

ABUTTER INFORMATION:

TAX MAP 48 LOT 40
COREY R. CHAPPELL FAMILY REVOCABLE TRUST OF 2020
MILFORD, NH 03055
SARAH J. CHAPPELL, TRUSTEES
17 FEDERAL HILL ROAD
MILFORD, NH 03055
VOL.9359 PG.1745 II 9/29/20 (FEDERAL HILL ROAD)

TAX MAP 48 LOT 27
SHAWN M. MANCINI
57 FEDERAL HILL RD
MILFORD, NH 03055
VOL.9057 PG.324 3/19/18
MILFORD, NH 03055

TAX MAP 48 LOT 26
JOHN L. & CATHERINE V. KENDALL
75 FEDERAL HILL RD
MILFORD, NH 03055
VOL.6643 PG.392 5/31/02 (75 FEDERAL HILL ROAD)

TAX MAP 48 LOT 31
ISAAC L. & BERGERON
27 FEDERAL HILL ROAD
MILFORD, NH 03055
VOL.9218 PG.87 9/30/19 (27 FEDERAL HILL ROAD)

TAX MAP 48 LOT 30
ANDREA MORAIS
37 FEDERAL HILL ROAD #1
MILFORD, NH 03055
VOL.8700 PG.1819 10/20/14 (37 FEDERAL HILL ROAD)

TAX MAP 48 LOT 28
BONNIE LESNIAK
43A FEDERAL HILL ROAD
MILFORD, NH 03055
PROBATE 316-2020 (43 FEDERAL HILL ROAD)

TAX MAP 48 LOT 28
TRAVIS ONEILL
51 FEDERAL HILL ROAD
MILFORD, NH 03055
VOL.9150 PG.1168 3/2/19 (51 FEDERAL HILL ROAD)

TAX MAP 48 LOT 15-1
GFI MILFORD PHASE II LLC
133 PEARL ST SUITE 400
BOSTON, MA 02110-2417
VOL.6375 PG.503 3/20/01 (18 COLBURN ROAD)

TAX MAP 48 LOT 15
GFI MILFORD LLC
133 PEARL ST SUITE 400
BOSTON, MA 02110-2417
VOL.6272 PG.1725 8/2/00 (928 NH RTE 13 S)

TAX MAP 48 LOT 19-1
ANDREA KOKKO CHAPPELL REVOCABLE TRUST
ANDREA K. CHAPPELL, TRUSTEE
MILFORD, NH 03055
VOL.9459 PG.918 4/22/21 (498 NH RTE 13 S)

TAX MAP 48 LOT 13
ANDREA KOKKO CHAPPELL REVOCABLE TRUST
ANDREA K. CHAPPELL, TRUSTEE
480 NASHUA STREET
MILFORD, NH 03055
VOL.9459 PG.920 9/27/05 (454 NH RTE 13 S)

TAX MAP 48 LOT 12
NELSON H. & LORI A. TAYLOR
484 NH RTE 13 S
MILFORD, NH 03055
VOL.9259 PG.1342 2/3/20 (484 NH RTE 13 S)

TAX MAP 48 LOT 14-2
CURRIER'S DEL STORAGE, LLC
P.O. BOX 881
MILFORD, NH 03055-0881
VOL.8972 PG.2382 5/31/17 (495 NH RTE 13 S)

TAX MAP 48 LOT 11
NATHAN A. & KATIE D. BALL REVOCABLE TRUST OF 2017
NATHAN A. & KATIE D. BALL, TRUSTEES
159 BOYNTON HILL ROAD
MILFORD, NH 03055-3415
VOL.8944 PG.2300 2/8/17 (478 NH RTE 13 S)

TAX MAP 48 LOT 32-1 & 32-3
STATE OF NH DOT ROW
29 HAZEN DRIVE
CONCORD, NH 03301
VOL.2384 PG.769 1/8/75
VOL.2152 PG.132 8/7/71 (NH RTE 13 S)

TAX MAP 48 LOT 32
REVOCABLE TRUST OF 2017
NATHAN A. & KATIE D. BALL, TRUSTEES
159 BOYNTON HILL ROAD
MILFORD, NH 03055-3415
VOL.8944 PG.2300 2/8/17 (478 NH RTE 13 S)

TAX MAP 48 LOT 32-2
BEEHIVE INVESTMENTS, INC.
101 EMERSON ROAD
MILFORD, NH 03055
VOL.5682 PG.1954 12/29/95 (101 EMERSON ROAD)

TAX MAP 48 LOT 7B
CARRETT & BRIDGET CHAPPELL
70 EMERSON RD
MILFORD, NH 03055
VOL.9557 PG.2999 11/17/21 (70 EMERSON ROAD)

TAX MAP 48 LOT 39
DELMAR H. & BARBARA PATTON
59 EMERSON RD
MILFORD, NH 03055
VOL.9557 PG.2999 11/17/21 (70 EMERSON ROAD)

TAX MAP 48 LOT 30
NATHAN F. HEISTER
AMANDA MARTEL
39 FEDERAL HILL ROAD
MILFORD, NH 03055

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- CURB LINE
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- EXISTING EASEMENT LINE
- 300' — 10' CONTOUR INTERVAL
- 302' — 2' CONTOUR INTERVAL
- CHAIN-LINK FENCE
- STOCKADE FENCE
- WIRE FENCE
- GUARDRAIL
- CULVERT OR DRAIN LINE
- SEWER LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- GAS LINE
- WATER LINE

NOTES:

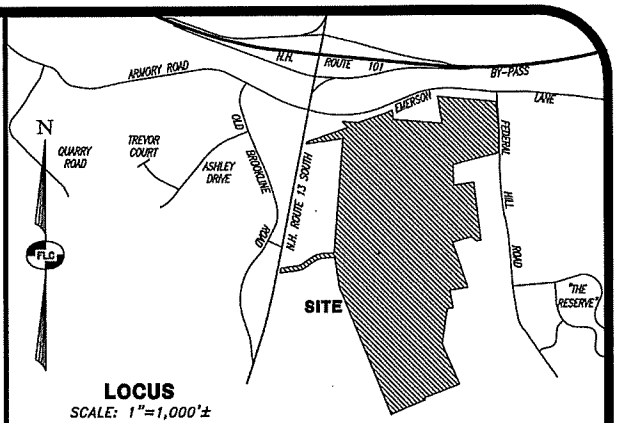
- THE OWNERS OF RECORD TAX MAP 48 PARCEL 19 IS THE COREY R. CHAPPELL FAMILY REVOCABLE TRUST OF 2020, COREY R. & SARAH J. CHAPPELL, TRUSTEES, 17 FEDERAL HILL ROAD, MILFORD, NH 03055. DEED REFERENCE TO PARCEL IS VOL.9359 PG.1745 (TRACT I) DATED SEPTEMBER 29, 2020 AND RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR A PORTION OF EXISTING TAX MAP 48 LOT 19 OF WHICH IS PARTIALLY DEVELOPED.
- THE TOTAL AREA OF EXISTING TAX MAP LOT 48-19 IS 91.405 ACRES OR 3981545 SQ.FT. WITH 53.11 FT. OF FRONTAGE ALONG N.H. ROUTE 13 SOUTH, 582.14 FT. AND 823.86 FT. OF FRONTAGE ALONG EMERSON ROAD AND 555.91 FT. OF FRONTAGE ALONG FEDERAL HILL ROAD. TOTAL FRONTAGE IS 1785.92 FT.
- THE PROPERTY IS LOCATED WITHIN THE RESIDENCE "R" DISTRICT
LOT REQUIREMENTS INCLUDE:
MIN. LOT SIZE: 2 ACRES (87,120 SQ.FT.)
ROAD FRONTAGE: 200 FT. A CLASS V OR BETTER ROAD
BUILDING SETBACKS: FRONT- 30', SIDE AND REAR- 15'
- THE BOUNDARY INFORMATION SHOWN IS BASED ON THE REFERENCE PLANS CITED HEREON TOGETHER WITH A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF OCTOBER, 2019. THE HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1.
- THE TOPOGRAPHY SHOWN ON THE SITE WAS DEVELOPED FROM AN ON-SITE TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF OCTOBER, 2019 AND FEBRUARY 2024. VERTICAL DATUM IS NAVD83. THE REFERENCE BENCHMARK IS A STANDARD USGS DISK STAMPED 46 ATA 1941.
- PORTIONS OF THIS SITE LOCATED WITHIN THE LEVEL I & LEVEL II AREA OF THE GROUNDWATER PROTECTION DISTRICT.
- PORTIONS OF THIS SITE LIE WITHIN THE WETLANDS CONSERVATION OVERLAY DISTRICT. A 25 FT. BUFFER SHALL BE MAINTAINED FROM ALL WETLANDS. JURISDICTIONAL WETLANDS WERE MAPPED BY CHRISTOPHER A. GUIDA, C.W.S., AND LOCATED BY THIS OFFICE DURING THE MONTH OF FEBRUARY 2024.
- A PORTION OF LOT 48-19 LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ZONE A PER FEMA COMMUNITY NUMBER 330096, F.I.R.M. PANEL 33011C0459D DATED SEPTEMBER 25, 2009. THE AREA OF THE PARTIAL EXISTING CONDITIONS PLAN DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA.
- LOT 48-19 IS SUBJECT TO AN EASEMENT TO THE PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, DATED APRIL 5, 1978 & RECORDED IN HCRD PG.78, AN EASEMENT TO THE PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE DATED OCTOBER 31, 1953 & RECORDED IN HCRD BK.1373 PG.287, & DRIVEWAY EASEMENTS DEFINED IN REFERENCE PLAN #2 CITED HEREON.
- EXISTING LOT 48-19 IS SERVICED BY OVERHEAD ELECTRIC, MUNICIPAL GAS, AND INDIVIDUAL WELL AND SEPTIC SYSTEM.

REFERENCE PLANS:

- "BOUNDARY PLAN - GEORGE P. & PAULINE K. CHAPPELL - MILFORD, N.H.", SCALE: 1"=200', DATED: JANUARY 31, 1980 & REVISED THROUGH MARCH 17, 1980 BY THOMAS F. MORAN, INC. RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #13075.
- ROGER G. & BONNIE L. - CHAPPELL - GEORGE P. & PAULINE - CHAPPELL - KENNETH F. & ANN R. - WEST - MILFORD, NEW HAMPSHIRE, SCALE: 1"=50', DATED: NOVEMBER 30, 1992 AND REVISED THROUGH JANUARY 5, 1993 BY HERDMAN LAND SERVICES, INC. RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #26178.
- "LOT LINE ADJUSTMENT PLAN - TAX MAP 48 LOT 19 - (17 FEDERAL HILL ROAD) - & TAX MAP 48 LOT 7B - (EMERSON ROAD) - MILFORD, NEW HAMPSHIRE - PREPARED FOR AND LAND OF - COREY & SARAH CHAPPELL", SCALE: 1"=60', DATED: NOVEMBER 12, 2019 AND REVISED FEBRUARY 14, 2020, BY FIELDSTONE LAND CONSULTANTS, PLLC. RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #40484.

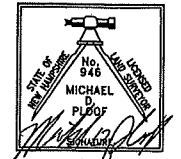
SHEET INDEX

- SHEET 1 - PARTIAL EXISTING CONDITIONS PLAN (200 SCALE)
- SHEET 2 - PARTIAL EXISTING CONDITIONS PLAN (50 SCALE)
- SHEET 3 - SITE PLAN
- SHEET 4 - GRADING & DRAINAGE PLAN
- SHEET 5 - UTILITY PLAN
- SHEET 6 - EROSION CONTROL DETAILS



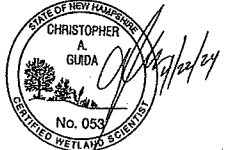
CERTIFICATION:

I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN WERE DEVELOPED FROM A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTHS OF JULY 2018 AND FEBRUARY 2024 AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000).

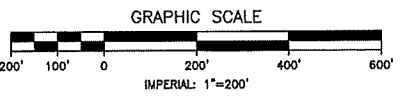


CERTIFICATION:

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 FEBRUARY 2024.



SEE SHEET EX-2 (SHEET 2 OF 2) FOR 1"=50' PARTIAL EXISTING CONDITIONS PLAN



REV.	DATE	DESCRIPTION	C/O	DR	CK

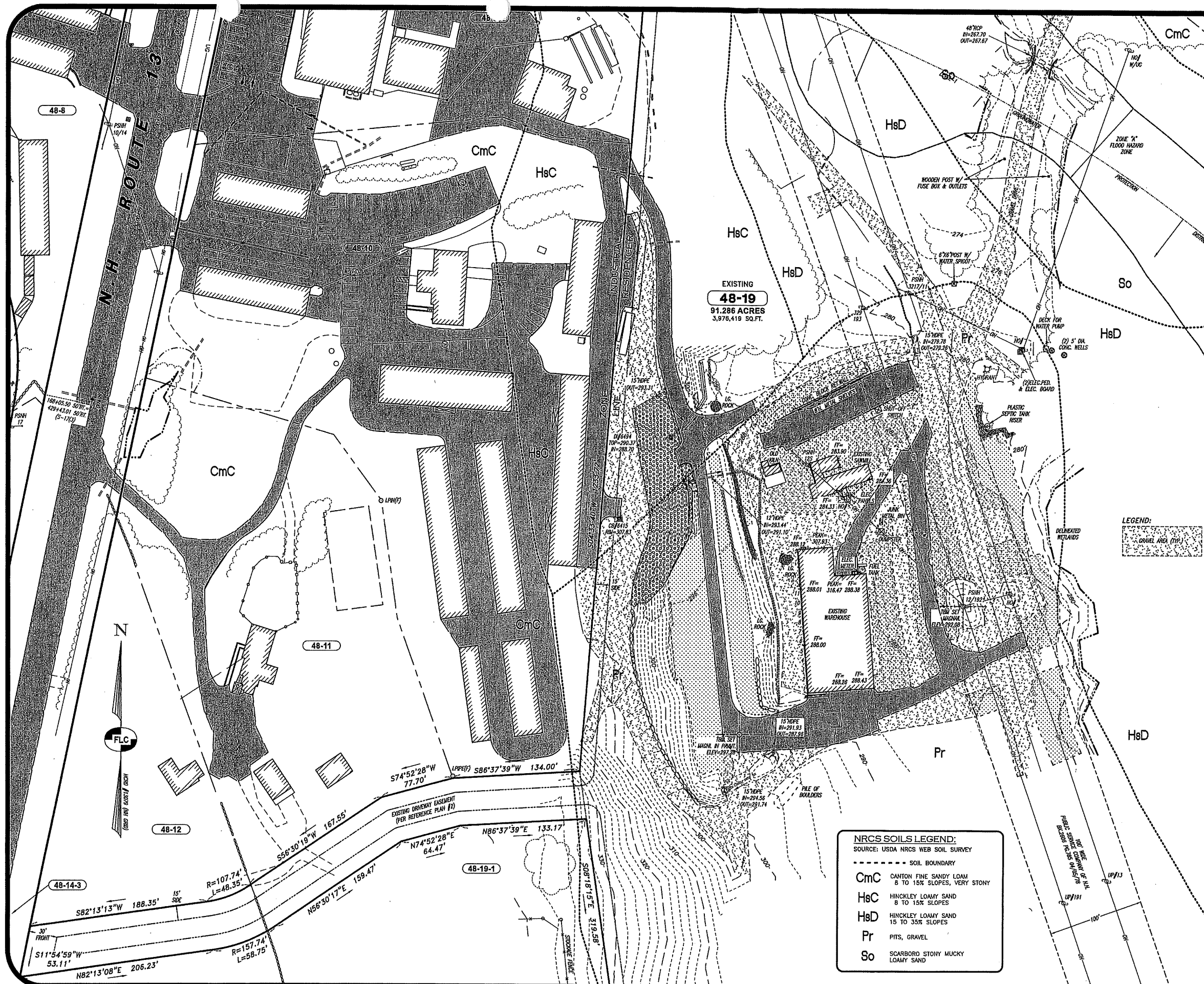
PARTIAL EXISTING CONDITIONS PLAN
TAX MAP 48 LOT 19
(17 FEDERAL HILL ROAD)
MILFORD, NEW HAMPSHIRE
PREPARED FOR AND LAND OF:
COREY R. CHAPPELL FAMILY
REVOCABLE TRUST OF 2020
17 FEDERAL HILL ROAD, MILFORD, NH 03055

SCALE: 1"=200' MARCH 13, 2024

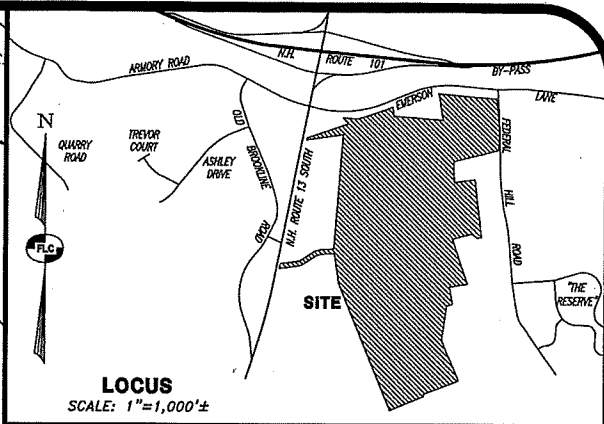
Surveying + Engineering + Land Planning + Permitting + Septic Designs

FIELDSTONE
LAND CONSULTANTS PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

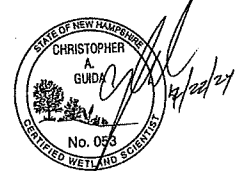


EXISTING
48-19
 91.286 ACRES
 3,976,419 SQ.FT.



CERTIFICATION:
 I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN WERE DEVELOPED FROM A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF DECEMBER 2015 AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000).
 MICHAEL D. BOY
 4/22/24

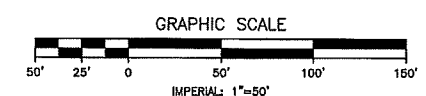
CERTIFICATION:
 WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.M.S. IN AUGUST, 2019.



LEGEND:
 DELINEATED WETLANDS
 GRAVEL AREA (TOP)

SEE SHEET EX-1
 (SHEET 1 OF 2)
 FOR 1"=200'
 OVERALL VIEW
 OF LOT 48-19

SEE SHEET EX-1
 (SHEET 1 OF 2)
 FOR LEGEND,
 NOTES &
 REFERENCE PLAN



REV.	DATE	DESCRIPTION	C/O	DR	CK

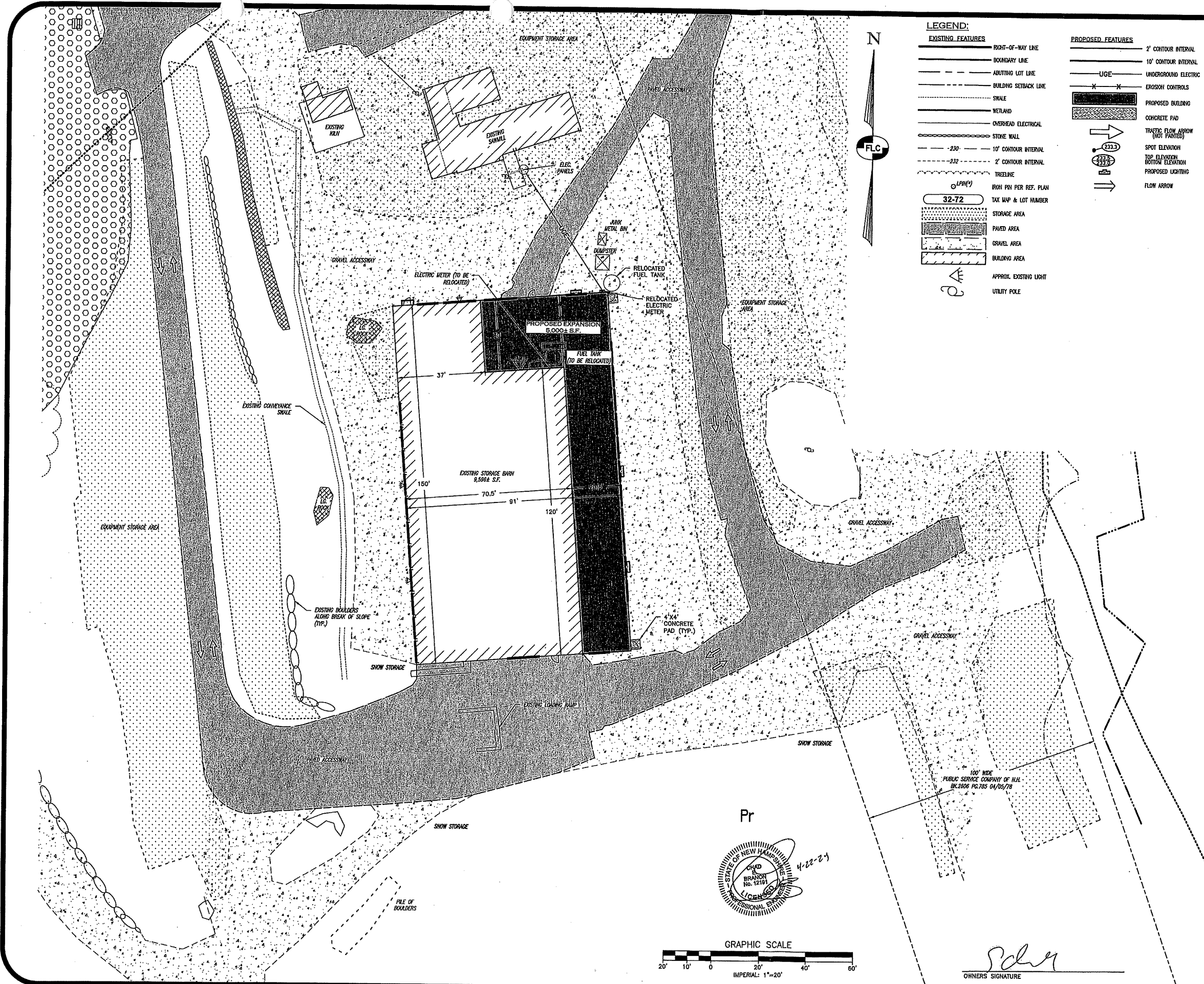
PARTIAL EXISTING CONDITIONS PLAN
TAX MAP 48 LOT 19
(17 FEDERAL HILL ROAD)
MILFORD, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF,
COREY R. CHAPPELL FAMILY
REVOCABLE TRUST OF 2020
 17 FEDERAL HILL ROAD, MILFORD, NH 03055

SCALE: 1"=50' MARCH 13, 2024

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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NRCS SOILS LEGEND:
 SOURCE: USDA NRCS WEB SOIL SURVEY
 --- SOIL BOUNDARY
CmC CANTON FINE SANDY LOAM
 8 TO 15% SLOPES, VERY STONY
HsC HINKLEY LOAMY SAND
 8 TO 15% SLOPES
HsD HINKLEY LOAMY SAND
 15 TO 35% SLOPES
Pr PITS, GRAVEL
So SCARBORO STONY MUCKY
 LOAMY SAND



LEGEND:

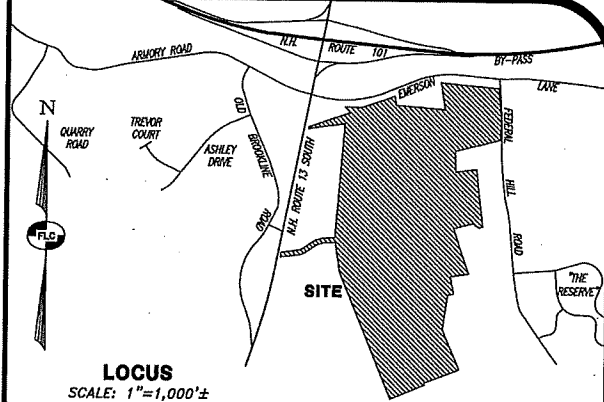
EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- SHALE
- WETLAND
- OVERHEAD ELECTRICAL
- STONE WALL
- 230- 10' CONTOUR INTERVAL
- 232- 2' CONTOUR INTERVAL
- TREELINE
- IRON PIN PER REF. PLAN
- TAX MAP & LOT NUMBER
- STORAGE AREA
- PAVED AREA
- GRAVEL AREA
- BUILDING AREA
- APPROX. EXISTING LIGHT
- UTILITY POLE

PROPOSED FEATURES

- 2' CONTOUR INTERVAL
- 10' CONTOUR INTERVAL
- UNDERGROUND ELECTRIC
- EROSION CONTROLS
- PROPOSED BUILDING
- CONCRETE PAD
- TRAFFIC FLOW ARROW (NOT PAINTED)
- SPOT ELEVATION
- TOP ELEVATION
- BOTTOM ELEVATION
- PROPOSED LIGHTING
- FLOW ARROW

FLC



- GENERAL NOTES:**
- THE OWNERS OF RECORD OF TAX MAP 48 PARCEL 19 IS THE COREY R. CHAPPELL FAMILY REVOCABLE TRUST OF 2020, COREY R. & SARAH J. CHAPPELL, TRUSTEES, 17 FEDERAL HILL ROAD, MILFORD, NH 03055. DEED REFERENCE TO PARCEL IS VOL.9359 PG.1745 (TRACT I) DATED SEPTEMBER 29, 2020 AND RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED BUILDING EXPANSION AND ASSOCIATED SITE IMPROVEMENTS ON TAX MAP LOT 48-19.
 - ZONING FOR THE LOT IS THE RESIDENTIAL DISTRICT (R).

"R" DISTRICT	REQUIRED	EXISTING
MIN LOT AREA	87,120 S.F.	3,981,545 S.F.
MIN. FRONTAGE	200 FT	1,795.02 FT
MIN. FRONT SETBACK	30 FT	>30 FT
MIN. SIDE SETBACK	15 FT	>15 FT
MIN REAR SETBACK	15 FT	>15 FT
 - RECYCLING AND REFUSE ARE TO BE HANDLED BY THE EXISTING DUMPSTERS ON-SITE.
 - THERE ARE NO EXISTING OR PROPOSED SIGNS INCLUDED WITH THIS SUBMISSION. ANY FUTURE SIGNS MUST BE IN COMPLIANCE WITH THE MILFORD ZONING ORDINANCE.
 - ACCESS TO THE LOT IS FROM EXISTING DRIVEWAYS, NO NEW ACCESS IS PROPOSED.
 - "OPEN SPACE" AREA FOR LOT 48-19 IS APPROXIMATELY 71± ACRES OR 78±% OF THE TOTAL PARCEL AREA. MINIMUM REQUIREMENT IS 30% FOR EACH LOT
 - THE PROPOSED SITE PLAN MAY BE SUBJECT TO APPLICABLE IMPACT FEES FROM THE TOWN OF MILFORD.
 - AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
 - SNOW STORAGE WILL CONTINUE TO BE ADJACENT TO PAVED/GRAVEL AREAS AS SHOWN
 - OPEN AREA CALCULATIONS:

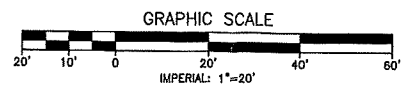
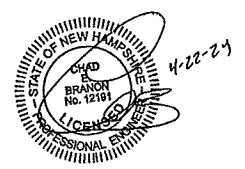
EXISTING CONDITIONS	PROPOSED CONDITIONS
LOT AREA=3,981,545 S.F.	LOT AREA=3,981,545 S.F.
IMPERVIOUS AREA=880,748± S.F.	IMPERVIOUS AREA=880,748± S.F.
OPEN AREA=3,100,797± S.F. (78%)	OPEN AREA=3,100,797± S.F. (78%)
 - A WAIVER REQUESTING RELIEF FROM SECTION 6.08 OF THE MILFORD DEVELOPMENT REGULATIONS HAS BEEN SUBMITTED AND IS PENDING PLANNING BOARD APPROVAL.
 - THIS PROJECT WILL NOT CHANGE THE EXISTING DRAINAGE PATTERNS ON SITE. ALL IMPROVEMENTS ARE PROPOSED WITHIN EXISTING IMPERVIOUS AREAS.

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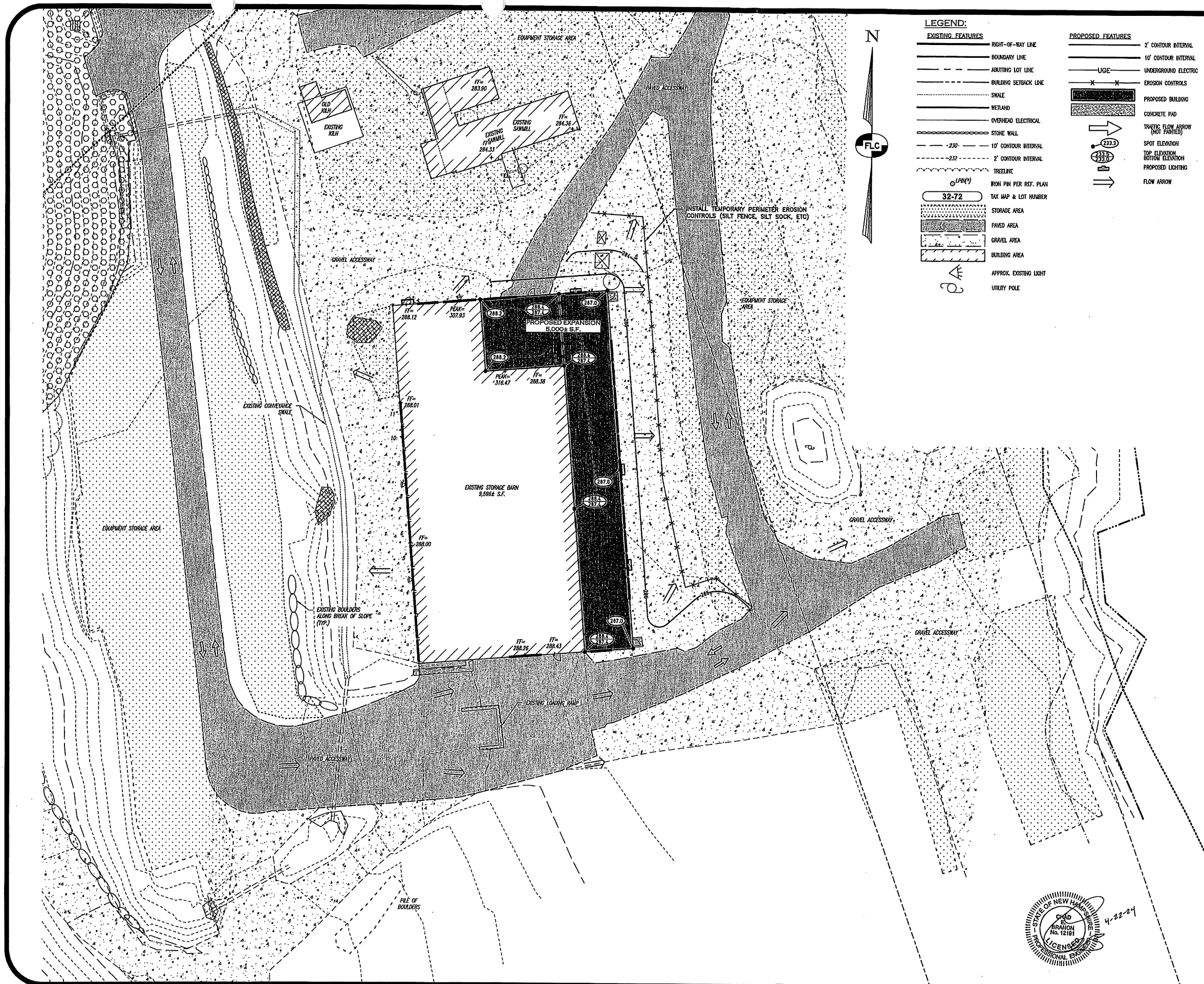
SITE PLAN
TAX MAP 48 LOT 19
(17 FEDERAL HILL ROAD)
MILFORD, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF:
COREY R. CHAPPELL FAMILY
REVOCABLE TRUST OF 2020
 P.O. BOX 351, PITTSFIELD, NH 03263
 SCALE: 1" = 20' APRIL 22, 2024

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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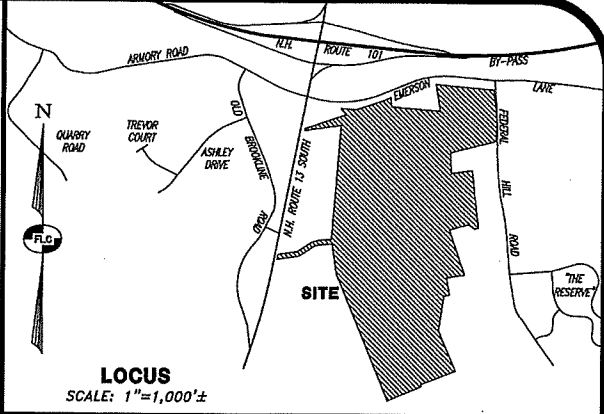


OWNERS SIGNATURE

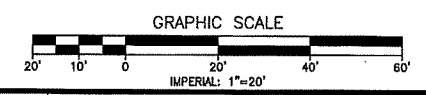


LEGEND:

EXISTING FEATURES		PROPOSED FEATURES	
—	RIGHT-OF-WAY LINE	—	2' CONTOUR INTERVAL
—	BOUNDARY LINE	—	10' CONTOUR INTERVAL
- - -	ABUTTING LOT LINE	—	UNDERGROUND ELECTRIC
—	BUILDING SETBACK LINE	X X	EROSION CONTROLS
—	SWALE	▨	PROPOSED BUILDING
—	WETLAND	▨	CONCRETE PAD
—	OVERHEAD ELECTRICAL	→	TRAFFIC FLOW ARROW (NOT PAVED)
—	STONE WALL	○	SPOT ELEVATION
- - -	10' CONTOUR INTERVAL	○	TOP ELEVATION
- - -	2' CONTOUR INTERVAL	○	BOTTOM ELEVATION
—	TREELINE	→	PROPOSED LIGHTING
○	IRON PIN PER REF. PLAN	→	FLOW ARROW
32-72	TAX MAP & LOT NUMBER		
▨	STORAGE AREA		
▨	PAVED AREA		
▨	GRAVEL AREA		
▨	BUILDING AREA		
○	APPROX. EXISTING LIGHT		
—	UTILITY POLE		



- 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 (1-888-344-7233)
 - THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN 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 SEEDED IMMEDIATELY UPON BEING CONSTRUCTED THE RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED.
 - 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.
 - CONTRACTOR SHALL OBTAIN STRUCTURAL DESIGN PLANS, DETAILS AND SPECIFICATIONS FOR ALL RETAINING WALLS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION.
 - 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.



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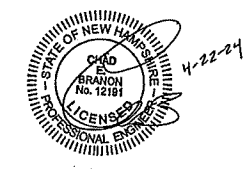
GRADING & DRAINAGE PLAN
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MILFORD, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF:
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REVOCABLE TRUST OF 2020
 P.O. BOX 351, PITTSFIELD, NH 03263

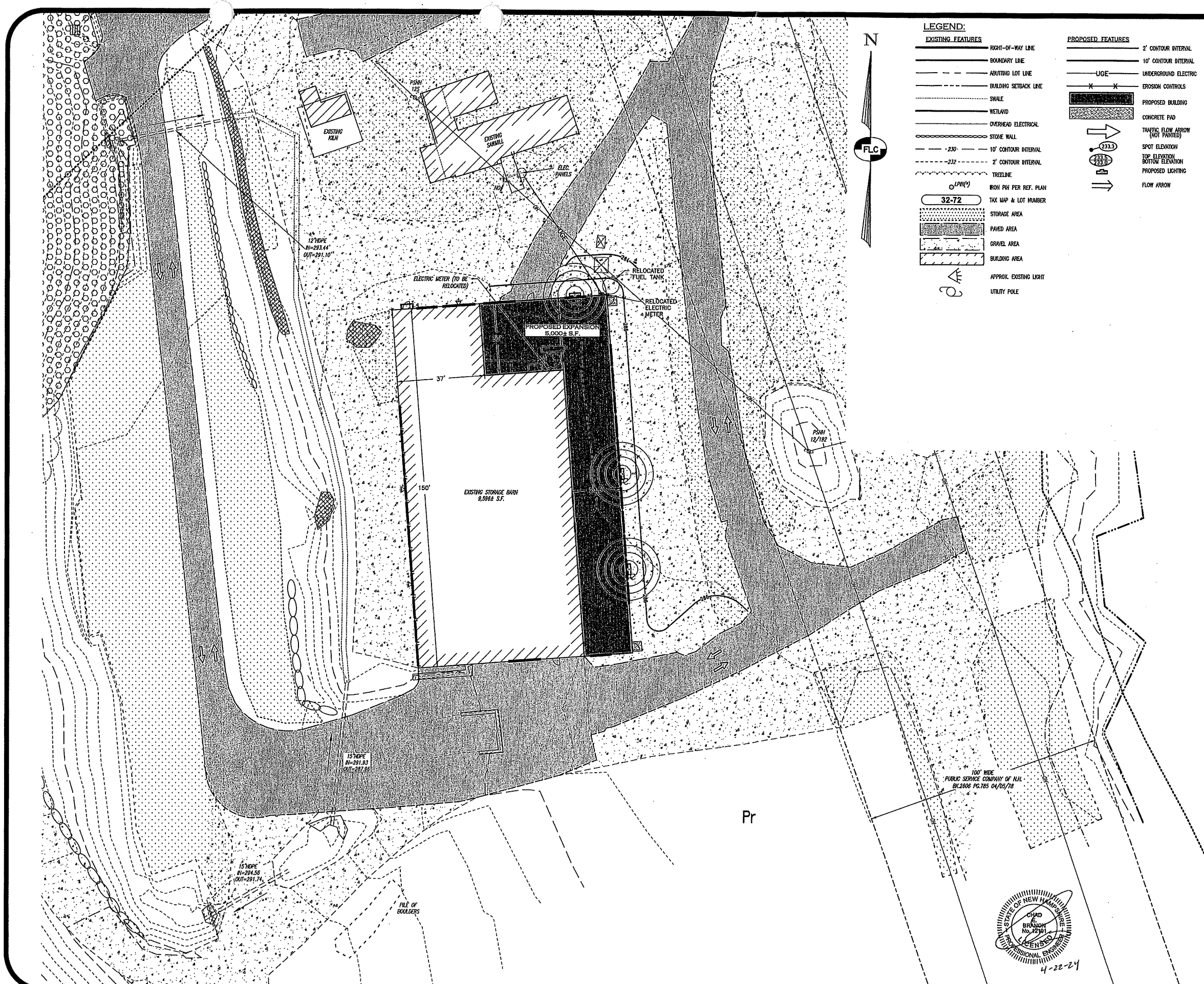
SCALE: 1" = 20' APRIL 22, 2024

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS PLLC

206 Elm Street, Milford, NH 03055
 45 Roxbury Street, Keene, NH 03431
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

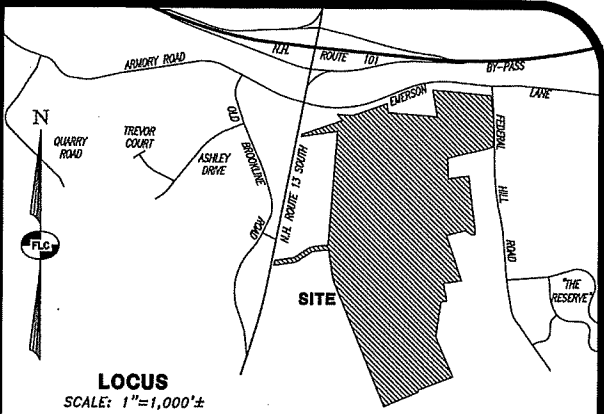




LEGEND:

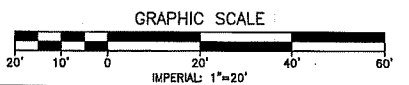
- EXISTING FEATURES**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - - - ABUTTING LOT LINE
 - - - BUILDING SETBACK LINE
 - - - SWALE
 - - - WETLAND
 - - - OVERHEAD ELECTRICAL
 - - - STONE WALL
 - - - 10' CONTOUR INTERVAL
 - - - 2' CONTOUR INTERVAL
 - - - TREETRACE
 - (PIN) IRON PIN PER REF. PLAN
 - 32-72 TAX MAP & LOT NUMBER
 - STORAGE AREA
 - PAVED AREA
 - GRAVEL AREA
 - BUILDING AREA
 - APPROX. EXISTING LIGHT
 - UTILITY POLE

- PROPOSED FEATURES**
- 2' CONTOUR INTERVAL
 - 10' CONTOUR INTERVAL
 - UGE
 - EROSION CONTROLS
 - PROPOSED BUILDING
 - CONCRETE PAD
 - TRAFFIC FLOW ARROW (NOT PAINTED)
 - SPOT ELEVATION
 - TOP ELEVATION
 - BOTTOM ELEVATION
 - PROPOSED LIGHTING
 - FLOW ARROW



UTILITY NOTES:

1. 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.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-888-344-7233)
3. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
4. BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF MILFORD REGULATIONS.
5. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED. THE RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED.
6. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
7. ALL POWER WORK SHALL CONFORM TO EVERSOURCE & NHEC STANDARDS.
8. ALL TELEPHONE WORK SHALL CONFORM TO THE SPECIFICATIONS OF THE LOCAL PROVIDER.
9. THE SITE WILL BE SERVICED BY ON-SITE SEPTIC AND WATER.
10. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.



REV.	DATE	DESCRIPTION	C/O	DR	CK

UTILITY PLAN
TAX MAP 48 LOT 19
(17 FEDERAL HILL ROAD)
MILFORD, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF:
COREY R. CHAPPELL FAMILY
REVOCABLE TRUST OF 2020
 P.O. BOX 361, PITTSFIELD, NH 03263
 SCALE: 1" = 20' APRIL 22, 2024

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- PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS THEREOF IN NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICE STORM WATER MANUALS, VOLUME 1-3, LATEST EDITION.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.
- INSTALL INLET PROTECTION AROUND ALL STORM DRAIN STRUCTURES. INLET PROTECTION BMP'S SHALL REMAIN UNTIL THE SITE IS STABILIZED. CONSTRUCTION OF STORMWATER BASINS AND TREATMENT SWALES SHALL OCCUR PRIOR TO AND EARTH MOVING OPERATION THAT WILL INFLUENCE STORM WATER RUNOFF.
- THE WORK AREA SHALL BE GRADED, SHAPED AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA.
- 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" 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. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.
- 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 OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% 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 LURF FINISHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 6 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE NEW ENGLAND EROSION CONTROL & RESTORATION MIX PER NEW ENGLAND WETLAND PLANTS INC., AMHERST, MA.
- TEMPORARY STABILIZATION OF DISTURBED AREAS: STRIPPED SOIL SHALL BE STOCKPILED UNCOMPACTED, AND STABILIZED AGAINST EROSION AS OUTLINED BELOW: SEED BED PREPARATION: 10-10-10 FERTILIZATION TO BE SPREAD AT THE RATE OF 7 LBS. PER 100 SF AND AGRICULTURAL LIMESTONE AT A RATE OF 90 LBS PER 1000 SF AND INCORPORATED INTO THE SOIL. THE SOIL, FERTILIZER AND LIMESTONE SHALL BE TILLED TO PREPARE FOR SEEDING.
 - SEED MIXTURE: NEW ENGLAND EROSION CONTROL & RESTORATION MIX PER NEW ENGLAND WETLAND PLANTS, INC., AMHERST MA.
 - MULCHING: MULCH SHOULD BE USED ON HIGHLY ERODIBLE AREAS, AND WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT AS FOLLOWS:

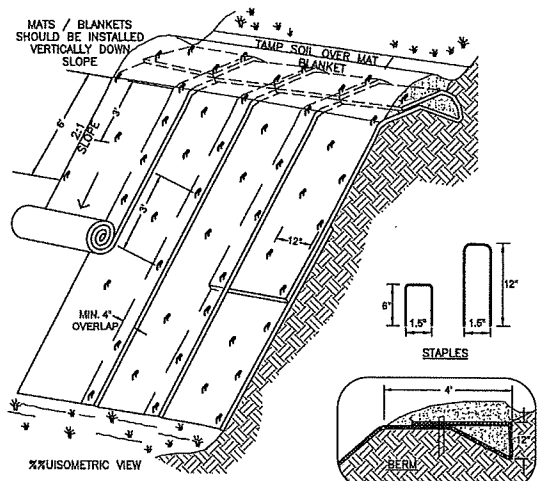
TYPE	RATE PER 1,000 SF	USE AND COMMENTS
STRAW	70 TO 90 LBS	MAY BE USED WITH PLANTINGS, MUST BE ANCHORED TO BE USED ALONE
WOOD CHIPS OR BARK MULCH	460 TO 920 LBS	USED WITH TREE AND SHRUB PLANTINGS
FIBROUS MATTING	AS RECOMMENDED BY MANUFACTURER	MUST BE BIODEGRADABLE. USE IN SLOPE AREAS AND AREAS DIFFICULT TO VEGETATE
CRUSHED STONE 1/4" TO 1-1/2" DIA.	SPREAD TO GREATER THAN 1/2" THICKNESS	USE IN SPECIFIC AREAS AS SHOWN ON PLAN OR AS NEEDED
- 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 TAKEN 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.
- IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT 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.
- LOT DISTURBANCE OTHER THAN SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL, AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

- 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 OCTOBER 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 MULCH. 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.

WINTER CONSTRUCTION NOTES 3 DT-1

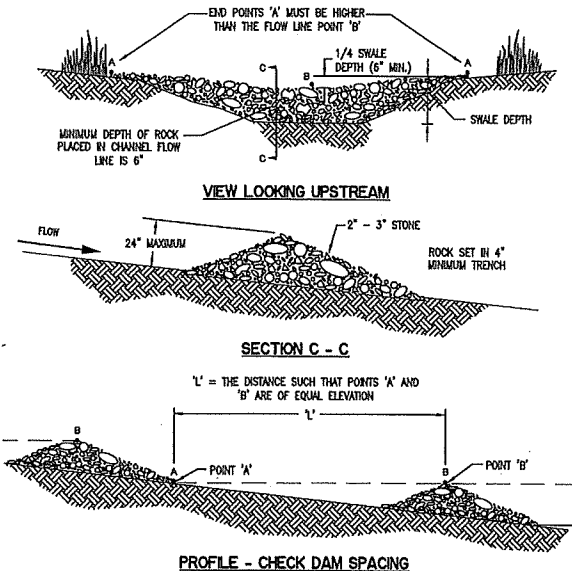
- INSTALL SILTATION CONTROL FENCES IN LOCATIONS SHOWN HEREON. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
- INSTALL STABILIZED CONSTRUCTION EXIT(S).
- CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF 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 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.
- BEGIN BUILDING CONSTRUCTION.
- CONSTRUCT GRAVEL PARKING AREA (PAVEMENT OPTIONAL) AND BUILDING PAD. INSTALL UTILITIES AND STRUCTURES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES.
- 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.
- FRESH GRADING TO PREPARE FOR PAVING (IF ANY) AND LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
- FINISH PAVING (IF ANY). PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF PARKING AREA (SEE EROSION CONTROL NOTES).
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- ALL STRUCTURES SHALL BE CLEARED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.
- ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

CONSTRUCTION SEQUENCE 4 DT-1



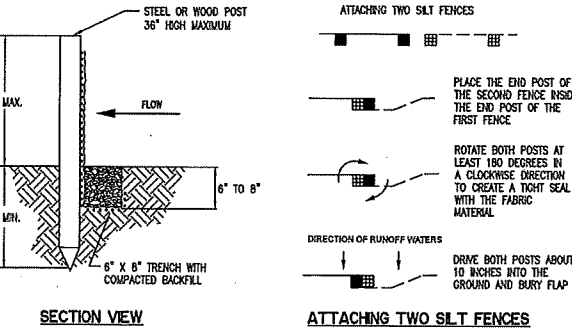
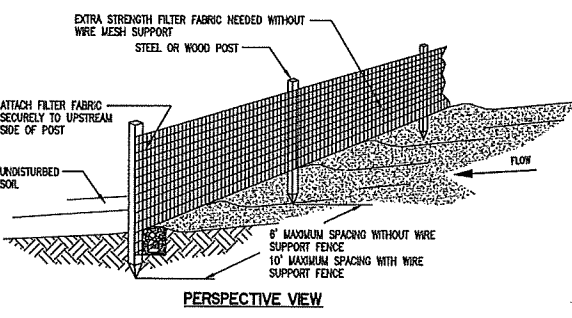
- NOTES:
- DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES. DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - INSTALL STRAW/COCONUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN SC150 OR EQUAL ON ALL SLOPES EXCEEDING 3' HORIZ : 1' VERT.
 - THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1 INCH AND LENGTH OF 6 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 MANUFACTURER'S 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 5 DT-1



- 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 UPGRADIENT 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 18-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 6 DT-1



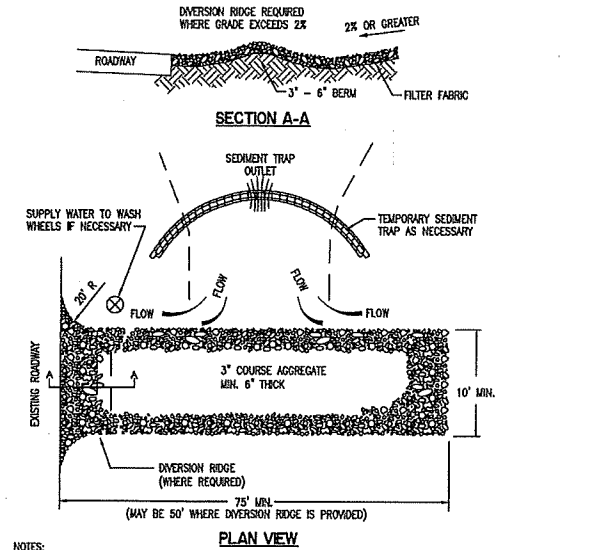
- NOTES:
- SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAYS.
 - SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UPSLOPE.
 - IF THE SITE CONDITIONS INCLUDE FROZEN GROUND, 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 7 DT-1

EROSION CONTROL NOTES 1 DT-1

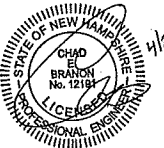
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF MILFORD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN 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 CITY 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.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

GENERAL CONSTRUCTION NOTES 2 DT-1



- 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 DRESSING, 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.

GRAVEL CONSTRUCTION EXIT 8 DT-1



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
DIGSAFE.COM
 OR DIAL 811
 IT'S SMART. IT'S FREE. IT'S THE LAW.

REV.	DATE	DESCRIPTION	C/O	DR	CK
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B	---	---	---	---	---
A	---	---	---	---	---

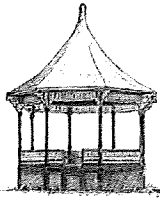
EROSION CONTROL DETAILS
TAX MAP 48 LOTS 19
(17 FEDERAL HILL ROAD)
MILFORD, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF:
COREY R. CHAPPELL FAMILY
REVOCABLE TRUST OF 2020
 17 FEDERAL HILL ROAD, MILFORD, NH 03055
 SCALE: AS NOTED APRIL 22, 2024

Surveying + Engineering + Land Planning + Permitting + Septic Designs

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 www.FieldstoneLandConsultants.com

FILE:17130702.DWG PROJ. NO. 1713.02 SHEET: DT-1 PAGE NO. 6 OF 6



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

STAFF MEMO

Date: May 17, 2024
To: Town of Milford Planning Board
From: Terrence S. Dolan, Town Planner *TSD*
Subject: **Case SP#2024-08, Major Site Plan Approval Request for existing Barn Storage Building: Proposed 5,000 square foot building expansion for Corey R. Chappell Revocable Trust of 2020, located at @ 17 Federal Hill Road (Map 48 Lot 19).**

BACKGROUND:

The applicant, *Corey R. Chappell Revocable Trust of 2020*, has requested Major Site Plan Approval for the proposed expansion of an existing onsite 9,596 square foot barn-styled (Warehouse) Storage facility. The barn storage building is located at 17 Federal Hill Road, M 48 Lot 19. The entire overall Lot is +/- 91.405 acres. (Please refer to attached site photos, taken May 17, 2024). The lot is located in the Residence "R" Zoning District.

The proposed building expansion is to create an additional 5,000 square feet of indoor warehouse storage space along both the northern and eastern sides of the existing storage facility. With the proposed expansion, the building shall possess a total floor area of 14,596 total square feet.

The intent is to be able to store various tractor supplies and accessories such as heavy equipment attachments such as plow blades, tractor buckets, etc. that are currently stored outside, on pallets surrounding the storage building.

APPLICATION STATUS:

The only files within the Office of Community Development date back to an issued Building Permit for the existing 9,596 square foot warehouse storage building, from Yr. 2000. The application is now for a building expansion addition of 5,000 square feet, thus triggering the need for Major Site Plan Approval.

Note: The Planning Department has no Site Plan approval records for this building, and no way of confirming why there was no prior Site Plan Approval for the original barn storage building at this location in Yr. 2000.

Farming and Agricultural Uses were not addressed (or regulated to any degree) by the Town of Milford until 2010, under Section 5.04.1.B. However, in 2010 the Milford Zoning Regulation language was modified in regard to the Residence "R" Zoning District criteria, with "Agricultural and Farming" then being listed as an "Acceptable Use" within the zoning district.

Due to the large amount of the currently proposed building expansion (i.e. 5,000 square feet), the applicant is now bringing forth the necessary Major Site Plan Application Approval Request. A Building Permit Amendment Application shall subsequently be required to be submitted should the Major Site Plan Approval is granted.

NOTICES:

Pursuant to the Milford Development Regulations for the Major Site Plan Approval request, a Legal Notification was required (i.e. Milford Cabinet), and Abutter Notifications were required & sent out on May 10, 2024.

To date, no comments or inquires have been received by the Office of Community Development from the general public nor any abutters.

The only substantive *Inter-Departmental Review* (“IDR”) comments were provided from the Milford Fire Department, in the attached separate Fire Dept. Memorandum by Deputy Chief Riley Stanchina:

ZONING DISTRICT/INFORMATION:

As mentioned, the subject property is within the *Residence “R” Zoning District*, under Section 5.04.0 of the Milford Zoning Ordinance.

“Acceptable Uses” within this Zoning District include Agricultural and Farming (2010), pursuant to Section 5.04.1.B.

WAIVER REQUEST

Due to the nature of the building expansion request as *expansion of an existing onsite barn storage warehouse*, the applicant has requested a formal Waiver from requirements under ***Section 6.08-Landscaping Standards***.

This is an internalized, somewhat centralized warehouse facility located within a +/-91-acre Lot.

Due to the warehouse storage building’s location and the practicality for the on-going usage of this area as an active storage facility and equipment storage yard, Staff is in concurrence with the Waiver Request in regards to any landscaping requirements and recommends that the Waiver Request should be granted by the Planning Board. (Please see attached Waiver Request Letter from the Applicant’s Engineering consultant, Fieldstone Land Consultants, PLLC, dated April 22, 2024.

No required Lot (Yard) Setbacks shall be impacted with this building expansion proposal.

STAFF RECOMMENDATIONS:

If the Planning Board approves the requested Major Site Plan Request to expand the existing barn storage building, the applicant should file and obtain a building permit amendment to expand the permitted existing building prior to the commencement of any construction activity.

A revised set of General Plan Notes will be required for any additional conditions, as potentially granted by the Planning Board.

Terrence Dolan

From: Riley Stanchina
Sent: Monday, May 6, 2024 4:00 PM
To: Terrence Dolan
Subject: RE: Case SP#2024-08...Chappell Barn Storage Building (5,000 sq foot Expansion) IDR Request
Attachments: 2024-08 Planning IDR Response Letter 5-6-2024.pdf

Terrey,

Fire Department comments attached.

Be safe,

Riley J. Stanchina, CFEI
Deputy Chief
Milford Fire Department

39 School St.
Milford, NH 03055
603-249-0680 Station
rstanchina@milford.nh.gov

From: Terrence Dolan <tdolan@milford.nh.gov>
Sent: Thursday, April 25, 2024 3:03 PM
To: Chris Constantino <chris.c.nhmcc@gmail.com>; Conservation Commission <concomm@milford.nh.gov>; Craig Frye <CFrye@milford.nh.gov>; Dave Palance <DavidPalance@comcast.net>; Eric Schelberg <eschelberg@milford.nh.gov>; Jamie Ramsay <jramsay@milford.nh.gov>; Jim Pouliot <jpouliot@milford.nh.gov>; Kathy Doherty <kdoherly@milford.nh.gov>; Ken Flaherty <kflaherty@milford.nh.gov>; Leo Lessard <llessard@milford.nh.gov>; Lincoln Daley <ldaley@milford.nh.gov>; Mike Viola <mviola@milford.nh.gov>; Riley Stanchina <rstanchina@milford.nh.gov>; Terrence Dolan <tdolan@milford.nh.gov>; Valerie Johnson <vjohnson@milford.nh.gov>
Cc: Nicole Crawford <townengineer@milford.nh.gov>; Darlene Bouffard <dbouffard@milford.nh.gov>; Camille Pattison <cpattison@milford.nh.gov>
Subject: Case SP#2024-08...Chappell Barn Storage Building (5,000 sq foot Expansion) IDR Request

Fairly straightforward and self-explanatory request to expand the existing barn storage building on the eastern side of Route 13 at the Chappell Tractor Retail Facility Compound.

Please reach out to me with any questions. **Please provide any comments by Wednesday, May 8th.**

Thanks, Terrey

Terrence (Terrey) Dolan
Town Planner
Town of Milford
1 Union Square,
Milford, New Hampshire 03055
tdolan@milford.nh.gov



TOWN OF MILFORD

FIRE DEPARTMENT

39 SCHOOL STREET
MILFORD, NEW HAMPSHIRE 03055



Bureau of Fire Prevention & Investigation
Deputy Chief Riley J. Stanchina
(603) 249-0680

FIRE PREVENTION PLAN REVIEW RESPONSE

Date: May 6, 2024

Parcel #: 048-019-000-000

Street Address: 17 Federal Hill Rd. *(see note 1)

Project Name: Existing Building Addition

Review Type: Preliminary Conceptual Review

Status: Reviewed, comments provided

Comments:

The Milford Fire Department has reviewed the provided documents for the planning board major site plan review. The following comments DO NOT constitute plans review for the issuance of a building permit and the limited information provided is not sufficient for a full fire and life safety code review of the proposed project. Upon application for a building permit, a full set of detailed, stamped plans must be submitted to the Fire Department for plans review. Any code requirements mentioned are subject to change upon receipt of new information related to the project. Where assumptions are made in this review, they assume the most restrictive conditions.

1. The existing building and other buildings on this property do not appear to have been assigned a street address. The fire department will review this and inform the property owner of address assignments as necessary.
2. The existing occupancy classification for the building is Storage. This will remain unchanged with the renovation, however the interior building conditions including type of items stored and configuration of storage may have impacts on sub-classifications of occupancy and specific code requirements.
3. This work is considered an "addition" under the requirements of Chapter 43 of the Life Safety Code, and must comply with section 43.8.
4. The existing construction type appears to be type V (wood frame). For purposes of code review, the construction type will be assumed as type V (000) unless proven otherwise by the architect.

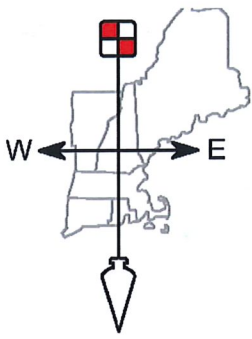
5. With the exception of the fire sprinkler requirement, which is specifically called out in Chapter 43, the addition shall comply with the fire and life safety code requirements for new construction, and the existing portion of the building shall comply with the existing building requirements.
6. The existing building is approximately 9,596 ft.² and the proposed addition will make the building a total of 14,596 ft.². The building will now be greater than 12,000 ft.² which will require the installation of an automatic sprinkler system.

This concludes the review comments, please do not hesitate to contact the fire prevention office with any questions.

Sincerely,



Riley J. Stanchina, CFEI
Deputy Chief
Milford Fire Department
rstanchina@milford.nh.gov



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

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

April 22, 2024

Town of Milford Planning Board
1 Union Square
Milford, NH 03055

RE: Major Site Plan application – Storage Barn Addition
Tax Map 48 Lot 19
17 Federal Hill Road, Milford, NH 03055

Dear Planning Board Members,

As agent for Corey R. Chappell Family Revocable Trust of 2020, Fieldstone Land Consultants, PLLC is hereby writing this letter to provide a brief overview of the above referenced Formal Application to the Milford Planning Board. The project proposes to construct an addition onto the existing Storage Barn located on Tax Map 48 Lot 19. The total area of the proposed addition to the storage barn is approximately five-thousand (5,000) square feet. The site is located within the residence “R” zoning district and is currently developed with several existing buildings, storage areas, and a gravel pit. The entire area of the parcel is 91.405± Acres (3,981,545± S.F.).

The proposed development will utilize the existing accessways onto the property. The proposed expansion will replace existing impervious cover (compacted gravel and pavement) with building area. As there is no new impervious and the disturbance for the proposed is below the one (1) acre required for a stormwater permit and stormwater management report no new stormwater is being proposed. The proposed improvements should not affect the existing stormwater management systems on-site as there is no new impervious.

We look forward to discussing this project further at the Planning board meeting, please do not hesitate to contact me with any questions.

Very truly yours,
FIELDSTONE LAND CONSULTANTS, PLLC

Brandon L. Richards
Project Engineer





APPLICATION FOR SITE PLAN APPROVAL

2024 0671

CONTACT INFORMATION

Property Owners(s): Name: Corey R. Chappell Family Revocable Trust of 2020
Address: 17 Federal Hill Road, Milford, NH 03055

Telephone Number: _____ Fax: _____
Email Address: _____

Applicant: Name: _____
(if different from above) Address: _____

Telephone Number: _____ Fax: _____
Email Address: _____

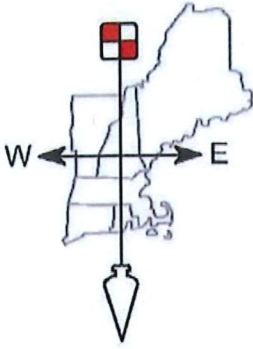
**Engineer/
Surveyor/
Architect:** Name: Fieldstone Land Consultants, PLLC c/o Chad Branon, P.E.
Address: 206 Elm St, Milford, NH 03055

Telephone Number: 603-672-5456 Fax: _____
Email Address: CEBranon@fieldstonelandconsultants.com
Primary Contact Person: Chad Branon

TYPE OF APPLICATION

(Please check all that apply)

- Discussion** - Informal meeting with Planning Board.
- Minor Site Plan** - Less than 600 sq. ft. of additional exterior construction.
- Major Site Plan**
 - Design Review Plan**
 - Final Plan**
- Request for Waiver of Site Plan Review**
- Request for Waiver of Specific Site Plan Requirements**
- Other** - (i.e. amendments and/or revisions)



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LAND CONSULTANTS, PLLC

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

November 7, 2019

Town of Milford
Planning Board
1 Union Square
Milford, NH 03055




RE: **Lot Line Adjustment**
17 Federal Hill Road & Emerson Road
Tax Map 48 Lots 19 & 78
Corey Chappell (Owner)

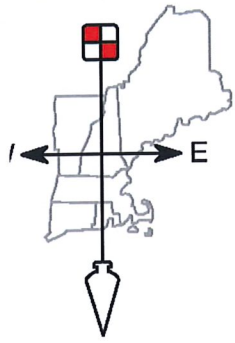
To Whom It May Concern:

The undersigned being the owner of the above referenced lot hereby authorizes Fieldstone Land Consultants, PLLC to act as their agent in filing and seeking all necessary approvals from local, state and federal approvals for Tax Map 48 Lots 19 & 78.

Very truly yours,

Lot 19 & 78

Signature:  Print: Corey Chappell Date: 11/7/19



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

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

April 22, 2024



Town of Milford Planning Board
1 Union Square
Milford, NH 03055

RE: Major Site Plan Application – Storage Barn Addition – 17 Federal Hill Road
Tax Map 48 Lot 19
(Waiver Request Letter)

Dear Planning Board Members,

As agent for Corey R Chappell Family Revocable Trust of 2020, Fieldstone Land Consultants, PLLC hereby requests the following waiver from the Town of Milford Development Regulations, regarding the above referenced Site Plan:

1. Section 6.08 – Landscaping Standards

Section 6.08 – Landscaping Standards – ... A landscaping plan shall be provided with each site plan application...

The proposed changes to take place on Tax Map Lot 48-19 consists of replacing impervious surfaces (compacted gravel and pavement) with another impervious surface (building area). These site improvements do not impact any existing landscaping or vegetation on-site. As the proposed improvements are located downhill from Route 13 and cannot be seen from neighboring properties we feel as though no additional landscaping is necessary on-site to meet the spirit and intent of Section 6.08 of the Town of Milford Development Regulations; we therefore ask the Planning Board to consider a waiver for the proposed Site Plan Application.

Thank you for your consideration.

Sincerely,

Fieldstone Land Consultants, PLLC

Brandon L. Richards
Project Engineer

SITE INFORMATION

LOCATION: Tax Map Number 48 Lot(s) 19 ZONING DISTRICT: Residence "R"

ROAD FRONTAGE ON: Route 13, Emerson Rd, Federal Hill Rd TOTAL SITE AREA: 91.405 Acres

BRIEF DESCRIPTION OF PROJECT: The project will consist of adding an addition to the existing warehouse on Tax Map 48 Lot 19.

NAME OF EXISTING OR PROPOSED SITE PLAN: Storage Barn Addition

INSTRUCTIONS FOR SUBMITTING A COMPLETE APPLICATION (Please read carefully)

For an application to be scheduled on the next available Planning Board agenda, the following items MUST be submitted to the Department of Planning & Community Development by close of business on the officially posted submittal date:

- 1. **Completed and signed SITE PLAN APPLICATION FORM and ABUTTERS LIST.**
The application will not be placed on the Planning Board agenda unless all required signatures are on the application. The owner MUST sign the application form.
- 2. **Three (3) large and one (1) 11" x 17" prints of the site plan or site plan set.**
At least one (1) plan MUST be signed by the owner. All applicable information as described on the attached SITE PLAN CHECKLIST MUST be shown on the plans. Owner's signature must be on at least one (1) plan, indicating his/her knowledge of the plan and application.
- 3. **Application fee and Abutter Mailing Fees.**
These fees will be determined at the time you turn in the application. Fees are based on square footage of new construction and number of certified mailings, which must be sent. All checks are to be made payable to the **Town of Milford**.

AUTHORIZED SIGNATURES

Owner(s): I/We, as owner(s) of the property described hereon, certify that this application is correctly completed with all required attachments and requirements in accordance with the Site Plan Regulations for the Town of Milford. I/We also authorized members of the Milford Planning Board and its agents to access the property described on this application for on-site review of the proposed site plan.

Corey Chappell 4/22/2024
Name (please print) and Title Date

IF APPLICABLE:

Owner(s) authorization for Applicant or Agent to represent the application:

The applicant or agent, as stated hereon, has authorization from the property owner to submit this site plan application and represent the property owner on matters relative to the Town site plan approval process.

[Signature] 4/22/2024
Owner's Signature Date

Applicant's Signature:

I acknowledge, as the applicant stated hereon, that this site plan application has been completed and submitted in conformance with all applicable Town of Milford regulations, and that I am the designated representative for the property owner on matters relative to this site plan application.

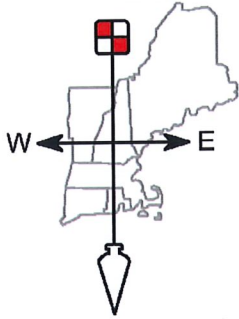
[Signature] 4/22/2024
Applicant's Signature Date

Agent's Signature (someone other than the Owner or Applicant who is representing the project):

I acknowledge, as the agent stated hereon, that this site plan application has been completed and submitted in conformance with all applicable Town of Milford regulations, and that I am the designated representative for the property owner on matters relative to this site plan application.

[Signature] 4/22/2024
Agent's Signature Date

LETTER OF TRANSMITTAL



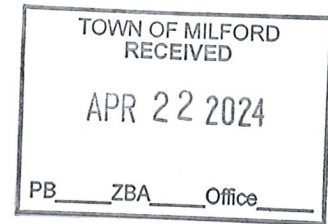
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www.FieldstoneLandConsultants.com

To: Town of Milford
1 Union Square
Milford, NH 03055
Attn: Terrey Dolan, Town Planner



Date: April 22, 2024

Re: Chappell Properties, LLC – Tax Map Parcel 48-19
Chappell Warehouse Expansion - Major Site Plan Submission

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order

COPIES	DATE	NO.	DESCRIPTION
1			Major Site Plan Application w/ Fees <i>CL 10/45 CK # 976.50</i>
1			Major Site Plan Checklist
1			Project Narrative
1			Waiver Request Form
1			Waiver Request Letter
1			Letter of Authorization
1			Abutter's List w/ Labels
1			Easement Deeds
1			Architectural Plans
4			22"x34" Full-Size Plan Set
1			11"x17" Half-Size Plan Set

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit ____ copies for approval
 For your use Approved as noted Submit ____ copies for distribution
 As requested, Returned for corrections Return ____ corrected copies
 For review and comment _____
 FOR BIDS DUE: PRINTS RETURNED AFTER LOAN TO US

REMARKS:

We are submitting the above listed items to get on the May 21st, 2024 Planning Board meeting agenda. Please contact me should you need any additional information or materials or have any questions.

Thank you,

Brandon L. Richards

Brandon L. Richards

Approved Planning Board Application Fees - effective date 4/1/2023

SUBDIVISION APPLICATIONS		
Type of Development Application	Fees (Effective 4/1/23)	Abutter Notification
Discussion/Conceptual Review	\$75.00 Flat fee	N/A
Design review (preliminary plan)	\$100.00 Flat fee + \$25 per affected lot	Yes (see Note #2)
Lot Line Adjustment	\$100 Flat fee + \$50 per affected lot	Yes (see Note #2)
Minor Subdivision Condominium conversions	1-2 new lots \$150.00 Flat fee + \$25 per new lot \$150.00 Flat fee + \$25 per condo	Yes (see Note #2) Yes (see Note #2)
Major Subdivision	3-5 new lots \$200.00 Flat fee + \$50 per new lot 6 or more new lots \$200.00 Flat fee + \$100 per new lot	Yes (see Note #2) Yes (see Note #2)
Mapping Fees Lot Line Adjustment Subdivisions	\$50.00 Flat fee \$50.00 per new lot	N/A N/A
Reviews (see note #1) Subdivision Roads Subdivision Drainage	\$100.00 Flat fee \$100.00 Flat fee	N/A N/A

SITE PLAN APPLICATIONS		
Type of Development Application	Fees (Effective 4/1/23)	Abutter Notification
Minor Site Plan - Change of Use No new construction or site disturbance	\$100.00 Flat fee	Yes (see Note #2)
Minor Site Plan (less than 600SF of site disturbance) New structures, additions, Gravel / Earth Removal	\$100.00 Flat fee inclusive of additional building footprint	Yes (see Note #2)
Major Site Plan All non-residential uses	\$200.00 Flat fee plus \$100/1000 SF of additional building area.	Yes (see Note #2)
Design review (preliminary plan)	\$150.00 Flat fee inclusive of additional building footprint	Yes (see Note #2)
Amendments to Site Plans Both Approved and Conditionally Approved With site disturbance inclusive of new structures	\$100.00 Flat fee plus \$100/1000 SF of additional inclusive of new footprint	Yes (see Note #2)
Site Plan for gravel/earth removal <200K SF of site disturbance >200K SF of site disturbance	\$1,250.00 Flat fee \$1,250 plus \$500/additional 100K SF of disturbance	Yes (see Note #2)
Reviews (see note #1) Site Plan Drainage	\$75.00 Flat fee	N/A

\$200.00
+
\$500.00

Miscellaneous Fees and Charges		
Type of Application	Fees (effective 4/1/23)	Abutter Notification
Waiver of Site Plan review	\$75.00 Flat fee	Call the office
Waiver request (not part of an official application)	\$75.00 Flat fee	Call the office
Extension of Subdivision/Site Plan Both Approved and Conditionally Approved	\$75.00 Flat fee	Call the office
Modifications of approval conditions	\$75.00 Flat fee	Call the office
Scenic Road Public Hearings	\$75.00 Flat fee + advertising costs	N/A
Regional Impact Hearings	\$75.00 Flat fee + advertising costs	Yes (see Note #2)
Gravel permit (Including Renewals)	\$100.00 Flat fee	N/A
Miscellaneous applications to Planning Board	\$75.00 Flat fee	Call the office
Recording fees	To be determined	Call the office

+\$75.00

Notes:

- Does not include any costs associated with use of outside consultants as required by the Planning Board; said costs to be borne by the applicant.
- Abutter notification fee is the current USPS certified postage rate plus \$1.00 per abutter including property owners, applicant and engineer.
- Legal Notice publication fee is \$75.00 (advertising cost)

\$5.75/ABUTTER => 22 ABUT*(\$5.75)=\$126.50

\$75 LEGAL NOTICE FEE => + \$75.00

TOTAL FEE = \$976.50



TOWN OF MILFORD, NH

Application Checklist

MAJOR SITE PLAN



Major Site Plan: An application of greater than six hundred (600) square feet of additional building space.

For any boxes under "Required" checked "No" please submit written justification if the reasons are not apparent. This checklist is for administrative efficiency. It does not take the place of the comprehensive requirements of the Development Regulations, nor does it preclude the Board from requesting additional information if deemed necessary for making an informed decision.

Waiver Requests: Provide written justification for any waiver requests, citing the appropriate section number of the regulations. Waiver Forms are available at the Community Development Office or online at: <http://www.milford.nh.gov>.

If you have any questions please contact the Community Development office at (603) 249-0620.

Name of Application Storage Barn Addition

Map(s) 48 Lot(s) 19

Required			Submitted		Waived
YES	NO		YES	NO	
General Submission Requirements					
✓		1.	Complete, signed Application	✓	
✓		2.	Four (4) large 22" x34" copies and one (1) reduced 11" x 17" copy	✓	
Plan Information					
✓		A.	Name, address & signature of applicant	✓	
✓		B.	Name, address & signature of owner (if different from applicant)	✓	
✓		C.	Name & address of person/firm preparing plan	✓	
✓		D.	Names & address of all abutters	✓	
✓		E.	North arrow	✓	
✓		F.	Scale	✓	
✓		G.	Date Prepared	✓	
✓		H.	Locus map	✓	
✓		I.	Property boundary lines with distances and angles to scale	✓	
✓		J.	Lot area, frontage & associated minimum zoning requirements	✓	
✓		K.	Current zoning of property	✓	
✓		L.	Delineation of all wetlands and wetland buffers	✓	
✓		M.	Existing & proposed topography at five (5') ft intervals or two (2') ft intervals if major changes are proposed	✓	

Required			Submitted	Waived
YES	NO			
General Submission Requirements			YES	NO
✓		N. Scaled roadway centerline at 50' increments for rural areas and 10' increments in the Urbanized/Oval Sub-Dist area	✓	
✓		O. Location of buildings within 50 ft	✓	
✓		P. Location of all roads or driveways within 200 ft	✓	
✓		Q. Locations of infiltrating drainage systems within 200ft	✓	
✓		R. Existing access roads, recreational trails and boundaries (such as stone walls, barbed wire, etc.)	✓	
✓		S. Existing & proposed buildings, driveways, sidewalks, parking spaces, loading areas, significant trees, vegetated areas, open drainage courses & service areas	✓	
✓		T. Building setback lines	✓	
✓		U. Flow of traffic	✓	
✓		V. Provisions for storage of recycling and refuse	✓	
✓		W. Location, size and detail of signs	✓	
✓		X. Location, size and detail of exterior lighting	✓	
✓		Y. Location, size and detail of storage tanks	✓	
✓		Z. Snow storage locations	✓	
✓		AA. Note defining the Purpose of the plan	✓	
✓		BB. Note detailing Open Space calculations	✓	
✓		CC. Brief history of the property (i.e. previous disturbances)	✓	
✓		DD. General description of existing characteristics such as: developed, productive farmland, meadow, forest, viewshed, archeological site, areas contiguous with other open space and wildlife corridors.	✓	
✓		EE. Brief description of drainage upstream onto property and discharge downstream from property	✓	
✓		FF. Note detailing applicable impact fees	✓	
✓		GG. A note indicating: "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."	✓	
✓		HH. A note indicating: "As-built plans shall be delivered to the Building Department prior to a Certificate of Occupancy being issued."	✓	
✓		II. Note detailing Groundwater Protection District information	✓	
✓		JJ. Note referencing and delineations on the plan of all easements, rights-of-way and deeded property restrictions.	✓	
✓		KK. Landscaping Plan	✓	
	✓	LL. Stormwater Management and/or Erosion Control Plan		✓
✓		MM. Architectural plans and details	✓	
✓		NN. Utility Plan	✓	
✓		OO. Note detailing any approved waivers	✓	
✓		PP. Note detailing Flood Hazard information	✓	

See Narrative

See Narrative

Other Information (as necessary)					
	✓	1.	Stormwater Management and Erosion Control permit if > 5000 SF of land disturbance (see Stormwater Management and Erosion Control Regulation)		✓
	✓	2.	Alteration of Terrain Permit from NH DES		✓
	✓	3.	NH Wetlands Bureau and/or Milford Zoning Board of Adjustment for the relocation, filling, or dredging of wetlands or wetlands buffers		✓
	✓	4.	NH Water Supply and Pollution Control Commission for septic systems		✓
	✓	5.	All new deeds, easements, covenants and rights-of-way on property		✓
	✓	6.	NH DOT or Milford DPW Driveway Permit		✓
	✓	7.	NH DES Shoreland Protection Permit		✓
	✓	8.	Any other State/Federal Permits		✓

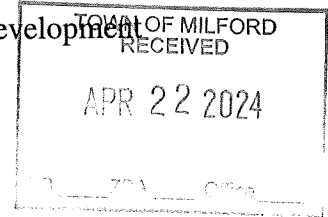
Signature of person preparing the Major Site Plan Application Checklist:

Name/Title: Brandon Richards, Project Engineer Date: 4/22/2024



Waiver Request Form

Department of Planning and Community Development



Name of Project Storage Barn Addition

Applicant Corey R Chappell Family Revocable Trust of 2020

Date 4/22/2024

When a proposed subdivision plat or site plan is submitted for approval, the applicant may request in writing to waive specific requirements of these Regulations as they pertain to the subdivision or site plan. The applicant shall present reasons in writing why the waiver is needed by the application deadline for a regularly scheduled Planning Board meeting. The Board's publicly notice agenda for the particular meeting shall clearly indicate that a waiver request has been received, a copy of which is available at the planning office, and that the waiver request will be considered at the meeting.

Abutter notification is required for all waiver requests.

The Planning Board may grant a waiver in a special case, so that justice may be done and the public interest secured, provided that such waiver will not have the effect of nullifying the intent and purposes of these Regulations, the Zoning Ordinance or the Master Plan. The Planning Board shall not approve waivers unless it shall make findings based upon the evidence presented to it in each specific case.

All approved waivers shall be noted on the plans, indicating the paragraphs waived and a general description of the waivers.


Subdivision or Site Plan Regulation Section Number	Request and Rationale
1. <u>Section 6.08</u>	<u>See attached Waiver Request Letter.</u> _____ _____ _____

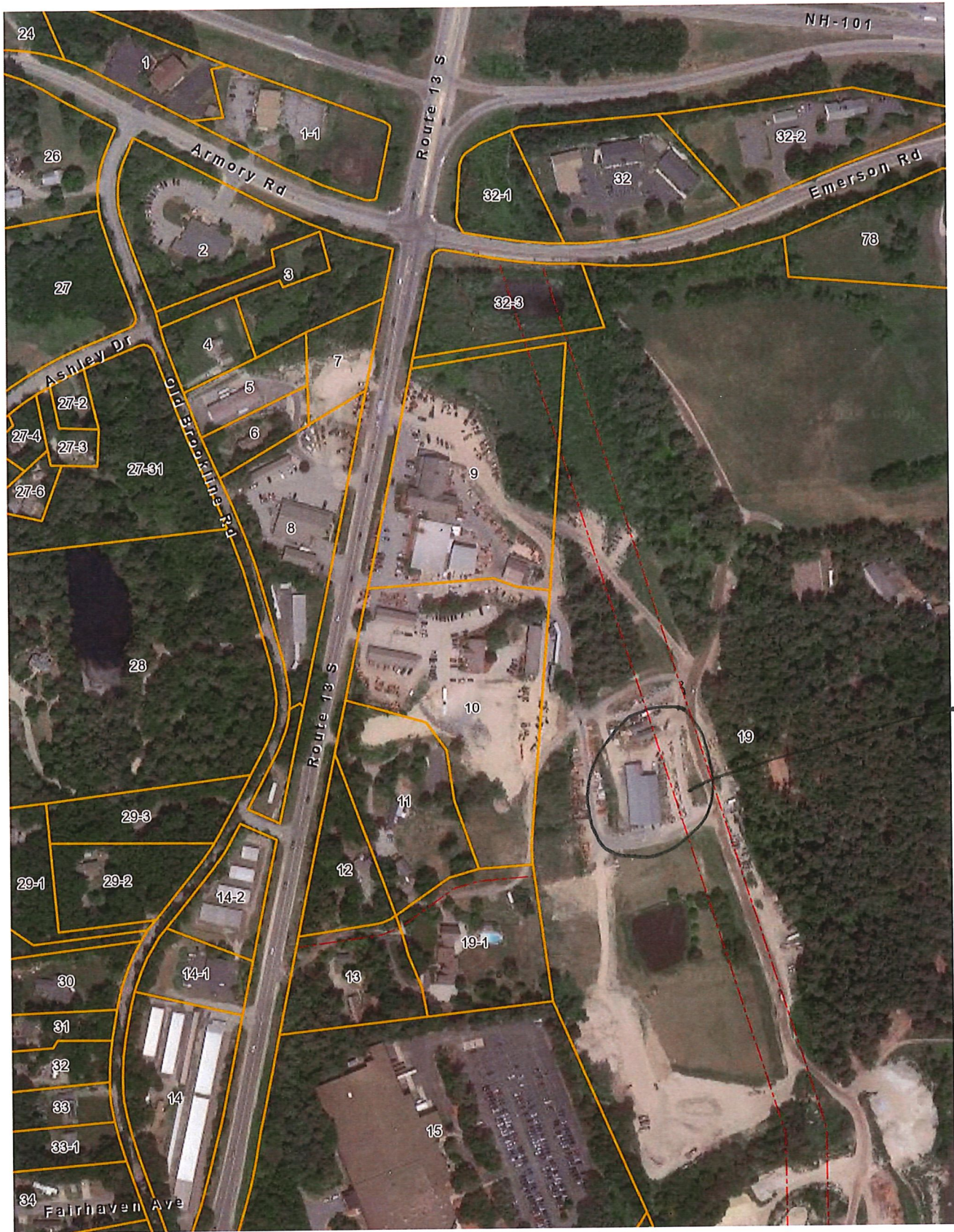
Subdivision or Site
Plan Regulation
Section Number

Request and Rationale

3. _____	_____ _____ _____ _____
4. _____	_____ _____ _____ _____
5. _____	_____ _____ _____ _____
6. _____	_____ _____ _____ _____

Please feel free to attach any other information as necessary.

 _____ Signature of Applicant	<u>4/22/2024</u> Date
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Storage
Bldg.
Expansion
Site

Storage
Bldg.
Expansion
Site



MILFORD

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Name & Address of Sender
TOWN OF MILFORD
CHAPPELL BARN ADD(1)
 One Union Sq
 Milford, NH 03055
SP2024-08 MAJ SITEPLAN

Line	Article number	Addressee (Name, Street, City, State & Zip Code)	Postage	Fee	Handling Charge	Actual Value ³ if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
10	5270 0715 3173 22	OREY & SARAH CHAPPELL, FAM REV TRUST 2020, 17 FEDERAL HILL RD, MILFORD NH 03055	0.64	4.40									
10	5270 0715 3173 39	AAC & SARAH BERGERON, 27 FEDERAL HILL RD, MILFORD NH 03055	0.64	4.40									
10	5270 0715 3173 46	NDREA MORAIS, 37 FEDERAL HILL RD, MILFORD NH 03055	0.64	4.40									
10	5270 0715 3173 53	PONDEROSA HOLDINGS LLC, DATRON DYNAMICS, 115 EMERSON RD, MILFORD NH 03055	0.64	4.40									
10	5270 0715 3173 60	BONNIE LESNAK, 43A FEDERAL HILL RD, MILFORD NH 03055	0.64	4.40									
10	5270 0715 3173 77	TRAVIS O'NEAL, 51 FEDERAL HILL RD, MILFORD NH 03055	0.64	4.40									
10	5270 0715 3173 84	SHAWN MANCINI, 57 FEDERAL HILL RD, MILFORD NH 03055	0.64	4.40									
10	5270 0715 3173 91	DELMAR & BARBARA PATTON, 59 FEDERAL HILL RD, MILFORD NH 03055	0.64	4.40									
10	5270 0715 3174 07	JOHN & CATHERINE KENDALL, 75 FEDERAL HILL RD, MILFORD NH 03055	0.64	4.40									
10	5270 0715 3174 14	STEPHEN & MARCI RASMUSSEN, 99 FEDERAL HILL RD, MILFORD NH 03055	0.64	4.40									
10	5270 0715 3174 21	CHAPPELL PROPERTIES LLC, 454 NH ROUTE 13S, MILFORD NH 03055	0.64	4.40									
10	5270 0715 3174 38	NH DOT - ROW, 29 HAZEN DRIVE, CONCORD NH 03301	0.64	4.40									
10	5270 0715 3174 45	BEEHIVE INVESTMENTS INC, 101 EMERSON ROAD, MILFORD NH 03055	0.64	4.40									
10	5270 0715 3174 52	JOHN & ALEXANDRA BAER, 115 FEDERAL HILL RD, MILFORD NH 03055	0.64	4.40									
10	5270 0715 3174 69	GFI MILFORD PHASE II LLC, 133 PEARL ST, SUITE 400, BOSTON MA 02110-2417	0.64	4.40									
16		CHAPPELL PROPERTIES OF NH LLC, 454 ROUTE 13S, MILFORD NH 03055	0.64	4.40									
10	5270 0715 3174 76	DUANE CHAPPELL, ANDREA KOKKO-CHAPPELL, 498 NH ROUTE 13S, MILFORD NH 03055	0.64	4.40									

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TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

STAFF MEMO

Date: May 17, 2024
To: Town of Milford Planning Board
From: Terrence S. Dolan, Town Planner
Subject: **Case SP#2024-08, Major Site Plan Approval Request for existing Barn Storage Building: Proposed 5,000 square foot building expansion for Corey R. Chappell Revocable Trust of 2020, located at @ 17 Federal Hill Road (Map 48 Lot 19).**

BACKGROUND:

The applicant, *Corey R. Chappell Revocable Trust of 2020*, has requested Major Site Plan Approval for the proposed expansion of an existing onsite 9,596 square foot barn-styled (Warehouse) Storage facility. The barn storage building is located at 17 Federal Hill Road, M 48 Lot 19. The entire overall Lot is +/- 91.405 acres. (Please refer to attached site photos, taken May 17, 2024). The lot is located in the Residence “R” Zoning District.

The proposed building expansion is to create an additional 5,000 square feet of indoor warehouse storage space along both the northern and eastern sides of the existing storage facility. With the proposed expansion, the building shall possess a total floor area of 14,596 total square feet.

The intent is to be able to store various tractor supplies and accessories such as heavy equipment attachments such as plow blades, tractor buckets, etc. that are currently stored outside, on pallets surrounding the storage building.

APPLICATION STATUS:

The only files within the Office of Community Development date back to an issued Building Permit for the existing 9,596 square foot warehouse storage building, from Yr. 2000. The application is now for a building expansion addition of 5,000 square feet, thus triggering the need for Major Site Plan Approval.

Note: The Planning Department has no Site Plan approval records for this building, and no way of confirming why there was no prior Site Plan Approval for the original barn storage building at this location in Yr. 2000.

Farming and Agricultural Uses were not addressed (or regulated to any degree) by the Town of Milford until 2010, under Section 5.04.1.B. However, in 2010 the Milford Zoning Regulation language was modified in regard to the Residence “R” Zoning District criteria, with “Agricultural and Farming” then being listed as an “Acceptable Use” within the zoning district.

Due to the large amount of the currently proposed building expansion (i.e. 5,000 square feet), the applicant is now bringing forth the necessary Major Site Plan Application Approval Request. A Building Permit Amendment Application shall subsequently be required to be submitted should the Major Site Plan Approval is granted.

NOTICES:

Pursuant to the Milford Development Regulations for the Major Site Plan Approval request, a Legal Notification was required (i.e. Milford Cabinet), and Abutter Notifications were required & sent out on May 10, 2024.

To date, no comments or inquires have been received by the Office of Community Development from the general public nor any abutters.

The only substantive *Inter-Departmental Review* (“IDR”) comments were provided from the Milford Fire Department, in the attached separate Fire Dept. Memorandum by Deputy Chief Riley Stanchina:

ZONING DISTRICT/INFORMATION:

As mentioned, the subject property is within the *Residence “R” Zoning District*, under Section 5.04.0 of the Milford Zoning Ordinance.

“Acceptable Uses” within this Zoning District include Agricultural and Farming (2010), pursuant to Section 5.04.1.B.

WAIVER REQUEST

Due to the nature of the building expansion request as *expansion of an existing onsite barn storage warehouse*, the applicant has requested a formal Waiver from requirements under ***Section 6.08-Landscaping Standards***.

This is an internalized, somewhat centralized warehouse facility located within a +/-91-acre Lot.

Due to the warehouse storage building’s location and the practicality for the on-going usage of this area as an active storage facility and equipment storage yard, Staff is in concurrence with the Waiver Request in regards to any landscaping requirements and recommends that the Waiver Request should be granted by the Planning Board. (Please see attached Waiver Request Letter from the Applicant’s Engineering consultant, Fieldstone Land Consultants, PLLC, dated April 22, 2024.

No required Lot (Yard) Setbacks shall be impacted with this building expansion proposal.

STAFF RECOMMENDATIONS:

If the Planning Board approves the requested Major Site Plan Request to expand the existing barn storage building, the applicant should file and obtain a building permit amendment to expand the permitted existing building prior to the commencement of any construction activity.

A revised set of General Plan Notes will be required for any additional conditions, as potentially granted by the Planning Board.