

Date: April 13, 2020
To: Planning Board
From: Kellie Walsh, Town Planner
Subject: **Savage Farm LLC (owner/applicant)** – Review for acceptance and consideration of final approval for a major site plan to maintain an existing two-family building in its current use and configuration, renovate and re-purpose the barn into retail use antiques center, and to develop the rear of the property into a natural materials processing/storage area with space for equipment storage and maintenance structure associated with materials processing. The parcel is located at 475 Elm Street in the Integrated Commercial-Industrial District, West Elm Overlay District, Groundwater Protection and Floodplain Management Districts. Tax Map 7, Lot 7.

BACKGROUND/PROPOSAL:

Map 7, Lot 7 is located at 475 Elm Street in the Integrated Commercial-Industrial District, West Elm Overlay District, Groundwater Protection and Floodplain Management Districts. The site currently has a 2-family residence and an accessory barn/shed structures. It is abutted by Tire Warehouse to the west, a truck trailer storage yard to the northwest, vacant land to the north, an auto repair business to the east and Milford Mini Storage to the south.

The applicant is before the Planning Board seeking approval to maintain an existing two-family building in its current use and configuration, renovate and repurpose the barn into a retail use antiques center, and to develop the rear of the property into a natural materials processing/storage area with space for equipment storage and maintenance structure with associated materials processing.

APPLICATION STATUS:

The application is complete and ready to be accepted.

NOTICES:

Notices were sent to all property abutters on April 9, 2020.

WAIVERS:

No waivers have been requested.

ZONING:

The parcel is within the Integrated Commercial Industrial 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 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.

TRAFFIC AND ACCESS MANAGEMENT:

Vehicular egress and access to the property will be from a single curb cut off of Elm Street. Currently there is an existing curb cut which will be closed and reverted to turf. Designated parking areas have been provided internally on site.

PARKING:

The proposed parking on site meets the minimum requirements set forth in Section 6.05.4 Table of off Street Parking.

See parking calculation below:

Multi-Family Dwelling (2 units) = 2 spaces per unit = 4 spaces required

Antique Store (4,040SF) = 4 spaces per 1,000SF = 16 spaces required

Maintenance Garage (2,800SF) = 1 space per 1,000SF = 3 spaces required

Total spaces required = 23 spaces plus 1 handicap space.

The plan shows a proposed 25 spaces plus 2 handicap spaces.

OPEN SPACE/LANDSCAPING:

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

The property exceeds the minimum open space requirements (59,206 square feet) or 52.5% of the total parcel area.

Existing landscaping is shown on the existing conditions (sheet 3) and the site plan layout (sheet 4) shows some proposed treeline, however a separate landscape plan was not included in the plan set. The applicant should provide a landscape design in accordance with the Development Regulations, Section 6.08 Landscape Standards and Zoning Ordinance, Section 6.07 West Elm Street Gateway District (and associated West Elm Street Gateway District Design Guidelines) or submit a waiver request.

DRAINAGE/STORMWATER MANAGEMENT

Subject to resolution of the comments cited in the engineering consultant’s April 14, 2020 memorandum (See attached), the stormwater system design adequately mitigates the increase in runoff rate and volume caused by the proposed development as required by the Town’s Regulations.

BUILDING ELEVATIONS

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

INTERDEPARTMENTAL REVIEWS:

Ambulance: No comments.

Assessing: No comments.

Building Department: No comments

Code Enforcement/ Health: No comments.

Conservation Commission: See attached comments.

Fire Department: No comments.

Heritage Commission: No comments.

Police Department: No comments.

Public Works: A driveway permit will be required. There is a temporary permit in place now for the new access.

Water/Sewer Utilities: Please correct the drawing of the sewer main to reflect 24” RCP not 20” VC.

Drainage/Stormwater: See attached comments.

Community Development / Planning:

1. Existing Conditions. Sheet 3. Two monitoring wells are shown on the western portion of the site. Please explain.
2. Site Plan Layout. Sheet 4. A concrete dumpster pad is proposed within the farm vehicle easement benefiting lot 7-4. Documentation will need to be provided stating permission has been received from the easement holder to place the concrete pad.

3. Site Plan Layout. Sheet 4. A gravel material and equipment storage area is shown in the central portion of the site/to the west of the proposed maintenance garage. Please more clearly define this area (i.e. show a defined outline of where equipment will be stored).
4. Site Plan Layout. Sheet 4. There is striping at the proposed entrance (cross hatching). Please explain the purpose and if it is acceptable to NHDOT.
5. Landscape Plan. Existing landscaping is shown on the existing conditions (sheet 3) and the site plan layout (sheet 4) shows some proposed treeline, however a separate landscape plan was not included in the plan set.
 - a. Please revise the plans to include a landscape design in compliance with the Development Regulations and Zoning Ordinance, Section 6.07 West Elm Street Gateway District (and associated West Elm Street Gateway District Design Guidelines) or submit a waiver (with narrative) seeking relief from the said section.

STAFF RECOMMENDATIONS:

The applicant should be prepared to address the comments raised by the Planning Board, Conservation Commission, Town Consultants, Staff, and public pertaining to the Site Plan. Staff recommends continuing the application to the next regularly scheduled Planning Board meeting to allow the applicant time to address peer review and municipal department comments.

April 14, 2020

Kellie Shamel, Town Planner
Town of Milford
1 Union Square
Milford, NH 03055

Re: Savage Farms Site Plan, 475 Elm Street (Map 7, Lot 7) – Drainage Review

Dear Ms. Shamel:

We reviewed the 10-sheet plan set dated March 23, 2020 and Stormwater Management Report dated April 8, 2020 both prepared by Meridian Land Services, Inc. in accordance with our agreement with the Town. Based on that review, we offer the following comments:

1. The infiltration system is a combination of drywells and a large stone infiltration area. The surface that drains to the drywells/infiltration area is proposed to be a gravel surface. The catch basins that lead to the drywells/infiltration area have hoods at the outlet for pretreatment, but the drywells do not have any pretreatment prior to surface flow entering the drywell. This will lead to sediments in the drywell accumulating in the sump and surrounding stone reducing infiltration efficiency over time. Accordingly, all drywells (except for Drywell #3 which appears to be in a grass area) must have some form of pretreatment prior to stormwater flow entering the infiltration unit (i.e. catch basins with hoods).
2. Drywell #1 and #2 is proposed to be placed on undisturbed ground with no stone below the precast unit. Typical construction methods for installing precast drywells with no bottom slab are to install them on crushed stone. (like #3 and #4). Please clarify why this was proposed and if the soils below can support the structure on only the side walls.
3. Note that the large stone area has stone that extends up to elevation 262.00 and the maximum water surface elevation below and outlet is 258.45 (Basin #2 overflow) making the top 3.5 feet of stone ineffective for stormwater control.
4. The large stone area requires a substantial amount of lateral flow movement from the drywells to the edge of the stone to engage all the stone in the infiltration area. Lateral pipes from the dry wells are required to ensure the entire area is effective for infiltration.
5. It appears that Drywell #4 is located within the water table. Test Pit #5 indicates a water table about 3' below the surface. The drywell is in a location where the existing ground elevation appears to be at about elevation 261.00 making the water table at about 258.00. The bottom of the drywell stone and effective infiltration area in the calculations is at elevation 253.63. Please clarify and revise as necessary.
6. There appears to be no test pit in the vicinity on Drywell #3 (TP-3 not found). The bottom of

the stone is about 5.5 feet below the surface. Clarify how was the water table was determined or assumed in this area to ensure the drywell bottom will be above it.

7. Clarify where catch basin hoods will be used (assume all catch basins) by a note on the plans.
8. Specify the cover or inlet type for the proposed drywells.

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

Sincerely,

KV Partners LLC



Michael S. Vignale, P.E.
Principal Engineer

Town of Milford
CONSERVATION COMMISSION

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



MEMORANDUM

April 16, 2020

To: Milford Planning Board

**Re: Interdepartmental Review Map 7 Lot7
Savage Farms LLC Multiuse Development**

To the Board,

The Conservation Commission reviewed this plan at their April 10, 2020 meeting. The Commission made some observations.

1. We couldn't find the floodplain delineation on the plan. It appears that a portion of the property is within the 100 year floodplain as shown on the Town GIS viewer.
2. We suggest that the applicant use best management practices in managing the invasives that may be on the site. There appears to be movement of materials on and off the property which can be a significant factor in the spread of invasives.

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

Very Respectfully,

Andy Hughes, Chair
Milford Conservation Commission



Savage Farm

Milford, NH

1 inch = 138 Feet



April 17, 2020



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

- EXISTING FEATURES:**
- RIGHT OF WAY
 - APPX. RIGHT OF WAY
 - APPX. ABUTTING LOT LINE
 - PROPERTY LINE
 - EDGE OF PAVEMENT
 - TREELINE
 - EDGE OF GRAVEL
 - SETBACK LINE
 - STONE WALL
 - UCU — UNDERGROUND CABLE UTILITY LINE
 - OH — OVERHEAD UTILITIES
 - UGU — UNDERGROUND ELECTRIC LINE
 - G — GAS LINE
 - UT — UNDERGROUND TELEPHONE LINE
 - W — POTABLE WATER LINE
 - — EDGE OF WETLAND
 - — WETLAND BUFFER
 - — EXISTING 10' CONTOUR
 - — EXISTING 2' CONTOUR
 - — JURISDICTIONAL WETLAND
 - ⊕ — PROPANE TANK
 - ⊕ — ELECTRIC METER
- PROPOSED FEATURES:**
- PROPOSED EDGE OF GRAVEL
 - PROPOSED MULCH BERM
 - PROPOSED FENCELINE
 - PROPOSED TREELINE
 - — PROPOSED 10' CONTOUR
 - — PROPOSED 2' CONTOUR
 - — PROPOSED SWALE CENTERLINE
 - — PROPOSED DRAIN LINE
 - UGE/T/C — PROPOSED UNDERGROUND UTILITY DUCT
 - W — PROPOSED POTABLE WATER LINE
 - — PROPOSED STORMWATER BASIN
 - — PROPOSED RIPRAP AREA
 - — PROPOSED GRAVEL SURFACE
 - — PROPOSED BUILDING
 - ① — PARKING SPACE COUNT

7-5-3
KENT & KELLY SHELDON
 283 ELM ST
 MILFORD, NH 03055
 VOL. 8183 PG. 0806
 ZONE: INTEGRATED
 COMMERCIAL-INDUSTRIAL
 (IC)

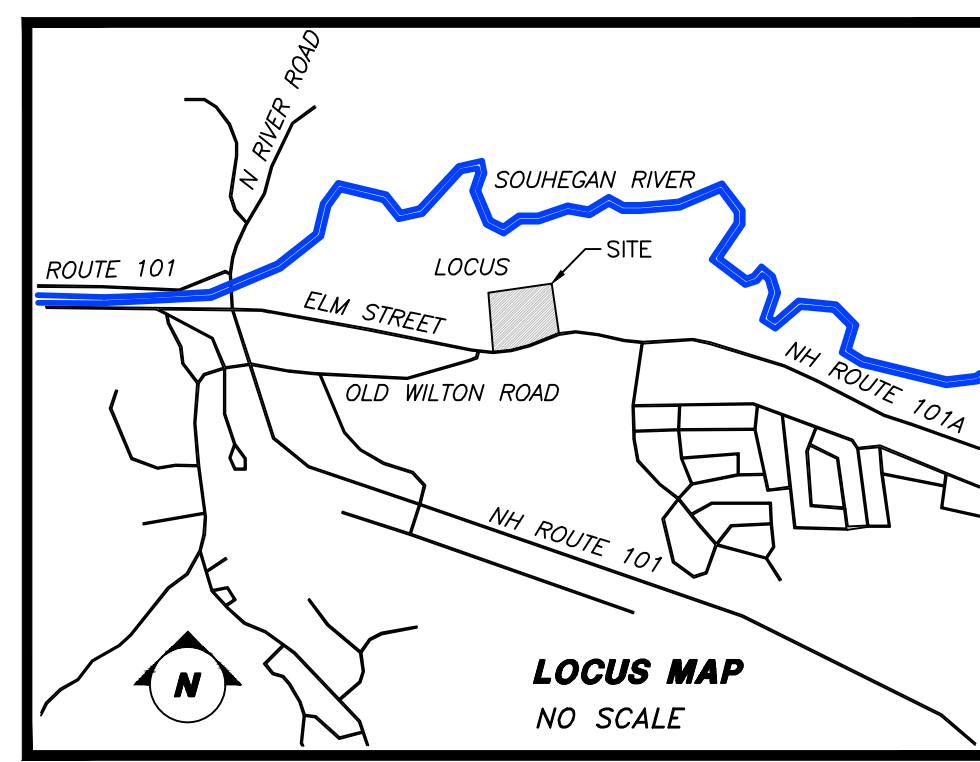
7-6
HITCHNER MANUFACTURING
 594 ELM ST
 MILFORD, NH 03055
 VOL. 4767 PG. 0263
 ZONE: INTEGRATED
 COMMERCIAL-INDUSTRIAL
 (IC)

7-5-1
ADAMAC LLC
 116 CORTLAND RD
 MILFORD, NH 03055
 VOL. 6108 PG. 1652
 ZONE: INTEGRATED
 COMMERCIAL-INDUSTRIAL
 (IC)

14-11
STEVE & SHERRY FOSKETT
 11 OLD WILTON RD
 MILFORD, NH 03055
 VOL. 3159 PG. 0179
 ZONE: INDUSTRIAL

15-18
CURTIS HILL, LLC
 PO BOX 1234
 WILTON, NH 03086
 VOL. 7398 PG. 0092
 ZONE: INDUSTRIAL

7-8
SANFRED REALTY LLC
FRANCIS COFFEY
 293 ELM ST
 MILFORD, NH 03055
 VOL. 7567 PG. 1455
 ZONE: INTEGRATED
 COMMERCIAL-INDUSTRIAL
 (IC)



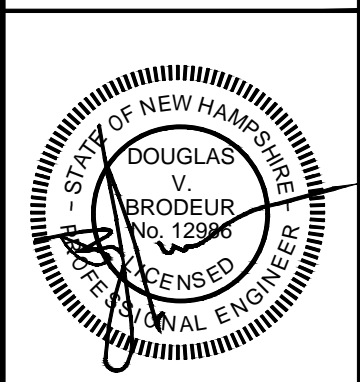
PLAN INDEX:

SHEET	NAME	DESCRIPTION
1	SP-1	COVER - OVERALL PLAN
2	SP-2	GENERAL NOTES
3	EC-1	EXISTING CONDITIONS PLAN
4	SP-3	SITE LAYOUT PLAN
5	SP-4	GRADING, DRAINAGE, EROSION AND SEDIMENTATION CONTROL PLAN
6	SP-5	UTILITY PLAN
7	D-1	DETAILS - SITE CONSTRUCTION
8	D-2	DETAILS - DRAINAGE
9	D-3	DETAILS - UTILITY
10	D-4	DETAILS - EROSION CONTROL

- PLAN INTENT:**
- THE PURPOSE OF THIS PLAN SET IS TO SHOW THE IMPROVEMENTS AND REQUIREMENTS NECESSARY TO PERMIT THROUGH THE TOWN OF MILFORD PLANNING BOARD, THE FOLLOWING:
- MAINTAIN THE EXISTING TWO-FAMILY RESIDENTIAL DOMICILE IN ITS CURRENT CONFIGURATION AND USE;
 - CONVERSION OF THE EXISTING BARN STRUCTURE INTO AN ANTIQUES DEALER/RETAIL FACILITY WITH ASSOCIATED OUTSIDE DISPLAY AREA;
 - CONSTRUCT A NATURAL MATERIALS PROCESSING/SALES FACILITY WITH ASSOCIATED EQUIPMENT AND MATERIAL STORAGE YARD.

- PLAN NOTES:**
- OWNER OF RECORD: SAVAGE FARMS, LLC
19 PINE TOP ROAD
AMHERST, NH 03031
 - THE SUBJECT PARCEL IS INDICATED AS MAP 7, LOT 7 ON THE MILFORD TAX ASSESSORS MAPS.
 - THE TOTAL AREA OF THE SUBJECT PARCEL IS 112,830 SQ. FT OR 2.59 ACRES.
 - THE SUBJECT PARCEL IS LOCATED IN THE INTEGRATED COMMERCIAL INDUSTRIAL (IC) ZONING DISTRICT AND WEST ELM STREET GATEWAY OVERLAY DISTRICT; PORTIONS OF THE SUBJECT PARCEL ARE WITHIN THE WETLAND CONSERVATION OVERLAY DISTRICT. SEE ZONING TABLE ON SHEET 2.
 - THE TOTAL OPEN SPACE PROPOSED AS PART OF THE DEVELOPMENT IS 59,206 SQ. FT, WHICH IS 52.5% OF THE TOTAL LOT AREA
 - SNOW SHALL BE STORED ONSITE, IN THE EVENT OF EXCESS SNOW, SAID SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 - THE PROJECT DISTURBS MORE THAN ONE-HALF (1/2) ACRE OF LAND AND REQUIRES A CONSTRUCTION GENERAL PERMIT (CGP) FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AS PART OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II STORMWATER ACT. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND FILE A NOTICE OF INTENT (NOI) WITH THE EPA. THE CONTRACTOR SHALL CONFIRM THAT THE OWNER HAS ALSO FILED AN NOI.

MERIDIAN
LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
 MERIDIANLANDSERVICES.COM FAX: 603-673-1584



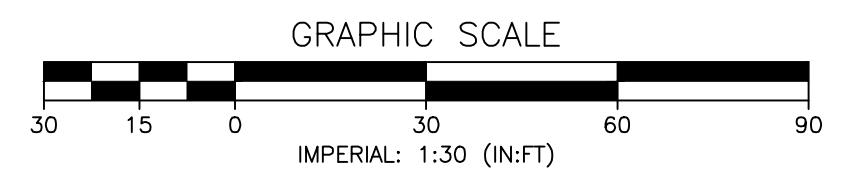
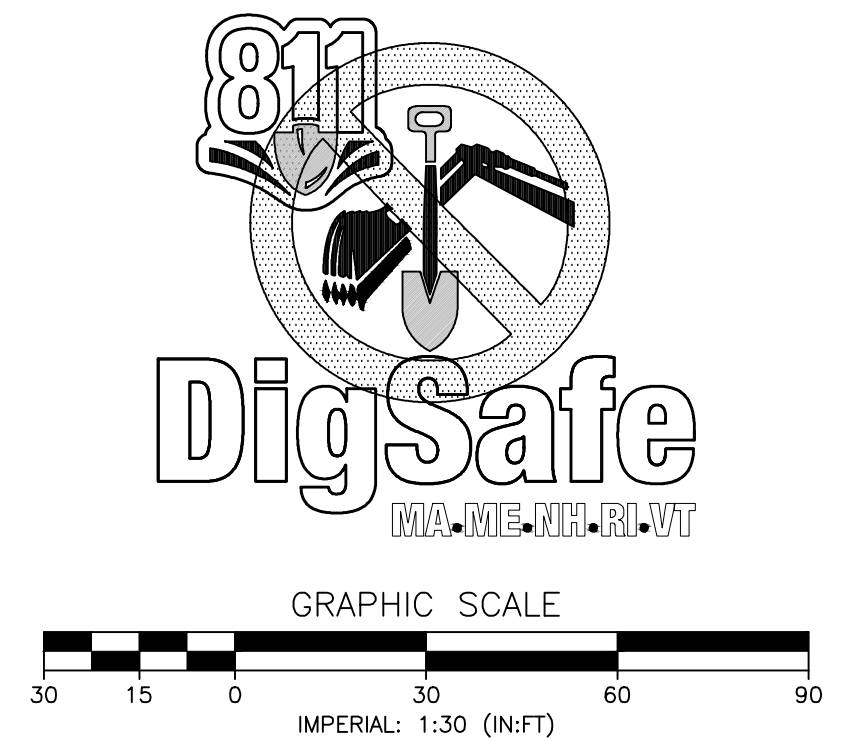
REV.	DATE	DESCRIPTION
A	4/1/20	INTERNAL REVIEW
B		
C		
D		
E		
F		
G		
H		

MULTI-USE DEVELOPMENT
 OVERALL PLAN
 MARCH 23, 2020

SAVAGE FARMS, LLC
 475 ELM STREET
 MAP 7 LOT 7
 MILFORD, NEW HAMPSHIRE

SP-1
 SHEET
 FILE: 852100A.dwg
 PROJECT: 852.20
 SHEET NO. 1 OF 10

PLANNING BOARD
 TOWN OF MILFORD, NH
 SITE PLAN #:
 DATE APPROVED:
 SIGNED:



Plotfile: 4/12/2020 9:47 AM By: TRY
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GENERAL:

- 1. CONTRACTOR SHALL NOTIFY 'DIG-SAFE' (1-888-344-7233) A MINIMUM OF 72 HOURS PRIOR TO ANY WORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY.
3. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LABOR AND SAFETY REQUIREMENTS (IE OSHA, NIOSH, MSHA, NH DOL, ETC.).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (IE BUILDINGS, PAVEMENTS, STONE, GRAVELS, ETC.) SHALL RECEIVE A MINIMUM OF FOUR INCHES (4") OF LOAM AND SEED.
5. WORK WITHIN LOCALLY MAINTAINED AND OPERATED RIGHT-OF-WAYS SHALL CONFORM TO THE TOWN OF MILFORD REQUIREMENTS.
6. UPON AWARD OF THE CONTRACT, CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, SPECIFICATIONS, AND CONTRACT DOCUMENTS.
7. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATION AT INTERFACES WITH PROPOSED PAVEMENTS AND EXISTING GROUND ELEVATIONS ADJACENT TO PROPOSED DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
8. THE CONTRACTOR SHALL NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, FIRE HYDRANTS, AND/OR RIGHT-OF-WAYS WITHOUT APPROPRIATE PERMITS.
9. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) INCLUDING ALL REVISIONS AND ADDENDA.
10. AREAS DISTURBED BY CONTRACTOR OUTSIDE OF THE LIMITS OF WORK SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL EXPENSE TO THE OWNER. 'ORIGINAL CONDITION' SHALL BE DETERMINED BY THE TOWN OF MILFORD.
11. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, OR OTHER MEDIA ARE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, CONTRACTOR SHALL STOP ALL OPERATIONS IN THE VICINITY OF THE SUSPECTED CONTAMINATION AND CONTACT THE OWNER IMMEDIATELY.
12. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS, AND CORRECTIVE ACTION.
13. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
14. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE EFFECTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE AT NO ADDITIONAL EXPENSE TO THE OWNER.
15. THE PROJECT DISTURBS MORE THAN ONE-HALF (1/2) ACRE OF LAND AND REQUIRES A CONSTRUCTION GENERAL PERMIT (CGP) FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AS PART OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II STORMWATER ACT. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND FILE A NOTICE OF INTENT (NOI) WITH THE EPA. THE CONTRACTOR SHALL CONFIRM THAT THE OWNER HAS ALSO FILED AN NOI.
16. SNOW SHALL BE STORED ONSITE IN THE AREAS DESIGNATED ON THE DRAWINGS. EXCESS SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
17. IN THE EVENT OF CONFLICTING STANDARDS, SPECIFICATIONS, REGULATIONS, ETC. THE HIGHER REQUIREMENT SHALL PREVAIL.
18. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE OWNER PRIOR TO PERFORMING ANY ADDITIONAL SERVICES OR WORK, NOT SHOWN ON THE PROJECT DRAWINGS OR CONTAINED IN THE PROJECT DOCUMENTS. FAILURE TO OBTAIN AUTHORIZATION PRIOR TO PERFORMING WORK, MAY INDEMNIFY THE OWNER FROM ADDITIONAL EXPENSES AND COSTS BORNE BY CONTRACTOR.

LAYOUT AND MATERIALS:

- 1. DIMENSIONS ARE FROM FACE OF CURB, FACE OF BUILDINGS, FACE OF WALLS, CENTER OF PIPE, AND CENTER OF PAVEMENT MARKINGS, UNLESS OTHERWISE INDICATED, AND AS FOLLOWS:
A. SIDEWALK WIDTHS ARE MEASURED FROM THE BACK FACE OF CURB TO THE OUTSIDE EDGE OF SIDEWALK;
B. PIPE SEPARATION IS MEASURED FROM THE OUTSIDE DIAMETERS OF PIPE(S).
2. SEE ARCHITECTURAL DRAWINGS FOR EXACT STRUCTURE DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDINGS, INCLUDING SIDEWALKS, RAMPS, STAIRWAYS, ENTRANCES, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
3. EXISTING PROPERTY MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A LICENSED LAND SURVEYOR (LLS).
4. IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS NOT ALL DEPICTED ITEMS ARE SHOWN ON EVERY PLAN SHEET. THE CONTRACTOR SHALL USE ENTIRE PLAN SETS AND NOT RELY ON INDIVIDUAL SHEETS DURING CONSTRUCTION.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS LITERATURE, SHOP DRAWINGS, AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
7. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH PAPER COPIES OF THE DRAWINGS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

UTILITIES:

- 1. LOCATIONS, SIZES AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT NECESSARILY INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE DRAWINGS, AND AS FOLLOWS:
A. UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE SERVICEABILITY OF UTILITIES;
B. DOES NOT GUARANTEE THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT, WHICH MAY NOT BE SHOWN ON THE DRAWINGS;
C. PRIOR TO ORDERING MATERIALS CONTRACTOR SHALL:
i. SHALL VERIFY AND DETERMINE EXACT LOCATIONS, SIZES, ELEVATIONS, AND MATERIAL TYPES OF EXISTING UTILITIES AT POINTS OF CONNECTIONS;
ii. SHALL CONFIRM THAT THERE ARE NOT INTERFERENCES WITH EXISTING UTILITIES AND PROPOSED ROUTES.
2. WHERE EXISTING UTILITIES ARE FOUND TO CONFLICT WITH PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE DRAWINGS, SUCH THAT WORK CANNOT BE COMPLETED AS INTENDED ON THE DRAWINGS, THE CONTRACTOR SHALL:
A. CONTACT THE OWNER AND DESIGNATED REPRESENTATIVE(S), WITHOUT DELAY BY THE CONTRACTOR, AND FURNISH THE FOLLOWING INFORMATION AS FOLLOWS:
i. IN WRITING;
ii. ACCURATE LOCATION, ELEVATION, SIZE, TYPE, AND MATERIAL OF THE UTILITY;
B. FAILURE OF THE CONTRACTOR TO NOTIFY THE OWNER, MAY INDEMNIFY THE OWNER OF ANY ADDITIONAL COSTS, CHANGE ORDERS, OR FEES BORNE BY THE CONTRACTOR, AND AS FOLLOWS:
i. IN A TIMELY FASHION OR PER THE CONTRACT DOCUMENTS FOR RESOLUTION OF A CONFLICT;
ii. PERFORMING ADDITIONAL WORK OR DIFFERENTIATION FROM THE CONTRACT DOCUMENTS, WITHOUT ATTAINING AUTHORIZATION FROM THE OWNER.
3. LOCATION, SIZE, DEPTH AND CONSTRUCTION SPECIFICATIONS OF PROPOSED PRIVATE UTILITIES AND SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (GAS, WATER, TELEPHONE, ELECTRIC, CABLE, FIRE ALARM, SECURITY ALARM, ETC.). FINAL DESIGN LOADS SHALL BE COORDINATED BY THE OWNER AND ARCHITECT.
4. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE INDICATED:
A. POTABLE WATER: PER THE REQUIREMENTS OF THE TOWN OF MILFORD WATER UTILITIES DEPARTMENT, AND AS FOLLOWS:
i. DISTRIBUTION/TRANSMISSION MAINS: CLASS 52 CEMENT LINED DUCTILE IRON (CLD/DI);
ii. SERVICES: POLYETHYLENE (PE), DIAMETER RATIO 21 (DR-21), PRESSURE CLASS 200
B. SANITARY SEWER: POLYVINYLCHLORIDE (PVC) STANDARD DIAMETER RATIO 35 (SDR-35);
C. STORM SEWER: REINFORCED CONCRETE PIPE (RCP) WITH INTEGRAL WATER TIGHT O-RINGS, AND AS FOLLOWS:
i. CLASS 3000D UP TO 30" INTERNAL DIAMETER;
ii. CLASS 3750D GREATER THAN 30" BUT LESS THAN 48" INTERNAL DIAMETER.
5. WHERE SEWER PIPES CROSS WATER PIPES THE FOLLOWING SHALL APPLY:
A. WHERE ONE AND ONE HALF FEET (1.5') OF SEPARATION (FROM OD TO OD), WHERE THE WATER PIPE IS ABOVE THE SEWER PIPE, CANNOT BE ACHIEVED. THE SEWER PIPE SHALL BE:
i. CLASS 52 DUCTILE IRON FOR A MINIMUM OF TEN FEET (10') TO EITHER SIDE OF THE WATER PIPE;
ii. SHALL BE A CONTINUOUS PIECE OF PIPE WITH NO JOINTS;
iii. SHALL BE IN ACCORDANCE WITH DETAILS SHOWN ON THE DRAWINGS AND PER THE CONTRACT DOCUMENTS.
6. UTILITY APPURTENANCES (IE FIRE HYDRANTS, VALVES, CURB STOPS, FITTINGS, MANHOLES, GRATES & FRAMES, ETC.) SHALL MEET THE FOLLOWING REQUIREMENTS:
A. POTABLE WATER: TOWN OF MILFORD WATER UTILITIES DEPARTMENT;
B. SANITARY SEWER: TOWN OF MILFORD WATER UTILITIES DEPARTMENT;
7. STORM AND SANITARY SEWER STRUCTURES SHALL HAVE A MINIMUM INTERIOR DIAMETER OF FOUR FEET (4'). THE FINAL INTERIOR DIAMETER SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE SIZES AND CONFIGURATIONS SHOWN ON THE DRAWINGS.
8. STORM SEWER STRUCTURES SHALL COMPLY WITH THE FOLLOWING:
A. CATCH BASINS AND DROP INLETS:
ii. HAVE FOUR FOOT (4') DEEP SUMPS;
ii. BE EQUIPPED WITH OIL/GAS/DEBRIS TRAP HOODS ON THE PRIMARY OUTLET PIPE;
B. DRYWELLS:
i. BE PERMANENTLY EQUIPPED WITH DANDY SACKS OR OTHER COMPARABLE SILT SACK INLET DEVICES.
9. GRATES, COVERS, VALVE COVERS, GAS GATES, PULL BOX COVERS SHALL BE SET AND/OR RESET AS FOLLOWS:
A. PAVEMENT SURFACES: FLUSH
B. SURFACES WITHIN ACCESSIBLE ROUTES: FLUSH
C. LANDSCAPE, TURF, OR OTHER EARTH SURFACES: ONE INCH (1") ABOVE FINAL GRADE, WITH EARTH TAPERED UP TO THE FINAL COVER/RIM ELEVATION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING WITH AND PAYING FEES ASSOCIATED FOR RELOCATING AND/OR ALTERATION TO UTILITY POLES AND ABOVE AND/OR UNDERGROUND UTILITIES (IE GAS, TELEPHONE, ELECTRIC, CABLE, FIRE/SECURITY ALARM, ETC.), IRRESPECTIVE OF WHETHER THE WORK IS PERFORMED BY THE PRIVATE UTILITY.

DEMOLITION:

- 1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMITS OF WORK INCLUDING BUT NOT LIMITED TOO, BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCING, SIGNS, UTILITIES AND APPURTENANCES, UNLESS OTHERWISE INDICATED AND AS FOLLOWS:
A. DO NOT REMOVE ACTIVE UTILITIES;
B. SALVAGEABLE AND REUSABLE MATERIALS DETERMINED BY THE OWNER WHICH MAY INCLUDE BUT NOT BE LIMITED TOO, CURBING, SIGNS, HYDRANTS, VALVES, STRUCTURES, ETC. SALVAGEABLE MATERIALS SHALL BE DETERMINED BY THE OWNER PRIOR TO THE START OF WORK.
2. CONTRACTOR SHALL BECOME THE OWNER OF AND DISPOSE OF ALL MATERIALS, DEBRIS, AND ITEMS IN ACCORDANCE WITH APPLICABLE LAW(S).

CONSTRUCTION SEQUENCE:

- 1. SURVEY AND MARK LIMITS OF WORK;
2. PRIOR TO THE START OF VEGETATION CLEARING AND/OR EARTH ALTERING ACTIVITIES:
A. MARK ALL WETLAND NON-DISTURBANCE BUFFER LIMITS WITH CONSTRUCTION DEMARCATION/SAFETY FENCING;
B. INSTALL/CONSTRUCT EROSION CONTROL MEASURES (IE SILTATION FENCE, CHECK DAMS, INLET/OUTLET PROTECTION, ETC.) AS INDICATED BY THE APPROVED SWPPP, AND AS DEEMED NECESSARY BY THE OWNER. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OR WORK, AND AS REQUIRED BY NHDES AND THE SWPPP;
C. INSTALL TRAFFIC/PEDESTRIAN CONTROL SIGNS, BARRIERS, AND APPURTENANCES AS NECESSARY;
D. CONTACT DIG-SAFE (1-888-DIGSAFE), A MINIMUM OF 72 HOURS, PRIOR TO ANY EARTH MOVING OR EXCAVATION OPERATIONS;
3. CLEAR VEGETATION GRUB AND STOCKPILE TOPSOIL AS REQUIRED TO THE LIMITS OF WORK;
4. INSTALL TEMPORARY UTILITY SERVICES AS REQUIRED;
5. INSTALL PROPOSED UTILITIES AS REQUIRED;
6. REMOVE FEATURES AS NECESSARY AND WHEN APPROPRIATE;
7. PREPARE PARKING LOT/DRIVEWAY, SIDEWALK, AND FOUNDATION PAD BASES;
8. ADJUST GRATES, COVERS, AND RIMS AS NECESSARY FOR PAVING;
9. INSTALL CURBING, AND ROADWAY AND SIDEWALK PAVEMENTS;
10. CONSTRUCT STRUCTURES;
11. PERFORM ALL REMAINING WORK;
12. FINISH GRADE AND RESTORE AREAS OUTSIDE OF THE LIMITS OF WORK DISTURBED BY WORK, INCLUDING NOT LIMITED TOO, LAWNS, LANDSCAPE AREAS, WALKS, AND OTHER PRIVATE/PUBLIC FEATURES, DAMAGED BY WORK;
13. REMOVE TEMPORARY EROSION CONTROL MEASURES, AFTER AREAS THEY ARE SERVICING HAVE BECOME STABILIZED;
14. CLEAN ALL STORM SEWER BASINS, STRUCTURES, PIPES, AND APPURTENANCES OF ANY SILT AND DEBRIS. OUTLET POINTS SHALL BE PROTECTED TO PREVENT AND ADVERSE DOWNSTREAM IMPACTS.
15. CONDUCT FINAL CLEANUP, ANY ANCILLARY WORK, AND DEMOBILIZATION EFFORTS AS REQUIRED.

PERMITS:

- 1. TOWN OF MILFORD PLANNING BOARD NON-RESIDENTIAL SITE PLAN APPROVAL (PENDING);
2. TOWN OF MILFORD STORMWATER PERMIT (PENDING);
3. EPA CONSTRUCTION GENERAL PERMIT (PROGRAMMATIC/PENDING)
4. TOWN OF MILFORD STREET OPENING PERMIT (CONTRACTOR APPLICATION/PENDING);
5. TOWN OF MILFORD SEWER CONNECTION PERMIT (CONTRACTOR APPLICATION/PENDING);
6. TOWN OF MILFORD WATER CONNECTION PERMIT (CONTRACTOR APPLICATION/PENDING);

TOWN OF MILFORD SPECIFIC NOTES:

- 1. THIS SITE MAY BE SUBJECT TO IMPACT FEES, AS REQUIRED BY THE TOWN OF MILFORD ZONING ORDINANCE ARTICLE XI 'IMPACT FEES (2003)'.
2. 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.
3. AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATION OF OCCUPANCY (CO) BEING ISSUED.
4. THIS PROJECT IS LOCATED WITHIN THE TOWN OF MILFORD LEVEL 1 GROUNDWATER PROTECTION AREA.

MUNICIPAL CONTACTS:

- COMMUNITY DEVELOPMENT DIRECTOR
LINCOLN DALEY,
1 UNION SQUARE
MILFORD, NH 03055
(603) 249-0620
LDALEY@MILFORD.NH.GOV
TOWN PLANNER
KELLIE SHAMEL, TOWN PLANNER
1 UNION SQUARE
MILFORD, NH 03055
(603) 249-0620
KSHAMEL@MILFORD.NH.GOV
CONSERVATION COMMISSION COORDINATOR
CHRIS COSTANTINO
1 UNION SQUARE
MILFORD, NH 03055
(603) 0249-0620
CCOSTANTINO@MILFORD.NH.GOV
FIRE DEPARTMENT
KEN FLAHERTY, CHIEF
39 SCHOOL STREET
MILFORD, NH 03055
(603) 249-0680 (NON EMERGENCY)
KFLAHERTY@MILFORD.NH.GOV
POLICE DEPARTMENT
MIKE VIOLA, CHIEF
19 GARDEN STREET
MILFORD, NH 03055
(603) 249-0620 (NON-EMERGENCY)
MVIOLA@MILFORD.NH.GOV
BUILDING OFFICIAL/CODE ENFORCEMENT OFFICER
JAMIE RAMSEY
1 UNION SQUARE
MILFORD, NH 03055
(603) 249-0620
JRAMSEY@MILFORD.NH.GOV
HEALTH DEPARTMENT
MARK BRITTON, HEALTH OFFICER
1 UNION SQUARE
MILFORD, NH 03055
(603) 249-0680
MVIOLA@MILFORD.NH.GOV

PROFESSIONAL CONTACTS:

- CIVIL ENGINEER
DOUGLAS V BRODEUR, PE
MERIDIAN LAND SERVICES, INC.
PO BOX 118
MILFORD, NH 03055
(603) 673-1441
LAND SURVEYOR
KENNETH C CLINTON, LLS/PLS
MERIDIAN LAND SERVICES, INC.
PO BOX 118
MILFORD, NH 03055
(603) 673-1441
WETLAND SCIENTIST
THOMAS C CARR, CWS/CSS
MERIDIAN LAND SERVICES, INC.
PO BOX 118
MILFORD, NH 03055
(603) 673-1441
ARCHITECT
TIMOTHY LAMPINEN
CAD SERVICES
46 LORD HILL ROAD
RINGDE, NH 03461
(603) 889-2322
UTILITY CONTACTS:
ELECTRIC
EVERSOURCE ENERGY (LOCAL SERVICE OFFICE) (F/K/A PUBLIC SERVICE OF NH)
425 JAFFREY ROAD
PETERBOROUGH, NH 03458
(800)-362-7764
TELEPHONE
CONSOLIDATED COMMUNICATIONS (LOCAL SERVICE OFFICE)
417 DANIEL WEBSTER HIGHWAY (US ROUTE 3)
MERRIMACK, NH 03054
(844) 968-7224
SANITARY SEWER
MILFORD WATER UTILITIES SEWER DIVISION
564 NASHUA STREET
MILFORD, NH 03055
(603) 249-0699
POTABLE WATER
MILFORD WATER UTILITIES WATER DIVISION
564 NASHUA STREET
MILFORD, NH 03055
(603) 249-0699
CABLE TELEVISION
COMCAST XFINITY
219 DANIEL WEBSTER HIGHWAY (US ROUTE 3)
NASHUA, NH 03060
(800) 266-2278

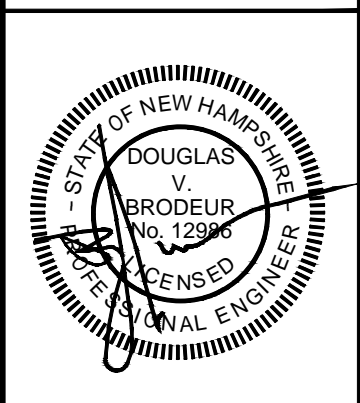
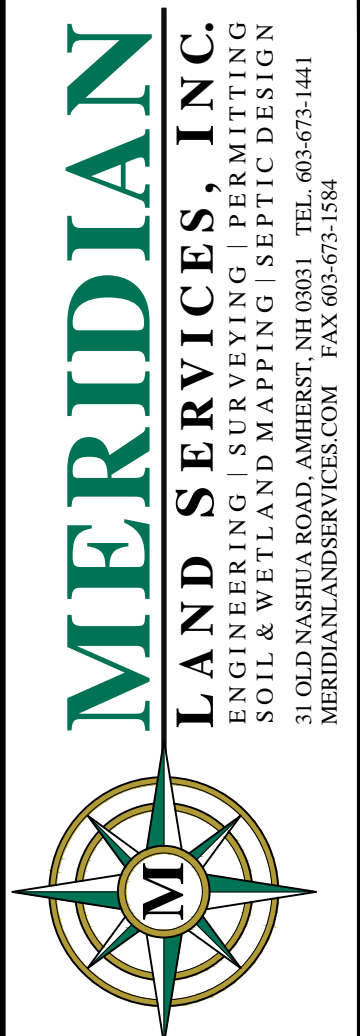


Table with 10 columns: H, O, L, D, C, B, A, 4/1/20, REV, DATE. Rows for internal review and description.

MULTI-USE DEVELOPMENT
GENERAL NOTES
MARCH 23, 2020
SCALE: NONE

SAVAGE FARMS, LLC
475 ELM STREET
MAP 7 LOT 7
MILFORD, NEW HAMPSHIRE

SP-2
SHEET
FILE: 852100A.dwg
PROJECT: 852.20
SHEET NO. 2 OF 10

REFERENCE PLANS:

1. " LOT LINE ADJUSTMENT PLAT-NH ROUTE 101A- MILFORD, N.H.-SURVEYED FOR - ROBERT A. SAVAGE" SCALE: 1"=100', DATED APRIL 30, 1997, PREPARED BY TODD LAND USE CONSULTANTS AND RECORDED AT THE H.C.R.D AS A PLAN NO. 28650

7-5-3
KENT & KELLY SHELTON
 283 ELM ST
 MILFORD, NH 03055
 VOL. 8183 PG. 0806
 ZONE: INTEGRATED COMMERCIAL-INDUSTRIAL (IC)

7-6
HITCHNER MANUFACTURING
 594 ELM ST
 MILFORD, NH 03055
 VOL. 4767 PG. 0263
 ZONE: INTEGRATED COMMERCIAL-INDUSTRIAL (IC)

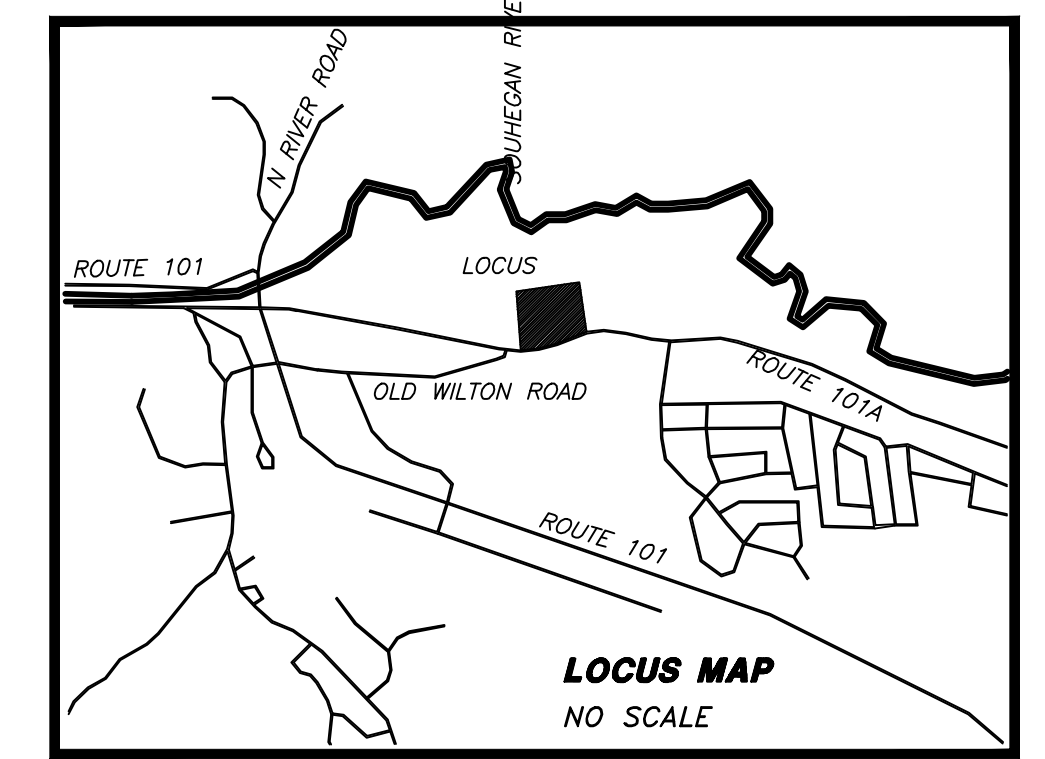
LOT 7-7
2.59 ACRES
112,830 SQ FT

SURVEYOR CERTIFICATION:

"I CERTIFY THAT THE STREET LINE(S), TOPOGRAPHY AND PHYSICAL FEATURES ARE ACCURATE AND TRUE."

WETLAND CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, ALONG WITH THE NORTHEAST REGIONAL SUPPLEMENT BY THOMAS E. CARR, C.W.S. OF THIS OFFICE ON OCTOBER 12, 2019.

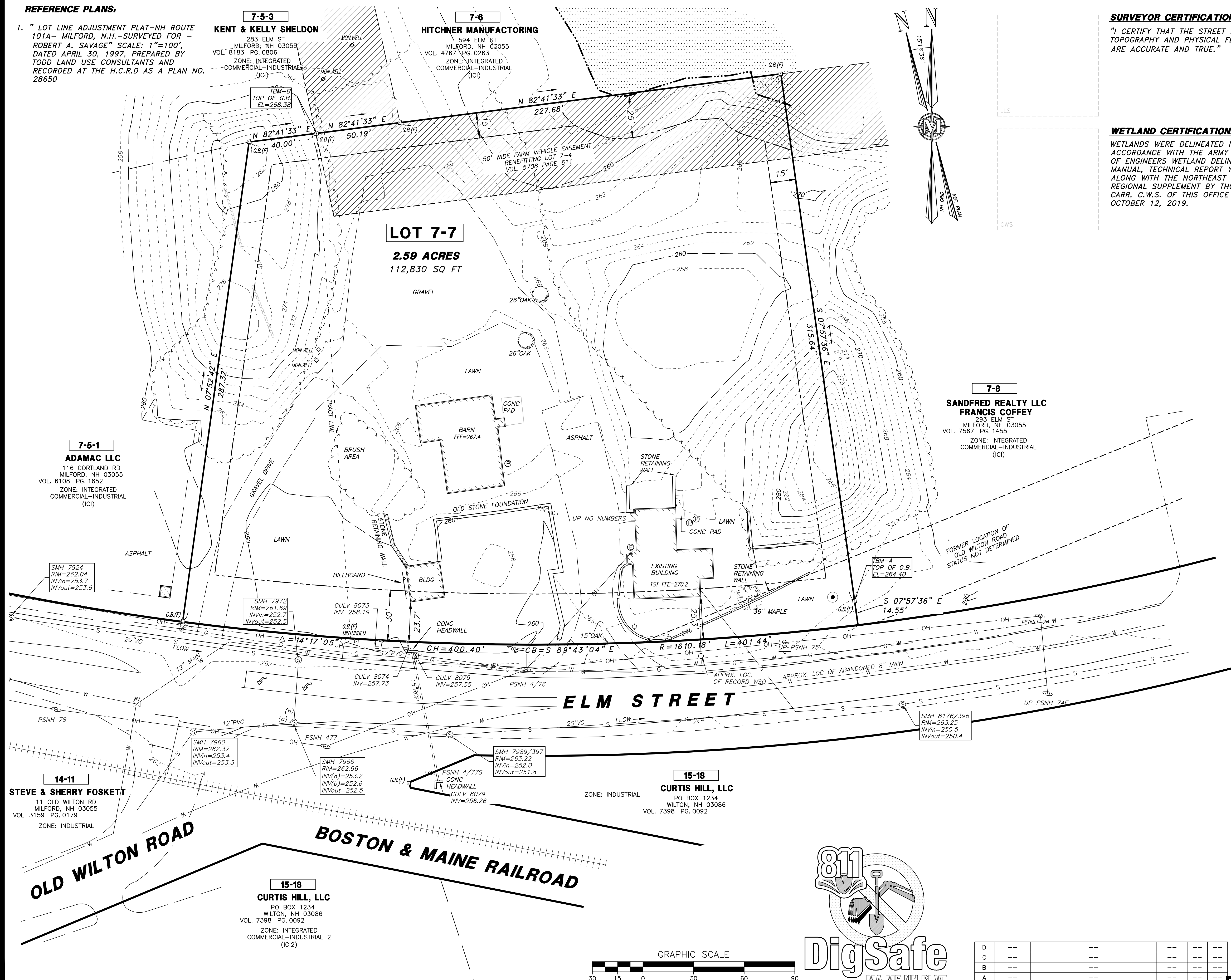


NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE OBSERVABLE EXISTING CONDITIONS FOR TAX MAP 7 LOTS 7.
2. THE OWNER OF TAX MAP 7 LOTS 7 IS SAVAGE FARM, LLC 19PINE TOP RD, AMHERST, NH 03031. SEE H.C.R.D. VOL. 9195 PG. 0802 DATED 08/02/2019.
3. ZONING FOR TAX MAP 7 LOT 7 IS INTEGRATED COMMERCIAL-INDUSTRIAL (IC). MINIMUM REQUIREMENTS INCLUDE 150' OF FRONTAGE AND 20,000 SQ FT OF NET AREA. MINIMUM SETBACKS INCLUDE 30' FRONT AND 15' FROM SIDE & REAR
4. FEMA DFIRM PANEL 33011C0454D, EFFECTIVE DATE 9/25/09, GRAPHICALLY DEPICT THE PARCEL WITHIN ZONE AE, FLOOD ELEVATION 258. THE PRINCIPAL STRUCTURE WAS REMOVED FROM THE FLOOD PLAIN DESIGNATION BY LETTER OF MAP AMENDMENT 17-01-0084A, DATED 11/04/2016.
5. WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, ALONG WITH THE NORTHEAST REGIONAL SUPPLEMENT BY THOMAS E. CARR, C.W.S. OF THIS OFFICE ON 10/12/2019.
6. THE PARCEL IS SUBJECT TO A FARM VEHICLE EASEMENT BENEFITING TAX MAP 7 LOT 4 AS SHOWN. REFERENCE DEED RECORDED IN HCRD VOLUME 7805 PAGE 611.
7. THIS SITE IMPROVEMENTS SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF JANUARY 2 & 3, 2020.
8. NORTH ORIENTATION REFERENCES NH GRID NORTH (NAD83/94) ESTABLISHED BY TERRESTRIAL SURVEYS TO NHDOT DISK #260 AND #270. THE REFERENCE PLAN WAS COMPUTED TO BE 15'16'36" WEST OF GRID NORTH.
9. THE LOT LINES ARE DEPICTED PER THE REFERENCE PLAN AND DO NOT REPRESENT A BOUNDARY DETERMINATION BY THIS OFFICE.

7-5-1
ADAMAC LLC
 116 CORTLAND RD
 MILFORD, NH 03055
 VOL. 8108 PG. 1652
 ZONE: INTEGRATED COMMERCIAL-INDUSTRIAL (IC)

7-8
SANFRED REALTY LLC
FRANCIS COFFEY
 293 ELM ST
 MILFORD, NH 03055
 VOL. 7567 PG. 1455
 ZONE: INTEGRATED COMMERCIAL-INDUSTRIAL (IC)



14-11
STEVE & SHERRY FOSKETT
 11 OLD WILTON RD
 MILFORD, NH 03055
 VOL. 3159 PG. 0179
 ZONE: INDUSTRIAL

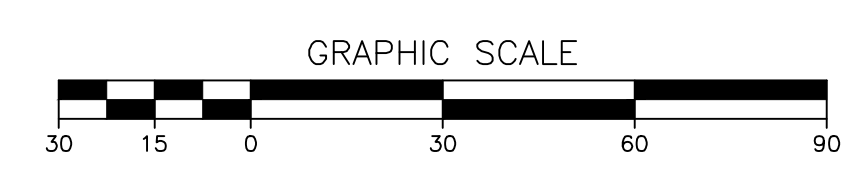
15-18
CURTIS HILL, LLC
 PO BOX 1234
 WILTON, NH 03086
 VOL. 7398 PG. 0092
 ZONE: INTEGRATED COMMERCIAL-INDUSTRIAL 2 (IC2)

15-18
CURTIS HILL, LLC
 PO BOX 1234
 WILTON, NH 03086
 VOL. 7398 PG. 0092
 ZONE: INDUSTRIAL

EXISTING CONDITIONS PLAN
LAND OF
SAVAGE FARMS, LLC
TAX MAP 7 LOT 7 475 ELM STREET
MILFORD, NEW HAMPSHIRE

SCALE: 1" = 30' JANUARY 7, 2020

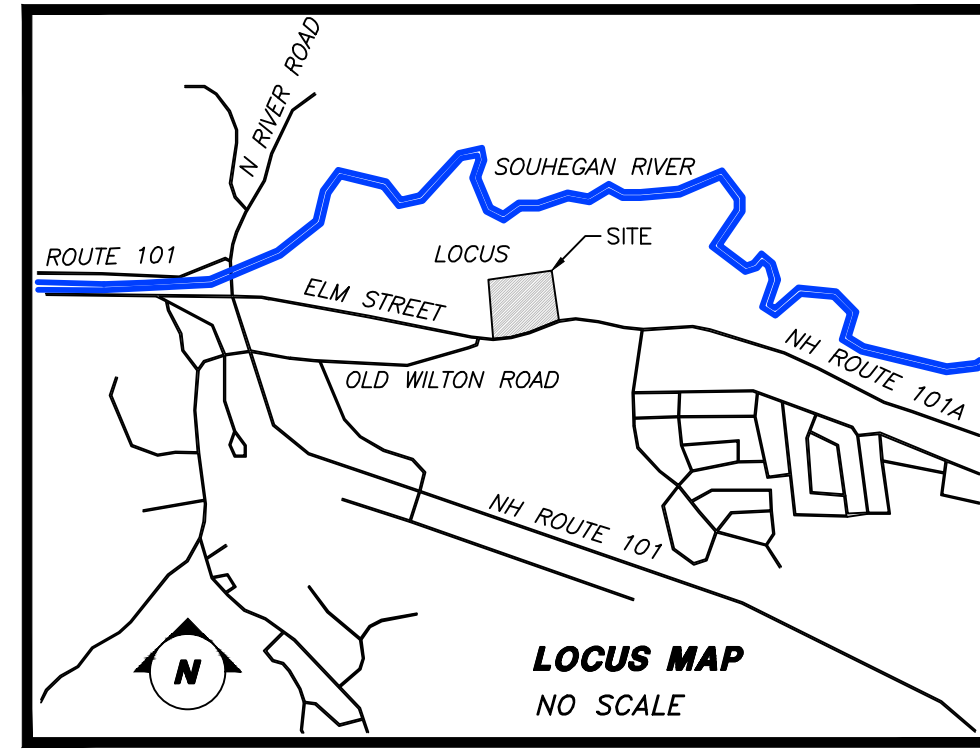
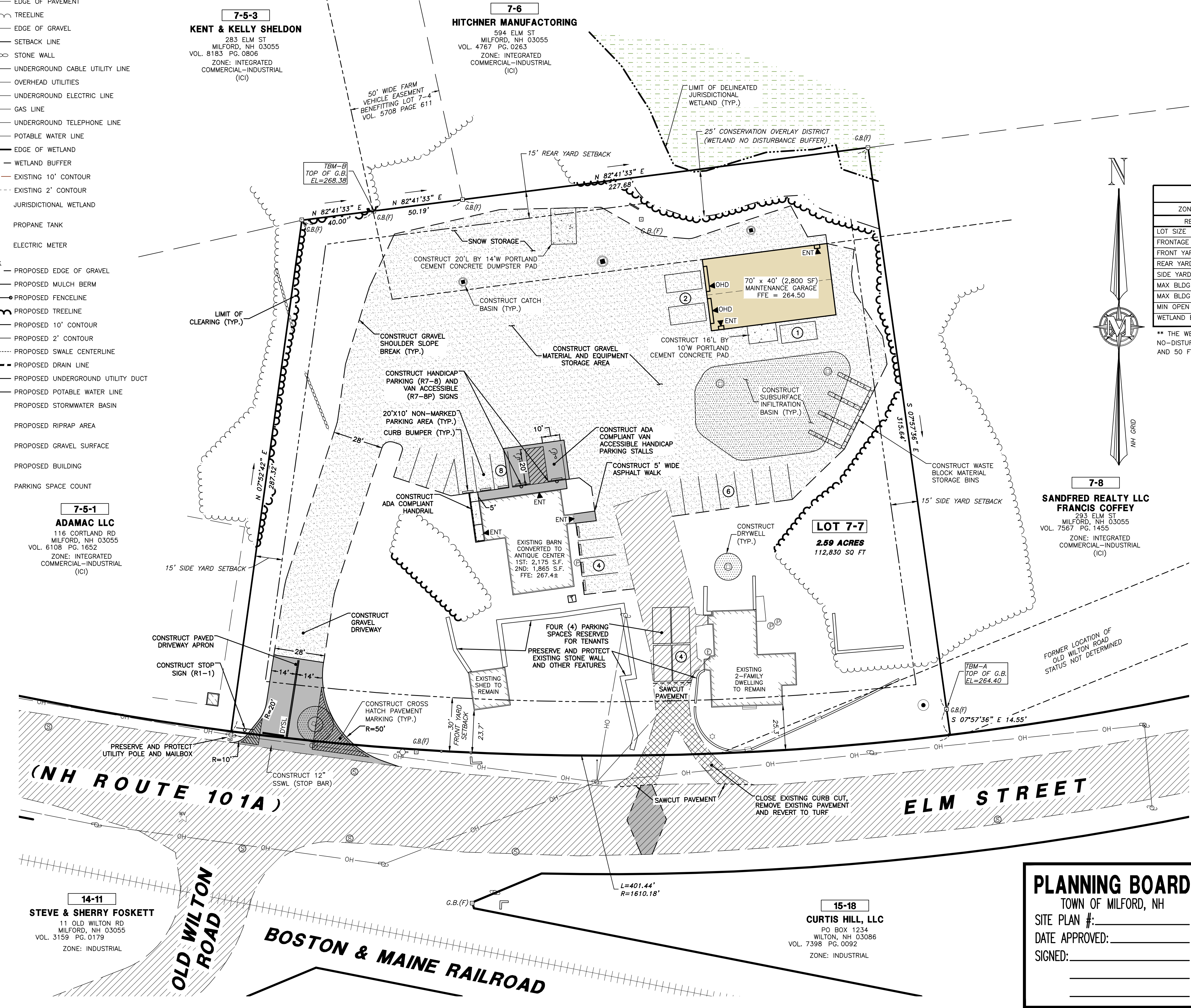
MERIDIAN
LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
 MERIDIANLANDSERVICES.COM FAX 603-673-1584



REV.	DATE	DESCRIPTION	C/O	DR	CK
D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	--	--	--	--	--

Plotted: 4/2/2020 10:13 AM By: TRY
 H:\WLS\0852\852_20\0_Drawings\SURV\852T20-W.dwg

- EXISTING FEATURES:**
- RIGHT OF WAY
 - APPX. RIGHT OF WAY
 - APPX. ABUTTING LOT LINE
 - PROPERTY LINE
 - EDGE OF PAVEMENT
 - TREELINE
 - EDGE OF GRAVEL
 - SETBACK LINE
 - STONE WALL
 - UCU - UNDERGROUND CABLE UTILITY LINE
 - OH - OVERHEAD UTILITIES
 - UGU - UNDERGROUND ELECTRIC LINE
 - G - GAS LINE
 - UT - UNDERGROUND TELEPHONE LINE
 - W - POTABLE WATER LINE
 - EDGE OF WETLAND
 - WETLAND BUFFER
 - 260 - EXISTING 10' CONTOUR
 - 262 - EXISTING 2' CONTOUR
 - JURISDICTIONAL WETLAND
 - PROPANE TANK
 - ELECTRIC METER
- PROPOSED FEATURES:**
- PROPOSED EDGE OF GRAVEL
 - PROPOSED MULCH BERM
 - PROPOSED FENCELINE
 - PROPOSED TREELINE
 - 260 - PROPOSED 10' CONTOUR
 - 262 - PROPOSED 2' CONTOUR
 - PROPOSED SWALE CENTERLINE
 - PROPOSED DRAIN LINE
 - UGE/T/C - PROPOSED UNDERGROUND UTILITY DUCT
 - W - PROPOSED POTABLE WATER LINE
 - PROPOSED STORMWATER BASIN
 - PROPOSED RIPRAP AREA
 - PROPOSED GRAVEL SURFACE
 - PROPOSED BUILDING
 - 1 - PARKING SPACE COUNT



ZONING SUMMARY
ZONE: INTEGRATED COMMERCIAL INDUSTRIAL (I-C)

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
LOT SIZE	20,000 SF	112,830 SF	112,830 SF
FRONTAGE	150 FT	401 FT	401 FT
FRONT YARD SETBACK	30 FT	23.7 FT	23.7 FT
REAR YARD SETBACK	15 FT	167.0 FT	50.1 FT
SIDE YARD SETBACK	15 FT	79.1 FT	30.1 FT
MAX BLDG HEIGHT	40 FT	UNKNOWN	27.17 FT
MAX BLDG COVERAGE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
MIN OPEN SPACE	30%	81.7% (92,162 SF)	52.5% (59,206 SF)
WETLAND BUFFER**	25/50 FT	25 FT	25 FT

** THE WETLAND CONSERVATION OVERLAY DISTRICT (IE WETLAND BUFFER) IS A NO-DISTURBANCE ZONE WHICH PROJECTS 25 FT OUTWARD FROM JURISDICTIONAL WETLANDS AND 50 FT FROM NAMED WATER BODIES WITHIN THE TOWN OF MILFORD.

PARKING REQUIREMENTS:
PER TOWN OF MILFORD DEVELOPMENT REGULATIONS, SECTION 6.05.4 'TABLE OF OFF-STREET PARKING' THE REQUIRED NUMBER OF PARKING SPACES IS AS FOLLOWS.

USE	REQUIREMENT	REQUIREMENT	REQ. SPACES
MULTI-FAMILY DWELLINGS	2 PER UNIT	2 UNITS @ 2/UNIT	= 4 SPACES
RETAIL SHOPPING CENTERS	4 PER 1,000 SF	4,040 SF @ 4/1,000 SF	= 16 SPACES
WAREHOUSE/STORAGE	1 PER 1,000 SF	2,800 SF @ 1/1,000 SF	= 3 SPACES
			TOTAL SPACES REQUIRED = 23 SPACES
			HANDICAP SPACES REQUIRED = 1 SPACE
			TOTAL SPACES PROVIDED = 25 SPACES
			HANDICAP SPACES PROVIDED = 2 SPACES

REV.	DATE	DESCRIPTION	TRY	DWG	DR	CK
A	4/1/20					
B						
C						
D						
E						
L						
G						
H						

7-5-1
ADAMAC LLC
116 CORTLAND RD
MILFORD, NH 03055
VOL. 6108 PG. 1652
ZONE: INTEGRATED COMMERCIAL-INDUSTRIAL (IC)

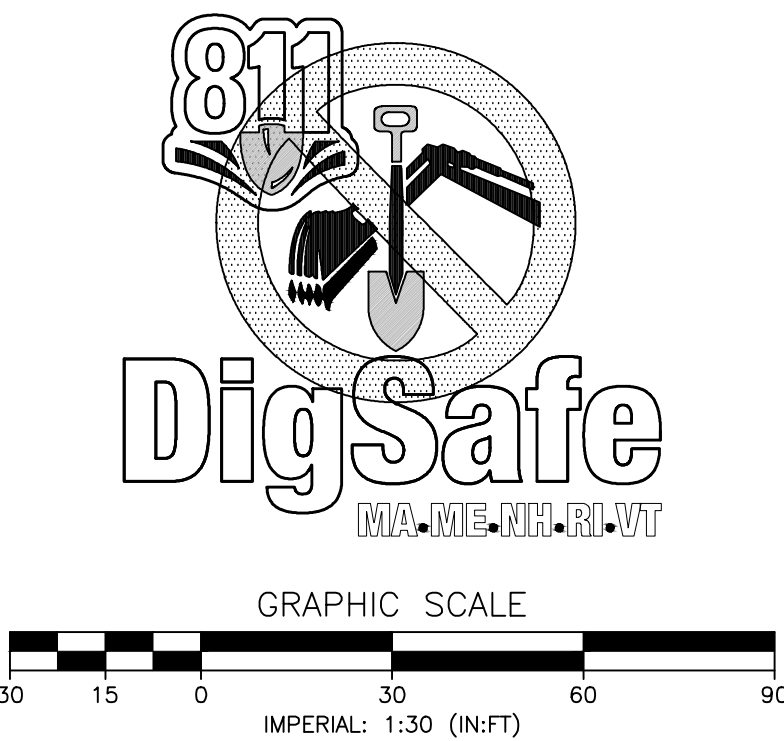
7-6
HITCHNER MANUFACTURING
594 ELM ST
MILFORD, NH 03055
VOL. 4767 PG. 0263
ZONE: INTEGRATED COMMERCIAL-INDUSTRIAL (IC)

7-8
**SANFRED REALTY LLC
FRANCIS COFFEY**
293 ELM ST
MILFORD, NH 03055
VOL. 7567 PG. 1455
ZONE: INTEGRATED COMMERCIAL-INDUSTRIAL (IC)

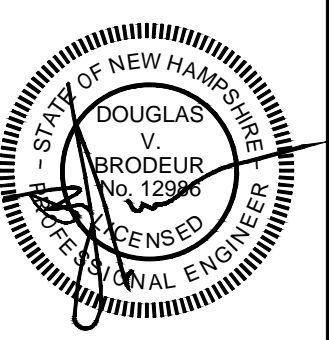
15-18
CURTIS HILL, LLC
PO BOX 1234
WILTON, NH 03086
VOL. 7398 PG. 0092
ZONE: INDUSTRIAL

14-11
STEVE & SHERRY FOSKETT
11 OLD WILTON RD
MILFORD, NH 03055
VOL. 3159 PG. 0179
ZONE: INDUSTRIAL

PLANNING BOARD
TOWN OF MILFORD, NH
SITE PLAN #:
DATE APPROVED:
SIGNED:



MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
MERIDIANLANDSERVICES.COM FAX: 603-673-1584



MULTI-USE DEVELOPMENT
SAVAGE FARMS, LLC
475 ELM STREET
MAP 7 LOT 7
MILFORD, NEW HAMPSHIRE
SCALE: 1" = 30'
MARCH 23, 2020
SITE LAYOUT PLAN
SP-3
SHEET
FILE: 852100A.dwg
PROJECT: 852.20
SHEET NO. 4 OF 10

- EXISTING FEATURES:**
- RIGHT OF WAY
 - - - APPX. RIGHT OF WAY
 - - - APPX. ABUTTING LOT LINE
 - PROPERTY LINE
 - EDGE OF PAVEMENT
 - TREELINE
 - - - EDGE OF GRAVEL
 - - - SETBACK LINE
 - STONE WALL
 - UCU — UNDERGROUND CABLE UTILITY LINE
 - OH — OVERHEAD UTILITIES
 - UGU — UNDERGROUND ELECTRIC LINE
 - G — GAS LINE
 - UT — UNDERGROUND TELEPHONE LINE
 - W — POTABLE WATER LINE
 - — EDGE OF WETLAND
 - - - WETLAND BUFFER
 - 260 — EXISTING 10' CONTOUR
 - 262 — EXISTING 2' CONTOUR
 - — JURISDICTIONAL WETLAND
 - ⊕ — PROPANE TANK
 - ⊖ — ELECTRIC METER
- PROPOSED FEATURES:**
- - - PROPOSED EDGE OF GRAVEL
 - - - PROPOSED MULCH BERM
 - - - PROPOSED FENCELINE
 - - - PROPOSED TREELINE
 - 260 — PROPOSED 10' CONTOUR
 - 262 — PROPOSED 2' CONTOUR
 - - - PROPOSED SWALE CENTERLINE
 - - - PROPOSED DRAIN LINE
 - UGE/T/C — PROPOSED UNDERGROUND UTILITY DUCT
 - W — PROPOSED POTABLE WATER LINE
 - — PROPOSED STORMWATER BASIN
 - — PROPOSED RIPRAP AREA
 - — PROPOSED GRAVEL SURFACE
 - — PROPOSED BUILDING
 - ① — PARKING SPACE COUNT

7-5-3
KENT & KELLY SHELDON
 283 ELM ST
 MILFORD, NH 03055
 VOL. 8183 PG. 0806
 ZONE: INTEGRATED
 COMMERCIAL-INDUSTRIAL
 (IC)

7-6
HITCHNER MANUFACTURING
 594 ELM ST
 MILFORD, NH 03055
 VOL. 4767 PG. 0263
 ZONE: INTEGRATED
 COMMERCIAL-INDUSTRIAL
 (IC)

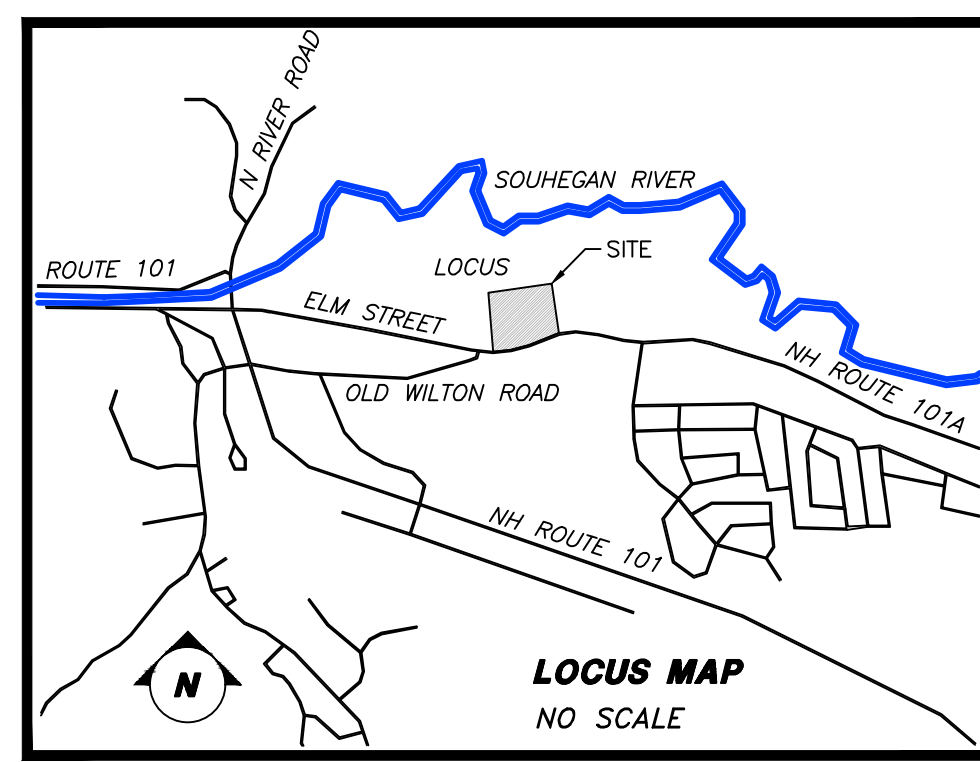
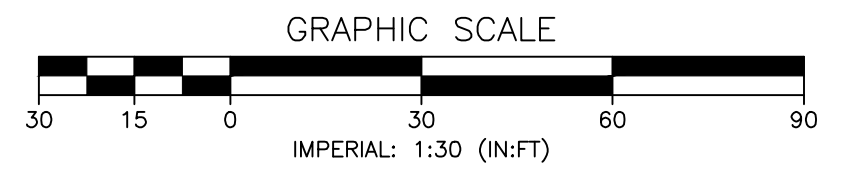
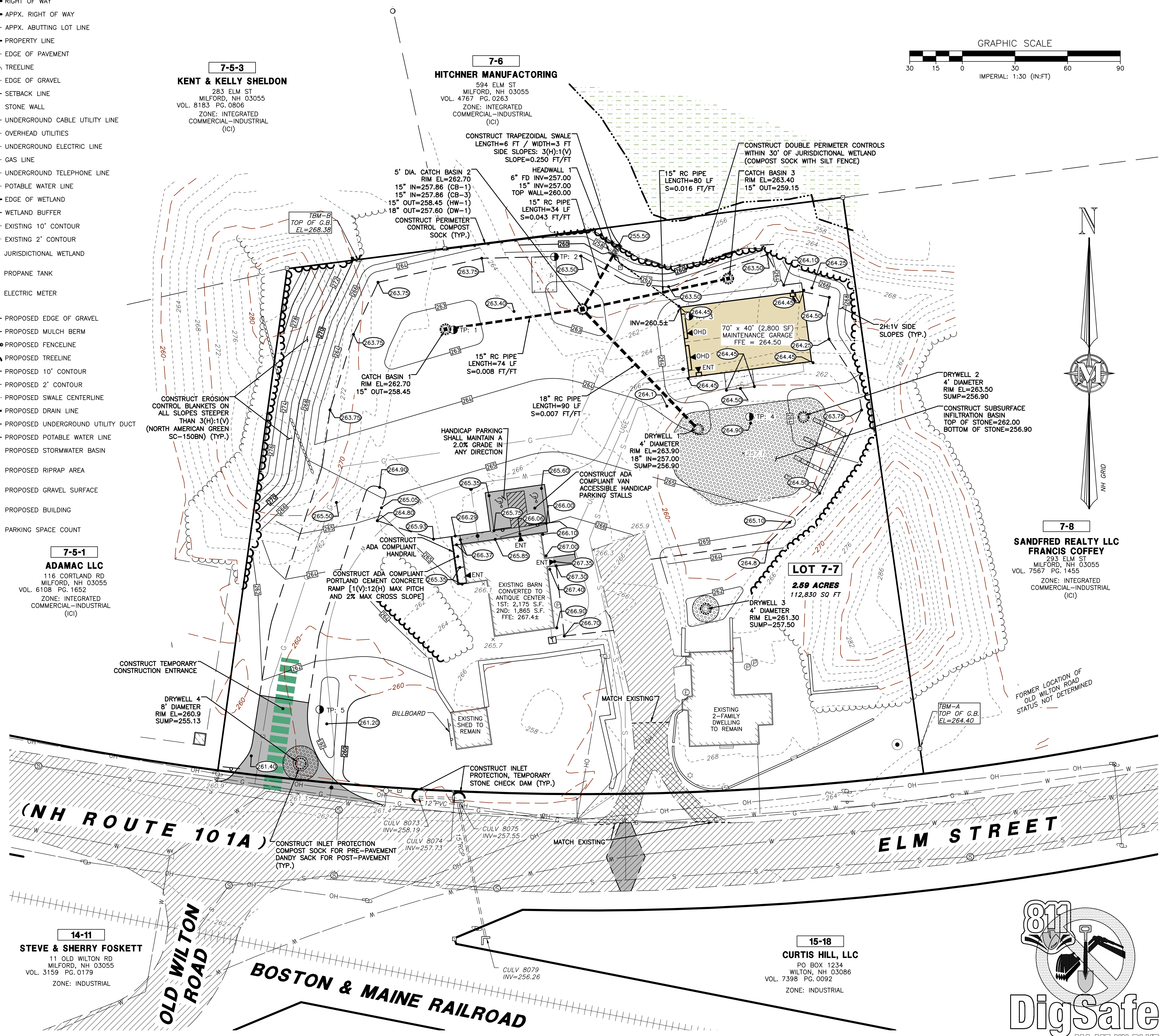
7-5-1
ADAMAC LLC
 116 CORTLAND RD
 MILFORD, NH 03055
 VOL. 6108 PG. 1652
 ZONE: INTEGRATED
 COMMERCIAL-INDUSTRIAL
 (IC)

14-11
STEVE & SHERRY FOSKETT
 11 OLD WILTON RD
 MILFORD, NH 03055
 VOL. 3159 PG. 0179
 ZONE: INDUSTRIAL

15-18
CURTIS HILL, LLC
 PO BOX 1234
 WILTON, NH 03086
 VOL. 7398 PG. 0092
 ZONE: INDUSTRIAL

7-8
SANFRED REALTY LLC
FRANCIS COFFEY
 293 ELM ST
 MILFORD, NH 03055
 VOL. 7567 PG. 1455
 ZONE: INTEGRATED
 COMMERCIAL-INDUSTRIAL
 (IC)

LOT 7-7
2.59 ACRES
112,830 SQ FT



GRADING AND DRAINAGE NOTES

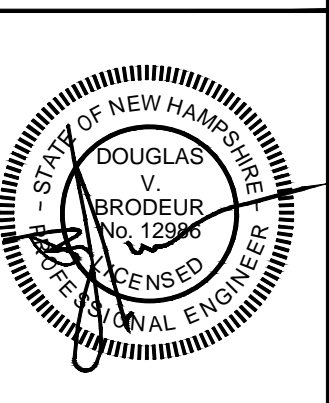
- ALL CATCH BASINS SHALL HAVE FOUR FOOT (4') DEEP SUMPS AND BE EQUIPPED WITH OIL/GAS HOODS.
- ALL DRYWELLS SHALL BE EQUIPPED WITH PERMANENT SILT SACKS (IE DANDY BAGS).
- TEST PIT DATA:

TEST PIT NO.	DEPTH TO SHWT	DEPTH TO LEDGE
1	>98"	NONE
2	26"	NONE
3	>74"	NONE
4	30"	NONE
5	34"	NONE

- EROSION AND SEDIMENTATION CONTROL NOTES**
- ALL WETLANDS AND LIMITS OF WORK WITHIN THE CONSERVATION OVERLAY (CO) DISTRICT SHALL BE MARKED WITH CONSTRUCTION DEMARCATION FENCING, PRIOR TO ANY EARTH MOVING ACTIVITIES, AND/OR VEGETATION CLEARING.
 - THE EROSION CONTROL MEASURES SHOWN ARE DIAGRAMMATIC, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PLACE THE APPROPRIATE CONTROL MEASURES IN THE BEST SUITED LOCATIONS.
 - PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS.
 - THE CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROLS, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWENTY FOUR HOURS AFTER EACH STORM EVENT (0.25" OR GREATER) AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE WAYS AND PROTECTED AREAS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS (IE WETLANDS, STREAMS, ETC.) WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSITED.
 - THE CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
 - UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN DEBRIS AND SEDIMENT FROM THE DRAINAGE SYSTEM.
 - AREAS REMAINED UNSTABILIZED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED. HAY MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 1-1/2 TONS/ACRE.
 - PERMANENT SEEDING SHALL OCCUR BETWEEN APRIL 1 AND JUNE 1 AND/OR BETWEEN AUGUST 15 AND OCTOBER 15. ALL SEEDING SHALL BE HAY MULCHED.
 - DUST SHALL BE CONTROLLED THROUGH THE USE OF WATER OR OTHER INDUSTRY APPROVED STANDARD METHODS.
 - SOILS TO BE STOCKPILED FOR A PERIOD OF MORE THAN THIRTY DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED. THE CONTRACTOR SHALL INSTALL SILT FENCE AND OR COMPOST SOCK ALONG THE DOWNHILL SIDE OF THE STOCKPILE.
 - THE CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENTATION BASINS AND TEMPORARY DIVERSION SWALES TO CONTROL SEDIMENTATION AND STORMWATER RUNOFF DURING THE CONSTRUCTION PERIOD, THAT MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NHDES).
 - THE CONTRACTOR SHALL PROVIDE NECESSARY EROSION CONTROLS TO INSURE THAT SURFACE WATER RUNOFF FROM UNSTABILIZED AREAS DOES NOT CARRY SILT, SEDIMENT, AND OTHER DEBRIS OUTSIDE THE SITE WORK AREA.
 - AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED AND COMPACTED TO A MINIMUM OF 90% OF THE DRY UNIT WEIGHT;
 - A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3-IN. OF NON EROSION MATERIAL, SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED;
 - THE AREA HAS BEEN PAVED WITH BITUMINOUS ASPHALT CONCRETE, PORTLAND CEMENT CONCRETE, OR SIMILAR COVERS.
 - AT NO TIME SHALL THE TOTAL DISTURBED AREA BE GREATER THAN FIVE (5) ACRES.
 - ALL DITCHES, SWALES, STORMWATER BASINS, OR OTHER DRAINAGE FEATURES SHALL BE FULLY STABILIZED PRIOR TO DIRECTING STORMWATER TO THEM.
 - ALL DRIVEWAYS, ROADWAYS, AND/OR PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
 - ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
 - EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 4-FT HORIZONTAL TO 1-FT VERTICAL (4:1). EROSION CONTROL BLANKETS SHALL BE NORTH AMERICAN GREEN SC150BN OR APPROVED EQUAL.



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 31 OLD NASHUA ROAD, AMHERST, NH 03811 TEL: 603-673-1441
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REV.	DATE	DESCRIPTION
1	4/7/20	
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MULTI-USE DEVELOPMENT
GRADING, DRAINAGE,
EROSION & SEDIMENTATION
CONTROL PLAN

SAVAGE FARMS, LLC
 475 ELM STREET
 MAP 7 LOT 7
 MILFORD, NEW HAMPSHIRE

SP-4
 SHEET
 FILE: 852100A.dwg
 PROJECT: 852.20
 SHEET NO. 5 OF 10

- EXISTING FEATURES:**
- RIGHT OF WAY
 - - - APPX. RIGHT OF WAY
 - - - APPX. ABUTTING LOT LINE
 - PROPERTY LINE
 - EDGE OF PAVEMENT
 - TREELINE
 - - - EDGE OF GRAVEL
 - - - SETBACK LINE
 - STONE WALL
 - UCU — UNDERGROUND CABLE UTILITY LINE
 - OH — OVERHEAD UTILITIES
 - UGU — UNDERGROUND ELECTRIC LINE
 - G — GAS LINE
 - UT — UNDERGROUND TELEPHONE LINE
 - W — POTABLE WATER LINE
 - - - EDGE OF WETLAND
 - - - WETLAND BUFFER
 - - - 260 — EXISTING 10' CONTOUR
 - - - 262 — EXISTING 2' CONTOUR
 - JURISDICTIONAL WETLAND
 - ⊙ — PROPANE TANK
 - ⊙ — ELECTRIC METER
- PROPOSED FEATURES:**
- - - PROPOSED EDGE OF GRAVEL
 - - - PROPOSED MULCH BERM
 - - - PROPOSED FENCELINE
 - - - PROPOSED TREELINE
 - - - 260 — PROPOSED 10' CONTOUR
 - - - 262 — PROPOSED 2' CONTOUR
 - - - PROPOSED SWALE CENTERLINE
 - - - PROPOSED DRAIN LINE
 - - - UGE/T/C — PROPOSED UNDERGROUND UTILITY DUCT
 - - - W — PROPOSED POTABLE WATER LINE
 - - - PROPOSED STORMWATER BASIN
 - - - PROPOSED RIPRAP AREA
 - - - PROPOSED GRAVEL SURFACE
 - - - PROPOSED BUILDING
 - ① — PARKING SPACE COUNT

7-5-3
KENT & KELLY SHELDON
 283 ELM ST
 MILFORD, NH 03055
 VOL. 8183 PG. 0806
 ZONE: INTEGRATED
 COMMERCIAL—INDUSTRIAL
 (IC)

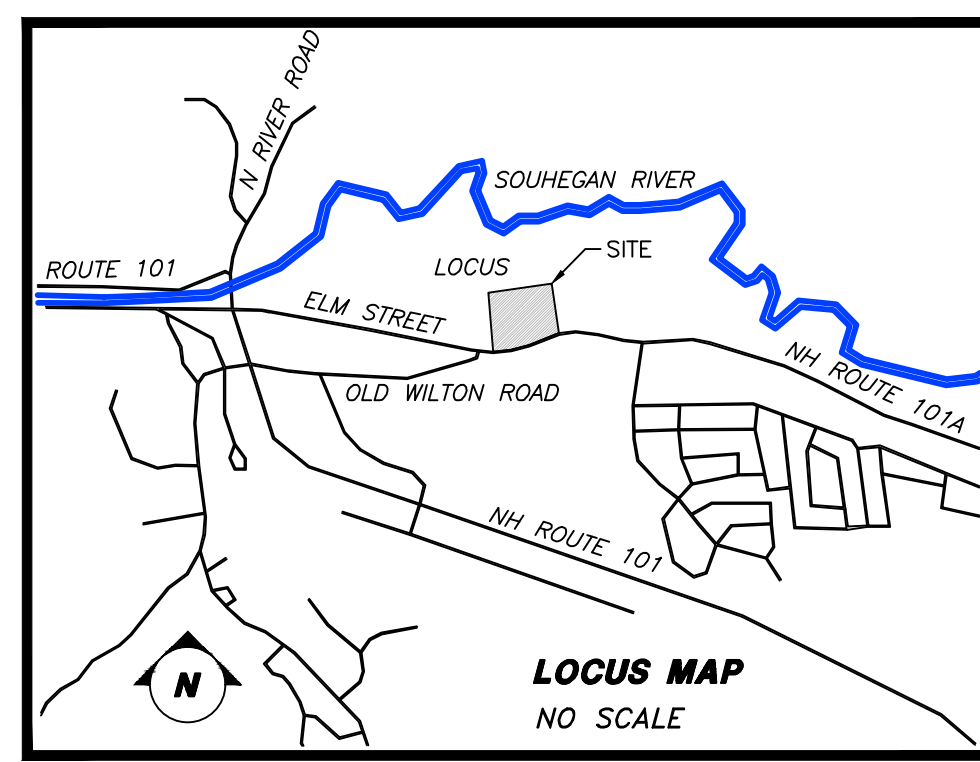
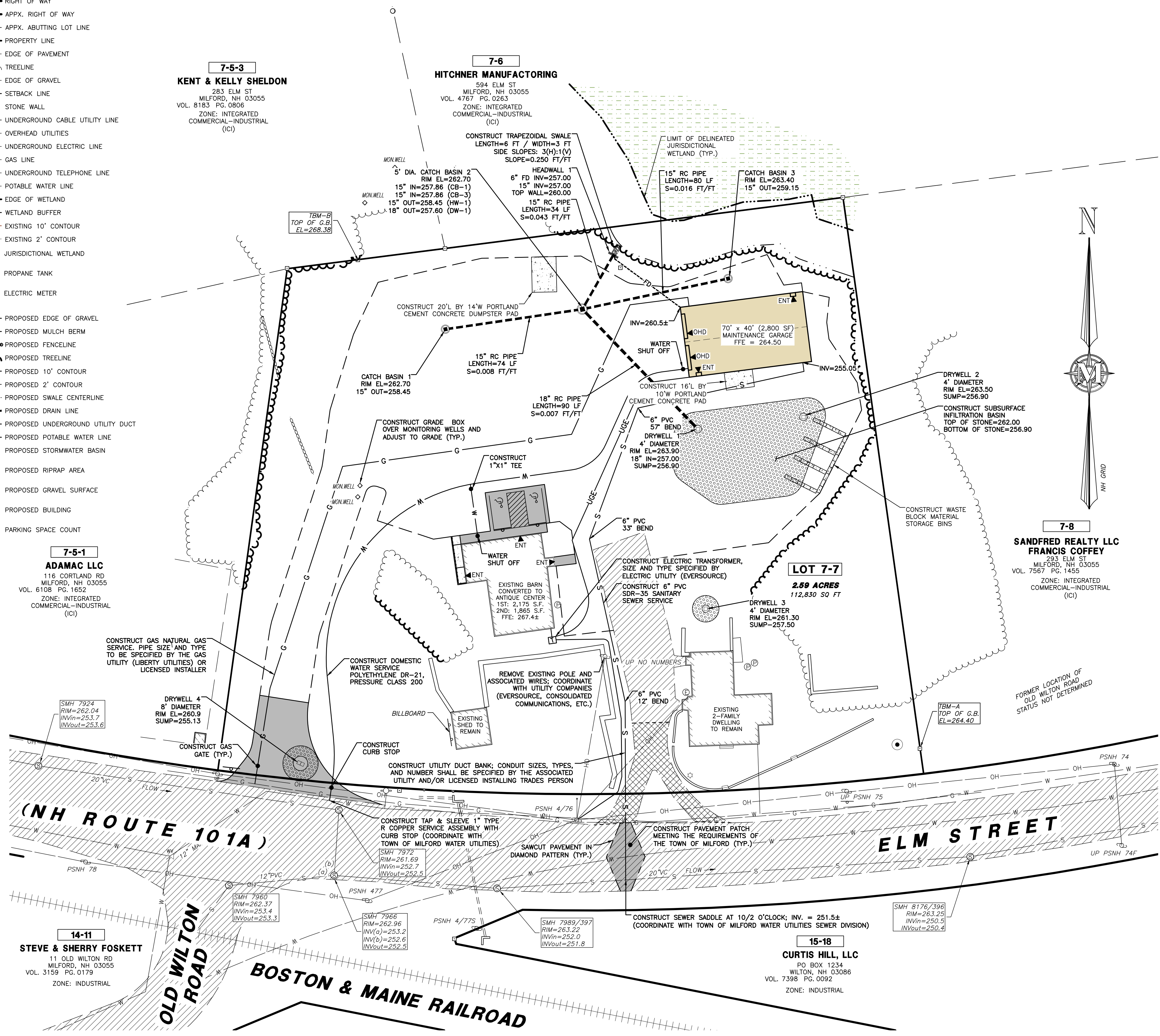
7-6
HITCHNER MANUFACTURING
 594 ELM ST
 MILFORD, NH 03055
 VOL. 4767 PG. 0263
 ZONE: INTEGRATED
 COMMERCIAL—INDUSTRIAL
 (IC)

7-8
SANFRED REALTY LLC
FRANCIS COFFEY
 293 ELM ST
 MILFORD, NH 03055
 VOL. 7567 PG. 1455
 ZONE: INTEGRATED
 COMMERCIAL—INDUSTRIAL
 (IC)

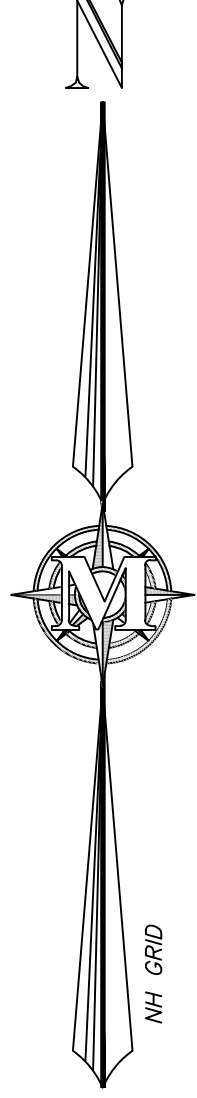
7-5-1
ADAMAC LLC
 116 CORTLAND RD
 MILFORD, NH 03055
 VOL. 6108 PG. 1652
 ZONE: INTEGRATED
 COMMERCIAL—INDUSTRIAL
 (IC)

14-11
STEVE & SHERRY FOSKETT
 11 OLD WILTON RD
 MILFORD, NH 03055
 VOL. 3159 PG. 0179
 ZONE: INDUSTRIAL

15-18
CURTIS HILL, LLC
 PO BOX 1234
 WILTON, NH 03086
 VOL. 7398 PG. 0092
 ZONE: INDUSTRIAL

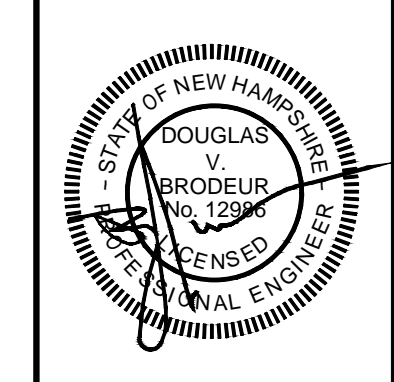


- NOTES:**
1. EACH STRUCTURE SHALL HAVE INDEPENDENT ELECTRIC & GAS METERS.
 2. METERS SHALL BE PLACED WHERE APPROPRIATE, PER CODE, AND PER THE RESPECTIVE UTILITY REQUIREMENTS.
 3. TELEPHONE PEDESTAL, IF REQUIRED, SHALL BE PER THE DESIGNATED LOCATION OF THE TELEPHONE UTILITY (CONSOLIDATED COMMUNICATIONS).
 4. COORDINATE WITH EACH UTILITY (I.E. GAS, WATER, SEWER, ELECTRIC, CABLE TV, TELEPHONE) PRIOR TO ANY UTILITY WORK.



GRAPHIC SCALE
 30 15 0 30 60 90
 IMPERIAL: 1:30 (IN:FT)

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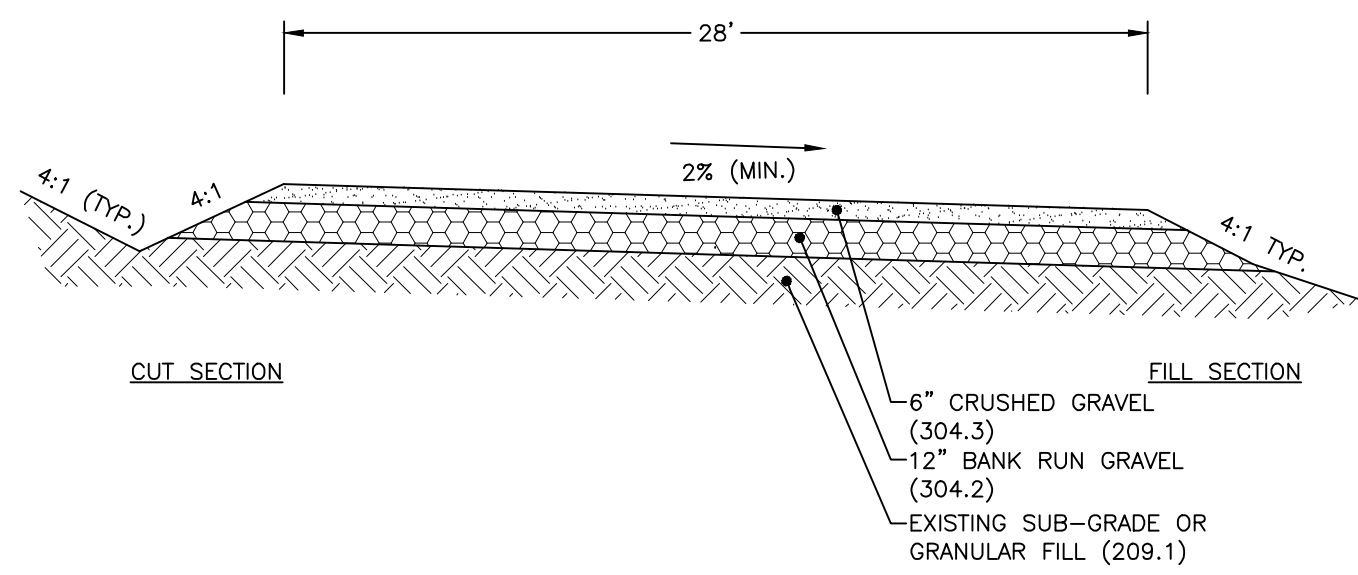
REV.	DATE	DESCRIPTION
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MULTI-USE DEVELOPMENT
 UTILITY PLAN
 MARCH 23, 2020

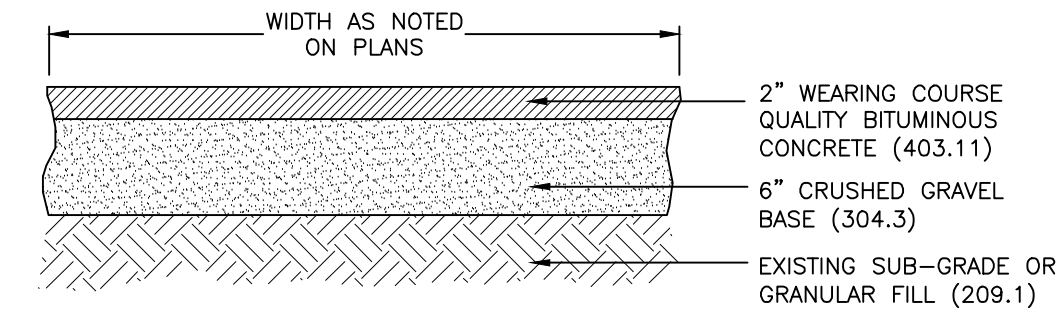
SAVAGE FARMS, LLC
 475 ELM STREET
 MAP 7 LOT 7
 MILFORD, NEW HAMPSHIRE

SP-5
 SHEET
 FILE: 852100A.dwg
 PROJECT: 852.20
 SHEET NO. 6 OF 10

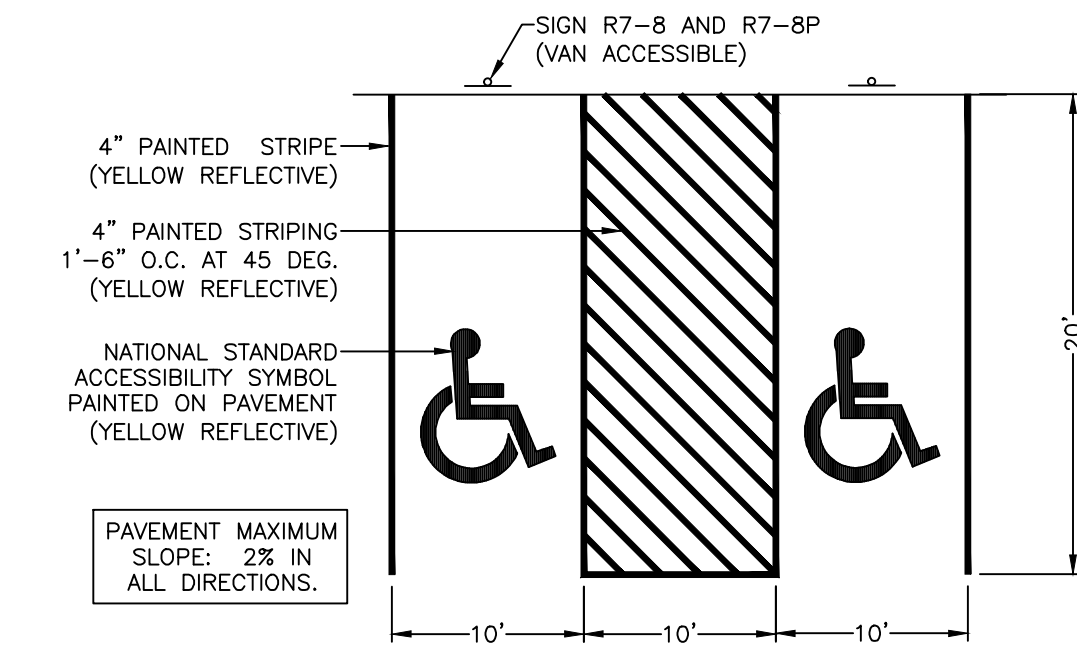
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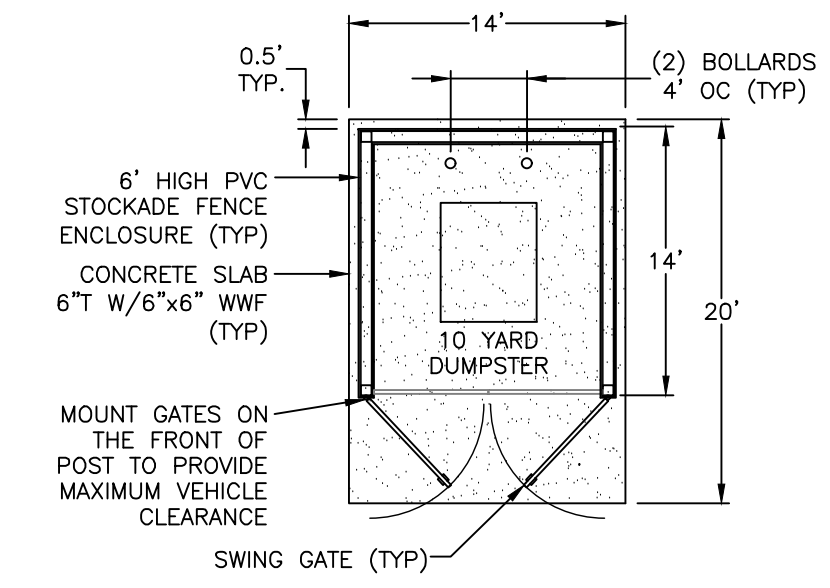
TYPICAL GRAVEL ACCESS DRIVE
(NHDOT ITEM NO.) NOV. 17, 2017 SCALE: NONE **1**
D-1



PAVEMENT - SIDEWALK
(NHDOT ITEM NO.) APRIL 11, 2011 SCALE: NONE **4**
D-1

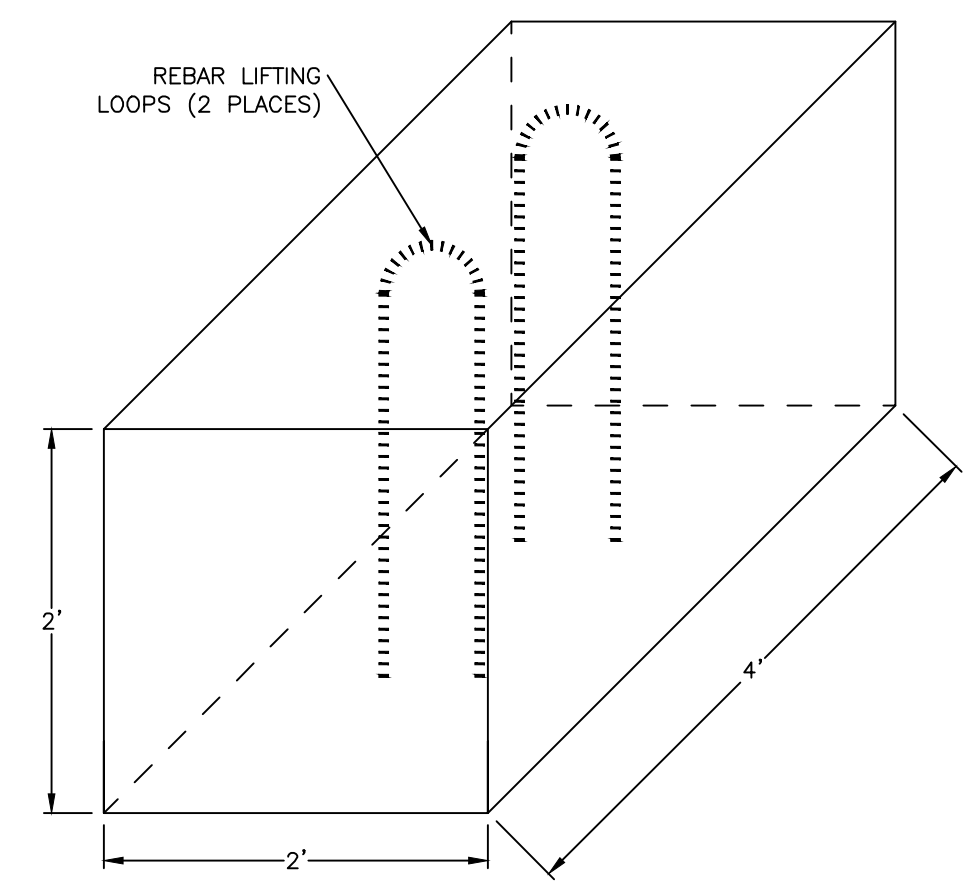


HANDICAP PARKING - STANDARD
NOV. 16, 2017 SCALE: NONE **7**
D-1

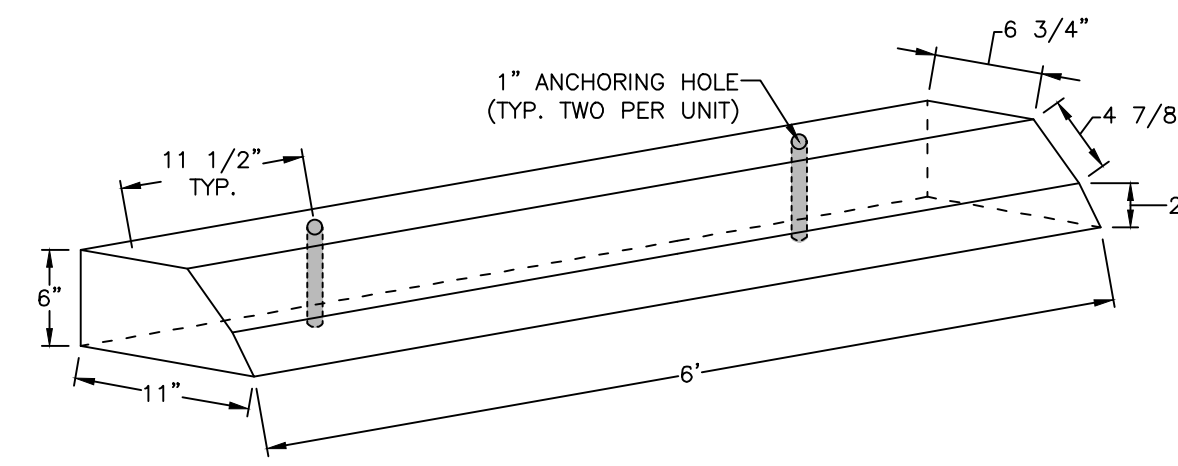


DUMPSTER ENCLOSURE
SCALE: NONE **10**
D-1

- NOTES:
1. CONCRETE: 3,000 PSI @ 28 DAYS
2. ESTIMATED WEIGHT: 2,400#

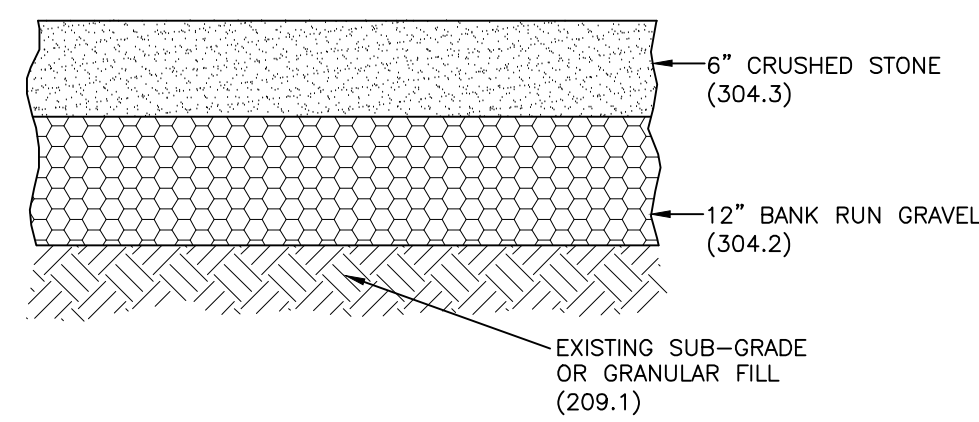


WASTE BLOCK
(PHOENIX PRECAST PRODUCTS) SCALE: NONE **11**
D-1

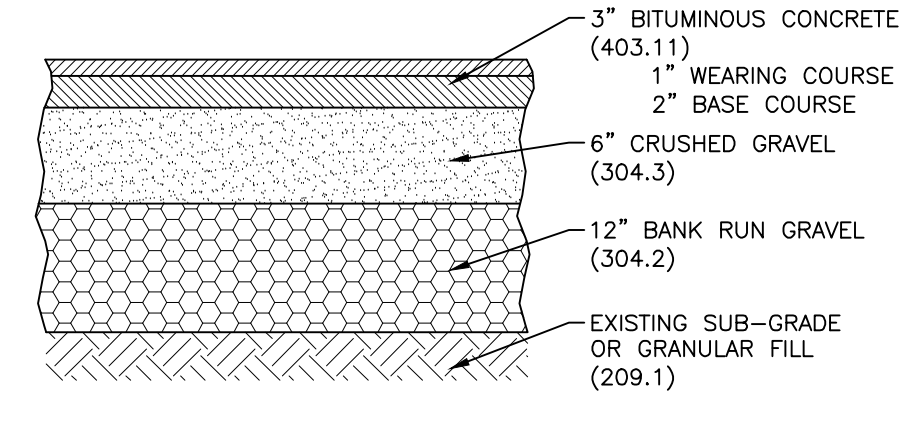


- NOTES:
1. CONCRETE: 4,000 PSI @ 28 DAYS
2. REINFORCING TO BE GRADE 60 DEFORMED BLACK BARS PER ASTM A-615
3. EACH BLOCK TO WEIGH APPROXIMATELY 363# (0.086 CY)

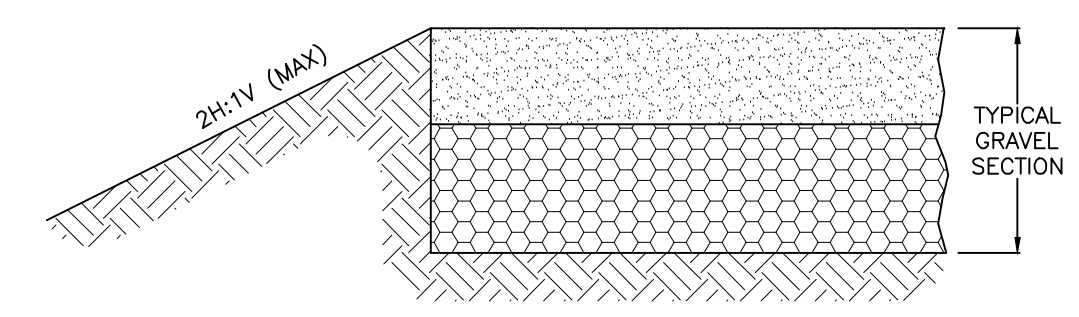
CONCRETE BUMPER BLOCK
MICHIE CORP. OR EQUAL NOV. 16, 2017 **8**
D-1



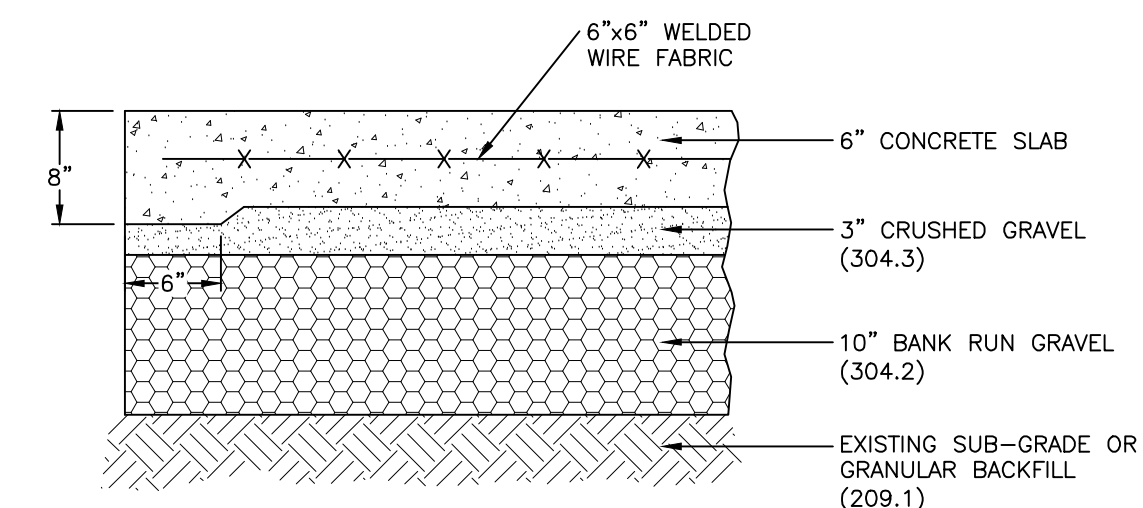
TYPICAL GRAVEL SECTION
(NHDOT ITEM NO.) NOV. 28, 2017 SCALE: NONE **2**
D-1



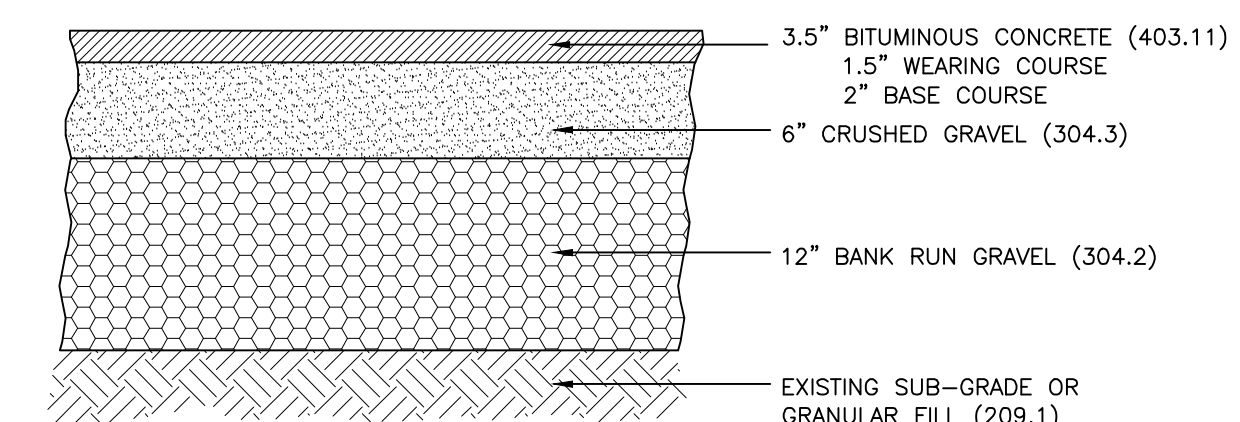
PAVEMENT - PARKING
(NHDOT ITEM NO.) NOV. 20, 2017 SCALE: NONE **5**
D-1



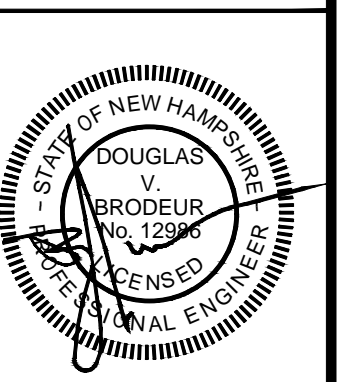
GRAVEL SLOPE BREAK
(NHDOT ITEM NO.) NOV. 20, 2017 SCALE: NONE **3**
D-1



PORTLAND CEMENT CONCRETE PAD
(NHDOT ITEM NO.) APRIL 11, 2011 SCALE: NONE **6**
D-1



PAVEMENT - DRIVEWAY CURB CUT
(NHDOT ITEM NO.) SCALE: NONE **9**
D-1

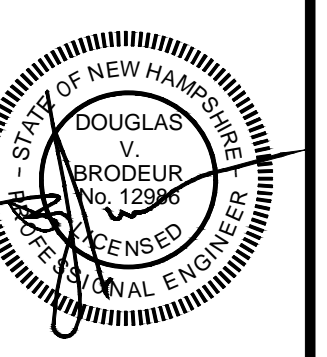


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1	4/1/20	INTERNAL REVIEW	TRY	DVB
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MULTI-USE DEVELOPMENT
DETAILS
SITE CONSTRUCTION
MARCH 23, 2020

Savage Farms, LLC
475 Elm Street
Map 7 Lot 7
Milford, New Hampshire
SCALE: AS NOTED

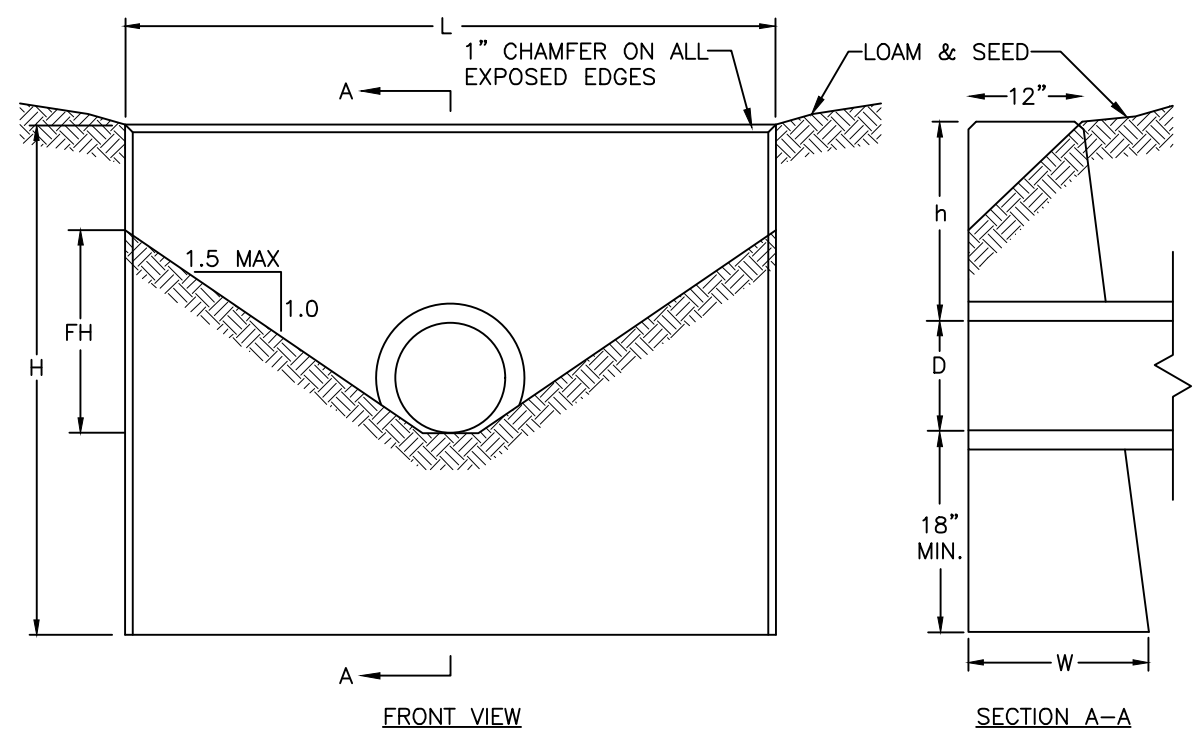
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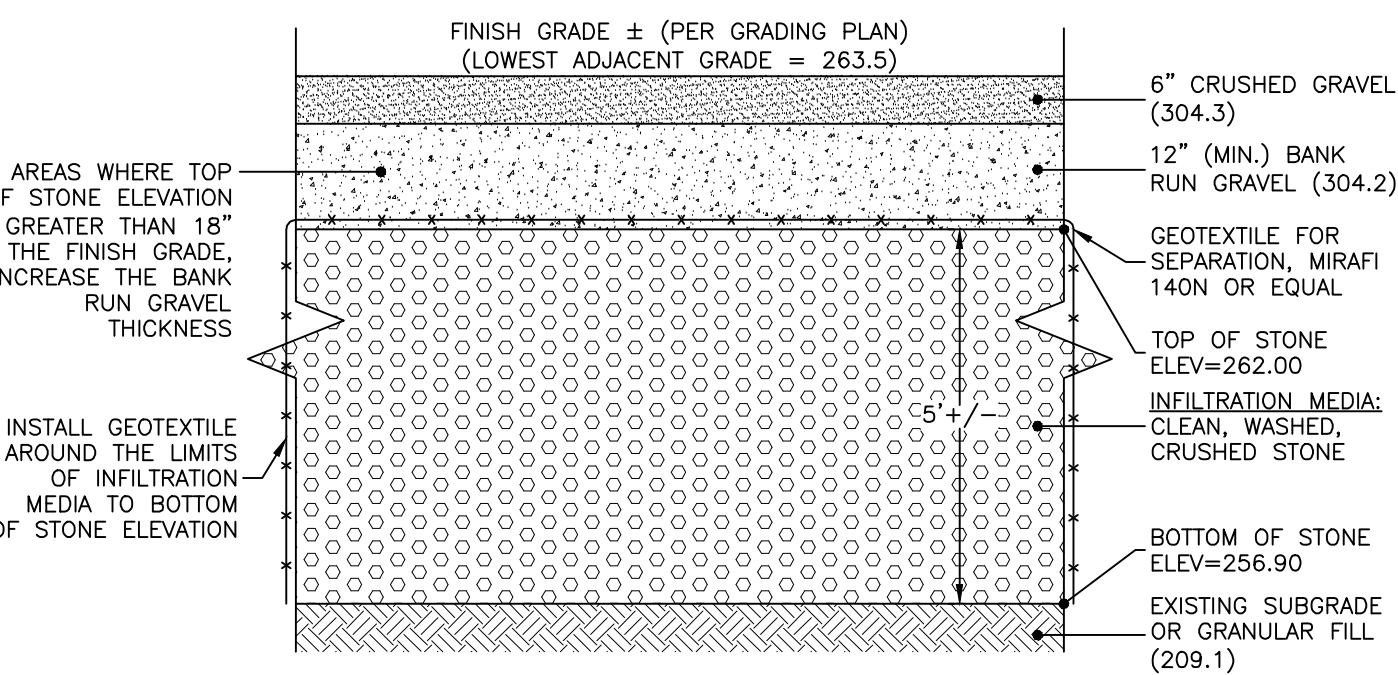
MULTI-USE DEVELOPMENT
 DETAILS
 DRAINAGE
 MARCH 23, 2020

SAVAGE FARMS, LLC
 475 ELM STREET
 MAP 7 LOT 7
 MILFORD, NEW HAMPSHIRE
 SCALE: AS NOTED

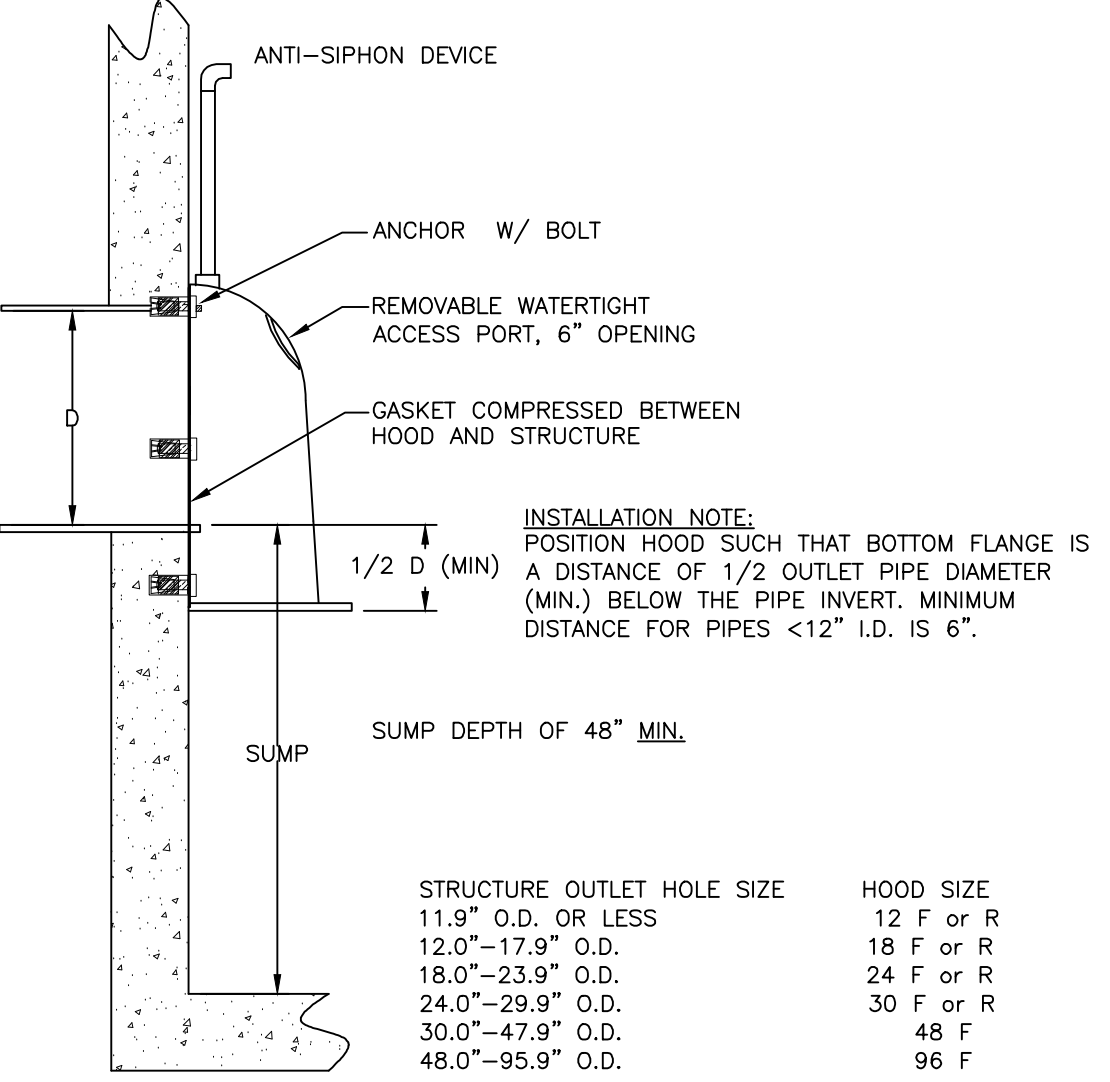


HEADWALL DIMENSIONS					
PIPE DIA. (IN)	LENGTH (L)	HEIGHT (H)	FILL HEIGHT (FH)	PIPE COVER (h)	BOTTOM WIDTH (W)
15"	6'-0"	4'-6"	2'-0"	1'-9"	2'-0"

PRECAST CONCRETE HEADWALL (RC PIPE)
 (PHOENIX PRECAST PRODUCTS)
 MAR. 29, 2013
 SCALE: NONE **D-2**



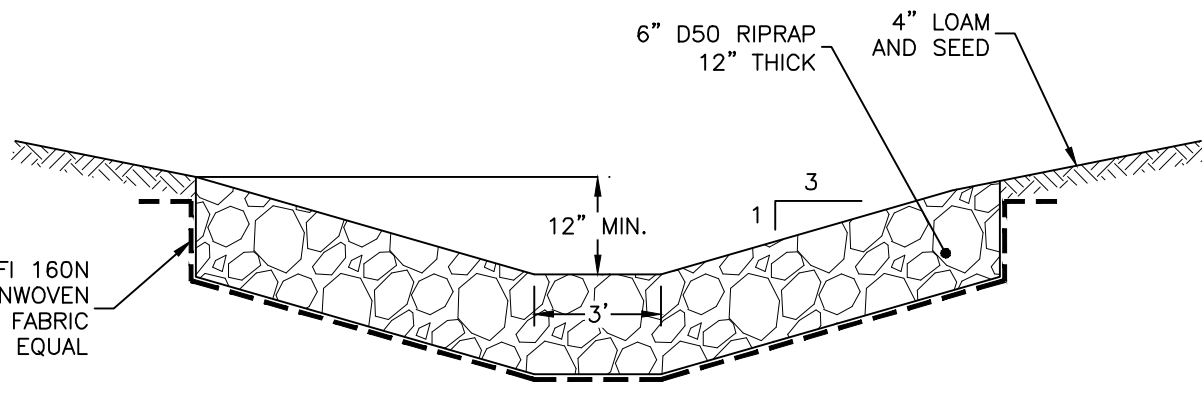
SUBSURFACE INFILTRATION BASIN
 (NHDOT ITEM NO.)
 MAR. 23, 2020
 SCALE: NONE **D-2**



TYPICAL OIL/GAS/DEBRIS TRAP HOOD
 AUG. 8, 2003
 SCALE: NONE **D-2**

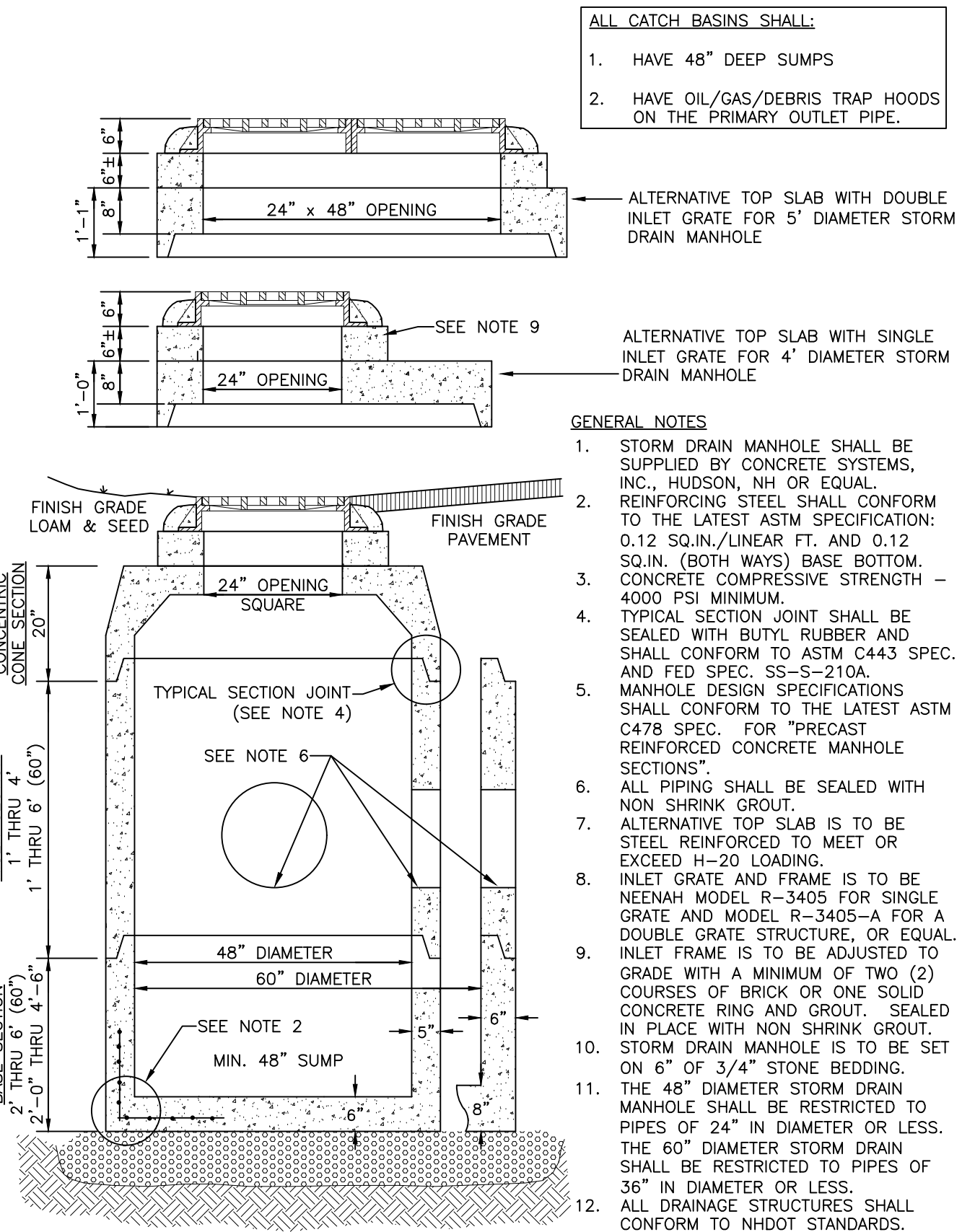
REINFORCE CONCRETE (RC) PIPE TYPICAL DRAINAGE TRENCH
 (NHDOT ITEM NO.)
 SEPT. 30, 2002
 SCALE: NONE **D-2**

TABLE 1			TABLE 2 (206.4.1.2)	
LOCATION	PIPE MATERIAL	MINIMUM COVER	INSIDE DIAMETER	TOTAL WIDTH
PAVED ROADS	ALL	3 FT.	12" TO 24"	I.D. + 24"
UNPAVED ROADS	ALL	3 FT.	OVER 24"	2 x I.D.
DRIVEWAYS	ALL	1 FT.		
UNPAVED AREAS	ALL	2 FT.		

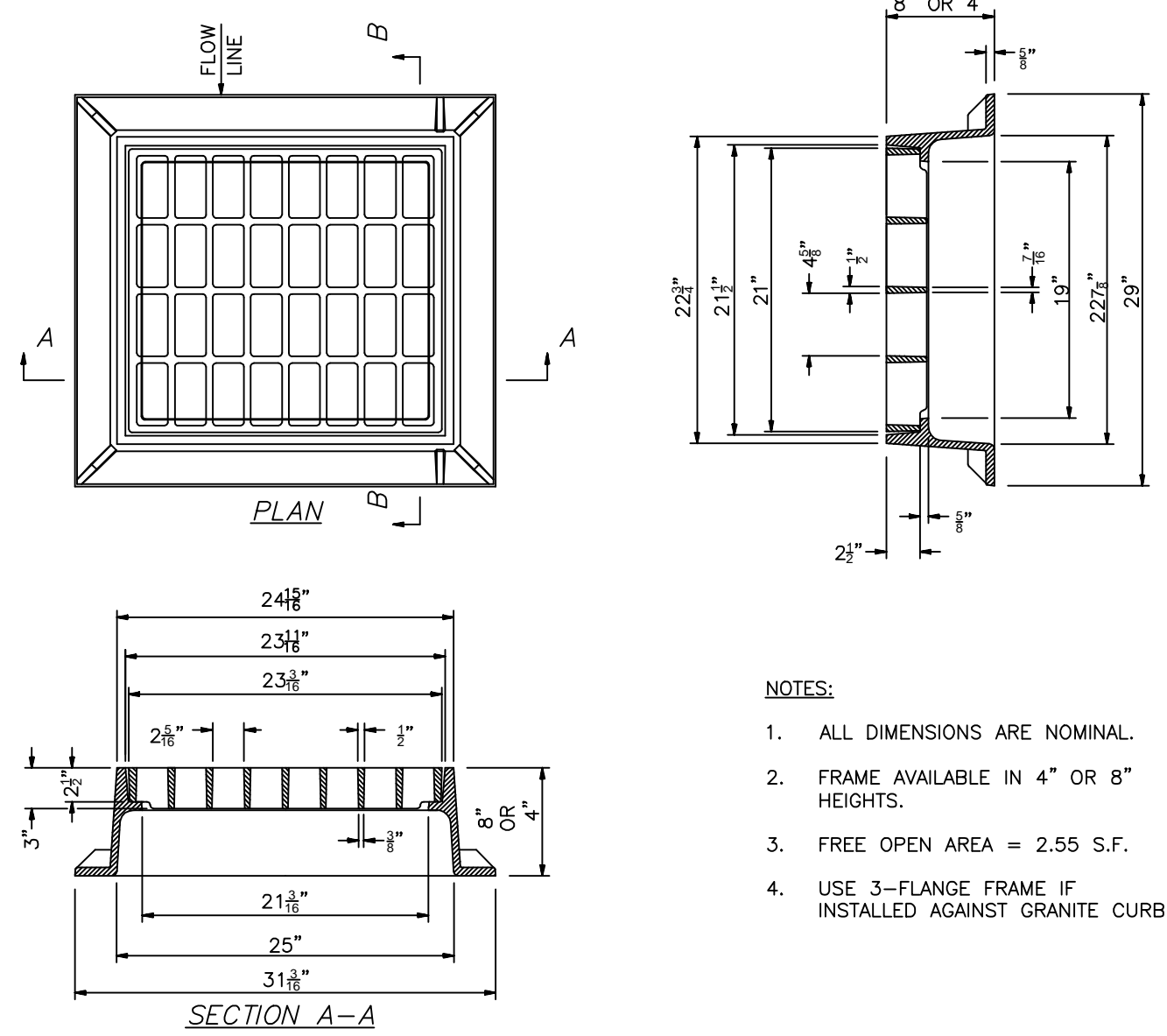


IRIPRAP-LINED TRAPEZOIDAL SWALE
 NOV. 23, 2014
 SCALE: NONE **D-2**

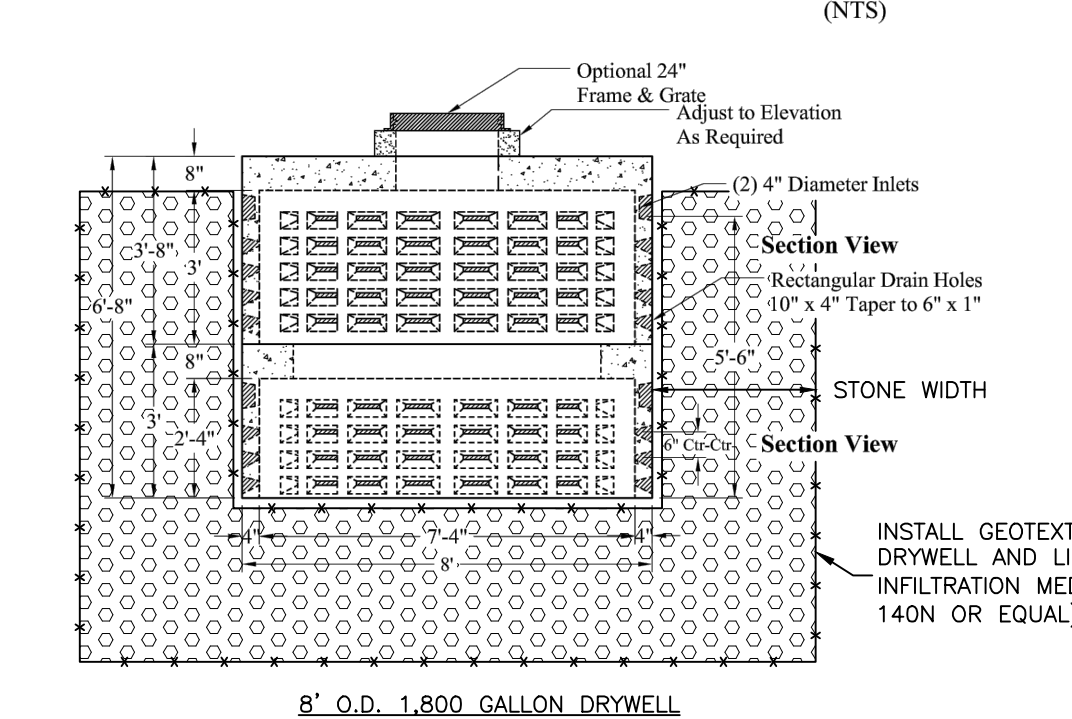
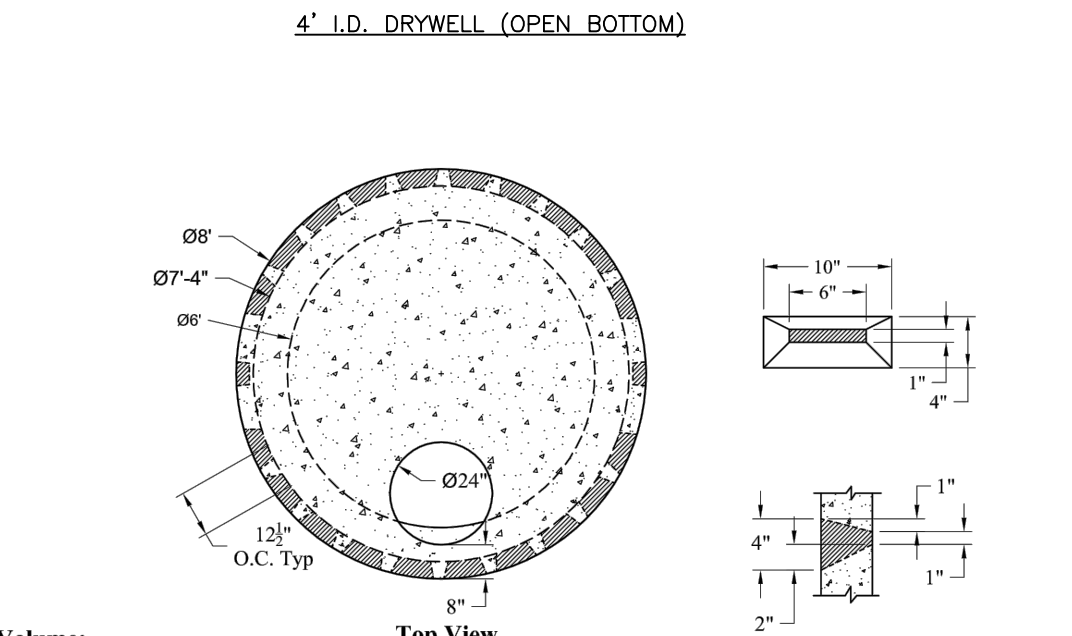
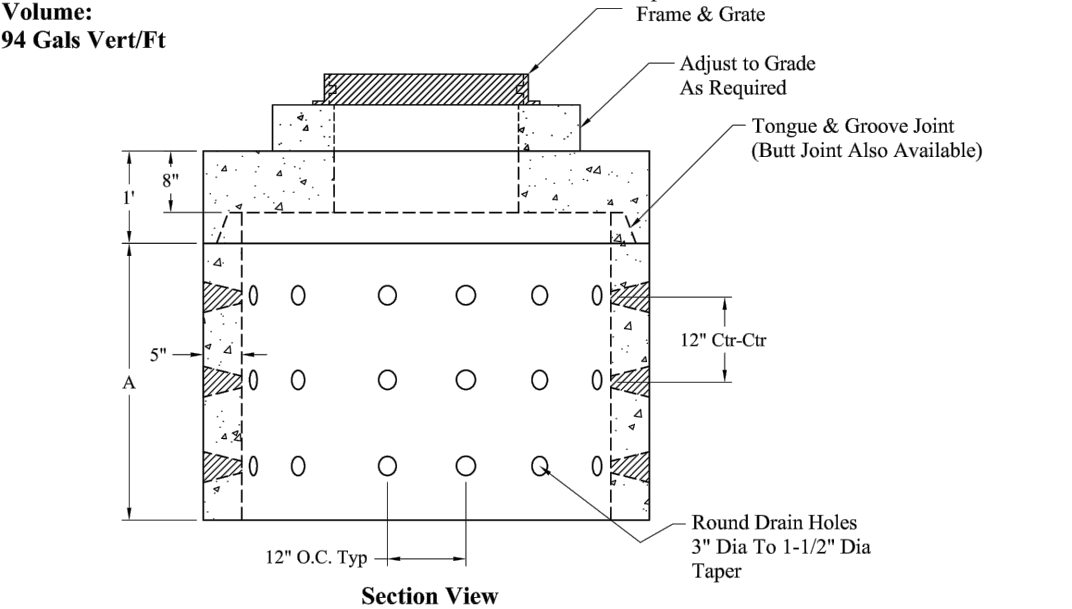
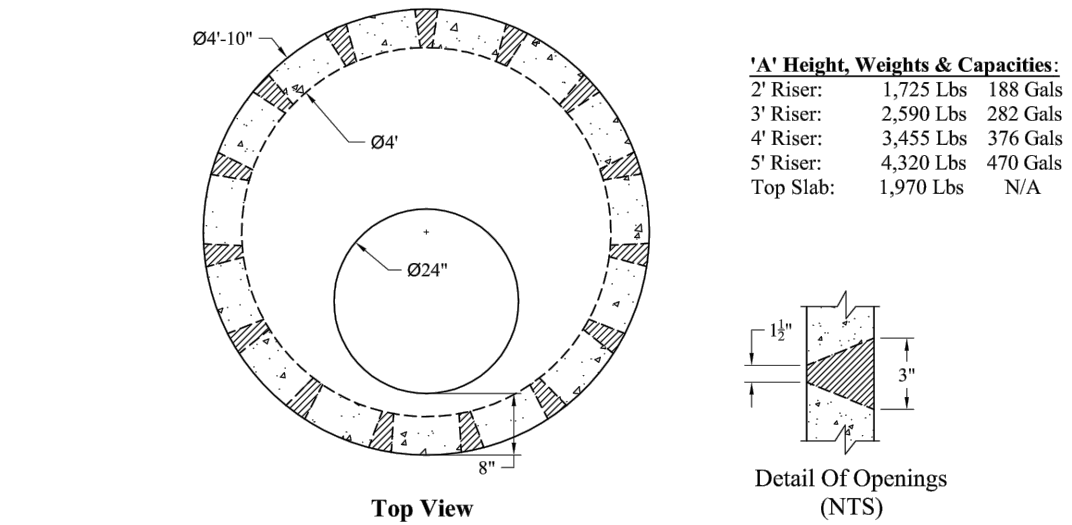
- ALL CATCH BASINS SHALL:**
- HAVE 48" DEEP SUMPS
 - HAVE OIL/GAS/DEBRIS TRAP HOODS ON THE PRIMARY OUTLET PIPE.



CATCH BASIN
 MARCH 5, 2002
 SCALE: NONE **D-2**



CATCH BASIN FRAME & GRATE (TYPE B)
 SCALE: NONE **D-2**

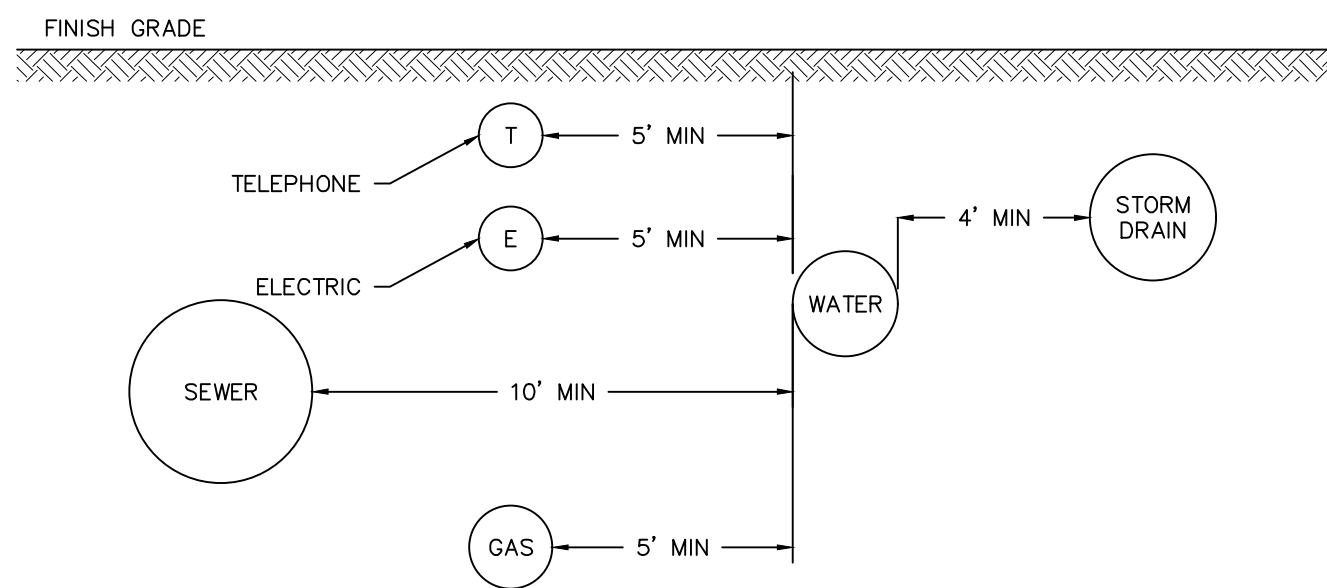


DRYWELL SCHEDULE				
STRUCTURE	DIA.	RIM EL.	BOTTOM OF STONE	STONE WIDTH**
DRYWELL 1	4'	263.90	256.90	N/A
DRYWELL 2	4'	263.50	256.90	N/A
DRYWELL 3	4'	261.30	257.50	5'-5"
DRYWELL 4	8'	260.90	255.13	5'-9"

**STONE WIDTH REFERS TO THE DISTANCE FROM THE OUTER WALL OF THE DRYWELL TO THE OUTER LIMIT OF STONE AROUND THE DRYWELL. WIDTH IS MEASURED PERPENDICULAR TO DRYWELL.

- DRYWELL NOTES:**
- STEEL REINFORCEMENT SHALL CONFORM TO LATEST ASTM SPECIFICATIONS: ASTM A-615 GRADE 60 REBAR, ASTM A-185 WELDED WIRE FABRIC.
 - CONCRETE: Fc=4,000 PSI AT 28 DAYS MINIMUM.
 - DESIGN LOADING: AASHTO-HS20-44.
 - OPTIONAL CAST IRON COVERS ON CONCRETE COVERS AVAILABLE.
 - HOLE CORING AVAILABLE FOR LARGER DIAMETER PIPES.
 - ALL SECTION ARE BUTT JOINT.

PRECAST CONCRETE DRYWELL
 (PHOENIX PRECAST PRODUCTS)
 MAR. 25, 2013
 SCALE: NONE **D-2**

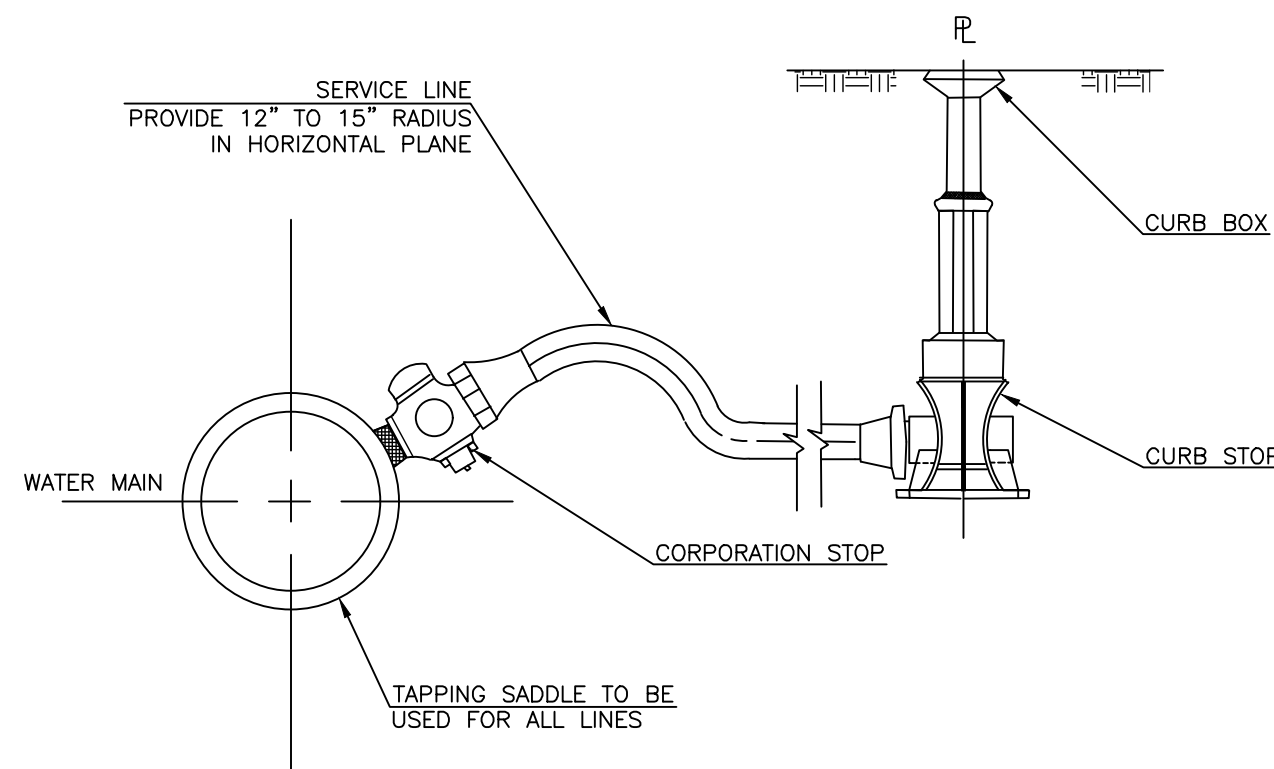


NOTES:

1. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO THE TOWN OF MILFORD SPECIFICATIONS.

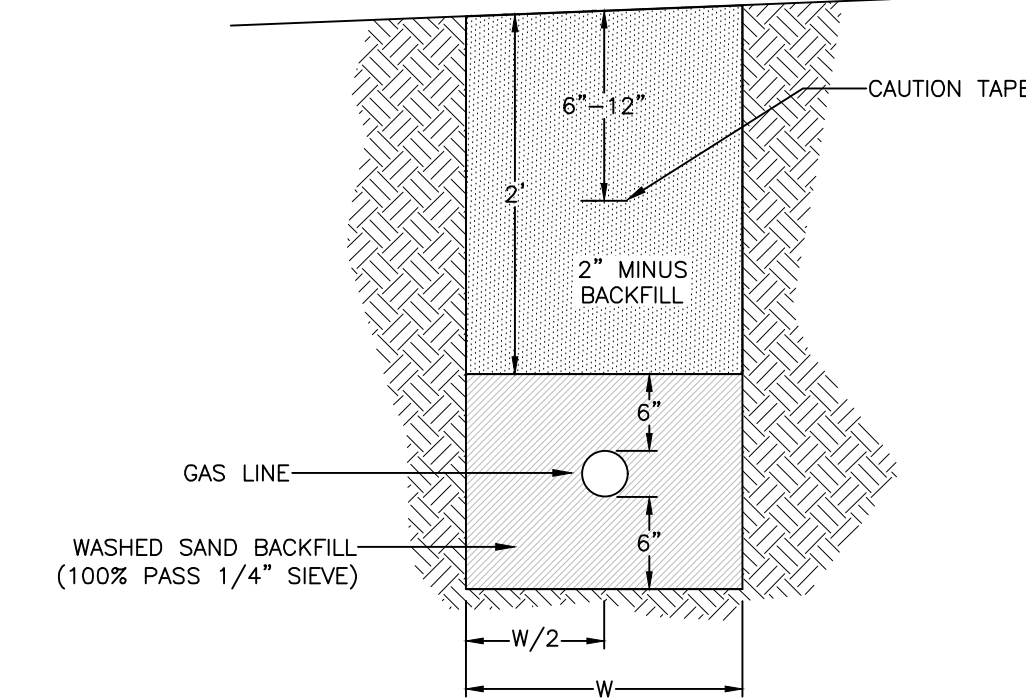
UTILITY TRENCH - HORIZONTAL SEPARATION

1
D-3



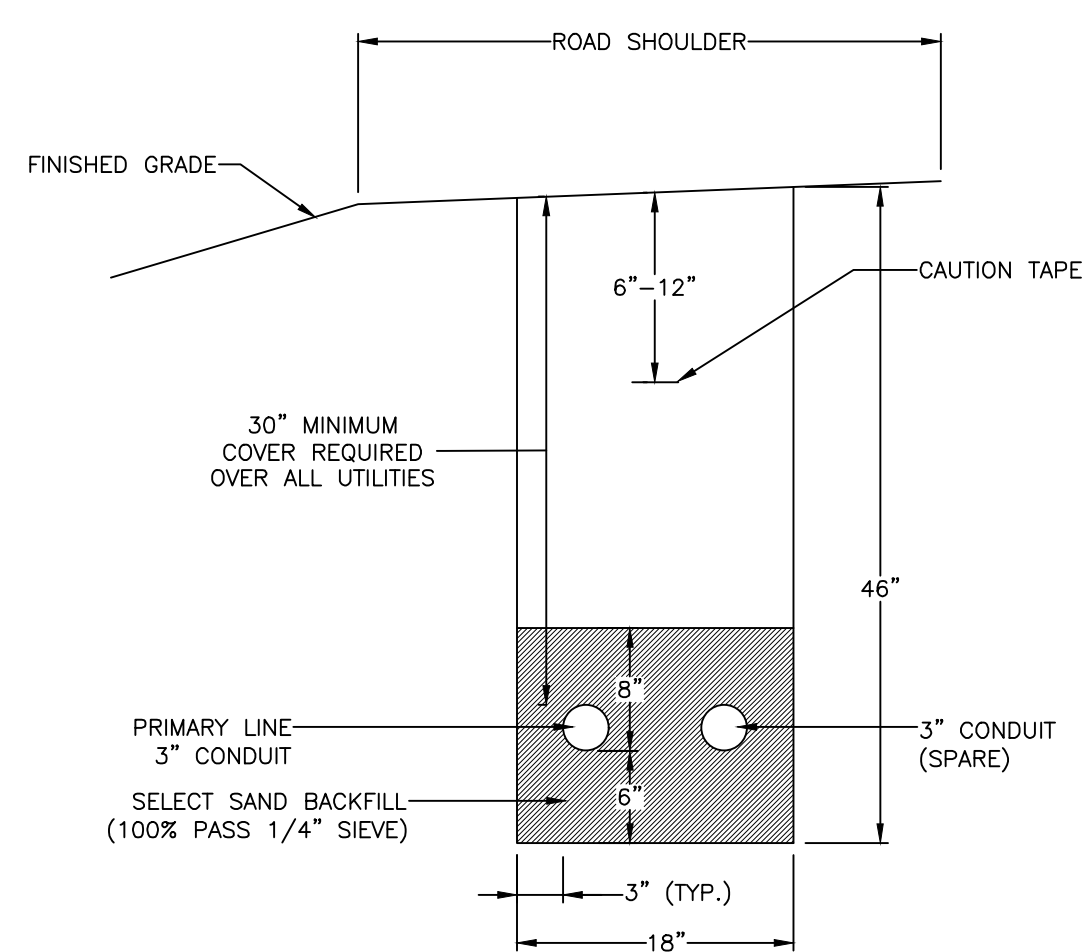
SERVICE CONNECTION 3/4' THRU 2'

3
D-3



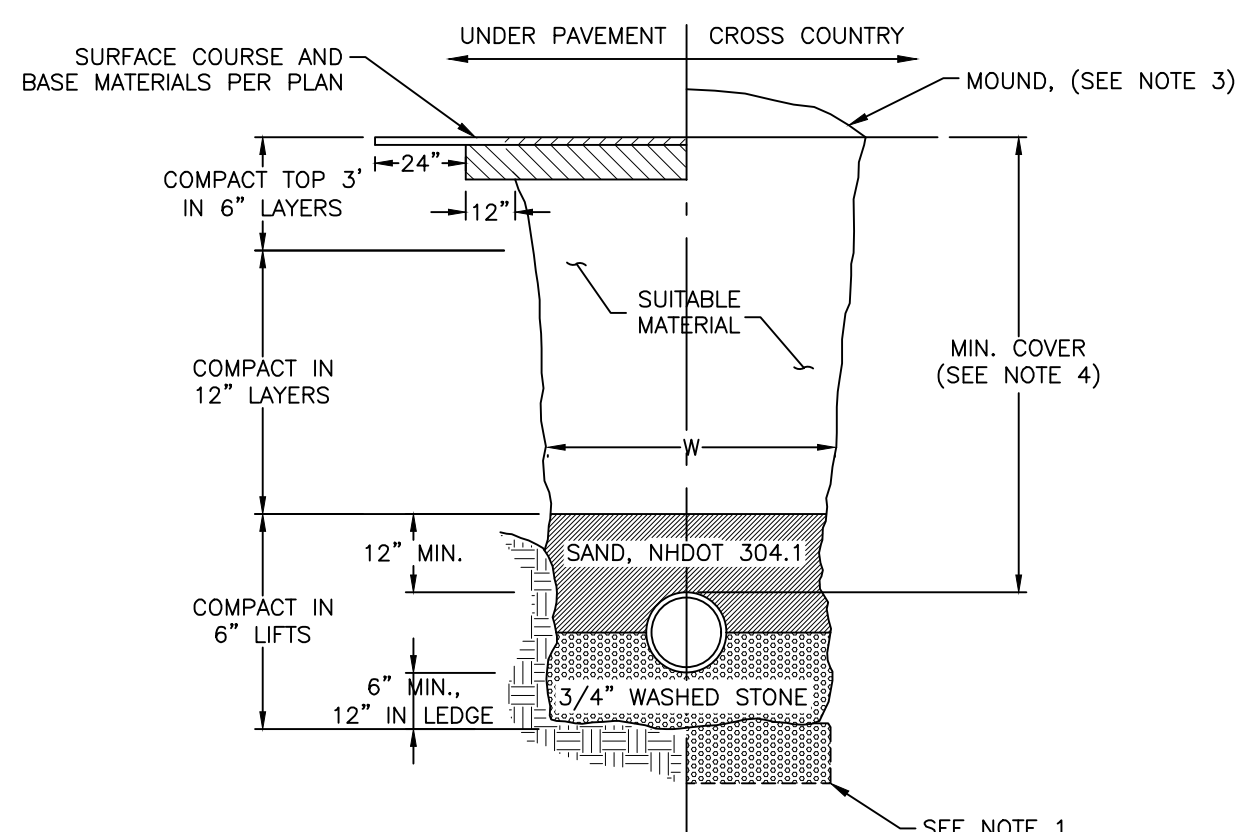
GAS LINE TRENCH

5
D-3
JULY 20, 1998
SCALE: NONE



TYPICAL UTILITY TRENCH

2
D-3
JULY 20, 1998
SCALE: NONE

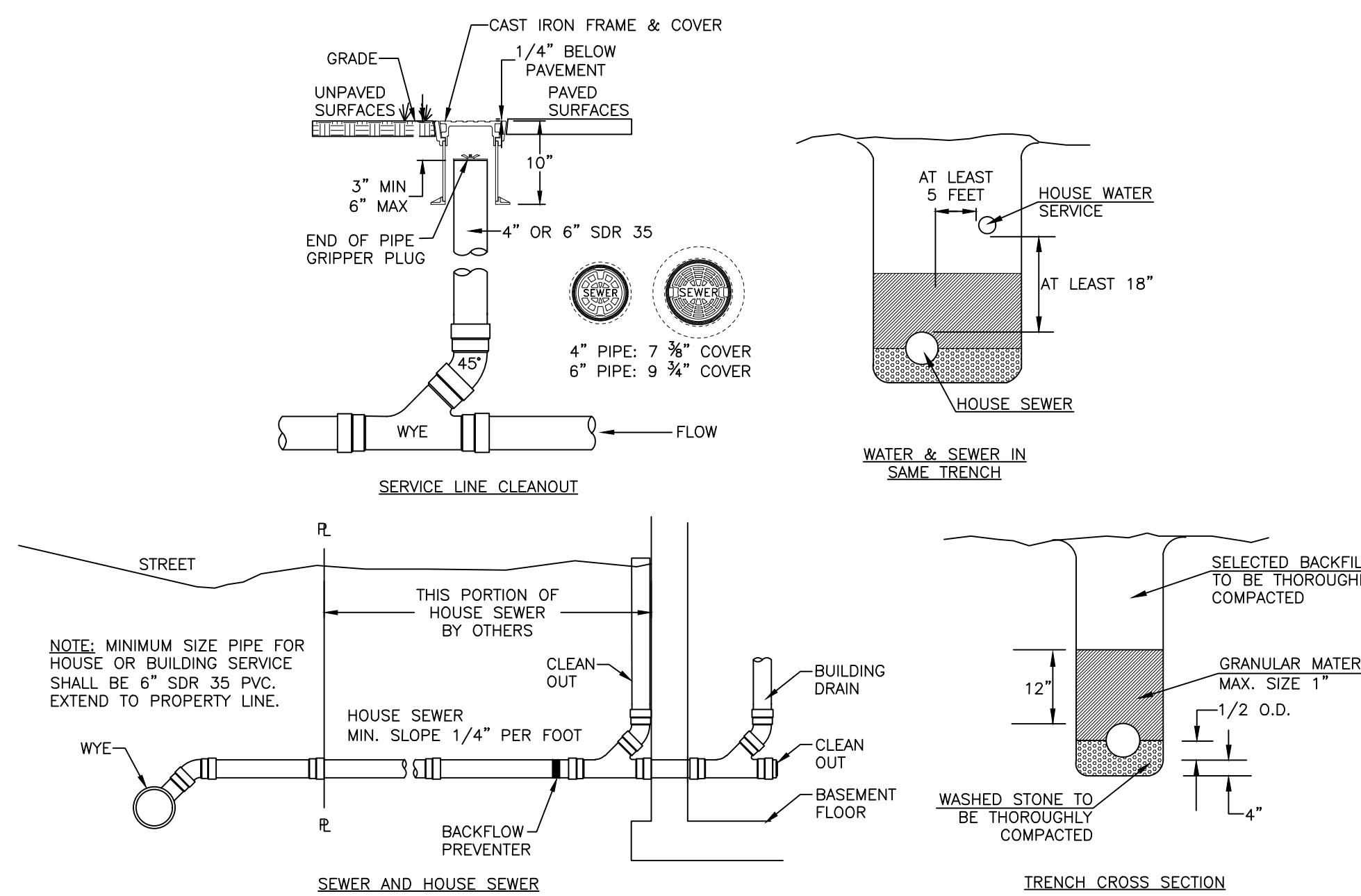


NOTES:

1. EXCAVATE UNSUITABLE MATERIAL AND BACKFILL WITH BEDDING MATERIAL.
2. W = MAXIMUM TRENCH WIDTH TO A PLANE 12" ABOVE THE PIPE. FOR PIPES 15 INCHES IN DIAMETER OR LESS, W SHALL BE NO MORE THAN 36" WIDE. FOR PIPE GREATER THAN 15 INCHES IN DIAMETER, W SHALL BE 24 INCHES PLUS THE PIPE DIAMETER.
3. FOR CROSS COUNTRY CONSTRUCTION, MOUND TO A HEIGHT OF 6" (MIN.) ABOVE ORIGINAL GROUND SURFACE.
4. MINIMUM OF 5 FEET OF COVER OVER WATER MAIN, MINIMUM COVER OF 6 FEET OVER SEWER MAIN, 4 FEET OF COVER FOR A SEWER MAIN IN CROSS COUNTRY AREAS.

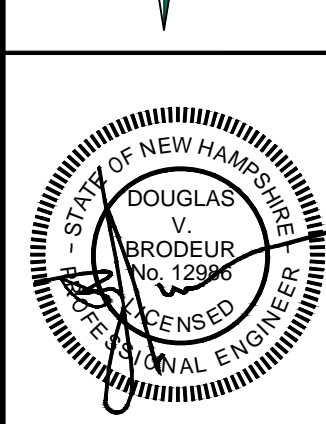
STANDARD TRENCH SECTION - WATER AND SEWER

4
D-3



HOUSE SEWER DETAILS

6
D-3



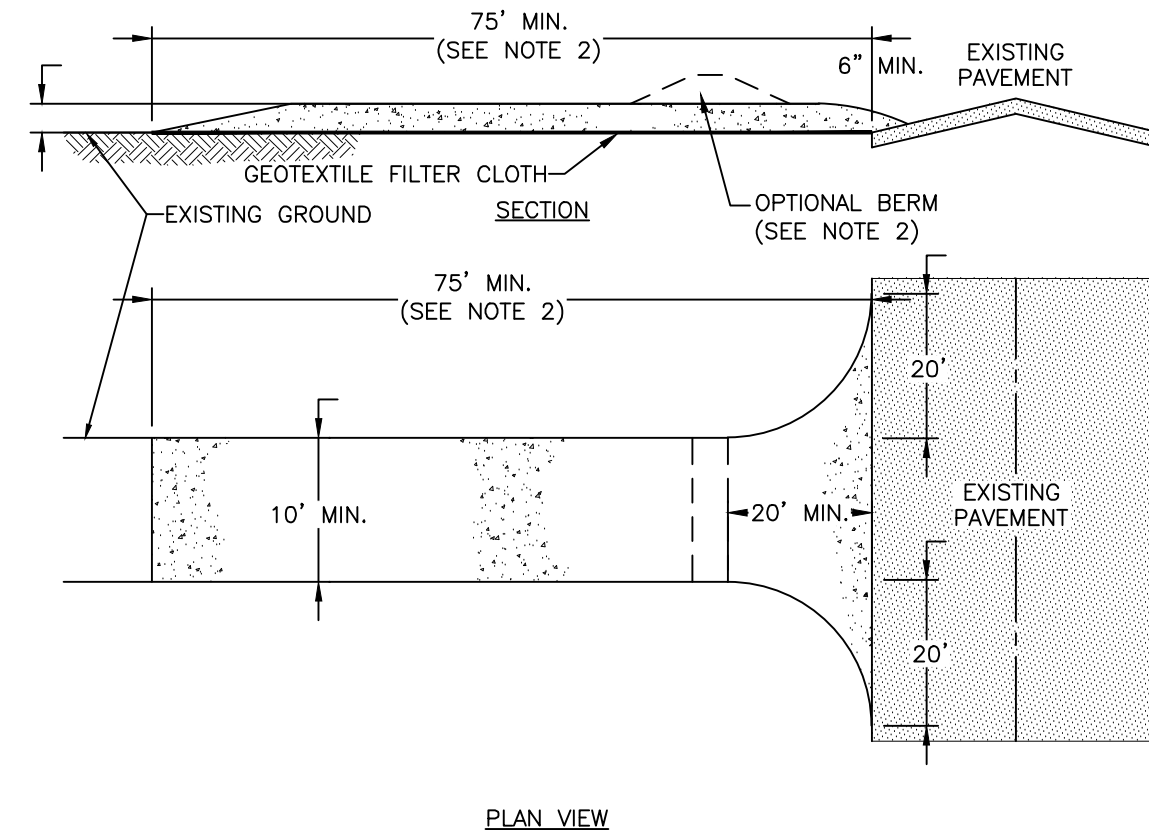
REV.	DATE	DESCRIPTION	DR	CK
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MULTI-USE DEVELOPMENT
DETAILS
UTILITY

SAVAGE FARMS, LLC
475 ELM STREET
MAP 7 LOT 7
MILFORD, NEW HAMPSHIRE

SCALE: AS NOTED
MARCH 23, 2020

D-3
SHEET
FILE: 852100A.dwg
PROJECT: 852.20
SHEET NO. 9 OF 10



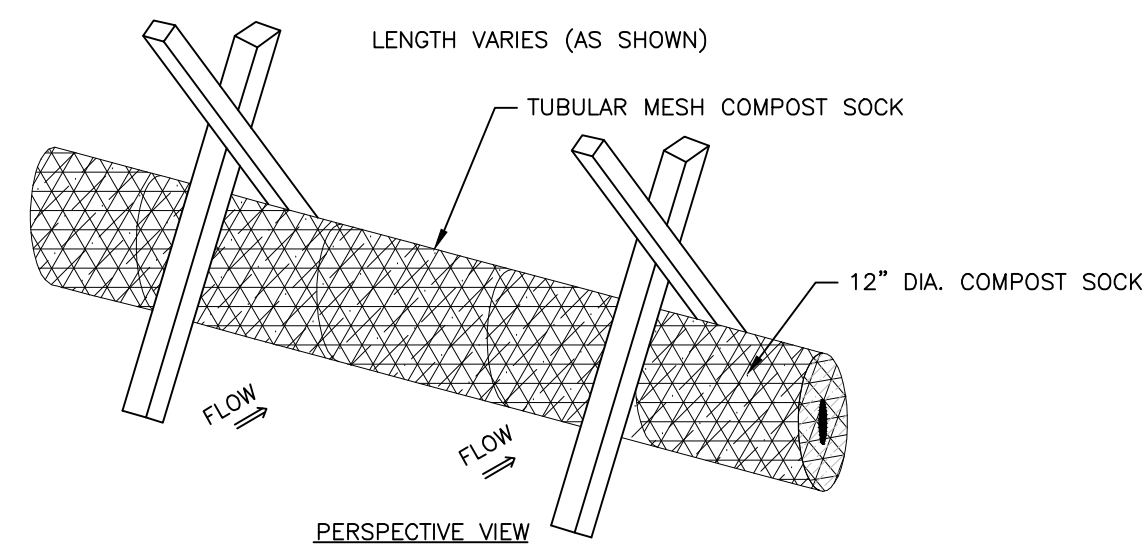
PLAN VIEW

NOTES:

1. STONE FOR STABILIZED CONSTRUCTION EXIT SHALL BE 3 INCH CRUSHED STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE EXIT OF THE PROJECT SITE.
3. THE THICKNESS OF THE STONE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE EXIT SHALL NOT BE LESS THAN THE FULL WIDTH OF THE EXISTING POINT OF INGRESS/EGRESS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARDS THE CONSTRUCTION EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO EXIT ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION EXIT

OCT. 12, 2009
SCALE: NONE
1
D-4

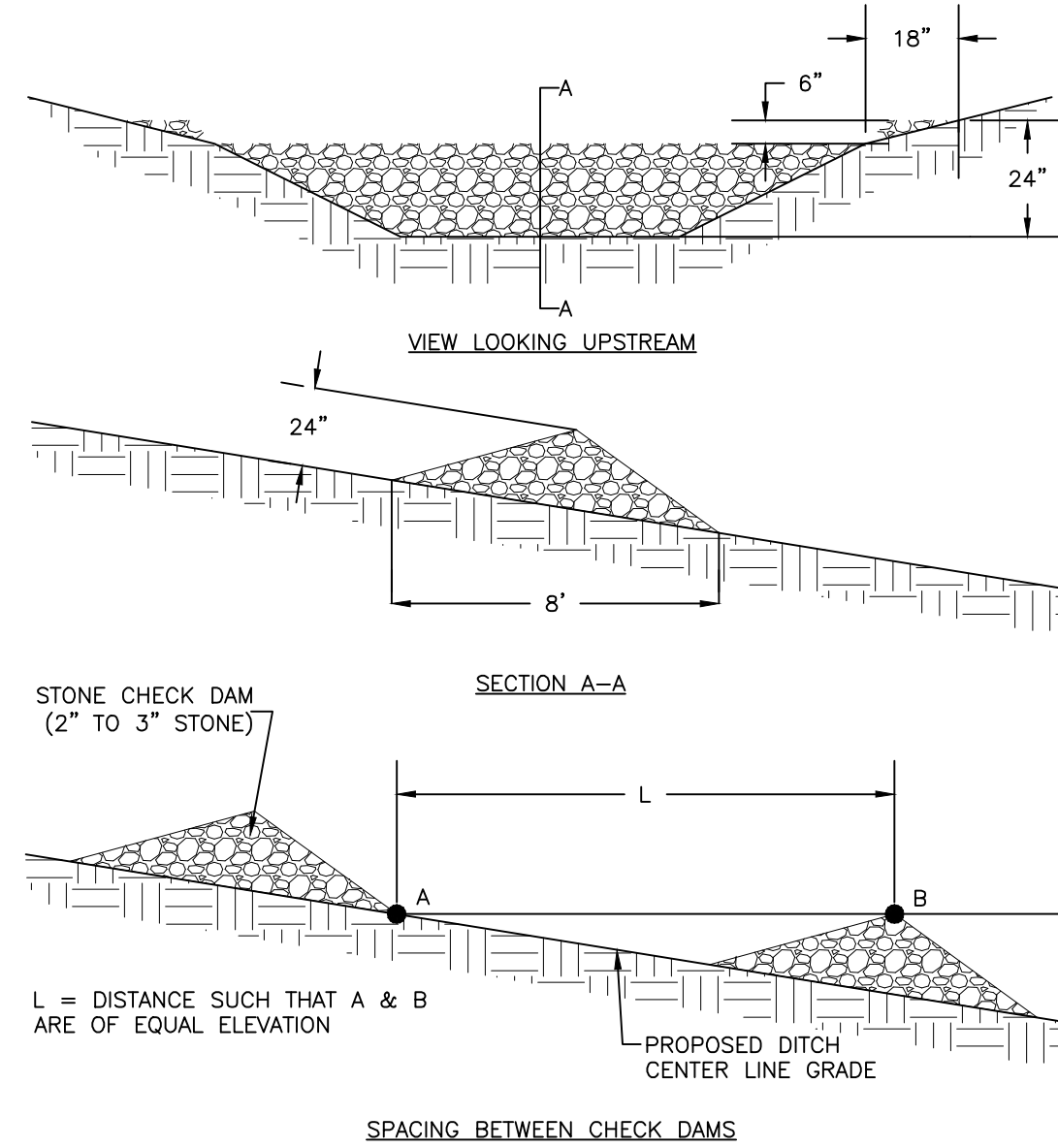


PERSPECTIVE VIEW

1. THE COMPOST SOCK SHALL BE A MESH TUBE FILLED WITH COMPOST MATERIAL.
2. MINIMAL CLEARING MAY BE REQUIRED TO INSTALL COMPOST SOCKS.
3. INSTALL COMPOST SOCKS PRIOR TO ANY CLEARING OR GRUBBING

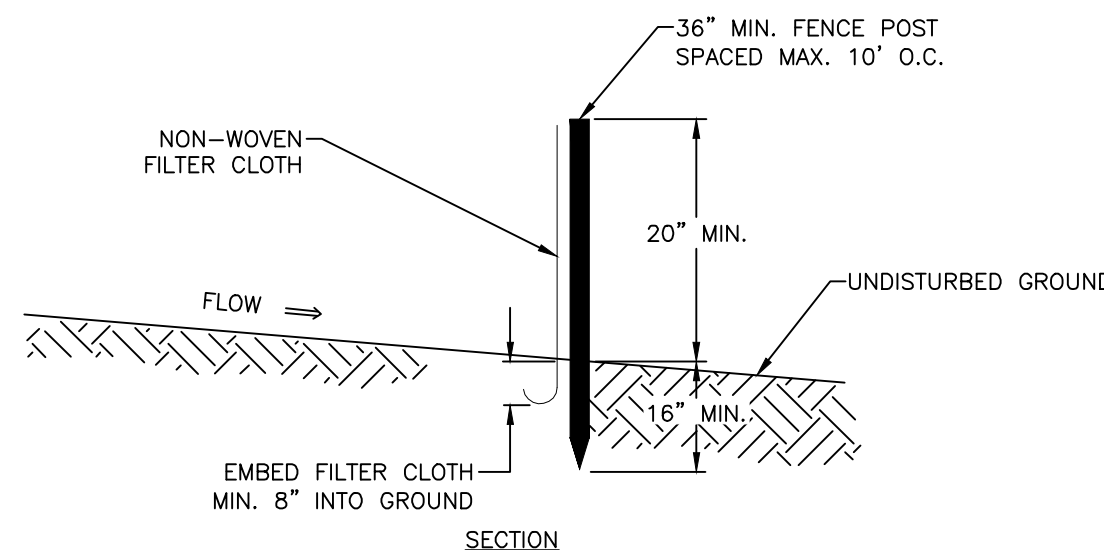
COMPOST SOCK

MAR. 23, 2010
SCALE: NONE
2
D-4



STONE CHECK DAM

JULY 17, 2017
SCALE: NONE
3
D-4



SILTATION FENCE

DEC. 22, 1995
SCALE: NONE
4
D-4

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

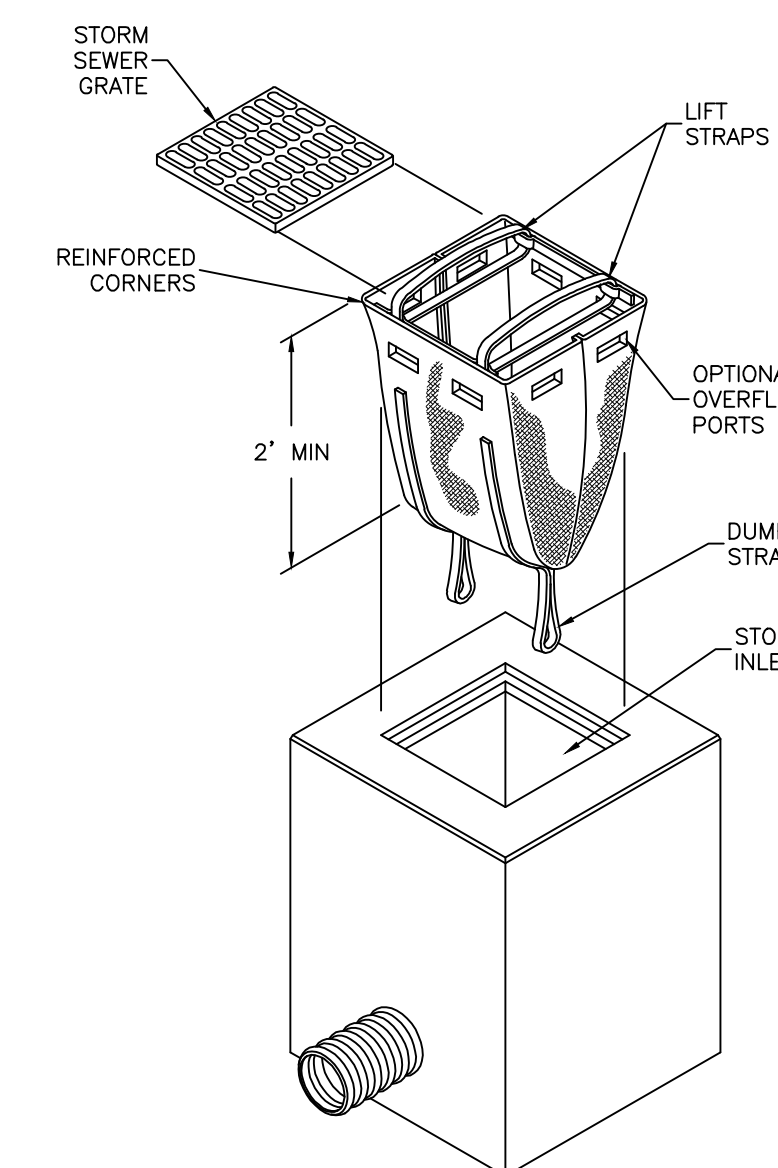
1. INSTALLATION OF PERIMETER EROSION CONTROLS AND SEDIMENTATION CONTROLS WHERE INDICATED SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA.
2. PERIMETER EROSION CONTROLS SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL DISTURBED AREAS HAVE A HEALTHY STAND OF VEGETATIVE COVER. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.5" OR GREATER RAINFALL.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
4. PER THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. THE TOTAL AREA OF ACTIVE DISTURBANCE, INCLUDING LOT DISTURBANCES, SHALL NOT EXCEED 5 ACRES.
5. THE DURATION OF TIME THAT AN AREA IS DISTURBED SHALL BE MINIMIZED. ALL NON-ACTIVE DISTURBED AREAS (ie: CLEARED FOR CONSTRUCTION BUT NOT PRESENTLY UNDERGOING CONSTRUCTION) SHALL BE STABILIZED WITHIN 28 DAYS OF DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
6. ALL DITCHES, SWALES AND DETENTION BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND SHALL BE STABILIZED PRIOR TO DIRECTING STORM WATER FLOW TO THEM.
7. AN AREA MAY BE CONSIDERED STABILIZED WHEN ONE OF THE FOLLOWING HAS OCCURED:
 - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
8. ALL DISTURBED AREAS SHALL BE COVERED WITH A MINIMUM OF 4" OF LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW.
THE SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2.5 POUNDS PER 1,000 SQ. FT. AND SHALL BE MIXED AS FOLLOWS:

TYPICAL LAWN SEED		SLOPE SEED	
CREeping RED FESCUE	0.87 LBS.	CREeping RED FESCUE	1.01 LBS.
KENTUCKY BLUEGRASS	0.71 LBS.	RYE GRASS	0.75 LBS.
RYE GRASS	0.58 LBS.	RED TOP	0.18 LBS.
RED TOP	0.14 LBS.	ALSIKE CLOVER	0.18 LBS.
		BIRDSFOOT TREFLOIL	0.18 LBS.

9. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER (N-P205-K20) OR EQUIVALENT (LOW PHOSPHORUS FERTILIZER IS DEFINED BY THE COMPREHENSIVE SHORELAND PROTECTION ACT AS LESS THAN 2% PHOSPHORUS). APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET).
11. FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY AS SPECIFIED BY THE COMPREHENSIVE SHORELAND PROTECTION ACT (SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT). NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE LIMITATIONS ARE REQUIREMENTS.
12. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.
13. THE SITE CONTRACTOR SHALL MAINTAIN A VIGOROUS DUST CONTROL PROGRAM THROUGHOUT THE CONSTRUCTION PROCESS. EXPOSED EARTH SHALL BE KEPT MOIST OR MULCHED AT ALL TIMES TO PREVENT DUST FORMATION. SPECIAL ATTENTION SHALL BE PAID TO HIGH TRAFFIC AREAS.

EROSION CONTROL

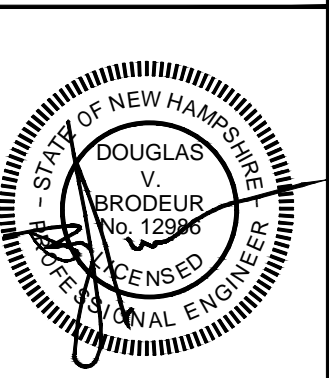
OCT. 12, 2009
SCALE: NONE
5
D-4



DANDY SACK

(DANDY PRODUCTS)

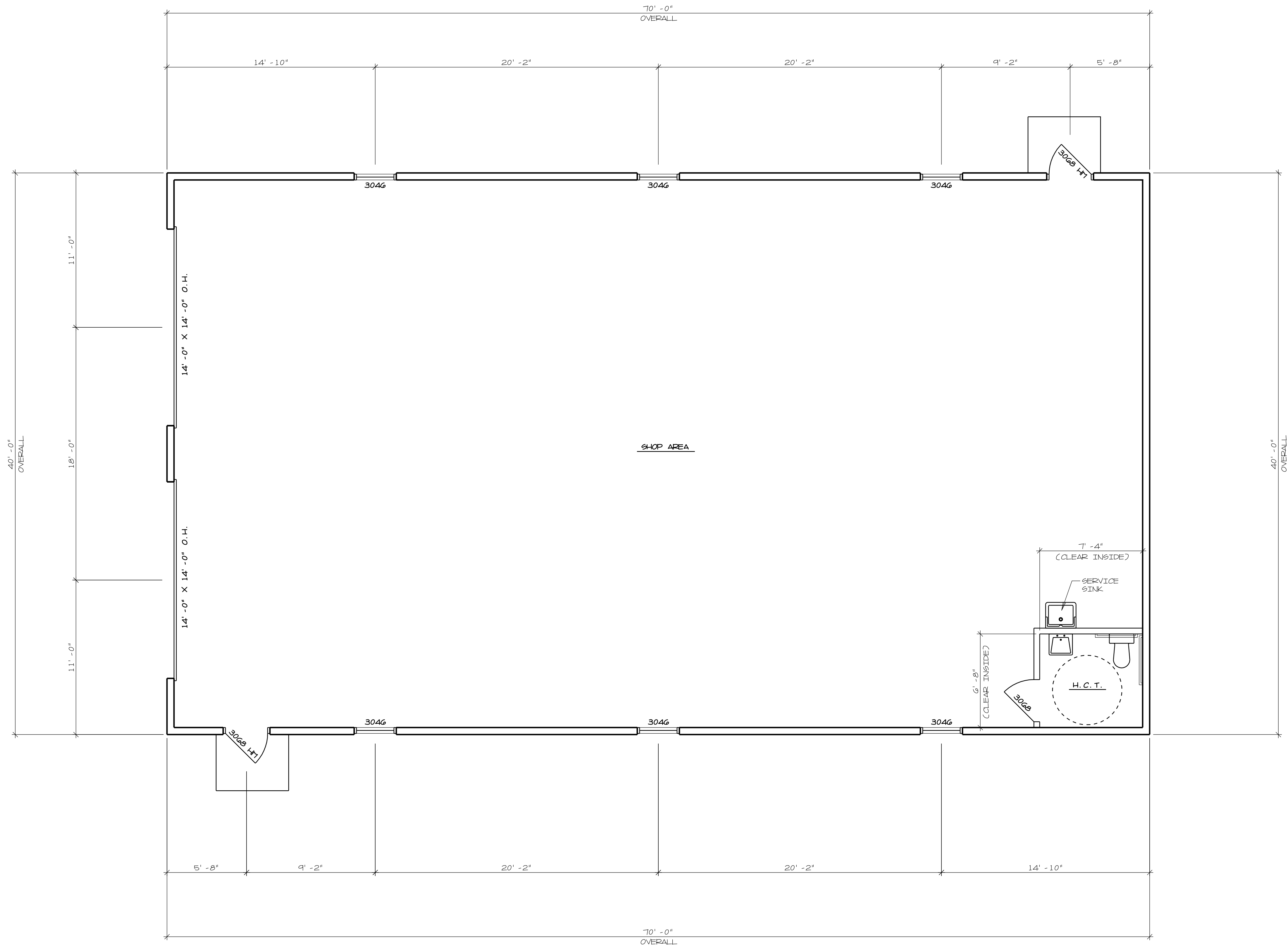
NOV. 2005
SCALE: NONE
6
D-4



REV.	DATE	DESCRIPTION	DR	CK
1	4/7/20	INTERNAL REVIEW	TRY	DVB

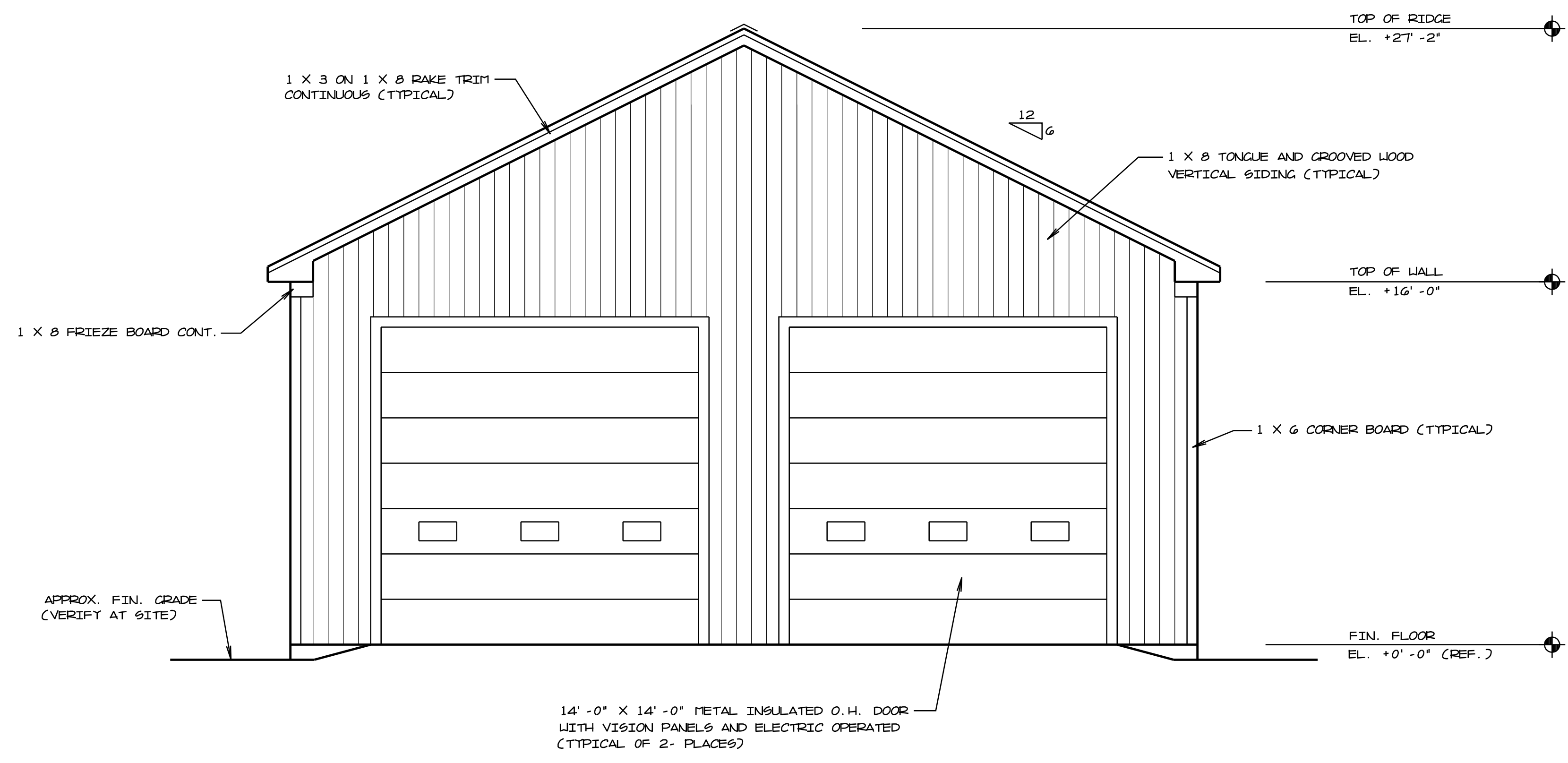
MULTI-USE DEVELOPMENT
DETAILS
EROSION CONTROL
MARCH 23, 2020

SAVAGE FARMS, LLC
475 ELM STREET
MAP 7 LOT 7
MILFORD, NEW HAMPSHIRE
SCALE: AS NOTED

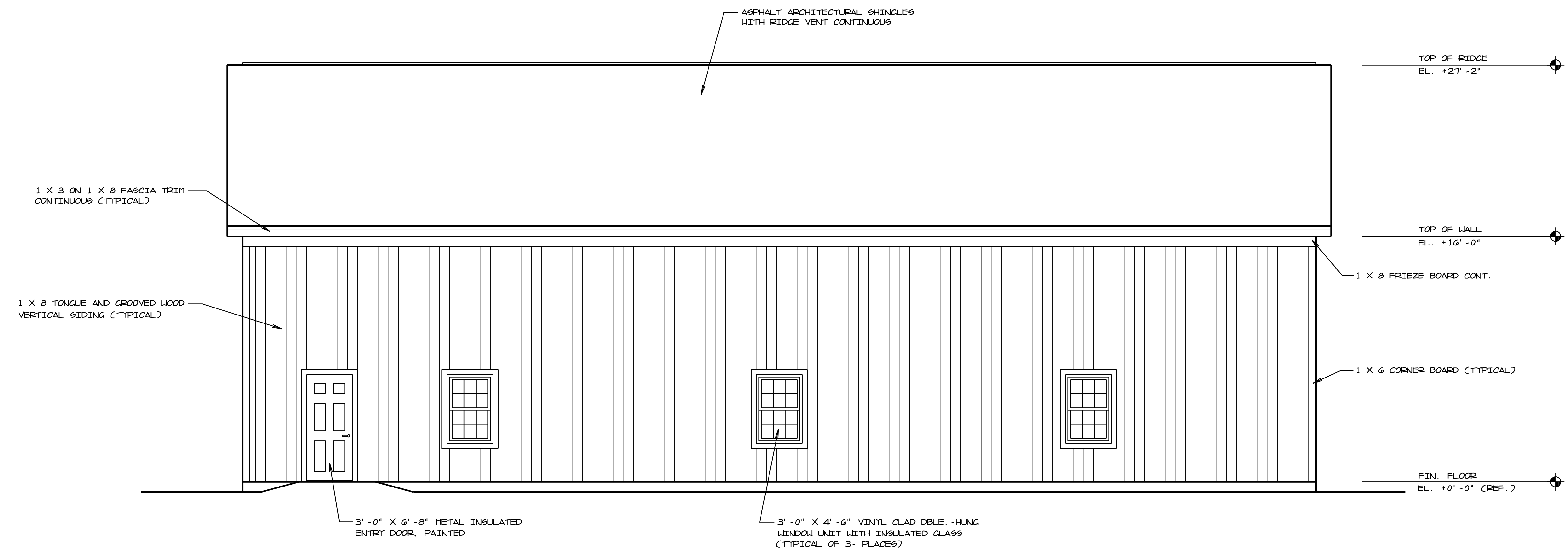


FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

JOB NO. 2020TG		PROJECT: SHOP BUILDING TILFORD, NEW HAMPSHIRE	
SCALE: AS NOTED	DATE: 3/9/20	REV. NO.	DESCRIPTION OF REV.
DWN. BY: T. J. L.	CHECKED:	REV. DATE:	
SHEET NO. A-1		GAD ARCHITECTURAL DRAFTING SERVICES 46 LORD HILL RD. RINDGE, N.H. 03461 PHONE 603-899-2322 E-MAIL tilampin@myfairpoint.net	



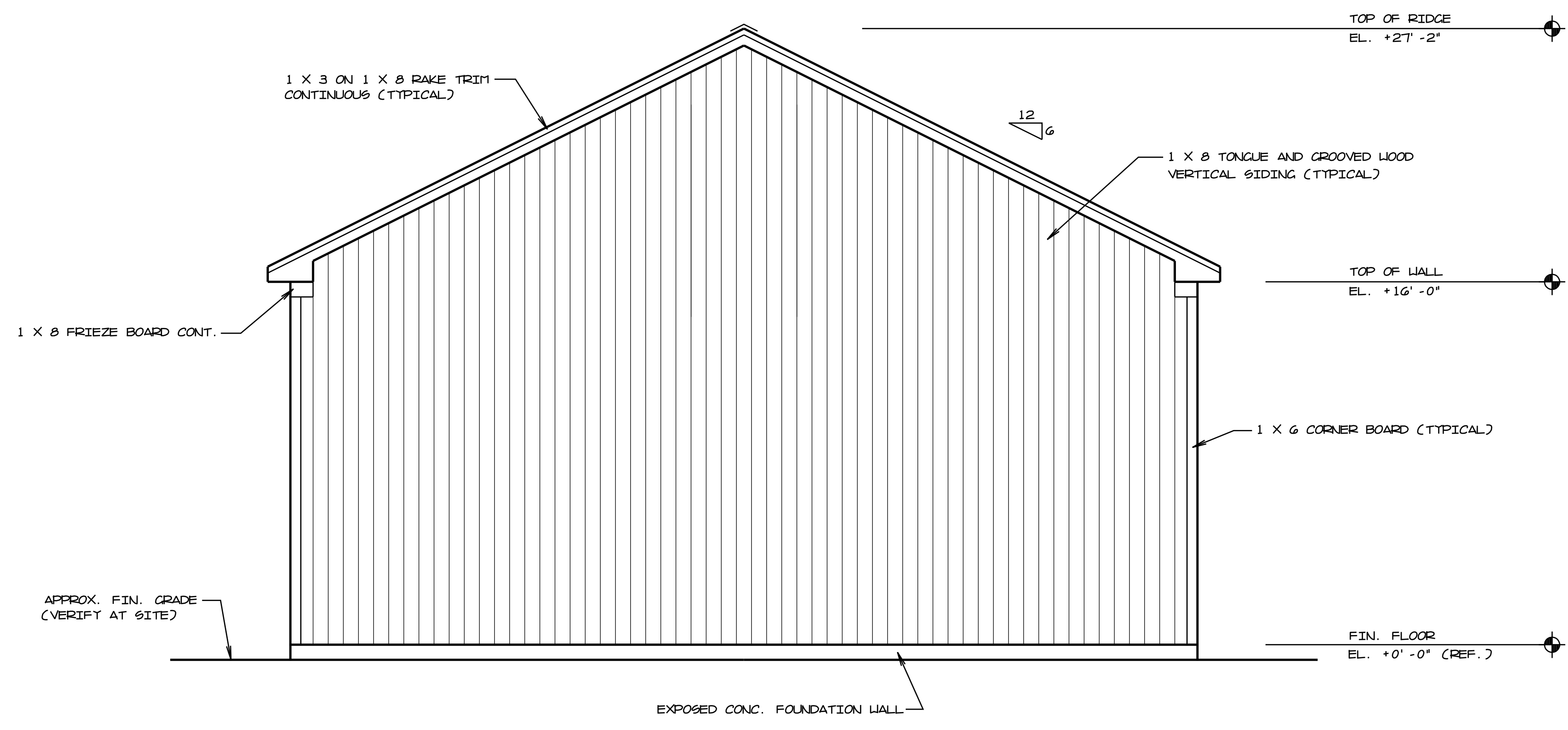
FRONT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"

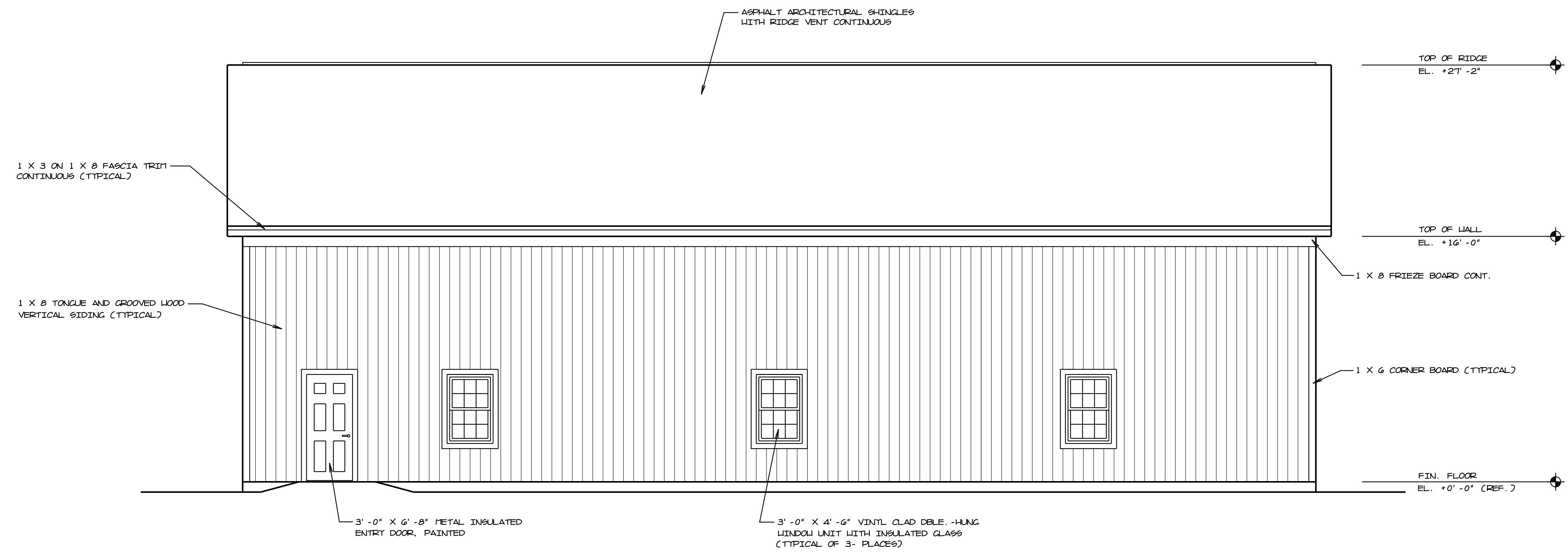
REV. NO.	DESCRIPTION OF REV.	REV. DATE

JOB NO. 202016		PROJECT: SHOP BUILDING TILFORD, NEW HAMPSHIRE	
SCALE: AS NOTED	DATE: 3/9/20	SUBJECT: FRONT AND RIGHT SIDE ELEVATION	
DWN. BY: T. J. L.	CHECKED: T. J. L.		



REAR ELEVATION

SCALE 1/4" = 1'-0"



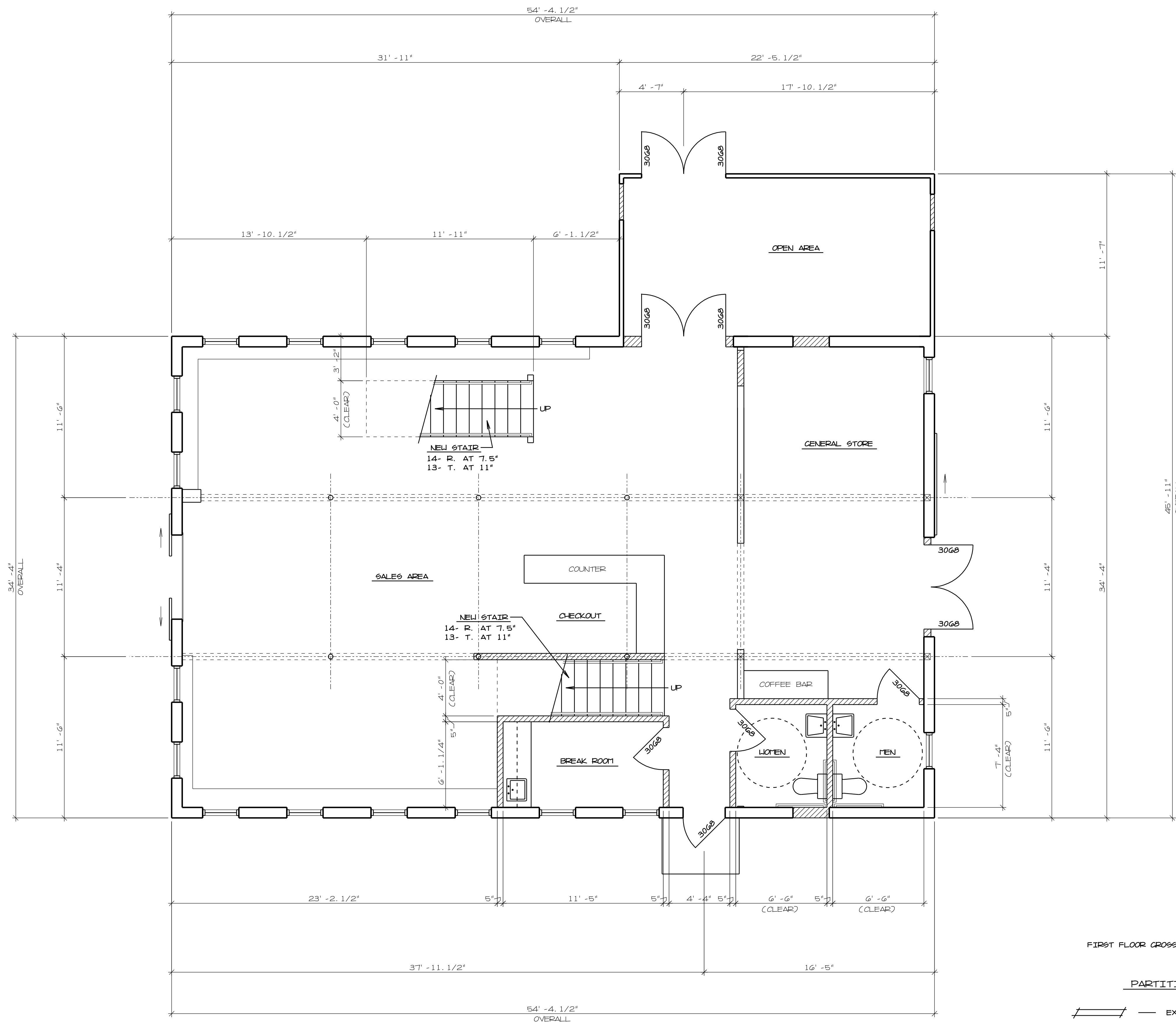
LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

REV. NO.	DESCRIPTION OF REV.	REV. DATE

PROJECT: **SHOP BUILDING**
 TILFORD, NEW HAMPSHIRE
 SUBJECT: **REAR AND LEFT SIDE ELEVATION**

JOB NO. 202016	SCALE AS NOTED
DATE: 3/9/20	DWN. BY: T. J. L.
CHECKED:	CHECKED:



FIRST FLOOR GROSS SQ. FT. = 2,126 SQ. FT.

PARTITION LEGEND

- EXISTING PARTITION TO REMAIN
- NEW STUD & GYPSUM DRYWALL PARTITION OR INFILLED EXISTING OPENING WITH MATERIALS TO MATCH EXISTING (TYPICAL)

FIRST FLOOR PLAN- NEW CONSTRUCTION

SCALE 1/4" = 1'-0"

JOB NO. 192047		PROJECT: BARN RENOVATIONS 475 BURT STREET, MILFORD, NEW HAMPSHIRE	
SCALE: AS NOTED	DATE: 10/23/19	NO. 2	GENERAL REVISIONS
DWN. BY: T. J. L.	CHECKED:	NO. 1	GENERAL REVISIONS
SHEET NO. A-1		REV. NO.	DESCRIPTION OF REV.
GAD ARCHITECTURAL DRAFTING SERVICES		2/5/20	REV. DATE
46 LORD HILL RD. RINDGE, N.H. 03461 E-MAIL: filampin@myfairpoint.net		1/29/20	REV. DATE
PHONE 603-899-2322			