

TOWN OF MILFORD RECEIVED
MAR 18 2024
PB ZBA Office

IFICATION:
I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY 2021.

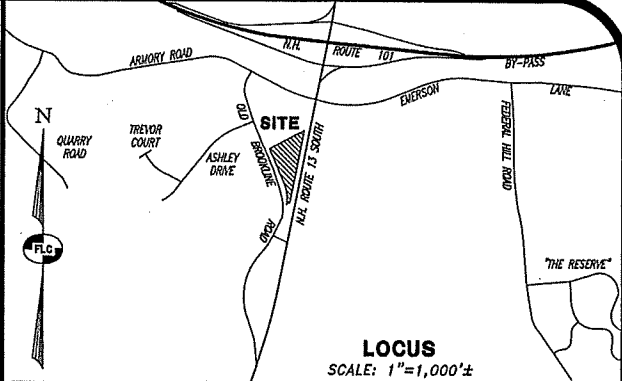
3/18/2024
MICHAEL P. LUCAS
PLANNING & SURVEYING
No. 946
STATE OF NEW HAMPSHIRE
Professional Engineer
7/10/2024

- LEGEND:**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ADJUTING LOT LINE
 - BUILDING SETBACK LINE
 - EDGE OF PAVED ROAD
 - EDGE OF GRAVEL ROAD
 - GRANITE CURB LINE
 - STONE WALL
 - EDGE OF TREE LINE
 - EDGE OF WETLANDS
 - WETLANDS BUFFER LINE
 - CHAIN-LINK FENCE
 - QUADRANT
 - FORMER TRACT LINE
 - CULVERT OR DRAIN LINE
 - OVERHEAD UTILITY LINE
 - UNDERGROUND UTILITY LINE
 - GRANITE BOUND FOUND
 - IRON PIN FOUND
 - IRON PIPE FOUND
 - UTILITY POLE & GUY
 - CATCH BASIN (SQUARE)
 - CATCH BASIN (ROUND)
 - DROP INLET
 - SINGLE SIGN POST
 - BOLLARD
 - TAG POLE
 - TAX MAP & LOT NUMBER

- PROPOSED FEATURES**
- EDGE OF PAVEMENT
 - QUADRANT
 - SARCUT LINE
 - RETAINING WALL
 - NUMBER OF PARKING SPACES
 - TRAFFIC FLOW (NOT PAINTED ARROWS)
 - TO BE REMOVED
 - PROPOSED BUILDING

BOUNDARY LINE CHART:

L1	N37°59'34"W	18.71'
L2	S39°00'26"W	35.00'



NOTES:

- THE OWNER OF RECORD FOR MAP 48 LOT 8 IS CHAPPELL PROPERTIES, LLC, 454 NH ROUTE 13 SOUTH, MILFORD, NH 03055-3415. THE DEED REFERENCE FOR LOT 48-8 IS BK. 8129 PG. 523 DATED JULY 9, 1999. BOTH ARE RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED CONVERSION OF A PORTION OF THE EXISTING STORAGE BUILDING INTO AN AUTOMOTIVE GARAGE FOR CHAPPELL DETAILING ALONG WITH ASSOCIATED UTILITY AND PARKING IMPROVEMENTS.
- THE BOUNDARY INFORMATION SHOWN IS BASED ON THE REFERENCE DEEDS AND THE REFERENCE PLANS CITED HEREON TOGETHER WITH A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE IN FEBRUARY 2021. THE HORIZONTAL ORIENTATION IS BASED ON THE H.C.R.D. PLAN #13079 (NH GRID). THE VERTICAL DATUM IS ASSUMED.
- THE AREA OF EXISTING LOT 48-8 IS 2.740 ACRES OR 119,365 SQ.FT. WITH 765.72 FT. OF FRONTAGE ALONG NH ROUTE 13 SOUTH AND 609.59 FT. ALONG OLD BROOKLINE ROAD.
- ZONING FOR THE LOT IS THE INTEGRATED COMMERCIAL-INDUSTRIAL DISTRICT (IC).

ABUTTER INFORMATION (CONTINUED):

- MAP 47 LOT 27-30
JOHN M. & ANITA S. STEVENS III
19 ASHLEY DRIVE
MILFORD, NH 03055-3450
- MAP 47 LOT 14
PATTI A LIAMOS REV. TRUST
40 ASHLEY DRIVE
MILFORD, NH 03055
- MAP 47 LOT 15
FRANCIS G. CISEWSKI, JR.
TAMMY CISEWSKI
39 ASHLEY DRIVE
MILFORD, NH 03055

REQUIRED, NO SEWER & WATER	EXISTING LOT 48-8
MIN LOT AREA	40,000 SF
MIN LOT FRONTAGE	150 FT
MIN FRONT SETBACK	159.72 FT
MIN SIDE SETBACK	30 FT
MIN REAR SETBACK	15 FT
MIN BLDG. HEIGHT	35.5 FT
	40 FT

- 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 FEBRUARY 2021.
- JURISDICTIONAL WETLANDS WERE MAPPED BY CHRISTOPHER A. GUIDA, C.W.S., AND LOCATED BY THIS OFFICE DURING THE MONTH OF AUGUST, 2019.
- ACCESS TO THE LOT IS FROM EXISTING DRIVEWAYS. NO NEW ACCESS IS PROPOSED.
- THE PARCEL LIES OUTSIDE OF THE 100-YEAR FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33011004590 DATED SEPTEMBER 25, 2009.
- THE SUBJECT PARCEL IS LOCATED ENTIRELY WITHIN THE LEVEL 1 GROUNDWATER PROTECTION OVERLAY AREA.
- SOIL TYPE FOR THE ENTIRE SITE IS Cmc, CANTON FINE SANDY LOAM, VERY STONY, WITH SLOPES BETWEEN 8% AND 15%.
- THE LOT IS CURRENTLY SERVICED BY OVER-HEAD & UNDERGROUND UTILITIES, AN UNDERGROUND PROPANE TANK AND AN ON-SITE WELL.
- "OPEN SPACE" AREA FOR LOT 48-8 IS 0.83 ACRES OR 30.3% OF THE TOTAL PARCEL AREA. MINIMUM REQUIREMENT IS 30% FOR EACH LOT.
- THE LOTS MAY BE SUBJECT TO SLOPE AND EMBANKMENT RIGHTS OF THE STATE OF NEW HAMPSHIRE (SEE NH DEPARTMENT OF PUBLIC WORKS PROJECT NO. S-17(3), DATED 1953).
- SEE N.H.D.E.S. SUBDIVISION APPROVAL #164497, DATED: JULY 21, 1998 FOR PARCEL 48-8.
- ANTICIPATED HOURS OF OPERATION WILL BE MONDAY THROUGH FRIDAY FROM 8 AM TO 5 PM. HOURS OF OPERATION ARE SUBJECT TO CHANGE BASED ON MARKET CONDITIONS.

OWNER'S SIGNATURE
3/15/2024 DATE

GRAPHIC SCALE
0' 20' 40' 80' 120'
IMPERIAL: 1"=40'

NOTES (CONTINUED):

- PARKING CALCULATIONS:
AUTOMOTIVE SERVICES: GAS STATIONS, AUTO DEALERS, AUTO REPAIR & BODY SHOPS;
REQUIRED: 1 SPACE PER EMPLOYEE PLUS 1 SPACE PER 1,000 S.F. OR 4 PER BAY
REQUIRED: 1,205 S.F. = 1.2 SPACES
2 EMPLOYEES = 2 SPACES
TOTAL REQUIRED = 1.2 + 2 = 3.2 SPACES
TOTAL PARKING SPACES PROVIDED = 4 SPACES
- THE SITE WILL BE SERVICED BY ON-SITE SEPTIC AND WELL.
- THERE ARE NO PROPOSED CHANGES TO EXISTING EXTERIOR LIGHTING. ALL SITE LIGHTING SHALL BE DOWNCAST TO PREVENT LIGHT POLLUTION.
- THERE IS NO ADDITIONAL PROPOSED PROJECT SIGNAGE AT THIS TIME.
- THIS PROJECT WILL NOT CHANGE THE EXISTING DRAINAGE PATTERNS ON SITE. ALL IMPROVEMENTS ARE PROPOSED WITHIN EXISTING PARKING, BUILDING, AND STORAGE AREAS.
- AS-BUILT PLANS WILL BE DELIVERED TO THE TOWN OF MILFORD'S BUILDING DEPARTMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE PROPOSED CONVERSION MAY BE SUBJECT TO POLICE IMPACT FEES.
- TRASH WILL BE HANDLED BY PRIVATE COMPANY OR BY USE OF THE LOCAL TRANSFER STATION.
- SHOW STORAGE WILL CONTINUE TO BE ADJACENT TO PAVED AREAS AS SHOWN.
- A WAIVER REQUESTING RELIEF FROM SECTIONS 6.08.6 AND 6.08.7 OF THE MILFORD DEVELOPMENT REGULATIONS HAS BEEN SUBMITTED AND IS PENDING PLANNING BOARD APPROVAL.

SITE PLAN
TAX MAP 48 LOT 8
(459 NH ROUTE 13 SOUTH)
MILFORD, NEW HAMPSHIRE

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

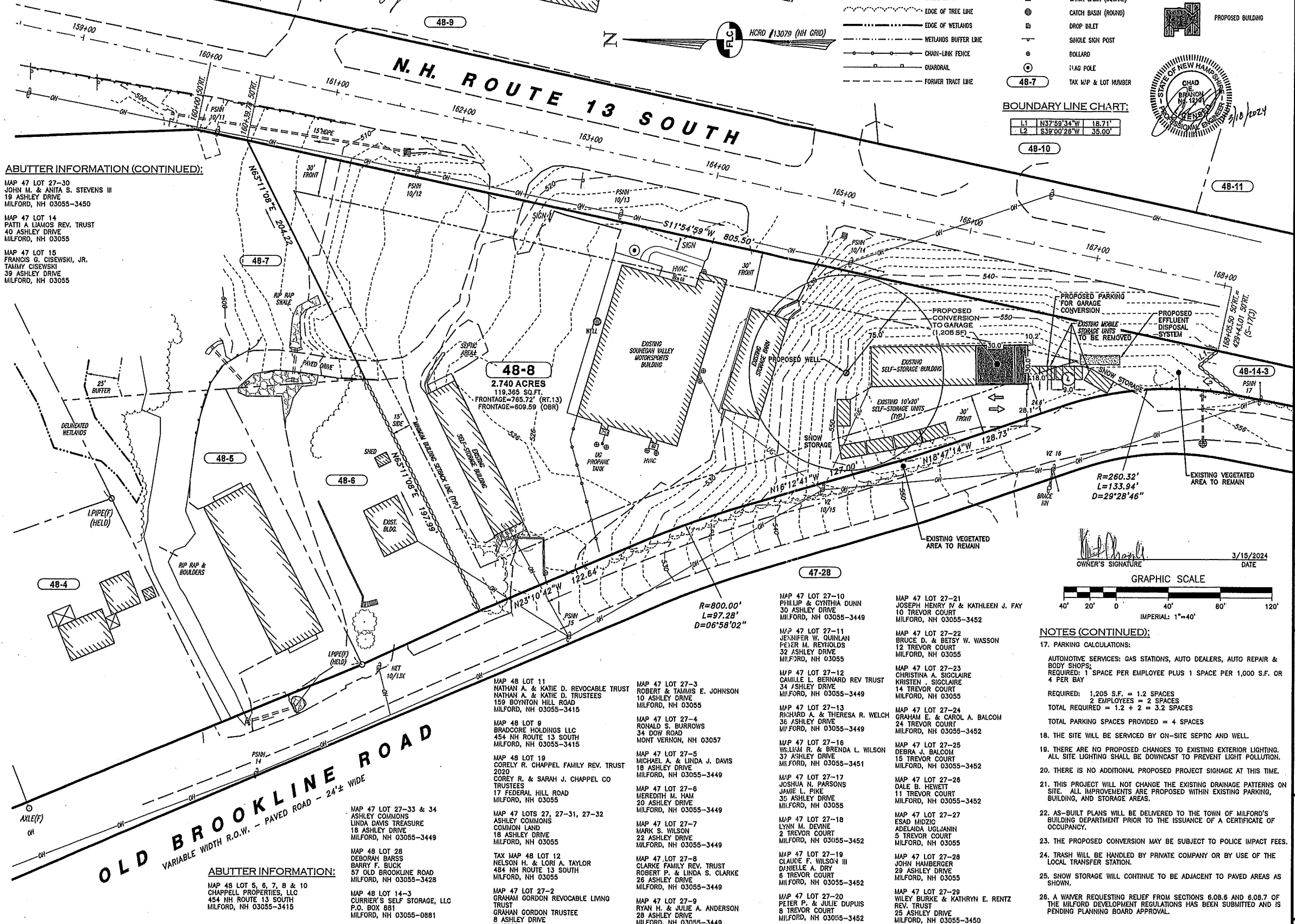
SCALE: 1"=40' MARCH 18, 2024

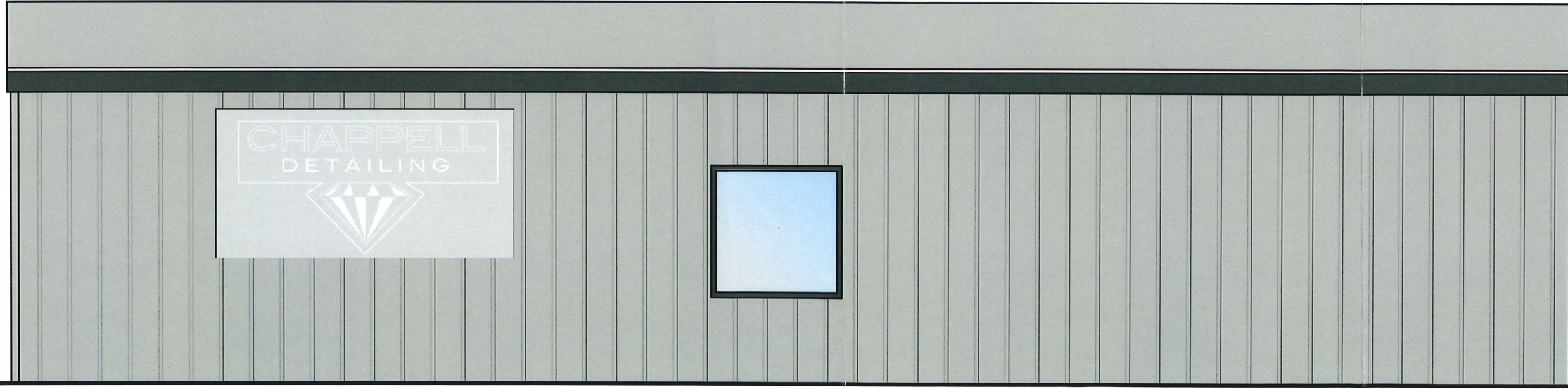
Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

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

FILE: 5285P09.DWG PROJ. NO. 528.09 SHEET NO. SP-1 PAGE NO. 1 OF 1





PROJECT: CHAPPELL DETAILING GARAGE
MILFORD, NEW HAMPSHIRE

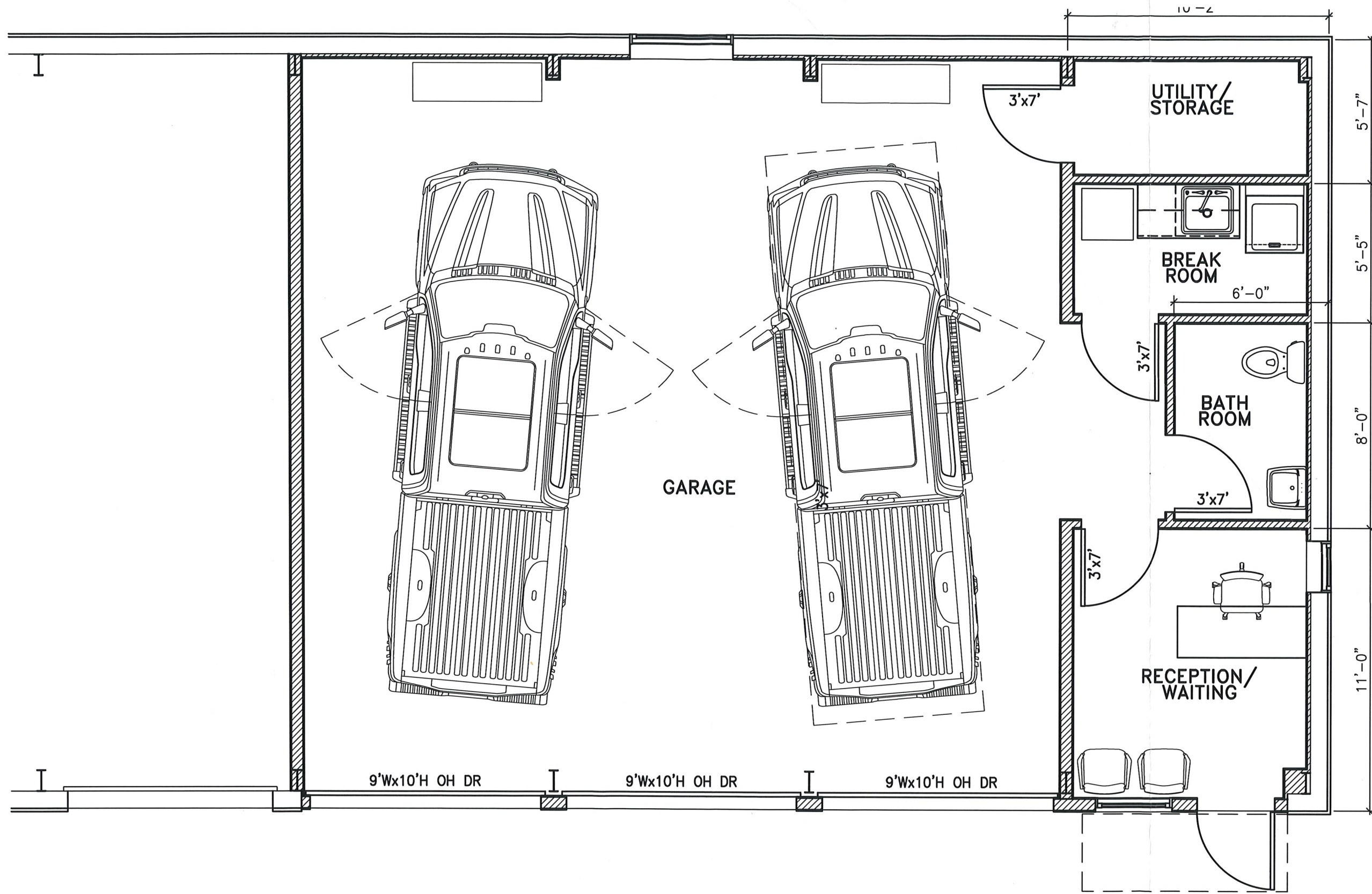
DRAWING: EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

PROJECT NO.: 0000

DATE: 02/08/24

CHAPPELL
DESIGN
488 ROUTE 13 SOUTH
MILFORD, NH 03055
(603) 213-6935
chappelldesignnh.com

A2



PROJECT NO.: 0000

DATE: 02/08/24

PROJECT: CHAPPELL DETAILING GARAGE
MILFORD, NEW HAMPSHIRE

DRAWING: FLOOR PLAN
SCALE: 1/4" = 1'-0"

CHAPPELL
DESIGN
468 ROUTE 13 SOUTH
MILFORD, NH 03065
(603) 213-6555
chappelldesignmm.com

A1