

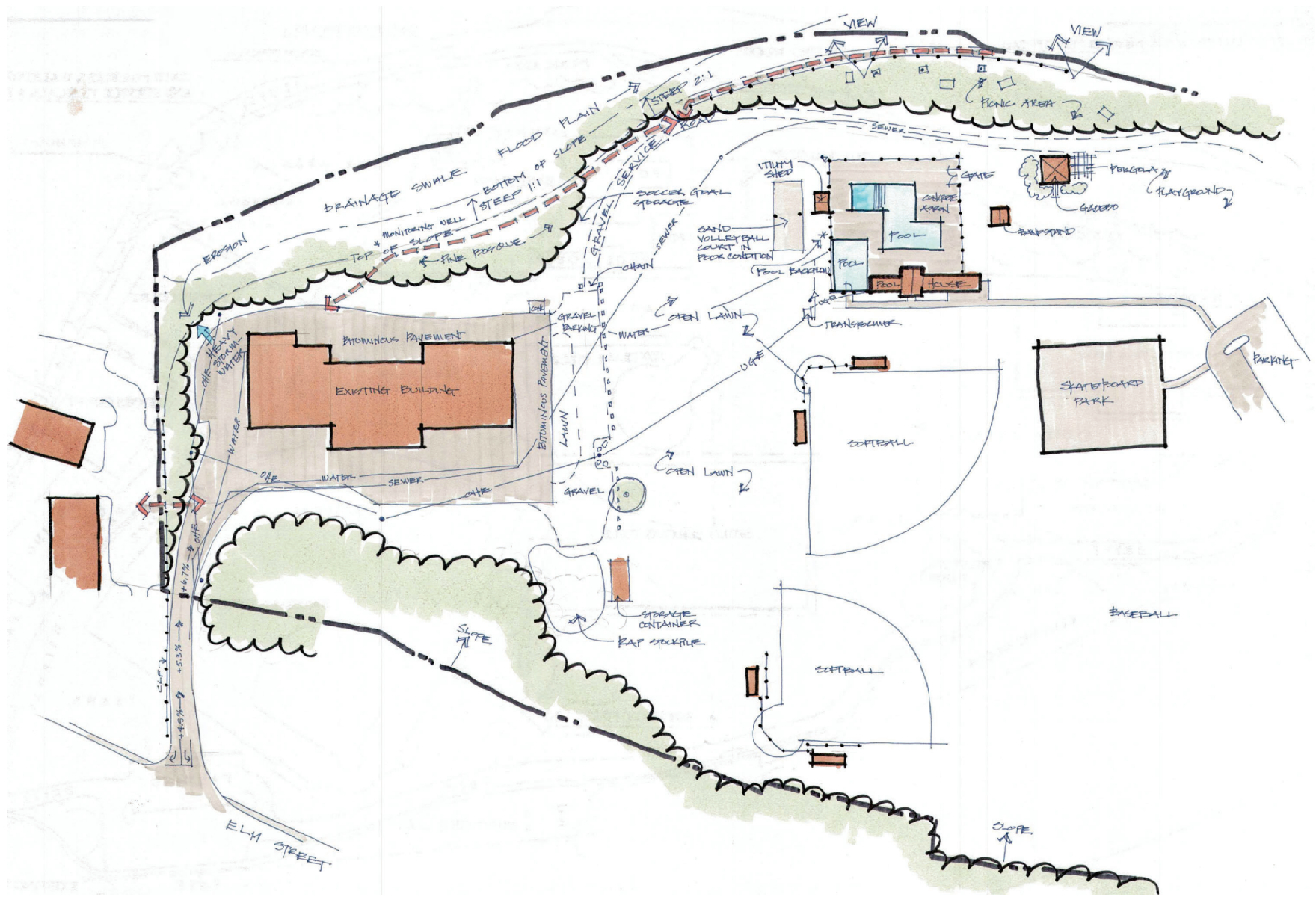
PHASE 4 IMPROVEMENTS

A. SITE PREPARATION/ DEMOLITION ALLOWANCE	1	ls @	4,000.00 /ls=	\$4,000	EROSION CONTROL AND MISC. REMOVALS
B. EARTHWORK ALLOWANCE	1	ls @	30,000.00 /ls=	\$30,000	MISCELANEOUS
C. VEHICULAR PAVEMENT	33630	sf @	7.25 /sf=	\$243,818	COMPLETE IN PLACE
D. VEHICULAR CURBING	0	lf @	\$32.00 /lf=	\$0	COMPLETE IN PLACE
E. CLOSED AND OPEN DRAINAGE SYSTEM	1	ls @	85,000.00 /ls=	\$85,000	COMPLETE IN PLACE
F. AREA LIGHTING					
1 POLE, LUMINAIRE, AND FOOTING	10	ea @	\$9,000 /ea=	\$90,000	COMPLETE IN PLACE
2 CONDUIT, WIRING, AND CONTOL	1	ls @	\$35,000 /ls=	\$35,000	COMPLETE IN PLACE
G. SPLASHPAD (NON RECIRCULATING)	1	ls @	210,000.00 /ls=	\$210,000	COMPLETE IN PLACE
H. HARDSCAPE ALLOWANCE	1	ls @	\$20,000 /ls=	\$20,000	COMPLETE IN PLACE
I. SITE AMENITIES ALLOWANCE	1	ls @	\$80,000 /ls=	\$80,000	COMPLETE IN PLACE
J. TREES					
1. DECIDUOUS SHADE TREE	20	ea @	1,100.00 /ea=	\$22,000	COMPLETE IN PLACE
K. SHRUB PLANTING					
1. SHRUB, PERENNIAL, CROUNDCOVER ALLOWANCE	1	ls @	40,000.00 /ls=	\$40,000	COMPLETE IN PLACE
L. TURF					
1. 4" LOAM (STD SANDY LOAM)	280	cy @	\$52.00 /cy=	\$14,560	COMPLETE IN PLACE
2. FINE GRADE / PREPARE SEED BED	22845	sf @	0.45 /sf=	\$10,280	COMPLETE IN PLACE
3. LAWN OR ATHLETIC FIELD SEED ESTABLISHMENT - SEED, HYDROMULCH, TACKIFIERS	22845	sf @	0.75 /sf=	\$17,134	COMPLETE IN PLACE
TOTAL PHASE 4 IMPROVEMENTS				\$901,792	

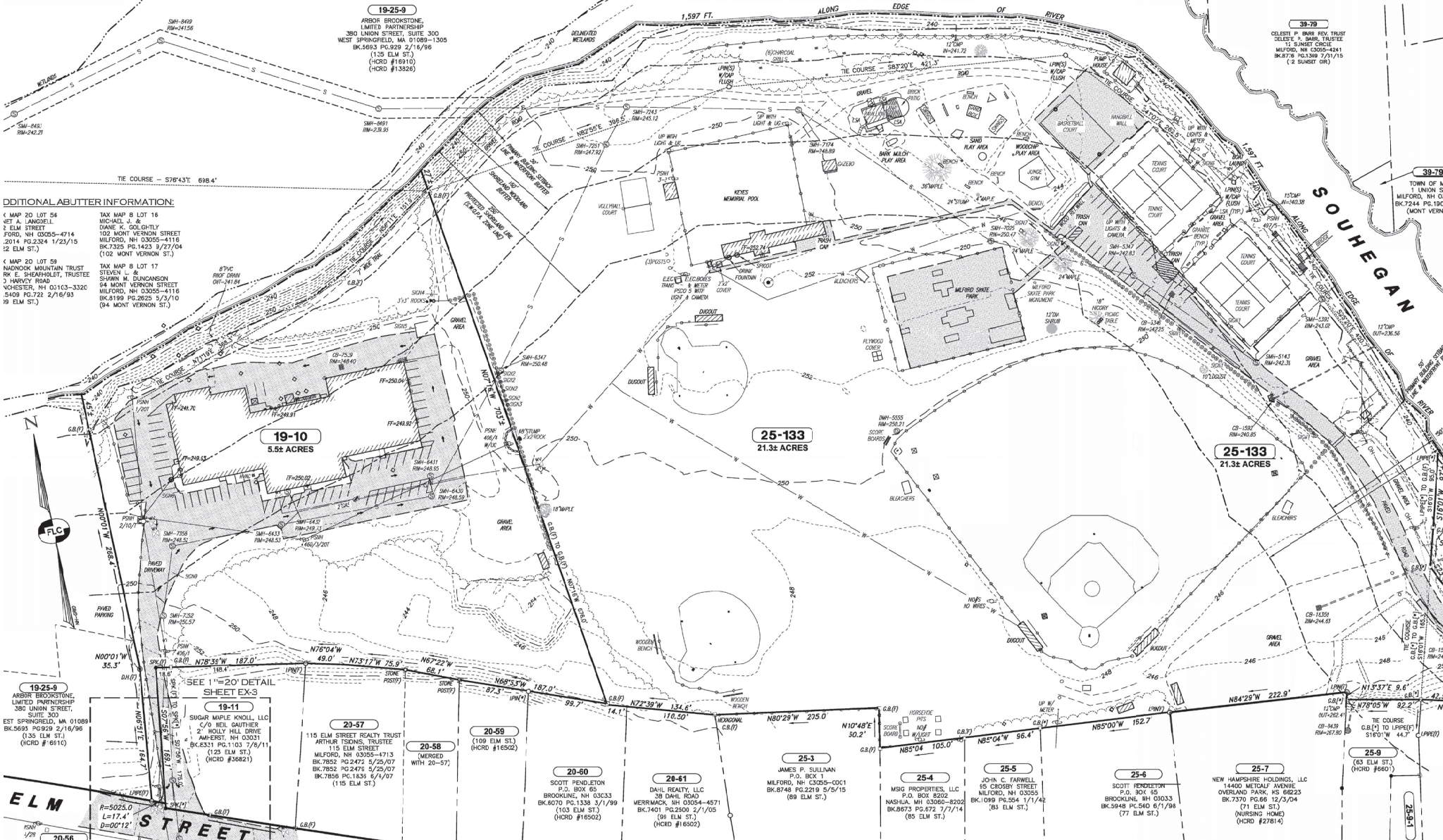
MILFORD COMMUNITY CENTER PHASED SITE IMPROVEMENTS					
	Approximate area of park impacted	Site improvements	New athletic facilities at phase completion	Estimate of striped paved parking spots at phase completion [#]	Planning-level cost estimate*
EXISTING CONDITIONS				92	
PHASE 1	45,100 sf	At the east entrance around demolished building and adjacent parking, install expanded turf area near dog park and river path access	0	79	\$70,469
PHASE 2	211,00 sf	Create paved walking path along river, pedestrian connection between east and west Relocate all courts out of flood plain Improve east entrance driveway Add new parking for courts and dog park access area Add compensatory flood storage	2 tennis/4 PB courts 2 basketball courts	61	\$1,267,120
PHASE 3	556,000 sf	Create through road, vehicular connection between east and west Add new bus and car parking Reorient and reconstruct ball fields and overlay sports fields Install new playground and pavilion Add compensatory flood storage	1 LL ball field 2 adult ball fields 1 soccer/multi-function field 2 overlay fields	251 plus 3 bus parking spots	\$2,757,439
PHASE 4	65,800 sf	Add additional parking for new community center building	0	359	\$901,792
<p>No updates to pool or skateboard park are anticipated; plumbing connections between existing pool and new building occur in Phase 4.</p> <p>[#]Assumes 10-foot X 20-foot size for existing and new parking spaces. *Planning-level cost estimates do not include cost of demolition of buildings, design / engineering fees, nor cost of utility infrastructure. There may be some shared costs between Phase 1 site improvements estimated here and building demolition cost estimates.</p> <p>Abbreviations: LL, little league; PB, pickle ball</p>					



DESIGN DEVELOPMENT PROCESS DRAWINGS



SOUHEGAN RIVER



ADDITIONAL ADJUTTER INFORMATION:

MAP 20 LOT 54
 NET A. LANGRISH
 2 ELM STREET
 FORD, NH 03055-4714
 2014 PG.2324 1/23/15
 12 ELM ST.)

MAP 20 LOT 59
 NADROCK MOUNTAIN TRUST
 BK E. SHEARHOLDT, TRUSTEE
 3 HAVY ROAD
 CHESTER, NH 03103-3320
 5409 PG.722 2/16/93
 19 ELM ST.)

TAX MAP 8 LOT 16
 MICHAEL J. &
 DIANE K. GOLIGHTLY
 102 MONT VERNON STREET
 MILFORD, NH 03055-4116
 BK.7325 PG.1423 3/27/04
 (102 MONT VERNON ST.)

TAX MAP 8 LOT 17
 STEVEN L. &
 SHAWN M. DUNCANSON
 94 MONT VERNON STREET
 MILFORD, NH 03055-4116
 BK.8199 PG.2825 5/3/10
 (94 MONT VERNON ST.)

19-25-9
 ARBOR BROOKSTONE
 LIMITED PARTNERSHIP
 380 UNION STREET, SUITE 300
 WEST SPRINGFIELD, MA 01089-1305
 BK.5693 PG.929 2/16/96
 (115 ELM ST.)
 (HCRD #16910)
 (HCRD #13326)

19-11
 SUGAR MAPLE KNOLL, LLC
 C/O REIL GAUTHER
 2 HOLLY HILL DRIVE
 AMHERST, NH 03031
 BK.6331 PG.1103 7/8/11
 (103 ELM ST.)
 (HCRD #36821)

20-57
 115 ELM STREET REALTY TRUST
 ARTHUR TOSONS, TRUSTEE
 115 ELM STREET
 MILFORD, NH 03055-4113
 BK.7852 PG.2476 5/25/07
 BK.7852 PG.2476 5/25/07
 BK.7854 PG.1339 6/11/07
 (115 ELM ST.)

20-58
 MERGED
 WITH 20-57

20-60
 SCOTT PENDLETON
 P.O. BOX 65
 BROOKLINE, NH 03033
 BK.6070 PG.1338 3/1/99
 (103 ELM ST.)
 (HCRD #16502)

20-61
 DAHL REALTY, LLC
 38 DAVIS ROAD
 MERRIMACK, NH 03054-4571
 BK.7401 PG.2908 2/1/05
 (91 ELM ST.)
 (HCRD #16502)

25-3
 JAMES P. SULLIVAN
 P.O. BOX 1
 MILFORD, NH 03055-0001
 BK.8748 PG.2219 5/5/15
 (89 ELM ST.)

25-4
 MSK PROPERTIES, LLC
 P.O. BOX 8202
 NASHUA, NH 03086-8202
 BK.9873 PG.672 7/7/14
 (85 ELM ST.)

25-5
 JOHN C. FARWELL
 65 CROSSBY STREET
 MILFORD, NH 03055
 BK.1099 PG.504 1/1/74
 (83 ELM ST.)

25-6
 SCOTT PENDLETON
 P.O. BOX 65
 BROOKLINE, NH 03033
 BK.5948 PG.540 6/1/98
 (77 ELM ST.)

25-7
 NEW HAMPSHIRE HOLDINGS, LLC
 14400 METCALF AVENUE
 OVERLAND PARK, KS 66223
 BK.7370 PG.66 12/3/04
 (71 ELM ST.)
 (NURSING HOME)
 (HCRD #27814)

25-9-1
 (83 ELM ST.)
 (HCRD #6601)

19-10
 5.52 ACRES

25-133
 21.32 ACRES

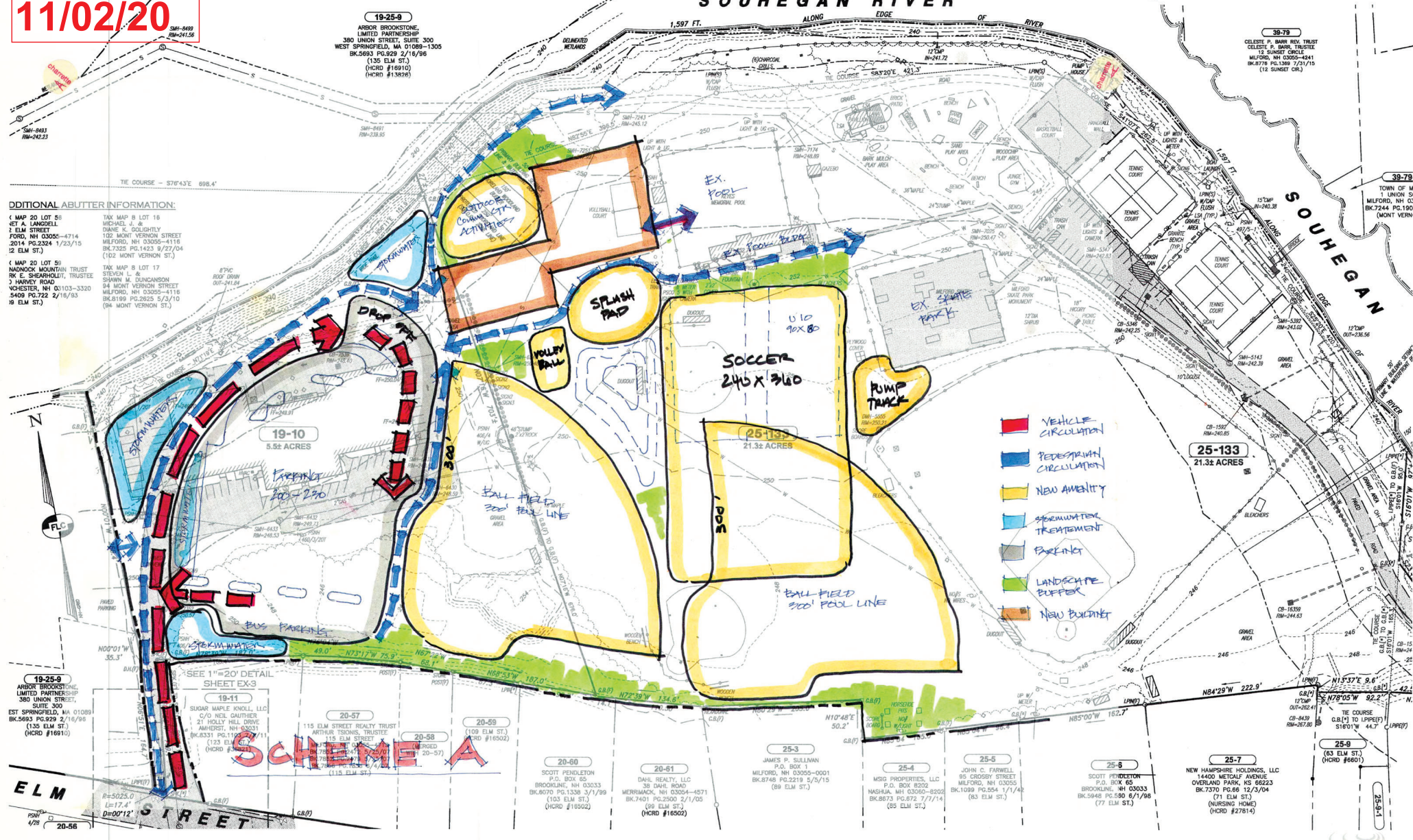
25-133
 21.32 ACRES

39-79
 CELESTE P. BARR REV. TRUST
 CELESTE P. BARR, TRUSTEE
 17 SUNSET CIRCLE
 MILFORD, NH 03055-4241
 BK.8178 PG.398 7/1/15
 (2 SUNSET CIR)

39-79
 TOWN OF MILFORD
 1 UNION ST
 MILFORD, NH 03055-4244
 BK.7244 PG.190
 (MOUNT VERNON)

11/02/20

SOUHEGAN RIVER



ADDITIONAL ABUTTER INFORMATION:

(MAP 20 LOT 55)
 TAYLOR & LANGDELL
 1 ELM STREET
 FORD, NH 03055-4714
 2014 PG.2324 1/23/15
 12 ELM ST.)

(MAP 20 LOT 56)
 MADDOCK MOUNTAIN TRUST
 RK E. SHEARHOLLIT, TRUSTEE
 2 HAVERTY ROAD
 CHESTER, NH 03103-3320
 3409 PG.722 2/16/93
 18 ELM ST.)

(MAP 20 LOT 18)
 MICHAEL J. & GENEVIEVE
 102 MONT VERNON STREET
 MILFORD, NH 03055-4116
 BK7353 PG.1423 8/27/04
 (102 MONT VERNON ST.)

(MAP 20 LOT 17)
 STEVEN L. & SHAWN M. DUNCANSON
 84 MONT VERNON STREET
 MILFORD, NH 03055-4116
 BK8189 PG.2625 5/3/10
 (84 MONT VERNON ST.)

19-25-9
 ARBOR BROOKSTONE,
 LIMITED PARTNERSHIP
 350 UNION STREET,
 SUITE 300
 WEST SPRINGFIELD, MA 01089
 BK.5693 PG.929 2/16/96
 (135 ELM ST.)
 (HCRD #16910)

19-11
 SUGAR MAPLE KNOLL, LLC
 C/O NEIL GAUTHIER
 21 HOLLY HILL DRIVE
 AMHERST, NH 03031
 BK.8331 PG.1259 1/11/11
 (123 ELM ST.)
 (HCRD #16911)

19-10
 5.5± ACRES

25-133
 21.3± ACRES

25-3
 JAMES P. SULLIVAN
 P.O. BOX 1
 MILFORD, NH 03055-0001
 BK.8748 PG.2219 5/5/15
 (88 ELM ST.)

25-4
 MSB PROPERTIES, LLC
 P.O. BOX 8202
 NASHUA, NH 03060-8202
 BK.8873 PG.672 7/7/14
 (85 ELM ST.)

25-5
 JOHN C. FARWELL
 90 CROSSBY STREET
 MILFORD, NH 03055
 BK.1099 PG.554 1/1/74
 (83 ELM ST.)

25-6
 SCOTT PENDLETON
 P.O. BOX 65
 BROOKLINE, NH 03033
 BK.5948 PG.590 8/1/96
 (77 ELM ST.)

25-7
 NEW HAMPSHIRE HOLDINGS, LLC
 14450 METCALF AVENUE
 OVERLAND PARK, KS 66223
 BK.7370 PG.66 12/3/04
 (71 ELM ST.)
 (NURSING HOME)
 (HCRD #27814)

25-8
 DANIEL REALTY, LLC
 38 DAWE ROAD
 MERRIMACK, NH 03054-4571
 BK.7401 PG.2500 2/1/05
 (89 ELM ST.)
 (HCRD #18502)

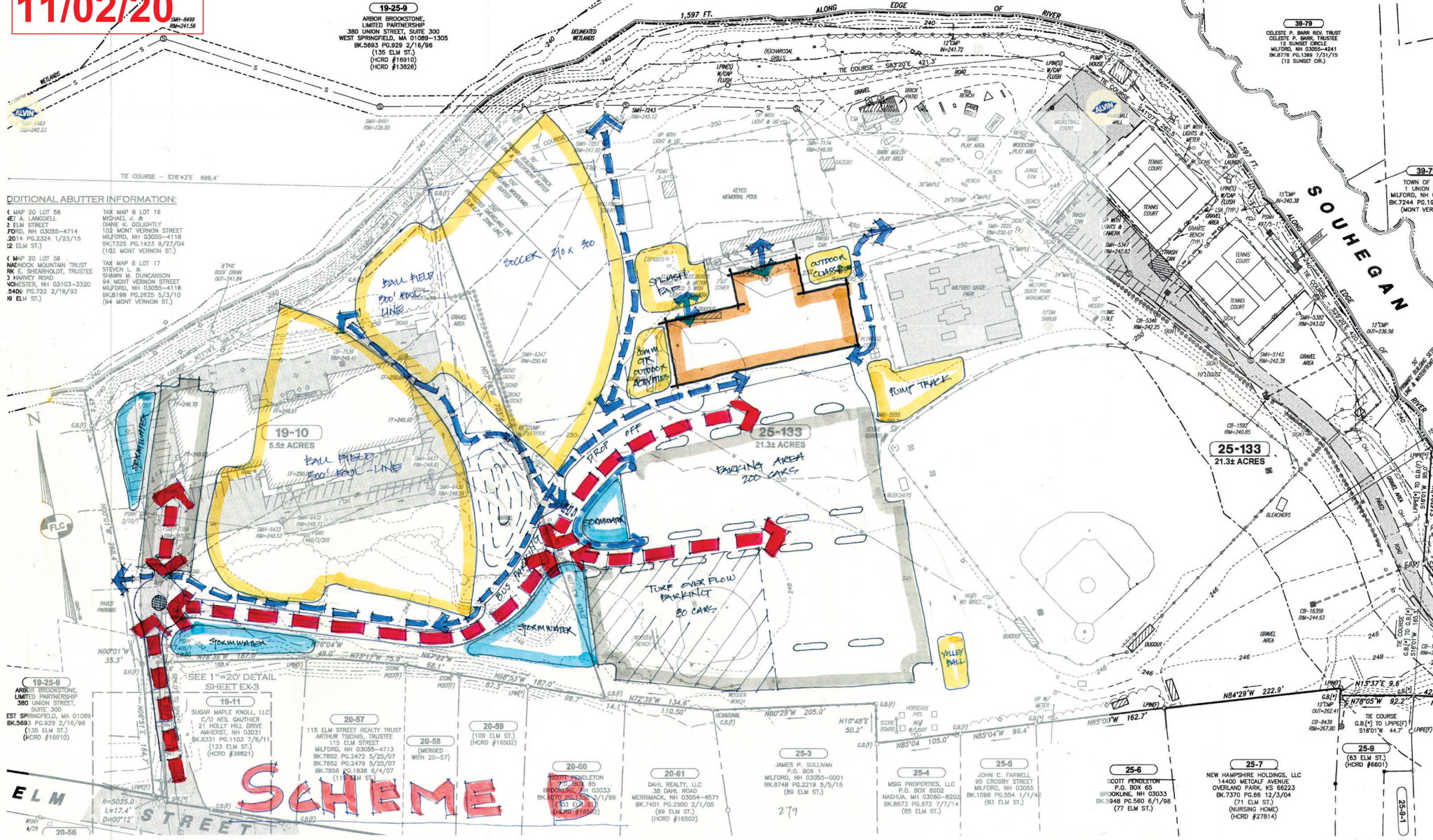
25-9
 SCOTT PENDLETON
 P.O. BOX 65
 BROOKLINE, NH 03033
 BK.8070 PG.1338 3/1/99
 (103 ELM ST.)
 (HCRD #19502)

25-1
 (83 ELM ST.)
 (HCRD #6601)

Existing Conditions Analysis
 Town of Milford, NH - Community Center Feasibility Study

11/02/20

SOUHEGAN RIVER



ADDITIONAL ABUTTER INFORMATION:

- MAP 20 LOT 58
47 ELM STREET
7000 NH 03055-4714
2014 PG.2324 1/23/15
12 ELM ST.)
- MAP 20 LOT 59
MACHOCK MOUNTAIN TRUST
R.K.E. SHEARHOLDT, TRUSTEE
3 HARVEY ROAD
CHESTER, NH 03103-3320
5400 PG.722 2/16/93
9 ELM ST.)
- TAX MAP 8 LOT 15
MICHAEL J. &
DANIE K. COLUCCI
102 MONT VERNON STREET
MILFORD, NH 03055-4116
BK7325 PG.1433 9/27/04
(102 MONT VERNON ST.)
- TAX MAP 8 LOT 17
STEVEN L. &
SHAWN M. DUNCANSON
94 MONT VERNON STREET
MILFORD, NH 03055-4116
BK8189 PG.2625 5/3/10
(94 MONT VERNON ST.)

- 19-25-9
ARBOR BROOKSTONE,
LIMITED PARTNERSHIP
300 UNION STREET,
SUITE 300
WEST SPRINGFIELD, MA 01089-1305
BK.5693 PG.929 2/16/96
(135 ELM ST.)
(HCRD #18910)

- 19-11
SUGAR MAPLE KNOLL, LLC
C/O NEIL GAUTHIER
27 HOLLY HILL DRIVE
AMHERST, NH 03031
BK.8331 PG.1103 7/8/11
(123 ELM ST.)
(HCRD #38821)

SCHEME

SEE 1"=20' DETAIL SHEET EX-3

- 20-57
115 ELM STREET REALTY TRUST
ARTHUR TSONOS, TRUSTEE
115 ELM STREET
MILFORD, NH 03055-4713
BK.7852 PG.2472 5/25/07
BK.7858 PG.1836 6/4/07
(115 ELM ST.)

- 20-58
(MERGED WITH 20-57)
(108 ELM ST.)
(HCRD #18502)

- 20-59
(108 ELM ST.)
(HCRD #18502)

- 20-60
SCOTT PENDELTON
P.O. BOX 65
BROOKLINE, NH 03033
BK.6070 PG.1558 3/1/99
(63 ELM ST.)
(HCRD #18912)

- 20-61
DARL REALTY, LLC
38 DAKE ROAD
MERRIMACK, NH 03054-4571
BK.7401 PG.2500 2/1/05
(89 ELM ST.)
(HCRD #18502)

- 25-3
JAMES P. SULLIVAN
P.O. BOX 11
MILFORD, NH 03055-0001
BK.8748 PG.2219 5/6/15
(86 ELM ST.)

- 25-4
MSG PROPERTIES, LLC
P.O. BOX 8202
NASHUA, NH 03080-8202
BK.8973 PG.872 7/7/14
(85 ELM ST.)

- 25-5
JOHN C. FARWELL
95 CROSSY STREET
MILFORD, NH 03055
BK.1099 PG.254 1/1/47
(83 ELM ST.)

- 25-6
SCOTT PENDELTON
P.O. BOX 65
BROOKLINE, NH 03033
BK.5948 PG.560 6/1/98
(77 ELM ST.)

- 25-7
NEW HAMPSHIRE HOLDINGS, LLC
1440 METCALF AVENUE
OVERLAND PARK, KS 66223
BK.7370 PG.68 12/3/04
(71 ELM ST.)
(NURSING HOME)
(HCRD #27814)

- 25-9
(83 ELM ST.)
(HCRD #6601)

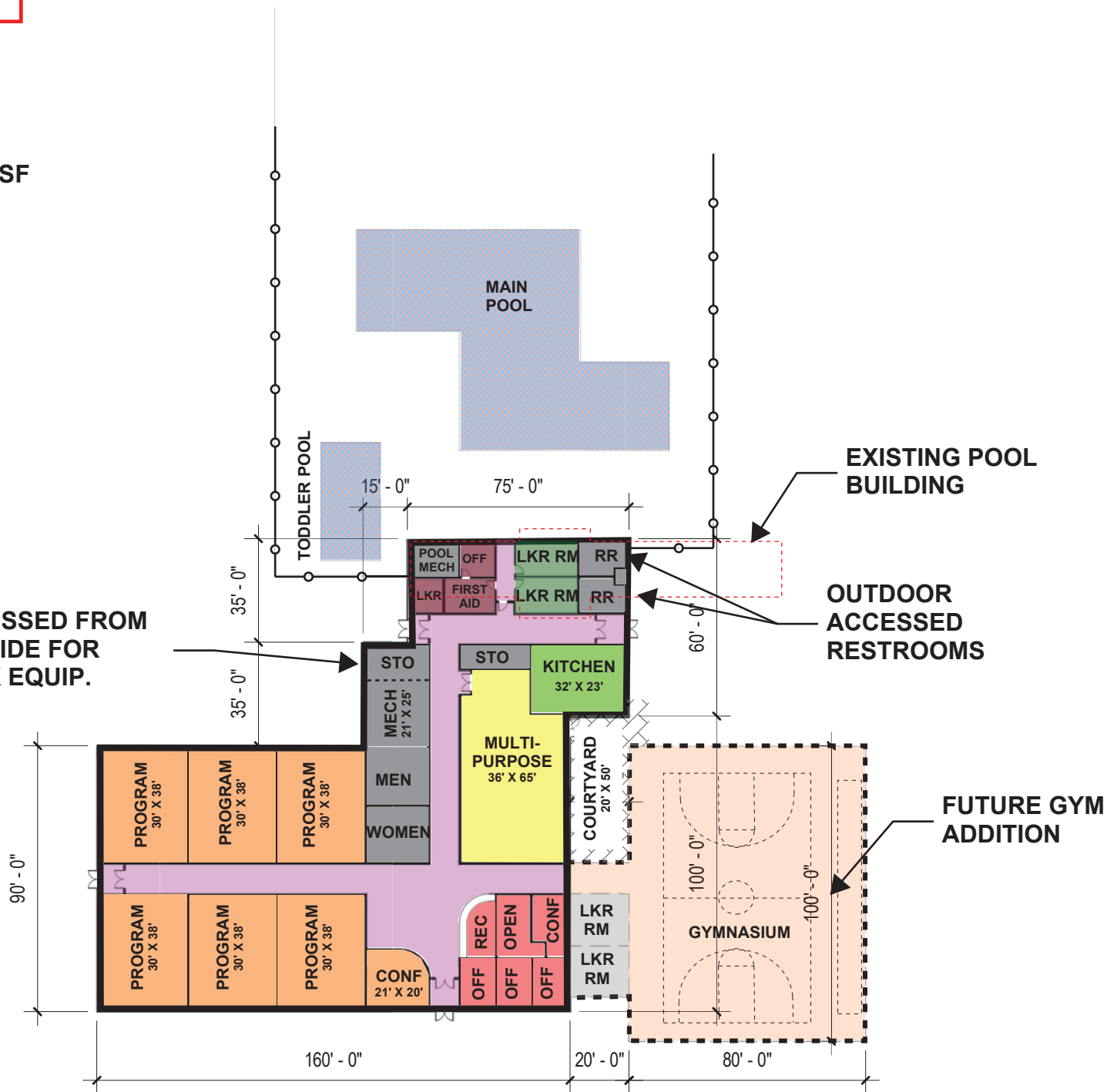
11/30/20

**FOOTPRINT STUDY -
OPTION 1**

**PHASE 1: 19,975 SF
GYM ADDITION: 8,910 SF**

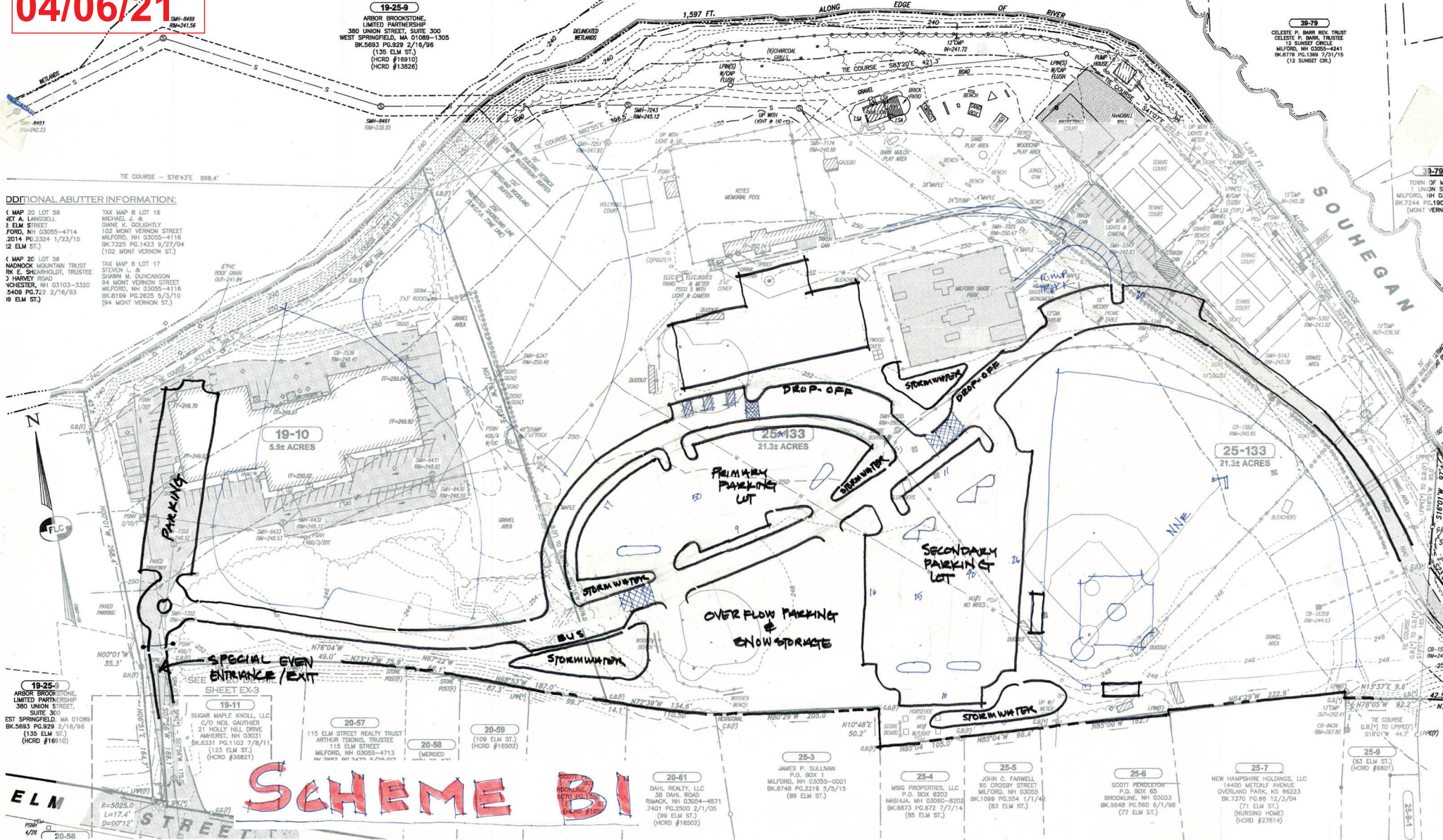
- POOL LOCKER ROOMS
- POOL STAFF
- BUILDING SUPPORT SPACES
- CIRCULATION
- KITCHEN
- MULTI-PURPOSE
- ADMINISTRATION
- PROGRAM

**ACCESSED FROM
OUTSIDE FOR
PARK EQUIP.**



04/06/21

SOUHEGAN RIVER



ADDITIONAL ADJUTER INFORMATION:

(MAP 20 LOT 5B)
 JET A LANGDELL
 2 ELM STREET
 FORD, NH 03055-4714
 2014 PG.2324 1/23/10
 (12 ELM ST.)

(MAP 20 LOT 5B)
 NADNOCK MOUNTAIN TRUST
 RK E SHEARHOLDT, TRUSTEE
 3 HARVEY ROAD
 WICHESTER, NH 03103-3320
 5459 PG.722 2/16/93
 (9 ELM ST.)

TAX MAP 8 LOT 16
 MICHAEL J. &
 SHAWN M. DUNCANSON
 102 MONT VERNON STREET
 MILFORD, NH 03055-4118
 BK.7205 PG.1423 9/27/04
 (102 MONT VERNON ST.)

TAX MAP 8 LOT 17
 STEVEN L. &
 SHAWN M. DUNCANSON
 94 MONT VERNON STREET
 MILFORD, NH 03055-4118
 BK.8199 PG.2825 5/3/10
 (94 MONT VERNON ST.)

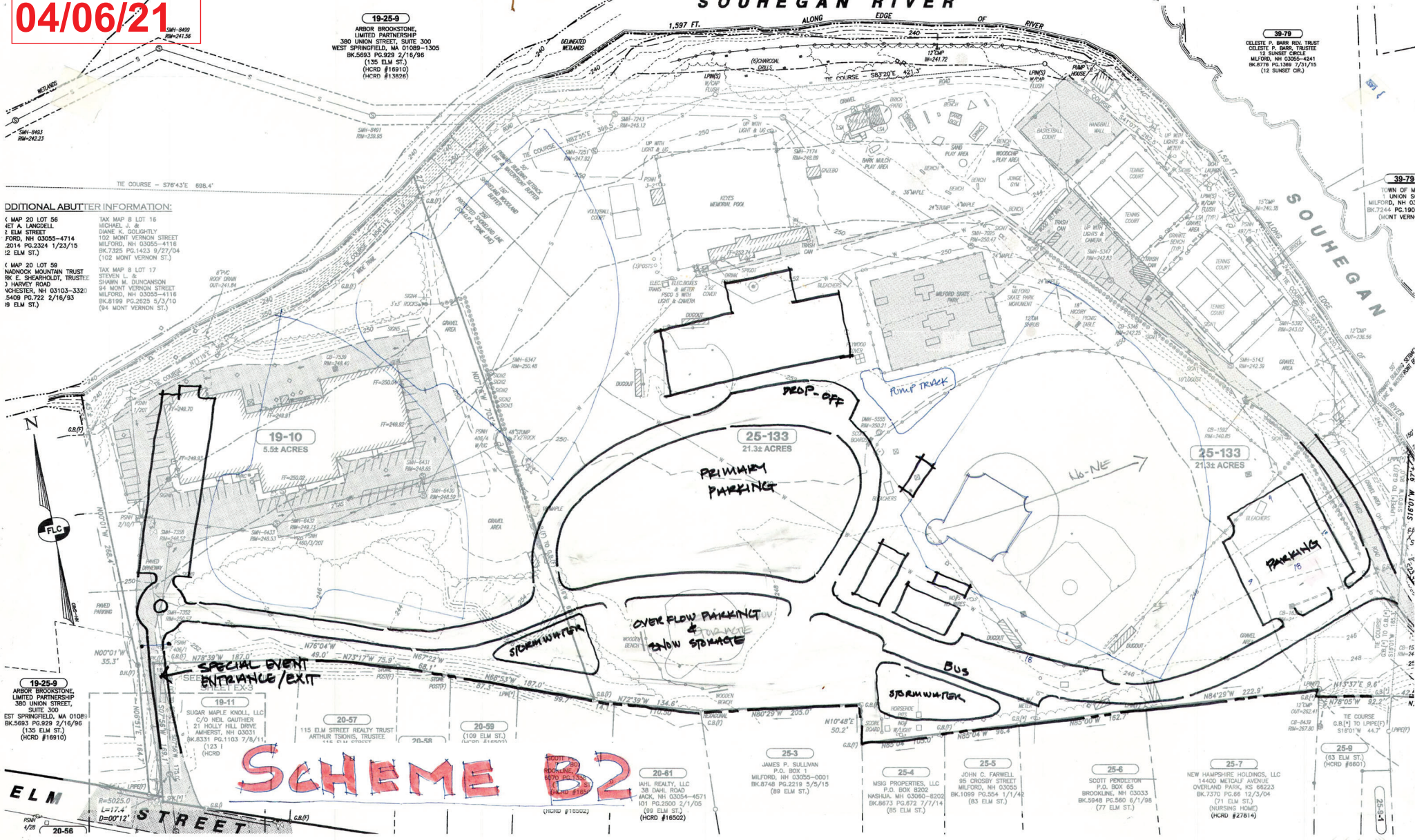
19-25-0
 ARBOR BROOKSTONE,
 LIMITED PARTNERSHIP
 350 UNION STREET,
 SUITE 300
 WEST SPRINGFIELD, MA 01089
 BK.5683 PG.929 2/16/96
 (135 ELM ST.)
 (HCRD #1610)

19-25-0
 ARBOR BROOKSTONE,
 LIMITED PARTNERSHIP
 350 UNION STREET,
 SUITE 300
 WEST SPRINGFIELD, MA 01089
 BK.5683 PG.929 2/16/96
 (135 ELM ST.)
 (HCRD #1610)

SCHEME B1

04/06/21

SOUHEGAN RIVER



19-25-9
 ARBOR BROOKSTONE, LIMITED PARTNERSHIP
 380 UNION STREET, SUITE 300
 WEST SPRINGFIELD, MA 01089-1305
 BK.5693 PG.929 2/16/96
 (135 ELM ST.)
 (HCRD #18910)
 (HCRD #13876)

39-79
 CELESTE P. BARR TRUST
 CELESTE P. BARR, TRUSTEE
 12 SUNSET CIRCLE
 MILFORD, NH 03055-4541
 BK.8178 PG.199 7/21/15
 (12 SUNSET CIR.)

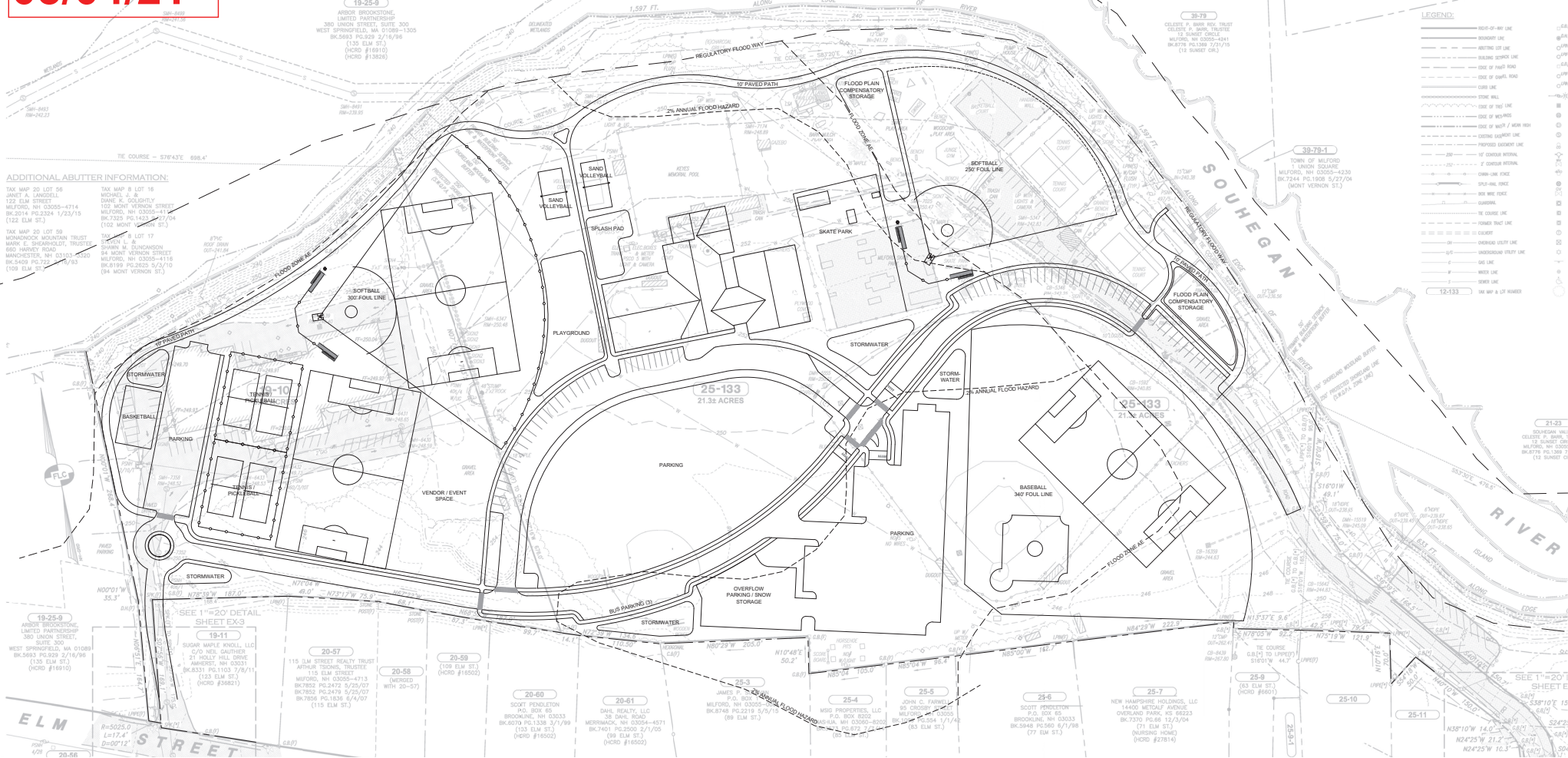
ADDITIONAL ADJUTER INFORMATION:
 (MAP 20 LOT 56
 JET A. LANGDELL
 1 ELM STREET
 FORD, NH 03055-4714
 2014 PG.2324 1/23/15
 12 ELM ST.)
 (MAP 20 LOT 56
 NADNOCK MOUNTAIN TRUST
 R. E. SHEARHOLDT, TRUSTEE
 3 HARVEY ROAD
 NICHOLSTER, NH 03103-3320
 5409 PG.722 2/16/93
 19 ELM ST.)

19-25-6
 ARBOR BROOKSTONE, LIMITED PARTNERSHIP
 380 UNION STREET, SUITE 300
 WEST SPRINGFIELD, MA 01089-1305
 BK.5693 PG.929 2/16/96
 (135 ELM ST.)
 (HCRD #18910)

20-56
 R=5025.0
 L=17.4
 D=00°12'

05/04/21

SOUHEGAN RIVER



LEGEND:

- 1% ANNUAL FLOOD HAZARD
- 2% ANNUAL FLOOD HAZARD
- REGULATORY FLOOD WAY
- 10' PAVED PATH
- FLOOD PLAN COMPENSATORY STORAGE
- SOFTBALL 250' FOUL LINE
- SAND VOLLEYBALL
- SPLASH PAD
- SKATE PARK
- PLAYGROUND
- STORMWATER
- STORM WATER
- FLOOD PLAN COMPENSATORY STORAGE
- BASEBALL 340' FOUL LINE
- FLOOD HAZARD
- OVERFLOW PARKING / SNOW STORAGE
- BUS PARKING LOT
- STORMWATER
- SEE 1"=20' DETAIL SHEET EX-3
- 19-11 SUGAR MAPLE KNOLL, LLC 21 HOLLY HILL DRIVE MILFORD, NH 03055-4113 (133 ELM ST.) (HCRD #38821)
- 20-57 115 ELM STREET REALTY TRUST AMBURY TRUST TRUSTEES 115 ELM STREET MILFORD, NH 03055-4113 (133 ELM ST.) (HCRD #38821)
- 20-58 MERIDIAN WITH 20-57
- 20-59 109 ELM ST.
- 20-60 SCOTT PENDELTON P.O. BOX 85 BROOKLINE, NH 03033 BK8740 PG.2218 2/7/06 (133 ELM ST.) (HCRD #18552)
- 20-61 DAHL REALTY, LLC 89 OAK ROAD MERIMACK, NH 03054-4371 BK8740 PG.2218 2/7/06 (89 ELM ST.) (HCRD #18552)
- 25-3 JAMES W. & J. ANN W. WILSON P.O. BOX 8200 MILFORD, NH 03055-8200 BK8740 PG.2219 5/5/15 (89 ELM ST.)
- 25-4 WISG PROPERTIES, LLC P.O. BOX 8200 MILFORD, NH 03055-8200 PG.254 1/1/14 (83 ELM ST.)
- 25-5 JOHN O. FRANKLIN 95 CROSSING MILFORD, NH 03055 PG.254 1/1/14 (83 ELM ST.)
- 25-6 SCOTT PENDELTON P.O. BOX 85 BROOKLINE, NH 03033 BK8740 PG.2218 2/7/06 (77 ELM ST.)
- 25-7 NEW HAMPSHIRE HOLDINGS, LLC 14400 METCAL AVENUE OVERLAND PARK, KS 66223 BK7370 PG.88 12/3/04 (71 ELM ST.) (NURSING HOME) (HCRD #27814)
- 25-8 6820 TO UNOPENED STREET
- 25-9 (83 ELM ST.) (HCRD #8667)
- 25-10
- 25-11
- SEE 1"=20' DETAIL SHEET EX-3
- 58°10' E 15' S 524'2"
- N35°10' W 14.0' S 540'
- N24°25' W 21.2' S 540'
- N24°25' W 10.3' S 540'

ADDITIONAL ADJUTER INFORMATION:

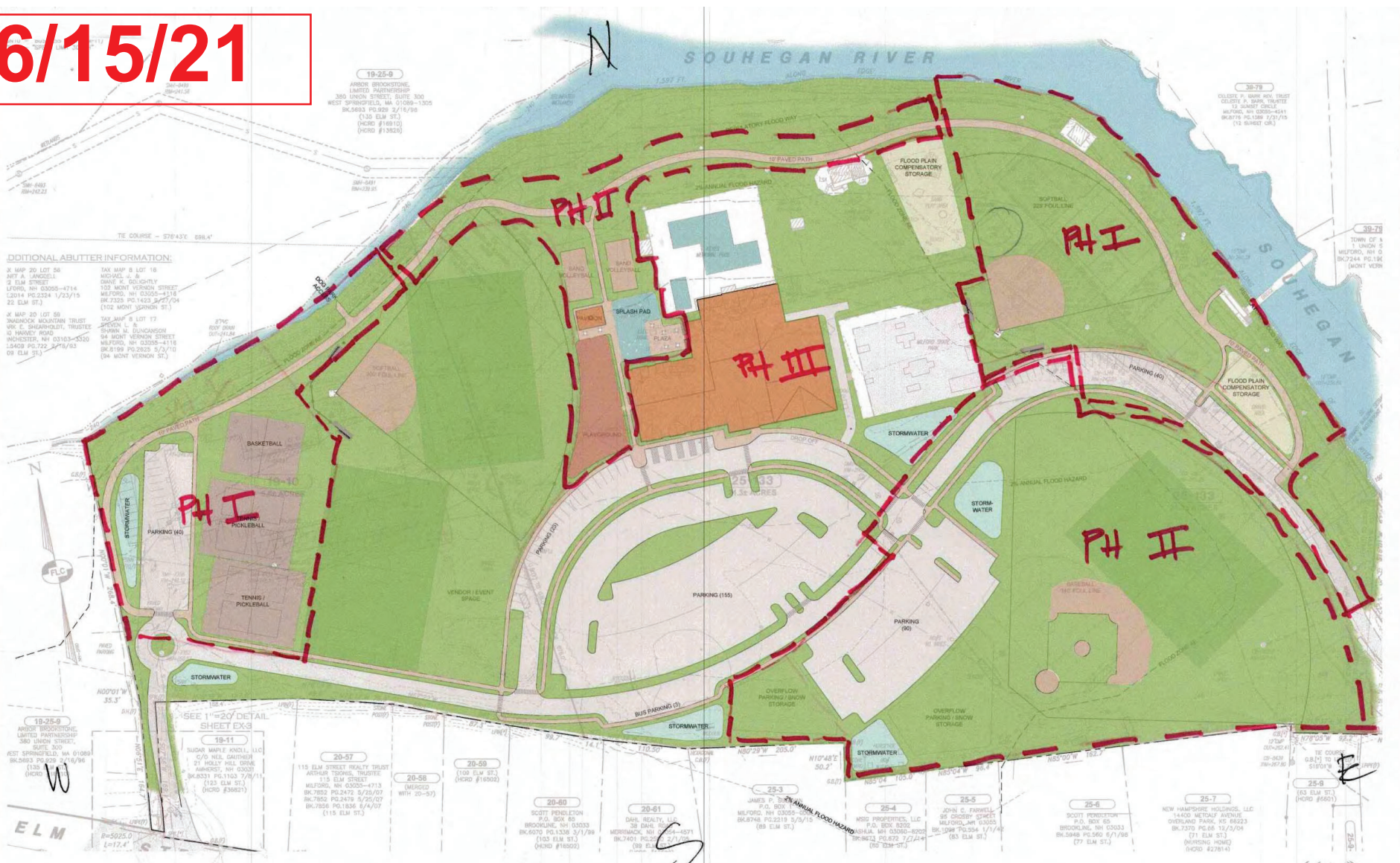
TAK MAP 20 LOT 56
JAMES A. GANDELL
122 ELM STREET
MILFORD, NH 03055-4314
BK7374 PG.224 1/23/15
(132 ELM ST.)

TAK MAP 20 LOT 59
MUNICIPALITY OF MILFORD
MARK E. SHEARHOLDY, TRUSTEE
880 WAREY ROAD
MANCHESTER, NH 03103-1250
BK8489 PG.174 9/19/83
(109 ELM ST.)

TAK MAP 8 LOT 16
MICHAEL E. &
BARBARA M. DUNBAR
100 MOUNT VERNON STREET
MILFORD, NH 03055-4118
BK7325 PG.143 5/27/04
(102 MOUNT VERNON ST.)

TAK MAP 4 LOT 17
SARAH L. B.
DANIEL M. DUNBAR
84 MOUNT VERNON STREET
MILFORD, NH 03055-4118
BK8199 PG.225 5/3/10
(84 MOUNT VERNON ST.)

06/15/21



Schematic Design **PHASING OPTION A**
 Town of Milford, NH - Community Center Feasibility Study

06/15/21



Schematic Design **PHASING OPTION B**
 Town of Milford, NH - Community Center Feasibility Study