

TOWN OF MILFORD, NH  
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

**Date:** September 15, 2022  
**To:** Planning Board  
**From:** Camille Pattison, NRPC Assistant Director  
**Subject:** SP2022-09 Bradcore Holdings, LLC, owner for the property located at Tax Map 48, Lot 9, 454 NH Route 13S, Chappell Tractor. Public Hearing for a Major Site Plan Application to build a 3,000 sf. service bay addition and storage area within the Integrated Commercial Industrial Zoning District.

**BACKGROUND/PROPOSAL:**

The applicant is before the Planning Board for a Major Site Plan application to build a 3000 sf. service bay addition and storage area within the Integrated Commercial Industrial 'ICI' Zoning District. Waiver Requests from the Development Regulations, Section 6.08 Landscaping Standards, in its entirety, as the existing landscaping will not be altered, as well as Section 5.32.080 Stormwater Management and Erosion Control, in its entirety, as this proposal will not change existing drainage patterns.

**EXISTING USE/CONDITIONS:**

The proposed parcel, **Tax Map 48, Lot 9**, consists of approximately 5.17 acres (225,240 sq.ft.) with 530 feet of frontage on NH Route 13. The property is located just south of the intersection of NH Route 101 and NH Route 13, in proximity to a variety of commercial and office businesses. The property is primarily comprised of four connected buildings at the front of the lot, with commercial uses, and two additional buildings at the rear of the lot.

The 100 year floodplain and wetland buffer lie in the northeast corner of the property, but will not be impacted by the proposed project area. The topography is relatively flat on the developed area with steep slopes in the proposed storage area and along the edge of wetlands in the northeast corner of the site.

The southern portion of the lot lies within the Level 1 Groundwater Protection Area.

The applicant notes no signage changes.

**LOT AREA:**

Tax Map 48, Lot 9 = ± 5.17 acres (225,240 sq.ft.)

**APPLICATION STATUS:**

The application is complete and ready to be accepted.

**NOTICES:**

Notices were sent to all property abutters in a timely fashion.

**WAIVERS:**

Waivers have been requested from the Development Regulations, Section 6.08 Landscaping Standards, in its entirety, as the existing landscaping will not be altered, as well as Section 5.32.080 Stormwater Management and Erosion Control, in its entirety, as this proposal will not change existing drainage patterns.

Landscaping Standards – The proposed addition will not alter any of the existing landscaping. The addition will be located entirely within the existing gravel area. The plan is to provide lawn area along the roadside of the addition. Due

to the existing landscaping not being altered and the configuration, location and use of the addition (display area) the applicant is requesting a waiver from all of the landscaping standards.

Stormwater Management and Erosion Control Regulations – Since this project will not increase the impervious cover and all improvements will occur in areas that are currently parking or storage areas the applicant is requesting a waiver from all parts of the Stormwater Management and Erosion Control Regulations that require a Stormwater Management Report with calculations and drainage plans. This project will not change the drainage patterns on-site and will not result in impacts to downstream areas.

**ZONING DISTRICTS:**

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

The property falls within the groundwater protection 1 district. The parcel must comply with the performance standards of Section 6.01.2. The purpose of the Groundwater Protection 1 District is: In the interest of public health, safety, and general welfare, the purpose of this Ordinance is to preserve, maintain, and protect from contamination existing and potential groundwater supply areas

**TRAFFIC AND ACCESS MANAGEMENT:**

Access and egress from the site will remain the same.

**PARKING:**

The project proposes to provide 3 additional parking spaces to the existing 46 parking spaces. The requirement is based on 1 required space per 1,000 sf for Wholesale, Storage and Warehouse.

**OPEN SPACE**

Even with the addition, this project will comply with the open space requirements of the ICI Zone. Approximately 39.1% of the site will remain as open space, exceeding the minimum of 30%

**DRAINAGE/STORMWATER MANAGEMENT:**

The applicant needs to provide written documentation from a certified engineer verifying that existing drainage patterns will not be impacted, justifying the waiver from Section 5.32.080 Stormwater Management and Erosion Control. This letter needs to be stamped by the certified engineer.

A Stormwater Management Permit Application has been filed.

**UTILITIES:**

The proposed addition will utilize existing utilities and on-site septic and well.

**INTERDEPARTMENTAL REVIEWS:**

**Ambulance:** No comments

**Assessing:** No comments.

**Building Department:** No comments.

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

**Conservation Commission:** No comments.

**Environmental Programs/Stormwater:** No comments.

**Fire Department:** No comments.

**Heritage Commission:** No comments.

**Police Department:** No comments

**Water Department:** No comments

**Public Works:** No comments.

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

**Community Development / Planning:**

1. Sheet SP-1 - Explain how the proposed storage area, in the middle of the property, will be utilized. What will be stored, what volume of materials, what time of year will this area be utilized?
2. Sheet SP-1 - Please explain how the proposed addition of a service bay will be accessed both externally and internally from existing buildings.
3. General Comment - Proposed Signage. Will any signage be changing?
4. Stormwater Management and Erosion Control - Applicant needs to provide written documentation from a certified engineer verifying that existing drainage patterns will not be impacted, justifying the waiver from Section 5.32.080 Stormwater Management and Erosion Control. This letter needs to be stamped by the certified engineer.

Also Zoning Ordinance Section 6.01.2 Groundwater Protection District Performance Standards, requires the development of stormwater management plans. The requested letter will address this requirement as well.

5. Applicant needs to identify if any additional petroleum products or regulated substances will be stored in the addition or somewhere else on site as a direct result of the proposed addition. If so, the following sections of the Zoning Ordinance must be addressed:
  - a. Pursuant to Zoning Ordinance Section 6.01.2. F Groundwater Protection District Performance Standards, All regulated substances stored in containers with a capacity of five (5) gallons or more must be stored in product-tight containers on an impervious surface designed and maintained to prevent flow to exposed soils, floor drains, and outside drains;
  - b. Pursuant to Zoning Ordinance Section 6.01.2. G Groundwater Protection District Performance Standards. Facilities where regulated substances are stored must be secured against unauthorized entry by means of a door and/or gate which is locked when authorized personnel are not present;
  - c. Pursuant to Zoning Ordinance Section 6.01.3. B.7. a Storage of Liquid Petroleum Products  
That product necessary for the private business use occupying the lot, subject to all applicable State and Federal requirements. The aggregate tank capacity on each lot shall not exceed five thousand (5,000) gallons. No wholesale or retail sale of petroleum products.  
Provided that such storage, listed in items a. through e. above, is in free-standing containers within buildings or above ground with secondary containment adequate to contain a spill one hundred ten (110) percent the size of the aggregate capacity of the stored containers
  - d. Pursuant to Zoning Ordinance Section 6.01.3. C. Uses Requiring a Permit in Level I and/or Level II
    - 1.The Code Administrator may grant a Permit for a use which is otherwise permitted within the underlying district, if the permitted use is or is involved in the storage, handling and/or use of a regulated substance in quantities exceeding five (5) gallons or forty (40) pounds dry weight at any one time. Prior to issuing a permit, a containment plan shall be provided or in place to prevent, contain, and/or minimize releases from a spill, which may cause large releases of regulated substances.
    2. Planning Board approval is required for any use that will render impervious more than fifteen (15) percent or two thousand five hundred (2,500) square feet of any lot, whichever is greater. a. Prior to the granting of such approval, the Code Administrator must first determine that the proposed use is not a prohibited use. b. The Planning Board shall determine that the use will be in compliance with all the Performance Standards as well as all applicable local, state and federal requirements. The Planning Board may, at its discretion, require a

performance guarantee or bond, in an amount and with surety conditions satisfactory to the Board, to be posted to ensure completion of construction of any facilities required for compliance with the Performance Standards.

6. Lighting – As noted by the applicant all additional lighting will be downcast by wall mounted lights.
7. The applicant needs to submit exterior building schematics that are compliant with the Development Guidelines Section 6.04.03 Guidelines, and shall address design, size, mass and scale, roof forms and materials, and architectural features.
8. Parking – Plan must note handicap parking spaces pursuant to Development Guidelines Section 6.05.05 ADA Compliance.
9. Fire Protection – Plan must note fire protection in the proposed addition.

**STAFF RECOMMENDATIONS:**

The applicant should be prepared to address any of the comments raised by the Planning Board, Staff, and public pertaining to the Minor Subdivision Plan. Barring any/all input and recommendations from the Board, Staff recommends approving the application subject to revising the plan per staff and Board comments.

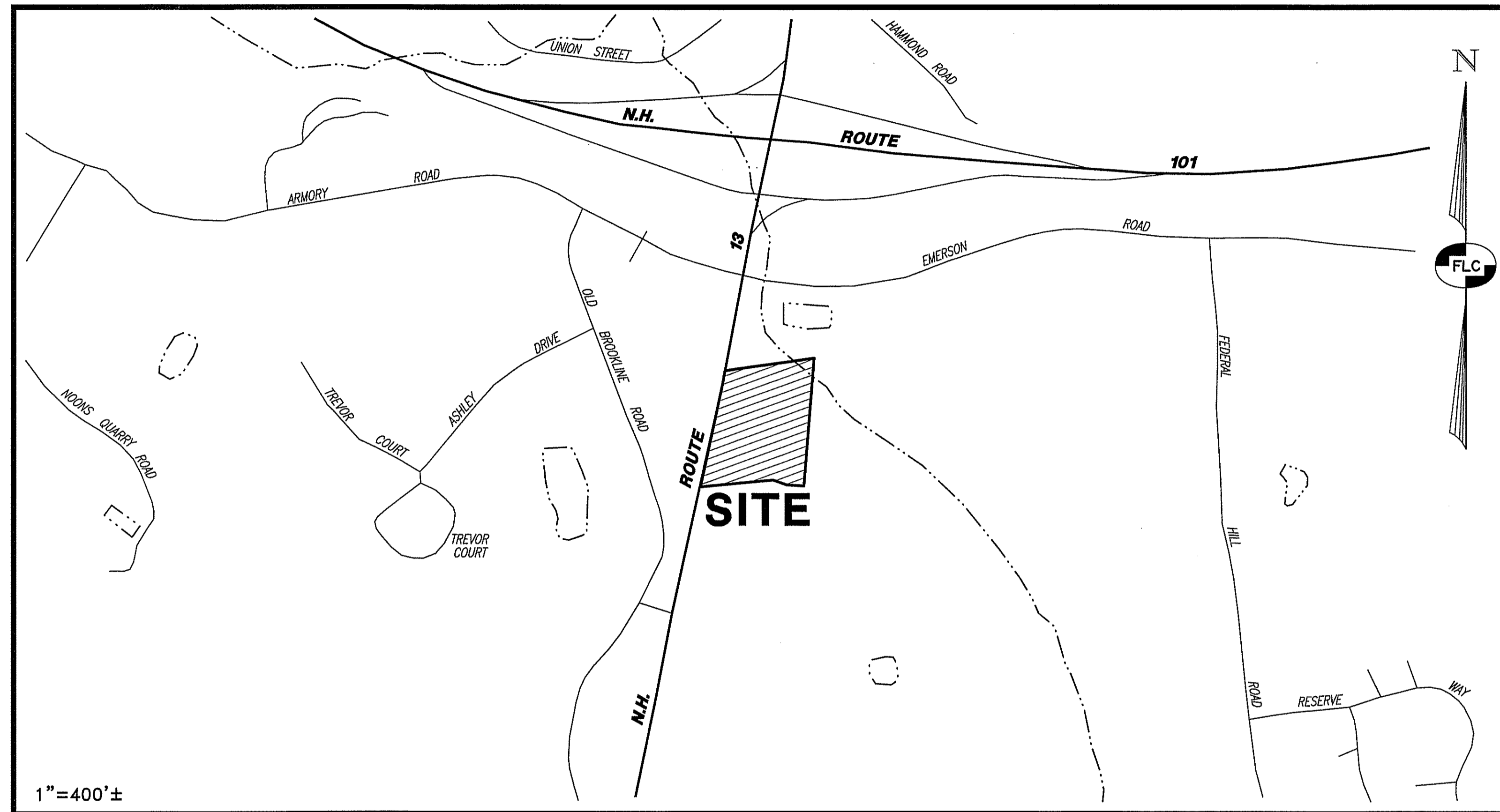
Aerial Photographs of Map 48 Lot 9.



SITE DEVELOPMENT PLANS  
**CHAPPELL TRACTOR SALES, INC.**

TAX MAP PARCEL 48-9 - 454 N.H. ROUTE 13  
 MILFORD, NEW HAMPSHIRE

AUGUST 22, 2022



<b>SHEET INDEX</b>		
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5	UT-1	UTILITIES PLAN
6	DT-1	CONSTRUCTION DETAILS
7	DT-2	EROSION CONTROL DETAILS

**PREPARED FOR:**  
**CHAPPELL TRACTOR SALES, INC.**

454 N.H. ROUTE 13  
 MILFORD, NEW HAMPSHIRE 03055

**LAND OF:**  
**BRADCORE HOLDINGS, LLC**

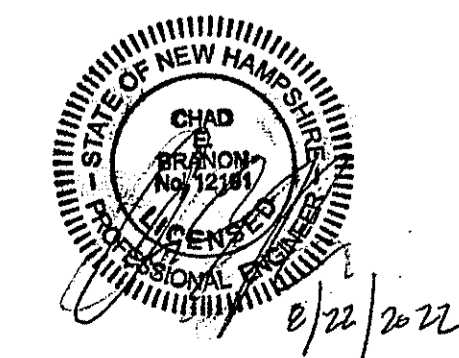
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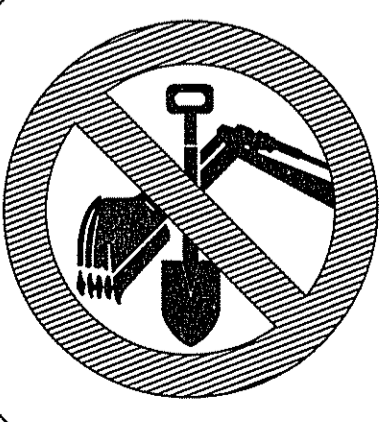
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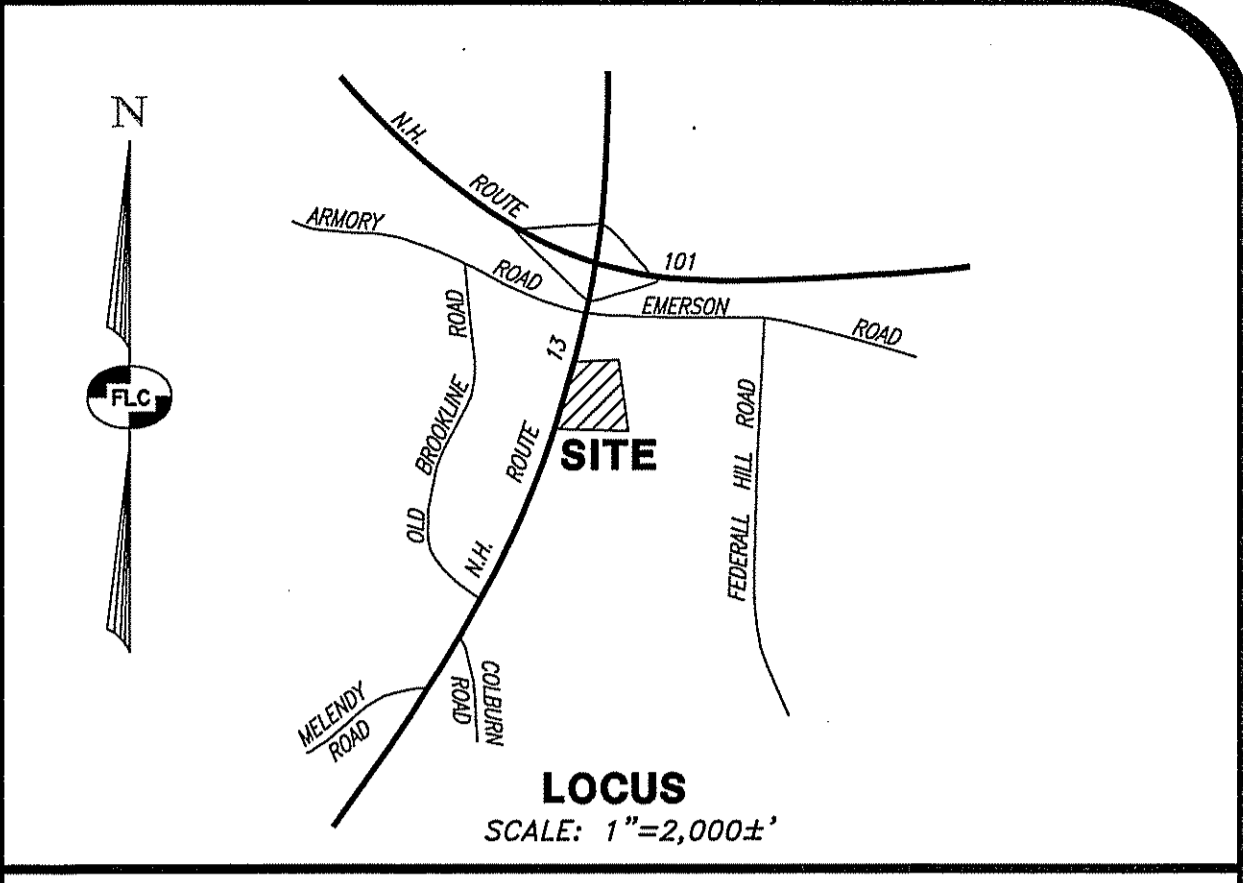
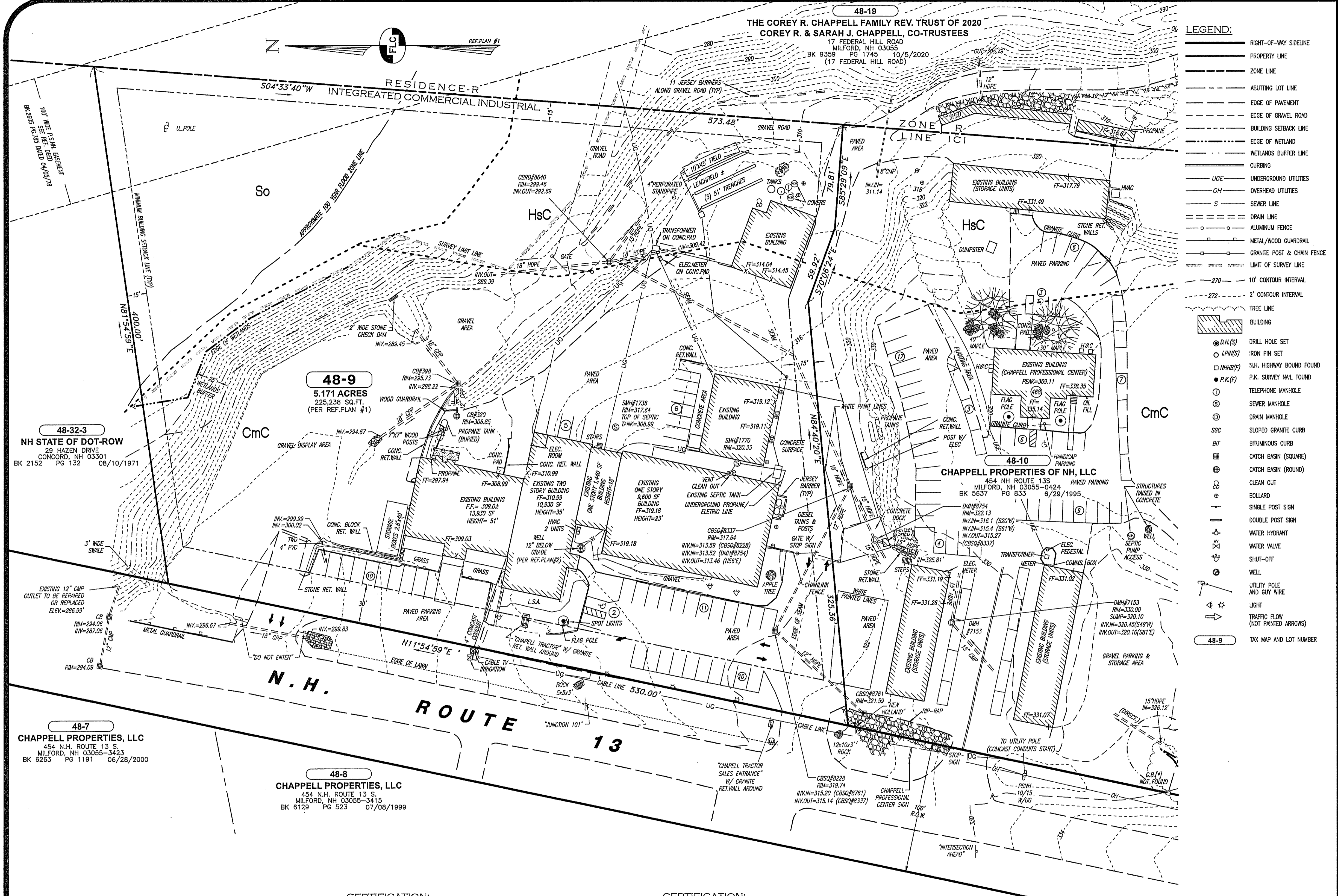




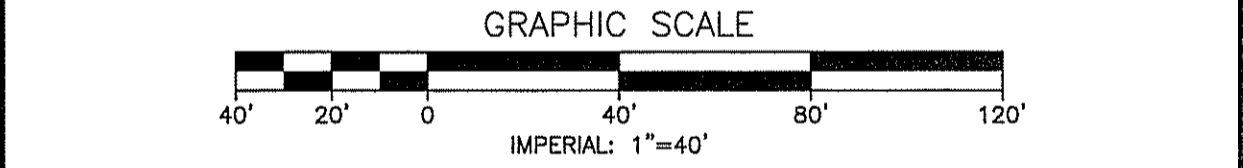
1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL JURISDICTIONAL AGENCIES AND UTILITY COMPANIES PRIOR TO AND DURING CONSTRUCTION.
3.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

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION  
**DIGSAFE.COM**  
 OR DIAL 811  
 CALL BEFORE YOU DIG

REV.	DATE	DESCRIPTION	C/O	DR	CK
FILE: 528CV01-1.dwg    PROJ. NO. 528.01    SHEET: CV-1    PAGE NO. 1 OF 7					



- LEGEND:**
- RIGHT-OF-WAY SIDELINE
  - PROPERTY LINE
  - ZONE LINE
  - - - ABUTTING LOT LINE
  - - - EDGE OF PAVEMENT
  - - - EDGE OF GRAVEL ROAD
  - - - BUILDING SETBACK LINE
  - - - EDGE OF WETLAND
  - - - WETLANDS BUFFER LINE
  - - - CURBING
  - UG — UNDERGROUND UTILITIES
  - OH — OVERHEAD UTILITIES
  - S — SEWER LINE
  - — — DRAIN LINE
  - — — ALUMINUM FENCE
  - — — METAL/WOOD GUARDRAIL
  - — — GRANITE POST & CHAIN FENCE
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  - P.K.(F) — P.K. SURVEY NAIL FOUND
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  - SCC — SLOPED GRANITE CURB
  - BIT — BITUMINOUS CURB
  - ⊞ — CATCH BASIN (SQUARE)
  - ⊞ — CATCH BASIN (ROUND)
  - ⊞ — CLEAN OUT
  - ⊞ — BOLLARD
  - ⊞ — SINGLE POST SIGN
  - ⊞ — DOUBLE POST SIGN
  - ⊞ — WATER HYDRANT
  - ⊞ — WATER VALVE
  - ⊞ — SHUT-OFF
  - ⊞ — WELL
  - ⊞ — UTILITY POLE AND GUY WIRE
  - ⊞ — LIGHT
  - ⊞ — TRAFFIC FLOW (NOT PAINTED ARROWS)
  - 48-9 — TAX MAP AND LOT NUMBER



REV.	DATE	DESCRIPTION	C/O	DR	CK

**EXISTING CONDITIONS PLAN**  
**CHAPPELL TRACTOR SALES, INC.**  
 TAX MAP PARCEL 48-9 - 454 N.H. ROUTE 13  
 MILFORD, NEW HAMPSHIRE

PREPARED FOR:  
**CHAPPELL TRACTOR SALES, INC.**  
 454 N.H. ROUTE 13 MILFORD, NH 03055

LAND OF:  
**BRADCORE HOLDINGS, LLC**  
 454 N.H. ROUTE 13 MILFORD, NH 03055

SCALE: 1" = 40'      AUGUST 22, 2022

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FILE: 528EX01-1.dwg    PROJ. NO. 528.01    SHEET: EX-1    PAGE NO. 2 OF 7

**NRCS SOILS LEGEND:**  
 SOURCE: USDA NRCS WEB SOIL SURVEY

-----	SOIL BOUNDARY
CmC	CANTON STONY FINE SANDY LOAM 8-15% SLOPES
So	SCARBORO MUCKY FINE SANDY LOAM 0-3% SLOPES
HsC	HINCKLEY LOAMY SAND 8-15% SLOPES

**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 NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.W.S. IN SEPTEMBER OF 2021.

DATE: 8/22/22

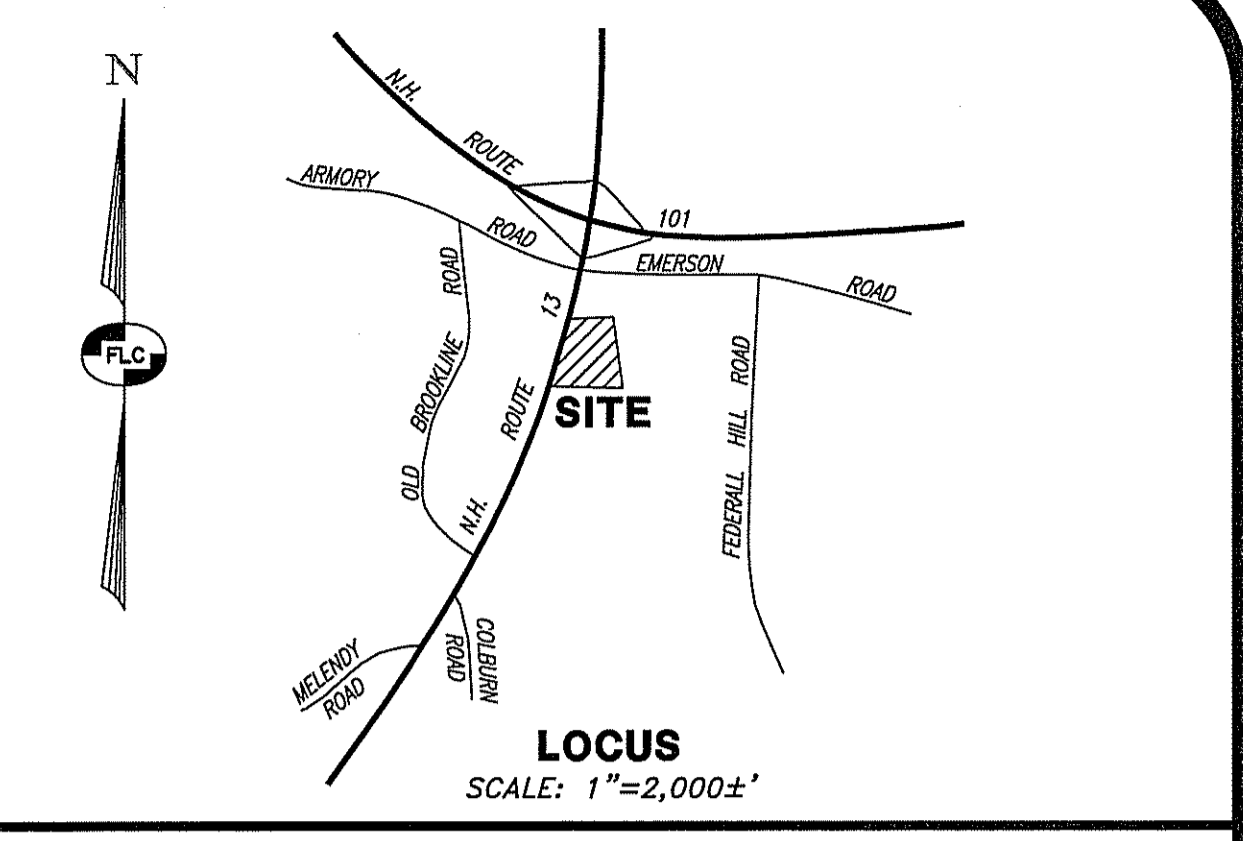
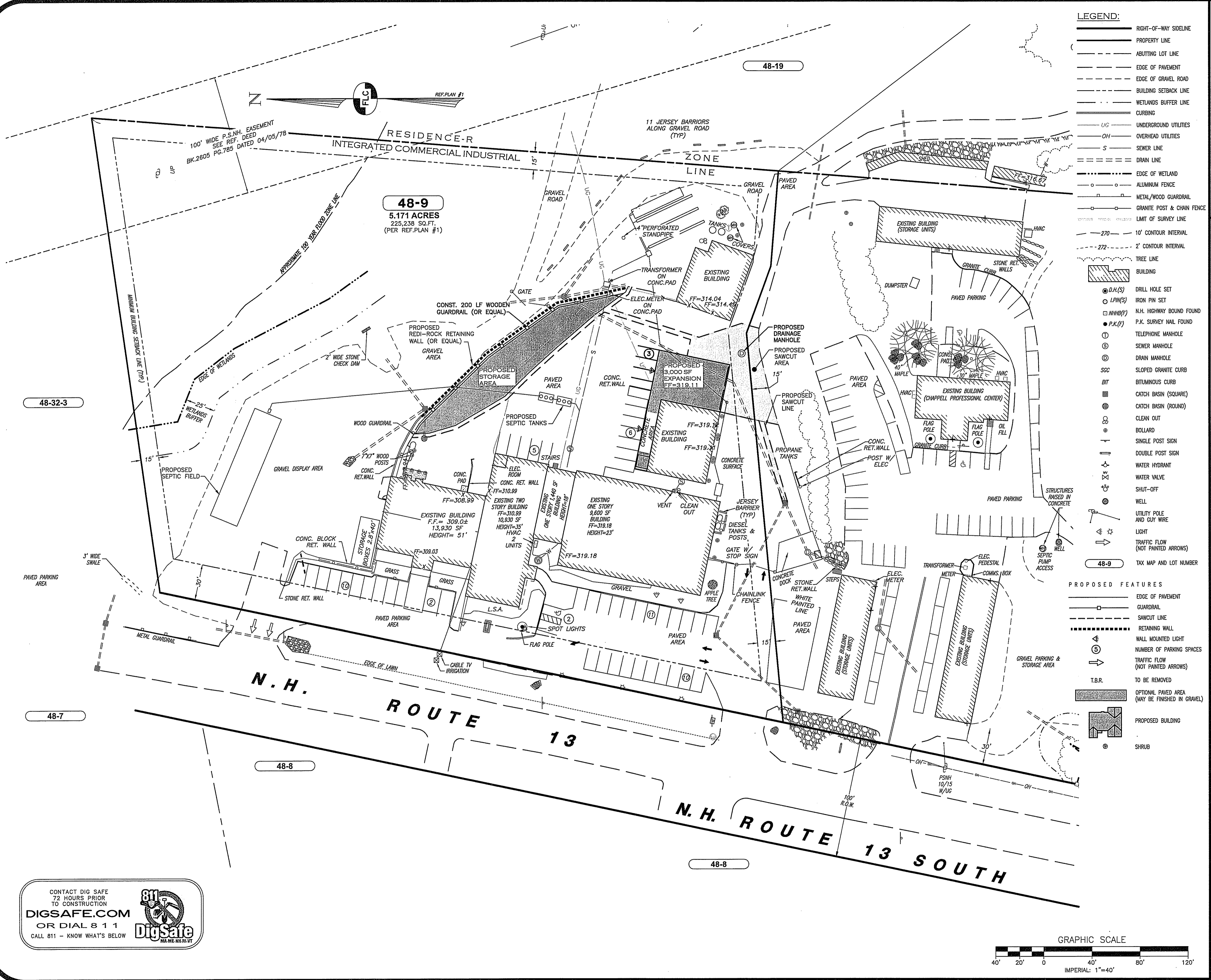
STATE OF NEW HAMPSHIRE  
 CHRISTOPHER A. GUIDA  
 No. 059  
 CERTIFIED WETLAND DELINEATOR

**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"

DATE: 8/22/22

STATE OF NEW HAMPSHIRE  
 MICHAEL D. PLUM  
 No. 946  
 LICENSED PROFESSIONAL SURVEYOR

- REFERENCE PLANS:**
- "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.
  - "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.
  - "EXISTING CONDITIONS & PROPOSED IMPROVEMENTS SITE PLAN - CHAPPELL PROPERTIES, LLC - MAP 48 / LOT 9 - NH ROUTE 13 - TOWN OF MILFORD - HILLSBOROUGH COUNTY", SCALE: 1"=40', DATED: 3/15/05 BY SANDFORD SURVEYING AND ENGINEERING.



- LEGEND:**
- RIGHT-OF-WAY SIDELINE
  - PROPERTY LINE
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  - EDGE OF PAVEMENT
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  - WATER VALVE
  - SHUT-OFF
  - WELL
  - UTILITY POLE AND GUY WIRE
  - LIGHT
  - TRAFFIC FLOW (NOT PAINTED ARROWS)
  - 48-9 TAX MAP AND LOT NUMBER
- PROPOSED FEATURES**
- EDGE OF PAVEMENT
  - GUARDRAIL
  - SAWCUT LINE
  - RETAINING WALL
  - WALL MOUNTED LIGHT
  - NUMBER OF PARKING SPACES
  - TRAFFIC FLOW (NOT PAINTED ARROWS)
  - TO BE REMOVED
  - T.B.R. TO BE REMOVED
  - OPTIONAL PAVED AREA (MAY BE FINISHED IN GRAVEL)
  - PROPOSED BUILDING
  - SHRUB

REV.	DATE	DESCRIPTION	C/O	DR	CK

**SITE PLAN**  
**CHAPPELL TRACTOR SALES, INC.**  
 TAX MAP PARCEL 48-9 - 454 N.H. ROUTE 13  
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PREPARED FOR:  
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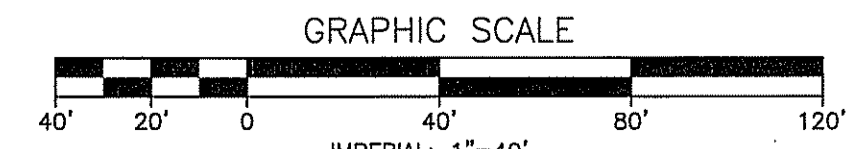
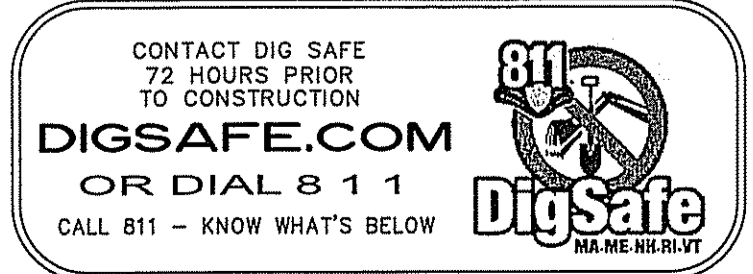
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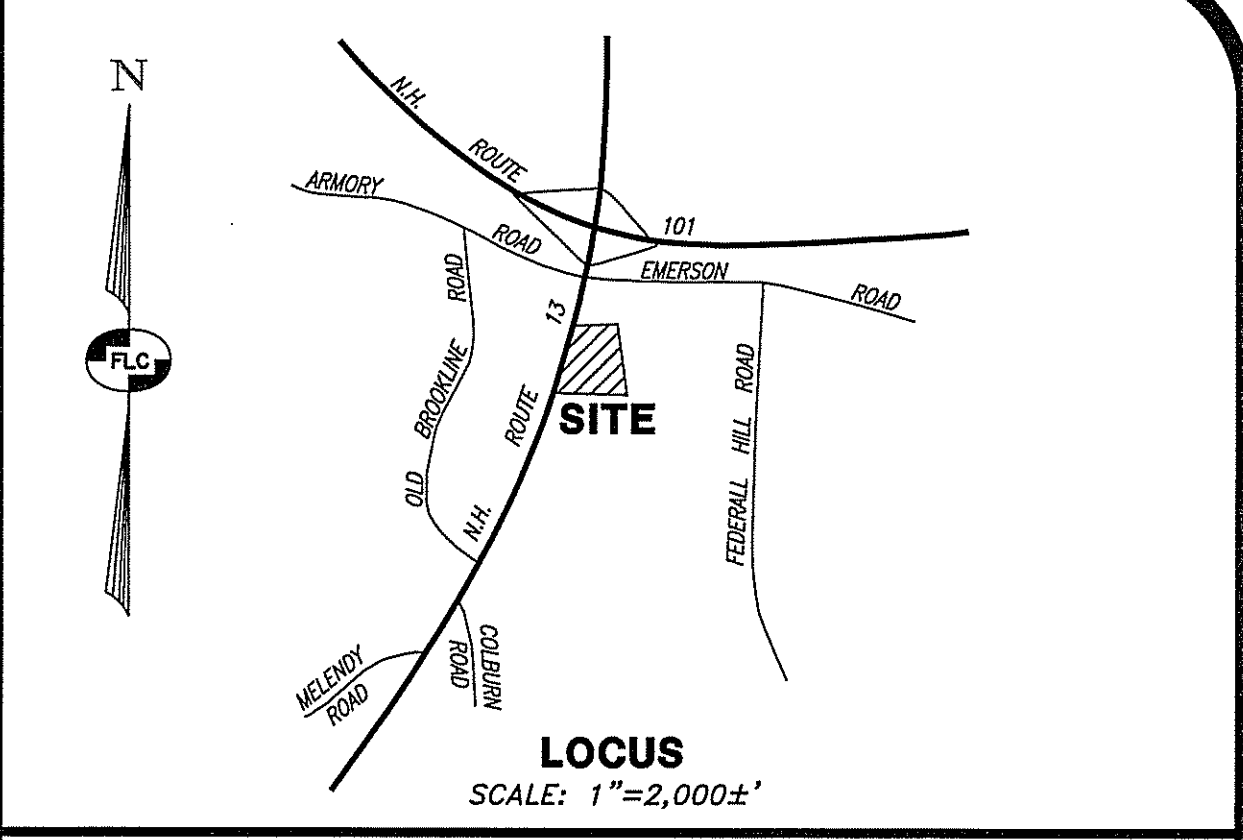
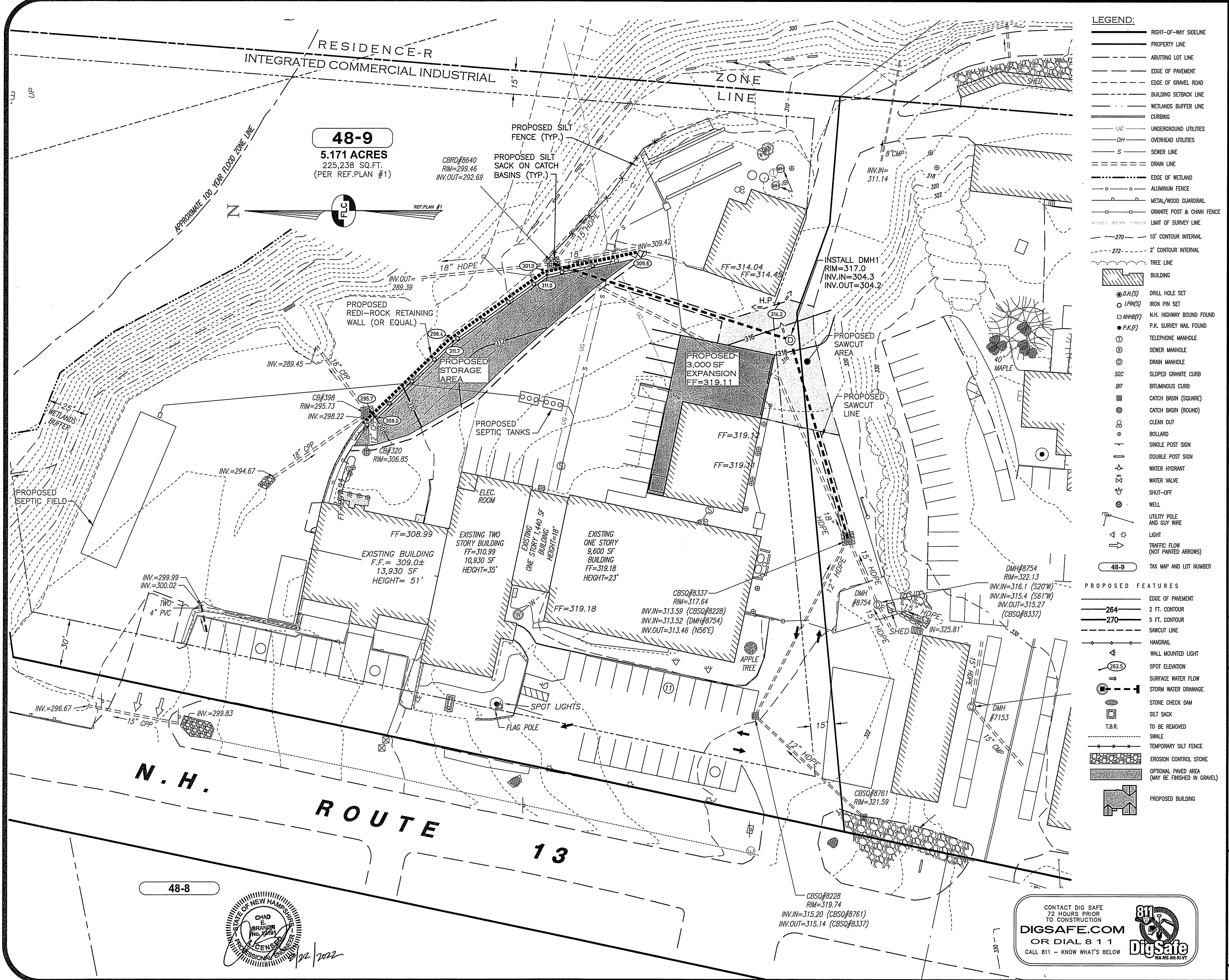
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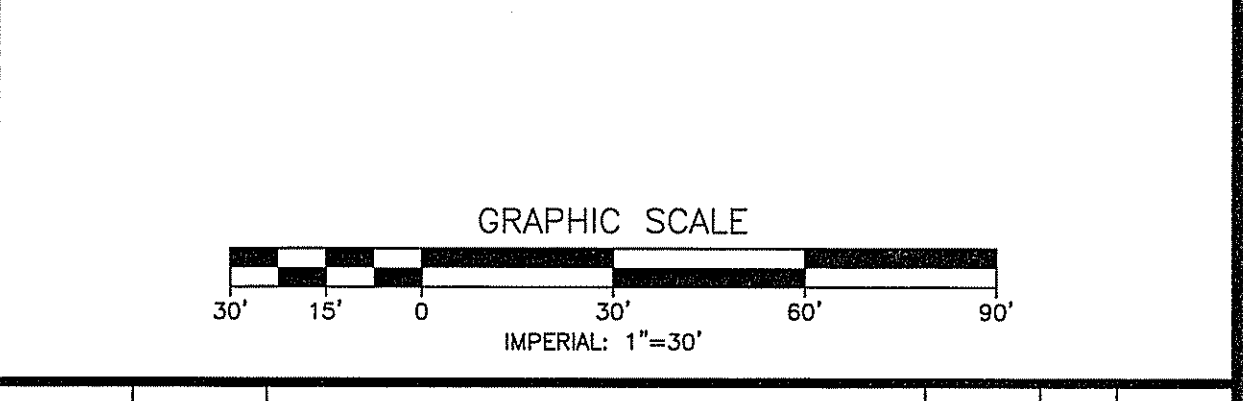
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**GRADING & EROSION CONTROL PLAN**  
**CHAPPELL TRACTOR SALES, INC.**  
 TAX MAP PARCEL 48-9 - 454 N.H. ROUTE 13  
 MILFORD, NEW HAMPSHIRE

PREPARED FOR:  
**CHAPPELL TRACTOR SALES, INC.**  
 454 N.H. ROUTE 13 MILFORD, NH 03055

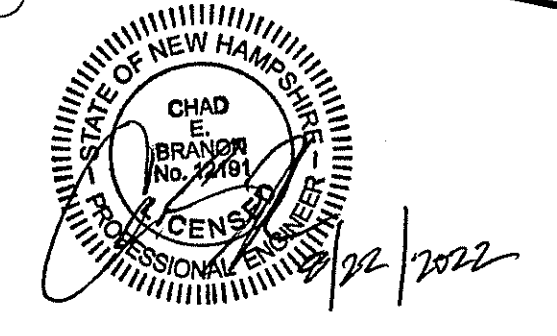
LAND OF:  
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 454 N.H. ROUTE 13 MILFORD, NH 03055

SCALE: 1" = 30' AUGUST 22, 2022  
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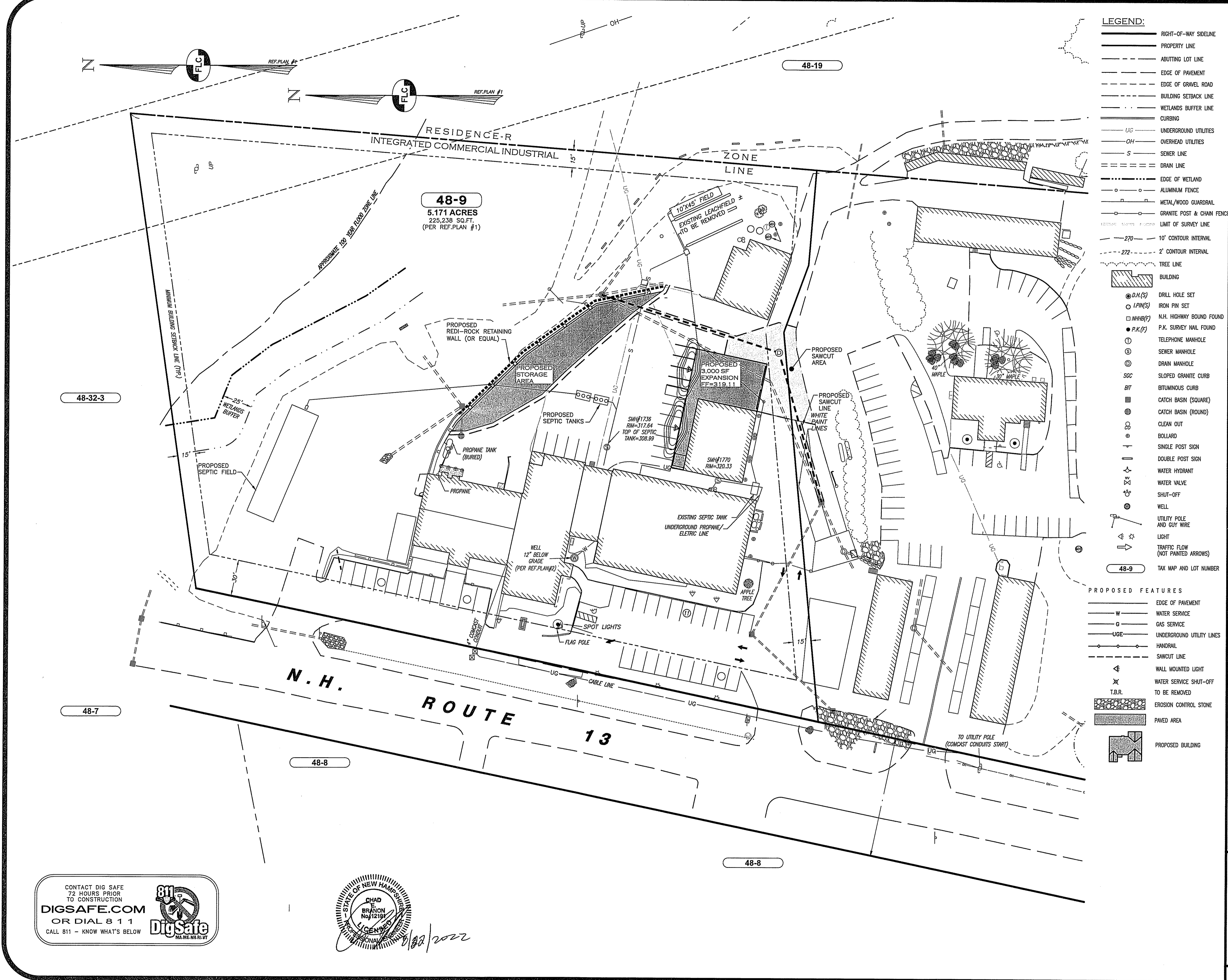
206 Elm Street, Milford, NH 03055  
 Phone: (603) 672-5456 Fax: (603) 413-5456  
 www.FieldstoneLandConsultants.com

48-8

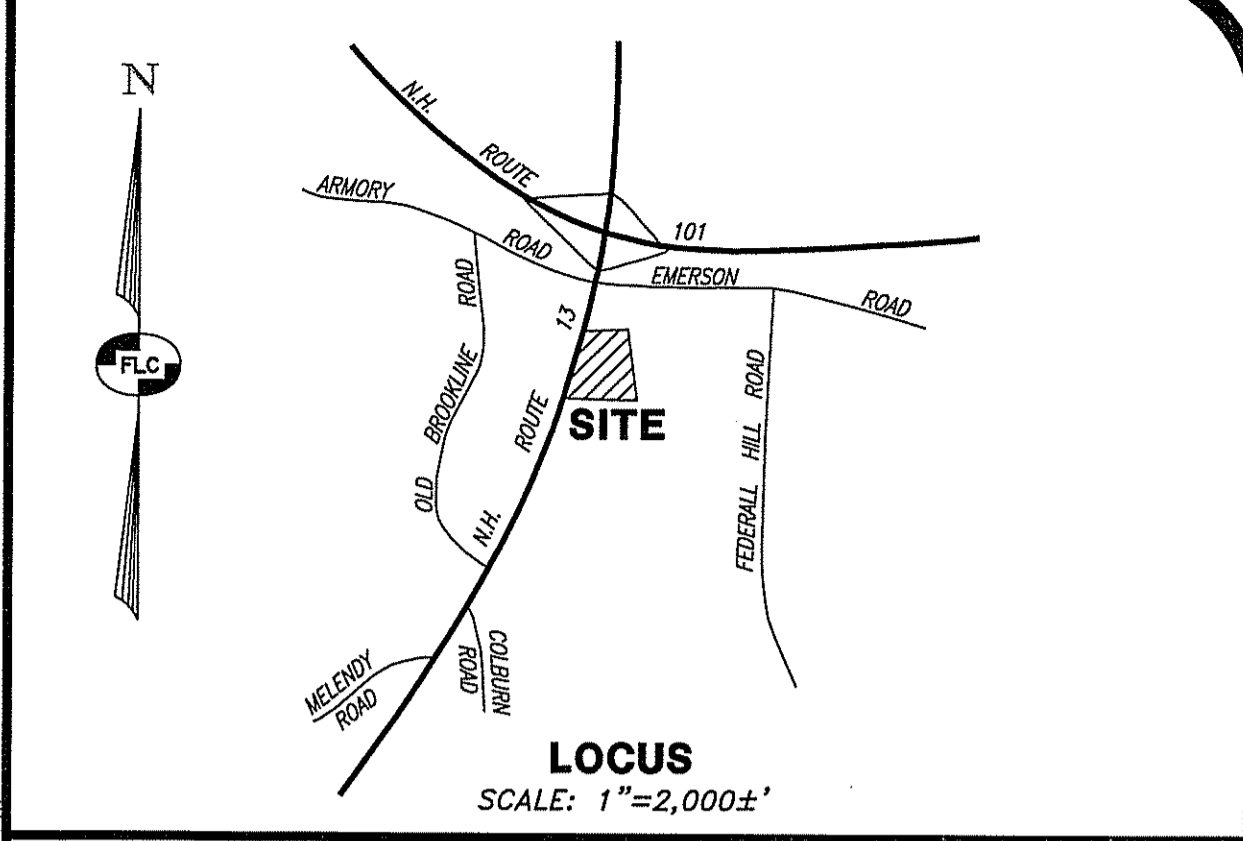


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 72 HOURS PRIOR  
 TO CONSTRUCTION

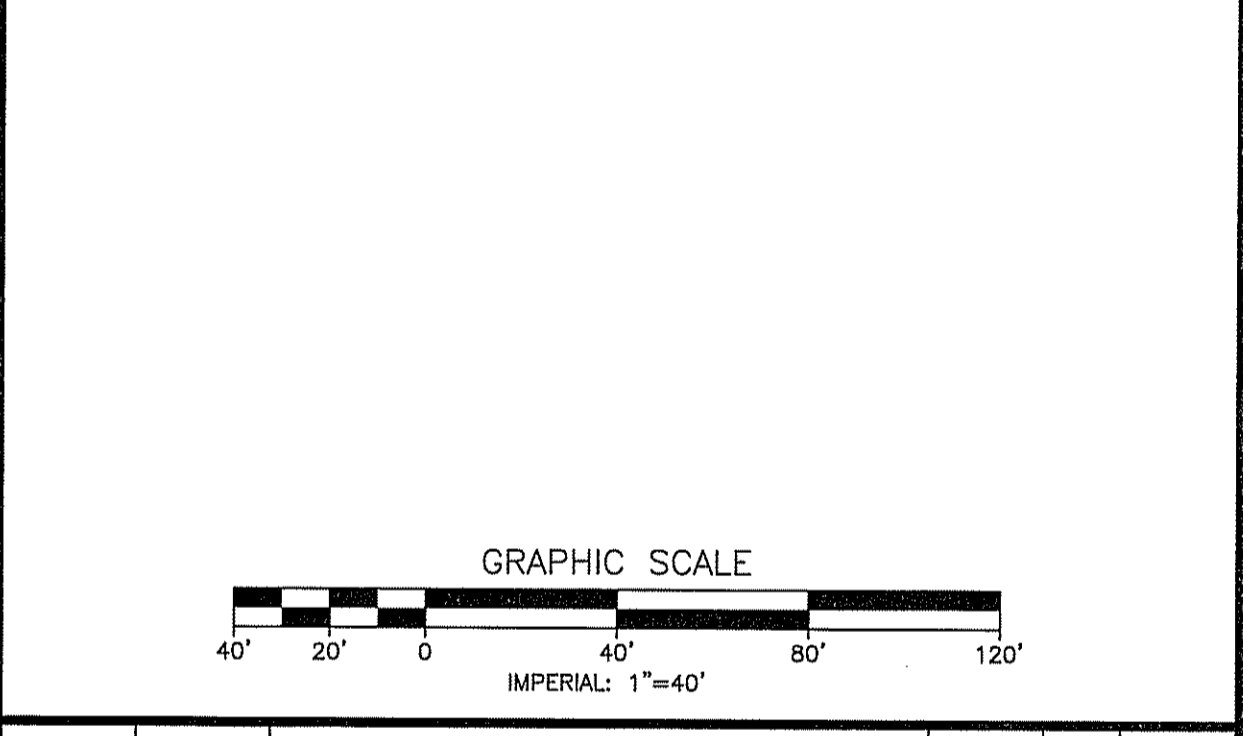
**DIGSAFE.COM**  
 OR DIAL 8 1 1  
 CALL 811 - KNOW WHAT'S BELOW



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  - D.H.(S) DRILL HOLE SET
  - I.P.W.(S) IRON PIN SET
  - N.H.H.B.(F) N.H. HIGHWAY BOUND FOUND
  - P.K.(F) P.K. SURVEY NAIL FOUND
  - TELEPHONE MANHOLE
  - SEWER MANHOLE
  - DRAIN MANHOLE
  - SLOPED GRANITE CURB
  - BIT BITUMINOUS CURB
  - CATCH BASIN (SQUARE)
  - CATCH BASIN (ROUND)
  - CLEAN OUT
  - BOLLARD
  - SINGLE POST SIGN
  - DOUBLE POST SIGN
  - WATER HYDRANT
  - WATER VALVE
  - SHUT-OFF
  - WELL
  - UTILITY POLE AND GUY WIRE
  - LIGHT
  - TRAFFIC FLOW (NOT PAINTED ARROWS)
  - 48-9 TAX MAP AND LOT NUMBER
- PROPOSED FEATURES**
- EDGE OF PAVEMENT
  - W WATER SERVICE
  - G GAS SERVICE
  - UG UNDERGROUND UTILITY LINES
  - HANDRAIL
  - SAWCUT LINE
  - WALL MOUNTED LIGHT
  - X WATER SERVICE SHUT-OFF TO BE REMOVED
  - T.B.R. T.B.R.
  - EROSION CONTROL STONE
  - PAVED AREA
  - PROPOSED BUILDING



- UTILITY NOTES:**
1. ALL 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.
  2. SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS AND SPECIFICATIONS AND WITH THE REQUIREMENTS OF THE DEPT. OF ENVIRONMENTAL SERVICES WS & PCC.
  3. SEWER SHALL BE SOLID WALL PVC UNLESS OTHERWISE REQUIRED BY THESE SPECIFICATIONS. SEWER SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM WATER LINES WHENEVER SEWER MUST CROSS WATER MAINS.
  4. GAS AND WATER LINES SHOWN SHALL BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL COORDINATE THE SIZE AND LOCATIONS OF THE PROPOSED GAS AND WATER LINES WITH THE OWNER AND UTILITY COMPANY PRIOR TO CONSTRUCTION.
  5. THE CONTRACTOR SHALL COORDINATE THE FINAL LOCATION OF THE UNDERGROUND TELEPHONE AND ELECTRICAL SERVICES WITH THE OWNER PRIOR TO CONSTRUCTION.
  6. 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.
  7. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
  8. A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPARATION SHALL MAINTAINED BETWEEN PROPOSED SEWER LINES AND UNDERGROUND ELECTRICAL CONDUITS.
  9. ALL BUILDINGS WILL BE SERVICED BY NATURAL GAS.



REV.	DATE	DESCRIPTION	C/O	DR	CK

**UTILITIES PLAN**  
**CHAPPELL TRACTOR SALES, INC.**  
 TAX MAP PARCEL 48-9 - 454 N.H. ROUTE 13  
 MILFORD, NEW HAMPSHIRE

PREPARED FOR:  
**CHAPPELL TRACTOR SALES, INC.**  
 454 N.H. ROUTE 13 MILFORD, NH 03055

LAND OF:  
**BRADCORE HOLDINGS, LLC**  
 454 N.H. ROUTE 13 MILFORD, NH 03055

SCALE: 1" = 40' AUGUST 22, 2022  
 Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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

- 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 BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.

**GENERAL CONSTRUCTION NOTES** 1 DT-1

- INSTALL SILTATION CONTROL FENCES IN LOCATIONS SHOWN ON PLANS. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
- REMOVE PAVEMENT AND TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE EARTH STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF BOTH STOCKPILES.
- CONSTRUCT PARKING AREA, BUILDING ADDITION AND PERFORM SITE IMPROVEMENTS AS SHOWN. INSTALL DRAINAGE PIPES, STRUCTURES AND UTILITIES. 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 0.5" 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 (OPTIONAL) AND LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
- FINISH PAVING (OPTIONAL). 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 DRAINAGE STRUCTURES, DITCHES, AND BASINS SHALL BE CLEANED OF SEDIMENT UPON COMPLETION OF THE PROJECT.

**CONSTRUCTION SEQUENCE NOTES** 2 DT-1

THE FOLLOWING PROVIDES AN ITEMIZATION OF SPECIFIC SITE MAINTENANCE PRACTICES THAT WILL BE EMPLOYED ON THE SITE TO MINIMIZE POLLUTANT GENERATION AND TRANSPORT FROM THE SITE. THE SITE MAINTENANCE PROGRAM INCLUDES ROUTINE INSPECTIONS, PREVENTATIVE MAINTENANCE AND "GOOD HOUSEKEEPING" PRACTICES.

**ROUTINE INSPECTIONS**

- THE CONTRACTOR SHALL INSPECT ALL CONTROL MEASURES AT LEAST ONCE A WEEK AND WITHIN TWELVE (12) HOURS OF THE END OF A STORM WITH RAINFALL AMOUNT GREATER THAN 0.5 INCHES. THE INSPECTIONS WILL VERIFY THAT THE STRUCTURAL BMP'S DESCRIBED IN THE PLANS ARE IN GOOD CONDITION AND ARE MINIMIZING EROSION. A MAINTENANCE INSPECTION REPORT WILL BE MADE WITH EACH INSPECTION. COMPLETED INSPECTION FORMS SHALL BE KEPT ON-SITE FOR THE DURATION OF THE PROJECT. FOLLOWING CONSTRUCTION, THE COMPLETED FORMS SHALL BE RETAINED AT THE CONTRACTOR'S OFFICE FOR A MINIMUM OF ONE YEAR.

**PREVENTATIVE MAINTENANCE**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TEMPORARY AND PERMANENT CONTROLS THROUGHOUT THE DURATION OF THIS CONTRACT. MAINTENANCE PRACTICES SHALL INCLUDE BUT ARE NOT LIMITED TO:

- CLEANING OF CATCH BASINS TWICE A YEAR OR MORE FREQUENTLY AS DICTATED BY QUARTERLY INSPECTIONS.
- IMPLEMENTATION OF OTHER MAINTENANCE OR REPAIR ACTIVITIES AS DEEMED NECESSARY BASED ON WEEKLY INSPECTIONS.
- REMOVAL OF BUILT UP SEDIMENT ALONG SILT FENCES, WATTLES AND / OR HAY BALE BARRIERS.
- REMOVAL OF BUILT UP SEDIMENT IN BOTH TEMPORARY AND PERMANENT STONE CHECK DAMS.
- TREATMENT OF NON-STORM WATER DISCHARGES SUCH AS WATER FROM WATER LINE FLUSHINGS OR GROUNDWATER FROM DEWATERING EXCAVATIONS. SUCH FLOWS SHOULD BE DIRECTED TO A TEMPORARY SEDIMENTATION BASIN OR STORM WATER MANAGEMENT AREA.

**GOOD HOUSEKEEPING PRACTICES**

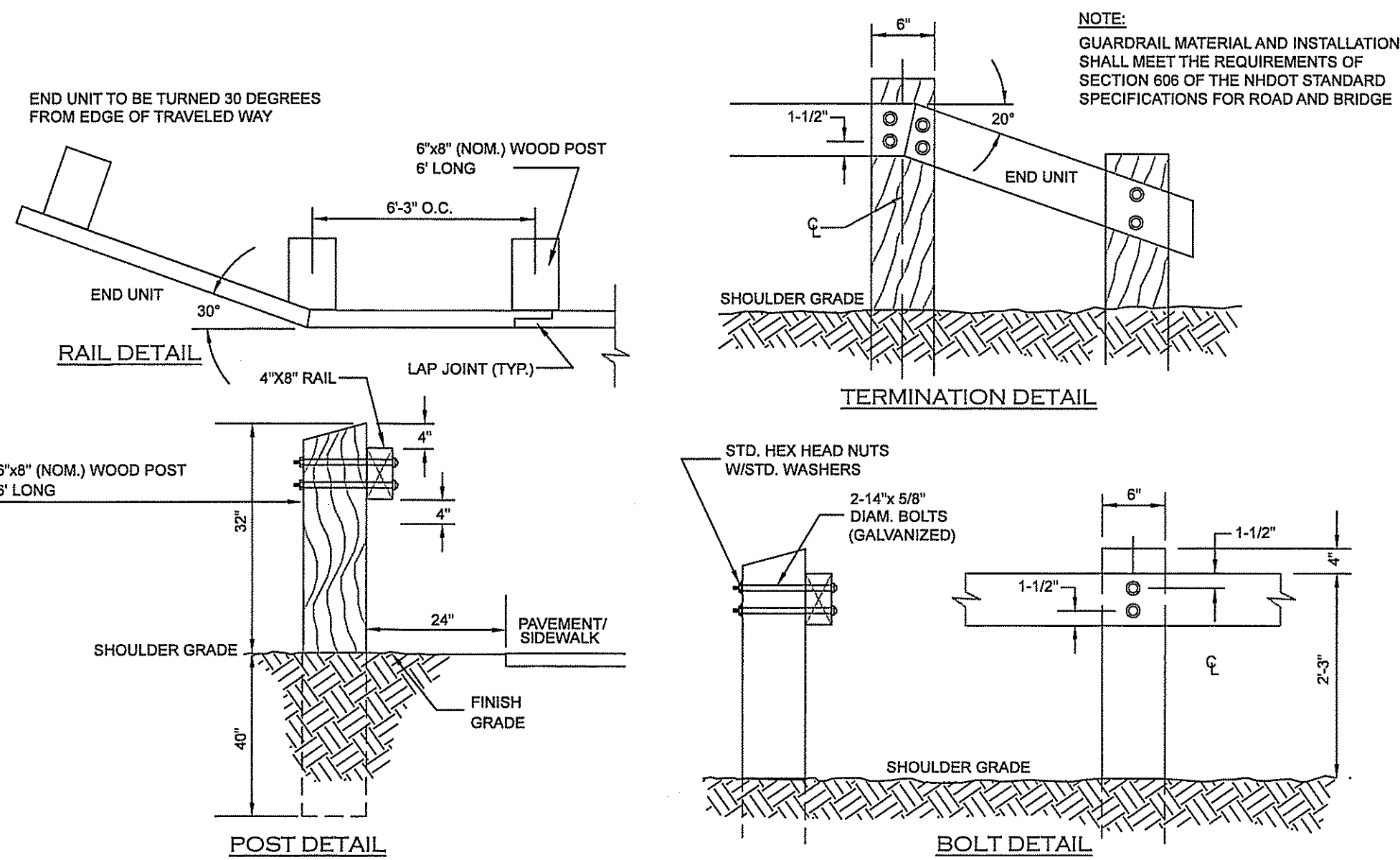
THE CONTRACTOR SHALL EMPLOY MEASURES AND PRACTICES TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS TO STORM AND WATER RUNOFF. THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO THE HANDLING, USE AND DISPOSAL OF MATERIALS SUCH AS PETROLEUM PRODUCTS, FERTILIZERS AND PAINTS TO ENSURE THAT THE RISK ASSOCIATED WITH THESE PRODUCTS IS MINIMIZED. THE FOLLOWING "GOOD HOUSEKEEPING" PRACTICES SHALL BE FOLLOWED DURING THE CONSTRUCTION OF THE PROJECT:

- AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT TO DO THE JOB.
- ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS, AND IS POSSIBLE UNDER A ROOF OR ENCLOSURE.
- PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THEIR MANUFACTURER'S LABELS.
- WHENEVER POSSIBLE, ALL OF A PRODUCT SHALL BE USED BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.

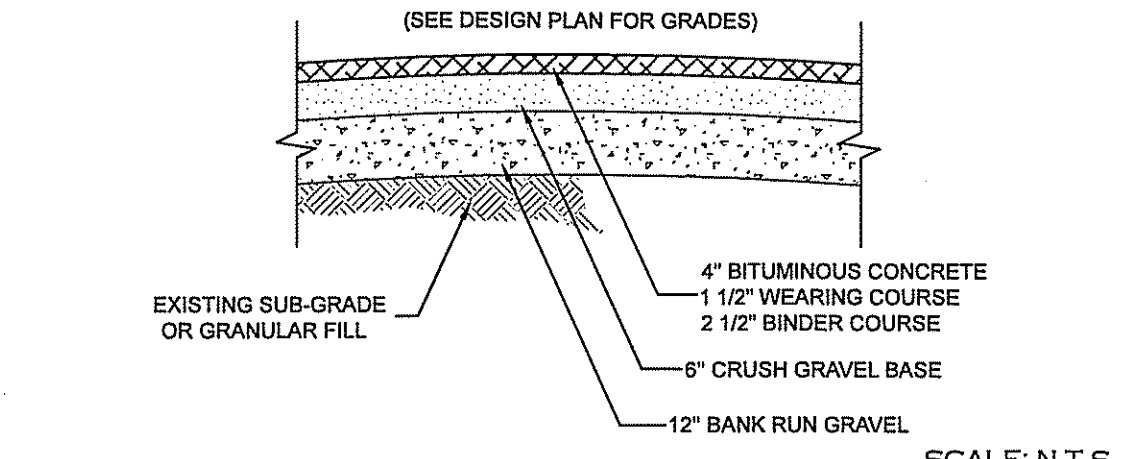
**SPILL PREVENTION AND PRACTICES**

- MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE. MATERIALS AND EQUIPMENT WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
- THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

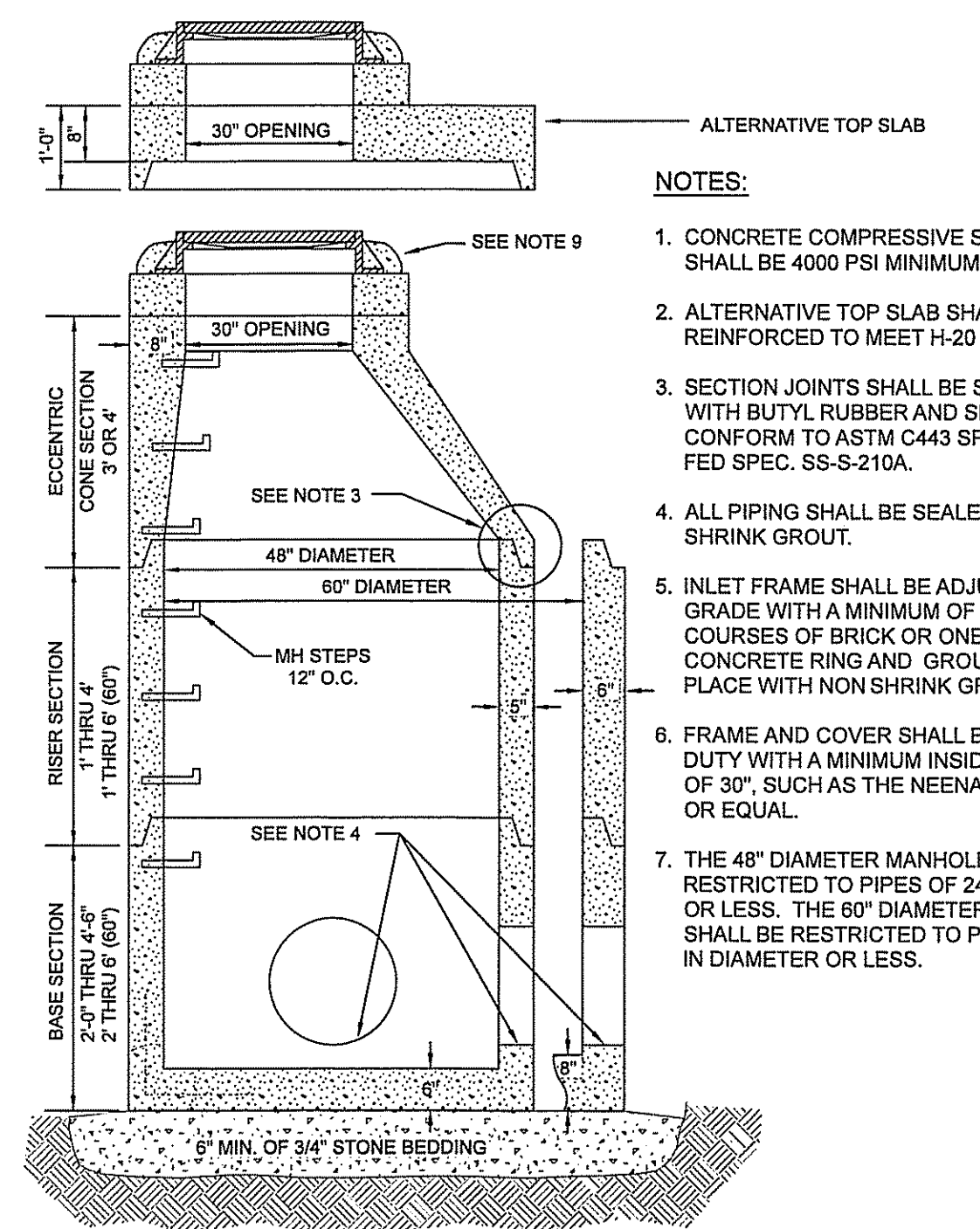
**SITE MAINTENANCE AND INSPECTION PROGRAM** 3 DT-1



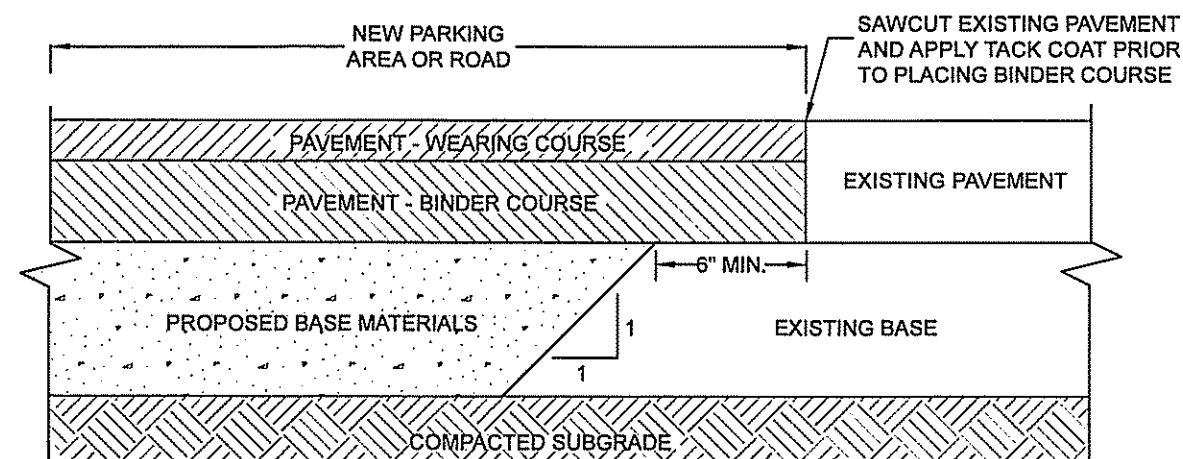
**WOOD GUARDRAIL** 4 DT-1



**PAVEMENT SECTION** 5 DT-1



**MANHOLE - STORM DRAIN** 6 D-1



**PAVEMENT MATCH** 7 DT-1

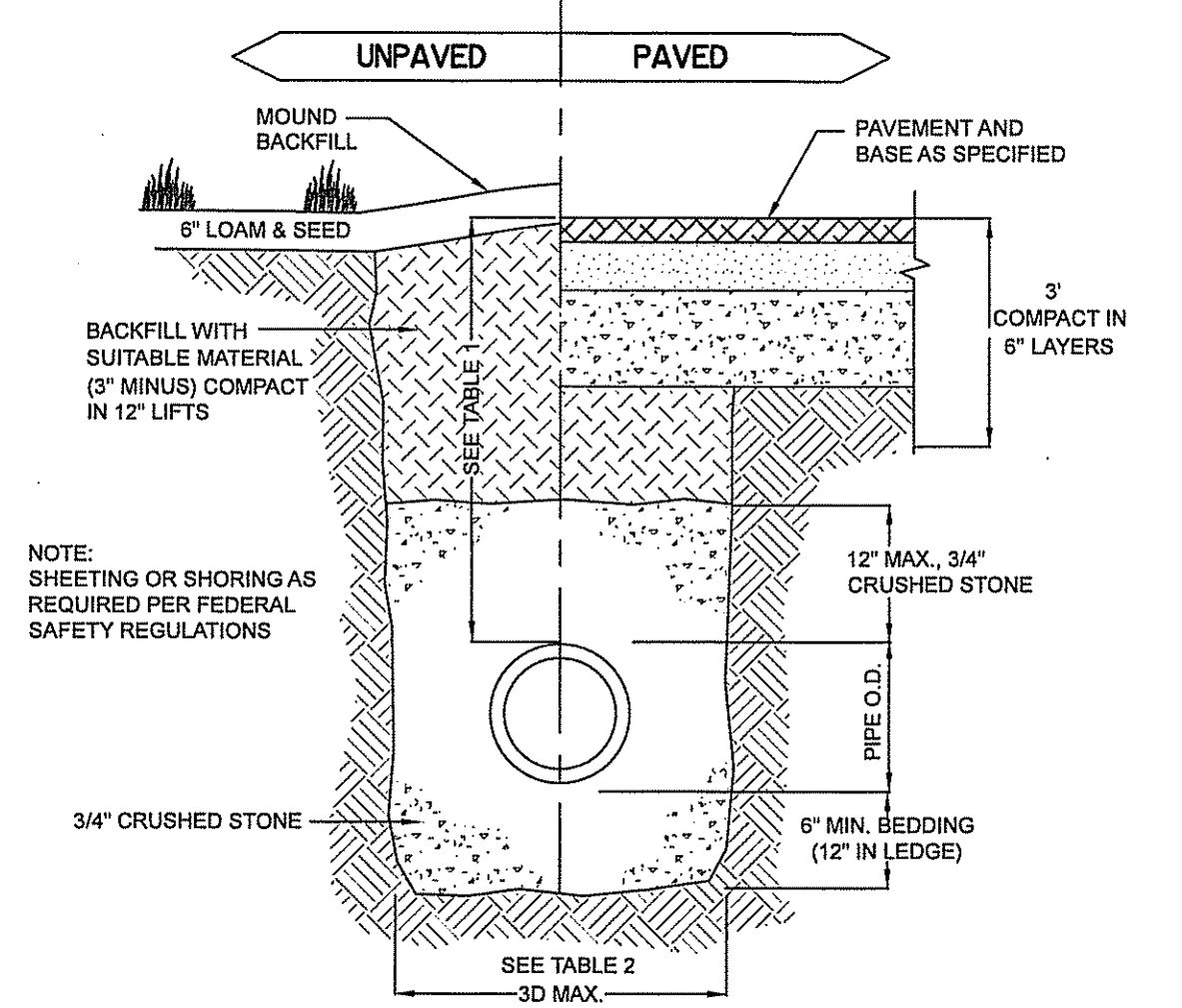
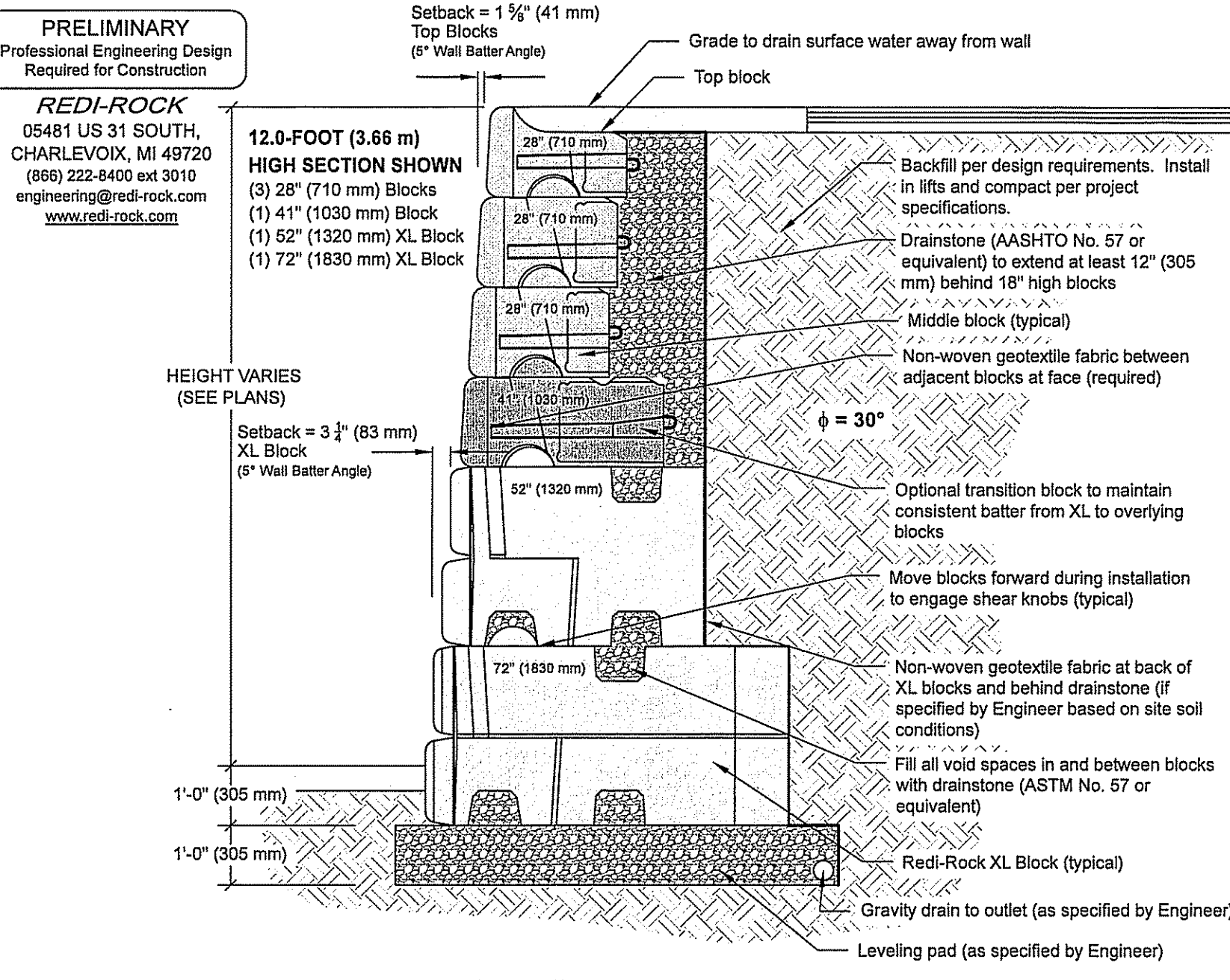
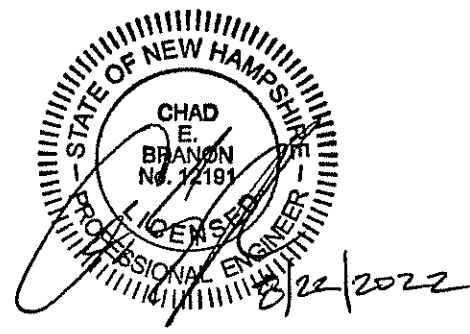


TABLE 1 (RECOMMENDED COVER)			TABLE 2 (RECOMMENDED TRENCH WIDTH)	
LOCATION	PIPE MATERIAL	MINIMUM COVER	INSIDE DIAMETER	TOTAL WIDTH
PAVED ROADS	ALL	3 FT.	12" TO 24"	I.D. + 24"
GRAVEL ROADS	ALL	2 FT.	OVER 24"	2 x I.D.
DRIVEWAYS	ALL	1 FT.		
UNPAVED AREAS	ALL	2 FT.		

**DRAINAGE TRENCH (TYPICAL)** 8 DT-1



**MSE RETAINING WALL (REDI-ROCK OR EQUAL)** 8 DT-1



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

REV.	DATE	DESCRIPTION	C/O	DR	CK

**CONSTRUCTION DETAILS**

**CHAPPELL TRACTOR SALES, INC.**

TAX MAP PARCEL 48-9 - 454 N.H. ROUTE 13  
 MILFORD, NEW HAMPSHIRE

PREPARED FOR:  
**CHAPPELL TRACTOR SALES, INC.**  
 454 N.H. ROUTE 13 MILFORD, NH 03055

LAND OF:  
**BRADCORE HOLDINGS, LLC**  
 454 N.H. ROUTE 13 MILFORD, NH 03055

SCALE: AS NOTED AUGUST 22, 2022

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: 528D01-1.dwg PROJ. NO. 528D011 SHEET: DT-1 SHEET NO. 6 OF 7

**EROSION CONTROL (GENERAL CONSTRUCTION)**

- PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.
- EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.5-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 IN ALL AREAS SHOWN ON THE DESIGN PLANS AND ON ALL SLOPES THAT ARE STEEPER THAN 3:1 (HORIZONTAL / VERTICAL), UNLESS OTHERWISE SPECIFIED THE CONTRACTOR SHALL USE NORTH AMERICAN GREEN SC150, OR APPROVED EQUAL.
- ALL AREAS RECEIVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).
- ALL DISTURBED AREAS TO TURF FINISHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 4 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW:

PERMANENT SEED (LAWN AREAS)	POUNDS / 1,000 SQUARE FEET
CREeping RED FESCUE	0.92 LBS
PERENNIAL RYEGRASS	1.15 LBS
KENTUCKY BLUEGRASS	0.88 LBS
REDTOP	0.12 LBS
**APPLICATION RATE TOTALS 2.8 LBS PER 1,000 SF**	

PERMANENT SLOPE SEED MIX	POUNDS / 1,000 SQUARE FEET
CREeping RED FESCUE	0.80 LBS
PERENNIAL RYEGRASS	0.69 LBS
REDTOP	0.12 LBS
ALSIKE CLOVER	0.12 LBS
BIRDSFOOT TREFOIL	0.12 LBS
**APPLICATION RATE TOTALS 1.85 LBS PER 1,000 SF**	

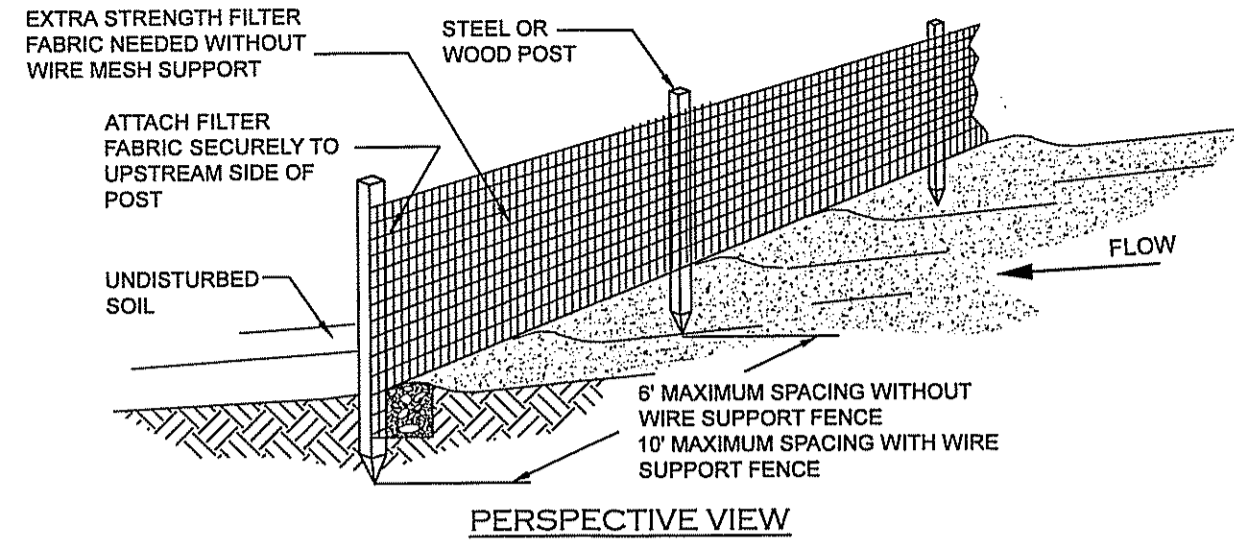
- APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE (CRITICAL TIME FRAMES OR VARIABLE SITES) THEN APPLY FERTILIZER AT A RATE OF 11 POUNDS PER 1,000 SF AND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SF. FERTILIZER SHALL BE LOW PHOSPHATE (LESS THAN 2% PHOSPHORUS).  
CAUTION SHOULD BE 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.

**EROSION CONTROL (WINTER CONSTRUCTION)**

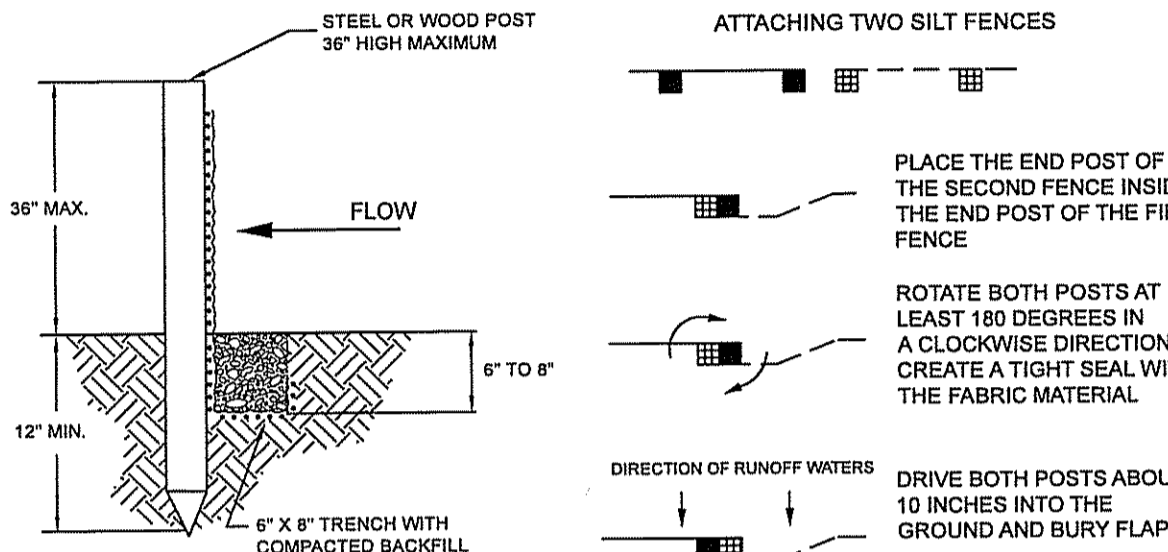
- ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING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

**EROSION CONTROL NOTES**

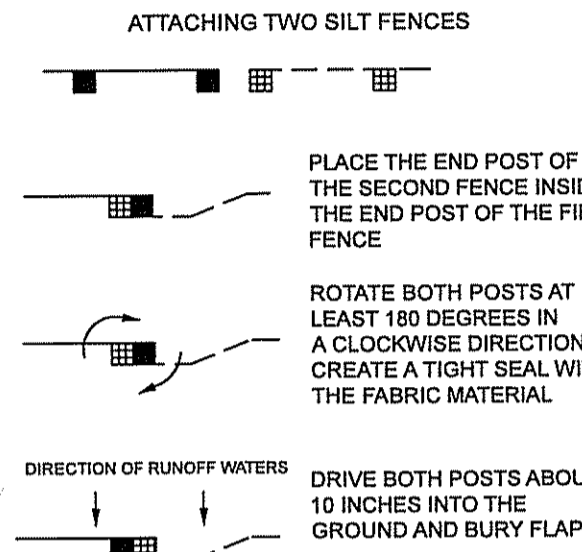
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PERSPECTIVE VIEW



SECTION VIEW



ATTACHING TWO SILT FENCES

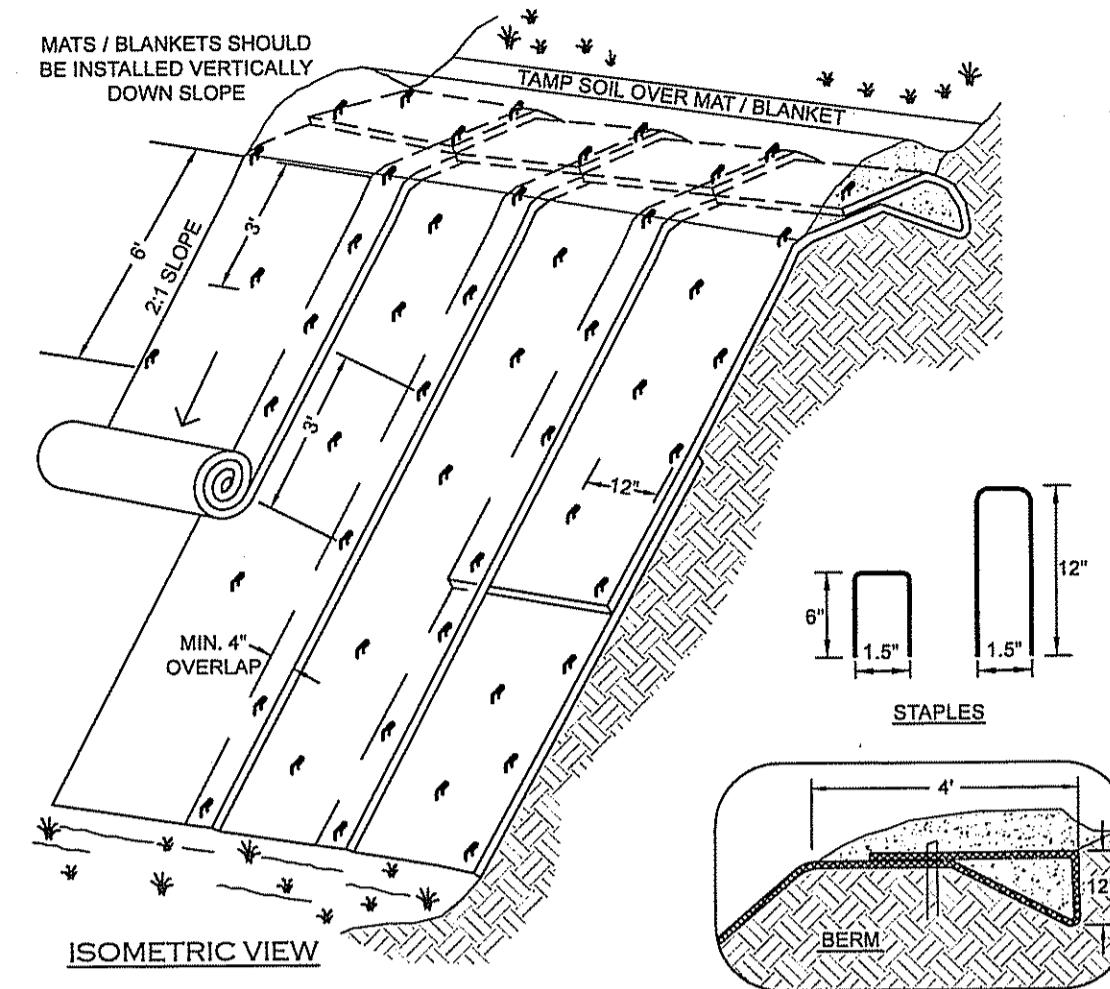
NOTES:

- 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.

SCALE: N.T.S.

**SILT FENCE**

2  
DT-2



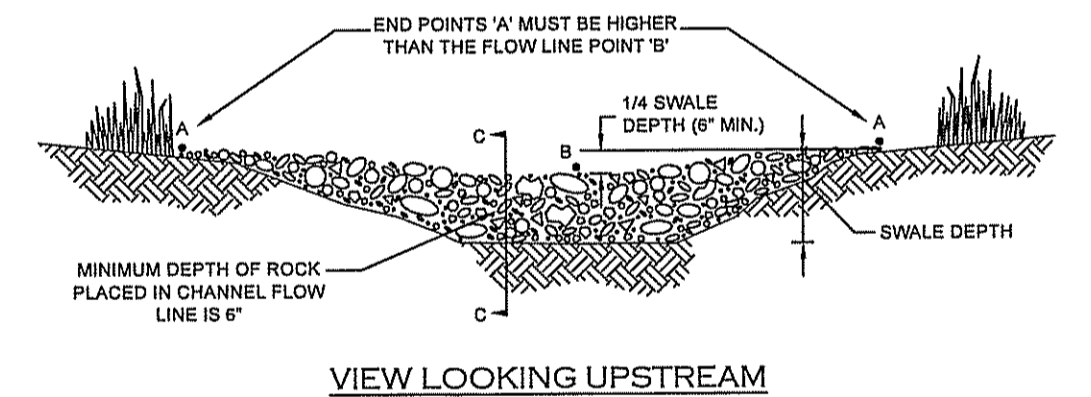
NOTES:

- DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES: DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- INSTALL STRAW/WOOD/COMBUT FIBER EROSION CONTROL MAT SUCH AS TENSAR NORTH AMERICAN GREEN RollMax Systems' EriNet S150 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 REFERTILIZED, RESEEDED AND REMULCHED AS DIRECTED.

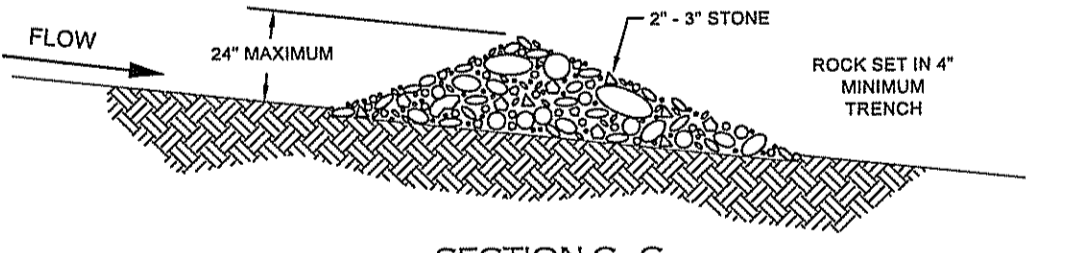
SCALE: N.T.S.

**EROSION BLANKETS - SLOPE INSTALLATION**

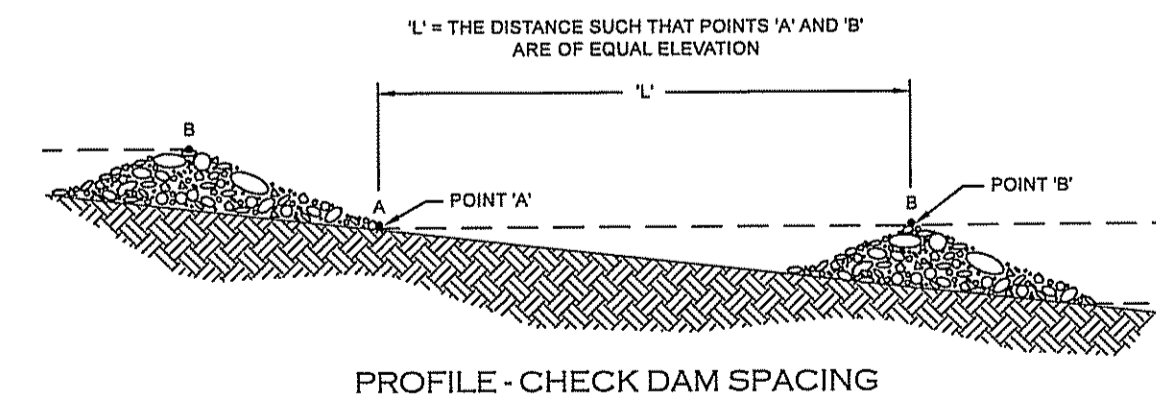
4  
DT-2



VIEW LOOKING UPSTREAM



SECTION C-C



PROFILE - CHECK DAM SPACING

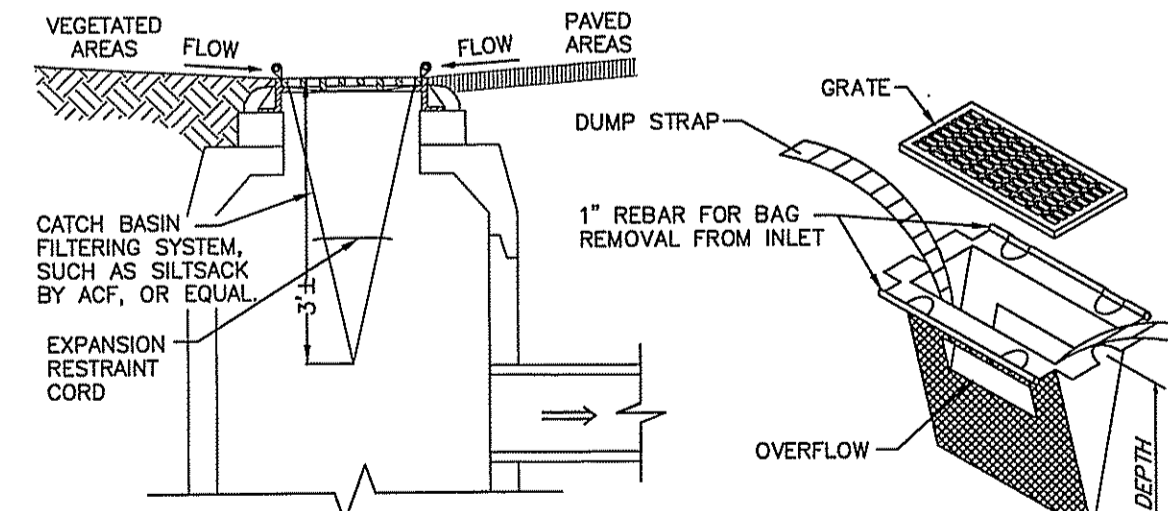
NOTES:

- 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.

SCALE: N.T.S.

**STONE CHECK DAM**

5  
DT-2



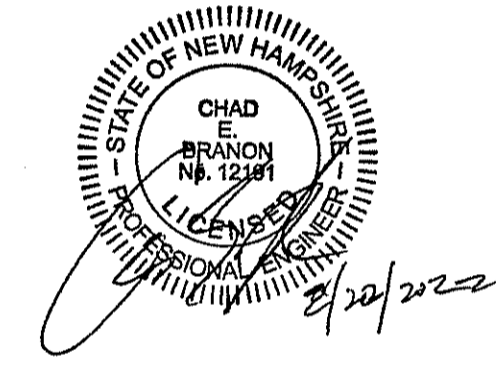
NOTES:

- 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.

SCALE: N.T.S.

**SILT SACK SEDIMENT FILTER**

3  
DT-2



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

REV.	DATE	DESCRIPTION	C/O	DR	CK

**EROSION CONTROL DETAILS**  
**CHAPPELL TRACTOR SALES, INC.**  
TAX MAP PARCEL 48-9 - 454 N.H. ROUTE 13  
MILFORD, NEW HAMPSHIRE  
PREPARED FOR:  
**CHAPPELL TRACTOR SALES, INC.**  
454 N.H. ROUTE 13 MILFORD, NH 03055  
LAND OF:  
**BRADCORE HOLDINGS, LLC**  
454 N.H. ROUTE 13 MILFORD, NH 03055

SCALE: AS NOTED AUGUST 22, 2022

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



# Waiver Request Form

Department of Planning and Community Development

Name of Project Expansion of Chappell Tractor (Addition)

Applicant Chappell Tractor Sales, Inc.

Date 7/20/2022

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>6.08</u>	<u>Landscaping Standards - The proposed addition will not</u> <u>alter any of the existing landscaping. The addition will be</u> <u>located entirely within the existing gravel area. The plan</u> <u>is to provide lawn area along the roadside of the addition.</u> <u>Due to the existing landscaping not being altered and the</u> <u>configuration, location and use of the Addition (display area)</u> <u>we are requesting a waiver from all of the landscaping standards.</u>

Subdivision or Site  
Plan Regulation  
Section Number

Request and Rationale

3. 5.32.080

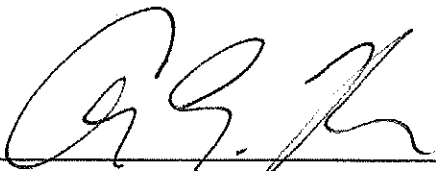
Stormwater Management and Erosion Control Regulations - Since this project will not increase the impervious cover and all improvements will occur in areas that are currently parking or storage areas then we are hereby requesting a waiver from all parts of the Stormwater Management and Erosion Control Regulations that require a Stormwater Management Report (Drainage Report) with calculations and drainage plans. This project will not change the drainage patterns on-site and will not result in impacts to downstream areas.

4. \_\_\_\_\_

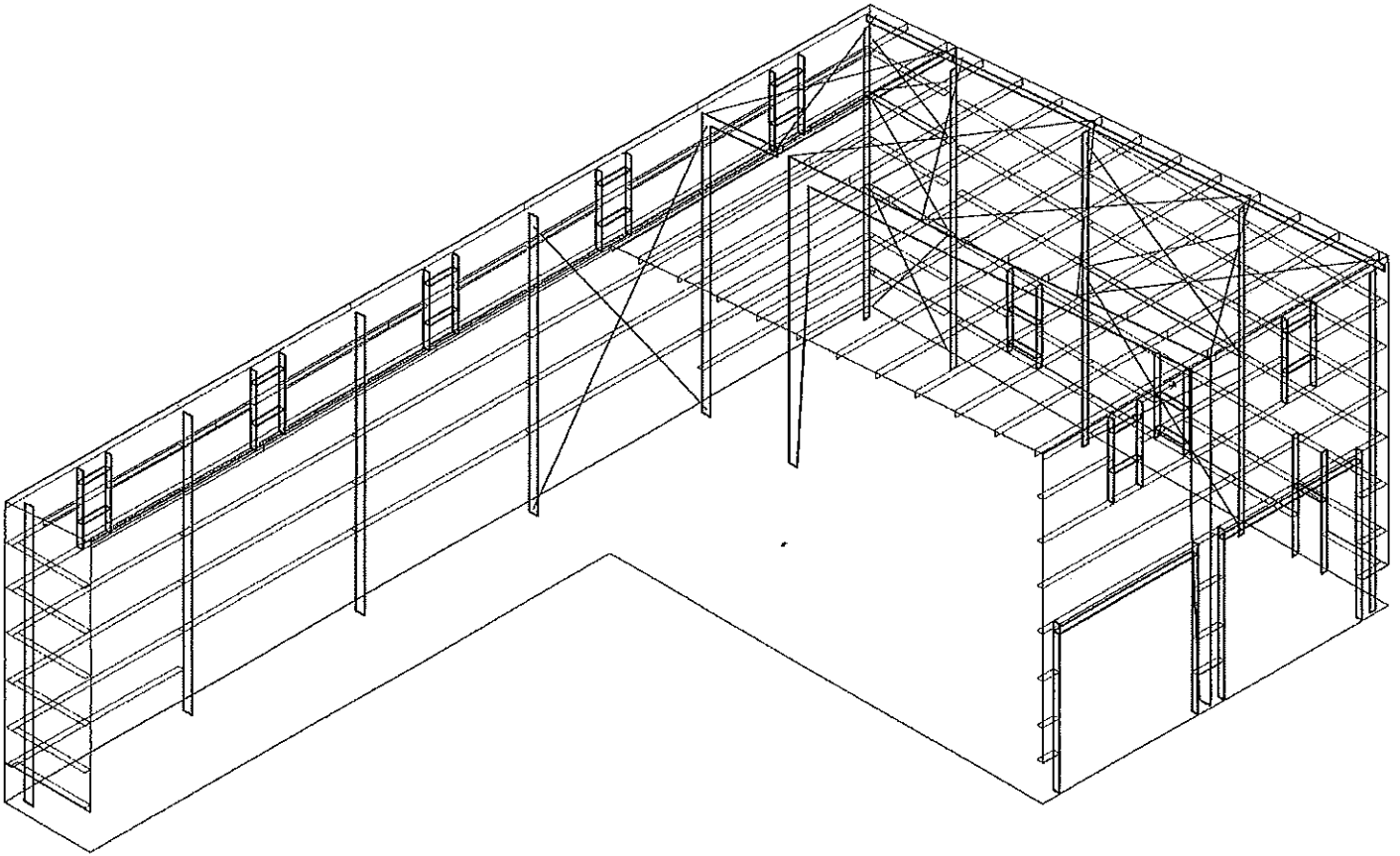
5. \_\_\_\_\_

6. \_\_\_\_\_

Please feel free to attach any other information as necessary.

  
\_\_\_\_\_  
Signature of Applicant *AGENT*

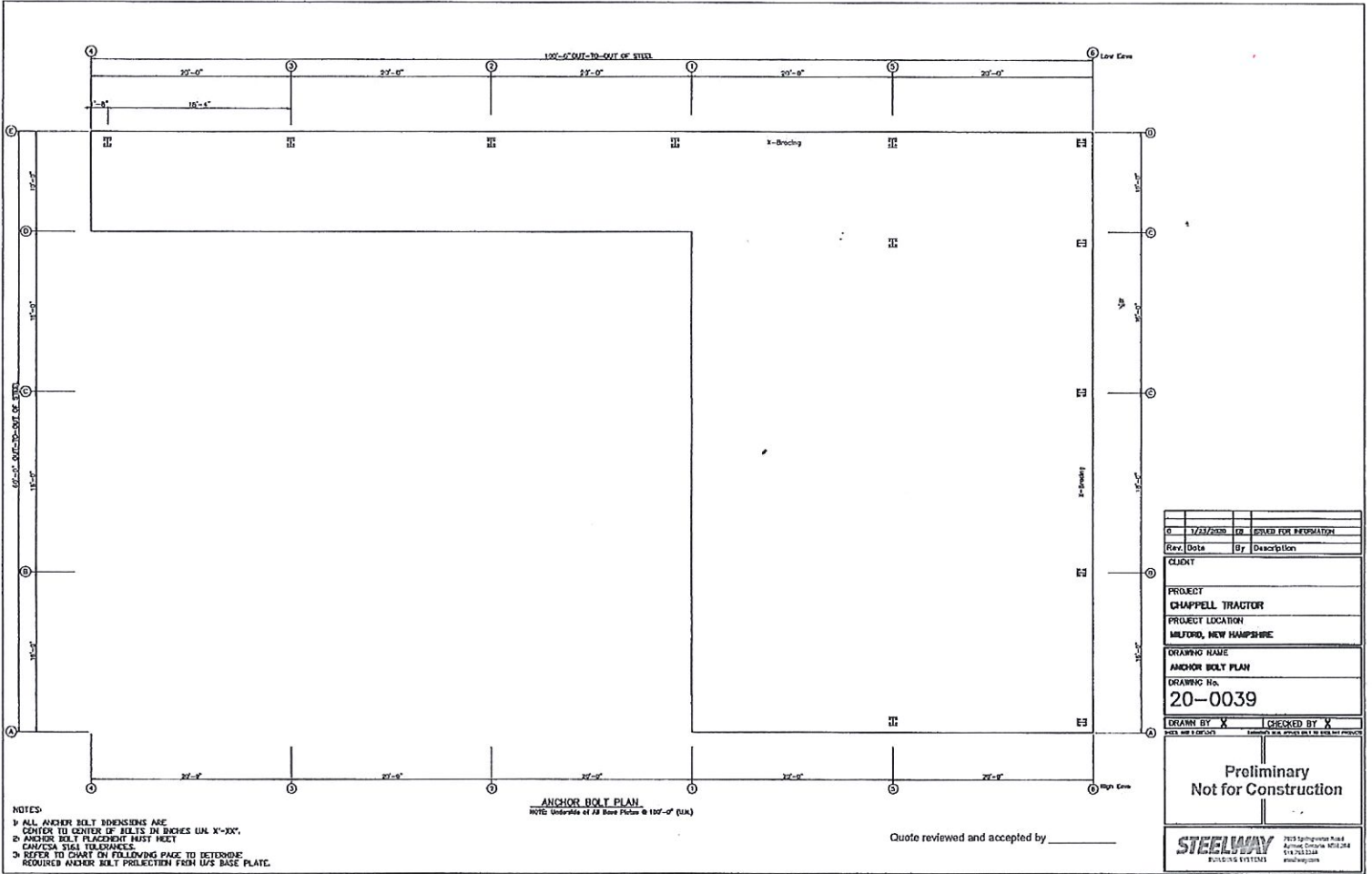
*7/22/2022*  
\_\_\_\_\_  
Date



**ISOMETRIC BUILDING VIEW**

Preliminary  
Not for Construction

Quote reviewed and accepted by \_\_\_\_\_



NOTES  
 1. ALL ANCHOR BOLT DIMENSIONS ARE CENTER TO CENTER OF BOLTS IN INCHES UNLESS NOTED OTHERWISE.  
 2. ANCHOR BOLT PLACEMENT MUST MEET CANADIAN STEEL TOLERANCES.  
 3. REFER TO CHART ON FOLLOWING PAGE TO DETERMINE REQUIRED ANCHOR BOLT PROJECTION FROM WPS BASE PLATE.

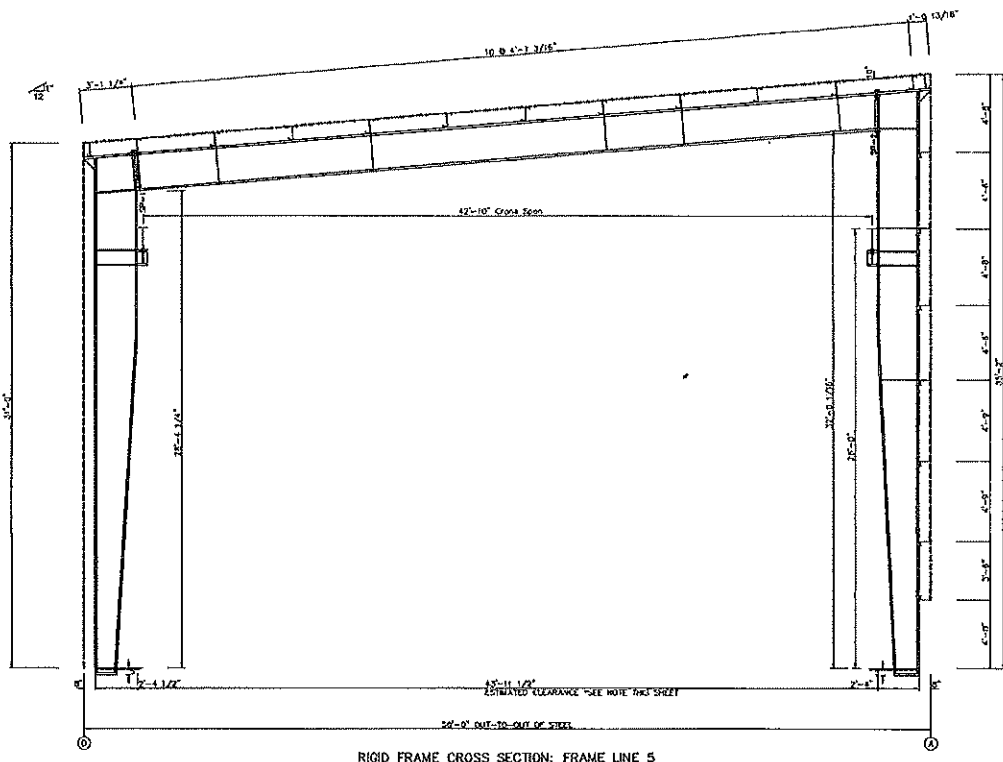
ANCHOR BOLT PLAN  
 NOTE: Gridlines of 28 Base Plates @ 100'-0" (USA)

Quote reviewed and accepted by \_\_\_\_\_

REV	DATE	BY	DESCRIPTION
0	12/12/2020	DR	ISSUED FOR PERMITS
CLIENT			
PROJECT			
CHAPPELL TRACTOR			
PROJECT LOCATION			
MILFORD, NEW HAMPSHIRE			
DRAWING NAME			
ANCHOR BOLT PLAN			
DRAWING No.			
20-0039			
DRAWN BY X		CHECKED BY X	
MELISSA B. BROWN		MICHAEL J. BROWN	
<p>Preliminary Not for Construction</p>			
<p><b>STEELWAY</b> BUILDING SYSTEMS</p>		<p>7825 Springwood Road          Andover, MA 01810-2044          617-753-2348          steelway.com</p>	

See drawings for the location of Millwright's ground anchors, and see page 20 for additional anchor details.





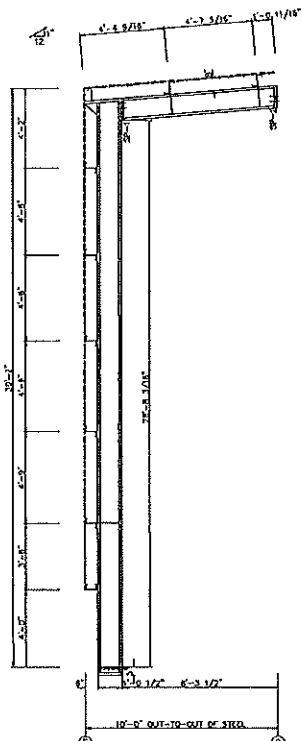
**RIGID FRAME CROSS SECTION: FRAME LINE 5**

**CLEARANCE NOTES**  
 CRITICAL DIMENSION REQUIREMENTS MUST BE SPECIFIED. DIMENSIONS SHOWN  
 HERE CANNOT BE MAINTAINED UNLESS ALL BUILDING DESIGN AND LOADING  
 PARAMETERS HAVE BEEN FINALIZED, INCORPORATED AND APPROVED. CLEARANCE  
 REQUIREMENTS MAY AFFECT PRICES SHOWN.

Quote reviewed and accepted by \_\_\_\_\_

REV	DATE	BY	DESCRIPTION
<b>PROJECT</b>			
CHAPPELL TRACTOR			
PROJECT LOCATION			
MILFORD, NEW HAMPSHIRE			
<b>DRAWING NAME</b>			
RIGID FRAME ELEVATION			
<b>DRAWING NO.</b>			
20-0039			
<b>DRAWN BY</b> X		<b>CHECKED BY</b> X	
<b>Preliminary</b> <b>Not for Construction</b>			
		<small>1233 Commercial Road          Andover, MA 01810          603.882.2222          steelway.com</small>	

THE DRAWING IS THE PROPERTY OF STEELWAY. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT BE REPRODUCED WITHOUT CONSENT.

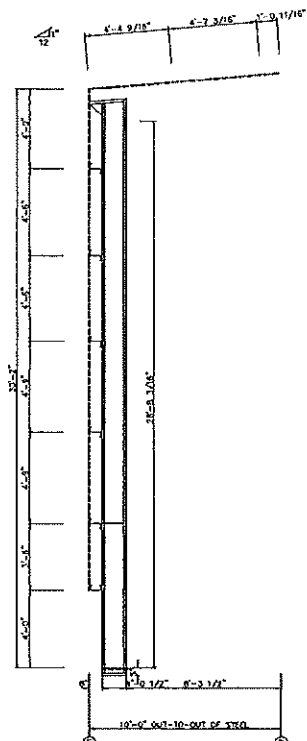


RIGID FRAME CROSS SECTION: FRAME LINE 5

**CLEARANCE NOTES**  
 CRITICAL DIMENSION REQUIREMENTS MUST BE SPECIFIED. DIMENSIONS SHOWN  
 HERE CANNOT BE MAINTAINED UNLESS ALL BUILDING DESIGN AND LOADING  
 PARAMETERS HAVE BEEN FINALIZED, INCORPORATED AND APPROVED. CLEARANCE  
 REQUIREMENTS MAY AFFECT PRICES SHOWN.

Quote reviewed and accepted by \_\_\_\_\_

Q	1/23/2020	DR	ISSUED FOR REVISION
Rev.	Date	By	Description
<b>CLIENT</b> PROJECT CHAPPELL TRACTOR PROJECT LOCATION MILFORD, NEW HAMPSHIRE			
DRAWING MADE RIGID FRAME ELEVATION DRAWING NO. <b>20-0039</b>			
DRAWN BY: X		CHECKED BY: X	
<b>Preliminary          Not for Construction</b>			
<b>STEELWAY</b> 2075 Elmwood Drive Concord, NH 03301 603.225.4744		787 Elmwood Road Concord, NH 03301 603.225.4744	



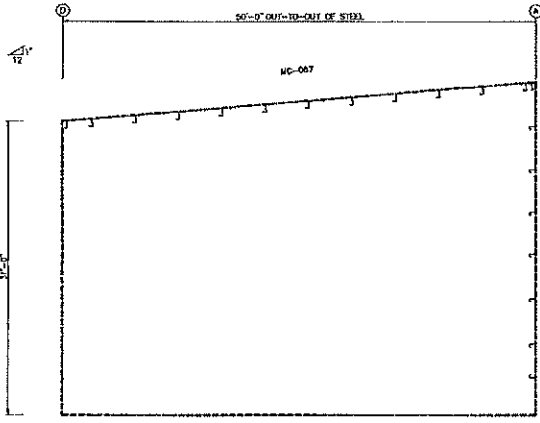
RIGID FRAME CROSS SECTION: FRAME LINE 4 3 2 1

**CLEARANCE NOTES**  
 CRITICAL DIMENSION REQUIREMENTS MUST BE SPECIFIED. DIMENSIONS SHOWN  
 HERE CANNOT BE VARYED UNLESS ALL BUILDING DESIGN AND LOADING  
 PARAMETERS HAVE BEEN FINALIZED, INCORPORATED AND APPROVED. CLEARANCE  
 REQUIREMENTS MAY AFFECT PRICE, DESIGN.

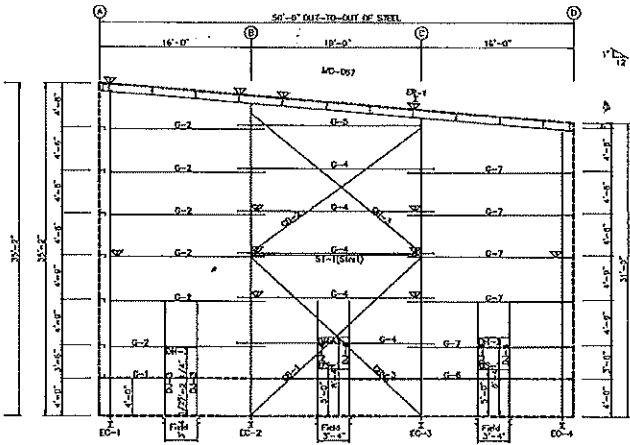
Quote reviewed and accepted by \_\_\_\_\_

Rev	Date	By	Description
0	1/27/2020	EA	ISSUED FOR PERMITTING
0			
CLIENT			
PROJECT			
CHAPPELL TRACTOR			
PROJECT LOCATION			
MILFORD, NEW HAMPSHIRE			
DRAWING NAME			
RIGID FRAME ELEVATION			
DRAWING NO.			
20-0039			
DRAWN BY X		CHECKED BY X	
<p><b>Preliminary</b>  <b>Not for Construction</b></p>			
		<small>725 Irving Street          Andover, MA 01810          978-875-2214          steelway.com</small>	

REV	DATE	DESCRIPTION
1	11-20-12	11-20-12
2	11-20-12	11-20-12
3	11-20-12	11-20-12



ENDWALL FRAMING: FRAME LINE 1



ENDWALL FRAMING: FRAME LINE B

REV	DATE	DESCRIPTION

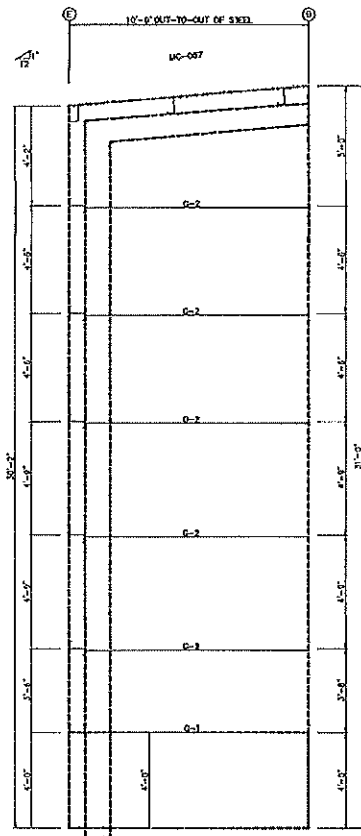
CLIENT	
PROJECT	CHAPPELL TRACTOR
PROJECT LOCATION	WILFORD, NEW HAMPSHIRE
DRAWING NAME	ENDWALL FRAMING
DRAWING NO.	20-0039
DRAWN BY	X
CHECKED BY	X

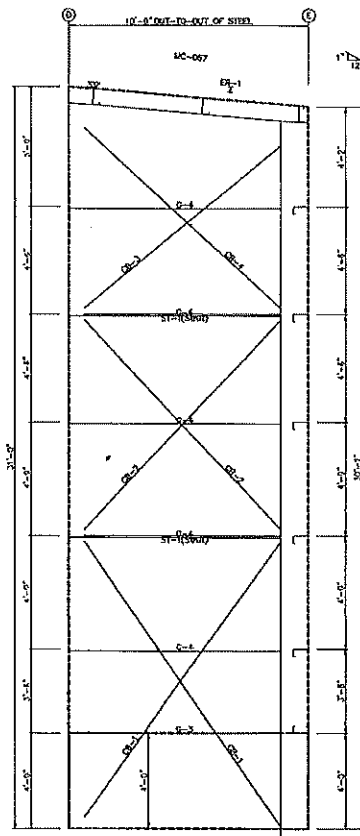
Preliminary Not for Construction	
<b>STEELWAY</b>	225 Northwater Road Rochester, New York 14623 716.243.4343 www.steelway.com

Quote reviewed and accepted by \_\_\_\_\_

FLANGE BRACE TABLE  
 FRAME LINES 4 & 6  
 11/18/2020 11:10:11  
 11/18/20

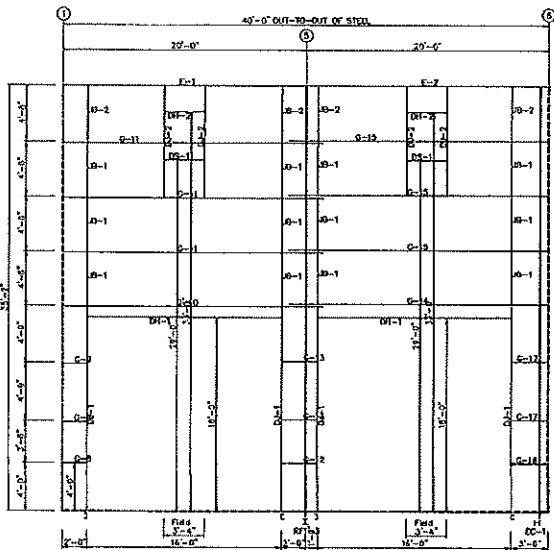


ENDWALL FRAMING: FRAME LINE 4

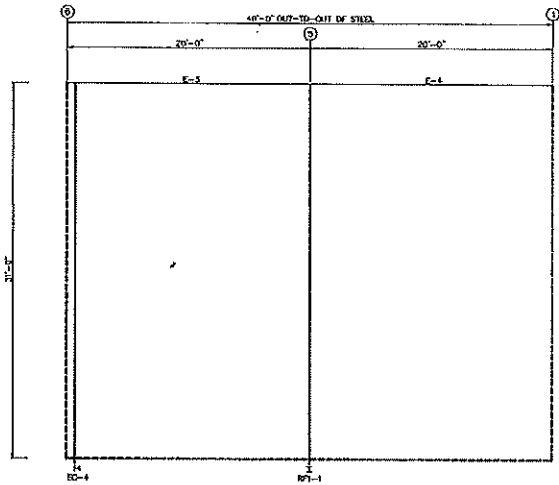


ENDWALL FRAMING: FRAME LINE 6  
 Reviewed and accepted by \_\_\_\_\_

Rev.	Date	By	Description
1	12/17/2020	TR	ISSUED FOR REVISION
CLIENT			
PROJECT			
CHAPPELL TRACTOR			
PROJECT LOCATION			
MILFORD, NEW HAMPSHIRE			
DRAWING TITLE			
ENDWALL FRAMING			
DRAWING NO.			
20-0039			
DRAWN BY X		CHECKED BY X	
<p>Preliminary Not for Construction</p>			
		<small>2020 Copyright Steel          Erectors Association          11170 E. 14th          Englewood, CO 80110</small>	



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL FRAMING: FRAME LINE D

Quote reviewed and accepted by \_\_\_\_\_

Rev.	Date	By	Description
PROJECT			
CHAPPELL TRACTOR			
PROJECT LOCATION			
MILFORD, NEW HAMPSHIRE			
DRAWING NAME			
SIDEWALL FRAMING			
DRAWING No.			
20-0039			
DRAWN BY X		CHECKED BY X	
<p><b>Preliminary</b> <b>Not for Construction</b></p>			
		<small>705 Commerce Road Milford, NH 03055 603-853-1144 steelman.com</small>	