



TOWN OF MILFORD, NH  
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

**Date:** August 7, 2020  
**To:** Planning Board  
**From:** Kellie Walsh, Town Planner  
**Subject:** Chappell Properties, LLC (owner/applicant) – Review for acceptance and consideration of final approval for a major site plan to construct a 6,000 square foot storage building along with associated site improvements. The parcel is located at 32 Old Brookline Road in the Integrated Commercial Industrial District. Tax Map 48, Lot 5.

**BACKGROUND/PROPOSAL:**

The applicant is before the Board seeking approval of a site plan to construct a 6,000 square foot cold storage building and associated site improvements including stormwater management, parking and landscaping. The property totals approximately 0.68 acres with +/-118 linear feet of frontage on Old Brookline Road. The property previously had a single family residence that has since been removed and the entire lot is open. The parcel lies within the Integrated Commercial Industrial zoning district. This will be the first public hearing for the application.

**APPLICATION STATUS:**

The application is complete and ready to be accepted.

**NOTICES:**

Notices were sent to all property abutters on August 6, 2020.

**WAIVERS:**

No waivers have been requested.

**ZONING:**

The parcel is within the Integrated Commercial Industrial district. The intent of the Integrated Commercial Industrial District is to provide an area for sales and service activities, both wholesale and retail, as well as industrial activities. This District is intended to be the area in which vehicular oriented business can occur.

The parcel also lies within the Level 1 Groundwater Protection District.

**TRAFFIC AND ACCESS MANAGEMENT:**

Vehicular egress and access to the property will be from a single curb cut off of Old Brookline Road. Designated parking areas have been provided internally on site.

**PARKING:**

The proposed parking appears to meet the minimum requirements set forth in Section 6.05.4 Table of off Street Parking which requires one (1) spaces per 1,000 square feet: **6,000SF = 6 spaces required**. The plan proposes a gravel parking area which appears to allow for at least 6 spaces; however parking spaces are not outlined on the plan. The applicant should confirm.

**OPEN SPACE/LANDSCAPING:**

As per Section 5.03.7 of the Zoning Ordinance, open space shall be provided for all uses, other than single-family and two-family dwellings in an amount equal not less than thirty (30) percent of the total lot area.

The property exceeds the minimum open space requirements (15,894 square feet / 0.302 acres) or 54% of the total parcel area.

The applicant has submitted a landscaping plan for the property. The plan proposes the installation of nine (9) trees along the parking lot/access way abutting lot 48-4. This meets the minimum requirement of Section 6.08.7.A.02 which requires for one (1) tree per thirty (30) feet of landscaped strip along the parking/access way.

Additionally the applicant proposes eight (8) shrubs along the building frontage. This meets the minimum requirements of Section 6.08.6 which requires for one (1) shrub for every five (5) feet of building frontage.

**DRAINAGE/STORMWATER MANAGEMENT**

Subject to resolution of the comments cited in the engineering consultant’s August 11, 2020 memorandum (See attached), the stormwater system design adequately mitigates the increase in runoff rate and volume caused by the proposed development as required by the Town’s Regulations.

**BUILDING ELEVATIONS**

The applicant has provided the proposed building elevations for review and consideration by the Board (see attached). The proposed elevations provide the appropriate scale, massing and form when compared to the surrounding properties and buildings.

**INTERDEPARTMENTAL REVIEWS:**

**Ambulance:** No concerns/issues.

**Assessing:** No concerns/issues.

**Building Department:** No comments

**Code Enforcement/ Health:** No comments.

**Conservation Commission:** Comments due by 8/15/2020.

**Fire Department:** No concerns/issues.

**Heritage Commission:** Comments due by 8/15/2020.

**Police Department:** No concerns/issues.

**Public Works:** No comments.

**Water/Sewer Utilities:** No comments.

**Drainage/Stormwater:** See attached letter from KV Partners.

**Community Development / Planning:**

1. Site Plan. Parking. Please confirm the gravel parking area can meet the minimum required 6 parking spaces.

**STAFF RECOMMENDATIONS:**

The applicant should be prepared to address the comments raised by the Planning Board, Conservation Commission, Town Consultants, Staff, and public pertaining to the Site Plan. If the Board is satisfied with the information and responses from the applicant and finds the remaining concerns can be addressed with staff, staff would recommend a conditional approval.

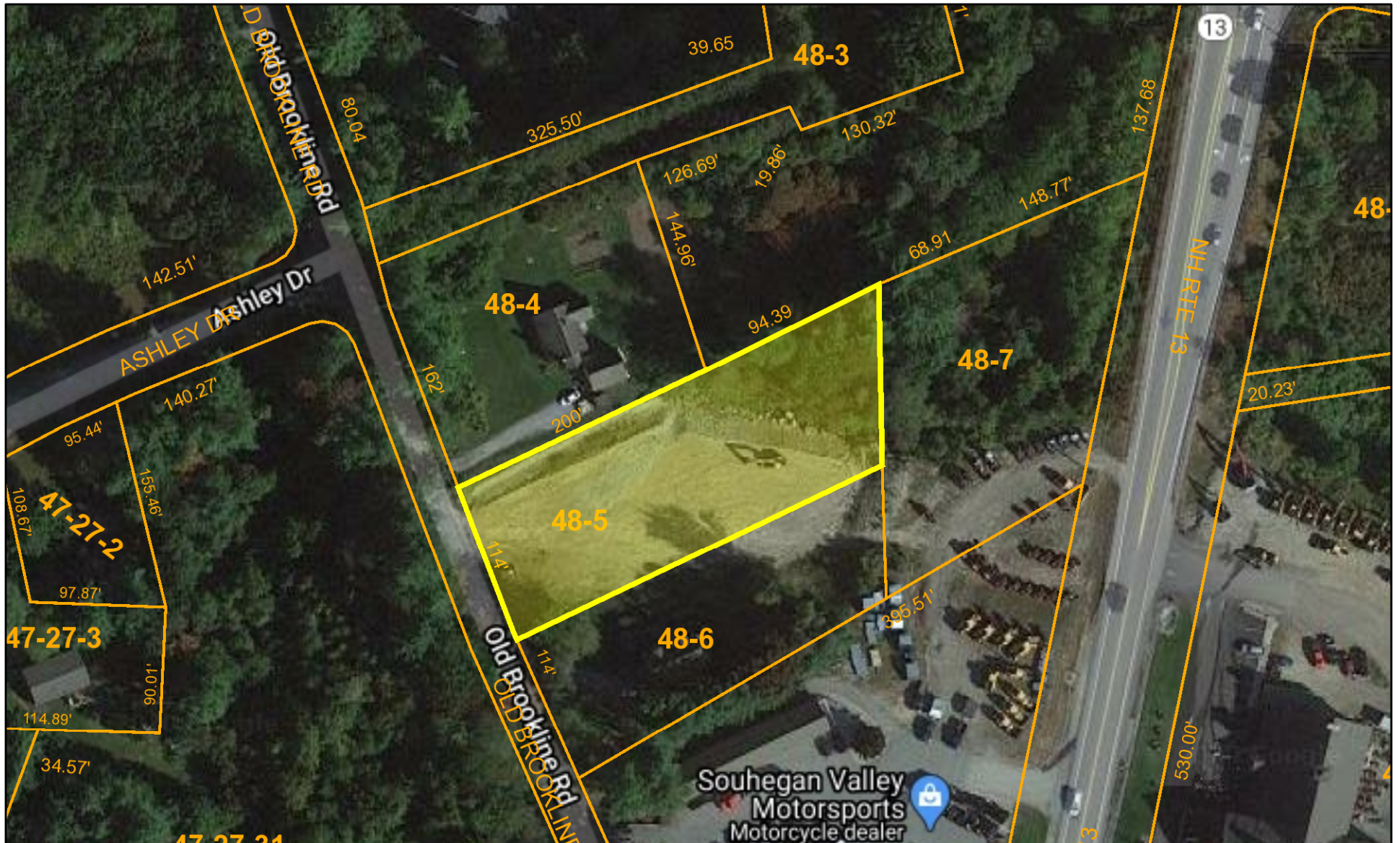


Milford, NH

1 inch = 100 Feet



August 12, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

August 11, 2020

Kellie Walsh, Town Planner  
Town of Milford  
Community Development  
1 Union Square  
Milford NH 03055

**Re:      Chapelle Properties Site Plan (Tax Map 48, Lot 5) – Site Plan Review**

Dear Ms. Walsh:

We reviewed the eight-sheet plan set and the Stormwater Management Report both dated July 20, 2020 and prepared by Fieldstone Land Consultants, PLLC in accordance with our agreement with the Town. Based on that review, we offer the following comments:

1. The stormwater basin berm is proposed to be only 2' wide which will be difficult to construct and permanently stabilize. The berm should be a minimum of 4' wide.
2. Clarify the depth of the stone for the rip-rap lined swale on the Typical Swale Details.

If you have any questions or need any additional information, please feel free to contact me at 603-413-6650 or on my cell phone at 603-731-1562 or by email at [MVignale@kvpllc.com](mailto:MVignale@kvpllc.com).

Sincerely,

**KV** Partners LLC

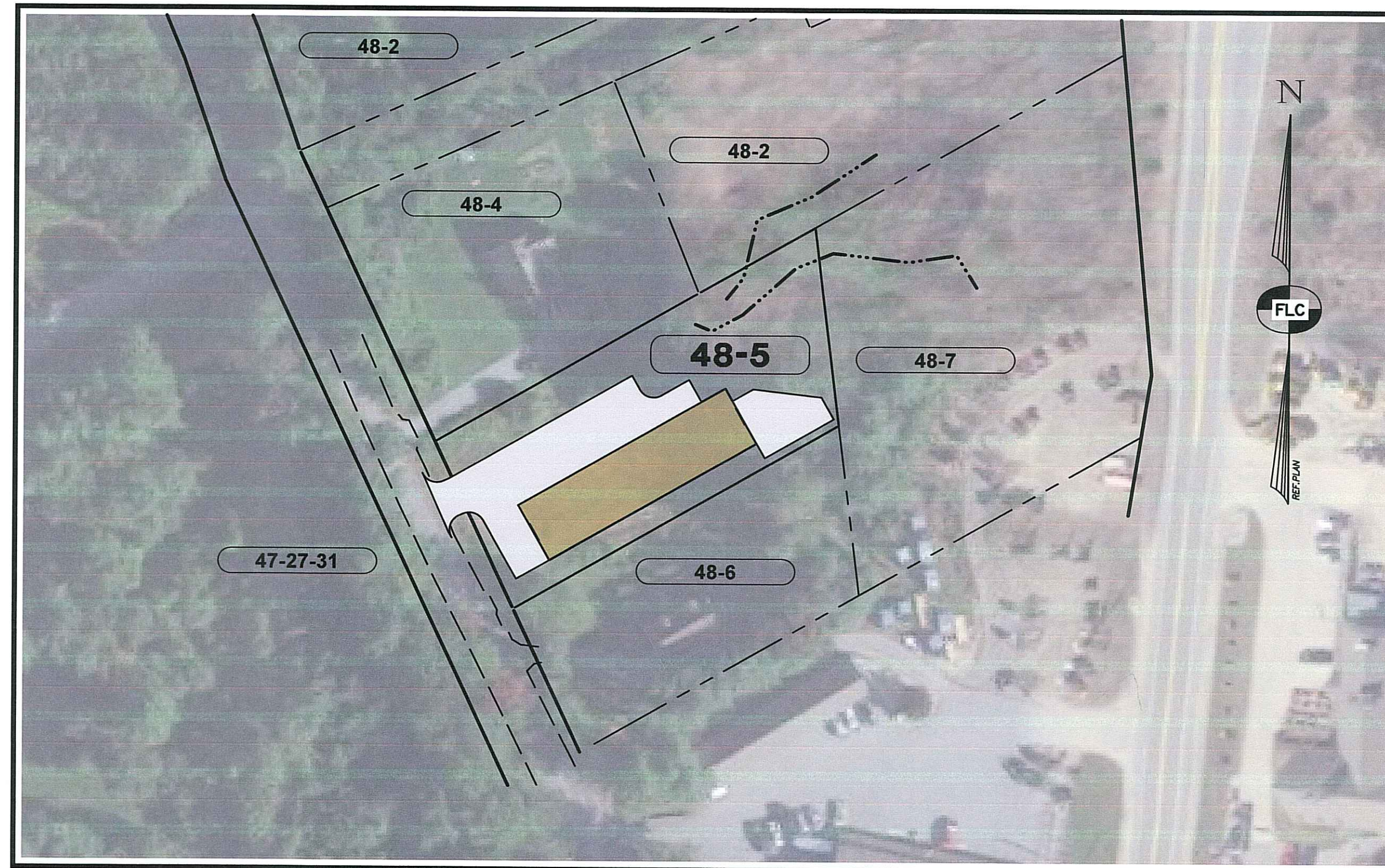
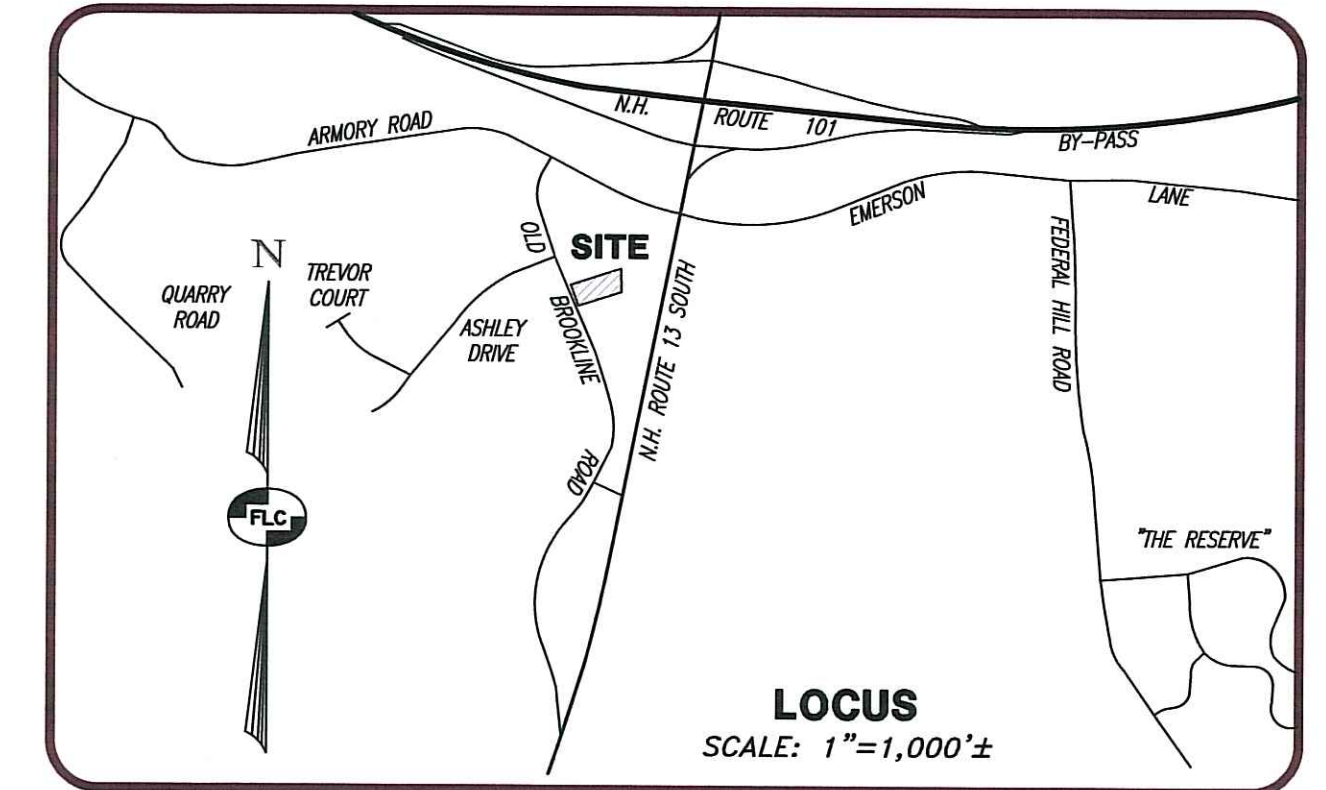


Michael S. Vignale, P.E.  
Principal Engineer



# SITE DEVELOPMENT PLANS CHAPPELL PROPERTIES, LLC

- TAX MAP 48, LOT 5 -  
OLD BROOKLINE ROAD  
MILFORD, NEW HAMPSHIRE  
JULY 20, 2020



SHEET INDEX		
PAGE	SHEET	TITLE
1	CV-1	COVER SHEET
2	EX-1	EXISTING CONDITIONS PLAN
3	SP-1	SITE PLAN
4	GR-1	GRADING AND UTILITY PLAN
5	LT-1	LIGHTING AND LANDSCAPING PLAN
6	DT-1	CONSTRUCTION DETAILS
7	DT-2	CONSTRUCTION DETAILS
8	DT-3	EROSION CONTROL DETAILS

**REFERENCE PLAN:**  
"PLAN OF LAND OF PERLEY G. CHAPPELL - OLD BROOKLINE ROAD & ARMORY ROAD RELOCATION - MILFORD, NEW HAMPSHIRE", SCALE 1"=50', DATED OCTOBER 1976 AND REVISED JANUARY 1977, BY E.A. LEACH. RECORDED IN THE HILLSBOROUGH REGISTRY OF DEEDS AS PLAN #9842.

**PREPARED FOR & LAND OF:**  
**CHAPPELL PROPERTIES, LLC**  
454 ROUTE 13 SOUTH, MILFORD NH 03055

OWNER'S SIGNATURE: DATE: 7/20/2020

**APPROVED**  
MILFORD, NH PLANNING BOARD  
SUBDIVISION #: \_\_\_\_\_  
DATE APPROVED: \_\_\_\_\_  
SIGNED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

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

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

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION  
**DIGSAFE.COM**  
OR DIAL 811  
KNOW WHAT'S BELOW

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

## FIELDSTONE

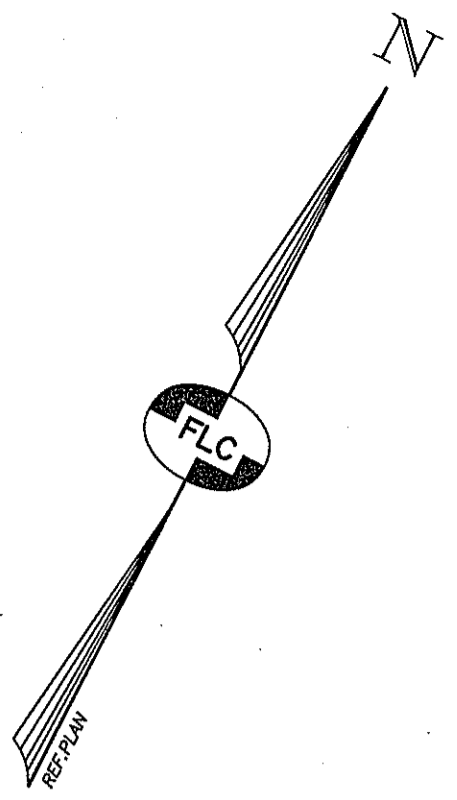
**LAND CONSULTANTS, PLLC**

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

REV.	DATE	DESCRIPTION	C/O	DR	CK

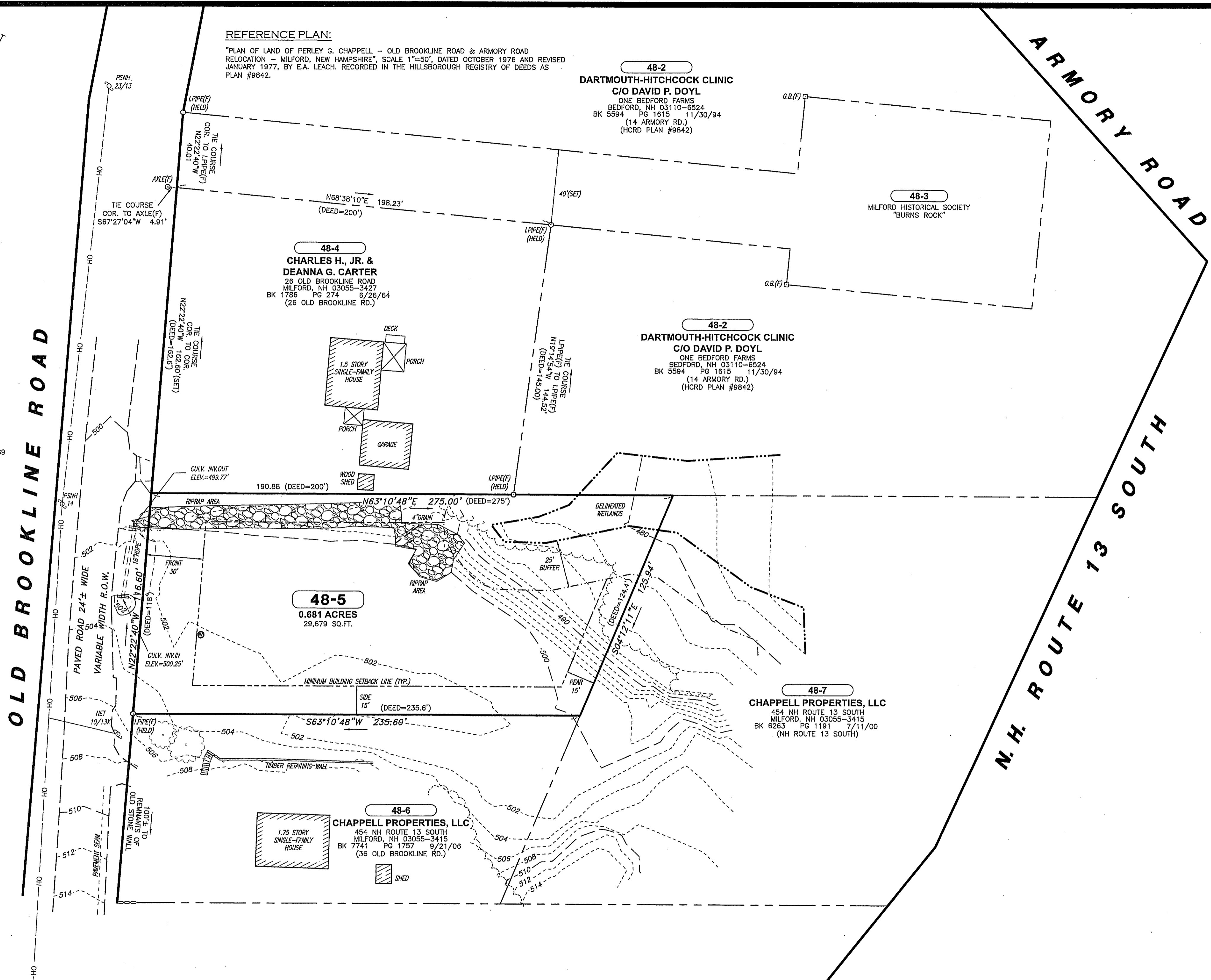
FILE: 528CV05.dwg PROJ. NO. 528.05 SHEET: CV-1 PAGE NO. 1 OF 8





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**47-27-31**  
**ASHLEY COMMONS HOMEOWNERS ASSOC.**  
 ASHLEY DRIVE  
 MILFORD, NH 03055  
 BK 5082 PG 1857 1/27/89  
 (ASHLEY DRIVE)  
 HCRD PLAN #23010

**48-4**  
**CHARLES H., JR. & DEANNA G. CARTER**  
 26 OLD BROOKLINE ROAD  
 MILFORD, NH 03055-3477  
 BK 1786 PG 274 6/26/64  
 (26 OLD BROOKLINE RD.)

**48-2**  
**DARTMOUTH-HITCHCOCK CLINIC**  
**C/O DAVID P. DOYL**  
 ONE BEDFORD FARMS  
 BEDFORD, NH 03110-6524  
 BK 5594 PG 1615 11/30/94  
 (14 ARMORY RD.)  
 (HCRD PLAN #9842)

**48-2**  
**DARTMOUTH-HITCHCOCK CLINIC**  
**C/O DAVID P. DOYL**  
 ONE BEDFORD FARMS  
 BEDFORD, NH 03110-6524  
 BK 5594 PG 1615 11/30/94  
 (14 ARMORY RD.)  
 (HCRD PLAN #9842)

**48-3**  
 MILFORD HISTORICAL SOCIETY  
 "BURNS ROCK"

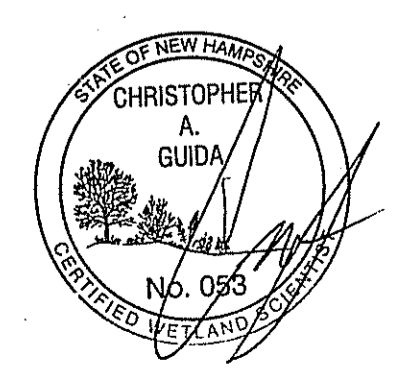
**48-5**  
**0.681 ACRES**  
 29,679 SQ.FT.

**48-7**  
**CHAPPELL PROPERTIES, LLC**  
 454 NH ROUTE 13 SOUTH  
 MILFORD, NH 03055-3415  
 BK 6263 PG 1191 7/11/00  
 (NH ROUTE 13 SOUTH)

**48-6**  
**CHAPPELL PROPERTIES, LLC**  
 454 NH ROUTE 13 SOUTH  
 MILFORD, NH 03055-3415  
 BK 7741 PG 1757 9/21/06  
 (36 OLD BROOKLINE RD.)

**CERTIFICATION:**  
 WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN AUGUST, 2019.

07/20/20



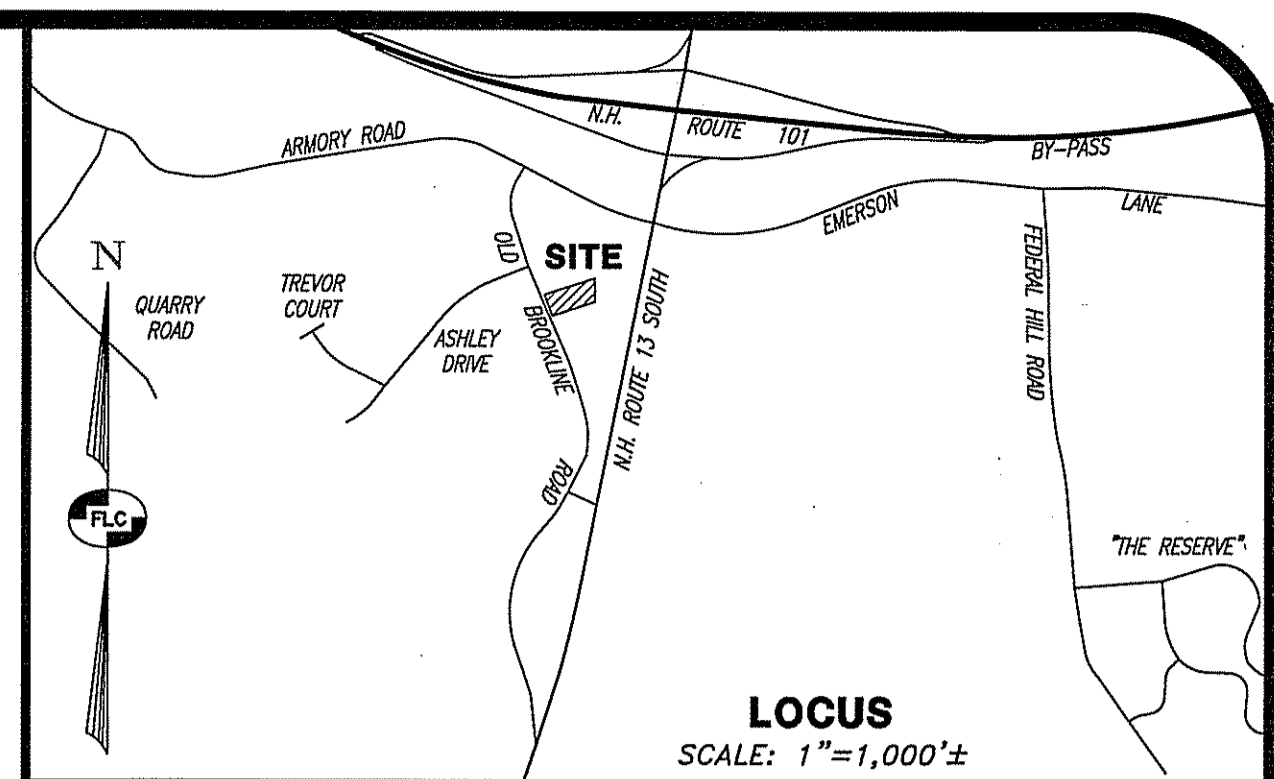
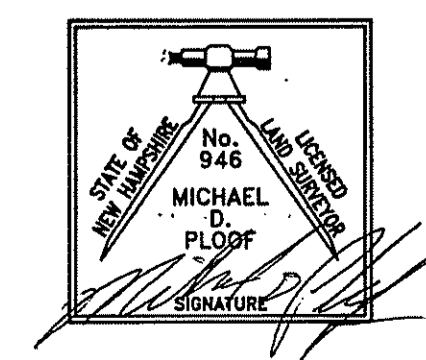
**LEGEND:**

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- - - ABUTTING LOT LINE
- - - BUILDING SETBACK LINE
- - - EDGE OF PAVED ROAD
- - - EDGE OF GRAVEL ROAD
- - - EDGE OF TREE LINE
- - - EDGE OF WETLANDS
- - - WETLANDS BUFFER LINE
- (PIPE(F)) IRON PIPE FOUND
- UTILITY POLE, GUY & LIGHT
- OH OVERHEAD UTILITY LINE
- ⊙ WELL
- ==== CULVERT OR DRAIN LINE
- 500- 10' CONTOUR INTERVAL
- 480- 2' CONTOUR INTERVAL
- 48-5 TAX MAP & LOT NUMBER

**CERTIFICATION:**

"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTHS OF AUGUST, 2019 AND FEBRUARY, 2020."

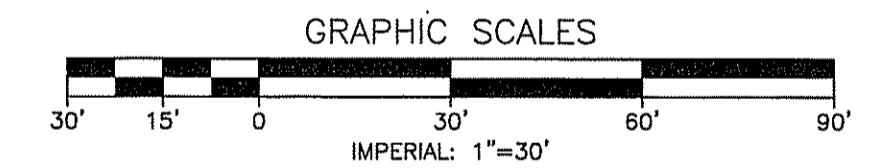
DATE: 7/20/20



**NOTES:**

1. THE OWNER OF RECORD FOR MAP 48 LOT 5 IS CHAPPELL PROPERTIES, LLC, 454 NH ROUTE 13 SOUTH, MILFORD, NH 03055-3415. THE DEED REFERENCE FOR THE LOT IS BK.8574 PG.1865 DATED JUNE 24, 2013 IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE TOPOGRAPHY AND IMPROVEMENTS ON EXISTING TAX MAP LOT 48-5.
3. THE BOUNDARY INFORMATION SHOWN IS BASED ON THE REFERENCE DEED AND THE REFERENCE PLAN CITED HEREON. THE HORIZONTAL ORIENTATION IS BASED ON THE REFERENCE PLAN AND THE VERTICAL DATUM IS ASSUMED.
4. THE AREA OF EXISTING LOT 48-5 IS 0.681 ACRES OR 29,679 SQ.FT..
5. ZONING FOR THE LOT IS THE INTEGRATED COMMERCIAL-INDUSTRIAL DISTRICT (IC).
 

"IC" DISTRICT	REQUIRED WITH		REQUIRED WITHOUT		EXISTING
	SEWER & WATER	SEWER & WATER	SEWER & WATER	SEWER & WATER	
MIN LOT AREA	20,000 SF	40,000 SF	20,000 SF	40,000 SF	29,679± SF
MIN LOT FRONTAGE	150 FT	150 FT	150 FT	150 FT	116± FT
MIN FRONT SETBACK	30 FT	30 FT	30 FT	30 FT	30 FT
MIN SIDE SETBACK	15 FT	15 FT	15 FT	15 FT	15 FT
MIN REAR SETBACK	15 FT	15 FT	15 FT	15 FT	15 FT
MAX. BUILDING HEIGHT	40 FT	40 FT	40 FT	40 FT	NONE
6. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTHS OF AUGUST, 2019 AND FEBRUARY, 2020.
7. JURISDICTIONAL WETLANDS WERE MAPPED BY CHRISTOPHER A. GUIDA, C.W.S., AND LOCATED BY THIS OFFICE DURING THE MONTH OF AUGUST, 2019.
8. "OPEN SPACE" AREA IS 0.68± ACRES ACRES OR 100% OF THE TOTAL PARCEL AREA. MINIMUM REQUIREMENT IS 30%.
9. BASED ON A FIELD INSPECTION THE ENTRANCE TO THE SITE SATISFIES THE MILFORD MINIMUM SAFE SIGHT DISTANCE REQUIREMENTS.
10. THE PARCEL LIES OUTSIDE OF THE 100-YEAR FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 3301100459D DATED SEPTEMBER 25, 2009.
11. THE SUBJECT PARCEL IS LOCATED ENTIRELY WITHIN THE LEVEL 1 GROUNDWATER PROTECTION OVERLAY AREA.
12. SOIL TYPE FOR THE ENTIRE SITE IS CmC, CANTON FINE SANDY LOAM, VERY STONY, WITH SLOPES BETWEEN 8% AND 15%.
13. THE LOT IS CURRENTLY SERVICED BY OVER-HEAD ELECTRIC AND AN ON SITE WELL. THE FORMER SEPTIC SYSTEM HAS BEEN REMOVED.
14. THE LOT MAY BE SUBJECT TO THE RIGHTS OF THE THE MILFORD LIGHT AND POWER COMPANY BY VIRTUE OF AN EASEMENT GRANTED TO IT BY JOHN P. CONTI, BK.735, PG.229 DATED JULY 15, 1915.
15. THE LOT MAY BE SUBJECT TO SLOPE AND EMBANKMENT RIGHTS OF THE STATE OF NEW HAMPSHIRE (SEE NH DEPARTMENT OF PUBLIC WORKS PROJECT NO. 17(3)-1953).
16. THE FORMER USE ON LOT 48-5 WAS A SINGLE-FAMILY RESIDENCE. THE HOUSE HAS BEEN REMOVED AND THE ENTIRE LOT IS OPEN. FILL HAS BEEN PLACED SO THAT THE LOT SLOPES GRADUALLY FROM THE REAR TOWARD THE STREET AND TOWARD THE NORTH. RIPRAP SWALE AREAS HAVE BEEN CONSTRUCTED ALONG THE NORTHERLY PROPERTY LINE ABUTTING LOT 48-4 TO ALLEVIATE RUN-OFF.



REV.	DATE	DESCRIPTION	C/O	DR	CK

**EXISTING CONDITIONS PLAN**  
**TAX MAP 48 LOT 5**  
**(32 OLD BROOKLINE ROAD)**  
**MILFORD, NEW HAMPSHIRE**  
 PREPARED FOR AND LAND OF:  
**CHAPPELL PROPERTIES, LLC**  
 454 NH ROUTE 13 SOUTH, MILFORD, NH 03055-3415

SCALE: 1" = 30' JULY 20, 2020

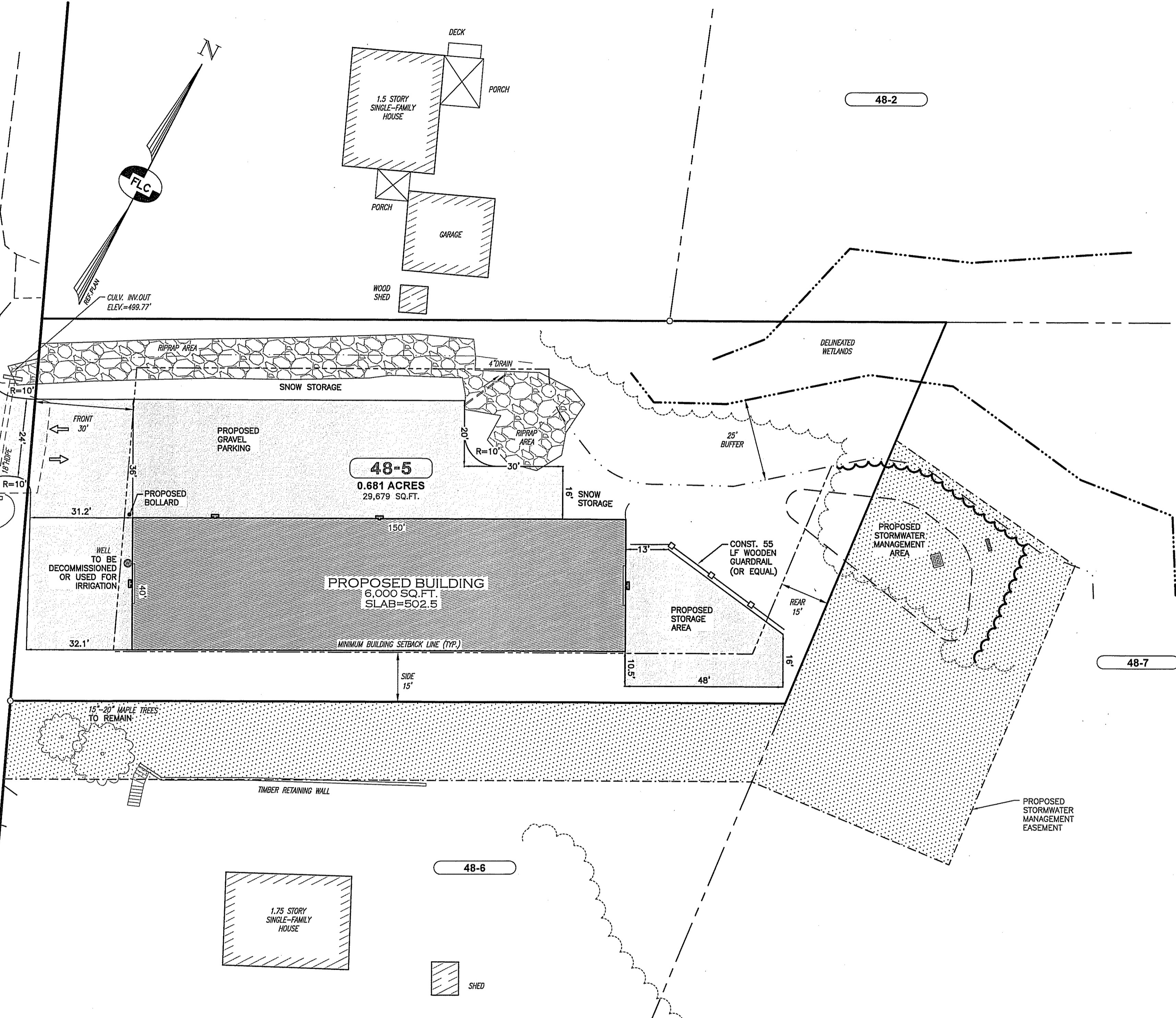
Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

**FIELDSTONE**  
 LAND CONSULTANTS, PLLC

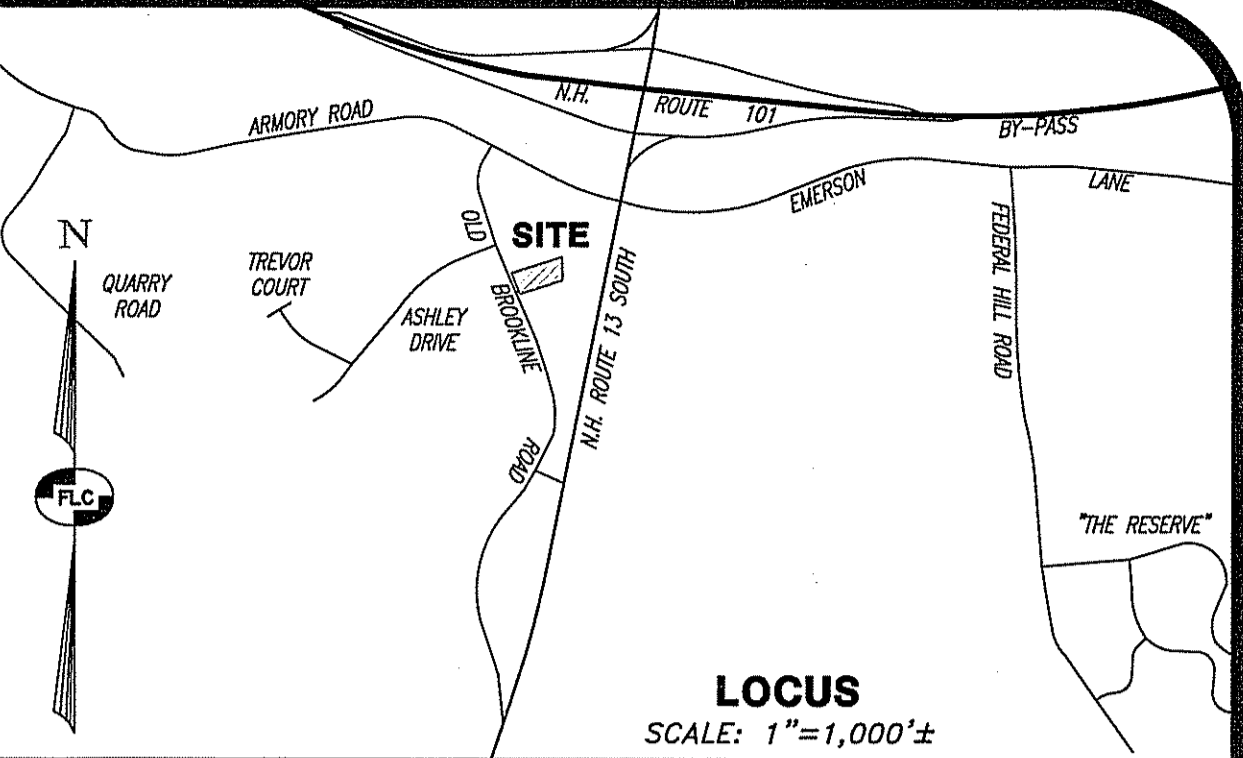
206 Elm Street, Milford, NH 03055  
 Phone: (603) 672-5456 Fax: (603) 413-5456  
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47-27-31

OLD BROOKLINE ROAD

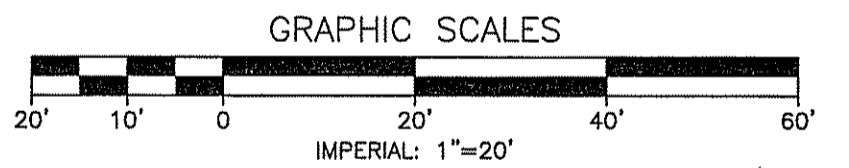


- LEGEND:**
- EXISTING FEATURES**
- RIGHT-OF-WAY LINE
  - BOUNDARY LINE
  - - - ABUTTING LOT LINE
  - - - BUILDING SETBACK LINE
  - - - EDGE OF PAVED ROAD
  - - - STONE WALL
  - - - EDGE OF TREE LINE
  - - - 500' 10' CONTOUR INTERVAL
  - - - 502' 2' CONTOUR INTERVAL
  - - - CHAINLINK FENCE
  - - - OH OVERHEAD UTILITY LINE
  - - - W WATER LINE
  - - - S SEWER LINE
  - D.H.(F) DRILL HOLE FOUND
  - I.P.N.(F) IRON PIN FOUND
  - I.P.P.E.(F) IRON PIPE FOUND
  - P.K.(F) P.K. NAIL FOUND
  - UTILITY POLE & GUY WIRE
  - CATCH BASIN (SQUARE)
  - SEWER MAN-HOLE
  - WATER HYDRANT
  - WATER VALVE
  - WATER SHUT-OFF
  - WELL
  - SINGLE SIGN POST
  - 43-61 TAX MAP & LOT NUMBER
- PROPOSED FEATURES**
- EDGE OF GRAVEL/PAVEMENT
  - EDGE OF GRANITE CURB
  - GRAVEL/PAVED AREA
  - CONCRETE AREA
  - BUILDING
  - PROPOSED EASEMENT
  - WALL LIGHT
  - BOLLARD
  - LIMITS OF CLEARING
  - TRAFFIC FLOW (NOT PAINTED ARROWS) TO BE REMOVED
  - TBR



- NOTES:**
- THE OWNER OF RECORD FOR MAP 48 LOT 5 IS CHAPPELL PROPERTIES, LLC, 454 NH ROUTE 13 SOUTH, MILFORD, NH 03055-3415. THE DEED REFERENCE FOR THE LOT IS BK.8574 PG.1865 DATED JUNE 24, 2013 IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
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  - THE AREA OF EXISTING LOT 48-5 IS 0.69± ACRES.
  - ZONING FOR THE LOT IS THE INTEGRATED COMMERCIAL-INDUSTRIAL DISTRICT (ICI).
 

"ICI" DISTRICT	REQUIRED	EXISTING
MIN LOT AREA	20,000 SF	30,250±SF
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MIN FRONT SETBACK	30 FT	30 FT
MIN SIDE SETBACK	15 FT	15 FT
MIN REAR SETBACK	15 FT	15 FT
MAX. BUILDING HEIGHT	40 FT	NONE
  - THE WETLAND CONSERVATION DISTRICT OVERLAY REQUIRES A 25' BUFFER SETBACK.
  - THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF AUGUST 2019.
  - JURISDICTIONAL WETLANDS WERE MAPPED BY CHRISTOPHER A. GUIDA, C.W.S., AND LOCATED BY THIS OFFICE DURING THE MONTH OF AUGUST 2019.
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  - THE PARCEL LIES OUTSIDE OF THE 100-YEAR FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33011C0459D DATED SEPTEMBER 25, 2009.
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  - THE LOT IS CURRENTLY SERVICED BY OVER-HEAD ELECTRIC AND AN ONSITE WELL. THE FORMER SEPTIC SYSTEM HAS BEEN REMOVED.
  - THE LOT MAY BE SUBJECT TO THE RIGHTS OF THE THE MILFORD LIGHT AND POWER COMPANY BY VITUE OF AN EASEMENT GRANTED TO IT BY JOHN P. CONTI, BK.735, PG.229 DATED JULY 15, 1915.
  - THE LOT MAY BE SUBJECT TO SLOPE AND EMBANKMENT RIGHTS OF THE STATE OF NEW HAMPSHIRE(DEED REFERENCE NOT AVAILABLE).
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**SITE PLAN**  
**TAX MAP 48 LOT 5**  
**(32 OLD BROOKLINE ROAD)**  
**MILFORD, NEW HAMPSHIRE**  
 PREPARED FOR AND LAND OF:  
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SCALE: 1" = 20' JULY 20, 2020

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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 "PLAN OF LAND OF PERLEY G. CHAPPELL - OLD BROOKLINE ROAD & ARMORY ROAD RELOCATION - MILFORD, NEW HAMPSHIRE", SCALE 1"=50', DATED OCTOBER 1976 AND REVISED JANUARY 1977, BY E.A. LEACH. RECORDED IN THE HILLSBOROUGH REGISTRY OF DEEDS AS PLAN #9842.

**APPROVED**  
 MILFORD, NH PLANNING BOARD  
 SUBDIVISION #: \_\_\_\_\_  
 DATE APPROVED: \_\_\_\_\_  
 SIGNED: \_\_\_\_\_

- PROPOSED NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT A 6,000 SF PROPOSED COLD STORAGE BUILDING AND ASSOCIATED SITE IMPROVEMENTS ON EXISTING TAX MAP LOT 48-5.
  - ROAD (INCLUDING PARKING LOT) AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD'S WATER UTILITIES DEPARTMENT AND PUBLIC WORKS DEPARTMENT STANDARDS.
  - AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
  - THE PROPOSED BUILDING IS SUBJECT TO POLICE IMPACT FEES WHICH ARE TO BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.
  - ALL EXTERIOR LIGHTING SHALL BE DOWNCAST PER THE MILFORD DEVELOPMENT REGULATIONS.
  - STORMWATER WILL BE CONVEYED VIA OPEN DRAINAGE SWALES TO STORMWATER MANAGEMENT AREAS LOCATED AS SHOWN.
  - MINIMUM "OPEN SPACE" AREA REQUIRES 30% OF TOTAL LOT AREA (8,804 S.F. OR 0.20 ACRES). THIS SITE PLAN PROVIDES 15,894 S.F. (0.302 ACRES) OR 54% OF THE TOTAL PARCEL AS OPEN SPACE.
  - THERE IS NO PROPOSED PROJECT SIGNAGE AT THIS TIME. FUTURE SIGNAGE WILL REQUIRE PERMITTING PRIOR TO INSTALLATION.

STATE OF NEW HAMPSHIRE  
 CHAD E. BRANON  
 7/20/2020



47-27-31

48-2

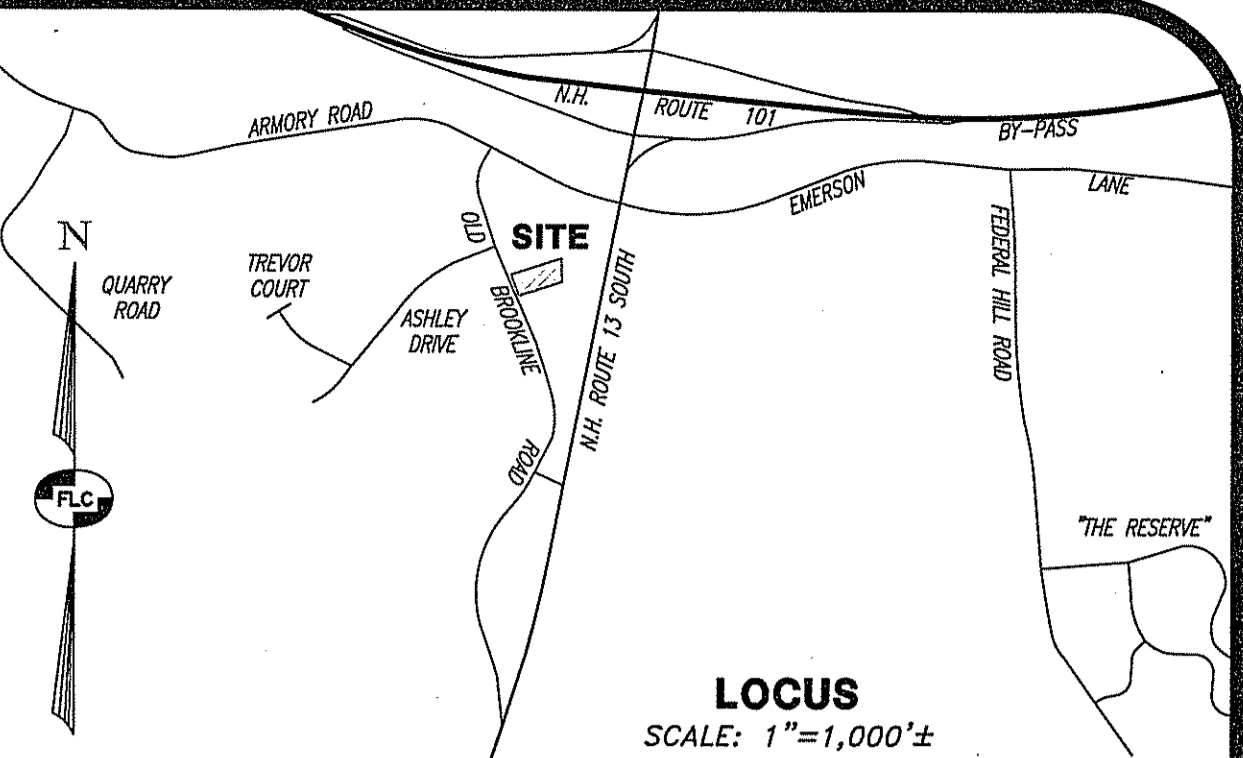
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48-7

48-6

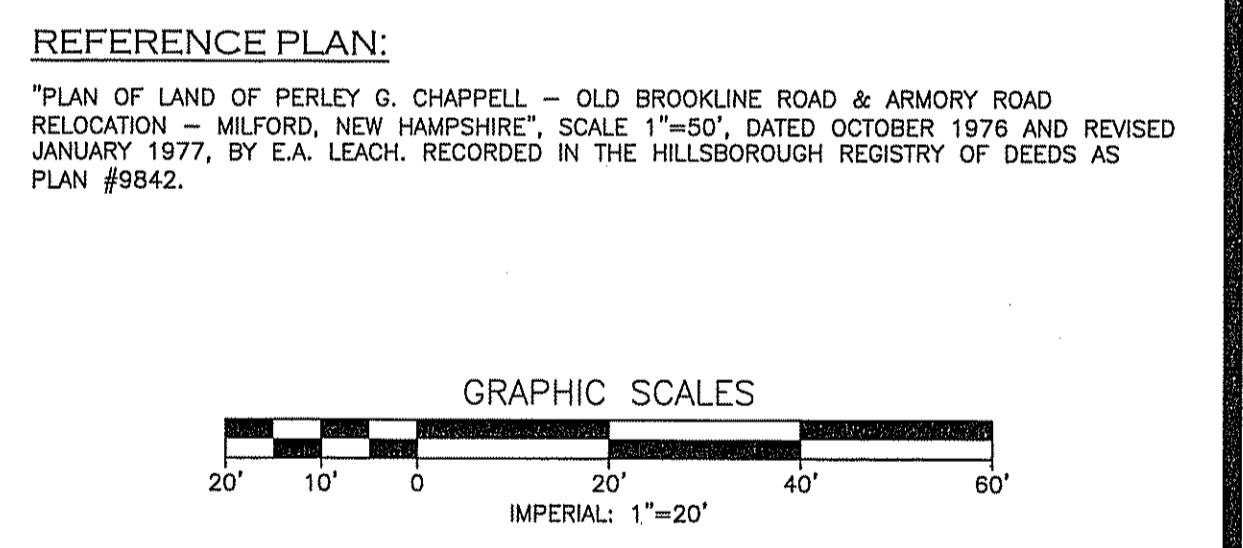
OLD BROOKLINE ROAD

F.L.C.



- LEGEND:**
- EXISTING FEATURES**
- RIGHT-OF-WAY LINE
  - BOUNDARY LINE
  - - - ABUTTING LOT LINE
  - - - BUILDING SETBACK LINE
  - - - EDGE OF PAVED ROAD
  - - - STONE WALL
  - - - EDGE OF TREE LINE
  - - - 10' CONTOUR INTERVAL
  - - - 502 - - - 2' CONTOUR INTERVAL
  - - - CHAINLINK FENCE
  - - - OVERHEAD UTILITY LINE
  - - - WATER LINE
  - - - SEWER LINE
- PROPOSED FEATURES**
- D.H.(F) DRILL HOLE FOUND
  - I.PIN(F) IRON PIN FOUND
  - I.PIPE(F) IRON PIPE FOUND
  - P.K.(F) P.K. NAIL FOUND
  - UTILITY POLE & GUY WIRE
  - CATCH BASIN (SQUARE)
  - SEWER MAN-HOLE
  - WATER HYDRANT
  - WATER VALVE
  - WATER SHUT-OFF
  - WELL
  - SINGLE SIGN POST
  - TAX MAP & LOT NUMBER
- PROPOSED FEATURES**
- EDGE OF GRAVEL/PAVEMENT
  - GRAVEL/PAVED AREA
  - PROPOSED BUILDING
  - PROPOSED EASEMENT
  - WALL LIGHT
  - 500 5 FT. CONTOUR
  - 501 1 FT. CONTOUR
  - 500.5 SPOT ELEVATION
  - 501.2 SPOT ELEVATION AT CURB
  - W WATER LINE
  - UGE UNDERGROUND UTILITY LINES
  - S SEWER LINE
  - ○ C.O. SEWER SERVICE CLEAN OUT
  - STONE CHECK DAM
  - LIMITS OF CLEARING
  - SWALE/GUTTER LINE
  - DRAINAGE FLOW ARROW
  - X X X TEMPORARY SILT FENCE
  - STORM WATER DRAINAGE
  - TEST PIT LOCATION
  - DIRECTIONAL FLOW ARROWS

- GENERAL CONSTRUCTION NOTES:**
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF MILFORD AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF MILFORD DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
  - ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (811).
  - THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE MUNICIPAL DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
  - BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF MILFORD FIRE DEPARTMENT REGULATIONS.
  - ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDING IMMEDIATELY UPON BEING CONSTRUCTED.
  - ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
  - EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
  - ALL POWER WORK SHALL CONFORM TO EVERSOURCE STANDARDS.
  - ALL TELEPHONE WORK SHALL CONFORM TO FAIRPOINT COMMUNICATIONS SPECIFICATIONS.
  - STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH TOWN OF MILFORD SPECIFICATIONS.



REV.	DATE	DESCRIPTION	C/O	DR	CK

**GRADING AND UTILITY PLAN**  
**TAX MAP 48 LOT 5**  
**(32 OLD BROOKLINE ROAD)**  
**MILFORD, NEW HAMPSHIRE**  
 PREPARED FOR AND LAND OF:  
**CHAPPELL PROPERTIES, LLC**  
 454 NH ROUTE 13 SOUTH, MILFORD, NH 03055-3415

SCALE: 1" = 20' JULY 20, 2020

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

206 Elm Street, Milford, NH 03055  
 Phone: (603) 672-5456 Fax: (603) 413-5456  
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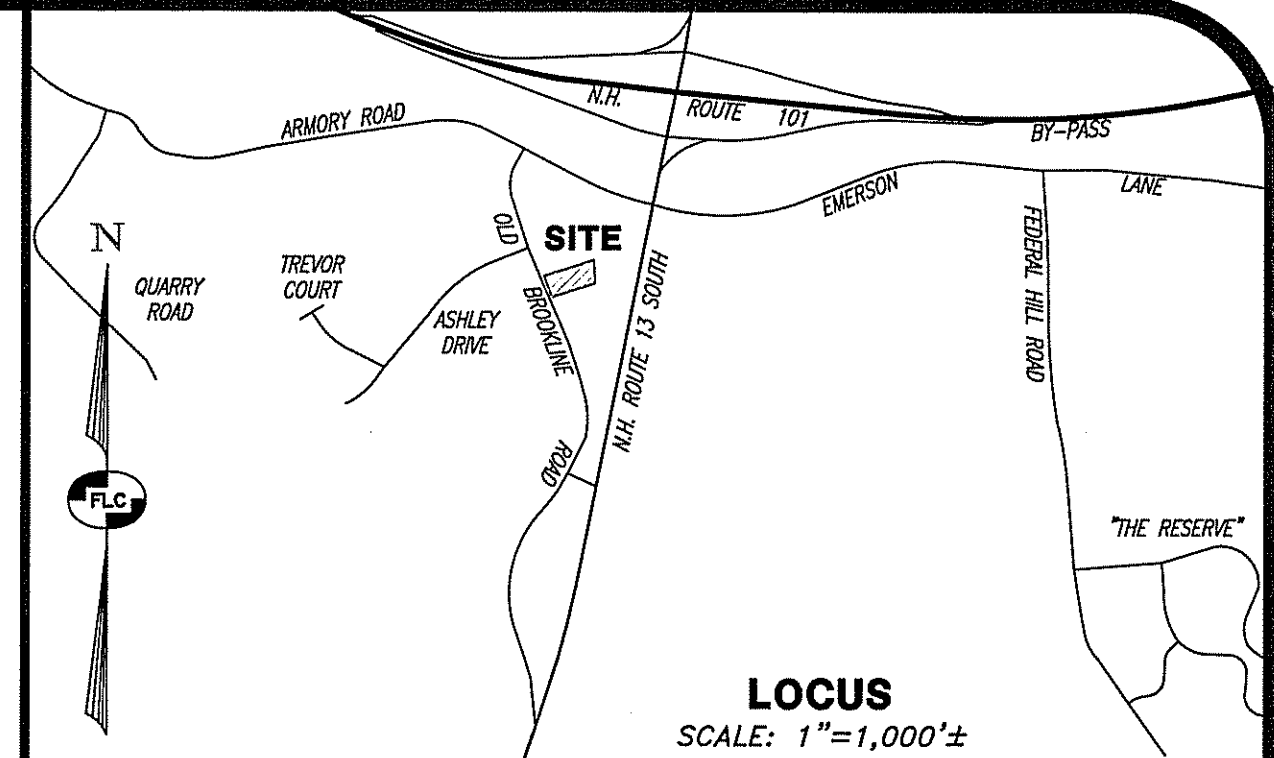
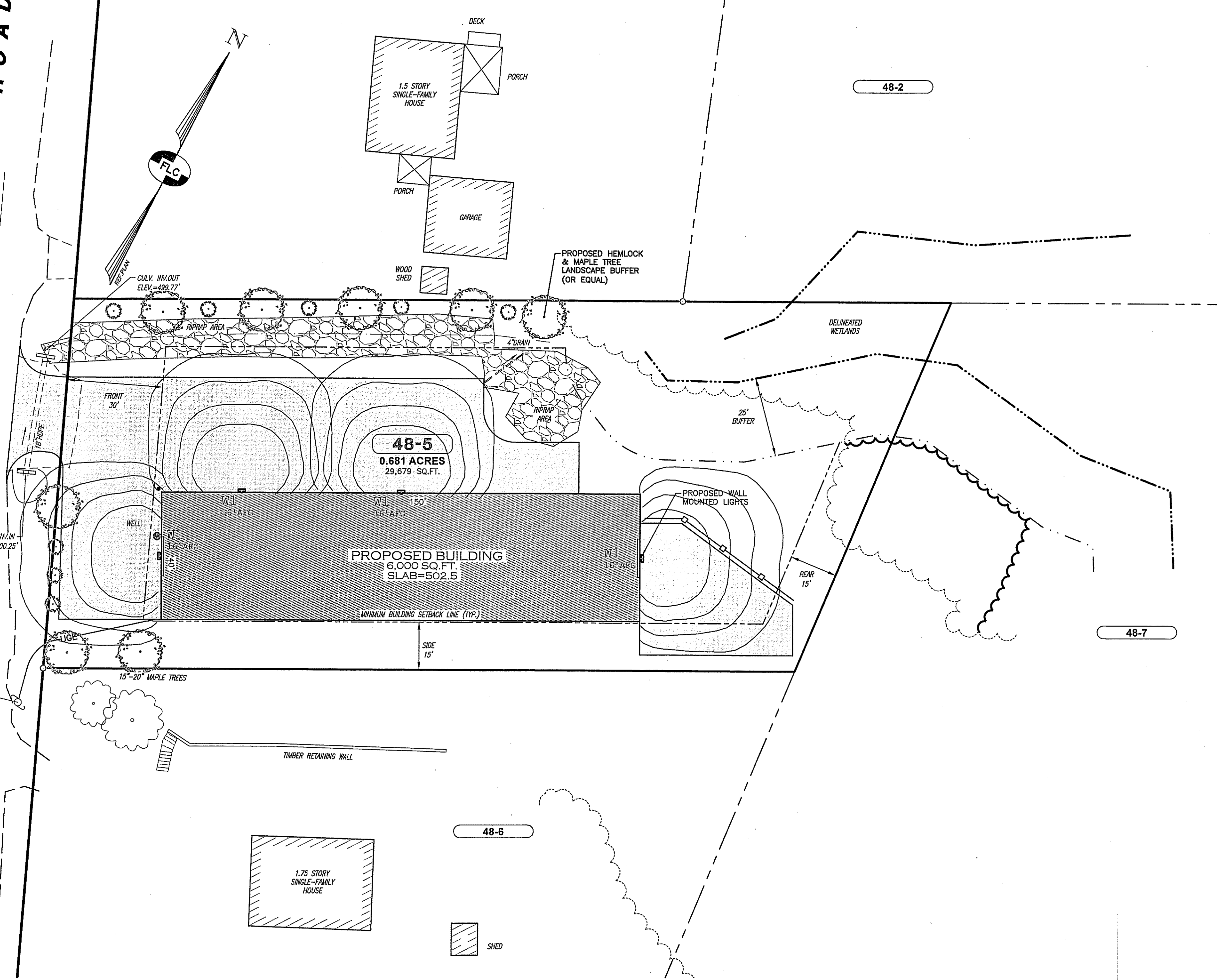
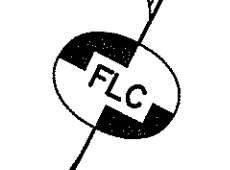
CONTACT DIG SAFE  
 72 HOURS PRIOR  
 TO CONSTRUCTION

**DIGSAFE.COM**  
 OR DIAL 8 1 1  
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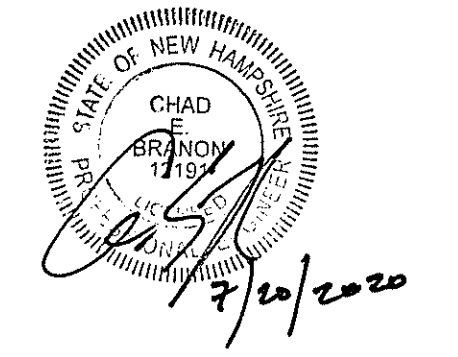
47-27-31

OLD BROOKLINE ROAD

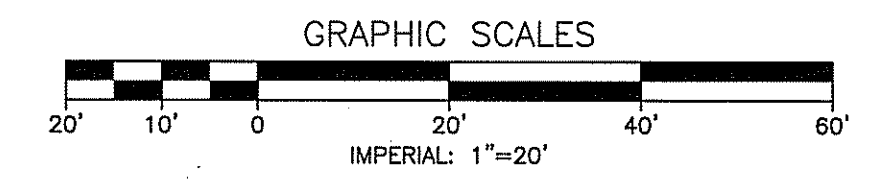


LOCUS  
SCALE: 1"=1,000'±

- LANDSCAPING LEGEND:**
- TSUGA CANADENSIS, "EASTERN HEMLOCK" OR EQUAL
  - ACER RUBRUM, "OCTOBER GLORY" MAPLE OR EQUAL  
2-1/2" CAL / 9 FEET WHEN PLANTED



- NOTES:**
- LANDSCAPING PARKING LOTS AND ACCESS WAYS CALCULATION:  
147'± OF PARKING LOT/ACCESS WAY ABUTTING LOT 48-4 & 118'± OF LOT FRONTAGE  
(1) TREE PER 30' OF BUFFER = (147' + 118' = 265') / 30 = 9 TREES
  - A MAPLE AND HEMLOCK LANDSCAPED AREA TO THE NORTH WILL PROVIDE A BUFFER TO THE ADJACENT LOTS. LANDSCAPING ALONG FRONTAGE AND ACCESS WAY SHALL COMPLY WITH SECTION 6.08.7.A.02. A MINIMUM OF 9 TREES SHALL BE PLANTED.
  - LANDSCAPING ALONG BUILDING FRONTAGE CALCULATION:  
40 FT. OF BUILDING FRONTAGE X (1) SHRUB PER 5' OF FRONTAGE = 8 SHRUBS



REV.	DATE	DESCRIPTION	C/O	DR	CK

**LIGHTING AND LANDSCAPING PLAN**  
**TAX MAP 48 LOT 5**  
**(32 OLD BROOKLINE ROAD)**  
**MILFORD, NEW HAMPSHIRE**  
 PREPARED FOR AND LAND OF:  
**CHAPPELL PROPERTIES, LLC**  
 454 NH ROUTE 13 SOUTH, MILFORD, NH 03055-3415

SCALE: 1" = 20' JULY 20, 2020

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**FIELDSTONE**  
**LAND CONSULTANTS, PLLC**

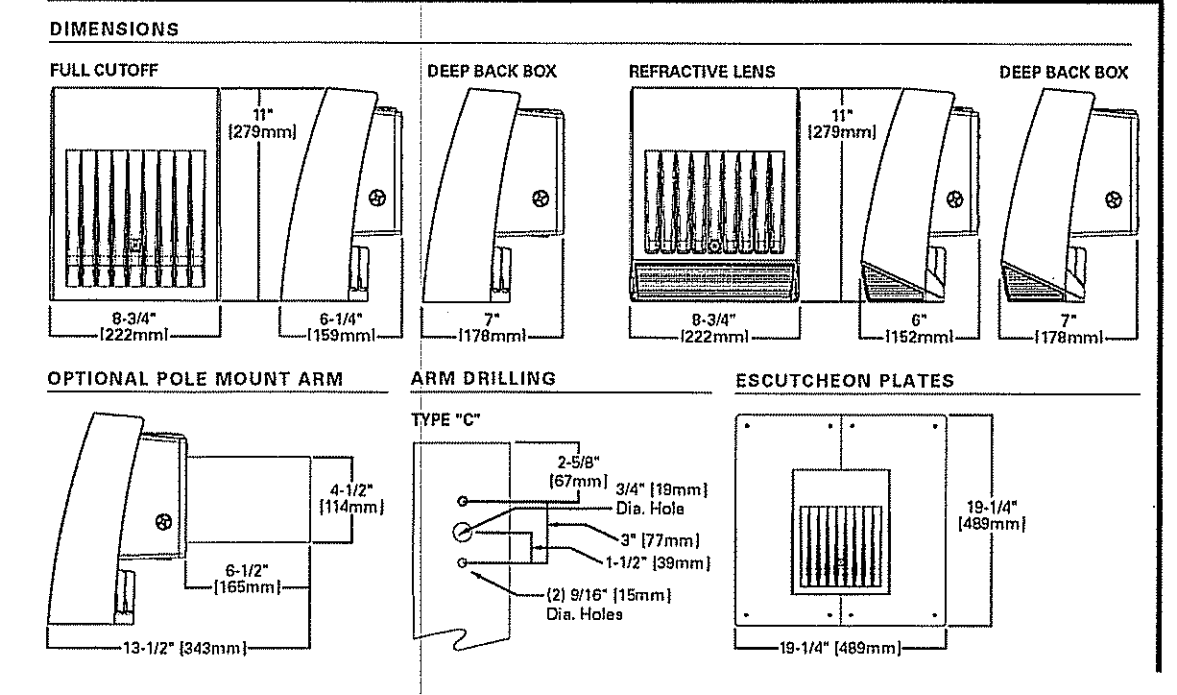
206 Elm Street, Milford, NH 03055  
 Phone: (603) 672-5456 Fax: (603) 413-5456  
 www.FieldstoneLandConsultants.com

**REFERENCE PLAN:**  
 \*PLAN OF LAND OF PERLEY G. CHAPPELL - OLD BROOKLINE ROAD & ARMORY ROAD RELOCATION - MILFORD, NEW HAMPSHIRE, SCALE 1"=50', DATED OCTOBER 1976 AND REVISED JANUARY 1977, BY E.A. LEACH, RECORDED IN THE HILLSBOROUGH REGISTRY OF DEEDS AS PLAN #9842.

CONTACT DIG SAFE  
 72 HOURS PRIOR  
 TO CONSTRUCTION  
**DIGSAFE.COM**  
 OR DIAL 8 1 1  
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**W1**

**XTOR**  
**CROSSTOUR**  
**MAXX LED**





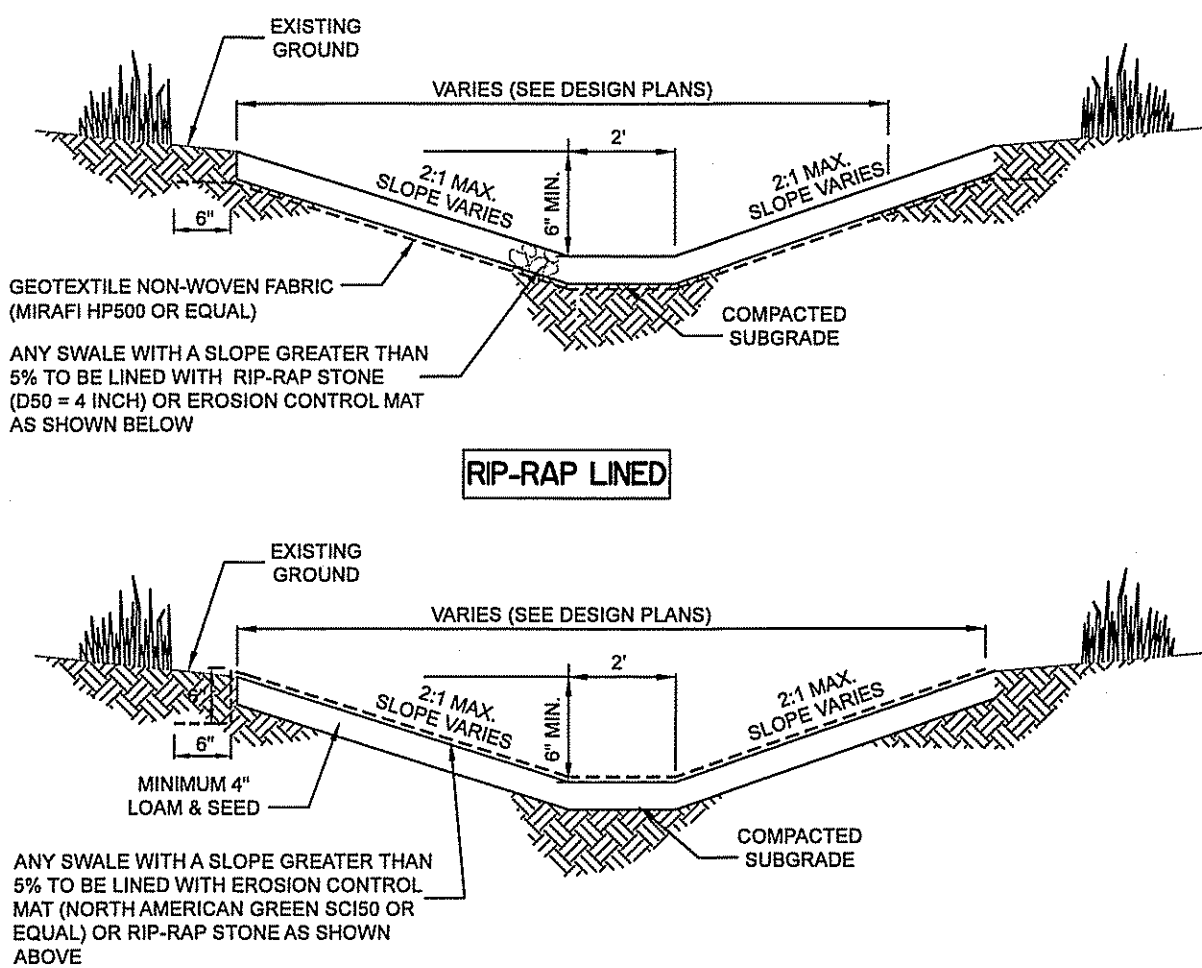
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF MILFORD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
- COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
- ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.

**GENERAL CONSTRUCTION NOTES** 1 DT-1

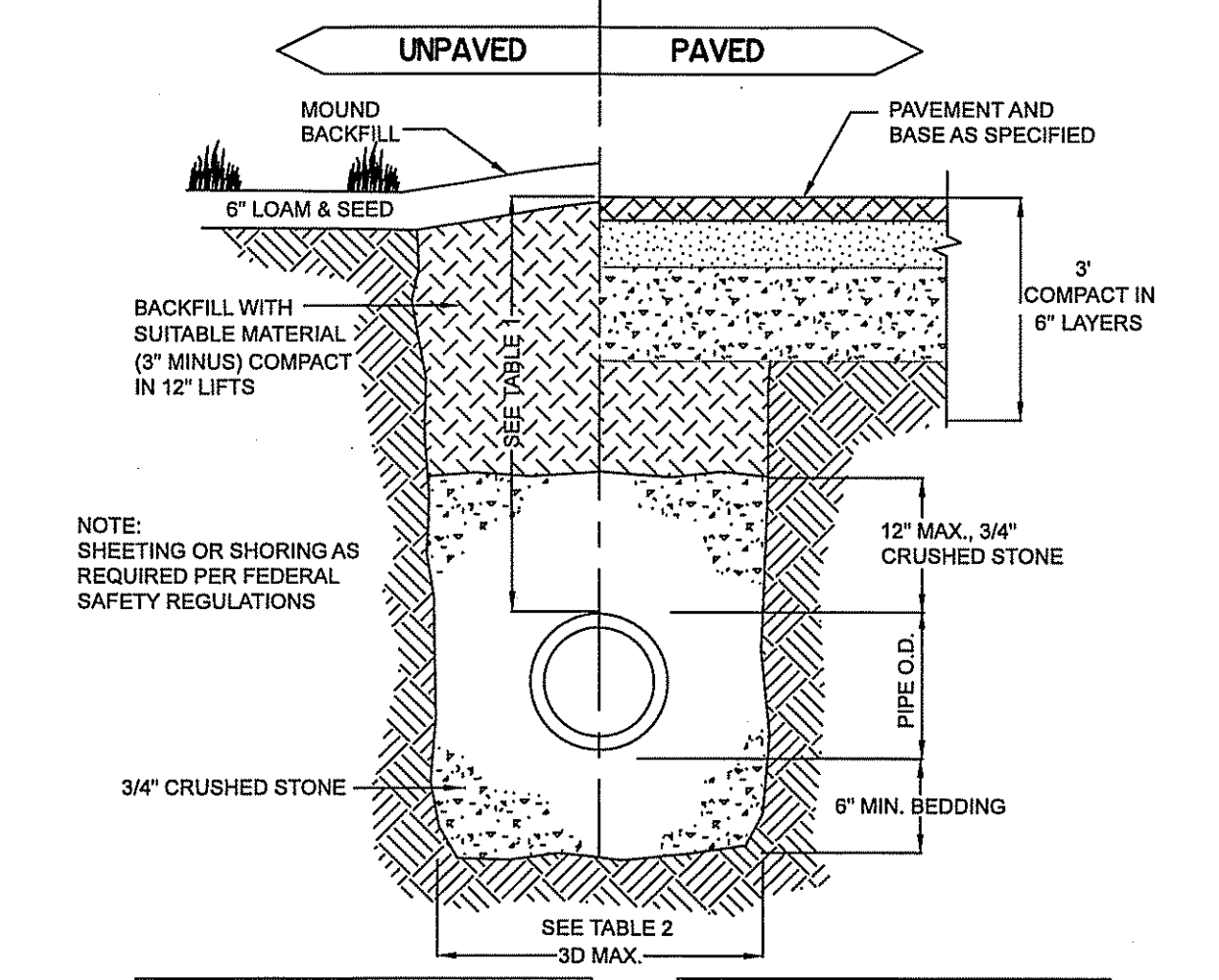
- TEMPORARY PROTECTION OF DISTURBED AREAS SHALL BE IMPLEMENTED WHERE A TEMPORARY STAND OF GRASS OR SMALL GRAINS WILL NORMALLY PRODUCE SUFFICIENT COVER TO RETARD EROSION AND REDUCE SEDIMENT.
- USE OF TEMPORARY SEEDING SHALL BE IMPLEMENTED WHEN A DISTURBED AREA OR MATERIAL STOCKPILE WILL BE INACTIVE FOR A PROLONGED PERIOD OF TIME.
- ALL ESSENTIAL GRADING SUCH AS DIVERSIONS, DAMS, DITCHES, AND DRAINS NEEDED TO PREVENT GULLYING AND REDUCE SILTATION SHALL BE COMPLETED PRIOR TO SEEDING.
- PREPARE SEEDBED BY REMOVING ALL STONES, TRASH AND STUMPING DEBRIS THAT WILL INTERFERE WITH SEEDING AREA. WHERE FEASIBLE, TILL THE SOIL TO A DEPTH OF ABOUT 3 INCHES TO PREPARE SEEDBED AND MIX FERTILIZER INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATIONS SHOULD BE PERFORMED ACROSS THE SLOPE.
- A MINIMUM OF 300 POUNDS PER ACRE (7 LBS. PER 1,000 SQ.FT.) OF 10-10-10 FERTILIZER, OR ITS EQUIVALENT, SHALL BE UNIFORMLY SPREAD OVER THE AREA PRIOR TO BEING INCORPORATED INTO THE SOIL.
- THE SEED SHALL BE SPREAD UNIFORMLY OVER THE AREA. AFTER SEEDING, THE SOIL SHOULD BE FIRMED BY ROLLING OR PACKING. WHERE ROLLING OR PACKING IS NOT FEASIBLE, THE SEED SHALL BE COVERED LIGHTLY BY RAKING, DISKING, OR DRAGGING.
- HAY OR STRAW MULCH MAY BE NECESSARY TO PROMOTE SEED GERMINATION IN DRY AND/OR INFERTILE CONDITIONS.
- PLANT SELECTION AND APPLICATION RATES:

SPECIES	RATE 1 (LBS/AC.)	RATE 2 (LBS/1,000 S.F.)	REMARKS
WINTER RYE	112	2.5	FALL, 8/15 TO 9/15 PLANT 1.0 INCH DEEP
OATS	80	2.0	SPRING PRIOR TO 5/15 PLANT 1.0 INCH DEEP
ANNUAL RYEGRASS	40	1.0	QUICK, SHORT DURATION GOOD APPEARANCE EARLY SPRING & FALL PLANT 0.25 INCH DEEP
PERENNIAL RYEGRASS	30	0.7	LASTS LONGER THAN ANNUAL LATE SPRING & FALL MULCHING WILL ALLOW USE ALL SEASON PLANT 0.5 INCH DEEP

**SEEDING FOR TEMPORARY PROTECTION OF DISTURBED AREAS** 2 DT-1



**TYPICAL SWALE DETAILS** 3 DT-1

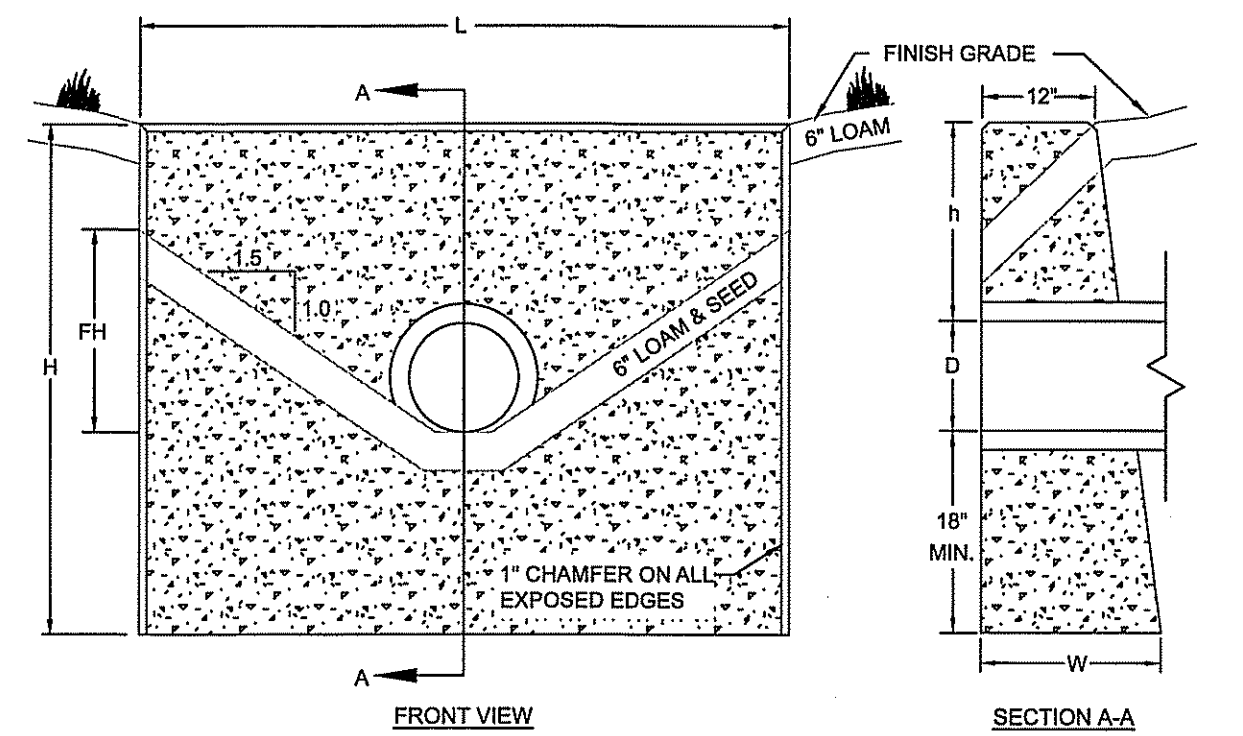


LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

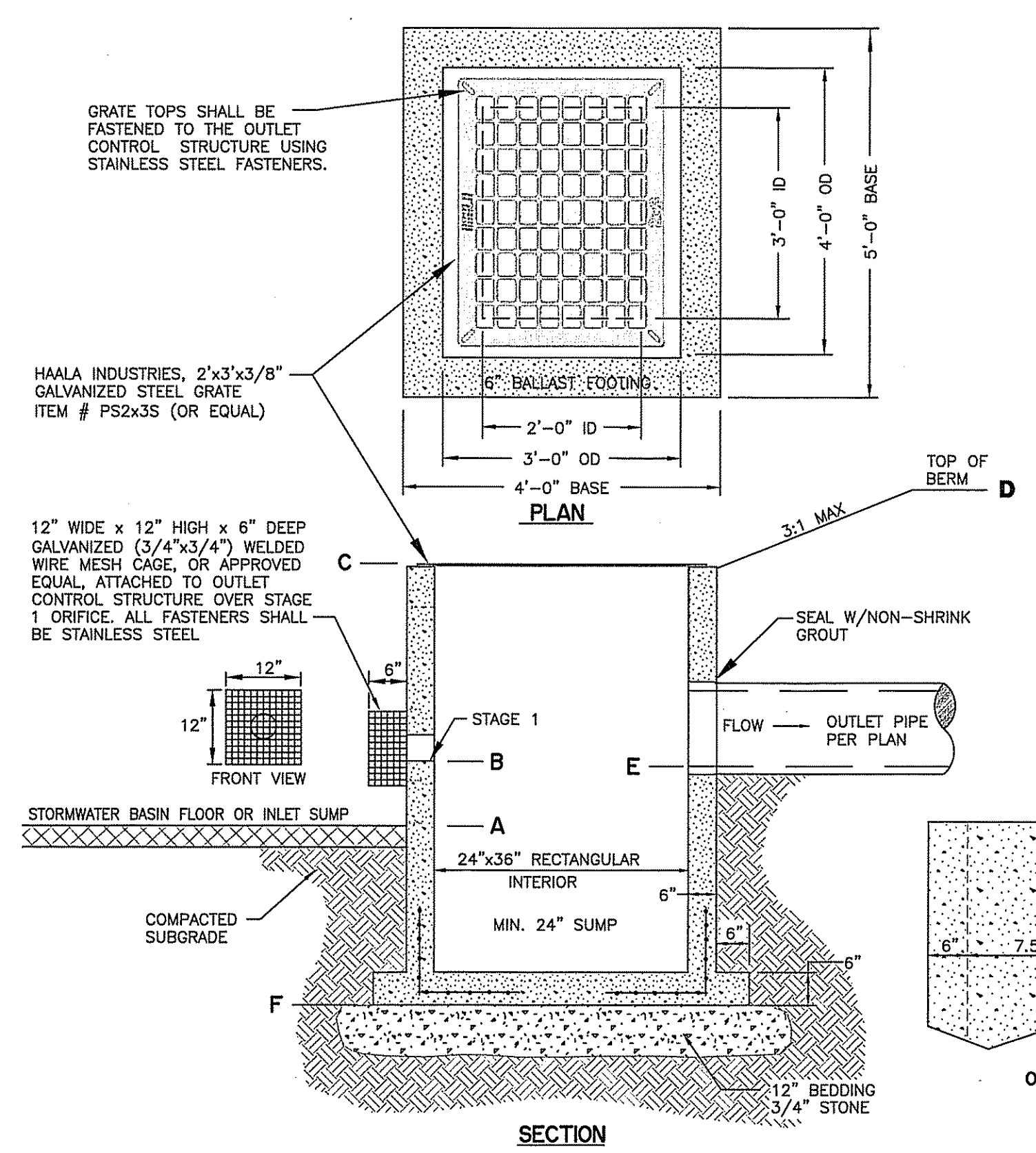
INSIDE DIAMETER	TOTAL WIDTH
12" TO 24"	I.D. + 24"
OVER 24"	2 x I.D.

**DRAINAGE TRENCH (TYPICAL)** 4 DT-1



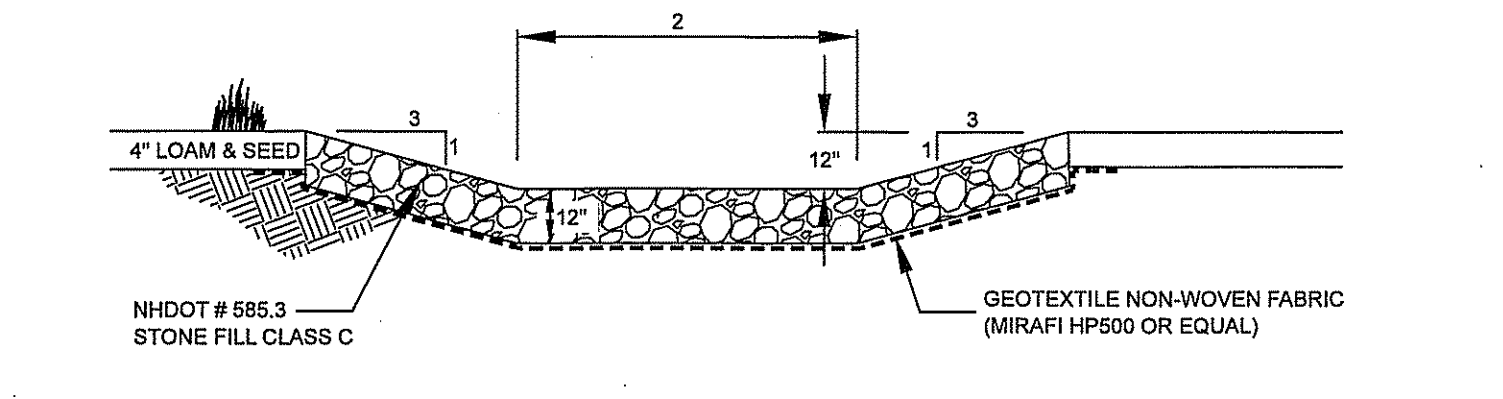
CULVERT DIAM.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	TOP HEIGHT	HEADWALL BOTTOM
D	L	H	FH	h	W
12	4'-3"	3'-9"	1'-1"	1'-3"	1'-11.25"
15	6'-0"	4'-3"	1'-7"	1'-6"	2'-0.75"
18	7'-0"	4'-6"	1'-10"	1'-6"	2'-1.50"
24	9'-0"	5'-0"	2'-4"	1'-6"	2'-3.00"
30	11'-0"	5'-6"	2'-10"	1'-6"	2'-4.50"
36	13'-0"	6'-0"	3'-4"	1'-6"	2'-6.00"
48	17'-9"	7'-3"	4'-7"	1'-6"	2'-9.75"

**HEADWALL - PRECAST CONCRETE** 5 DT-1

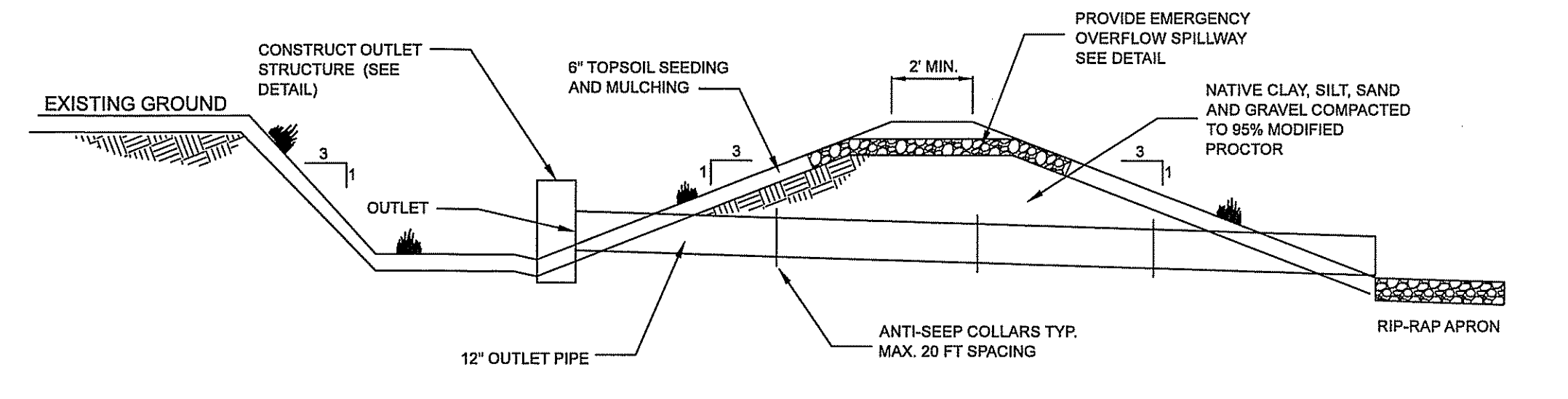


LOCATION	BASIN OUTLETS	ELEVATIONS (FT.)					
		A	B	C	D	E	F
OS1 (DB1)	6" ORIFICE	480.0	480.5	483.1	484.5	480.3	478.0

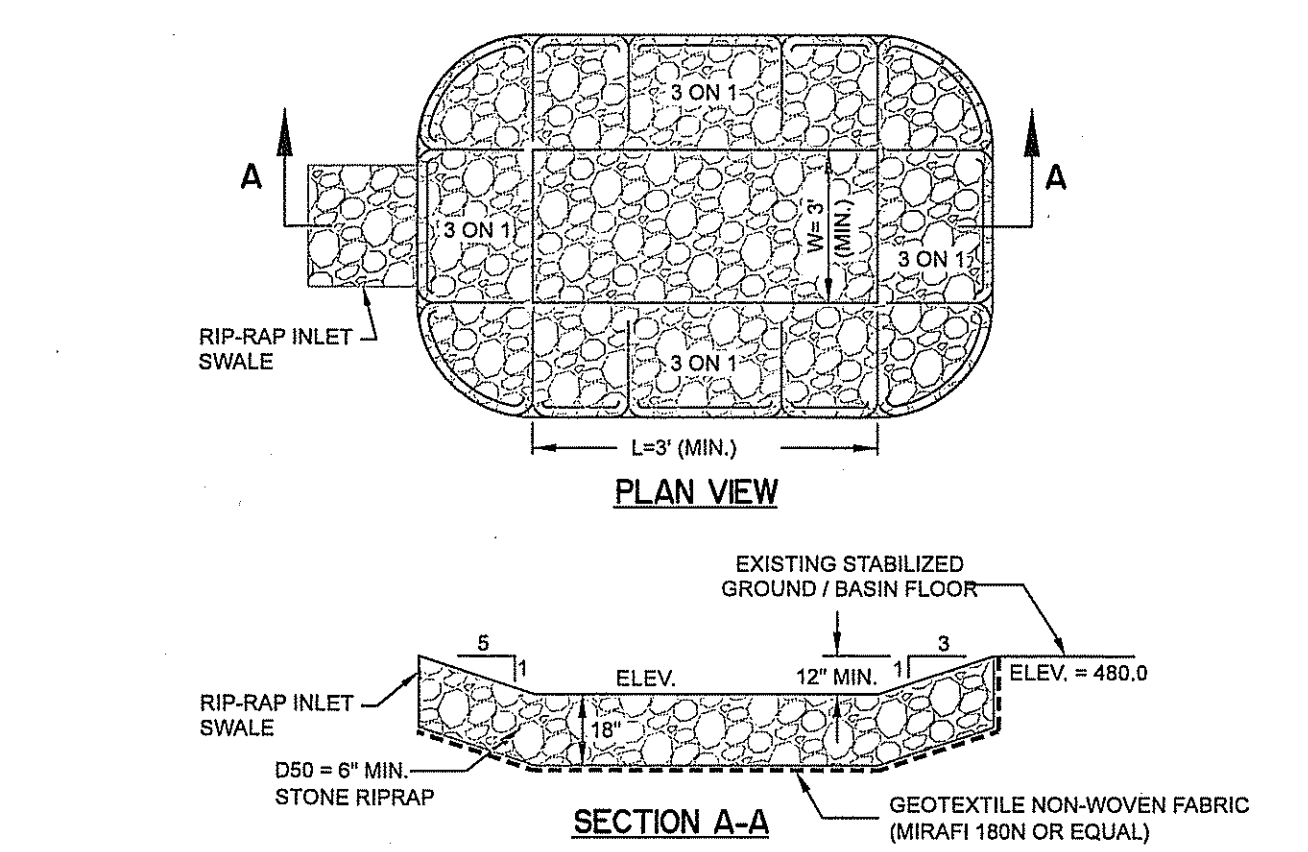
**STORMWATER BASIN OUTLET STRUCTURE** 7 DT-1



**RIP-RAP SPILLWAY DETAIL** 8 DT-1



**DETENTION BASIN BERM DETAIL** 6 DT-1



LOCATION	DO(N)	L (FT)	W (FT)	ELEV.
DB1	NA	3	3	478.0

**PLUNGE POOL** 9 DT-1



**OUTLET STRUCTURE OS1 UPPER FRONT VIEW**

**SCALE: N.T.S.** 7 DT-1

**CONSTRUCTION DETAILS**  
**TAX MAP PARCEL 48-5 - 32 OLD BROOKLINE ROAD**  
**MILFORD, NEW HAMPSHIRE**  
 PREPARED FOR AND LAND OF:  
**CHAPPELL PROPERTIES, LLC**  
 454 NH ROUTE 13 SOUTH, MILFORD, NH 03055-3415

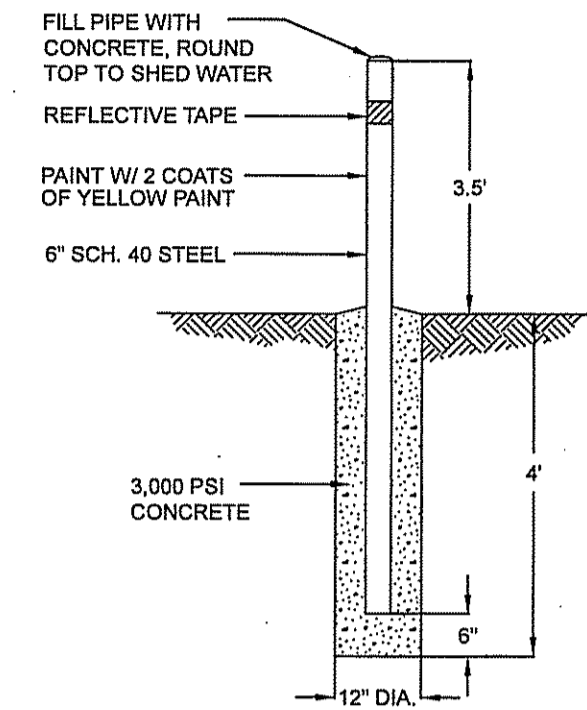
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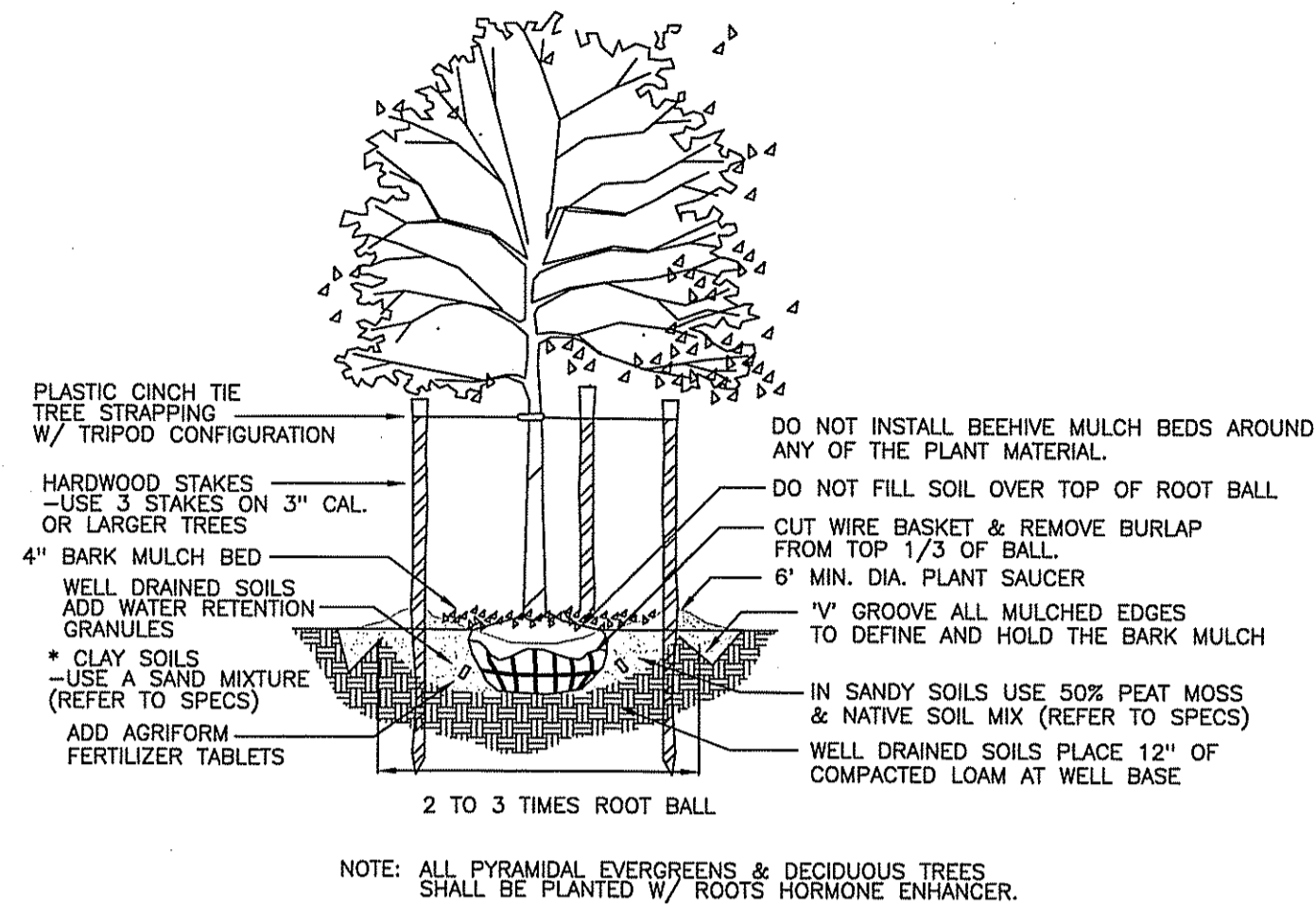
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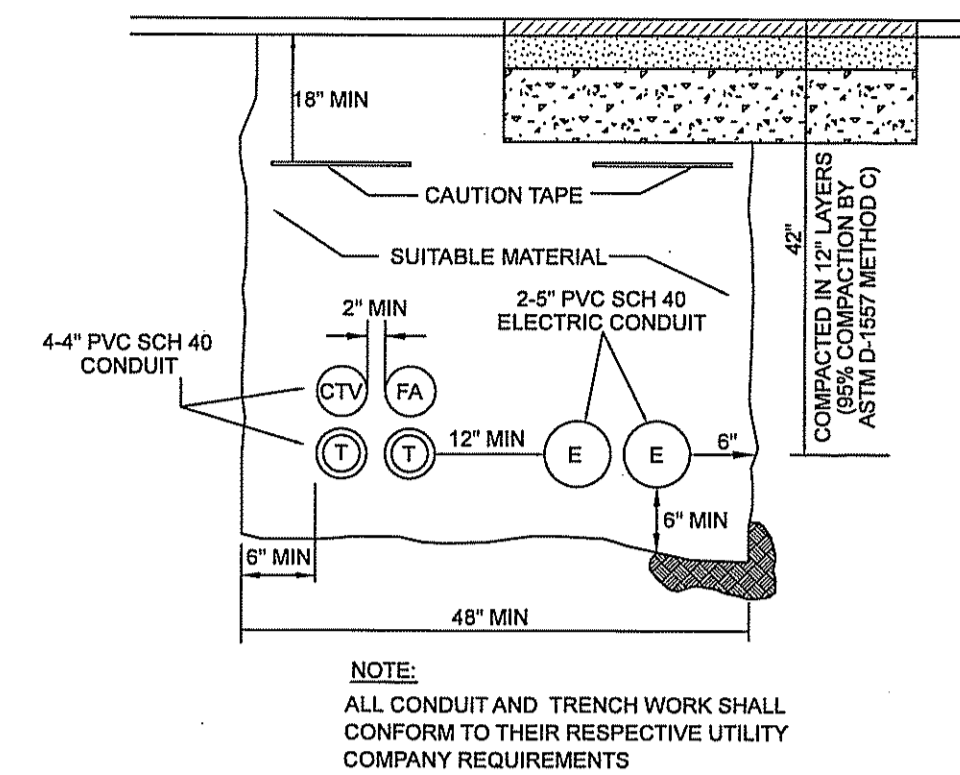
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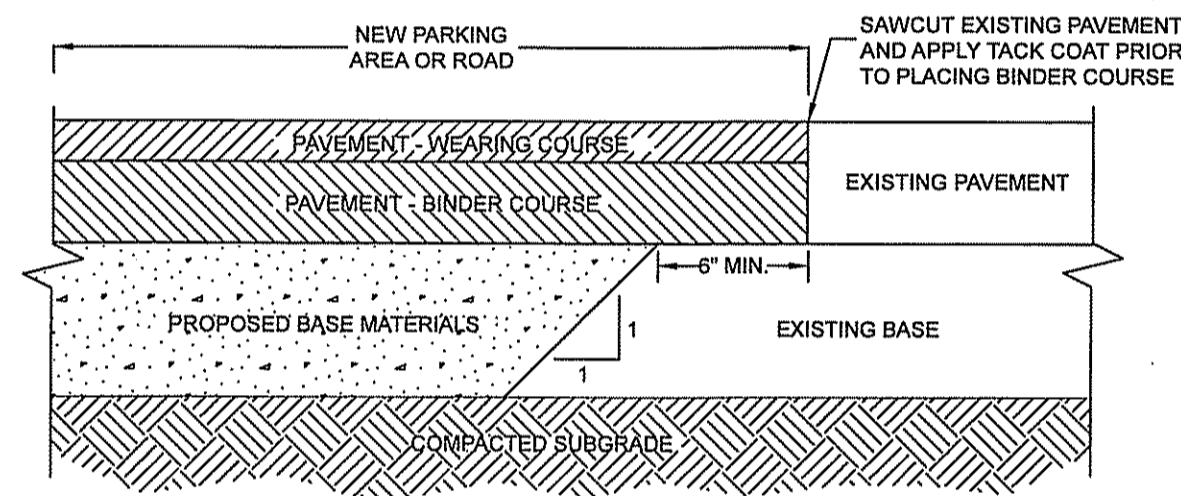
OR APPROVED EQUAL SCALE: N.T.S.  
**BOLLARD** 1 DT-2



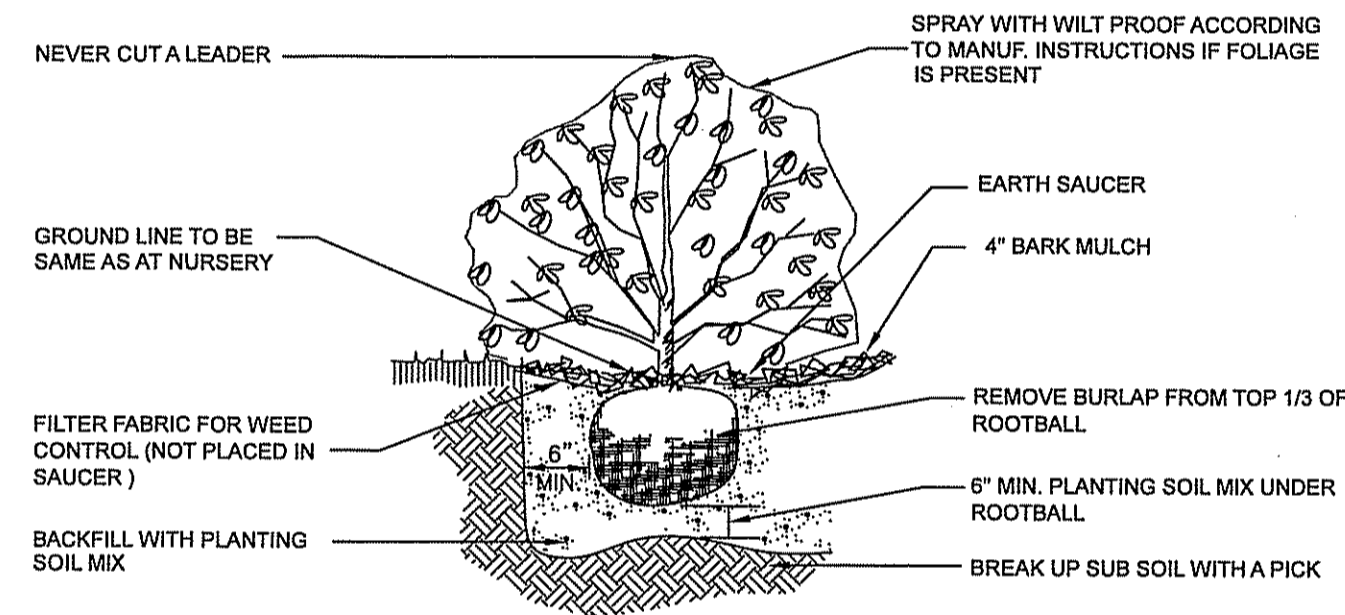
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**DECIDUOUS TREE PLANTING DETAIL** 4 DT-2



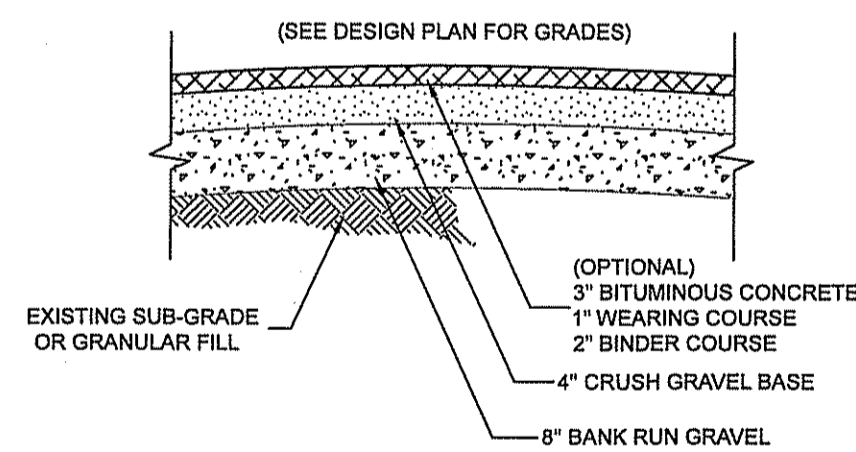
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**TYPICAL UTILITY TRENCH** 7 DT-2



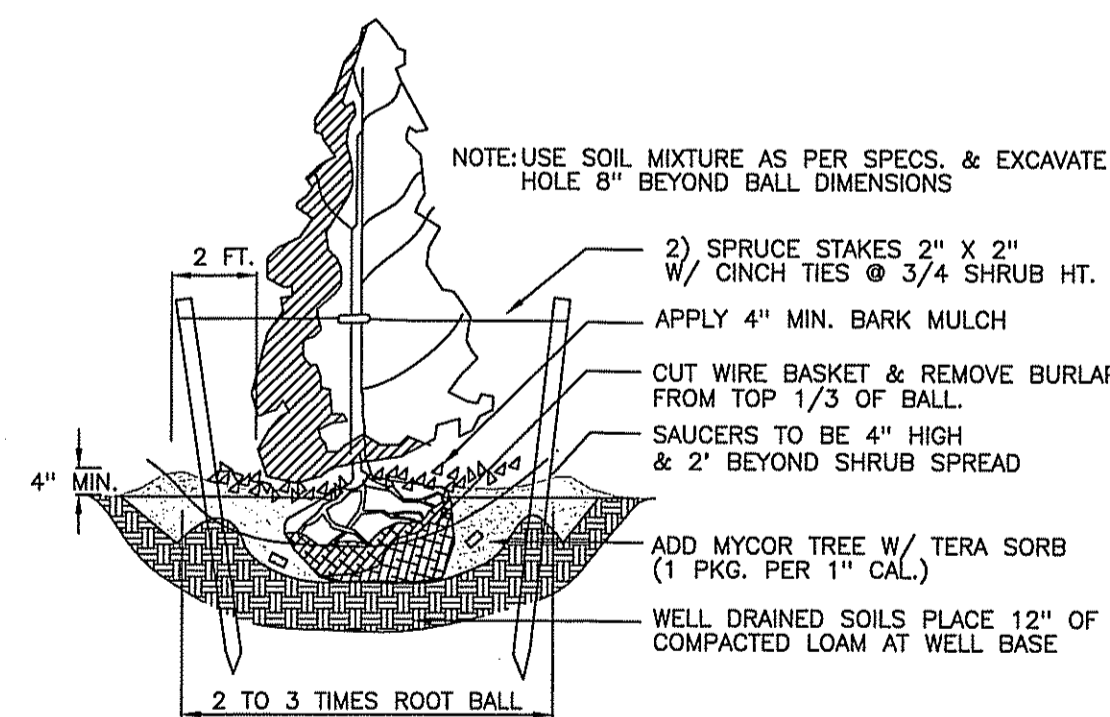
NOTE:  
 1. SEE ROADWAY OR PARKING LOT SECTION FOR MATERIALS AND ASSOCIATED DEPTHS.  
 2. INFRARED JOINT AFTER PLACING PAVEMENT.  
 SCALE: N.T.S.  
**PAVEMENT MATCH** 2 DT-2



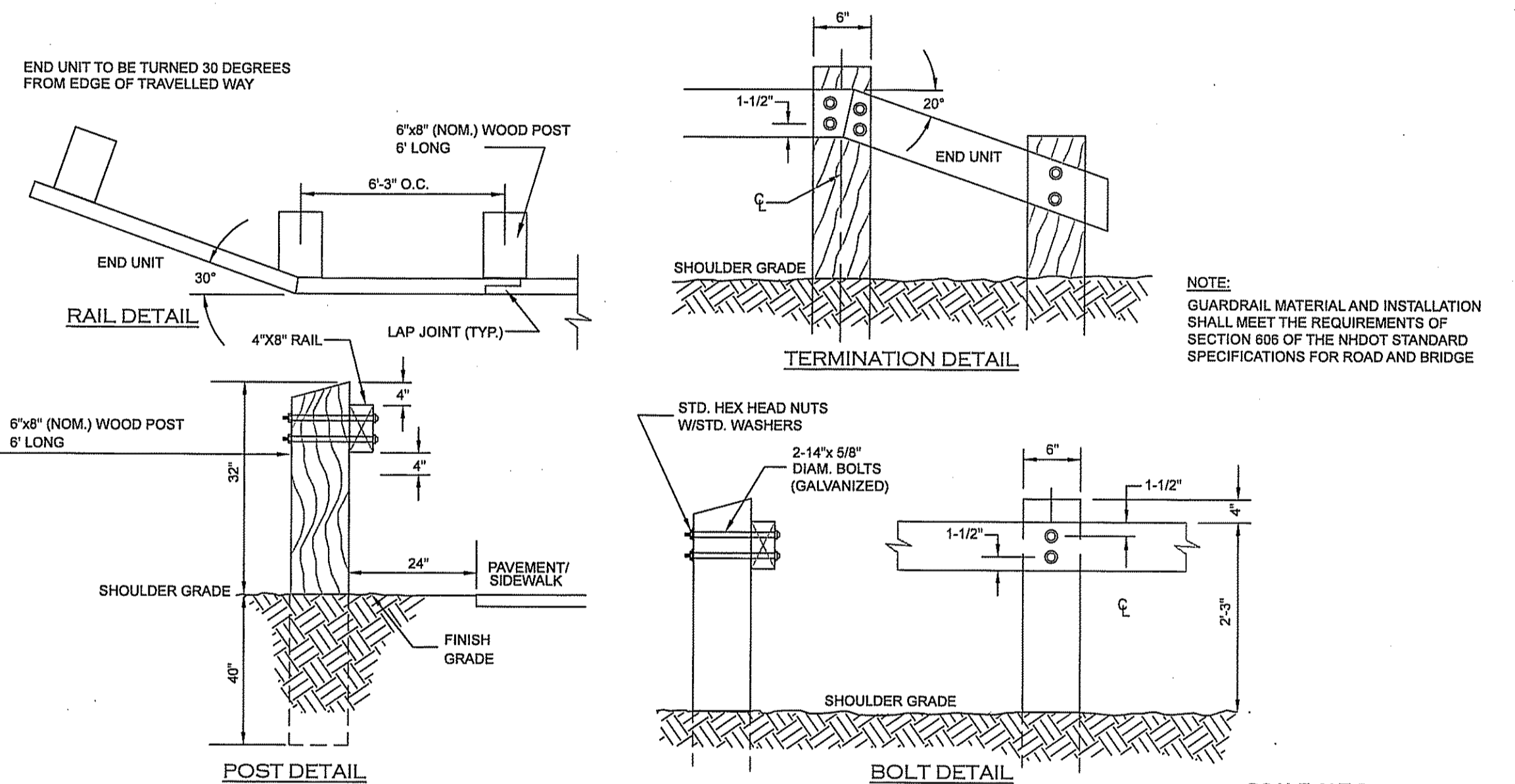
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**SHRUB PLANTING DETAIL** 5 DT-2



SCALE: N.T.S.  
**PAVED AREAS/INTERIOR AISLE SECTION** 3 DT-2

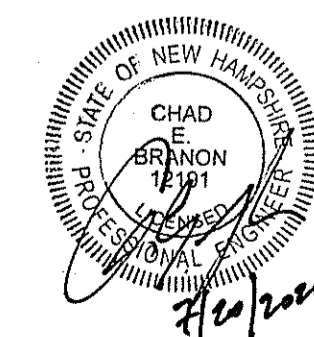


SCALE: N.T.S.  
**EVERGREEN TREE PLANTING DETAIL** 6 DT-2



SCALE: N.T.S.  
**WOOD GUARDRAIL** 8 DT-2

CONTACT DIG SAFE  
 72 HOURS PRIOR  
 TO CONSTRUCTION  
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 OR DIAL 8 1 1  
 CALL 811 - KNOW WHAT'S BELOW



REV.	DATE	DESCRIPTION	C/O	DR	CK

**CONSTRUCTION DETAILS**  
**TAX MAP PARCEL 48-5 - 32 OLD BROOKLINE ROAD**  
**MILFORD, NEW HAMPSHIRE**  
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- INSTALL STONE CHECK DAMS AND SILTATION CONTROL FENCES IN LOCATIONS SHOWN ON PLANS. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE(S).
- CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES.
- ROUGH GRADE SITE - CONSTRUCT DRAINAGE BASINS, CATCH BASINS AND DRAINAGE SWALES DURING INITIAL PORTION OF CONSTRUCTION. STABILIZE IMMEDIATELY PER THE CONSTRUCTION AND EROSION CONTROL DETAILS. DO NOT DIRECT STORM WATER RUNOFF TO THESE STRUCTURES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.
- CONSTRUCT STORAGE BUILDINGS, PAVED AREAS AND ASSOCIATED SITE IMPROVEMENTS AS SHOWN. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES.
- PLACE STONE CHECK DAMS AROUND INLETS AROUND ALL STRUCTURES UNTIL AREAS ARE STABLE AND ALL NON-PAVED DISTURBED AREAS HAVE A HEALTHY VEGETATIVE COVER. SILT SACKS MAY BE UTILIZED IN PLACE OF STONE CHECK DAMS ON CATCH BASINS.
- INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.25" OR GREATER RAINFALL.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- FINISH GRADING AND PREPARE FOR LOADING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
- FINISH CONSTRUCTING STORAGE BUILDINGS AND PAVED AREAS. PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF DRIVE AND PARKING AREA PAVING (SEE EROSION CONTROL NOTES).
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- STORMWATER FLOWS ARE NOT TO BE DIRECTED INTO THE STORMWATER BASINS UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

**CONSTRUCTION SEQUENCE NOTES**

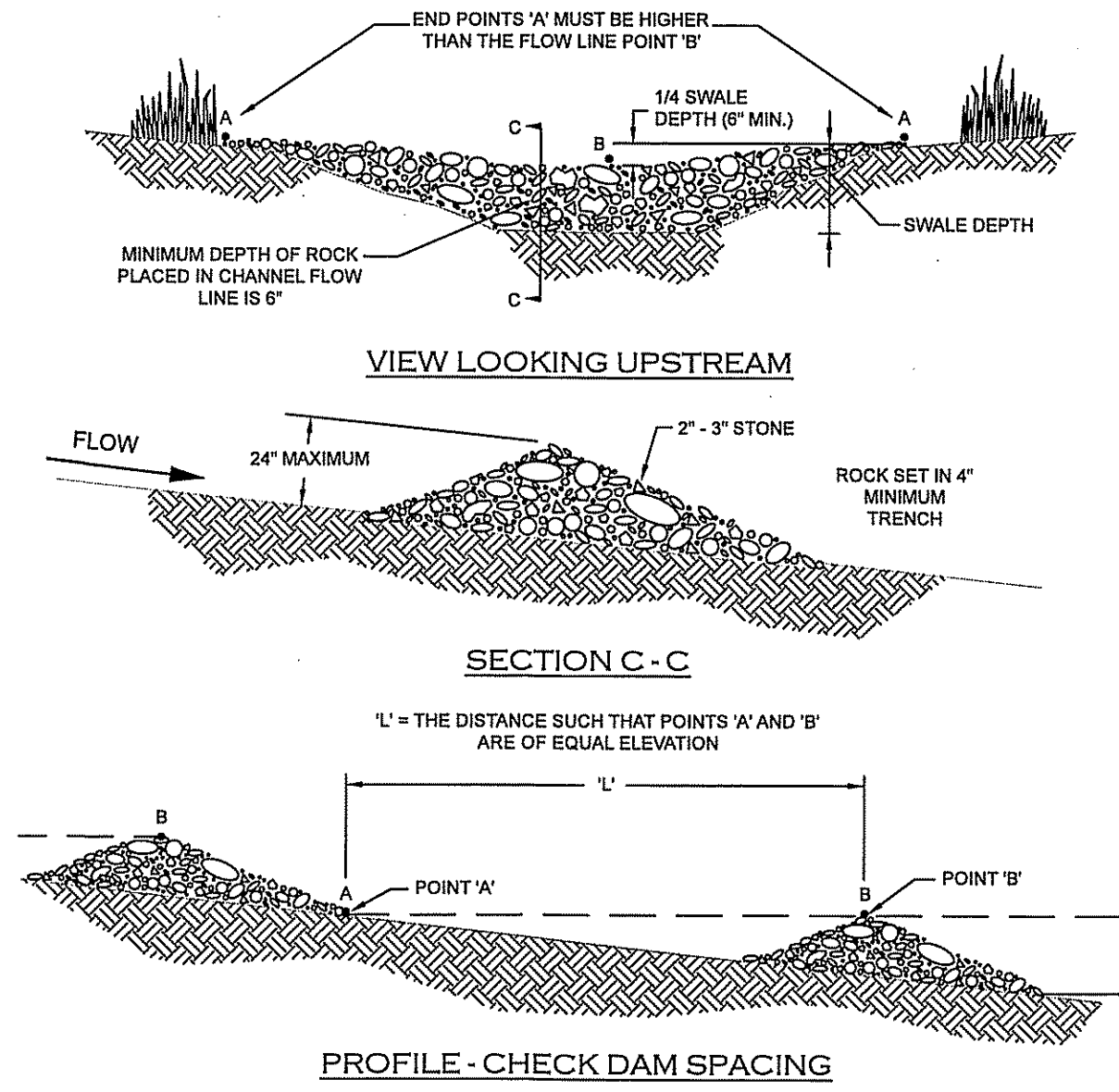
- EROSION CONTROL (GENERAL CONSTRUCTION)**
- PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.
  - EROSION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.
  - EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.
  - EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.25-INCH OR GREATER RAINFALL. SEDIMENTS SHALL BE DISPOSED OF IN AN UPLAND AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND BE PERMANENTLY STABILIZED.
  - THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION.
  - THE LAND AREA EXPOSED SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME. ALL NON-ACTIVE DISTURBED AREAS SHALL BE STABILIZED WITHIN 30 DAYS OF THE DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.
  - DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
  - AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURED:
    - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
    - A MINIMUM OF 65% VEGETATED GROWTH HAS BEEN ESTABLISHED;
    - A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; OR
    - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
  - EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1 (HORIZONTAL / VERTICAL). UNLESS OTHERWISE SPECIFIED THE CONTRACTOR SHALL USE NORTH AMERICAN GREEN SC150, OR APPROVED EQUAL.
  - ALL AREAS RECEIVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).
  - ALL DISTURBED AREAS TO TURF FINISHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 4 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW:

PERMANENT SEED (LAWN AREAS)	POUNDS / 1,000 SQUARE FEET
CREeping RED FESCUE	0.92 LBS
PERENNIAL RYEGRASS	1.15 LBS
KENTUCKY BLUEGRASS	0.58 LBS
REDTOP	0.12 LBS
**APPLICATION RATE TOTALS 2.8 LBS PER 1,000 SF**	

- APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE (CRITICAL TIME FRAMES OR VARIABLE SITES) THEN APPLY FERTILIZER AT A RATE OF 11 POUNDS PER 1,000 SF AND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SF. FERTILIZER SHALL BE LOW PHOSPHATE (LESS THAN 2% PHOSPHORUS).  
CAUTION SHOULD BE TAKE WHEN THE PROPERTY IS LOCATED WITHIN 250 FEET OF A WATER BODY. IN THIS CASE ALL FERTILIZERS SHALL BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER. SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT. NO FERTILIZER EXCEPT LIMESTONE SHALL BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE ARE REGULATED LIMITATIONS.
- PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS (SEE WINTER CONSTRUCTION NOTES). NO DISTURBED AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.
- A VIGOROUS DUST CONTROL PROGRAM SHALL BE APPLIED BY THE SITE CONTRACTOR. DUST SHALL BE MANAGED THROUGH THE USE OF WATER AND/OR CALCIUM CHLORIDE.
- IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS SITE CONDITIONS, WEATHER OR CONSTRUCTION METHODS WARRANT.
- FOLLOWING PERMANENT STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND ACCUMULATED SEDIMENTATION IS TO BE DISPOSED OF IN AN APPROVED LOCATION, OUTSIDE OF JURISDICTIONAL WETLANDS.

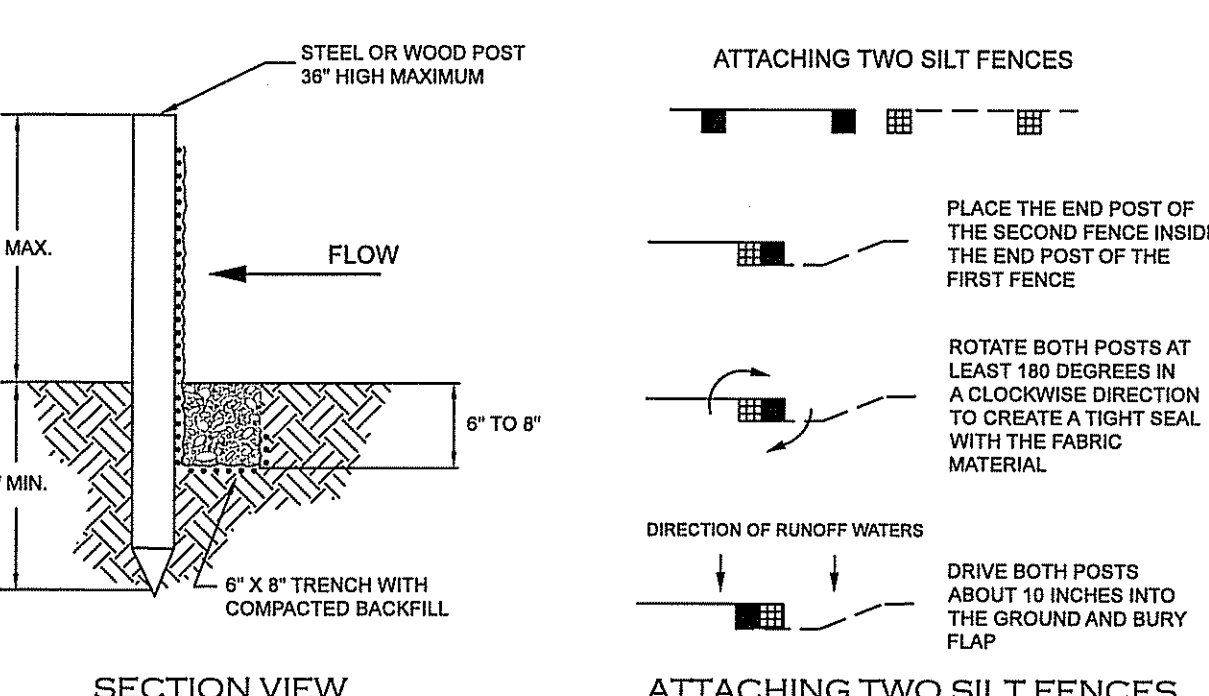
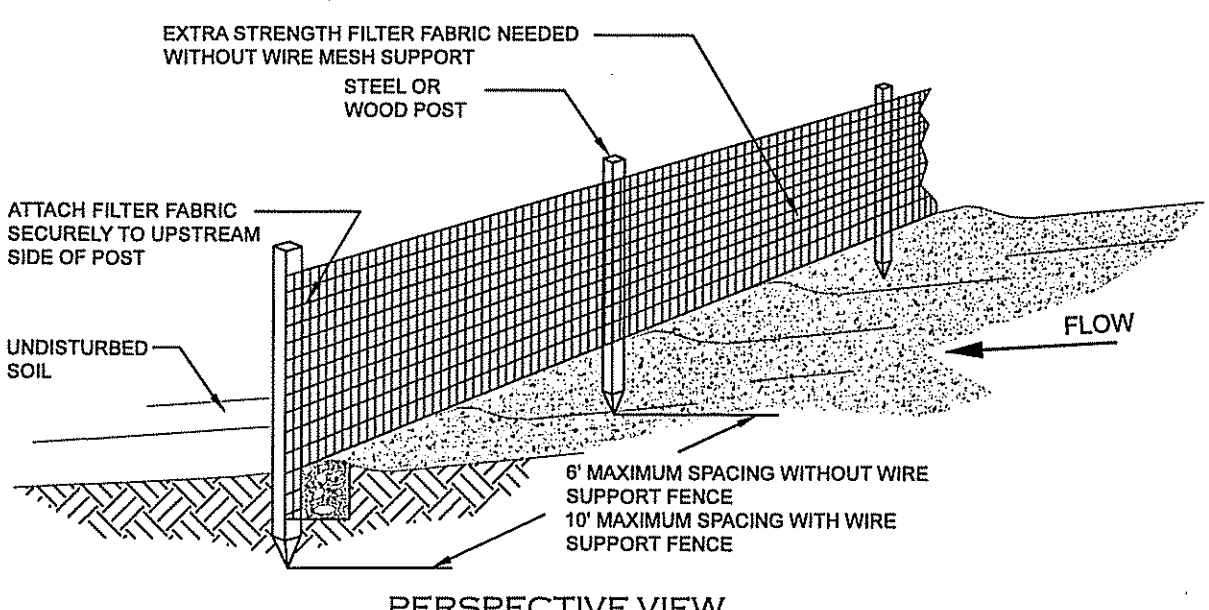
- EROSION CONTROL (WINTER CONSTRUCTION)**
- ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
  - ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
  - AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL OR PROPERLY INSTALLED EROSION CONTROL BLANKETS COVERED WITH HAY. OTHER STABILIZATION OPTIONS ARE TO BE APPROVED BY THE APPROPRIATE AGENCIES AND THE DESIGN ENGINEER. IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER MONTHS THEN THE ROAD SHOULD BE CLEARED OF ACCUMULATED SNOW AFTER EACH STORM EVENT.

**EROSION CONTROL NOTES**



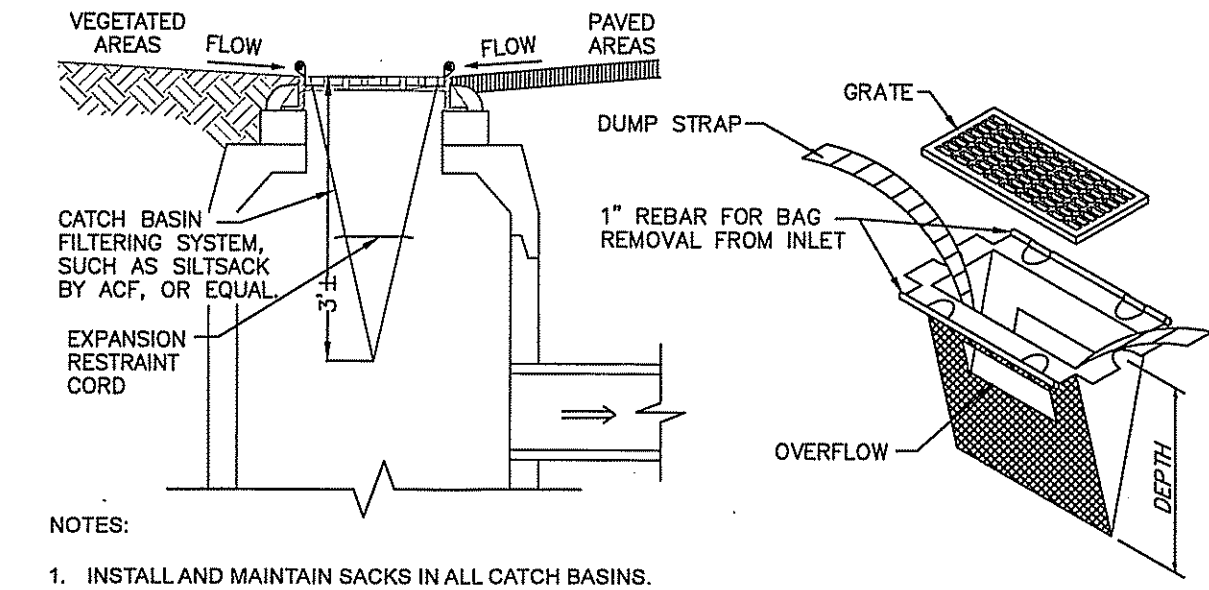
- NOTES:**
- STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
  - THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
  - STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
  - STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL-GRADED ANGULAR 2 TO 3 INCH STONE. THE INSTALLATION OF 3/4-INCH STONE ON THE UPGRADING FACE IS RECOMMENDED FOR BETTER FILTERING.
  - WHEN INSTALLING STONE CHECK DAMS THE CONTRACTOR SHALL KEY THE STONE INTO THE CHANNEL BANKS AND EXTEND THE STONE BEYOND THE ABUTMENTS A MINIMUM OF 16-INCHES TO PREVENT FLOW AROUND THE DAM.
  - STONE CHECK DAMS SHOULD BE REMOVED ONCE THE SWALE OR DITCH HAS BEEN STABILIZED UNLESS OTHERWISE SPECIFIED.

**STONE CHECK DAM**



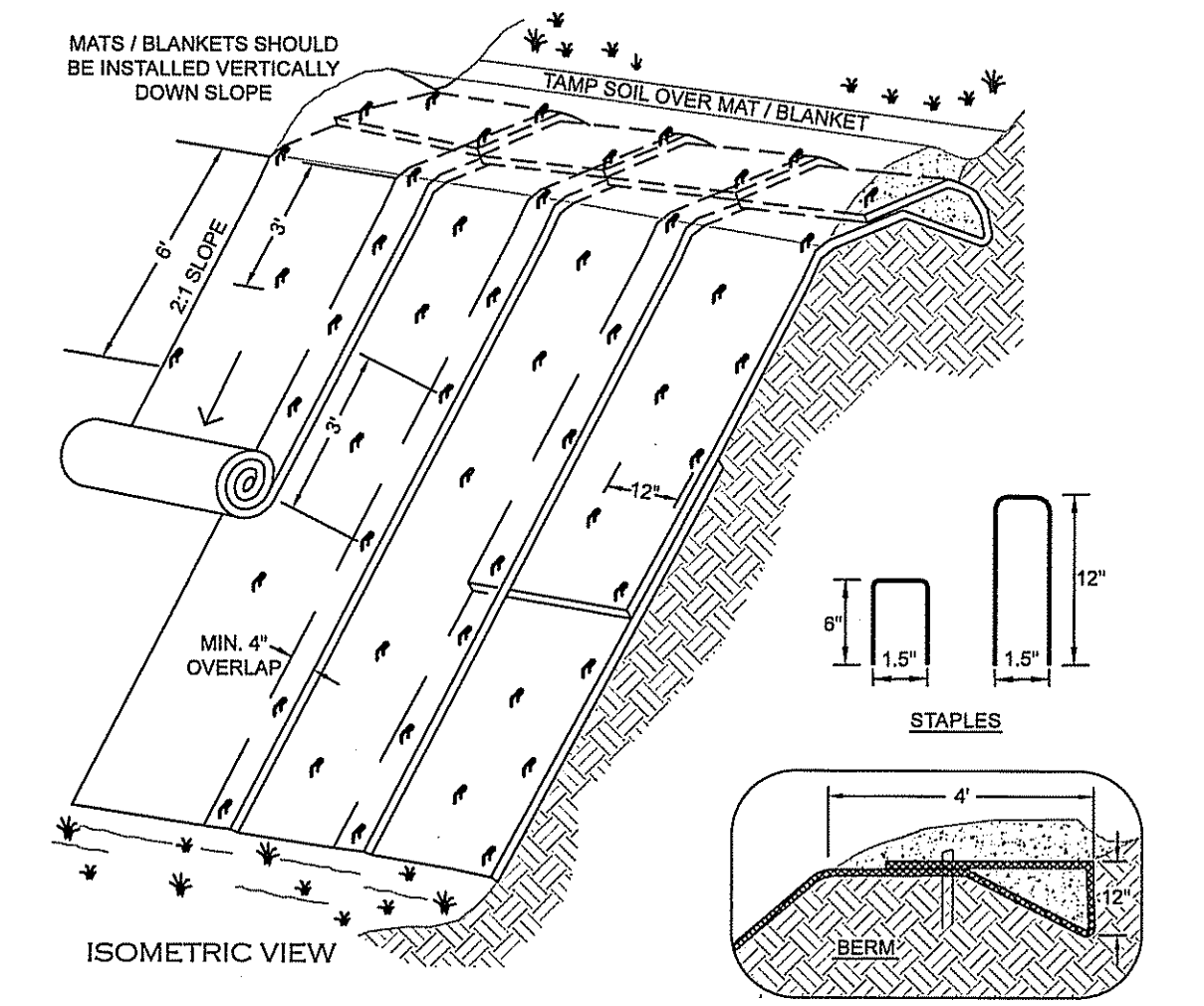
- NOTES:**
- SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAYS.
  - SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UPSLOPE.
  - IF THE SITE CONDITIONS INCLUDE FROZEN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

**SILT FENCE**



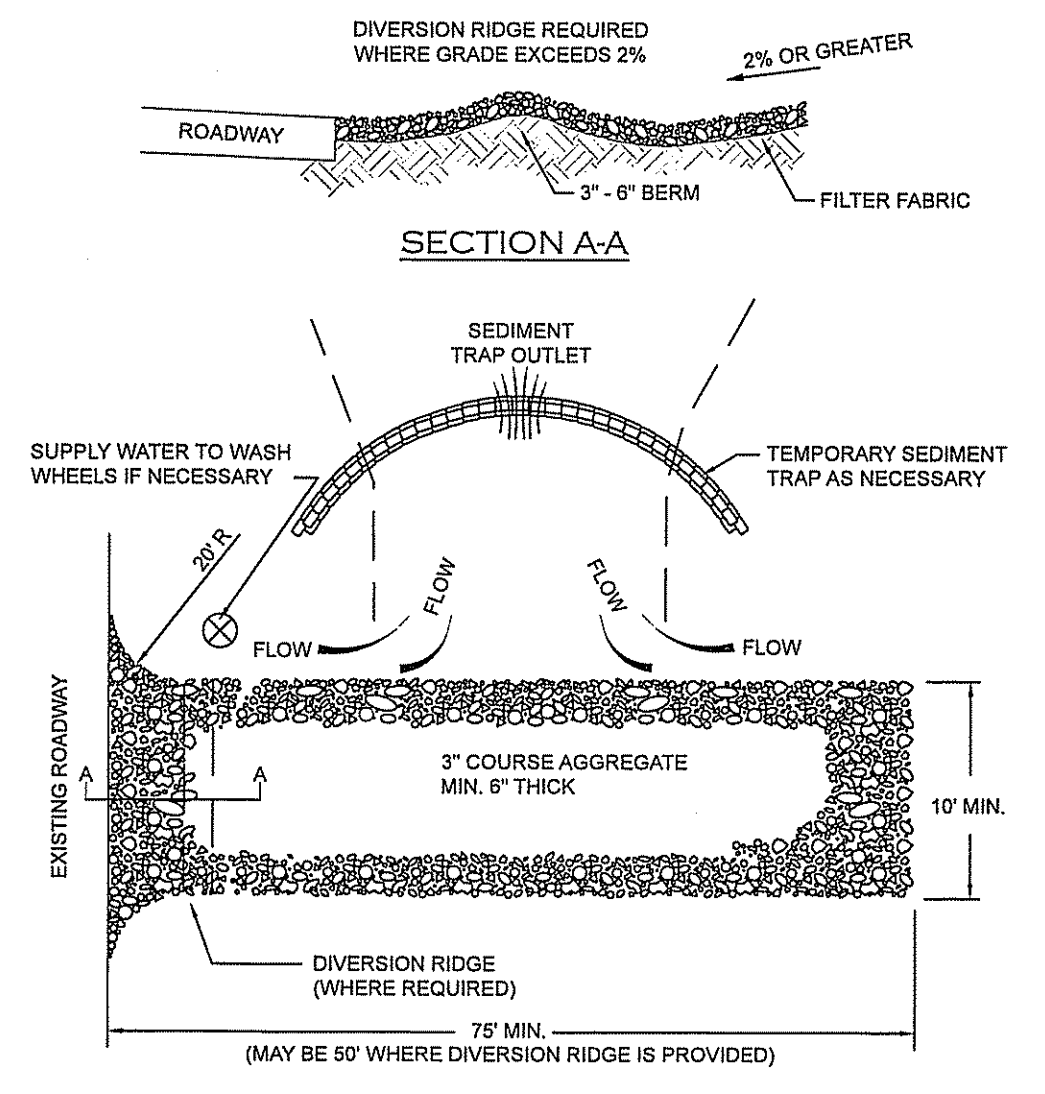
- NOTES:**
- INSTALL AND MAINTAIN SACKS IN ALL CATCH BASINS.
  - TO INSTALL SACK, REMOVE CATCH BASIN GRATE AND PLACE SACK IN OPENING. HOLD OUT APPROXIMATELY SIX INCHES OF THE SACK OUTSIDE THE FRAME FOR THE LIFTING STRAPS. REPLACE THE GRATE TO HOLD THE SACK IN PLACE.
  - THE SACK SHOULD BE INSPECTED AFTER EVERY STORM, OR ONCE EVERY TWO WEEKS, WHICH EVER OCCURS FIRST.
  - THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH SEDIMENT, THE SACK SHOULD BE EMPTIED. EMPTY THE SACK AWAY FROM THE CATCH BASIN TO PREVENT SEDIMENT FROM RE-ENTERING THE CATCH BASIN. EMPTY THE SACK PER THE MANUFACTURERS RECOMMENDATIONS.
  - REPLACE THE SACK IN THE CATCH BASIN AFTER THE SACK HAS BEEN EMPTIED. ONCE CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED BY PAVING OR A HEALTHY VEGETATIVE COVER, REMOVE THE SACK FROM THE CATCH BASINS.

**SILT SACK SEDIMENT FILTER**



- NOTES:**
- DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES; DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  - INSTALL STRAW/COCONUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN SC150 OR EQUAL ON ALL SLOPES EXCEEDING 3' HORIZ: 1' VERT.
  - THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1 INCH AND LENGTH OF 7 INCH.
  - SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT.
  - APPLY LIME, FERTILIZER AND PERMANENT SEEDING BEFORE PLACING BLANKETS.
  - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET AS SHOWN. ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAKES IN APPROPRIATE LOCATIONS. REFER TO MANUFACTURERS STAPLE GUIDE FOR CORRECT STAPLE PATTERN.
  - LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
  - IN LOOSE SOIL CONDITIONS THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6 INCHES MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
  - THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING AND SHALL BE RESEEDING, RESEEDING AND REMULCHED AS DIRECTED.

**EROSION BLANKETS - SLOPE INSTALLATION**



- NOTES:**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSINGS, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  - THE MINIMUM STONE USED SHOULD BE 3-INCH CRUSHED STONE.
  - THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
  - THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
  - THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
  - THE PAD SHOULD BE AT LEAST 6-INCHES THICK.
  - THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
  - THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
  - NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
  - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

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