



STAFF MEMORANDUM

Date: May 10, 2022

To: Planning Board

From: Lincoln Daley, Community Development Director

Subject: **Case SP #2022-04 Chappell Properties, LLC and Kent Chappell, Tax Map 48, Lot 10, 468 NH Rte. 13 South.** Public Hearing for a Conditional Use Permit and Major Site Plan to expand the existing self-storage facility by constructing 6 new structures totaling approximately 27,700 square feet and associated site, drainage, and landscaping improvements in the Integrated Commercial-Industrial Zoning District. (New Application)

BACKGROUND/PROPOSAL:

The applicant is before the Board seeking approval for a Conditional Use Permit and Major Site Plan to expand the existing self-storage facility by constructing 6 new structures totaling approximately 27,700 square feet and associated site, parking, drainage, and landscaping improvements in the Integrated Commercial-Industrial Zoning District. This will be the first public hearing.

APPLICATION STATUS:

The application is complete and ready to be accepted. The Board will need to make a determination of regional impact.

NOTICES:

Notices were sent to all property abutters on May 3, 2022.

WAIVER REQUESTS:

No waivers are being requested.

EXISTING USE/CONDITIONS:

The total area of Map 48, Lot 10 is approximately 5.013 acres (218,367 sf.) and contains the 3,000 square foot, two-story, Chappell Professional Center, three existing storage buildings (2 – 30' x 120' buildings and 1- 30' x 100'), and related parking located along the western portion of the property facing Route 13 South. The property contains approximately 250 feet of linear frontage on Route 13 South and is accessed by way of a shared curb cut with Chappell Tractor facility to the north and a stand-alone dedicated curb servicing the property. The subject property is serviced by a private well and septic system. There are no delineated wetland resource areas on subject property.

The project area is bordered by Chappell Tractor Sales, LLC to the north, self-storage facility and Souhegan Valley Motorsports to the west. To the south and east, the property abuts residential homes and additional equipment office space related to the Chappell Tractor operations.

ZONING DISTRICT/INFORMATION:

The property falls in 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.

Pursuant to Section 7.13.0 of the Zoning Ordinance, Self-Service Storage Facilities are permitted in the Integrated Commercial-Industrial by the granting of a conditional use permit by the Planning Board. The application must meet the criteria of Sections 7.13.3 for self-storage facilities and the general criteria for conditional use permits pursuant to 7.14.3 Standards Applicable to all Conditional Use Permits.

TRAFFIC AND ACCESS MANAGEMENT:

The proposed site will utilize the existing access to the property which is a. Permitted access onto NH Route 13 with suitable all season safe sight distance. The proposed isle width between the proposed storage facility structures ranges from 25' to 33' and would be sufficient to support vehicle circulation of fire apparatus and larger vehicles. The proposed expanded storage facility use will generate minimal additional traffic volume and will not cause traffic congestion along the major Route 13 corridor.

Snow storage is shown south of first proposed storage facility. No additional snow storage areas are shown.

PARKING

The proposal calls for the construction of 15 additional parking spaces located to south of the Chappell Professional Building. In accordance with the Development Regulations, Section 6.05.4 Table of Off-Street Parking, the proposed use would fall under storage/warehousing and as such requires 1 space per 1,000 sf. of development. The total number of spaces required is 27 ($27,700 / 1,000 = 27$).

DRAINAGE & STORMWATER MANAGEMENT:

The management of drainage and storm water will be through the construction of an off-site retention basin located on the abutting property to the east, Tax Map 48, Lot 19. The retention basin and stormwater management system will require a drainage/stormwater construction, access, and maintenance easement from the owner of Tax Map 48, Lot 19. The stormwater management design is currently under review by the Town's engineering consultant. In addition to the local review, the project exceeds 100,000 square feet of disturbance and will require the issuance of an Alteration of Terrain Permit by NH DES.

BUILDING ELEVATIONS/DESIGN:

The applicant has provided building elevations that meet the intent of the Development Regulations and Section 7.13.4 Storage Facility Standards. The additional buildings will be located within the interior of the 5-acre parcel with minimal visibility from Route 13 South and are compatible with the existing surrounding industrial and commercial buildings.

OPEN SPACE & LANDSCAPE DESIGN

Approximately 31.1% of the property will remain open space (30% min. required). The applicant is primarily utilizing existing established landscaping and vegetation/trees along the western portion of the property fronting Route 13 to meet the design requirements. The property abuts two established residential properties to the south. To supplement the existing vegetation/trees, the applicant is proposed to add 4 rhododendrons, 2 blue prince holy bushes, and 25 white pines along the property boundary of Map 48, Lot 11. Along the property boundary of Map 48, Lot 19-1, the applicant is proposing 2 red maples and 1 eastern Hemlock.

Staff suggests staggering the white pines between the property boundary of Map 48, Lot 11 to provide better depth. In addition, the applicant should consider either extending the tree planting plan around the entire

southerly portions of the property or add additional alternative visual mitigation for Map 48, Lot 19-1. Lastly, the applicant should consider additional planting within the greenspace in proximity to the existing storage units along Route 13. Said greenspace is currently being used to display equipment and vehicles.

STAFF COMMENTS:

Ambulance: No comments.

Conservation Commission: To be provided prior to the meeting.

Fire Department: No comments.

Heritage Commission: No comments.

Police Department: No comments.

Public Works: No comments.

Water / Waste Water: No comments.

Planning Department:

- 1) The applicant will need to explain how snow will be managed onsite. The plan set shows only one snow storage area to the west of the first proposed storage facility. The applicant should revised the plans to include a note stating that excess snow will be moved off site to an appropriate location.
- 2) The drainage and stormwater analysis is currently under review by the Town's engineering consultant. As stated earlier, this project will require the issuance of AoT Permit.
- 3) The retention basin and stormwater management system will require a drainage/stormwater construction, access, and maintenance easement from the owner of Tax Map 48, Lot 19. Staff is requesting a copy of draft easement be provided to the Office of Community Development for review and comment.
- 4) The applicant will need to consider additional visual mitigation for the abutting residential properties and along Route 13.
- 5) The project generally meets the criteria for the Conditional Use Permit pursuant to Sections 7.13.3 for self-storage facilities and general criteria for conditional use permits pursuant to 7.14.3 Standards Applicable to all Conditional Use Permits. However, given the size and scope of the project and remaining open items, Staff recommends that the Planning Board schedule a site walk to better understand field condition and potential impact to abutting properties.

STAFF RECOMMENDATIONS:

The applicant should be prepared to address any of the comments raised by the Planning Board, Staff, and public pertaining to the Site Plan Application. Staff recommends continuing the application to the next scheduled meeting and then schedule a site walk.

Street Photos of Subject Property

Subject Property Looking Southeast Along Rte. 13



Subject Property Looking Southeast Along Rte. 13



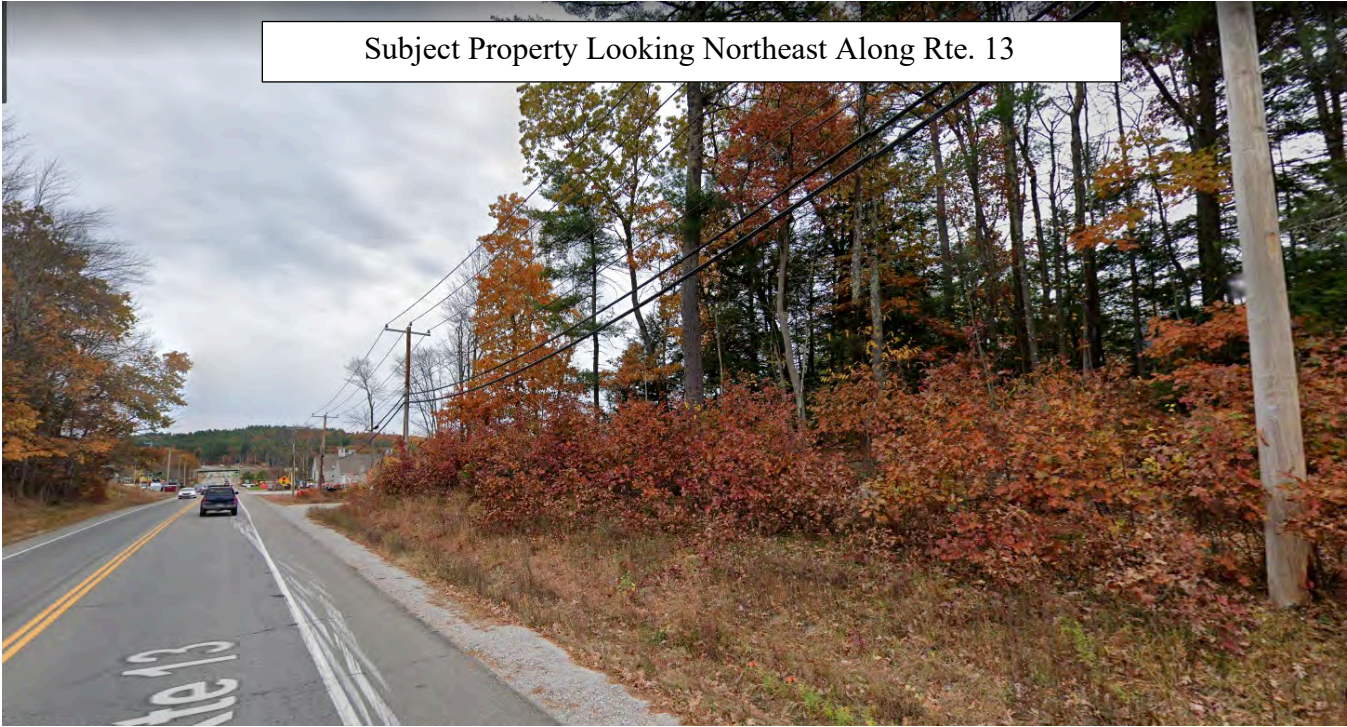
Subject Property Looking Southeast Along Rte. 13

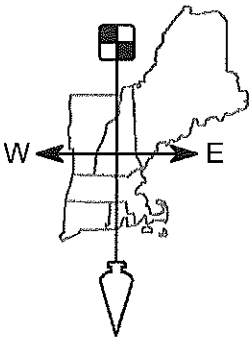


Subject Property Looking Southeast Along Rte. 13



Subject Property Looking Northeast Along Rte. 13





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

CONDITIONAL USE PERMIT

Tax Map Parcel 48-10

NH Route 13

April 20, 2022

Prepared For:

Chappell Properties, LLC

A conditional use permit is requested under Section 7.14.0 of the Milford Zoning Ordinance to permit the expansion of a self-storage facility in the Industrial district. The items below correlate to the questions asked in section 7.13.3 Conditional Use Permits for Self-Storage Facilities.

Conditional Use Permit Criteria - Section 7.13.3:

A. Granting of the application would meet some public need or convenience:

The existing self-storage buildings on-site are full and the facilities in Milford are generally at capacity. As such there is still a public need for additional self-storage in Town.

B. The property in question is reasonably suited for the use requested.

The self-storage use on-site already exists and this project proposes to expand that use. The site is located within the Industrial Zoning District and is conveniently located on Route 13 and close to Route 101.

C. There must be an appropriate provision for access facilities adequate for the estimate traffic from public streets and sidewalks, so as to assure public safety and to avoid traffic congestion.

The proposed site will utilize the existing access to the property which is a permitted access onto NH Route 13 with suitable all season safe sight distance. Self-storage sites generate very little traffic so this expansion will not cause traffic congestion or put public safety at risk.

D. The building design and layout is compatible with the surrounding properties.

The self-storage buildings will be compatible with the surrounding industrial and commercial buildings and the building layout and paved areas are very similar to surrounding buildings and associated improvements.

E. Landscaping and screening shall provide adequate visual mitigation to abutting properties.

The existing facility and improvements are situated along the public right-of-way. The expansion of the facility will be to the rear of the property and generally will not be visible from Route 13. The surrounding uses are compatible and the adjacent residential structure is elevated from the site. Additional landscaping will be planted to help enhance the development.

Conditional Use Permit Standards - Section 7.14.3(A):

1. That the property in question is in conformance with the dimensional requirements of the zone or is determined to be legally non-conforming and that the proposed use is consistent with the Milford Master Plan:
The subject site and proposed expansion are to our knowledge in compliance with all dimensional requirements.
2. That the proposal meets the purpose of the Ordinance under which the application is proposed:
This proposal has been designed to meet the local ordinance and land development regulations.
3. That there will be no significant adverse impacts resulting from the proposed use upon the public health, safety and general welfare of the neighborhood and the Town of Milford:
The expansion of the existing self-storage facility on-site will not have adverse impacts. The site has been designed to meet the local and state regulations regarding stormwater, access and lighting. As such, we do not believe that this project will have a negative impact on the public health and safety or have a negative impact on the general welfare of the neighborhood.
4. That the proposed use will not be more objectionable to nearby properties by reason of noise, fumes, vibration, or inappropriate lighting than any use of the property permitted under the existing Zoning District Ordinances:
The existing site and the proximity of the expansion will not be more objectionable than other permitted uses in the district. Self-storage is a low intensity use that should not result in any negative impacts resulting from noise, fumes, vibration or lighting.
5. That the proposed use will not adversely affect the ground water resource of Milford, in particular the Groundwater Protection District areas as defined in Section 6.01.0 of this Ordinance:
The expansion of the existing self-storage facility will trigger an Alteration of Terrain permit through the New Hampshire Department of Environmental Services. This permit handles water quality and erosion and sedimentation practices. This project will mitigate for the qualitative and quantitative aspects of stormwater and will therefore not adversely affect the groundwater resource of Milford.

This information was prepared by:
Fieldstone Land Consultants, PLLC

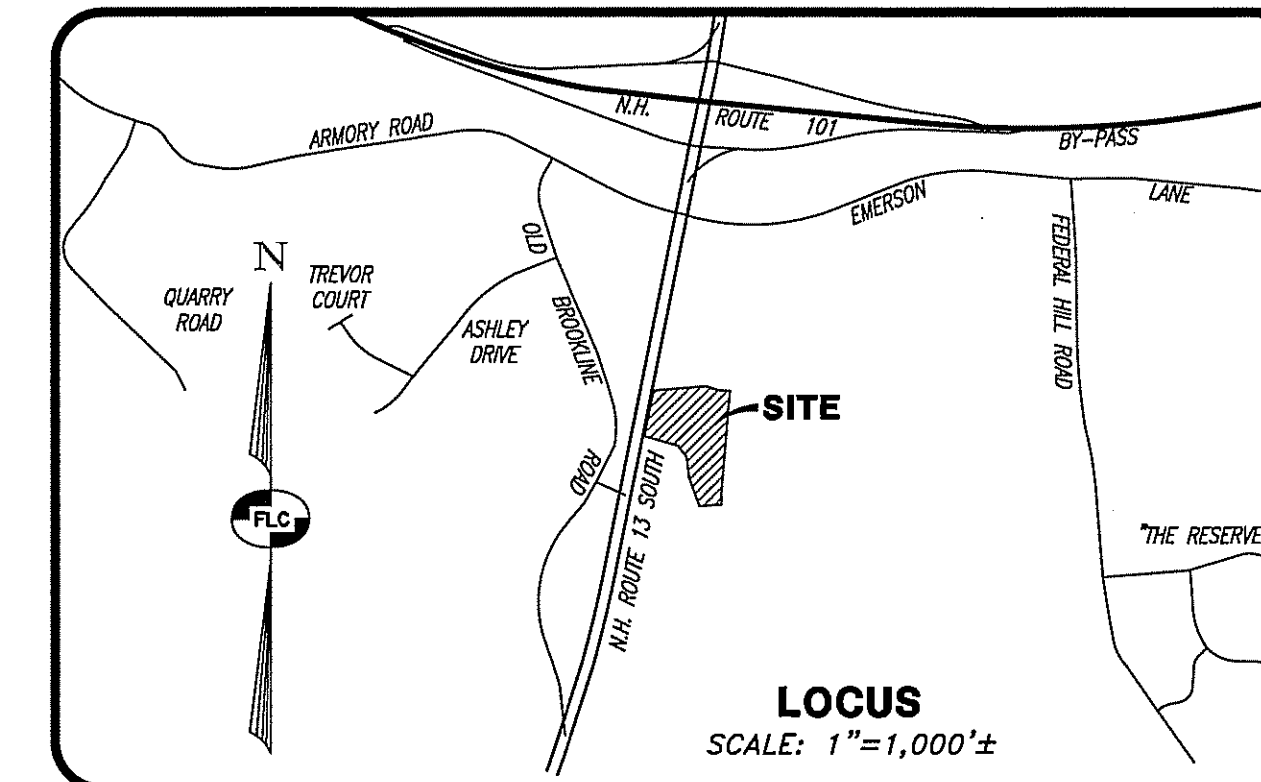


Chuck L. Ritchie
Project Engineer

SITE DEVELOPMENT PLANS

SELF-STORAGE EXPANSION

- TAX MAP 48, LOT 10 -
N.H. ROUTE 13 SOUTH
MILFORD, NEW HAMPSHIRE
APRIL 20, 2022



ABUTTERS:

MAP 48 LOTS 10, 7, & 8
CHAPPELL PROPERTIES LLC
454 NH ROUTE 13 S
MILFORD, NH 03055

MAP 48 LOTS 19 & 40
MAP 53 LOT 5
COREY R CHAPPELL FAMILY
REV. TRUST OF 2020
COREY R. CHAPPELL &
SARAH J. CHAPPELL, CO-TRUSTEES
17 FEDERAL HILL ROAD
MILFORD, NH 03055

MAP 43 LOT 70
34 HAMMOND ROAD, LLC
17 GRANT DRIVE
BEDFORD, NH 03110

MAP 48 LOT 9
BRADCORE HOLDINGS LLC
454 NH ROUTE 13 S
MILFORD, NH 03055

MAP 48 LOT 11
NATHAN A. & KATIE D. BALL REV. TRUST
NATHAN A. & KATIE D. BALL, TRUSTEES
159 BOYNTON HILL ROAD
MILFORD, NH 03055

MAP 48 LOT 14-3
CURRIER'S SELF STORAGE, LLC
PO BOX 981
MILFORD, NH 03055

MAP 48 LOT 15
GFI MILFORD LLC
133 PEARL STREET, SUITE 400
BOSTON, MA 02110

MAP 48 LOT 15-1
GFI MILFORD PHASE II LLC
133 PEARL STREET, SUITE 400
BOSTON, MA 02110

MAP 48 LOT 19-1
ANDREA K. CHAPPELL REV. TRUST
ANDREA K. CHAPPELL, TRUSTEE
488 NH ROUTE 13 S
MILFORD, NH 03055

MAP 48 LOT 20-1
JOHN G. & ALEXANDRA B. M. BAER
115 FEDERAL HILL ROAD
MILFORD, NH 03055

MAP 48 LOT 23-1
STEPHEN & MARCI RASMUSSEN
99 FEDERAL HILL ROAD
MILFORD, NH 03055

MAP 48 LOT 26
JOHN L. & CATHERINE V. KENDALL
75 FEDERAL HILL ROAD
MILFORD, NH 03055

MAP 48 LOT 27
SHAWN M. MANCINI
57 FEDERAL HILL ROAD
MILFORD, NH 03055

MAP 48 LOT 28
TRAVIS ONEAL
51 FEDERAL HILL ROAD
MILFORD, NH 03055

MAP 48 LOT 29
BONNIE LESNIAK
43 A FEDERAL HILL ROAD
MILFORD, NH 03055

MAP 48 LOTS 30-C & 30-C-1
ANDREA MORAIS
37 FEDERAL HILL ROAD
MILFORD, NH 03055

MAP 48 LOT 30-C-2
JONATHAN F. MEISTER
AMANDA MARTEL
39 FEDERAL HILL ROAD
MILFORD, NH 03055

MAP 48 LOT 31
ISAAC L. & SARAH B. BERGERON
27 FEDERAL HILL ROAD
MILFORD, NH 03055

MAP 48 LOT 32
PONDEROSA HOLDINGS, LLC
DATRON DYNAMICS
115 EMERSON ROAD
MILFORD, NH 03055

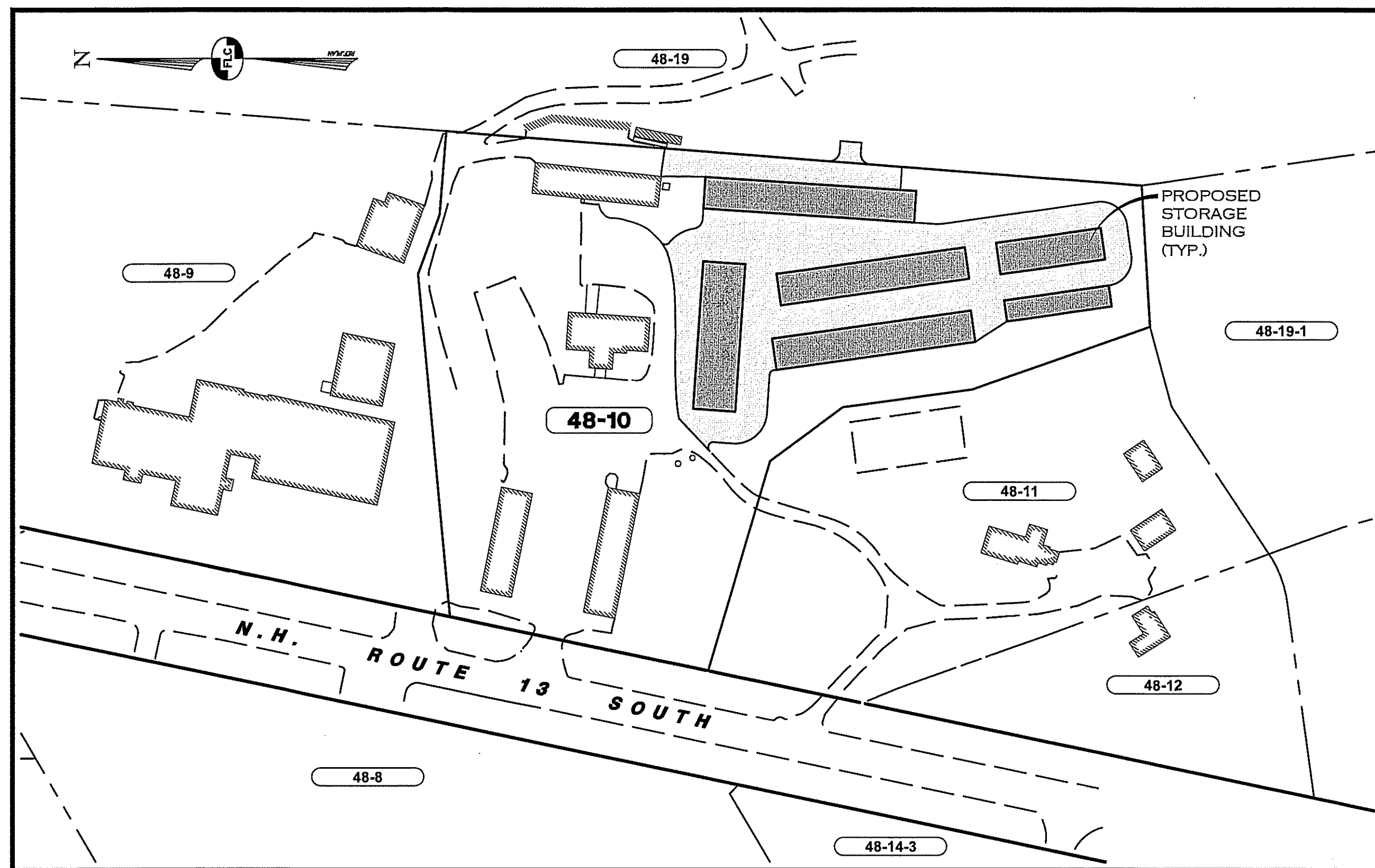
MAP 48 LOTS 32-1 & 32-3
STATE OF NH DOT-ROW
29 HAZEN DRIVE
CONCORD, NH 03301

MAP 48 LOT 32-2
BEEHIVE INVESTMENTS INC.
101 EMERSON ROAD
MILFORD, NH 03055

MAP 48 LOT 38
DELMAR H. & BARBARA PATTON
59 EMERSON ROAD
MILFORD, NH 03055

MAP 48 LOT 41
HAMPSHIRE HILLS RACQUET CLUB
50 EMERSON ROAD, PO BOX 404
MILFORD, NH 03055

MAP 48 LOT 78
GARRETT & BRIDGET CHAPPELL
70 EMERSON ROAD
MILFORD, NH 03055



SCALE: 1"=100'

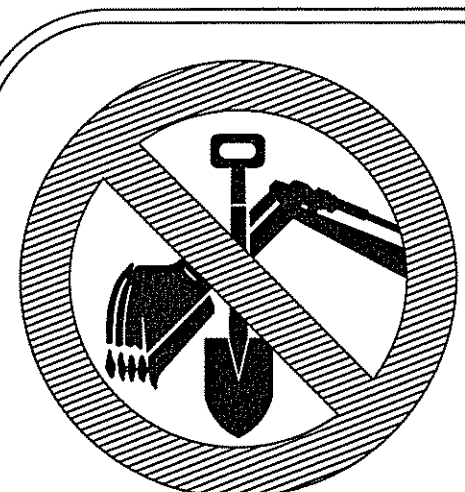
SHEET INDEX		
PAGE	SHEET	TITLE
1	CV-1	COVER SHEET
2	EX-1	EXISTING CONDITIONS PLAN
3	SP-1	SITE PLAN
4	GR-1	GRADING & DRAINAGE PLAN
5	LT-1	LIGHTING, LANDSCAPING & UTILITIES PLAN
6	DT-1	EROSION CONTROL DETAILS
7	DT-2	CONSTRUCTION DETAILS
8	DT-3	CONSTRUCTION DETAILS

REFERENCE PLANS:

1. "LOT LINE ADJUSTMENT - PLAN OF LAND - LOTS 48-9, 48-10 & 48-11 - CHAPPELL PROPERTIES, LLC - MILFORD, NEW HAMPSHIRE", SCALE: 1"=50', DATED MAY 22, 2000 BY MERIDIAN LAND SERVICES, INC. RECORDED AS PLAN NO.30655 IN THE H.C.R.D.
2. "SUBDIVISION PLAN & LOT LINE ADJUSTMENT PLAN - LOTS 48-11, 48-12, 48-13 & 48-19 - ROGER G. & BONNIE L. CHAPPELL - GEORGE P. & PAULINE CHAPPELL - KEVINETH F. & ANN R. WEST - MILFORD, NEW HAMPSHIRE", SCALE: 1"=50', DATED NOVEMBER 30, 1992 AND LAST REVISED JANUARY 5, 1993 BY MERIDIAN LAND SERVICES, INC. RECORDED AS PLAN NO.26178 IN THE H.C.R.D.

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

OWNER'S SIGNATURE: DATE: 4/20/2022



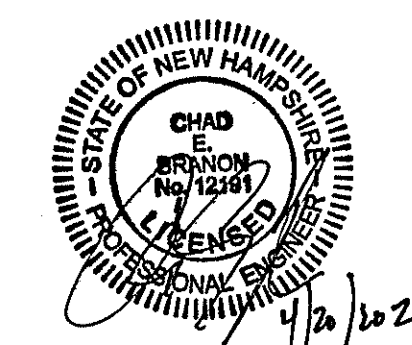
1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL UTILITY COMPANIES AND JURISDICTIONAL AGENCIES PRIOR TO AND DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
811

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

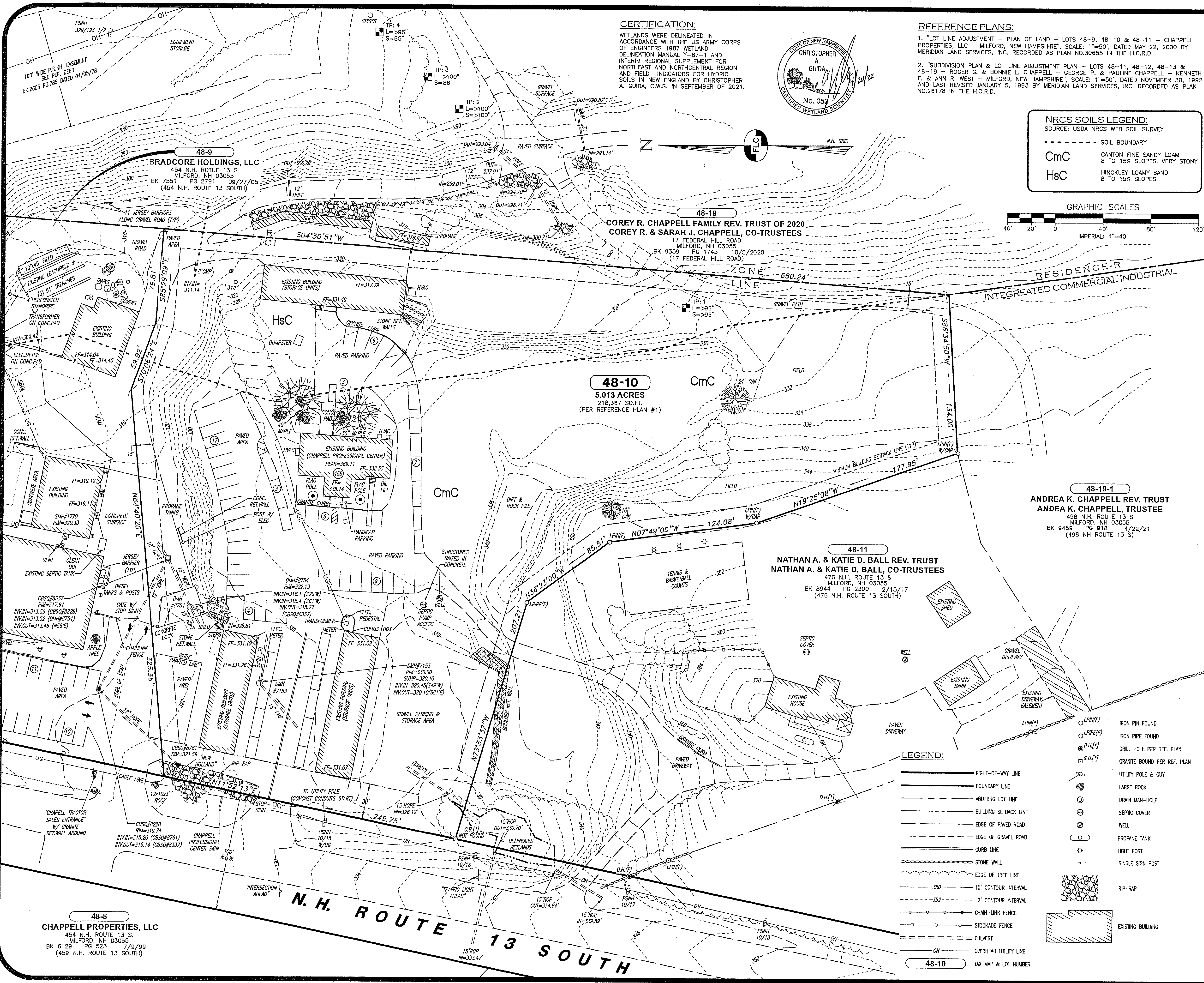
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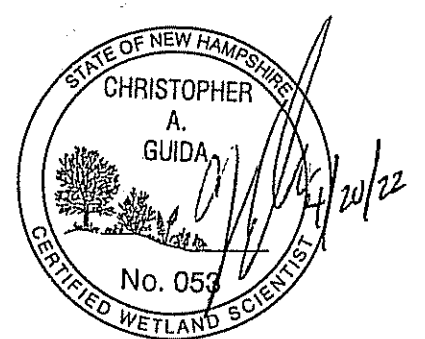
APPROVED

MILFORD, NH PLANNING BOARD
SUBDIVISION #: _____
DATE APPROVED: _____
SIGNED: _____

REV.	DATE	DESCRIPTION	C/O	DR	CK
-	-	-	-	-	-
FILE: 528CV08.dwg PROJ. NO. 528.08 SHEET: CV-1 PAGE NO. 1 OF 8					

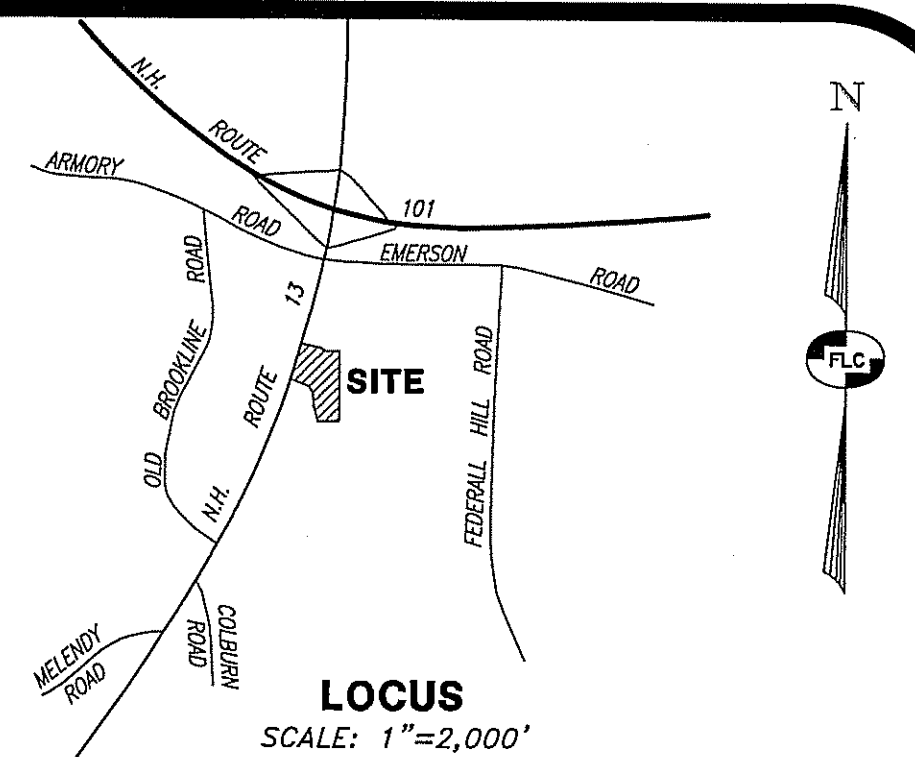
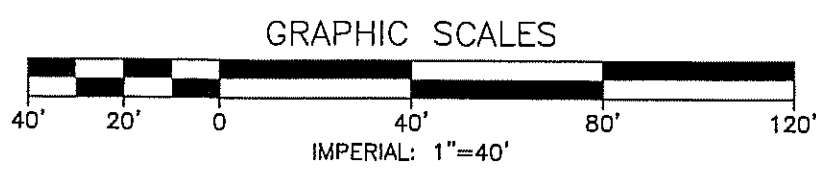


CERTIFICATION:
 WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL Y-87-1 AND INTERIM REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.W.S. IN SEPTEMBER OF 2021.



REFERENCE PLANS:
 1. "LOT LINE ADJUSTMENT - PLAN OF LAND - LOTS 48-9, 48-10 & 48-11 - CHAPPELL PROPERTIES, LLC - MILFORD, NEW HAMPSHIRE, SCALE: 1"=50', DATED MAY 22, 2009 BY MERIDIAN LAND SERVICES, INC. RECORDED AS PLAN NO.30655 IN THE H.C.R.D.
 2. "SUBDIVISION PLAN & LOT LINE ADJUSTMENT PLAN - LOTS 48-11, 48-12, 48-13 & 48-19 - 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 LAST REVISED JANUARY 5, 1993 BY MERIDIAN LAND SERVICES, INC. RECORDED AS PLAN NO.26178 IN THE H.C.R.D."

NRCS SOILS LEGEND:
 SOURCE: USDA NRCS WEB SOIL SURVEY
 --- SOIL BOUNDARY
 CmC CANTON FINE SANDY LOAM 8 TO 15% SLOPES, VERY STONY
 HsC HINCKLEY LOAMY SAND 8 TO 15% SLOPES



- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP PARCEL 48-10 IS CHAPPELL PROPERTIES L.L.C. - 454 N.H. ROUTE 13 SOUTH, MILFORD, NH 03055. DEED REFERENCE TO PARCEL IS BOOK 5637 PAGE 833 DATED 6/29/1995 IN THE H.C.R.D.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF TAX MAP PARCEL 48-10 AS SHOWN.
 - THE TOTAL AREA OF TAX MAP PARCEL 48-10 IS 218,367 SQ. FT. OR 5.013 ACRES, WITH 249.76' OF FRONTAGE ALONG N.H. ROUTE 13.
 - ZONING FOR THE ENTIRE PARCEL IS INTEGRATED COMMERCIAL-INDUSTRIAL (IC) DISTRICT:
 MINIMUM LOT SIZE - 40,000 S.F. FOR AREAS NOT SERVICED BY MUNICIPAL SEWERAGE AND WATER SYSTEMS
 MINIMUM LOT FRONTAGE = 150 FT. ON A CLASS V OR BETTER ROAD
 MINIMUM BUILDING SETBACKS: 30 FT FRONT, 15 FT. SIDE AND REAR
 - THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM REFERENCE PLAN #1 CITED HEREON AND IS NOT A RESULT OF A BOUNDARY SURVEY BY THIS OFFICE.
 - HORIZONTAL ORIENTATION IS THE NH STATE PLANE COORDINATE SYSTEM, VERTICAL DATUM IS NAVD83. BOTH ARE BASED ON FIELD GPS OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSITIONING USER SERVICE (OPUS).
 - THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF ONSITE FIELD SURVEYS BY THIS OFFICE DURING THE MONTHS OF APRIL, 2016, SEPTEMBER, 2021, & OCTOBER, 2021 TOGETHER WITH THE REFERENCE PLANS CITED HEREON.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 - TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS, RESTRICTIONS OR ENCUMBRANCES ON THE PROPERTY OTHER THAN THOSE SHOWN, IF ANY.
 - THE SITE DOES NOT LIE WITHIN THE BOUNDARY OF THE 100-YEAR FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP FOR THE TOWN OF MILFORD, HILLSBOROUGH COUNTY, N.H., F.I.R.M. COMMUNITY PANEL NUMBERS 3301C0459D & 3301C0470D, BOTH DATED SEPTEMBER 25, 2009.
 - THE PARCEL DOES LIE WITHIN A LEVEL 1 GROUNDWATER PROTECTION AREA.
 - EXISTING OPEN SPACE AREA FOR LOT 48-10 IS 147,812 SQ.FT. OR 67.7% OF THE TOTAL PARCEL AREA. THE MINIMUM OPEN SPACE REQUIREMENT IS 30% OF THE TOTAL PARCEL.

48-19-1
ANDREA K. CHAPPELL REV. TRUST
ANDEA K. CHAPPELL, TRUSTEE
 498 N.H. ROUTE 13 S
 MILFORD, NH 03055
 BK 9459 PG 918 1/22/21
 (498 NH ROUTE 13 S)

48-11
NATHAN A. & KATIE D. BALL REV. TRUST
NATHAN A. & KATIE D. BALL, CO-TRUSTEES
 476 N.H. ROUTE 13 S
 MILFORD, NH 03055
 BK 8944 PG 2300 2/15/17
 (476 N.H. ROUTE 13 SOUTH)

48-10
5.013 ACRES
218,367 SQ.FT.
 (PER REFERENCE PLAN #1)

48-9
BRADCORE HOLDINGS, LLC
 454 N.H. ROUTE 13 S
 MILFORD, NH 03055
 BK 7551 PG 2791 09/27/05
 (454 N.H. ROUTE 13 SOUTH)

48-19
COREY R. CHAPPELL FAMILY REV. TRUST OF 2020
COREY R. & SARAH J. CHAPPELL, CO-TRUSTEES
 17 FEDERAL HILL ROAD
 MILFORD, NH 03055
 BK 9359 PG 1745 10/5/2020
 (17 FEDERAL HILL ROAD)

CERTIFICATION:
 I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF FIELD SURVEYS PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTHS OF MAY, 2016, SEPTEMBER, 2021, OCTOBER, 2021, & MARCH, 2022"

4/20/22

REV.	DATE	DESCRIPTION	C/O	DR	CK

EXISTING CONDITIONS PLAN
TAX MAP PARCEL 48-10
468 N.H. ROUTE 13 SOUTH
MILFORD, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF:
CHAPPELL PROPERTIES LLC
 476 N.H. ROUTE 13 SOUTH, MILFORD, NH 03055-3415

SCALE: 1" = 40' NOVEMBER 3, 2021

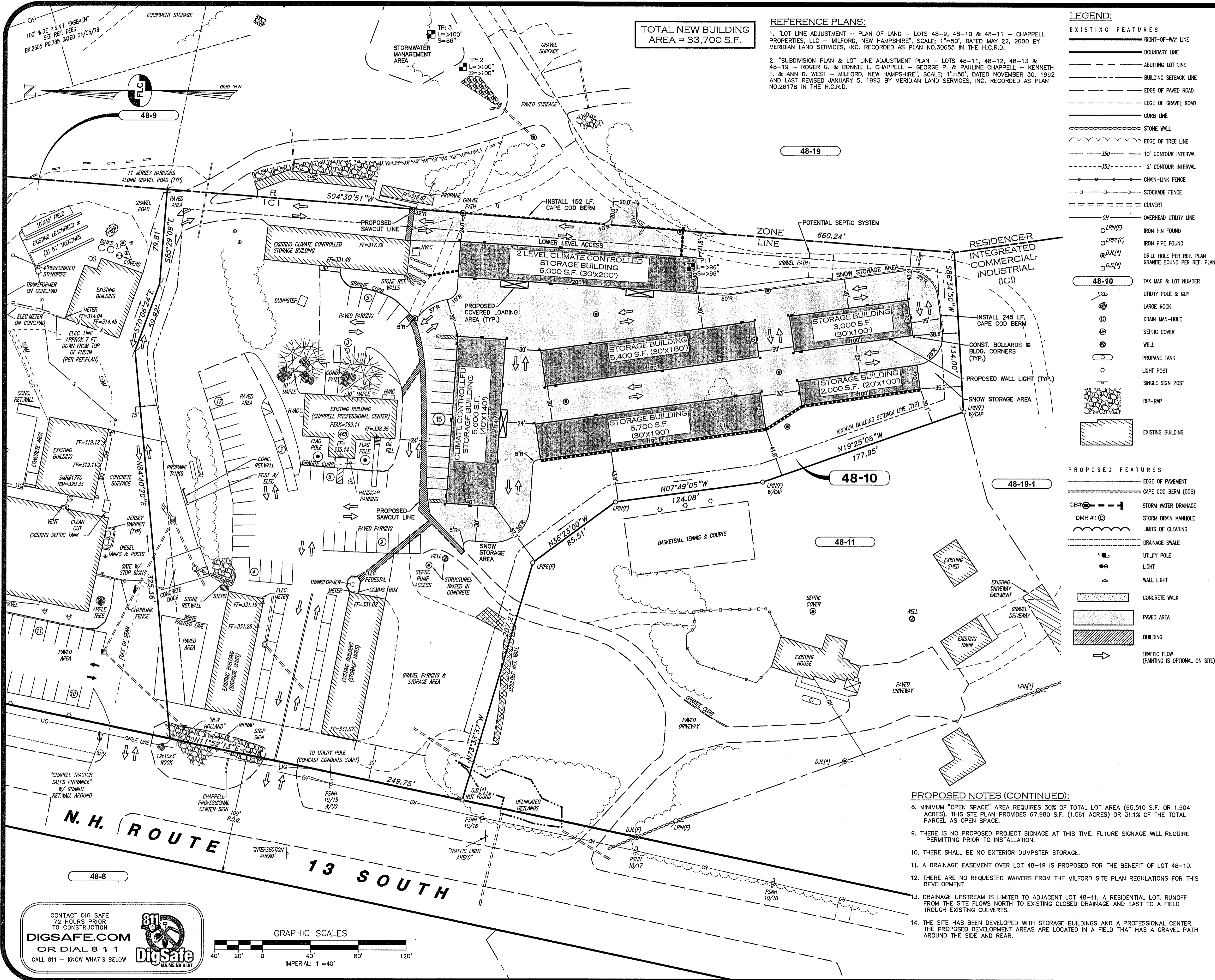
Surveying + Engineering + Land Planning + Permitting + Septic Designs

FIELDSTONE
 LAND CONSULTANTS, PLLC

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

- 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
 - 10' CONTOUR INTERVAL
 - 2' CONTOUR INTERVAL
 - CHAIN-LINK FENCE
 - STOCKADE FENCE
 - CULVERT
 - OVERHEAD UTILITY LINE
 - 48-10 TAX MAP & LOT NUMBER
- IRON PIN FOUND
 - IRON PIPE FOUND
 - DRILL HOLE PER REF. PLAN
 - GRANITE BOUND PER REF. PLAN
 - UTILITY POLE & GUY
 - LARGE ROCK
 - DRAIN MAN-HOLE
 - SEPTIC COVER
 - WELL
 - PROPANE TANK
 - LIGHT POST
 - SINGLE SIGN POST
 - IRIP-RAP
 - EXISTING BUILDING

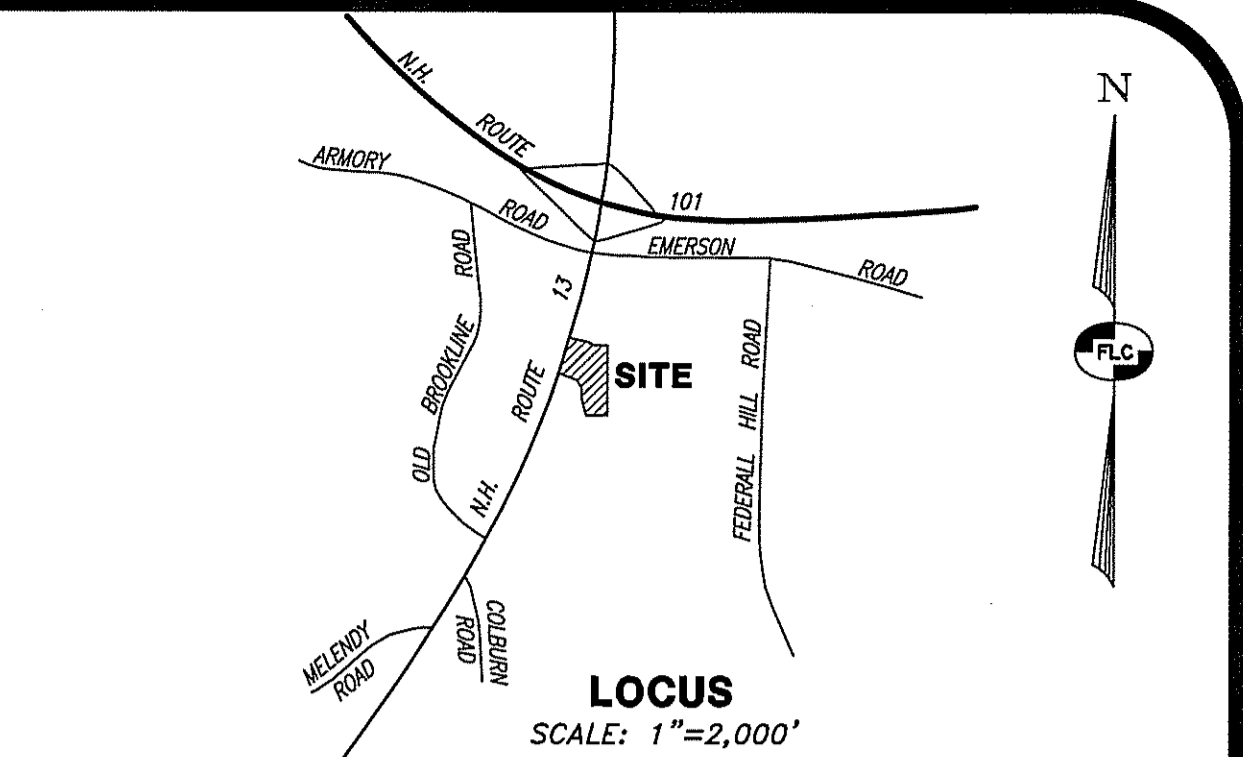
48-8
CHAPPELL PROPERTIES, LLC
 454 N.H. ROUTE 13 S
 MILFORD, NH 03055
 BK 6129 PG 523 7/9/99
 (459 N.H. ROUTE 13 SOUTH)



TOTAL NEW BUILDING AREA = 33,700 S.F.

REFERENCE PLANS:
 1. "LOT LINE ADJUSTMENT - PLAN OF LAND - LOTS 48-9, 48-10 & 48-11 - CHAPPELL PROPERTIES, LLC - MILFORD, NEW HAMPSHIRE", SCALE: 1"=50', DATED MAY 22, 2000 BY MERIDIAN LAND SERVICES, INC. RECORDED AS PLAN NO.30655 IN THE H.C.R.D.
 2. "SUBDIVISION PLAN & LOT LINE ADJUSTMENT PLAN - LOTS 48-11, 48-12, 48-13 & 48-19 - 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 LAST REVISED JANUARY 5, 1993 BY MERIDIAN LAND SERVICES, INC. RECORDED AS PLAN NO.26178 IN THE H.C.R.D.

- LEGEND:**
- EXISTING FEATURES**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINE
 - EDGE OF PAVED ROAD
 - CURB LINE
 - EDGE OF GRAVEL ROAD
 - STONE WALL
 - EDGE OF TREE LINE
 - 350' 10' CONTOUR INTERVAL
 - 352' 2' CONTOUR INTERVAL
 - CHAIN-LINK FENCE
 - STOCKADE FENCE
 - CULVERT
 - OVERHEAD UTILITY LINE
 - IRON PIN FOUND
 - IRON PIPE FOUND
 - DRILL HOLE PER REF. PLAN
 - GRANITE BOUND PER REF. PLAN
 - TAX MAP & LOT NUMBER
 - UTILITY POLE & GUY
 - LARGE ROCK
 - DRAIN MAN-HOLE
 - SEPTIC COVER
 - WELL
 - PROPANE TANK
 - LIGHT POST
 - SINGLE SIGN POST
 - RIP-RAP
 - EXISTING BUILDING
- PROPOSED FEATURES**
- EDGE OF PAVEMENT
 - CAPE COD BERM (CCB)
 - STORM WATER DRAINAGE
 - STORM DRAIN MANHOLE
 - LIMITS OF CLEARING
 - DRAINAGE SWALE
 - UTILITY POLE
 - LIGHT
 - WALL LIGHT
 - CONCRETE WALK
 - PAVED AREA
 - BUILDING
 - TRAFFIC FLOW (PAINTING IS OPTIONAL ON SITE)



- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP PARCEL 48-10 IS CHAPPELL PROPERTIES LLC - 454 NH ROUTE 13 SOUTH, MILFORD, NH 03055. DEED REFERENCE TO PARCEL IS BOOK 5637 PAGE 833 DATED 6/29/1995 IN THE H.C.R.D.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SELF-STORAGE DEVELOPMENT AND ASSOCIATED SITE IMPROVEMENTS ON TAX MAP PARCEL 48-10 AS SHOWN.
 - THE TOTAL AREA OF TAX MAP PARCEL 48-10 IS 218,367 SQ. FT. OR 5.013 ACRES, WITH 249.76' OF FRONTAGE ALONG N.H. ROUTE 13.
 - ZONING FOR THE ENTIRE PARCEL IS INTEGRATED COMMERCIAL-INDUSTRIAL (IC) DISTRICT:
 MINIMUM LOT SIZE - 40,000 S.F. FOR AREAS NOT SERVICED BY MUNICIPAL SEWERAGE AND WATER SYSTEMS
 MINIMUM LOT FRONTAGE - 150 FT. ON A CLASS V OR BETTER ROAD
 MINIMUM BUILDING SETBACKS: 30 FT FRONT, 15 FT SIDE AND REAR
 - BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM REFERENCE PLAN #1 CITED HEREON AND IS NOT A RESULT OF A BOUNDARY SURVEY BY THIS OFFICE.
 - HORIZONTAL ORIENTATION IS THE NH STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD83. BOTH ARE BASED ON FIELD GPS OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSITIONING USER SERVICE (OPUS).
 - THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF ONSITE FIELD SURVEYS BY THIS OFFICE DURING THE MONTHS OF APRIL, 2016, SEPTEMBER, 2021, & OCTOBER, 2021 TOGETHER WITH THE REFERENCE PLANS CITED HEREON.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 - TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS, RESTRICTIONS OR ENCUMBRANCES ON THE PROPERTY OTHER THAN THOSE SHOWN, IF ANY.
 - THE SITE DOES NOT LIE WITHIN THE BOUNDARY OF THE 100-YEAR FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP FOR THE TOWN OF MILFORD, HILLSBOROUGH COUNTY, N.H., F.I.R.M. COMMUNITY PANEL NUMBERS 3301100459D & 3301100470D, BOTH DATED SEPTEMBER 25, 2009.
 - THE PARCEL DOES NOT LIE WITHIN A LEVEL 1 GROUNDWATER PROTECTION AREA.

- PROPOSED NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SELF-STORAGE DEVELOPMENT AND ASSOCIATED SITE IMPROVEMENTS ON TAX MAP PARCEL 48-10 AS SHOWN.
 - 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.
 - 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 A MIX OF OPEN DRAINAGE SWALES AND CLOSED DRAINAGE CURBING AND CATCH BASINS TO STORMWATER MANAGEMENT AREAS LOCATED AS SHOWN.
 - PARKING CALCULATION:
 15 ADDITIONAL PARKING SPACES PROPOSED
 8 PARKING SPACES TO BE REMOVED
 15 SPACES - 8 SPACES = NET GAIN OF 7 PARKING SPACES

REV.	DATE	DESCRIPTION	C/O	DR	CK

- PROPOSED NOTES (CONTINUED):**
- MINIMUM "OPEN SPACE" AREA REQUIRES 30% OF TOTAL LOT AREA (65,510 S.F. OR 1.504 ACRES). THIS SITE PLAN PROVIDES 67,980 S.F. (1.561 ACRES) OR 31.1% OF THE TOTAL PARCEL AS OPEN SPACE.
 - THERE IS NO PROPOSED PROJECT SIGNAGE AT THIS TIME. FUTURE SIGNAGE WILL REQUIRE PERMITTING PRIOR TO INSTALLATION.
 - THERE SHALL BE NO EXTERIOR DUMPSTER STORAGE.
 - A DRAINAGE EASEMENT OVER LOT 48-19 IS PROPOSED FOR THE BENEFIT OF LOT 48-10.
 - THERE ARE NO REQUESTED WAIVERS FROM THE MILFORD SITE PLAN REGULATIONS FOR THIS DEVELOPMENT.
 - DRAINAGE UPSTREAM IS LIMITED TO ADJACENT LOT 48-11, A RESIDENTIAL LOT. RUNOFF FROM THE SITE FLOWS NORTH TO EXISTING CLOSED DRAINAGE AND EAST TO A FIELD THROUGH EXISTING CULVERTS.
 - THE SITE HAS BEEN DEVELOPED WITH STORAGE BUILDINGS AND A PROFESSIONAL CENTER. THE PROPOSED DEVELOPMENT AREAS ARE LOCATED IN A FIELD THAT HAS A GRAVEL PATH AROUND THE SIDE AND REAR.

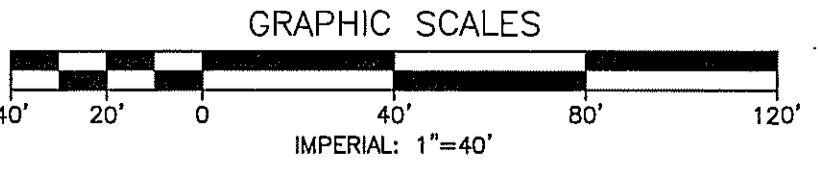
SITE PLAN
TAX MAP PARCEL 48-10
468 N.H. ROUTE 13 SOUTH
MILFORD, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF:
CHAPPELL PROPERTIES LLC
476 N.H. ROUTE 13 SOUTH, MILFORD, NH 03055-3415

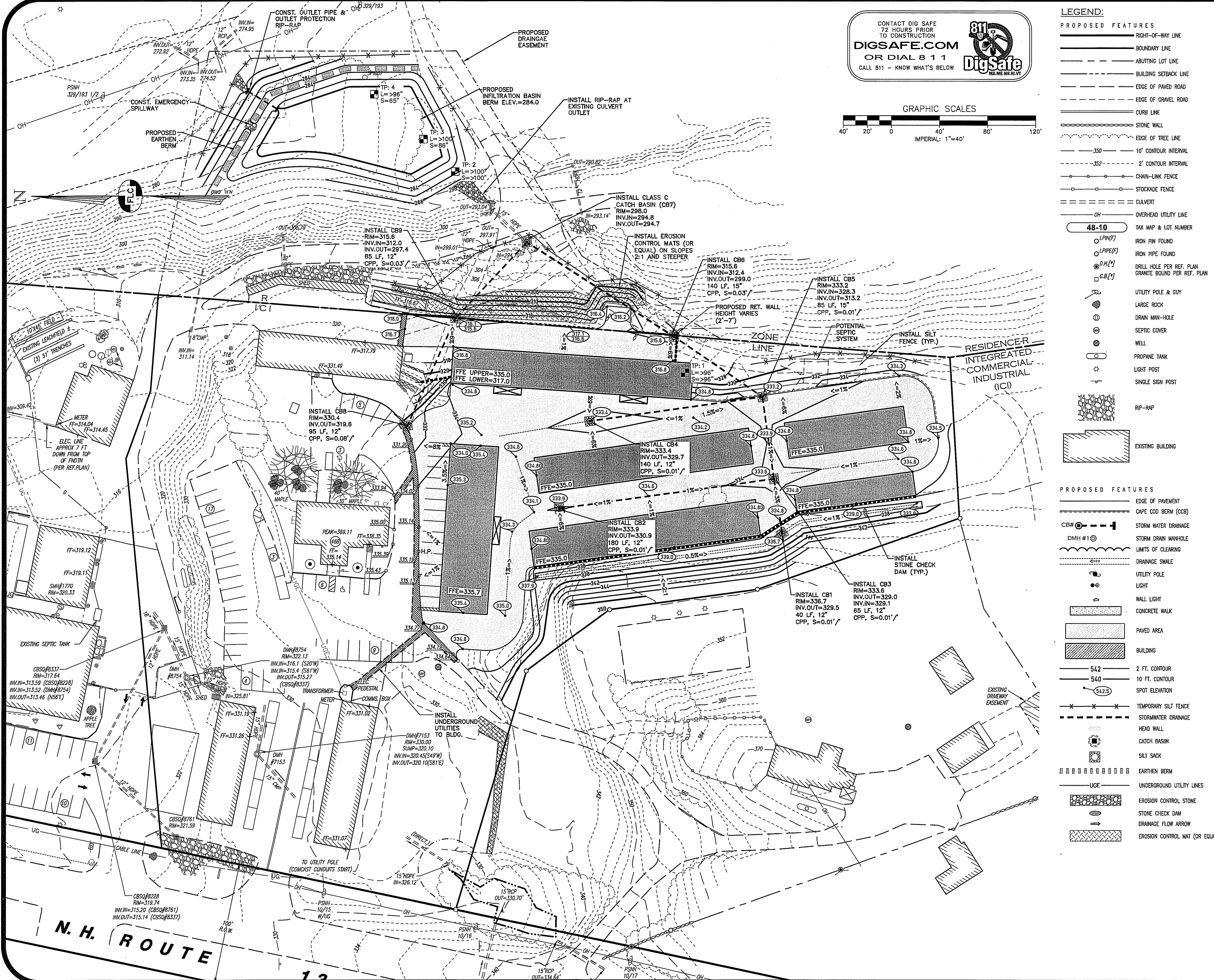
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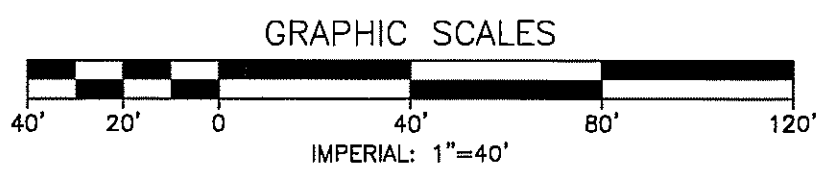
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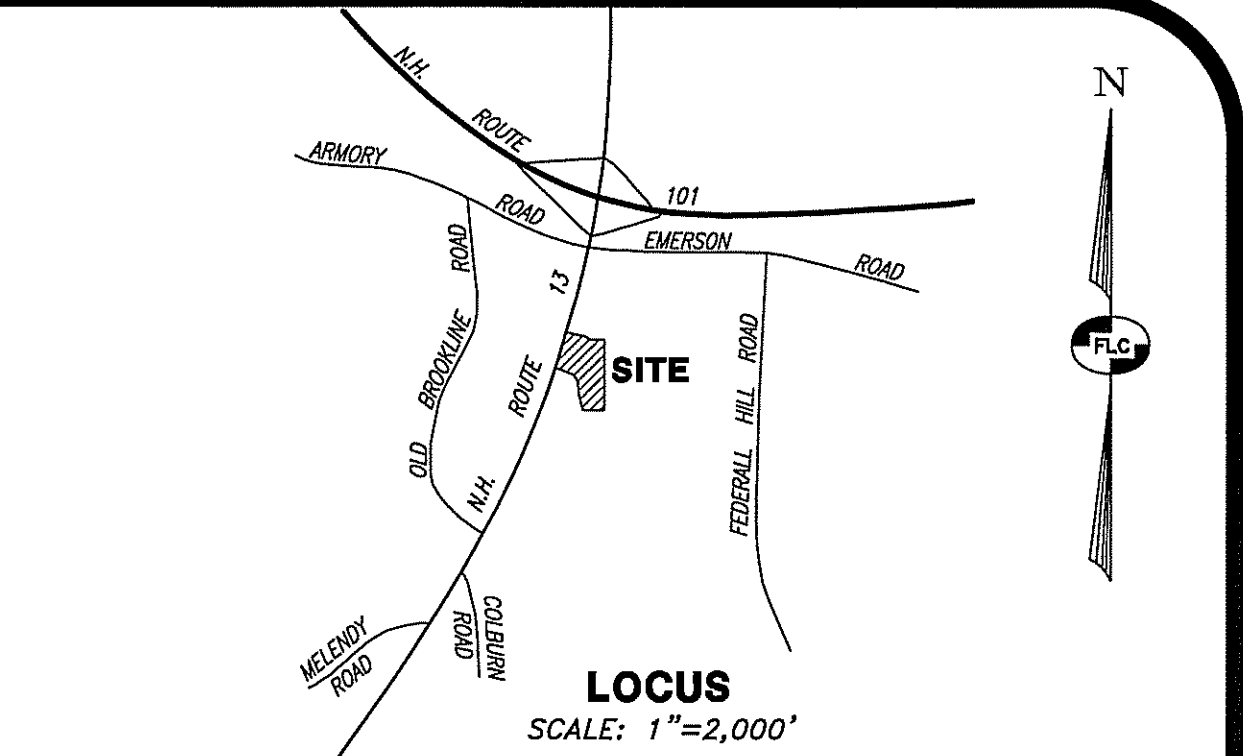




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- LEGEND:**
- PROPOSED FEATURES**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - - - ABUTTING LOT LINE
 - - - BUILDING SETBACK LINE
 - - - EDGE OF PAVED ROAD
 - - - EDGE OF GRAVEL ROAD
 - - - CURB LINE
 - - - STONE WALL
 - - - 10' CONTOUR INTERVAL
 - - - 2' CONTOUR INTERVAL
 - - - CHAIN-LINK FENCE
 - - - STOCKADE FENCE
 - - - CULVERT
 - - - OVERHEAD UTILITY LINE
- 48-10**
- (L.P.N.F)
 - (L.P.I.F)
 - (D.H.F)
 - (C.B.F)
 - UTILITY POLE & GUY
 - LARGE ROCK
 - DRAIN MAN-HOLE
 - SEPTIC COVER
 - PROPAANE TANK
 - LIGHT POST
 - SINGLE SIGN POST
- PROPOSED FEATURES**
- EDGE OF PAVEMENT
 - - - CAPE COD BERM (CCB)
 - CB# — STORM WATER DRAINAGE
 - DMH #1 — STORM DRAIN MANHOLE
 - - - LIMITS OF CLEARING
 - - - DRAINAGE SWALE
 - UTILITY POLE
 - LIGHT
 - WALL LIGHT
 - CONCRETE WALK
 - PAVED AREA
 - BUILDING
 - 542 — 2 FT. CONTOUR
 - 540 — 10 FT. CONTOUR
 - 542.5 — SPOT ELEVATION
 - - - TEMPORARY SILT FENCE
 - - - STORMWATER DRAINAGE
 - HEAD WALL
 - CATCH BASIN
 - SILT SACK
 - EARTHEN BERM
 - UGE — UNDERGROUND UTILITY LINES
 - EROSION CONTROL STONE
 - STONE CHECK DAM
 - DRAINAGE FLOW ARROW
 - EROSION CONTROL MAT (OR EQUAL)



- 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 2016 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 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 CONTACTING "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (811)
 - 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 SEEDDED 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 CONSOLIDATED COMMUNICATIONS SPECIFICATIONS.
 - STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH THE TOWN OF MILFORD SPECIFICATIONS.
 - CONTRACTOR SHALL OBTAIN STRUCTURAL DESIGN PLANS, DETAILS AND SPECIFICATIONS FOR ALL RETAINING WALLS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION. THE RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED.
 - THE SOIL TYPE, PER NRCS SOILS SURVEY, FOR THE ENTIRE SITE IS SHOWN ON NRCS SOILS LEGEND THIS SHEET.

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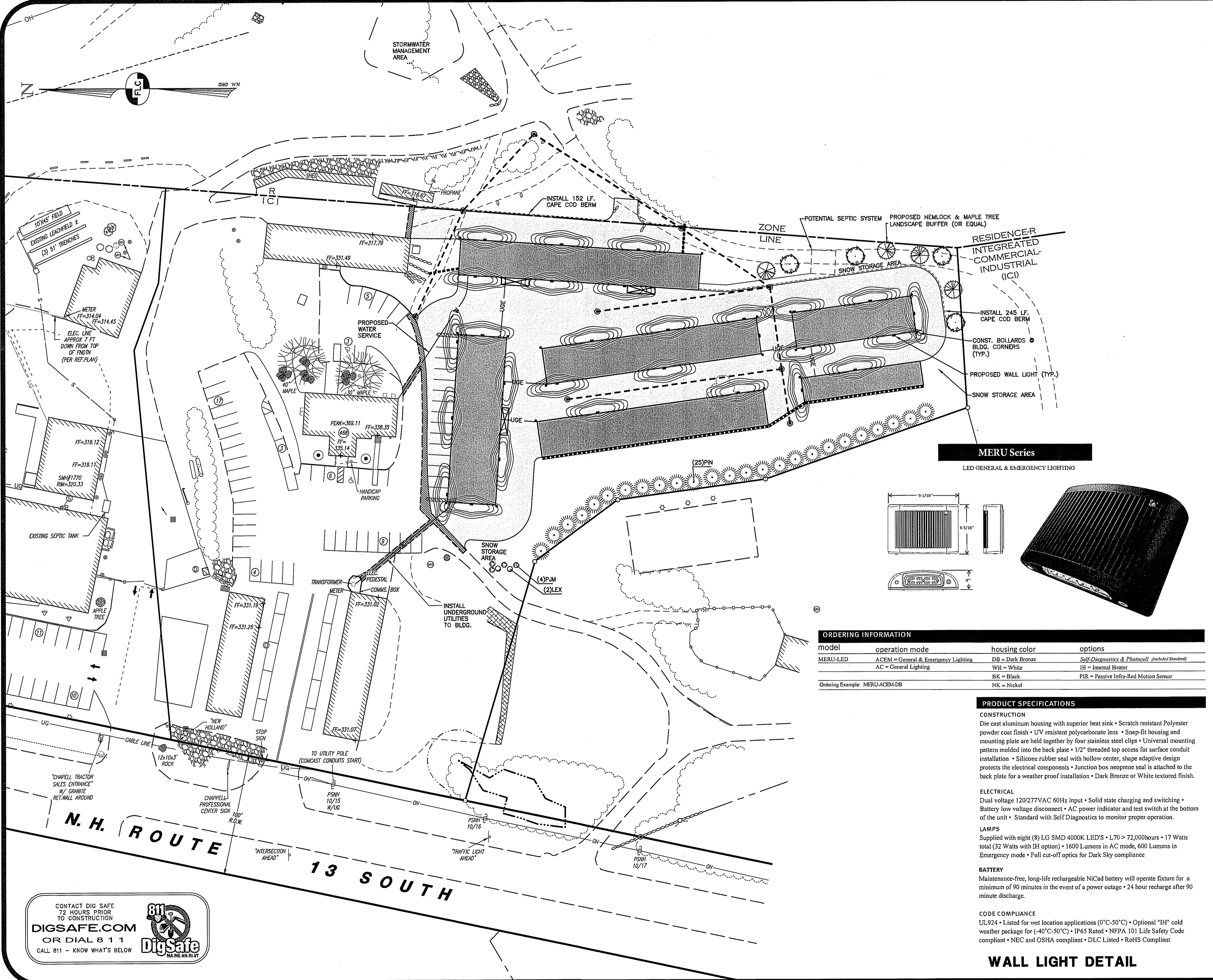
GRADING & DRAINAGE PLAN
TAX MAP PARCEL 48-10
468 N.H. ROUTE 13 SOUTH
MILFORD, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF:
CHAPPELL PROPERTIES LLC
 476 N.H. ROUTE 13 SOUTH, MILFORD, NH 03055-3415

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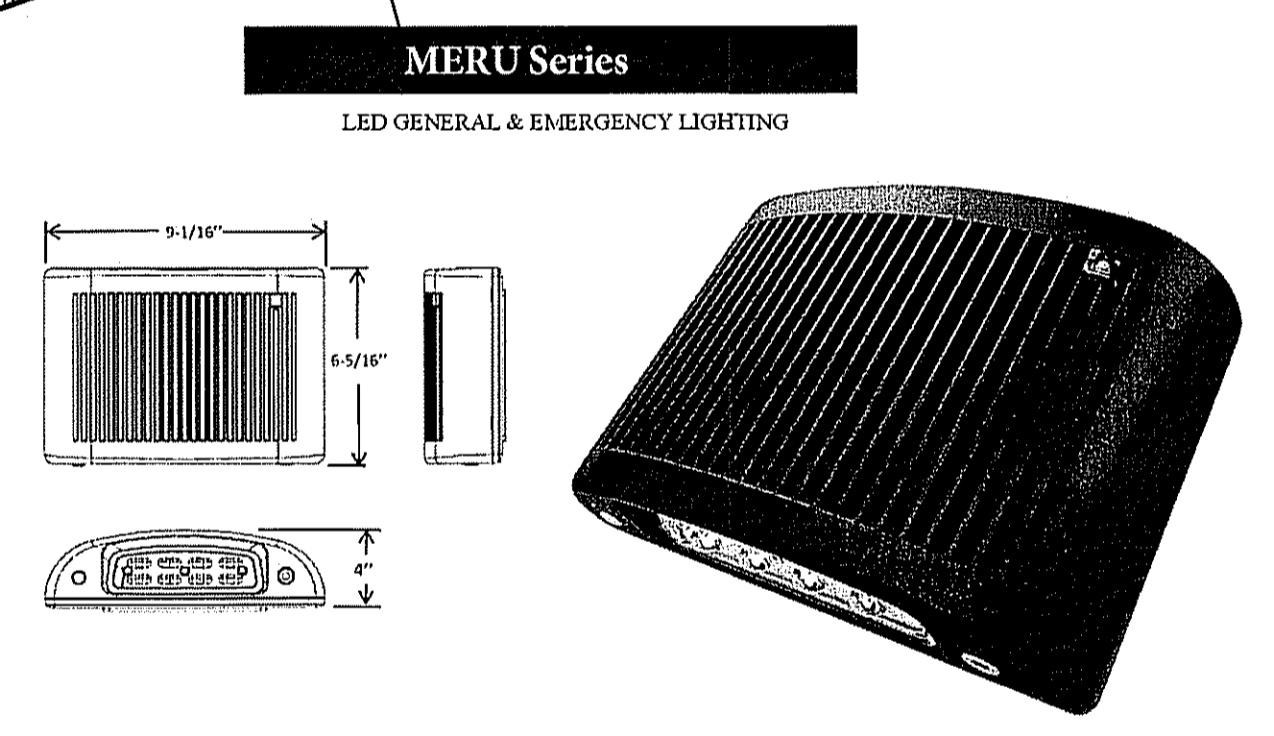
- LANDSCAPING LEGEND:**
- HEM TSUGA CANADENSIS, "EASTERN HEMLOCK" OR EQUAL (4) 2"-2.5" CAL.
 - ACE ACER RUBRUM "OCTOBER GLORY" MAPLE OR EQUAL (4) 2"-2.5" CAL.
 - LEX ILEX MESURVIAE 'BLUE PRINCE' (MALE HOLLY) OR EQUAL (2) 2.5'-3'
 - PJM RHOD. 'P.J.M.' COMP. CLONE (COMPACT RHODODENDRON) OR EQUAL (4) 18"-24"
 - PIN PINUS STROBOS (WHITE PINE) OR EQUAL (25) 6'-7'

- LANDSCAPING NOTES:**
- LANDSCAPING PARKING LOTS AND ACCESS WAYS CALCULATION:
240'± OF PARKING LOT/ACCESS WAY ABUTTING LOTS.
(1) TREE PER 30' OF BUFFER: 240'/30 = 8 TREES

A MAPLE AND HEMLOCK LANDSCAPED AREA APPROXIMATELY 10' WIDE & 6' IN HEIGHT SHALL 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 8 TREES SHALL BE PLANTED.
 - LANDSCAPING ALONG BUILDING FRONTAGE CALCULATION:
60 FT. OF EXISTING BUILDING FRONTAGE X (1) SHRUB PER 5' OF FRONTAGE = 12 SHRUBS

THE EXISTING LANDSCAPING CURRENTLY LOCATED ALONG THE BUILDING FRONTAGE OF LOT 4B-10 CONSISTS OF 2 SHADE TREES AND APPROXIMATELY 6 SHRUBS. AN ADDITIONAL 6 SHRUBS ARE PROPOSED ALONG THE PERIMETER OF THE PROPOSED DEVELOPMENT AREA.
 - A 10' WIDE, 6' HIGH LANDSCAPE BUFFER CONSISTING OF EVERGREENS IN CONJUNCTION WITH COMPLEMENTING SHRUBS IS PROVIDED ALONG THE SHARED PROPERTY LINE WITH LOT 4B-10. A LOT WITH A RESIDENTIAL USE PER SECTION 6.08.5.A.2 AND 6.08.5.B.1.

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 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (B11)
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 - THE SOIL TYPE, PER NRCS SOILS SURVEY, FOR THE ENTIRE SITE IS SHOWN ON NRCS SOILS LEGEND THIS SHEET.



ORDERING INFORMATION

model	operation mode	housing color	options
MERU-LED	ACEM = General & Emergency Lighting AC = General Lighting	DB = Dark Bronze WH = White BK = Black NK = Nickel	Self-Diagnostics & Photocell (included Standard) IH = Internal Heater PIR = Passive Infra-Red Motion Sensor

Ordering Example: MERU-ACEM-DB

PRODUCT SPECIFICATIONS

CONSTRUCTION
Die cast aluminum housing with superior heat sink • Scratch resistant Polyester powder coat finish • UV resistant polycarbonate lens • Snap-fit housing and mounting plate are held together by four stainless steel clips • Universal mounting pattern molded into the back plate • 1/2" threaded top access for surface conduit installation • Silicone rubber seal with hollow center, shape adaptive design protects the electrical components • Junction box neoprene seal is attached to the back plate for a weather proof installation • Dark Bronze or White textured finish.

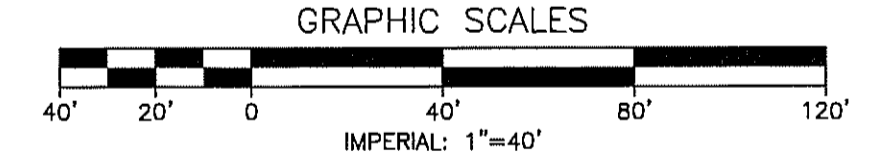
ELECTRICAL
Dual voltage 120/277VAC 60Hz input • Solid state charging and switching • Battery low voltage disconnect • AC power indicator and test switch at the bottom of the unit • Standard with Self-Diagnostics to monitor proper operation.

LAMPS
Supplied with eight (8) LG SMD 4000K LED'S • L70 > 72,000hours • 17 Watts total (32 Watts with IH option) • 1600 Lumens in AC mode, 600 Lumens in Emergency mode • Full cut-off optics for Dark Sky compliance

BATTERY
Maintenance-free, long-life rechargeable NiCad battery will operate fixture for a minimum of 90 minutes in the event of a power outage • 24 hour recharge after 90 minute discharge.

CODE COMPLIANCE
UL924 • Listed for wet location applications (0°C-50°C) • Optional "IH" cold weather package for (-40°C-50°C) • IP65 Rated • NFPA 101 Life Safety Code compliant • NEC and OSHA compliant • DLC Listed • RoHS Compliant

WALL LIGHT DETAIL



REV.	DATE	DESCRIPTION	C/O	DR	CK

LIGHTING, LANDSCAPING & UTILITIES PLAN
TAX MAP PARCEL 48-10
468 N.H. ROUTE 13 SOUTH
MILFORD, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF:
CHAPPELL PROPERTIES LLC
476 N.H. ROUTE 13 SOUTH, MILFORD, NH 03065-3415

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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. PERIMETER 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-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. AT NO TIME SHALL THE TOTAL UNSTABILIZED DISTURBED AREA, INCLUDING LOT DISTURBANCES, BE GREATER THAN FIVE (5) ACRES.
- 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 TURF FINISHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 6 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW:

PERMANENT SEED (LAWN AREAS)	lbs / 1,000 SQ. FT.	PERMANENT SLOPE SEED MIX	lbs / 1,000 SQ. FT.
CREeping RED FESCUE	0.92 LBS	CREeping RED FESCUE	0.80 LBS
PERENNIAL RYEGRASS	1.15 LBS	PERENNIAL RYEGRASS	0.89 LBS
KENTUCKY BLUEGRASS	0.58 LBS	RETOP	0.12 LBS
RETOP	0.12 LBS	ALSIKE CLOVER	0.12 LBS
		BIRDSFOOT TREFLOE	0.12 LBS

**APPLICATION RATE TOTALS
2.8 LBS PER 1,000 SF**
- 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: USE ANY OF THE FOLLOWING:

SPECIES	RATE PER 1,000 SF	DEPTH	SEEDING DATES
WINTER RYE	2.5 LBS	1 INCH	8/15 TO 9/15
OATS	2.5 LBS	1 INCH	4/15 TO 10/15
ANNUAL RYEGRASS	1.0 LBS	0.25 INCH	8/15 TO 9/15
- 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	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 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 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.

EROSION CONTROL NOTES

1
DT-1

- 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.

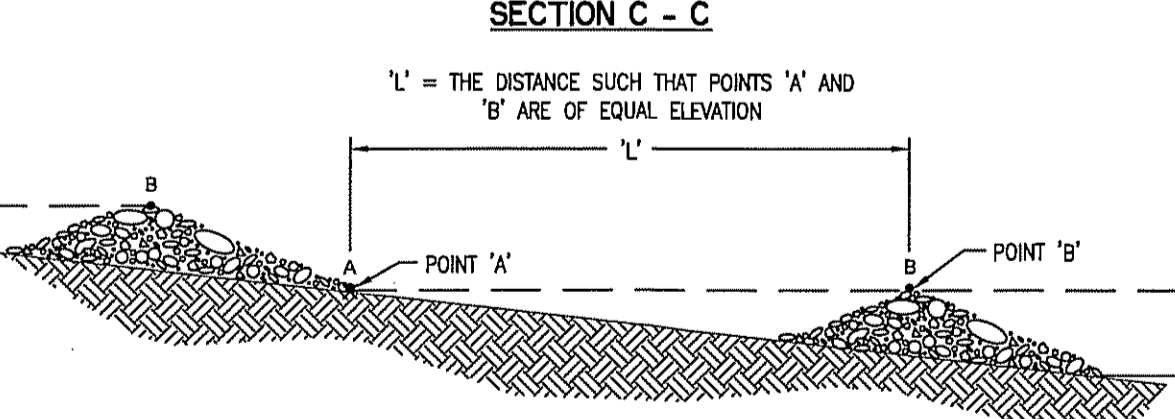
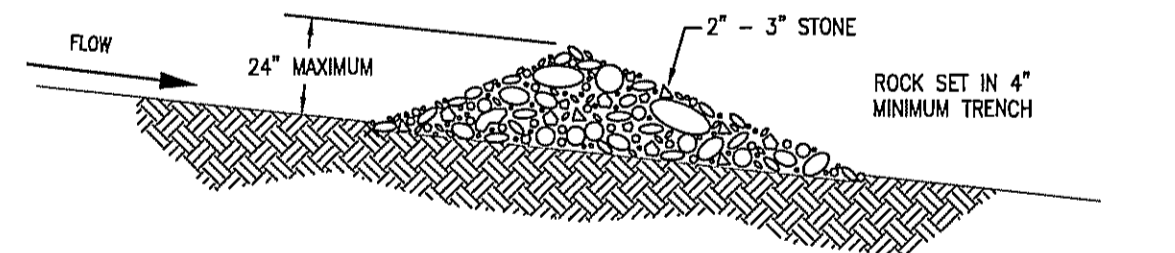
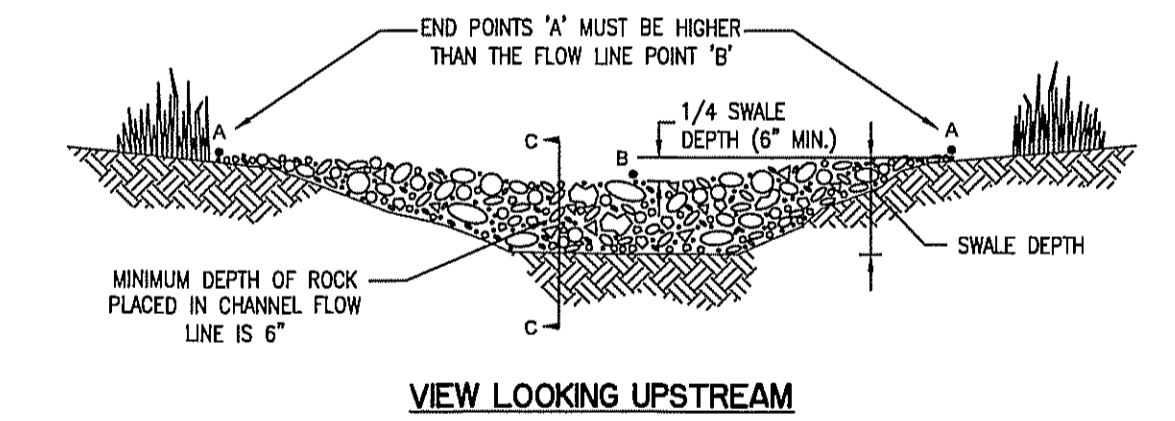
WINTER CONSTRUCTION NOTES

2
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.
- FINISH 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.

CONSTRUCTION SEQUENCE

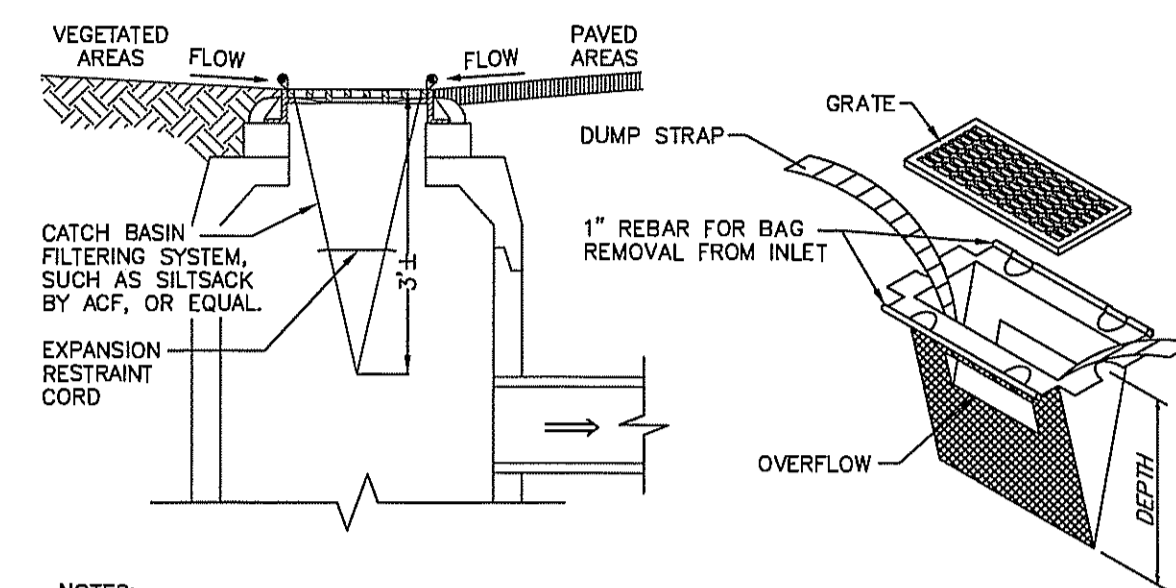
3
DT-1



- 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

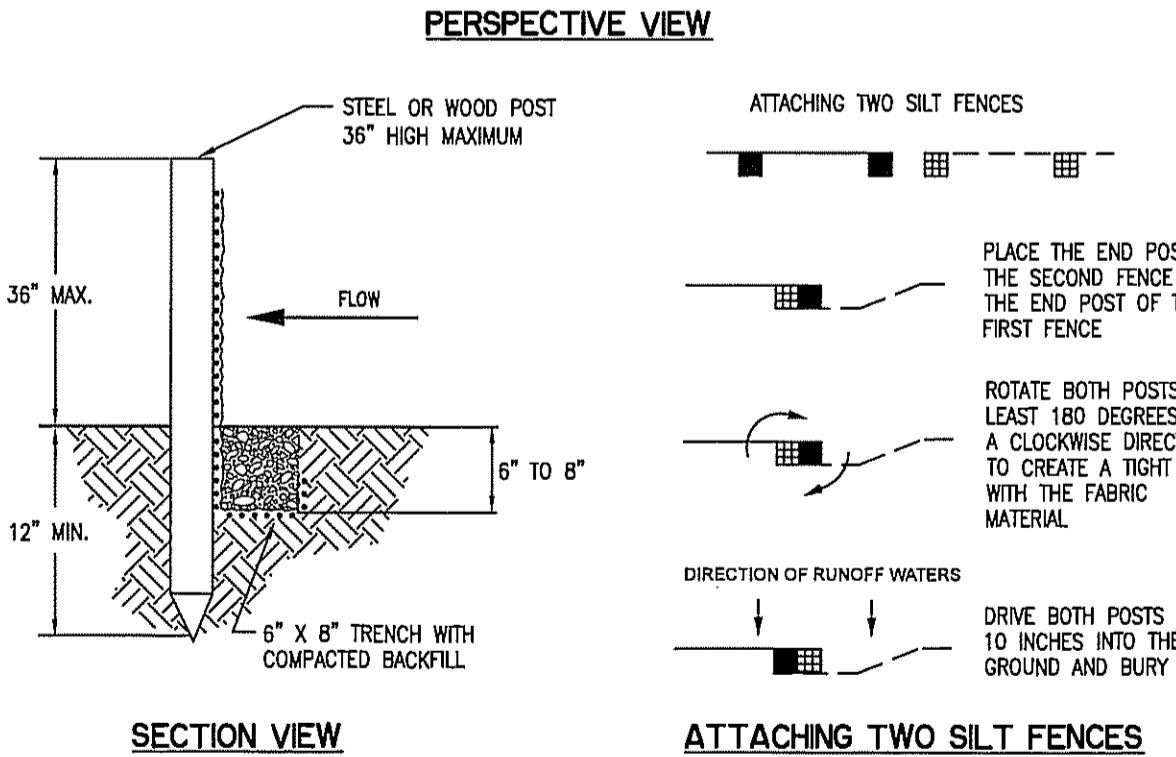
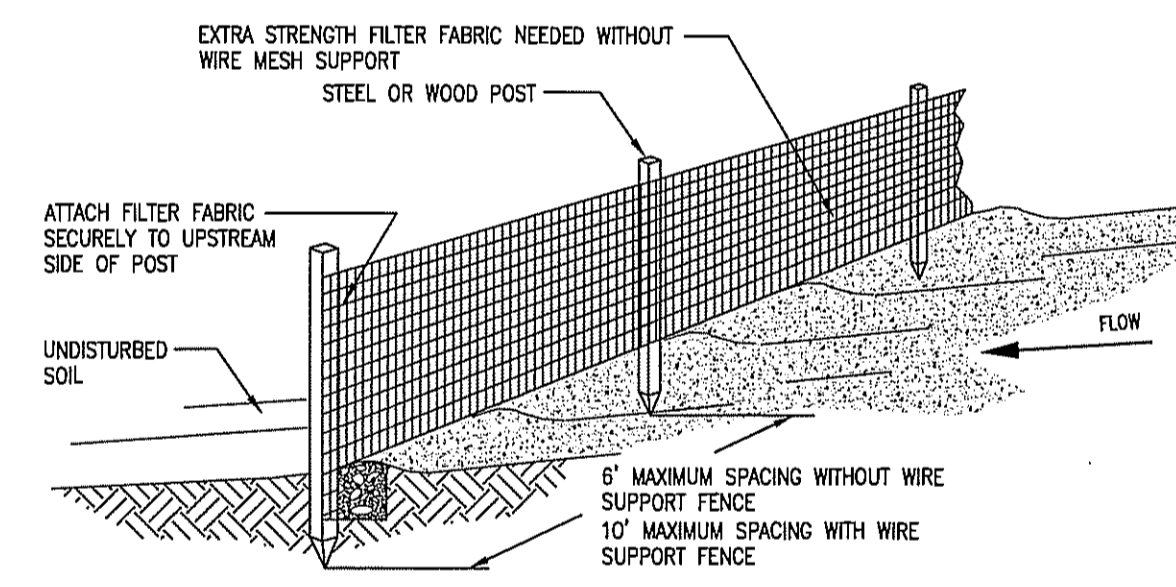
4
DT-1



- 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 MANUFACTURER'S 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

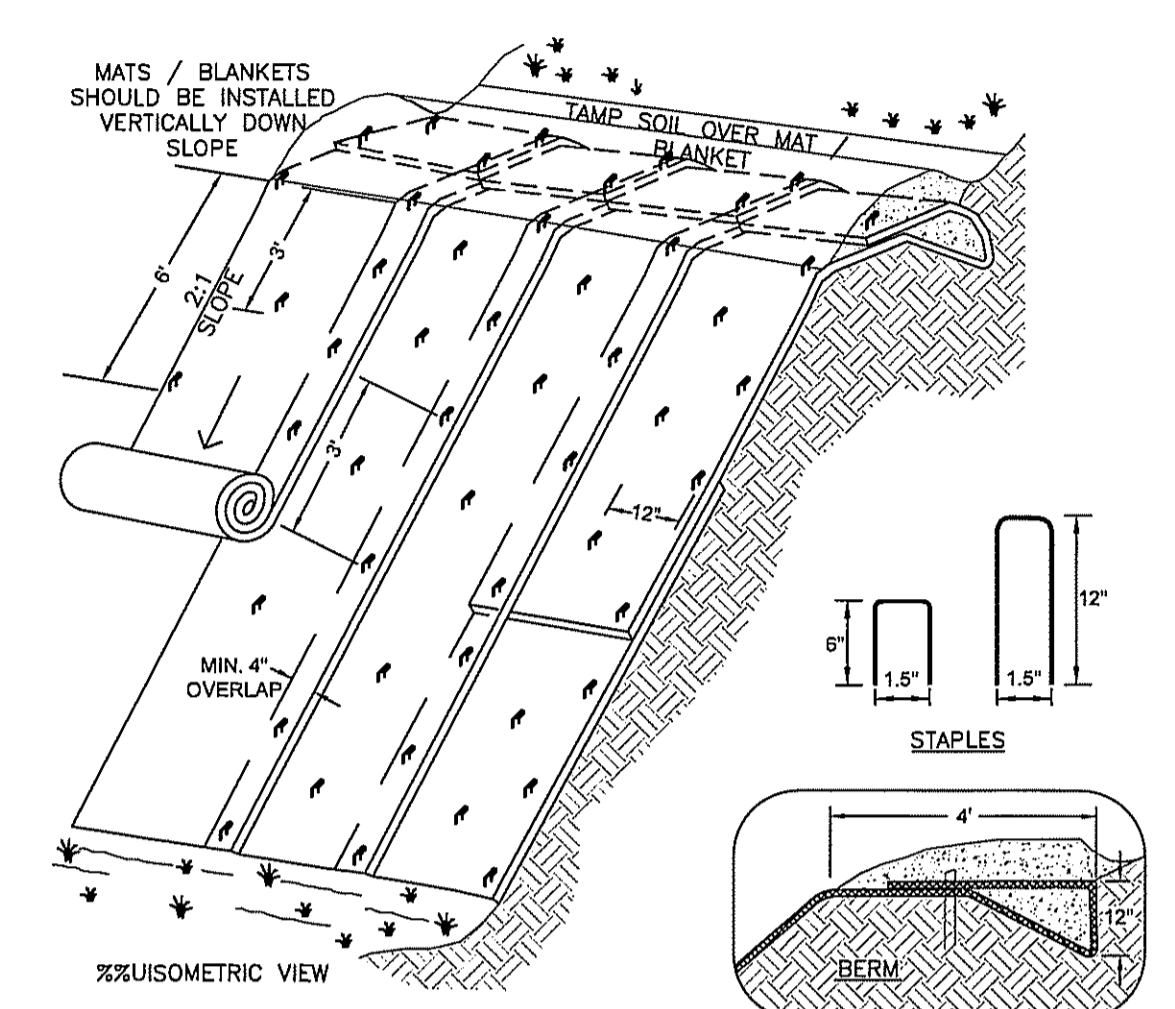
5
DT-1



- 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

6
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, CLOUDS, 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.
 - THERE SHALL BE NO PLASTIC, OR MONO-FILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8" MATERIAL UTILIZED. IF TURF REINFORCEMENT MATS ARE USED, THE MATS SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.

EROSION BLANKETS - SLOPE INSTALLATION

7
DT-1

REV.	DATE	DESCRIPTION	C/O	DR	CK

EROSION CONTROL DETAILS
TAX MAP PARCEL 48-10
468 N.H. ROUTE 13 SOUTH
MILFORD, NEW HAMPSHIRE
PREPARED FOR AND LAND OF:
CHAPPELL PROPERTIES LLC
476 N.H. ROUTE 13 SOUTH, MILFORD, NH 03065-3415

SCALE: NOT TO SCALE APRIL 20, 2022

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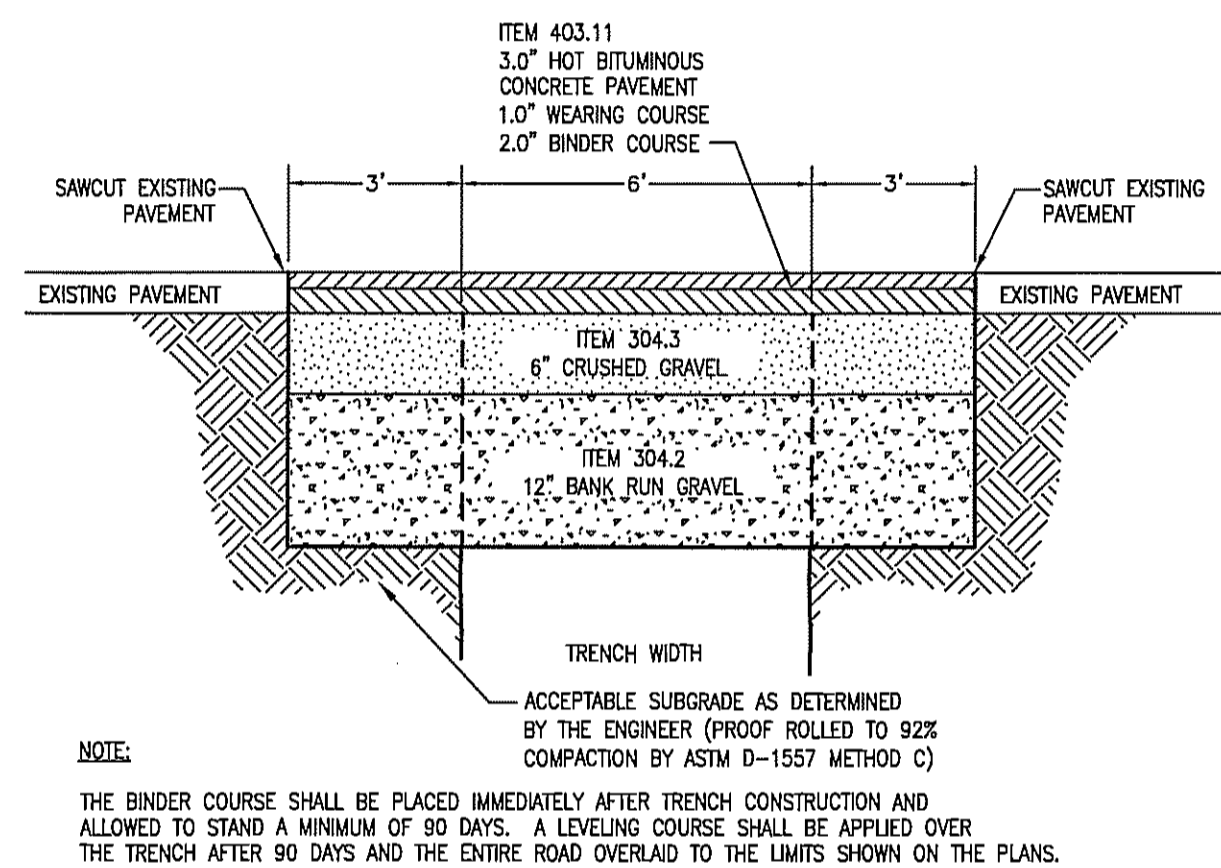
FILE: 528DT08.dwg PROJ. NO. 528.08 SHEET: DT-1 PAGE NO. 6 OF 8

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

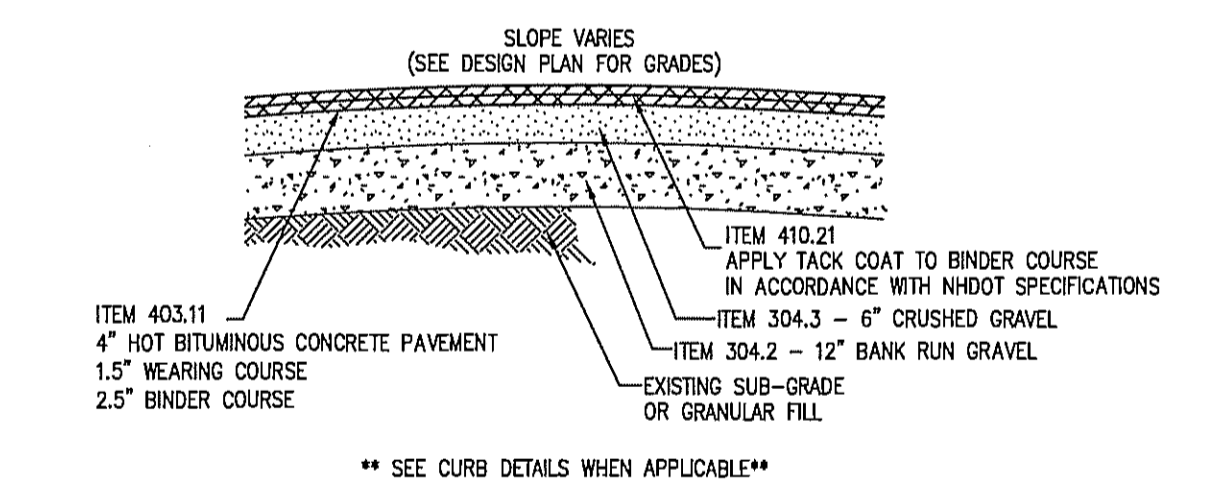
CONTACT DIG SAFE
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- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF MILFORD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT 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 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.

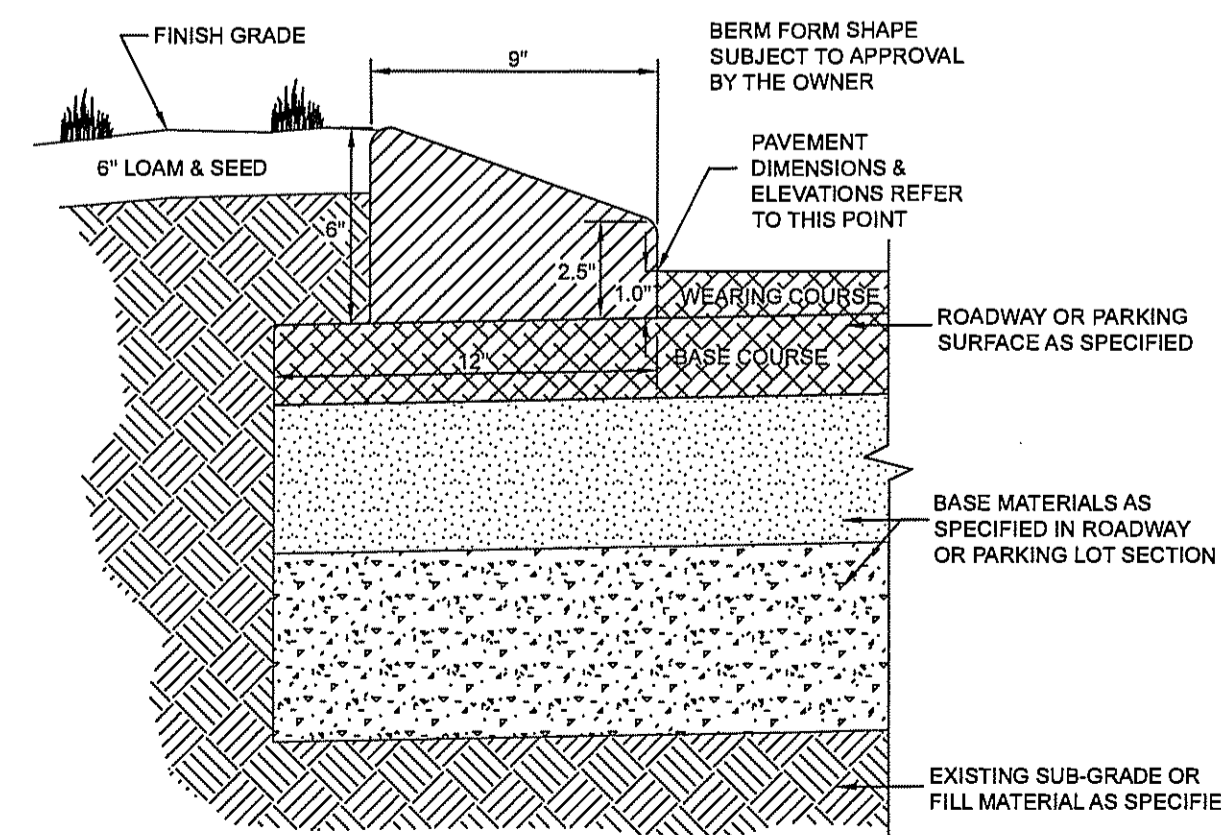
GENERAL CONSTRUCTION NOTES 1 DT-2



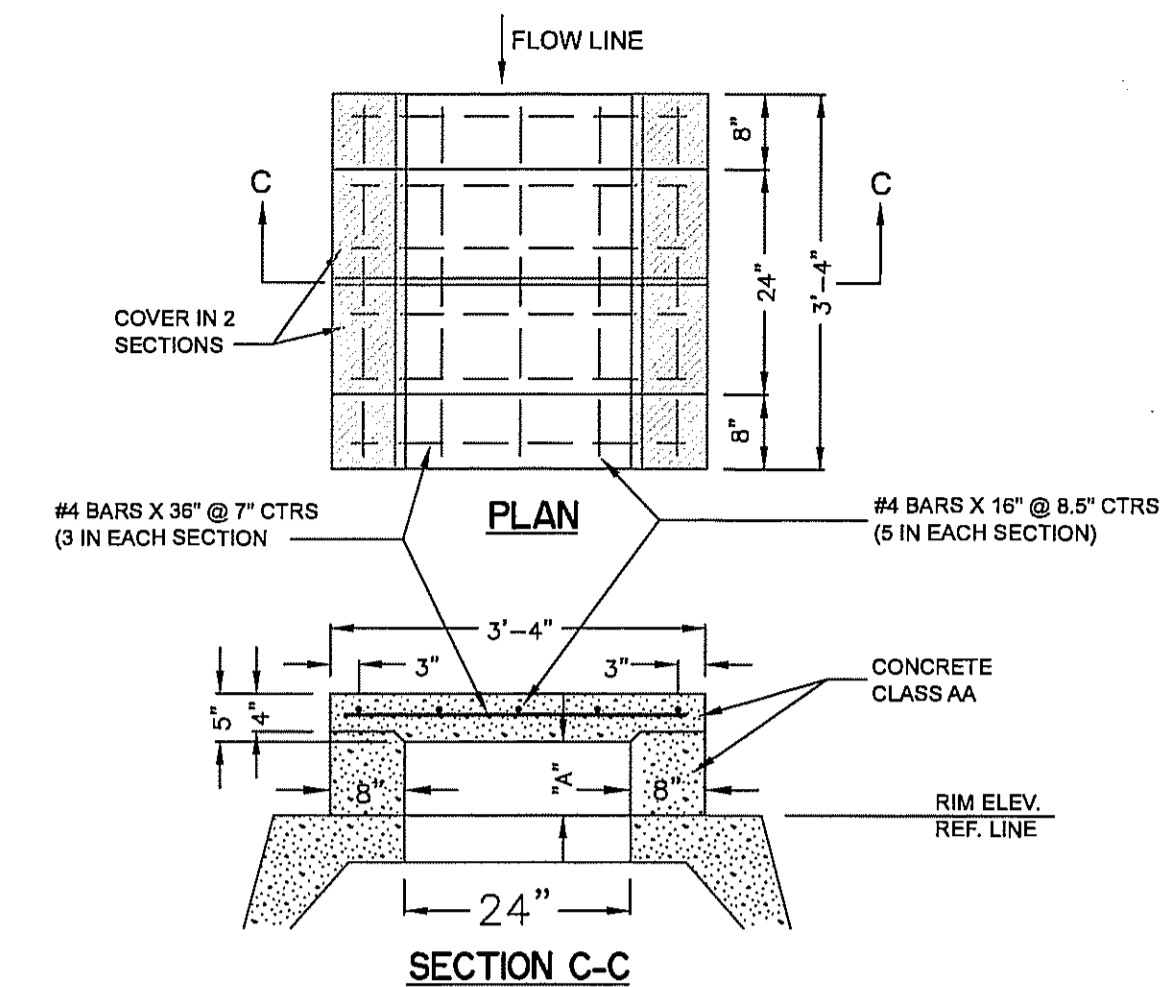
PAVEMENT TRENCH PATCH 2 DT-2



PAVEMENT SECTION 3 DT-2



CURB- ASPHALT (CAPE COD BERM) 4 DT-2

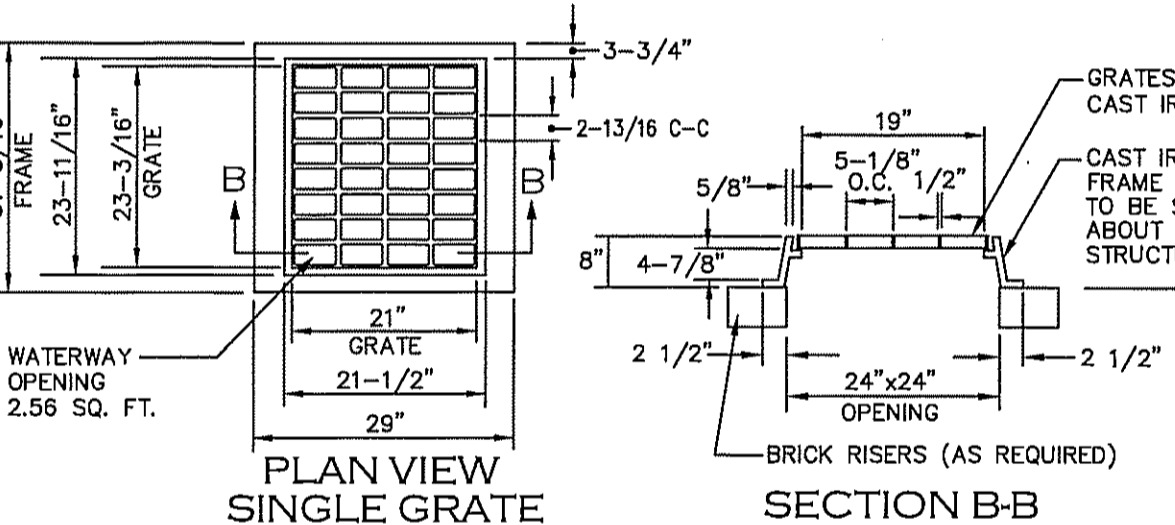


NOTES:

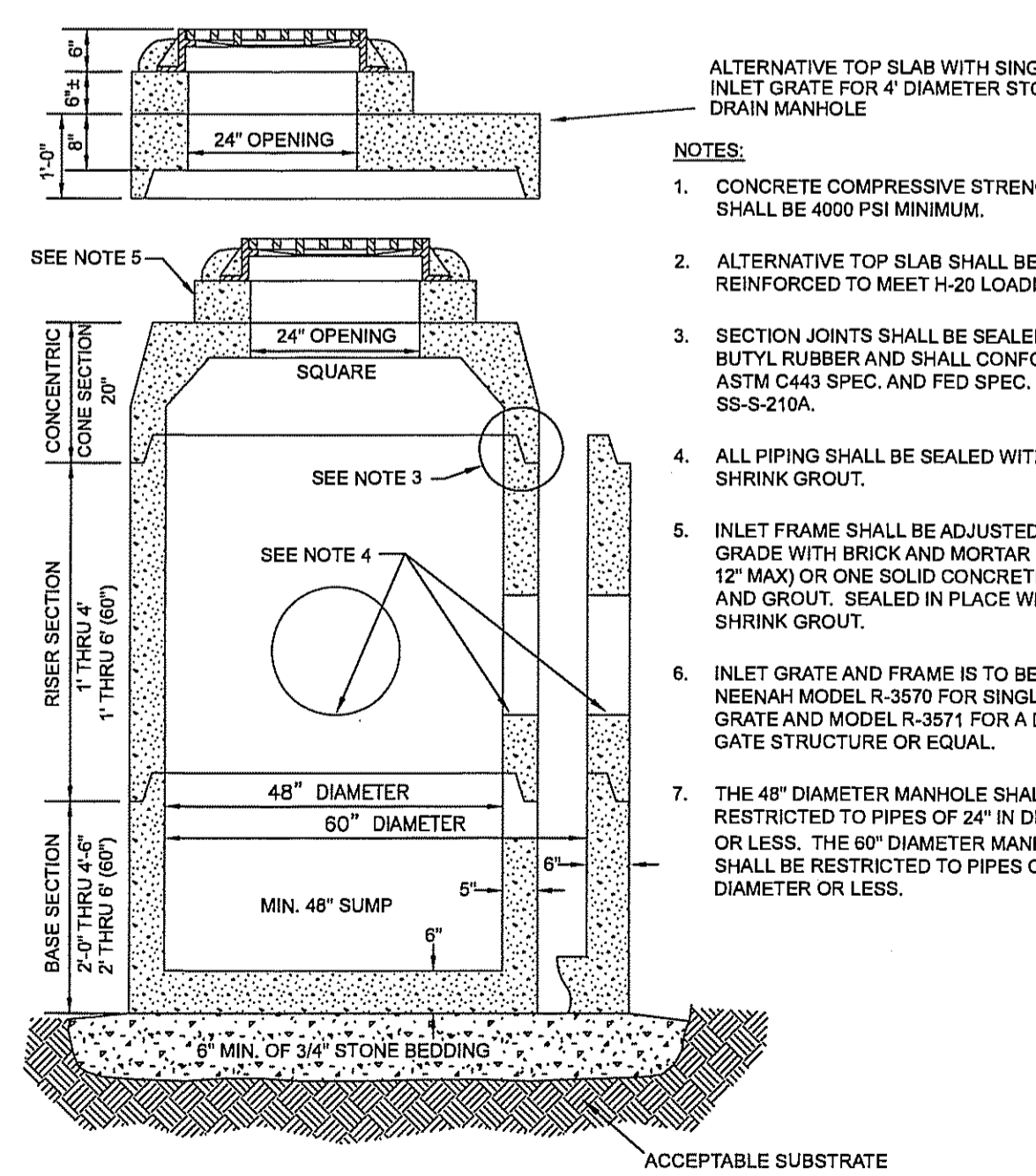
- TO BE USED IN BERM DITCHES AND AT LOCATIONS INACCESSIBLE TO VEHICULAR TRAFFIC
- THIS GRATE SHALL BE USED WITH SLAB TOP CATCH BASIN.

PIPE DIAMETER INCHES	THROAT DEPTH "A" INCHES	
	ONE THROAT	TWO THROAT
12"	8"	8"
15"	8"	8"
18"	16"	8"
24"	16"	16"

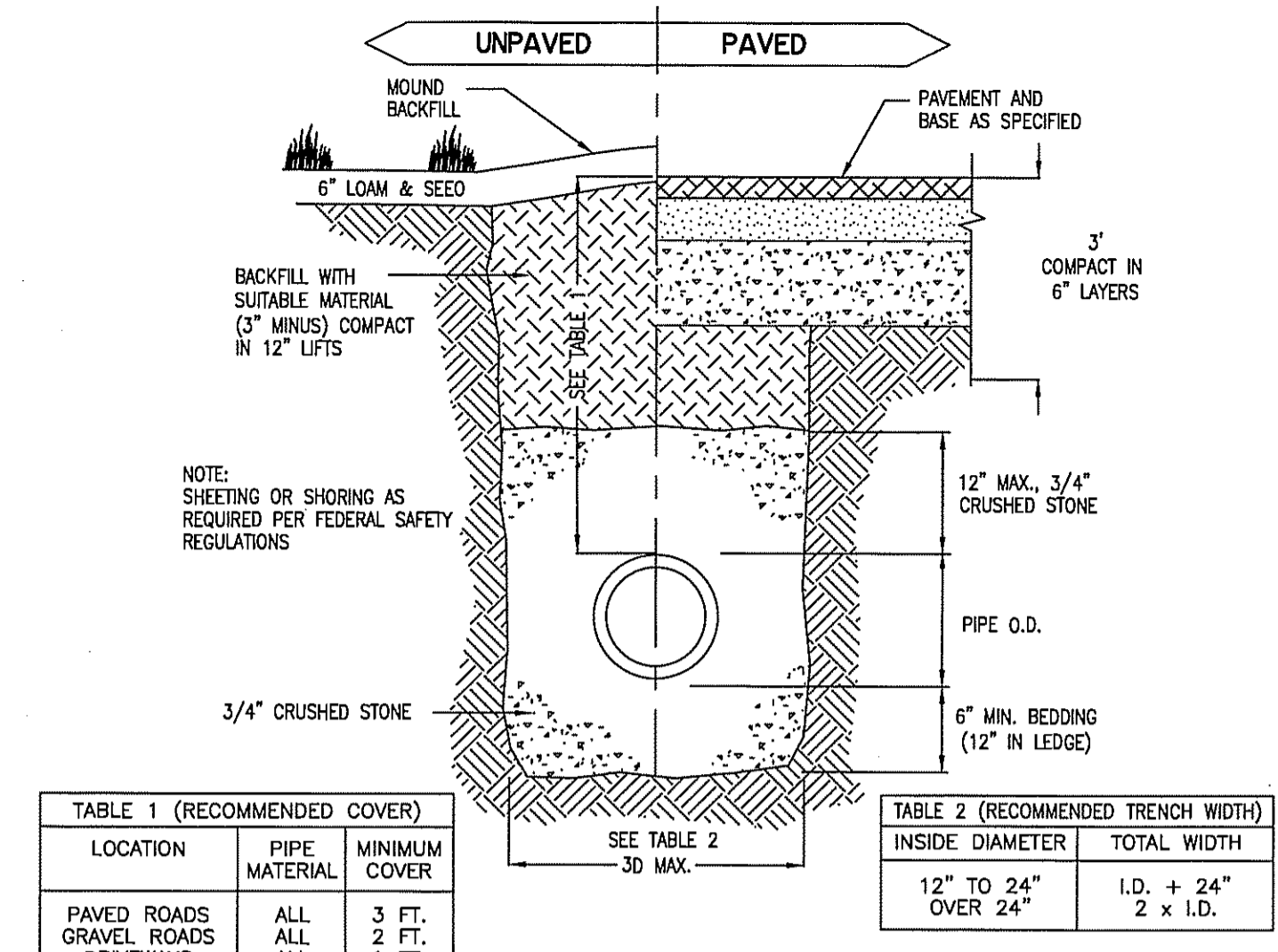
NHDOT TYPE "C" GRATE & FRAME 5 DT-2



FRAME AND GRATE - NHDOT TYPE B 6 DT-2



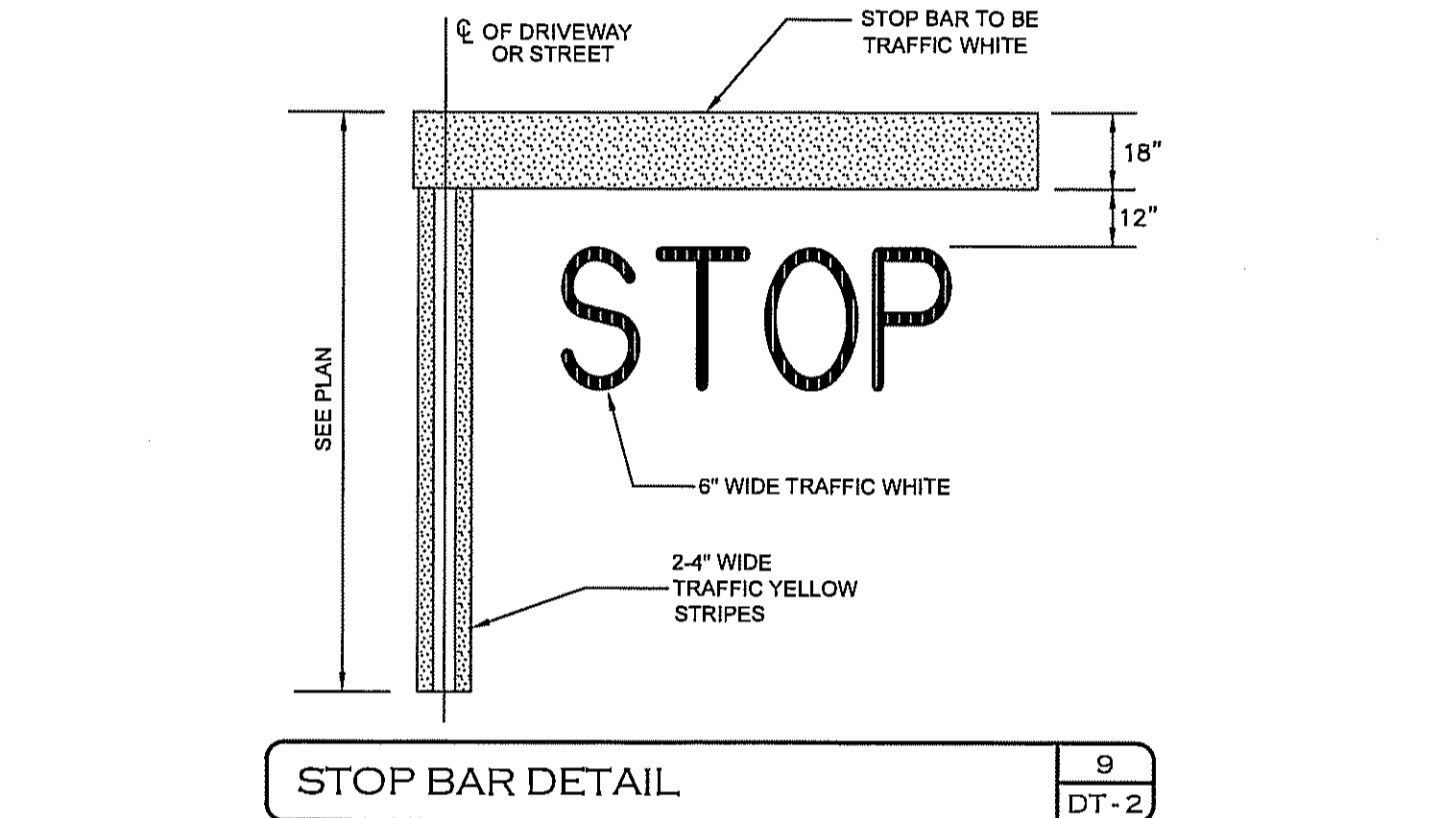
CATCH BASIN 7 DT-2



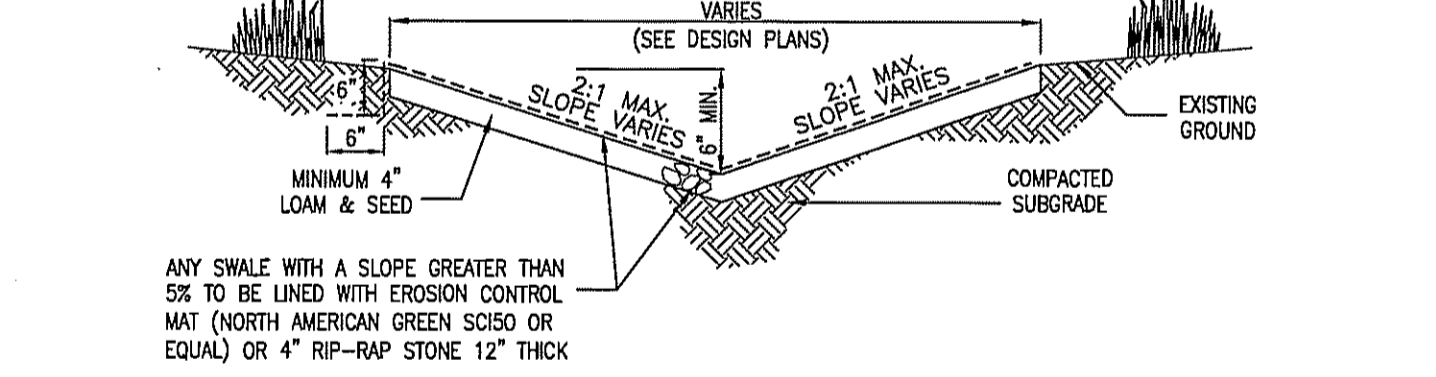
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

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

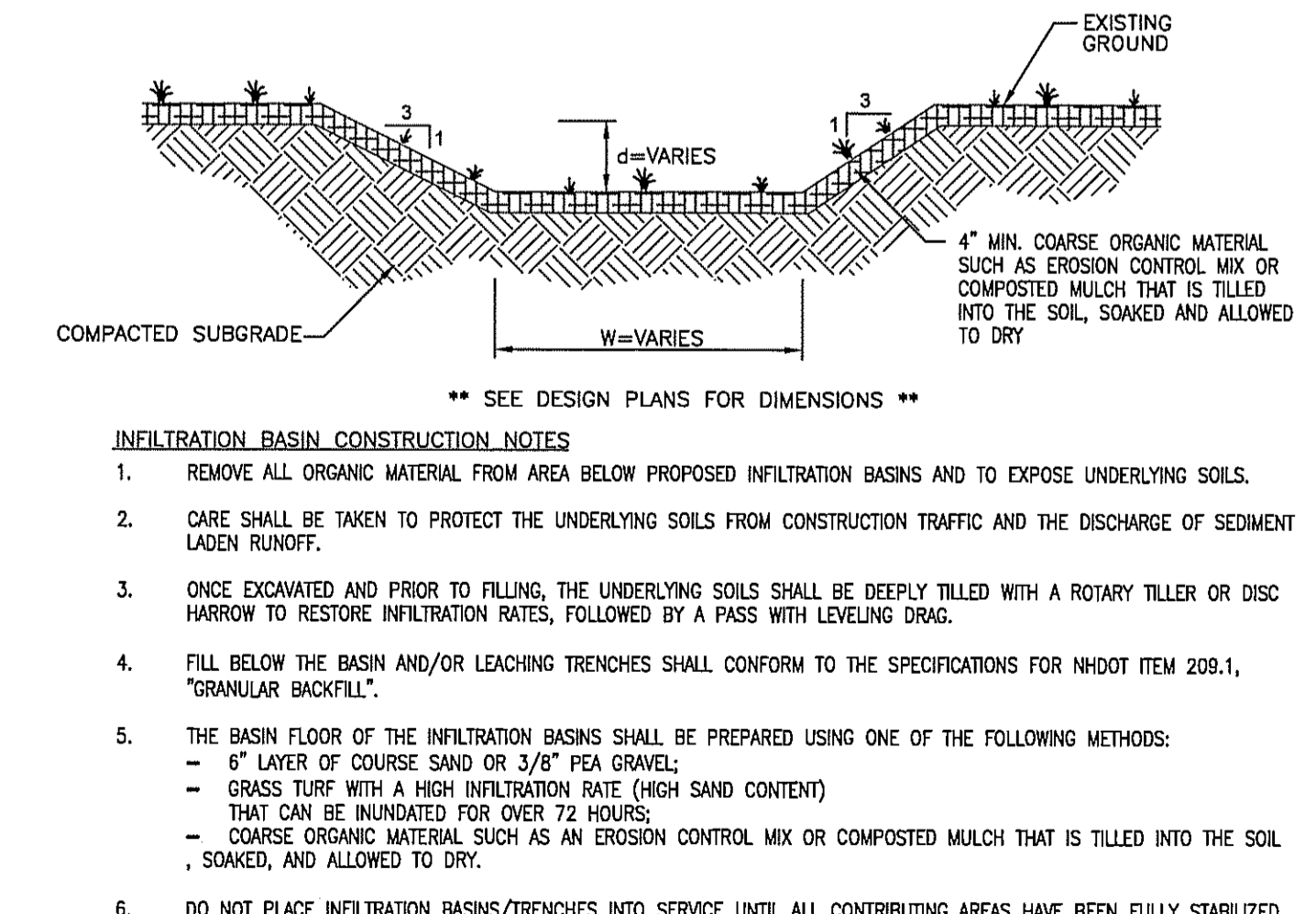
DRAINAGE TRENCH (TYPICAL) 8 DT-2



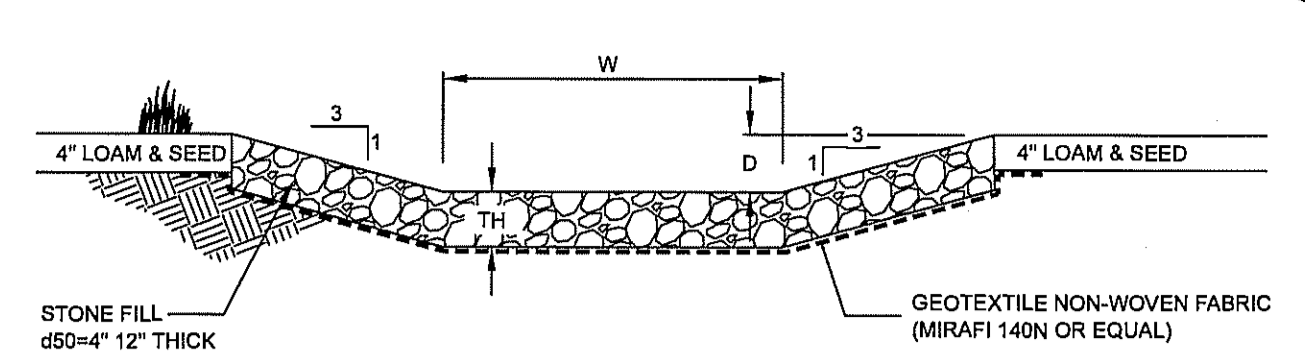
STOP BAR DETAIL 9 DT-2



TYPICAL SWALE DETAIL 10 DT-2

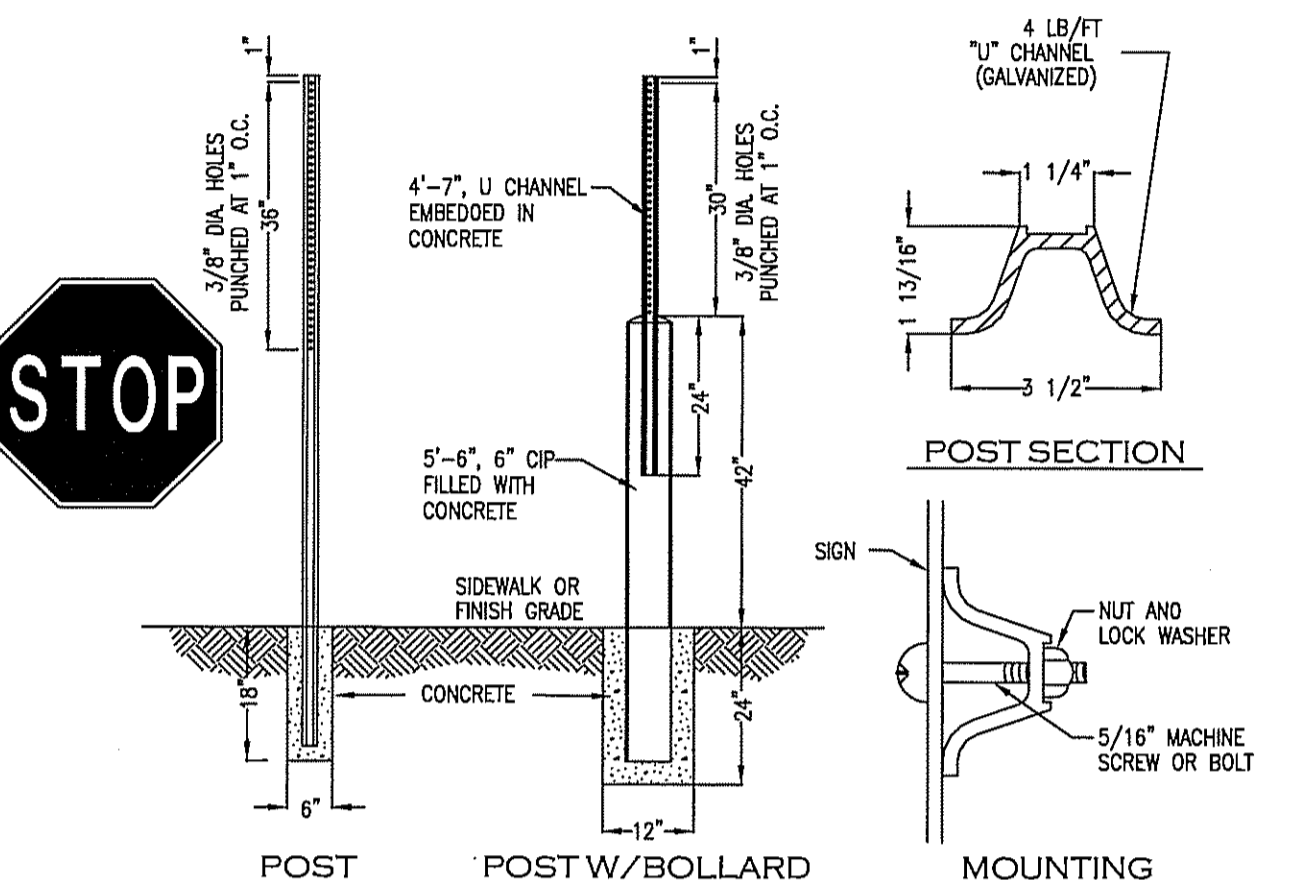


TYPICAL INFILTRATION BASIN SECTION 11 DT-2

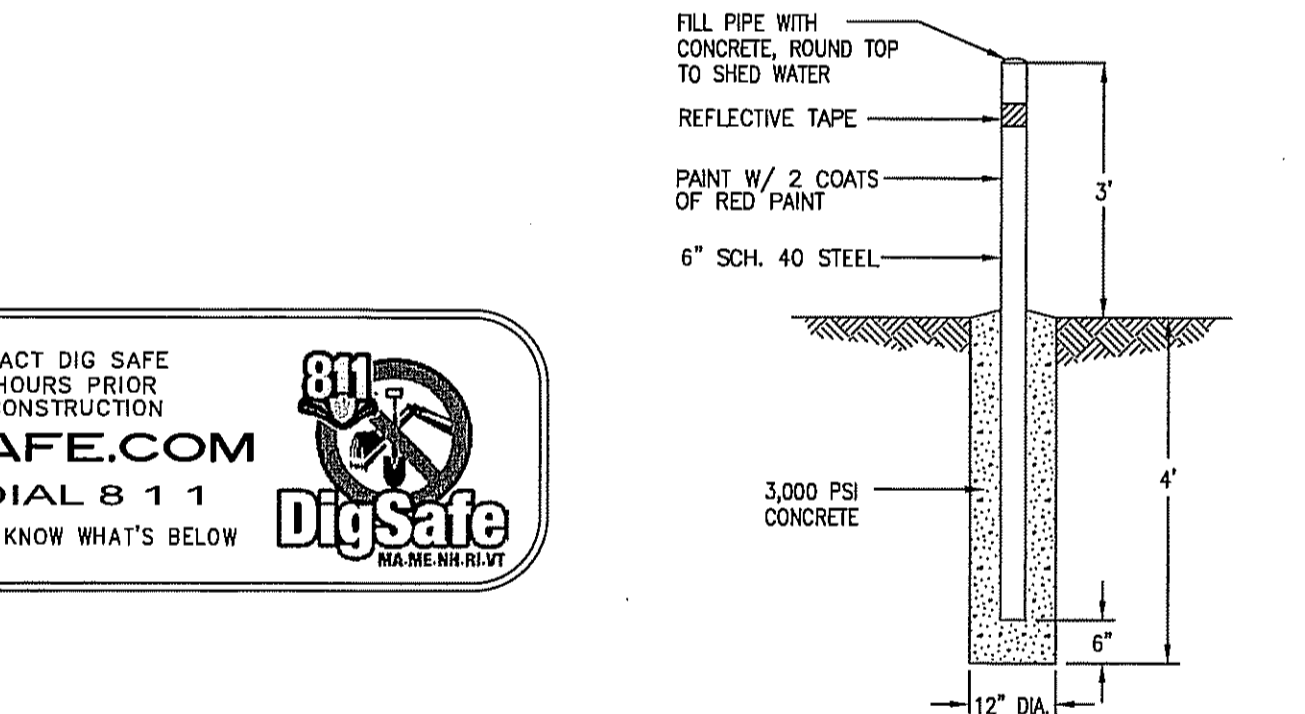


IDENTIFICATION	W	D	TH	d50
IB-1	4 FT	12"	12"	4"

EMERGENCY SPILLWAY DETAIL 12 DT-2



SIGN POST - STANDARD & W/BOLLARD 13 DT-2



BOLLARD 14 DT-2

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 OR DIAL 8 1 1
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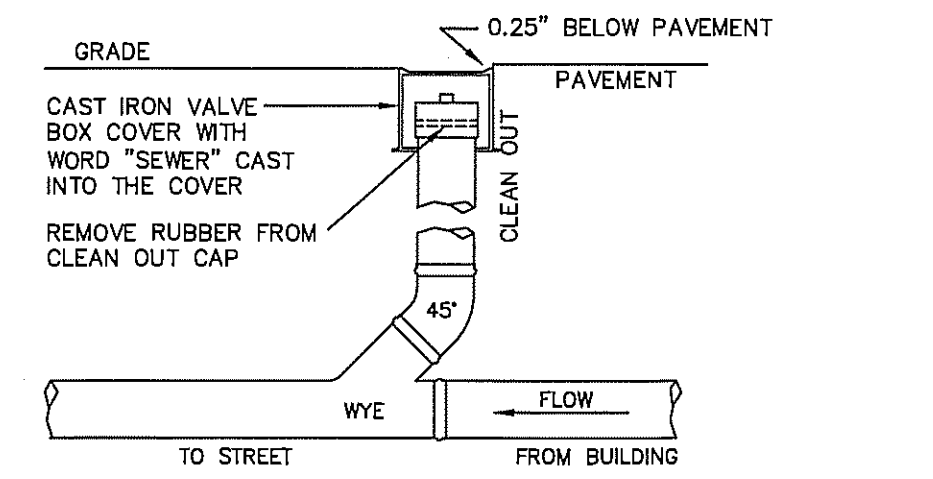
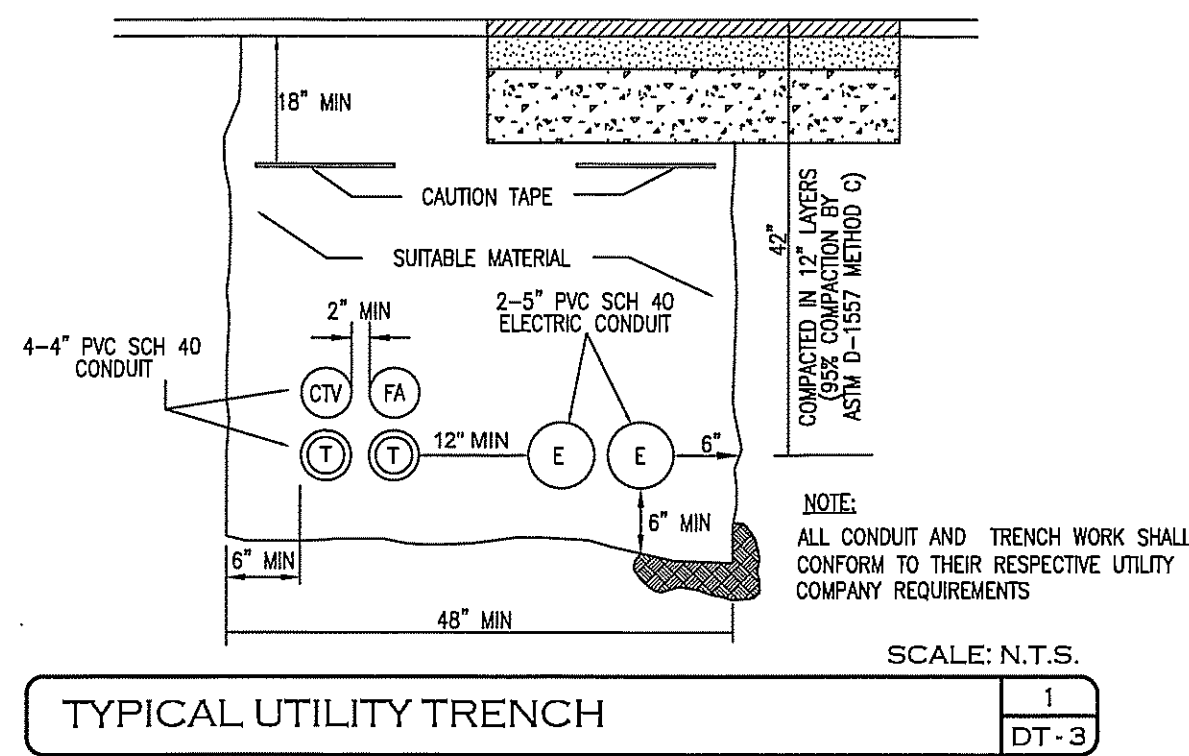
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SCALE: NOT TO SCALE APRIL 20, 2022

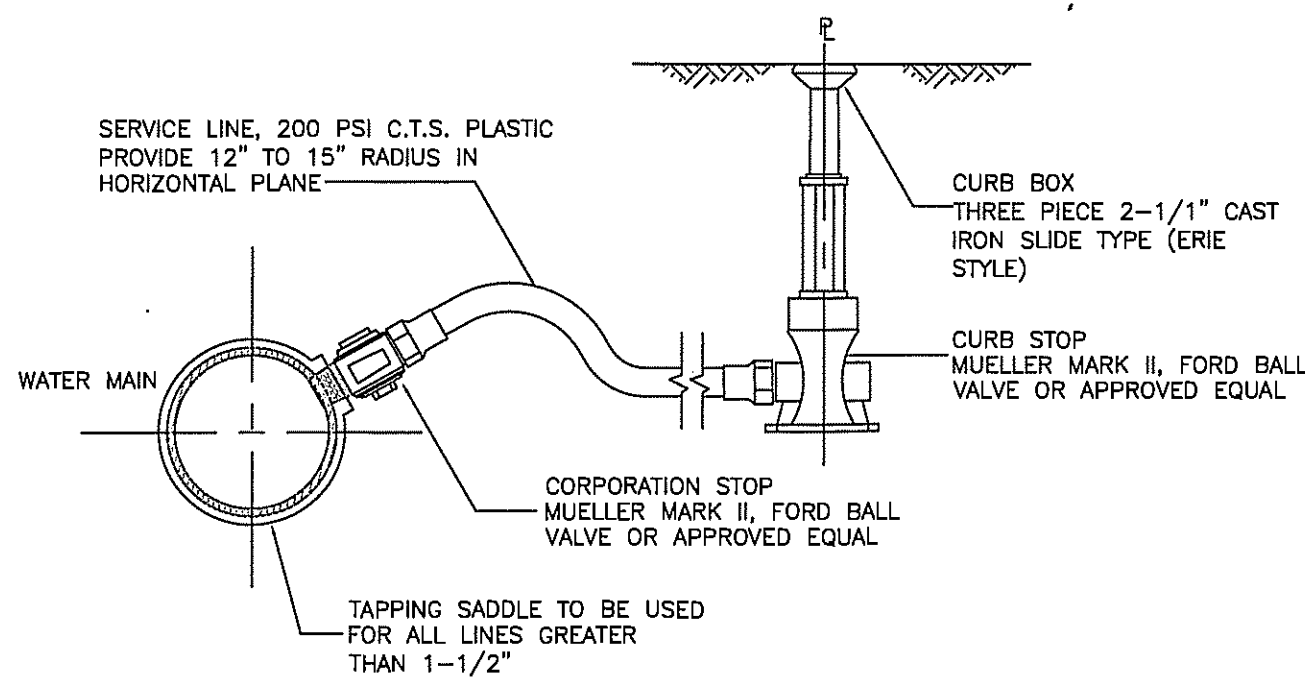
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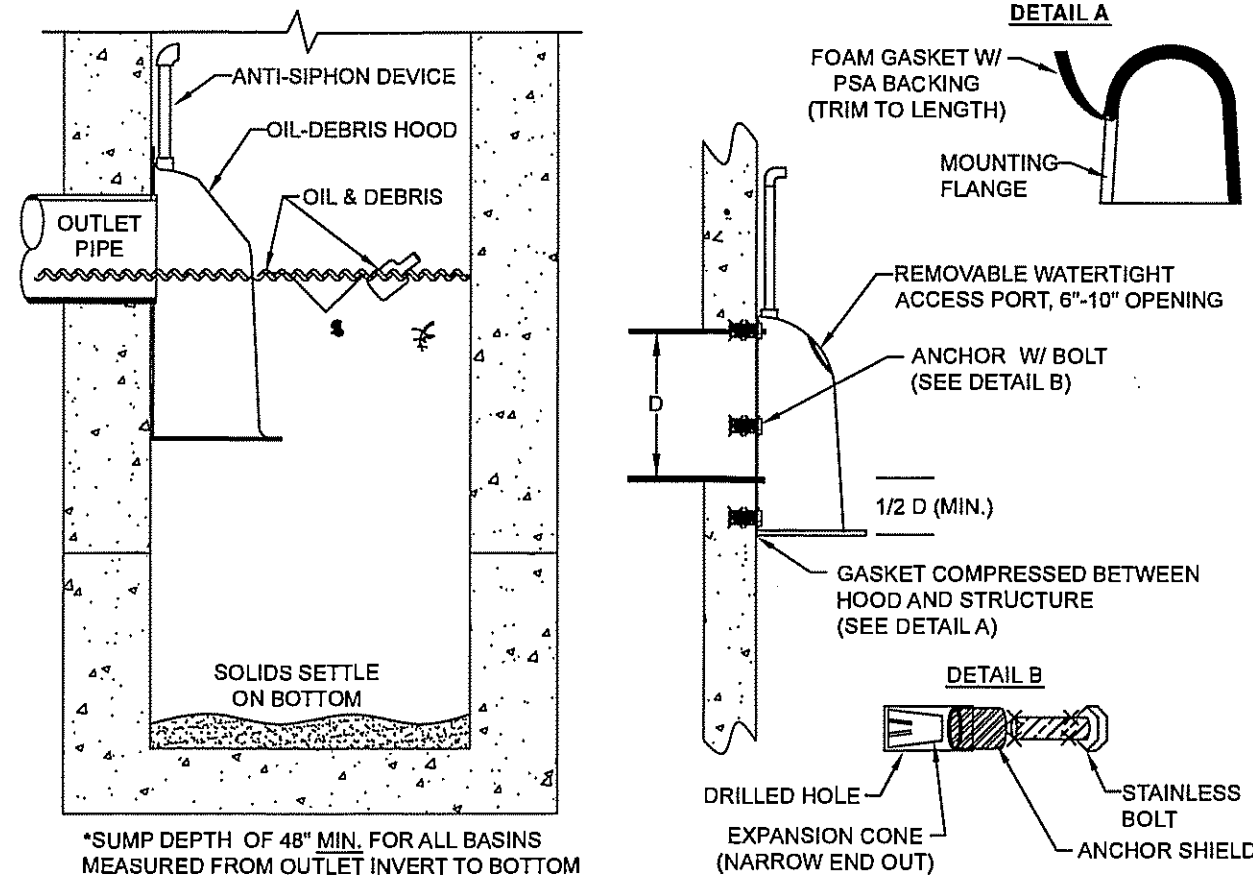


SEWER SERVICE CLEAN OUT DETAIL 2 DT-3



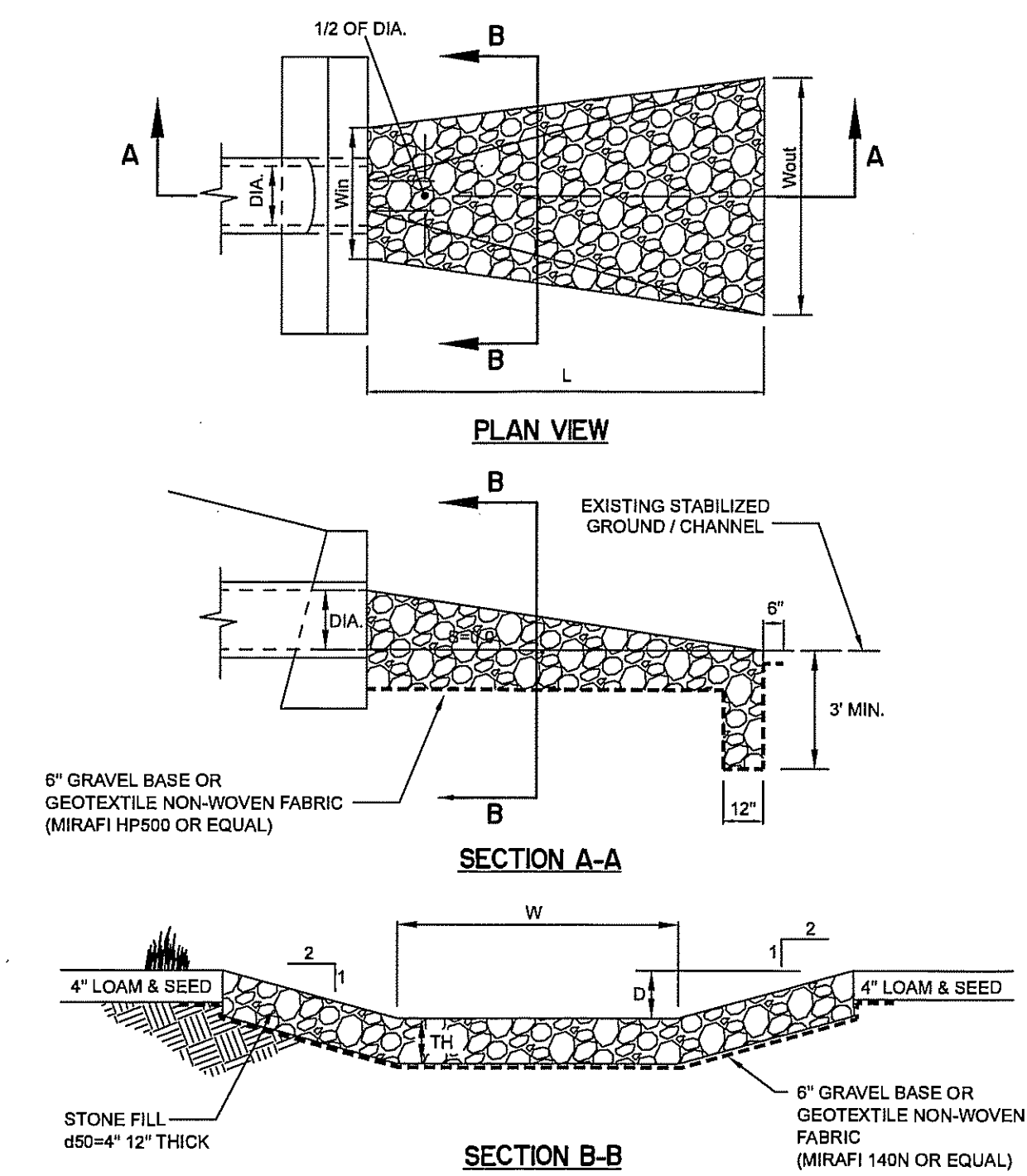
SERVICE CONNECTION 3/4" THRU 2"

WATER SERVICE CONNECTION DETAILS 3 DT-3

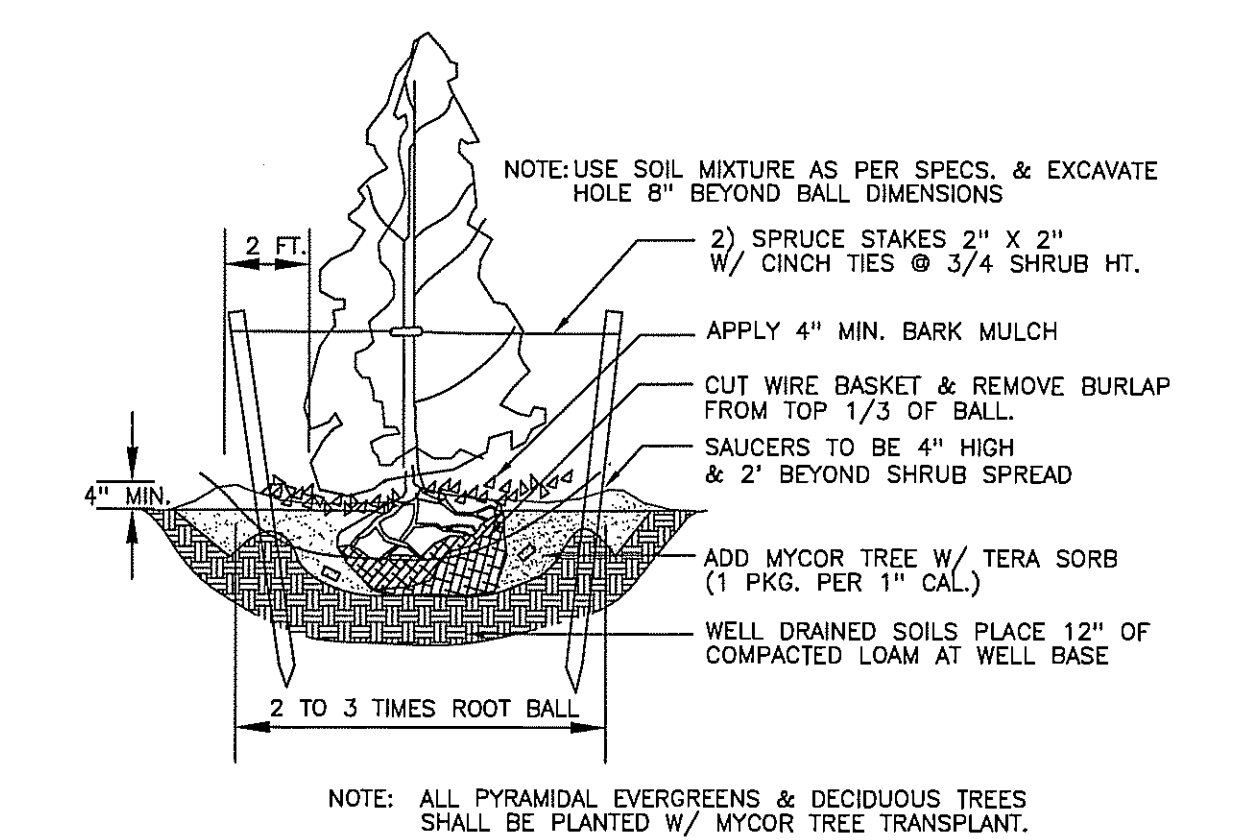


- NOTES:
1. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
 2. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
 3. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
 4. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
 5. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND THE PIPE SHALL BE TRIMMED FLUSH TO WALL.
 6. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL.)
 7. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS, INC., LYME, CT OR EQUAL.

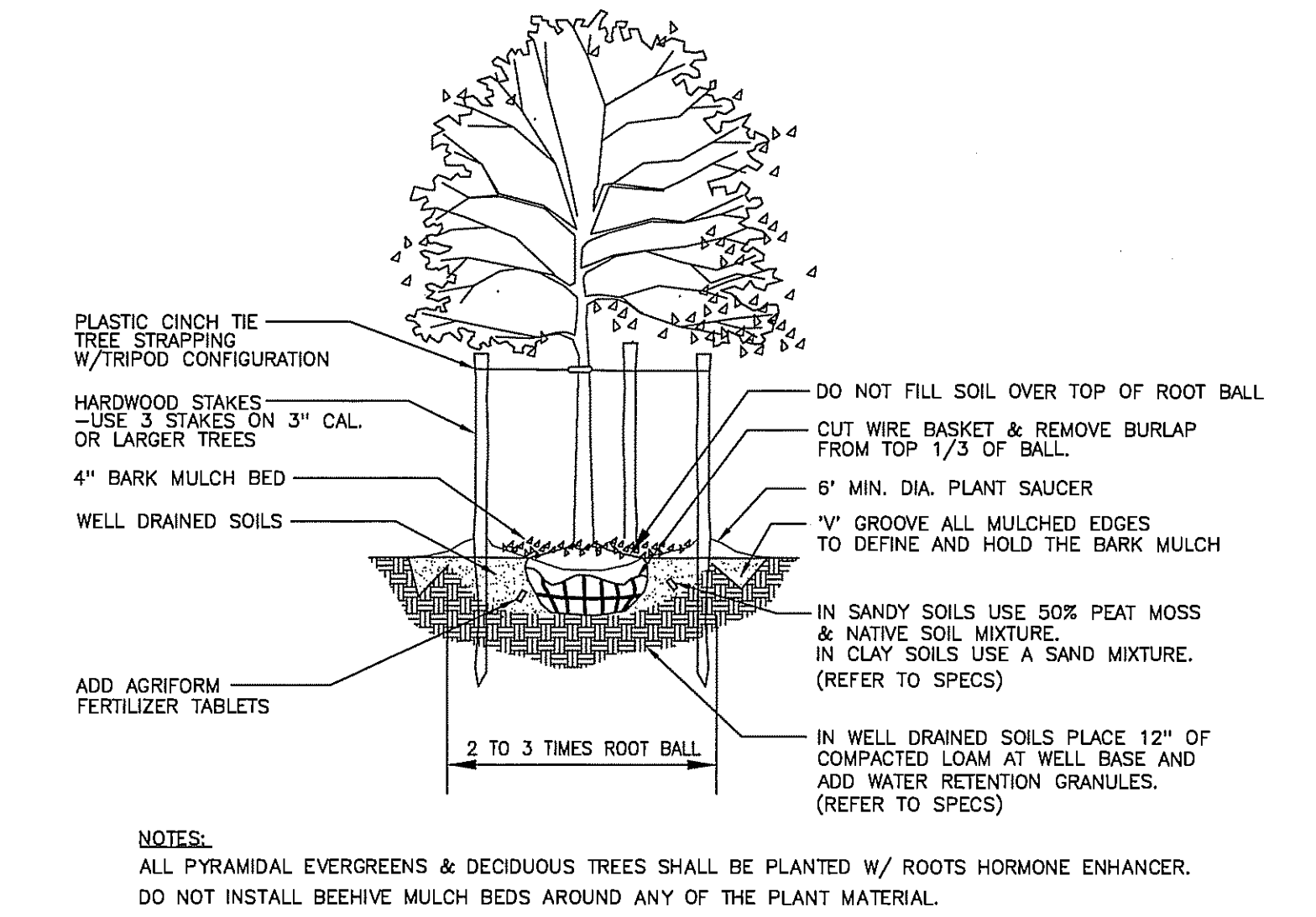
OIL-DEBRIS HOOD 4 DT-3



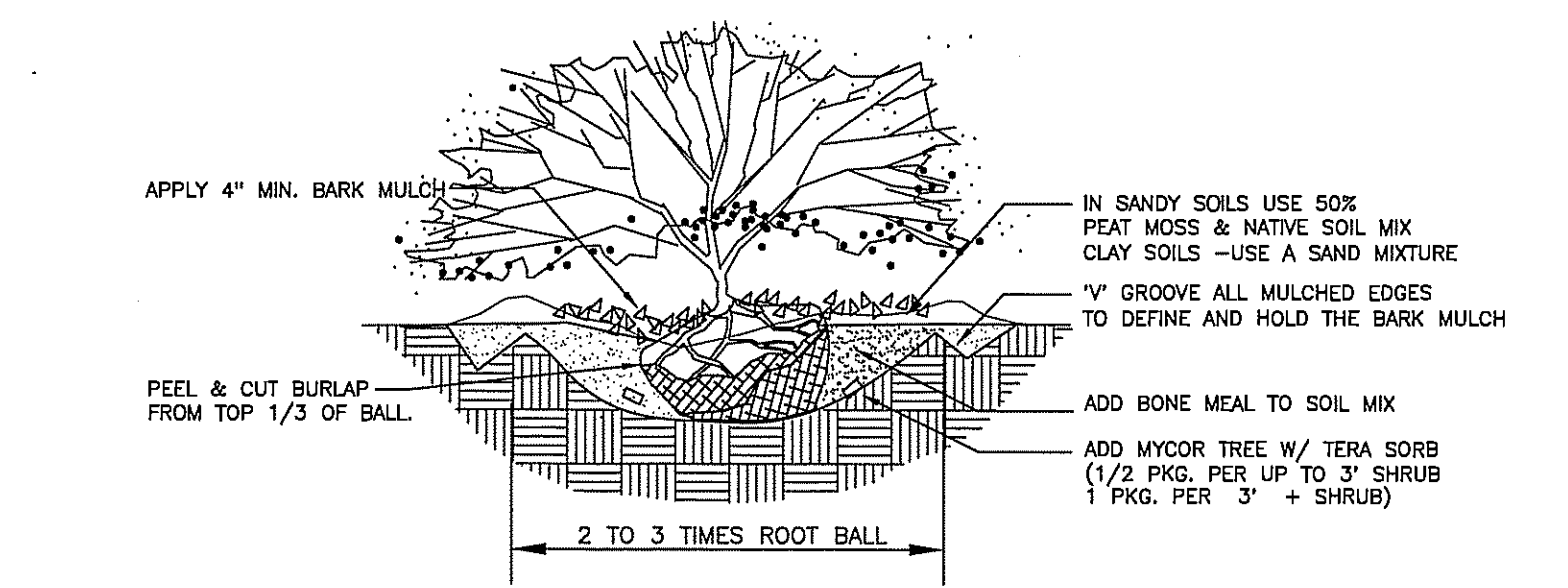
RIP-RAP OUTLET PROTECTION 5 DT-3



EVERGREEN TREE PLANTING DETAIL 6 DT-3



DECIDUOUS TREE PLANTING DETAIL 7 DT-3



B & B SHRUB PLANTING DETAIL 8 DT-3

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
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REV.	DATE	DESCRIPTION	C/O	DR	CK

CONSTRUCTION DETAILS
TAX MAP PARCEL 48-10
468 N.H. ROUTE 13 SOUTH
MILFORD, NEW HAMPSHIRE
PREPARED FOR AND LAND OF:
CHAPPELL PROPERTIES LLC
476 N.H. ROUTE 13 SOUTH, MILFORD, NH 03055-3415

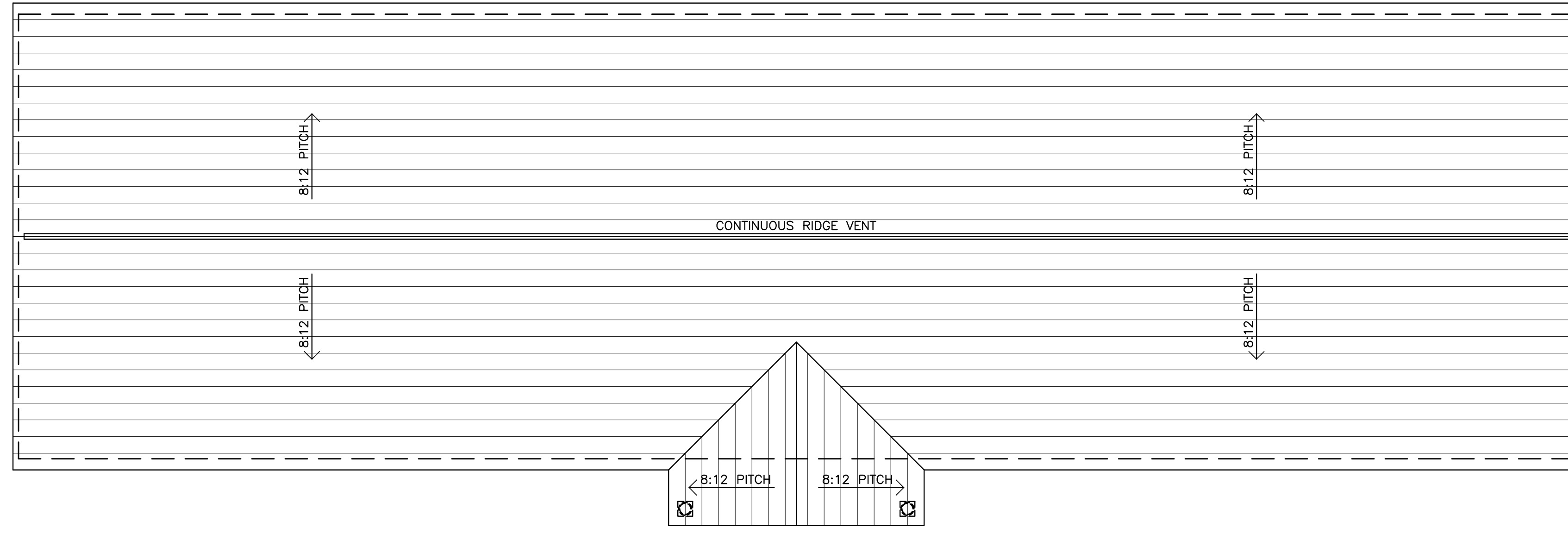
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Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

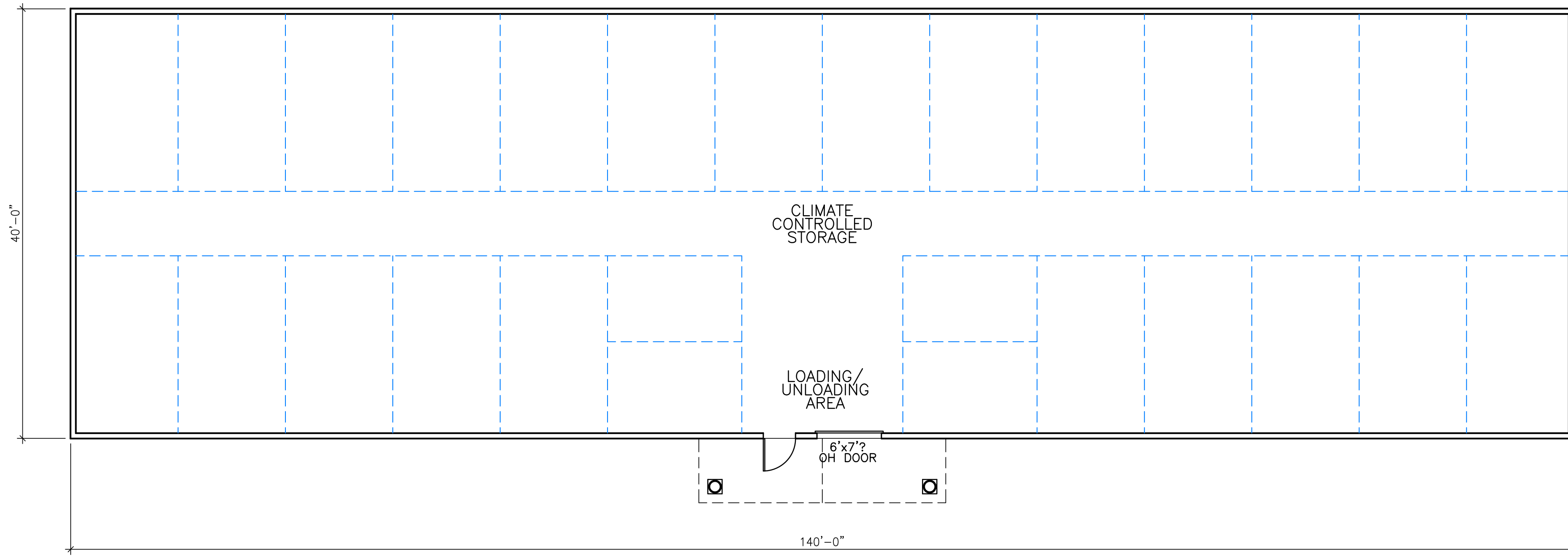
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 528DT08.dwg PROJ. NO. 528.08 SHEET: DT-3 PAGE NO. 8 OF 8



② ROOF PLAN

SCALE: 1/8"=1'-0"



① FLOOR PLAN

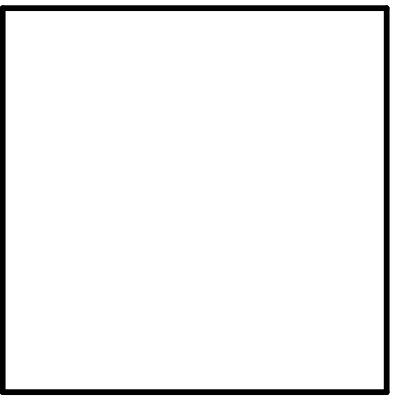
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REV. NO.	REVISIONS	DATE

PROJECT: MILFORD SELF STORAGE BUILDING A
 NEW HAMPSHIRE
 MILFORD, NH
 SUBJECT: MILFORD SELF STORAGE BUILDING A
 SCALE: 1/8" = 1'-0"
 DATE: 05/30/22

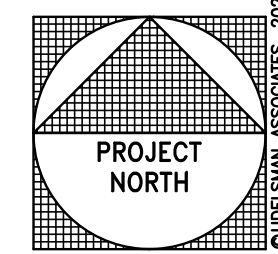
PLANS

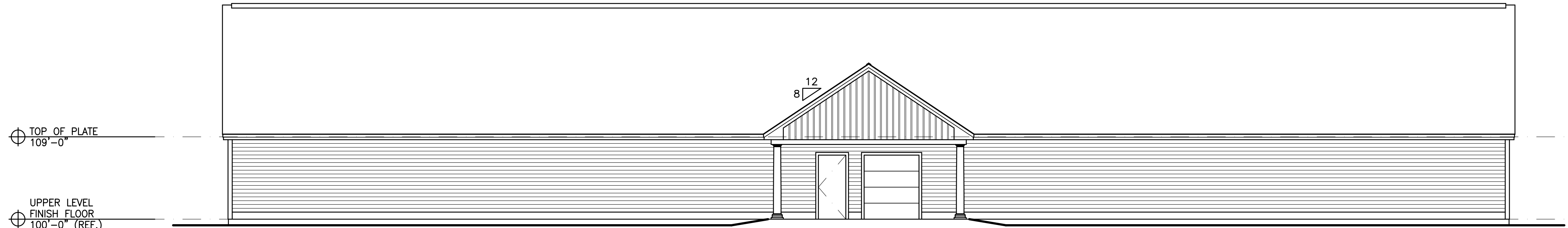
U UDELSMAN ASSOCIATES
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 603-465-6960



PROJECT NO.: 202206

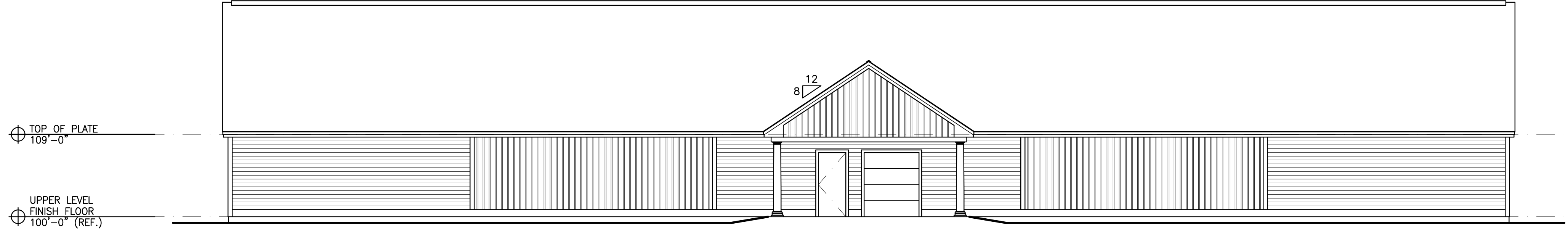
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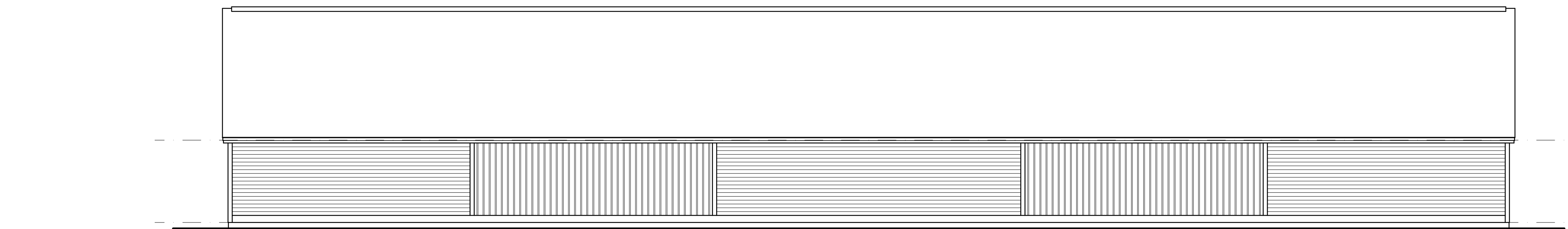
1A SOUTH ELEVATION - OPTION A

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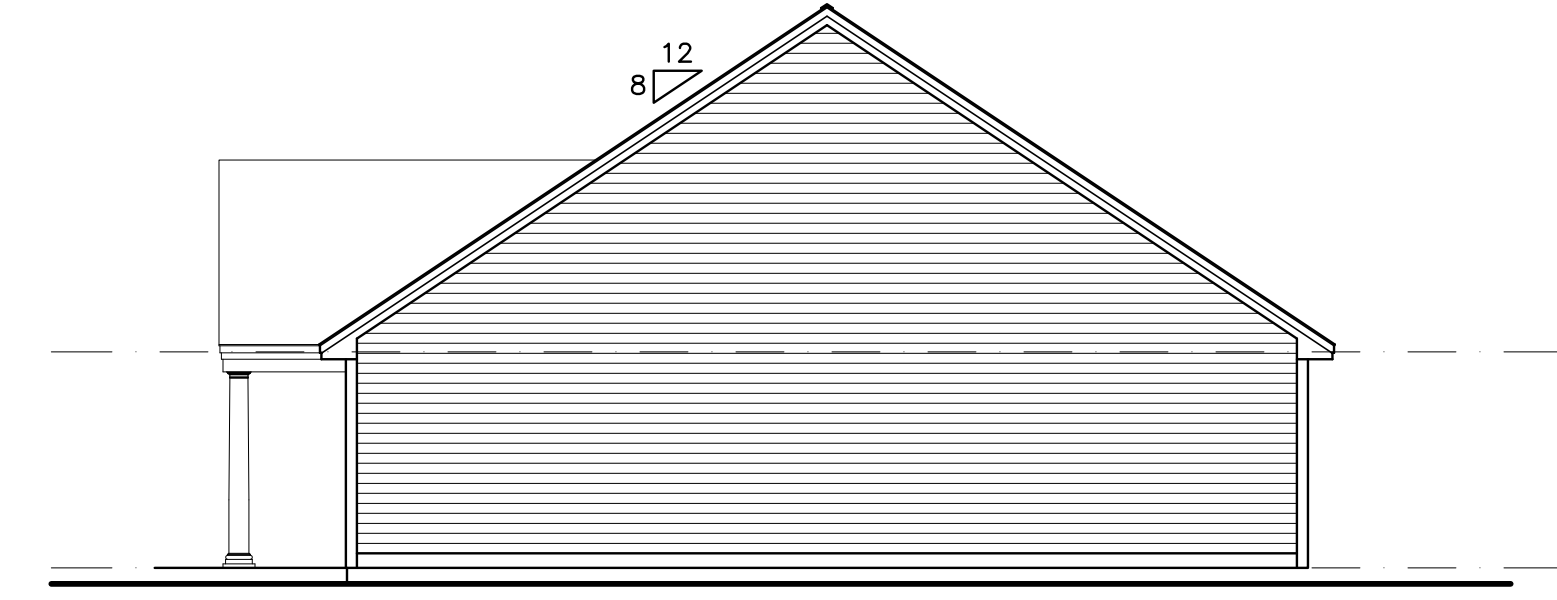
1B SOUTH ELEVATION - OPTION B

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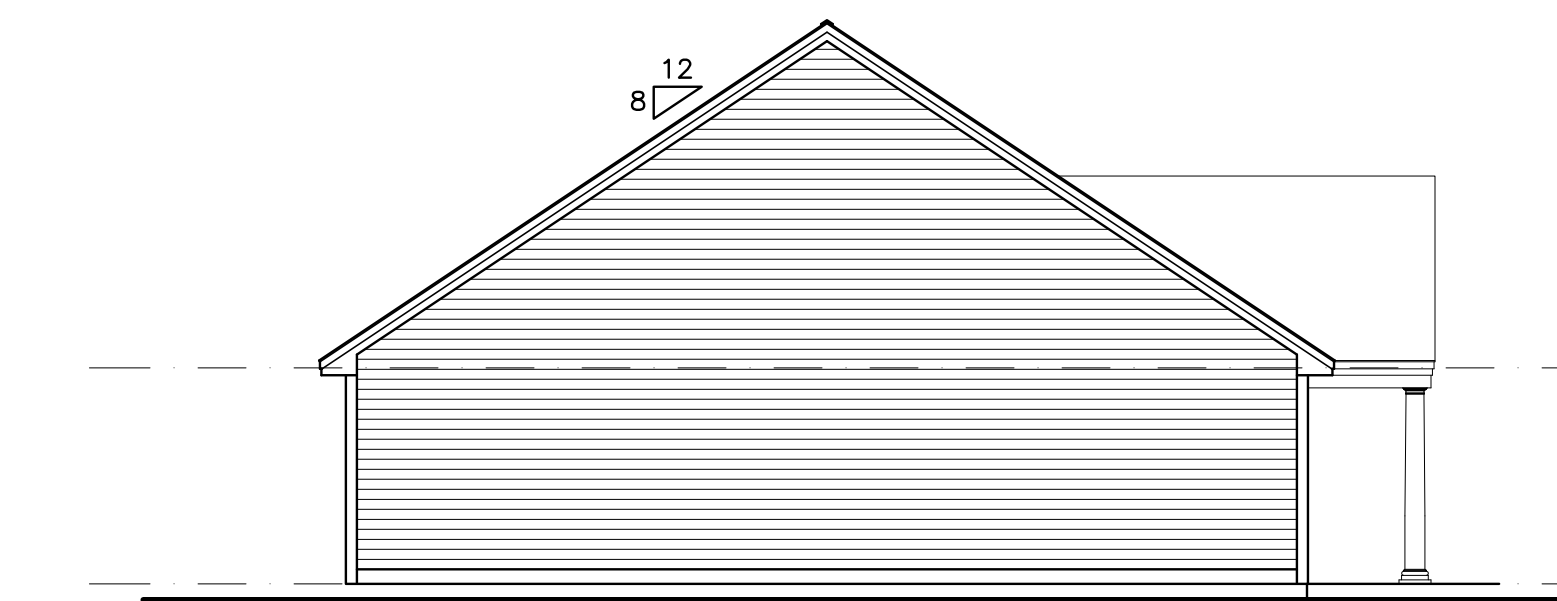
3 NORTH ELEVATION

SCALE: 1/8"=1'-0"



2 EAST ELEVATION

SCALE: 1/8"=1'-0"



4 WEST ELEVATION

SCALE: 1/8"=1'-0"

REV. NO.	REVISIONS	DATE

PROJECT: MILFORD SELF STORAGE BUILDING A
 NEW HAMPSHIRE
 MILFORD, NEW HAMPSHIRE

SUBJECT: EXTERIOR ELEVATIONS
 SCALE: 1/8" = 1'-0"
 DATE: 05/30/22

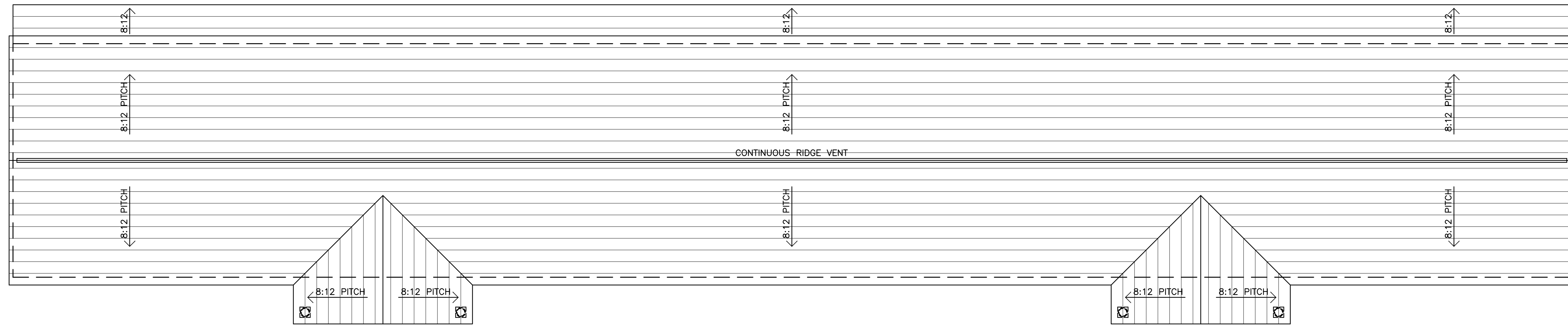
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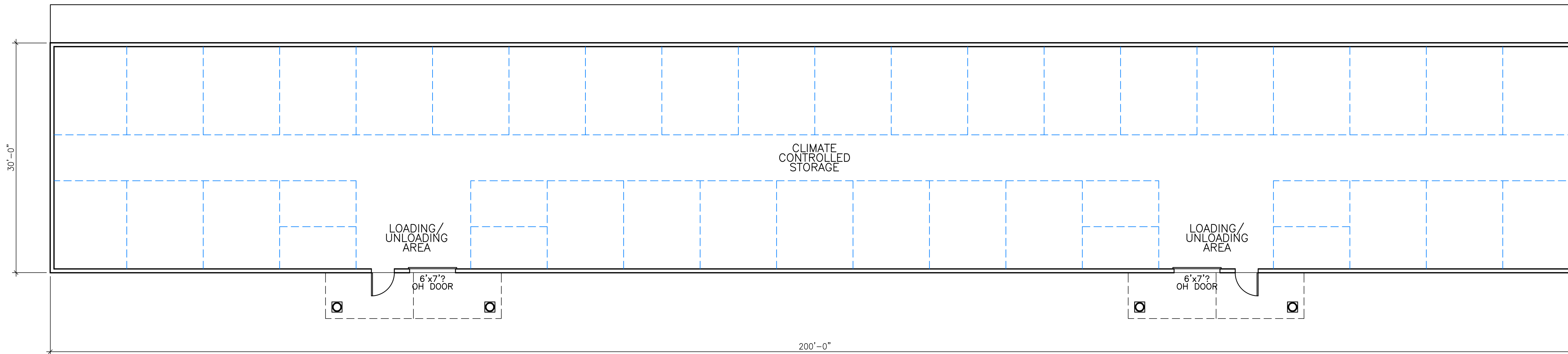
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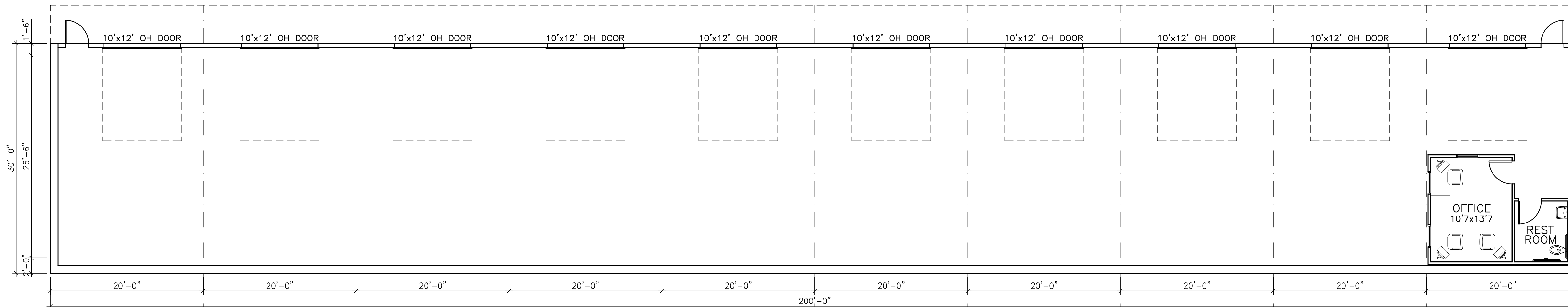
③ ROOF PLAN

SCALE: 1/8"=1'-0"



② UPPER LEVEL PLAN

SCALE: 1/8"=1'-0"



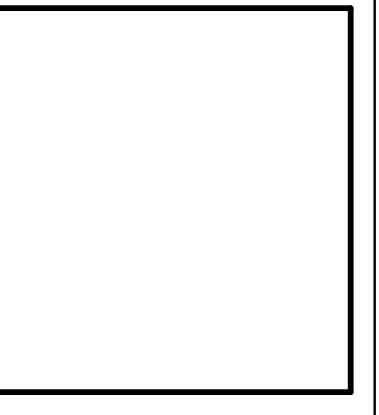
① LOWER LEVEL PLAN

SCALE: 1/8"=1'-0"

REV. NO.	REVISIONS	DATE

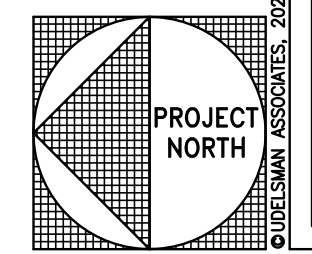
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 NEW HAMPSHIRE
 MILFORD, NH
 SUBJECT: MILFORD SELF STORAGE BUILDING B PLANS
 SCALE: 1/8" = 1'-0"
 DATE: 04/20/22

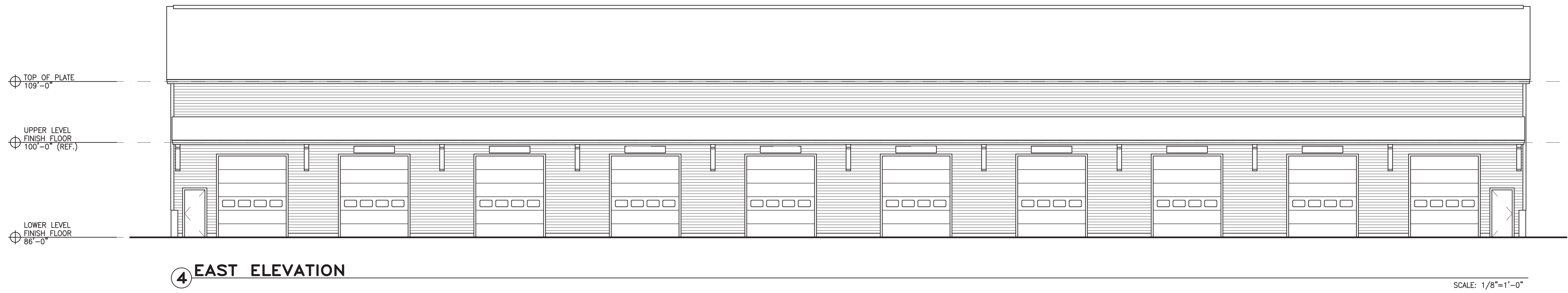
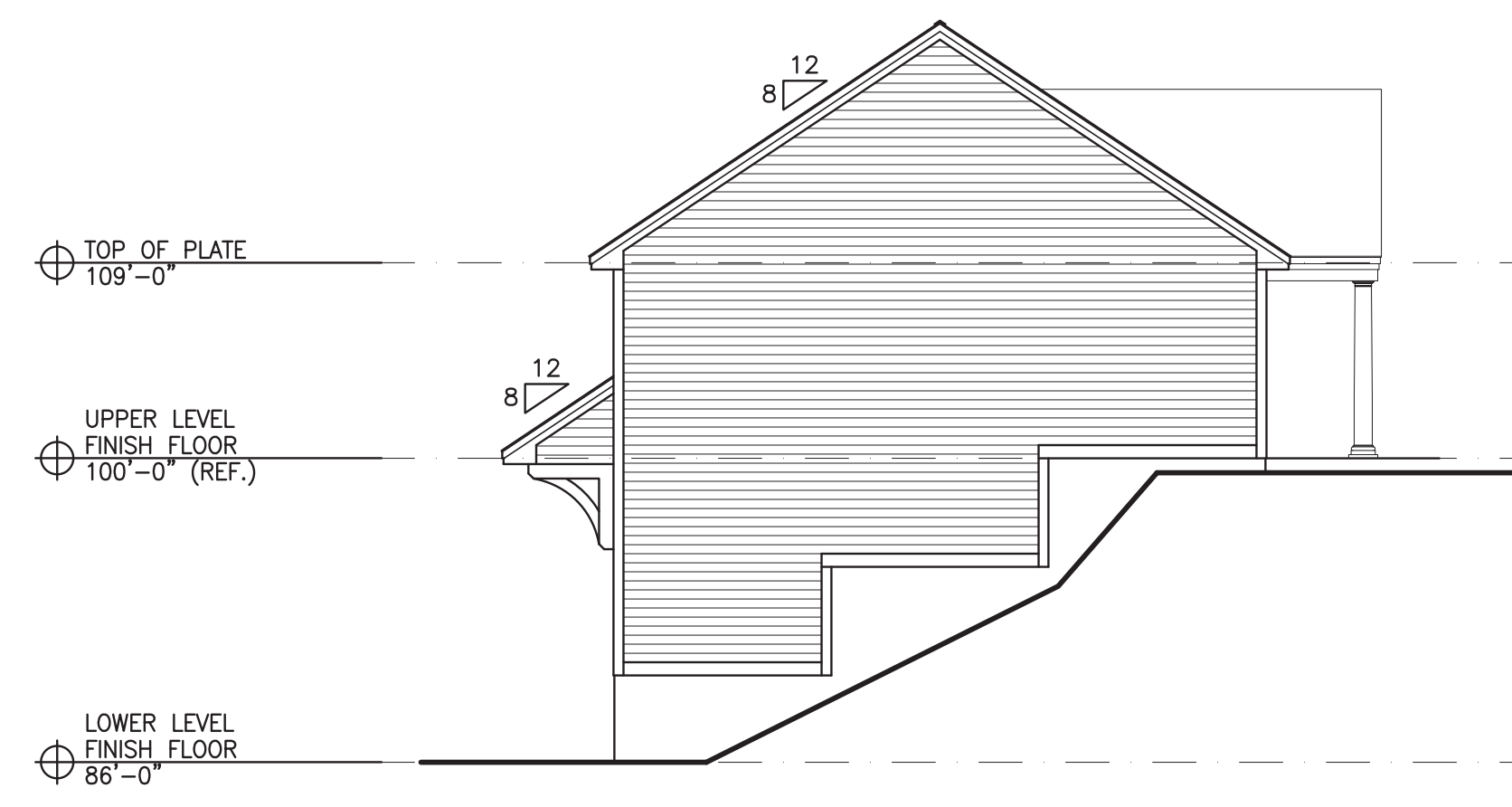
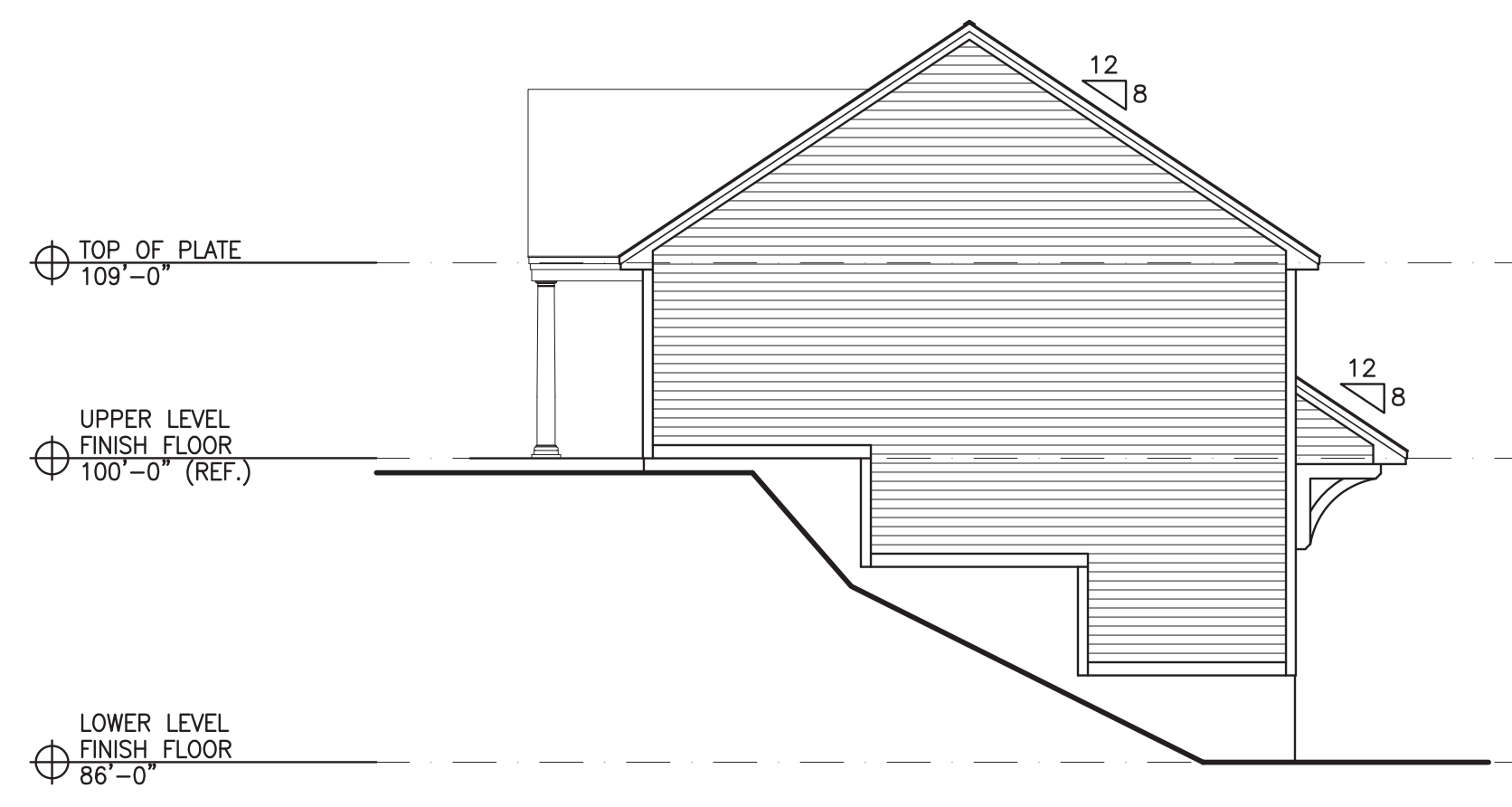
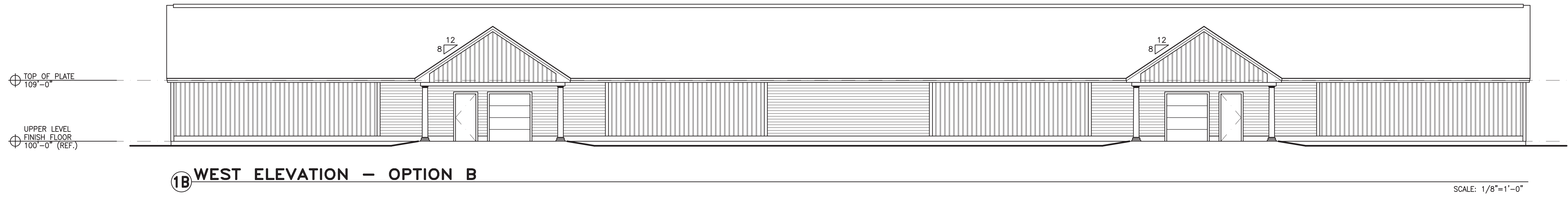
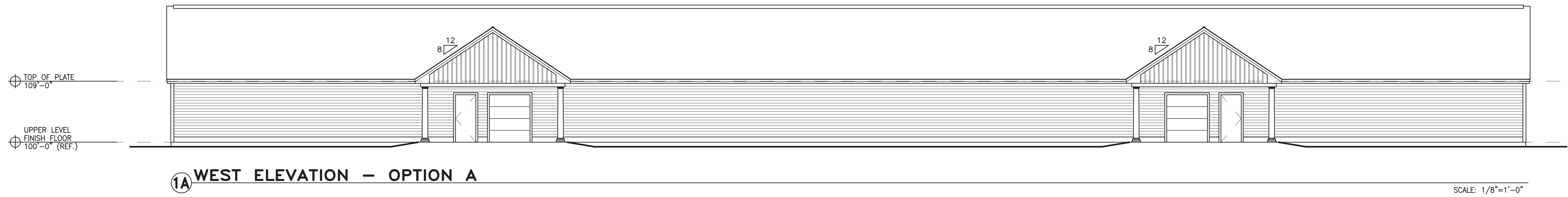
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SHEET NO.: A1





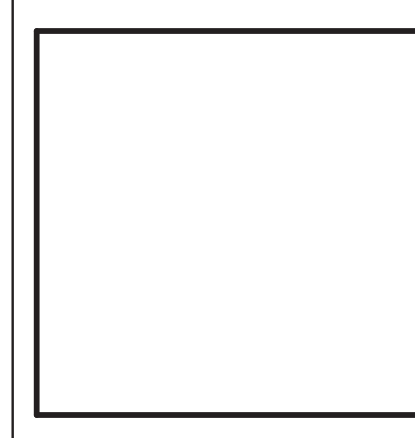
REV. NO.	REVISIONS	DATE

PROJECT: MILFORD SELF STORAGE BUILDING B
NEW HAMPSHIRE
MILFORD, NH

SUBJECT: EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"
DATE: 05/30/22

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