

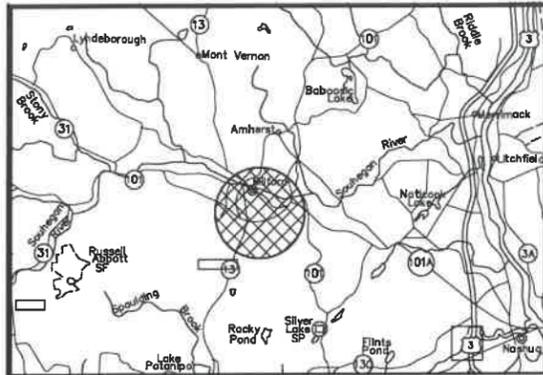
# NON-RESIDENTIAL SITE PLAN

## MILFORD RASHID GAS STATION

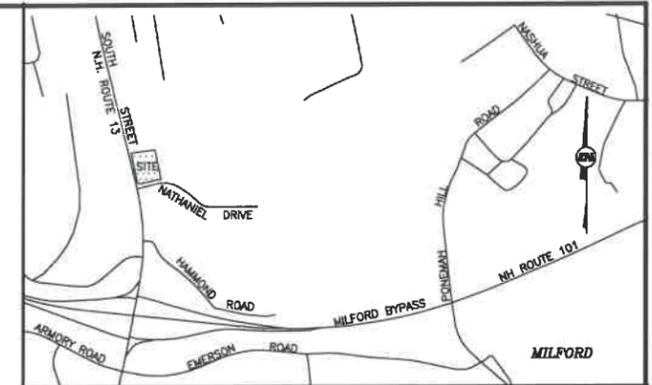
### MAP 43 LOT 20-2

### SOUTH STREET

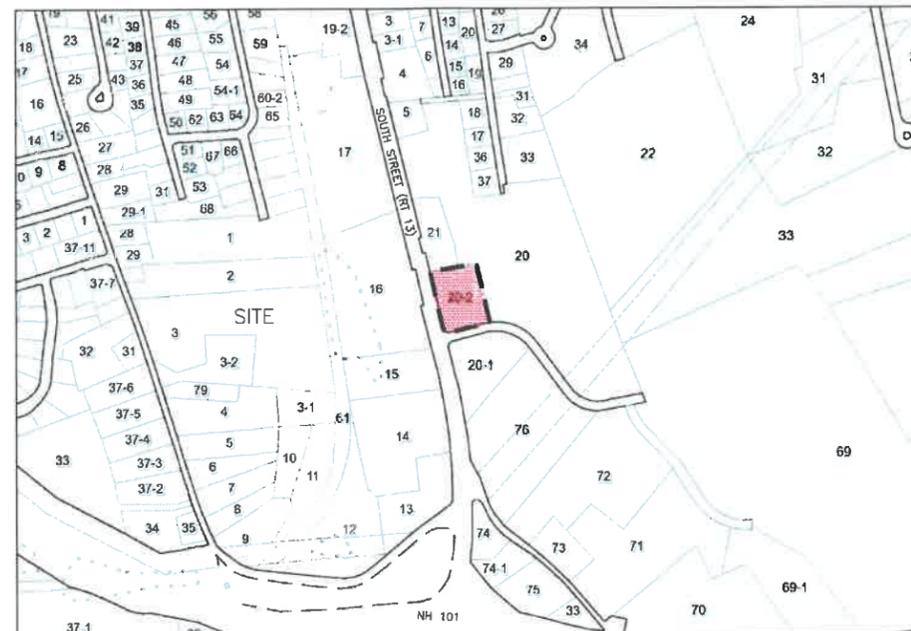
### MILFORD, NEW HAMPSHIRE



VICINITY PLAN  
NOT TO SCALE



VICINITY PLAN  
SCALE: 1" = 1,000'±



TAX MAP PLAN  
SCALE: 1" = 500'±

#### SHEET TITLE

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#### OWNER

SALT CREEK PROPERTIES, LLC  
PO BOX 967  
AMHERST, NEW HAMPSHIRE 03031

#### APPLICANT

689 NORTH MAIN STREET, LLC  
689 NORTH MAIN STREET  
LEOMEINSTER, MASSACHUSETTS 10453

#### PREPARED BY:

KEACH-NORDSTROM ASSOCIATES, INC.  
10 COMMERCE PARK NORTH, SUITE 3  
BEDFORD, NEW HAMPSHIRE 03110  
(603) 627-2881



**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

JANUARY 26, 2023  
REVISED MAY 12, 2023  
PROJECT NO. 21-0526-1A

**LEGEND**

- GB-F GRANITE BOUND FOUND
- IPP-F IRON PIPE FOUND
- IR-F IRON ROD FOUND
- DH-F DRILL HOLE FOUND
- DH-S DRILL HOLE SET
- UTILITY POLE
- WATER VALVE
- HYDRANT
- SEWER MANHOLE
- CATCH BASIN
- FLARED END SECTION
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- OHU OVERHEAD UTILITIES
- W WATER LINE
- DRAINAGE LINE
- TREELINE
- EOP EDGE OF PAVEMENT
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- SOIL LINE
- SETBACK
- EASEMENT

**SCS SOILS LEGEND**

- CaB CANTON FINE SANDY LOAM  
0 TO 8 PERCENT SLOPES
- CaC CANTON FINE SANDY LOAM  
8 TO 15 PERCENT SLOPES

SOURCE: USDA-SCS WEB SOIL SURVEY  
HILLSBOROUGH COUNTY

MAP 43 LOT 16  
KINCAID REALTY TRUST  
323 SOUTH STREET  
MILFORD, N.H. 03055  
BK. 8044 PG. 1262

MAP 43 LOT 15  
BRENDA J. SILVA, TRUSTEE  
BRENDA SILVA REVOCABLE TRUST  
184 NASHUA STREET  
MILFORD, N.H. 03055  
BK. 5626 PG. 1752

MAP 43 LOT 21  
TWO FOR TWO, LLC.  
318 SOUTH STREET  
MILFORD, N.H. 03055  
BK. 8536 PG. 1462

MAP 43 LOT 20-2  
87,165 S.F.  
2.001 Ac.

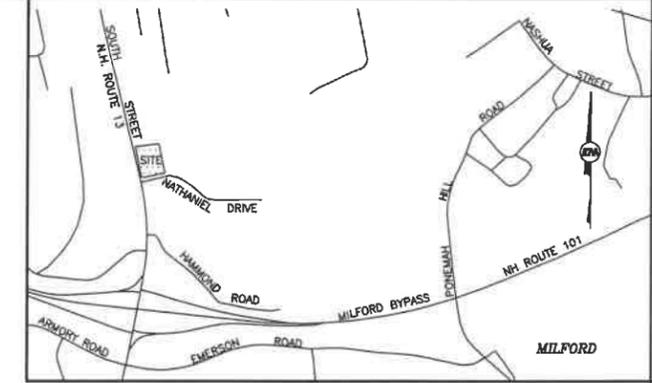
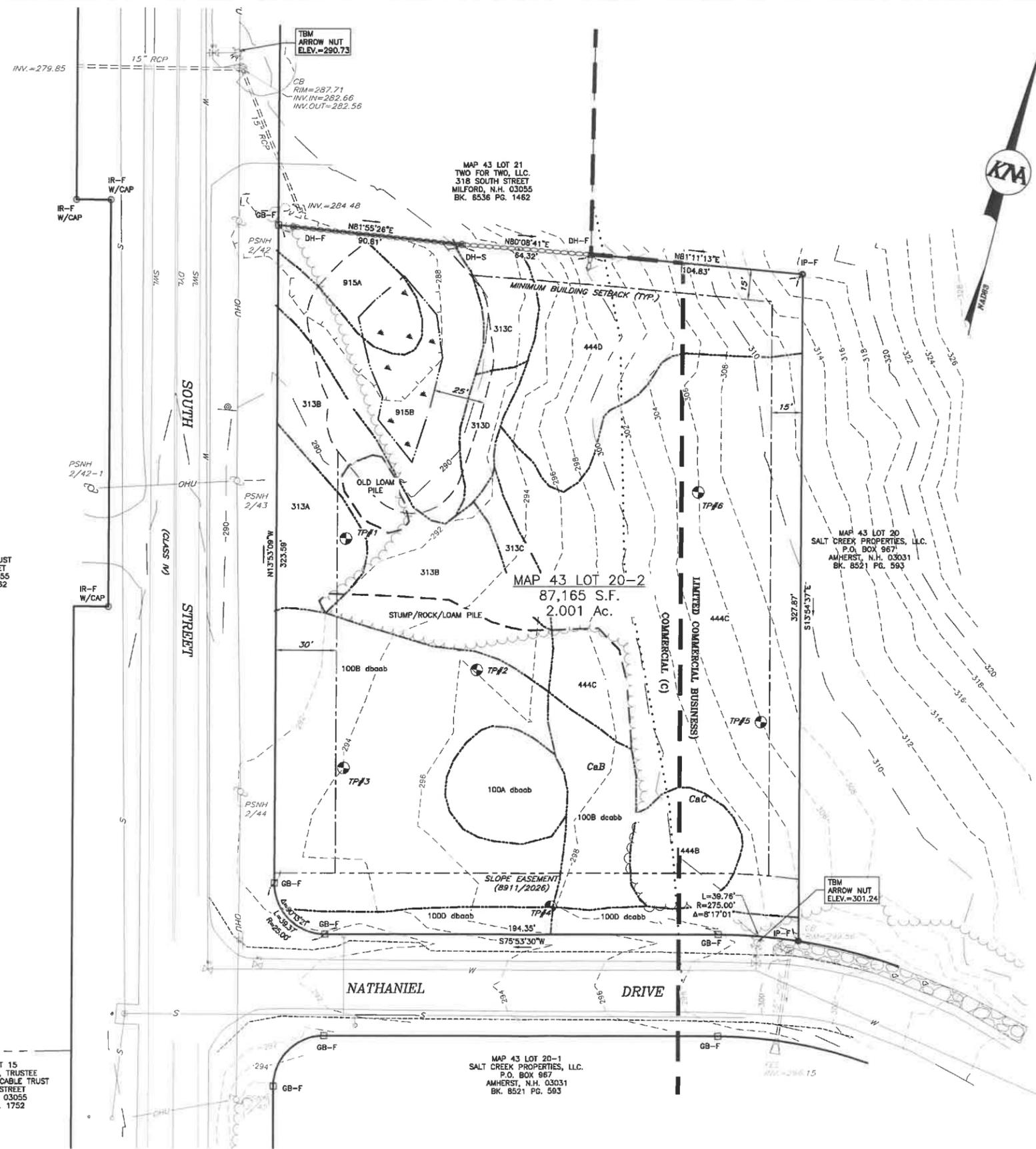
MAP 43 LOT 20  
SALT CREEK PROPERTIES, LLC.  
P.O. BOX 967  
AMHERST, N.H. 03031  
BK. 8521 PG. 593

MAP 43 LOT 20-1  
SALT CREEK PROPERTIES, LLC.  
P.O. BOX 967  
AMHERST, N.H. 03031  
BK. 8521 PG. 593



**UTILITY NOTE**

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



**VICINITY PLAN**  
SCALE: 1" = 1,000'

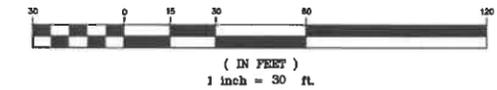
**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS PRESENT ON MAP 43 LOT 20-2 IN THE MILFORD, N.H.
2. EXISTING LOT AREA: 87,165 S.F. OR 2.001 ACRES.
3. OWNER OF RECORD:  
SALT CREEK PROPERTIES, LLC  
P.O. BOX 967  
AMHERST, N.H. 03031-0967  
BK. 8521 PG. 583
4. THE SUBJECT PARCEL IS LOCATED WITHIN THE COMMERCIAL (C) AND LIMITED COMMERCIAL BUSINESS ZONING DISTRICT. DIMENSIONAL REQUIREMENTS WITH PUBLIC SEWER AND WATER ARE AS FOLLOWS:  
FRONT: 30'  
SIDE: 15' (30' IF BORDERING A STREET, LANE OR PUBLIC WAY)  
REAR: 15'
5. HORIZONTAL DATUM IS NAD 83 VERTICAL DATUM IS NAVD 88 OBTAINED THROUGH GPS OBSERVATIONS BASED UPON NHDOT CONTROL POINT 303-0340.
6. TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FILED SURVEY PERFORMED BY THIS OFFICE IN SEPTEMBER OF 2022.
7. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
8. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF MILFORD MAP NUMBER 33011C0450D, PANEL NUMBER 459 OF 701 EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
9. EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.

**REFERENCE PLANS:**

1. "BOUNDARY & SUBDIVISION PLAN, CUTTS ESTATE, N.H. ROUTE 13." SCALE: 1"=100'. DATED: JUNE 1, 1995. PREPARED BY: T.F. MORAN, INC. H.C.R.D. PLAN #27766
2. "LOT LINE ADJUSTMENT PLAN OF LAND LOT 43-69 SALT CREEK PROPERTIES, LLC." SCALE: 1"=200'. DATED: NOVEMBER 16, 2013. PREPARED BY: MONADNOCK SURVEY, INC. H.C.R.D. PLAN #38077
3. "MINOR SUBDIVISION PLAN OF LAND LOT 43-20 SALT CREEK PROPERTIES, LLC." SCALE: 1"=100'. DATED: SEPTEMBER 21, 2015. PREPARED BY: MONADNOCK SURVEY, INC. H.C.R.D. PLAN #39028

**GRAPHIC SCALE**



**EXISTING CONDITIONS PLAN**  
**MILFORD RASHID GAS STATION**  
MAP 43 LOT 20-2  
SOUTH STREET  
MILFORD, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNER:**  
SALT CREEK PROPERTIES, LLC.  
P.O. BOX 967 AMHERST, N.H. 03031  
BK. 8521 PG. 593

**APPLICANT:**  
689 NORTH MAIN STREET, LLC.  
689 NORTH MAIN STREET  
LEOMINSTER, MA. 10453

**KN** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

**WETLAND CERTIFICATION:**

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN AUGUST OF 2022 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USAGE 2020 NATIONAL WETLAND PLANT LIST, NWPL 2020 VERSION 3.5 HTTP://WETLAND-PLANTS.USACE.ARMY.MIL.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING SEPTEMBER OF 2022. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

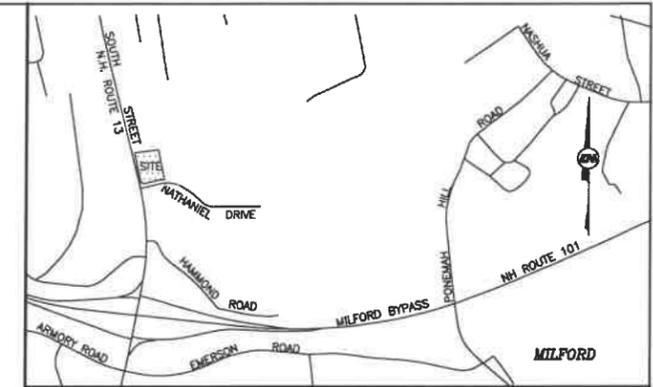
LICENSED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**REVISIONS**

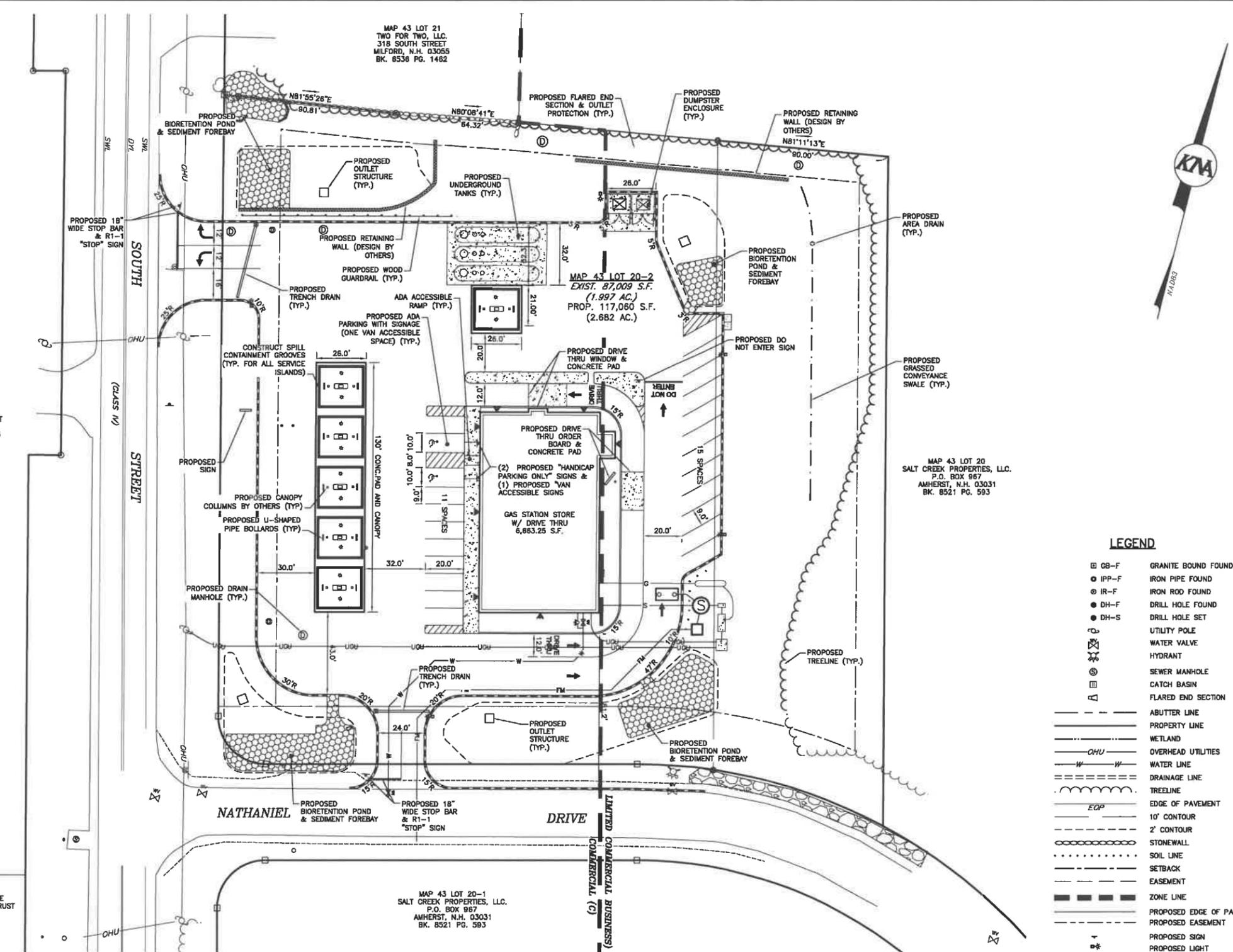
No.	DATE	DESCRIPTION	BY

DATE: MAY 12, 2023 SCALE: 1" = 30'  
PROJECT NO: 21-0526-1A SHEET 1 OF 5



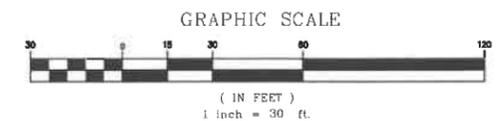


VICINITY PLAN  
SCALE: 1" = 1,000'



LEGEND

- GB-F GRANITE BOUND FOUND
- IPP-F IRON PIPE FOUND
- ⊙ IR-F IRON ROD FOUND
- DH-F DRILL HOLE FOUND
- DH-S DRILL HOLE SET
- UTILITY POLE
- WATER VALVE
- HYDRANT
- SEWER MANHOLE
- CATCH BASIN
- FLARED END SECTION
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- OHU OVERHEAD UTILITIES
- W WATER LINE
- DRAINAGE LINE
- TREELINE
- EOP EDGE OF PAVEMENT
- 10' CONTOUR
- 2' CONTOUR
- STONEMASS
- SOIL LINE
- SETBACK
- EASEMENT
- ZONE LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EASEMENT
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED VERTICAL GRANITE CURB
- PROPOSED BITUMINOUS CURB
- PROPOSED CHAIN LINK FENCE
- PROPOSED GUARDRAIL



NON-RESIDENTIAL SITE PLAN  
**MILFORD RASHID GAS STATION**  
MAP 43 LOT 20-2  
SOUTH STREET  
MILFORD, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNER:**  
SALT CREEK PROPERTIES, LLC  
P.O. BOX 967  
AMHERST, NH 03031  
BK. 8521 PG. 593

**APPLICANT:**  
689 NORTH MAIN STREET LLC  
689 NORTH MAIN STREET  
LEOMINSTER, MA 10453

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerces Park North, Suite 8B, Bedford, NH 03110 Phone (603) 827-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: MAY 12, 2023 SCALE: 1" = 30'  
PROJECT NO: 21-0526-1A SHEET 3 OF 5

MAP 43 LOT 16  
KINCAID REALTY TRUST  
323 SOUTH STREET  
MILFORD, N.H. 03055  
BK. 8044 PG. 1282

MAP 43 LOT 21  
TWO FOR TWO, LLC.  
318 SOUTH STREET  
MILFORD, N.H. 03055  
BK. 8536 PG. 1482

MAP 43 LOT 20-2  
EXIST. 87,009 S.F.  
PROP. 117,060 S.F.  
(2.682 AC.)

MAP 43 LOT 20  
SALT CREEK PROPERTIES, LLC.  
P.O. BOX 967  
AMHERST, N.H. 03031  
BK. 8521 PG. 593

MAP 43 LOT 15  
BRENDA J. SILVA, TRUSTEE  
BRENDA SILVA REVOCABLE TRUST  
184 NASHUA STREET  
MILFORD, N.H. 03055  
BK. 5626 PG. 1752

MAP 43 LOT 20-1  
SALT CREEK PROPERTIES, LLC.  
P.O. BOX 967  
AMHERST, N.H. 03031  
BK. 8521 PG. 593

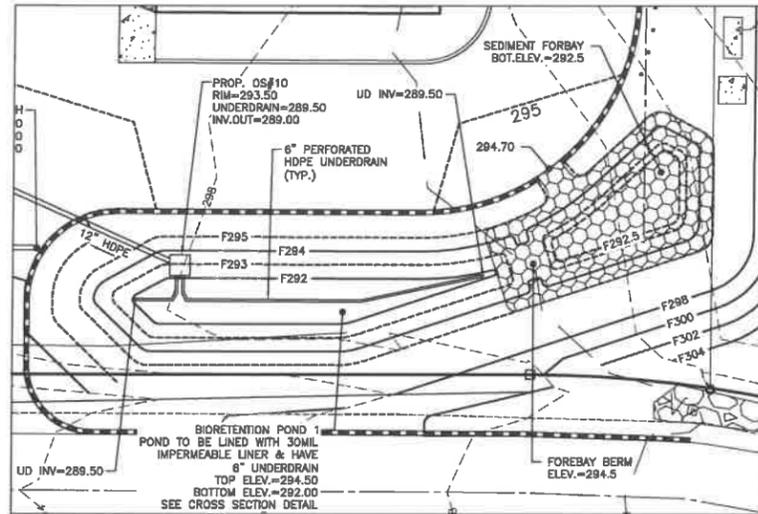


**UTILITY NOTE**  
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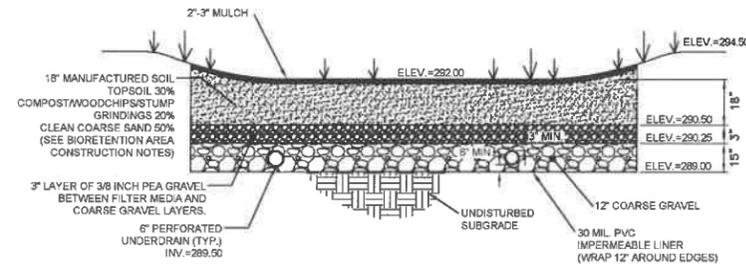
APPLICANT/OWNER OF MAP 43 LOT 20-2  
SIGNATURE: \_\_\_\_\_ FOR SALT CREEK PROPERTIES, LLC  
DATE: \_\_\_\_\_

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING SEPTEMBER OF 2022. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.  
\_\_\_\_\_  
LICENSED LAND SURVEYOR DATE

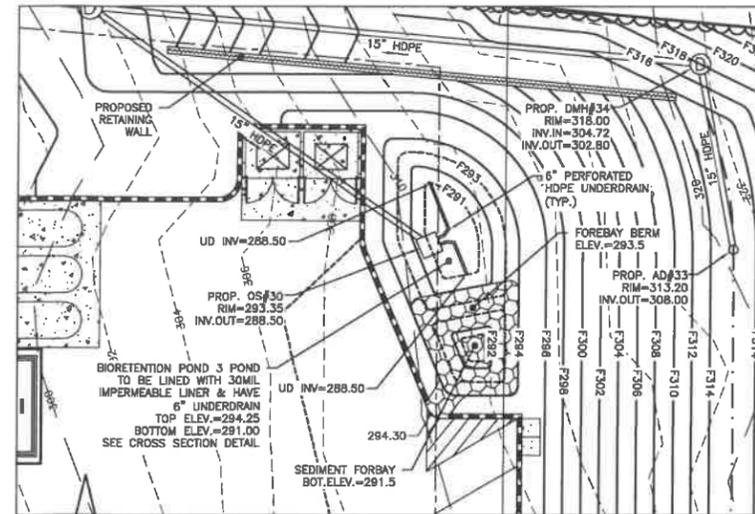




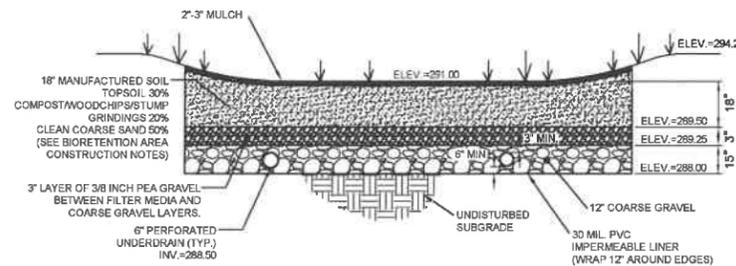
**BIORETENTION POND 1 - PLAN VIEW**  
SCALE: 1" = 20'



**BIORETENTION POND 1 - CROSS SECTION**  
NOT TO SCALE



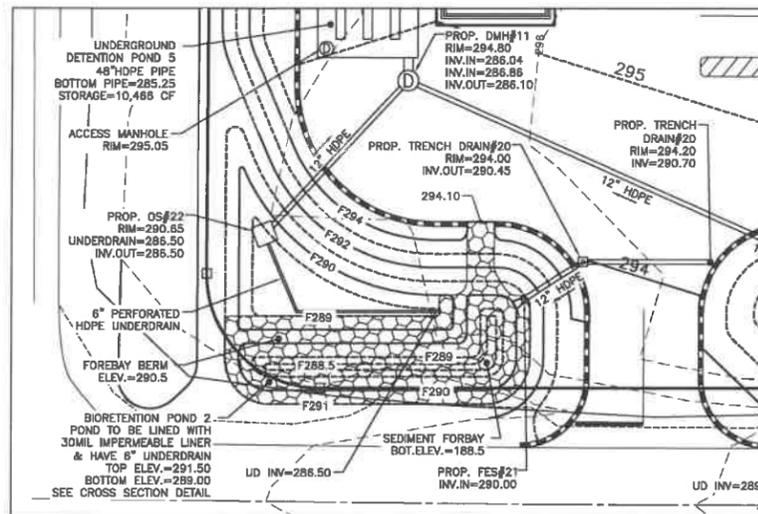
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SCALE: 1" = 20'



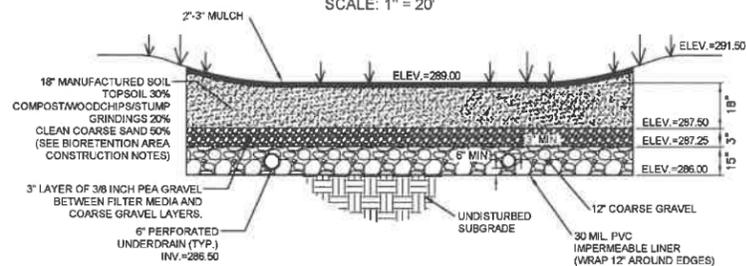
**BIORETENTION POND 3 - CROSS SECTION**  
NOT TO SCALE

- BIORETENTION NOTE:**
- DO NOT PLACE THE BIORETENTION SYSTEMS INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
  - DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS, ETC) TO THE BIORETENTION AREAS DURING ANY STAGE OF CONSTRUCTION.
  - DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

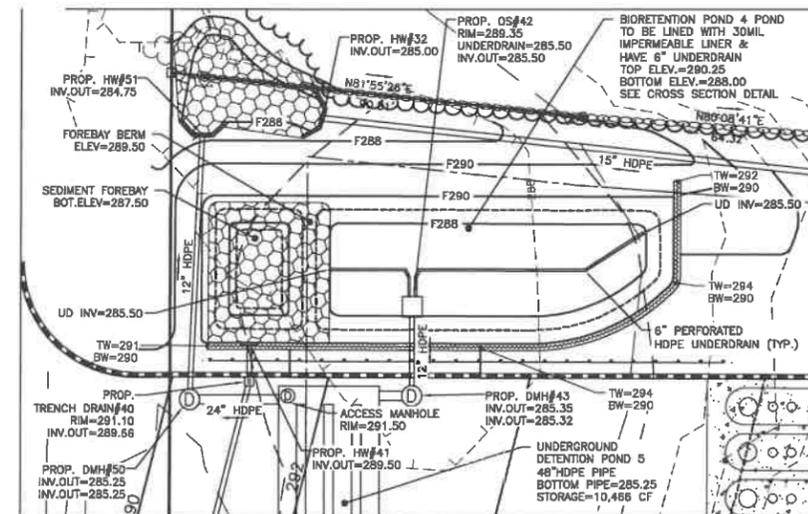
COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	
		SIEVE NO.	PERCENT BY WEIGHT PASSING STANDARD SIEVE
FILTER MEDIA OPTION A			
ASTM C-33 CONCRETE SAND	50 TO 55		
LOAMY SAND TOPSOIL, WITH FINES AS INDICATED	20 TO 30	200	15 TO 25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	<5
FILTER MEDIA OPTION B			
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	<5
LOAMY COARSE SAND		70 TO 80	10
			85 TO 100
			70 TO 100
			15 TO 40
		200	8 TO 15



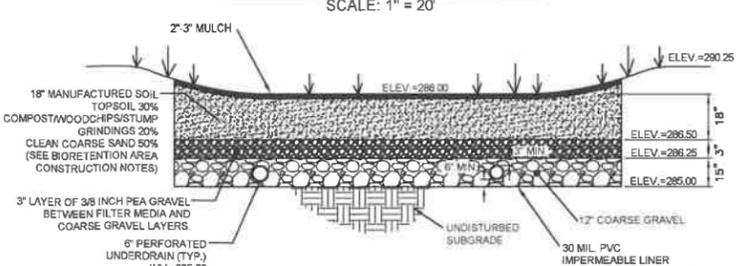
**BIORETENTION POND 2 - PLAN VIEW**  
SCALE: 1" = 20'



**BIORETENTION POND 2 - CROSS SECTION**  
NOT TO SCALE



**BIORETENTION POND 4 - PLAN VIEW**  
SCALE: 1" = 20'



**BIORETENTION POND 4 - CROSS SECTION**  
NOT TO SCALE

**CONSTRUCTION DETAILS**  
**MILFORD RASHID GAS STATION**  
MAP 43 LOT 20-2  
SOUTH STREET  
MILFORD, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

<b>OWNER:</b> SALT CREEK PROPERTIES, LLC P.O. BOX 967 AMHERST, NH 03031 BK. 8521 PG. 593	<b>APPLICANT:</b> 689 NORTH MAIN STREET LLC 689 NORTH MAIN STREET LEOMINSTER, MA 10453
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**KA**  
**KEACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2861

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: MAY 12, 2023      SCALE: AS SHOWN  
PROJECT NO: 21-0526-1A      SHEET 5 OF 5