



STAFF MEMORANDUM

DATE: September 14, 2021

From: Jason Cleghorn, Town Planner

To: Planning Board

Subject: SP2021-20 Ronald and Loreen Racicot, 21 Old Wilton Road, Tax Map 14 Lot 10. Public Hearing for a major site plan application to construct a 4,500 sf. warehouse and storage building and associated site improvements within the Industrial District.

BACKGROUND/PROPOSAL:

The applicant is before the Planning Board for review of an application for a major site plan application to construct a 4,500 square foot warehouse and storage building with a zoning compliant rental unit, driveway extension and associated parking lot, and drainage and landscape improvements.

EXISTING USE/CONDITIONS:

Map 14 Lot 10 is a 1.376 acre partially developed lot consisting of a two-family dwelling located along southwestern portion of the property. The remainder of the property contains open grassed areas with varying vegetation along the eastern, northern, and western perimeter. The property contains more than 234 feet of frontage on Old Wilton Road and is accessed by way of an existing driveway servicing the multi-family residential use. The topology of the property is relatively flat sloping down slightly to the south. To the north, south, and west, lies the Boston and Maine Corporation (train tracks) and the Hendrix Wire and Cable Company, and commercial storage units. A single-family residence is located to the east.

LOT AREA:

Map 14 Lot 10 = ±1.376 acres (59,939 s.f.)

APPLICATION STATUS:

The application is complete and ready to be accepted. An assessment of regional impact should be made by the Planning Board.

NOTICES:

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

WAIVERS:

No waivers requested.

ZONING DISTRICTS:

The subject properties lie within the Industrial District and West Elm Gateway Overlay District. The intent of the Industrial District is to provide areas for manufacturing, processing, assembly, wholesaling, research and development. The intent of the West Elm Gateway District is to encourage economic development by enhancing, preserving and protecting the natural, historic and cultural resources of the Town. The property also lies within the Groundwater Protection District I. Warehouse and storage uses within the Industrial Zoning District are permitted uses by right.

TRAFFIC AND ACCESS MANAGEMENT:

Access/Egress from the warehouse would be from a shared driveway with the residential use off of Old Wilton Road. The location of the driveway will provide for sufficient sight distance.

DRAINAGE / STORMWATER MANAGEMENT:

Stormwater and drainage associated with the industrial warehouse and paved areas will be managed through the construction and installation of a retention pond. The applicant submitted a stormwater permit application, which is currently under review. Please see comments below.

LANDSCAPE DESIGN:

The submitted application included landscape design in accordance with the Development Regulations, Section 6.08 Landscaping Standards and the Zoning Ordinance, Section 6.07 West Elm Street Gateway District. The proposal provides adequate buffering in each direction and specifically to the two residential uses flanking this site.

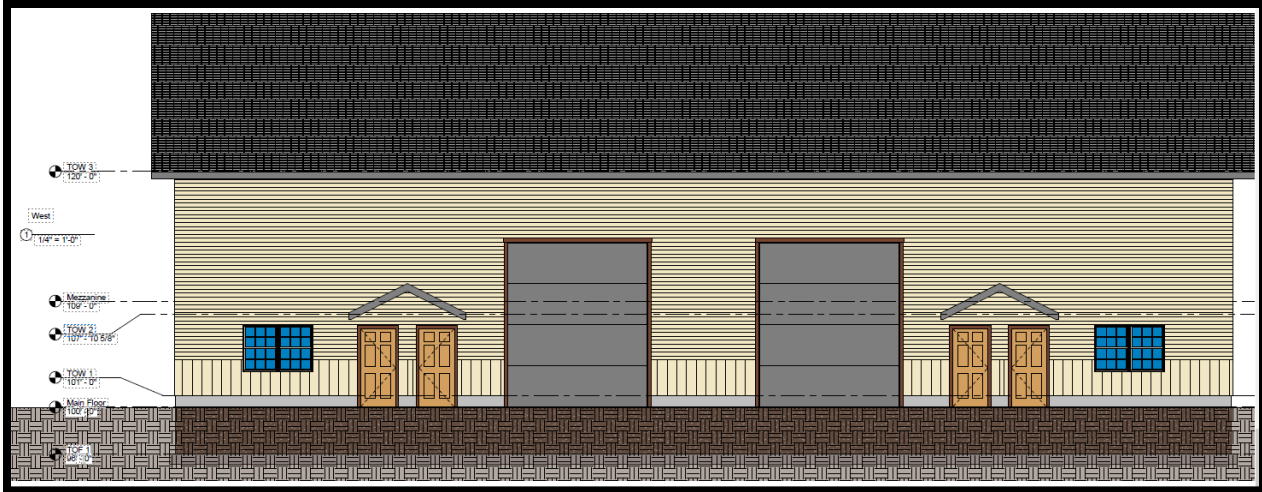
BUILDING ELEVATIONS:

The applicant submitted building/architectural elevations for discussion at the September 21st meeting. Staff's review of the elevations vis-a-vis the *Town of Milford Development Regulations and the Zoning Ordinance, Section 6.07 West Elm Street Gateway District* (and associated West Elm Street Gateway District Design Guidelines) leads staff to believe that there should be improvements made to the building to further these requirements. Some highlights of that review are below in the interdepartmental reviews section.

No indication on materials or the type of construction was submitted by the applicant.



View from the Street facing north



View from the West facing what is currently intended to be the main entrance of the bldg.

INTERDEPARTMENT REVIEWS:

Ambulance: No comments.

Assessing: No comments.

Building Department: No comments.

Conservation Commission: No comments.

DPW: No comments have been received.

Fire Department: (Comments have all been addressed see Response to Comments Letter in packet)

1. There is an indication of a LP service line. What is the service line for? Are they filling containers on site? Is the service line going to be protected?
2. LPG tanks listed on site. What size are the tanks? Above ground or underground? And will they be protected? I.E...bollards?
3. Will there be sprinklers in the building? If so, the requirement is two water mains for a sprinkler system and there is only 1 water main listed.
4. Snow removal. Where do they plan on moving snow? It cannot be plowed in front of exits/egress and dumpsters.

Heritage Commission:

This is the site of an old tavern; the Commission is interested in any findings during excavation that would lend information on this old tavern and its operation.

Police Department: No comments.

Public Works: No comments.

Stormwater Engineer:

1. As previously noted, portions of the proposed stormwater ponds and the outlet structures are located within the Town right-of-way (appears that the ponds were revised but not the outlet structures). All stormwater mitigation improvements, except pipe connections to the Town's drainage system, must be located on private property, not in the Town's right-of-way unless otherwise permitted by the Town. The applicant's engineer indicated that this arrangement was allowed by "all parties" if no

new structures were proposed within the right-of-way. The current plans show there are two new outlet structures within the right-of-way which sets a problematic precedent, in my opinion. Plan revisions are required unless the outlet structures are permitted to be installed on public property by the Town.

Water/Sewer Utilities: No comments

Zoning Administrator: No comments

Community Development / Planning:

1. The elevations seem to be mislabeled and are confusing as to which direction that you're looking at. Please revise this to be clearer on the views from each direction. The east and west elevations should be the long sides of the building but in the elevations they are the shortest.

The following requirements of the West Elm St. Gateway District (WESGD hereafter) apply to this building. The building is severely lacking in design features and does not appear to meet the spirit and intent of the W.E.S.G.D. I am using **BOLD** and **UNDERLINE** for aspects that particularly need work.

1. Building Orientation - New structures shall orient their main entrance or storefront to a public street.

a. New structures shall maintain an appropriate street edge in relationship to adjacent structures.

b. Buildings shall be sited so that entrances are clearly identifiable and directly accessible from a sidewalk and shall be accessible for pedestrians, bicyclists and future public transit users.

2. Building Massing, Form and Height

The mass, form and height of new structures must relate to the appropriate scale of neighboring buildings as well as the context of the corridor. The following architectural features and treatments should be used to enhance the character of new development and the corridor:

a. Reduce the apparent scale of the building by introducing small-scaled architectural features, creating an irregular footprint and variations in roof forms and height of roof elements.

b. Enhance definition of each floor of the building through terracing, material changes, articulated structural elements, changes in materials and horizontal trim bands.

3. Architectural Features and Materials

Architectural features and details shall be considered in every building design.

a. Traditional features and details such as columns, pilasters, porticos, awnings or arches associated with Milford's architectural heritage are strongly encouraged.

b. Long expanses of repetitive architectural elements and flat unarticulated wall surfaces shall be avoided.

c. Traditional materials or materials that have the same visual effect shall be used, including but not limited to, wood, brick, tile, or stone.

7. Roof Form and Materials

Rooflines shall be characteristically sloped and articulated with architectural features such as dormers, chimneys, gables, cupolas, etc.

a. Rooflines shall not run in continuous planes, and shall be broken into appropriately scaled masses.

b. Flat roofs are generally discouraged.

c. Where appropriate roofs, shall provide adequate overhangs for pedestrian activity.

d. Roof materials shall be composed of high quality, durable and architecturally consistent materials, including but not limited to concrete tile, asphalt shingles and standing seam metal.

8. Windows

Modestly scaled vertically proportioned windows are the most appropriate to the local building vernacular.

a. Building facades should have an abundance of windows that **use clear non-reflective glass.**

b. Windows on higher floors should align vertically with windows below, if possible.

c. 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.

9. Building Entrances

All building entrances shall be clearly defined and highly visible using a variety of the following details (Please refer to the West Milford Gateway District Design Guidelines for examples):

a. Porticos

b. Canopies

c. Overhangs

d. Arcades

e. Recesses or projections

f. Raised cornice parapets over doors

g. Arches with detail (tile work or moldings) integrated with the building

h. Outdoor patios

i. Display windows

j. Integral planters

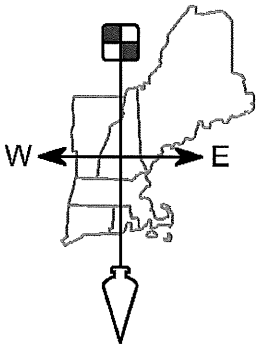
k. Wing walls with planters or seating

10. Signage (Nothing pertaining to signage was included)

STAFF RECOMMENDATIONS:

The applicant should be prepared to address all of the comments raised by the Planning Board, Town Consultants, Staff, and public pertaining to the Site Plan Final Design. Staff recommends that the Planning Board give careful consideration to the design of the building as it relates to the West Elm St. Gateway District. **It should also be made clear to the applicant through discussion at the Public Hearing that no retail uses are authorized through the approval of this Site Plan and any such future uses would require approval by the Zoning Board of Adjustment.**

A condition of approval also should be that Town Staff receive a copy of the Access Easement prior to recordation of the Mylar for the subdivision and signoff on the final site plan by the Planning Board Chairperson.



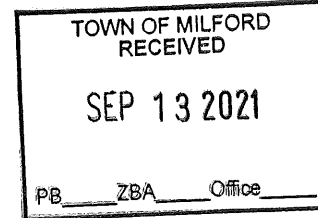
FIELDSTONE

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Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

September 13, 2021



Town of Milford Planning Board

1 Union Square
Milford, NH 03055

RE: Industrial Development – 21 Old Wilton Road
Tax Map Parcel 14-10, Subdivision and Site Plan - Project Narrative

Dear Planning Board,

As agent for Ronald L. & Loreen M. Racicot, we are hereby submitting a project narrative outlining the proposed subdivision and site plan for Tax Map Parcel 14-10.

Tax parcel 14-10 is currently developed as a single family residential lot consisting of a wood frame residential structure along with a paved driveway on a 1.376-acre parcel. The parcel has frontage on Old Wilton Road. The applicant is proposing to construct a 4,500 square foot (50' by 90') warehouse/storage building on the property and to subdivide the warehouse building off from the residential structure. The warehouse building will be used to store business supplies including stoves, parts, chimney supplies, and general merchandise for our clients business. Approximately 1,000 sq.ft. of the building will be rented out. The access to the warehouse will be off the existing curb cut that is currently used for access to the residential structure. Seven (7) parking spaces are provided including a handicap space. There are two fenced outdoor storage areas that will used for stove and wood pellet storage. Two small stormwater basins are proposed on each side of the access way to mitigate any increase in stormwater runoff resulting from the proposed site improvements.

The proposed subdivision is a two lot subdivision, creating a lot to contain the proposed warehouse and associated improvements. The residential lot will contain 0.338 acres and the industrial use lot will have the remaining 1.038 acres. The residential lot will continue to be accessed by the existing curb cut that will be shared with the warehouse building with an access easement.

We trust this narrative assists you in the review of this application and look forward to answering any questions you may have.

Very truly yours,
FIELDSTONE LAND CONSULTANTS, PLLC

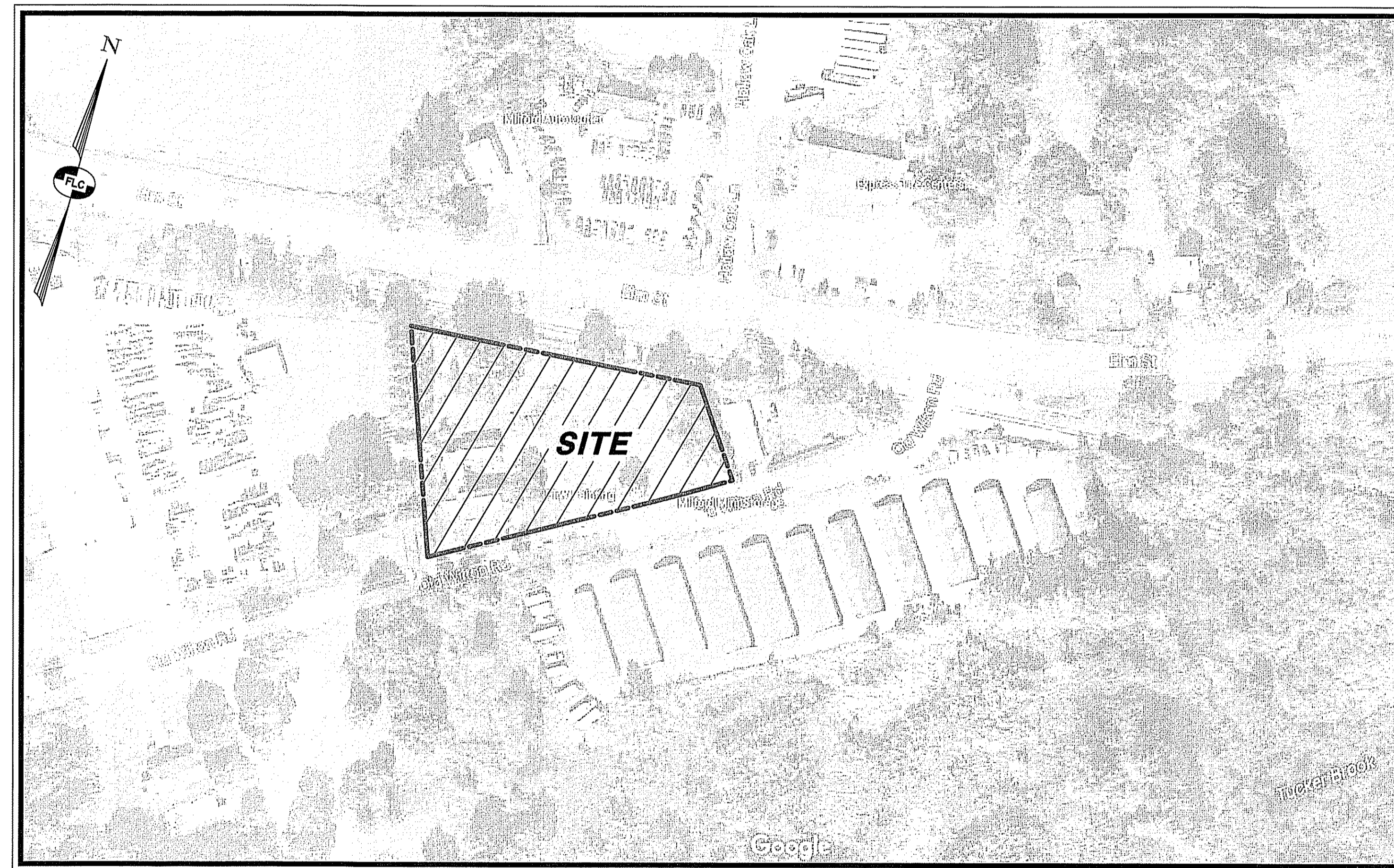
Chuck L. Ritchie, E.I.T.
Project Engineer

SUBDIVISION AND SITE DEVELOPMENT PLANS

INDUSTRIAL DEVELOPMENT

TAX MAP 14, LOT 10 - 21 OLD WILTON ROAD
MILFORD, NEW HAMPSHIRE

OCTOBER 29, 2019
REVISED: SEPTEMBER 9, 2021



1"=100'±

TOWN OF MILFORD CONTACTS:

- 1. COMMUNITY DEVELOPMENT:**
TOWN HALL
1 UNION SQUARE
MILFORD, NH 03055

ATT: LINCOLN DALEY
COMMUNITY DEV. DIRECTOR
(603) 249-0620
- 2. DEPARTMENT OF PUBLIC WORKS:**
289 SOUTH STREET
MILFORD, NH 03055

ATT: RICK RIENDEAU
PUBLIC WORKS DIRECTOR
603-673-1662
- 3. FIRE DEPARTMENT:**
39 SCHOOL STREET
MILFORD, NH 03055

ATT: KEN FLAHERTY
FIRE CHIEF
603-249-0680

UTILITY CONTACTS:

- 1. WATER & SEWER:**
PUBLIC WORKS DEPT.
564 NASHUA STREET
MILFORD, NH 03055
ATT: DAVE BOUCHER
WATER UTILITIES DIRECTOR
(603) 249-0660
- 2. GAS:**
LIBERTY UTILITIES
130 ELM STREET
MANCHESTER, NH 03101

ATTN: RYAN LAGASSE
(603) 327-7151
- 3. TELEPHONE:**
FAIRPOINT COMMUNICATIONS
237 DANIEL WEBSTER HWY.
MERRIMACK, NH 03054

ATTN: ROBERTO DIAZ
(603) 595-1150
- 4. POWER:**
EVERSOURCE OF NH
P.O. BOX 330
MANCHESTER, NH 03105-0330

ATTN: ALAN LEBORGNE
(603) 634-2044

SHEET INDEX		
PAGE	SHEET	TITLE
1	CV-1	COVER SHEET
2	SB-1	SUBDIVISION PLAN
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4	EX-1	EXISTING CONDITIONS PLAN
5	GR-1	GRADING AND UTILITIES PLAN
6	LT-1	LIGHTING PLAN
7	LT-1	LANDSCAPING PLAN
8	DT-1	CONSTRUCTION DETAILS
9	DT-2	CONSTRUCTION DETAILS
10	DT-3	EROSION CONTROL DETAILS

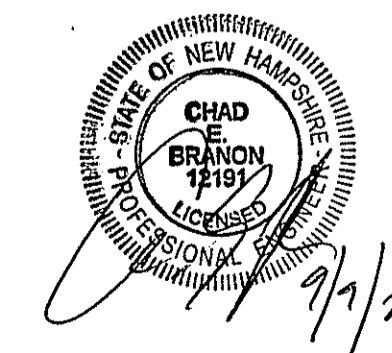
PREPARED FOR AND LAND OF:
RONALD L. & LOREEN M. RACICOT
70 PUTNUM HILL ROAD,
LYNDEBOROUGH, NH 03082-6134.

I, THE UNDERSIGNED, HAVE REVIEWED THIS PLAN AND DO HEREBY AGREE THAT THIS PLAN REPRESENTS LOT 14-10 AS KNOWN AND THAT ALL PROPOSED IMPROVEMENTS SHOWN HEREON MEET MY APPROVAL.

Ronald Racicot 9/9/2021
OWNER OF PARCEL 14-10 DATE

APPROVED

MILFORD, NH PLANNING BOARD
SUBDIVISION #: _____
DATE APPROVED: _____
SIGNED: _____



1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.

2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL JURISDICTIONAL AGENCIES AND UTILITY COMPANIES PRIOR TO AND DURING CONSTRUCTION.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811
CALL BEFORE YOU DIG

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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C	9/9/21	ADDRESS STAFF COMMENTS	CLR	CEB
B	8/20/21	REVISED BUILDING LAYOUT	CLR	CEB
A	1/22/20	ADDRESS COMMENTS PER STAFF MEMO	CLR	CEB
REV.	DATE	DESCRIPTION	C/O	DR CK
FILE: 545CV01C.dwg PROJ. NO. 545.01 SHEET: CV-1 PAGE NO. 1 OF 10				

- LEGEND:**
EXISTING FEATURES
- 14-10 TAX MAP AND LOT NUMBER
 - RIGHT-OF-WAY SIDELINE
 - PROPERTY LINE
 - ABUTTING LOT LINE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL ROAD
 - OH OVERHEAD UTILITIES
 - S SEWER LINE
 - W WATER LINE
 - DRAIN LINE
 - CHAIN LINK FENCE
 - STOCKADE FENCE
 - 100 10' CONTOUR INTERVAL
 - 102 2' CONTOUR INTERVAL
 - TREE LINE
 - G.B.(F) GRANITE BOUND FOUND
 - IRON PIN TO BE SET
 - G.B.(TBS) GRANITE BOUND TO BE SET
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - MANHOLE
 - CATCH BASIN
 - SINGLE POST SIGN
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 - PROPOSED ACCESS EASEMENT

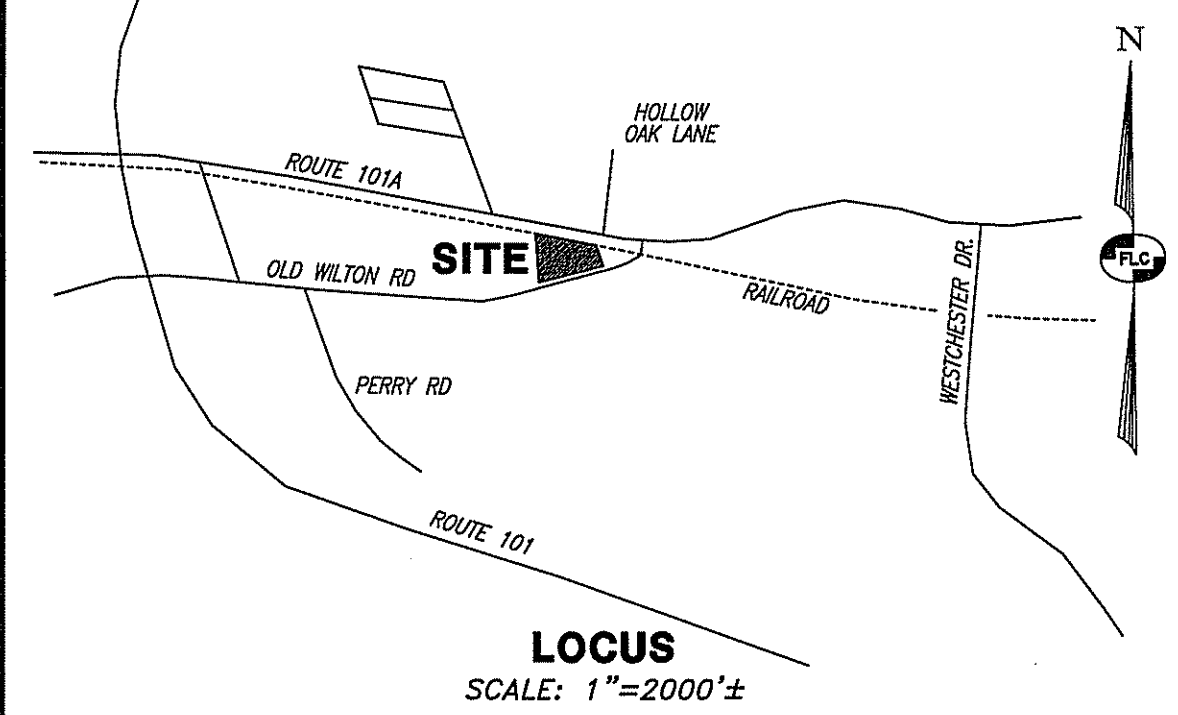
NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

- SOIL BOUNDARY
- HsB HINCKLEY LOAMY SAND
3 TO 8% SLOPES
- HsC HINCKLEY LOAMY SAND
8 TO 15% SLOPES
- Om OCCUM FINE SANDY LOAM
HIGH BOTTOM
- Su SUNCOOK LOAMY FINE SAND

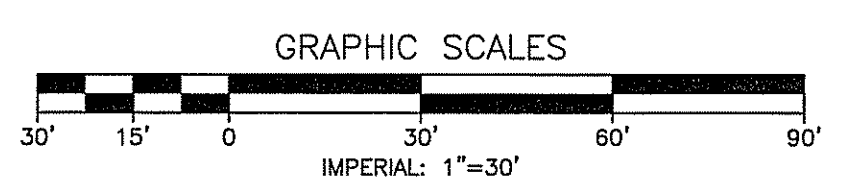
- REFERENCE PLANS:**
- "ALTA/ACSM URBAN - LAND TITLE SURVEY - CONDUCTRON CORPORATION - MILFORD, NEW HAMPSHIRE", SCALE 1"=60', DATED JANUARY 25, 1994 AND LAST REVISED MAY 9, 1996, BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE H.C.R.D. AS PLAN NO.28006.
 - "LAND IN - MILFORD, NEW HAMPSHIRE - TOWN OF MILFORD TO BOSTON & MAINE CORPORATION - AND - BOSTON & MAINE CORPORATION TO TOWN OF MILFORD", SCALE 1"=20', DATED MAY 2, 1995 AND LAST REVISED MAY 5, 1995 BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE H.C.R.D. AS PLAN NO.28914.
 - "LAND IN - MILFORD, N.H. - BOSTON AND MAINE CORPORATION TO ALFRED EDMOND LAVIGNE - VAL.17 MAP 14 ALL OF PCL.4 - S#15597", SCALE 1"=40', DATED DECEMBER 1884, BY J. BATCHELDER, ENGINEER OF DESIGN. RECORDED IN THE H.C.R.D. AS PLAN NO.2956

CERTIFICATION:
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

9/9/21
MICHAEL J. WILSON
STATE OF NEW HAMPSHIRE
No. 946
LAND SURVEYOR
SIGNATURE



- NOTES:**
- THE OWNERS OF RECORD FOR TAX MAP PARCEL 14-10 ARE RONALD L. AND LOREEN M. RACICOT, 70 PUTNUM HILL ROAD, LYNDEBOROUGH, NH 03082-6134. DEED REFERENCE TO PARCEL IS VOL.6519 PG.1961 DATED JANUARY 24, 2013 IN THE H.C.R.D.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT A SUBDIVISION OF TAX MAP PARCEL 14-10 INTO TWO LOTS AS SHOWN.
 - THE TOTAL AREA OF TAX MAP PARCEL 14-10 IS 59,939 SQ. FT. OR 1.376 ACRES. LOT FRONTAGE IS 347.73' ALONG OLD WILTON ROAD.
 - ZONING FOR THE ENTIRE PARCEL IS (I) INDUSTRIAL AND WEST ELM STREET OVERLAY DISTRICT. MINIMUM LOT SIZE= NONE FOR LAND SERVICED BY MUNICIPAL SEWER AND WATER. MINIMUM LOT FRONTAGE= NONE. MINIMUM BUILDING SETBACKS= 30 FT FRONT, 15 FT. SIDE AND REAR.
 - HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS ASSUMED. THE REFERENCE BENCHMARK IS THE TOP OF A GRANITE BOUND FOUND AT THE SOUTHWEST CORNER OF THE LOT ALONG OLD WILTON ROAD - ELEVATION=300.00'
 - THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ONSITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF DECEMBER 2015 TOGETHER WITH THE REFERENCE PLANS CITED HEREON.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 - THERE ARE NO JURISDICTIONAL WETLANDS ON-SITE PER FIELD INVESTIGATION.
 - BASED ON A FIELD INSPECTION THE ENTRANCE TO THE SITE SATISFIES THE MILFORD MINIMUM SAFE SITE DISTANCE REQUIREMENTS.
 - THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33011C0454D DATED SEPTEMBER 25, 2009.
 - THE SUBJECT PARCEL IS LOCATED IN THE LEVEL 1 GROUNDWATER PROTECTION OVERLAY ZONE.
 - TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN DEED RESTRICTIONS ON THE PROPERTY OTHER THAN THOSE SHOWN IF ANY.
 - PROPOSED LOT 14-10 HAS 0.338 ACRES OR 14,703 SQ.FT. WITH 125.00' OF FRONTAGE ON OLD WILTON ROAD AND PROPOSED LOT 14-10-1 HAS 1.038 ACRES OR 45,236 SQ.FT. WITH 222.72' OF FRONTAGE ON OLD WILTON ROAD.
 - OPEN SPACE AREA FOR PROPOSED LOT 14-10 IS 9,458 SQ.FT. OR 64.3% OF THE TOTAL PARCEL AREA. OPEN SPACE AREA FOR LOT 14-10-1 IS 42,821 SQ.FT. OR 94.7% OF THE TOTAL PARCEL AREA. THE MINIMUM OPEN SPACE REQUIREMENT IS 30% OF THE TOTAL PARCEL AREA FOR EACH LOT.
 - THERE IS A PROPOSED DRIVEWAY ACCESS EASEMENT OVER TAX MAP LOT 14-10-1 TO BENEFIT LOT 14-10.



REV.	DATE	DESCRIPTION	C/O	DR	CK
B	9/9/21	ADDRESS STAFF COMMENTS		CLR	MDP
A	1/23/20	ADDRESS COMMENTS PER STAFF MEMO		CLR	MDP

SUBDIVISION PLAN
INDUSTRIAL DEVELOPMENT
TAX MAP PARCEL 14-10 - 21 OLD WILTON ROAD
MILFORD, NEW HAMPSHIRE
PREPARED FOR AND LAND OF:
RONALD L. & LOREEN M. RACICOT
70 PUTNUM HILL ROAD, LYNDEBOROUGH, NH 03082-6134.

SCALE: 1" = 30' FEBRUARY 16, 2017

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

14-9
HENDRIX WIRE & CABLE INC.
53 OLD WILTON ROAD
MILFORD, NH 03055-3119
BK 5718 PG 351 5/16/96
(31 OLD WILTON RD.)
(SEE REF.PLAN#1)

7-4
HITCHINER MANUFACTURING CO., INC.
594 ELM STREET
MILFORD, NH 03055
BK 5708 PG 611 4/11/96
(507 ELM ST.)

7-5-2
GOEN-AUTO, INC.
89 GOEN ROAD
NEW IPSWICH, NH 03071-3821
BK 6490 PG 2486 9/19/01
(6 HOLLOW OAK LN.)

7-5-1
ADAMAC, LLC
116 CORTLAND ROAD
MILFORD, NH 03055-5021
BK 6108 PG 1652 5/26/99
(489 ELM ST.)

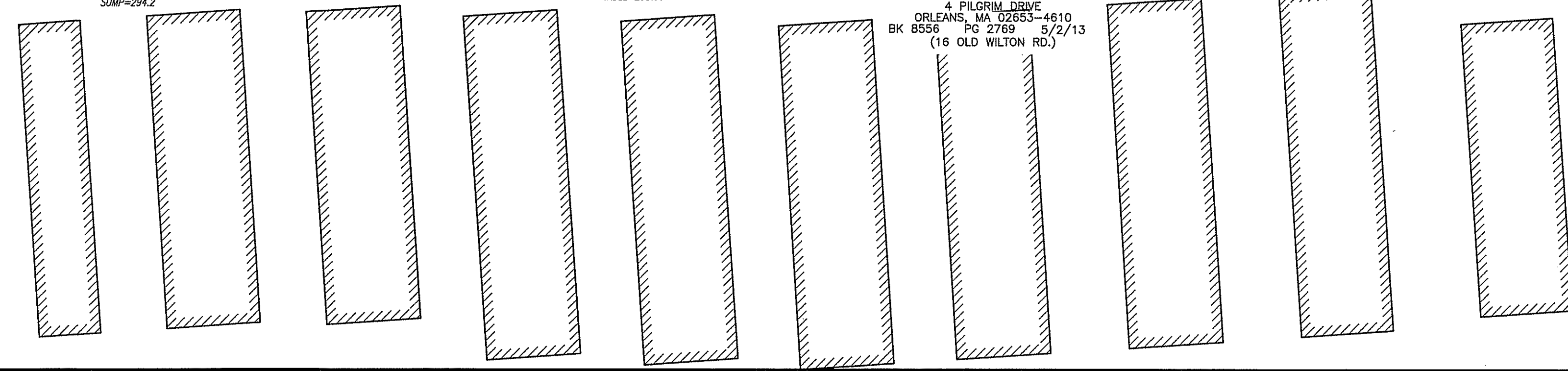
14-11
STEVE H. & SHERRY A. FOSKETT
11 OLD WILTON ROAD
MILFORD, NH 03055-3119
BK 3159 PG 179 5/17/84
(11 OLD WILTON RD.)
(SEE REF.PLAN#2)

38-6
HENDRIX WIRE & CABLE INC.
53 OLD WILTON ROAD
MILFORD, NH 03055-3119
BK 5951 PG 1634 6/8/98
(RT.101 BY-PASS)

7-16
LISA H. & THOMAS M. CONRAD, TRUSTEES
LISA H. CONRAD REV. TRUST
4 PILGRIM DRIVE
ORLEANS, MA 02853-4610
BK 8556 PG 2769 5/2/13
(16 OLD WILTON RD.)

APPROVED

MILFORD, NH PLANNING BOARD
SUBDIVISION #: _____
DATE APPROVED: _____
SIGNED: _____



- LEGEND:**
- EXISTING FEATURES**
- 14-10 TAX MAP AND LOT NUMBER
 - RIGHT-OF-WAY SIDELINE
 - PROPERTY LINE
 - ABUTTING LOT LINE
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- DRAIN MANHOLE
- MANHOLE
- CATCH BASIN
- SINGLE POST SIGN
- WATER HYDRANT
- WATER VALVE
- WATER SHUT-OFF
- UTILITY POLE AND GUY WIRE
- BUILDING

- PROPOSED FEATURES**
- EDGE OF PAVEMENT
 - CAPE COD BERM
 - EASEMENT LINE
 - SAWCUT LINE
 - PAVEMENT AREA
 - BITUMINOUS CONCRETE SIDEWALK
 - LIMIT OF CLEARING
 - CHAIN LINK FENCE
 - POLE MOUNTED LIGHT
 - HANDICAP PARKING STALL
 - TRAFFIC FLOW
 - NUMBER OF PARKING SPACES
 - PROPANE TANK

- REFERENCE PLANS:**
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 - "LAND IN - MILFORD, NEW HAMPSHIRE - TOWN OF MILFORD TO BOSTON & MAINE CORPORATION - AND - BOSTON & MAINE CORPORATION TO TOWN OF MILFORD", SCALE 1"=20', DATED MAY 2, 1995 AND LAST REVISED MAY 5, 1995 BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE H.C.R.D. AS PLAN NO.28914.
 - "LAND IN - MILFORD, N.H. - BOSTON AND MAINE CORPORATION TO ALFRED EDMOND LAVIGNE - VAL.17 MAP 14 ALL OF PCL.4 - S#15597", SCALE 1"=40', DATED DECEMBER 1884, BY J. BATCHELDER, ENGINEER OF DESIGN. RECORDED IN THE H.C.R.D. AS PLAN NO.2856

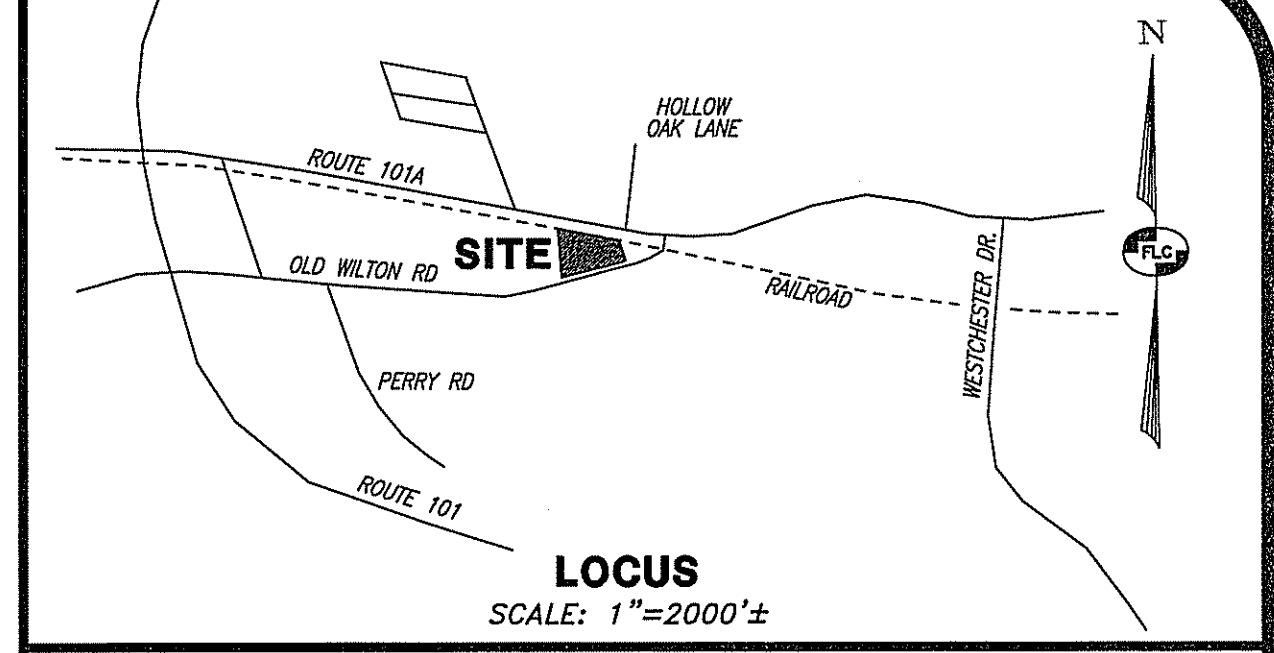
APPROVED

MILFORD, NH PLANNING BOARD

SITE PLAN #:

DATE APPROVED:

SIGNED:



- GENERAL NOTES:**
- THE OWNERS OF RECORD FOR TAX MAP PARCEL 14-10 ARE RONALD L. AND LOREEN M. RACICOT, 70 PUTNUM HILL ROAD, LYNDENBOROUGH, NH 03082-6134. DEED REFERENCE TO PARCEL IS VOL.8519 PG.1961 DATED JANUARY 24, 2013 IN THE H.C.R.D.
 - THE TOTAL AREA OF TAX MAP PARCEL 14-10 IS 59,939 SQ. FT. OR 1.376 ACRES. LOT FRONTAGE IS 347.73' ALONG OLD WILTON ROAD.
 - ZONING FOR THE ENTIRE PARCEL IS (I) INDUSTRIAL AND WEST ELM STREET OVERLAY DISTRICT. MINIMUM LOT SIZE= NONE FOR LAND SERVICED BY MUNICIPAL SEWER AND WATER. MINIMUM LOT FRONTAGE= NONE. MINIMUM BUILDING SETBACKS= 30 FT FRONT, 15 FT. SIDE AND REAR.
 - HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS ASSUMED. THE REFERENCE BENCHMARK IS THE TOP OF A GRANITE BOUND FOUND AT THE SOUTHWEST CORNER OF THE LOT ALONG OLD WILTON ROAD - ELEVATION=300.00'
 - THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ONSITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF DECEMBER 2015 TOGETHER WITH THE REFERENCE PLANS CITED HEREON.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 - THERE ARE NO JURISDICTIONAL WETLANDS ON-SITE PER FIELD INVESTIGATION.
 - BASED ON A FIELD INSPECTION THE ENTRANCE TO THE SITE SATISFIES THE MILFORD MINIMUM SAFE SITE DISTANCE REQUIREMENTS.
 - THE SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.
 - THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33011C0454D DATED SEPTEMBER 25, 2009.
 - THE SUBJECT PARCEL IS LOCATED IN THE LEVEL 1 GROUNDWATER PROTECTION ZONE.
 - TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN DEED RESTRICTIONS ON THE PROPERTY OTHER THAN THOSE SHOWN IF ANY.

- PROPOSED NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED INDUSTRIAL BUILDING DEVELOPMENT ON PROPOSED TAX MAP PARCEL 14-10-1 AS SHOWN.
 - PARKING REQUIREMENTS:
PROPOSED WHOLESALE, STORAGE, AND WAREHOUSE
1 SPACES / 1000 SF = (4.5)(1.0) = 4.5 SPACES REQUIRED
TOTAL PARKING PROVIDED = 7 SPACES INCLUDING 1 HANDICAP SPACE
 - THERE IS NO PROPOSED PROJECT SIGNAGE AT THIS TIME. ANY PROPOSED SIGNS WILL REQUIRE A SIGN PERMIT FROM THE MILFORD BUILDING DEPARTMENT.
 - "OPEN SPACE" AREA FOR PROPOSED TAX MAP PARCEL 14-10 IS 8,398 SQ.FT. OR 57.1% AND TAX MAP PARCEL 14-10-1 IS 29,082 SQ.FT. OR 64.3% OF THE TOTAL PARCEL AREA. MINIMUM REQUIREMENT IS 30%.
 - THE PROPOSED BUILDING IS SUBJECT TO POLICE IMPACT FEES WHICH ARE TO BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.
 - ALL EXTERIOR LIGHTING SHALL BE DOWNCAST AND SHIELDED PER THE MILFORD DEVELOPMENT REGULATIONS.
 - AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
 - WATER, SEWER, ROAD AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD'S WATER UTILITIES DEPARTMENT DEPARTMENT AND PUBLIC WORKS DEPARTMENT STANDARDS.

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	9/8/21	ADDRESS STAFF COMMENTS		CLR	CEB
B	8/19/21	REVISED BUILDING LAYOUT		CLR	CEB
A	1/22/20	ADDRESS COMMENTS PER STAFF MEMO		CLR	CEB

SITE LAYOUT PLAN

INDUSTRIAL DEVELOPMENT

TAX MAP PARCEL 14-10 - 21 OLD WILTON ROAD
MILFORD, NEW HAMPSHIRE

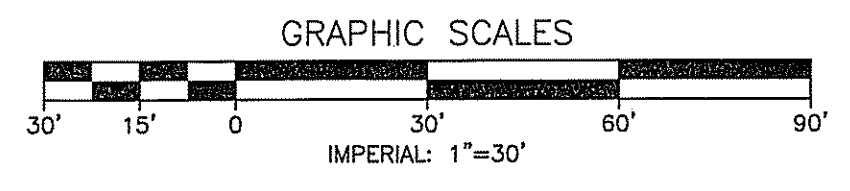
PREPARED FOR AND LAND OF:
RONALD L. & LOREEN M. RACICOT
70 PUTNUM HILL ROAD, LYNDENBOROUGH, NH 03082-6134.

SCALE: 1" = 30' FEBRUARY 16, 2017

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

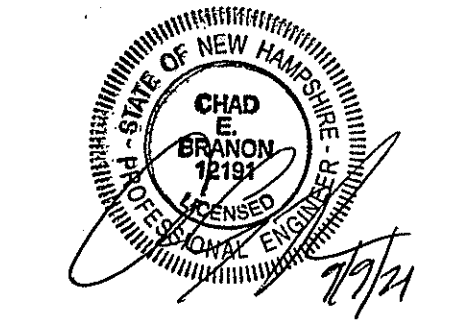
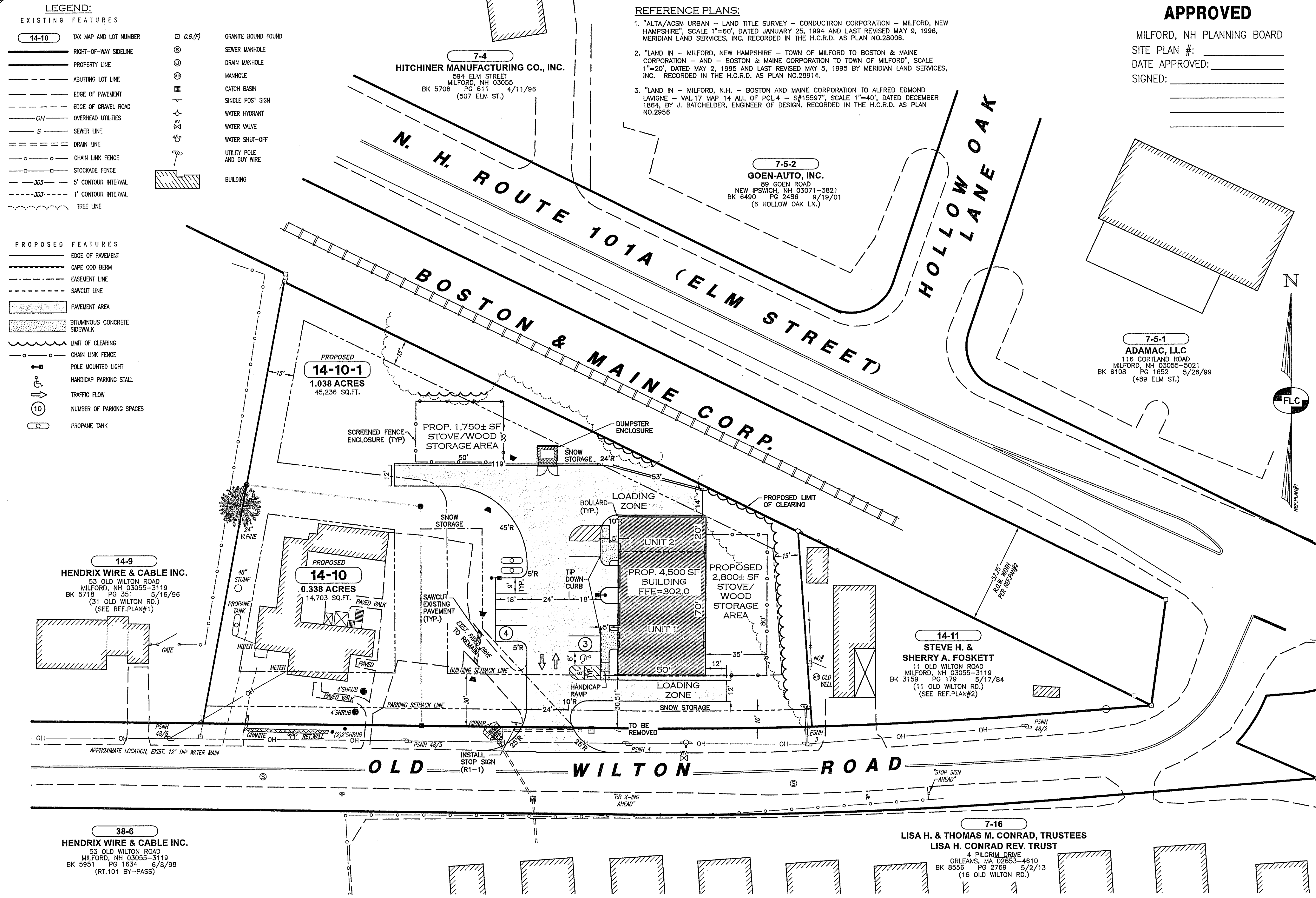
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com



CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION

DIGSAFE.COM
OR DIAL 8 1 1

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- LEGEND:**
EXISTING FEATURES
- 14-10 TAX MAP AND LOT NUMBER
 - RIGHT-OF-WAY SIDELINE
 - PROPERTY LINE
 - ABUTTING LOT LINE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL ROAD
 - OH OVERHEAD UTILITIES
 - S SEWER LINE
 - W WATER LINE
 - DRAIN LINE
 - CHAIN LINK FENCE
 - STOCKADE FENCE
 - 100' 10' CONTOUR INTERVAL
 - 102' 2' CONTOUR INTERVAL
 - TREE LINE
 - G.B.(F) GRANITE BOUND FOUND
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - MANHOLE
 - CATCH BASIN
 - SINGLE POST SIGN
 - WATER HYDRANT
 - WATER VALVE
 - WATER SHUT-OFF
 - UTILITY POLE AND GUY WIRE
 - BUILDING

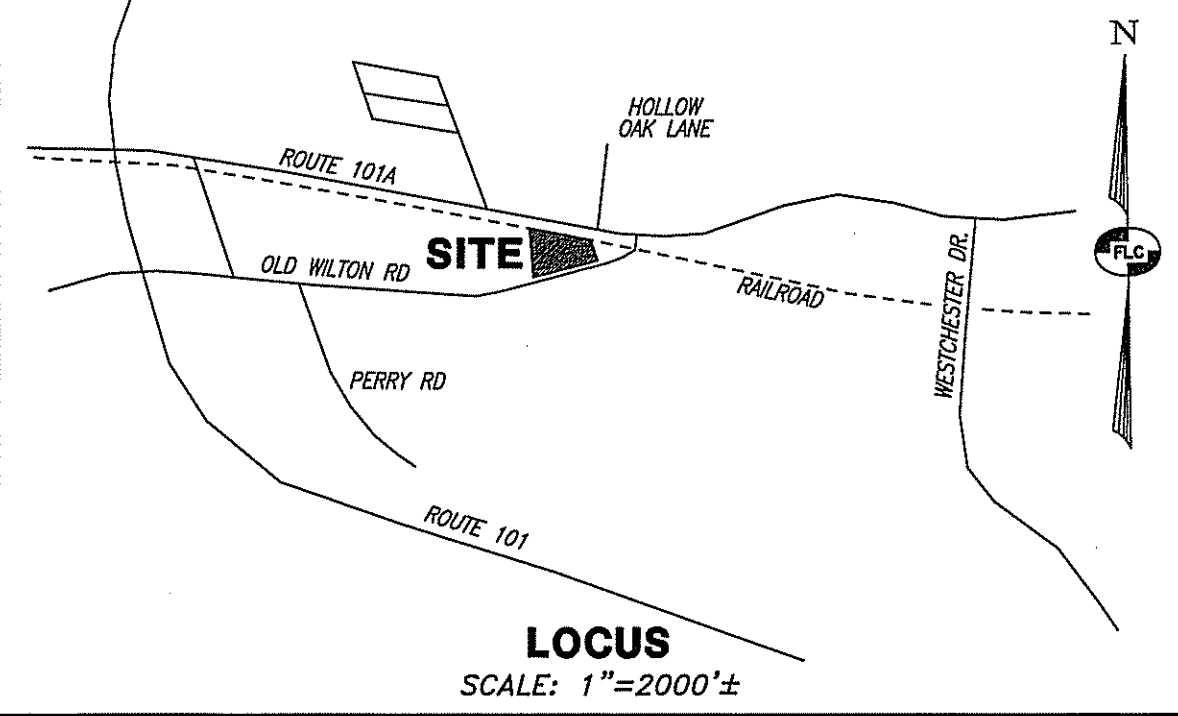
NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

- SOIL BOUNDARY
- HsB HINCKLEY LOAMY SAND
3 TO 8% SLOPES
- HsC HINCKLEY LOAMY SAND
8 TO 15% SLOPES
- Om OCCUM FINE SANDY LOAM
HIGH BOTTOM
- Su SUNCOOK LOAMY FINE SAND

- REFERENCE PLANS:**
- "ALTA/ACSM URBAN - LAND TITLE SURVEY - CONDUCTRON CORPORATION - MILFORD, NEW HAMPSHIRE", SCALE 1"=60', DATED JANUARY 25, 1994 AND LAST REVISED MAY 9, 1996, BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE H.C.R.D. AS PLAN NO.28006.
 - "LAND IN - MILFORD, NEW HAMPSHIRE - TOWN OF MILFORD TO BOSTON & MAINE CORPORATION - AND - BOSTON & MAINE CORPORATION TO TOWN OF MILFORD", SCALE 1"=20', DATED MAY 2, 1995 AND LAST REVISED MAY 5, 1995 BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE H.C.R.D. AS PLAN NO.28914.
 - "LAND IN - MILFORD, N.H. - BOSTON AND MAINE CORPORATION TO ALFRED EDMOND LAVIGNE - VAL.17 MAP 14 ALL OF PCL.4 - S#15597", SCALE 1"=40', DATED DECEMBER 1884, BY J. BATCHELDER, ENGINEER OF DESIGN. RECORDED IN THE H.C.R.D. AS PLAN NO.2956

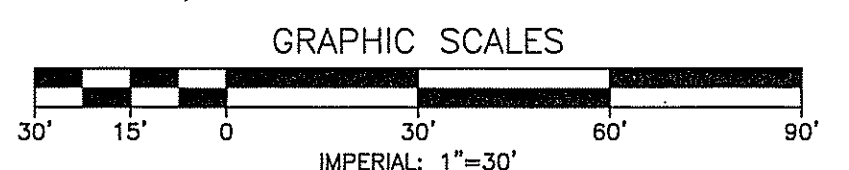
CERTIFICATION:
I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN WERE DEVELOPED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF DECEMBER 2015.

9/9/21
No. 946
MICHAEL D. FOSKETT
PLC
SIGNATURE



- NOTES:**
- THE OWNERS OF RECORD FOR TAX MAP PARCEL 14-10 ARE RONALD L. AND LOREEN M. RACICOT, 70 PUTNUM HILL ROAD, LYNDEBOROUGH, NH 03082-6134. DEED REFERENCE TO PARCEL IS VOL.6519 PG.1961 DATED JANUARY 24, 2015 IN THE H.C.R.D.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF TAX MAP PARCEL 14-10 AS SHOWN.
 - THE TOTAL AREA OF TAX MAP PARCEL 14-10 IS 59,939 SQ. FT. OR 1.376 ACRES. LOT FRONTAGE IS 347.73' ALONG OLD WILTON ROAD.
 - ZONING FOR THE ENTIRE PARCEL IS (I) INDUSTRIAL.
MINIMUM LOT SIZE= NONE FOR LAND SERVICED BY MUNICIPAL SEWER AND WATER.
MINIMUM LOT FRONTAGE= NONE
MINIMUM BUILDING SETBACKS= 30 FT FRONT, 15 FT. SIDE AND REAR.
THE SUBJECT PROPERTY IS ALSO LOCATED IN THE WEST ELM STREET OVERLAY DISTRICT.
 - HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS ASSUMED. THE REFERENCE BENCHMARK IS THE TOP OF A GRANITE BOUND FOUND AT THE SOUTHWEST CORNER OF THE LOT ALONG OLD WILTON ROAD - ELEVATION=300.00'
 - THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ONSITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF DECEMBER 2015 TOGETHER WITH THE REFERENCE PLANS CITED HEREON.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 - THERE ARE NO JURISDICTIONAL WETLANDS ON-SITE PER FIELD INVESTIGATION.
 - BASED ON A FIELD INSPECTION THE ENTRANCE TO THE SITE SATISFIES THE MILFORD MINIMUM SAFE SITE DISTANCE REQUIREMENTS OF 300 FEET.
 - THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 330110454D DATED SEPTEMBER 25, 2009.
 - THE SUBJECT PARCEL IS LOCATED IN THE LEVEL 1 GROUNDWATER PROTECTION OVERLAY ZONE AND THE WEST ELM STREET OVERLAY DISTRICT.
 - TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN DEED RESTRICTIONS ON THE PROPERTY OTHER THAN THOSE SHOWN IF ANY.

CHAD B. BRANHAM
12/18/15
REGISTERED PROFESSIONAL SURVEYOR
STATE OF NEW HAMPSHIRE



REV.	DATE	DESCRIPTION	C/O	DR	CK
D	9/9/21	WATER MAIN LOCATION		CLR	CEB
C	4/17/18	SHEET NUMBERS		MDP	CEB
B	2/9/18	REV'S PER STAFF REVIEW		MDP	CEB
A	1/22/17	ADDRESS 1/16/18 STAFF REVIEW MEMO		MDP	MDP

EXISTING CONDITIONS PLAN
INDUSTRIAL DEVELOPMENT
TAX MAP PARCEL 14-10 - 21 OLD WILTON ROAD
MILFORD, NEW HAMPSHIRE
PREPARED FOR AND LAND OF:
RONALD L. & LOREEN M. RACICOT
70 PUTNUM HILL ROAD, LYNDEBOROUGH, NH 03082-6134.

SCALE: 1" = 30' FEBRUARY 16, 2017

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

14-9
HENDRIX WIRE & CABLE INC.
53 OLD WILTON ROAD
MILFORD, NH 03055-3119
BK 5718 PG 351 5/16/96
(31 OLD WILTON RD.)
(SEE REF.PLAN#1)

7-4
HITCHINER MANUFACTURING CO., INC.
594 ELM STREET
MILFORD, NH 03055
BK 5708 PG 611 4/11/96
(507 ELM ST.)

7-5-2
GOEN-AUTO, INC.
89 GOEN ROAD
NEW IPSWICH, NH 03071-3821
BK 6490 PG 2486 9/19/01
(6 HOLLOW OAK LN.)

7-5-1
ADAMAC, LLC
116 CORTLAND ROAD
MILFORD, NH 03055-5021
BK 6108 PG 1652 5/26/99
(489 ELM ST.)

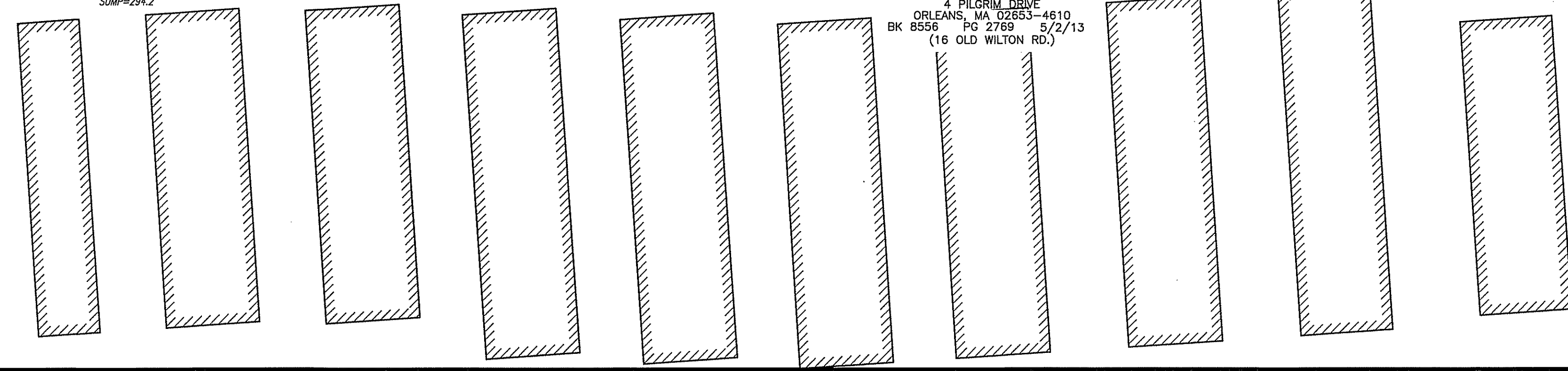
14-10
1.376 ACRES
59,939 SQ.FT.

14-11
STEVE H. & SHERRY A. FOSKETT
11 OLD WILTON ROAD
MILFORD, NH 03055-3119
BK 3159 PG 179 5/17/94
(11 OLD WILTON RD.)
(SEE REF.PLAN#2)

7-16
LISA H. & THOMAS M. CONRAD, TRUSTEES
LISA H. CONRAD REV. TRUST
4 PILGRIM DRIVE
ORLEANS, MA 02553-4610
BK 8556 PG 2769 5/2/13
(16 OLD WILTON RD.)

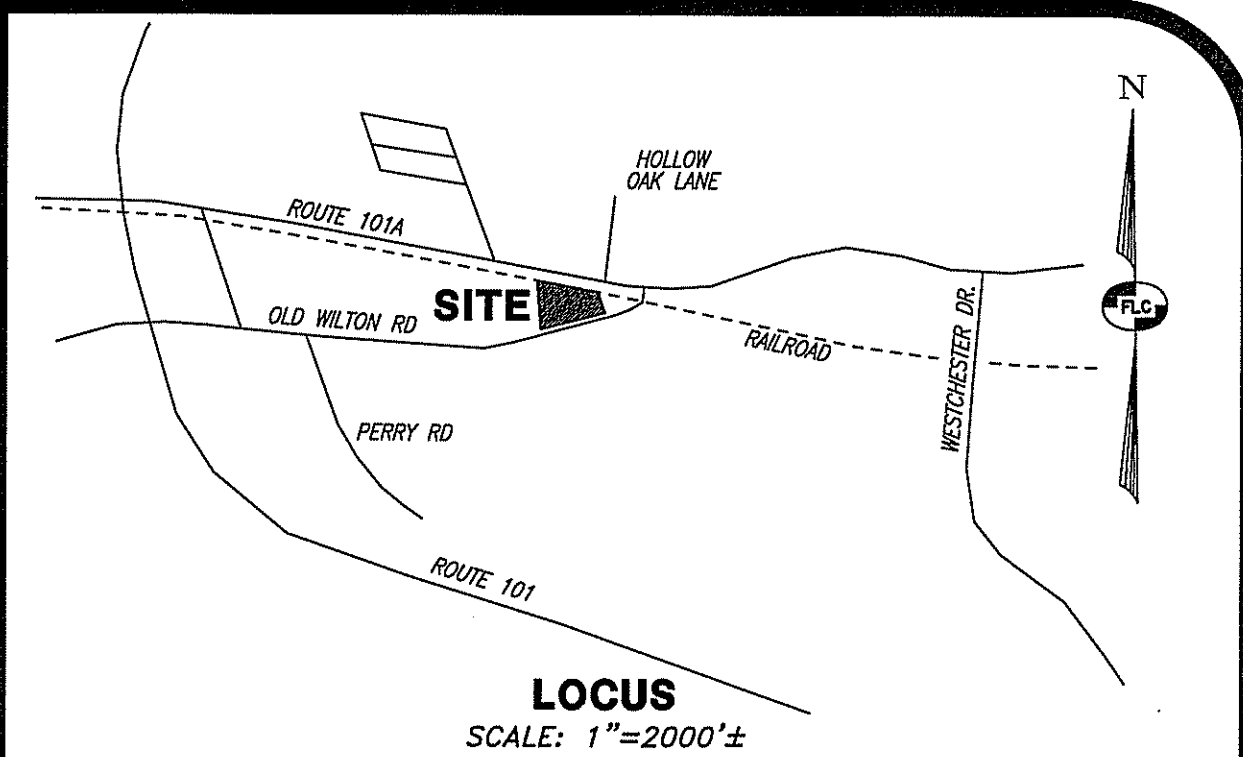
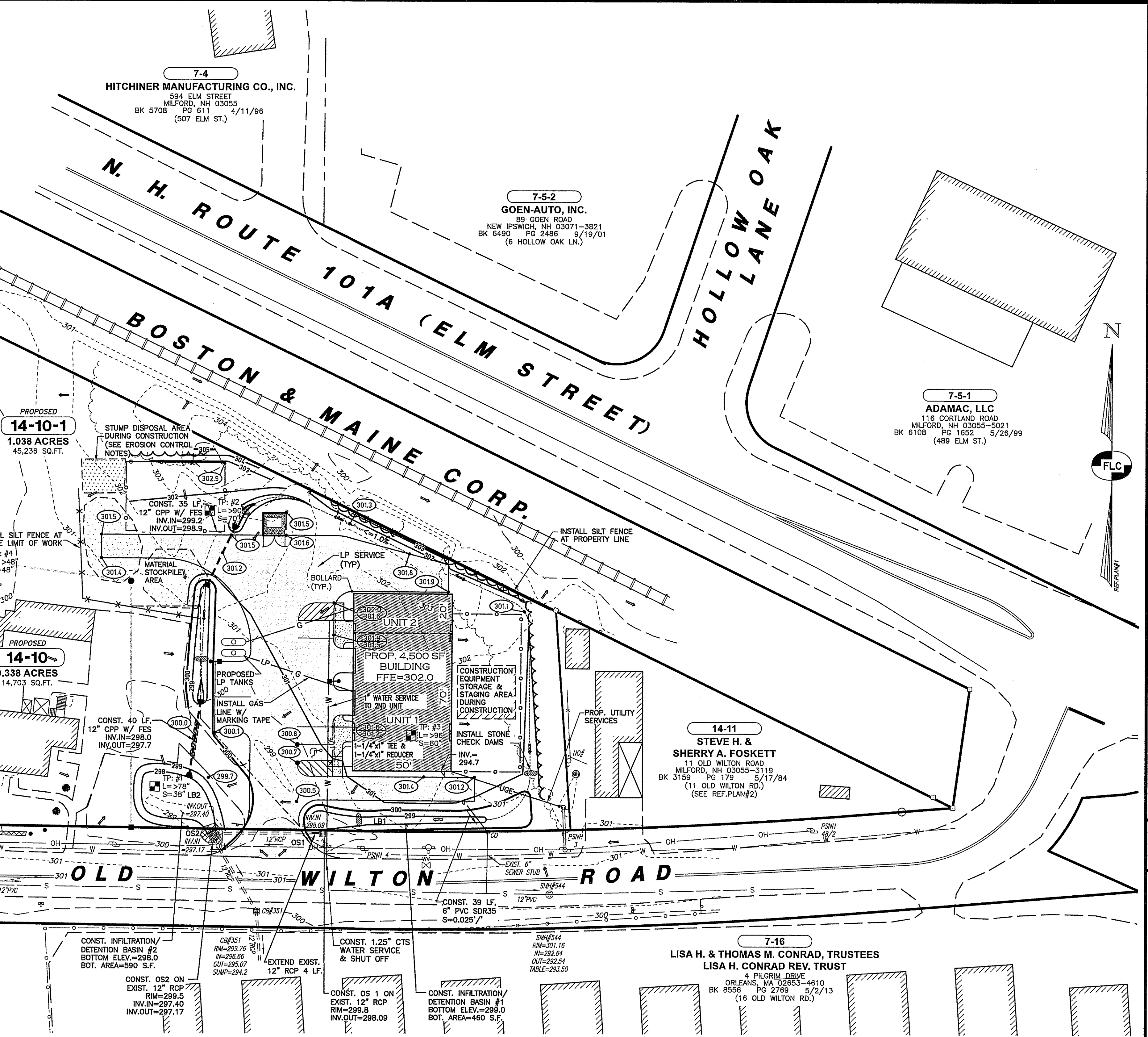
38-6
HENDRIX WIRE & CABLE INC.
53 OLD WILTON ROAD
MILFORD, NH 03055-3119
BK 5951 PG 1634 6/6/98
(RT.101 BY-PASS)

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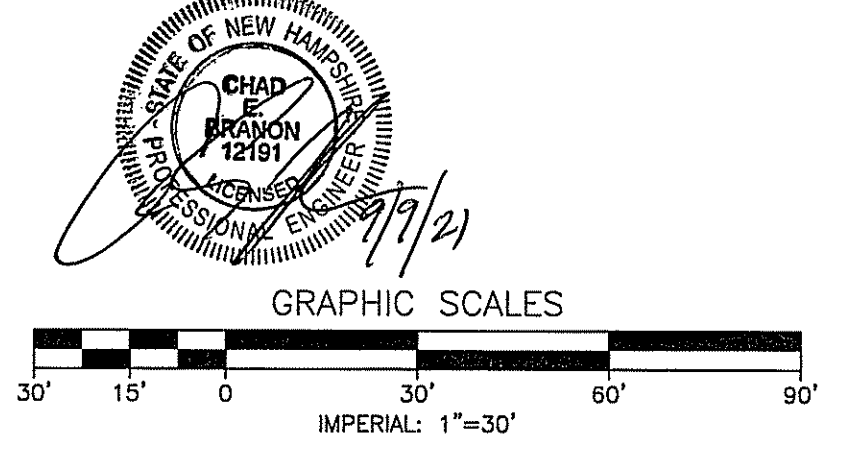


LEGEND:

EXISTING FEATURES	PROPOSED FEATURES
14-10 TAX MAP AND LOT NUMBER	300 5 FT. CONTOUR
RIGHT-OF-WAY SIDELINE	301 1 FT. CONTOUR
PROPERTY LINE	233.3 SPOT ELEVATION
ABUTTING LOT LINE	233.3 SPOT ELEVATION AT CURB
EDGE OF PAVEMENT	CAPE COD BERM
EDGE OF GRAVEL ROAD	W WATER LINE
OVERHEAD UTILITIES	S SEWER LINE
S SEWER LINE	o.c.o. SEWER SERVICE CLEAN OUT
DRAIN LINE	C PROPANE TANK
CHAIN LINK FENCE	CB101 DRAINAGE CATCH BASIN
STOCKADE FENCE	Storm Water Drainage
5' CONTOUR INTERVAL	STONE CHECK DAM
1' CONTOUR INTERVAL	LIMITS OF CLEARING
TREE LINE	SWALE/GUTTER LINE
G.B.(f) GRANITE BOUND FOUND	DRAINAGE FLOW ARROW
SEWER MANHOLE	TEMPORARY SILT FENCE
DRAIN MANHOLE	EROSION CONTROL STONE
MANHOLE	
CATCH BASIN	
SINGLE POST SIGN	
WATER HYDRANT	
WATER VALVE	
WATER SHUT-OFF	
UTILITY POLE AND GUY WIRE	
BUILDING	



- GENERAL CONSTRUCTION NOTES:**
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF MILFORD AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF MILFORD DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
 - ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (611).
 - THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE MUNICIPAL DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
 - BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF MILFORD FIRE DEPARTMENT REGULATIONS.
 - ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED.
 - ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
 - EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
 - ALL POWER WORK SHALL CONFORM TO EVERSOURCE STANDARDS.
 - ALL TELEPHONE WORK SHALL CONFORM TO FAIRPOINT COMMUNICATIONS SPECIFICATIONS.
 - STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH TOWN OF MILFORD SPECIFICATIONS.



REV.	DATE	DESCRIPTION	C/O	DR	CK
C	9/8/21	ADDRESS STAFF COMMENTS		CLR	CEB
B	8/19/21	REVISED BUILDING LAYOUT		CLR	CEB
A	1/22/20	ADDRESS COMMENTS PER STAFF MEMO		CLR	CEB

GRADING & UTILITY PLAN
INDUSTRIAL DEVELOPMENT
TAX MAP PARCEL 14-10 - 21 OLD WILTON ROAD
MILFORD, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF:
RONALD L. & LOREEN M. RACICOT
 70 PUTNUM HILL ROAD, LYNDEBOROUGH, NH 03082-6134.

SCALE: 1" = 30' FEBRUARY 16, 2017

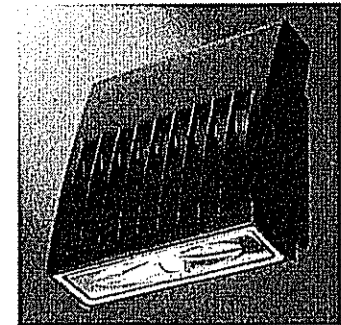
Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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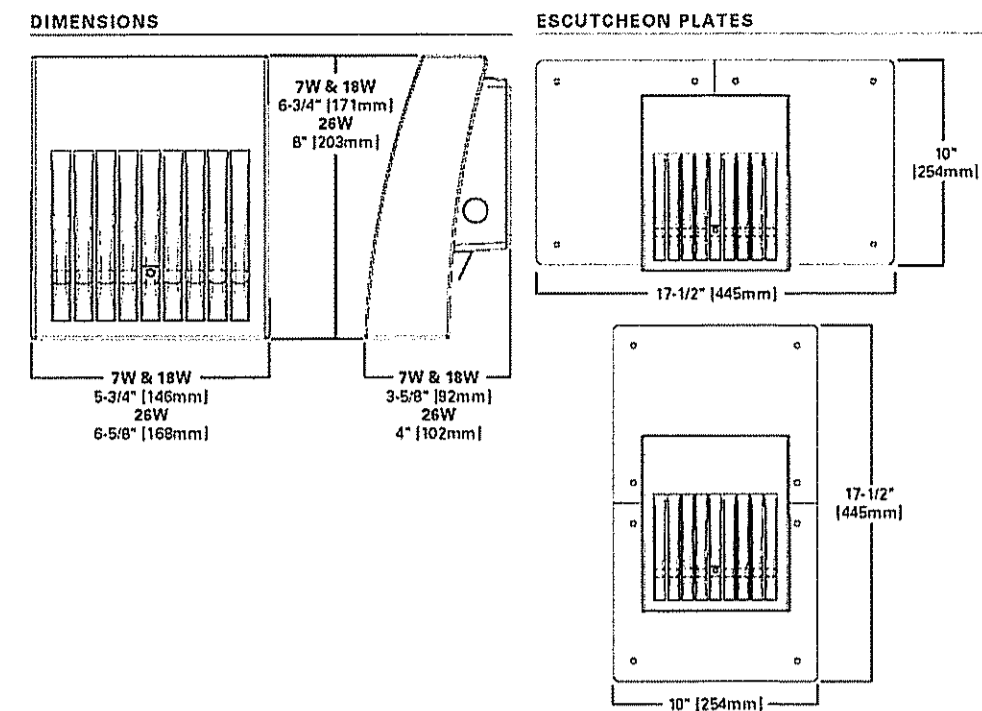
Lumark



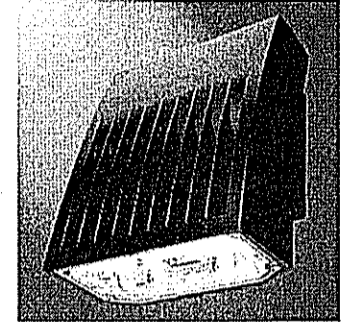
XTOR CROSSTOUR LED

W

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING



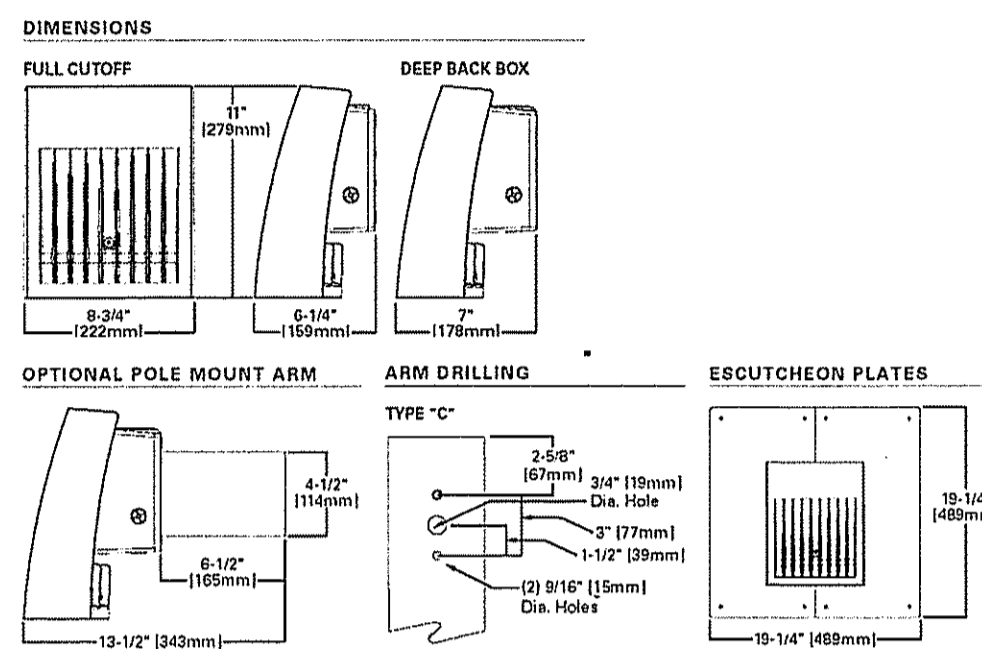
Lumark



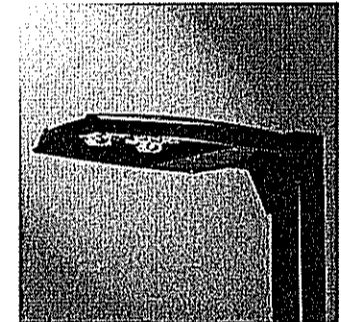
XTOR CROSSTOUR MAXX LED

W1

APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING



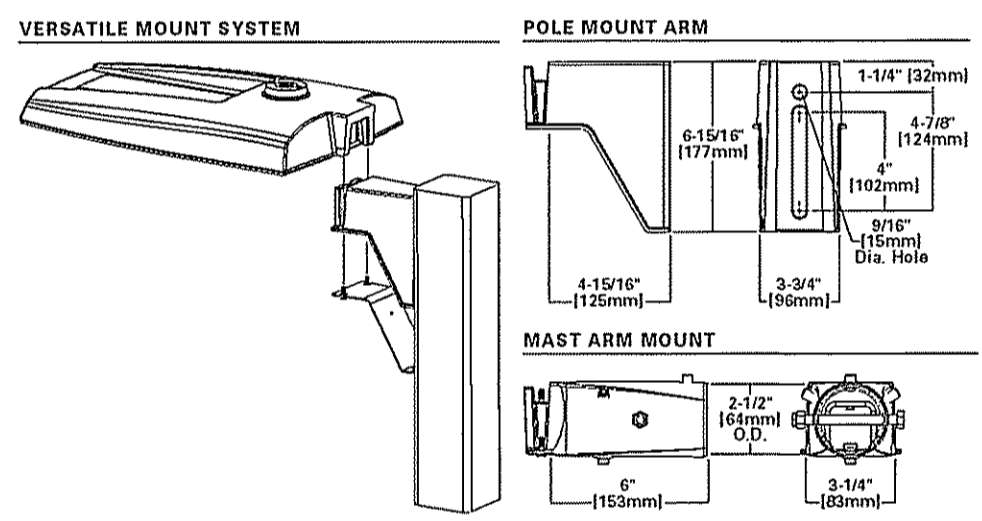
Lumark



PRV PREVAL

S3

LED
AREA / SITE / ROADWAY
LUMINAIRE



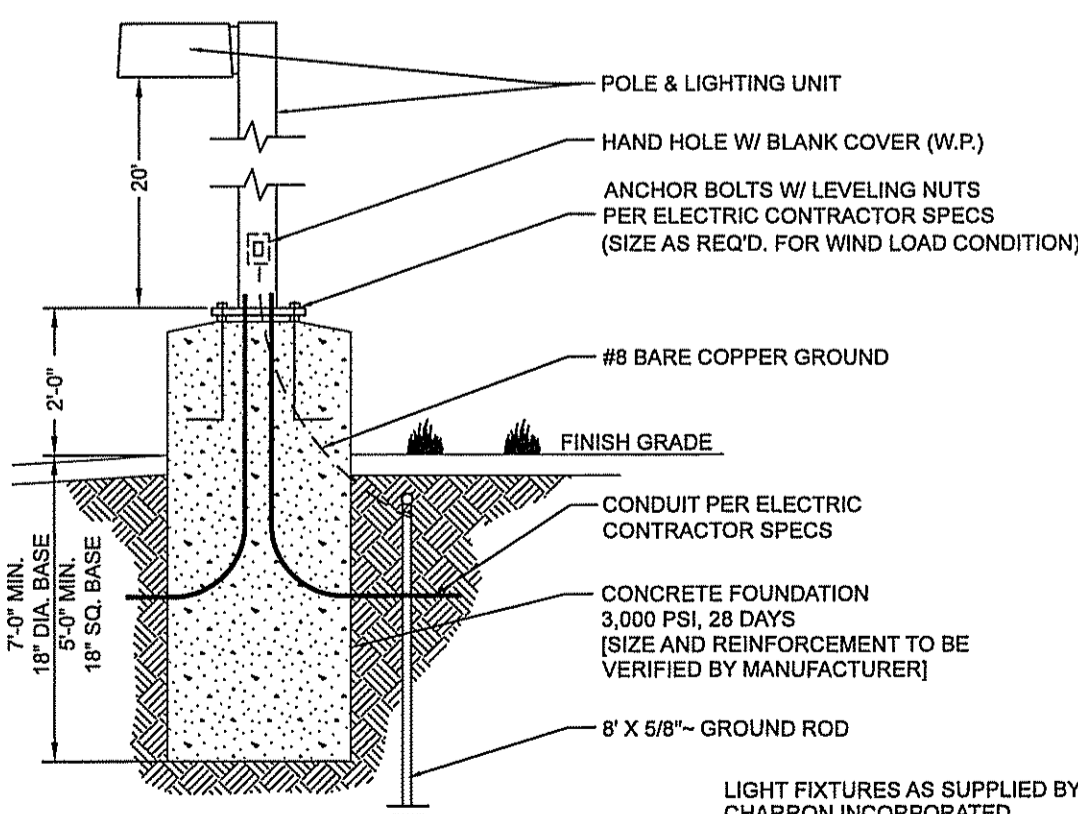
Sample Number: PRV-A25-D-UNV-T3-SA-BZ

Product Family **	Light Engine *	Driver *	Voltage	Distribution	Mounting	Color *
PRV-Preval	A15-41 LED 6,100 Nominal Lumens A25-12 LED 10,200 Nominal Lumens A40-4 LED 15,100 Nominal Lumens	D-Drivering (0-10V)	UNV-Universal (110-277V) 247-230V 480-480V *	T2-Type II T3-Type III T4-Type IV T5-Type V	SA-Standard Versatile Arm MA-Mast Arm WA-Wall Mount Arm	AP-Grey BZ-Brass (Standard) BK-Black DP-Dark Platinum GM-Graphite Metallic WH-White

Options (Add as Suffix)

- 7050-70 CR / 2000K CCT *
- 7050-70 CR / 5000K CCT *
- 10K-10K/10K UL 1449 Fused Surge Protective Device
- DIMRF-LW-LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height **
- DIMRF-LM-LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height **
- MSP/DMA-L12-Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height
- MSP/DMA-L120-Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height
- MSP-L120-Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height
- MSP-L120-Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height
- PER-1000A-3-PIN Triastock Photocontrol Receptacle **
- PER-1-NEMA 7-PIN Triastock Photocontrol Receptacle **
- HSS-House Side Shield
- HAS-HA High Ambient Temperature

S3-HSS



NOTE:
1. LIGHT POLE FOUNDATION SHALL EXTEND 2.0 FEET ABOVE FINISH GRADE TO PREVENT VEHICLES FROM DAMAGING THE LIGHT POLE.
2. LIGHT POLE AND FIXTURES BY OTHERS.
USE SPECIFIED OR APPROVED EQUAL

SCALE: N.T.S.

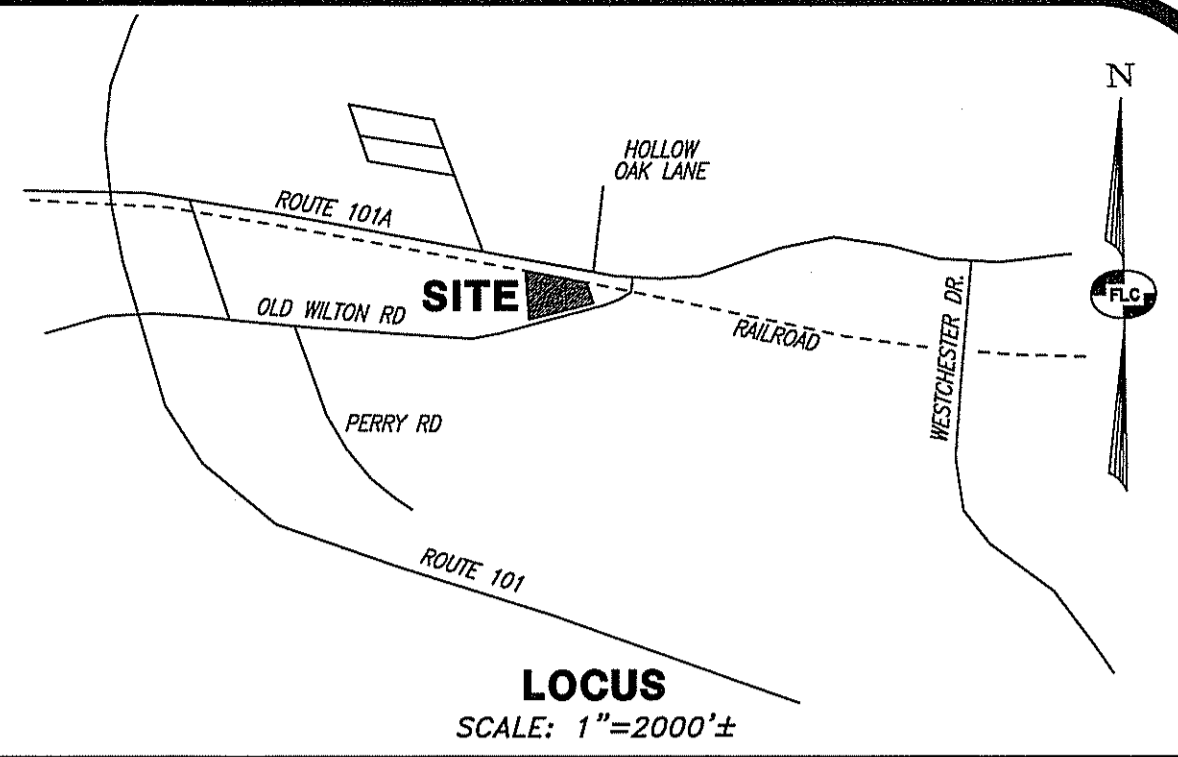
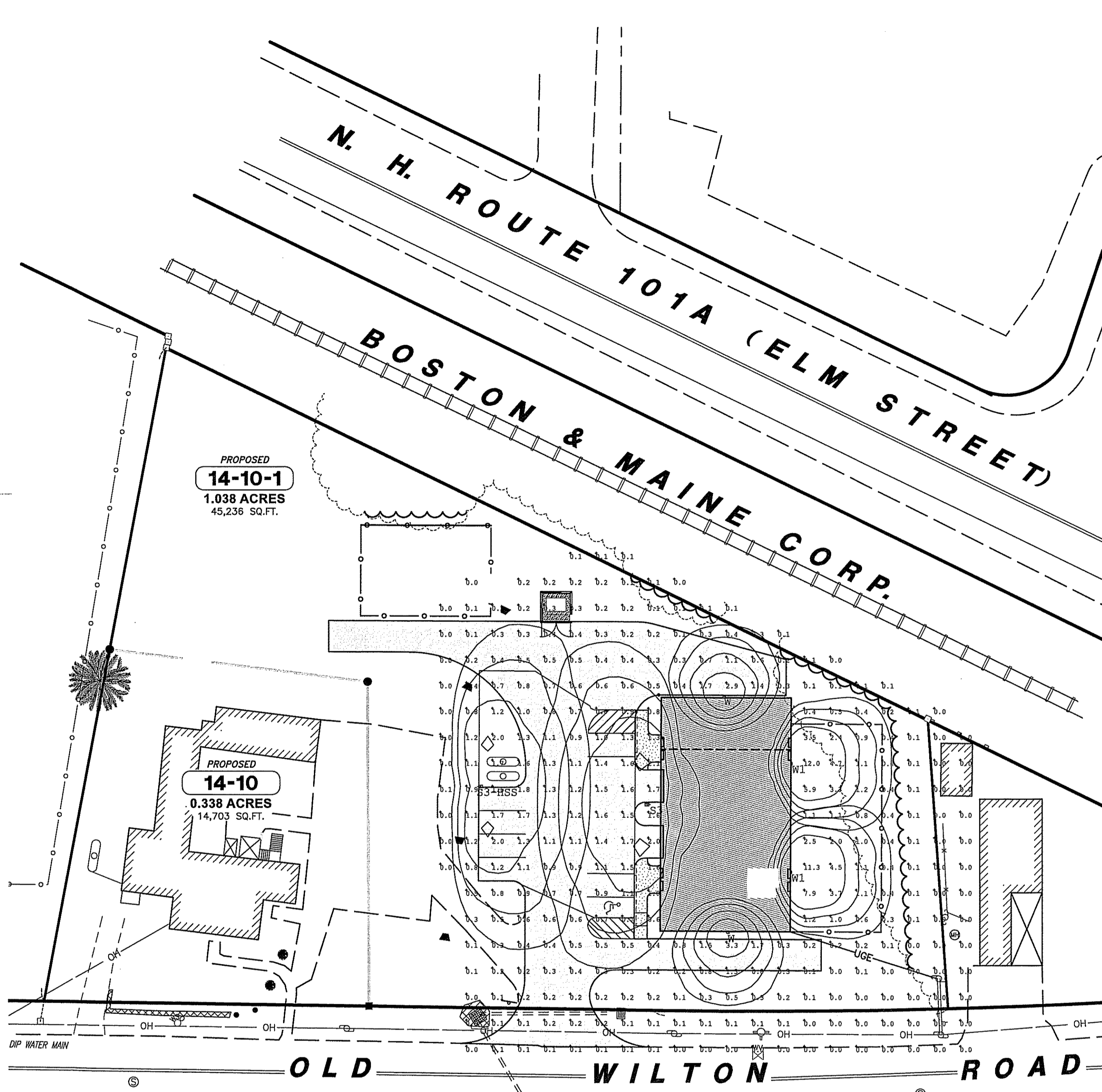
LIGHT POLE FOUNDATION

1
LT-1

StatArea 1
PARKING AREA ONLY
Illuminance (Fc)
Average = 1.23
Maximum = 2.0
Minimum = 0.7
Avg/Min Ratio = 1.76
Max/Min Ratio = 2.86

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description
[Symbol]	1	S3	SINGLE	PRV-A15-D-UNV-T3-BZ / 20' AFG
[Symbol]	1	S3-HSS	SINGLE	PRV-A15-D-UNV-T3-BZ-HSS / 20' AFG
[Symbol]	2	W	SINGLE	XTOR2A / WALL MTD 15' AFG
[Symbol]	2	W1	SINGLE	XTOR5A / WALL MTD 12' AFG

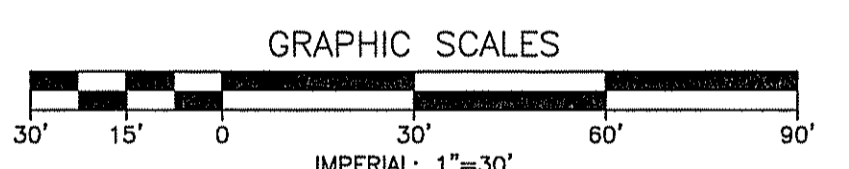


LEGEND:

- EXISTING FEATURES
- 14-10 TAX MAP AND LOT NUMBER
 - RIGHT-OF-WAY SIDELINE
 - PROPERTY LINE
 - ABUTTING LOT LINE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL ROAD
 - OVERHEAD UTILITIES
 - SEWER LINE
 - DRAIN LINE
 - CHAIN LINK FENCE
 - STOCKADE FENCE
 - 5' CONTOUR INTERVAL
 - 1' CONTOUR INTERVAL
 - TREE LINE
 - c.B.(f) GRANITE BOUND FOUND
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - MANHOLE
 - CATCH BASIN
 - SINGLE POST SIGN
 - WATER HYDRANT
 - WATER VALVE
 - WATER SHUT-OFF
 - UTILITY POLE AND GUY WIRE
 - BUILDING

PROPOSED FEATURES

- [Symbol] PROPOSED BUILDING
- [Symbol] PROPOSED DRIVEWAY
- [Symbol] PROPOSED PAVEMENT
- [Symbol] PROPOSED GRAVEL
- [Symbol] PROPOSED CHAIN LINK FENCE
- [Symbol] PROPOSED STOCKADE FENCE



REV.	DATE	DESCRIPTION	C/O	DR	CK
C	9/8/21	ADDRESS STAFF COMMENTS		CLR	CEB
B	8/19/21	REVISED BUILDING LAYOUT		CLR	CEB
A	1/22/20	ADDRESS COMMENTS PER STAFF MEMO		CLR	CEB

SITE LIGHTING PLAN
INDUSTRIAL DEVELOPMENT
TAX MAP PARCEL 14-10 - 21 OLD WILTON ROAD
MILFORD, NEW HAMPSHIRE
PREPARED FOR AND LAND OF:
RONALD L. & LOREEN M. RACICOT
70 PUTNUM HILL ROAD, LYNDENBOROUGH, NH 03082-6134.

SCALE: 1" = 30' FEBRUARY 16, 2017

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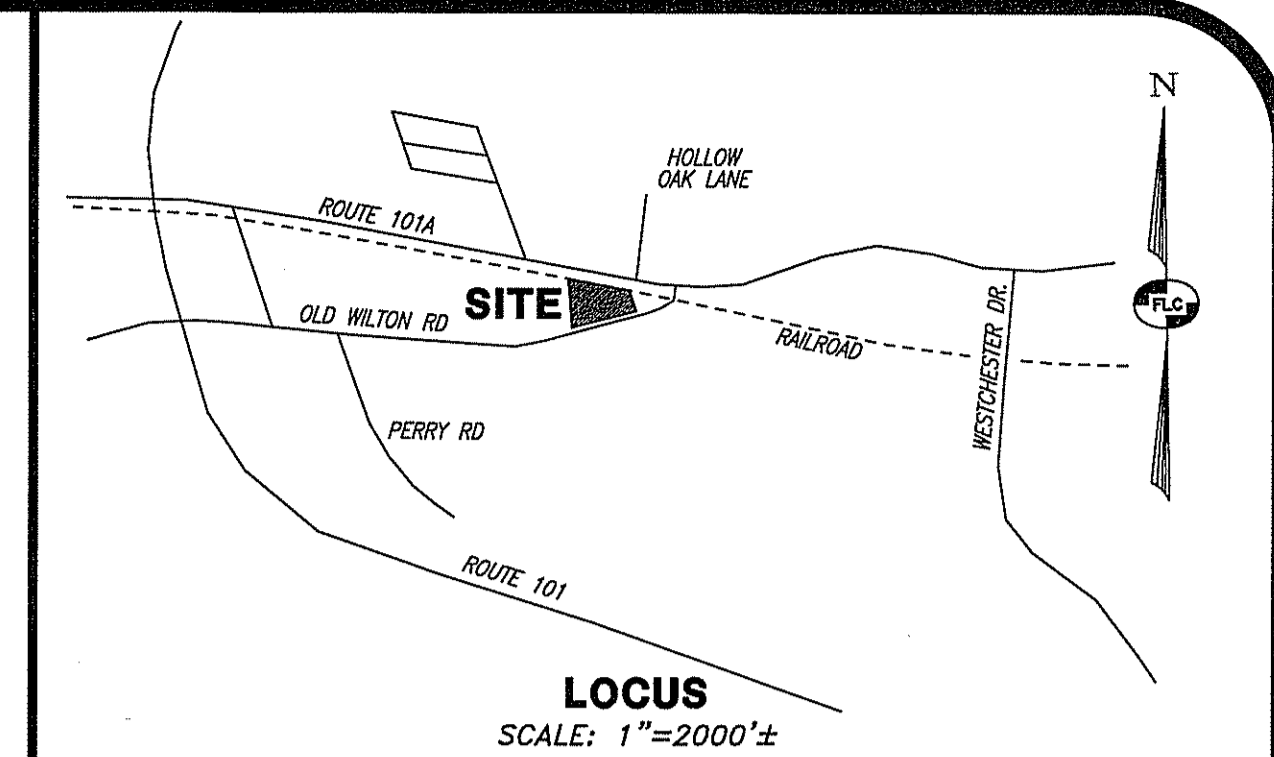
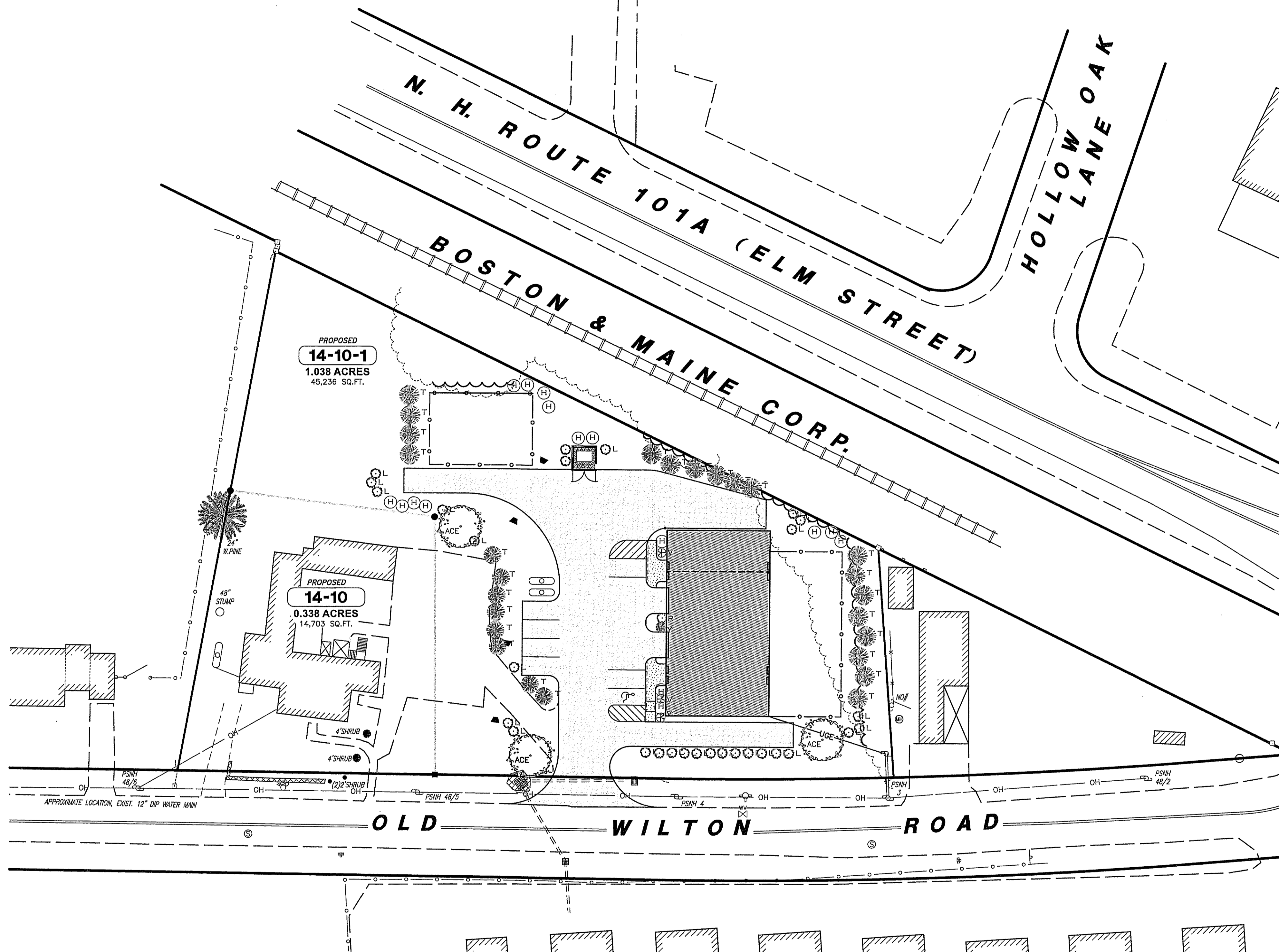
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NOTES:

- LANDSCAPING PARKING LOTS AND ACCESS WAYS CALCULATION:
150± FT. OF LANDSCAPING BUFFER X 1 TREE PER 30' OF BUFFER
=5 TREES

A DARK AMERICAN ARBORVITAE BUFFER TO THE NORTH, EAST, AND WEST PROVIDE A BUFFERS TO ADJACENT LOTS COMPLY WITH SECTION 6.08.7.A.02. PROVIDING AN EXCESS OF 5 TREES.
- LANDSCAPING ALONG FRONTAGE CALCULATION:
222± FT. OF FRONTAGE X 1 SHRUB PER 5' OF FRONTAGE
=45 SHRUBS

TOTAL PROPOSED SHRUBS = 50 SHRUBS



LEGEND:

	TAX MAP AND LOT NUMBER		GRANITE BOUND FOUND
	RIGHT-OF-WAY SIDELINE		SEWER MANHOLE
	PROPERTY LINE		DRAIN MANHOLE
	ABUTTING LOT LINE		MANHOLE
	EDGE OF PAVEMENT		CATCH BASIN
	EDGE OF GRAVEL ROAD		SINGLE POST SIGN
	OVERHEAD UTILITIES		WATER HYDRANT
	SEWER LINE		WATER VALVE
	DRAIN LINE		WATER SHUT-OFF
	CHAIN LINK FENCE		UTILITY POLE AND GUY WIRE
	STOCKADE FENCE		BUILDING
	305' CONTOUR INTERVAL		
	1' CONTOUR INTERVAL		
	TREE LINE		

PROPOSED FEATURES

	P.M. RHODODENDRON (OR EQUAL)
	TAXUS (DENSE YEW - 'DENSIFORMIS') OR EQUAL
	ILEX (HOLLY - 'NORDIC INKBERRY') OR EQUAL
	JUNIPERUS CHINESSIS, 3 CAL (GREY OWL JUNIPER)
	VIBURNUM P.T.; 18"-24" B&B (SUMMER SNOWFLAKE VIBURNUM) OR EQUAL
	SYRINGA PATULA; 15"-24" B&B (MISS KIM LIJAC) OR EQUAL
	THUJA O. NIGRA; 6" MINIMUM B&B (DARK AMERICAN ARBORVITAE) OR EQUAL
	ACER RUBRUM "OCTOBER GLORY" MAPLE OR EQUAL 2-1/2" CAL / 9 FEET WHEN PLANTED

LANDSCAPING LEGEND:

CHAD E. BRANON 12191
LICENSED PROFESSIONAL LANDSCAPING ARCHITECT
STATE OF NEW HAMPSHIRE

GRAPHIC SCALES

30' 15' 0 30' 60' 90'
IMPERIAL: 1"=30'

C	9/8/21	ADDRESS STAFF COMMENTS	CLR	CEB	
B	8/19/21	REVISED BUILDING LAYOUT	CLR	CEB	
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REV.	DATE	DESCRIPTION	C/O	DR	CK

LANDSCAPING PLAN
INDUSTRIAL DEVELOPMENT
 TAX MAP PARCEL 14-10 - 21 OLD WILTON ROAD
 MILFORD, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF:
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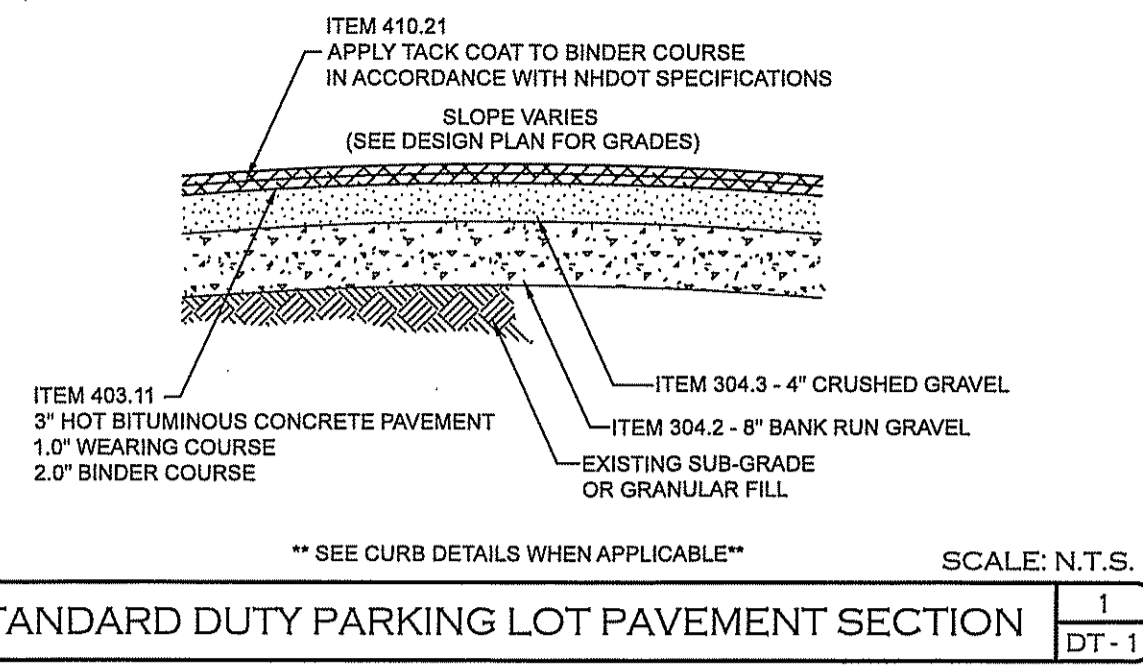
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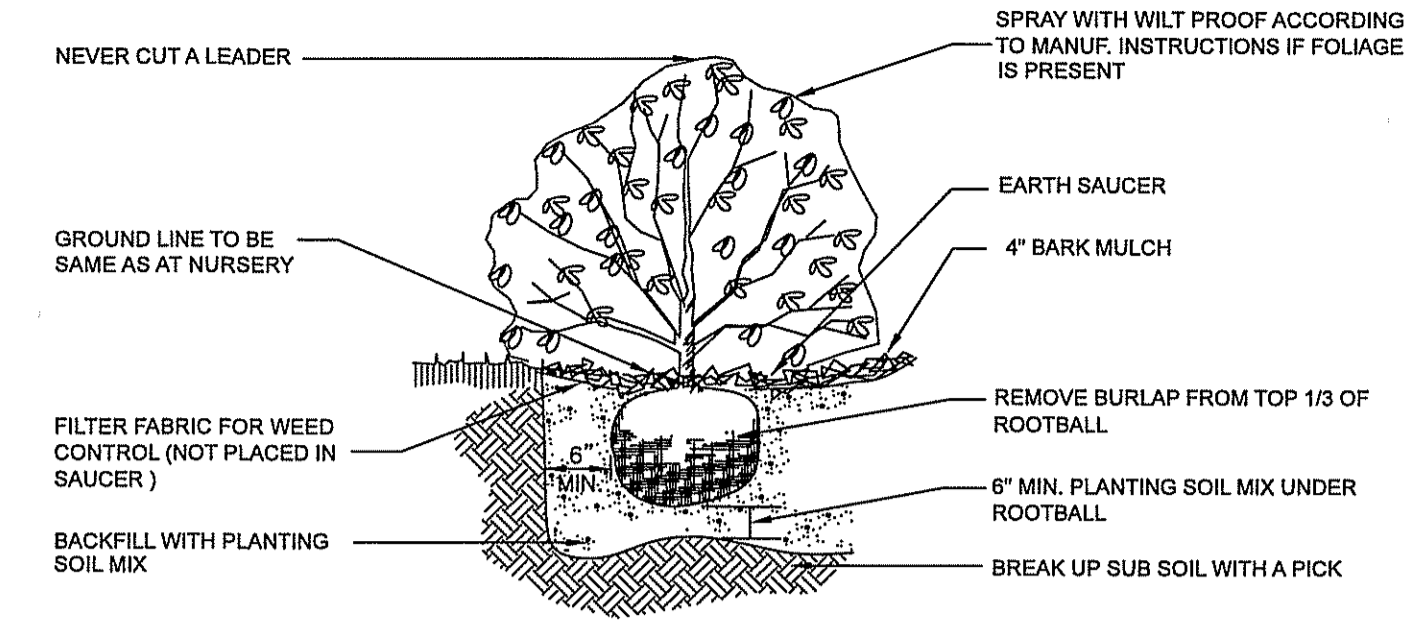
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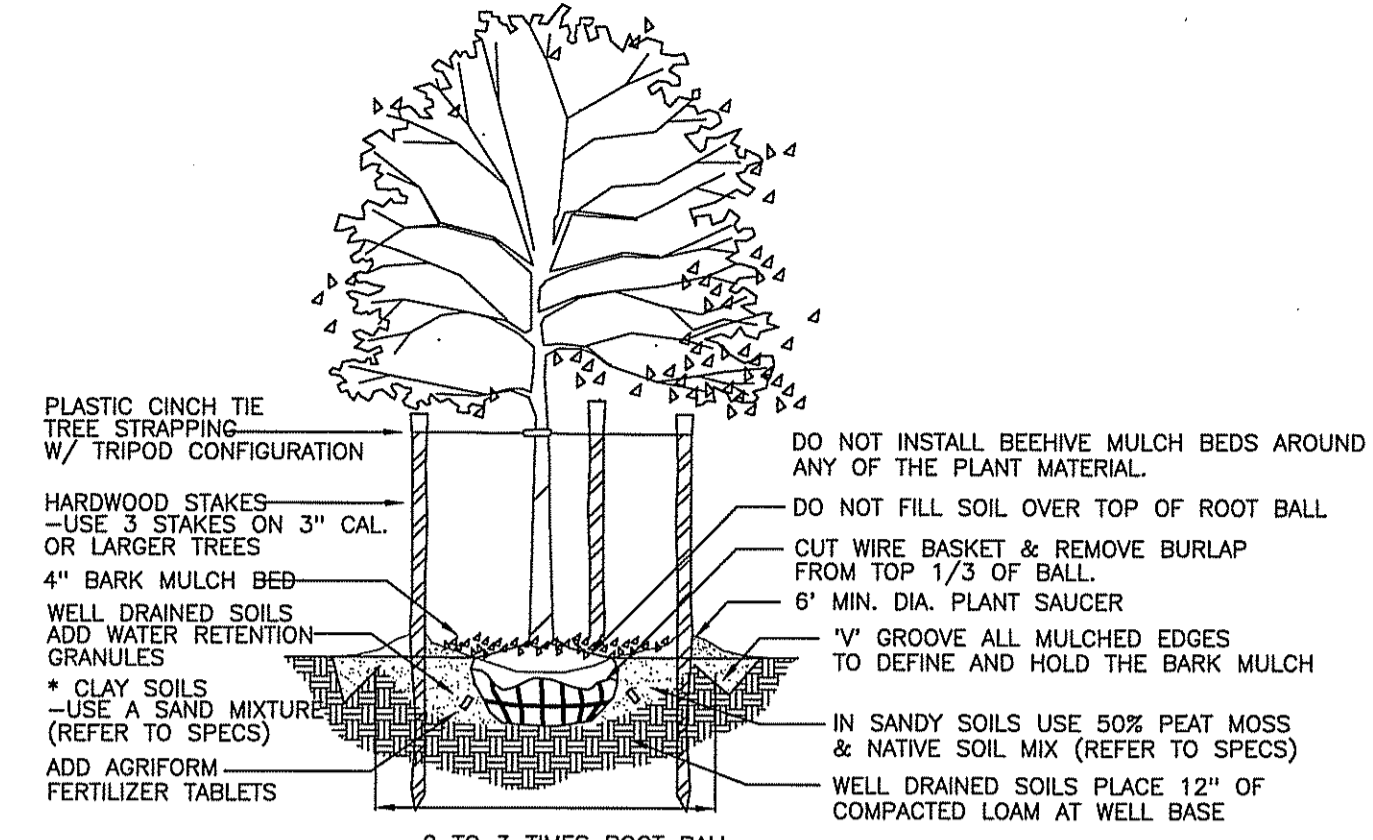
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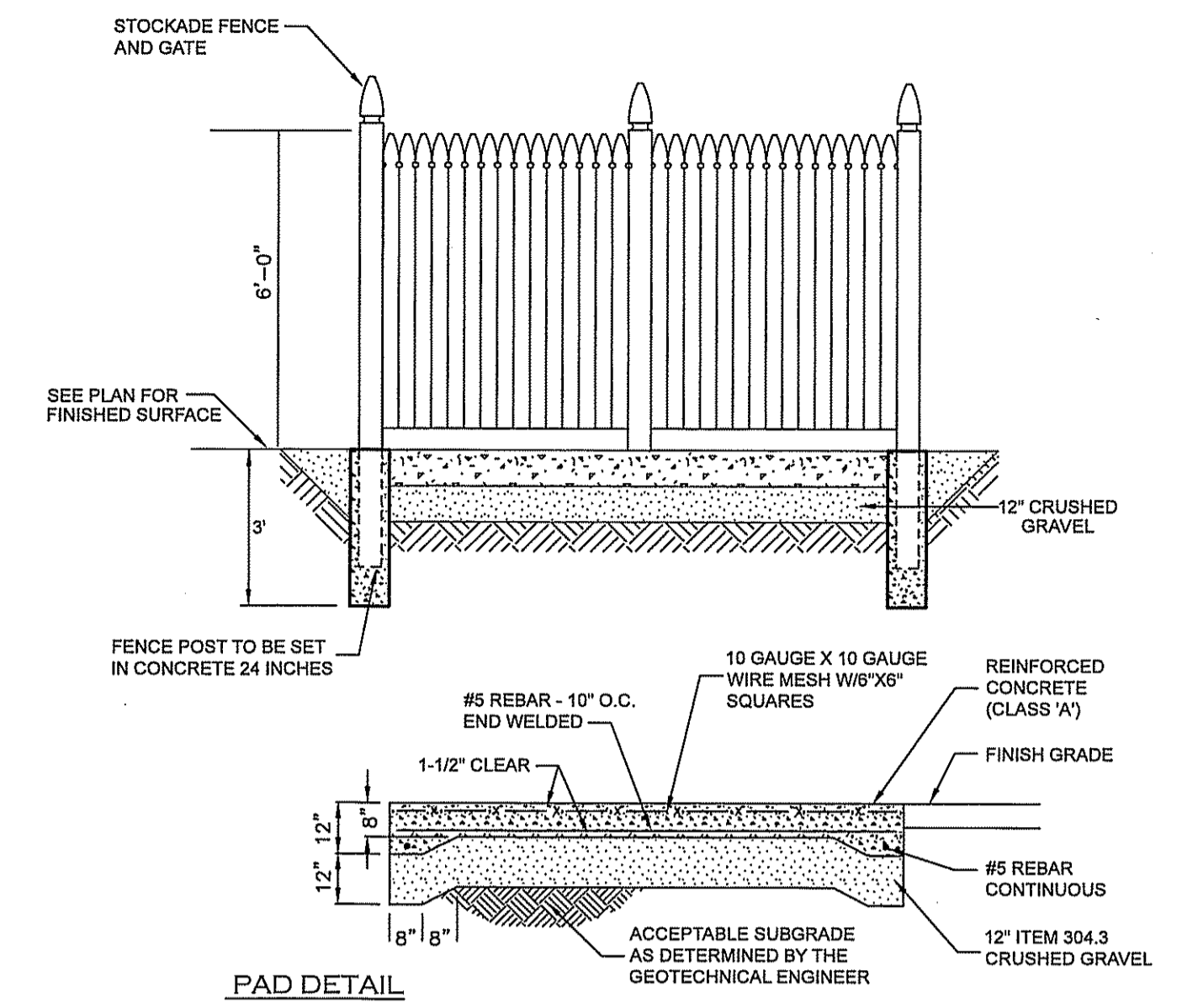
STANDARD DUTY PARKING LOT PAVEMENT SECTION 1 DT-1



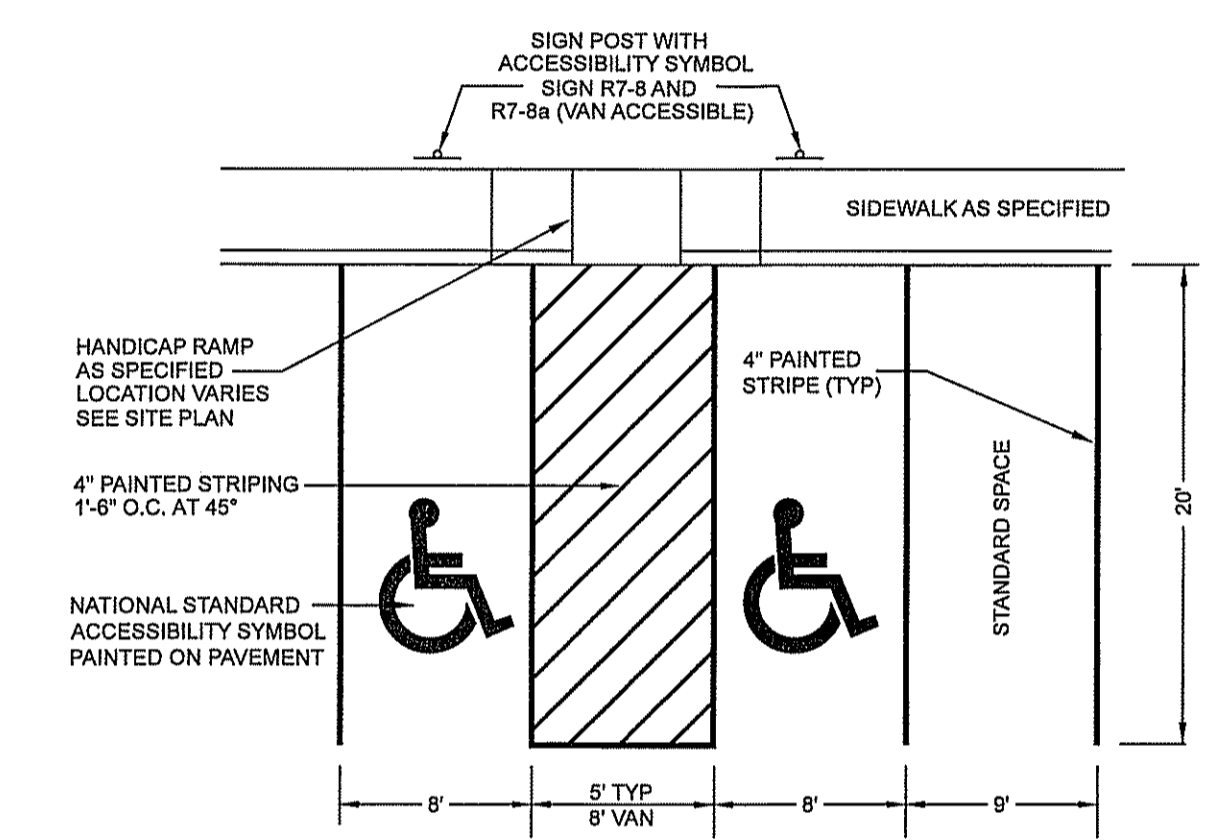
SHRUB PLANTING DETAIL 3 DT-1



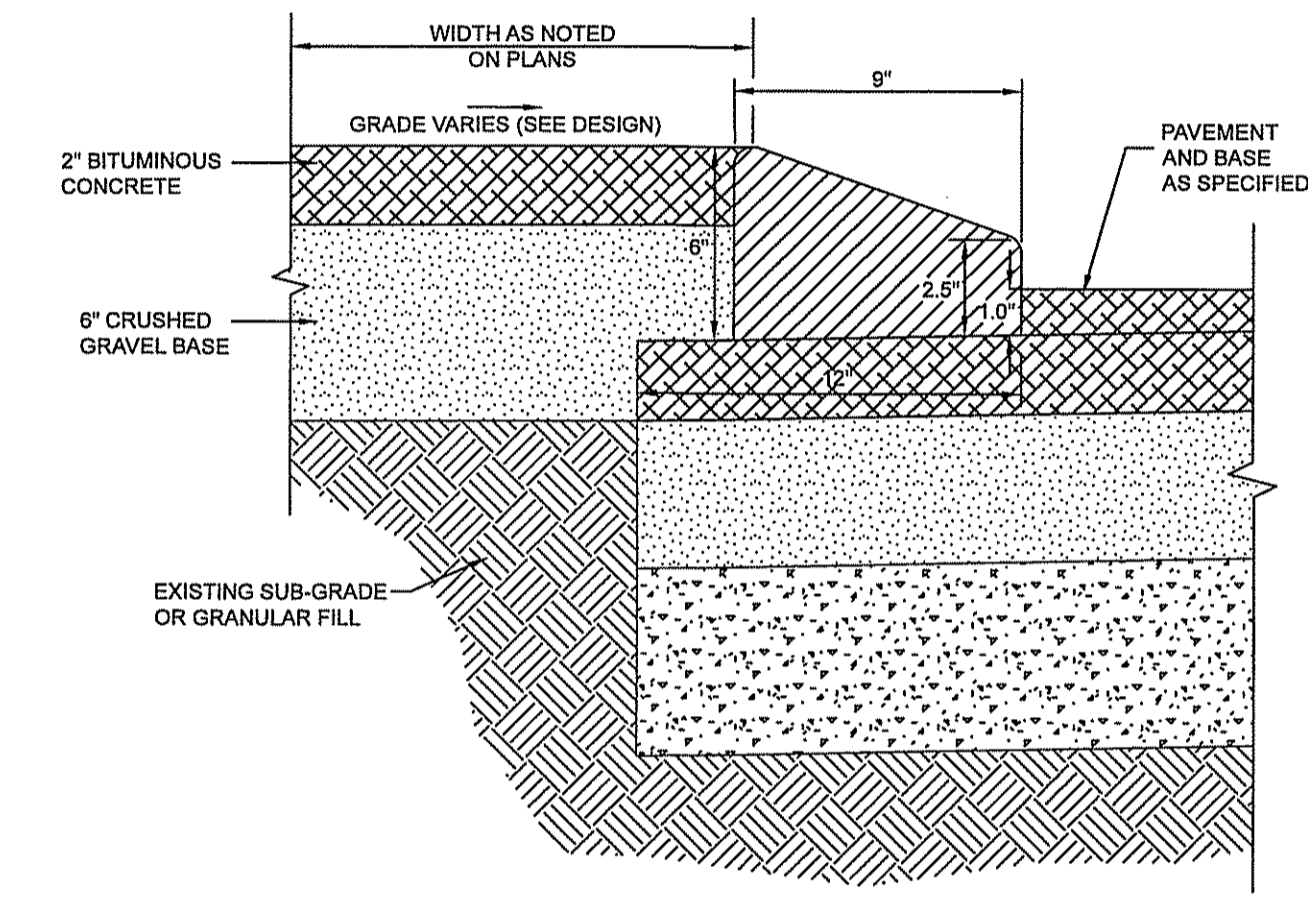
DECIDUOUS TREE PLANTING DETAIL 7 DT-1



PAD DETAIL



PARKING STALL LAYOUT 2 DT-1



SIDEWALK - ASPHALT (CAPE COD BERM) 4 DT-1

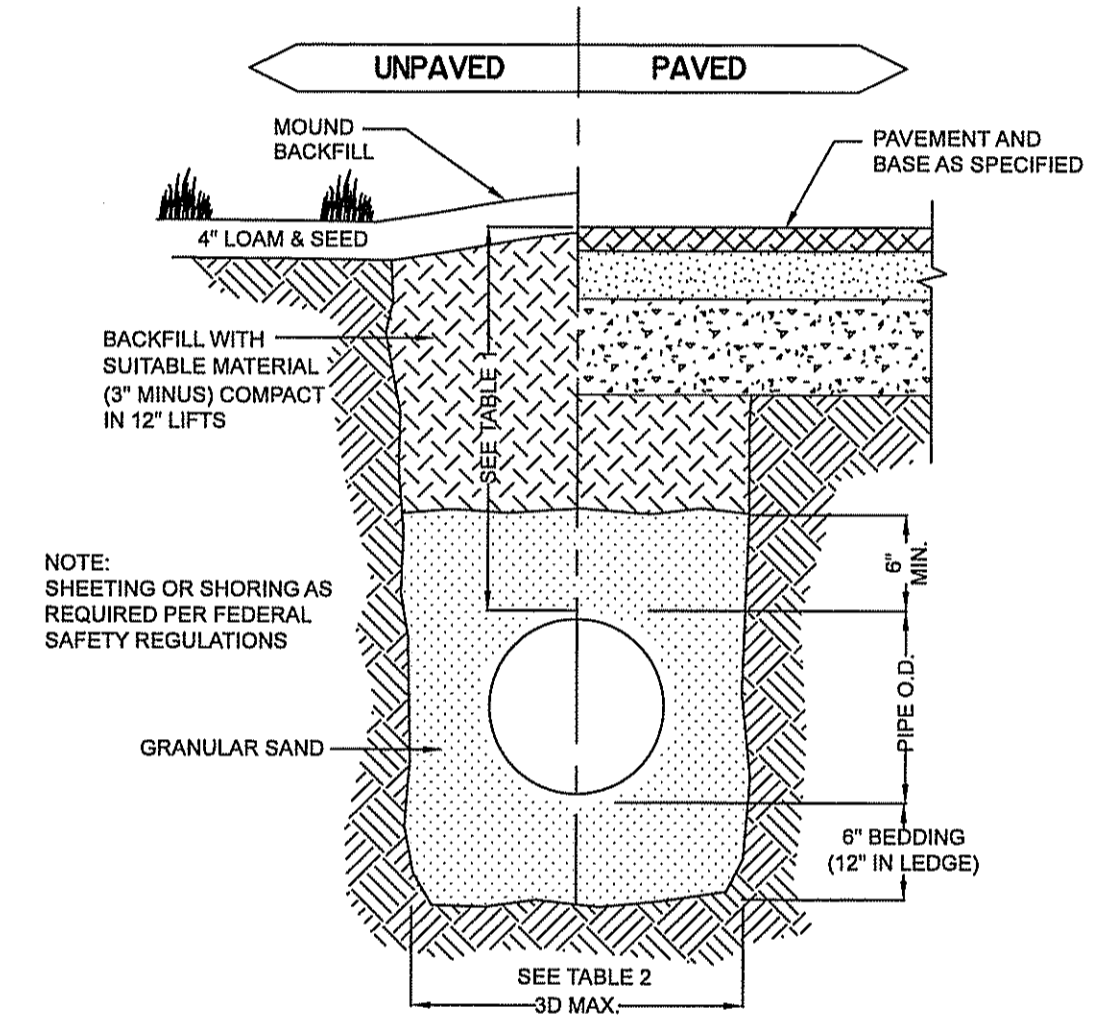
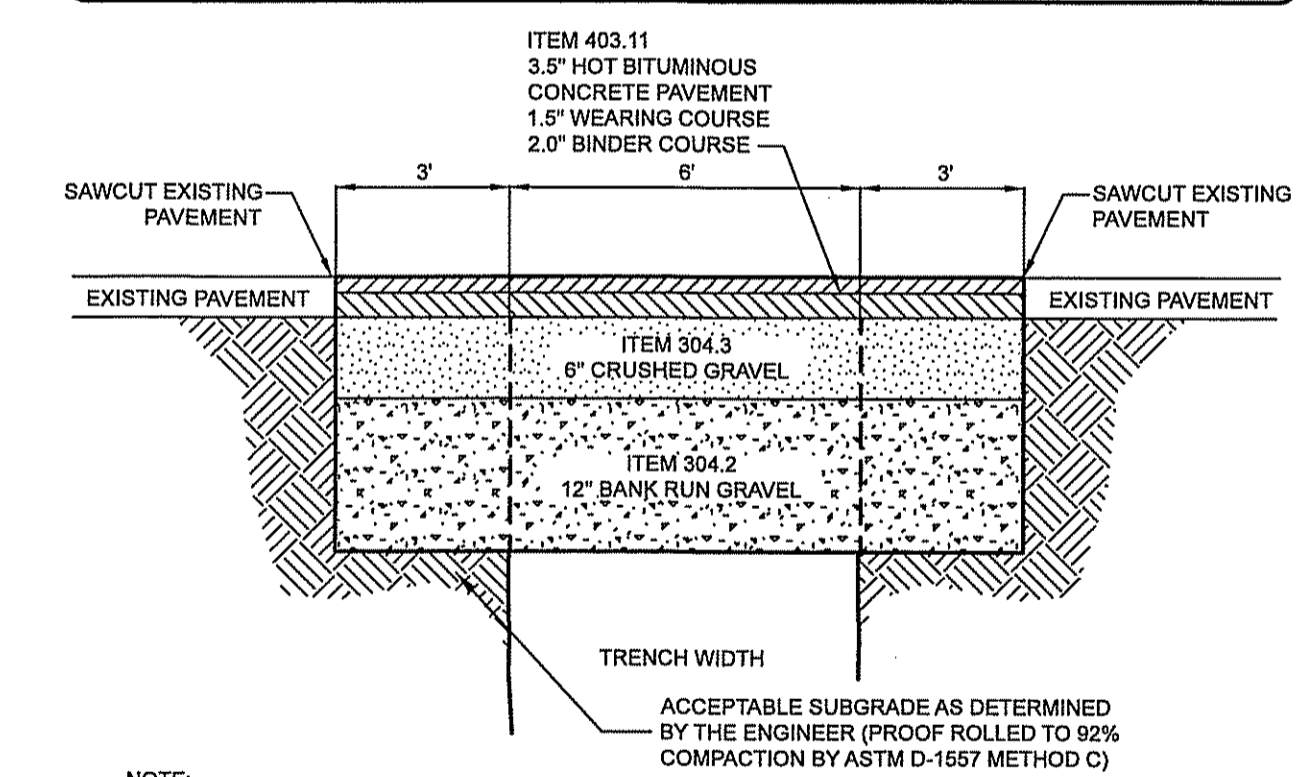
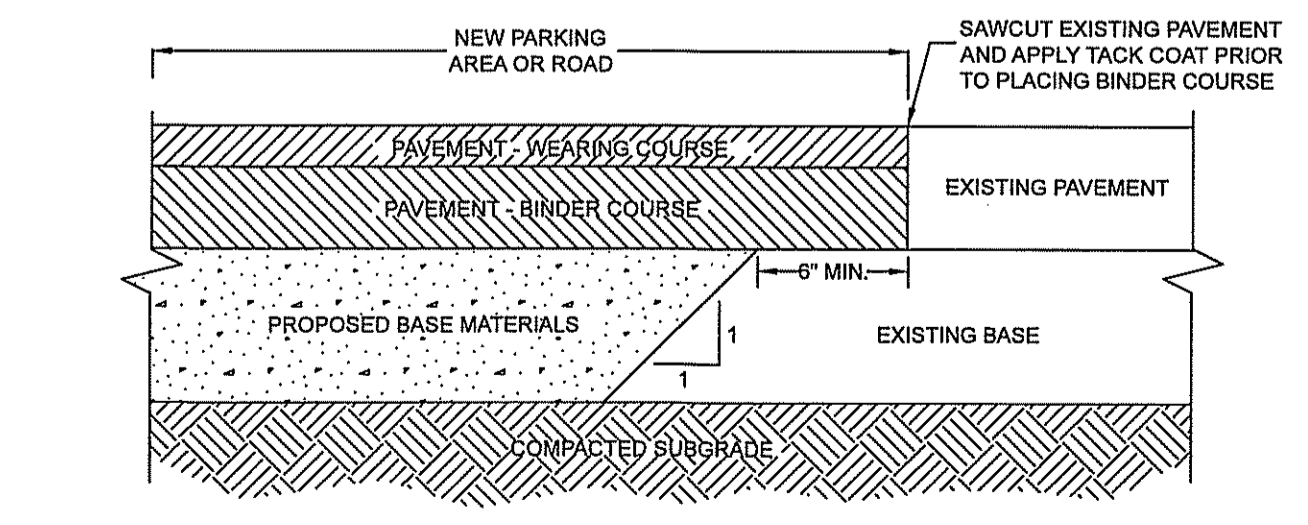


TABLE 1 (RECOMMENDED COVER)			TABLE 2 (RECOMMENDED TRENCH WIDTH)	
LOCATION	PIPE MATERIAL	MINIMUM COVER	INSIDE DIAMETER	TOTAL WIDTH
PAVED ROADS	ALL	3 FT.	12" TO 24"	I.D. + 24"
UNPAVED ROADS	ALL	2 FT.	OVER 24"	2 x I.D.
DRIVEWAYS	ALL	1 FT.		
UNPAVED AREAS	ALL	2 FT.		

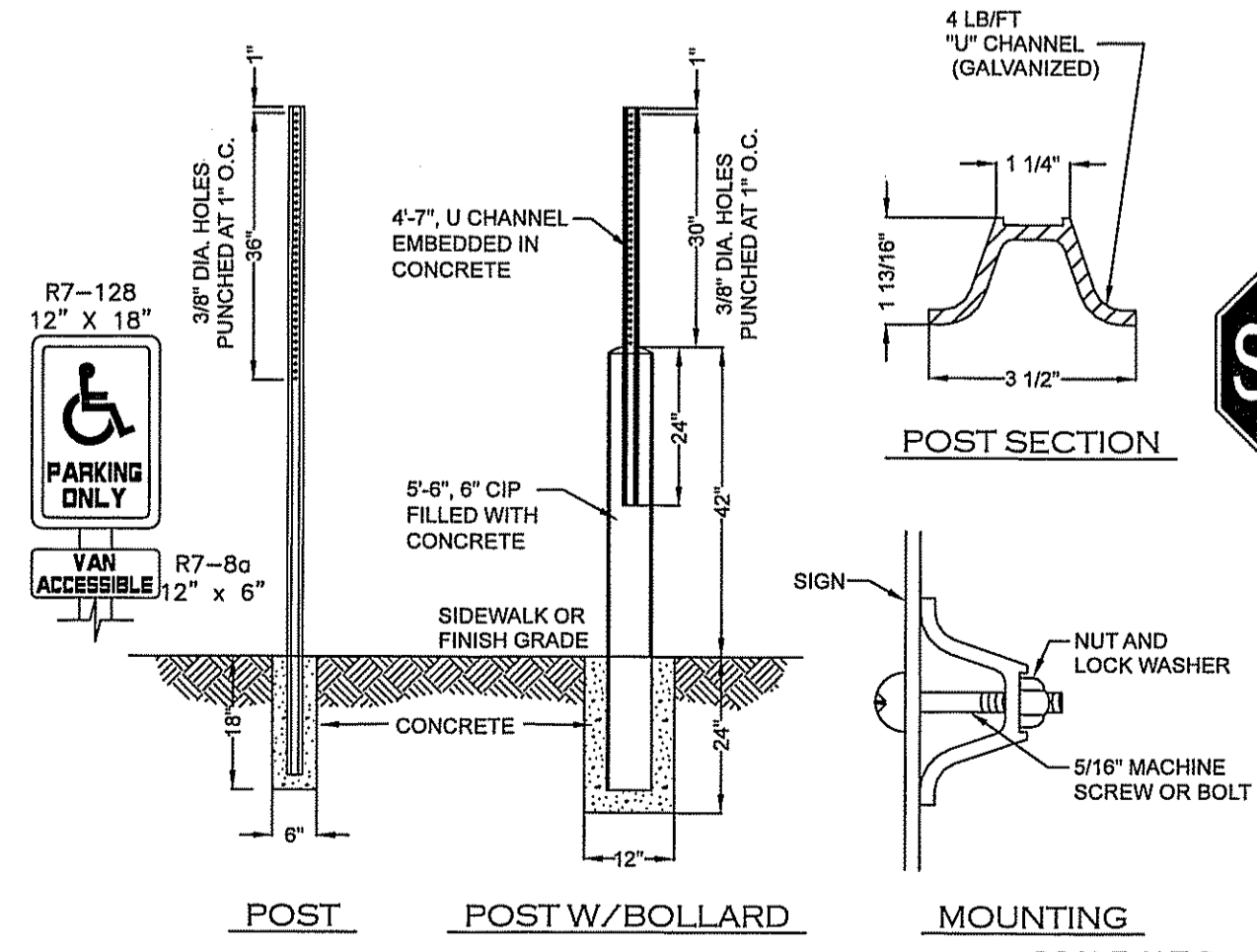
DRAINAGE TRENCH (TYPICAL) 8 DT-1



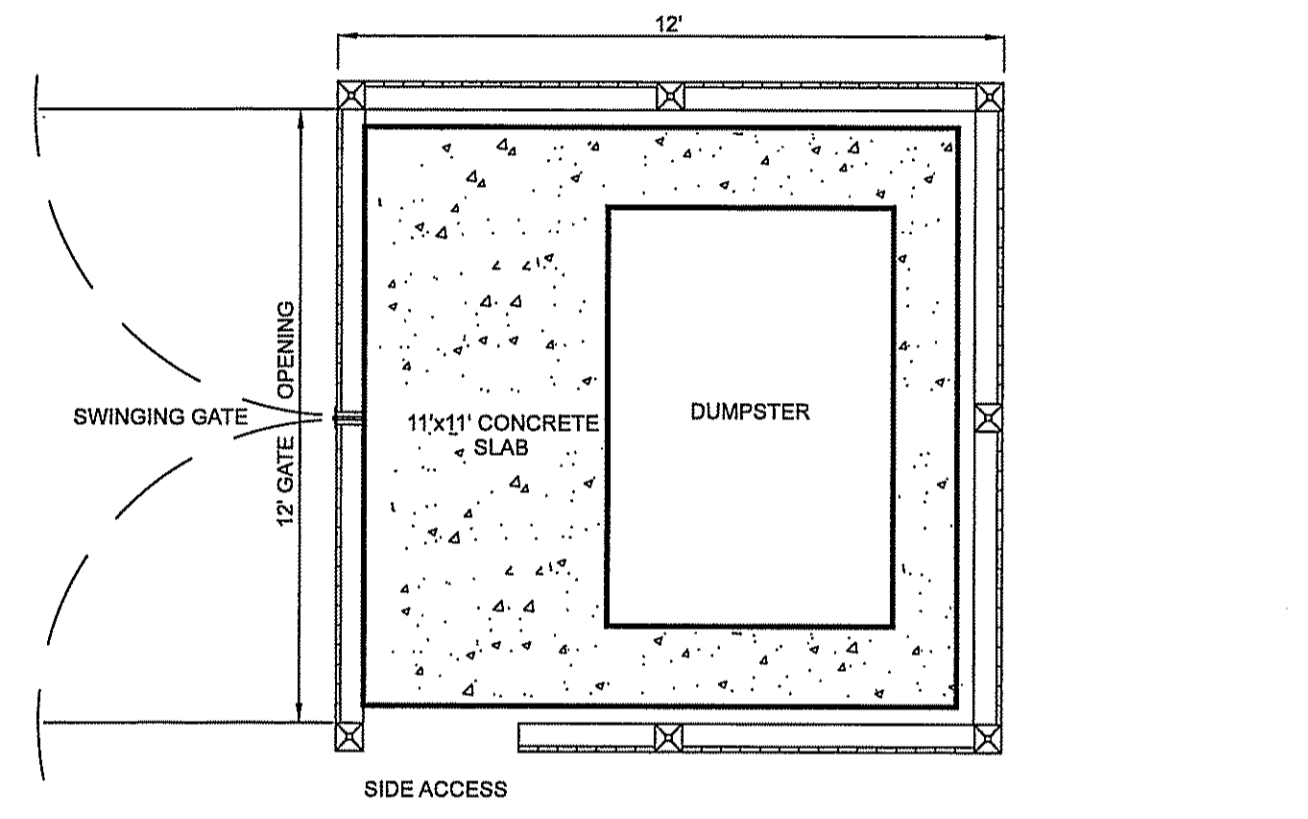
PAVEMENT TRENCH PATCH 5 DT-1



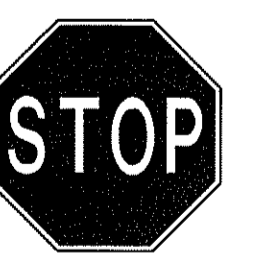
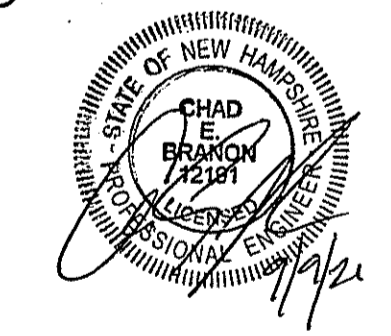
PAVEMENT MATCH 6 DT-1



SIGN POST - STANDARD & W/BOLLARD 9 DT-1



DUMPSTER ENCLOSURE 10 DT-1



R1-1 30" X 30"

REV.	DATE	DESCRIPTION	C/O	DR	CK
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CONSTRUCTION DETAILS
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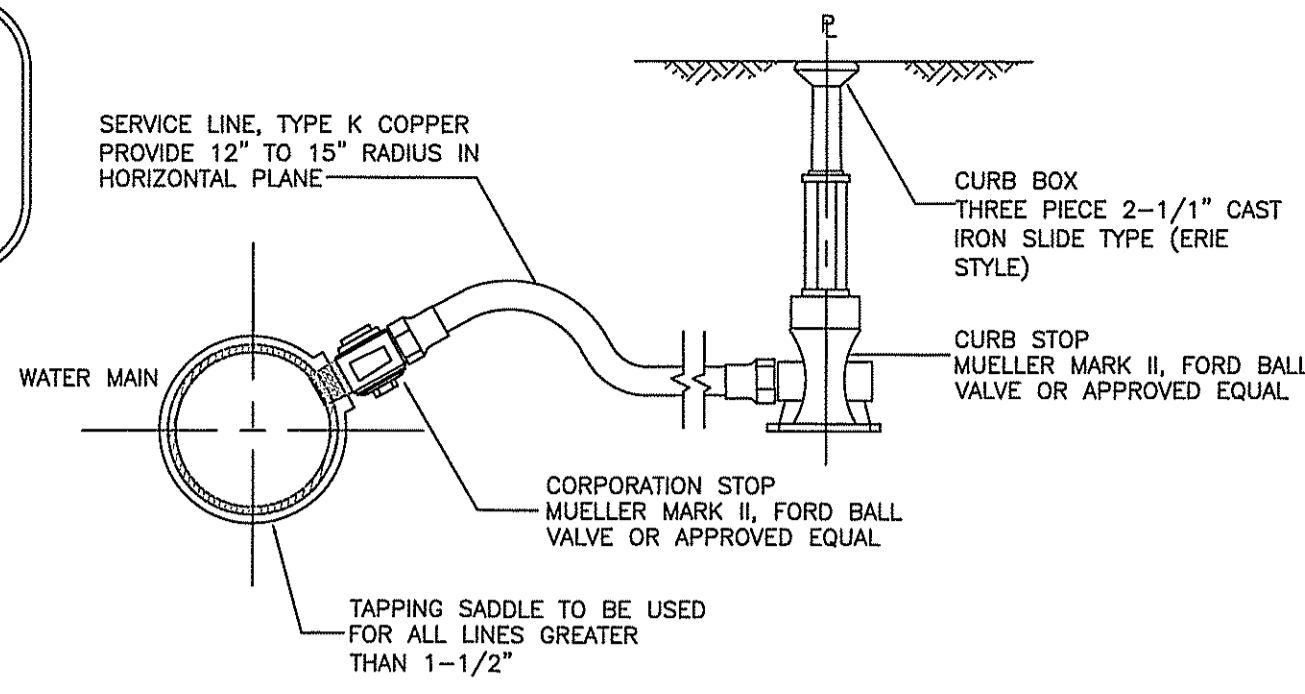


- NOTES:
 1. MINIMUM SIZE PIPED SEWER SERVICE SHALL BE 6 INCHES.
 2. PIPE AND JOINT MATERIALS
 A. PLASTIC SEWER PIPE
 1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:
 GENERAL SIZES

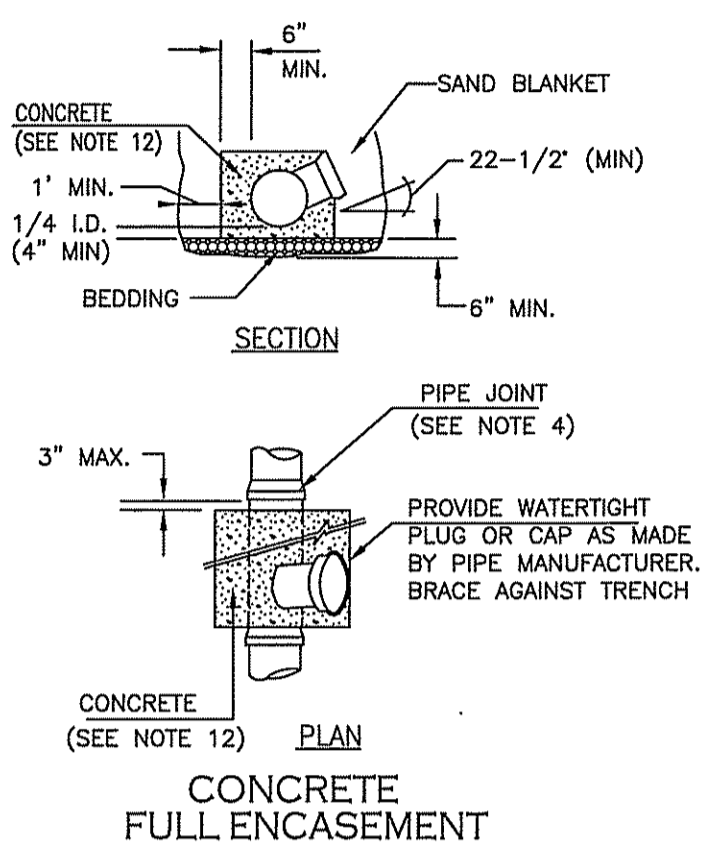
STANDARDS	MATERIAL	APPROVED SIZES
D3034	PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F769	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F784	PVC (ROBBER WALL)	4" THROUGH 18" (T-1 TO T-3)
D2680	ABS (COMPOSITE WALL)	8" THROUGH 15"

 "PVC": POLY VINYL CHLORIDE
 "ABS": ACRYLONITRILE-BUTADIENE-STYRENE
 2. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.
 ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2880, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322). JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2680, FORMING A CHEMICAL WELDED JOINT.
 B. DUCTILE-IRON PIPE, FITTINGS AND JOINTS
 1. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:
 A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536
 DUCTILE IRON CASTINGS
 A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.
 2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:
 A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE AND FITTINGS.
 3. DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
 4. JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER "Y" OR AT THE FOUNDATION WALL, APPROPRIATE ADAPTERS SHALL BE USED.
 5. "T" AND "Y" WHERE "A" OR "Y" IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE IN THE SEWER, FOLLOWING MANUFACTURER'S INSTRUCTIONS USING A BOLTED, CLAMPED, OR EPOXY CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWS OPENING. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH (OR OTHER SUCH MATERIAL) AROUND THE JOINT OR APPLYING MORTAR TO HOLD THE CONNECTION AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED, AS SHOWN IN THE DETAIL, UP TO AND INCLUDING 15" DIAMETER.
 6. BUILDING SEWER INSTALLATION: THE PIPE SHALL BE HAND AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL, AS SPECIFIED IN NOTE 10, BEDDING AND RE-FILL FOR A DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES. THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE HOUSE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DRY THE TRENCH. A CLEANOUT SHALL BE INSTALLED OUTSIDE THE BUILDING (SEE DETAIL) AND A MINIMUM OF ONE (1) EVERY ONE-HUNDRED (100) FEET THEREAFTER.
 7. TESTING THE COMPLETED HOUSE SEWER SHALL BE SUBJECT TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS (PRIOR TO BACKFILLING):
 A. AN OBSERVATION "T" SHALL BE INSTALLED AS SHOWN. WHEN READY TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE "T". AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 8 FEET ABOVE THE LEVEL OF THE PLUG.
 B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS. IF THE TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.
 C. DRY FLOUORESCENT DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE TRENCH SHALL BE LIBERALLY HOSED WITH WATER. IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST MANHOLE DOWNSTREAM. LEAKAGE OBSERVED IN ANY OF THE ABOVE ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG UP, IF NECESSARY, AND RELAID SO AS TO ASSURE WATER TIGHTNESS.
 8. ILLEGAL CONNECTIONS NOTHING BUT SANITARY WASTE FLOW FROM THE BUILDING TOILETS SINKS, KITCHEN, ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR ANY OTHER SIMILAR CONNECTION CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.
 9. BUILDING WATER SERVICE SHALL NOT BE LAID IN THE SAME TRENCH AS THE SEWER SERVICE. MATERIAL AND MEETING ASTM C33-87.
 100% PASSING 1 INCH SCREEN
 90-100% PASSING 3/4 INCH SCREEN
 20-55% PASSING 3/8 INCH SCREEN
 0-10% PASSING #4 SIEVE
 0-5% PASSING #6 SIEVE
 WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE (1-1/2 TO 1/2 INCH) SHALL BE USED.
 11. LOCATION OF THE "T" OR "Y" SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE "T" OR "Y", AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.
 12. CONCRETE CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE VT. AGENCY OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS: CEMENT: 6.0 BAGS/C.Y. WATER: 5.75 GALS/BAG CEMENT AGGREGATE: 1 INCH MAX
 13. CHIMNEYS: IF VERTICAL DROP INTO THE SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE BLDG. CONNECTION. CHIMNEY INSTALLATIONS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.

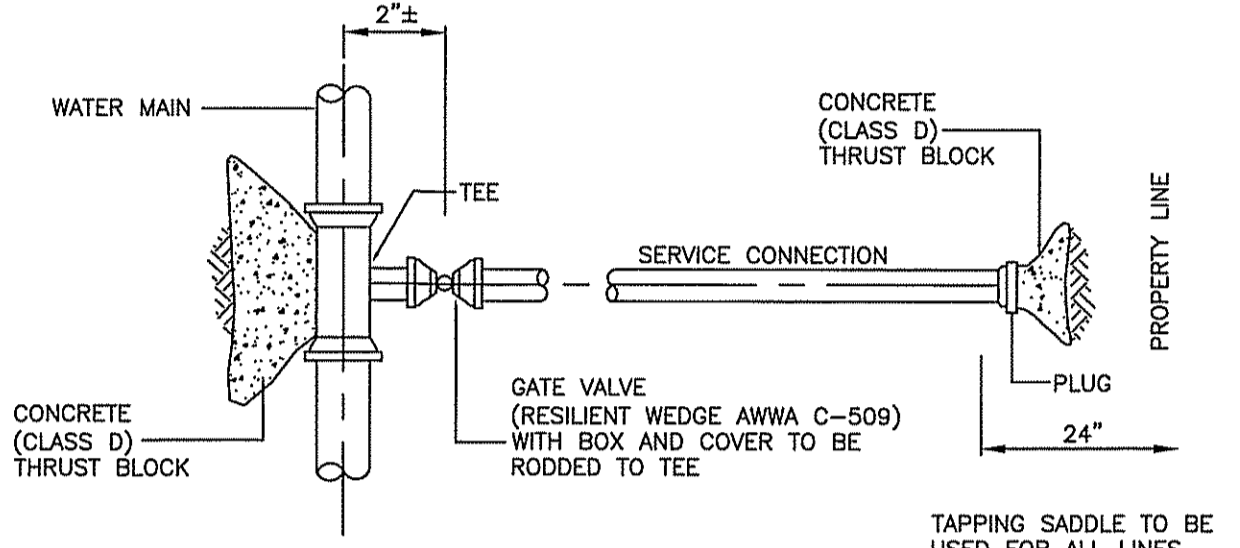
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SERVICE CONNECTION 3/4" THRU 2"

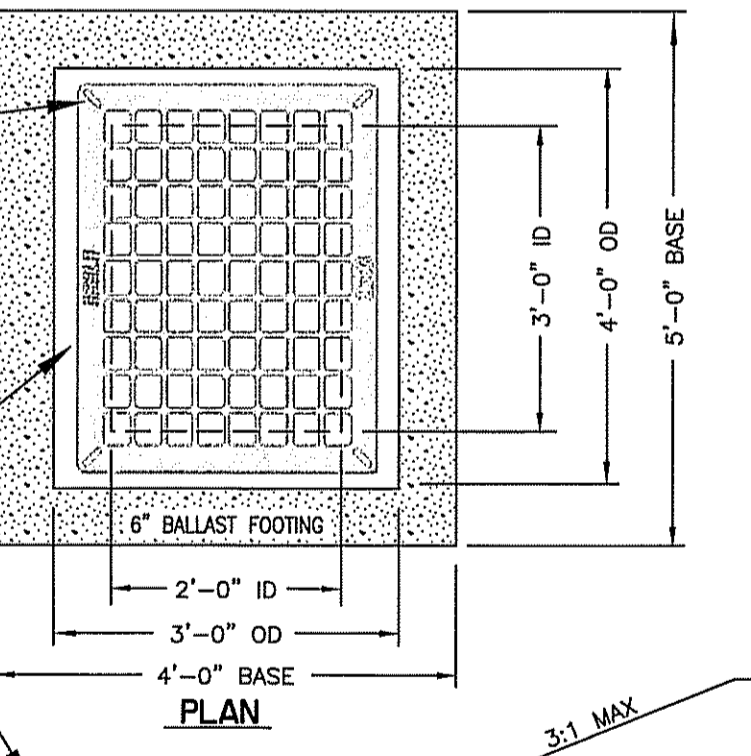
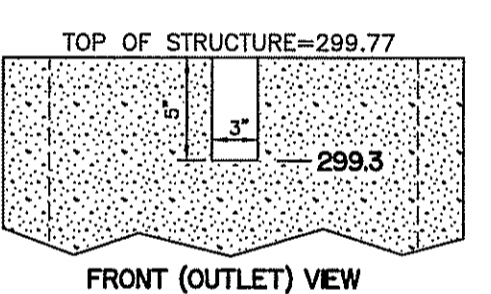


CONCRETE FULL ENCASEMENT



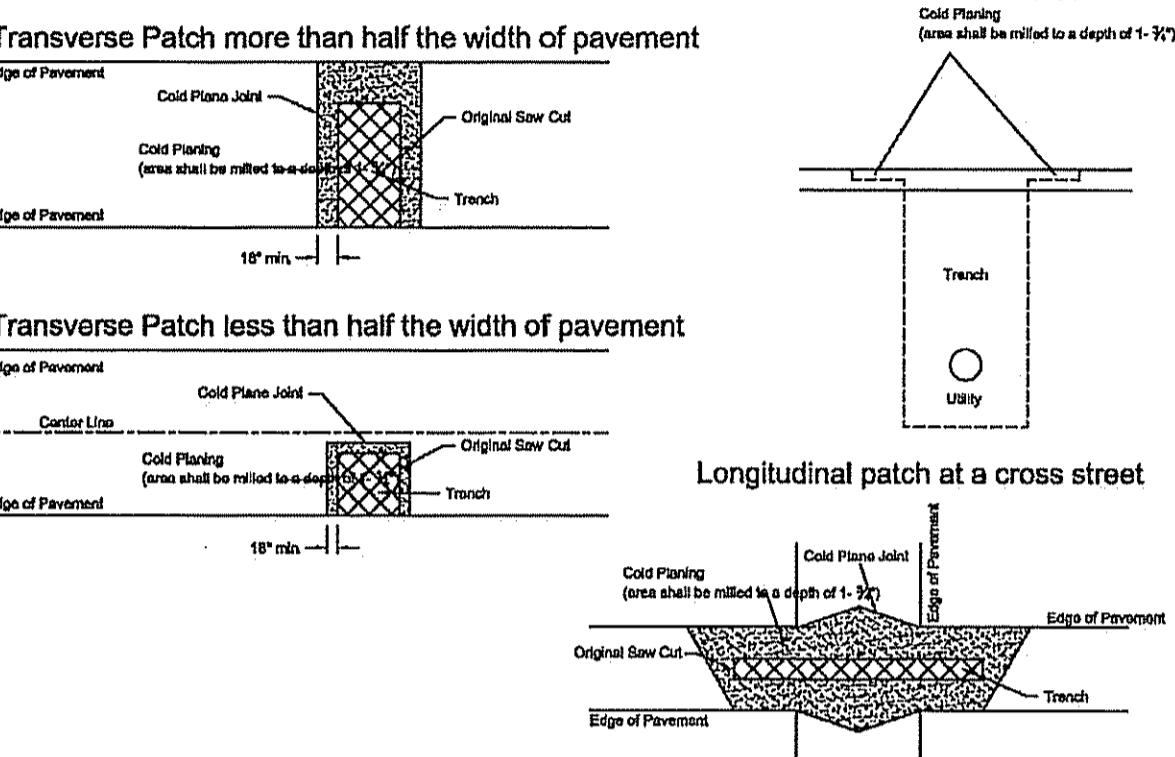
SERVICE CONNECTION 4" AND OVER

WATER SERVICE CONNECTION DETAILS



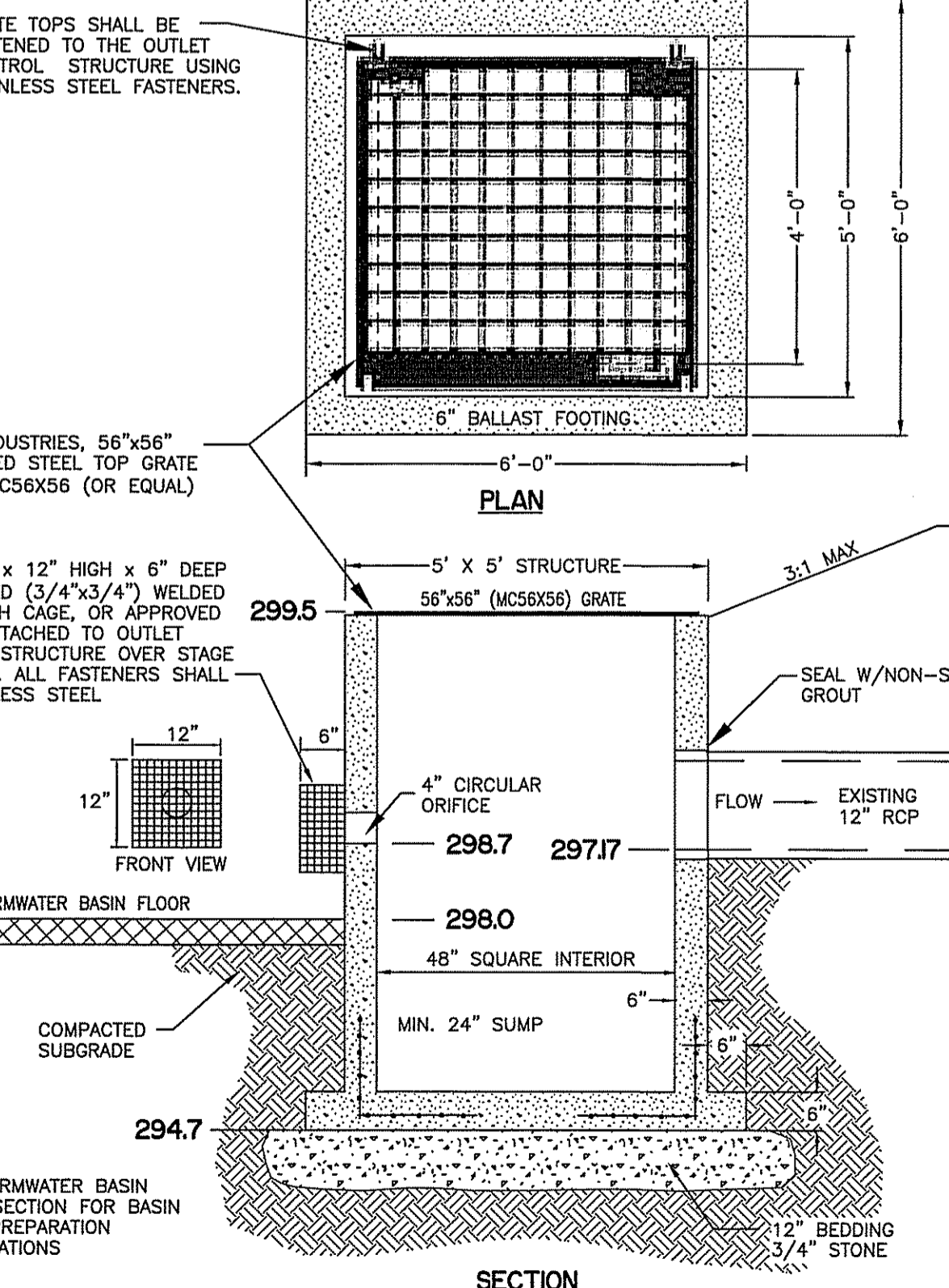
STORMWATER BASIN OUTLET STRUCTURE OS1

- Procedures for repairs of trench cuts on City roads
 1. Pavement shall be sawcut along the ditch line. Any undetermined areas that inadvertently develop shall have the projecting pavement saw cut and removed.
 2. Trench backfill shall be compacted in acceptable lifts according to Street Opening Permit or approved plans.
 3. A 4 inch depth - 3/4" type B hot bituminous patch shall be laid in two (2") inch depth lifts.
 4. The patch shall be allowed to settle for a minimum of 60 days (or time determined by Director of DPW).
 5. After suitable exposure to traffic compaction as determined by the Director of Public Works, the pavement shall be milled to a depth of 1 3/4" providing a minimum 18 inch overlap onto existing undisturbed pavement.
 6. Care must be taken to identify and offset the location of the joint before cold planing.
 7. The milled area shall be paved with 1/2" type E hot bituminous pavement meeting NH DOT 401 pavement specifications. The new to old pavement joints shall be sealed with a crack and joint sealer.

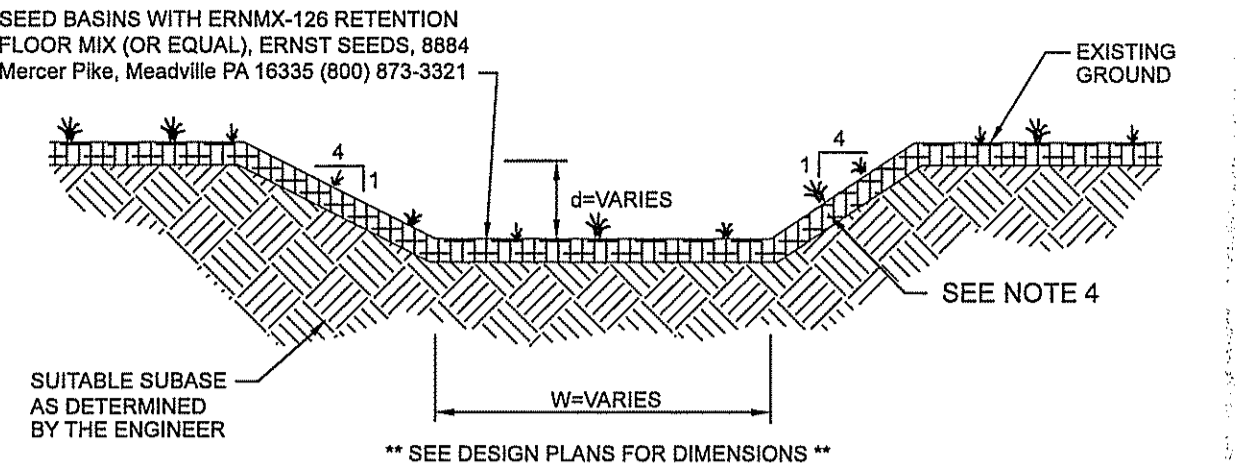


DRAWN BY: D.K.P.
 CHECKED BY: R.L.
 APPROVED BY: R.L.
 SCALE: NOT TO SCALE
 DATE: MAR. 2010
 TOWN OF MILFORD, NEW HAMPSHIRE
 DESIGN SPECIFICATIONS
PAVEMENT RESTORATION
 DETAIL
 SMREV. 9/10
 REV. DESCRIPTION DATE
 FIGURE: D-18 A

PAVEMENT RESTORATION

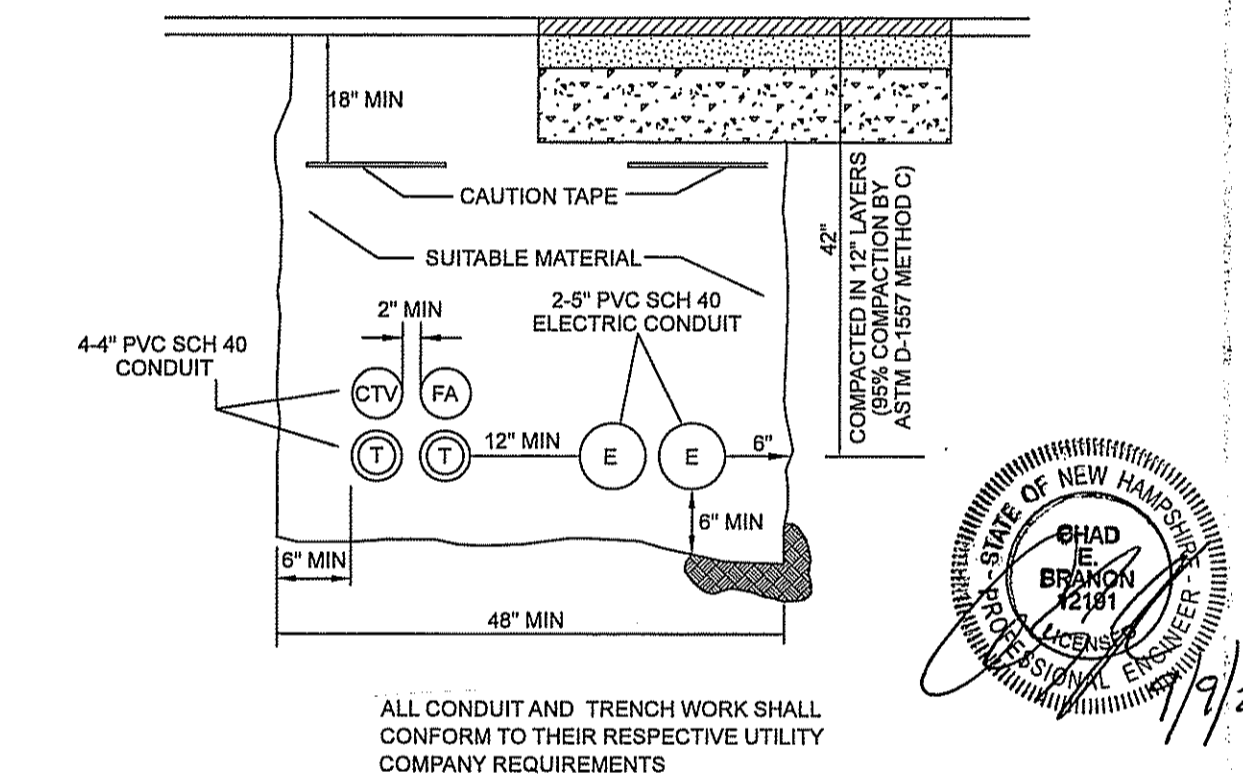


STORMWATER BASIN OUTLET STRUCTURE OS2

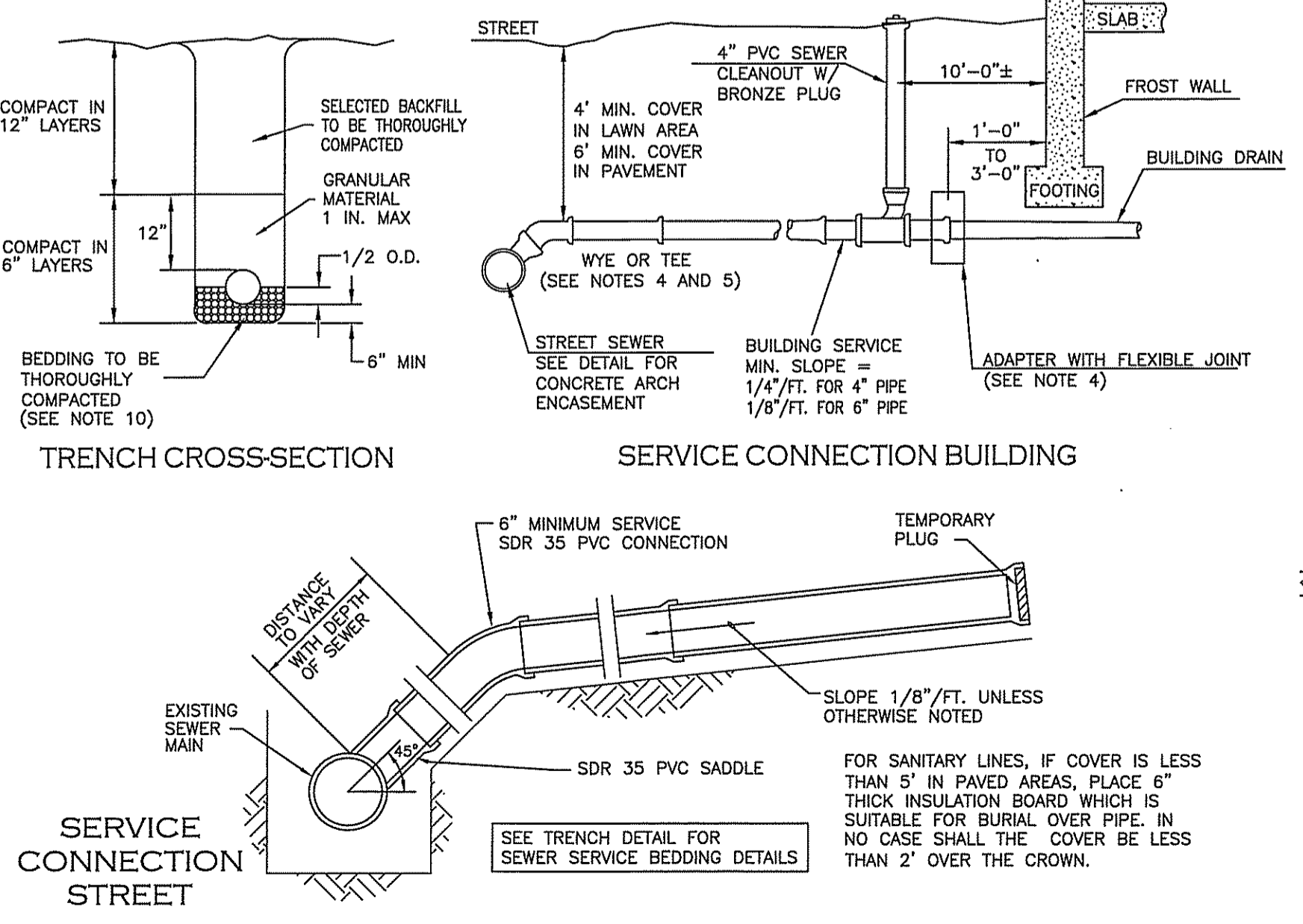


- NOTES
 1. REMOVE ALL ORGANIC MATERIAL FROM AREA BELOW PROPOSED INFILTRATION BASIN TO EXPOSE UNDERLYING SOILS.
 2. CARE SHALL BE TAKEN TO PROTECT THE UNDERLYING SOILS FROM CONSTRUCTION TRAFFIC AND THE DISCHARGE OF SEDIMENT LADEN RUNOFF.
 3. THE BASIN FLOOR OF THE INFILTRATION BASIN SHALL BE PREPARED USING A GRASS TURF WITH A HIGH INFILTRATION RATE (HIGH SAND CONTENT) THAT CAN BE INUNDATED FOR EXTENDED PERIODS.
 4. DO NOT PLACE INFILTRATION BASIN INTO SERVICE UNTIL ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
 5. A QUALIFIED SOIL SCIENTIST, GEOLOGIST OR ENGINEER SHALL BE RETAINED TO DESIGN THE SOIL AMENDMENT AND PERFORM INFILTRATION TESTING AT THE INFILTRATION SYSTEM LOCATIONS IN ACCORDANCE WITH ENR-WO 1604.14. THE INFORMATION AND TEST RESULTS SHALL BE PROVIDED OF THE WHOLE ALTERATION OF TERRAIN BUREAU TO VERIFY THE ASSUMED DESIGN INFILTRATION RATES OF 5 IN/HOUR (ACTUAL INFILTRATION RATE OF 10 IN/HOUR). THE DEPTH OF THE AMENDED SOIL MUST BE AT LEAST 24 INCHES THICK.

INFILTRATION BASIN SECTION



TYPICAL UTILITY TRENCH



SEWER SERVICE CONNECTION DETAILS

REV.	DATE	DESCRIPTION	C/O	DR	CK
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A	1/22/20	ADDRESS COMMENTS PER STAFF MEMO		CLR	CEB

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- PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS THEREOF IN NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICE STORM WATER MANUALS, VOLUME 1-3, LATEST EDITION.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.
- INSTALL INLET PROTECTION AROUND ALL STORM DRAIN STRUCTURES. INLET PROTECTION BMP'S SHALL REMAIN UNTIL THE SITE IS STABILIZED. CONSTRUCTION OF DETENTION BASINS AND TREATMENT SWALES SHALL OCCUR PRIOR TO AND EARTH MOVING OPERATION THAT WILL INFLUENCE STORM WATER RUNOFF.
- THE WORK AREA SHALL BE GRADED, SHAPED AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA.
- EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.25-INCH OR GREATER RAINFALL. SEDIMENTS SHALL BE DISPOSED OF IN AN UPLAND AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND BE PERMANENTLY STABILIZED.
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. AT NO TIME SHALL THE TOTAL UNSTABILIZED DISTURBED AREA, INCLUDING LOT DISTURBANCES, BE GREATER THAN FIVE (5) ACRES.
- THE LAND AREA EXPOSED SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME. ALL NON-ACTIVE DISTURBED AREAS SHALL BE STABILIZED WITHIN 30 DAYS OF THE DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.
- DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1 (HORIZONTAL / VERTICAL). UNLESS OTHERWISE SPECIFIED THE CONTRACTOR SHALL USE NORTH AMERICAN GREEN SC150, OR APPROVED EQUAL.
- ALL AREAS RECEIVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).
- ALL DISTURBED AREAS TO TURF FINISHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 6 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW:

PERMANENT SEED (LAWN AREAS)	LBS / 1,000 SQ. FT.	PERMANENT SLOPE SEED MIX	LBS / 1,000 SQ. FT.
CREeping RED FESCUE	0.92 LBS	CREeping RED FESCUE	0.80 LBS
PERENNIAL RYEGRASS	1.15 LBS	PERENNIAL RYEGRASS	0.89 LBS
KENTUCKY BLUEGRASS	0.58 LBS	REDTOP	0.12 LBS
REDTOP	0.12 LBS	ALSIKE CLOVER	0.12 LBS
		BIRDSFOOT TREFLOIL	0.12 LBS
**APPLICATION RATE TOTALS		**APPLICATION RATE TOTALS	
2.8 LBS PER 1,000 SF**		1.85 LBS PER 1,000 SF**	

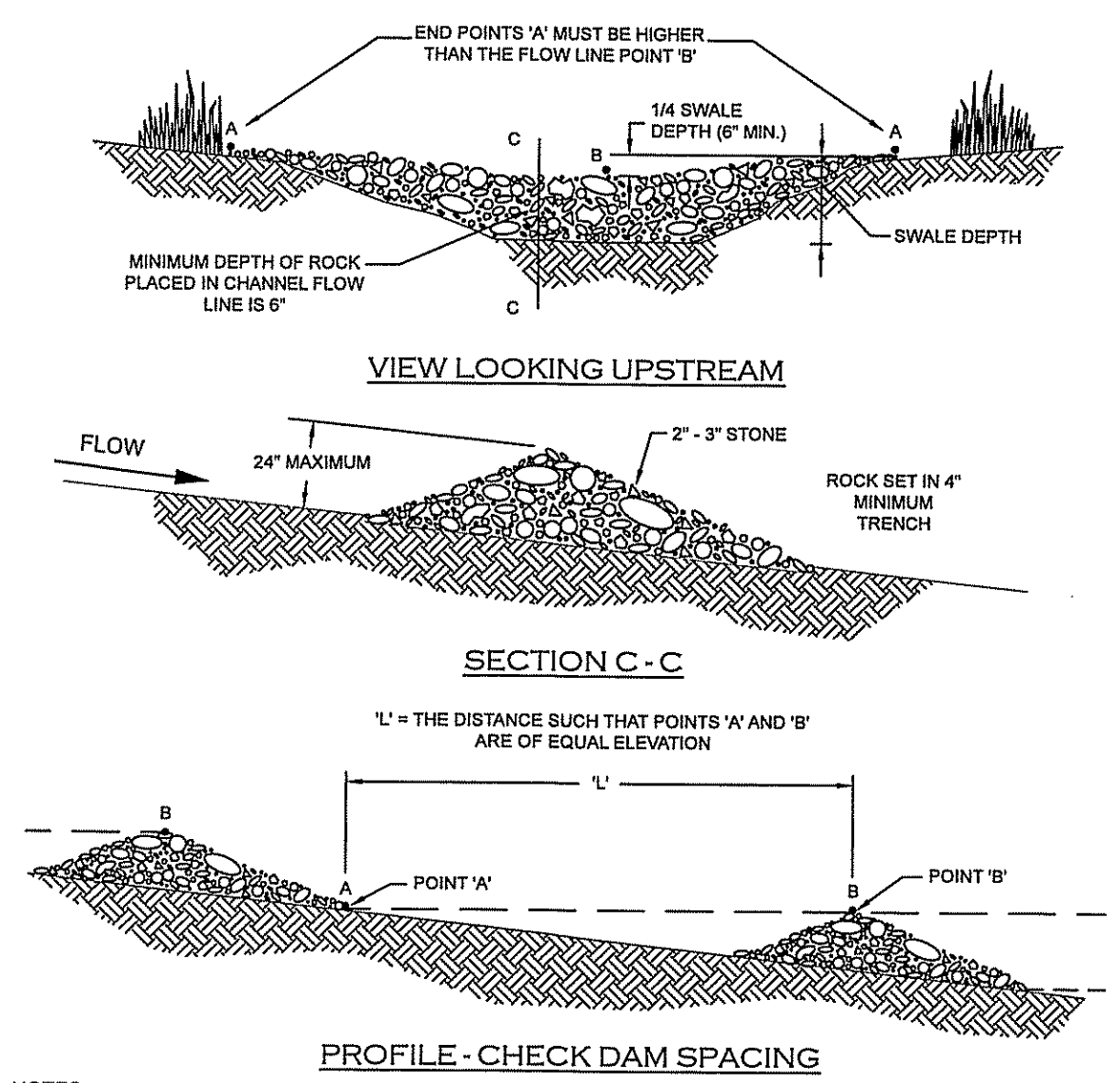
- TEMPORARY STABILIZATION OF DISTURBED AREAS: STRIPPED SOIL SHALL BE STOCKPILED UNCOMPACTED, AND STABILIZED AGAINST EROSION AS OUTLINED BELOW:
SEED BED PREPARATION: 10-10-10 FERTILIZATION TO BE SPREAD AT THE RATE OF 7 LBS. PER 100 SF AND AGRICULTURAL LIMESTONE AT A RATE OF 90 LBS PER 1000 SF AND INCORPORATED INTO THE SOIL. THE SOIL, FERTILIZER AND LIMESTONE SHALL BE TILLED TO PREPARE FOR SEEDING.
- SEED MIXTURE: USE ANY OF THE FOLLOWING:

SPECIES	RATE PER 1,000 SF	DEPTH	SEEDING DATES
WINTER RYE	2.5 LBS	1 INCH	8/15 TO 9/15
OATS	2.5 LBS	1 INCH	4/15 TO 10/15
ANNUAL RYEGRASS	1.0 LBS	0.25 INCH	8/15 TO 9/15
- MULCHING: MULCH SHOULD BE USED ON HIGHLY ERODIBLE AREAS, AND WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT AS FOLLOWS:

TYPE	RATE PER 1,000 SF	USE AND COMMENTS
STRAW	70 TO 90 LBS	MAY BE USED WITH PLANTINGS, MUST BE ANCHORED TO BE USED ALONE
WOOD CHIPS OR BARK MULCH	460 TO 920 LBS	USED WITH TREE AND SHRUB PLANTINGS
FIBROUS MATTING	AS RECOMMENDED BY MANUFACTURER	MUST BE BIODEGRADABLE. USE IN SLOPE AREAS AND AREAS DIFFICULT TO VEGETATE
CRUSHED STONE	SPREAD TO GREATER THAN 1/2" THICKNESS	USE IN SPECIFIC AREAS AS SHOWN ON PLAN OR AS NEEDED

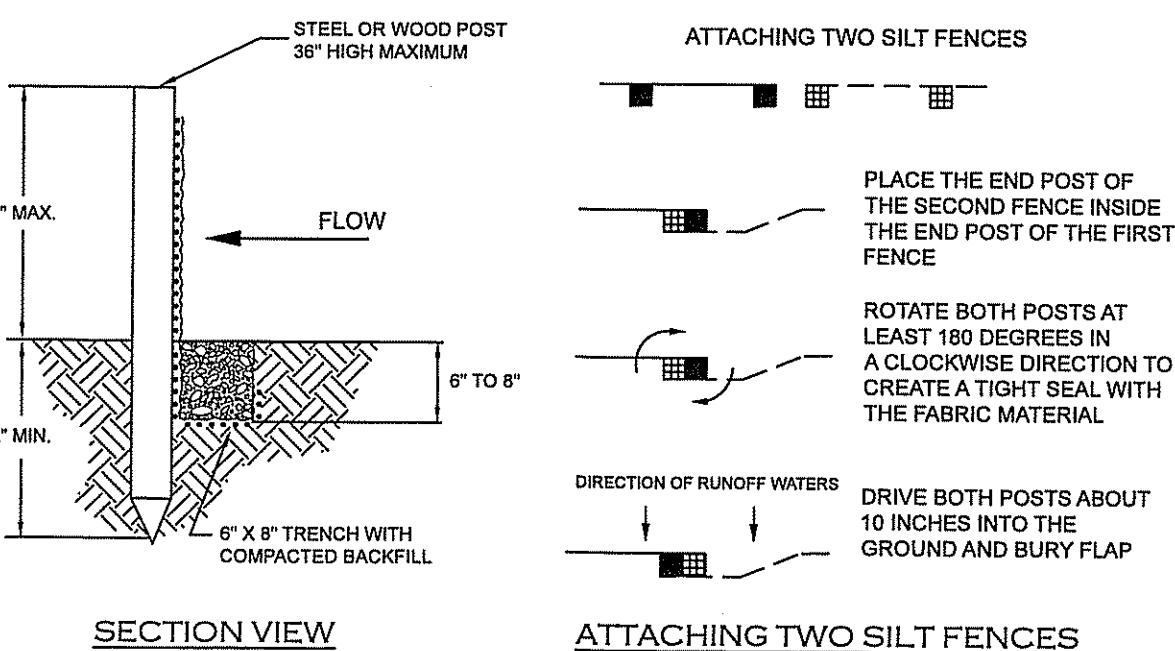
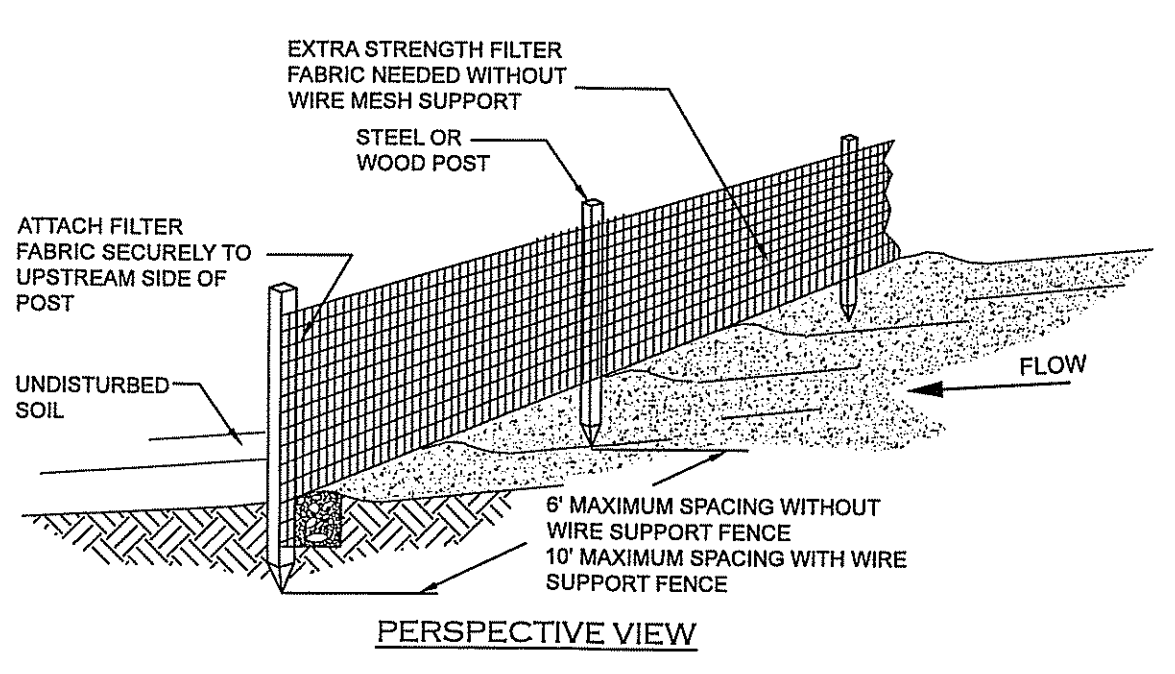
- APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE (CRITICAL TIME FRAMES OR VARIABLE SITES) THEN APPLY FERTILIZER AT A RATE OF 11 POUNDS PER 1,000 SF AND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SF. FERTILIZER SHALL BE LOW PHOSPHATE (LESS THAN 2% PHOSPHORUS).
- CAUTION SHOULD BE TAKEN WHEN THE PROPERTY IS LOCATED WITHIN 250 FEET OF A WATER BODY. IN THIS CASE ALL FERTILIZERS SHALL BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER. SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT. NO FERTILIZER EXCEPT LIMESTONE SHALL BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE ARE REGULATED LIMITATIONS.
- PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS (SEE WINTER CONSTRUCTION NOTES). NO DISTURBED AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.
- A VIGOROUS DUST CONTROL PROGRAM SHALL BE APPLIED BY THE SITE CONTRACTOR. DUST SHALL BE MANAGED THROUGH THE USE OF WATER AND/OR CALCIUM CHLORIDE.
- IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS SITE CONDITIONS, WEATHER OR CONSTRUCTION METHODS WARRANT.
- FOLLOWING PERMANENT STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND ACCUMULATED SEDIMENTATION IS TO BE DISPOSED OF IN AN APPROVED LOCATION, OUTSIDE OF JURISDICTIONAL WETLANDS.
- LOT DISTURBANCE OTHER THAN SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

EROSION CONTROL NOTES 1
DT-3



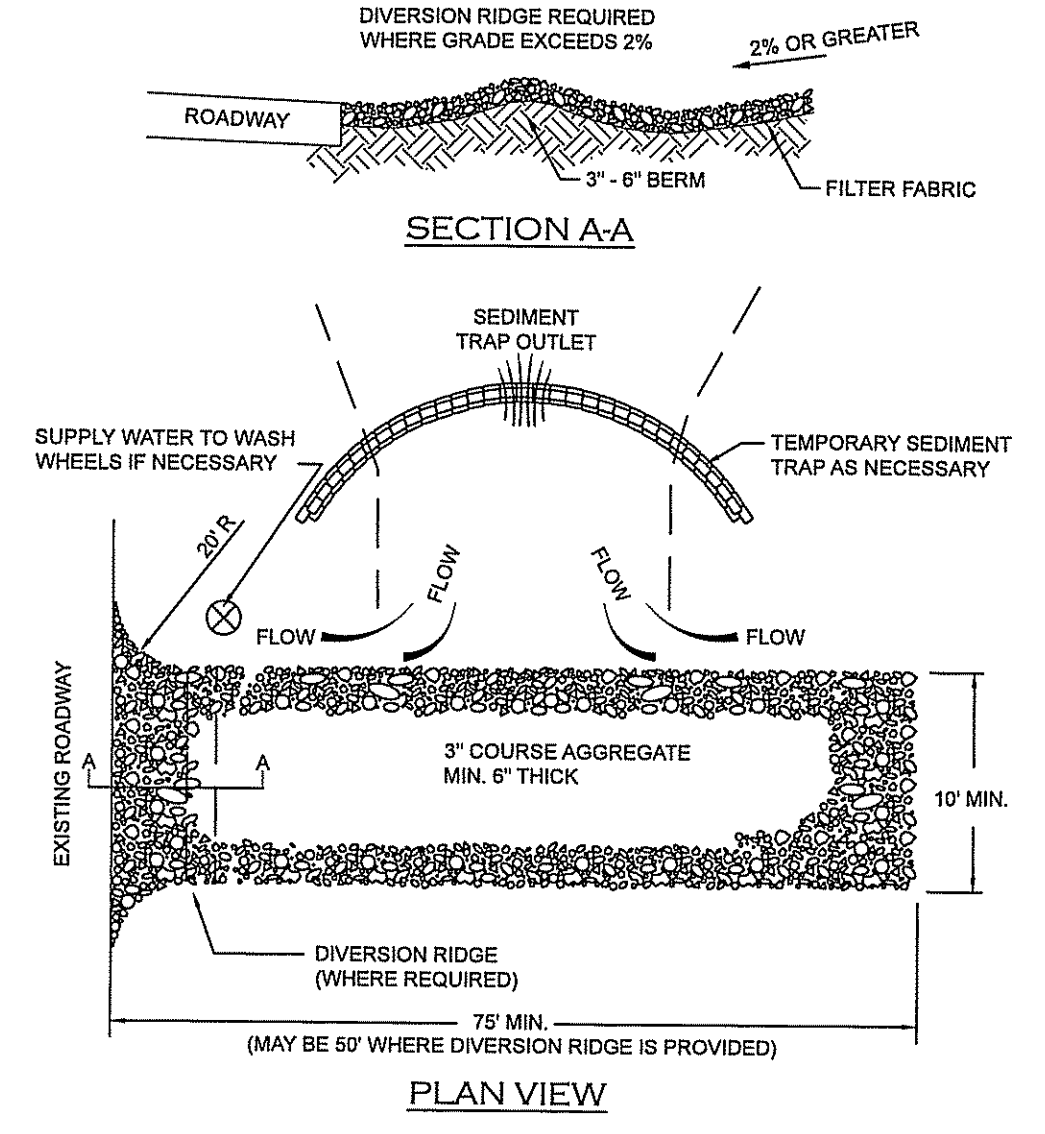
- NOTES:
- STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
 - THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
 - STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
 - STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL-GRADED ANGULAR 2 TO 3 INCH STONE. THE INSTALLATION OF 3/4-INCH STONE ON THE UPGRADIENT FACE IS RECOMMENDED FOR BETTER FILTERING.
 - WHEN INSTALLING STONE CHECK DAMS THE CONTRACTOR SHALL KEY THE STONE INTO THE CHANNEL BANKS AND EXTEND THE STONE BEYOND THE ABUTMENTS A MINIMUM OF 18-INCHES TO PREVENT FLOW AROUND THE DAM.
 - STONE CHECK DAMS SHOULD BE REMOVED ONCE THE SWALE OR DITCH HAS BEEN STABILIZED UNLESS OTHERWISE SPECIFIED.
- SCALE: N.T.S.

STONE CHECK DAM 2
DT-3



- NOTES:
- SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAYS.
 - SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UPSLOPE.
 - IF THE SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE OR THE PRESENCE OF HEAVY ROOTS THE BASE OF THE FABRIC SHOULD BE EMBEDDED WITH A MINIMUM THICKNESS OF 8 INCHES OF 3/4-INCH STONE.
 - SILT FENCES PLACED AT THE TOE OF SLOPES SHOULD BE INSTALLED AT LEAST 6 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PONDING AND ACCESS FOR MAINTENANCE.
 - THE MAXIMUM SLOPE ABOVE THE FENCE SHOULD BE 2:1 AND THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHOULD BE 100 FEET.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - SILT FENCES SHOULD BE REMOVED WHEN THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
- SCALE: N.T.S.

SILT FENCE 3
DT-3



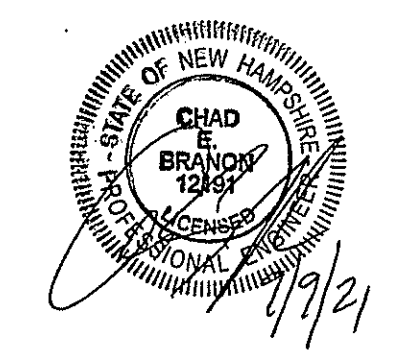
- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - THE MINIMUM STONE USED SHOULD BE 3-INCH CRUSHED STONE.
 - THE MINIMUM 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 ENTRANCE OF THE PROJECT SITE.
 - THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
 - THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
 - THE PAD SHOULD BE AT LEAST 6-INCHES THICK.
 - THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
 - THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
 - NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- SCALE: N.T.S.

GRAVEL CONSTRUCTION EXIT 4
DT-3

WINTER CONSTRUCTION NOTES 5
DT-3

- INSTALL SILTATION CONTROL FENCES IN LOCATIONS SHOWN HEREON. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
- INSTALL STABILIZED CONSTRUCTION EXIT(S).
- CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS ARE TO BE BURIED ON SITE AT THE LOCATIONS SHOWN. STUMPS SHALL BE COMPACTED AND ALL VOIDS FILLED WITH SUITABLE MATERIAL. COVER WITH 4" OF LOAM AND SEED PER THE EROSION CONTROL NOTES.
- REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES.
- ROUGH GRADE SITE - CONSTRUCT DRAINAGE BASINS AND DRAINAGE SWALES DURING INITIAL PORTION OF CONSTRUCTION. STABILIZE IMMEDIATELY PER THE CONSTRUCTION AND EROSION CONTROL DETAILS. DO NOT DIRECT STORM WATER RUNOFF TO THESE STRUCTURES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.
- EXPOSE LEDGE AND COMMENCE BLASTING ACTIVITIES IN ACCORDANCE WITH THE BLASTING BEST MANAGEMENT PRACTICES SUMMARIZED HEREON. THE SLOPE OF THE LEDGE CUTS SHALL BE DEPENDENT ON THE COMPETENCY OF THE LEDGE ENCOUNTERED WITH A MAXIMUM RATE OF 1' HORIZ. TO 4' VERT.
- BEGIN BUILDING CONSTRUCTION.
- CONSTRUCT ROAD, PARKING AND BUILDING PADS. INSTALL UTILITIES AND STRUCTURES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES.
- INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.25" OR GREATER RAINFALL.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- FINISH GRADING TO PREPARE FOR PAVING AND LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
- FINISH PAVING. PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF DRIVE AND PARKING AREA PAVING (SEE EROSION CONTROL NOTES).
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

CONSTRUCTION SEQUENCE 6
DT-3



REV.	DATE	DESCRIPTION	C/O	DR	CK
B	9/8/21	ADDRESS STAFF COMMENTS		CLR	CEB
A	1/22/20	ADDRESS COMMENTS PER STAFF MEMO		CLR	CEB

EROSION CONTROL DETAILS
INDUSTRIAL DEVELOPMENT
TAX MAP PARCEL 14-10 - 21 OLD WILTON ROAD
MILFORD, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF:
RONALD L. & LOREEN M. RACICOT
 70 PUTNUM HILL ROAD, LYNDEBOROUGH, NH 03082-6134.

SCALE: N.T.S. FEBRUARY 16, 2017

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

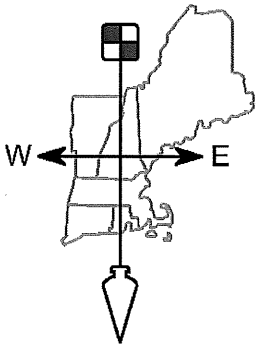
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LAND CONSULTANTS PLLC

206 Elm Street, Milford, NH 03055
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Son's Chimney

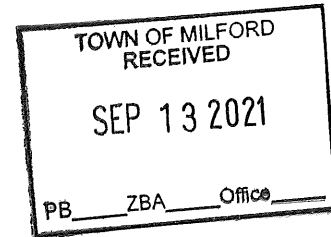


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www.FieldstoneLandConsultants.com



September 9, 2021

Jason Cleghorn, Town Planner
Town of Milford Office of Community Development
1 Union Square
Milford, NH 03055

RE: Ronald L. & Loreen M. Racicot. – Subdivision & Site Plan
Tax Map Parcel 14-10, 21 Old Wilton Road
(Response Letter to Staff Memo, 9-1-21 Review Comments)

Dear Mr. Cleghorn,

Thank you for taking time to review the above referenced application. We have revised the plans to address the Planning Comments and questions on the staff memo sent on September 1, 2021 as well as from other departments and peer review. Additional comments in an email sent on September 8, 2021 have also been addressed. In an effort to simplify the review process I have prepared this response letter to address all the comments from the Planning Board, Town Consultants, and Staff. Their comments are shown below and our responses are in bold.

Planning Comments:

1. Sheet 3. Please better explain/define the proposed uses and operations on the site and within the warehouse building. Staff has concern that the accompanying zoning application is not accompanying this application because retail uses are not permitted in the industrial zoning district. Several aspects of the plans to include the notes within, the internal layout of the building within the elevations submitted lends itself to a retail operation with a storage component, not just a warehouse/storage area. The title of the plan refers to a COMMERCIAL DEVELOPMENT but this is not a commercial development, it is an industrial one. This has huge implications on the project. The application needs to a detailed narrative which clearly outlines what is planned for the development.
The use for the site will be a warehouse for storage and a rental space. There is no proposed retail uses on the property. The cover and title blocks have been revised to "Industrial Development". The note stating the purpose of the plan on the site layout plan (SP-1) has been revised as well as the parking calculation. A narrative explaining the proposed uses is provided.
2. Please explain the type of materials will be stored in the area labeled "material stockpile area".

Further, what additional measures will be taken to contain the material within the defined stockpile area upon the removal of the temporary silt fence?

The material stockpile area will only be used during construction for storage of dirt and gravel. The silt fence will be removed once construction is complete and the area will not be used for material stockpiling afterwards.

3. Stump Disposal Area

- a. Please explain the purpose/intent of the stump disposal area. Do activities include the receipt and processing of stumps from other sites/locations for resale?

The stump disposal area is only intended for any stumps produced during construction. No stumps from off-site will be brought on site.

- b. Please explain the containment measures to be implemented for the proposed stump disposal area to prevent natural creep/expansion of the site.

The stumps removed for the construction of the project will be compacted with all voids filled and covered with 4" of loam and seed per Construction Sequence note #2, which is detail 6 on sheet DT-3. Once the stumps have been disposed and the area seeded, no additional disturbance will occur in that area.

4. Sheet 4. The northwest portion of the property contains OM soils.

- a. No test pit data was performed for the area proposed for the detention basin. Please clarify.

Test pits are shown on sheet GR-1 and test pit information is provided in this submission.

- b. OM soils should allow for the infiltration of at least the 1" storm.

The proposed infiltration basin infiltrates the 1" storm.

5. The town of Milford west elm street gateway district design guidelines requires underground utility lines in section 6.07.6 (B)(3). Sheet 5 shows overhead utilities.

The electrical line has been revised to run underground from the existing riser pole off of PSNH 3.

6. The town of Milford west elm street gateway district design guidelines in section 6.07.6 (B)(6)(C) requires that outside storage of supplies be heavily screened with attractive landscaping or fencing. Provide a detail of the screened fence enclosure for the two storage areas and increase the landscaping around each of them.

Additional landscaping has been provided around the fenced in outdoor storage areas. Fencing types along with landscaping will fully screen the storage areas from abutting properties and meet the character of the neighborhood.

7. The elevations seem to be mislabeled and are confusing as to which direction that you're looking at. Please revise this to be clearer on the views from each direction. The east and west elevations should be the long sides of the building but in the elevations they are the shortest.

The elevations are being revised to be clearer and address your comments regarding the west elm street gateway district overlay zone requirements.

8. On the cover sheet, correct the fire chief to Ken Flaherty.

The cover sheet has been revised to note Ken Flaherty as the fire chief.

9. On the cover sheet, correct the site plan title to refer to map 14 lot 10.

The cover sheet refers to property Tax Map 14, Lot 10, which has an address of 21 Old Wilton

Road.

10. Provide open space calculations for each of the two lots. The remaining lot with the single family residence will be required to have the appropriate open space.

The open space for the remaining residential lot is 8,398 sq.ft. or 57.1% and is note "D" on sheet SP-1. This meets the requirement of the industrial zone of a minimum of 30% open space.

11. On sheet 3 of 9, please add the words "and shielded" after the word downcast in note F.

The addition of "and shielded" has been included in note F on sheet SP-1 regarding lighting.

12. On sheet 3 of 9, please add a label for the propane tanks.

The proposed legend on sheets SP-1 and GR-1 includes a propane tank symbol. The propane tanks are called out on the Grading and Utility plan (GR-1).

13. Break out the lighting and landscaping sheets. Combined, they are too busy and small to be able to make determinations on the landscaping.

The landscaping and lighting plans have been separated into two sheets, LT-1 and LS-1.

Water and Sewer Comments:

1. Water services off 1 ¼" line to each unit need to be 1" not ¾".

The water service lines have been revised to a 1" diameter in each unit.

2. The 12" water main in this area is off the edge of pavement not in the roadway.

The water main has been revised and is depicted off the edge of pavement.

3. There is already a 6" sewer service with clean out at the property line.

The sewer connection has been revised to tie in to the existing sewer stub.

Director's Comments (Lincoln Daley):

1. Propose Map 14 lot 10 contains a substantial area of impervious surface associated with the exiting driveway and parking area. Is there an opportunity to reduce the impervious area to create additional greenspace and stormwater management/infiltration?

We meet the requirements for open space in for the zone. The impervious areas are required for truck deliveries and residential parking. Green space has been maximized to the extent we believe possible while providing the adequate parking and access ways.

2. Please explain why the property line for the parent lot Map 14 Lot 10 doesn't include the existing parking area servicing the residential use?

The property line is located so that the existing building is not located within the building setback of the new lot but provides as much area to the industrial site for drainage, landscaping, and access.

3. To visually mitigate the light and sound on the residential property generated from commercial vehicles, it is recommended that additional vegetation or fencing be installed along the westerly edge of the commercial access/parking areas.

Additional landscaping has been proposed to create a full landscape screen between the site and proposed residential lot.

4. Sheets 5 and 6. Please clarify if the proposed drainage swale located west of the parking area/proposed LP tanks conflicts with the proposed six arborvitae.

The swale will not conflict with the proposed arborvitae. The swale is located 7' from the

parking area, and the swale is a 3:1 cross slope for a minimum depth of 12". This allows for room for a row of landscaping without impeding the swale.

5. The proposed site plan includes retail activities (showroom, sales of stoves, stove products, and pellets/wood products. Pursuant to section 5.06 Industrial "I" district, retail uses are not permitted and would require a variance for relief from said section to permit the retail use(s). **The site will be used warehouse and storage for stoves. There will not be any retail uses on site.**
6. Please provide a draft copy of the proposed access/maintenance easement. **A draft of the easement is pending.**

Additional Comments (9/8/21)

1. On the minor subdivision, Lincoln suggests to extend the lot line of the single family lot eastward to wholly contain the driveway eliminating the need for easements. **Since both lots will share the entrance, we do not believe there is a location for the lot line that would not require an easement of some kind. Therefore, the proposed lot has been left as originally proposed per our client's preference.**
2. On the site plan, clarify what is going to be stored within the proposed storage areas. **The storage areas will be for outdoor storage for wood pellets, stoves, and other similar items.**
3. On the grading and drainage plan, clarify that the stump and construction equipment and storage areas are only during construction. **The grading and utility plan states that the stump disposal area and equipment storage area are to be used during construction.**
4. Consider staggering the arborvitae along the eastern border as opposed to a long linear line. **The arborvitae have been staggered to provide a more natural looking landscape screen.**
5. Extend the landscaping to fully screen the site from the new lot. **Additional plantings including a shade tree and lilac bushes (or equal) are proposed to fully screen the site from the new lot.**
6. Increase the landscaping along the rear lot line closest to the railroad track and Elm Street. **Additional arborvitae and holly bushes (or equal) are proposed for additional landscaping along the northern lot line adjacent to the railroad.**

Fire's Comments:

1. There is an indication of a LP service line. What is the service for? **The purpose of the gas service is to heat the proposed building.**
2. Are they filling containers on site? **Yes, the containers will be filled on site.**
3. Is the service line going to be protected? **The lines will be typical gas lines with marking tape.**
4. LPG tanks listed on site. What size are the tanks? **The tank size will likely be 500 or 1,000 gallons in order to heat the 4,500 sq.ft. building.**
5. Above ground or underground? **The tanks will be underground.**

Ronald L. & Loreen M. Racicot – Subdivision & Site Plan
Tax Map Parcel 10-14, 21 Old Wilton Road
(Response Letter to Staff Memo, 9/1/21 Review Comments)

Page 5

6. Will they be protected? i.e. bollards
The tanks will be underground and no bollards are proposed.
7. Will there be sprinklers in the building? If so, the requirement is two water mains for a sprinkler system and there is only one main listed.
There is no proposed sprinklers for the building.
8. Snow removal. Where do they plan on putting snow? It cannot be plowed in front of exits/egress and dumpsters.
Snow removal will be in the locations shown on sheet SP-1. Adjacent to the loading areas and will not be plowed in front of access/exits or the dumpster.

KV Partners, LLC Comments:

1. Portions of the stormwater ponds and the outlet structures are located within the Town right of way. All stormwater mitigation improvements, except connections to the Town's drainage system, must be located on private property, not in the Town's right-of-way. Revisions are required.
The outlet structures are installed on an existing driveway culvert that is already encroaching on the town's right-of-way. In order to minimize impact in the right-of-way and maintain existing drainage patterns, we propose to use this existing culvert. The stormwater basins been revised to not encroach in the Town's right-of-way. This concern was raised in the past and all parties agreed that the drainage could remain as long as no new structures were proposed in the right-of-way.

We trust that this letter in conjunction with the revised plans and attachments address your comments and concerns regarding this application. If you have questions, please don't hesitate to call.

Sincerely,

Fieldstone Land Consultants, PLLC



Chuck L. Ritchie, E.I.T.
Project Engineer