



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055 TEL: (603)249-0620 WEB: WWW.MILFORD.NH.GOV

Date: September 15, 2022
To: Planning Board
From: Camille Pattison, NRPC Assistant Director
Subject: SP2022-08 Sooner Transportation LLC, for the property located at Tax Map 12, Lot 11, 754-756 Elm Street (Horseless Carriage Site). Public Hearing for a Major Site Plan Application to construct a two-story, 10,320 sf. auto sales and repair facility with associated parking, stormwater management/drainage, landscaping, and lighting improvements on the subject property located in the Commercial 'C' Zoning District and West Elm Overlay District.

BACKGROUND/PROPOSAL:

The applicant is before the Planning Board for a major site plan application to raze the existing Horseless Carriage building and construct a new 10,320 sf building with associated, parking, site and drainage improvements in the Commercial Zoning District. The property is also subject to the West Elm Overlay District, Groundwater Protection District and the Shoreland Protection Zone. Attached please find the site plan submittal.

This will be the second meeting for the application. The anticipated focus of this meeting will be for the applicant to provide a summary update on the recent discussions with NHDOT, revised site layout/design, location of the proposed building, internal circulation, and compliance with the West Elm Overlay District.

Attached, please find a letter dated 9/12/2022 and revised (draft) site plan (dated 8/31/22) from the applicant's engineer, Bedford Design Consultants.

EXISTING USE/CONDITIONS:

The proposed parcel, Tax Map 12, Lot 11 consists of approximately .889 acres (38,615 sq.ft.) with 171.77 linear feet of frontage on Elm Street. The property is located adjacent to two other car dealership/repair facilities, just north of the Pan Am Railway and south of the Souhegan River. The property is currently home to an existing car dealership and repair facility, with wetlands to the south and some limited tree coverage primarily at the rear of the lot. The existing facility has 3 garage doors with 8 bays inside, and the proposed facility will have 4 garage doors with 7 bays inside, including a paint booth.

A small wetland resource area has been delineated along the southern property line, but will not be impacted by the project. A proposed pond for roof water will be located in the southeastern corner of the lot.

LOT AREA:

Proposed Tax Map 12, Lot 11 = ±.889 acres (38,615 sq.ft.)

APPLICATION STATUS:

The application was accepted on August 16, 2022. The Board voted that the project posed no regional impact.

NOTICES:

Notices were sent to all property abutters.

WAIVERS:

Request for waivers from the Development Regulations, Section 6.05.4 to allow a reduction of required off street parking spaces from 28 or 21 (depending on the calculation of bays vs. employees) to a proposed number of 19 spaces. A waiver is also requested from Section 6.08.5(B)1 and 6.08.7(A) from the required landscaping buffer for

the east and north side of the property.

ZONING DISTRICTS:

The proposed parcel lies within the Commercial Zoning District. This District is intended to be the area in which vehicular oriented business can occur. Pursuant to Section 5.05.01 of the Zoning Ordinance, motor vehicle sales and motor vehicles repairs are allowed.

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

The current configuration of the new facility will allow the property owner to maintain current operations during construction. However, upon review, the design, layout, and architecture of the building conflicts with the spirit/intent of the West Elm Street Gateway Overlay District, which aims to orient buildings with the roadway and towards the front of the lot, with parking shielded in the rear and to the side of the property in addition to appropriate building design.

The property falls within the Groundwater Protection District, with most of the lot falling within the Level 2 Area and a small portion to the northwest located within the Level 1 Area. The parcel must comply with the performance standards of Section 6.01.2 and the Shoreland Protection Zone in the Zoning Ordinance.

TRAFFIC AND ACCESS MANAGEMENT:

Access and egress from the retail facility will be from a 24’ wide driveway curb cut on Elm Street, in the same location as the current entrance. This will be a consolidation of the existing 2 curb cuts. The driveway egress design allows for both east and west movement and a single lane access into the property. The project contains a proposed 12’ wide loading zone in the ROW, requiring approval from NH DOT.

No additional traffic related information has been submitted as part of this site plan, and anticipated versus existing peak traffic volumes should be reviewed.

PARKING:

The project proposes to provide 20 parking spaces for staff and customers with 40 spaces for display cars. The requirement is for a minimum of 28 or 21 spaces depending on the calculation of bays versus employees.

DRAINAGE/STORMWATER MANAGEMENT:

The stormwater and drainage design has been reviewed by the Town’s engineering consultant. See attached August 11, 2022 Site Plan Drainage Review letter.

Of note, is the proposed installation of pervious paver infiltration and underground located in the middle of the display parking spaces.

UTILITIES:

The proposed retail establishment will access the Milford waste water system via the existing sewer line and existing water lines, which will require upgrades.

INTERDEPARTMENTAL REVIEWS:

Ambulance: No comments

Assessing: No comments.

Building Department: No comments.

Code Enforcement/ Health: No comments.

Conservation Commission: No Comments.

Environmental Programs/Stormwater: See attached August 11, 2022 Site Plan Drainage Review letter. review by the Town Engineering Consultant, KV Partners.

Fire Department:

1. The total square footage of the building is actually 10,320 as proposed.
2. The Life Safety Code occupancy classification is a Special-Purpose Industrial Occupancy and would need to comply with Chapter 40 of the LSC.
3. The Building Code occupancy classification is an S-1 storage occupancy.
4. An automatic fire detection and notification (fire alarm) system is required.
5. An automatic sprinkler system is required for this building. I did note a proposed 6" fire service on the grading and utility plan, so I'm assuming that they're planning on providing one.
6. Milford Fire Department requires a fire hydrant within 100' of fire department connections, which will require a private hydrant to be installed as part of the project.
7. The engineer must design the fire department access to accommodate our ladder truck weight, approach/departure angles, and turning radius. Specifications available from MFD upon request.
8. Fire lane markings will be required on the fire department access.

Heritage Commission: No comments.

Police Department: No comments.

Public Works:

1. Project will require a NH DOT and Driveway Permit.

Water/Sewer Utilities:

1. The service needs to be from the main in the street, not stubbed off the fire line. The domestic should be 1 inch CTS running 18 inches from the 6-inch fire line. Please revise plan accordingly.
2. The Sewer once it reaches the Town right of way must turn from 4 inch to 6-inch SDR 35. Please revise plan accordingly.
3. The Water line out in the road is a 12 inch, not 8 inches. Please revise plan accordingly.

Community Development / Planning:

1. A discrepancy appears on the plan regarding the lot size. This needs to be addressed and made consistent.
2. Ensure that all plantings do not impact sight distance for access/egress along Wilton Road.
3. The current configuration of the new facility will allow the property owner to maintain current operations during construction, however is not meeting the spirit of the West Elm Street Gateway Overlay District, which aims to orient buildings with the roadway and towards the front of the lot, with parking shielded in the rear and to the side of the property.
4. The property falls within the Groundwater Protection District, with most of the lot falling within the Level 2 Area and a small portion to the Northwest lies within the Level 1 Area. The parcel must comply with the performance standards of Section 6.01.2 and the Shoreland Protection Zone.
5. No additional traffic related information has been submitted as part of this site plan, and anticipated versus existing peak traffic volumes should be reviewed.
6. Add a note to the plan indicating that in the event the proposed snow removal areas are not sufficient, snow will be relocated off-site.
7. Please amend the note saying demolition will be completed under the rules of the town of Manchester.

8. Sheet 1, Note 8 – Please update the site plan to include the existing and resulting open space calculations in the *Dimensional Regulations: Commercial* table.
9. Please revise site plan to include all proposed signage for the project.
10. Sheets 1 and 10 – The site plan shows the proposed location of the dumpster and pad encircled by an 8’ stockade fence within the 15 foot westerly side dimensional setback. The proposed 8’ stockade fence and concrete pad are defined as structures in the Town’s Zoning Ordinance and such, would require a Special Exception by the Board of Adjustment for relief of this requirement. The alternative would be amend the plan and relocate the dumpster outside of the dimensional setback.
11. Sheet 1 – The plan displays a 12’ wide loading area within the state owned right of way. The proposal may effect and impact the traffic conditions on Elm Street and abutting properties. Further as stated in Section 6.05.6.E, all off-street parking and loading or unloading spaces shall be at least ten feet (10’) from any public street right-of-way and shall be separated from such right-of-way by a granite curb and landscaping as required in 6.08 LANDSCAPING STANDARDS. The proposal require a waiver of these requirements and require NHDOT approval and dedicated easement to use the area within the right of way.

Staff suggests further discussion with the applicant to determine if the proposed loading area could be designed to have a dual purpose for a loading area and bus stop (Subject to NHDOT approval).
12. Sheet 1 – The plan shows display parking space partially located off the property and within the State right-of-way. As stated in the Zoning Ordinance, Section 6.05.6.E, Parking and loading spaces shall be arranged so that cars will not back into public roads. The plan will need to amended to relocate said parking spaces within the subject property at least 10 feet from the Elm Street public right-of-way.
13. Sheet 1 - The applicant should be explain the internal circulation, access/egress patterns for the 46+ display vehicles. At a minimum, the plan should be revised to include the appropriate isle widths between the rows of display vehicle parking.
14. Sheet 1 – Staff questions if the adequate snow storage areas have been provided. A note should be added to the plan stating that snow shall be removed to an offsite location using best management practices.
15. Sheets 1 and 6 - Pursuant to the Zoning Ordinance, Section 6.07.6.E.1.a, a new structures shall maintain an appropriate street edge in relationship to adjacent structures. The location of the proposed building is set within the rear section of the property, which conflicts with buildings located to the east and west.
16. Sheets 1 and 6 - Pursuant to the Zoning Ordinance, Section 6.07.6.E.2.b, the proposed building should enhance the definition of each floor of the building through terracing, material changes, articulated structural elements, changes in materials and horizontal trim bands. The applicant should explain how the proposed building complies with this section.
17. Sheets 1 and 6 – Please explain how the proposed building architectural features and materials comply with the Zoning Ordinance, Section 6.07.6.E.3.
18. Sheets 1 and 6 – Pursuant to the Zoning Ordinance, Section 6.07.6.E.4.a, the proposed building design should avoid blank walls at ground-floor levels through the use of windows, trellises, material changes, arcades, or other features to increase visual interest. The applicant should be prepared to discuss how the proposed building complies with the section.
19. Sheets 1 and 6 - Pursuant to the Zoning Ordinance, Section 6.07.6.E.5.a, parking lots should be located to the rear or side of a building whenever possible. The proposed parking area is located along the front the property. The applicant should be prepared to discuss the alternatives considered.

Site Walk on 9/6/22

The Planning Board conducted a site walk on 9/6/22 with the applicant and their engineering team. The following issues and potential solutions were discussed:

1. DOT ROW – The NH Department of Transportation will not approve a loading zone for the property in the

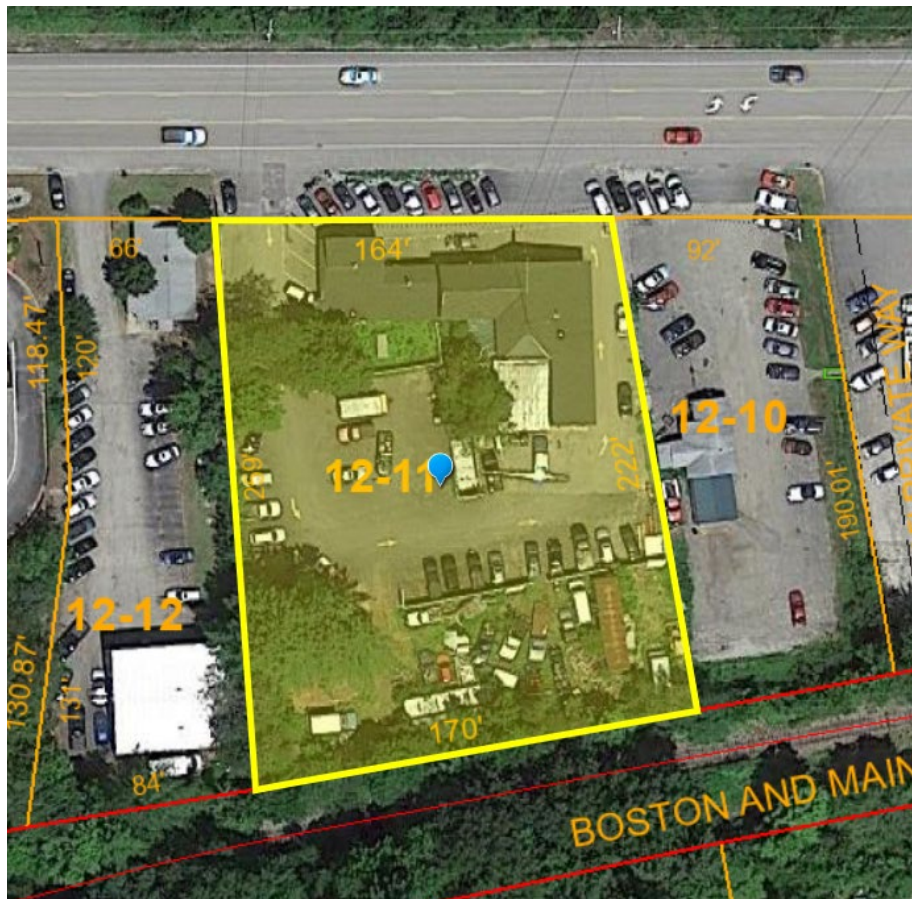
existing DOT ROW. Therefore, the applicant needs to present an internal circulation plan for the site. This plan shall indicate the largest size vehicle anticipated and the maneuverability of said vehicle through the property, as well as loading areas.

2. Access into the property is limited, and currently shown as one entrance from Elm Street with an access to the adjacent property to the east. The applicant needs to explore options to improve access and overall maneuverability and internal circulation through the site.
3. Telephone Pole with Associated Lighting – The existing telephone pole with associated lighting to both the proposed site and property to the east could be relocated with new lighting installed. Said lighting could be designed and located to be mutually beneficial for both properties. This would create the potential for another access point in this location.
4. Location of Proposed Building – The applicant has expressed the desire to locate the building at the rear of the property to maintain operations in the existing building during construction. However, a different building location, such as parallel to the western property line, would move the building closer to the road, in keeping with the performance measures of the 6.07.6.E.1 Building Orientation - New structures shall orient their main entrance or storefront to a public street. The applicant should be prepared to discuss alternative site layouts and designs that are more in compliance with the West Elm Street Gateway Overlay District.
5. Feasibility of Easement on Adjacent Property – Due to the limited size of the site and the high percentage of the site dedicated to parked cars, the applicant should coordinate with adjacent properties to determine if a mutually beneficial easement could be developed to assist both properties with vehicle loading and unloading.
6. Clean Up – the site needs to be cleaned up including removal of the storage units at the rear of the property.

STAFF RECOMMENDATIONS:

The applicant should be prepared to address the comments raised by the Planning Board, Conservation Commission, Heritage Commission, Town Consultants, Staff, and public pertaining to the Site Plan. The Planning Board will need to determine if the proposed site development meets the purpose and intent of the overlay. Staff recommends accepting the application and continuing the application to the next scheduled Planning Board meeting.

Aerial Photographs of Map 12, Lot 11



Street Photographs of Map 12, Lot 11

Subject Property Looking Southwest



Subject Property Looking South



Subject Property Looking Southeast



Bedford Design Consultants Inc.

ENGINEERS AND SURVEYORS

592 Harvey Road Manchester, NH 03103
Telephone: (603) 622-5533 • www.bedforddesign.com

September 12th, 2022

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

Re: September 20th Planning Board Meeting Discussion
Sooner Milford Site Plan
754-756 Elm St
Map 12 Lot 11

Members of the Board,

After receiving comments from the NHDOT, attending the Planning Board Meeting in August, and our Site walk on September 6th, we have made edits to the plans and have answered the Board's most pressing questions and concerns. Below are our thoughts on those items.

Access & Circulation:

We met with the NHDOT, and they will not allow us to use the area behind the island as a loading zone within the ROW. We modified the design to extend the island to the property line and rotated the parking so that the display spaces are entirely within the subject's property. The owner of the Horseless Carriage states a trailer truck delivery occurs once a week. Now that we do not have a loading area egress on our site, we are looking at the neighbor's property for a possible floating access easement. We have included an updated sheet in our site plan package which shows the truck turning radii for both a fire truck and a trailer truck on the adjacent lot. The sheet shows that maneuverability between the sites is adequate for both truck types.

We have also looked at circulation within the site for the display of cars. We added a fourteen-foot access aisle and removed a row of display spaces. This will allow easier access to vehicles for customers to test drive. As mentioned before, only employees will be moving the vehicles in and out of the aisles.

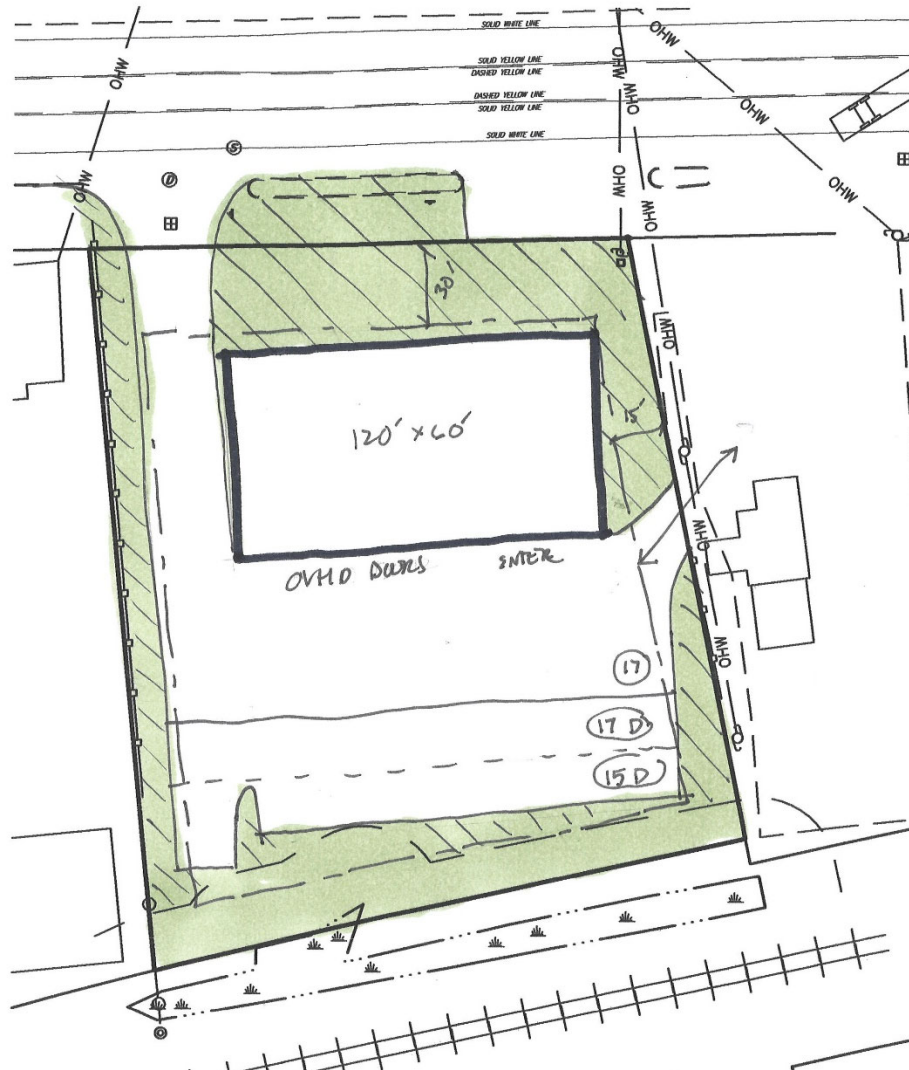
Overlay District:

The site is in the West Elm Street Gateway Overlay District. In this district, buildings should be located close to the front property line and parking lots should be on either the side or the rear of the building. We have completed a few examples of various locations for the building and parking areas.

In example No. 1 we show the building at the front setback line with parking out back. This is the prescribed Overlay district scenario with green space out front, the building close the street, and parking

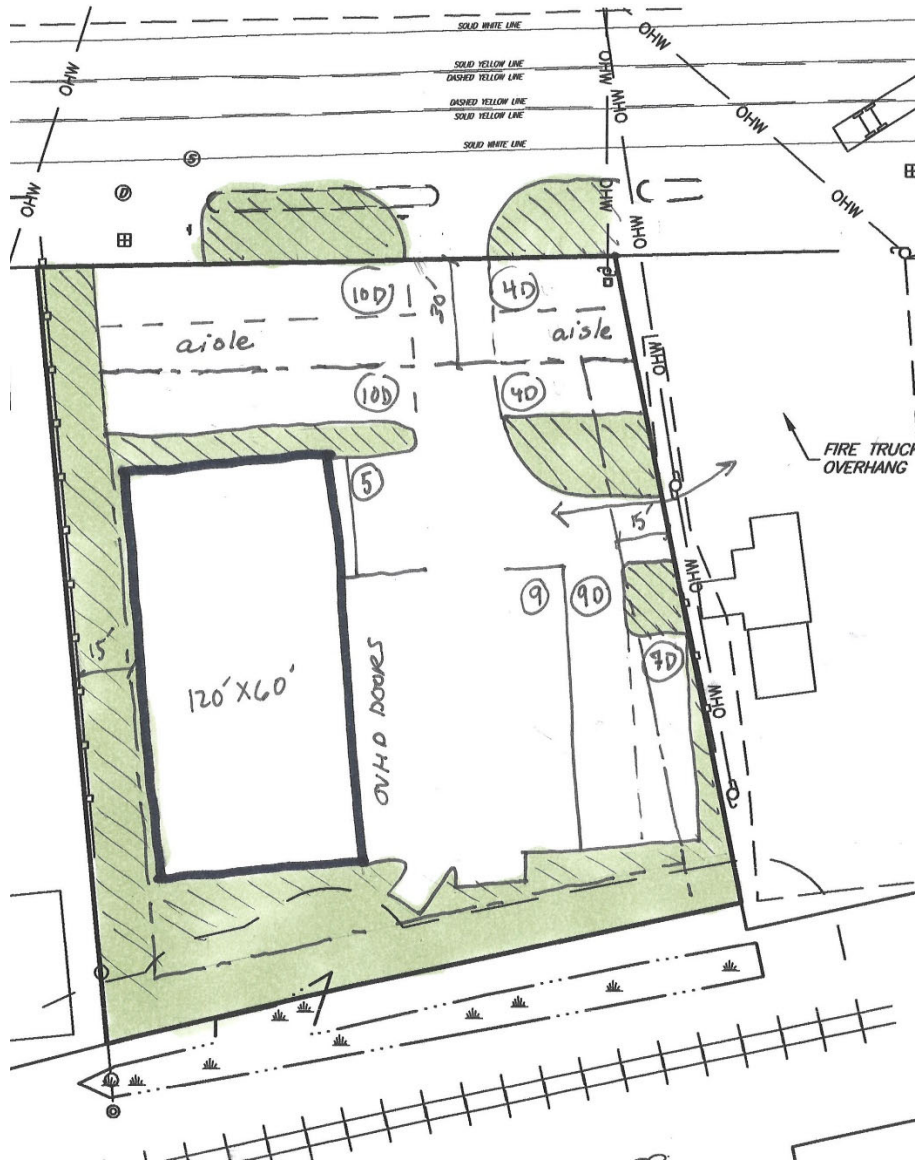
out back. This concept does not allow for any display spaces in the front of the building which is essential for a car sales business. The proposed parking layout requires two rows of display spaces be behind the customer parking spaces. There are 17 customer/employee spaces and 32 display spaces which falls short of the required spaces. The emergency circulation does not allow for parking along the building façade. On another note, the building cannot be move further south to accommodate display spaces because the adjacent emergency access would be inaccessible.

Most importantly, putting the proposed building where the existing building is located would cause the business to close for an extended period, causing employees to be terminated. This scenario is financially impossible for the business owner.



Example No. 1

In Example No. 2, the building is located along the west of the property line and tucked close to the wetland setback to allow for display spaces in the front. The parking lot is located to the side of the building with only 14 customer/employee spaces. Hidden behind these are additional display spaces. This design only allows for 28 display spaces at the front of the lot. Also, the emergency vehicle and trailer access is not feasible because the entrance drive is located too far east, and the truck would require too much open area on the adjacent lot to make a left turn towards the roadway. This scenario does not have enough room for drainage. The water table is closer to the surface by the wetland, all water would have to make its way to the front display spaces where we would have to do underground storage (this is different than permeable pavers).



Example No. 2

We have also included a Building Dimension Exhibit showing the distance from the street curb to all the buildings on this section of Route 101. The average distance from curb to building (see calculations on the attached plan) is 82' for the 13 buildings. Our proposed building is 145' from the curb line. There are

two buildings which are further away from Route 101 than ours. Due to the location of the rail line, the properties get smaller as you head east. Several of the properties are too small to allow for the building to be located anywhere but near the front of the lot line or within the building setback. Reviewing the aerial, the new location of the building does not appear out of line with the others.

As we mentioned at the Planning Board meeting and in this letter, the owner would like to keep the business running during construction. To do this, we are proposing constructing the new building out back while the existing building remains open. This way, business will only have to shut down for the paving, permeable paver, and landscape island installations.

As demonstrated in the two scenarios above, locating the building closer to the road or along the west side of the property does not allow for adequate parking and ease of emergency and truck access.

Site Cleanup:

On our demolition plan, we specify the locations of clean up for the back half of the property. Everything will be removed including the electrical poles, and then seeded.

We look forward to discussing these and any additional concerns with you at the Planning Board meeting.

Sincerely,

Bedford Design Consultants, Inc.

A handwritten signature in cursive script, appearing to read "Katherine A. Weiss".

Katherine A. Weiss, PLA, ASLA
Project Manager



BUILDING DISTANCES TO CURB LINE

31
 170
 61
 209
 26
 30
 99
 66
 65
 83
 57
 17
 21

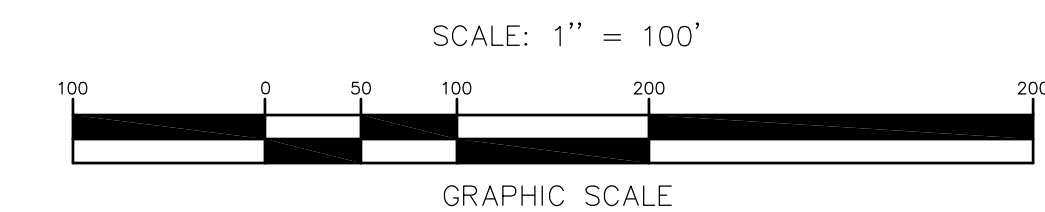
BUILDING DISTANCES UPDATED TO REFLECT REQUIRED 30' SETBACK

50
 50
 50
 50
 50
 50
 50

$935 / 13 = 72'$

$1,060 / 13 = 82'$

THE AVERAGE DISTANCE TO BUILDINGS ALONG ELM ST IS 82'. OUR BUILDING IS AT 145'



TAX MAP 12 LOT 11
BUILDING DIMENSION EXHIBIT
SOONER-MILFORD
 LOCATED AT:
754-756 ELM STREET
MILFORD, NEW HAMPSHIRE, 03055
 OWNER: LAND BARGE, LLC APPLICANT: SOONER TRANSPORTATION LLC
 754-756 ELM STREET 3 EXECUTIVE PARK DRIVE, SUITE 2016
 MILFORD, NH 03055 BEDFORD, NH 03110

SCALE: 100'		APRIL 25, 2022		SHEET 7 OF 12	
DESIGN: KAW	DRAWN: KAW	CHECKED: RJB	FB: 580	PG: 60	1667-01

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
 592 Harvey Road, Manchester, NH 03103
 Telephone: (603) 622-5533
 www.bedforddesign.com

DATE	DESCRIPTION	BY	REV.
8-31-22	REVISED PER PLANNING BOARD, STAFF, & DOT COMMENTS	KAW	B
8-9-22	ADDED SIGHT DISTANCE AND SEWER PROFILE SHEETS	KAW	A

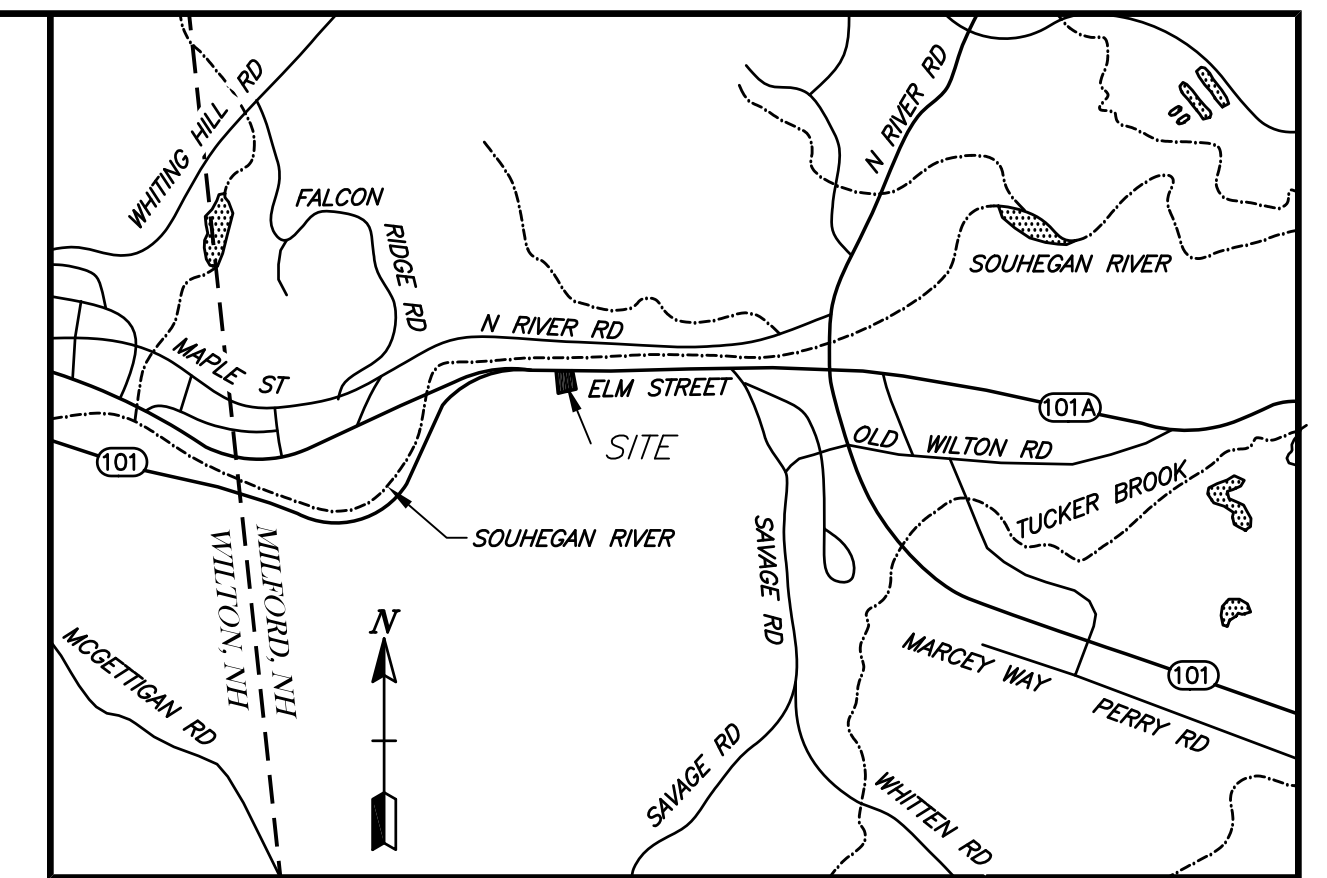
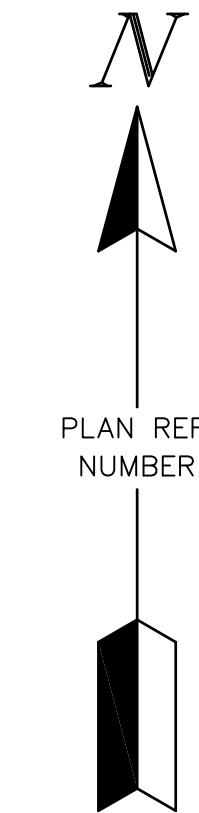


SOONER MILFORD SITE PLAN

754 & 756 ELM ST MILFORD, NEW HAMPSHIRE

TAX MAP 6 LOT 17
RIVER BED TRUST
DAWN J. ARNSTEIN, TRUSTEE
P.O. BOX 95
WILTON, NH 03086-0095
BOOK 5167 PAGE 1545

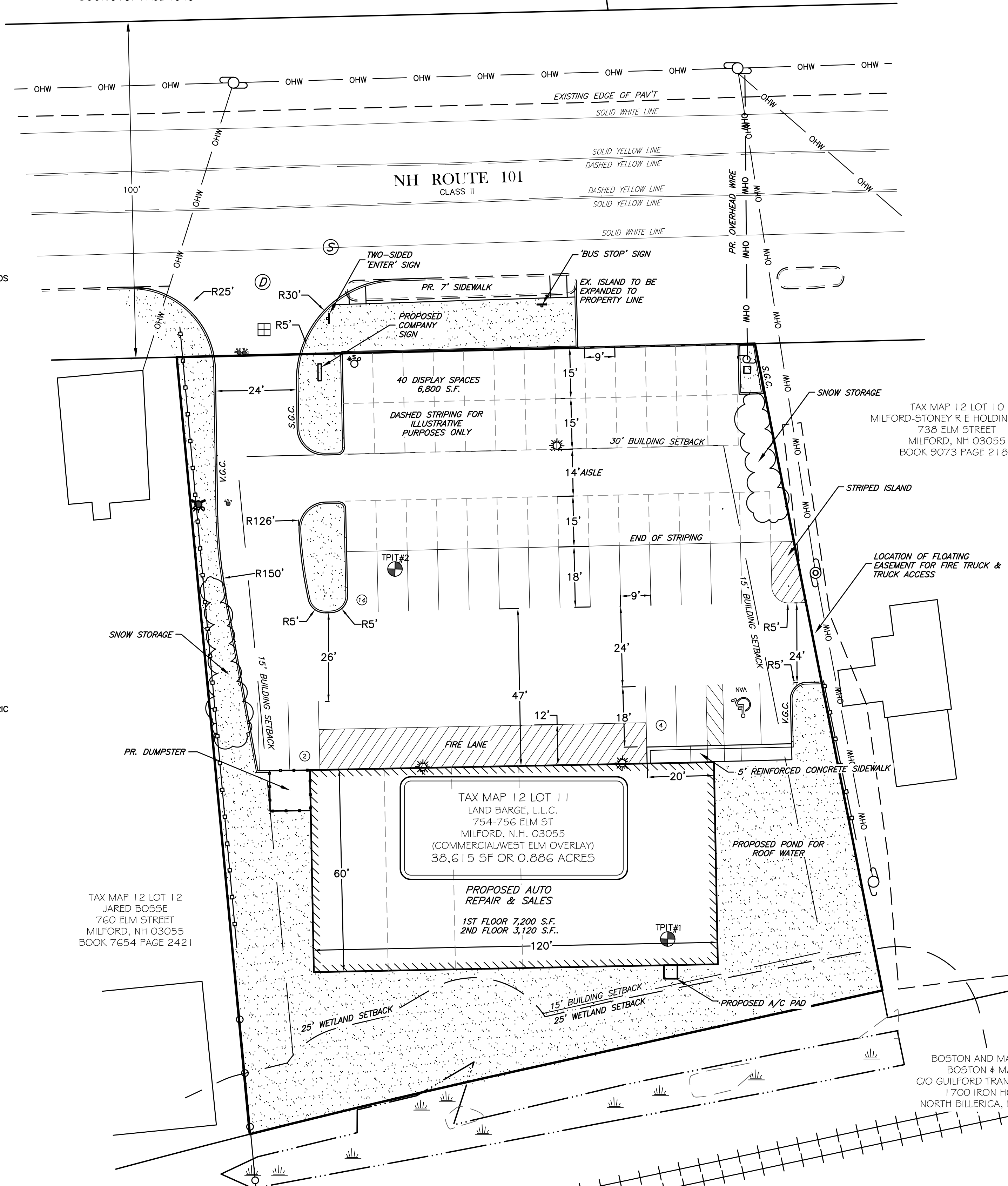
TAX MAP 12 LOT 10-1
STATE OF NEW HAMPSHIRE
P.O. BOX 483
CONCORD, NH 03302-0483
BOOK 1307 PAGE 0182



LOCUS MAP
(1" = 2000')

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- LOT LINE
- SETBACK LINE
- EDGE OF JURISDICTIONAL WETLANDS
- WETLAND SYMBOL
- WETLAND BUFFER
- EXISTING ROADWAY
- PROPOSED CURBING
- EXISTING CATCH BASIN
- PROPOSED RIP RAP
- PROPOSED BUILDING
- PROPOSED GRASS
- PROPOSED PERVIOUS PAVERS
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- PROPOSED LIGHT POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- # OF PARKING SPACES
- PROPOSED UNDERDRAIN
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED DRAIN LINE
- EXISTING DRAIN LINE
- EXISTING UTILITY POLE
- REBAR FOUND
- STONE BOUND FOUND
- REBAR TO BE SET
- GRANITE BOUND TO BE SET
- IRON PIPE FOUND
- BENCHMARK SET
- WELL
- MAILBOX
- STREET ADDRESS
- SCS SOIL LINE
- EXISTING WATER SHUTOFF
- PROPOSED WATER SHUTOFF
- TEST PIT
- ABUTTING PROPERTY LINE
- EX. OVERHEAD WIRES
- PR. OVERHEAD WIRES



NOTES:

- OWNER OF RECORD:
TAX MAP 12 LOT 11
LAND BARGE, LLC
754-756 ELM ST
MILFORD, NH 03055
BOOK: 8664 PAGE: 2557
- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED AUTO REPAIR AND AUTO SALES SHOP WITH ACCOMPANYING PARKING AND CIRCULATION AND OUTDOOR DISPLAY.
- THE EXISTING LOT IS AN AUTO REPAIR AND SALES SHOP WITH ASSOCIATED PARKING CIRCULATION AND STORAGE. THE FRONT 1/3 OF THE PROPERTY ARE PAVED. BEHIND THE BACK FENCE IS GRASS. THE MAJORITY OF IMPROVEMENTS ARE TO BE REMOVED. SEE THE DEMOLITION PLAN.
- EXISTING DRAINAGE INCLUDES A CATCH BASIN ON ROUTE 101 AND A WETLAND SWALE AT THE BACK OF THE PROPERTY. THE PROPOSED DRAINAGE INCLUDES AN ABOVE GROUND STORMWATER BASIN AND PERMEABLE PAVERS AND THE EXISTING DRAINAGE STRUCTURES. THE SITE IS FLAT AND ALL WATER EVENTUALLY REACHES ROUTE 101. THE SWALE AT THE BACK OF PROPERTY FLOWS ONTO THE ADJACENT PROPERTY AND TO ROUTE 101.
- TOTAL PARCEL AREA = 38,615 SQ. FT. OR 0.886 ACRES.
- ZONED: COMMERCIAL & WEST ELM OVERLAY DISTRICT. THE PARCEL ABUTS THE INDUSTRIAL ZONE. IT IS IN THE GROUNDWATER PROTECTION DISTRICT AND THE SHORELAND PROTECTION ZONE.
- THE SITE IS LOCATED OUTSIDE OF THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY, MAP NUMBER 33011C0454D, EFFECTIVE DATE SEPTEMBER 25, 2009.
- THE SITE IS LOCATED IN THE LEVEL II PROTECTION AREA AS SHOWN ON THE MAP TITLED 'GROUNDWATER PROTECTION AREA: MILFORD, NH' PREPARED BY NASHUA REGIONAL PLANNING COMMISSION, PRINTED 10/24/02.
- DIMENSIONAL REGULATIONS: COMMERCIAL

	REQ.	EX.	PR.
MIN. LOT SIZE	20,000 S.F.	38,615 S.F.	38,615 S.F.
MIN. FRONTAGE	150'	172'	172'
FRONT SETBACK	30'	30'	30'
SIDE/REAR SETBACK	15'	15'	15'
OPEN SPACE	30%	70%	70%
WETLAND NON-DIST.	25'	-	25'
- PARKING:
9'x18' SPACES WITH 24' ACCESS AISLES.
AUTO REPAIR/AUTO DEALER:
4 SPACES PER BAY = 4 X 7 = 28 SPACES
OR
1 SPACE/EMPLOYEE + 1 SPACES PER 1,000 S.F.
= 10 EMPLOYEES + 10.8 PER S.F.
= 21 SPACES REQUIRED
= 20 SPACES PROPOSED
- THIS PROJECT REQUIRES THE FOLLOWING PERMITS:
NHDES SHORELAND PERMIT
NHDES SEWER DISCHARGE PERMIT
TOWN OF MILFORD STORMWATER PERMIT
NH DOT DRIVEWAY PERMIT
- 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.
- AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
- THIS PROJECT MAY BE TO THE TOWN OF MILFORD IMPACT FEES.
- WAIVERS ARE REQUESTED FOR THE NUMBER OF REQUIRED PARKING SPACES IN SECTION 6.05.4 TABLE OF OFF-STREET PARKING, FROM THE PERIPHERY LANDSCAPE STRIP SECTION 6.08.5(B)1 & 6.08.7(A)1, AND FROM THE ACCESSIBLE PARKING LENGTH SECTION 6.05.3(A)4 & 6.05.5(E).
- IN THE EVENT THE PROPOSED SNOW REMOVAL AREAS ARE NOT SUFFICIENT, SNOW SHALL BE RELOCATED OFF SITE USING BEST MANAGEMENT PRACTICES. ALL SNOW REMOVAL SHALL BE DONE BY A GREEN SNOW PRO CERTIFIED COMPANY.
- THIS SITE PLAN REQUIRES AN AUTOMATIC FIRE ALARM SYSTEM AS WELL AS AN AUTOMATIC SPRINKLER SYSTEM.
- THE LOADING AREA SHALL BE ALONG THE MAIN ENTRANCE DRIVE.

PLAN INDEX	SHEET NO
OVERVIEW & SITE PLAN SHEET	1
EXISTING CONDITIONS PLAN	2
DEMOLITION & EROSION CONTROL PLAN	3
GRADING, UTILITY PLAN	4
SEWER PROFILE PLAN	5
LIGHTING, & LANDSCAPE PLAN	6
ARCHITECTURAL & TRUCK TURNING PLANS	7
SIGHT DISTANCE PLAN	8
CONSTRUCTION DETAILS	9-12

DRAFT

OWNER'S SIGNATURE
NAME _____ DATE _____

APPROVED BY THE TOWN OF MILFORD PLANNING BOARD
SIGNATURE _____ DATE _____
SIGNATURE _____ DATE _____

TAX MAP 12 LOT 11
OVERVIEW & SITE PLAN
SOONER-MILFORD
 LOCATED AT:
754-756 ELM STREET
MILFORD, NEW HAMPSHIRE, 03055
 OWNER: LAND BARGE, LLC
 APPLICANT: SOONER TRANSPORTATION LLC
 754-756 ELM STREET
 3 EXECUTIVE PARK DRIVE, SUITE 2016
 MILFORD, NH 03055
 BEDFORD, NH 03110

SCALE: 1" = 20' APRIL 25, 2022 SHEET 1 OF 12

DESIGN: KAW	DRAWN: KAW	CHECKED: RJB	FB: 580	PG: 60	1667-01
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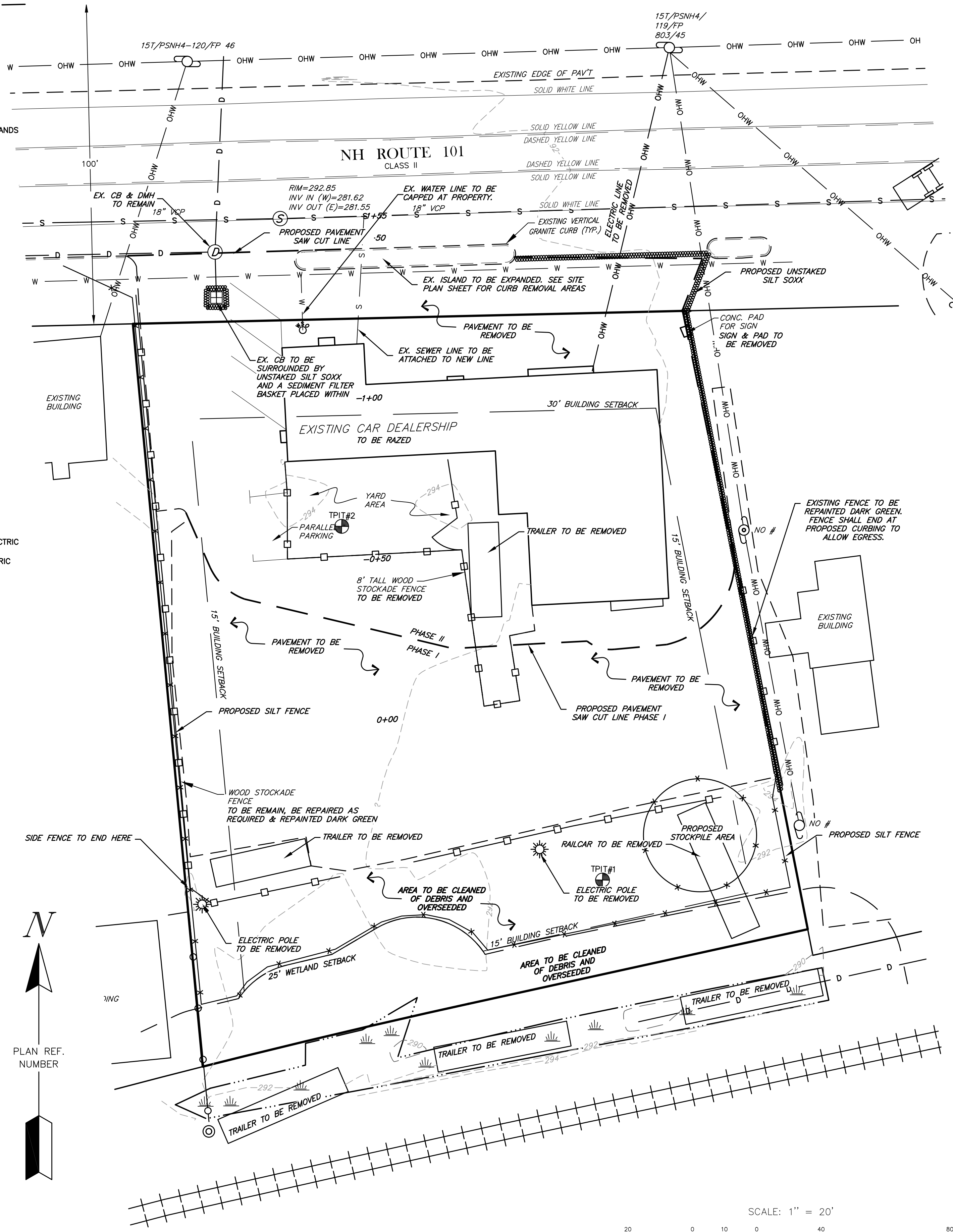
Bedford Design Consultants Inc.
 ENGINEERS AND SURVEYORS
 592 Harvey Road, Manchester, NH 03103
 Telephone: (603) 622-5533
 www.bedforddesign.com

SCALE: 1" = 20'

DATE	DESCRIPTION	BY	REV.
8-31-22	REVISED PER PLANNING BOARD, STAFF, & DOT COMMENTS	KAW	B
8-9-22	ADDED SIGHT DISTANCE AND SEWER PROFILE SHEETS	KAW	A

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- LOT LINE
- SETBACK LINE
- EDGE OF JURISDICTIONAL WETLANDS
- WETLAND SYMBOL
- WETLAND BUFFER
- EXISTING ROADWAY
- PROPOSED CURBING
- EXISTING CATCH BASIN
- PROPOSED RIP RAP
- PROPOSED BUILDING
- PROPOSED GRASS
- PROPOSED PERVIOUS PAVERS
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- PROPOSED LIGHT POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- # OF PARKING SPACES
- PROPOSED UNDERDRAIN
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED DRAIN LINE
- EXISTING DRAIN LINE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- REBAR FOUND
- STONE BOUND FOUND
- REBAR TO BE SET
- GRANITE BOUND TO BE SET
- IRON PIPE FOUND
- BENCHMARK SET
- WELL
- MAILBOX
- STREET ADDRESS
- SCS SOIL LINE
- EXISTING WATER SHUTOFF
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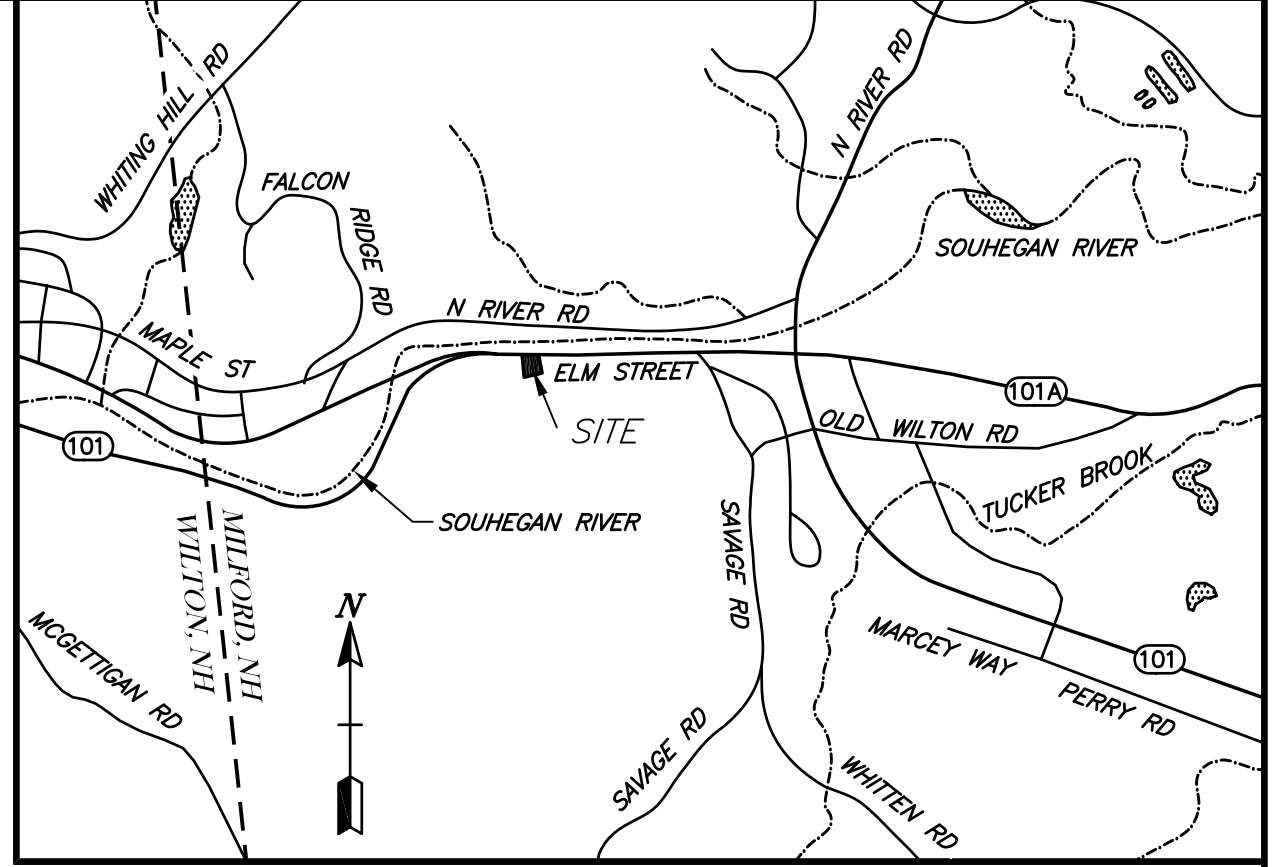


PHASING NOTES:

THE DEMOLITION SHALL BE PHASED. THE AREA BEHIND THE EXISTING BUILDING SHALL BE REMOVED FIRST WITH ROOM TO ALLOW TRAFFIC FLOW BEHIND IT. ONCE THIS AREA HAS BEEN DEMOLISHED, THE NEW BUILDING WILL BE BUILT. ONCE THE NEW BUILDING IS COMPLETED, DEMOLITION OF THE FRONT OF THE SITE WILL OCCUR. EROSION CONTROL MEASURES SHALL BE USED APPROPRIATELY FOR EACH PHASE OF THE DEMOLITION TO ENSURE THAT WATER IS DETAINED BEFORE LEAVING THE SITE.

DEMOLITION NOTES:

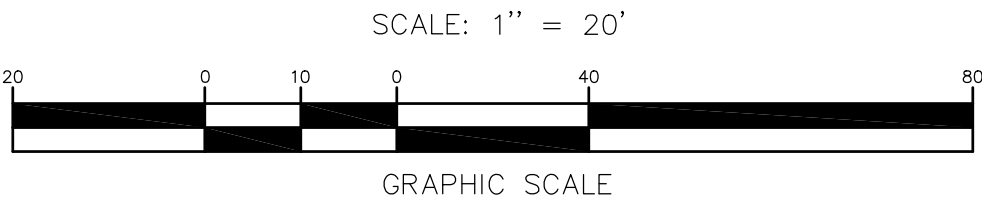
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING IMPROVEMENTS TO BE REMOVED.
2. THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR SITE DEMOLITION. IT SHOULD BE NOTED THAT ALL MANMADE FEATURES, PAVEMENT, SIGNS, POLES, CURBING, CONCRETE WALKS, UTILITIES, ETC. SHALL BE REMOVED AS NECESSARY TO CONSTRUCT WORK, UNLESS OTHERWISE NOTED TO REMAIN.
3. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
4. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCIES FROM THE DATA SHOWN ON THESE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT LEAST 72 HOURS BEFORE DIGGING.
6. ALL EXISTING STRUCTURES WITHIN THE CONSTRUCTION AREA, UNLESS OTHERWISE NOTED TO REMAIN, SHALL BE REMOVED. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. ANY BURNING ON-SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
7. CONTRACTOR TO INSTALL EROSION AND SEDIMENT CONTROL DEVICES AS NECESSARY IN ACCORDANCE WITH STORMWATER BEST MANAGEMENT PRACTICES PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
8. PROVIDE INLET PROTECT BARRIERS AT ALL EXISTING CATCH BASINS WITHIN CONSTRUCTION LIMITS AS WELL AS CATCH BASINS THAT MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INLET PROTECTION BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE "HIGH FLOW SILT SACK" BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH 0.5 INCH OR GREATER RAINSTORM. SEDIMENT DEPOSITS TO BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.
9. CONDUCT ALL DEMOLITION ACTIVITIES IN A MANNER WHICH WILL PREVENT INJURY, DAMAGE TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY THE CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING SERVICES INCLUDE, BUT ARE NOT LIMITED TO, ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL, AND UTILITY COMPANY STANDARDS.
11. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER AS TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT WRITTEN PERMISSION OF THE OWNERS AND APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
12. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
13. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE MATERIALS. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON-SITE. REMOVAL OF HAZARDOUS OR COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT AND/OR OTHER APPROPRIATE REGULATORY AGENCIES AND DEPARTMENTS.
14. MARK FOR POSITION ALL EXISTING UTILITY, DRAINAGE, AND SANITARY SEWER LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO INSURE THE CONTINUATION OF SERVICE.
15. UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK. CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY IS ACTIVE, AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL A PERMANENT SOLUTION IS IN PLACE.
16. THE CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT THE DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, HE SHALL EMPLOY A LICENSED LAND SURVEYOR TO REPLACE IT.
17. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
18. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
19. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER, STONES LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM BUILDING DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS UNDERTAKE ALL NECESSARY ACTIONS TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROZEN MATERIALS, TRASH AND DEBRIS. PLACE FILL MATERIALS IN LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE SURFACE TO MEET ADJACENT CONTOURS AND PROVIDE SURFACE DRAINAGE.
20. REMOVE ALL ASPHALT, VEGETATION, TREES, SHRUBS, UTILITIES, SIGNAGE AND STRUCTURES AS NOTED.
21. EXISTING ASPHALT REMOVED FROM THE SITE SHALL BE GROUND AND REUSED AS FILL OR TRUCKED OFF SITE AND DISPOSED OF BY APPROVED METHODS. PAVEMENT SHALL BE SAWCUT AT ALL ENTRANCES AND LIMITS OF REMOVAL.
22. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF MANCHESTER AND SHALL BE BUILT IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION APPROVED AND ADOPTED 2006 ARE HEREBY INCORPORATED BY REFERENCE.
23. THE CONTRACTOR SHALL APPLY FOR AN EXCAVATION PERMIT FOR WORK WITHIN THE CITY RIGHT-OF-WAY OR ON CITY OWNED PROPERTY. CONTACT THE CITY MANCHESTER DEPARTMENT OF PUBLIC WORKS PRIOR TO CONSTRUCTION TO APPLY FOR A PERMIT.
24. THE CONTRACTOR SHALL REQUEST A PRECONSTRUCTION MEETING WITH THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING DEPARTMENT PRIOR TO THE START OF ANY CONSTRUCTION/DEMOLITION ACTIVITIES ON-SITE TO DISCUSS SITE INSPECTIONS, SCHEDULES, SPECIAL CONDITIONS, ETC.
25. ALL WORK MUST CONFORM TO THE TOWN OF MILFORD STANDARD SPECIFICATIONS AND ANY WORK WITHIN THE CITY RIGHT-OF-WAY REQUIRES AN EXCAVATION PERMIT.



LOCUS MAP

1" = 2000'

DRAFT



TAX MAP 12 LOT 11
DEMOLITION & EROSION CONTROL PLAN
SOONER-MILFORD
 LOCATED AT:
754-756 ELM STREET
MILFORD, NEW HAMPSHIRE, 03055

OWNER: LAND BARGE, LLC
 754-756 ELM STREET
 MILFORD, NH 03055

APPLICANT: SOONER TRANSPORTATION LLC
 3 EXECUTIVE PARK DRIVE, SUITE 2016
 BEDFORD, NH 03110

SCALE: 1" = 20' APRIL 25, 2022 SHEET 3 OF 12

DESIGN: KAW	DRAWN: KAW	CHECKED: RJB	FB: 580	PG: 60	1667-01
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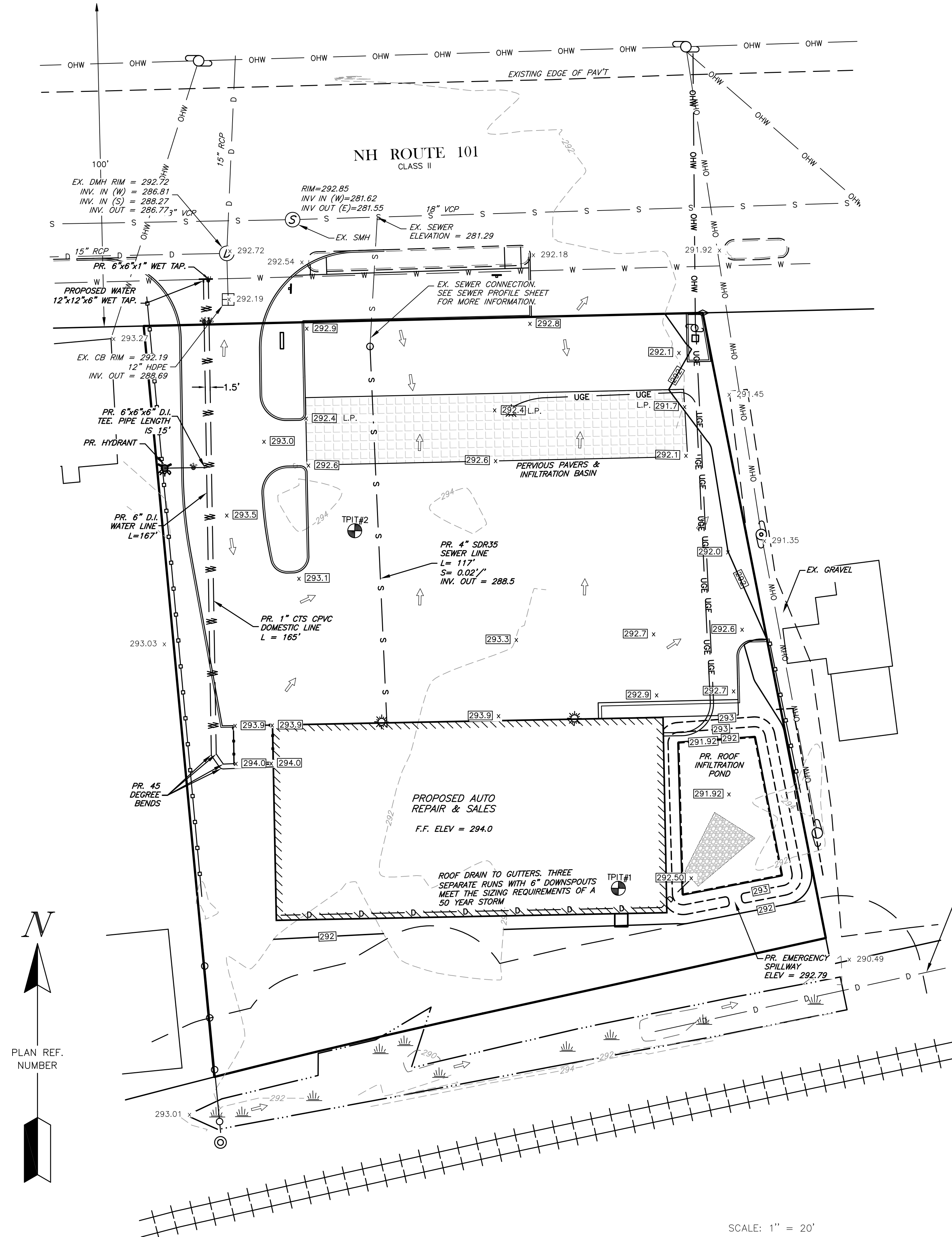
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- PROPOSED UNDERDRAIN
- PROPOSED GAS LINE
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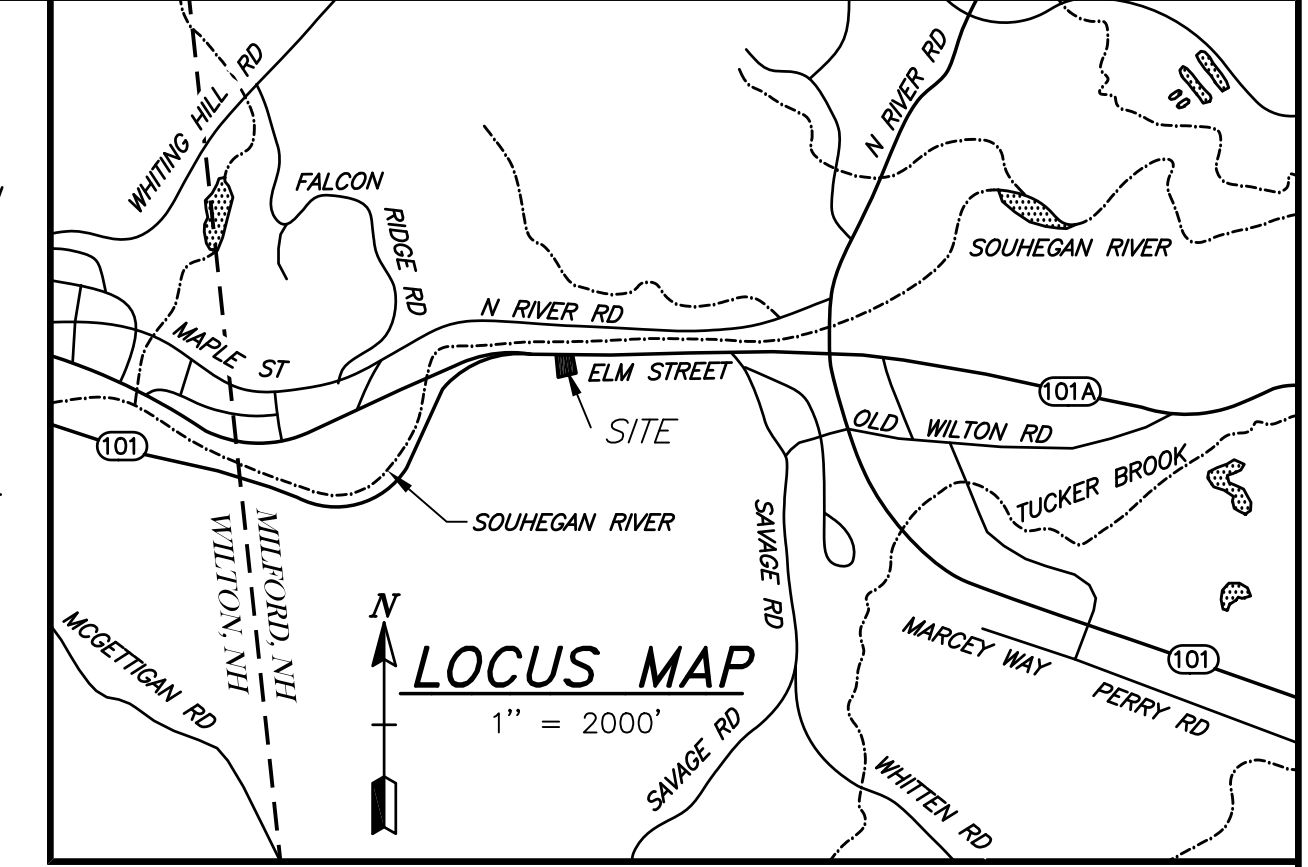


GRADING AND DRAINAGE NOTES:

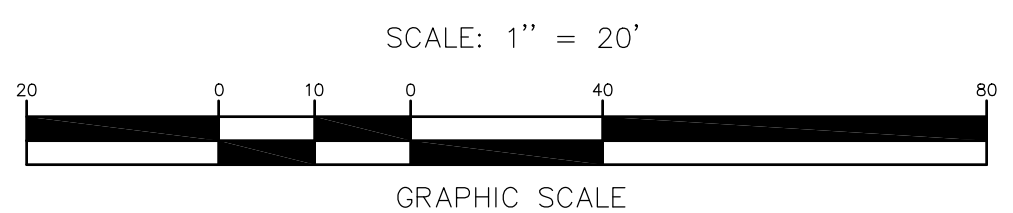
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE GRADING AND DRAINAGE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED SITE PLAN.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF SALEM AND SHALL BE BUILT IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
3. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURERS INSTALLATION INSTRUCTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROXIMATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-800-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
5. REFER TO UTILITY SHEETS FOR DRAINAGE RIMS, INVERTS & PIPE SLOPES.
6. ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 HIGH-DENSITY POLYETHYLENE PIPE SMOOTH INTERIOR (OR APPROVED EQUAL), OR RCP CLASS IV, UNLESS NOTED ON THE PLANS. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURERS INSTALLATION INSTRUCTIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR PROTECTION OF ALL UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE WITH THE OWNER OF SAID UTILITIES.
8. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS CONSTRUCTION WORK AT ALL TIMES.
9. THE CONTRACTOR SHALL THOROUGHLY SECURE ALL EXCAVATIONS ON A DAILY BASIS AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
10. CONTRACTOR SHALL VERIFY T.B.M. ELEVATION PRIOR TO THE START OF CONSTRUCTION.
11. ALL SWALES AND ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
12. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, PONDS, AND SWALES PRIOR TO DIRECTING RUNOFF TO THEM.
13. ALL PROPOSED AND EXISTING CATCH BASINS WHICH MAY RECEIVE STORMWATER RUNOFF FROM THE DEVELOPMENT DURING CONSTRUCTION, SHALL BE OUTFITTED WITH STONE INLET PROTECTION OR SILT SACKS (SEE DETAILS SHEETS).
14. ALL CATCH BASIN SUMPS SHALL BE KEPT CLEAN DURING CONSTRUCTION. ALL CATCH BASIN SUMPS AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN PAVED.
15. THE CONTRACTOR SHALL DISPOSE OF ANY UNSUITABLE MATERIAL FOUND ON-SITE (I.E. TRASH, STUMPS, ETC.) IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS.
16. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN IN THE PLAN SET THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE N.H.D.E.S. STANDARDS. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY/TOWN.
17. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THIS PLAN SET, PREPARED BY BEDFORD DESIGN CONSULTANTS, INC., DO NOT EXTEND TO OR INCLUDE METHODS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REQUIREMENTS.
18. ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO N.H.D.O.T., LOCAL CITY/TOWN POLICE DEPARTMENT, AND DEPARTMENT OF PUBLIC WORKS SHALL BE EMPLOYED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
19. ADJUST ALL MANHOLES, CATCH BASIN, CURB BOXES, ETC. WITHIN THE LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF FINISHED PAVEMENT.
20. THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE.
21. CONTRACTOR TO PROVIDE FINISHED PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS, AND LOADING AREAS.
22. ALL ELEVATIONS SHOWN AT THE CURB ARE TO THE BOTTOM OF THE CURB UNLESS OTHERWISE NOTED.
23. ALL SIDEWALK AND OTHER CURB REVEALS SHALL BE 6 INCHES. WHERE SIDEWALK IS TO BE FLUSH, THE PAVEMENT REVEAL SHALL BE 1/4" WITH A TOLERANCE OF 1/8".
24. THE FINISHED GRADE AT THE BOTTOM OF ALL ACCESSIBLE RAMPS SHALL BE FLUSH WITH THE PAVEMENT, WITH A TOLERANCE OF PLUS OR MINUS 1/4".

UTILITY NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE UTILITY IMPROVEMENTS ASSOCIATED WITH THE PROPOSED SITE PLAN.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF SALEM AND SHALL BE BUILT IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROXIMATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR PROTECTION OF ALL UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE WITH THE OWNER OF SAID UTILITIES.
5. ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 HIGH-DENSITY POLYETHYLENE PIPE SMOOTH INTERIOR (OR APPROVED EQUAL), OR RCP CLASS IV, UNLESS NOTED ON THE PLANS. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURERS INSTALLATION INSTRUCTIONS.
6. ALL CATCH BASIN SUMPS AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN PAVED.
7. ALL ROOF DRAINS FROM BUILDING SHALL BE CONSTRUCTED TO WITHIN 5' OF THE OUTSIDE THE BUILDING LIMITS AS SHOWN ON THE PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT THE END. ALL EXTERIOR ROOF DOWNSPOUTS ARE TO BE INSTALLED WITH OVERFLOW DEVICES.
8. ALL DRAINAGE AND SANITARY SEWER STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3' DEEP SUMPS WITH HOODS, UNLESS OTHERWISE NOTED.
9. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY H-29 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
10. NO FOUNDATION DRAINS, ROOF DRAINS, FLOOR DRAINS SHALL BE CONNECTED TO THE MUNICIPAL SEWER.
11. OPERATION AND MAINTENANCE OF THE SEWER SERVICE SHALL BE THE RESPONSIBILITY OF THE APPLICANT.
12. THE MINIMUM SEWER TRENCH WIDTH SHALL BE AT LEAST 2 TIMES OUTER DIAMETER OF THE PIPE.
13. THE SEWER CONNECTIONS SHALL BE INSPECTED BY AUTHORIZED TOWN OF SALEM PUBLIC WORKS AND ENGINEERING DEPARTMENT PERSONNEL BEFORE ANY BACKFILLING. INSPECTION HOURS ARE BETWEEN 9 A.M. AND 4.30 P.M., MONDAY - FRIDAY, WITH AT LEAST 2 DAYS OF ADVANCED NOTICE.
14. THE SEWER SERVICE MANHOLES SHALL BE VACUUM TESTED AND THE PVC PIPING PRESSURE TESTED WITH AUTHORIZED TOWN OF SALEM PUBLIC WORKS AND/OR ENGINEERING DEPARTMENT PERSONNEL PRESENT ON SITE AS A WITNESS.
15. SEWER MAINS TO BE 8" SDR 35 PVC MEETING ASTM D3034 OR APPROVED EQUIVALENT. ALL SEWER CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE STANDARD SEWER CONSTRUCTION SPECIFICATIONS AND THE TOWN OF SALEM DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
16. A MANDATORY PRECONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN, CONTRACTOR, OWNER, AND ALL UTILITY REPRESENTATIVES PRIOR TO CONSTRUCTION. NO WORK SHALL BEGIN UNTIL APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS HAS BEEN OBTAINED.
17. WATER MAINS TO BE 8" CLASS 52 CEMENT LINED DUCTILE IRON PIPE OR APPROVED EQUIVALENT. WATERLINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF SALEM DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
18. GAS LINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH UNTIL UTILITIES SPECIFICATIONS.
19. ANY FIELD UTILITY ADJUSTMENTS SHALL BE APPROVED BY THE LOCAL AUTHORITIES AND THE OWNER PRIOR TO INSTALLATION.
20. ALL ELECTRIC, TELEPHONE AND CABLE TV LINES ARE TO BE INSTALLED IN CONFORMANCE WITH APPLICABLE UTILITY COMPANY SPECIFICATIONS.
21. ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY THE SPECIFIC UTILITY COMPANY AND THE LOCAL DEPARTMENT OF PUBLIC WORKS.
22. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL PROPOSED BUILDING UTILITY CONNECTIONS WITH THE ARCHITECTURAL PLANS.



DRAFT



TAX MAP 12 LOT 11
GRADING & UTILITIES PLAN
SOONER-MILFORD
 LOCATED AT:
754-756 ELM STREET
MILFORD, NEW HAMPSHIRE, 03055

OWNER: LAND BARGE, LLC
 754-756 ELM STREET
 MILFORD, NH 03055

APPLICANT: SOONER TRANSPORTATION LLC
 3 EXECUTIVE PARK DRIVE, SUITE 2016
 BEDFORD, NH 03110

SCALE: 1" = 20' APRIL 25, 2022 SHEET 4 OF 12

DESIGN: KAW	DRAWN: KAW	CHECKED: RJB	FB: 580	PG: 60	1667-01
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ENGINEERS AND SURVEYORS
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 Telephone: (603) 622-5533
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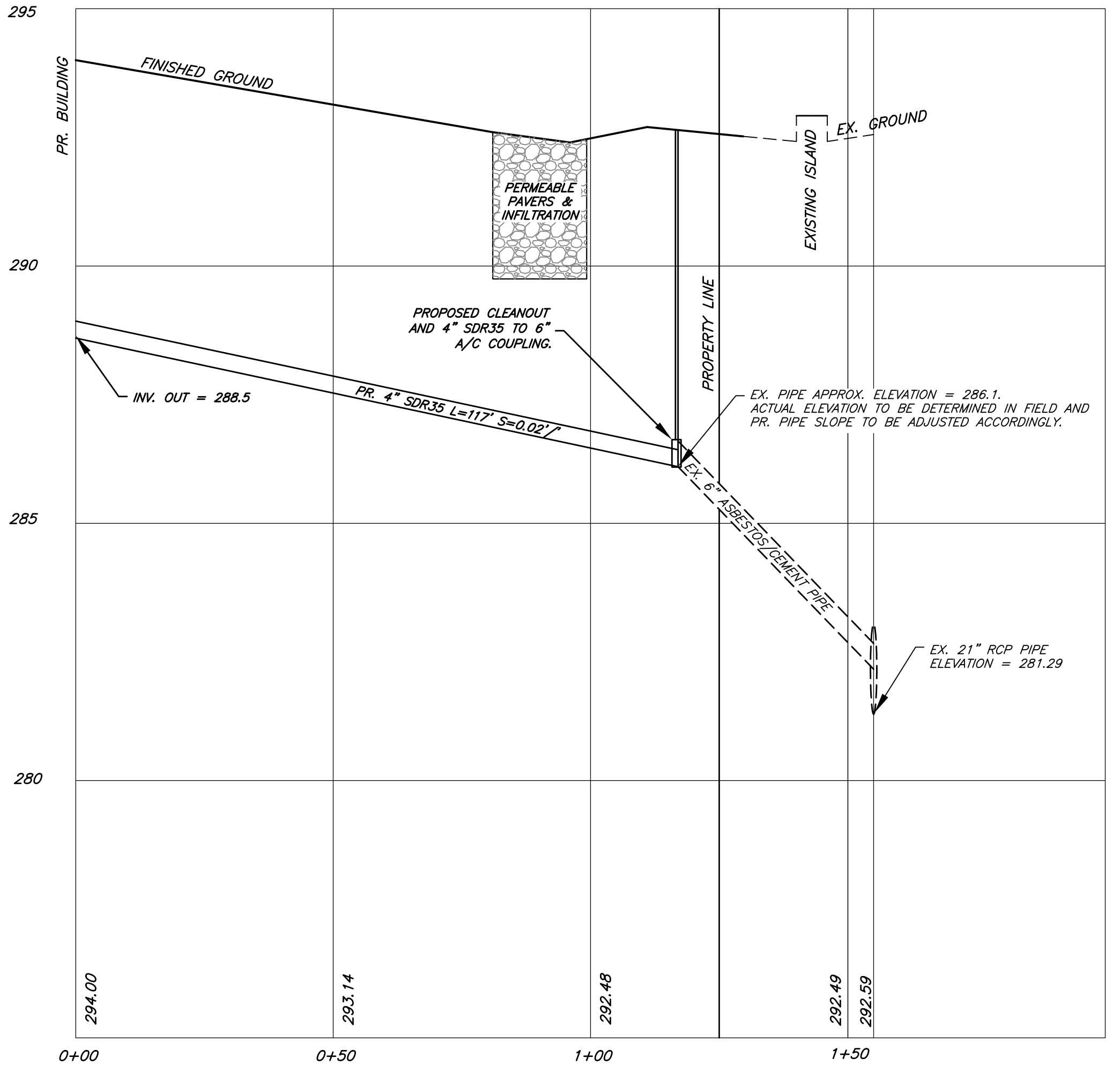
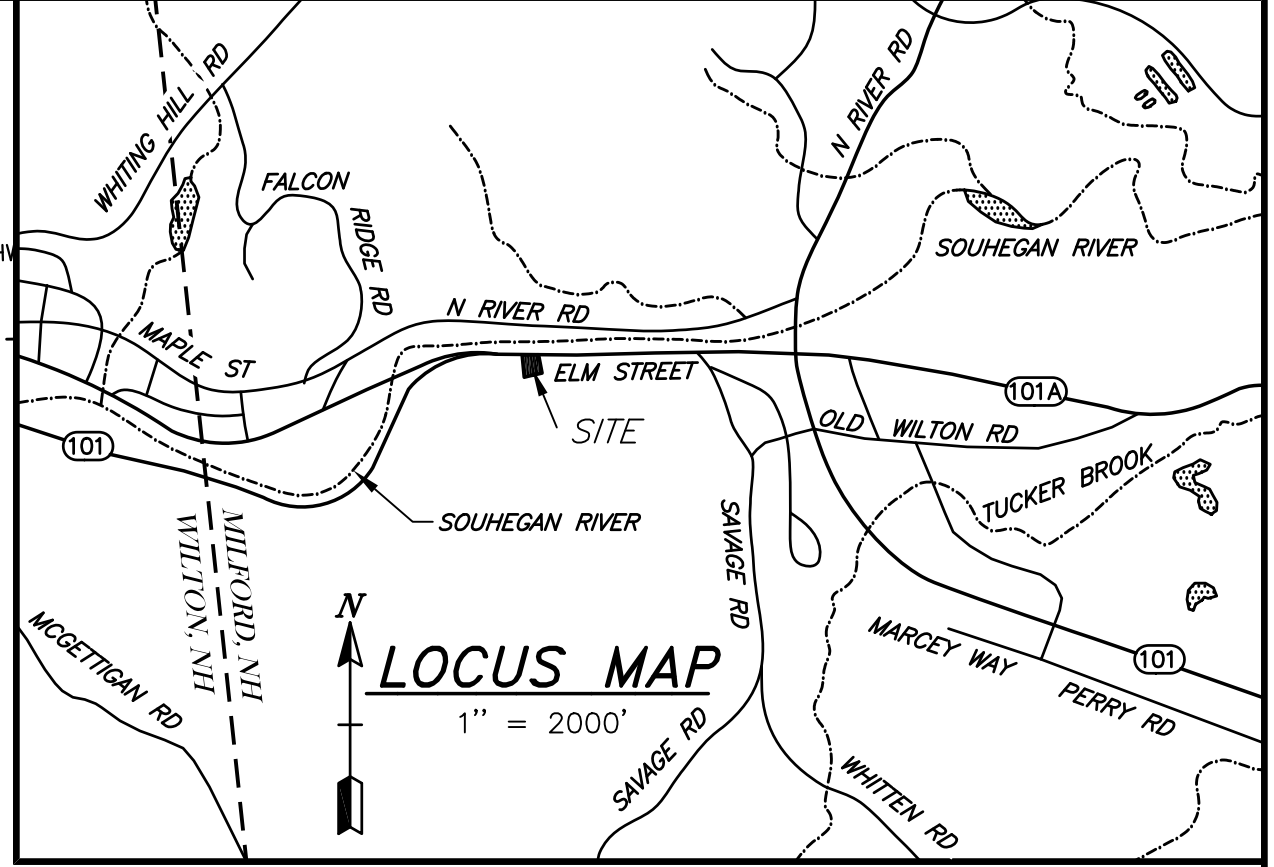
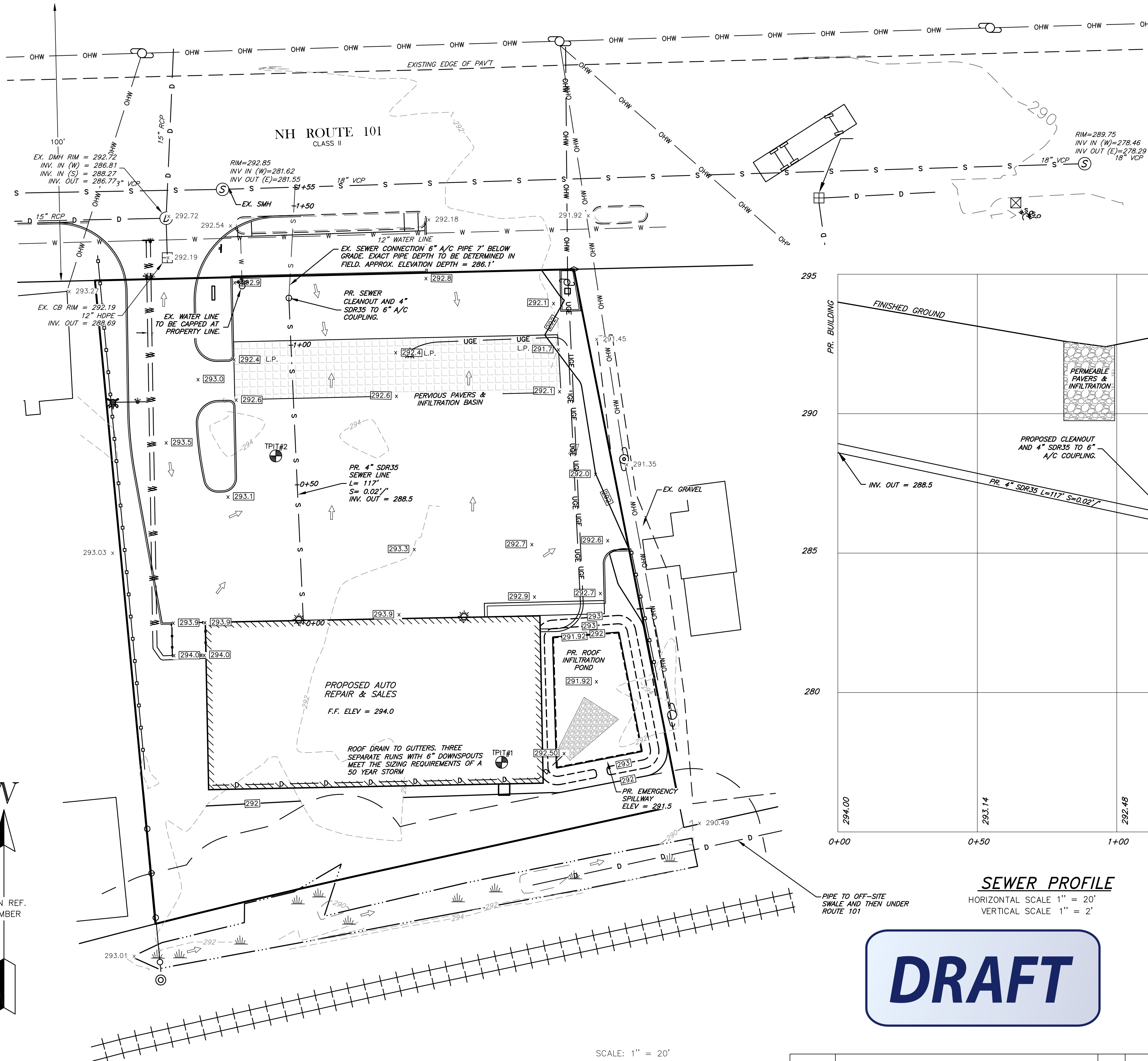
DATE	DESCRIPTION	BY	REV.
8-31-22	REVISED PER PLANNING BOARD, STAFF, & DOT COMMENTS	KAW	B
8-9-22	ADDED SIGHT DISTANCE AND SEWER PROFILE SHEETS	KAW	A

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- LOT LINE
- SETBACK LINE
- EDGE OF JURISDICTIONAL WETLANDS
- WETLAND SYMBOL
- WETLAND BUFFER
- EXISTING ROADWAY
- PROPOSED CURBING
- EXISTING CATCH BASIN
- PROPOSED RIP RAP
- PROPOSED BUILDING
- PROPOSED GRASS
- PROPOSED PERVIOUS PAVERS
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- PROPOSED LIGHT POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- # OF PARKING SPACES
- UD PROPOSED UNDERDRAIN
- GAS PROPOSED GAS LINE
- GAS EXISTING GAS LINE
- W PROPOSED WATER LINE
- W EXISTING WATER LINE
- UGE PROPOSED UNDERGROUND ELECTRIC
- E EXISTING UNDERGROUND ELECTRIC
- S PROPOSED SEWER LINE
- S EXISTING SEWER LINE
- D PROPOSED DRAIN LINE
- D EXISTING DRAIN LINE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- REBAR FOUND
- STONE BOUND FOUND
- REBAR TO BE SET
- GRANITE BOUND TO BE SET
- IRON PIPE FOUND
- BENCHMARK SET
- WELL
- MAILBOX
- STREET ADDRESS
- SCS SOIL LINE
- EXISTING WATER SHUTOFF
- PROPOSED WATER SHUTOFF
- TEST PIT
- ABUTTING PROPERTY LINE
- OHW EX. OVERHEAD WIRES
- OHW PR. OVERHEAD WIRES



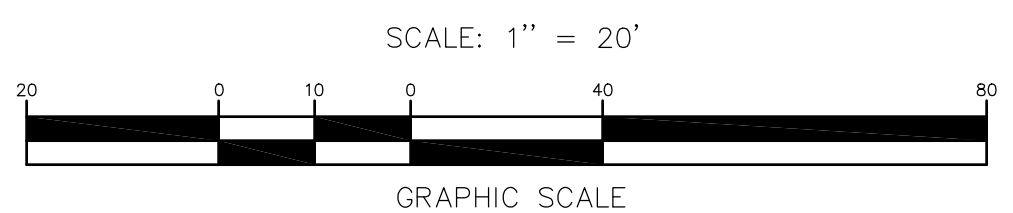
PLAN REF. NUMBER



SEWER PROFILE
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 2'

DRAFT

SEWER PLAN
1" = 20'



TAX MAP 12 LOT 11
SEWER PLAN AND PROFILE
SOONER-MILFORD
LOCATED AT:
754-756 ELM STREET
MILFORD, NEW HAMPSHIRE, 03055

OWNER: LAND BARGE, LLC
754-756 ELM STREET
MILFORD, NH 03055

APPLICANT: SOONER TRANSPORTATION LLC
3 EXECUTIVE PARK DRIVE, SUITE 2016
BEDFORD, NH 03110

SCALE: 1" = 20' APRIL 25, 2022 SHEET 5 OF 12

DESIGN: KAW	DRAWN: KAW	CHECKED: RJB	FB: 580	PG: 60	1667-01
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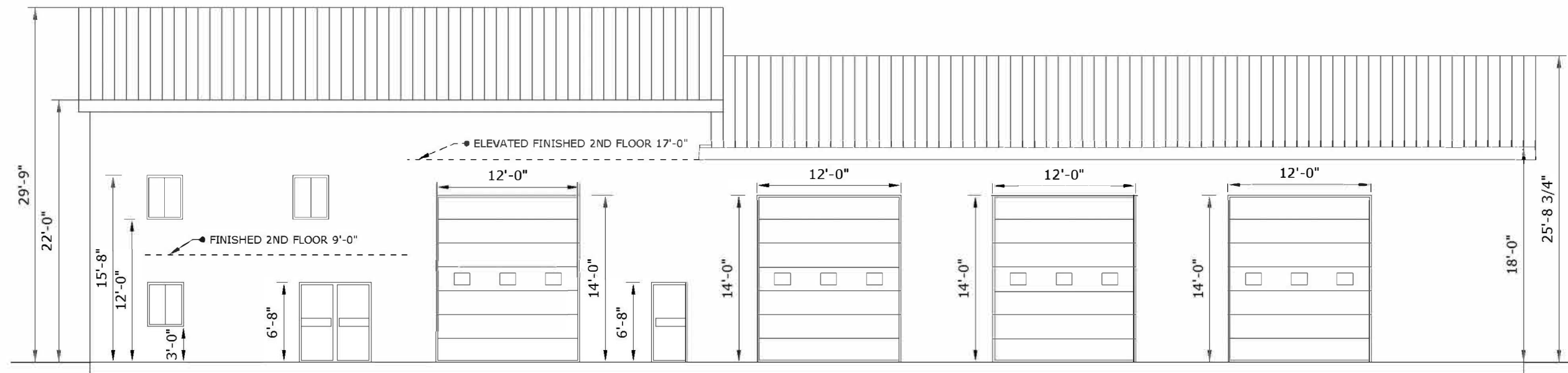
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DATE	DESCRIPTION	BY	REV.
8-31-22	REVISED PER PLANNING BOARD, STAFF, & DOT COMMENTS	KAW	B
8-9-22	ADDED SIGHT DISTANCE AND SEWER PROFILE SHEETS	KAW	A

INFINITY CONSTRUCTION SERVICES INC.
 (603) 670-6964
 dan.infinitypro@gmail.com

PROJECT: JERRY JOHNSON
 HORSELESS CARRIAGE
 754 ELM ST.
 MILFORD, NH 03055



SLAB ON GRADE. STRUCTURAL SPECIFICATIONS TO BE DETERMINED BY STRUCTURAL ENGINEER.

GENERAL NOTES:
 BUILDING TO BE A PREFABRICATED ENGINEERED STEEL STRUCTURE WITH I-BEAM FRAMING.
 BUILDING KIT TO INCLUDE INSULATION SYSTEM.
 INTERIOR PARTITION WALLS TO BE OF STEEL STUD AND FIRE CODE FINISHED DRYWALL.
 OFFICE CEILING AND FLOOR FINISHES TO BE DETERMINED.
 WINDOWS AND DOORS TO BE ORDERED SEPARATE FROM BUILDING KIT.

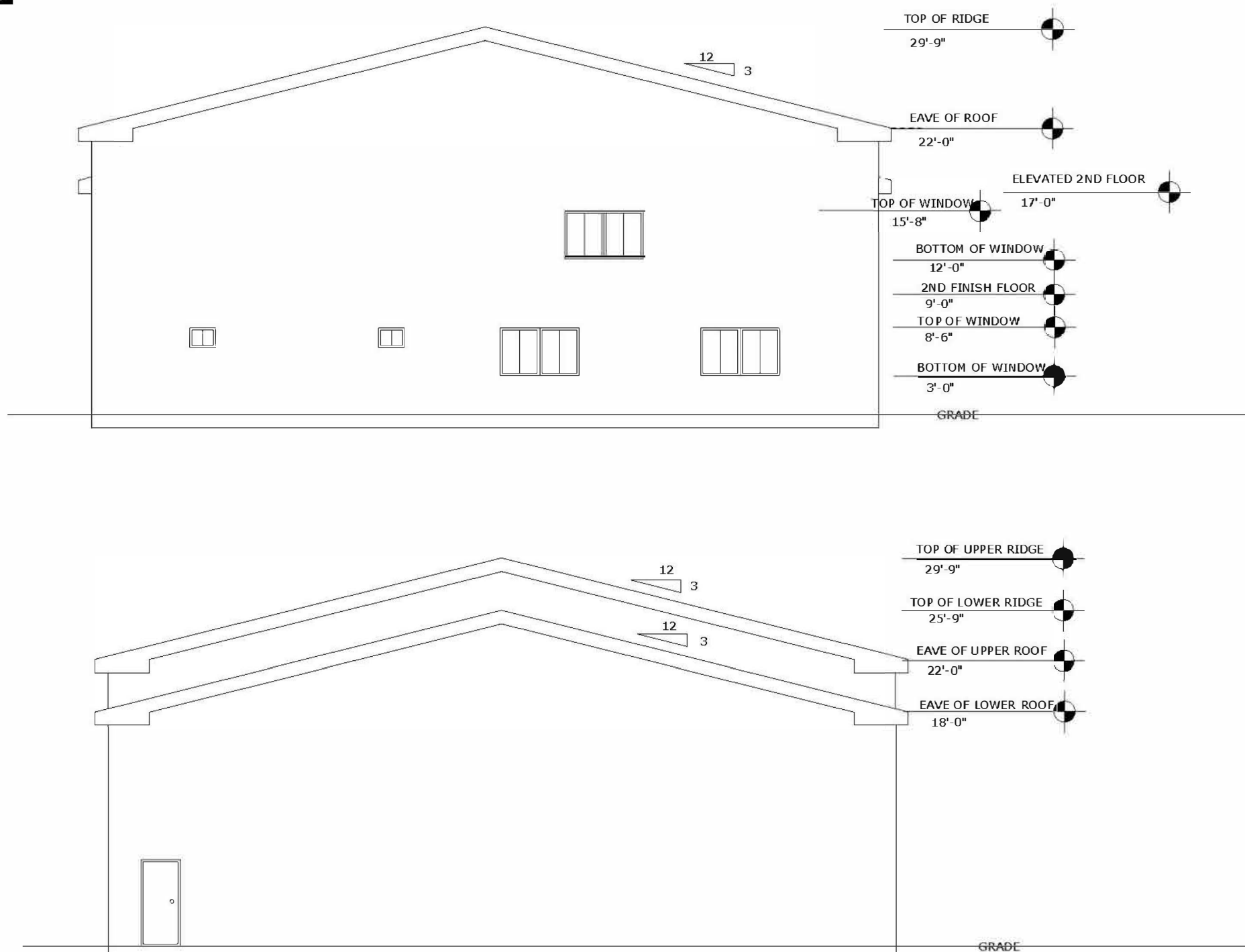
STEEL CORRUGATED ROOF (INCLUDED WITH BUILDING KIT) 26 GAUGE GALVALUME

STEEL CORRUGATED SIDING PANELS

BUILDING ELEVATIONS
 SCALE = 1" = 10'

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 (603) 670-6964
 dan.infinitypro@gmail.com

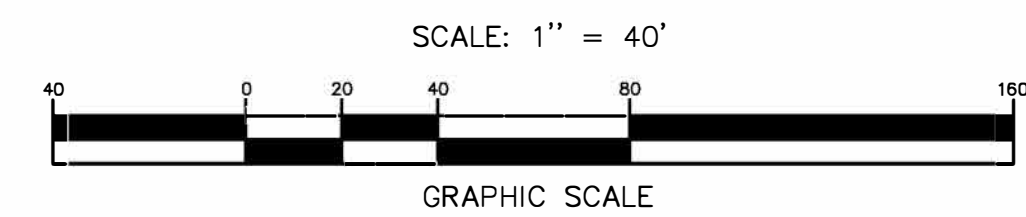
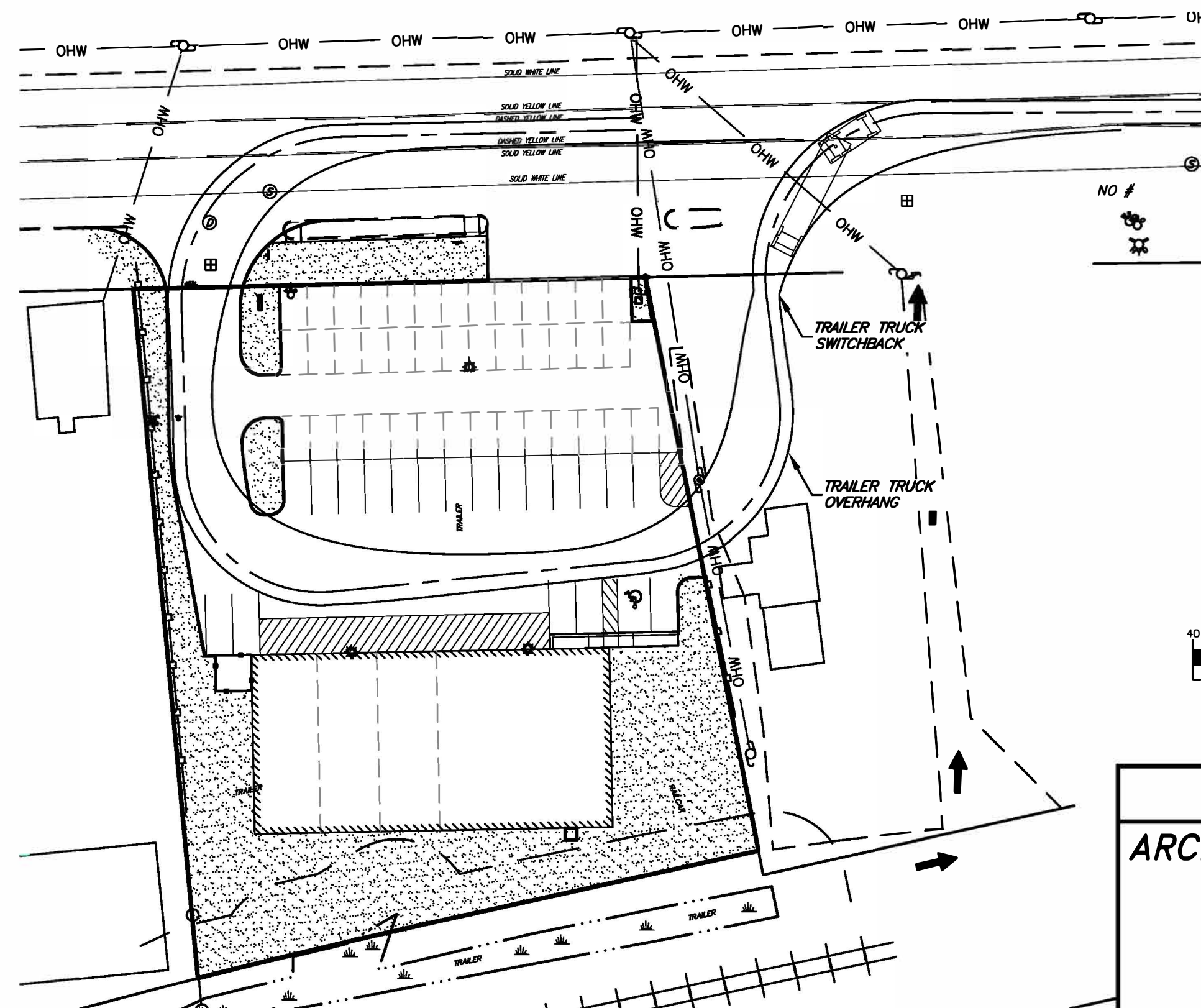
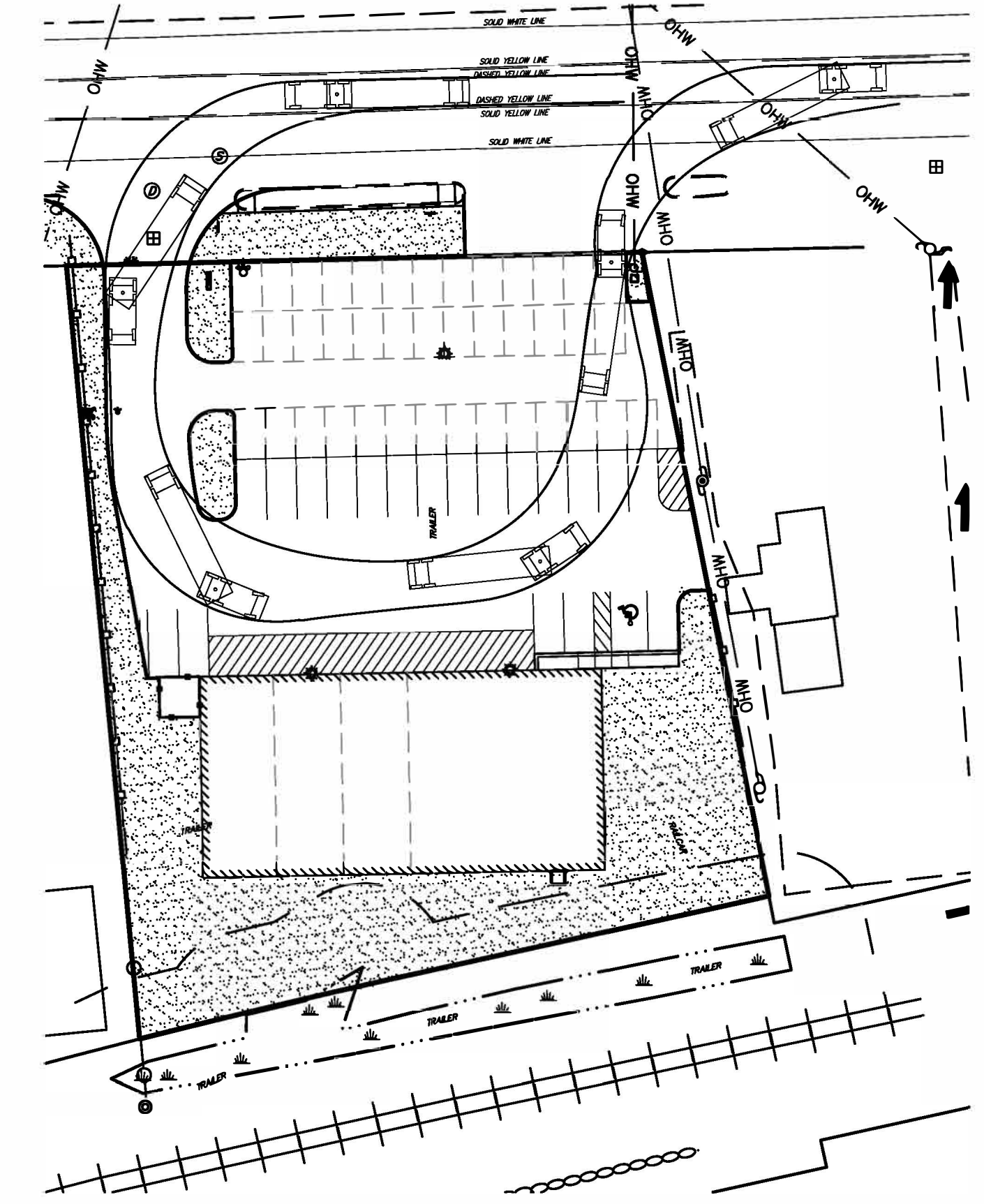
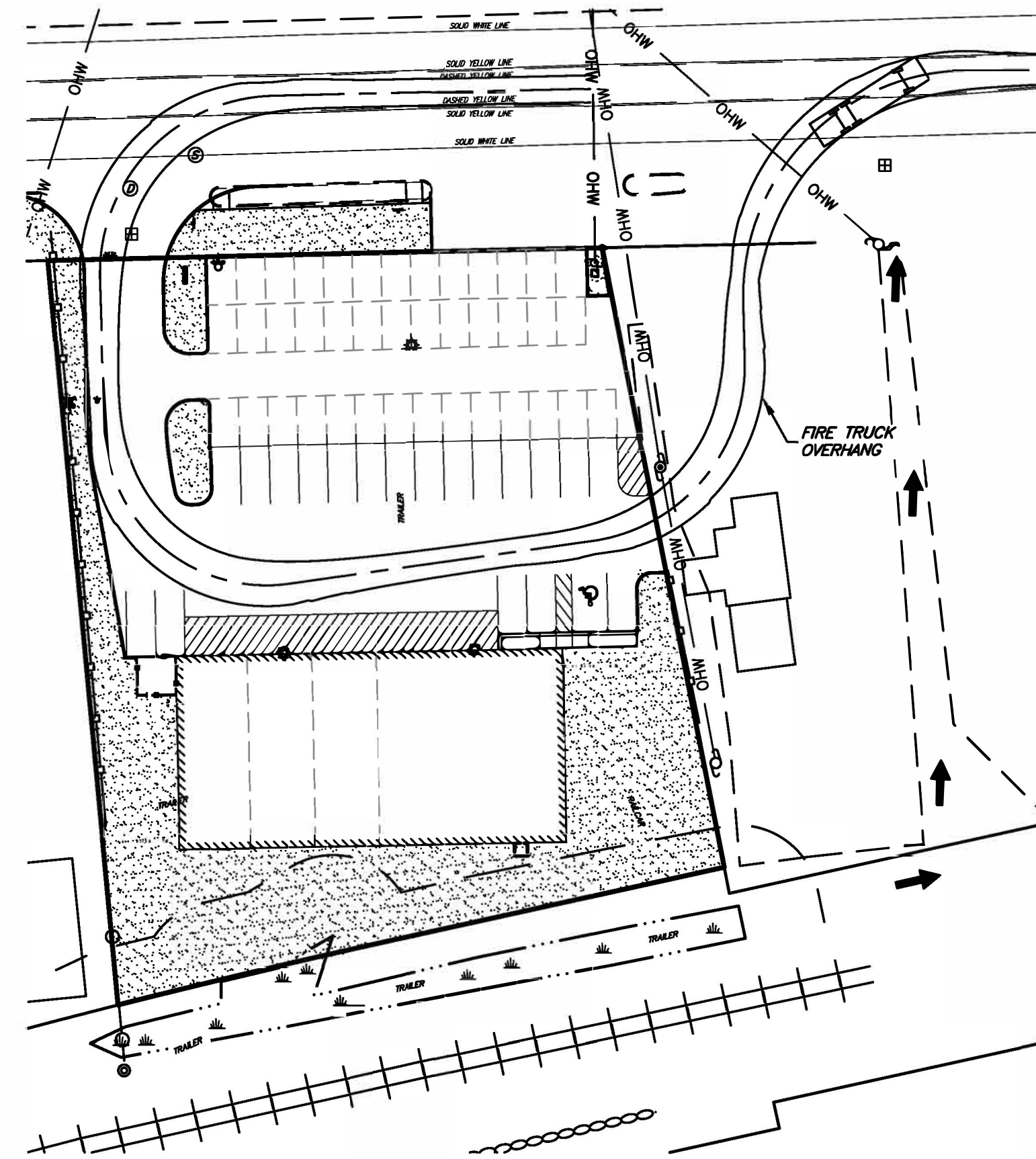
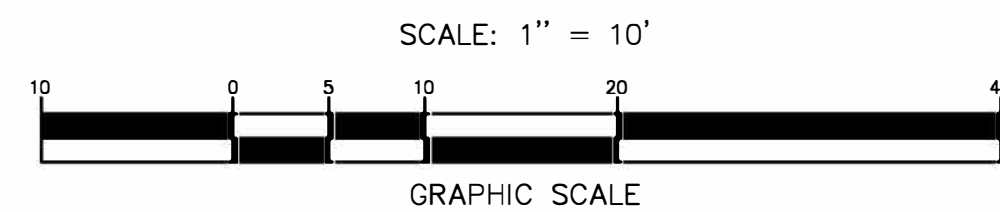
PROJECT: JERRY JOHNSON
 HORSELESS CARRIAGE
 754 ELM ST.
 MILFORD, NH 03055



DRAFT

NOTES:

1. ARCHITECTURAL PLANS ARE PROVIDED BY INFINITY CONSTRUCTION.



TAX MAP 12 LOT 11
ARCHITECTURAL & TRUCK TURNING PLAN
SOONER-MILFORD
 LOCATED AT:
754-756 ELM STREET
MILFORD, NEW HAMPSHIRE, 03055
 OWNER: LAND BARGE, LLC
 754-756 ELM STREET
 MILFORD, NH 03055
 APPLICANT: SOONER TRANSPORTATION LLC
 3 EXECUTIVE PARK DRIVE, SUITE 2016
 BEDFORD, NH 03110

SCALE: AS NOTED APRIL 25, 2022 SHEET 7 OF 12

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1667-01
KAW	KAW	RUB	580	60	

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DATE	DESCRIPTION	BY	REV.
8-31-22	REVISED PER PLANNING BOARD, STAFF, & DOT COMMENTS	KAW	B
8-9-22	ADDED SIGHT DISTANCE AND SEWER PROFILE SHEETS	KAW	A

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- LOT LINE
- SETBACK LINE
- EDGE OF JURISDICTIONAL WETLANDS
- WETLAND SYMBOL
- WETLAND BUFFER
- EXISTING ROADWAY
- PROPOSED CURBING
- EXISTING CATCH BASIN
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- PROPOSED BUILDING
- PROPOSED GRASS
- PROPOSED PERVIOUS PAVERS
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- PROPOSED LIGHT POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- # OF PARKING SPACES
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- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
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- EXISTING UNDERGROUND ELECTRIC
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED DRAIN LINE
- EXISTING DRAIN LINE
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- MAILBOX
- STREET ADDRESS
- SCS SOIL LINE
- EXISTING WATER SHUTOFF
- PROPOSED WATER SHUTOFF
- TEST PIT
- ABUTTING PROPERTY LINE
- EX. OVERHEAD WIRES
- PR. OVERHEAD WIRES

LANDSCAPE NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE LANDSCAPE ASSOCIATED WITH THE PROPOSED SITE PLAN.
2. CONTRACTOR TO MARK ALL UNDERGROUND UTILITIES ON THE GROUND PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS TO REVIEW TREE LOCATIONS WITH LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVES PRIOR TO ORDERING AND INSTALLING TREES.
4. FOR PLANTING DETAILS SEE THE PLANTING DETAIL SHEET.
5. IRRIGATION SHALL BE PROVIDED AT THE OWNERS DISCRETION.
6. ALL PLANTS CAN BE FOUND AT MILLICAN NURSERIES.
7. NO SUBSTITUTIONS MAY BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

LANDSCAPE MAINTENANCE & REPLACEMENT:

1. PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2014.
2. INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS INSTALLATION AND MAINTENANCE TRAINING MANUALS.
3. DEAD AND/OR DYING PLANT MATERIALS SHOULD BE REPLACED REGULARLY TO MAINTAIN ORIGINAL DESIGN COUNTS AND LOCATIONS.
4. PLEASE SEE THE TOWN OF MILFORD SITE PLAN REGULATIONS FOR A FULL LIST OF PLANTING REQUIREMENTS.

LANDSCAPE BUFFERS & CALCULATIONS:

1. ALONG THE PERIPHERY OF THE PROPERTY THERE SHALL BE A 10' LANDSCAPE BUFFER 6' FEET IN HEIGHT TO SCREEN ADJACENT PROPERTIES. WE HAVE REQUESTED A WAIVER FROM THIS REQUIREMENT FOR THE EAST AND NORTH SIDE OF THE PROPERTY.

2. PERIPHERY LANDSCAPING
 1 TREE PER 30' OF LANDSCAPE STRIP WILL BE PROVIDED.
 420' OF PERIPHERY BUFFER STRIP
 1 TREE / 30 FEET = 14 TREE REQUIRED
 = 5 TREES PROPOSED (WAIVER REQUESTED)

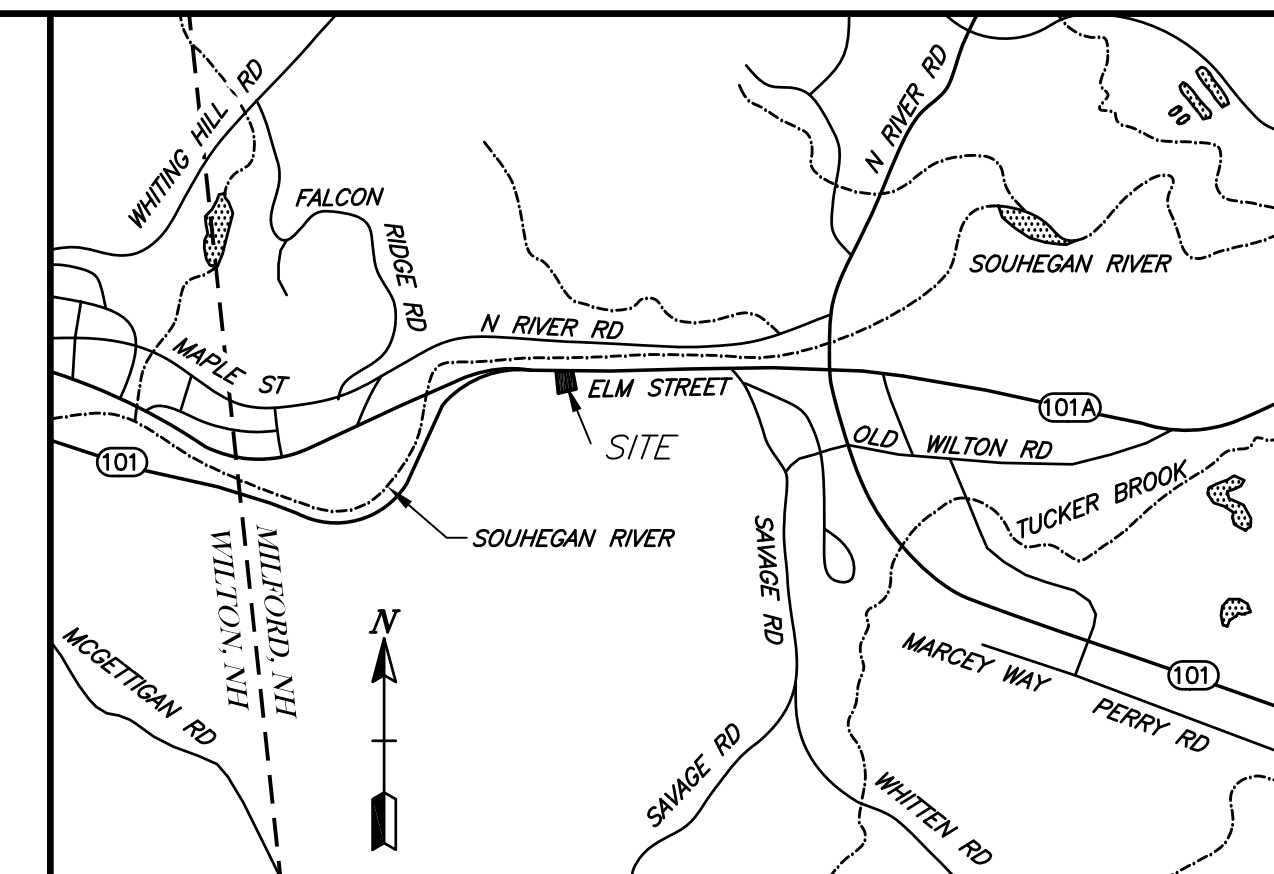
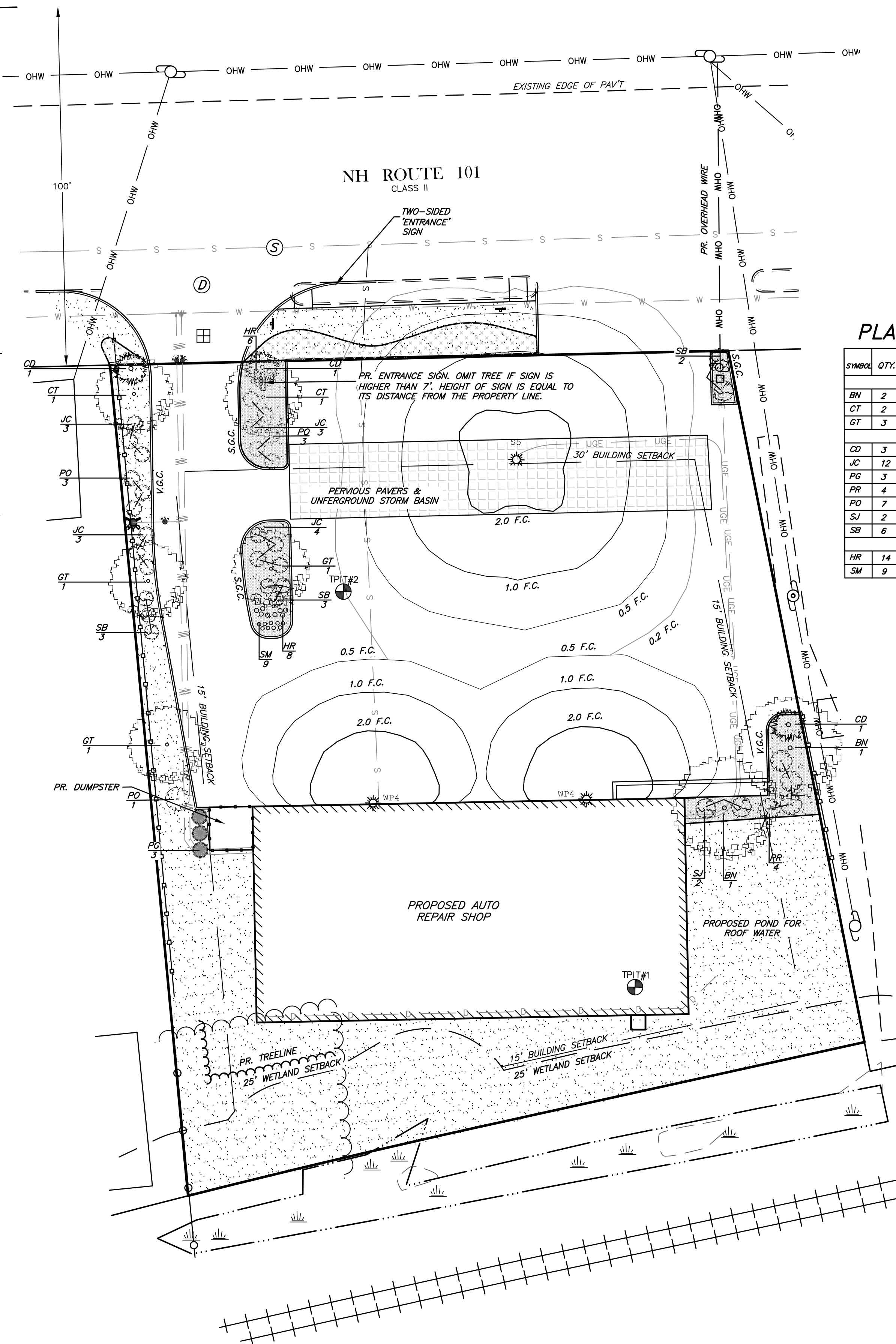
3. LANDSCAPE ALONG BUILDING FRONTAGES
 1 SHRUB FOR EVERY 5' OF BUILDING FRONTAGE
 120' BUILDING / 5' = 24 SHRUBS REQUIRED
 = 24 SHRUBS PROPOSED (LOCATED IN PERIPHERY BUFFER)

4. PARKING LOT LANDSCAPING SHALL BE 5% OF PARKING AREA WITH 1 TREE PER 15 PARKING SPACES REQUIRED.

CALCULATIONS: PARKING AREA IS 10,000 S.F.
 5% OF PARKING AREA = 500 S.F. REQUIRED
 = 815 S.F. PROPOSED.
 1 TREE / 15 SPACES = 2 TREES REQUIRED
 21 REQ. SPACES = 2 TREES PROPOSED

LIGHTING NOTES

WALL MOUNTED LIGHT HEIGHT IS 15 FEET AND POLE HEIGHT IS 20'. BOTH UNITS ARE I.D.A DARK SKY COMPLIANT.



LOCUS MAP
1" = 2000'

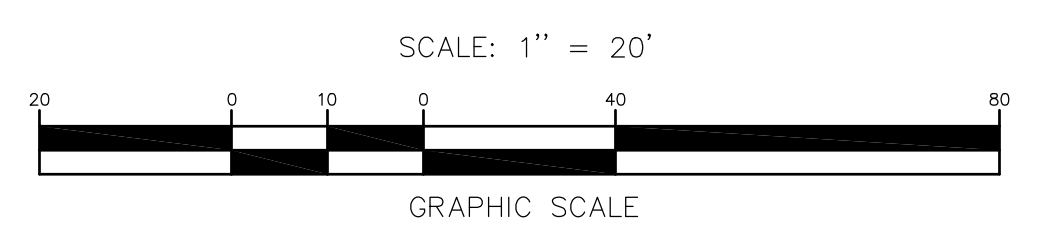
PLANT SCHEDULE

SYMBOL	QTY.	LATIN NAME	COMMON NAME	MATURE HEIGHT	PLANT SELECTION SIZE
DECIDUOUS TREES					
BN	2	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	40'-60" x 20'-30"	2" CALIPER
CT	2	CRATAEGUS CRUSGALLI INERMIS 'CRUSADER'	CRUSADER THORNLESS HAWTHORN	10'-15" x 15'-20"	2" CALIPER
GT	3	GLEDITSIA T.I. 'STREET KEEPER'	STREET KEEPER HONEYLOCUST	30'-40" x 15'-20"	2" CALIPER
DECIDUOUS & EVERGREEN SHRUBS					
CD	3	COTONEASTER DAMMERI 'SALICIFOLIUS 'REPENS'	CREeping WILLOWLEAF COTONEASTER	12"-24" x 6'-8" W	#2 CONTAINER
JC	12	JUNIPERUS CHINENSIS 'DAUB'S FROSTED'	DAUB'S FROSTED JUNIPER	12"-24" x 5'-6" W	#3 CONTAINER
PC	3	PICEA GLAUCA 'CONICA'	CONICA SPRUCE	8'-10" x 4'-5" W	#10 CONTAINER
PR	4	PICEA GLAUCA 'RAINBOW'S END'	RAINBOW'S END SPRUCE	6'-8" x 3'-4" W	#6 CONTAINER
PO	7	PICEA ORIENTALIS 'BUGMAN'S GEM'	BERGMAN'S GEM ORIENTAL SPRUCE	2'-3" H x 4'-5" W	#3 CONTAINER
SJ	2	SPIRAEA JAPONICA 'SHIBORI'	SHIBORI SPIREA	2'-3" H x 3'-4" W	#3 CONTAINER
SB	6	SYRINGA 'BLOOMERANG DWARF PINK'	BLOOMERANG DARK PINK LILAC	2'-3" H&W	#7 CONTAINER
PERENNIALS					
HR	14	HEMEROCALLIS 'ROSY RETURNS'	ROSY RETURNS DAYLILY	14" H&W	#1 CONTAINER
SM	9	SALVIA 'BLUE MARVEL'	BLUE MARVEL SAGE	12" H&W	#2 CONTAINER

LEGEND

- PR. PERENNIAL GARDEN
- PR. MULCHED AREAS
- PR. GRASSED AREAS

DRAFT



TAX MAP 12 LOT 11
LIGHTING, & LANDSCAPE PLAN
SOONER-MILFORD
 LOCATED AT:
754-756 ELM STREET
MILFORD, NEW HAMPSHIRE, 03055
 OWNER: LAND BARGE, LLC
 754-756 ELM STREET
 MILFORD, NH 03055
 APPLICANT: SOONER TRANSPORTATION LLC
 3 EXECUTIVE PARK DRIVE, SUITE 2016
 BEDFORD, NH 03110
 SCALE: 1" = 20' APRIL 25, 2022 SHEET 6 OF 12
 DESIGN: KAW DRAWN: KAW CHECKED: RJB FB: 580 PG: 60 1667-01
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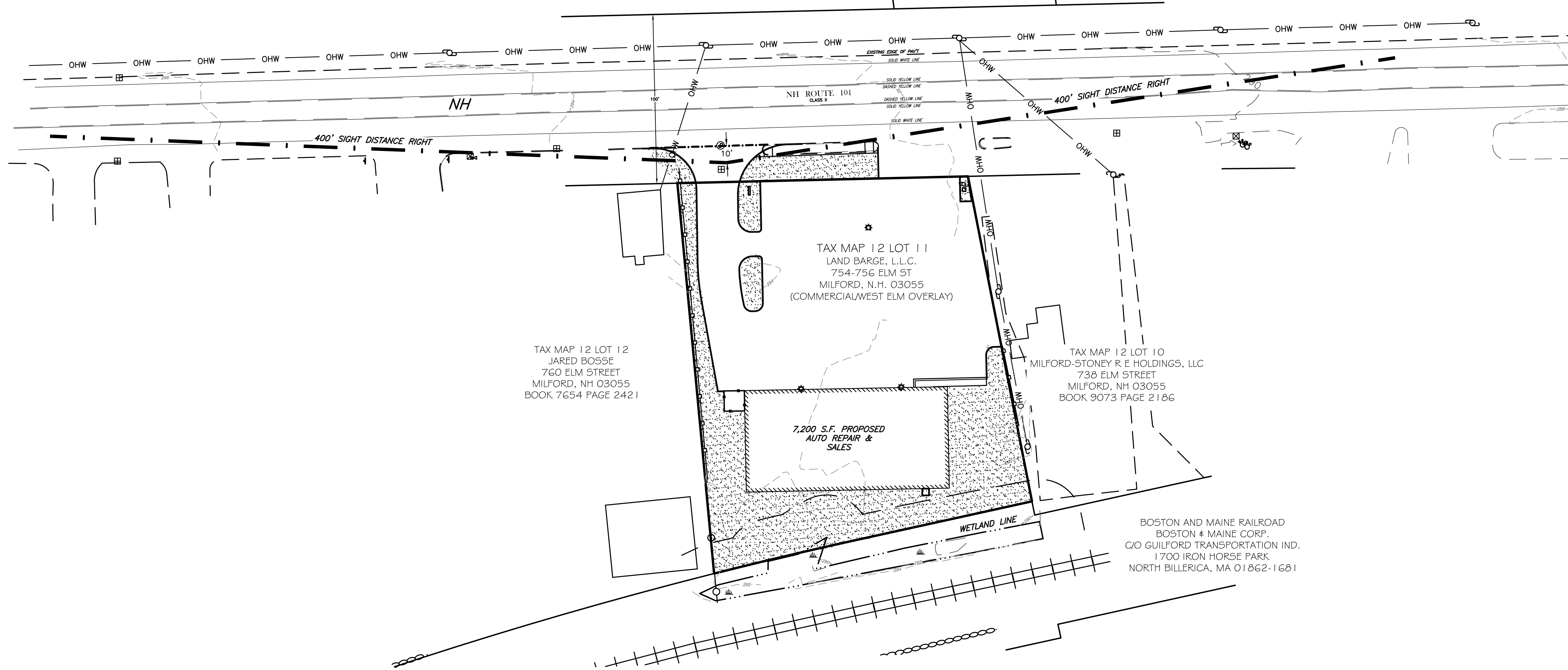


Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
2	WP4	SINGLE	6076	52	0.850	B1-U0-G2	GARDCO 121-32L-530-WW-G4-4-UNV-FINISH / WALL MOUNTED @ 15FT AFG TO BOF
1	S5	4 @ 90 DEGREES	7284	55.7	0.850	B3-U0-G2	GARDCO ECP-S-32L-530-WW-G2-AR-5W-UNV-FINISH / MOUNTED TO SSS-20-X-X-D4-FINISH

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8-31-22	REVISED PER PLANNING BOARD, STAFF, & DOT COMMENTS	KAW	B
8-9-22	ADDED SIGHT DISTANCE AND SEWER PROFILE SHEETS	KAW	A

TAX MAP 6 LOT 17
RIVER BED TRUST
DAWN J. ARNSTEIN, TRUSTEE
P.O. BOX 95
WILTON, NH 03086-0095
BOOK 5167 PAGE 1545

TAX MAP 12 LOT 10-I
STATE OF NEW HAMPSHIRE
P.O. BOX 483
CONCORD, NH 03302-0483
BOOK 1307 PAGE 0182



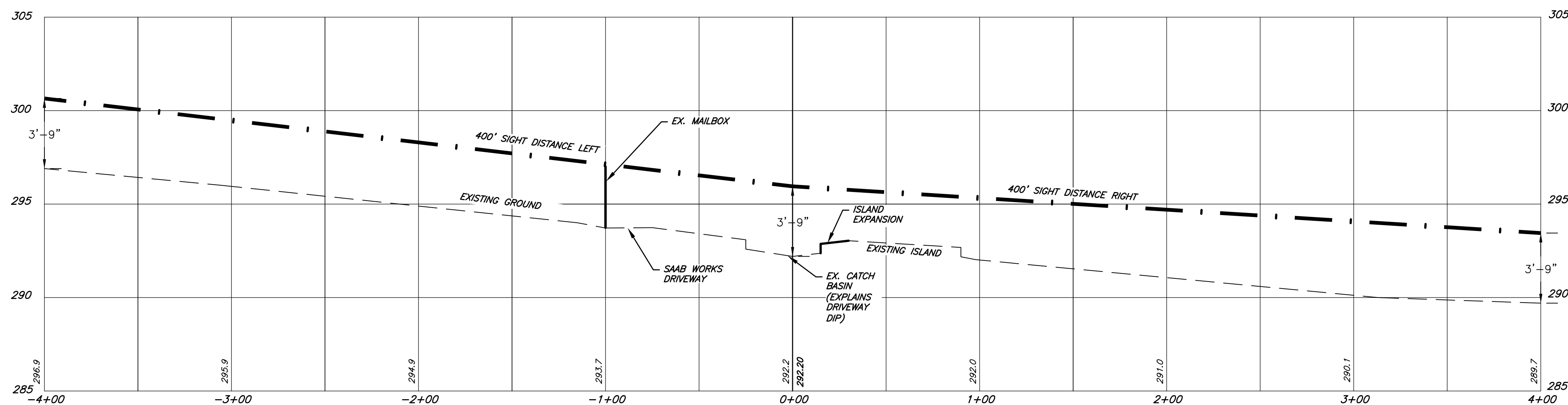
TAX MAP 12 LOT 12
JARED BOSSÉ
760 ELM STREET
MILFORD, NH 03055
BOOK 7654 PAGE 2421

TAX MAP 12 LOT 11
LAND BARGE, L.L.C.
754-756 ELM ST
MILFORD, N.H. 03055
(COMMERCIAL/WEST ELM OVERLAY)

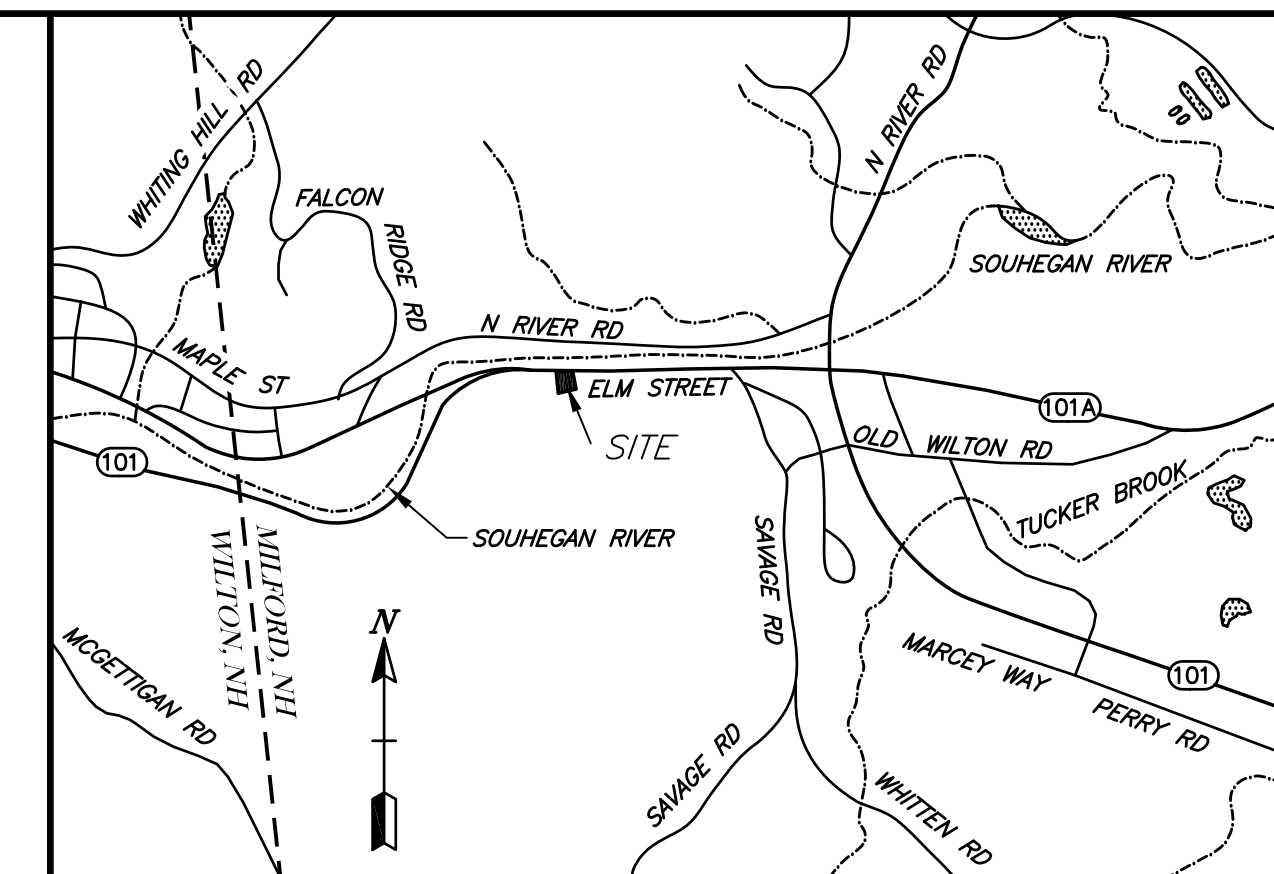
TAX MAP 12 LOT 10
MILFORD-STONEY R E HOLDINGS, LLC
738 ELM STREET
MILFORD, NH 03055
BOOK 9073 PAGE 2186

BOSTON AND MAINE RAILROAD
BOSTON & MAINE CORP.
C/O GUILFORD TRANSPORTATION IND.
1700 IRON HORSE PARK
NORTH BILLERICA, MA 01862-1681

SIGHT DISTANCE PLAN
1" = 40'



SIGHT DISTANCE PROFILE
HORIZONTAL SCALE 1" = 40'
VERTICAL SCALE 1" = 4'

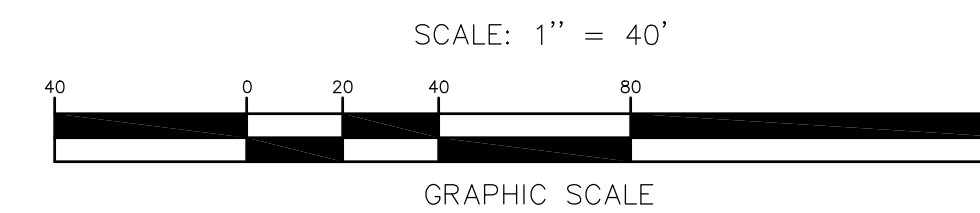


LOCUS MAP
1" = 2000'

NOTES:

- OWNER OF RECORD:
TAX MAP 12 LOT 11
LAND BARGE, LLC
754-756 ELM ST
MILFORD, NH 03055
BOOK: 8664 PAGE: 2557
- THE PURPOSE OF THIS PLAN IS TO SHOW THE SIGHT DISTANCE FOR THE UPDATED DRIVEWAY ON ROUTE 101/ ELM ST IN MILFORD.

DRAFT



PLAN REF. NUMBER

TAX MAP 12 LOT 11
SIGHT DISTANCE PLAN
SOONER-MILFORD
LOCATED AT:
754-756 ELM STREET
MILFORD, NEW HAMPSHIRE, 03055

OWNER:
LAND BARGE, LLC
754-756 ELM STREET
MILFORD, NH 03055

APPLICANT:
SOONER TRANSPORTATION LLC
3 EXECUTIVE PARK DRIVE, SUITE 201G
BEDFORD, NH 03110

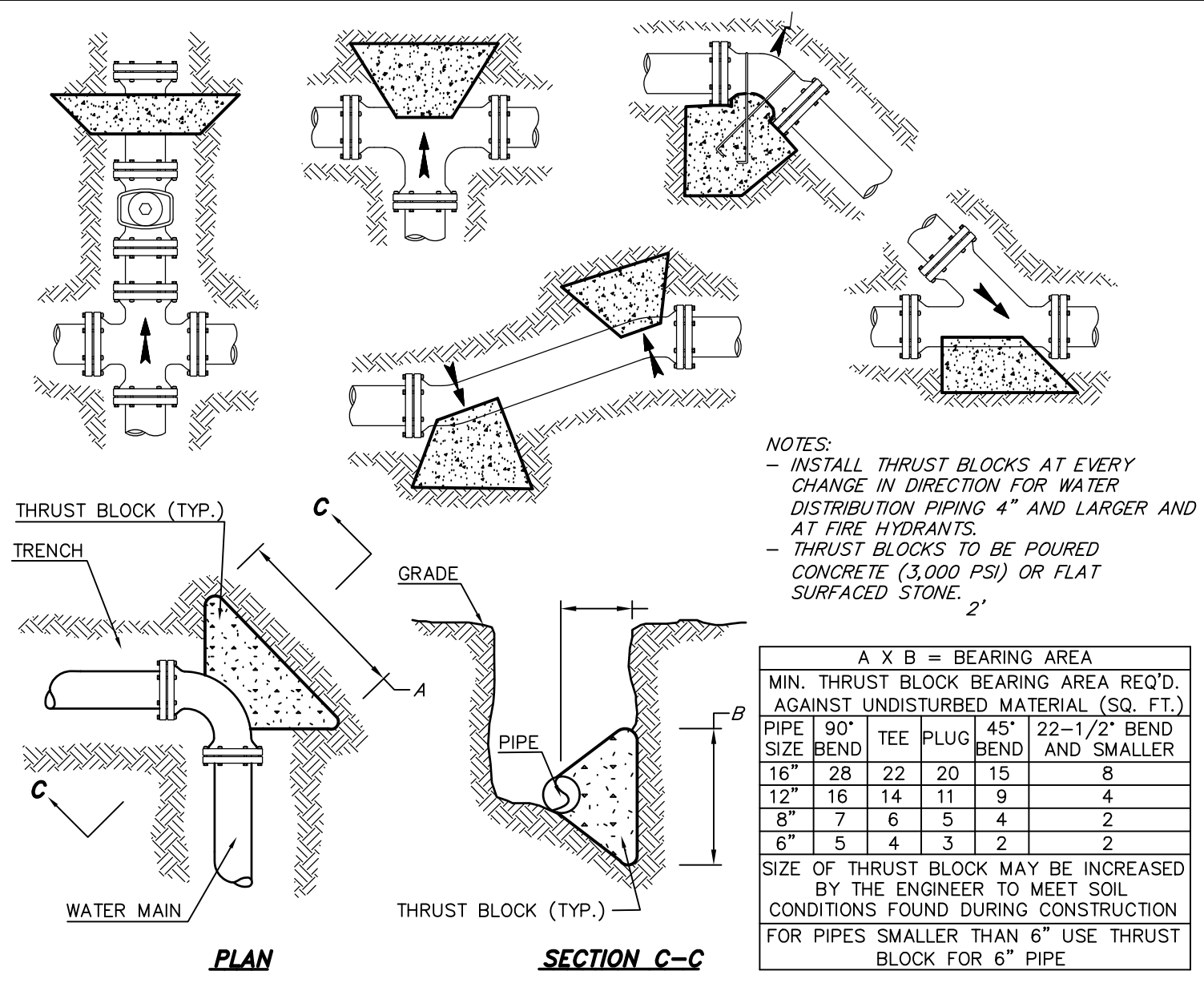
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DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1667-01
KAW	KAW	RJB	580	60	

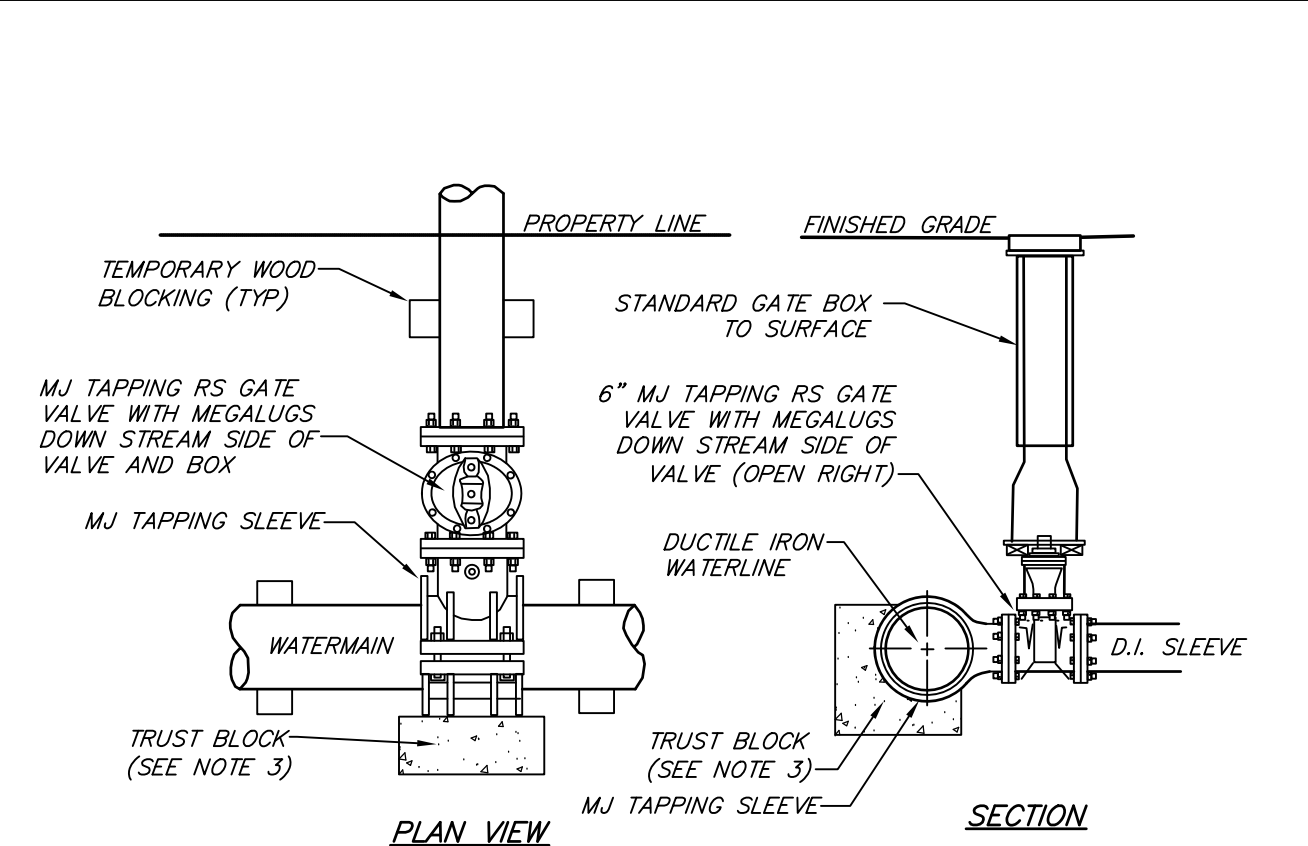
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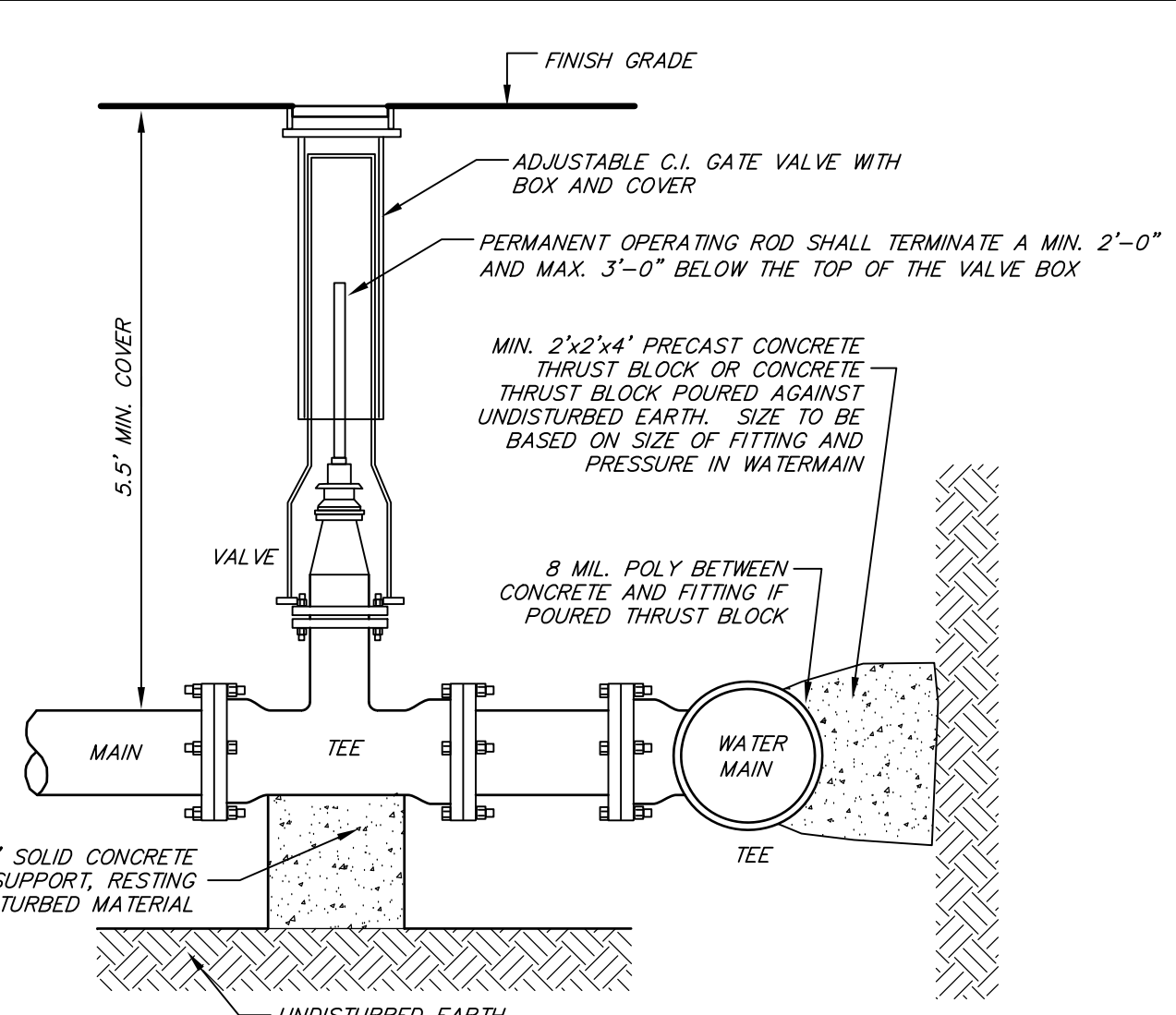




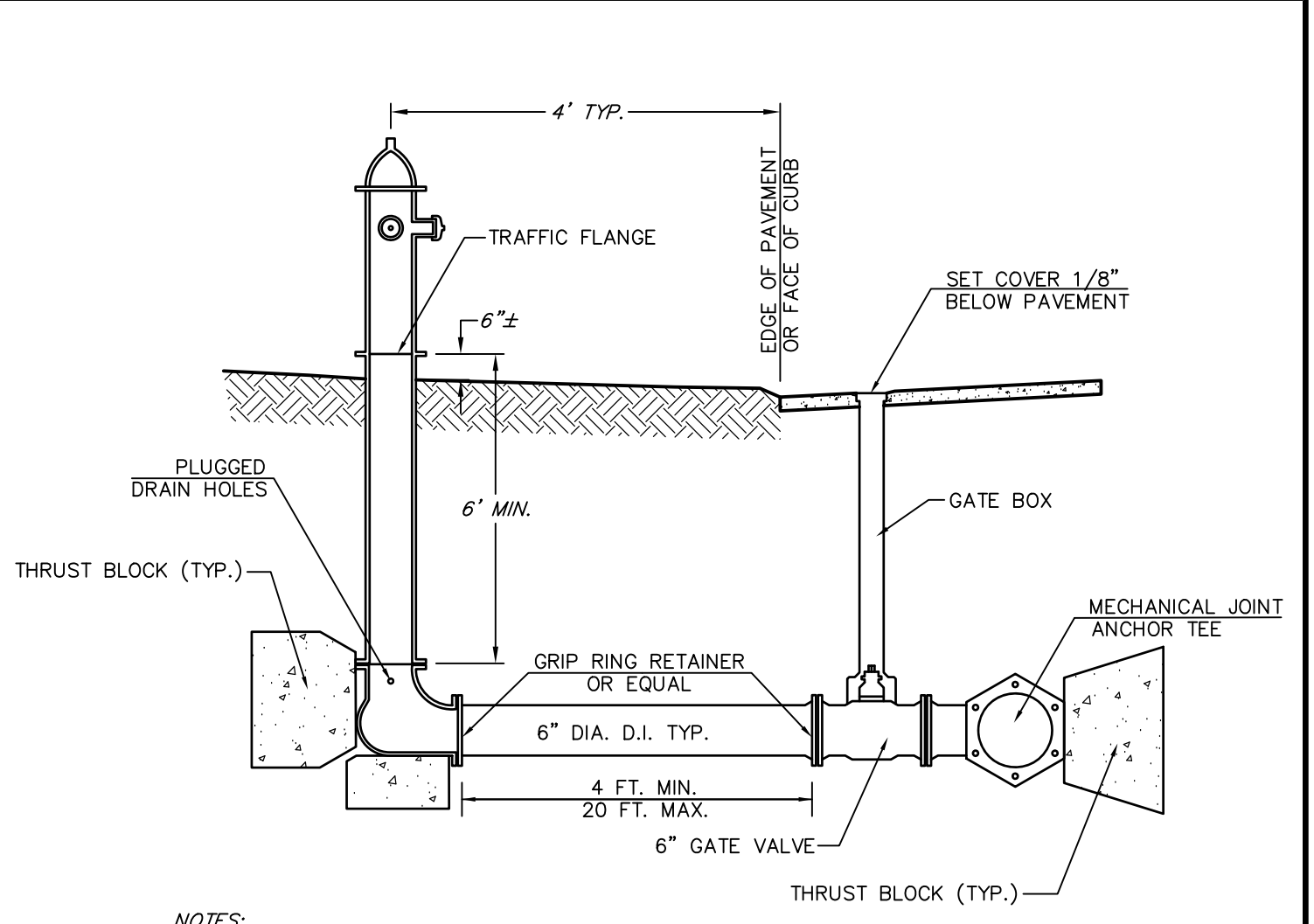
TYPICAL THRUST BLOCK DETAIL
NOT TO SCALE



WET TAP TEE INSTALLATION
NOT TO SCALE

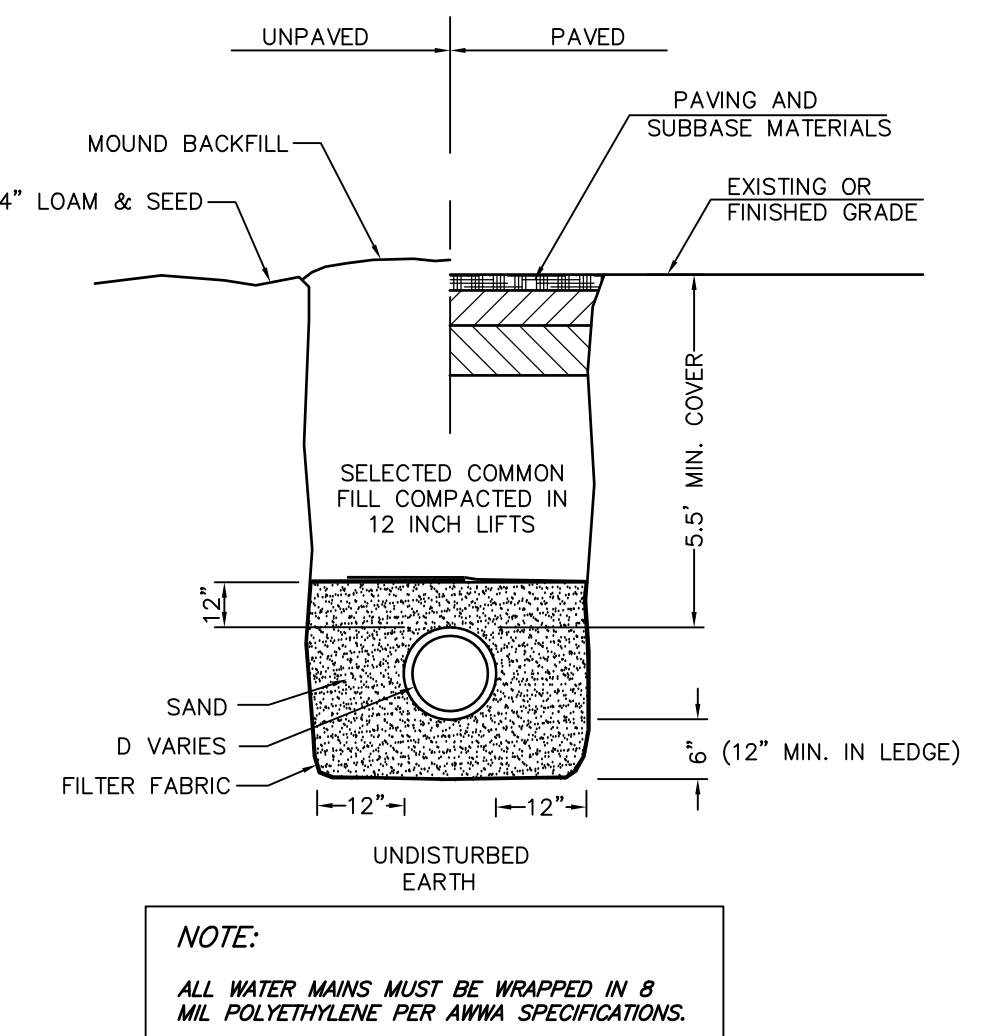


STANDARD GATE VALVE
NOT TO SCALE

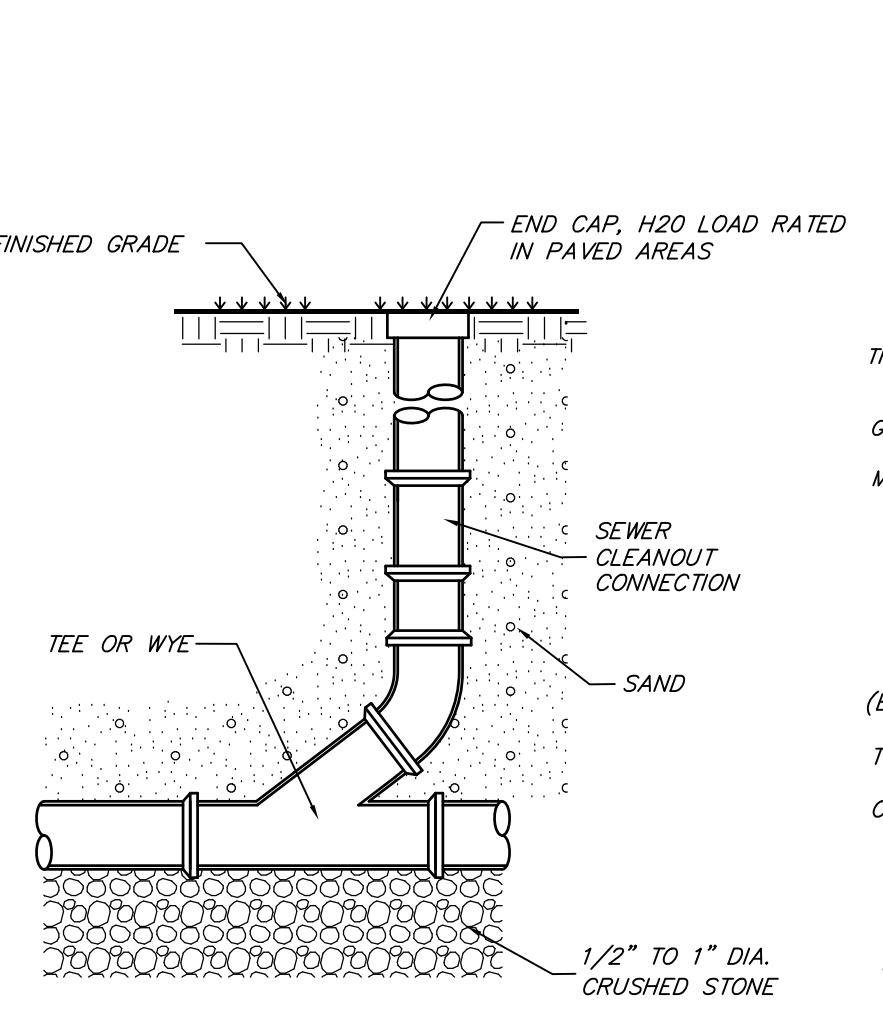


FIRE HYDRANT DETAIL:
NOT TO SCALE

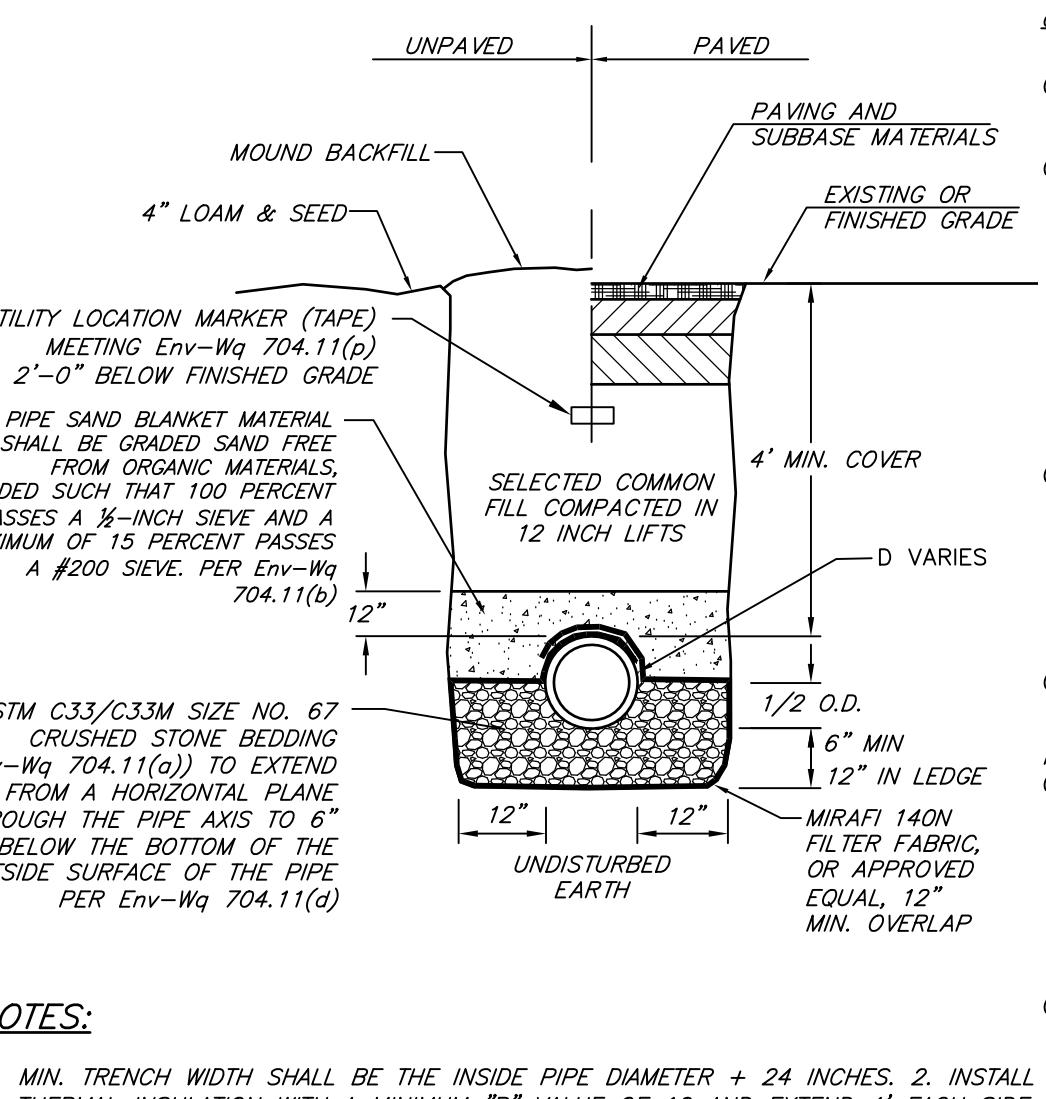
A X B = BEARING AREA	
PIPE SIZE	MIN. THRUST BLOCK BEARING AREA REQ'D. AGAINST UNDISTURBED MATERIAL (SQ. FT.)
90"	22
22"	20
15"	8
12"	14
11"	9
4"	2
8"	7
6"	5
4"	3
2"	2



WATER MAIN TRENCH DETAIL
NOT TO SCALE



SEWER CLEANOUT DETAIL
NOT TO SCALE



SEWER MAIN TRENCH DETAIL
NOT TO SCALE

GRAVITY SEWER PIPE TESTING PER Env-Wq 704.06

(A) ALL NEW GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS.

(B) LOW-PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH THE FOLLOWING TESTING STANDARDS IN EFFECT AT THE TIME THE TEST IS CONDUCTED:

(1) ASTM F1417 - STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR, AVAILABLE AS NOTED IN APPENDIX D; OR

(2) UNI-BELL PVC PIPE ASSOCIATION UN-8-6, "LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE", AVAILABLE AS NOTED IN APPENDIX D.

(C) ALL NEW GRAVITY SEWERS SHALL BE:

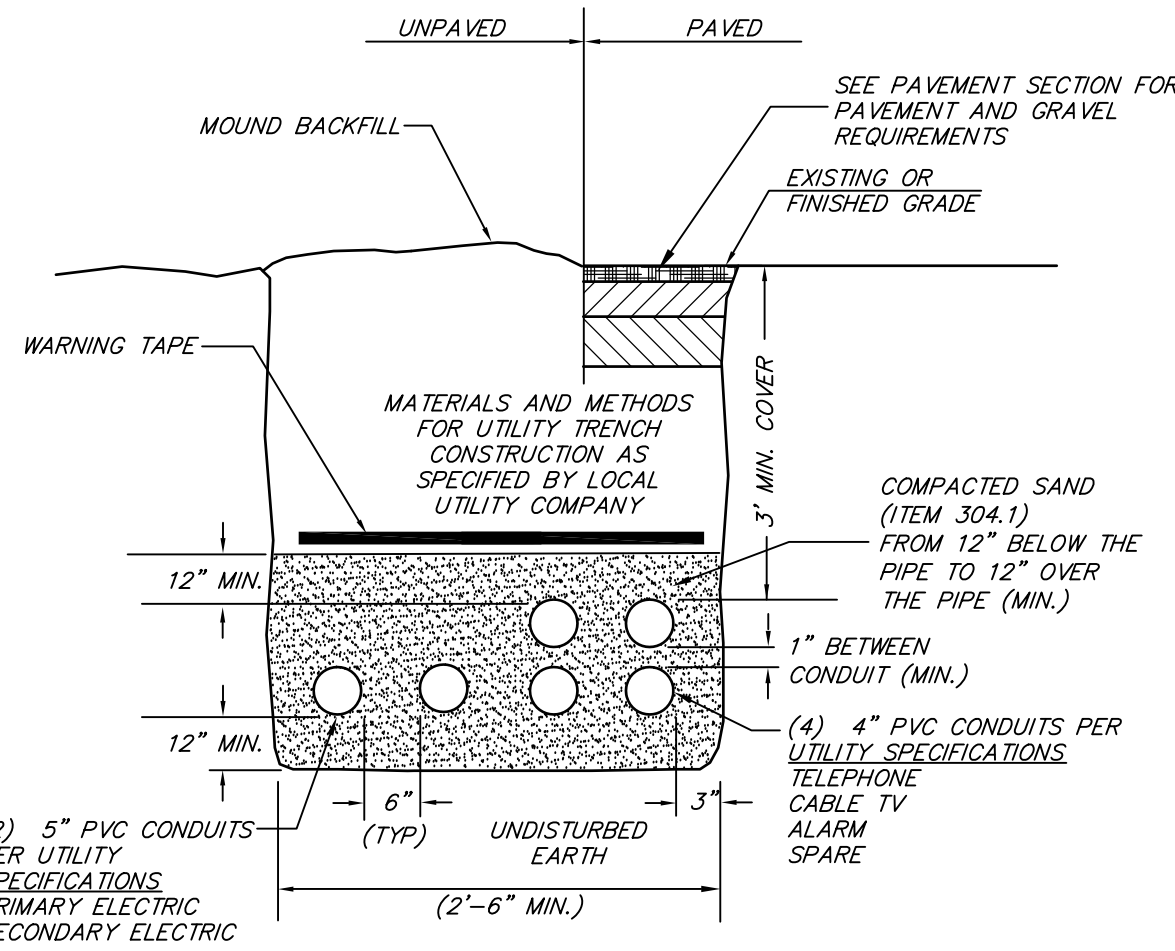
(1) CLEANED AND VISUALLY INSPECTED USING A LAMP TEST AND BY INTRODUCING WATER TO DETERMINE THAT THERE IS NO STANDING WATER IN THE SEWER; AND

(2) TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE.

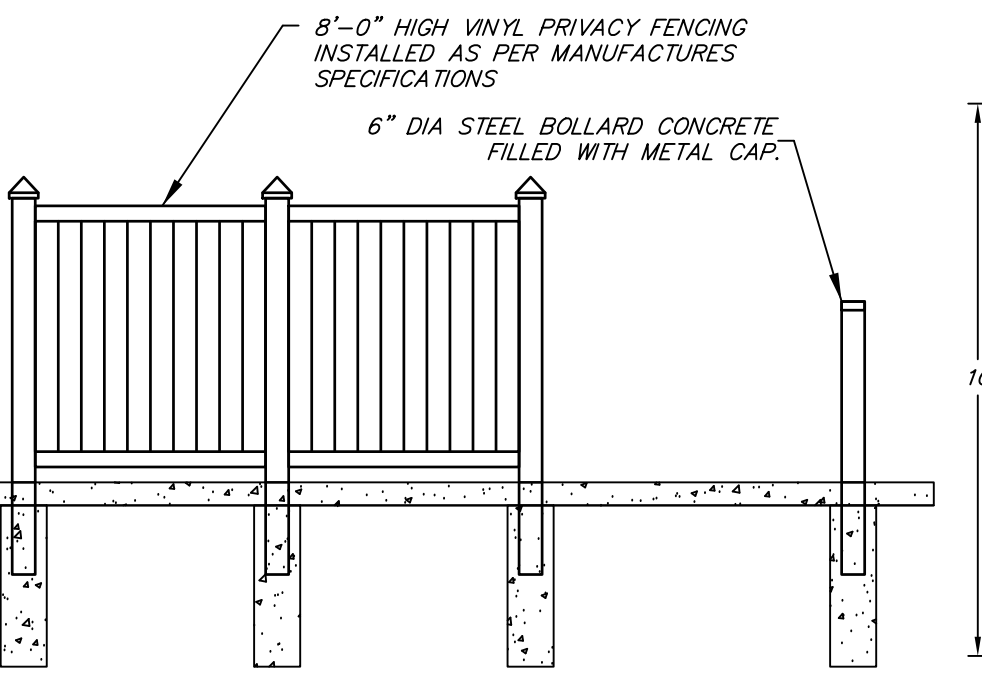
(D) ALL PLASTIC SEWER PIPE SHALL BE VISUALLY INSPECTED AND DEFLECTION TESTED NOT LESS THAN 30 DAYS NOR MORE THAN 90 DAYS FOLLOWING INSTALLATION.

(E) THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% PERCENT OF THE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.

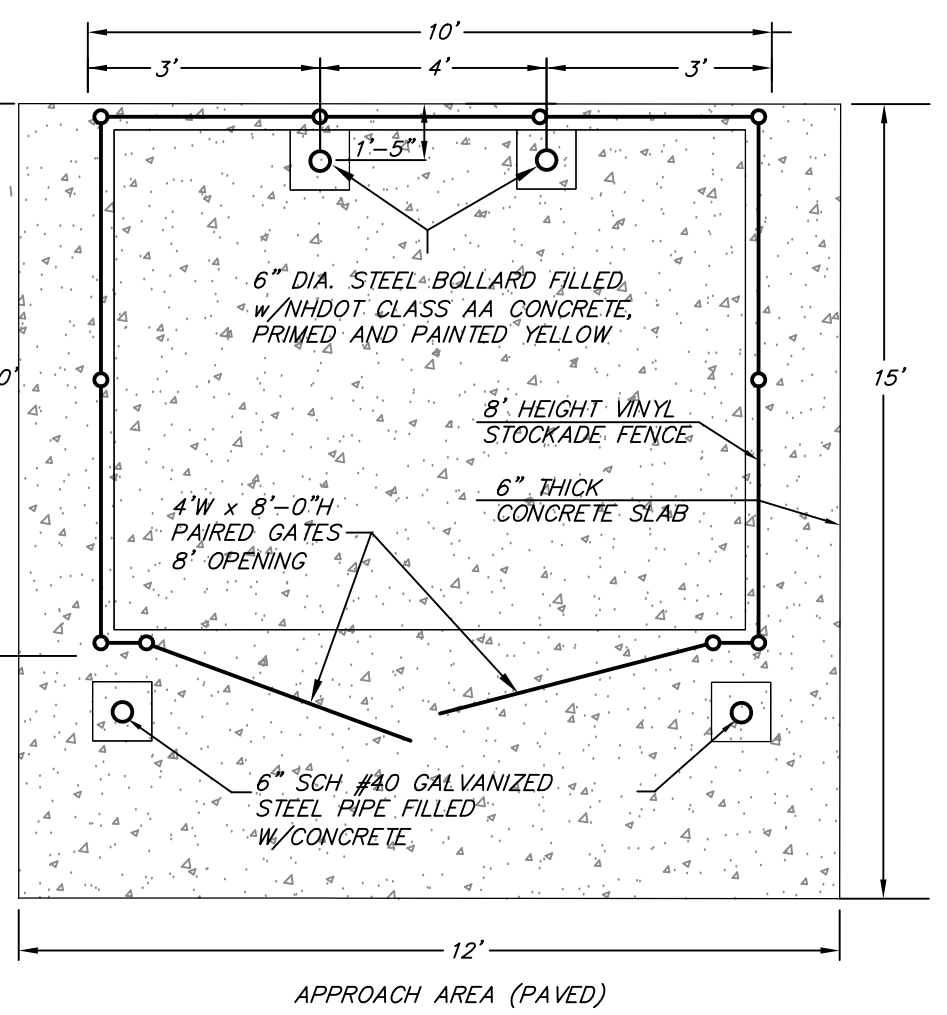
(F) PVC JOINTS SHALL CONFORM WITH ASTM D5212.



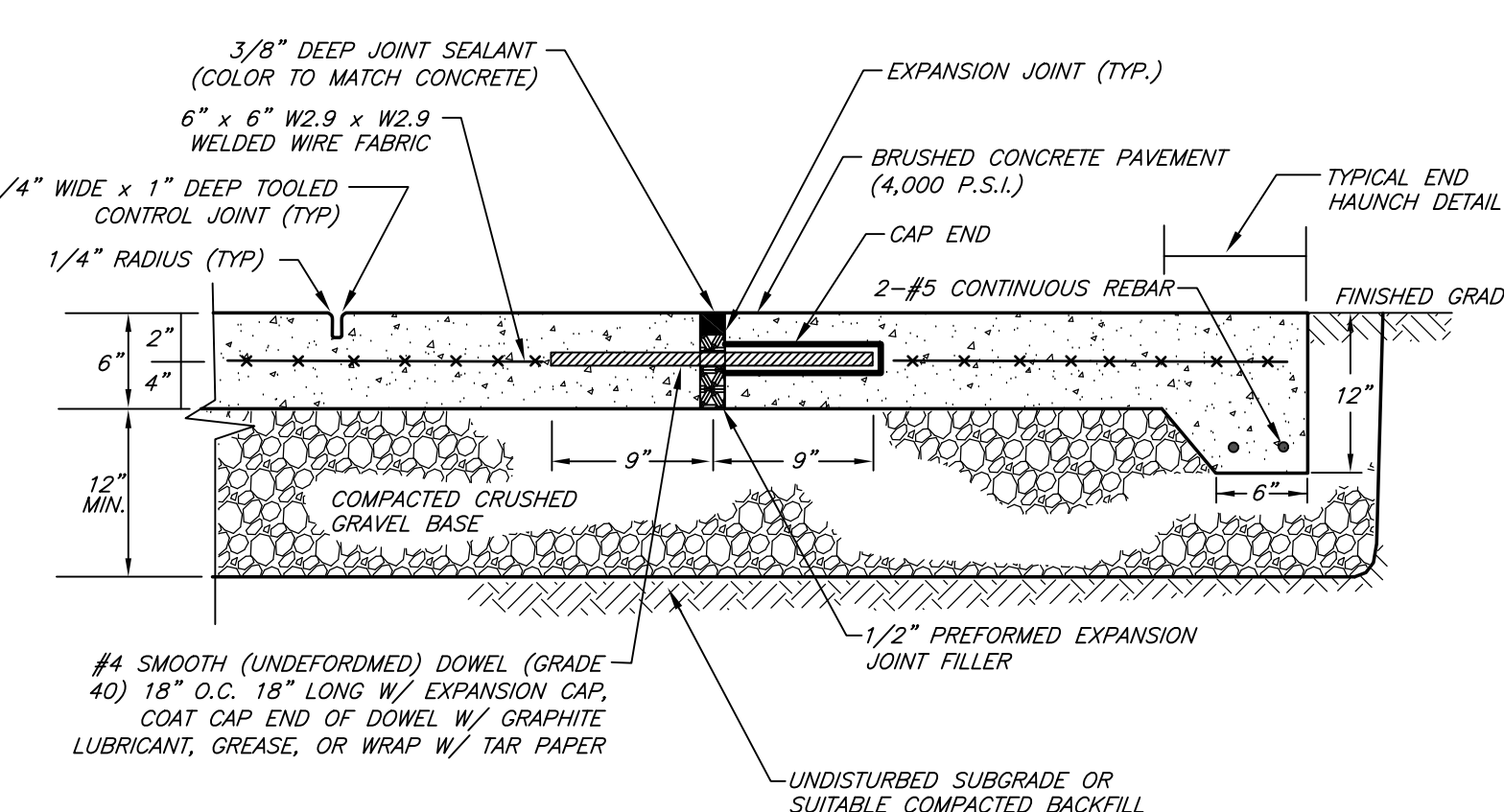
UTILITY TRENCH DETAIL
NOT TO SCALE



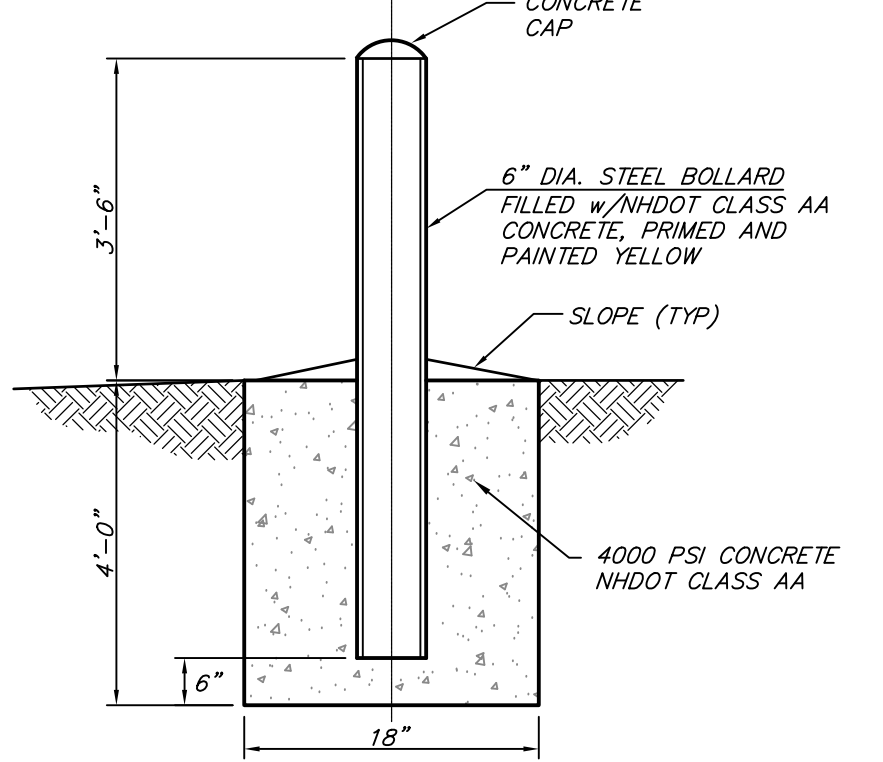
TYPICAL FENCE DETAIL FOR DUMPSTER PAD
NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



HEAVY DUTY REINFORCED CONCRETE PAD DETAIL FOR DUMPSTER
NOT TO SCALE



TYPICAL BOLLARD DETAIL FOR DUMPSTER PAD
NOT TO SCALE

DRAFT

TAX MAP 12 LOT 11

DETAIL SHEET 3

SOONER-MILFORD

LOCATED AT:

754-756 ELM STREET

MILFORD, NEW HAMPSHIRE, 03055

OWNER: LAND BARGE, LLC
754-756 ELM STREET
MILFORD, NH 03055

APPLICANT: SOONER TRANSPORTATION LLC
3 EXECUTIVE PARK DRIVE, SUITE 2016
BEDFORD, NH 03110

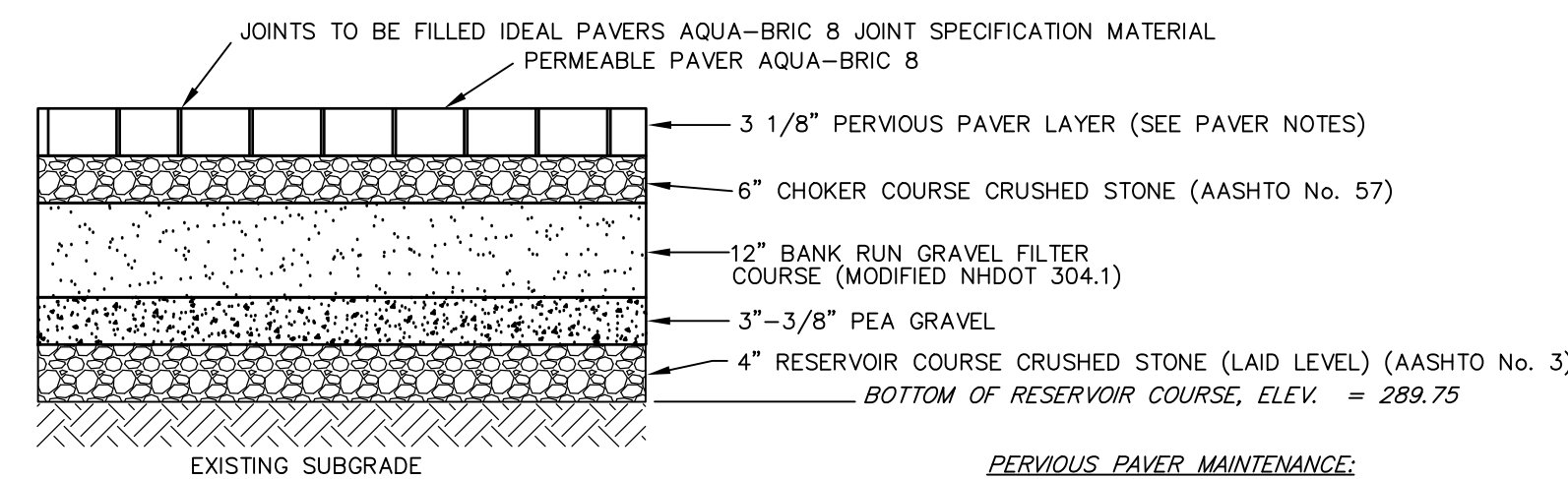
SCALE: 1" = 20' APRIL 25, 2022 SHEET 11 OF 12

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	
KAW	KAW	RUB	580	60	1667-01

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DATE	DESCRIPTION	BY	REV.
8-31-22	REVISED PER PLANNING BOARD, STAFF, & DOT COMMENTS	KAW	B
8-9-22	ADDED SIGHT DISTANCE AND SEWER PROFILE SHEETS	KAW	A



PERVIOUS PAVER MAINTENANCE:

- INSPECT ANNUALLY FOR DETERIORATION OR BREAKAGE
- MONITOR PERIODICALLY TO ENSURE THAT THE SURFACE DRAINS EFFECTIVELY AFTER STORMS
- CLEAN PERIODICALLY (2-4 TIMES PER YEAR) TO REMOVE SEDIMENT AND ORGANIC DEBRIS ON THE SURFACE
- INSPECT ADJACENT VEGETATED AREAS (2-4 TIMES PER YEAR) FOR SIGNS OF EROSION AND RUN-ION TO THE POROUS PAVERS
- MAJOR CLOGGING MAY NECESSITATE REPLACEMENT OF THE SURFACE AND POSSIBLY FILTER COURSE AND SUB-BAS COURSE

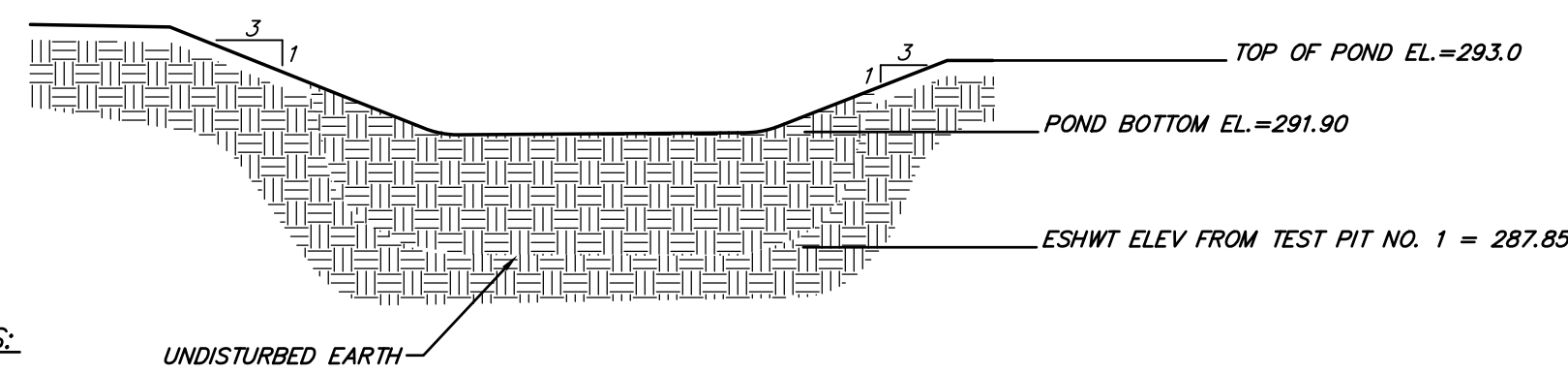
PAVER NOTES:
PAVERS SHALL BE PAVERS BY IDEAL AQUA-BRIC 8 FOR HEAVY LOADS IN 'QUARRY BLEND'. THE PATTERN MAY BE HERRINGBONE OR RUNNING BOND AT THE DISCRETION OF THE OWNER. PAVERS ARE TO BE INSTALLED PER MANUFACTURER'S INSTALLATION GUIDE.

TYPICAL CROSS SECTION FOR PERVIOUS PAVERS FOR HIGH PERMEABILITY SUB SOILS

NOT TO SCALE

BEST MANAGEMENT PRACTICES FOR PERMEABLE PAVERS

- NO WINTER SANDING OF PERMEABLE PAVEMENT IS PERMITTED.
- MINIMIZE APPLICATIONS OF SALT FOR ICE CONTROL.
- NEVER SEAL OR REPAVE PERMEABLE PAVERS.
- IF A PAVER BECOMES DAMAGED IT CAN BE REPLACED AND THE NEW PAVER RESET.
- INSPECT ANNUALLY FOR DETERIORATION OR SPALLING.
- MONITOR PERIODICALLY TO ENSURE THAT PAVER SURFACE DRAINS EFFECTIVELY AFTER STORMS.
- FOR INTERLOCKING PAVERS, PERIODICALLY ADD JOINT MATERIAL TO REPLACE LOST MATERIAL.
- MAJOR CLOGGING MAY NECESSITATE REPLACEMENT OF PAVER SURFACE, AND POSSIBLY FILTER COURSE AND SUB-BASE MATERIAL.



BASIN NOTES:

- DURING CONSTRUCTION DO NOT RUN HEAVY MACHINERY OVER INFILTRATION SITES. COMPACTION WILL CAUSE THEM TO BECOME INEFFECTIVE. ONCE THE BOTTOM LEVEL OF BASIN IS EXCAVATED, TILL THE SOIL WITH A ROTARY TILLER TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS BY LEVELING DRAG.
- BASINS SHALL NOT BE PLACED INTO SERVICE UNTIL THE PRACTICE HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- SLOPES SHALL BE PROTECTED WITH JUTE MATTING.

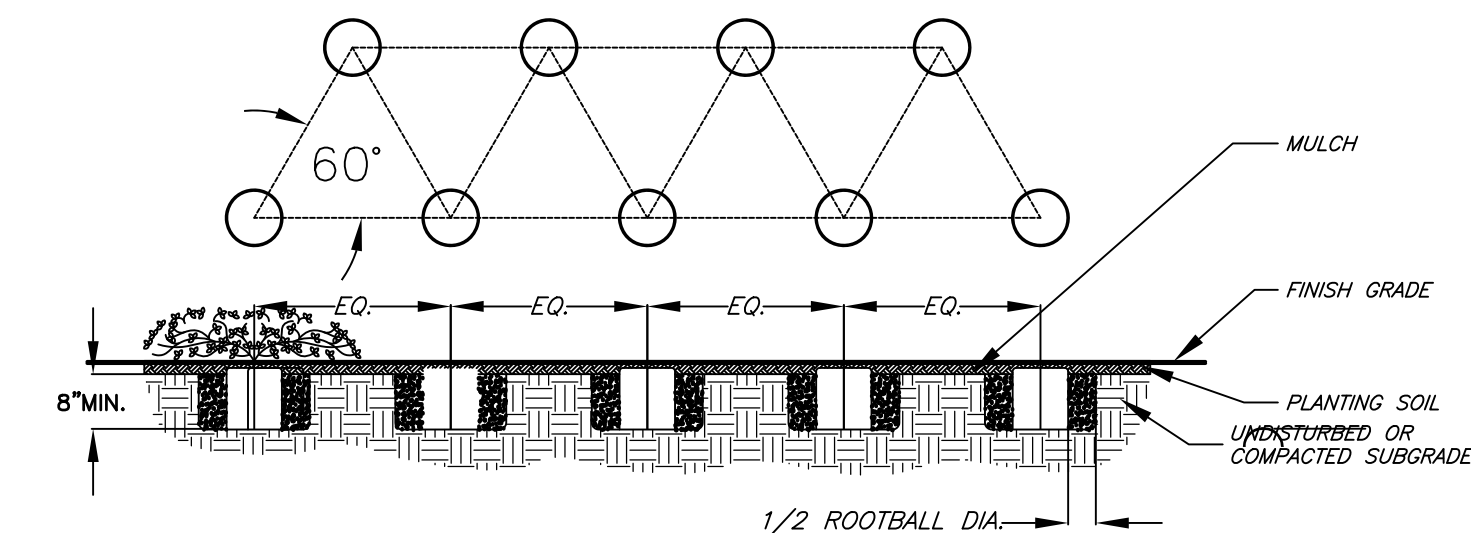
INFILTRATION BASIN

NOT TO SCALE

BEST MANAGEMENT PRACTICES FOR INFILTRATION BASINS

- REMOVAL OF DEBRIS FROM INLET AND OUTLET STRUCTURES.
- REMOVAL OF ACCUMULATED SEDIMENT.
- INSPECTION AND REPAIR OF OUTLET STRUCTURES AND APPURTENANCES.
- INSPECTION OF INFILTRATION COMPONENTS AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EVENT EXCEEDING 2.5 INCHES IN A 24 HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
- INSPECTION OF PRE-TREATMENT MEASURES AT LEAST TWICE ANNUALLY, AND REMOVAL OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN TWICE ANNUALLY.
- PERIODIC MOWING OF EMBANKMENTS.
- REMOVAL OF WOODY VEGETATION FROM EMBANKMENTS.
- INSPECTION AND REPAIR OF EMBANKMENTS AND SPILLWAYS.
- IF INFILTRATION SYSTEM DOES NOT DRAIN WITHIN 72 HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE INFILTRATION FUNCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF ALL ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE INFILTRATION TRENCH.

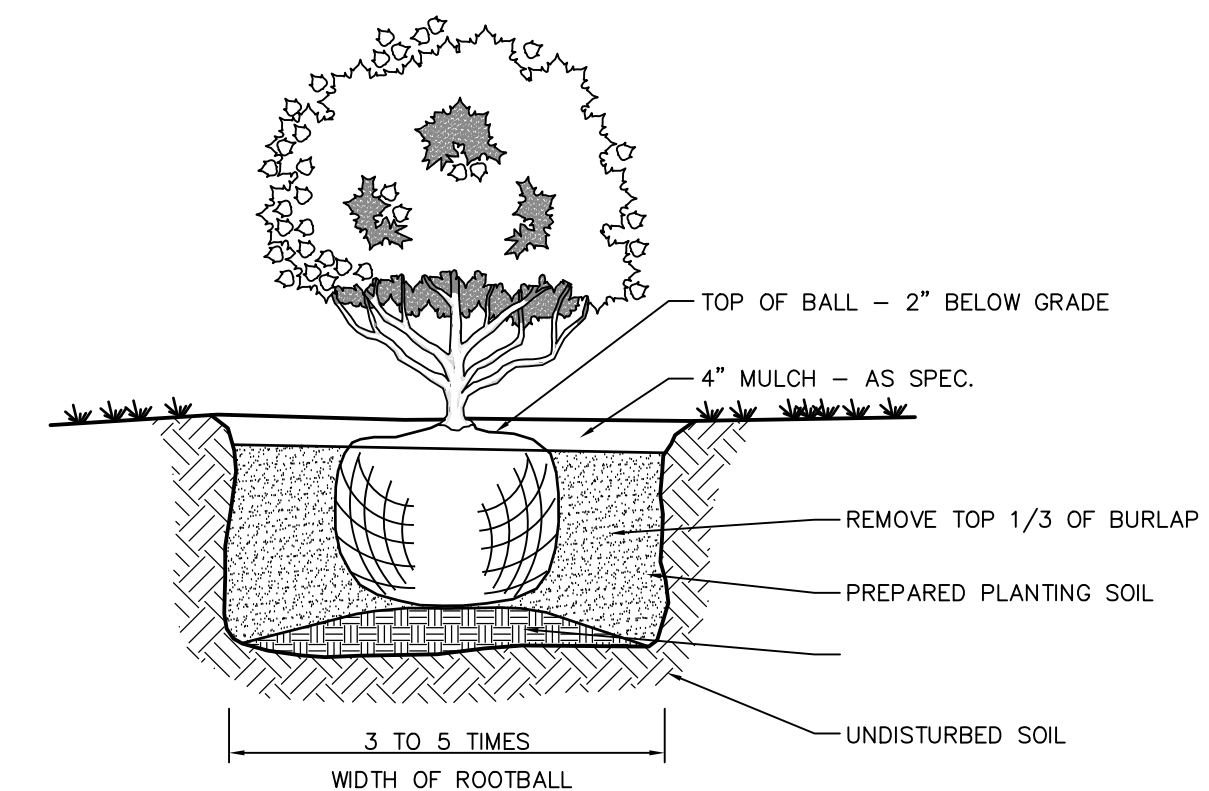
DRAFT



TYPICAL GROUNDCOVER/PERENNIAL PLANTING DETAIL

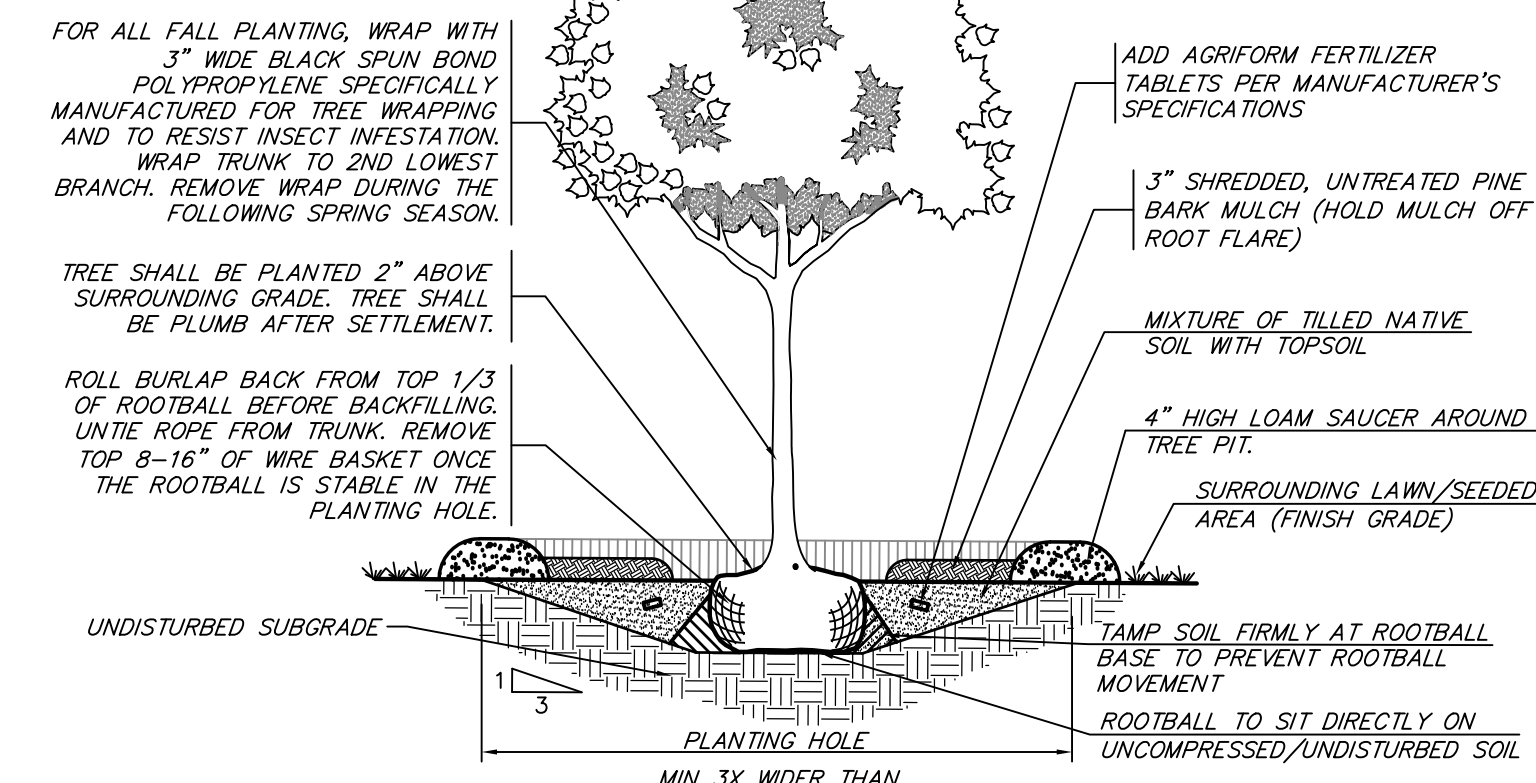
NOT TO SCALE

NOTE: SPACING SHALL BE THE PLANT'S MATURE WIDTH ON CENTER

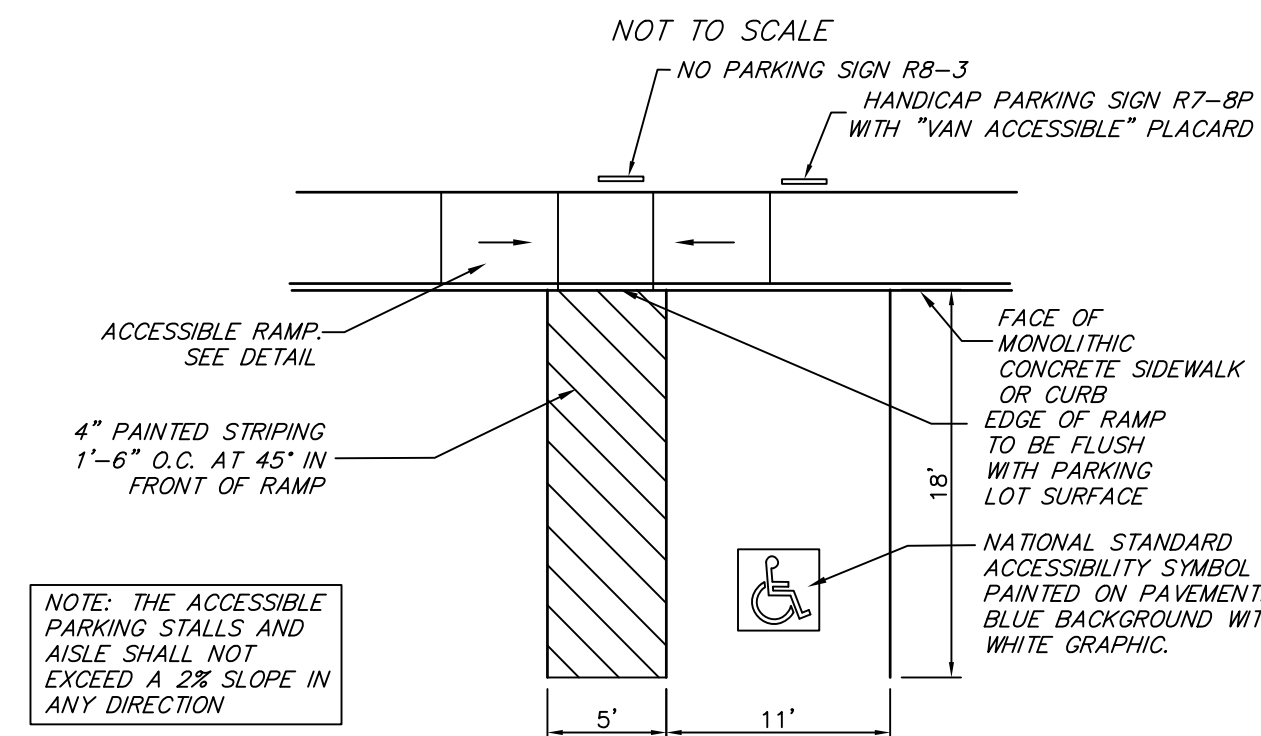


SHRUB PLANTING DETAIL

NOT TO SCALE

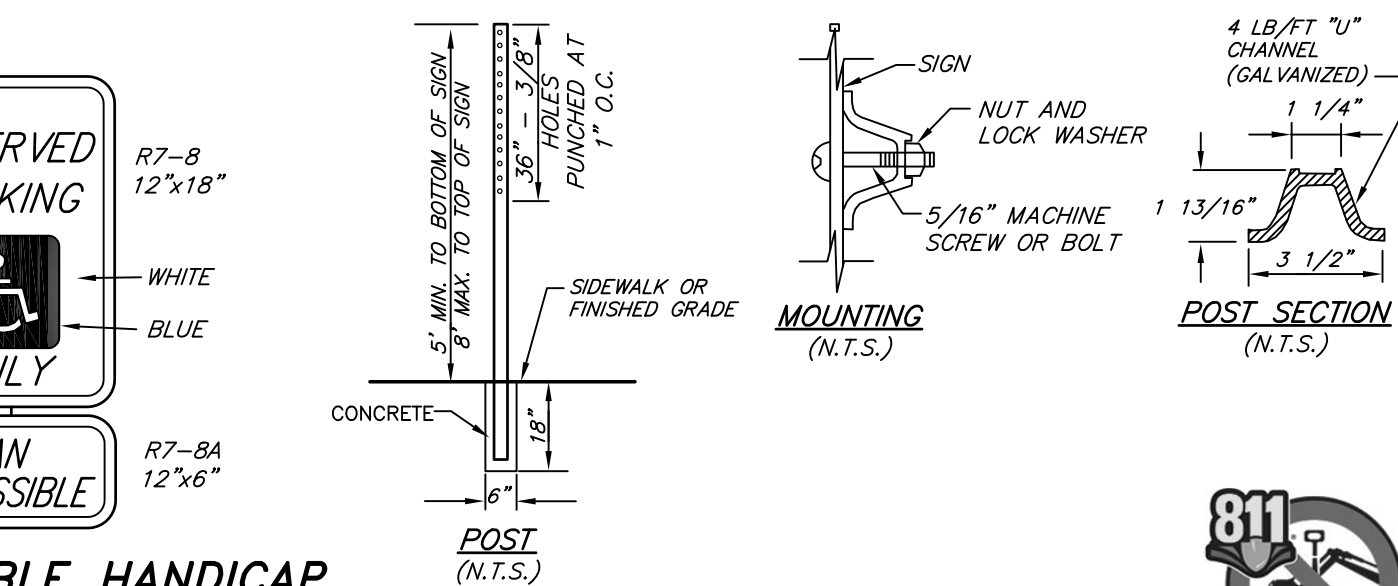


DECIDUOUS TREE PLANTING



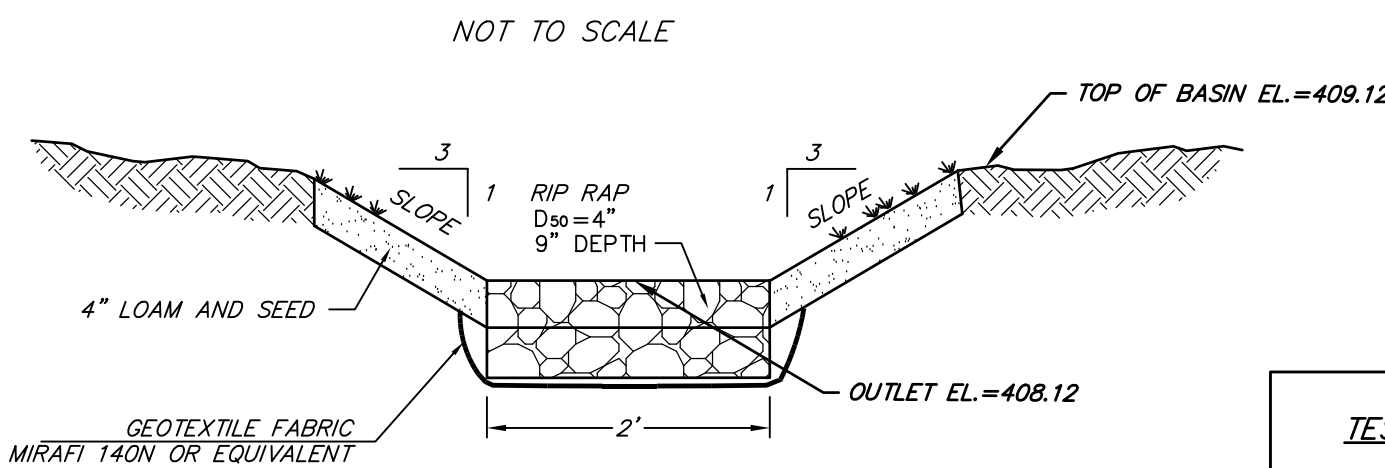
ACCESSIBLE PARKING SPACES

NOT TO SCALE



VAN ACCESSIBLE HANDICAP PARKING SIGN DETAIL

NOT TO SCALE



OUTLET SPILLWAY DETAIL

NOT TO SCALE

- NOTES:
- WIDTH OF SPILLWAY AND/OR WIDTH OF RIPRAP AS SPECIFIED ON THE PLANS.
 - REFER TO THE MAINTENANCE AND CONSTRUCTION NOTES FOR ROCK RIP-RAP FOR ADDITIONAL DETAILS.

MAINTENANCE

ROCK RIPRAP SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY BEFORE FURTHER DAMAGE CAN TAKE PLACE. WOODY VEGETATION SHOULD BE REMOVED FROM THE ROCK RIPRAP ANNUALLY BECAUSE TREE ROOTS WILL EVENTUALLY DISLODGE THE ROCK RIPRAP. IF THE RIPRAP IS ON A CHANNEL BANK, THE STREAM SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT BARS THAT MAY CHANGE FLOW PATTERNS WHICH COULD DAMAGE OR DISPLACE THE RIPRAP. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE RIPRAP.

CONSTRUCTION SPECIFICATIONS

- THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC OR RIPRAP SHALL BE CLEARED AND GRUBBED TO REMOVE ALL ROOTS, VEGETATION, AND DEBRIS AND PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- THE ROCK AND/OR GRAVEL USED FOR FILTER AND RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP BY PLACING A CUSHION OF SAND AND GRAVEL OVER THE FABRIC. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
- STONE FOR THE RIPRAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT PREVENT DISPLACEMENT OF THE UNDERLYING MATERIALS. HAND PLACEMENT MAY BE REQUIRED TO PREVENT DAMAGE TO ANY PERMANENT STRUCTURES.
- STONES FOR RIPRAP SHALL BE ANGULAR OR SUBANGULAR. THE STONES SHOULD BE SHAPED SO THAT THE LEAST DIMENSION OF THE STONE FRAGMENT SHALL BE NOT LESS THAN ONE-THIRD OF THE GREATEST DIMENSION OF THE FRAGMENT. FLAT ROCKS SHALL NOT BE USED FOR RIPRAP.
- VOIDS IN THE ROCK RIPRAP SHOULD BE FILLED WITH SPALLS AND SMALLER ROCKS.

TEST PIT NO. 1

TEST PIT ELEVATION = 280.60

- 0"-10" FILL, 10 YR 5/1, FINE LOAMY SAND, GRANULAR, FRIABLE
- 10"-33" 10 YR 6/6, FINE LOAMY SAND, FINE GRANULAR, FRIABLE
- 33"-38" SOLID MOTTLING 5 YR 4/4, FINE LOAMY SAND, FINE GRANULAR, FRIABLE SLIGHTLY FIRM @ BOTTOM
- 38"-60" 10 YR 6/8, LOAMY SAND, GRAVELLY, GRANULAR, FRIABLE

WATER @ 72"
ESHWT @ 33" (ELEV 287.85)
RESTRICTIVE LAYER @ 38"

TEST PIT NO. 2

TEST PIT ELEVATION = 283.00

- 0"-14" A HORIZON 10 YR 4/3 FINE SANDY LOAM, MASSIVE, FRIABLE
- 14"-24" B HORIZON 10 YR 6/6 FINE LOAMY SAND, WEAK FINE GRANULAR, FRIABLE
- 24"-28" BURIED A HORIZON 10 YR 5/4 LOAMY SAND, GRANULAR, FRIABLE
- 28"-76" 10 YR 6/6 FINE LOAMY SAND, WEAK FINE GRANULAR, FRIABLE

WATER NONE OBSERVED @ 60"
ESHWT NONE OBSERVED @ 60" (ELEV 288.00)

TEST PIT INFORMATION

TEST PITS WERE PERFORMED ON 8-1-22 BY RAY CRITCH

DATE	DESCRIPTION	BY	REV.
8-31-22	REVISED PER PLANNING BOARD, STAFF, & DOT COMMENTS	KAW	B
8-9-22	ADDED SIGHT DISTANCE AND SEWER PROFILE SHEETS	KAW	A

TAX MAP 12 LOT 11
DETAIL SHEET 4
SOONER-MILFORD
LOCATED AT:
754-756 ELM STREET
MILFORD, NEW HAMPSHIRE, 03055

OWNER: LAND BARGE, LLC
754-756 ELM STREET
MILFORD, NH 03055

APPLICANT: SOONER TRANSPORTATION LLC
3 EXECUTIVE PARK DRIVE, SUITE 2016
BEDFORD, NH 03110

SCALE: 1" = 20' APRIL 25, 2022 SHEET 12 OF 12

DESIGN: KAW DRAWN: KAW CHECKED: RJB FB: 580 PG: 60 1667-01

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