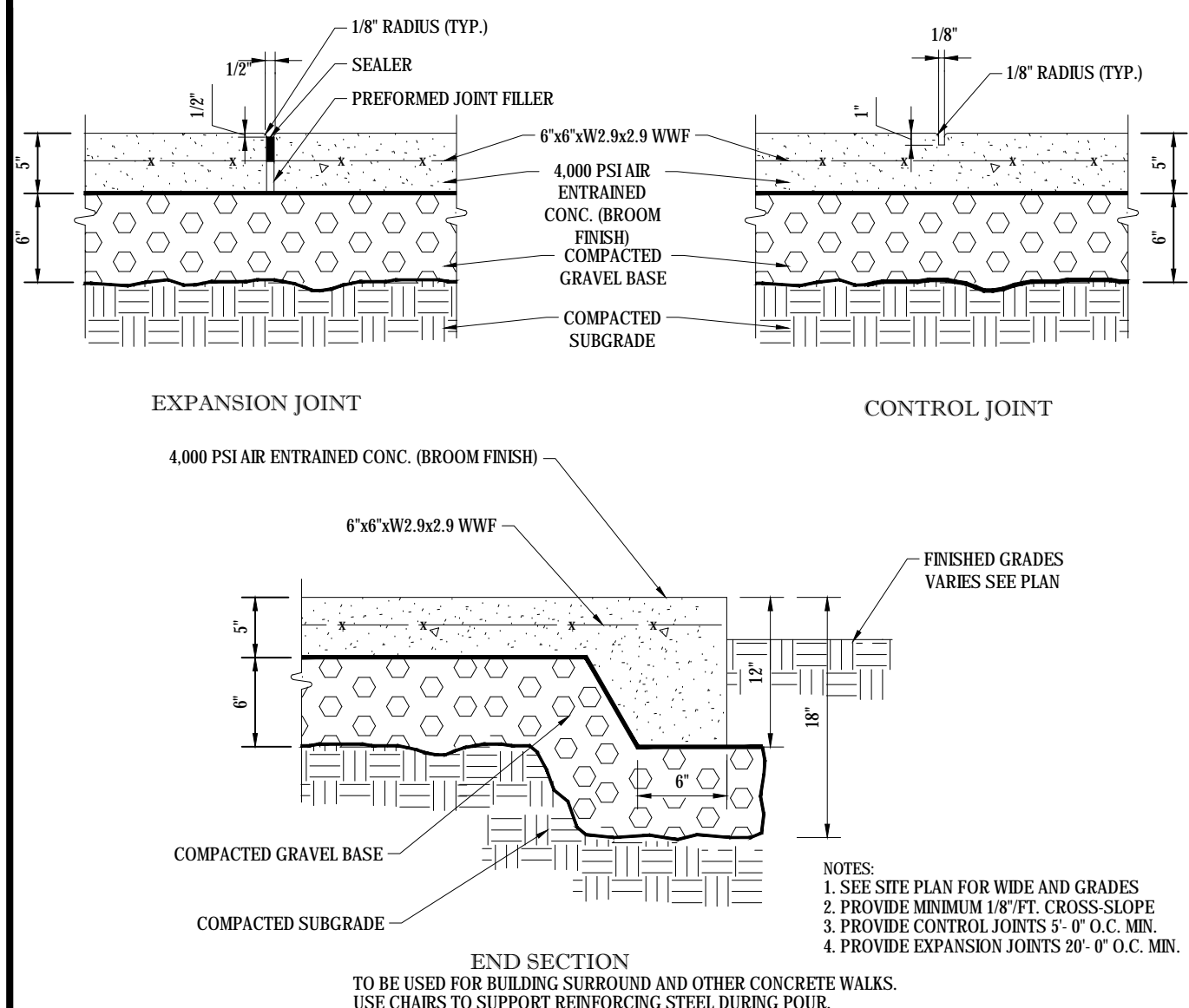
DRIVEWAY CONSTRUCTION DETAIL

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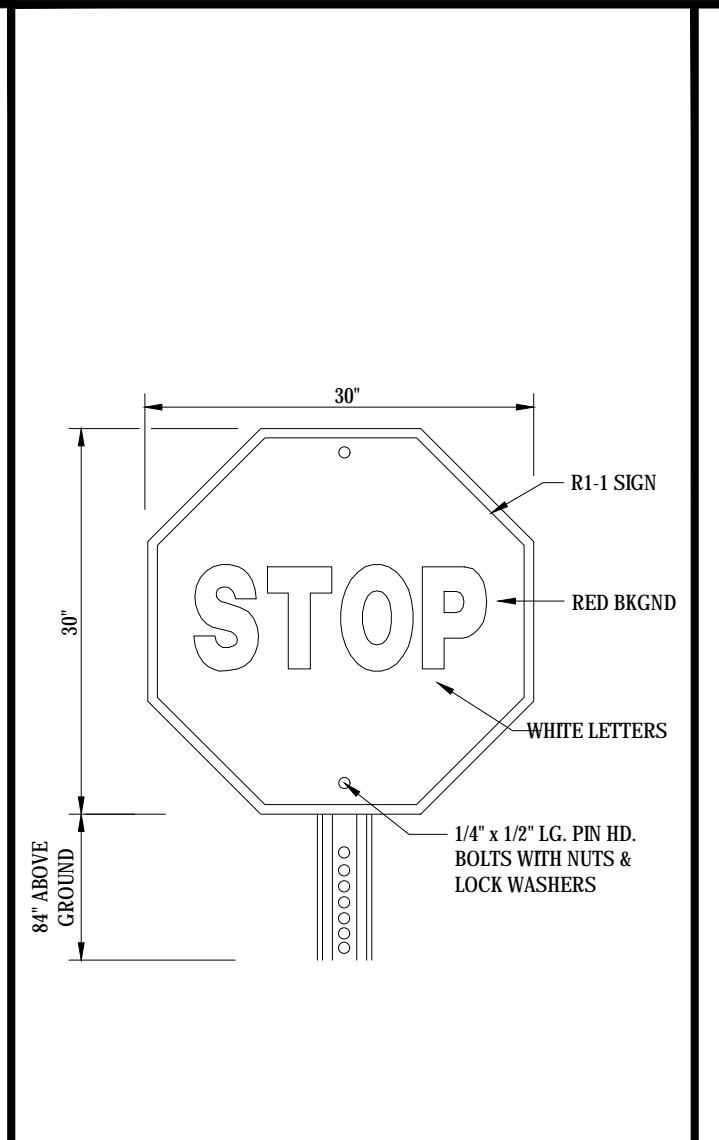
ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL

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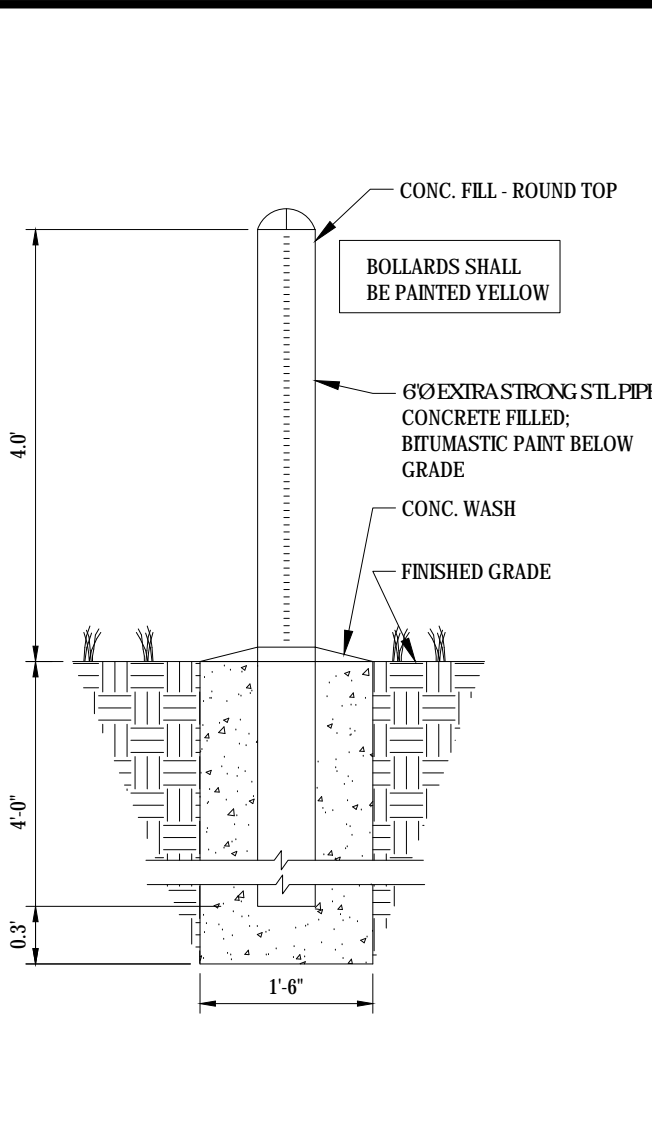
MONOLITHIC CONC. SIDEWALK DETAILS

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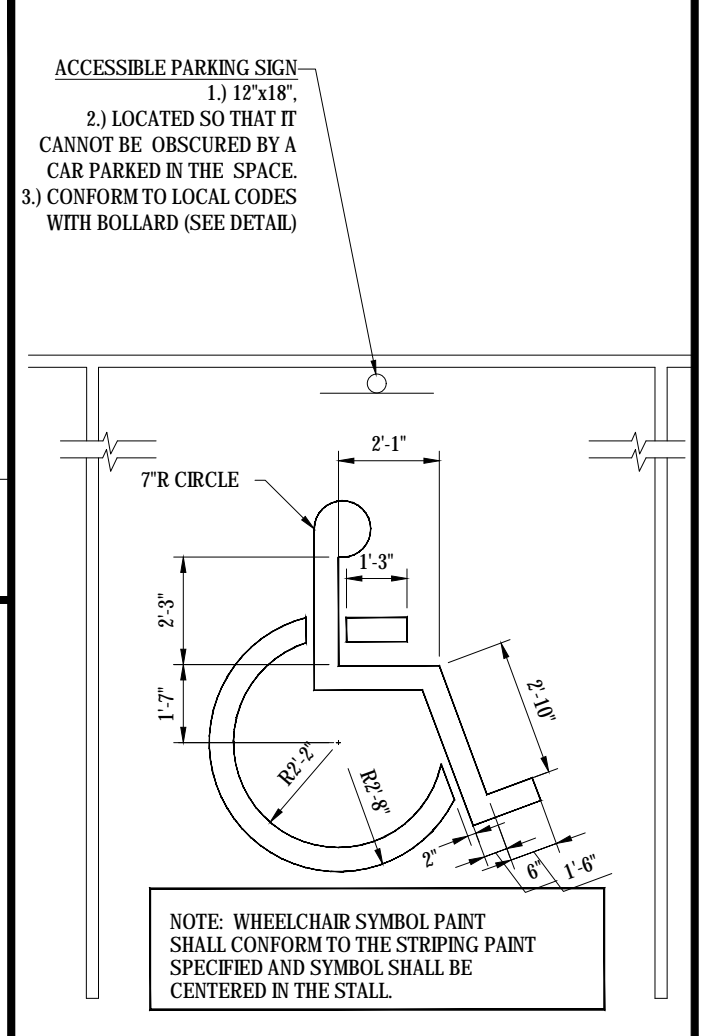
'STOP' SIGN

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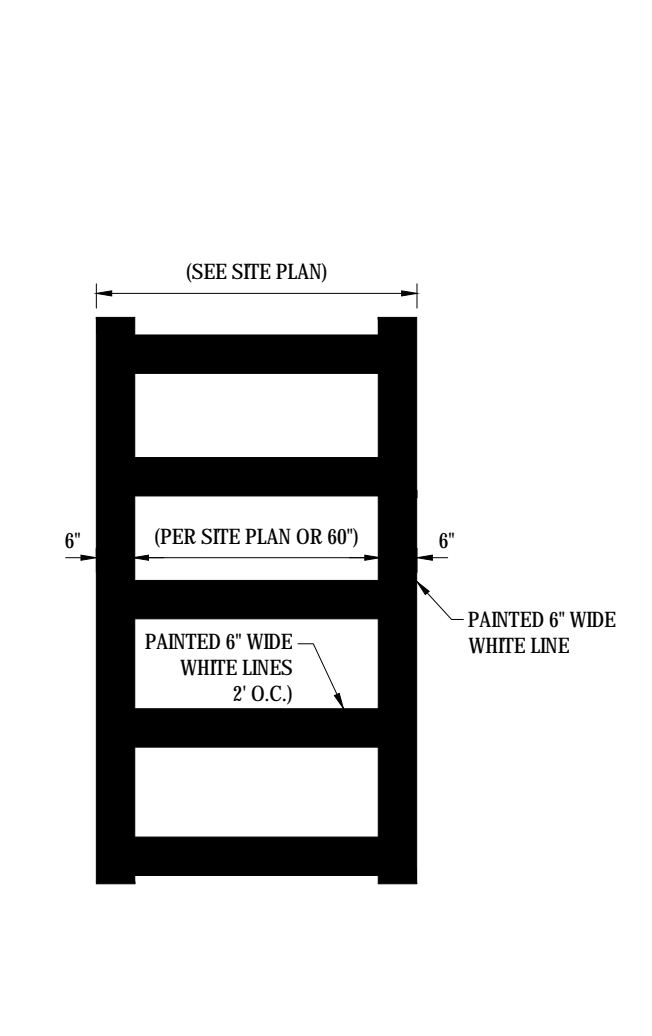
BOLLARD DETAIL

N.T.S.



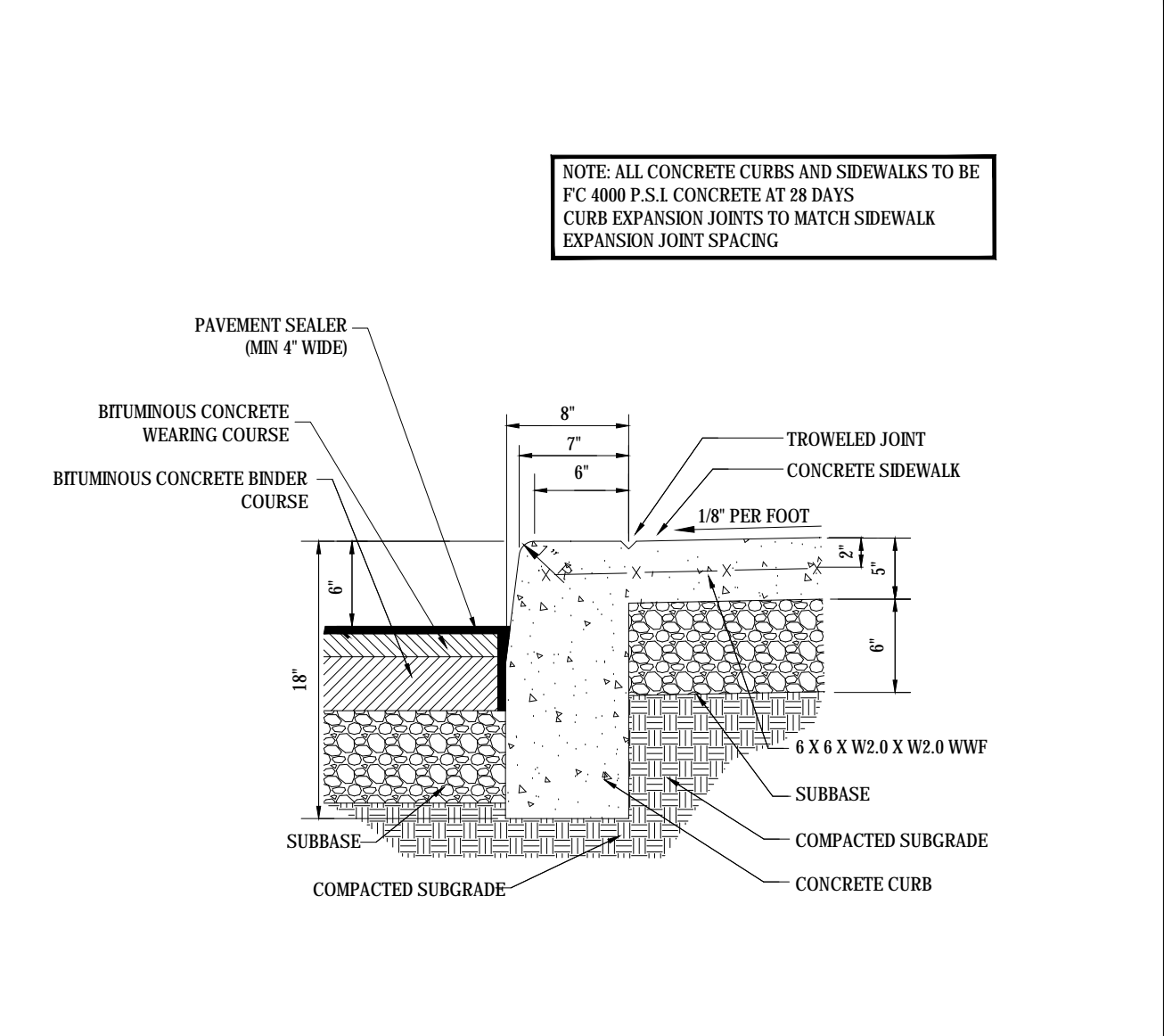
ACCESSIBLE PARKING STALL PAINTING DETAIL

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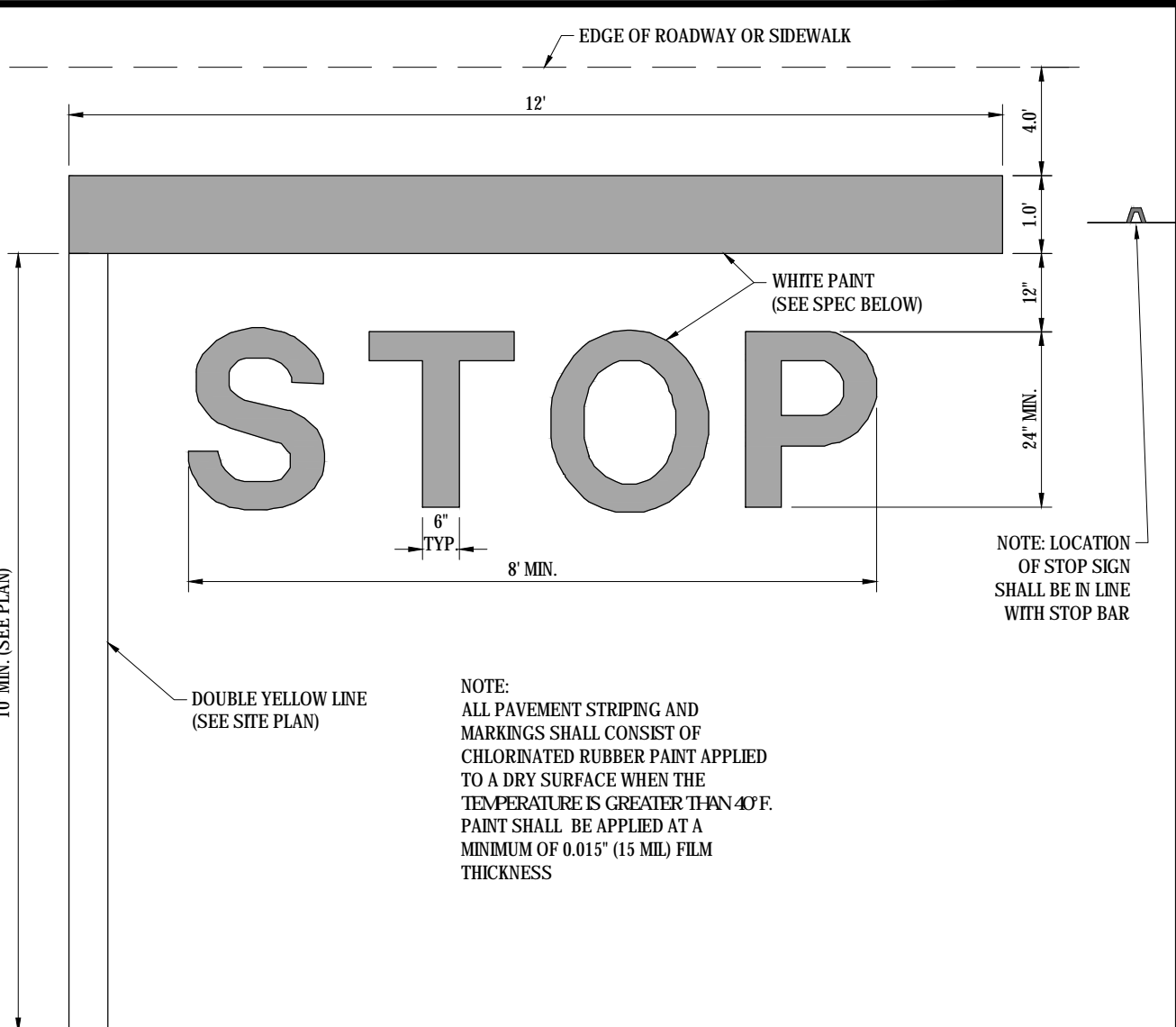
CROSSWALK DETAIL

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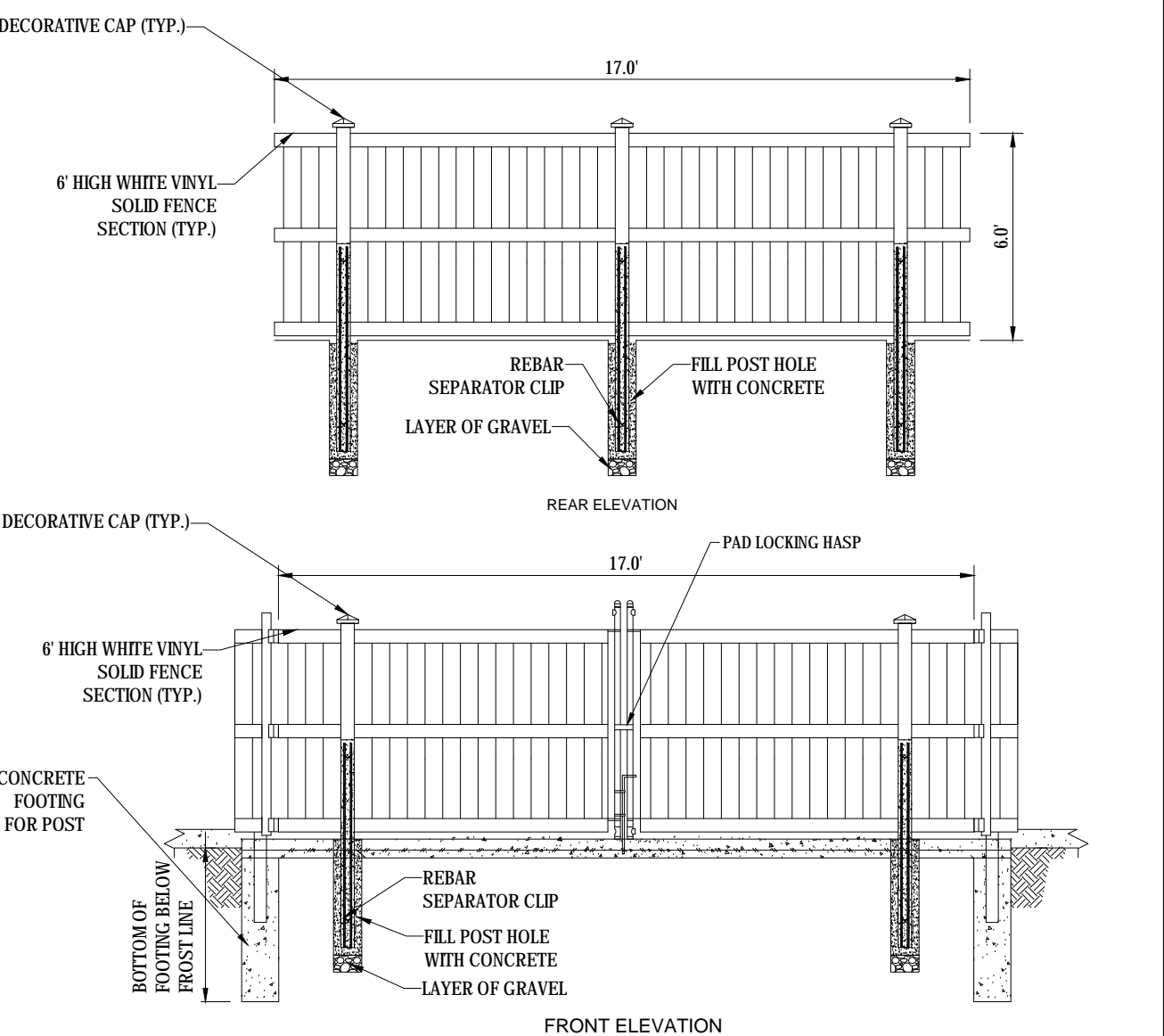
CURB DETAIL W/ MONOLITHIC SIDEWALK ON-SITE

N.T.S.



'STOP' BAR DETAIL

N.T.S.



STOCKADE WHITE VINYL FENCE TRASH ENCLOSURE DETAIL

N.T.S.

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REVISIONS

REV	DATE	COMMENT	BY
1	01/30/19	PER TOWN & PEER REVIEW COMMENTS	EKR
2	03/21/19	PER TOWN COMMENTS	EKR
3	04/19/19	PER TOWN COMMENTS	EKR
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PERMIT

PROJECT No: W161203  
 DRAWN BY: DTB/EKR  
 CHECKED BY: AFT/MDS  
 DATE: 12/21/2018  
 SCALE: AS NOTED  
 CAD I.D.: W161203\_S55

PROJECT: SITE DEVELOPMENT PLANS FOR

LOCATION OF SITE  
 MAP #6, LOT #14  
 30 WILTON ROAD  
 TOWN OF MILFORD  
 HILLSBOROUGH COUNTY  
 NEW HAMPSHIRE

**BOHLER ENGINEERING**

352 TURNPIKE ROAD  
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**M.D. WILKINS**

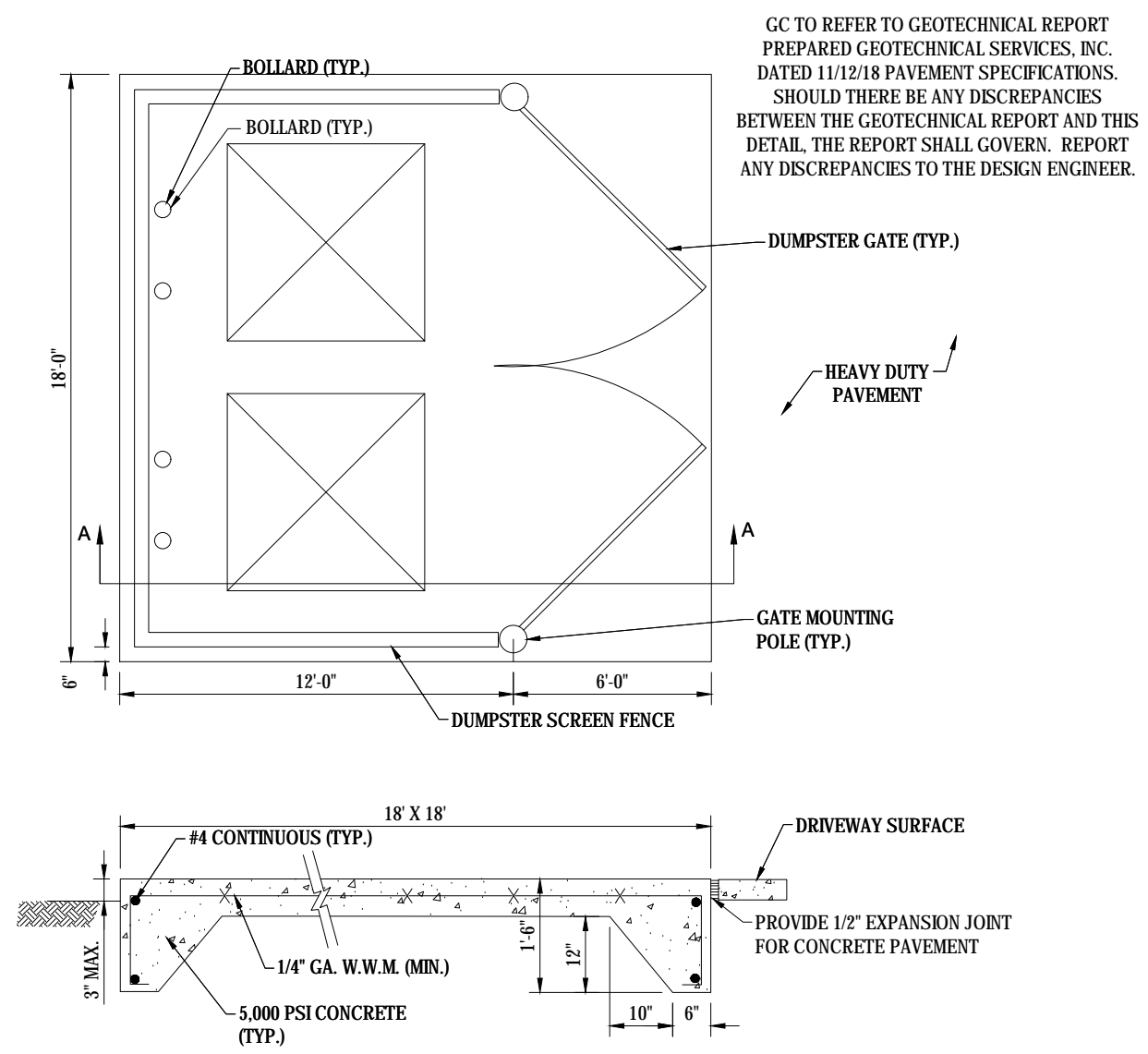
REGISTERED PROFESSIONAL ENGINEER  
 STATE OF NEW HAMPSHIRE  
 LICENSE NO. 12934  
 EXPIRES 12/31/2021

SHEET TITLE: CONSTRUCTION DETAIL SHEET

SHEET NUMBER: 11 OF 13

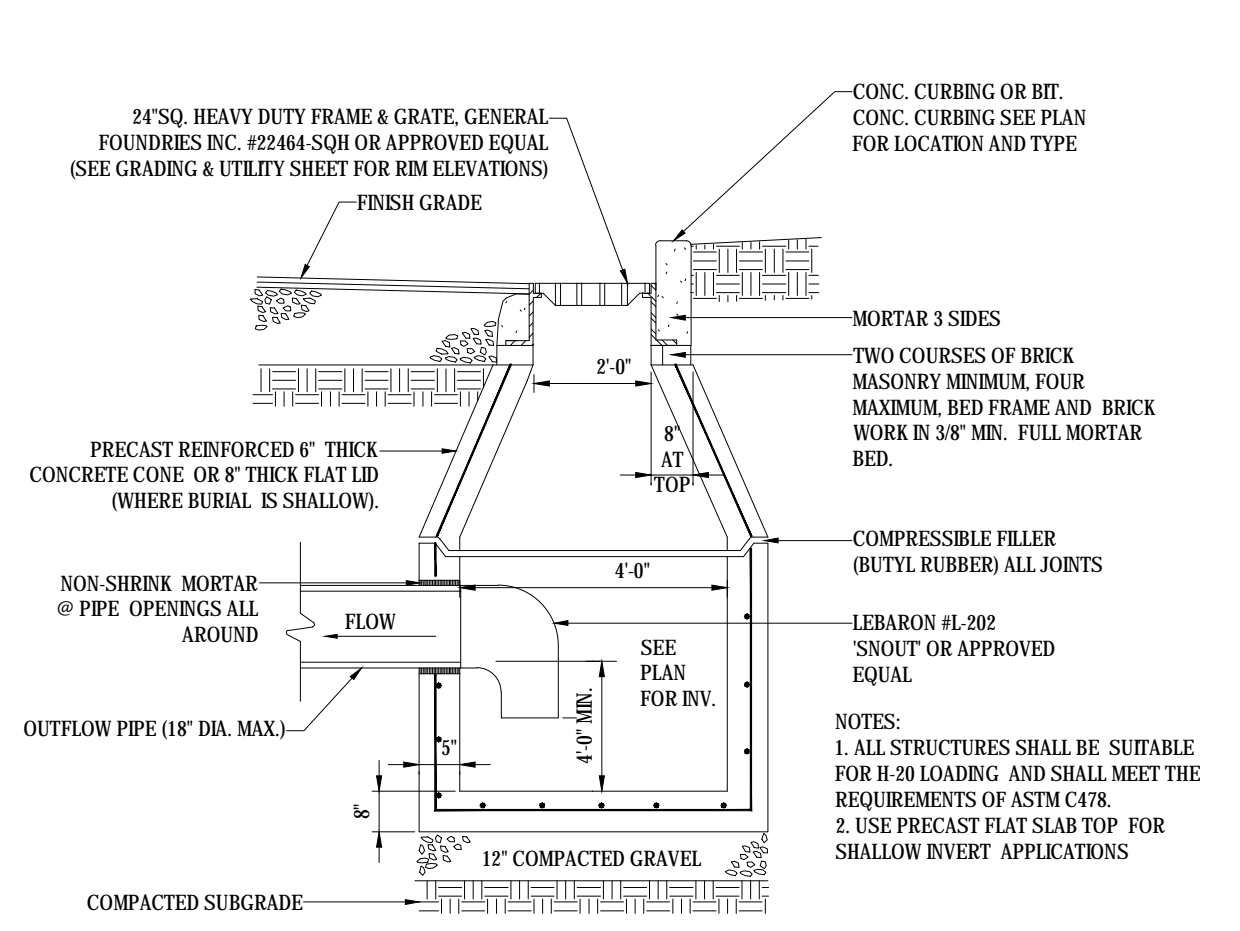
REV 3 - 04/19/2019

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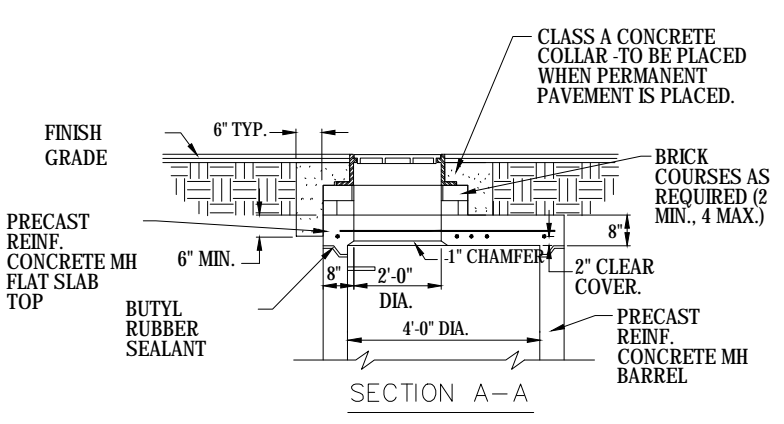
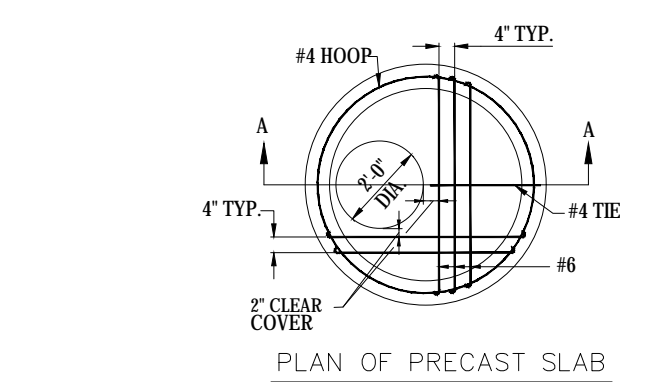
DUMPSTER PAD WITH SCREENING

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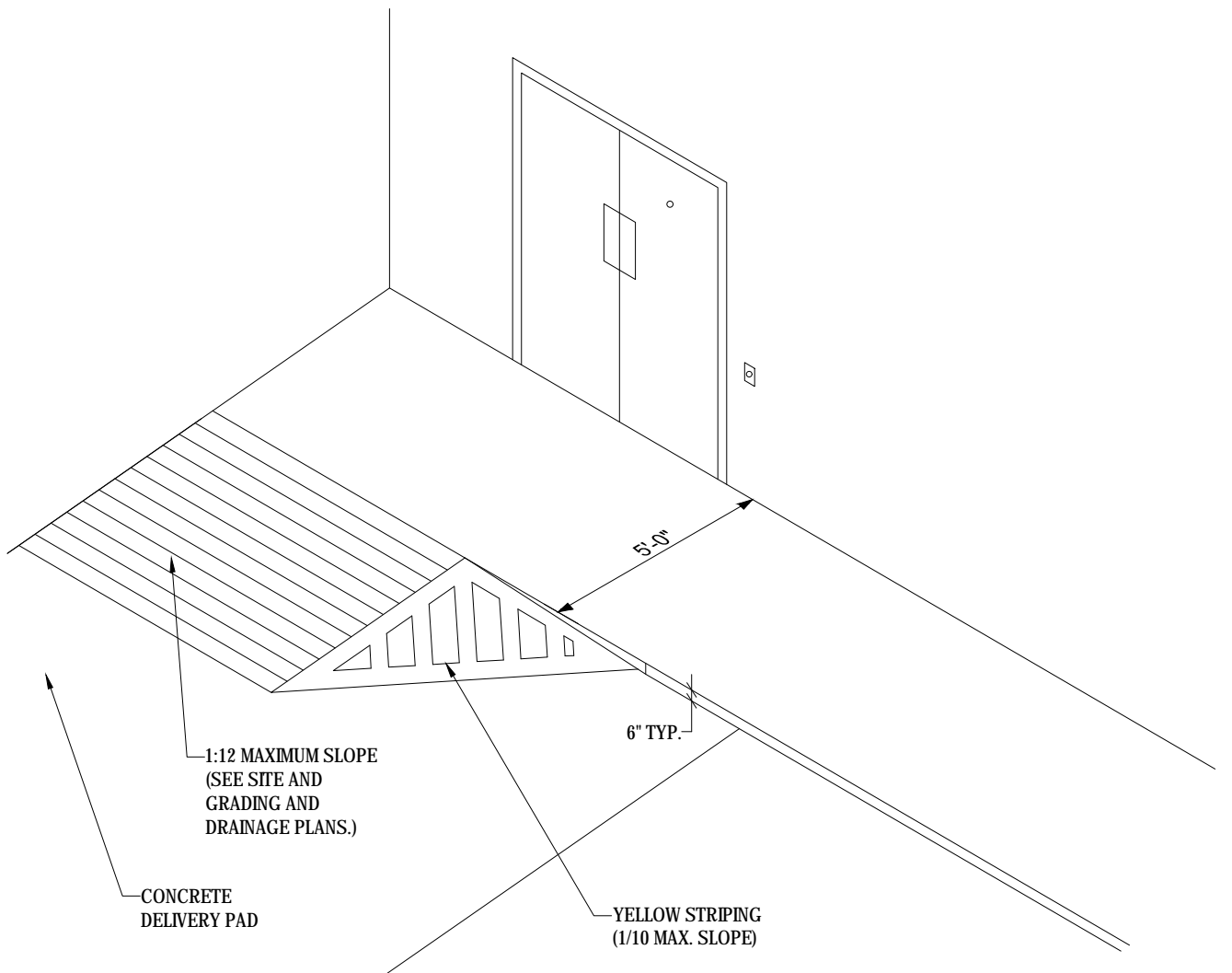


PRECAST CONCRETE DEEP SUMP CATCH BASIN DETAIL

N.T.S.

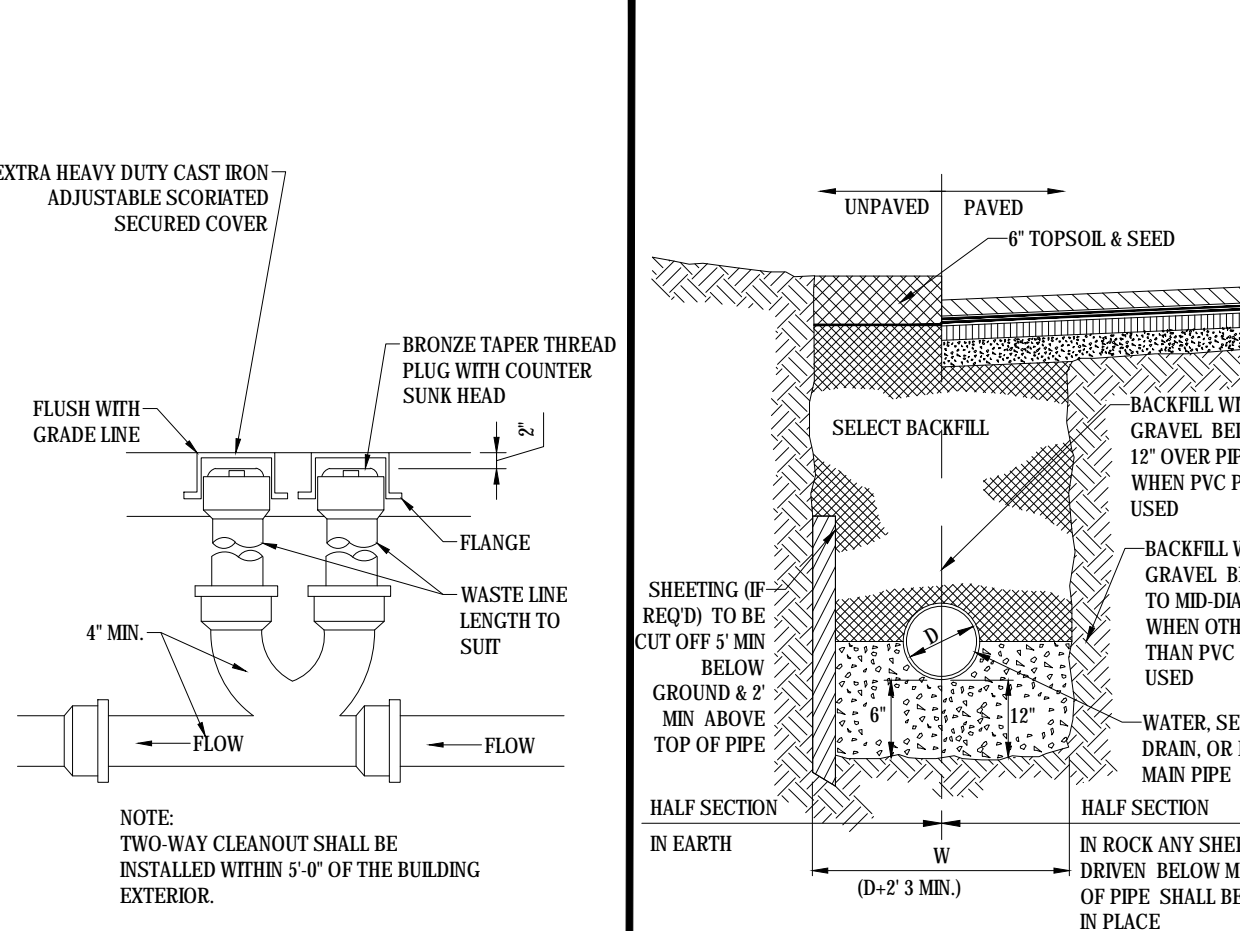


ALTERNATIVE FLAT SLAB TOP FOR SHALLOW MANHOLE



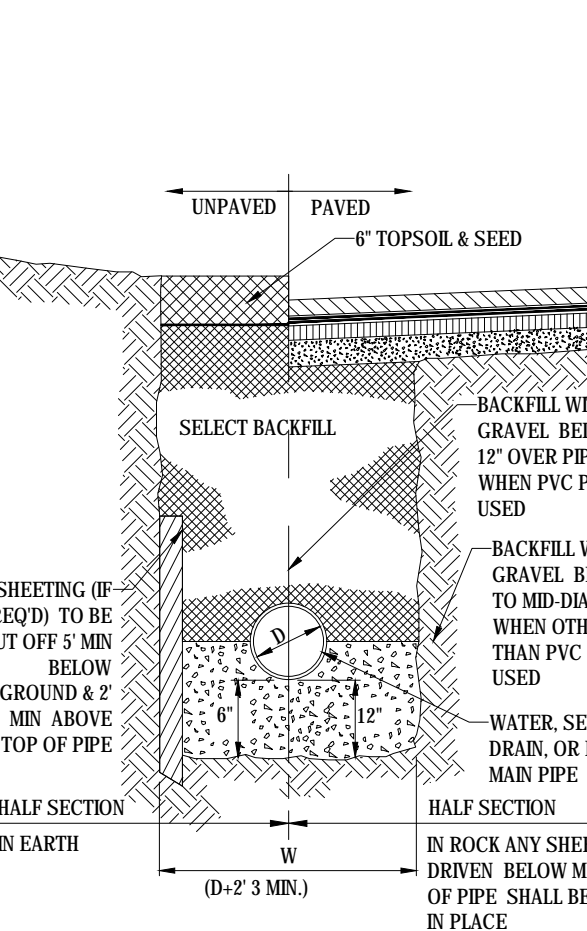
TYPICAL SERVICE RAMP DETAIL

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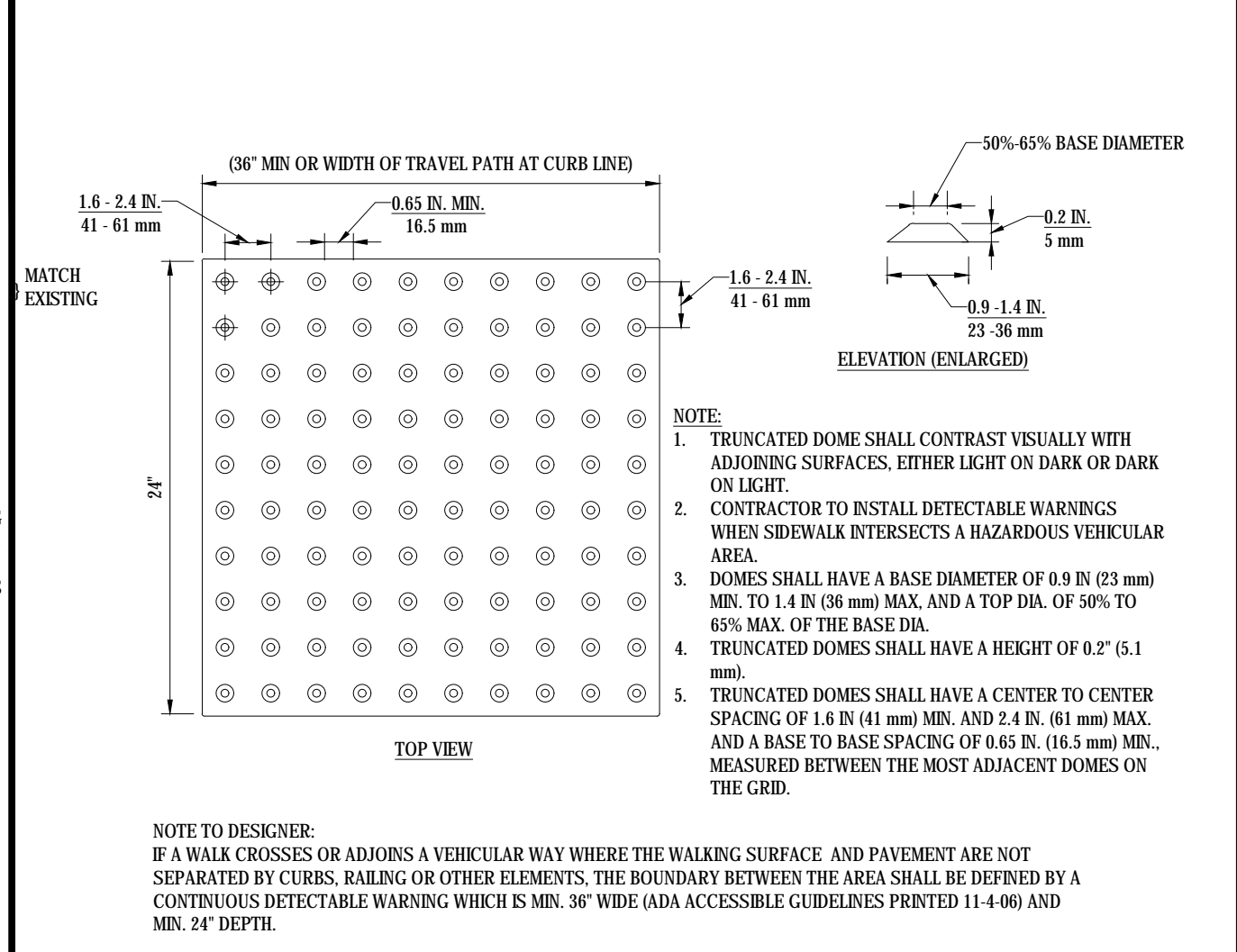
TWO-WAY CLEANOUT

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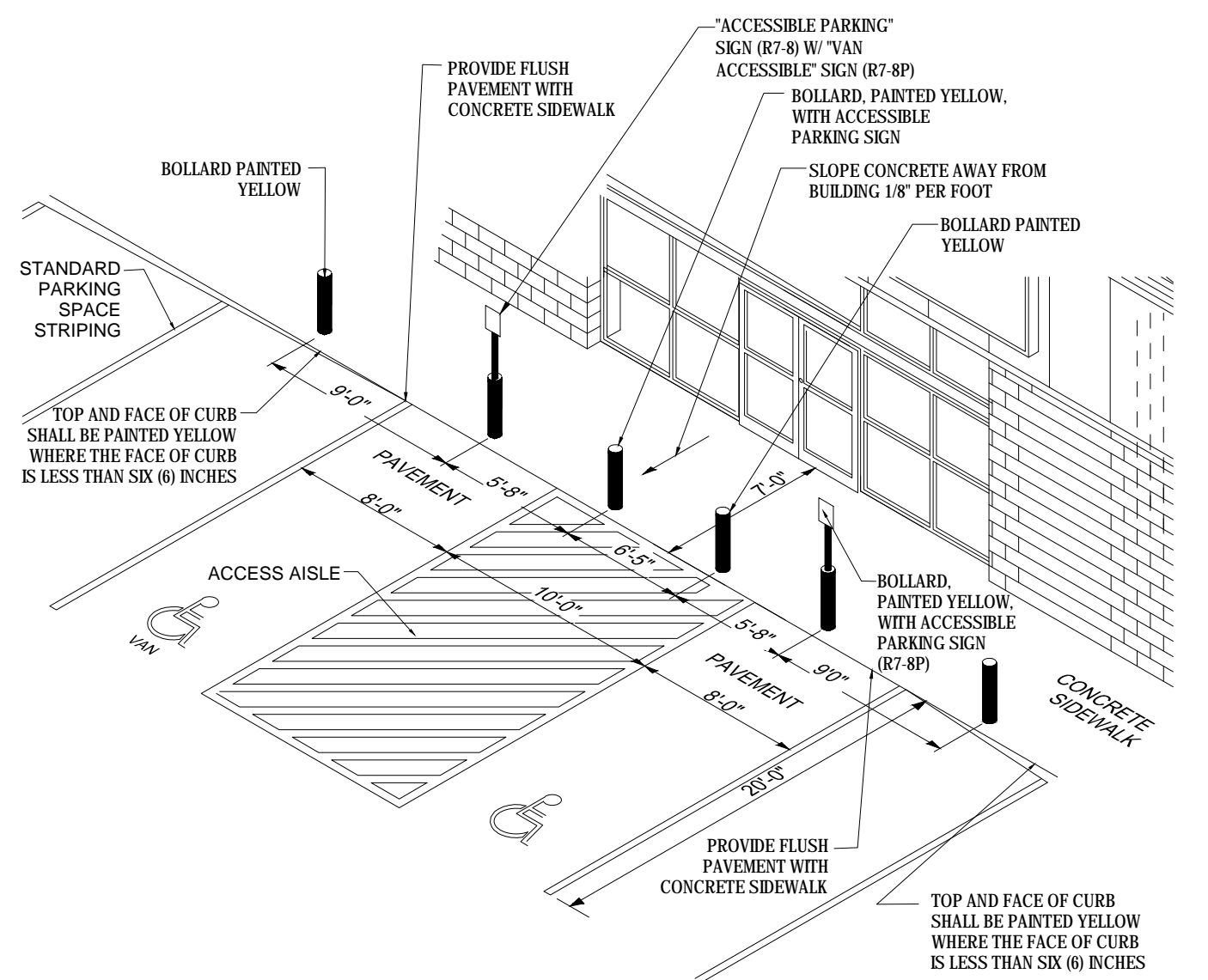
TYPICAL UTILITY TRENCH

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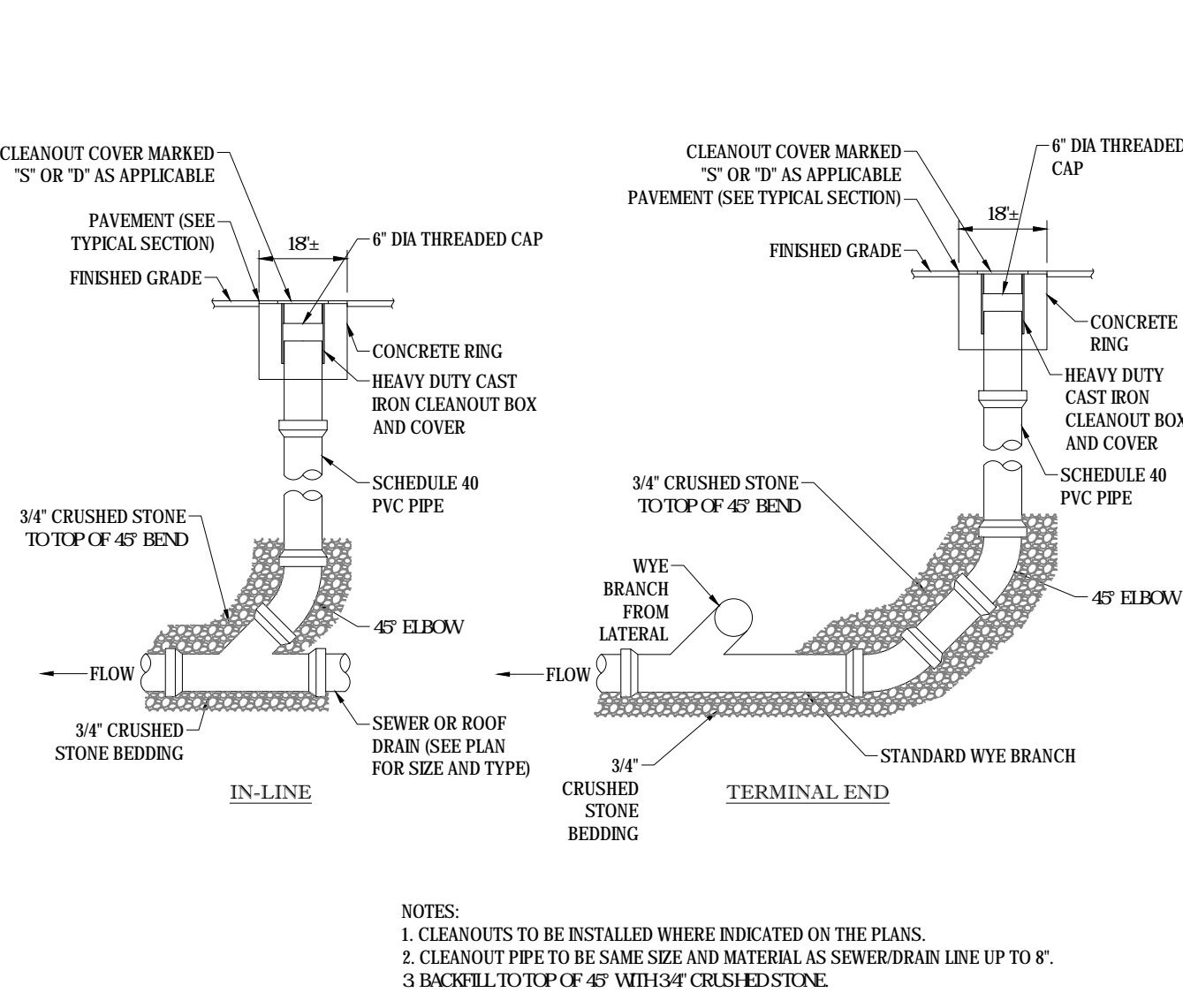
DETECTIVE WARNING PANEL

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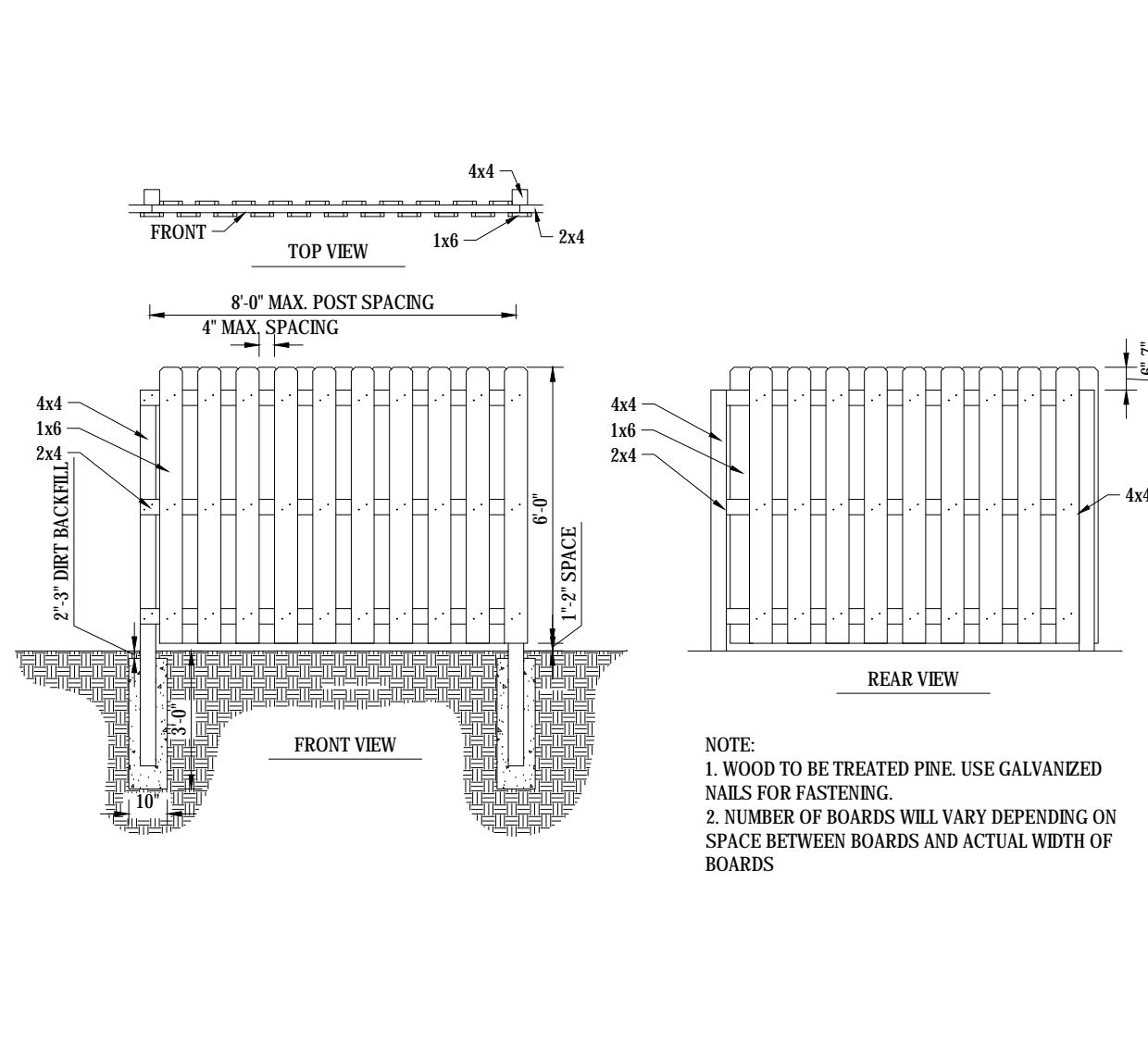
ACCESSIBLE PARKING AND ACCESS AISLE DETAIL

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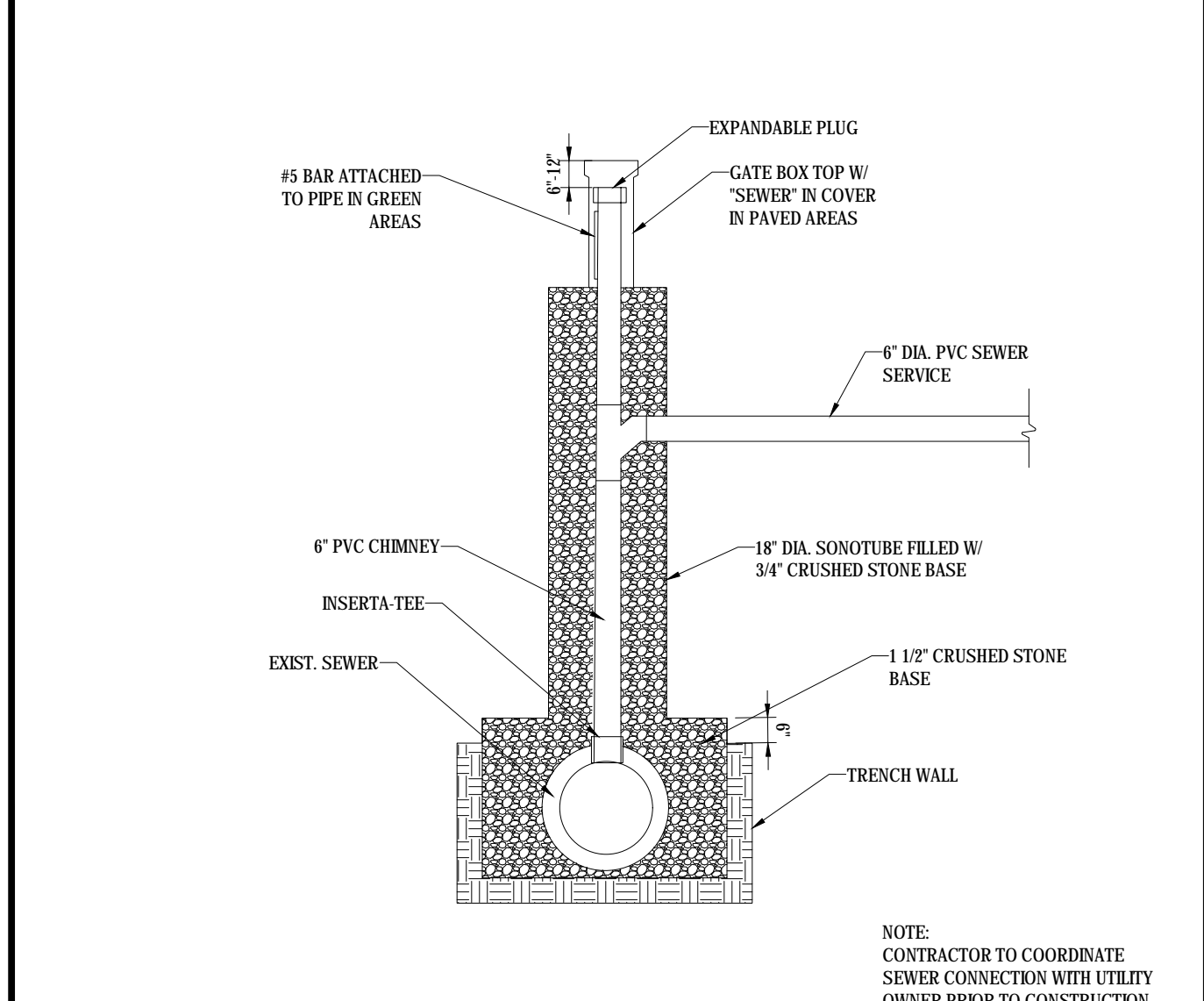
CLEANOUT DETAIL

N.T.S.



PRIVACY FENCE DETAIL

N.T.S.



ALTERNATIVE SEWER CHIMNEY CONNECTION DETAIL

N.T.S.

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**PERMIT**

PROJECT No: W161203  
 DRAWN BY: DTB/EKR  
 CHECKED BY: AFT/MSD  
 DATE: 12/21/2018  
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 CAD I.D.: W161203\_S55

**SITE DEVELOPMENT PLANS**

FOR

LISCIOTTI DEVELOPMENT CORP.

LOCATION OF SITE  
 MAP #6, LOT #14  
 30 WILTON ROAD  
 TOWN OF MILFORD  
 HILLSBOROUGH COUNTY  
 NEW HAMPSHIRE

**BOHLER ENGINEERING**

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**M.P. WIRTH**

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF NEW HAMPSHIRE  
 LICENSE NO. 12931

SHEET TITLE:  
**CONSTRUCTION DETAIL SHEET**

SHEET NUMBER:  
**12**  
 OF 13

REV 3 - 04/19/2019

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**SURVEYOR'S METES AND BOUNDS DESCRIPTION**  
MAP 6, LOTS 14  
TOWN OF MILFORD  
HILLSBOROUGH COUNTY, NEW HAMPSHIRE

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF WILTON ROAD (PUBLIC - 50' WIDE), SAID POINT HAVING A TIE LINE ON THE THREAD OF THE SOUHEGAN RIVER, AND FROM SAID POINT OF BEGINNING RUNNING THENCE:

- ALONG THE THREAD OF THE SOUHEGAN RIVER, 448 FEET, MORE OR LESS TO A POINT AT THE RAILROAD BRIDGE NOW OR FORMERLY OF THE BOSTON & MAINE RAILROAD, SAID POINT HAVING A TIE LINE OF SOUTH 05 DEGREES - 51 MINUTES - 00 SECONDS WEST, A DISTANCE OF 434.81 FEET FROM THE POINT OF BEGINNING, RUNNING THENCE;
- ALONG SAID RAILROAD BRIDGE, SOUTH 73 DEGREES - 25 MINUTES - 34 SECONDS WEST, A DISTANCE OF 67.16 FEET TO A POINT ON THE WEST BANK OF THE SOUHEGAN RIVER, THENCE;
- ALONG THE WEST BANK OF THE SOUHEGAN RIVER, 93 FEET, MORE OR LESS TO A POINT, HAVING A TIE LINE OF SOUTH 20 DEGREES - 26 MINUTES - 59 SECONDS WEST, A DISTANCE OF 93.00 FEET FROM THE END POINT OF THE PREVIOUSLY DESCRIBED COURSE, RUNNING THENCE, ALONG THE DIVIDING LINE WITH LANDS NOW OR FORMERLY OF THE BOSTON & MAINE RAILROAD FOR THE FOLLOWING FOUR (4) COURSES:
- SOUTH 73 DEGREES - 25 MINUTES - 34 SECONDS WEST, A DISTANCE OF 651.00 FEET, THENCE;
- SOUTH 13 DEGREES - 32 MINUTES - 04 SECONDS WEST, A DISTANCE OF 63.00 FEET, THENCE;
- SOUTH 73 DEGREES - 25 MINUTES - 34 SECONDS WEST, A DISTANCE OF 327.00 FEET TO A STONE BOUND WITH A DRILL HOLE FOUND, THENCE;
- NORTH 16 DEGREES - 34 MINUTES - 26 SECONDS WEST, A DISTANCE OF 28.75 FEET TO A STONE BOUND WITH A DRILL HOLE FOUND DISTURBED AT THE SOUTHEASTERLY MOST CORNER OF MAP 11, LOT 13 (NF LANDS OF BRENDAN J. & JANELLE L. GETMAN), THENCE;
- ALONG THE DIVIDING LINE WITH SAID LOT 13, NORTH 07 DEGREES - 15 MINUTES - 19 SECONDS WEST, A DISTANCE OF 229.91 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID WILTON ROAD, RUNNING THENCE, ALONG SAID SOUTHERLY LINE FOR THE FOLLOWING THREE (3) COURSES:
- NORTH 85 DEGREES - 31 MINUTES - 03 SECONDS EAST, A DISTANCE OF 775.09 FEET TO A POINT OF CURVATURE, THENCE;
- ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1875.00 FEET, A CENTRAL ANGLE OF 07 DEGREES - 26 MINUTES - 27 SECONDS, AN ARC LENGTH OF 243.50 FEET, A CHORD BEARING OF NORTH 69 DEGREES - 14 MINUTES - 17 SECONDS EAST, AND A CHORD DISTANCE OF 243.33 FEET TO A POINT OF TANGENCY, THENCE;
- NORTH 72 DEGREES - 57 MINUTES - 30 SECONDS EAST, A DISTANCE OF 138.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 330,062± SQUARE FEET OR 1.577± ACRES, MORE OR LESS

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, HAVING A FILE NO. 01159-8671, WITH AN EFFECTIVE DATE OF SEPTEMBER 12, 2018.

THIS DESCRIPTION IS ALSO WRITTEN WITH REFERENCE TO A MAP ENTITLED "PLAN OF TAX PARCELS 7-27, 7-33, & 7-34, HILLSBOROUGH MILLS, MILFORD, N.H.," PREPARED BY THOMAS F. MORAN, INC., DATED JULY 17, 1979, RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NO. 12421.

**EXHIBIT "A" LEGAL DESCRIPTION**

A CERTAIN TRACT OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON, IN THE TOWN OF MILFORD, HILLSBOROUGH COUNTY, NEW HAMPSHIRE, SITUATE ON THE SOUTHERLY SIDE OF ELM STREET, NOW KNOWN AS WILTON ROAD, AND NORTHWESTERLY SIDE OF THE SOUHEGAN RIVER, AND SHOWN AS LOT 7-33 ON A PLAN ENTITLED "HILLSBOROUGH MILLS, MILFORD, N.H." DATED JULY 17, 1979, BY THOMAS F. MORAN, INC. RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #12421, SAID PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE THREAD OF THE SOUHEGAN RIVER ON THE SOUTH SIDE OF ELM STREET IN MILFORD, THENCE

RUNNING ALONG SAID THREAD OF THE SOUHEGAN RIVER SOUTHERLY AND UPSTREAM FOR A DISTANCE OF 448 FEET, MORE OR LESS, TO A POINT AT THE RAILROAD BRIDGE AT THE INTERSECTION OF PARCEL C HEREIN, THENCE

RUNNING ALONG THE RAILROAD BRIDGE ALONG PARCEL C WESTERLY FOR A DISTANCE OF 68 FEET, MORE OR LESS, TO A POINT ON THE WEST BANK OF THE SOUHEGAN RIVER AT THE INTERSECTION OF LAND NOW OR FORMERLY OF THE TRUSTEES OF BOSTON & MAINE RAILROAD CORPORATION, THENCE

RUNNING ALONG SAID WEST BANK OF THE SOUHEGAN RIVER AND LAND OF SAID TRUSTEES OF BOSTON & MAINE RAILROAD CORPORATION NORTHERLY FOR A DISTANCE OF 93 FEET, MORE OR LESS, TO A POINT, THENCE

RUNNING ALONG SAID TRUSTEES OF BOSTON & MAINE RAILROAD CORPORATION SOUTH 73° 25' 34" WEST FOR A DISTANCE OF 651 FEET, MORE OR LESS, TO A POINT ON THE WEST BANK OF THE CANAL, THENCE

RUNNING ALONG SAID WEST BANK OF THE CANAL AND ALONG LAND OF SAID TRUSTEES OF BOSTON & MAINE RAILROAD CORPORATION SOUTHERLY FOR A DISTANCE OF 63 FEET, MORE OR LESS, TO A POINT, THENCE

RUNNING ALONG LAND OF SAID TRUSTEES OF BOSTON & MAINE RAILROAD CORPORATION SOUTH 73° 25' 34" WEST FOR A DISTANCE OF 327 FEET, MORE OR LESS, TO A STONE BOUND, THENCE

RUNNING ALONG SAID TRUSTEES OF BOSTON & MAINE RAILROAD CORPORATION NORTH 16° 34' 26" WEST FOR A DISTANCE OF 28.75 FEET TO A STONE BOUND AT THE INTERSECTION OF OTHER LAND NOW OR FORMERLY OF HILLSBOROUGH MILLS, THENCE

RUNNING ALONG SAID OTHER LAND NOW OR FORMERLY OF HILLSBOROUGH MILLS NORTH 07° 15' 19" WEST FOR A DISTANCE OF 229.91 FEET TO A STONE BOUND AT THE INTERSECTION OF THE SOUTH SIDE OF ELM STREET, THENCE

RUNNING ALONG SAID SOUTH SIDE OF ELM STREET NORTH 65° 31' 03" EAST FOR A DISTANCE OF 775.09 FEET TO A POINT OF CURVATURE, THENCE

RUNNING ALONG SAID SOUTH SIDE OF ELM STREET EASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1,875 FEET FOR A DISTANCE OF 243.50 FEET TO A POINT OF TANGENCY, THENCE

RUNNING ALONG SAID SOUTH SIDE OF ELM STREET NORTH 72° 57' 30" EAST FOR A DISTANCE OF 139 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID LOT 6-14 IS CONVEYED.

TOGETHER WITH WATER PRIVILEGES AND SUBJECT TO THE TERMS CONTAINED IN: (I) A LICENSE DATED DECEMBER 28, 1867, BETWEEN PINE VALLEY COMPANY AND WILTON RAILROAD COMPANY, (II) RELEASE BY WILTON RAILROAD COMPANY FROM A PORTION OF THE OBLIGATIONS IMPOSED BY THE LICENSE DATED DECEMBER 28, 1867, BETWEEN PINE VALLEY COMPANY AND WILTON RAILROAD COMPANY, WHICH RELEASE WAS RECORDED AT BOOK 954, PAGE 562, AND (III) AGREEMENT DATED MAY 1, 1985, BY AND BETWEEN BOSTON AND MAINE CORPORATION AND WINSLOW H. MACDONALD, TRUSTEE OF MILFORD ELM STREET TRUST, RECORDED AT BOOK 3309, PAGE 887 - BK. 954, PG. 562 - SUBJECT PARCEL SHOWN; BK. 3309, PG. 887 - PENSTOCK SHOWN

A

B

C

D

E

F

G

H

SUBJECT TO THE UNDERSTANDING THAT THE WOOD FRAME WAREHOUSE SHOWN ON RECORDED PLAN 12421 ON SAID PARCEL B NO LONGER EXISTS - SUBJECT WAREHOUSE NOT OBSERVED

SUBJECT TO UNDERSTANDING THAT THE ELECTRIC TRANSMISSION LINES OVER LAND NOW OR FORMERLY OF TRUSTEES OF BOSTON & MAINE RAILROAD CORPORATION WHICH PREVIOUSLY EXISTED UNDER EASEMENT RECORDED AT BOOK 988, PAGE 87, HAVE BEEN CUT AND ARE NO LONGER IN USE, AND ANY AND ALL RIGHT, TITLE AND INTEREST UNDER SAID EASEMENT IS CONVEYED WITHOUT COVENANTS OF ANY KIND - ELECTRIC TRANSMISSION LINES SHOWN PER REFERENCE # 3; ELECTRIC LINES NOT OBSERVED IN THE FIELD BY THE SURVEYOR

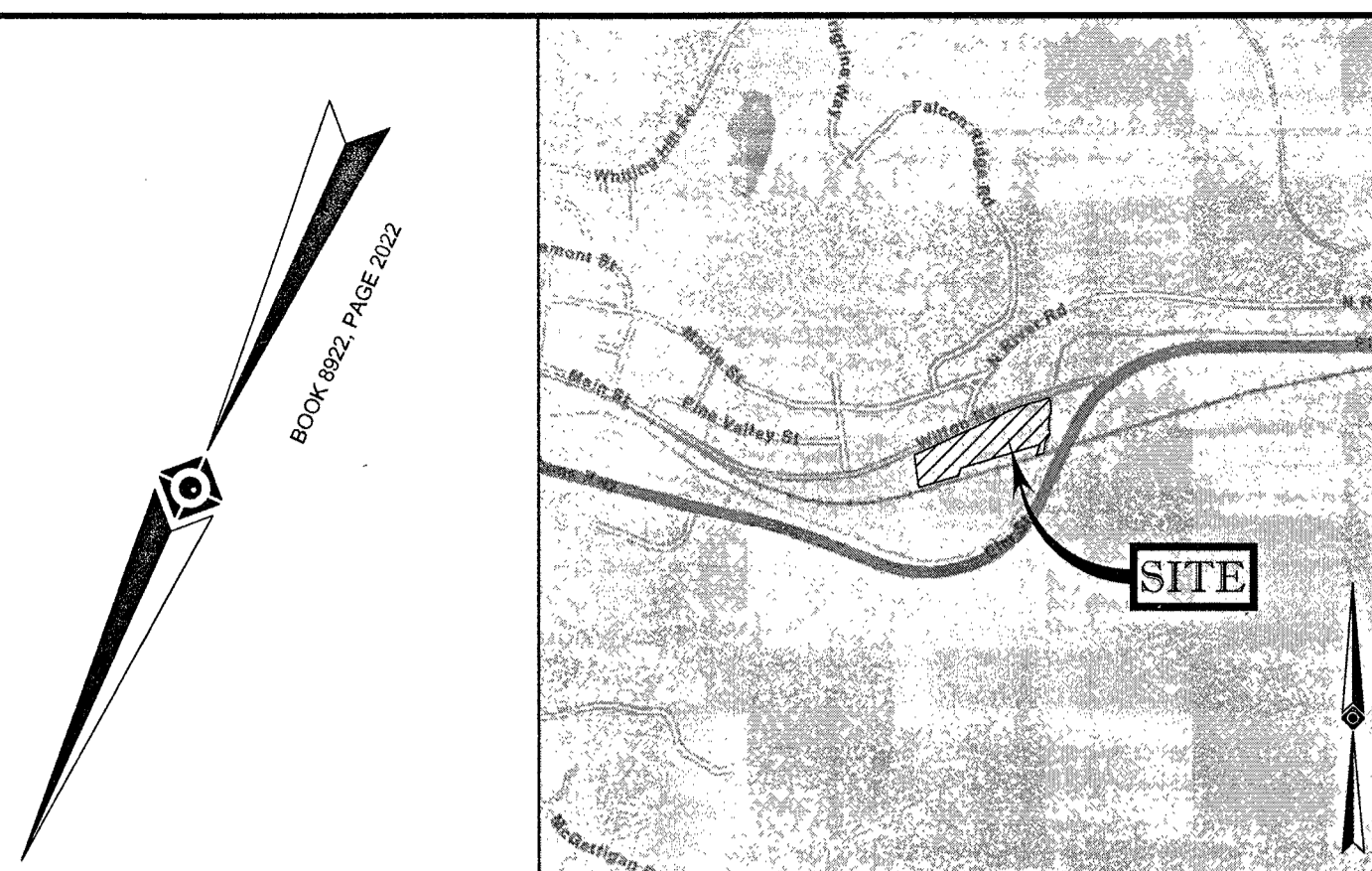
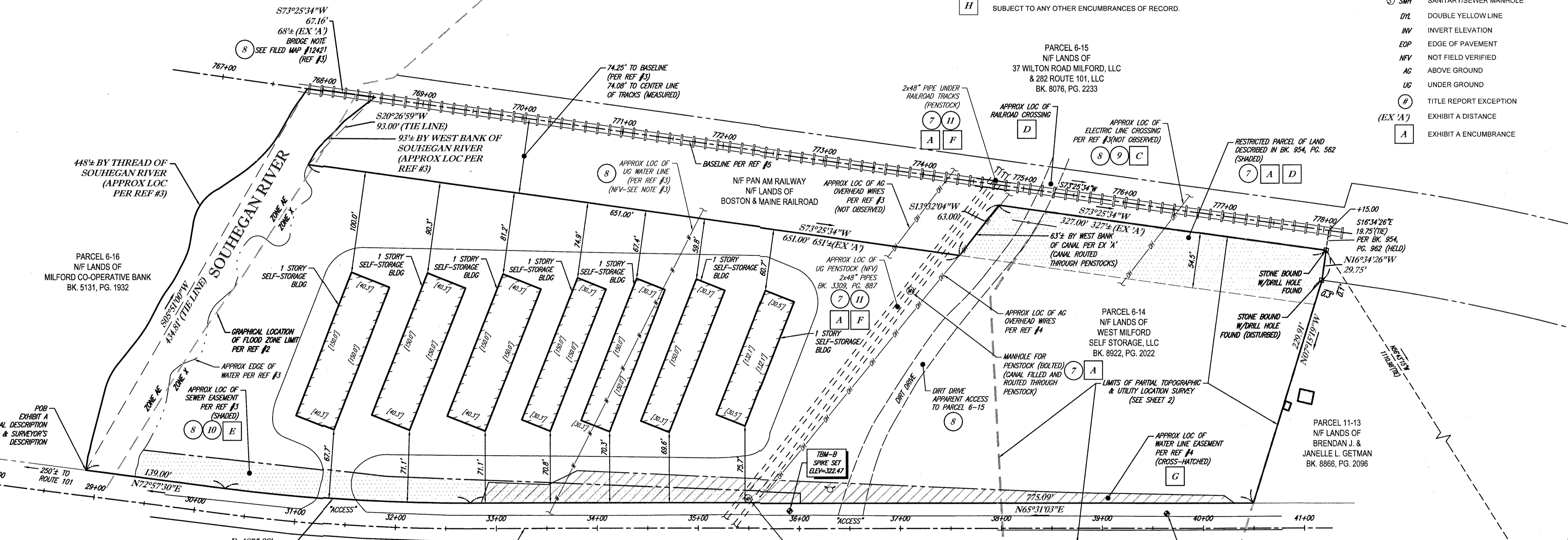
TOGETHER WITH SUCH RIGHTS WHICH MAY EXIST TO THE PRIVATE RAILROAD CROSSING OVER SAID LAND OF THE TRUSTEES OF BOSTON & MAINE RAILROAD CORPORATION TO PARCEL C NEAR WHAT IS DESCRIBED AS THE CANAL ON RECORDED PLAN 12421, REFERRED TO IN A MAP RECORDED WITH A DEED TO HILLSBOROUGH MILLS BY WILTON RAILROAD COMPANY DATED AUGUST 15, 1936, RECORDED AT BOOK 954, PAGE 562, AND SUBJECT TO THE PREVIOUS RESERVATION TO THE WILTON RAILROAD COMPANY TO THE RIGHT TO PREVENT THE CONSTRUCTION OF ADDITIONAL BUILDINGS OTHER THAN A WOOD FRAME WAREHOUSE (Said Building has been demolished) ON PROPERTY CONVEYED BY DEED OF WILTON RAILROAD COMPANY SO FAR AS CURRENTLY IN FORCE AND APPLICABLE, AND ANY OTHER TERMS IN SAID INSTRUMENTS - BK. 954, PG. 562 - DIRT DRIVE SHOWN IN VICINITY OF PATH ON FILE MAP 12421

SUBJECT TO THE RIGHT OF THE TOWN OF MILFORD TO A PERMANENT EASEMENT TO CONSTRUCT, MAINTAIN, OPERATE AND REPAIR AN INTERCEPTOR SEWER, ALONG THE SOUTH SIDE OF ELM STREET ON PARCEL 8 AND GRANTED BY DEED DATED JULY 9, 1979, TO THE TOWN OF MILFORD, RECORDED AT BOOK 2704, PAGE 771, AS AFFECTED BY AN AMENDMENT DEED AT BOOK 2771, PAGE 288 - SEWER EASEMENT SHOWN PER REFERENCE # 3

SUBJECT TO AN ACCESS AND PENSTOCK EASEMENT ACROSS LOT 6-14 IN FAVOR OF PVM COMMERCIAL CENTER, LLC AS DESCRIBED IN THE WARRANTY DEED DATED MAY 16, 2013 AND RECORDED AT SAID REGISTRY AT BOOK 8561, PAGE 380 - REFERENCED PENSTOCKS ACROSS LOT 14 SHOWN

SUBJECT TO AN EASEMENT AGREEMENT, TO BE RECORDED AT SAID REGISTRY, BETWEEN GRANTORS, THE TOWN OF WILTON WATER COMMISSION, AND PVM COMMERCIAL CENTER, LLC, WITH RESPECT TO THE EXISTING WATER LINE AND PARALLEL TO WILTON ROAD - POSSIBLE LOCATION OF WATER LINE EASEMENT SHOWN PER REF # 4

SUBJECT TO ANY OTHER ENCUMBRANCES OF RECORD.



LOCUS MAP  
© 2013 ESRI WORLD STREET MAPS  
(NOT TO SCALE)

**LEGEND**

- 124 --- EXISTING CONTOUR
- 125 --- EXISTING SPOT ELEVATION
- x 123.45 EXISTING SPOT ELEVATION
- HW HYDRANT
- WV WATER VALVE
- OH OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND WATER LINE
- UP / GUY WIRE
- SMH SANITARY/SEWER MANHOLE
- DY DOUBLE YELLOW LINE
- IN INVERT ELEVATION
- EP EDGE OF PAVEMENT
- NV NOT FIELD VERIFIED
- AG ABOVE GROUND
- UG UNDER GROUND
- REPORT EXCEPTION
- (EX 'A') EXHIBIT A DISTANCE
- (EX 'A') 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 01.
- AREA = 330,062± SQUARE FEET OR 1.577± 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.
- THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, HAVING A FILE NO. 01159-8671, 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 A PART OF THIS SURVEY.  
7 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 WINSLOW H. MACDONALD, TRUSTEE OF 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  
10 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 DATED OCTOBER 2, 1979 TO THE TOWN OF MILFORD RECORDED IN BOOK 2771, PAGE 288 - SEWER EASEMENT SHOWN PER REFERENCE # 3  
11 RIGHTS AND EASEMENTS REFERRED TO OR SET FORTH IN WARRANTY DEED DATED MAY 16, 2013 FROM 282 ROUTE 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) 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.
- THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.
- 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.

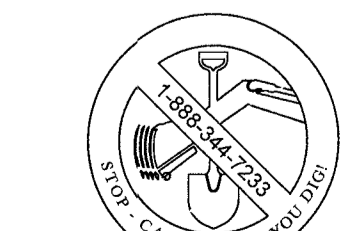
- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF MILFORD, HILLSBOROUGH COUNTY, NEW HAMPSHIRE, SHEET D1.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), PANEL 453 OF 701," MAP NUMBER 301110C463D, EFFECTIVE DATE, SEPTEMBER 6, 2009.
  - MAP ENTITLED "PLAN OF TAX PARCELS 7-27, 7-33, & 7-34, HILLSBOROUGH MILLS, MILFORD, N.H.," PREPARED BY THOMAS F. MORAN, INC., DATED JULY 17, 1979, RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NO. 12421.
  - MAP ENTITLED "EXISTING CONDITIONS PLAN, TAX MAP LOT 6-14 - 30 WILTON ROAD, MILFORD NEW HAMPSHIRE," PREPARED BY FIELDSTONE LAND CONSULTANTS, DATED JUNE 27, 2016.
  - MAP ENTITLED "RIGHT OF WAY AND TRACK MAP - WILTON R. CO., OPERATED BY THE BOSTON AND MAINE R.R., STATION 733-40 TO STATION 786-20," DATED JUNE 30, 1914, VAL MAP 17 SECTION 15.
  - PLAN SET ENTITLED "PLANS OF PROPOSED TRUNK LINE RECON PROJECT, NO. 14185, N.H. PROJECT NO. P-2225, SOUTH SIDE ROAD," PREPARED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, DATED MARCH 11, 1952.



CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.

**UTILITIES:**  
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW HAMPSHIRE ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER: 20184201383

UTILITY COMPANY	PHONE NUMBER
CONSOLIDATED COMMUNICATIONS	844-968-7224
EVERSOURCE - ELECTRIC	800-592-2000
PENNHUCK WATER WORKS	603-882-6191
COMCAST	800-934-6489
WILTON DPW	203-563-0152
TDS TELECOM - WILTON	866-571-6662



**ZONING INFORMATION**

INTEGRATED COMMERCIAL INDUSTRIAL (ICI) DISTRICT  
SOURCE: TOWN OF MILFORD ZONING ORDINANCE SECTION 5.08 - ICI DISTRICT

ITEMS	REQUIRED
MIN LOT AREA	-
MIN FRONTAGE	150 FT
MIN FRONT YARD	30 FT
MIN SIDE YARD	15 FT
MIN REAR YARD	15 FT
MAX BUILDING HEIGHT	40 FT

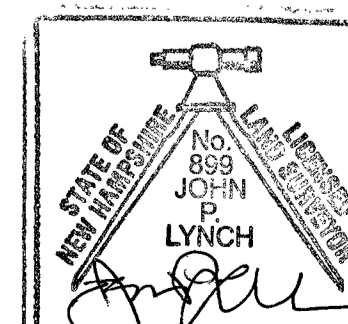
PER SECTION 5.08 4 - LOT SIZES AND FRONTAGES, THE MINIMUM LOT SIZE FOR AREAS SERVICED BY BOTH MUNICIPAL SEWERAGE AND WATER SYSTEMS SHALL BE 20,000 SQUARE FEET AND THE MINIMUM LOT SIZE FOR AREAS NOT SERVICED BY MUNICIPAL SEWERAGE AND WATER SYSTEMS SHALL BE 40,000 SQUARE FEET.

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

THIS SURVEY IS CERTIFIED TO:  
MILFORD DG, LLC  
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 7, 2018.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL



**JOHN P. LYNCH**  
NEW HAMPSHIRE PROFESSIONAL LAND SURVEYOR #899

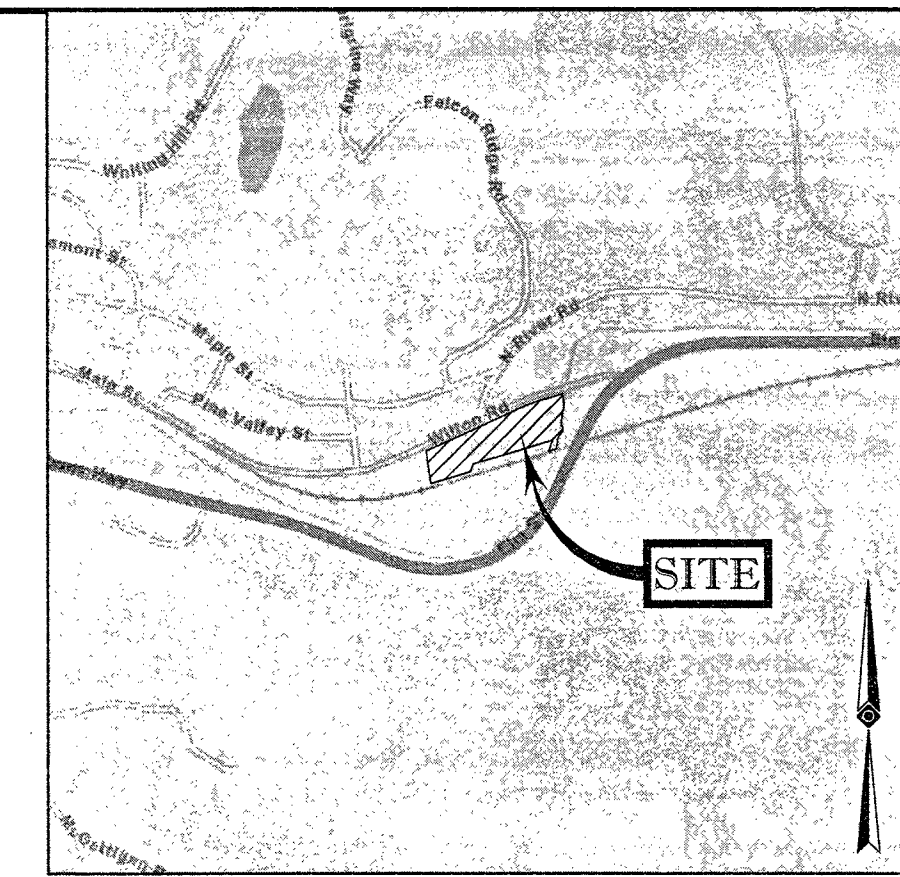
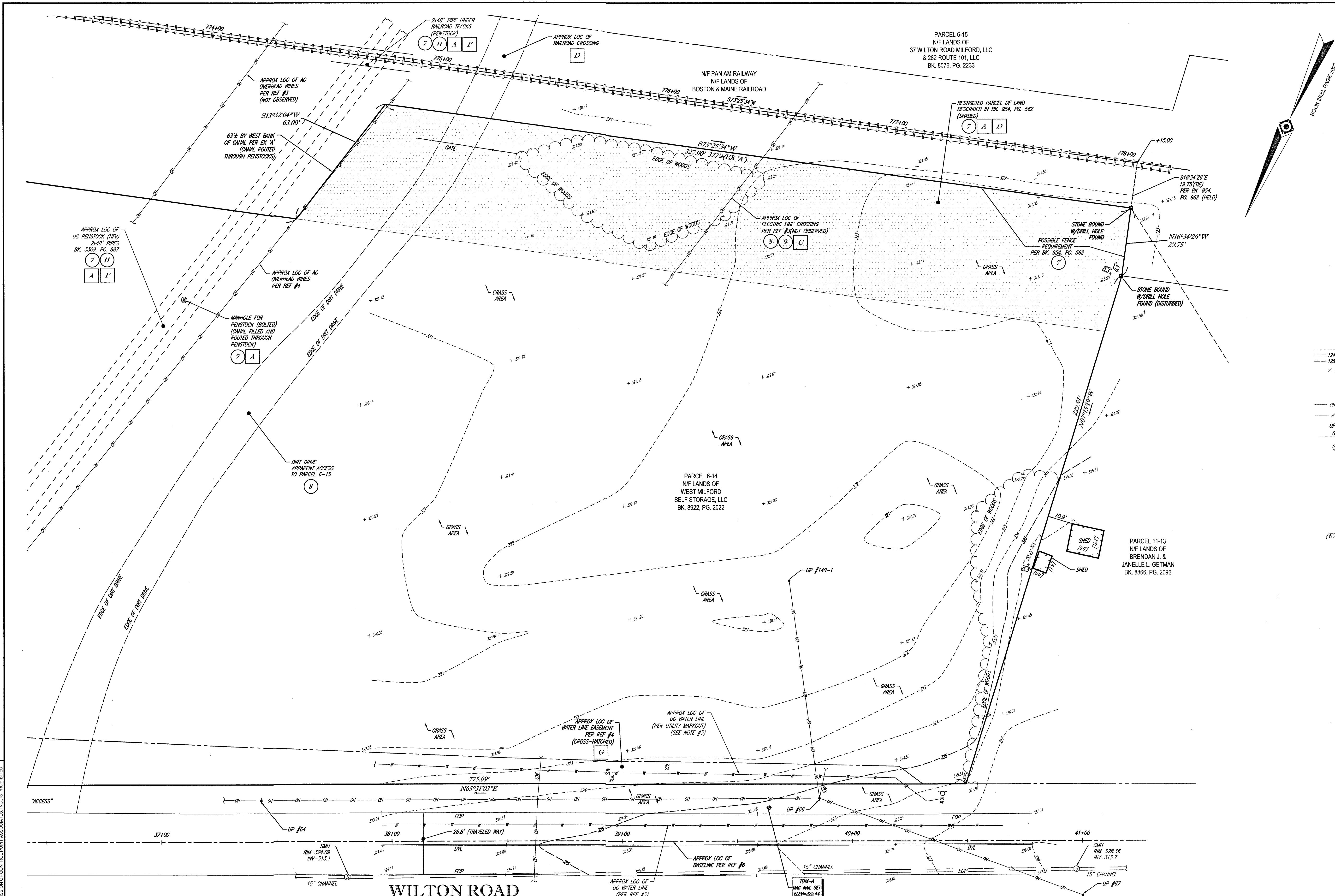
DATE  
11/13/2018

SEE SHEET 2 OF 2 FOR AREA OF TOPOGRAPHIC DETAIL

**ALTA/NSPS LAND TITLE SURVEY**  
**LISCIOTTI DEVELOPMENT CORP.**  
30 WILTON ROAD  
PARCEL 6-14  
TOWN OF MILFORD, HILLSBOROUGH COUNTY  
STATE OF NEW HAMPSHIRE

**CONTROL POINT ASSOCIATES, INC.**  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
508.948.3000 - 508.948.3003 FAX

FIELD DATE	11-7-18
FIELD BOOK NO	18-14MA
FIELD BOOK PG	62
FIELD CREW	T.M./T.O.
DRAWN	A.M.M.
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



- LEGEND**
- - - 124 - - - EXISTING CONTOUR
  - - - 125 - - - EXISTING SPOT ELEVATION
  - X 123.45 EXISTING SPOT ELEVATION
  - HYDRANT
  - WATER VALVE
  - OH OVERHEAD WIRES
  - W APPROX. LOC. UNDERGROUND WATER LINE
  - UP #1 - GUY WIRE
  - SMH SANITARY/SEWER MANHOLE
  - D/L DOUBLE YELLOW LINE
  - I/W INVERT ELEVATION
  - EOP EDGE OF PAVEMENT
  - N/V NOT FIELD VERIFIED
  - AG ABOVE GROUND
  - UG UNDER GROUND
  - (R) TITLE REPORT EXCEPTION
  - (EX 'A') EXHIBIT A DISTANCE
  - (A) EXHIBIT A ENCUMBRANCE

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW HAMPSHIRE ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER: 20184201383

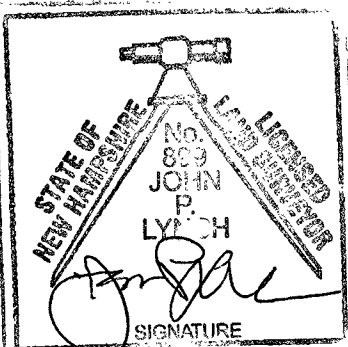
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PENNSHUCK WATER WORKS	800-882-6191
COMCAST	800-934-6489
WILTON DPW	203-563-0152
TDS TELECOM - WILTON	866-671-6692



THE STATE OF NEW HAMPSHIRE REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2015 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 7, 2018.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.



**JOHN P. LYNCH**  
NEW HAMPSHIRE PROFESSIONAL LAND SURVEYOR #899

DATE: 11/13/2018

FIELD DATE	11-7-18	ALTA/NSPS LAND TITLE SURVEY
FIELD BOOK NO.	18-14MA	LISCIOTTI DEVELOPMENT CORP.
FIELD BOOK PG.	62	30 WILTON ROAD
		PARCEL 6-14
		TOWN OF MILFORD, HILLSBOROUGH COUNTY
		STATE OF NEW HAMPSHIRE
FIELD CREW	T.M./T.O.	<b>CONTROL POINT ASSOCIATES, INC.</b>
DRAWN	A.M.M.	ALBANY, NY 5182175010 CHALFONTE, PA 2157129800 MANHATTAN, NY 6467800411 MT LAUREL, NJ 6098572099 WARREN, NJ 9086680099
REVIEWED	J.P.L.	DATE: 11-12-18
APPROVED	J.P.L.	SCALE: 1"=20'
		FILE NO.: 03-180300
		DWG NO.: 2 OF 2



