



TOWN OF MILFORD, NEW HAMPSHIRE  
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

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## **STAFF MEMO**

**Date:** March 31, 2021  
**To:** Town of Milford Planning Board  
**From:** Jason Cleghorn, Town Planner  
**Subject:** **SP2021-07 and SD2021-05 B33 Lordens Plaza (applicants/owners), 586 Nashua St., Map 44, Lot 6.** Public Hearing for the review of a major site plan related to the construction of a proposed 2,250 s.f. coffee shop with drive thru lane and a minor subdivision to create a 33,882 s.f. lot from the overall Lordens Plaza for the purposes of the construction on this pad site within the Commercial "C" zoning district.

### **BACKGROUND:**

The applicant is before the Planning Board seeking approval of a major site plan related to the construction of a proposed 2,250 s.f. coffee shop with drive-thru lane; and a minor subdivision to create a 33,882 s.f. lot (6-2) from the overall Lordens Plaza for the purposes of the proposed construction on this pad site within the Commercial "C" zoning district. The Planning Board continued these two items at their March 16, 2021 meeting.

### **ADDRESS:**

586 Nashua St. (Lordens Plaza)

### **EXISTING USE:**

The property is currently vacant and part of the overall Lordens Plaza parking field.

### **LOT AREA:**

The overall property (the entire plaza) totals approximately 16.16 acres. The lot proposed as part of the minor subdivision would be 33,882 s.f. (0.77 ac).

### **APPLICATION STATUS:**

The application is complete and ready to be accepted. The Board will need to make a determination of regional impact.

### **NOTICES:**

Notices were sent to all property abutters on February 24, 2021.

### **ZONING DISTRICT/INFORMATION:**

The subject property is within the Commercial "C" District: The intent of this District is to provide areas for those businesses, institutional, financial, governmental and compatible residential uses which constitute the commercial requirements of the Town.

Zoning Ordinance § 5.05.1 (C) permits restaurants as an Acceptable Use.

As it pertains to the minor subdivision, the 33,882 s.f. proposed lot exceeds the zoning ordinance's requirement of 20,000 s.f. and 150 feet of frontage.

### **EXISTING CONDITIONS:**

The area in which this project would be constructed is located in an existing area of parking nearest the western driveway entrance to Lordens Plaza, and the adjacent signalized intersection within Nashua Street. The pad site is pushed forward

near the southern edge of the parcel which will have frontage along Nashua St. This project is a 0.77 acre portion of the overall 16.16 acre plaza.

### **TRAFFIC AND ACCESS MANAGEMENT:**

The applicant's engineer provided a thorough Traffic Impact Assessment commiserate with current traffic engineering standards. The project is expected to generate approximately 370 total new trips per weekday and 364 on a typical Saturday, with around forty (40) of those trips being peak-hour trips.

Additionally, staff is concerned about the limited space for the turning movement off of the access drive aisle and its short distance away from Nashua Street.

It should also be noted that the project's impact moves the Eastern Driveway at the plaza (not the driveway closest to the proposed construction) from LOS "C" to LOS "D", one level from considered failing, or LOS "F".

<b><u>Trip Generation Summary - Proposed Starbucks - Milford, NH</u></b>				
Time Period				
	Size	Starbucks 2250	Pass-By Starbucks	New Trips
Weekday Morning Peak Hour				
Entering		102	-80	22
Exiting		98	-80	18
Total		200	-160	40
Weekday Evening Peak Hour				
Entering		49	-39	10
Exiting		49	-39	10
Total		98	-78	20
Saturday Midday Peak Hour				
Entering		99	-79	20
Exiting		99	-79	20
Total		198	-158	40
Weekday Daily		1,846	-1,476	370
Saturday Daily		1,820	-1,456	364

**Table 3  
PEAK-HOUR TRAFFIC-VOLUME INCREASES**

Location/Peak Hour	2021 Existing	No-Build (2022/2032)	Build (2022/2032)	Traffic-Volume Increase No-Build vs. Build (2022/2032)	Percent Increase No-Build vs. Build (2022/2032)
<i>Nashua Street at Lorden</i>					
<i>Plaza East Driveway:</i>					
Weekday Morning	1,476	1,497/1,617	1,512/1,632	26/26	1.0/0.9
Weekday Evening	2,047	2,071/2,197	2,083/2,209	17/17	0.6/0.5
Saturday Midday	1,923	1,945/2,060	1,963/2,078	33/33	0.9/0.9
<i>Nashua Street at Lorden</i>					
<i>Plaza West Driveway:</i>					
Weekday Morning	1,459	1,486/1,604	1,571/1,689	85/85	5.7/5.3
Weekday Evening	2,038	2,070/2,191	2,105/2,226	35/35	1.7/1.6
Saturday Midday	1,907	1,936/2,047	2,014/2,125	78/78	4.0/3.8

### **OPEN SPACE/LANDSCAPING:**

The applicant's submittal for landscaping in all cases meets the town's requirements and the number of shrubs and trees exceed the town's requirements. The lot requires 30% open space and the project is providing 35%.

<b>LANDSCAPE SCHEDULE</b>					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
<b>SHADE TREES</b>					
AROG	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	B+B
GB	3	GINKGO BILOBA	MAIDENHAIR TREE GINKGO	2 1/2-3 1/2" CAL.	B+B
GTIK	2	GLEDITSIA TRIACANTHOS 'INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEYLOCUST	2 1/2-3 1/2" CAL.	B+B
SUBTOTAL:	9				
<b>ORNAMENTAL TREES</b>					
AAR	3	AMELANCHIER ALNIFOLIA 'REGENT'	MULTI STEM REGENT SERVICEBERRY	12-14'	B+B
SUBTOTAL:	3				
<b>EVERGREEN TREES</b>					
TOE	11	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	6-7'	B+B
SUBTOTAL:	11				
<b>DECIDUOUS SHRUBS</b>					
CAI	10	CORNUS ALBA 'IVORY HALO'	VARIEGATED RED TWIG DOGWOOD	2-3'	B+B
FG	6	FOTHERGILLA GARGENII	DWARF FOTHERGILLA	18-24"	CONTAINER
MP	11	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	30-36"	B+B
SUBTOTAL:	27				
<b>EVERGREEN SHRUBS</b>					
PMM	24	PINUS MUGO MUGUS	DWARF MUGO PINE	24-30"	CONTAINER
ROHR	8	RHODODENDRON X OBTUSUM 'HERSHEY RED'	HERSHEY RED AZALEA	24-30"	CONTAINER
TH	8	TAXUS MEDIA 'HICKSII'	HICKS YEW	3-4'	B+B
TMD	61	TAXUS X MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	24-30"	B+B
SUBTOTAL:	101				
<b>ORNAMENTAL GRASSES</b>					
CAKF	54	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	FEATHER REED GRASS	24"	CONTAINER
SUBTOTAL:	54				

### **DRAINAGE:**

Although the project is not located within the 100-year flood plain as shown on the Flood Insurance Rate Map Number 330096, dated September 25, 2009. The town's stormwater engineer did not have any comments about the site plan's stormwater plan or drainage system.

### **PARKING:**

The project plans to provide twenty (20) total spaces with one (1) space being handicapped (and van) accessible. A waiver has been requested from the requirement of thirty-eight (38) spaces for the amount of seats and employees. The applicant is working on cross access and parking easements which would allow the usage of the larger Lordens Plaza parking lot in existence.

### **LIGHTING PLAN:**

The plan appears consistent with best management practices for light pollution at the property's boundary lines and the town's regulations.

### **BUILDING ELEVATIONS:**

Staff supports the building as shown and believes the colors, roofline and general architectural 'feel' to strike a balance between corporate needs/templating and the goals of the town of Milford.

**WAIVERS:**

The applicant has requested two (2) waivers as part of the major site plan. The first waiver regards a reduction in the required parking as required in §6.05.4 Table of Off-Street Parking which would require 38 spaces and the project plans to provide twenty (20 spaces). Given that the project will have shared parking agreements with the adjacent plaza, Staff supports this waiver/reduction. It is anticipated that much of this project will utilize the drive-thru and that the amount of parking provided will be sufficient.

The second waiver pertains to §6.08.7(A) which requires a landscape strip ten (10) feet in width between paved area and abutting property lines or public ROW. The project will maintain this buffer along the Nashua St. (public ROW) frontage, but is asking to have the requirement waived to the new northern property line adjacent to the plaza's parking field. Staff believes that the landscaping in general as part of this project which exceeds the town's requirements makes up for this requirement being requested to be waived.

**INTERDEPARTMENTAL REVIEWS:**

**Ambulance:** No comments.

**Assessing:**

1. There are two additional existing buildings on this parcel. Shouldn't they be depicted on the plan?
2. Also, shouldn't the actual and proposed lot numbers be displayed on this plan? (existing lot ID is 44-6, not 6)
3. This is the 2nd "Minor subdivision" on this parcel in less than 2 months. First was the Bank building (St Mary's CU). At what point does it become a major subdivision, and might it behoove all parties to get one overall plan? Should the St. Mary's proposed subdivision be displayed on the plan?
4. Will there be enough parking spaces for all entities after subdivision for another business since this will result in reducing the available spaces for the existing businesses?

**Building Department:****Conservation Commission:**

**Fire Department:** No comments.

**Heritage Commission:**

**Police Department:** No comments.

**Public Works:**

1. Drainage ties into private property drainage? Is it ok? Easements for?
2. Easements for all utilities will be needed.
3. Should the concrete walkway extend to road edge for future sidewalk on that side?
4. No pavement thickness or gravels indicated
5. Road patch detail is not Town approved
6. Who holds a service contract for the Stormceptor? Who will monitor?

**SoRLAC:** N/A

**Water Utilities:**

**Stormwater:** No comments.

**Zoning Administrator:****Planning Department:**

1. SITE PLAN: Table 1 of the *Traffic Impact Assessment* omits the Saturday midday peak-month volumes referred to in subscript letter d.
2. SITE PLAN: Has the applicant applied for an amended NHDOT access permit?
3. SITE PLAN: The exit only driveway at the NW corner of the new lot warrants a site distance evaluation because of



the turning movement there into the internal roadway system of the plaza.

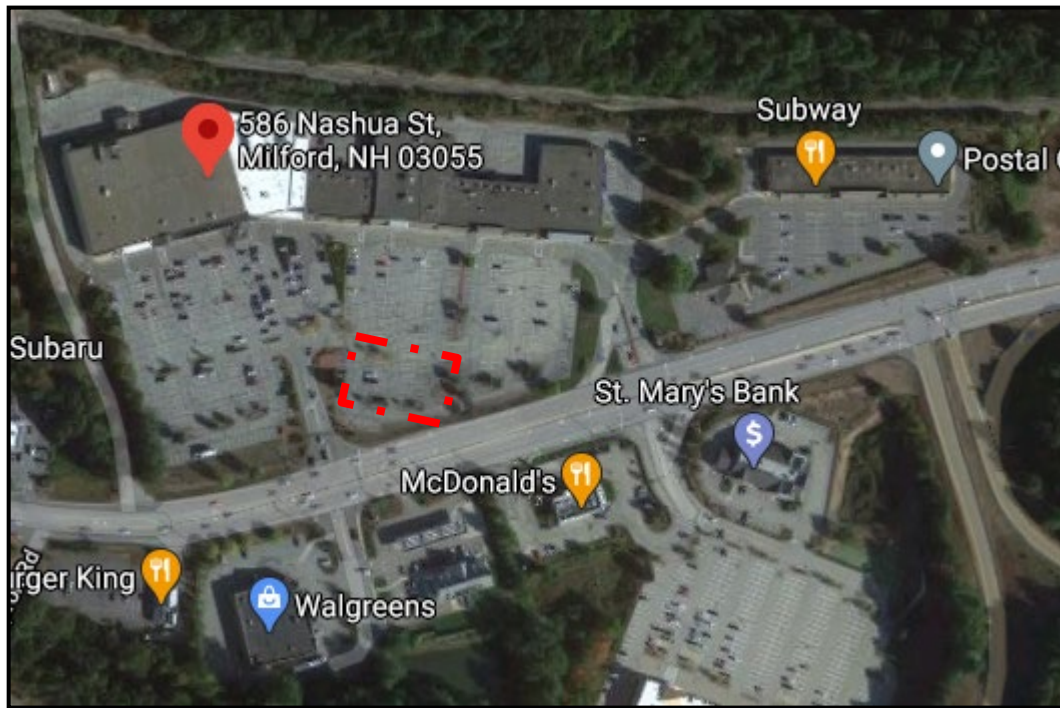
4. SITE PLAN: Staff is slightly concerned that the project's impact will result in the Eastern Driveway of the Lordens Plaza changing from LOS C to LOS D under the 2022 Build volumes. There should be additional analysis done in coordination with NHDOT on whether any changes to the signalization at this intersection are warranted.
5. SITE PLAN: There was nothing included within the site plan regarding potential signage. There was discussion at the conceptual meeting regarding signage but nothing was shown here.

Comments and recommendations provide an overview of areas needed to be addressed at the Public Hearing or shown as part of the application:

**STAFF RECOMMENDATIONS:**

The applicant should be prepared to address all of the comments raised by the Planning Board, Conservation Commission, Town Consultants, Staff, and public pertaining to the Subdivision Plan and Major Site Plan. Staff will continue to work with the applicant and their representatives on the easements and their subsequent recording.

Aerial of 586 Nashua Street, Map 44 Lot 6.



Existing Conditions at the frontage along Nashua St. looking north.



Existing conditions looking south from the western driveway access



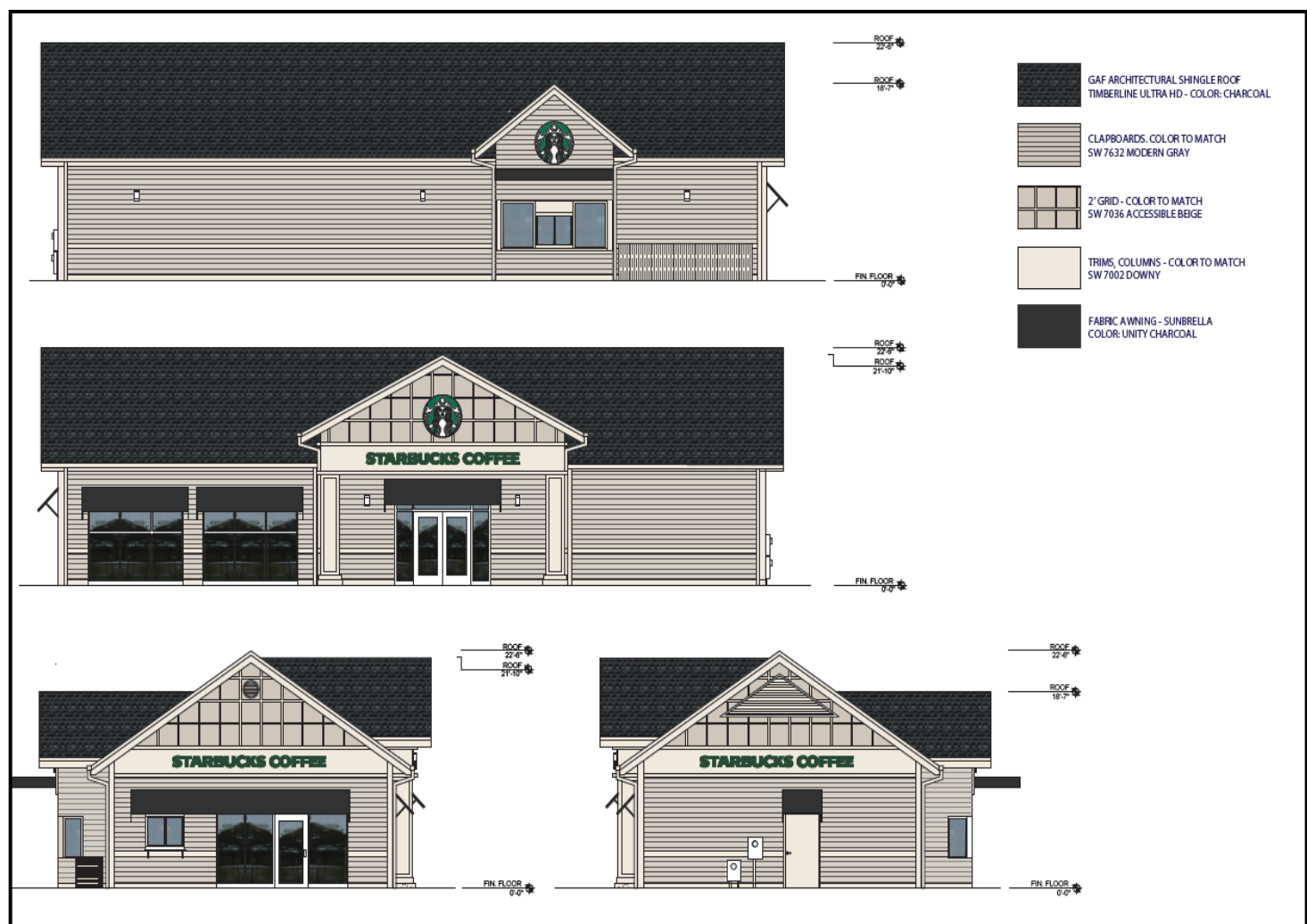
A wide-angle photograph of a large, mostly empty parking lot under a clear sky. In the foreground, a tall light pole stands on the left, and a red car is partially visible on the right. The lot is paved with asphalt and has white parking lines. In the background, there are trees, a building, and other parked cars.

The site plan illustrates a proposed development on Lot 14-6-2, which is 31,882.24 SF (0.786 AC). The central building is a large, irregular structure with a central courtyard. Surrounding the building are various parking areas and service zones. Key features include:

- Proposed Building:** A large central structure with a central courtyard. It includes a "PROP. COFFEE SHOP WITH DRIVE THRU (2,200 SF) (SEE ARCHITECTURAL PLANS BY OTHERS)".
- Parking and Access:** Multiple parking areas are shown, including "PROP. ACCESSIBLE PARKING WITH DRIVE THRU (2,200 SF)" and "PROP. CONC. CURBS (TYP.)".
- Signage and Lighting:** Numerous proposed signs and lights are indicated, such as "PROP. 'STOP' SIGN AND BAR", "PROP. LOT LIGHT ON CONC. BASE (TYP.)", and "PROP. ILLUMINATED BOLLARD (TYP.)".
- Landscaping and Buffers:** The plan shows "12' LE BUFFER", "12' REAR YARD SETBACK", and "12' FRONT YARD SETBACK".
- Infrastructure:** The plan includes "PROP. CONC. WALK", "PROP. CONC. RAMP (TYP.)", and "PROP. CONC. CURBS (TYP.)".
- Other Features:** "PROP. OUTDOOR SEATING AREA (DESIGNED BY OTHERS)", "PROP. PATIO FENCING (DESIGNED BY OTHERS)", and "PROP. TRANSITION CURB (TYP.)" are also shown.

The plan is detailed with various dimensions, setbacks, and property boundaries. It includes a north arrow and a scale bar. The overall layout is designed to provide a functional and aesthetically pleasing environment for the proposed development.

**Building Elevations**





# PROPOSED SITE PLAN DOCUMENTS

FOR  
BRIDGE33 CAPITAL

PROPOSED  
COFFEE SHOP WITH DRIVE-THROUGH  
LOCATION OF SITE:  
586 NASHUA STREET, TOWN OF MILFORD  
HILLSBOROUGH COUNTY, NEW HAMPSHIRE  
MAP #44, LOT #6

## DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
OVERALL SITE LAYOUT PLAN	C-301
SITE LAYOUT PLAN	C-302
GRADING AND DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
OVERALL UTILITY PLAN & PROFILE	C-502
EROSION AND SEDIMENT CONTROL PLAN	C-601
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-602
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES AND DETAILS	C-702
LIGHTING PLAN	C-703
DETAIL SHEET	C-901
DETAIL SHEET	C-902
DETAIL SHEET	C-903
BOUNDARY & PARTIAL TOPOGRAPHIC, UTILITY SURVEY (BY OTHERS)	2 SHEETS

### WAIVER REQUESTS:

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

#### 6.05.4 - TABLE OF OFF-STREET PARKING:

REQUIRED: "RESTAURANTS: FAST FOOD" USE REQUIRES 0.6 SPACES PER SEAT PLUS 1 SPACE PER EMPLOYEE, OR A TOTAL OF THIRTY-EIGHT (38) REQUIRED PARKING SPACES FOR THE PROPOSED COFFEE SHOP WITH FIFTY (50) INTERIOR SEATS AND UP TO EIGHT (8) EMPLOYEES.

REQUESTED: TWENTY (20) PARKING SPACES ARE PROPOSED FOR THE COFFEE SHOP ON THE PROPOSED LOT TO BE CREATED FOR SAME. THE PROPOSED COFFEE SHOP IS LOCATED WITHIN LORDENS PLAZA AND WILL HAVE RIGHTS TO PARKING AND ACCESS WITHIN SAME. OVERALL LORDENS PLAZA IS PROPOSED TO CONTAIN PARKING IN EXCESS OF THAT REQUIRED FOR ALL USES ON-SITE. PLEASE REFER TO THE OVERALL SITE PLAN AND SITE PLAN WITHIN THE PROPOSED SITE PLAN DOCUMENTS FOR DETAILED PARKING CALCULATIONS FOR LORDENS PLAZA.

#### 6.08.7 (A) - LANDSCAPING PARKING LOTS AND ACCESS WAYS:

REQUIRED: A LANDSCAPED STRIP AT LEAST TEN (10) FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PAVED AREAS AND THE ADJUTING PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.

REQUESTED: RELIEF FROM THE LANDSCAPE BUFFER REQUIREMENTS FOR PROPOSED INTERIOR PROPERTY BOUNDARIES ASSOCIATED WITH LORDENS PLAZA, WITH A LANDSCAPE BUFFER PROVIDED ALONG NASHUA STREET. THE PROJECT PROPOSES INCREASE LANDSCAPED AREA WITHIN THE AREA OF THE PROPOSED DEVELOPMENT AND INCREASE THE EXISTING LANDSCAPE BUFFER TO NASHUA STREET.

### TOWN OF MILFORD NOTES:

- THE PURPOSE OF THIS PLAN IS TO REFLECT THE PROPOSED SITE DEVELOPMENT AT THE SUBJECT PROPERTY FOR SUBMISSION TO THE TOWN OF MILFORD PLANNING BOARD.
- AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
- WATER, SEWER, ROAD (INCLUDING PARKING LOT) AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD'S WATER UTILITIES DEPARTMENT AND PUBLIC WORKS DEPARTMENT STANDARDS.
- OPEN SPACE CALCULATIONS: 35.1% (10,850± SF TOTAL AREA)
- THE PROJECT IS SUBJECT TO POLICE IMPACT FEES IN ACCORDANCE WITH THE TOWN OF MILFORD.
- THE PROJECT AREA IS NOT LOCATED WITHIN THE GROUNDWATER PROTECTION DISTRICT.
- NO WETLANDS HAVE BEEN IDENTIFIED ON THE SUBJECT PROPERTY.

### REFERENCE PLANS

THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

- "BOUNDARY & PARTIAL TOPOGRAPHIC, UTILITY SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, DATED 12/22/20.
- "ALTANSPS LAND TITLE SURVEY", PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC., DATED 06/27/19.

## SITE INFORMATION

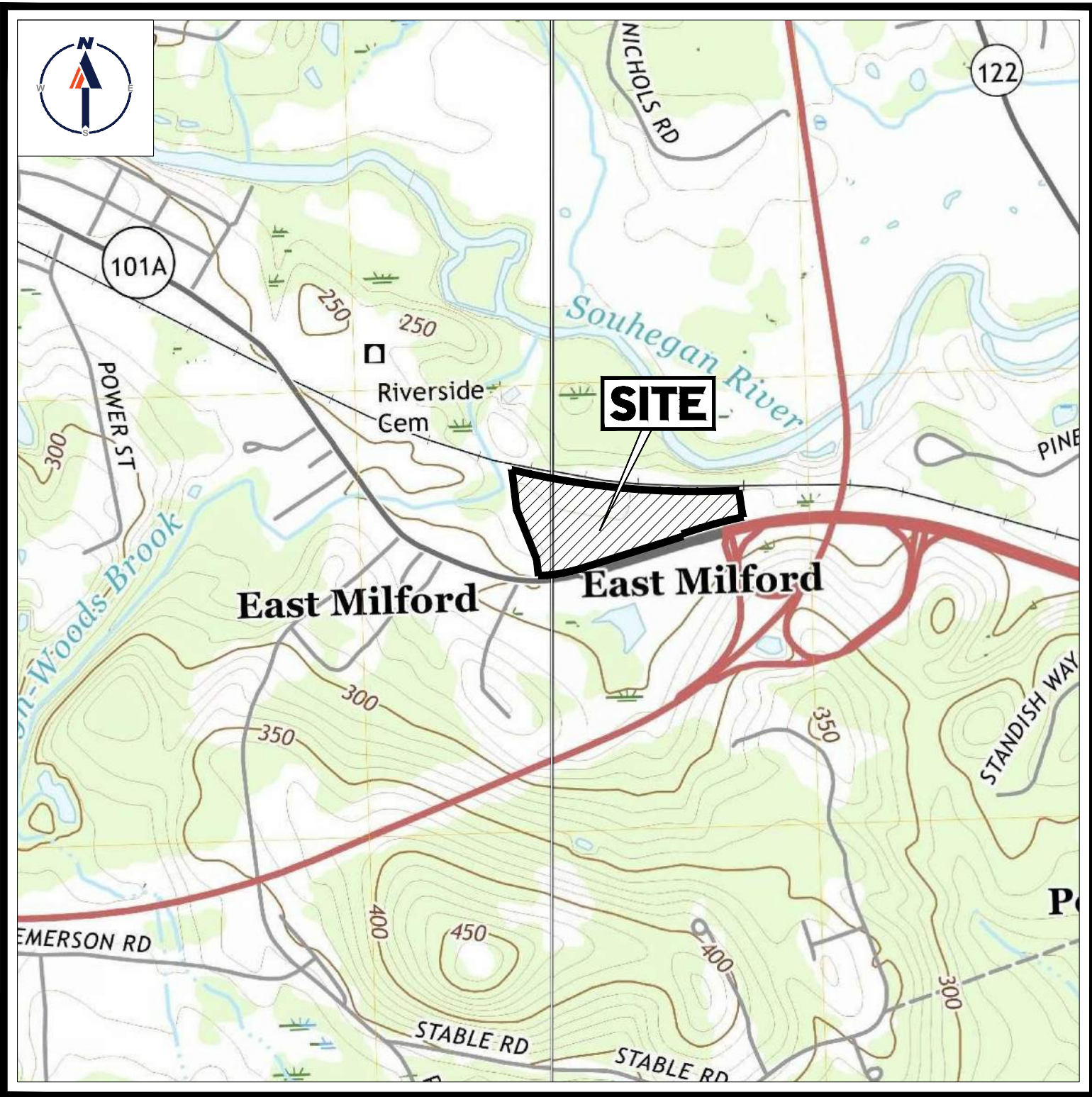
- APPLICANT:  
B33 LORDENS PLAZA, LLC  
1109 1ST AVENUE, SUITE 205  
SEATTLE, WA 98101
- OWNER:  
B33 LORDENS PLAZA, LLC  
9330 W. SAHARA AVENUE  
LAS VEGAS, NV 89117
- PARCEL:  
MAP #44, LOT 6  
586 NASHUA STREET  
TOWN OF MILFORD  
HILLSBOROUGH COUNTY, NEW HAMPSHIRE

## TOWN OF MILFORD PLANNING BOARD

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

## PROPERTY OWNER

SIGNATURE DATE



### USGS MAP

SCALE: 1" = 1,000'  
SOURCE: MILFORD AND SOUTH MERRIMACK NEW HAMPSHIRE USGS QUADRANGLE



### SITE MAP

SCALE: 1" = 250'

## PREPARED BY

BOHLER //

BOHLER //

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

## REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	02/15/21	REVISED PER NHDES SUBMISSION	DJA
2	3/23/21	REVISED PER PB COMMENTS	MKB



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It's fast. It's free. It's the law.

## PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W201298  
DRAWN BY: DJA  
CHECKED BY: MKB  
DATE: 02/11/2021  
CAD I.D.: W201298-CVL-2

### PROJECT:

## SITE DEVELOPMENT PLANS

FOR

## BRIDGE33 CAPITAL

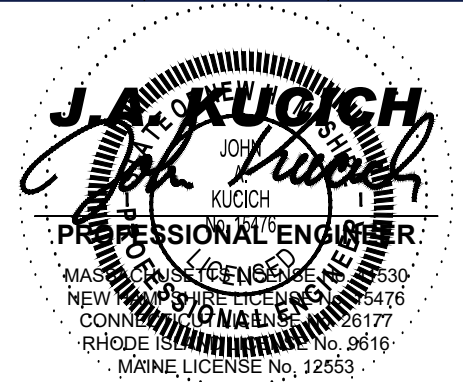
### PROPOSED COFFEE SHOP WITH DRIVE-THROUGH

MAP #44, LOT #6  
586 NASHUA STREET  
TOWN OF MILFORD  
HILLSBOROUGH COUNTY,  
NEW HAMPSHIRE

BOHLER //

352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900

www.BohlerEngineering.com



### SHEET TITLE:

## COVER SHEET

### SHEET NUMBER:

C-101

REVISION 2 - 3/23/21



GENERAL NOTES

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

- 1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
  - "BOUNDARY & PARTIAL TOPOGRAPHIC, UTILITY SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, DATED 12/22/20.
  - "ALTANSPS LAND TITLE SURVEY", PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC., DATED 06/27/19.

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

2. ALL ACCESSIBLE (AKIA ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C § 12101 et seq. AND 42 U.S.C § 4151 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. THE CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

8. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS. PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.

9. CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.

10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.

11. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONSTRUCTION.

12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.

13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONCLUSION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.

14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, REDESIGN, RE-SURVEY, RE-PAVING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION TO ITS ORIGINAL CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

15. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DERIVED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS OR DISCREPANCIES WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.

18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKERS COMPENSATION INSURANCE, EMPLOYERS' LIABILITY INSURANCE AND LIMITS OF COMMERCIAL INSURANCE. (OSHA) ALL CONTRACTORS MUST HAVE THEIR OSHA POLICES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. THE CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, EXPENSES, PENALTIES, DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.

19. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES OF THE PROJECT OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEFICIENCIES FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION. IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

20. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION PROJECT, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ANY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTORS POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19 FOR JOB SITE SAFETY.

21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINE AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR FINE AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.

22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTORS PRICE.

23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.

24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.

25. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF OR PRESERVE ANY SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

26. ALL DIMENSIONS MUST NOT BE FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.

27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.

28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.

30. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GENERAL GRADING & UTILITY PLAN NOTES

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY, AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS THE GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.

4. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.

5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

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

7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GRADE, TRAP REQUIREMENTS, DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTH ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS TO EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, REDESIGN, RE-SURVEY, RE-PAVING AND CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION TO ITS ORIGINAL CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.

9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.

10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST MAINTAIN THE EXISTING GRADE AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTH ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS TO EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, REDESIGN, RE-SURVEY, RE-PAVING AND CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION TO ITS ORIGINAL CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

11. ALL FILL, COMPACTATION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS, WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTATION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSTRUCTION STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR OR AS RELATED TO FILL, COMPACTATION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.

12. THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED FOR EXCAVATION AND TRENCHING PROCEDURES.

13. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

15. DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST MAINTAIN A RECORD OF CONSTRUCTION TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. THE CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, EXPENSES, PENALTIES, DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.

16. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2"X4" SIGN, AND MAINTAIN A RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.

17. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS OR EXISTING TOPOGRAPHY LIMIT GRADIENTS). TO PREVENT CONSTRUCTION FROM AFFECTING THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST, IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, MUST BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEYS' FEES AND THE LIKE WHICH RESULT FROM SAME.

18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO THE MINIMUM SLOPE OF 0.75% GUTTER GRADIENTS ALONG CURB FACE. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CONSTRUCTION CUT SHEETS PRIOR TO INSTALLATION OF SAME.

19. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.

20. CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL, SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVAL TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK.

21. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTING/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.

22. STORM DRAINAGE PIPE UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SIGHT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M234 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR SURFACES) WITH GASKET FOR TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.

- UNLESS INDICATED OTHERWISE ON THE DRAWINGS, SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
  - FOR PIPES LESS THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034
  - FOR PIPES MORE THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034
  - FOR PIPE WITHIN 10 FT. OF BUILDING, PIPE MATERIAL SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES. CONTRACTOR TO VERIFY WITH LOCAL OFFICIALS.

23. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.

24. STORMWATER RUNOFF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL ARCHITECTURAL PLANS.

25. SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF CONCRETE, REINFORCED CONCRETE OR OTHER SUITABLE MATERIAL. SEWERS CONVEYING SANITARY FLOW COBINED WITH SANITARY AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.

- WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL, OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE MUST BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.

26. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DI) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.

27. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL CODES AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.

28. LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY.

29. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

GENERAL DEMOLITION NOTES

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:

- "BOUNDARY & PARTIAL TOPOGRAPHIC, UTILITY SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, DATED 12/22/20.
- "ALTANSPS LAND TITLE SURVEY", PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC., DATED 06/27/19.

2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.) AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.

3. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.

4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.

5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.

6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:

A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.

B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.

C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.

D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARKOUT, IN ADVANCE OF ANY EXCAVATION.

E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.

F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.

G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.

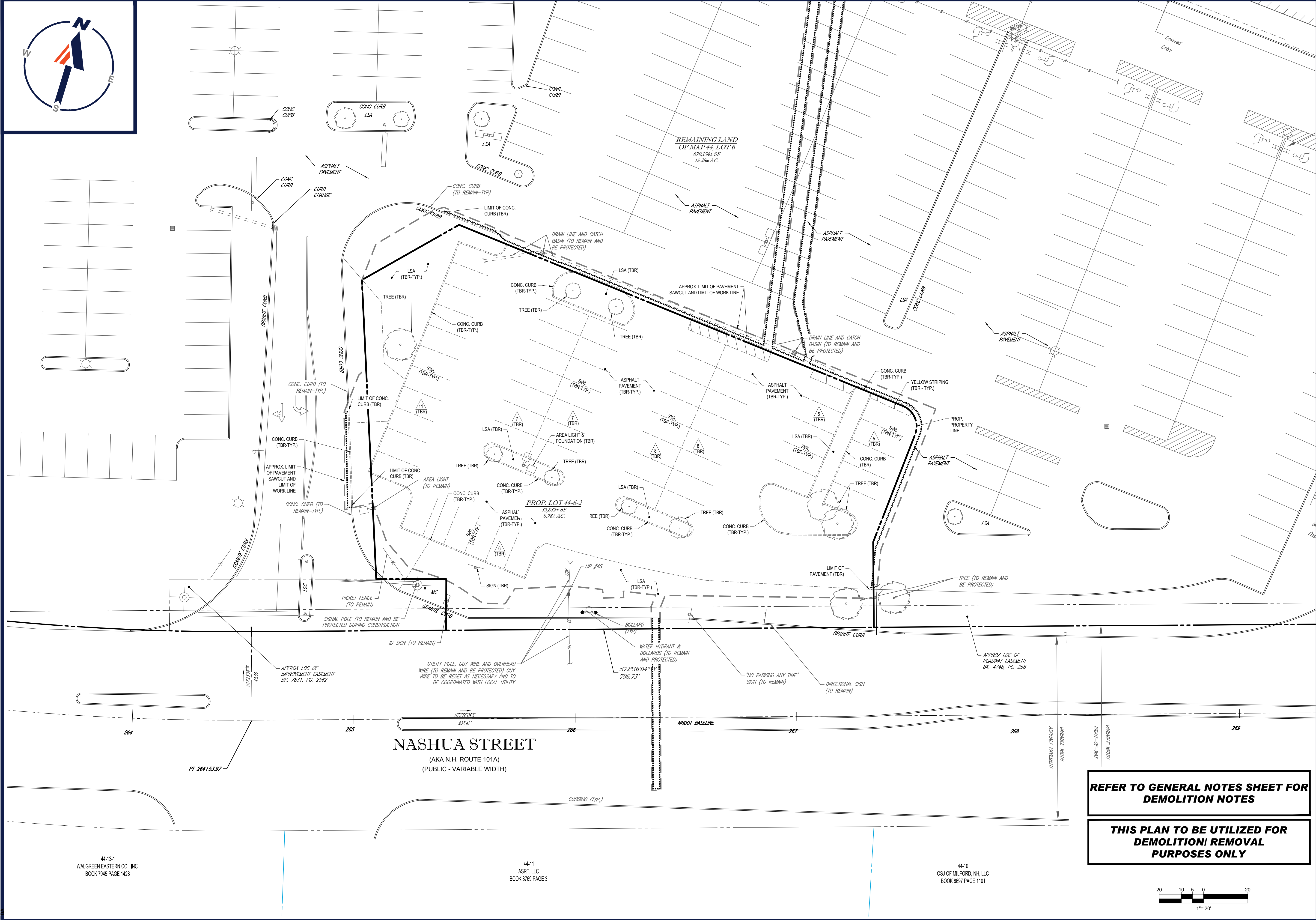
H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" IS TO BE DONE AT NO ADDITIONAL COST TO THE OWNER.

I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK, AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.

J. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.

8. THE CONTRACTOR MUST PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIR MUST INCLUDE THE RESTORATION OF ANY ITEMS REPAIRED TO THE PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR SHALL PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.





P:\20\W201298\DRAWINGS\PLAN SETS\REV\W201298-CVL-2-3-LAYOUT-2-01-DEM0

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

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	
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PROJECT No.: W201298  
DRAWN BY: DJA  
CHECKED BY: MKB  
DATE: 02/11/2021  
CAD I.D.: W201298-CVL-2

SITE  
DEVELOPMENT  
PLANS

FOR

BRIDGE33  
CAPITAL

PROPOSED COFFEE SHOP WITH  
DRIVE-THROUGH

MAP #44, LOT #6  
586 NASHUA STREET  
TOWN OF MILFORD  
HILLSBOROUGH COUNTY,  
NEW HAMPSHIRE

BOHLER

352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
www.BohlerEngineering.com

J. A. KUOCH  
JOHN A. KUOCH  
PROFESSIONAL ENGINEER  
MASSACHUSETTS REG. NO. 12553  
NEW HAMPSHIRE REG. NO. 9617  
CONNECTICUT REG. NO. 9617  
RHODE ISLAND REG. NO. 9616  
MARINE LICENSE No. 12553

SHEET TITLE:  
**DEMOLITION  
PLAN**

SHEET NUMBER:  
**C-201**

REVISION 2 - 3/23/21





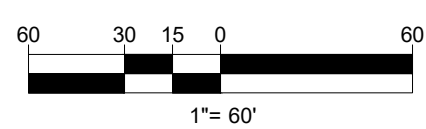
1. **APPLICANT:**  
B33 LORDENS PLAZA, LLC  
1109 1ST AVENUE, SUITE 205  
SEATTLE, WA 98101
2. **OWNER:**  
B33 LORDENS PLAZA, LLC  
9330 W. SAHARA AVENUE  
LAS VEGAS, NV 89117
3. **PARCEL:**  
MAP 44, LOT 6  
586 NASHUA STREET  
TOWN OF MILFORD  
HILLSBOROUGH COUNTY, NEW HAMPSHIRE

ZONING DISTRICT		COMMERCIAL ZONE	(W) - WAIVER REQUESTED
OVERLAY DISTRICT		N/A	(E) - EXIST. NON-CONFORMANCE
REQUIRED PERMIT		PLANNING BOARD SITE PLAN REVIEW	
ZONE CRITERIA	REQUIRED	EXISTING (1)	PROPOSED
MIN. LOT AREA	20,000 SF	704,086± SF	670,154± SF
MIN. LOT WIDTH	150 FT	1,587.7± FT	1,428.6± FT
MIN. LOT FRONTAGE	150 FT	1,587.7± FT	1,428.6± FT
MIN. FRONT SETBACK	30 FT	117.6± FT	NO CHANGE
MIN. SIDE SETBACK	15 FT	31.2± FT	NO CHANGE
MIN. REAR SETBACK	15 FT	36.8± FT	NO CHANGE
MIN. LANDSCAPE BUFFER	10 FT	0 FT (E)	NO CHANGE
MAX. BUILDING HEIGHT	40 FT	TBD	NO CHANGE
MIN. OPEN SPACE	30%	22%± (E)	22%± (E)
PARKING SPACES	537 SPACES	621 SPACES	564 SPACES
ACCESS. PARKING SPACES	13 SPACES	22 SPACES	NO CHANGE
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT	USE/CATEGORY: RETAIL SHOPPING CENTERS REQUIRED PARKING: 0-49,999 SF = 4 SPACES PER 1,000 SF + 50,000 SF = 3.5 SPACES PER 1,000 SF CALCULATION: TOTAL BUILDING AREA = 146,193± SF 49,999 SF X 4 SPACES PER 1,000 SF = 200 SPACES 96,194 SF X 3.5 SPACES PER 1,000 SF = 337 SPACES TOTAL SPACES REQUIRED = 537 SPACES		
SHOPPING CENTERS: 10 FT x 18 FT			
ACCESS: 10 FT x 20 FT			
ACCESSIBLE PARKING CRITERIA STANDARD: 8 FT x 18 FT STALL (MIN.) 5 FT x 18 FT AISLE (MIN.) VAN: 8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)	501-1,000 SPACES = MIN. 2% OF TOTAL 1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)		

(1) EXISTING CONDITIONS EXCLUDED PROPOSED LOT 44-6-1. SEE NOTE #1

ZONING DISTRICT	COMMERCIAL ZONE		(W) - WAIVER REQUESTED (E) - EXIST. NON-CONFORMANCE
OVERLAY DISTRICT	N/A		
REQUIRED PERMIT	PLANNING BOARD SITE PLAN REVIEW		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 SF	N/A	33,882± SF
MIN. LOT WIDTH	150 FT	N/A	193.1± FT
MIN. LOT FRONTAGE	150 FT	N/A	193.1± FT
MIN. FRONT SETBACK	30 FT	N/A	71.9± FT
MIN. SIDE SETBACK	15 FT	N/A	73.4± FT
MIN. REAR SETBACK	15 FT	N/A	29.1± FT
MIN. LANDSCAPE BUFFER	10 FT	N/A	0 FT (E)
MAX. BUILDING HEIGHT	40 FT	N/A	20.5 FT
MIN. OPEN SPACE	30%	N/A	35.1%
PARKING SPACES	38 SPACES	N/A	20 SPACES (W)
ACCESS. PARKING SPACES	1 SPACE	N/A	1 SPACE
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT	USE/CATEGORY: FAST FOOD REQUIRED PARKING: 0.6 PER SEAT, PLUS 1 PER EMPLOYEE CALCULATION: 50 TOTAL SEATS, 8 EMPLOYEES 50 SEATS X 0.6 SPACES PER SEAT = 30 SPACES 8 EMPLOYEES X 1 SPACE PER EMPLOYEE = 8 SPACES TOTAL SPACES REQUIRED = 38 SPACES		
SHOPPING CENTERS: 10 FT x 18 FT			
ACCESS: 10 FT x 20 FT			
ACCESSIBLE PARKING CRITERIA STANDARD: 8 FT x 18 FT STALL (MIN.) 5 FT x 18 FT AISLE (MIN.)  VAN: 8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE  1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)		

EAST SIDE OF LORDENS PLAZA: (INCLUDES 18,085SF SF SHOPPING CENTER & 3,212SF SF BANK)	WEST SIDE OF LORDENS PLAZA: (INCLUDES 128,108SF SHOPPING CENTER & 2,552SF SF COFFEE SHOP)
<p>TOTAL PARKING REQUIRED = 82 SPACES</p> <ul style="list-style-type: none"> <li>- 18,085SF SF x 4 SPACES/ 1,000 SF = 72 SPACES</li> <li>- 3,372SF SF BANK x 3 SPACES/ 1,000 SF = 10 SPACES</li> </ul>	<p>PARKING REQUIRED (SHOPPING CENTER) = 474 SPACES</p> <ul style="list-style-type: none"> <li>- 49,999SF x 4 SPACES/ 1,000 SF = 200 SPACES</li> <li>- 79,209SF x 3.5 SPACES/ 1,000 SF = 274 SPACES</li> </ul>
<p>TOTAL PARKING PROVIDED = 95 SPACES</p>	<p>PARKING REQUIRED (COFFEE SHOP) = 38 SPACES</p> <ul style="list-style-type: none"> <li>- 50 SEATS x 0.6 SPACES / PER SEAT = 30 SPACES</li> <li>- 8 EMPLOYEES x 1 SPACE / EMPLOYEE = 8 SPACES</li> </ul>
	<p>TOTAL PARKING REQUIRED = 512 SPACES</p>
	<p>TOTAL PARKING PROVIDED = 517 SPACES</p>



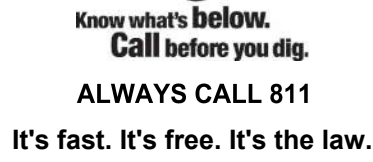
NOTES:

1. PROPOSED LOT 44-6-1 BASED UPON PLAN ENTITLED "SUBDIVISION PLAN" PREPARED BY THE DUBAY GROUP, INC., DATED DECEMBER 18, 2020.

PARKING CALCULATIONS FOR PROPOSED LOT 44-6-1 BASED UPON PLAN ENTITLED "SUBDIVISION PLAN" PREPARED BY THE DUBAY GROUP, INC., DATED DECEMBER 18, 2020.

**CIVIL AND CONSULTING ENGINEERING  
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LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES**

REV	DATE	COMMENT	DRAWN
			CHECKED
1	02/15/21	REVISED PER NHDES SUBMISSION	DJA MKE
2	3/23/21	REVISED PER PB COMMENTS	DJA MKE



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PROJECT No.:	W201298
DRAWN BY:	DJ
CHECKED BY:	MK
DATE:	02/11/2022
CAD I.D.:	W201298-CVL

**BRIDGE33  
CAPITAL**

**PROPOSED COFFEE SHOP WITH  
DRIVE-THROUGH**

**MAP #44, LOT #6  
586 NASHUA STREET  
TOWN OF MILFORD  
HILLSBOROUGH COUNTY,  
NEW HAMPSHIRE**

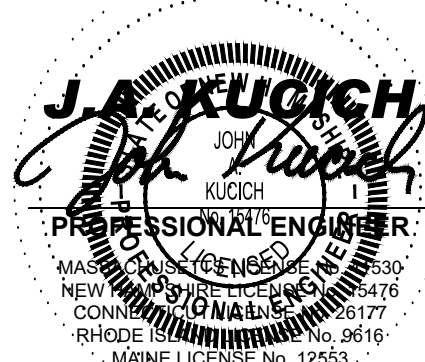
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SHEET TITLE:

**OVERALL  
SITE LAYOUT  
PLAN**

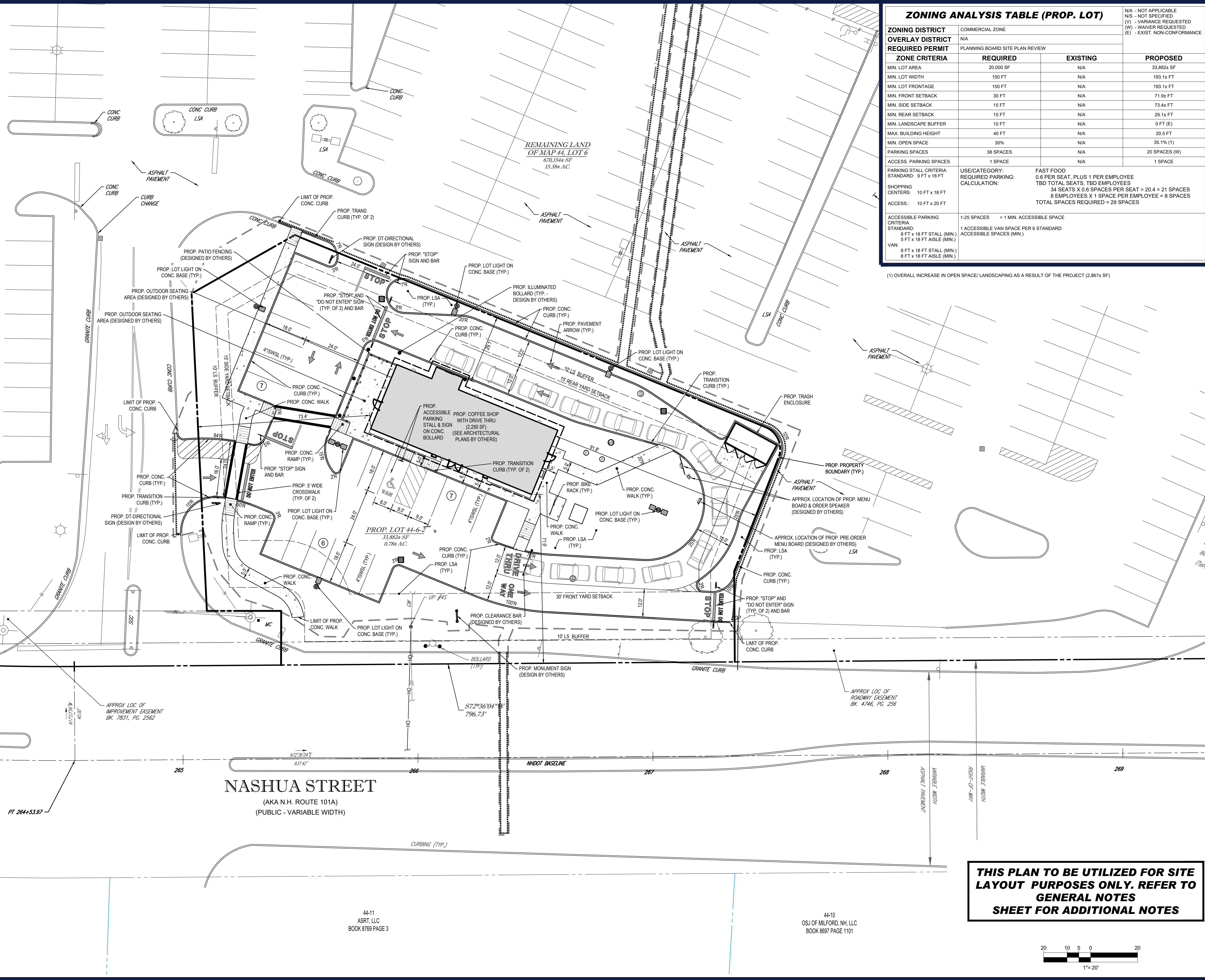
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SHEET NUMBER:

**C-301**

REVISION 2 - 3/23/21





### ZONING ANALYSIS TABLE (PROP. LOT)

ZONING DISTRICT OVERLAY DISTRICT REQUIRED PERMIT	COMMERCIAL ZONE		(W) - WAIVER REQUESTED (E) - EXIST. NON-CONFORMING
	N/A		
	PLANNING BOARD SITE PLAN REVIEW		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 SF	N/A	33,882± SF
MIN. LOT WIDTH	150 FT	N/A	193.1± FT
MIN. LOT FRONTAGE	150 FT	N/A	193.1± FT
MIN. FRONT SETBACK	30 FT	N/A	71.9± FT
MIN. SIDE SETBACK	15 FT	N/A	73.4± FT
MIN. REAR SETBACK	15 FT	N/A	29.1± FT
MIN. LANDSCAPE BUFFER	10 FT	N/A	0 FT (E)
MAX. BUILDING HEIGHT	40 FT	N/A	20.5 FT
MIN. OPEN SPACE	30%	N/A	35.1% (1)
PARKING SPACES	38 SPACES	N/A	20 SPACES (W)
ACCESS. PARKING SPACES	1 SPACE	N/A	1 SPACE
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT	USE/CATEGORY: REQUIRED PARKING: CALCULATION:	FAST FOOD 0.6 PER SEAT, PLUS 1 PER EMPLOYEE TBD TOTAL SEATS, TBD EMPLOYEES 34 SEATS X 0.6 SPACES PER SEAT = 20.4 = 21 SPACES 8 EMPLOYEES X 1 SPACE PER EMPLOYEE = 8 SPACES TOTAL SPACES REQUIRED = 29 SPACES	
SHOPPING CENTERS: 10 FT x 18 FT			
ACCESS: 10 FT x 20 FT			
ACCESSIBLE PARKING CRITERIA STANDARD: 8 FT x 18 FT STALL (MIN.) 5 FT x 18 FT AISLE (MIN.) VAN: 8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE 1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)		

(1) OVERALL INCREASE IN OPEN SPACE/LANDSCAPING AS A RESULT OF THE PROJECT (2,867± SF)

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PROJECT No.: W201298  
DRAWN BY: DJA  
CHECKED BY: MKB  
DATE: 02/11/2021  
CAD I.D.: W201298-CVL-2

PROJECT: SITE DEVELOPMENT PLANS FOR BRIDGE33 CAPITAL

PROPOSED COFFEE SHOP WITH DRIVE-THROUGH  
MAP #44, LOT #6  
586 NASHUA STREET  
TOWN OF MILFORD  
HILLSBOROUGH COUNTY,  
NEW HAMPSHIRE

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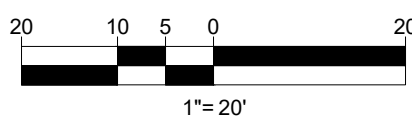
**J.A. KUOCH**  
PROFESSIONAL ENGINEER  
MAINE LICENSE NO. 12553  
NEW HAMPSHIRE LICENSE NO. 9617

SHEET TITLE: SITE LAYOUT PLAN

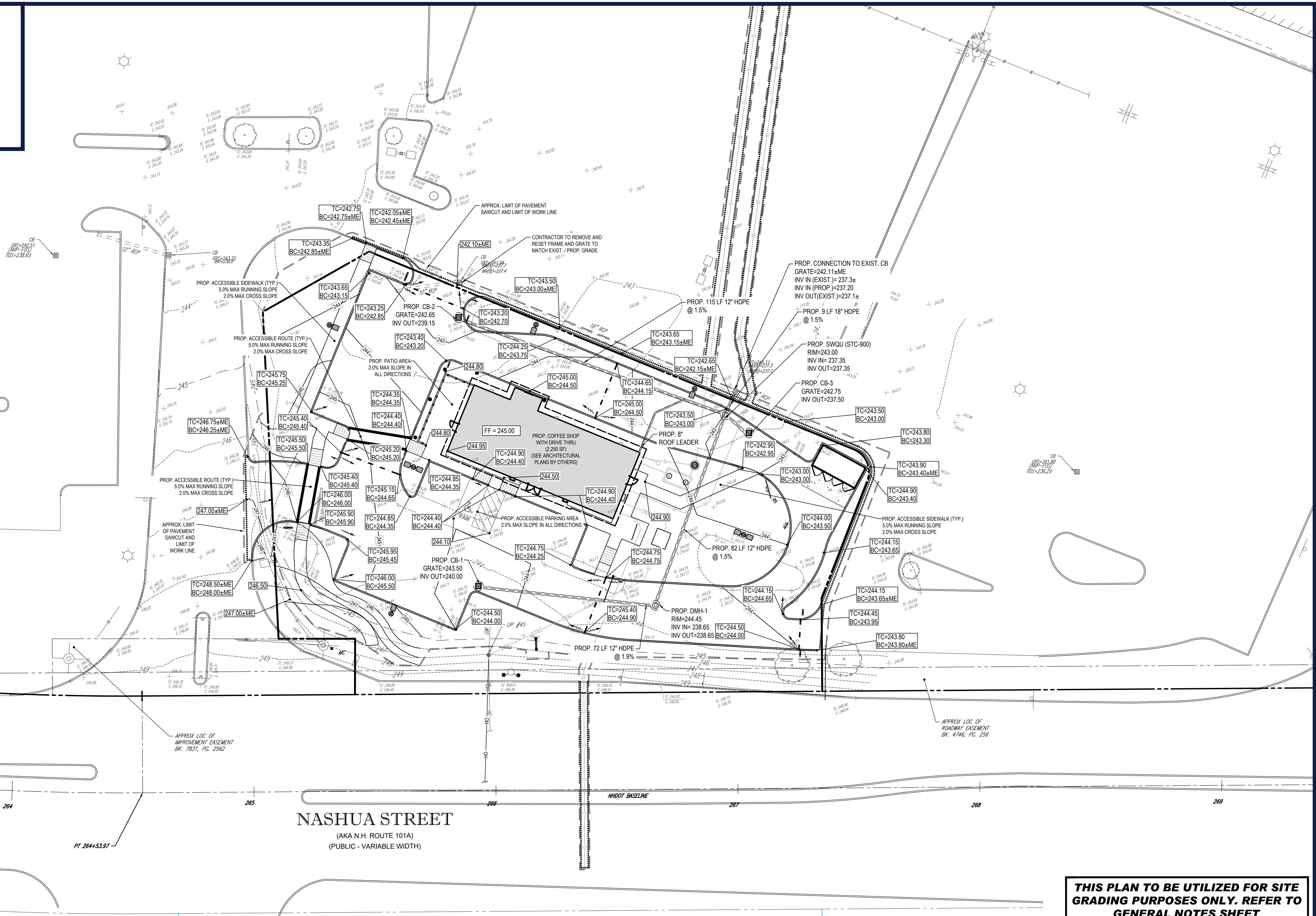
SHEET NUMBER: C-302

REVISION 2 - 3/23/21

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES





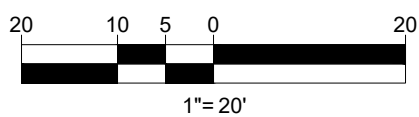


44-13-1  
WALGREEN EASTERN CO., INC.  
BOOK 7945 PAGE 1428

44-11  
ASRT, LLC  
BOOK 6769 PAGE 3

44-10  
OSJ OF MILFORD, NH, LLC  
BOOK 8697 PAGE 1101

**THIS PLAN TO BE UTILIZED FOR SITE  
GRADING PURPOSES ONLY. REFER TO  
GENERAL NOTES SHEET  
FOR ADDITIONAL GRADING & UTILITY  
NOTES**



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PROGRAM MANAGEMENT  
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TRANSPORTATION SERVICES

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DRAWN BY: DJA  
CHECKED BY: MKB  
DATE: 02/11/2021  
CAD I.D.: W201298-CVL-2

PROJECT:

**SITE  
DEVELOPMENT  
PLANS**

FOR

**BRIDGE33  
CAPITAL**

PROPOSED COFFEE SHOP WITH  
DRIVE-THROUGH

MAP #44, LOT #6  
586 NASHUA STREET  
TOWN OF MILFORD  
HILLSBOROUGH COUNTY,  
NEW HAMPSHIRE

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Phone: (508) 480-9900

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**J. A. KUOCH**

PROFESSIONAL ENGINEER  
MAINE LICENSE NO. 12553

SHEET TITLE:

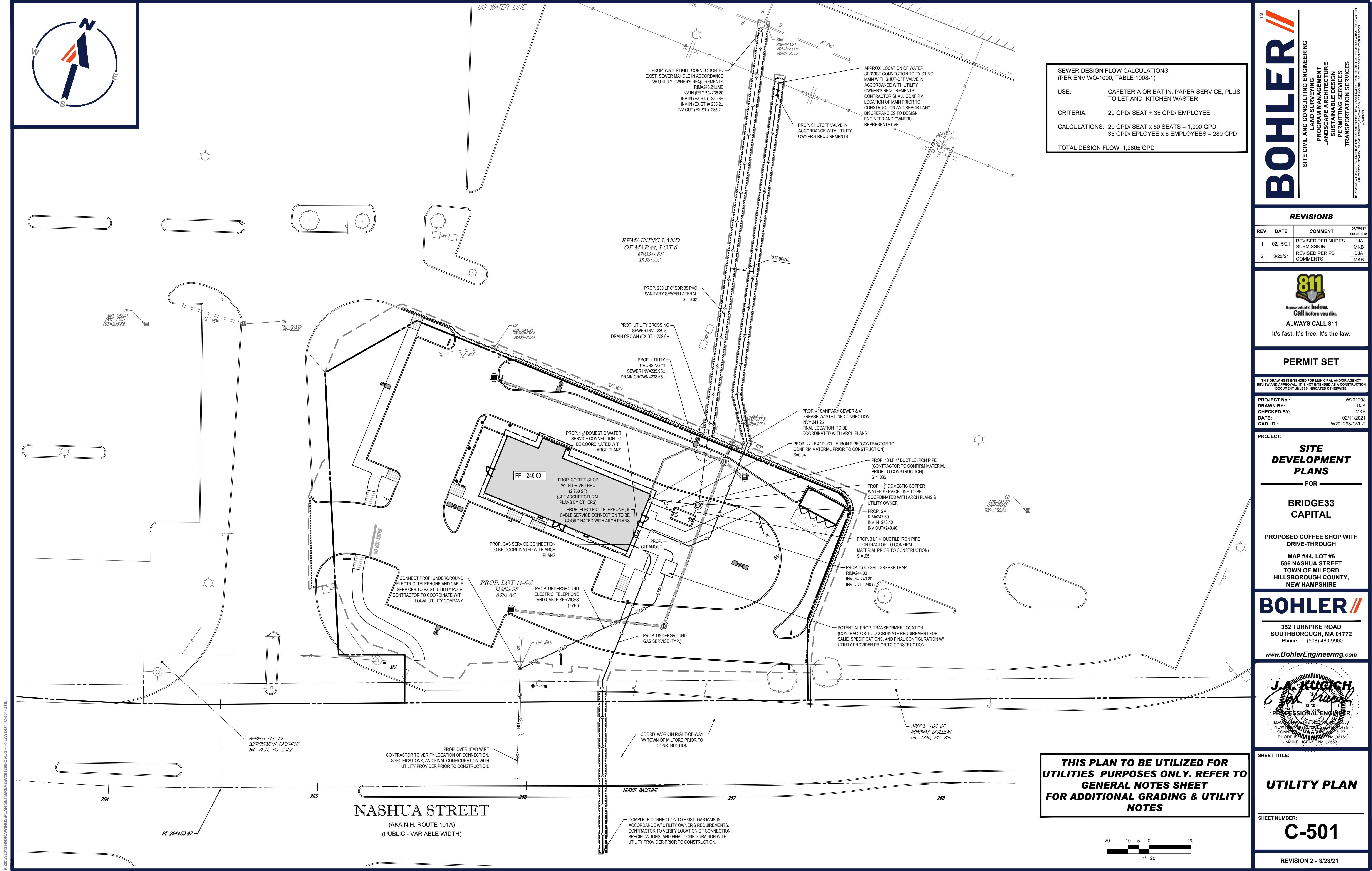
**GRADING AND  
DRAINAGE PLAN**

SHEET NUMBER:

**C-401**

REVISION 2 - 3/23/21





P:\20\W201298\DRAWINGS\PLAN SETS\REV\W201298-CV-2.dwg LAYOUT: C-501-UTIL

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING  
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DRAWN BY:	DJA			
CHECKED BY:	MKB			
DATE:	02/11/2021			
CAD I.D.:	W201298-CV-2			

PROJECT:

SITE  
DEVELOPMENT  
PLANS

FOR

BRIDGE33  
CAPITAL

PROPOSED COFFEE SHOP WITH  
DRIVE-THROUGH

MAP #44, LOT #6  
586 NASHUA STREET  
TOWN OF MILFORD  
HILLSBOROUGH COUNTY,  
NEW HAMPSHIRE

BOHLER

352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
www.BohlerEngineering.com

J. A. KUUGH  
JOHN A. KUUGH  
PROFESSIONAL ENGINEER  
NEW HAMPSHIRE  
MAINE LICENSE No. 12553

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-501

REVISION 2 - 3/23/21

SEWER DESIGN FLOW CALCULATIONS  
(PER ENV WQ-1000, TABLE 1008-1)

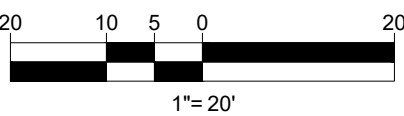
USE: CAFETERIA OR EAT IN, PAPER SERVICE, PLUS  
TOILET AND KITCHEN WASTER

CRITERIA: 20 GPD/ SEAT + 35 GPD/ EMPLOYEE

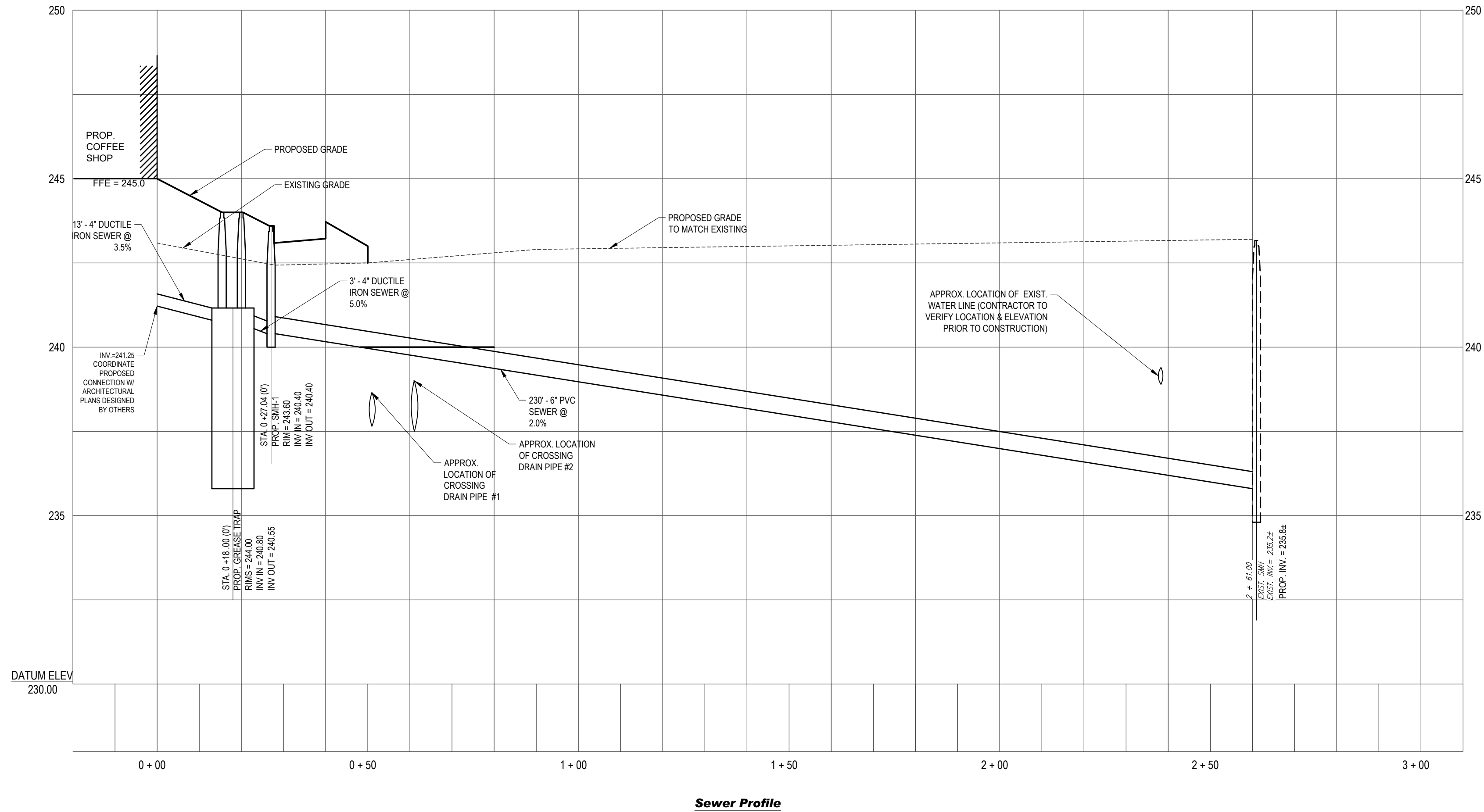
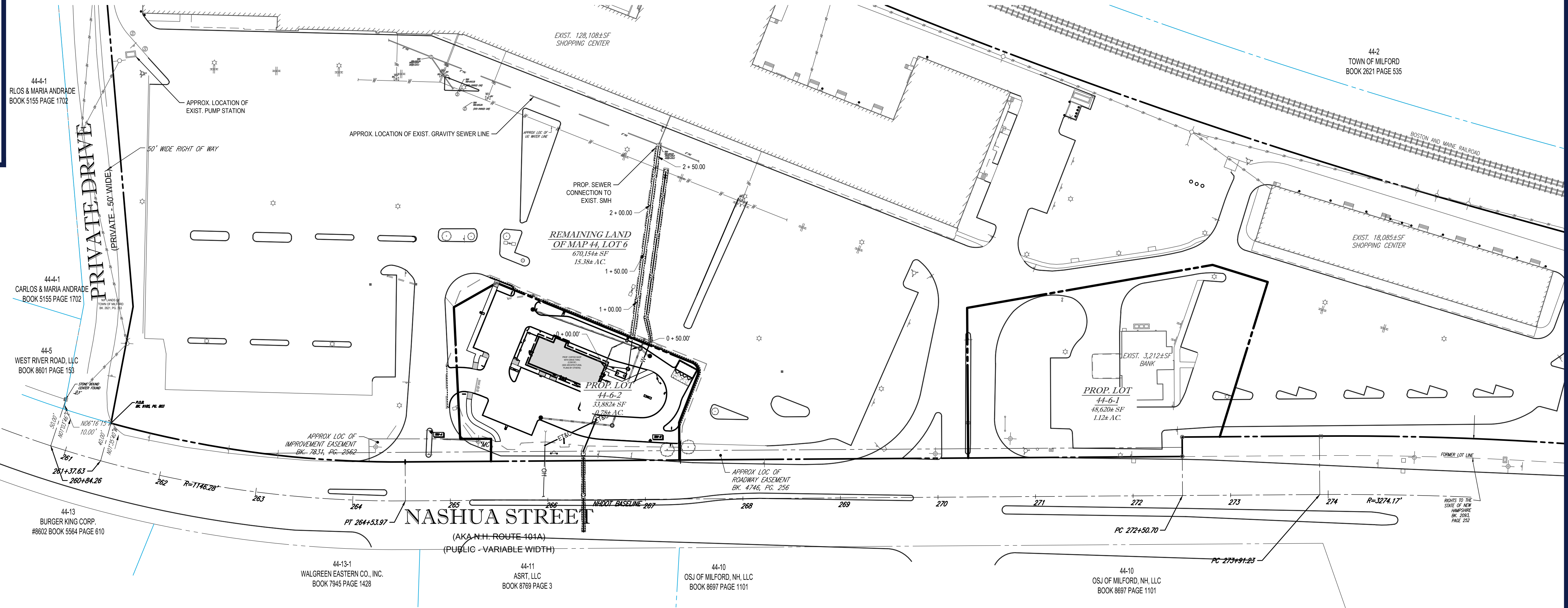
CALCULATIONS: 20 GPD/ SEAT x 50 SEATS = 1,000 GPD  
35 GPD/ EPLOYEE x 8 EMPLOYEES = 280 GPD

TOTAL DESIGN FLOW: 1,280± GPD

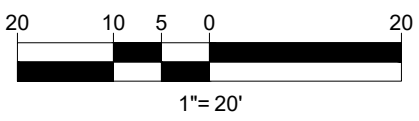
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UTILITIES PURPOSES ONLY. REFER TO  
GENERAL NOTES SHEET  
FOR ADDITIONAL GRADING & UTILITY  
NOTES







**THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES**



**BOHLER**

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

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	
1	02/15/21	REVISED PER NHDES SUBMISSION	DJA	MKB
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PROJECT No.: W201298  
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**SITE DEVELOPMENT PLANS**

FOR

**BRIDGE33 CAPITAL**

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**J.A. KUICK**

PROFESSIONAL ENGINEER  
NEW HAMPSHIRE  
LICENSE NO. 9617  
MAINE LICENSE NO. 12553

SHEET TITLE:

**OVERALL UTILITY PLAN & PROFILE**

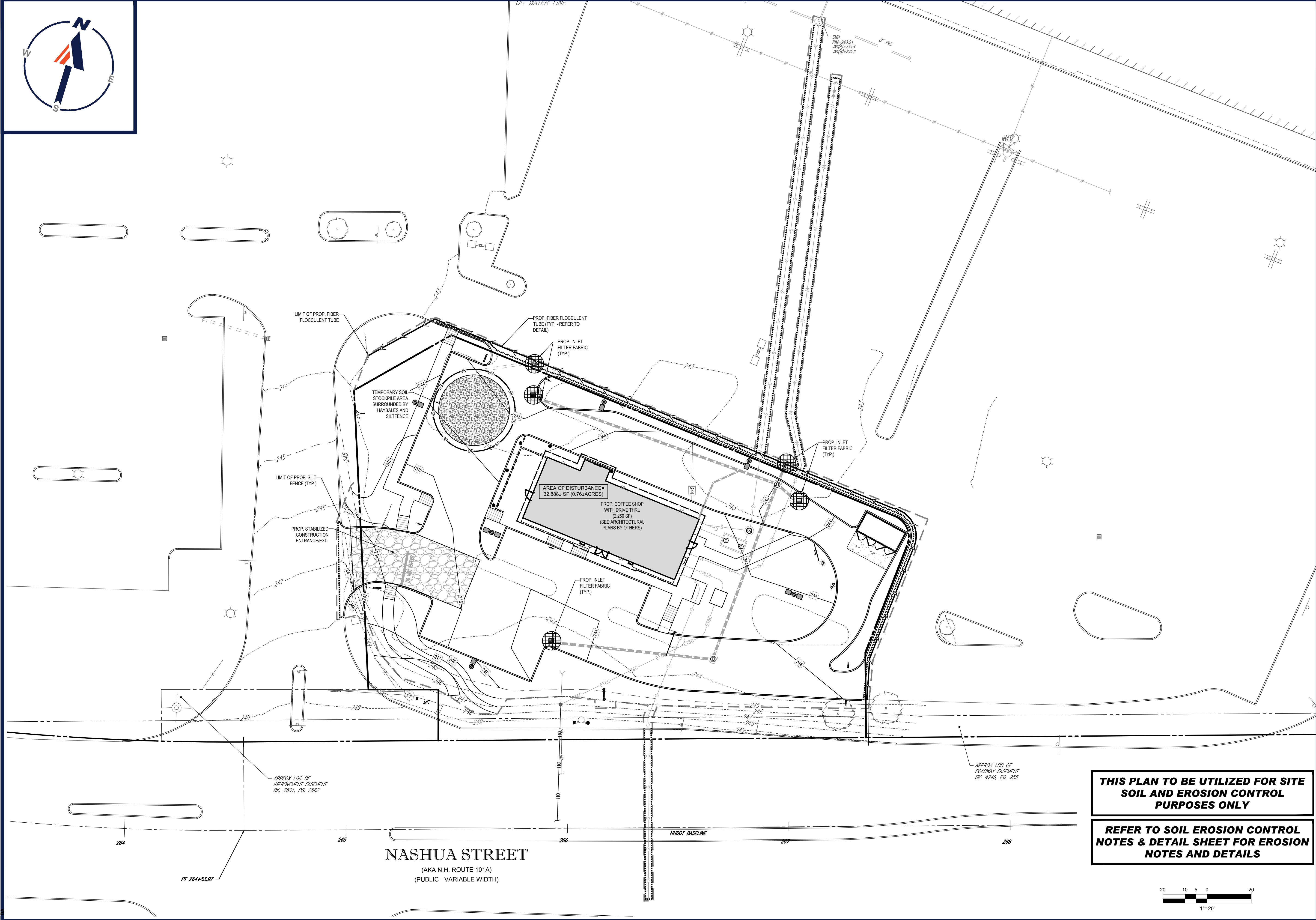
SHEET NUMBER:

**C-502**

REVISION 2 - 3/23/21

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PROJECT:

**SITE DEVELOPMENT PLANS**

FOR

**BRIDGE33 CAPITAL**

PROPOSED COFFEE SHOP WITH DRIVE-THROUGH  
 MAP #44, LOT #6  
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**J.A. KUCICH**  
 JUNIOR  
 KUCICH  
 PROFESSIONAL ENGINEER  
 STATE OF NEW HAMPSHIRE  
 NEW HAMPSHIRE LICENSE NO. 9617  
 RHOIDE IS LICENSE NO. 9616  
 MARINE LICENSE NO. 12553

SHEET TITLE:

**SOIL EROSION & SEDIMENT CONTROL PLAN**

SHEET NUMBER:

**C-601**

REVISION 2 - 3/23/21



1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEED) MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
  - 10.1. SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.



<b>REVISIONS</b>			
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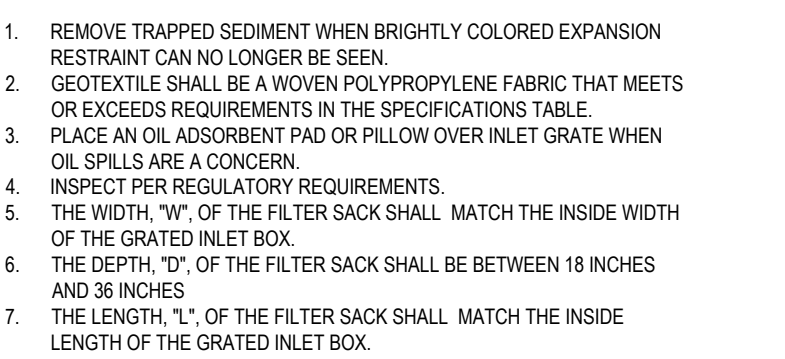
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REVISION 2 - 3/23/21

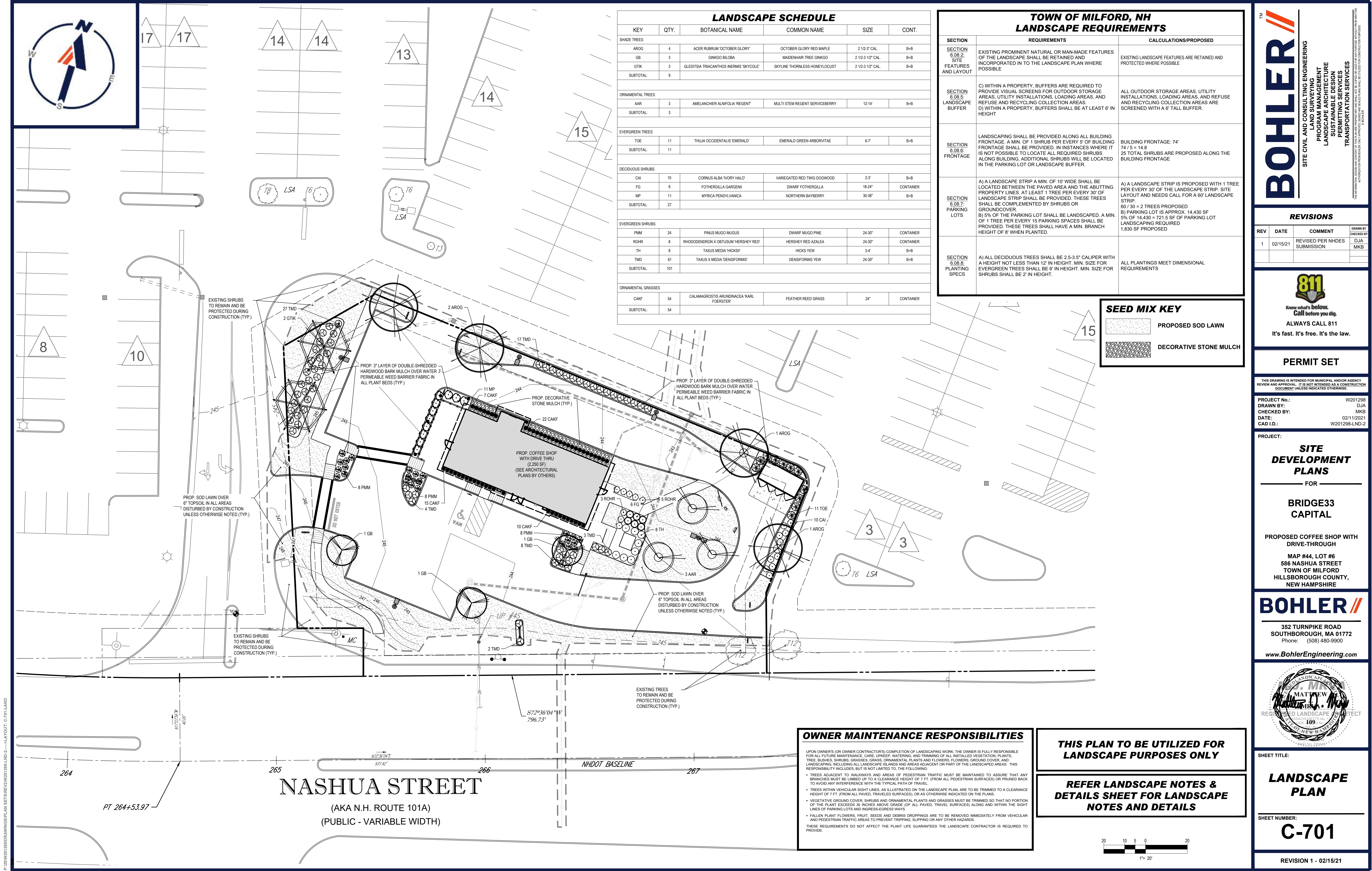
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### INLET PROTECTION (GRADED INLETS)

**CONSTRUCTION SEQUENCE** REVISION 2 - 3/23/21





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LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:	
1.1.	THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. MATERIALS	
2.1.	GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
2.2.	TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
2.3.	LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN
2.3.1.	LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
2.3.2.	SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
2.4.	MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES (DETAILS).
2.5. FERTILIZER	
2.5.1.	FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
2.5.2.	FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
2.6. PLANT MATERIAL	
2.6.1.	ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
2.6.2.	IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
2.6.3.	PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
2.6.4.	TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/4", WHICH HAVE NOT BEEN COMPLETELY CALLEDUS, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
2.6.5.	ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
2.6.6.	CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
2.6.7.	SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
2.6.8.	TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
3. GENERAL WORK PROCEDURES	
3.1.	CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
3.2.	WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
4. SITE PREPARATIONS	
4.1.	BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
4.2.	ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
4.3.	CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
5. TREE PROTECTION	
5.1.	CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
5.2.	A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VISH-FENCE, OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8") ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
5.3.	WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
5.4.	AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
6. SOIL MODIFICATIONS	
6.1.	CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
6.2.	LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDS ON SITE CONDITIONS.
6.3.	THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
6.3.1.	TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12" USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
6.3.2.	TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
6.3.3.	MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
7. FINISHED GRADING	
7.1.	UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
7.2.	LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").
7.3.	ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
7.4.	ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
8. TOPSOILING	
8.1.	CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
8.2.	ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
8.3.	CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
8.4.	ALL LAWN AREAS ARE TO BE CULIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A]):
8.4.1.	20 POUNDS "GRO-POWER" OR APPROVED SOIL CONDITIONER/FERTILIZER
8.4.2.	20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER
8.5.	THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
9. PLANTING	
9.1.	INsofar THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
9.2.	PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
9.3.	ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
9.4.	ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
9.5.	POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

9.6.

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

9.6.1.

PLANTS: MARCH 15 TO DECEMBER 15

9.6.2.

LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

9.6.3.

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

9.7.

FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM  
BETULA VARIETIES  
CARPINUS VARIETIES  
CRATAEGUS VARIETIES  
KOELREUTERIA  
LIQUIDAMBAR STYRACIFLUA  
LIRIODENDRON TULIPIFERA

PLATANUS X ACERIFOLIA  
POPULUS VARIETIES  
PRUNUS VARIETIES  
PYRUS VARIETIES  
QUERCUS VARIETIES  
TILIA TOMENTOSA  
ZELKOVA VARIETIES

9.8.

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

9.8.1.

1 PART PEAT MOSS

9.8.2.

1 PART COMPOSTED COW MANURE BY VOLUME

9.8.3.

3 PARTS TOPSOIL BY VOLUME

9.8.4.

21 GRAMS AGRIFORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:

9.8.4.1.

2 TABLETS PER 1 GALLON PLANT

9.8.4.2.

3 TABLETS PER 5 GALLON PLANT

9.8.4.3.

4 TABLETS PER 15 GALLON PLANT

9.8.4.4.

LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK

9.9.

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

9.10.

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

9.11.

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

9.12.

GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

9.13.

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

9.14.

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

9.15.

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

10.

TRANSPLANTING (WHEN REQUIRED)

10.1.

ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

10.2.

IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

10.3.

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

10.4.

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

10.5.

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

10.6.

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

11.

WATERING

11.1.

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

11.2.

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

11.3.

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

12.

GUARANTEE

12.1.

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

12.2.

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

12.3.

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

12.4.

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

13.

CLEANUP

13.1.

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

13.2.

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

14.

MAINTENANCE (ALTERNATIVE BID)

14.1.

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

NOTE: IRRIGATION TO BE PROVIDED IN ALL ROCK MULCH BEDS	
SPECIFICATIONS: NAME: HUDSON VALLEY 2" - 3" RIVER BED STONE COLOR: COLORS WILL BE BROWNS, GREYS, AND TANS WITH LITTLE LILACS OR BURGUNDY TONES. SHAPE: PRIMARILY ROUND OR OVAL SCREENED STONE WITH NO SHARP ANGULAR SIDES OR FACES SIZE: STONE SIZES WILL RANGE FROM 2" - 3" IN AT LEAST ONE DIMENSION. STONE SIZING SHOULD BE UNIFORM WITH LITTLE VARIATION FROM THIS RANGE. SILT CONTENT: STONE NEEDS TO BE CLEAN OF DEBRIS AND SILT AT TIME OF DELIVERY.	

STONE MULCH

N.T.S.

NOTES: 1.) NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. 2.) REMOVE ALL NON-BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/3 FROM ROOT BALL. 3.) PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY. 4.) THOROUGHLY SINK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS. 5.) THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL. 6.) REFER TO THE CHART "GENERAL RANGE OF SOIL MODIFICATIONS & VOLUMES FOR VARIOUS SOIL CONDITIONS" TO DETERMINE MINIMUM WIDTH OF PREPARED SOIL. 7.) SUBSTITUTE ABSORBITIVE STAKING SYSTEM WHEN SPECIFIED.	
	AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.  SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS.  4" BUILT-UP EARTH SAUCER  3" DOUBLE SHREDDED HARDWOOD BARK MULCH (UNLESS OTHERWISE SPECIFIED) (DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK)  LANDSCAPE FABRIC AS SPECIFIED.  ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS.  SET ROOT BALL ON UNDISTURBED SOIL IN BOTTOM OF HOLE

TREE PLANTING DETAIL

N.T.S.

PLANT SHALL BE PLANTED SO THAT THE POINT AT WHICH THE ROOT FLARE BEGINS IS SET LEVEL WITH GRADE. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF ROOT BALL AS SHOWN.  PLANTING MIX: 1 PART PEAT MOSS 1 PART COW MANURE 3 PARTS TOPSOIL (SEE SOIL MODIFICATION CHART)  BEFORE PLANTING, ADD 3" TO 4" OF WELL-COMPOSTED LEAVES AND RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL.  SOIL SURFACE ROUGHENED TO BIND WITH NEW SOIL.  24" MINIMUM  FOR CONTAINER-GROWN SHRUBS, PLANT SHALL BE TRANSPLANTED AT THE SAME GRADE AS IN THE CONTAINER. REMOVE THE CONTAINER, USE FINGER OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS THAT CIRCLE THE PERIMETER OF THE CONTAINER.  3" DOUBLE-SHREDDED HARDWOOD BARK MULCH (DO NOT PUT MULCH AGAINST THE BASE OF THE PLANT).  LANDSCAPE FABRIC AS SPECIFIED  FINISHED GRADE  PLACE SHRUB ON FIRM SOIL IN BOTTOM OF HOLE.  UNDISTURBED SUBGRADE  WHEN APPROPRIATE, PLANT MULTIPLE SHRUBS IN CONTINUOUS PLANTING HOLE.	
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SHRUB PLANTING DETAIL

N.T.S.

NOTES: 1. ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS SHOULD BE INSTALLED WITH BIOBARRIER ROOT BARRIER FABRIC AS SHOWN. 2. TREES SHALL BE INSTALLED ACCORDING TO THE APPROPRIATE PLANTING DETAIL.	
	TREE  SEE DECIDUOUS OR EVERGREEN TREE DETAIL FOR PLANTING PURPOSES  CONC. SIDEWALK  10" MAX.  BIOBARRIER ROOT BARRIER FABRIC OR APPROVED EQUAL  UNDISTURBED SUBGRADE  PREPARED SOIL FOR TREES (SEE PLANTING DETAIL)  WHICHEVER IS GREATER

BIOBARRIER ROOT BARRIER DETAIL

N.T.S.

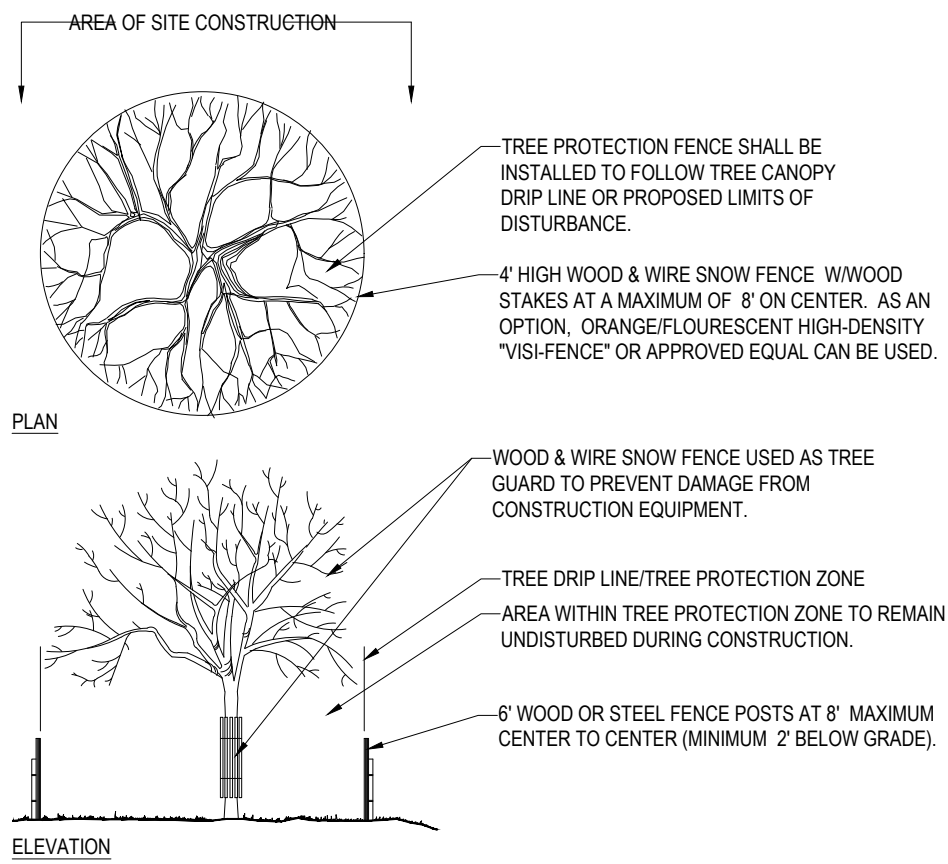
METHODS AND MATERIALS 1. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD. 2. SOD SHOULD BE FREE OF WEEDS AND UNSUITABLE COARSE WEEEDY GRASSES. 3. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH.) 4. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10 PERCENT OF THE STRIP. BROKEN PAIDS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE. 5. FOR DRAUGHT SITES, A SOD OF KENTUCKY 31 TALL RESCUE AND BLUEGRASS IS PREFERRED OVER A STRAIGHT BLUEGRASS SOD. 6. ONLY MOIST, FRESH, UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.  I. SITE PREPARATION A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR LIMING, FERTILIZING, AND SOIL PREPARATION. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING. B. INSTALL NEEDED EROSION CONTROL PRACTICES AND FACILITIES, SUCH AS INTERCEPTOR DITCHES, DIKES AND TERRACES, EROSION STOPS, AND DE-SILTING BASINS.  II. SOIL PREPARATION A. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY RUTGERS UNIVERSITY SOIL TESTING LABORATORY. SOIL SAMPLE MAKERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP-DRESSING. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDES) AS FOLLOWS:  SOIL TEXTURE CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL SANDY LOAM, LOAM, SILT LOAM LOAMY SAND, SAND  TONS/ACRE 4 3 2  LBS/1000 SQ. FT. 180 135 90  B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCOING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED.	
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C. REMOVE FROM THE SURFACE ALL OBJECTS THAT WOULD PREVENT GOOD SOD TO SOIL CONTACT AND REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.  
D. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

III. SOD PLACEMENT  
A. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.  
B. PLACE SOD STRIPS WITH SNUG, EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.  
C. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TOGETHER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS.  
D. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 INCH WIDE).  
E. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.  
F. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS, AND CONTINUE IRRIGATION THROUGHOUT ENTIRE SEASON.

IV. TOP-DRESSING IF SLOW RELEASE NITROGEN (300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT) IS USED IN ADDITION TO SUGGESTED FERTILIZER, THEN A FOLLOW-UP OF TOP DRESSING IS NOT MANDATORY.  
A. SPRING INSTALLATION OF SOD WILL REQUIRE AN APPLICATION OF FERTILIZER SUCH AS 10-20-10 OR EQUIVALENT AT 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET BETWEEN MARCH 15 AND APRIL 1.  
B. FALL INSTALLATION OF SOD WILL REQUIRE THE ABOVE BETWEEN SEPTEMBER 1 AND OCTOBER 15.

STANDARD FOR PERMANENT STABILIZATION WITH SOD



TREE PROTECTION DURING SITE CONSTRUCTION

N.T.S.

INCORPORATE 2" OF PEAT INTO 6" OF PLANTING MIXTURE, AS SPECIFIED  1" DOUBLE SHREDDED HARDWOOD BARK MULCH  EDGING (AS SPECIFIED) FINISHED GRADE  TOPSOIL  UNDISTURBED SUBGRADE	
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GROUNDCOVER PLANTING

N.T.S.

18" STAKE INTO UNDISTURBED GROUND EVERY 30" O.C. LAP JOINTS AS PER MANUFACTURER'S RECOMMENDATION.  3 1/8" x 4" BLACK ALUMINUM EDGING  LAWN OR GRAVEL AREA  FINISH GRADE  MULCH AS SPECIFIED  UNDISTURBED SUBGRADE  PREPARED TOPSOIL	
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BLACK ALUMINUM EDGING

N.T.S.

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BOHLER

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	02/15/21	REVISED PER NHDES SUBMISSION	DJA	MKB



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PROJECT No.:	V201298
DRAWN BY:	DJA
CHECKED BY:	MKB
DATE:	02/11/2021
CAD I.D.:	V201298-LND-2

PROJECT:

SITE DEVELOPMENT PLANS

FOR




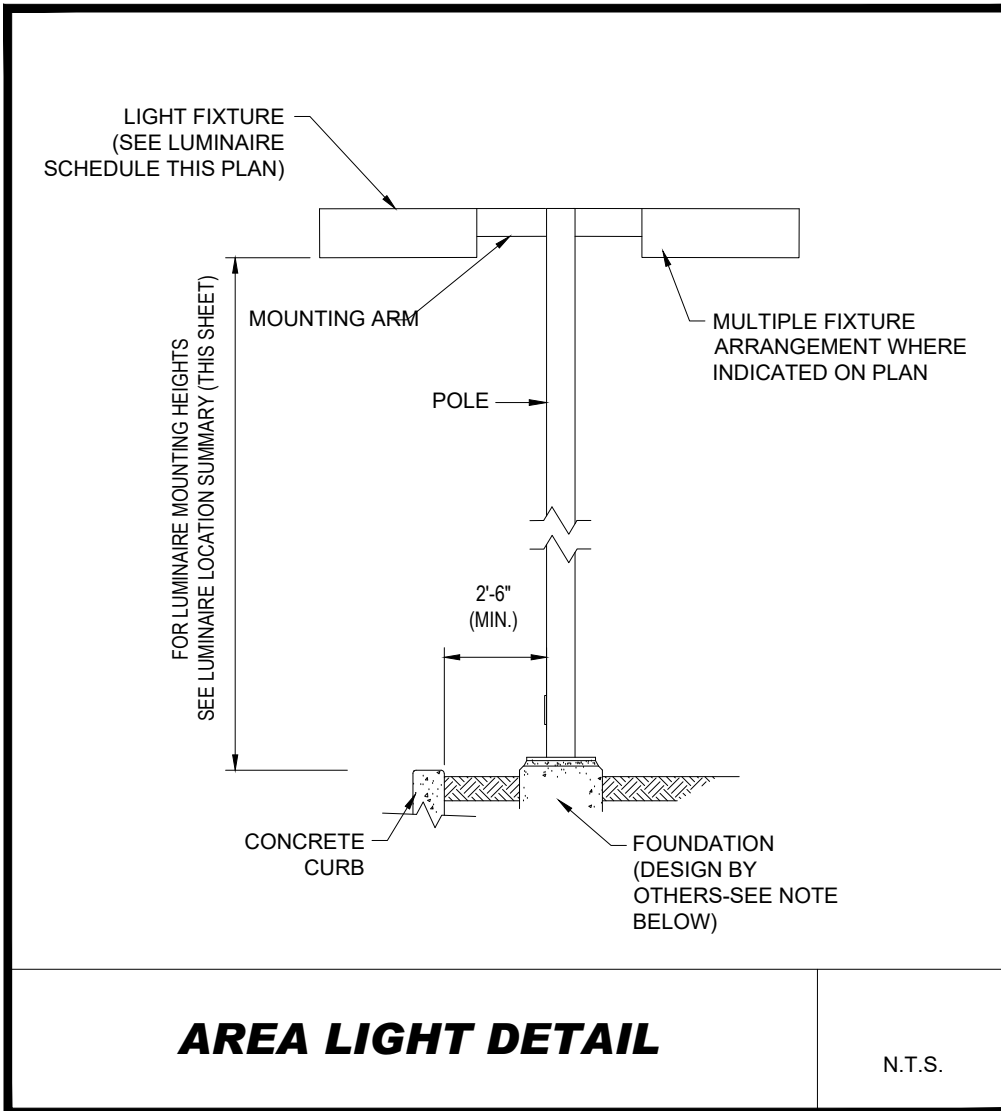


## LIGHTING NOTES

1. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDLES.
4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC. ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR THE LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
7. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
8. IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
11. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

<div> <div></div> <div>NUMERIC SUMMARY</div> </div>							
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
AREA SUMMARY	ILLUMINANCE	FC	3.28	6.7	0.2	16.40	33.50

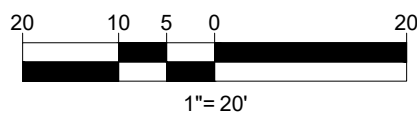
LUMINAIRE SCHEDULE						
SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	MOUNTING HEIGHT	DESCRIPTION
 A	4	SINGLE	14,851	0.9	20 FT	PHILLIPS GARDCO ECOFORM LED WITH SHIELD ECF-S-32L-1.2A-NW-G2-3-HIS (TYPE V)
 B	2	DOUBLE @ 180°	15,956	0.9	20 FT	PHILLIPS GARDCO ECOFORM LED ECF-S-32L-1.2A-NW-G2-5 (TYPE V)



NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

**THIS PLAN TO BE UTILIZED FOR  
LIGHTING PURPOSES ONLY**



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

## REVISIONS

REV	DATE	COMMENT	DRAWN BY
			CHECKED BY
1	02/15/21	REVISED PER NHDES SUBMISSION	DJA MKB
2	3/23/21	REVISED PER PB COMMENTS	DJA MKB



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PROJECT No.:	W201298
DRAWN BY:	DJA
CHECKED BY:	MKB
DATE:	02/11/2021
CAD I.D.:	W201298-CVL-2

## PROJECT:

## **SITE DEVELOPMENT PLANS**

\_\_\_\_\_ FOR \_\_\_\_\_

**BRIDGE33  
CAPITAL**

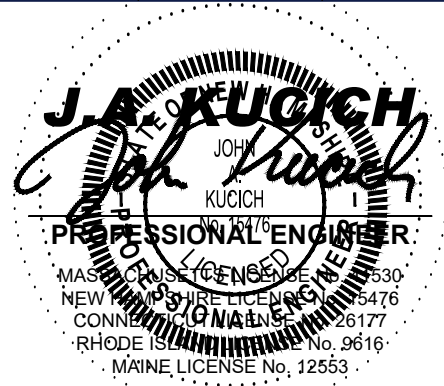
**PROPOSED COFFEE SHOP WITH  
DRIVE-THROUGH**

**MAP #44, LOT #6  
586 NASHUA STREET  
TOWN OF MILFORD  
HILLSBOROUGH COUNTY  
NEW HAMPSHIRE**

**BOHLER //**

**352 TURNPIKE ROAD**  
**SOUTHBOROUGH, MA 01772**  
Phone: (508) 480-9900

***www.BohlerEngineering.com***



**SHEET TITLE:**

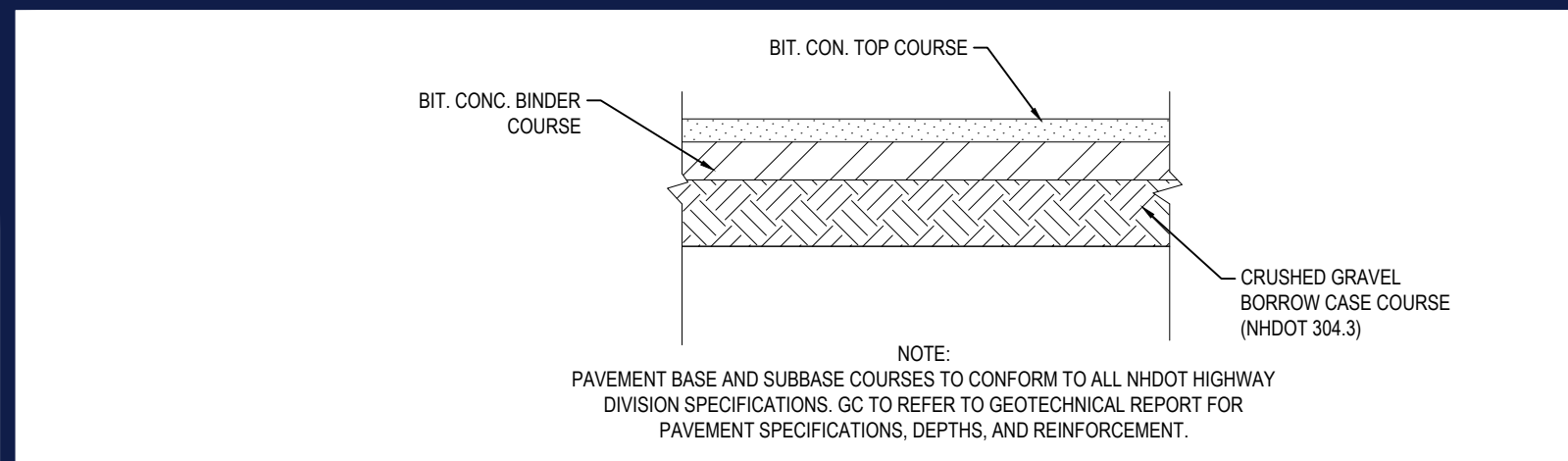
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**SHEET NUMBER:**

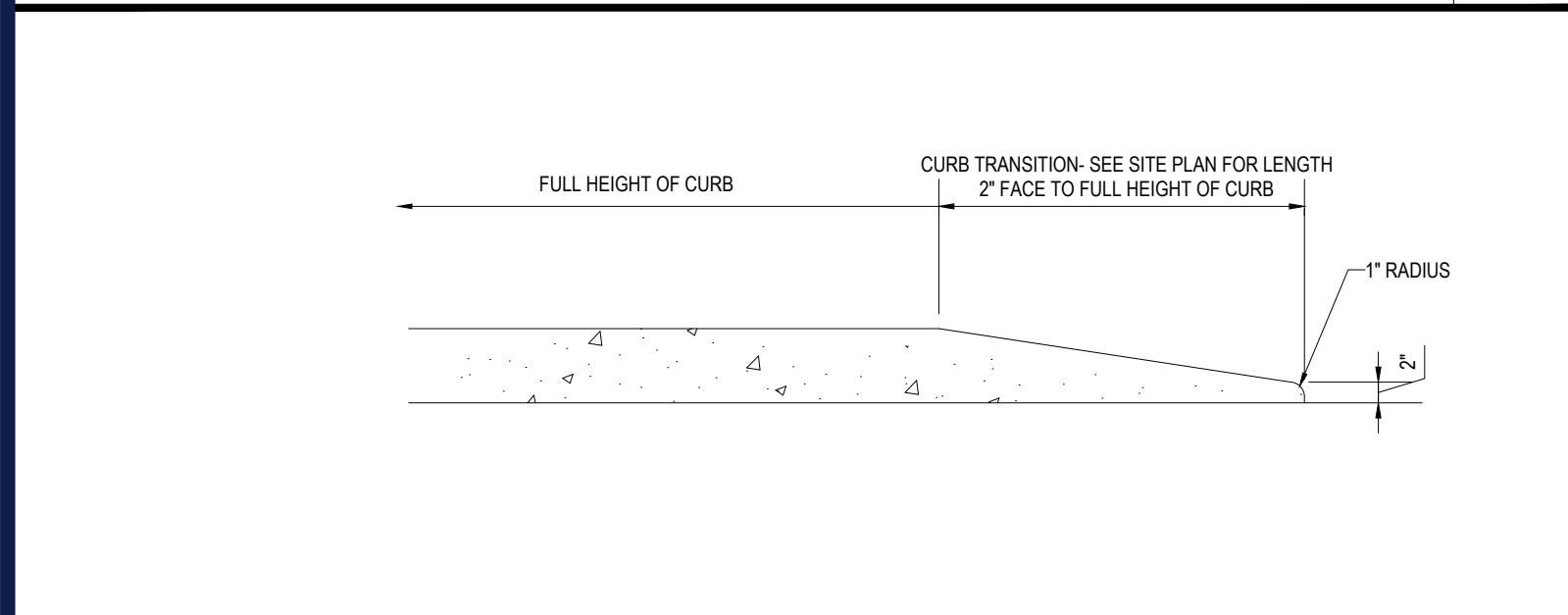
**C-703**

REVISION 2 - 3/23/21

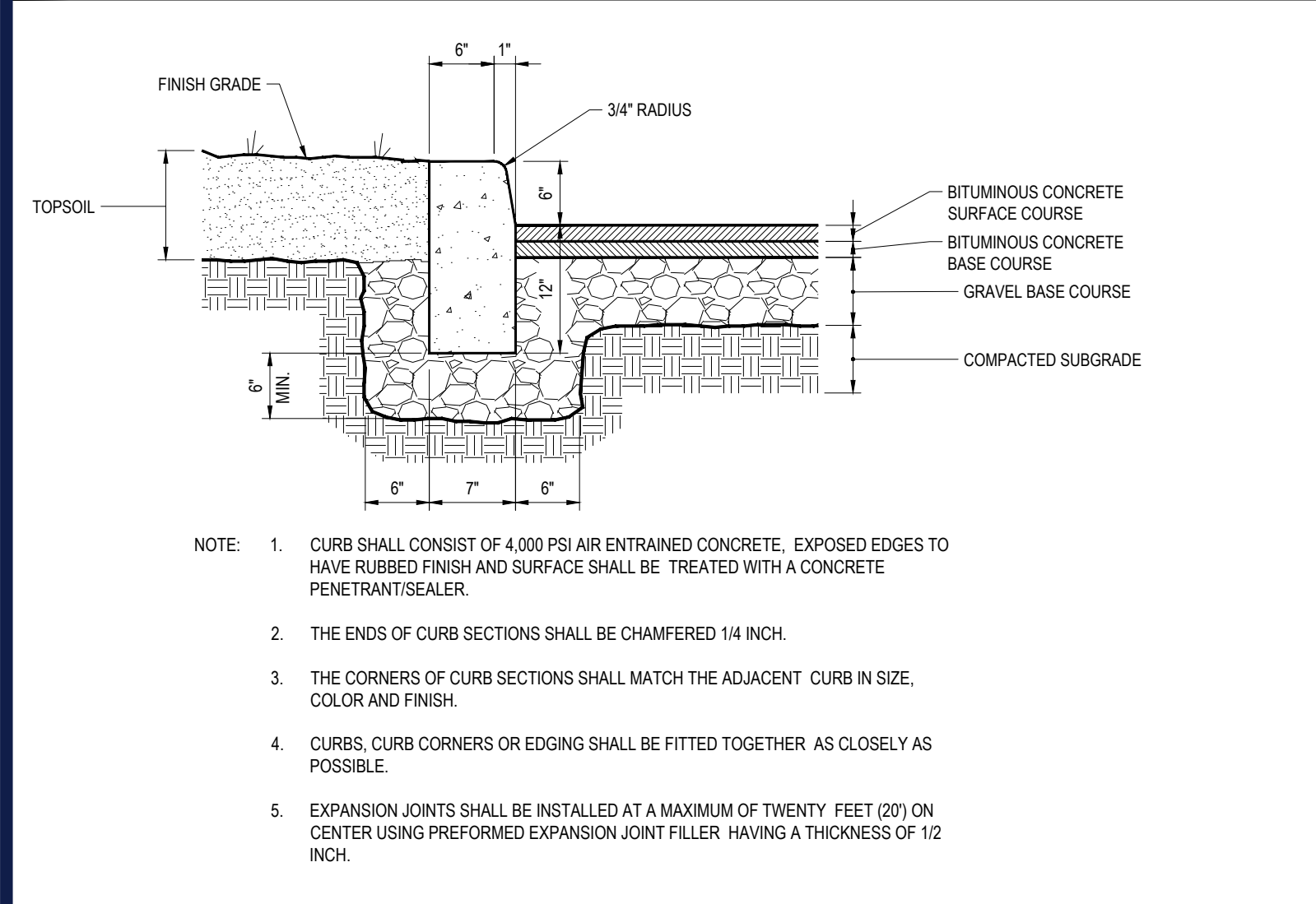




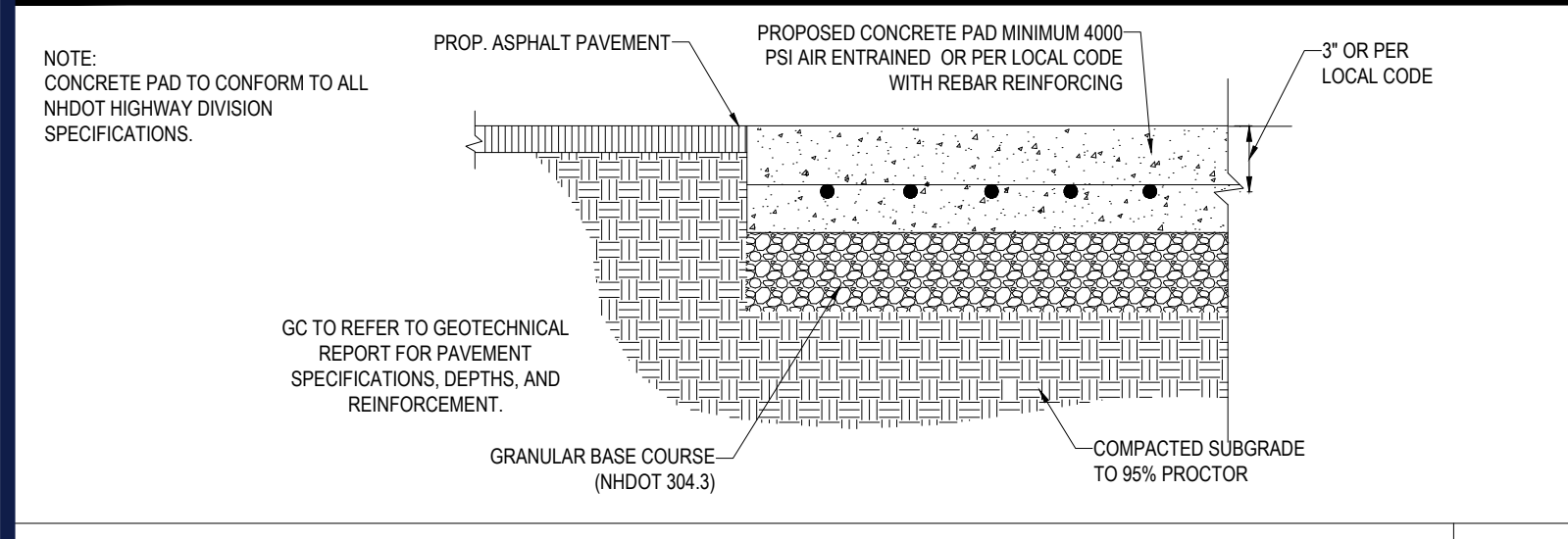
ASPHALT PAVEMENT SECTION



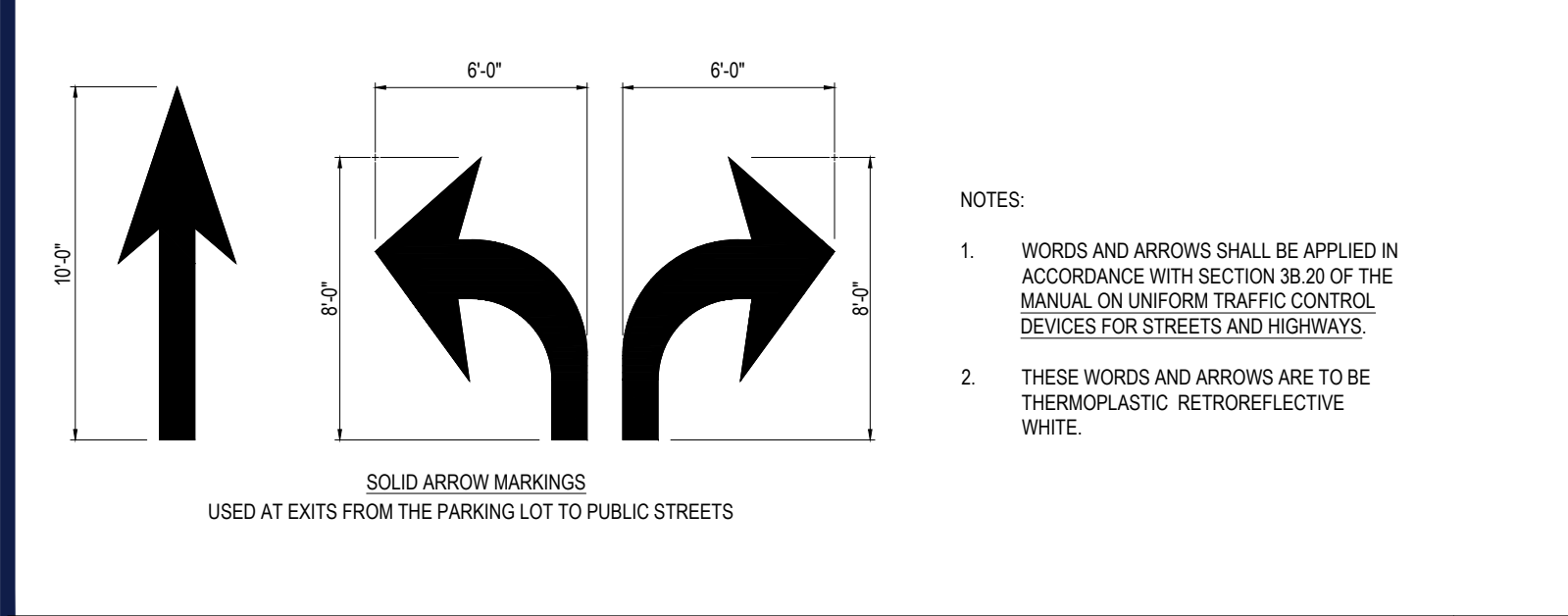
TRANSITION CURB DETAIL



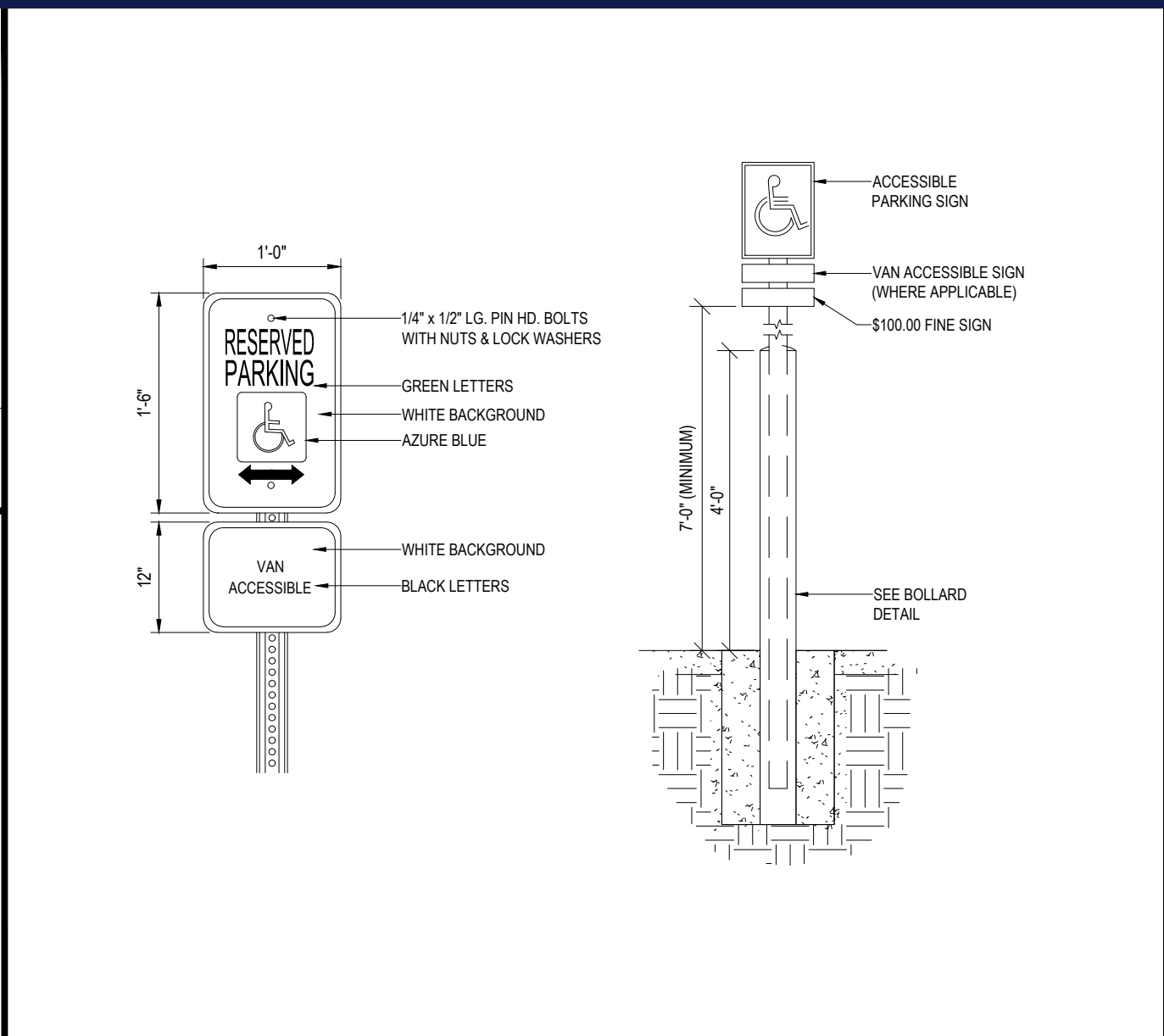
PRE-CAST CONCRETE CURBING



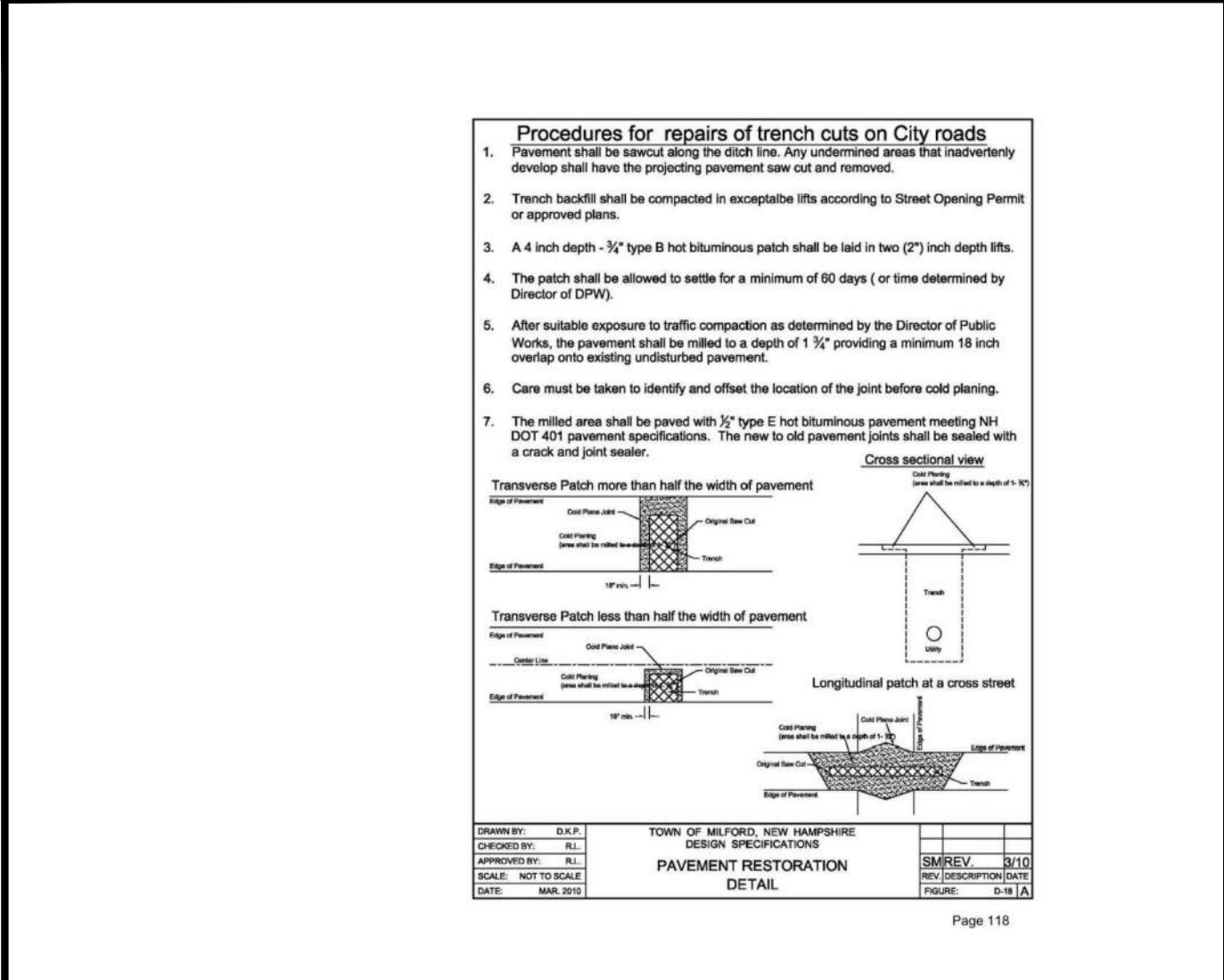
CONCRETE PAD DETAIL



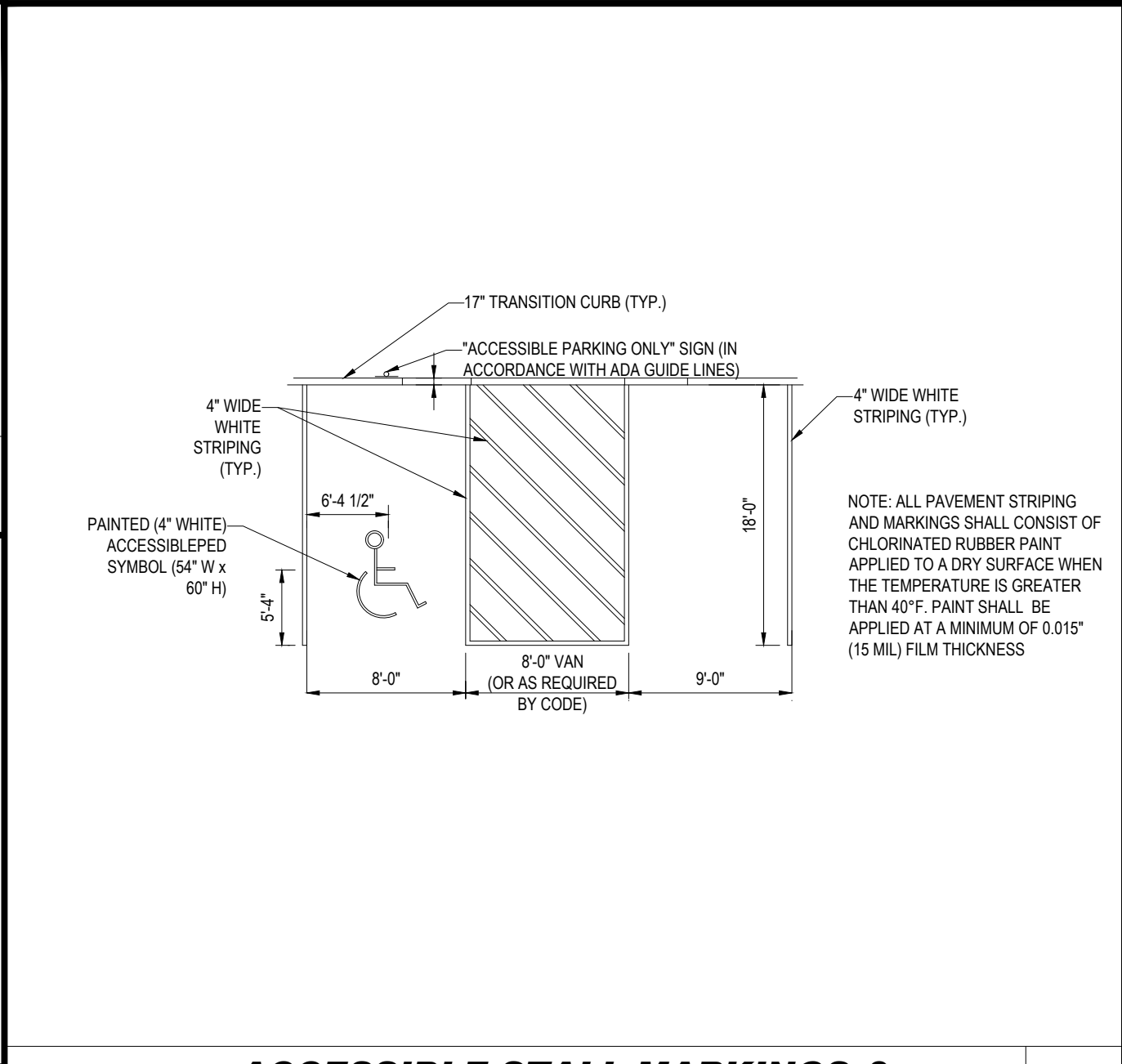
PAVEMENT MARKINGS DETAIL



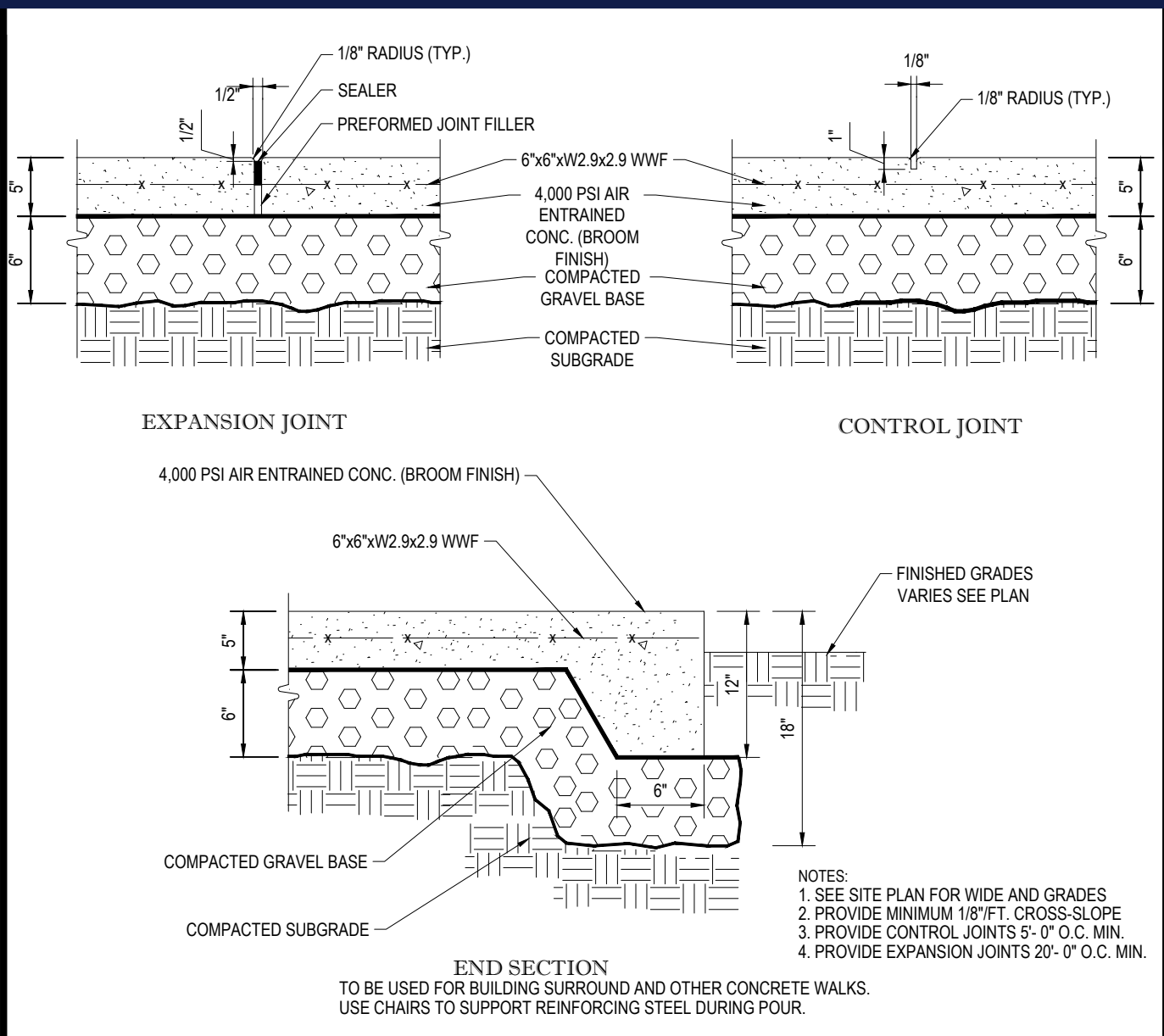
ACCESSIBLE PARKING SIGN W/ BOLLARD DETAIL



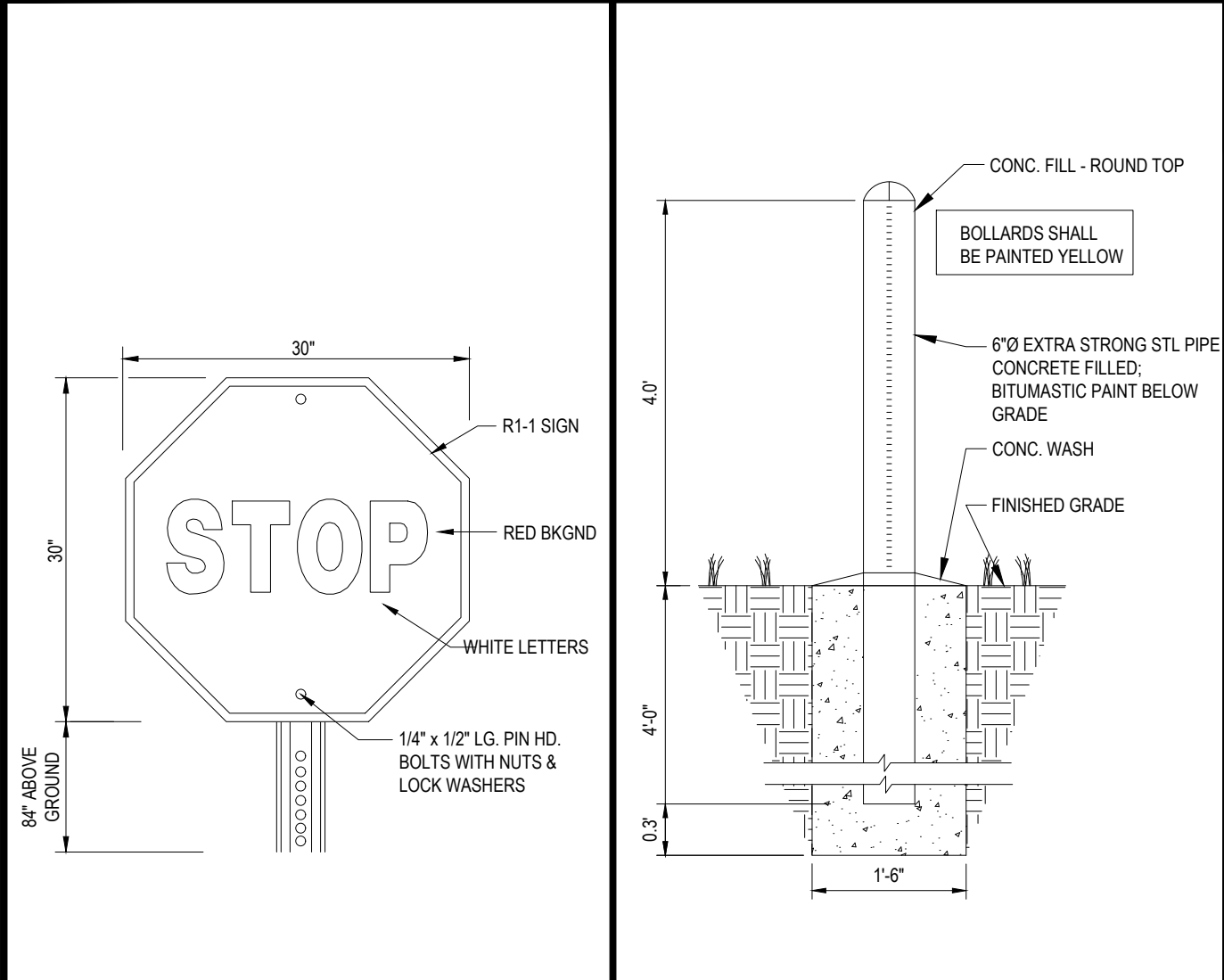
ROADWAY PATCHING DETAIL



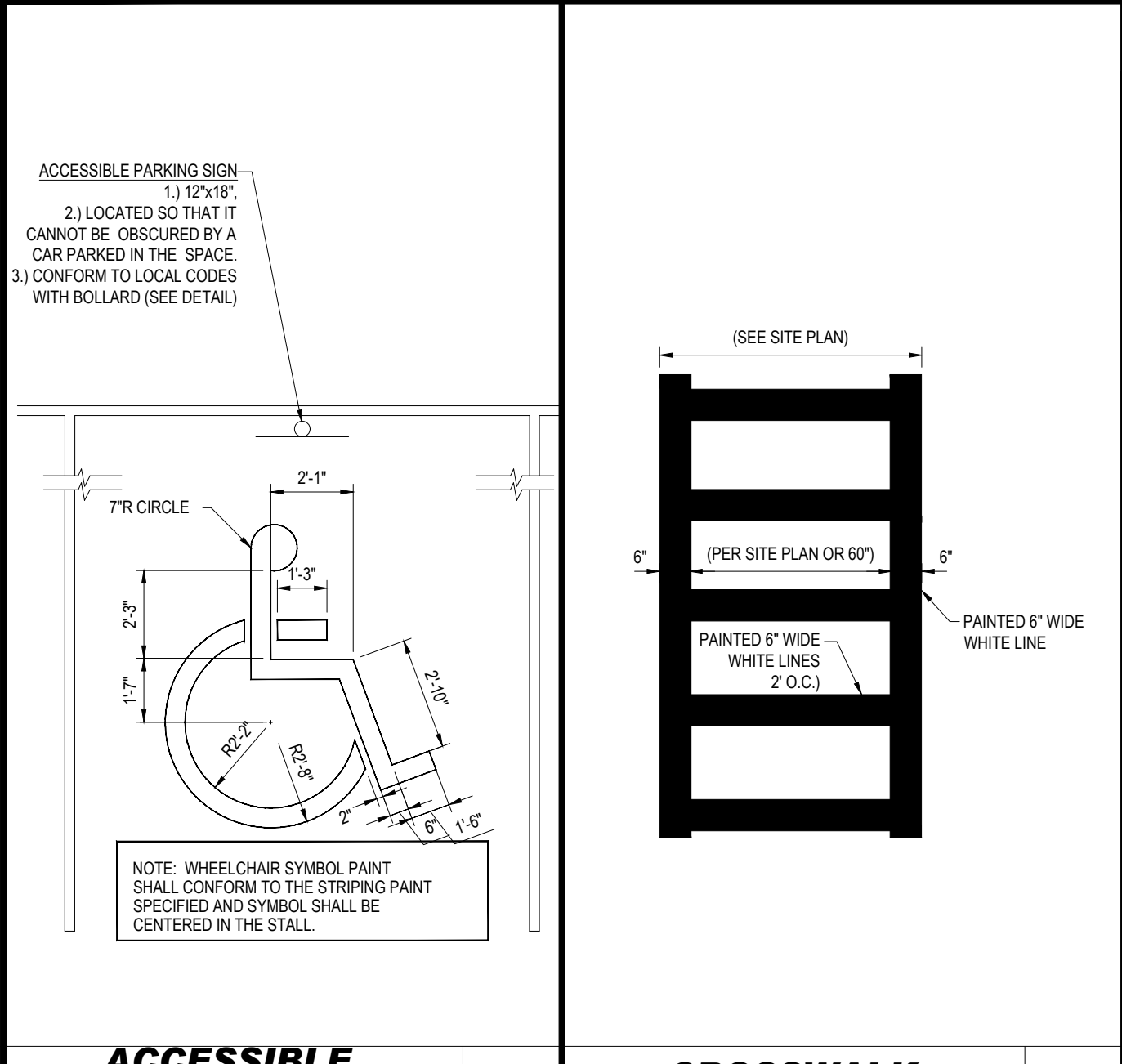
ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL



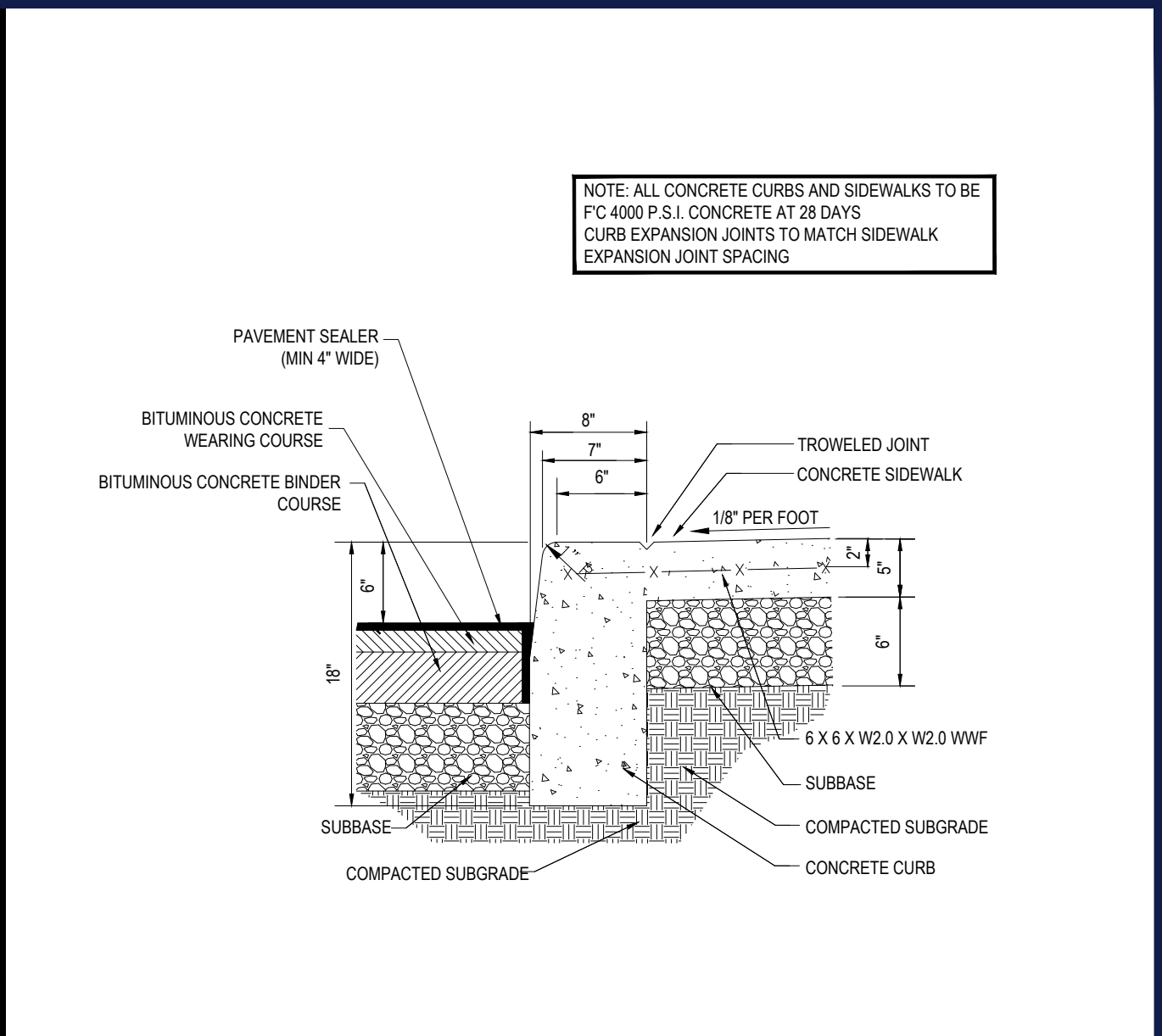
MONOLITHIC CONC. SIDEWALK DETAILS



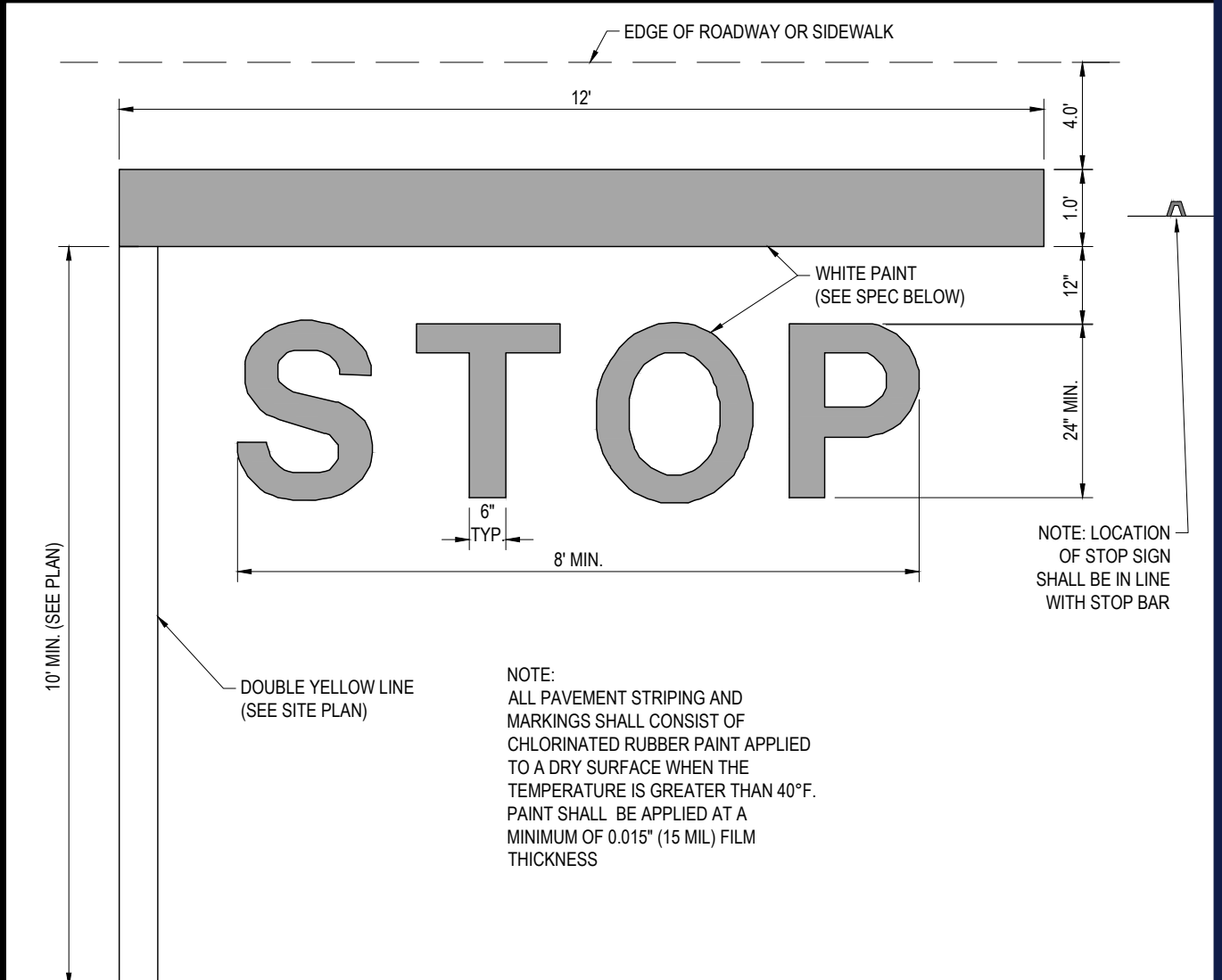
'STOP' SIGN



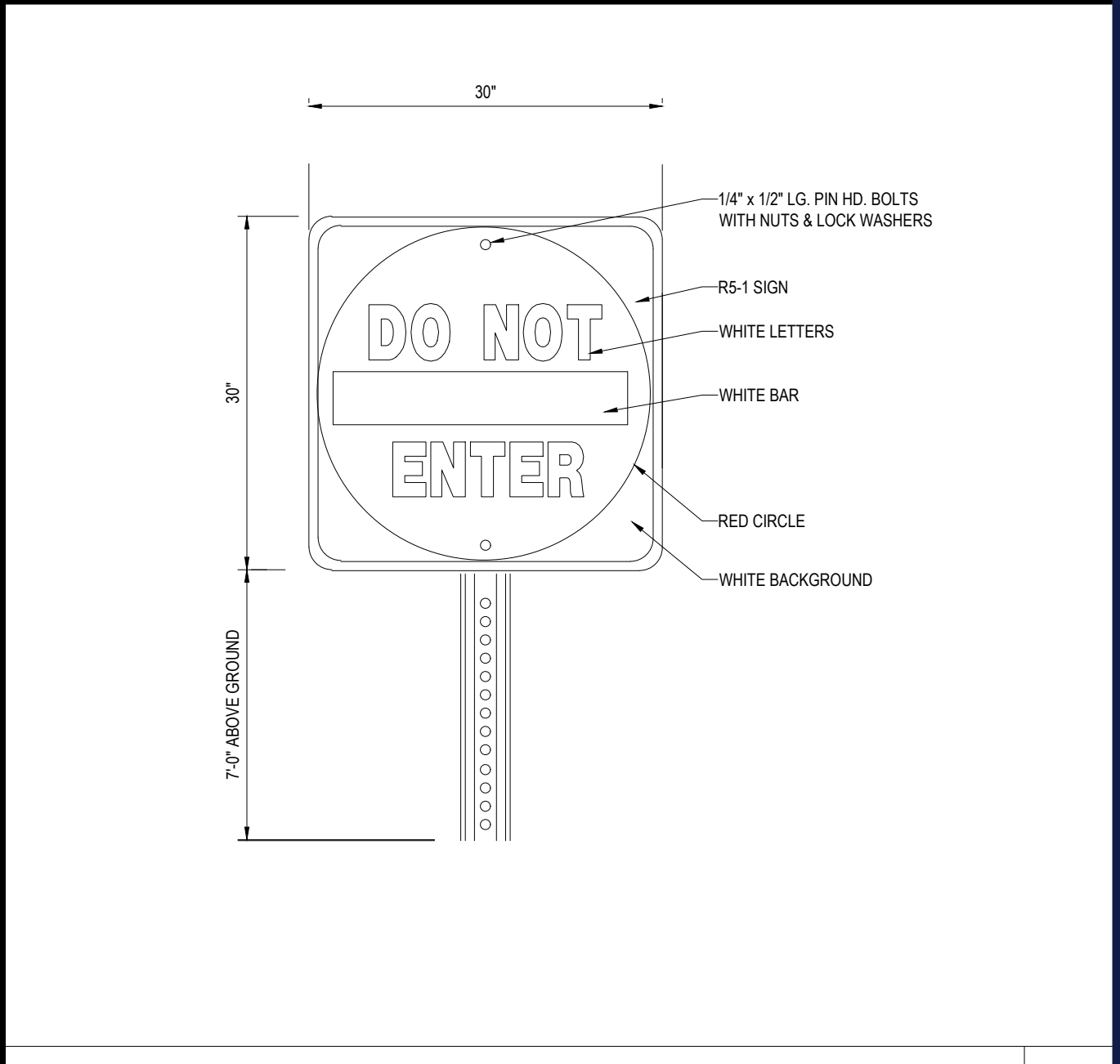
BOLLARD DETAIL



CURB DETAIL W/ MONOLITHIC SIDEWALK ON-SITE



'STOP' BAR DETAIL



"DO NOT ENTER" SIGN

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

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	
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PROJECT No.:	W201298			
DRAWN BY:	DJA			
CHECKED BY:	MKB			
DATE:	02/11/2021			
CAD I.D.:	W201298-CVL-2			

SITE DEVELOPMENT PLANS

BRIDGE33 CAPITAL

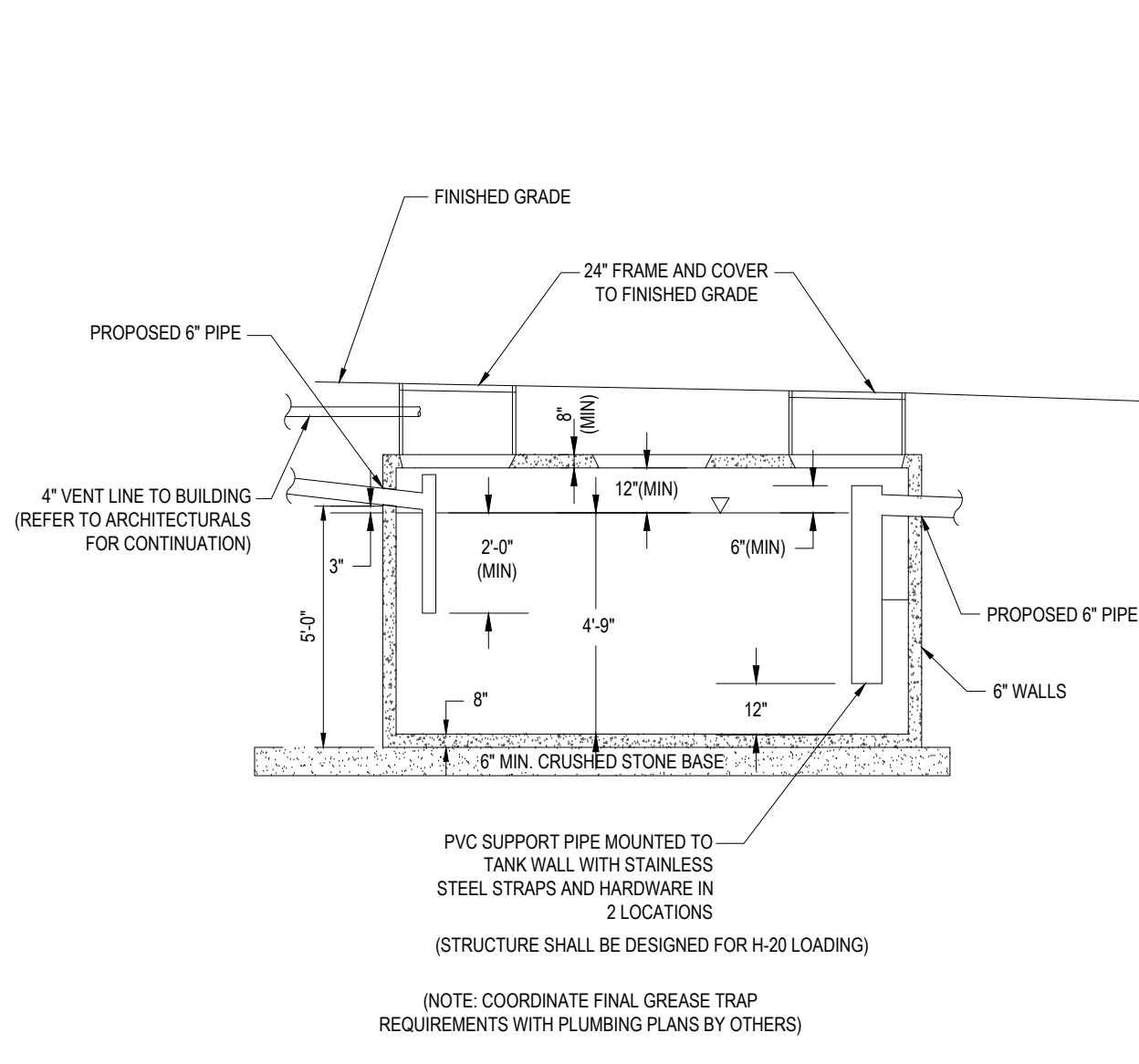
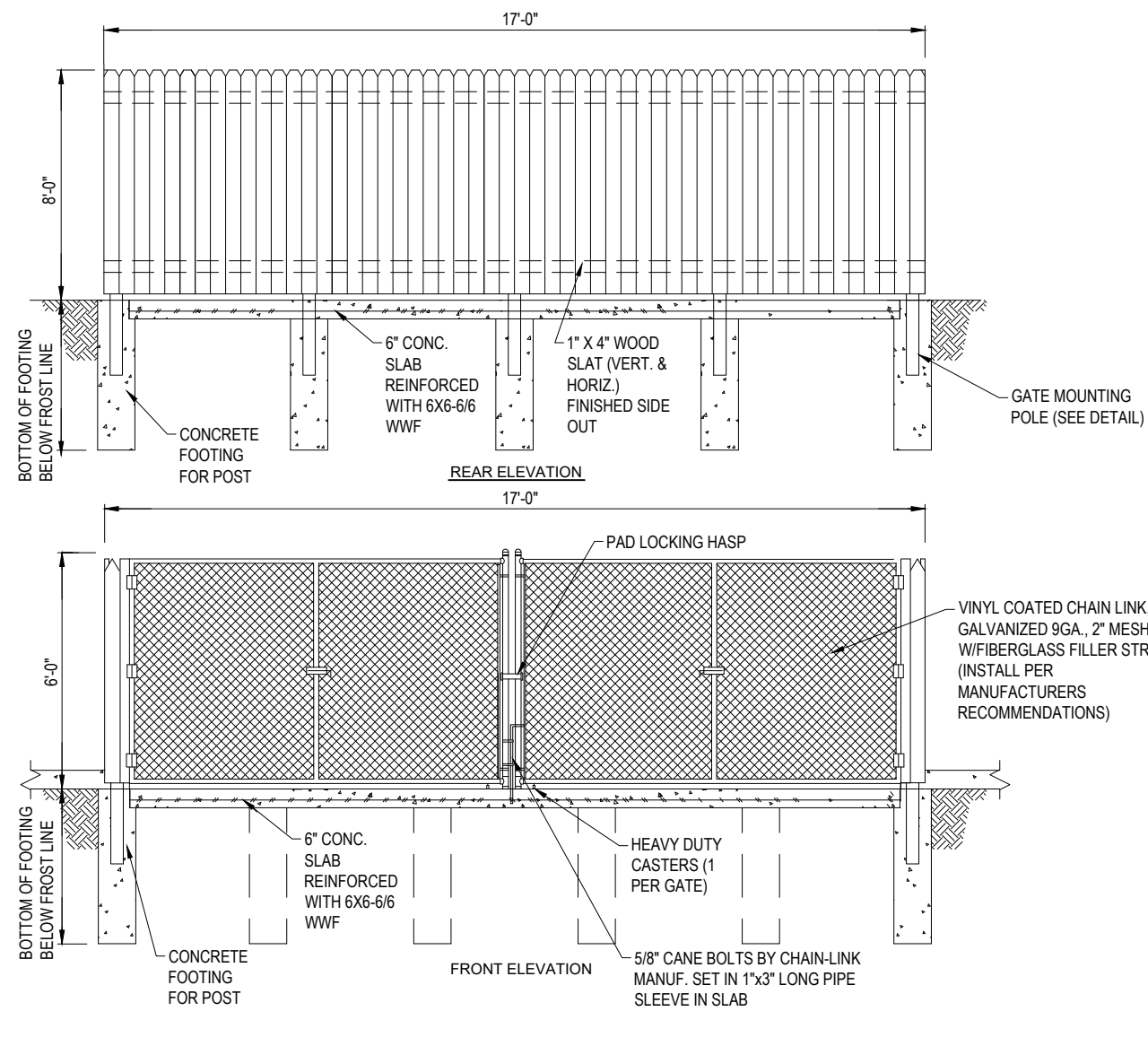
PROPOSED COFFEE SHOP WITH DRIVE-THROUGH  
MAP #44, LOT #6  
586 NASHUA STREET  
TOWN OF MILFORD  
HILLSBOROUGH COUNTY,  
NEW HAMPSHIRE

**BOHLER**  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
www.BohlerEngineering.com

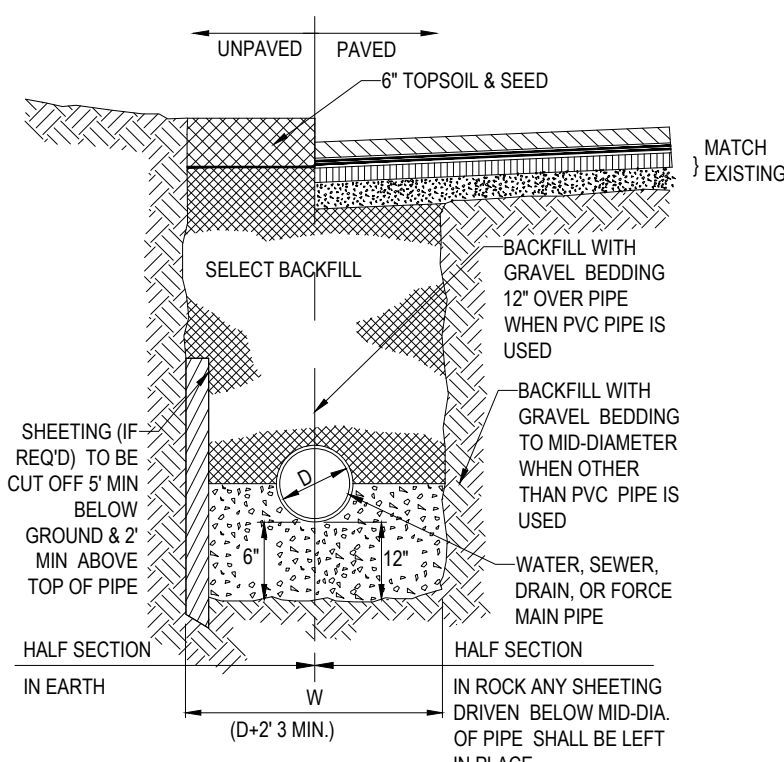
**J. A. KUOCH**  
Professional Engineer  
MASS. REG. NO. 12553  
NEW HAMPSHIRE REG. NO. 12553  
RHODE ISLAND REG. NO. 9616  
MAINE LICENSE NO. 12553

SHEET TITLE:  
**DETAIL SHEET**  
SHEET NUMBER:  
**C-901**  
REVISION 2 - 3/23/21

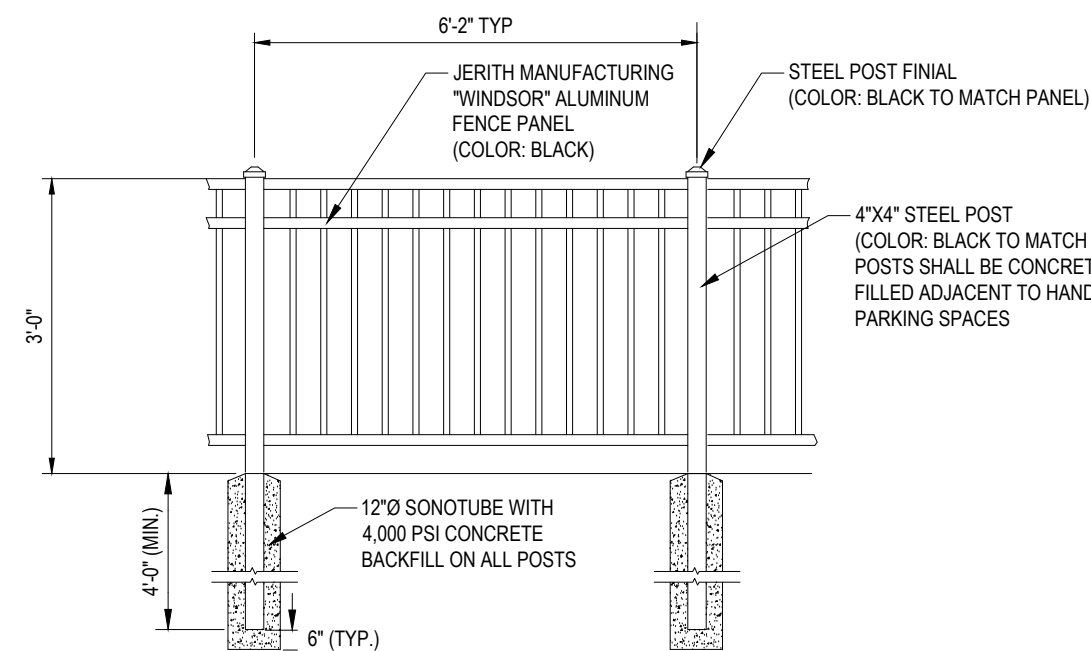




## 1,500 GALLON GREASE TRAP DETAIL

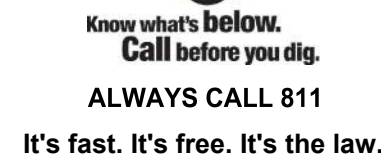


**TYP. PRECAST CONCRETE MANHOLE  
STORM DRAIN**



**TYP. PRECAST CONCRETE SANITARY  
MANHOLE**

<b>REVISIONS</b>			
<b>REV</b>	<b>DATE</b>	<b>COMMENT</b>	<b>DRAWN BY CHECKED BY</b>
1	02/15/21	REVISED PER NHDES SUBMISSION	DJA MKB
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PROJECT No.: W201298  
DRAWN BY: DJA  
CHECKED BY: MKB  
DATE: 02/11/2021  
CAD I.D.: W201298-CVL-2

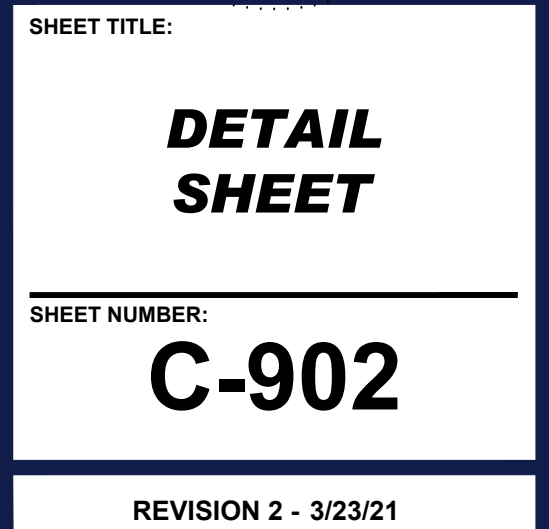
**BRIDGE33  
CAPITAL**

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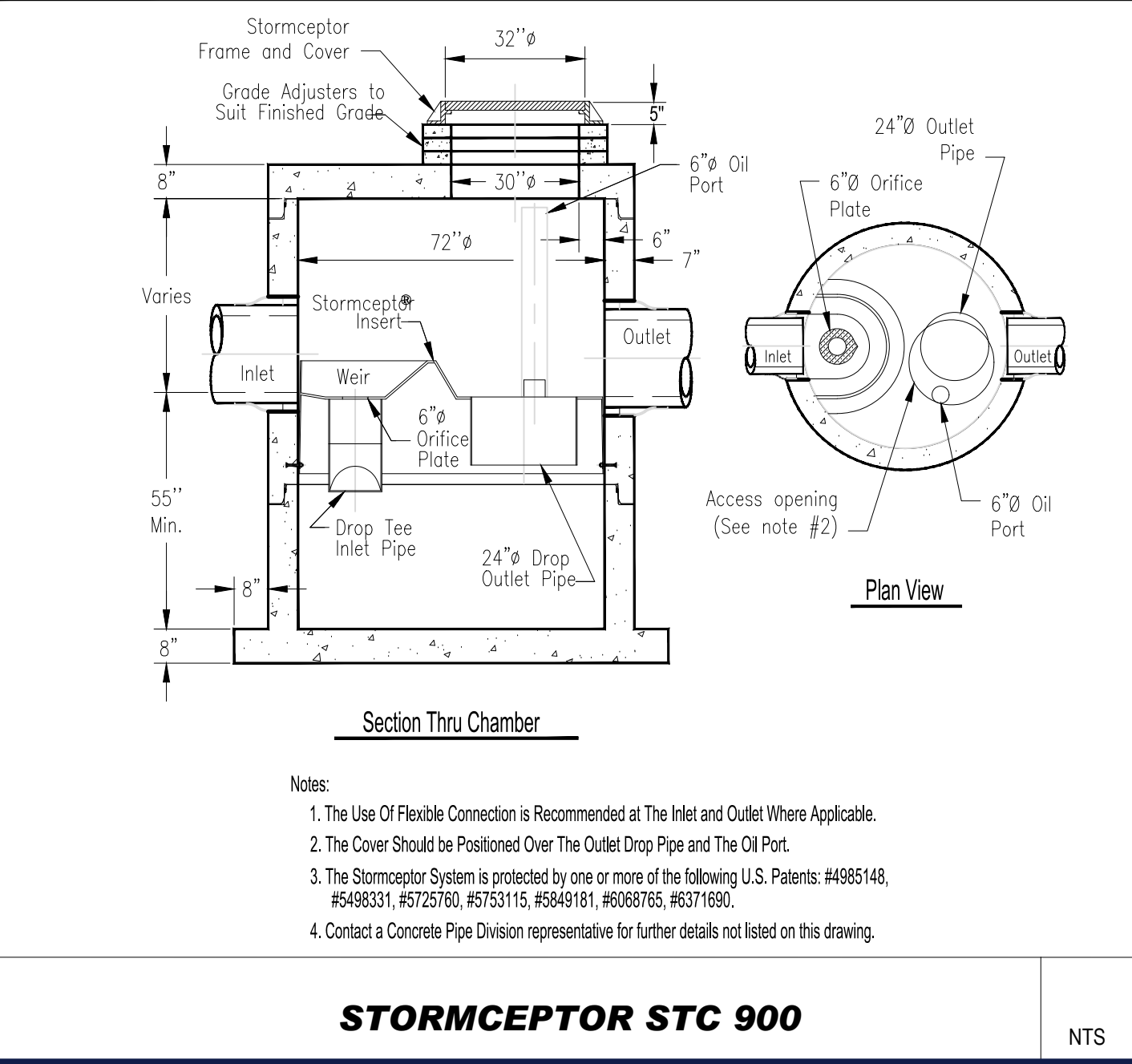
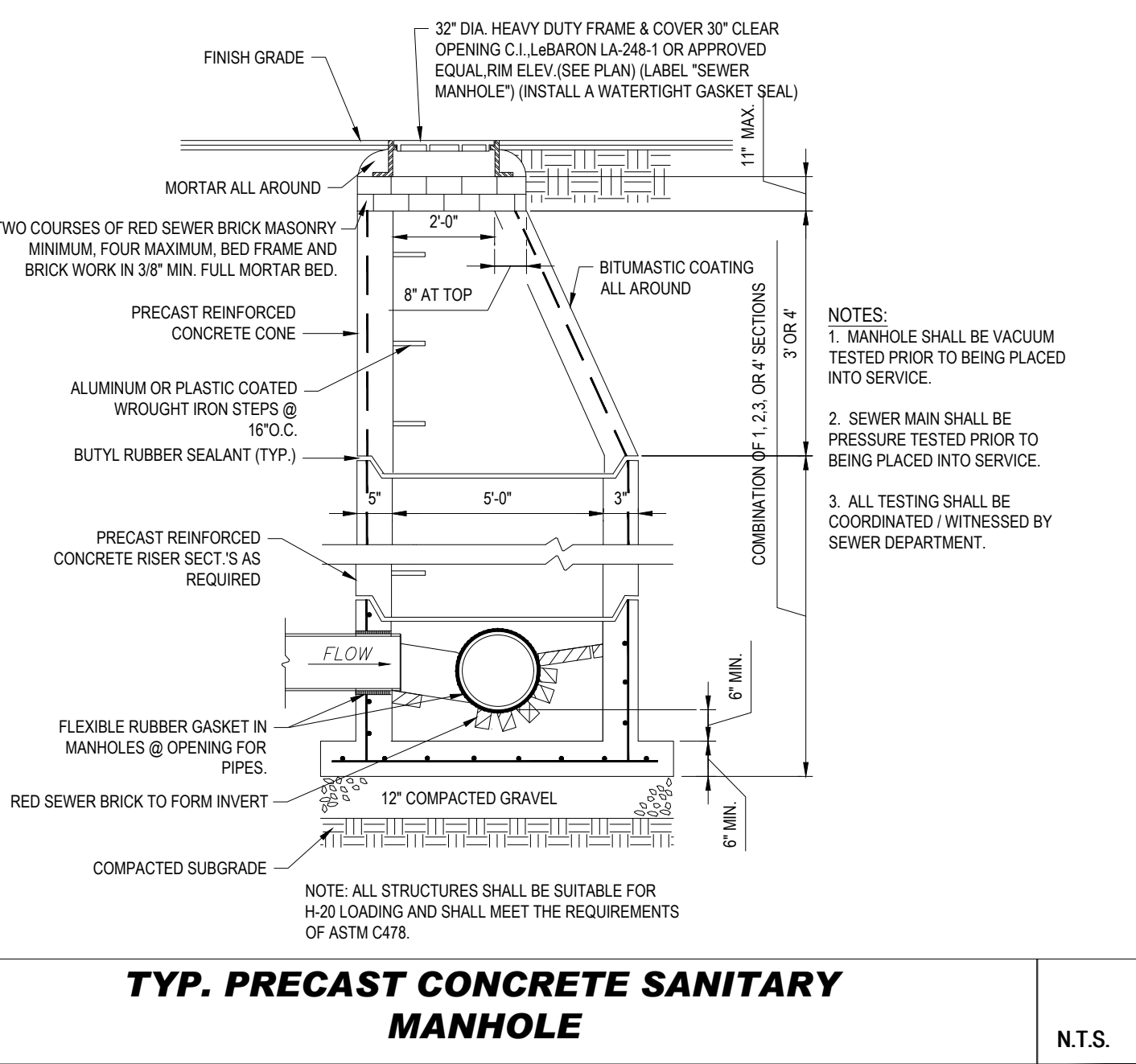
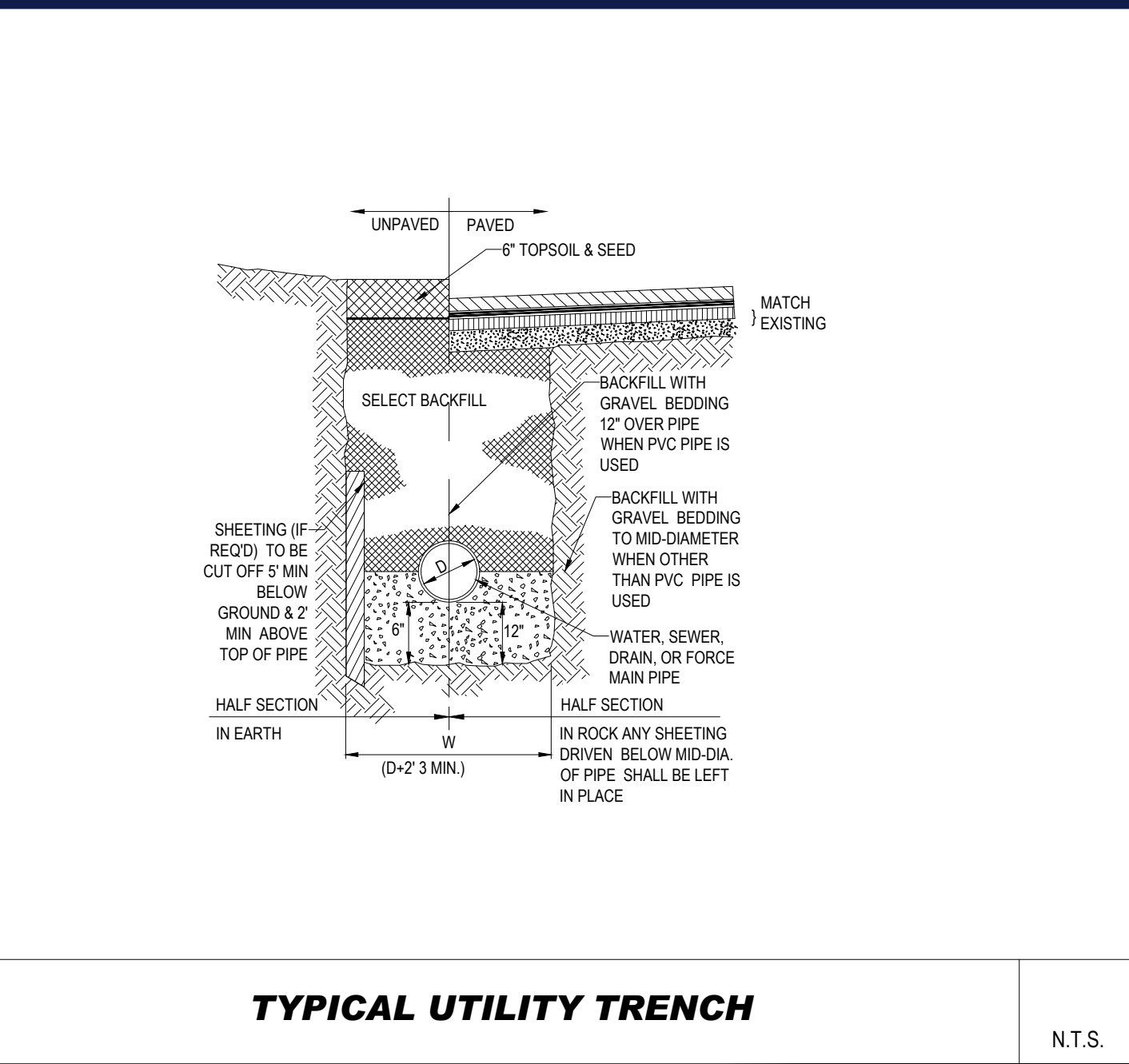
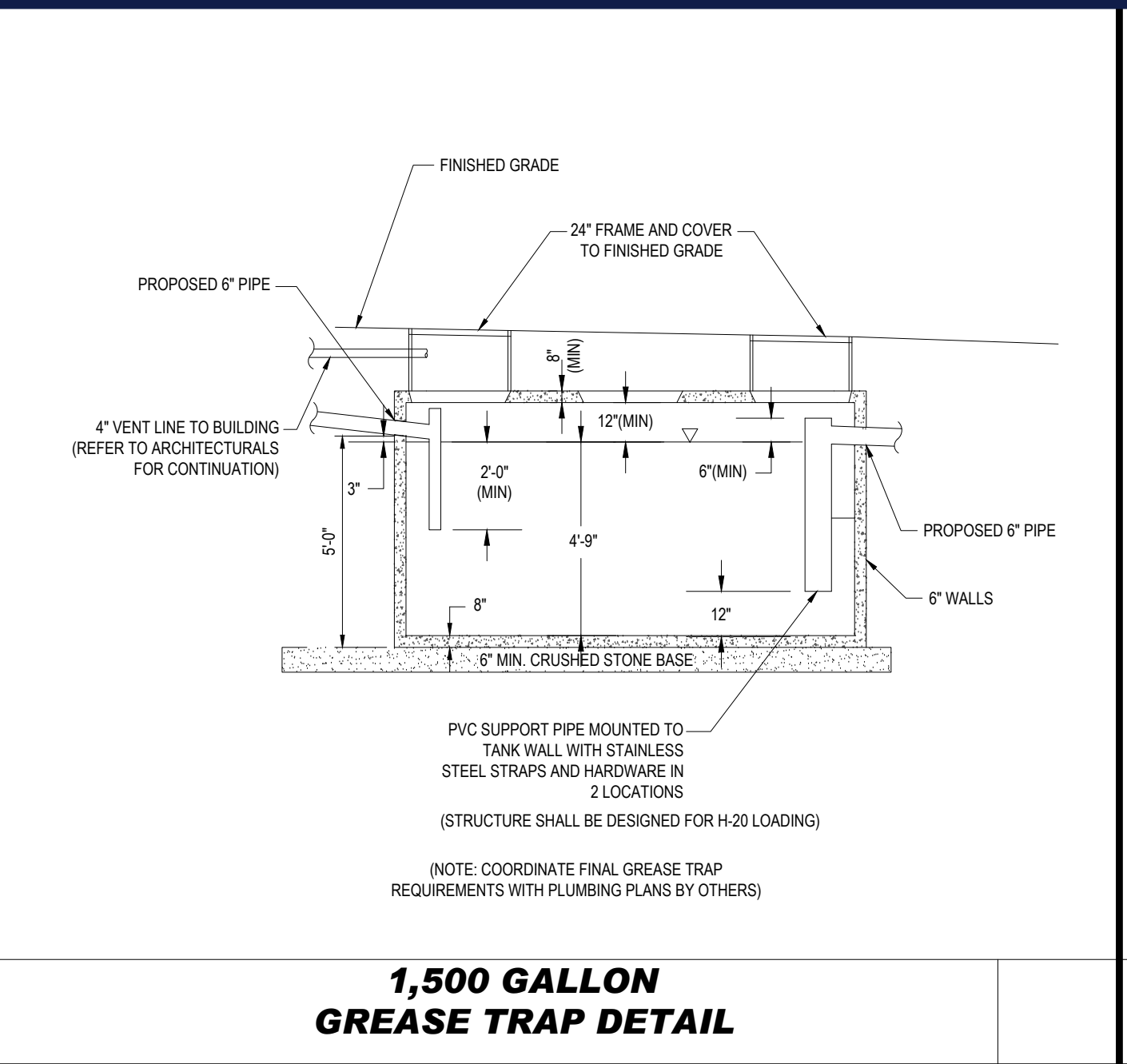
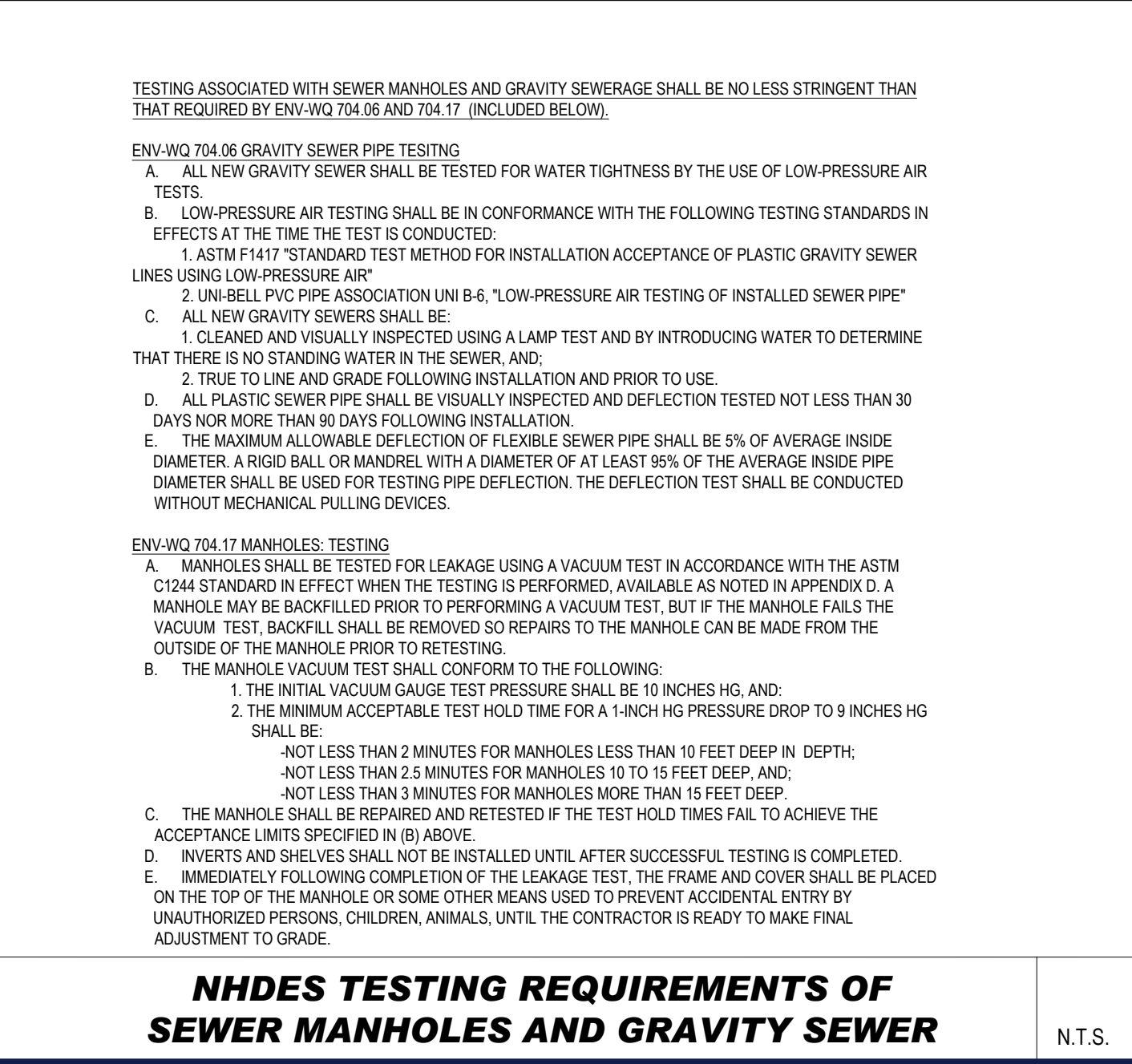
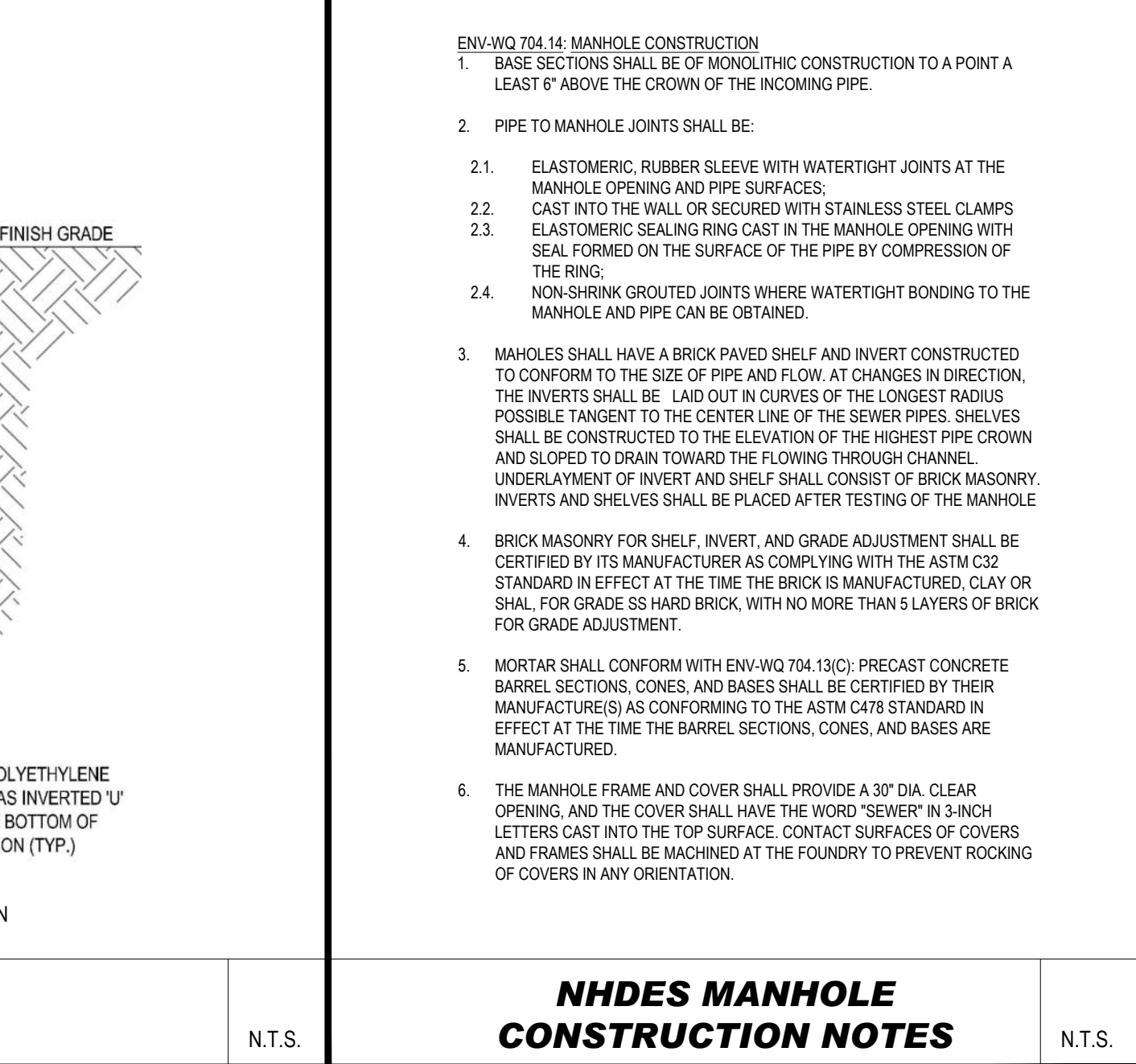
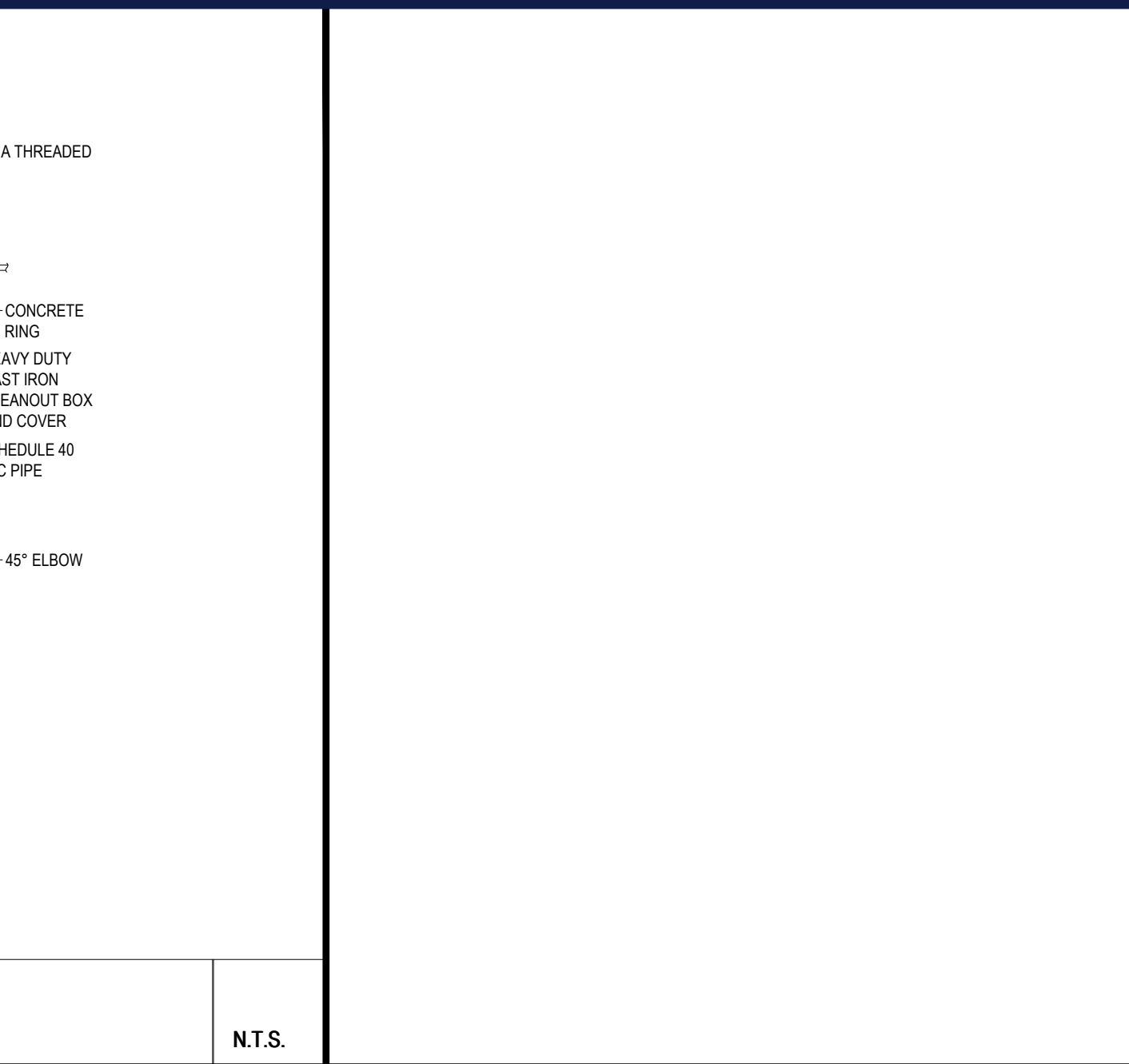
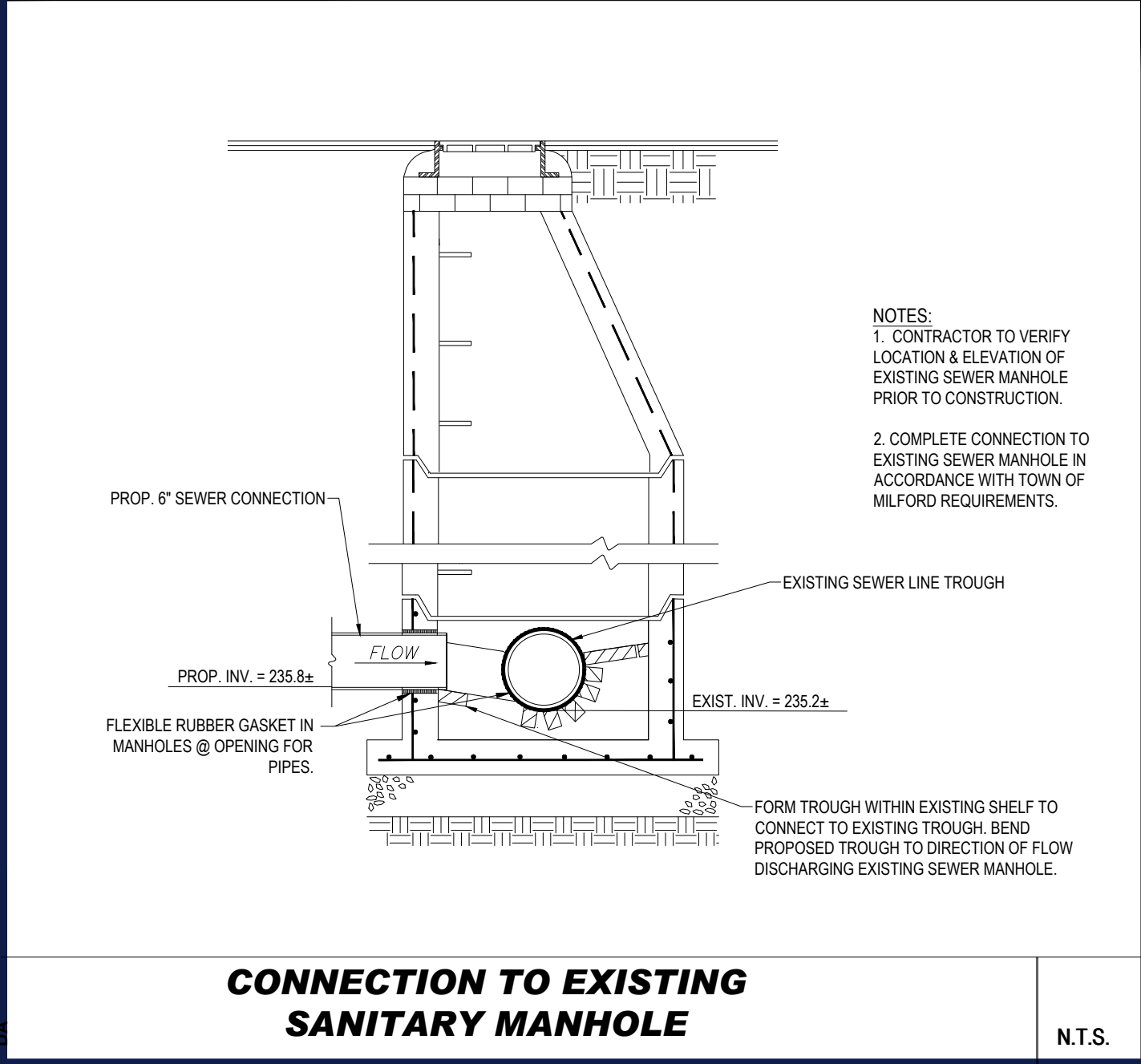
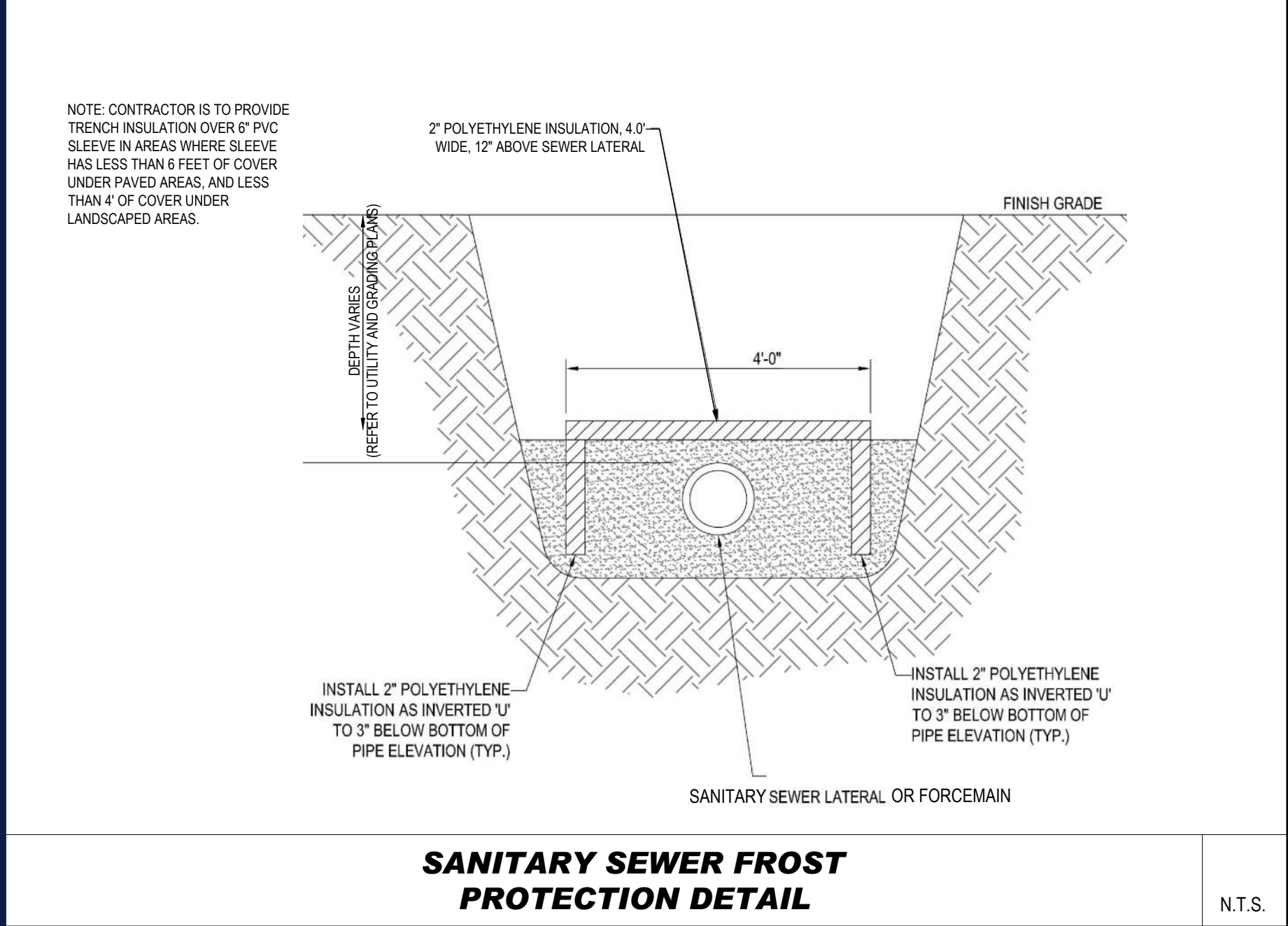
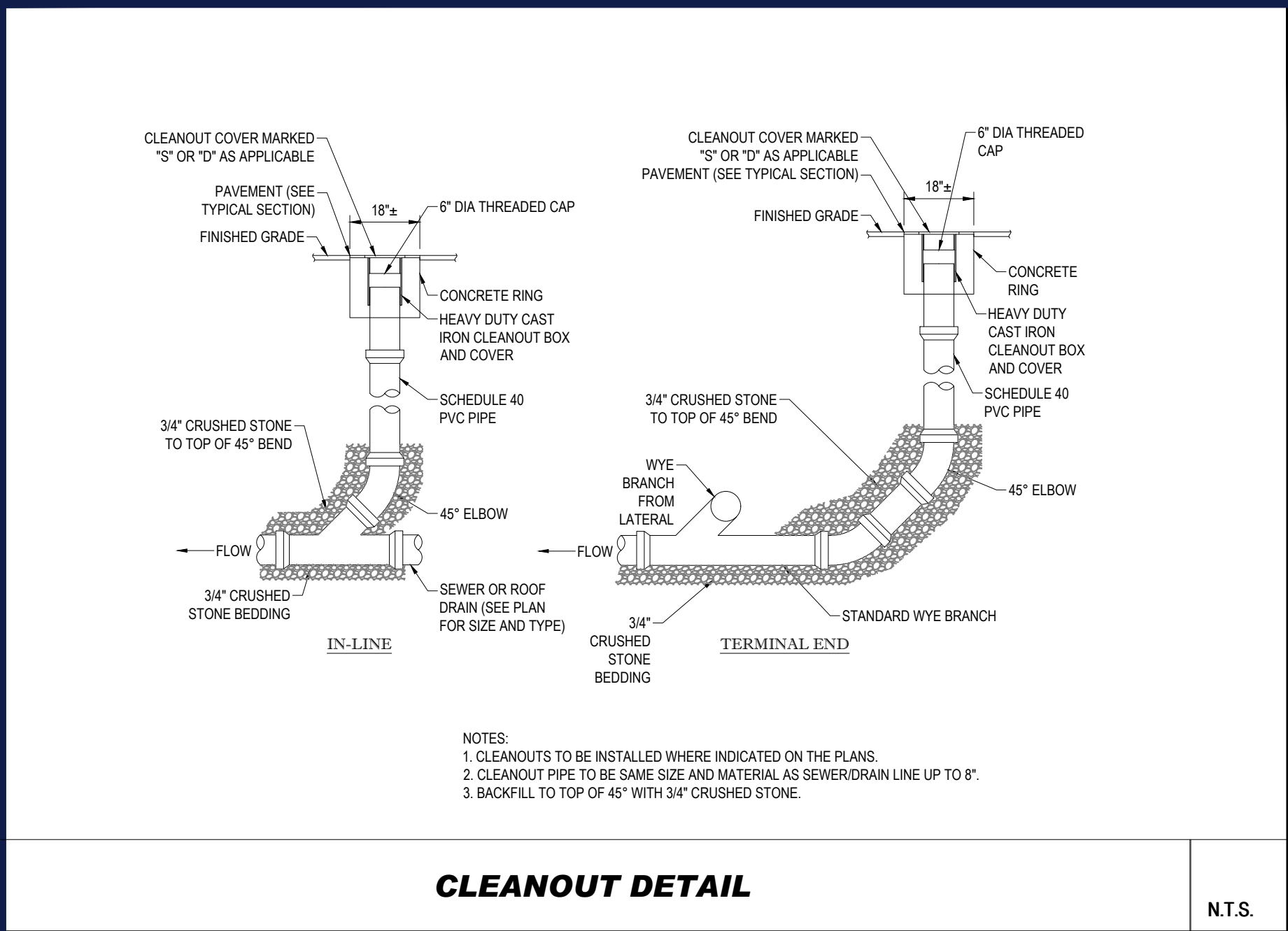
**352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772**

Phone: (508) 480-9900





P:\320\201288\DRAWINGS\PLAN SET\REV\201288-CVL-2.dwg---LAYOUT: C-903.DETAIL



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PROJECT MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
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PROJECT No.: W201298  
DRAWN BY: DJA  
CHECKED BY: MKB  
DATE: 02/11/2021  
CAD I.D.: W201298-CVL-2

PROJECT:

SITE DEVELOPMENT PLANS  
FOR  
BRIDGE33 CAPITAL

PROPOSED COFFEE SHOP WITH DRIVE-THROUGH  
MAP #44, LOT #6  
586 NASHUA STREET  
TOWN OF MILFORD  
HILLSBOROUGH COUNTY,  
NEW HAMPSHIRE

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352 TURNPIKE ROAD  
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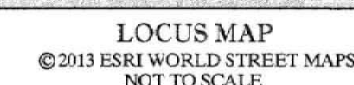
J.A. KUOCH  
Professional Engineer  
MASS. REG. NO. 26177  
CONN. REG. NO. 9819  
MACHINE LICENSE No. 12553


SHEET TITLE:  
DETAIL SHEET

SHEET NUMBER:  
C-903

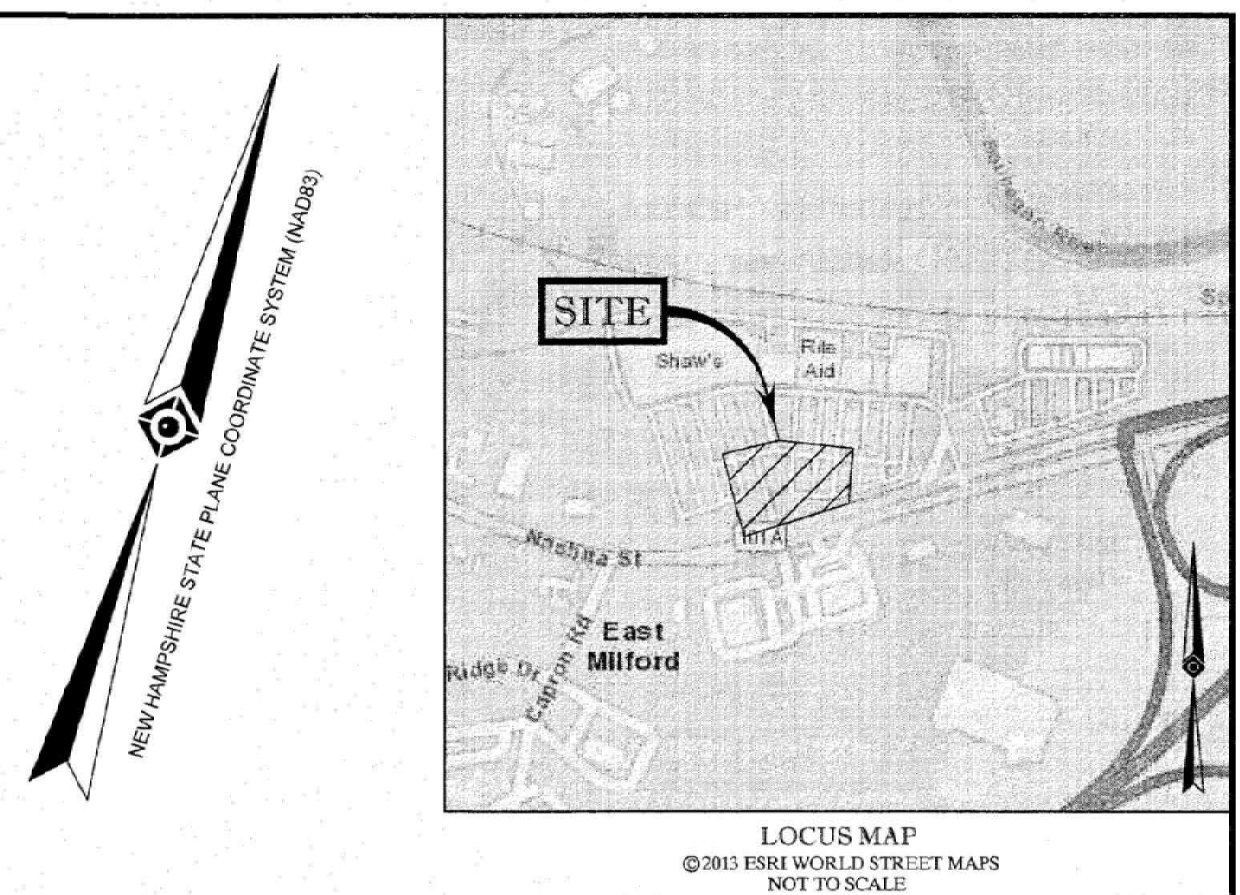
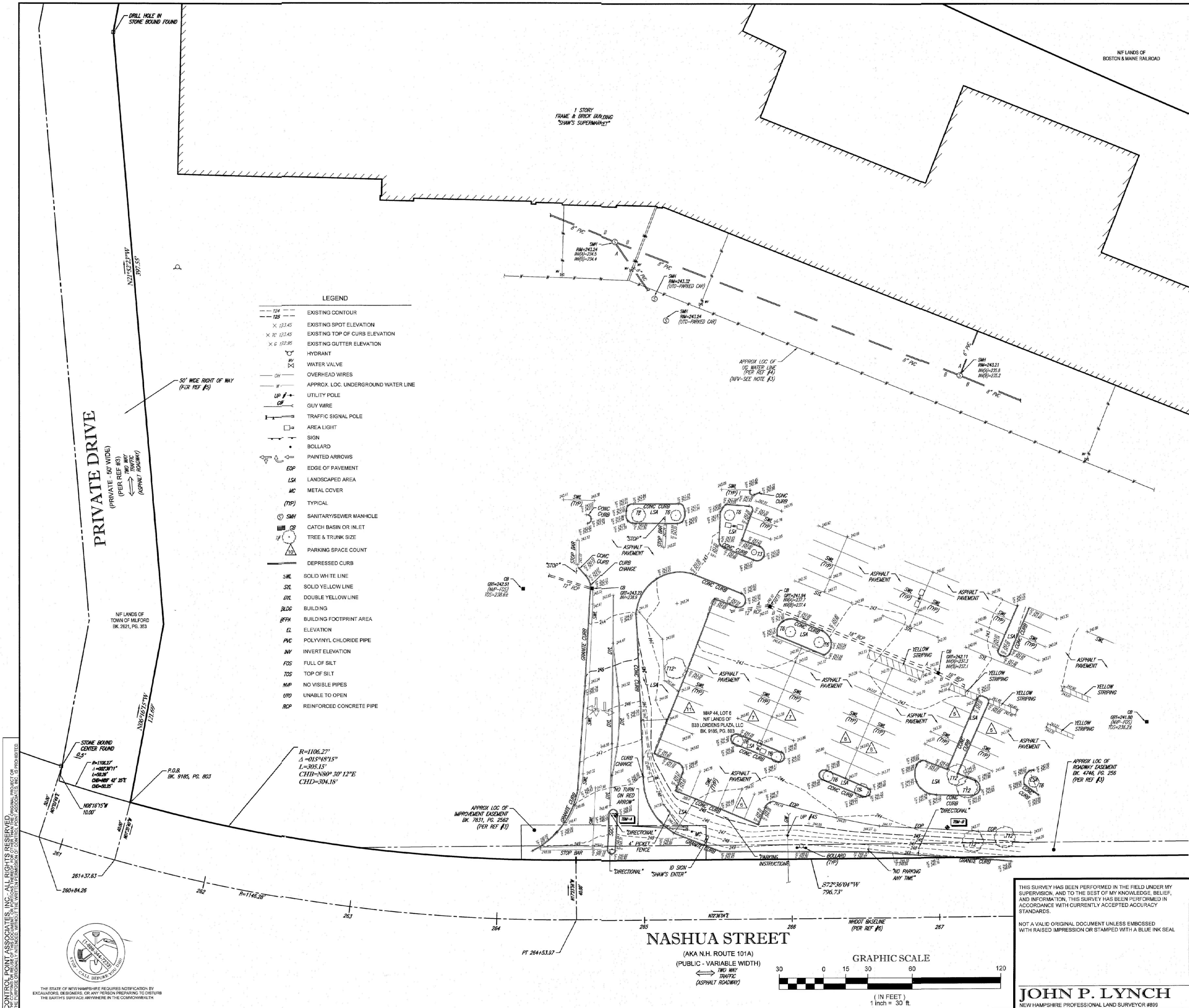
REVISION 2 - 3/23/21





FIELD DATE 12-4-2020	BOUNDARY & PARTIAL TOPOGRAPHIC, UTILITY SURVEY				
FIELD BOOK NO 20-16 MA	BRIDGE33 CAPITAL				
FIELD BOOK PG. 51	586 NASHUA STREET MAP 44, LOT 6 TOWN OF MILFORD, HILLSBOROUGH COUNTY STATE OF NEW HAMPSHIRE				
FIELD CREW S.B.W.		CONTROL POINT ASSOCIATES, INC.		ALBANY, NY 518-237-5010 CHAI FONG, PA 234-732-8000	
DRAWN R.J.K.		352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.943.3100 - 508.943.3003 FAX		HAUPPAUGE, NY 631-580-3455 MANHATTAN, NY 646-780-0411 MT LAUREL, NJ 609-857-2009 WARREN, NJ 908-668-0099	
REVIEWED: R.J.K.	APPROVED: J.P.L.	DATE 12-22-2020	SCALE 1"=100'	FILE NO 03-200348	DWG. NO 1 OF 2



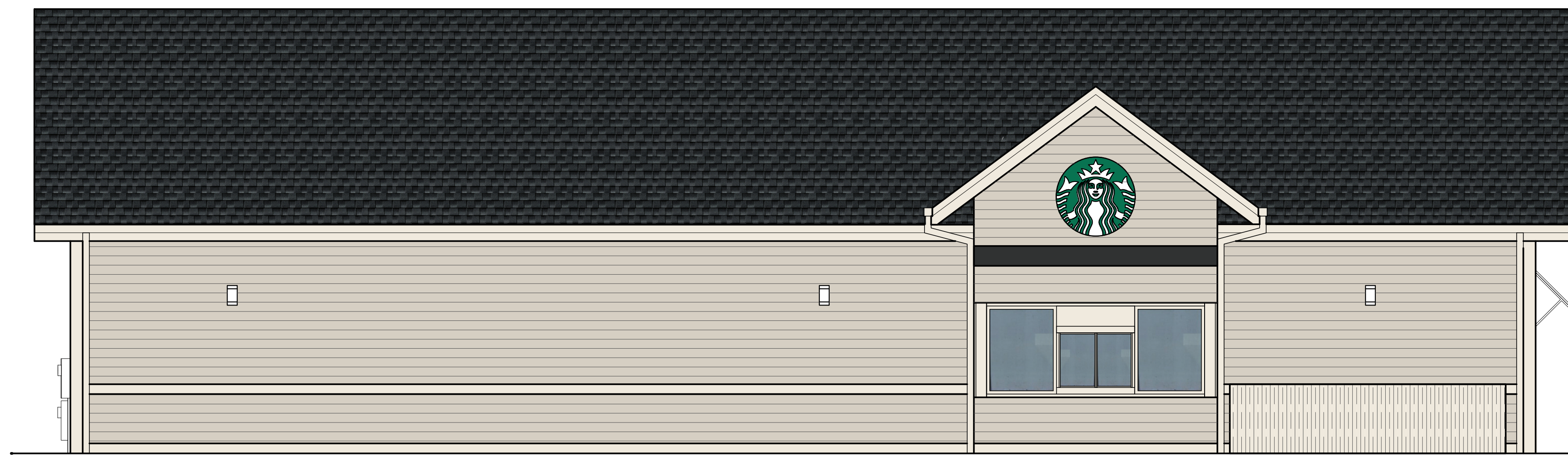


- NOTES:
- PROPERTY KNOWN AS LOT 8 AS SHOWN ON THE GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE OF THE TOWN OF MILFORD, HILLSBOROUGH COUNTY, STATE OF NEW HAMPSHIRE, MAP NO. 44.
  - AREA = 752,706 SQUARE FEET OR 17.280 ACRES
  - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE ANY EXCAVATION IS TO BEGIN. ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
  - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
  - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRIS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.
- TEMPORARY BENCH MARKS SET:
- TBM-A: MAG NAIL SET IN CONCRETE ISLAND. ELEVATION = 249.15'
- TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT. ELEVATION = 243.74'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
  - PARTIAL TOPOGRAPHY SHOWN HEREON PER CONTRACTUAL AGREEMENT WITH CLIENT.
  - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

- REFERENCES:
- THE GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE OF MILFORD, HILLSBOROUGH COUNTY, MAP 44.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) PANEL 478 OF 701, MAP NUMBER 311C0478D, MAP EFFECTIVE DATE, SEPTEMBER 25, 2009.
  - MAP ENTITLED "ALTANSPLAND TITLE SURVEY FOR LORDEN'S PLAZA, NYS PROJECT NO. 201902877-001, 586 NASHUA STREET, MILFORD, NH, 03005," PREPARED FOR BOCK & CLARK CORPORATION, AN NYS COMPANY, BY HOLDEN ENGINEERING & SURVEYING, INC., DATED AUGUST 14, 2019. THREE SHEETS.
  - UNDERGROUND WATER FACILITY MAPPING PROVIDED BY MILFORD WATER UTILITIES.
  - MAP ENTITLED "PERIMETER SURVEY, SHAW'S LORDEN PLAZA, MILFORD, N.H.," PREPARED BY KIMBALL CHASE COMPANY, INC., DATED JULY 13, 1987. RECORDED WITH THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #21521.
  - MAP ENTITLED "PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT NO. F-60-0-102, N.H. PROJECT NO. P-2419, SOUTH SIDE HIGHWAY," PREPARED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, DATED JANUARY 31, 1956. SHEETS 7 & 8 OF 116.
  - MAP ENTITLED "PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT, F 018-114, N.H. PROJECT NO. P-2598, CONTRACT NO. 1," PREPARED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, DATED AUGUST 12, 1970. SHEETS 83 OF 499.

SEE SHEET 1 OF 2 FOR OVERALL BOUNDARY

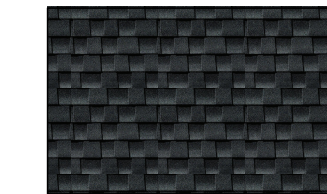




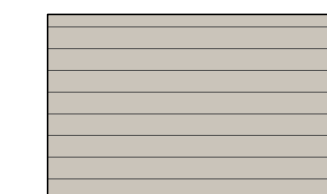
ROOF  
22'-6"

ROOF  
18'-7"

FIN. FLOOR  
0'-0"



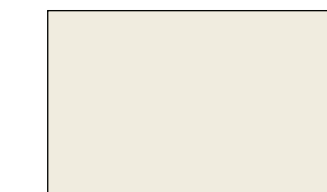
GAF ARCHITECTURAL SHINGLE ROOF  
TIMBERLINE ULTRA HD - COLOR: CHARCOAL



CLAPBOARDS. COLOR TO MATCH  
SW 7632 MODERN GRAY



2' GRID - COLOR TO MATCH  
SW 7036 ACCESSIBLE BEIGE



TRIMS, COLUMNS - COLOR TO MATCH  
SW 7002 DOWNY



FABRIC AWNING - SUNBRELLA  
COLOR: UNITY CHARCOAL

ROOF  
20'-2"



ROOF  
22'-6"

ROOF  
21'-10"

FIN. FLOOR  
0'-0"



ROOF  
22'-6"

ROOF  
21'-10"

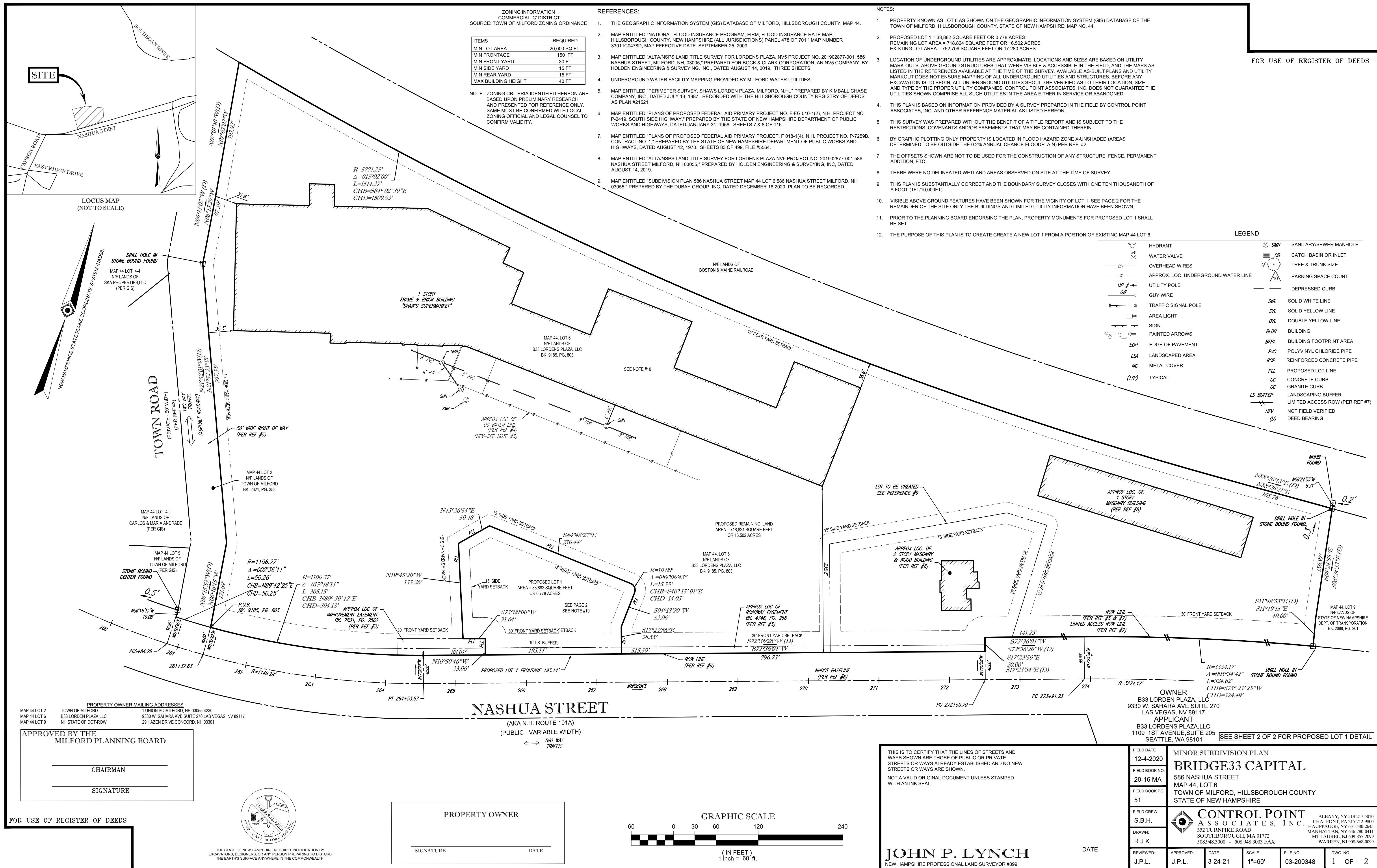
FIN. FLOOR  
0'-0"



ROOF  
22'-6"

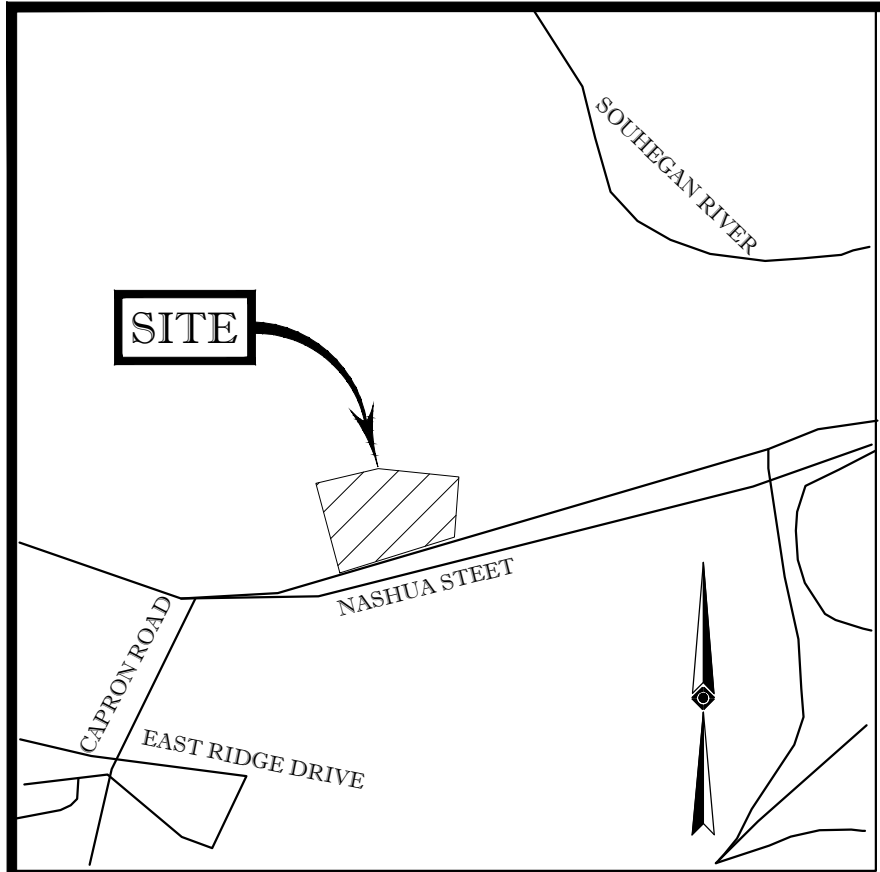
ROOF  
18'-7"

FIN. FLOOR  
0'-0"

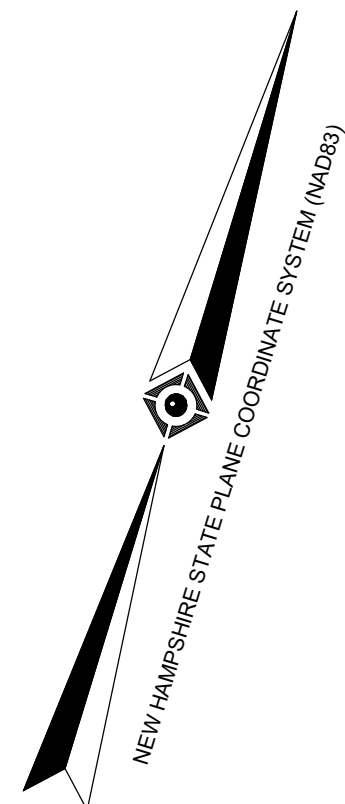


FOR USE OF REGISTER OF DEEDS





LOCUS MAP  
(NOT TO SCALE)



ZONING INFORMATION  
COMMERCIAL "C" DISTRICT  
SOURCE: TOWN OF MILFORD ZONING ORDINANCE

ITEMS	REQUIRED
MIN LOT AREA	20,000 SQ. FT.
MIN FRONTAGE	150 FT.
MIN FRONT YARD	30 FT.
MIN SIDE YARD	15 FT.
MIN REAR YARD	15 FT.
MAX BUILDING HEIGHT	40 FT.

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

PROPERTY OWNER MAILING ADDRESSES

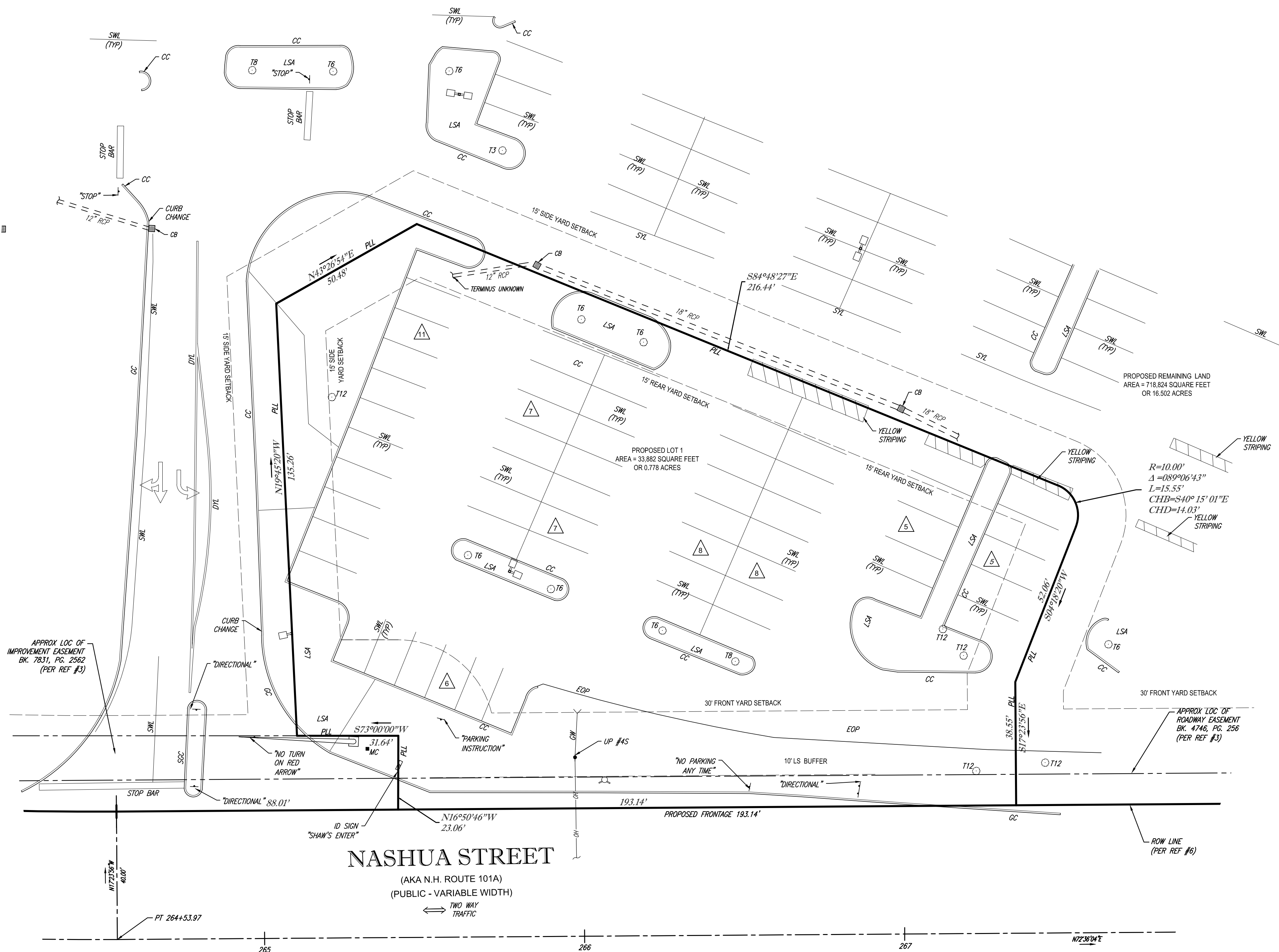
MAP 44 LOT 2	TOWN OF MILFORD	1 UNION SQ MILFORD, NH 03055-4230
MAP 44 LOT 6	833 LORDEN PLAZA LLC	9330 W. SAHARA AVE SUITE 270 LAS VEGAS, NV 89117
MAP 44 LOT 9	NH STATE OF DOT-ROW	29 HAZEN DRIVE CONCORD, NH 03301

APPROVED BY THE  
MILFORD PLANNING BOARD

FOR USE OF REGISTER OF DEEDS



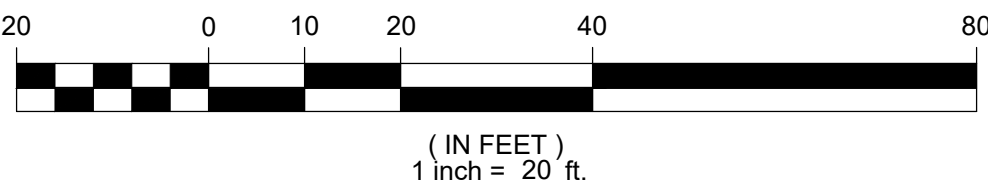
THE STATE OF NEW HAMPSHIRE REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



LEGEND

	HYDRANT		SANITARY/SEWER MANHOLE
	WATER VALVE		CATCH BASIN OR INLET
	OVERHEAD WIRES		TREE & TRUNK SIZE
	APPROX. LOC. UNDERGROUND WATER LINE		PARKING SPACE COUNT
	UTILITY POLE		DEPRESSED CURB
	GUY WIRE		SOLID WHITE LINE
	TRAFFIC SIGNAL POLE		SOLID YELLOW LINE
	AREA LIGHT		DOUBLE YELLOW LINE
	SIGN		BUILDING
	PAINTED ARROWS		BUILDING FOOTPRINT AREA
	EDGE OF PAVEMENT		POLYVINYL CHLORIDE PIPE
	LANDSCAPED AREA		REINFORCED CONCRETE PIPE
	METAL COVER		PROPOSED LOT LINE
	TYPICAL		CONCRETE CURB
			GRANITE CURB
			LANDSCAPING BUFFER
			LIMITED ACCESS ROW (PER REF #7)
			NOT FIELD VERIFIED
			DEED BEARING

GRAPHIC SCALE



OWNER  
B33 LORDEN PLAZA, LLC  
9330 W. SAHARA AVE SUITE 270  
LAS VEGAS, NV 89117  
APPLICANT  
B33 LORDENS PLAZA, LLC  
1109 1ST AVENUE SUITE 205  
SEATTLE, WA 98101

SEE SHEET 1 OF 2 FOR NOTES AND REFERENCES

THIS IS TO CERTIFY THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND NO NEW STREETS OR WAYS ARE SHOWN.  
NOT A VALID ORIGINAL DOCUMENT UNLESS STAMPED WITH AN INK SEAL.

JOHN P. LYNCH  
NEW HAMPSHIRE PROFESSIONAL LAND SURVEYOR #899

DATE

FIELD DATE

12-4-2020

FIELD BOOK NO.

20-16 MA

FIELD BOOK PG.

51

FIELD CREW

S.B.H.

DRAWN:

R.J.K.

REVIEWED:

J.P.L.

MINOR SUBDIVISION PLAN

BRIDGE33 CAPITAL

586 NASHUA STREET

MAP 44, LOT 6

TOWN OF MILFORD, HILLSBOROUGH COUNTY

STATE OF NEW HAMPSHIRE

CONTROL POINT ASSOCIATES, INC.

352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
508.948.3000 - 508.948.3003 FAX

ALBANY, NY 518-217-5010  
CHALFONT, PA 215-712-9800  
HAUPPAUGE, NY 631-580-2645  
MANHATTAN, NY 646-788-9111  
MT LAUREL, NJ 609-857-2099  
WARREN, NJ 908-468-0099

APPROVED:

J.P.L.

DATE

3-24-21

SCALE

1"=20'

FILE NO.

03-200348

DWG. NO.

2 OF 2