



TOWN OF MILFORD, NEW HAMPSHIRE  
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

**STAFF MEMO**

**Date:** February 8, 2021  
**To:** Town of Milford Planning Board  
**From:** Jason Cleghorn, Town Planner  
**Subject:** **SP2021-04 Crosby Townhomes, Kling/Mengyuan Property Management, 159 Elm Street, Map 19, Lot 5.** Public Hearing for a major site plan application to construct a six (6) unit townhouse, multi-family residential project with related parking, drainage/stormwater management, landscaping, and lighting improvements.

**BACKGROUND:**

The applicant is presenting the formal major site plan application to the Planning Board. They were last before the Board in July 2019 for a conceptual discussion. The project includes the construction of six-unit townhome building with additional parking spaces, enlarged drainage system and stormwater management system, and related landscaping and site lighting plans. The applicant previously applied for and received a variance for a slight density increase to permit the sixth unit as the property's acreage fell just short of permitting that many units by right. A previous multi-family building existed on the property but was razed in anticipation of this project.

**ADDRESS:**

159 Elm Street, Map 19 Lot 5.

**EXISTING USE:**

The property is currently vacant and a prior multi-family residential building on the parcel was previously razed.

**LOT AREA:**

Lot 19-5: ±1.19 Acres (51,836 sf)

**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 February 24, 2021.

**ZONING DISTRICT/INFORMATION:**

The subject property is within the Commercial "C" Zoning District: The intent of the Commercial "C" District is to provide areas for those businesses, institutional, financial, governmental and compatible residential uses which constitute the commercial requirements of the Town. Multi-family residential is permitted in Zoning Ordinance § 5.05.1 Acceptable Uses provided that the residential use follows the Residential "B" zoning related conditions.

The property also falls within the Nashua and Elm Street Corridor District and is subject to the relevant design and performance standards therein. The intent of this District is to foster the traditional character of Milford's neighborhoods by encouraging a human scale of development that is similar in setbacks, size and height, and that is comfortable and safe for pedestrians and non-motorized vehicles while allowing for an efficient and safe roadway network.

**EXISTING CONDITIONS:**

The subject property, Tax Map 19, Lot 5 is a 1.19 acre parcel located northwest of the Elm Street (NH 101-A) and West Street intersection. The parcel is abutted by the Brookstone Manor residential apartment complex to the north, existing commercial and residential uses along Elm St. to the south, a converted single-family residence currently housing office uses to the west, and a Wendy’s fast food restaurant to the east. The property is serviced by Town municipal water and sewer.

**TRAFFIC AND ACCESS MANAGEMENT:**

Vehicular ingress and egress to the property will be from an access point (24’ driveway) along Elm St. at the southeast corner of the site. There will also be an emergency vehicle pull-off area at the central point of the frontage along Elm St. Original concerns about emergency vehicles being able to traverse around the site have been mitigated by the fact that the building will be sprinkled, thus eliminating the need for those vehicles to gain 360-degree access around the site.

**OPEN SPACE/LANDSCAPING:**

The site plan includes a landscape plan which exceeds the town’s requirements for landscaping for trees and shrubs. The proposed development has approximately ~71.4% open space.

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
GT	3	GLEDITSIA TRIANCANTHOS INERMIS	THORNLESS HONEYLOCUST	2-1/2" TO 3-1/2" CALIPER
PC	2	PRUNUS CERASIFERA	THUNDERCLOUD PLUM	2-1/2" TO 3-1/2" CALIPER
PN	4	PINUS NIGRA	AUSTRIAN PINE	6' – 7'
SR	5	SYRINGA RETICULATA	JAPANESE TREE LILAC	2-1/2" TO 3-1/2" CALIPER
TO	11	THUJA OCCIDENTALIS	DARK AMERICAN ARBORVITAE	6' TO 7'
AW	6	AZALEA	DELAWARE VALLEY WHITE	2' TO 3"
CAP	4	COTONEASTER ADPRESSA	EARLY COTONEASTER	15" TO 18"
JS	6	JUNIPERUS CHINENSIS	SEAGREEN JUNIPER	2 – 3'
PJM	6	RHODODENDRON	PJM RHODODENDRON	2 – 3'
RS	6	RHODOENDRON	SCINTILATION RHODODENDRON	2 – 3'

**DRAINAGE:**

Although the project is not located within the 100-year flood plain as shown on the Flood Insurance Rate Map Number 330096, dated September 25, 2009, the property falls within the Milford Groundwater Protection Zone 1 Overlay.

The applicant states that stormwater runoff will be collected and treated by a .06 acre detention pond with a forebay for pre-treatment. The system was designed to the 25-year/24-hour storm event for pre vs. post runoff rates and volumes. Drainage conditions after the proposed construction should reduce the discharge volume and rate compared to prior conditions.

The applicant submitted the local stormwater permit application to the Environmental Coordinator.

**PARKING:**

Proposed parking on site meets and/or exceeds the minimum requirements set forth in Section 6.05.4 Table of Off-Street Parking. The site plan and development contemplates a combination of parking below the townhomes (two spaces for each unit) as well as an area in the rear of the site between the units themselves and the detention pond to be used for parking.

**LIGHTING PLAN:**

The applicant indicates that lighting typically associated with residential properties will be utilized on or near the building/units. Staff has requested a more formal lighting plan.

**BUILDING ELEVATIONS:**

Staff finds that the building meets the requirements of the Development Regulations and the performance standards found within the Commercial zoning district of the Zoning Ordinance. Staff has requested elevations for the other three sides of the building as part of its final review of the plan.

### **INTERDEPARTMENTAL REVIEWS:**

**Ambulance:** There is concern relative to a need for ambulance movement – turning around; the ambulances are 22-feet in length, in the back of the building, specifically the width of the driveway when cars are parked in all of the parking spots. This combined with the snow plowing and if removal is planned - for plowed snow accumulation, may not provide sufficient space for an ambulance to pull in and turnaround in the rear of the building.

#### **Assessing:**

1. The applicant should clearly state in the plan notes whether this is an apartment building or a condominium. For example it might be stated in Note 1: "...townhouse-style condominium".
2. If this is indeed a condominium, please remind the applicant they will need to provide the preliminary condo declaration and copy of the recorded documents when recorded as they move forward (Because this is less than 10 units, they will not need AG approval, so we should require the condo declaration earlier rather than later in the process).
3. This project may be eligible for the 79-E Community Revitalization Tax Relief Incentive Program. More information can be found at the link below.

[https://www.milford.nh.gov/sites/g/files/vyhlif4701/f/uploads/community\\_revitalization\\_tax\\_relief\\_guide\\_2017.04.20\\_0.pdf](https://www.milford.nh.gov/sites/g/files/vyhlif4701/f/uploads/community_revitalization_tax_relief_guide_2017.04.20_0.pdf)

#### **Building Department:**

#### **Conservation Commission:**

1. Where is the snow storage?
2. What is proposed to protect residents from the steep slopes at the back of the developed portion of the property?
3. How is the stormwater being directed to the retention basin?

**Fire Department:** No comment: The building is designed to be sprinkled.

**Heritage Commission:** Desire to see the relocation and preservation of a stone well on the parcel.

**Police Department:** Informational comment: When water and sewer work is done, a police detail will be needed for traffic control (maintenance of traffic)

**SoRLAC:** N/A

#### **Water Utilities:**

#### **Zoning Administrator:**

#### **Stormwater:**

1. The sediment forebay in the stormwater basin is proposed as a long, linear forebay. It is not clear from the grading shown on the plans how that will be constructed and if adequate volume is provided in the forebay. Please update the Stormwater Basin – Typical Cross Section to include the forebay and dimensional and construction requirement of stone check dam.
2. A long-term maintenance plan is required for the stormwater basin.
3. Note that the sheet numbering is not correct.

#### **Planning Department:**

Comments and recommendations provide an overview of areas needed to be addressed at the Public Hearing or shown as part of the application:

1. Sheet SP-2: Please revise the plan to include the location, size, and details of any signage related to the townhomes.
2. Sheet SP-2: Please revise the plan to include the location, size, and details of any exterior lighting. Per Town of

Milford Development Regulations § 6.06, all outdoor lighting shall be downcast and directed such that no glare spills onto adjacent properties or roads. Consider adding a standard detail depicting the type of lighting to be utilized.

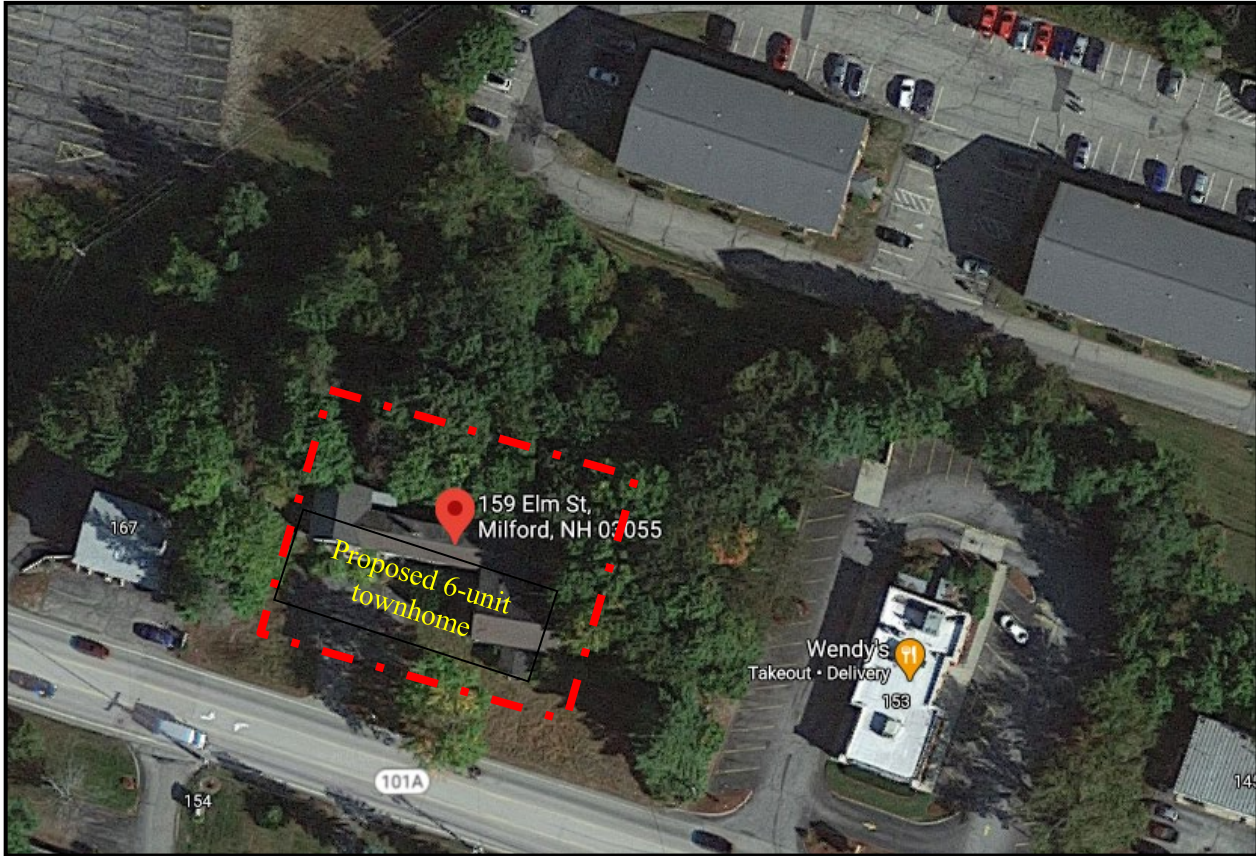
3. Sheet SP-2: Revise the land use summary to be more implicit regarding the amount of Open Space on the site. The current table just uses the term pervious and this table could be clearer.
4. Sheet SP-2: Add a note to the plan about the existence of Impact Fees related to the project. (§5.04 BB Town of Milford Development Regulations)
5. Sheet SP-2: Striping should be shown for the two (2) parking spaces per unit that are not contained within the garage in order for Staff to better evaluate vehicular movement flow through the rear of the site and for determination whether the corresponding drive aisle can be kept clear. Guidance can be found in § 6.05 of the Town's Development Regulations regarding the minimum size for parking spaces and their layout.
6. Elevations: Per § 6.04.2 of the Development Regulations, plans shall show all building elevations. The submitted elevation is only 1 view of 4. Please include the other three elevation views. While the parking is located in the rear of the building, the Town would still like to see these additional elevations. Staff may have additional comments pending the receipt of these elevations.
7. Given the roadway classification of Elm St. at this location combined with the Commercial zoning, and the goals of the Nashua and Elm Streets Corridor district, a sidewalk constructed consistent with § 7.03 of the Development Regulations should be added at the property's frontage for future connection(s). Design details and construction standards for sidewalks can be found in the Department of Public Works Infrastructure Design, Construction & Administration Standards and this detail should be added to the site plan.
8. Please provide more detail about the two retaining walls located near the detention pond as well as standard details regarding their construction on the site plan.
9. General Comment. Final approval should be conditional upon written confirmation of approvals for the local Stormwater Permit from the Town of Milford.

**STAFF RECOMMENDATIONS:**

The applicant should be prepared to address all of the comments raised by the Planning Board, Conservation Commission, Town Consultants, Staff, and public pertaining to the Site Plan Final Design and revise the plans/information accordingly. Staff finds that the majority of comments and recommendations by staff involve plan revisions that could be managed administratively prior to Board signature. Barring any/all input and recommendations from the Board, Staff recommends approving the application subject to the following conditions:

1. The Applicant shall submit written confirmation of approvals for the local stormwater permit from the Town of Milford.
2. The Applicant shall submit any/all revised plans, reports, and associated information referenced in the Staff memo dated February 8, 2021 to the Community Development Office for review and approval by the Town and its agents.
3. The Applicant shall attach "Dump No Waste" stickers to all storm drains.
4. The Applicant shall be required to use a certified Green Pro snow removal service to manage snow onsite and state that the company receives certification and follows BMPs.

Aerial of 159 Elm Street, Map 19 Lot 5



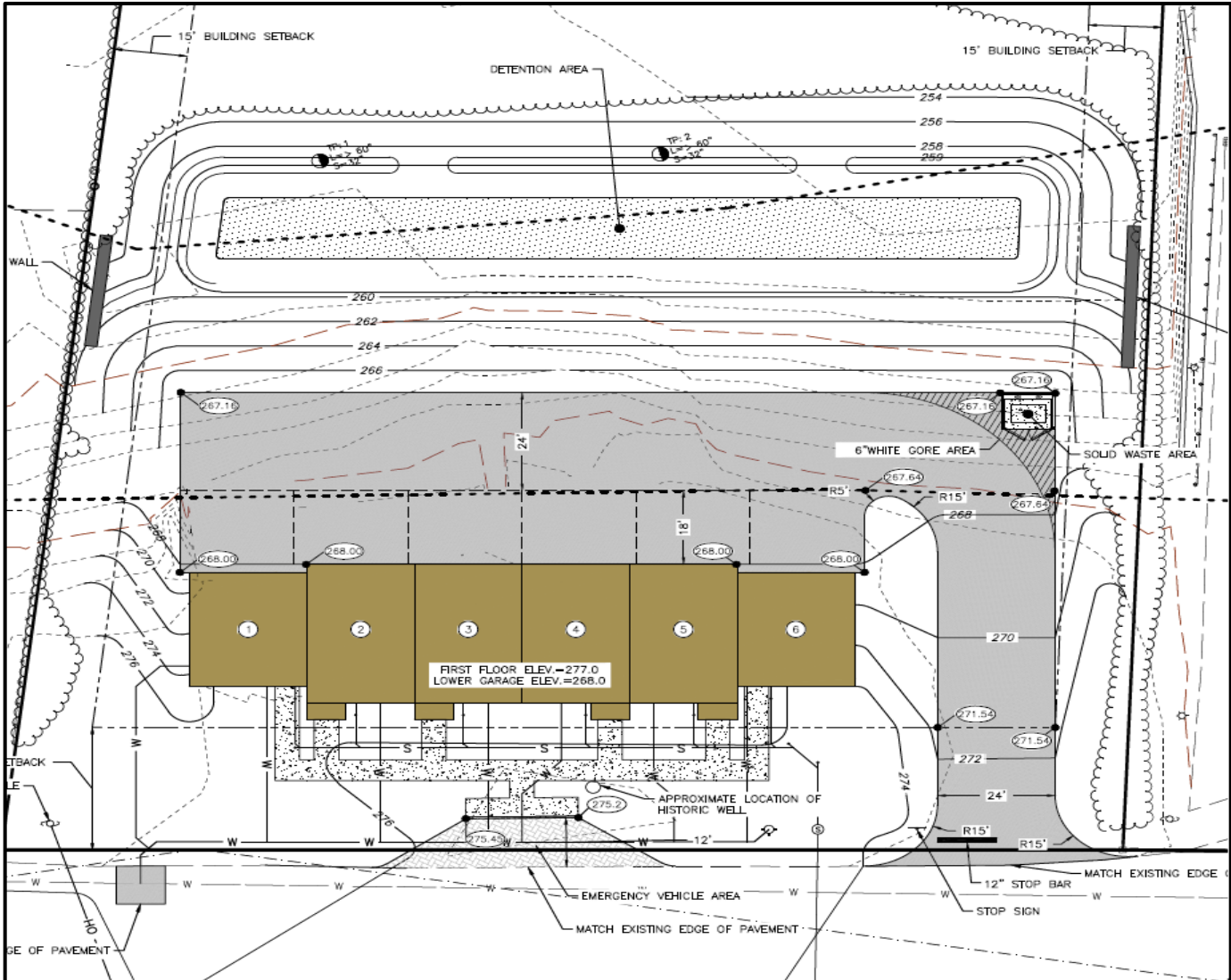
Existing (former) Conditions (has been demolished at this time)



Proposed Elevation from Elm St. looking north



Site Plan



# CROSBY TOWNHOUSES

## TAX MAP 19 LOT 5

## MILFORD, NEW HAMPSHIRE

### MARCH 1, 2021

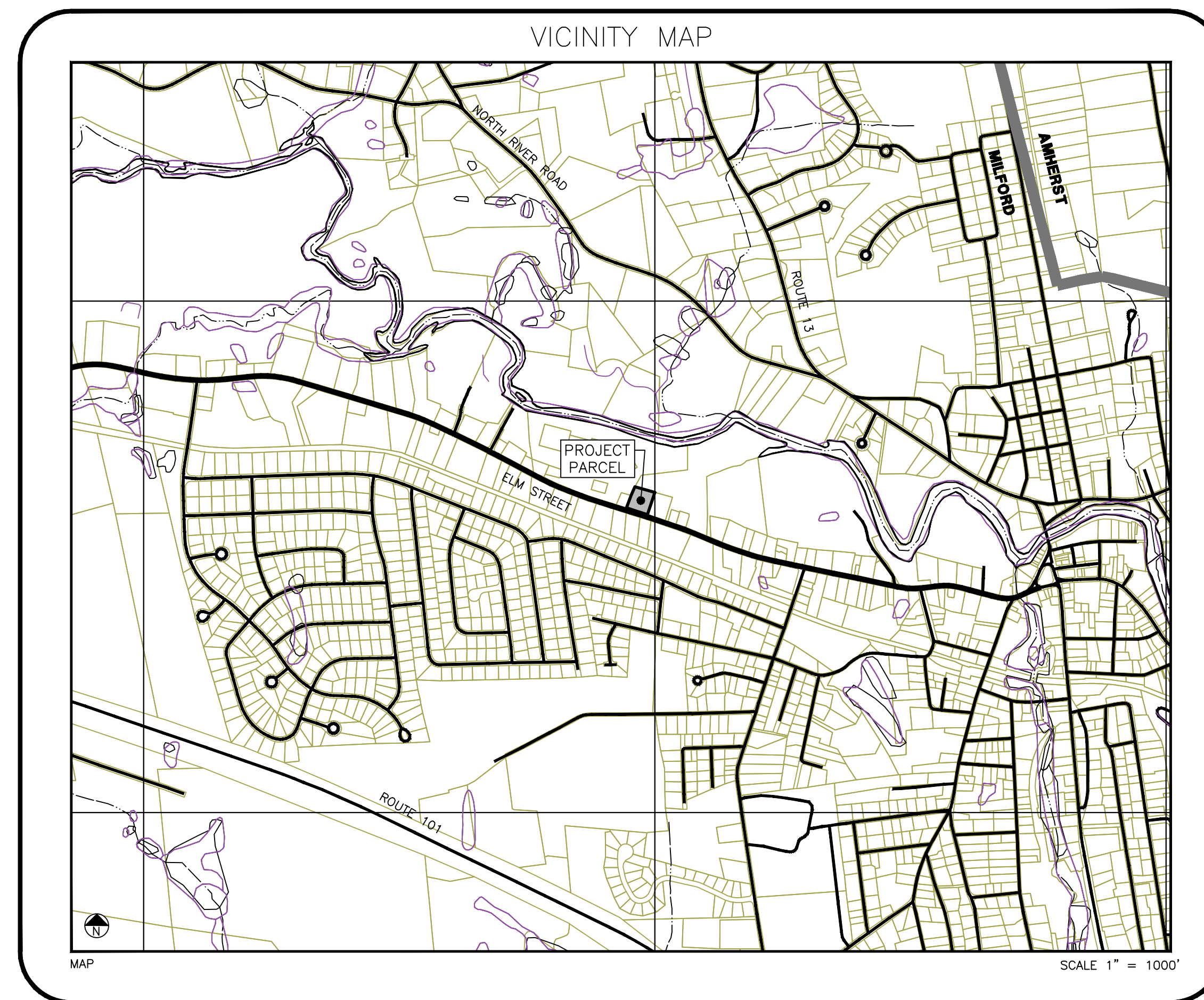
#### PROJECT INFORMATION

ZONING DISTRICT	COMMERCIAL
OVERLAY DISTRICT	NASHUA ELM ST OVERLAY DISTRICT
TAX MAP & LOT	19-5
SITE PERMIT NUMBER	TBD

#### UTILITY PROVIDERS

WATER & SEWER	ELECTRIC	FIRE DISTRICT
MILFORD WATER SERVICES 564 NASHUA ST. MILFORD, NH 03055 603-249-0660	EVERSOROUCE 370 AMHERST ST NASHUA, NH 03063 800-662-7764	MILFORD FIRE DEPARTMENT 39 SCHOOL STREET MILFORD, NH 03055 603-249-0680
GAS		
LIBERTY UTILITIES 15 BUTTRICK RD LONDONDERRY, NH 03053 800-833-4200		


#### VICINITY MAP



#### SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET, VICINITY MAP AND SHEET INDEX
2	AERIAL PHOTOGRAPH & EXISTING CONDITIONS PLAN
3	DEMOLITION AND CLEARING PLAN
4	SITE LAYOUT, PAVING, SIGNAGE AND MARKING
5	DRAINAGE AND UTILITY PLAN
6-7	PLAN AND PROFILES
8-10	PAVING, DRAINAGE AND UTILITY DETAILS
11	EROSION CONTROL PLAN
12	LANDSCAPE PLAN

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## MERIDIAN

### LAND SERVICES, INC.

ENGINEERING | SURVEYING | PERMITTING  
SOIL & WETLAND MAPPING | SEPTIC DESIGN

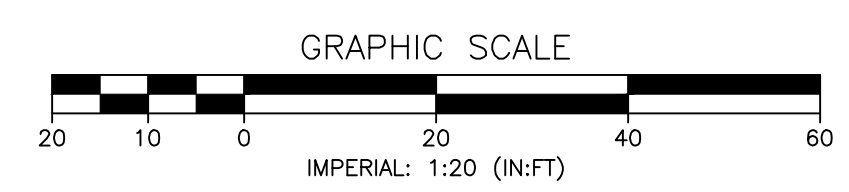
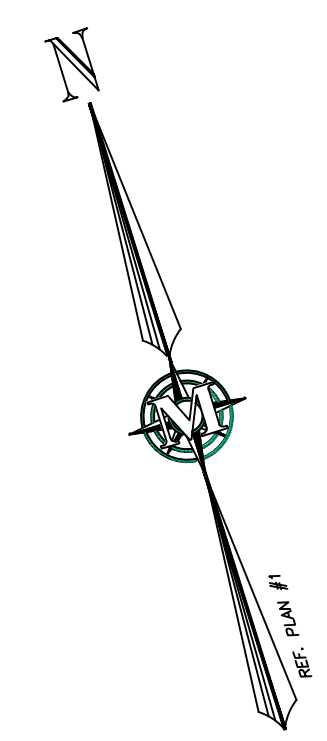
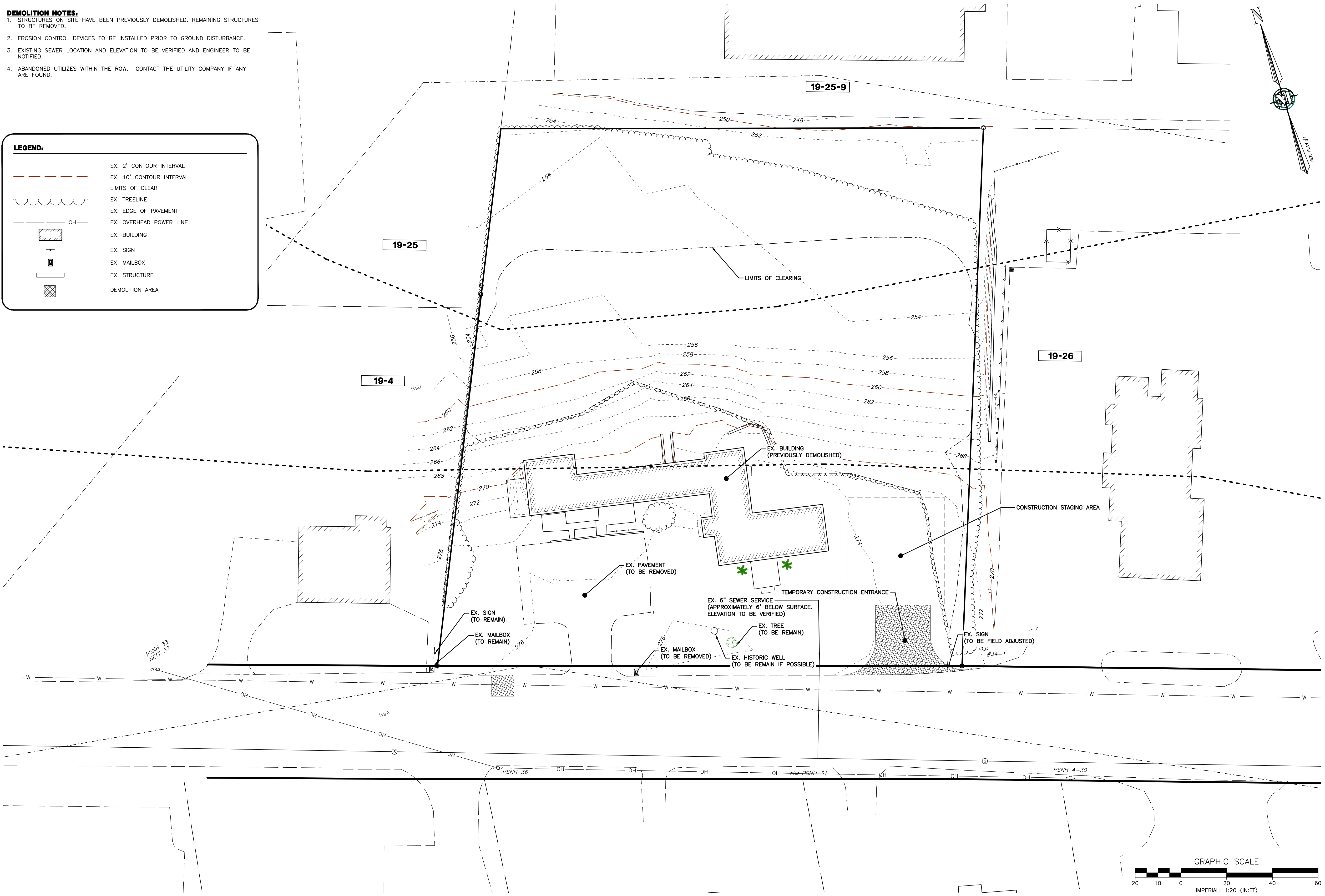
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441  
MERIDIANLANDSERVICES.COM FAX 603-673-1584

FILE: 10839100.dwg	PROJECT NO. 10839.00	SHEET NO. 1 OF 12
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OWNER'S SIGNATURE \_\_\_\_\_

- DEMOLITION NOTES:**
- STRUCTURES ON SITE HAVE BEEN PREVIOUSLY DEMOLISHED. REMAINING STRUCTURES TO BE REMOVED.
  - EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO GROUND DISTURBANCE.
  - EXISTING SEWER LOCATION AND ELEVATION TO BE VERIFIED AND ENGINEER TO BE NOTIFIED.
  - ABANDONED UTILIZES WITHIN THE ROW. CONTACT THE UTILITY COMPANY IF ANY ARE FOUND.

- LEGEND:**
- EX. 2' CONTOUR INTERVAL
  - EX. 10' CONTOUR INTERVAL
  - LIMITS OF CLEAR
  - EX. TREELINE
  - EX. EDGE OF PAVEMENT
  - OH --- EX. OVERHEAD POWER LINE
  - EX. BUILDING
  - EX. SIGN
  - EX. MAILBOX
  - EX. STRUCTURE
  - DEMOLITION AREA



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CROSBY TOWNHOUSES  
 SITE PLAN  
 EXISTING CONDITIONS AND  
 DEMOLITION PLAN

MENGYUAN PROPERTY  
 MANAGEMENT, LLC  
 159 ELM STREET  
 MAP 19 LOT 5  
 MILFORD, NEW HAMPSHIRE

**SP-1**  
 SHEET

FILE: 10839100.dwg  
 PROJECT: 10839.00  
 SHEET NO. 3 OF 12

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**REFERENCE PLANS:**

- "SUBDIVISION-CONSOLIDATION PLAN - PREPARED FOR: - BIRCHTREE ASSOCIATES - MILFORD, N.H." SCALE: 1"=100' DATED MAY 18, 1984. PREPARED BY THOMAS F. MORAN INC. AND RECORDED AT H.C.R.D. AS PLAN #16910.

**GENERAL DEVELOPMENT NOTES:**

- THE APPLICANT INTENDS TO CONSTRUCT SIX (6) TOWN HOUSES ON MAP 19 LOT 5.
- ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF TOWN OF MILFORD ZONING ORDINANCES AND SITE REGULATIONS.
- THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
- THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
- ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
- EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
- UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NOT REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH NEW HAMPSHIRE MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
- WATER, SEWER, ROAD (INCLUDING PARKING LOT) AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD'S WATER UTILITIES DEPARTMENT AND PUBLIC WORKS DEPARTMENT STANDARDS.
- AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
- GROUNDWATER PROTECTION DISTRICT LEVEL 1 PROTECTION AREA.

**SIGNAGE AND MARKING NOTES:**

- ALL SIGNING SHALL BE IN ACCORDANCE WITH THE N.H.D.O.T. STANDARDS.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE N.H.D.O.T. STANDARDS.
- ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
- ALL SIGNING, PAVEMENT MARKINGS, STREET NAME SIGNS, ETC. ARE TO BE INCLUDED IN THE LUMP SUM PRICE FOR SIGNING AND MARKING.
- THE CONTRACTOR SHALL COMPLY WITH THE STATE OF NEW HAMPSHIRE TRAFFIC CONTROL.

**SITE LIGHTING:**

- LIGHTING SHALL BE WALL MOUNTED LIGHTS WITH NO FOOT CANDLES SPILLING OVER THE PROPERTY LINE.

**LEGEND:**

	EX. BUILDING SETBACK
	EX. 2' CONTOUR INTERVAL
	EX. 10' CONTOUR INTERVAL
	PROPOSED 2'/10' CONTOUR INTERVAL
	PROPOSED TREELINE
	PROPOSED 2'/10' CONTOUR INTERVAL
	PROPOSED BUILDING
	PROPOSED PAVEMENT
	PROPOSED PAVER EMERGENCY LOADING AREA
	PROPOSED ADA SIDEWALK
	PROPOSED DETENTION BASIN
	PROPOSED GRADE
	PROPOSED SIGN
	PROPOSED RELOCATED MAILBOX
	PROPOSED RETAINING WALL

**LAND USE SUMMARY**

AREA	AREA	PERCENTAGE
BUILDING	0.10 AC.	8.4%
PAVEMENT / SIDEWALK	0.24 AC.	20.2%
PERVIOUS	0.85 AC.	71.4%
TOTAL	1.19 AC.	100%

NOTES  
(1) STORMWATER MANAGEMENT AREA = 0.06 AC.

**DENSITY CALCULATION**

ZONING DISTRICT	RATIO	ALLOWED	PROPOSED
COMMERCIAL (C)	5 UNITS PER ACRE	5.95	6 (2)
TOTAL		5.95	6 (2)

NOTES  
(1) DENSITY CALCULATION IN ACCORDANCE WITH TOWN OF MILFORD ZONING ORDINANCE SECTION 5.05.1.P: TWO-FAMILY AND MULTI-FAMILY DWELLINGS AND THEIR ACCESSORY USES AND STRUCTURES, WITH THEIR RESPECTIVE RELATED CONDITIONS SET FORTH IN RESIDENCE "B"  
(2) 6 UNITS ALLOWED PER APPROVED VARIANCE.

**PARKING SUMMARY**

DESCRIPTION	RATIO	REQUIRED	PROVIDED
RESIDENTIAL (MULTIFAMILY)	4 PER UNIT	24	24
TOTAL		24	24

NOTES  
(1) TWO PARKING SPACES PER UNIT ARE WITHIN THE LOWER LEVEL GARAGE.

**SITE DEVELOPMENT REGULATIONS**

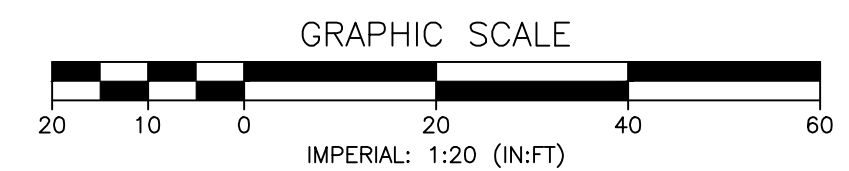
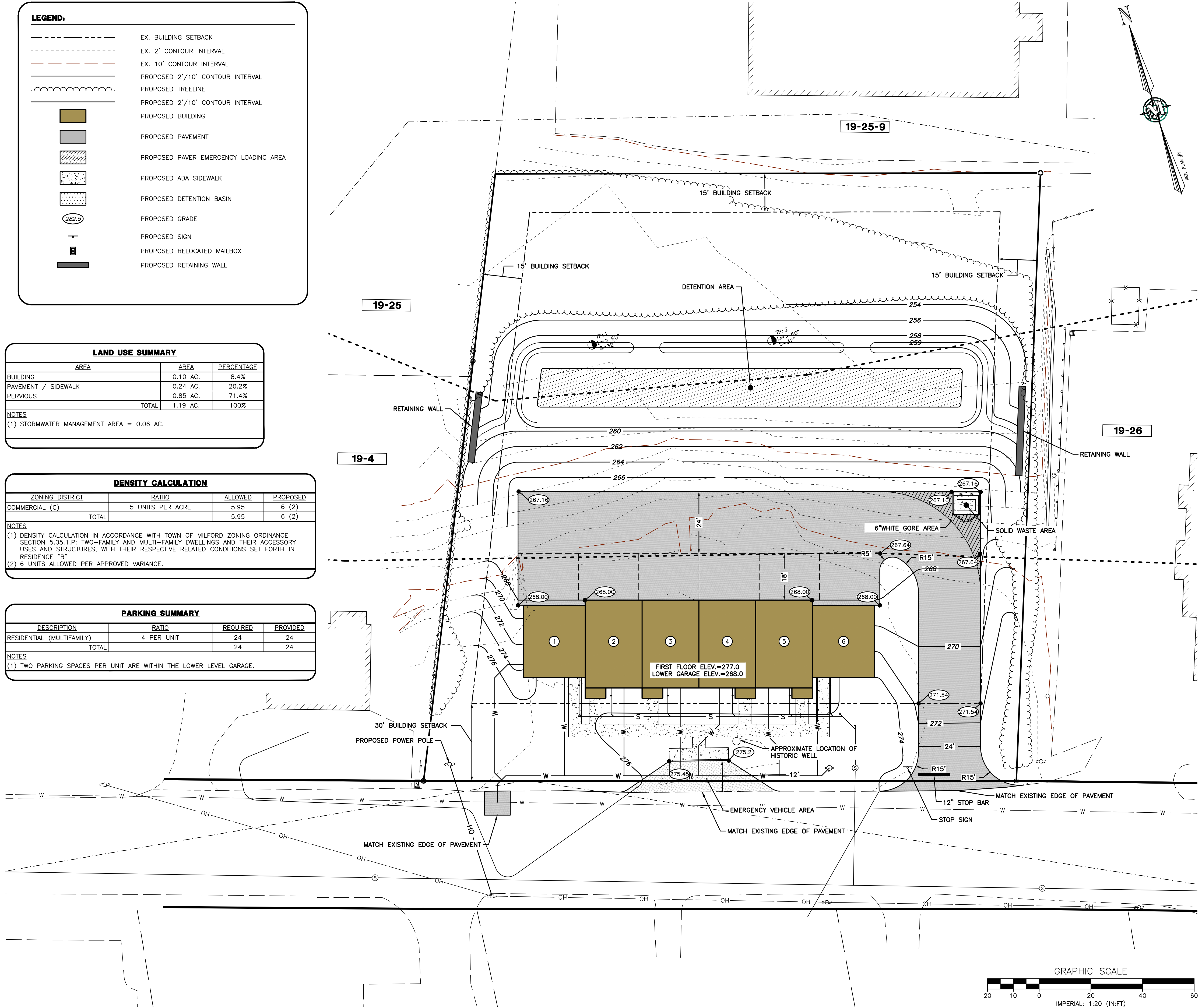
	REQUIRED	PROVIDED
MIN. LOT SIZE	20,000 SF	51,785 SF
MIN. FRONTAGE	150'	416'
FRONT BUILDING SETBACK	30'	32.0'
REAR BUILDING SETBACK	15'	165.1'
SIDE BUILDING SETBACK	15'	33.6'
WETLAND BUFFER	25'	N/A
MAX BUILDING HEIGHT	100'	30'

NOTES  
(1) SITE DEVELOPMENT REGULATIONS IN ACCORDANCE WITH TOWN OF MILFORD ZONING ORDINANCE SECTION 5.05.1.P: TWO-FAMILY AND MULTI-FAMILY DWELLINGS AND THEIR ACCESSORY USES AND STRUCTURES, WITH THEIR RESPECTIVE RELATED CONDITIONS SET FORTH IN RESIDENCE "B"  
(2) WETLAND BUFFER IN ACCORDANCE WITH TOWN OF MILFORD ZONING ORDINANCE SECTION 6.02.3.D

**LANDSCAPE BUFFER**

	REQUIRED	PROVIDED
NORTH (MULTI-FAMILY RESIDENTIAL)	10'	10'
SOUTH (ELM STREET ROW)	20'	20'
EAST (COMMERCIAL)	10'	10'
WEST (SINGLE FAMILY RESIDENTIAL)	10'	10'

NOTES  
(1) LANDSCAPE BUFFER PER TOWN OF MILFORD DEVELOPMENT REGULATIONS SECTION 6.08.5



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31 OLD NASHUA ROAD, AMHERST, NH 03811  
TEL: 603-673-1441  
FAX: 603-673-1584

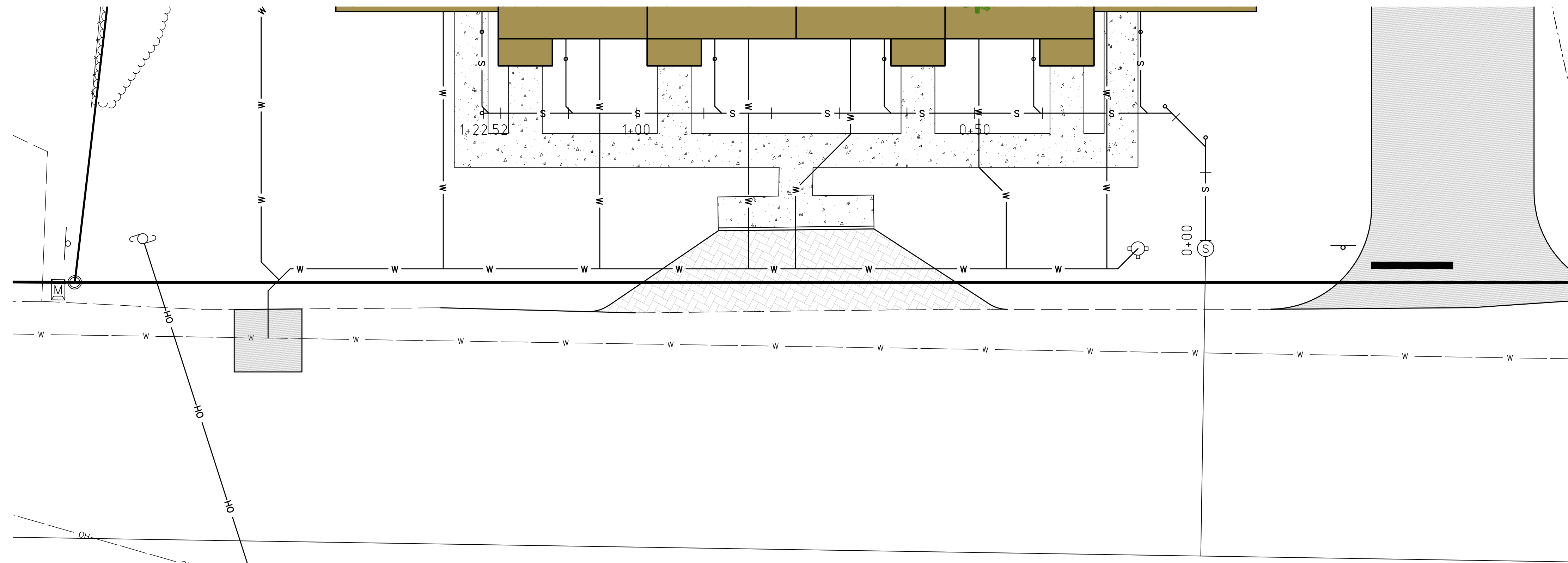
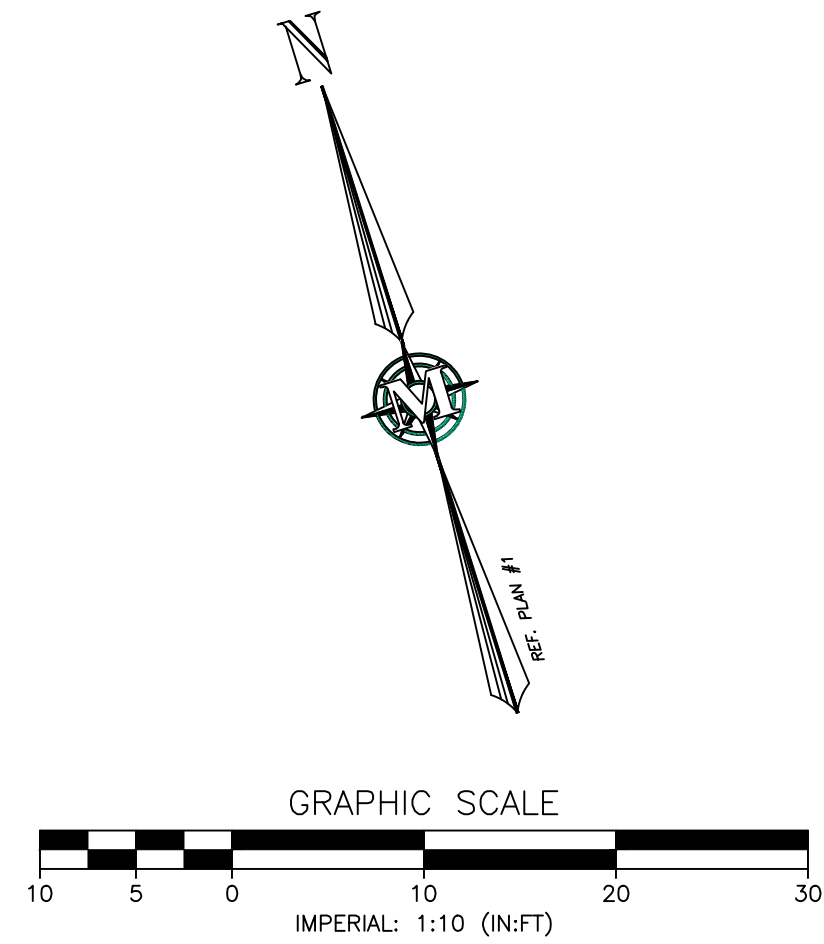
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CROSBY TOWNHOUSES  
SITE PLAN  
SITE LAYOUT, GRADING, PAVING,  
SIGNAGE AND MARKING

MENGUAN PROPERTY  
MANAGEMENT, LLC  
159 ELM STREET  
MAP 19 LOT 5  
MILFORD, NEW HAMPSHIRE  
SCALE: 1" = 20'  
MARCH 11, 2021

**SP-2**  
SHEET  
FILE: 10839100.dwg  
PROJECT: 10839.00  
SHEET NO. 4 OF 12

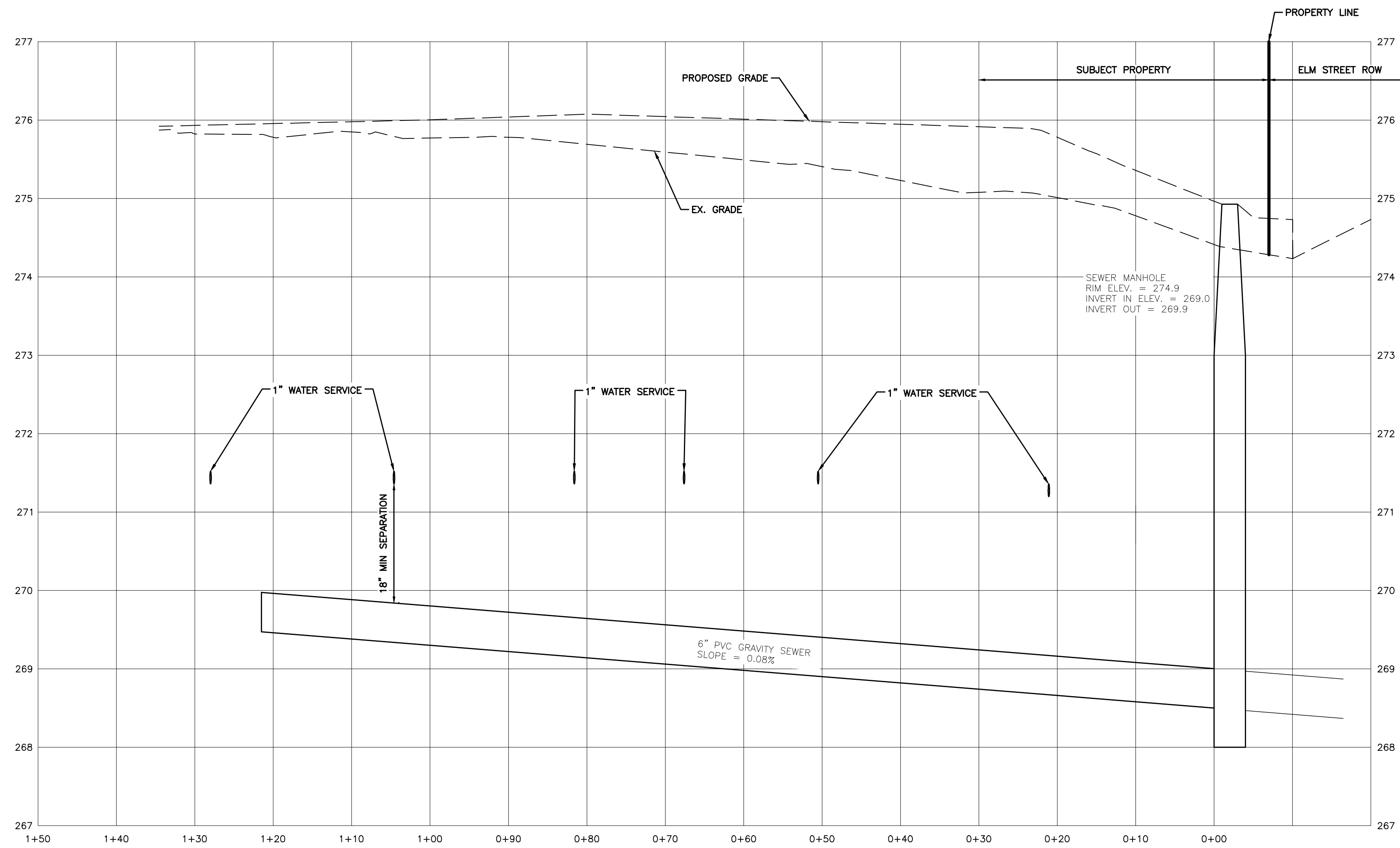
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**LEGEND:**

	EX. RIGHTS-OF-WAY
	EX. WATER LINE
	EX. GRAVITY SEWER
	PROPOSED WATER LINE
	PROPOSED GRAVITY SEWER
	PROPOSED BUILDING
	PROPOSED SEWER MANHOLE
	EX. SEWER MANHOLE

**NOTES**  
 1. UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE. CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION.



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 MERIDIANLANDSERVICES.COM  
 31 OLD NASHUA ROAD, AMHERST, NH 03824  
 TEL: 603-673-1441  
 FAX: 603-673-1584

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CROSBY TOWNHOUSES  
 SITE PLAN  
 PROPOSED SEWER

MENGUANO PROPERTY  
 MANAGEMENT, LLC  
 159 ELM STREET  
 MAP 19 LOT 5  
 MILFORD, NEW HAMPSHIRE

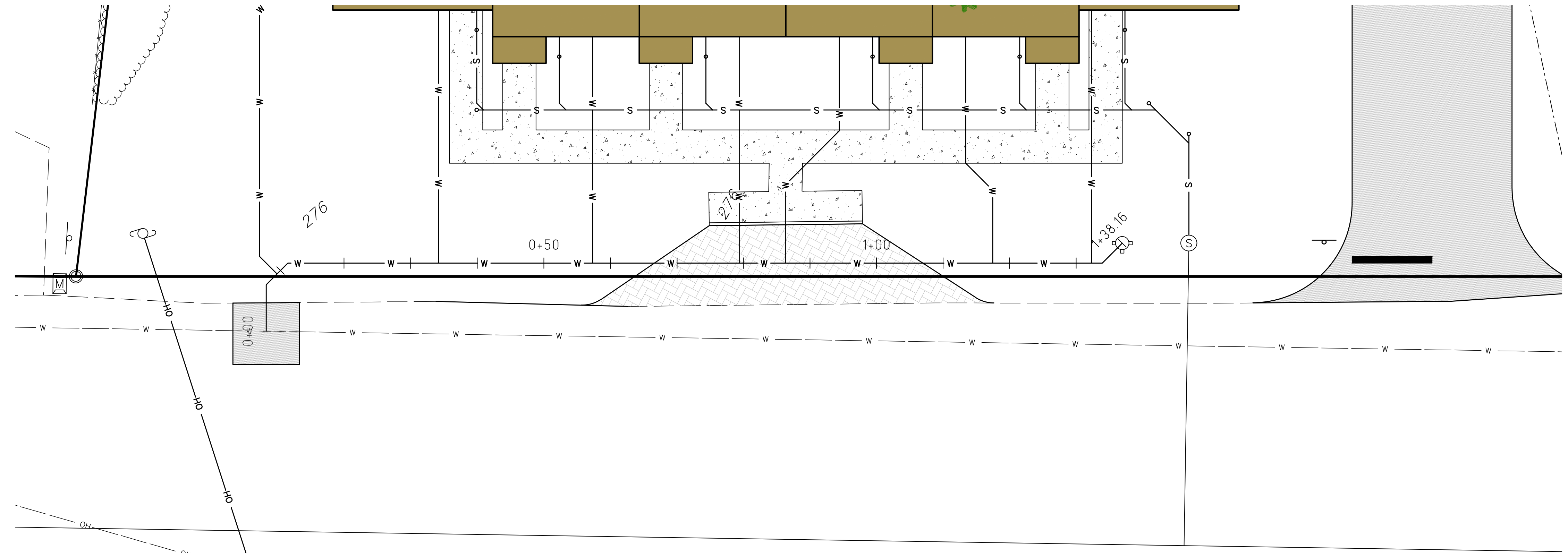
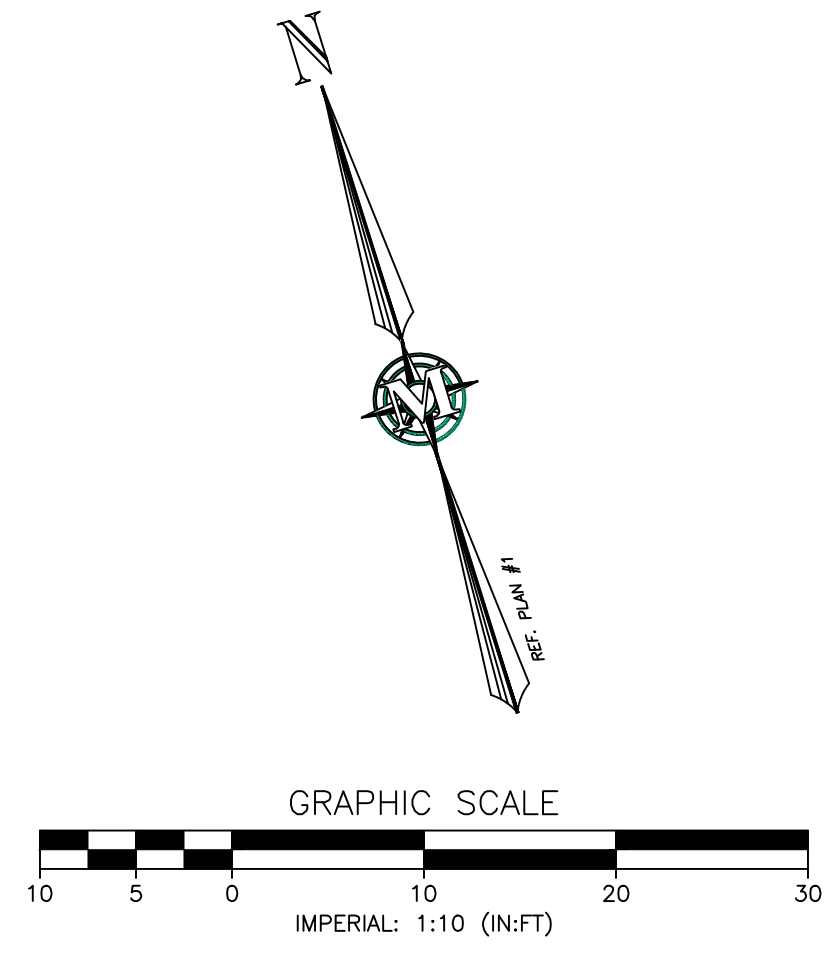
**P-1**  
 SHEET

FILE: 10839100.dwg  
 PROJECT: 10839.00  
 SHEET NO. 6 OF 12

MARCH 11, 2021

SCALE: 1" = 10'

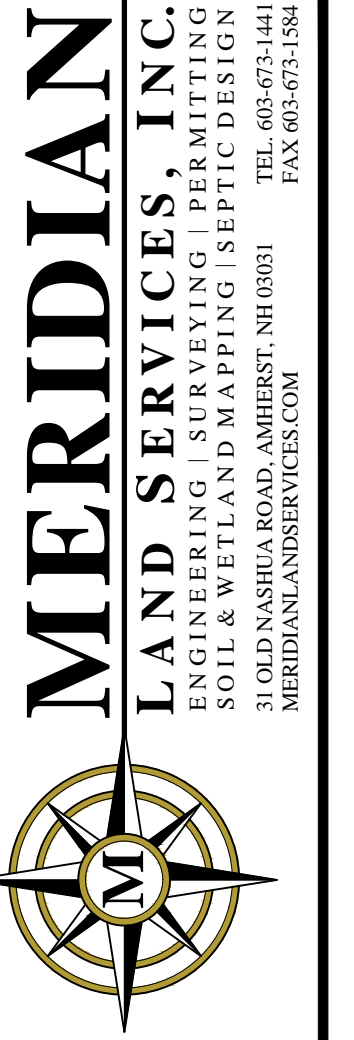
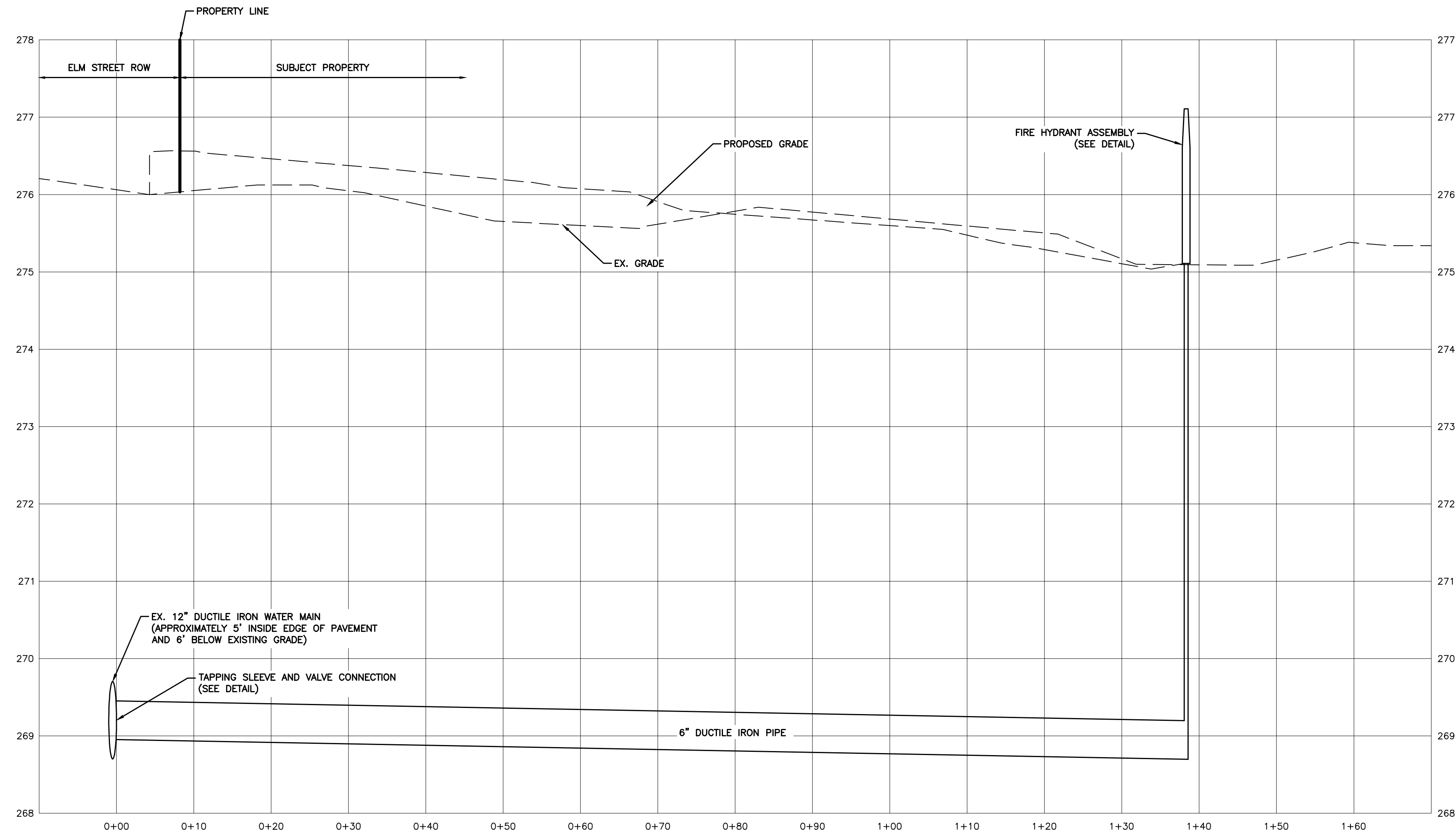
Plotted: 3/2/2021 9:56 AM By: SRF  
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**LEGEND:**

---	EX. RIGHTS-OF-WAY
---	EX. WATER LINE
---	EX. GRAVITY SEWER
W	PROPOSED WATER LINE
S	PROPOSED GRAVITY SEWER
□	PROPOSED BUILDING
⊙	PROPOSED SEWER MANHOLE
⊙	EX. SEWER MANHOLE

**NOTES**  
 1. UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE. CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION.



**MERIDIAN**  
 LAND SERVICES, INC.  
 ENGINEERING | SURVEYING | PERMITTING  
 SOIL & WETLAND MAPPING | SEPTIC DESIGN  
 31 OLD NASHUA ROAD, AMHERST, NH 03801  
 TEL: 603-673-1441  
 FAX: 603-673-1584  
 MERIDIANLANDSERVICES.COM

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COLBY TOWNHOUSES  
 SITE PLAN  
 PROPOSED WATER

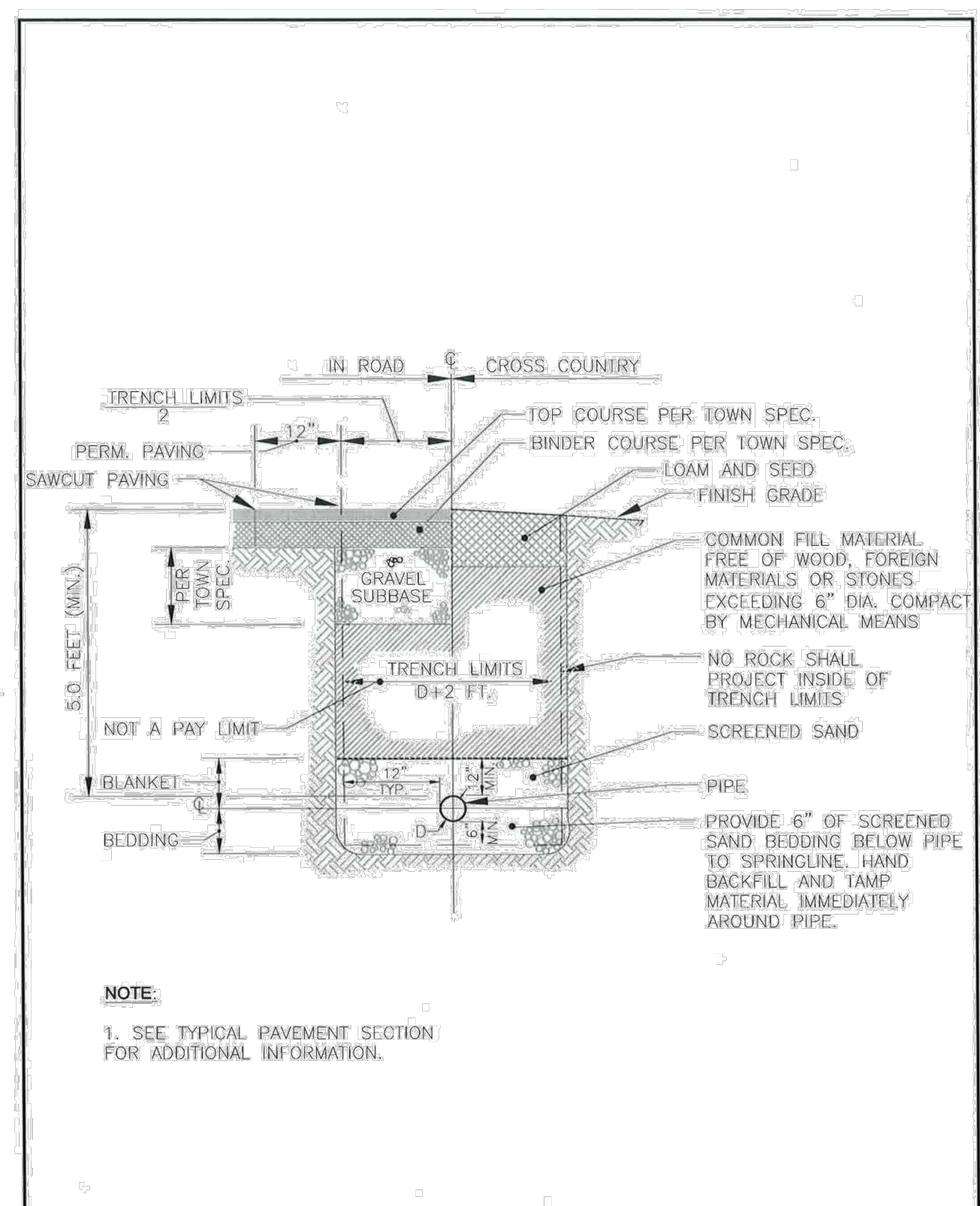
MENGYUAN PROPERTY  
 MANAGEMENT, LLC  
 159 ELM STREET  
 MAP 19 LOT 5  
 MILFORD, NEW HAMPSHIRE

**P-2**  
 SHEET

FILE: 10839100.dwg  
 PROJECT: 10839.00  
 SHEET NO. 7 OF 12

SCALE: 1" = 10'  
 MARCH 11, 2021

Plotted: 3/2/2021 9:57 AM By: SRF  
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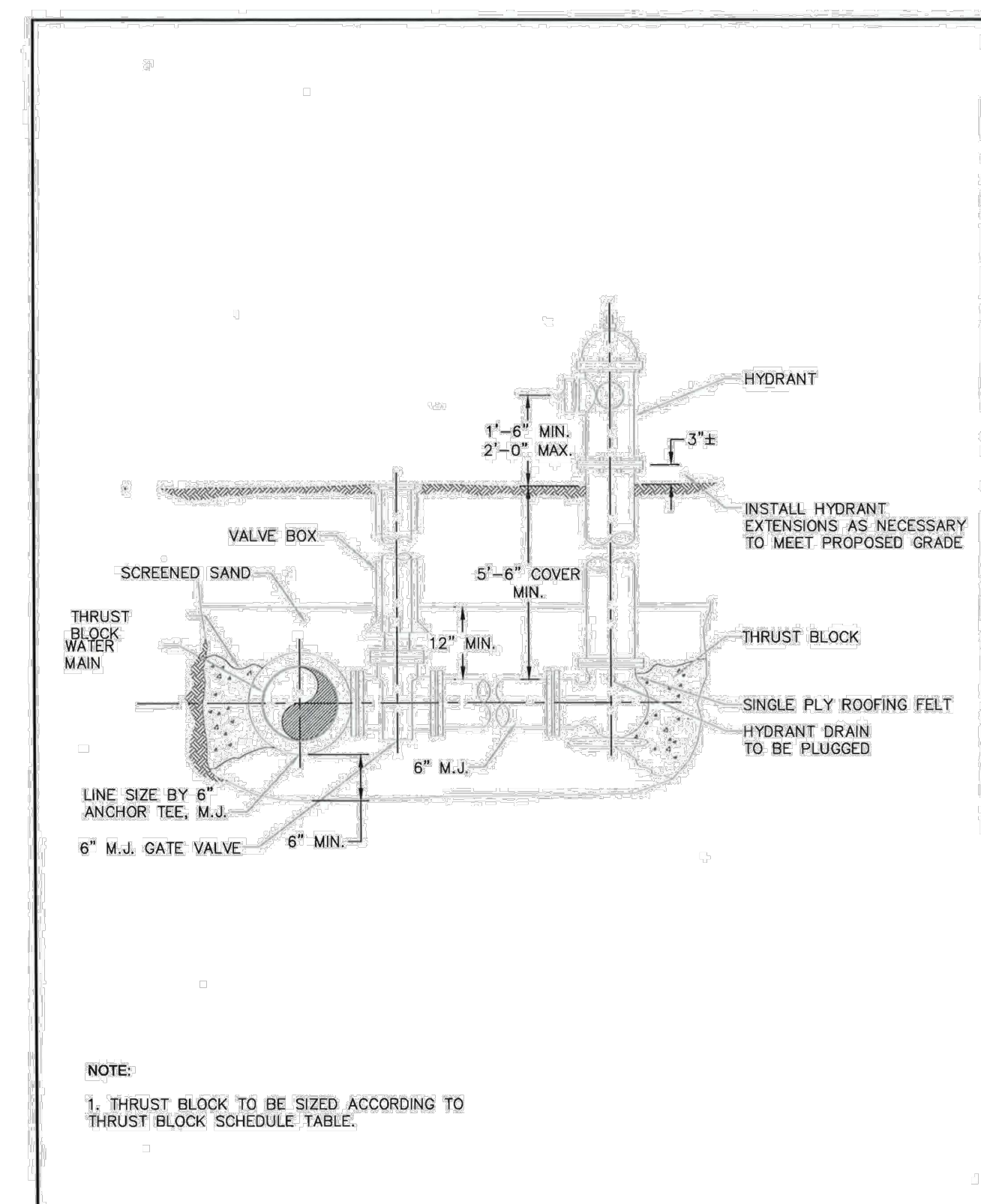
NOTE:  
1. SEE TYPICAL PAVEMENT SECTION FOR ADDITIONAL INFORMATION.

DRAWN BY: D.K.P.  
CHECKED BY: R.L.  
APPROVED BY: R.L.  
SCALE: AS SHOWN  
DATE: NOV. 2003

TOWN OF MILFORD, NEW HAMPSHIRE  
DESIGN SPECIFICATIONS

**WATER MAIN TRENCH DETAIL**

REV. DESCRIPTION DATE  
FIGURE: W-10 | A



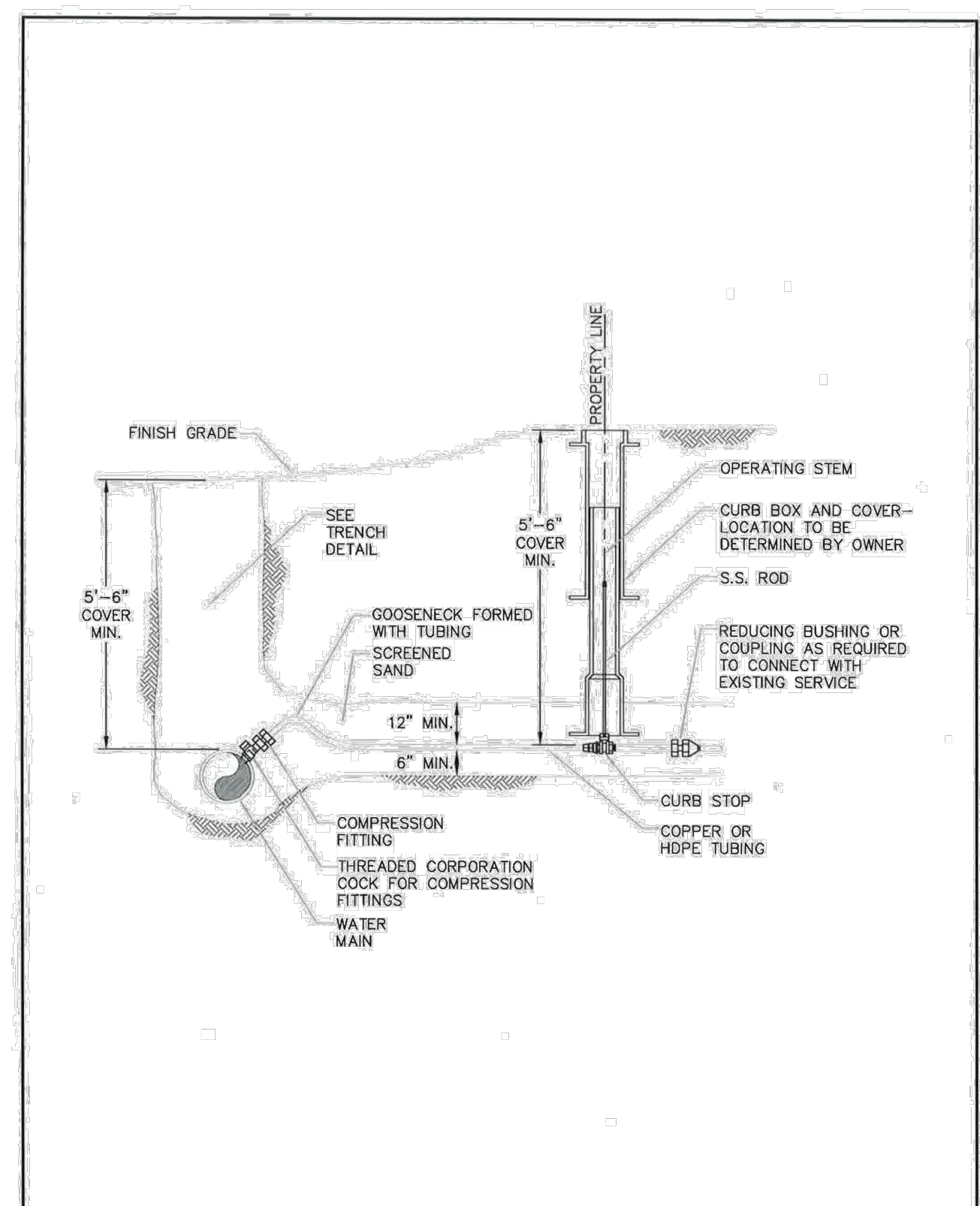
NOTE:  
1. THRUST BLOCK TO BE SIZED ACCORDING TO THRUST BLOCK SCHEDULE TABLE.

DRAWN BY: D.K.P.  
CHECKED BY: R.L.  
APPROVED BY: R.L.  
SCALE: AS SHOWN  
DATE: NOV. 2003

TOWN OF MILFORD, NEW HAMPSHIRE  
DESIGN SPECIFICATIONS

**FIRE HYDRANT ASSEMBLY DETAIL**

REV. DESCRIPTION DATE  
FIGURE: W-11 | A



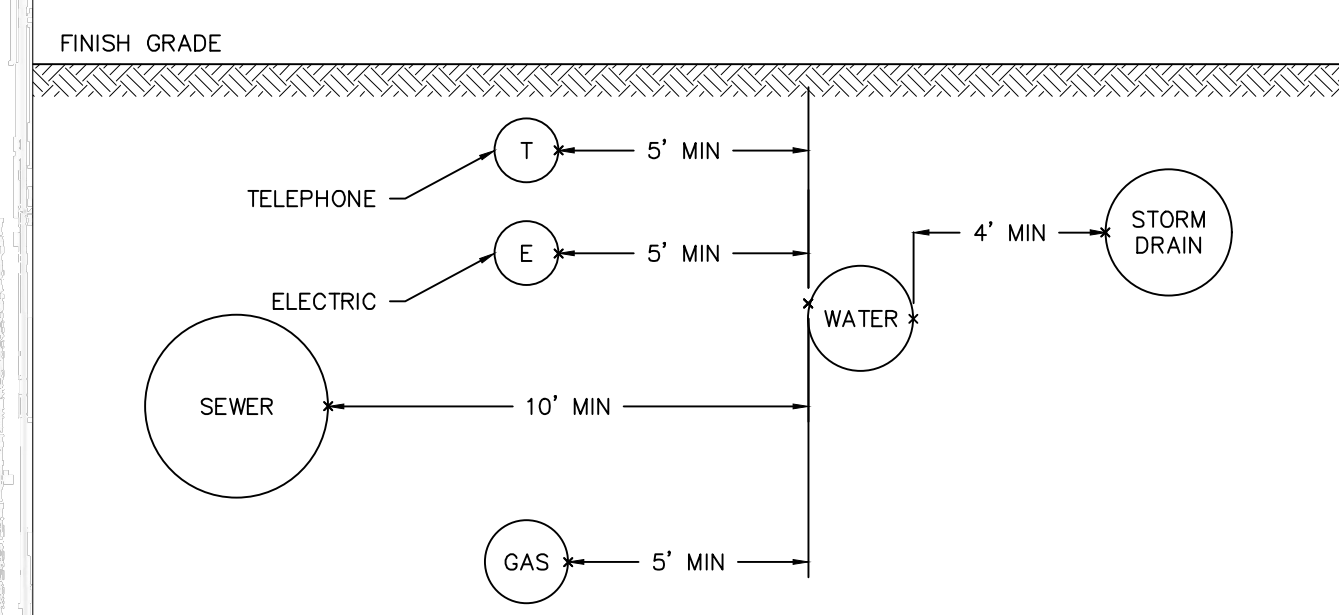
NOTE:  
CURB BOX AND COVER - LOCATION TO BE DETERMINED BY OWNER.

DRAWN BY: D.K.P.  
CHECKED BY: R.L.  
APPROVED BY: R.L.  
SCALE: AS SHOWN  
DATE: NOV. 2003

TOWN OF MILFORD, NEW HAMPSHIRE  
DESIGN SPECIFICATIONS

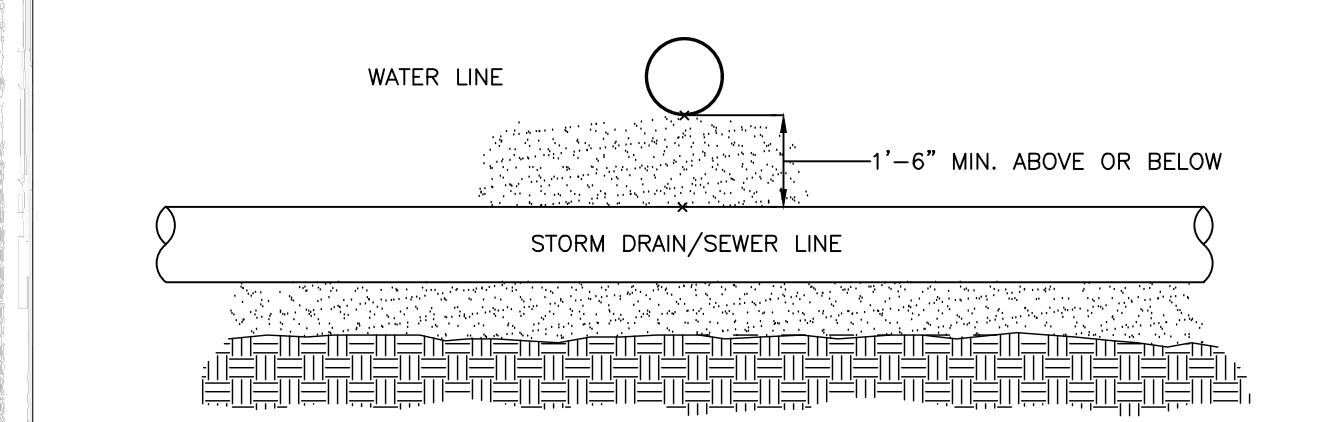
**TYPICAL SERVICE CONNECTION DETAIL**

REV. DESCRIPTION DATE  
FIGURE: W-2 | A

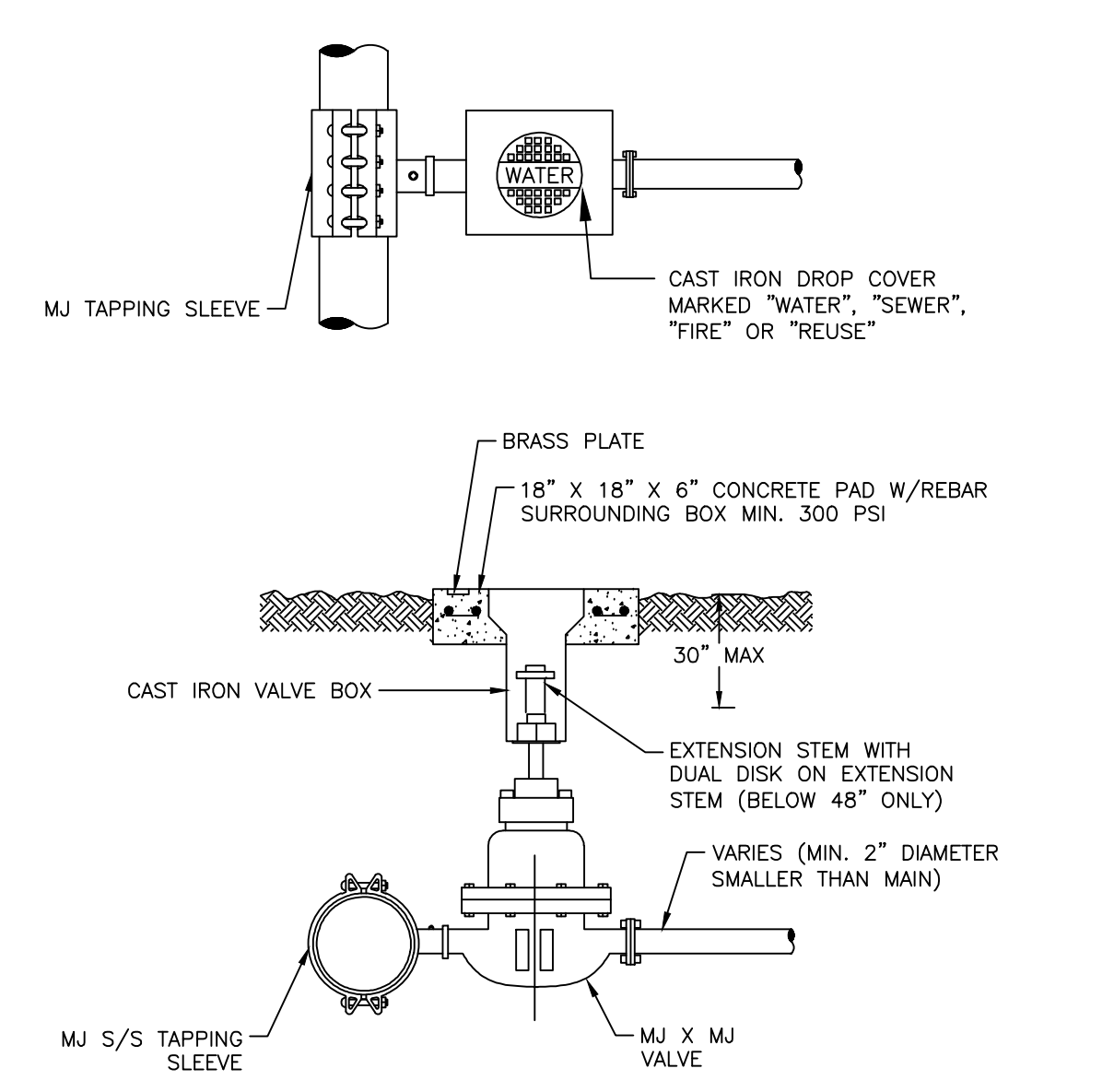


NOTES:  
1. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO (INSERT TOWN NAME HERE) SPECIFICATIONS.  
2. ALL WATER MAIN SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.  
3. SEE DETAIL 4/D-1 FOR EXACT DEPTH AND LOCATION.

**UTILITY TRENCH - HORIZONTAL SEPARATION** SCALE: NONE **1 D-1**



**WATER MAINS CROSSING** SCALE: NONE **2 D-1**



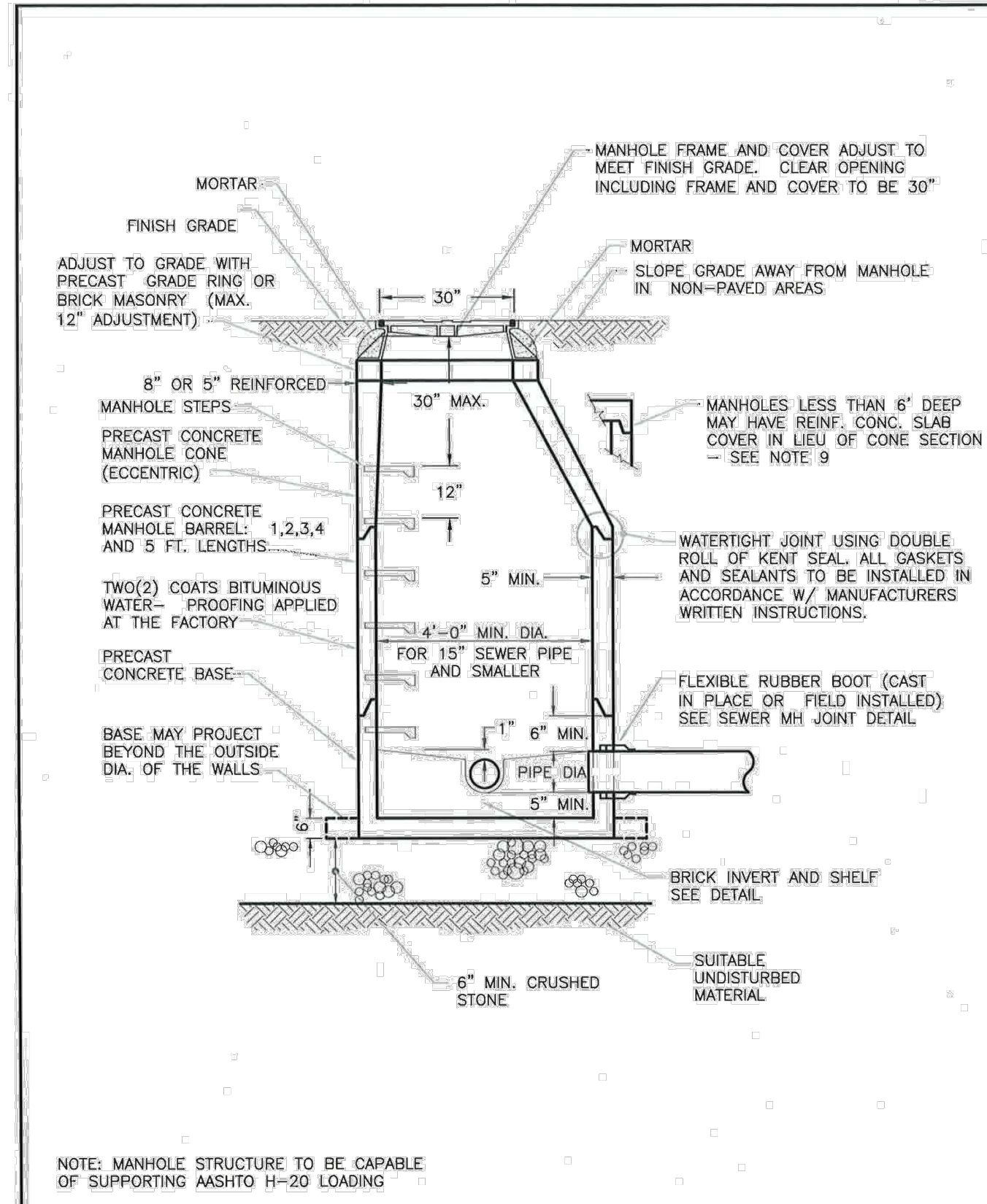
**TAPPING SLEEVE AND VALVE** SCALE: NONE **3 D-1**

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D				
C				
B				
A				

MENGYUAN PROPERTY  
MANAGEMENT, LLC  
159 ELM STREET  
MAP 19 LOT 5  
MILFORD, NEW HAMPSHIRE  
SCALE: N/A

CROSBY TOWNHOUSES  
SITE PLAN  
WATER DETAILS  
MARCH 1, 2021

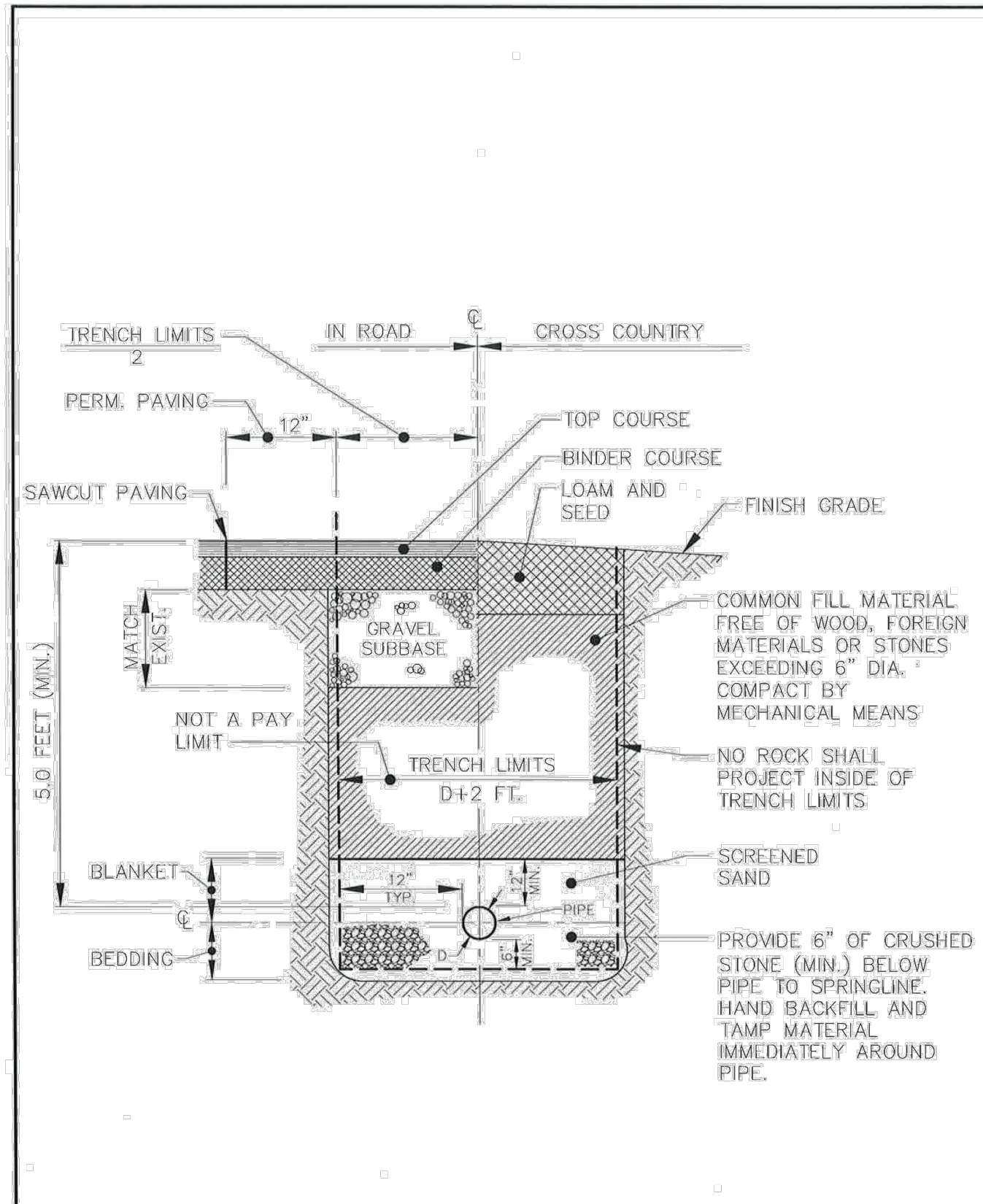
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DRAWN BY: D.K.P.  
 CHECKED BY: R.L.  
 APPROVED BY: R.L.  
 SCALE: AS SHOWN  
 DATE: NOVEMBER 2003

**TOWN OF MILFORD, NEW HAMPSHIRE**  
**DESIGN SPECIFICATIONS**  
**SEWER MANHOLE**  
**STANDARD DETAIL**

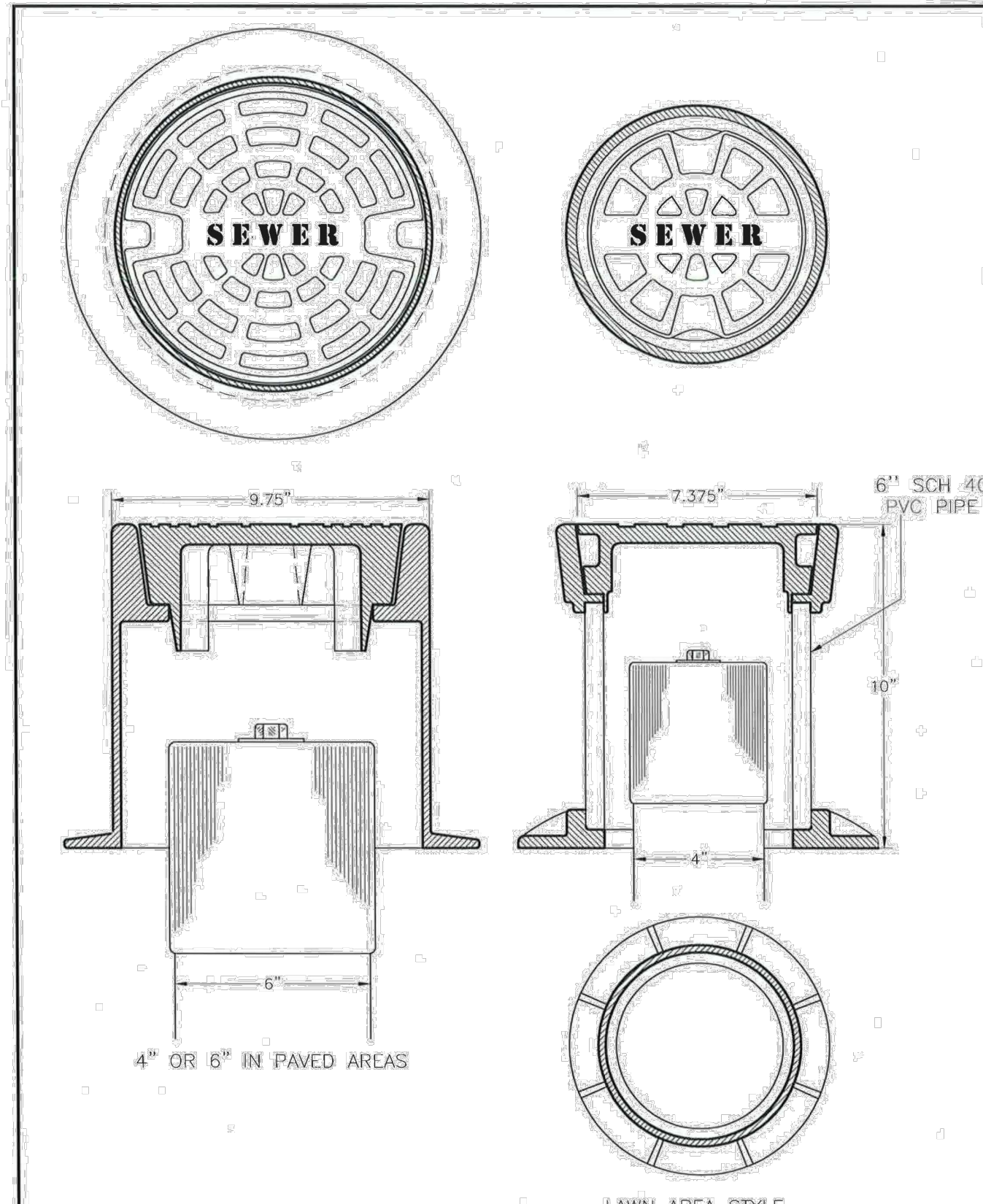
REV. DESCRIPTION DATE  
 FIGURE: S-2 | A



DRAWN BY: D.K.P.  
 CHECKED BY: R.L.  
 APPROVED BY: R.L.  
 SCALE: NO SCALE  
 DATE: NOV. 2003

**TOWN OF MILFORD, NEW HAMPSHIRE**  
**DESIGN SPECIFICATIONS**  
**GRAVITY SEWER TRENCH DETAIL**

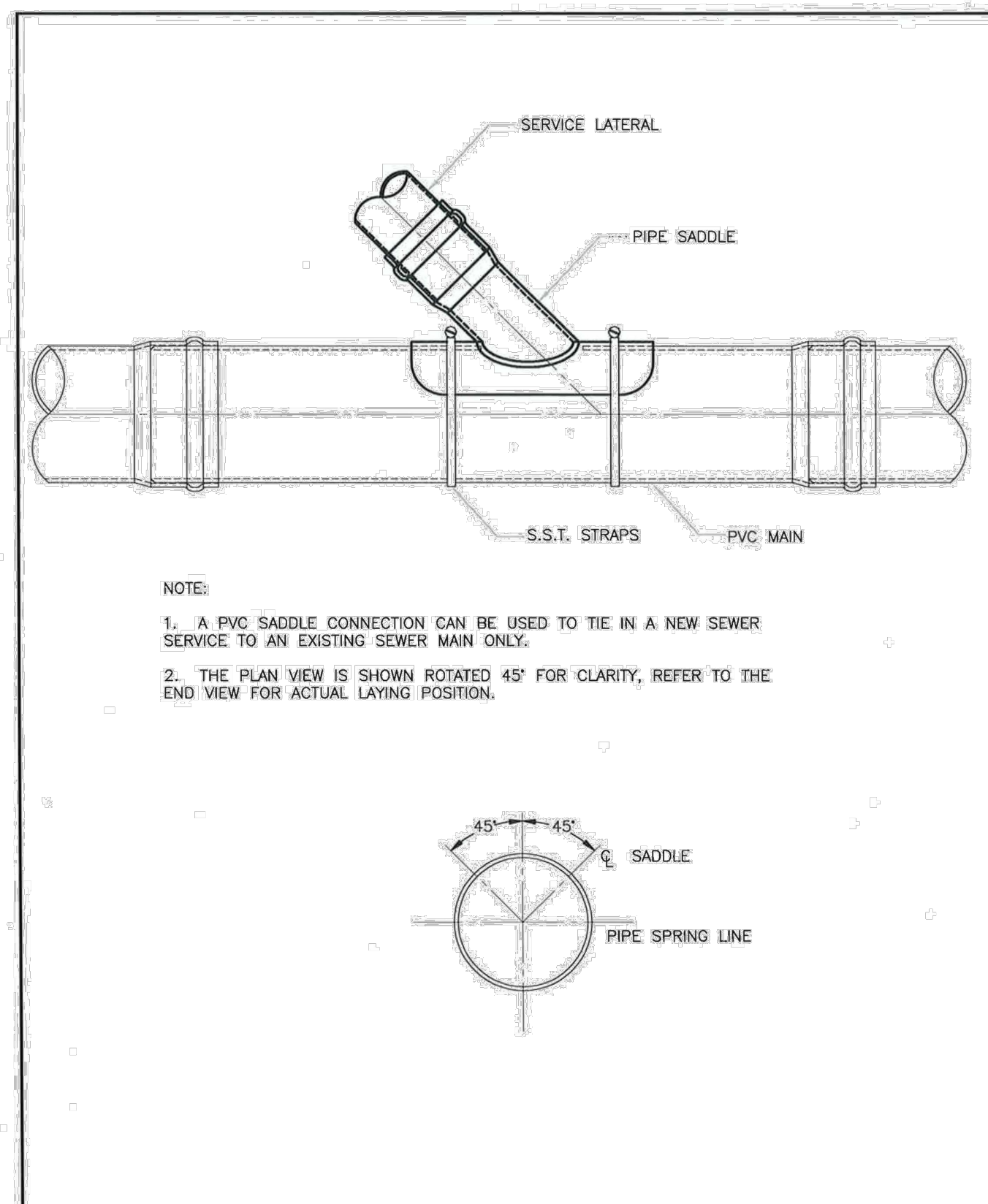
REV. DESCRIPTION DATE  
 FIGURE: S-11 | A



DRAWN BY: D.K.P.  
 CHECKED BY: R.L.  
 APPROVED BY: R.L.  
 SCALE: AS SHOWN  
 DATE: NOVEMBER 2003

**TOWN OF MILFORD, NEW HAMPSHIRE**  
**DESIGN SPECIFICATIONS**  
**SEWER CLEANOUT COVERS**

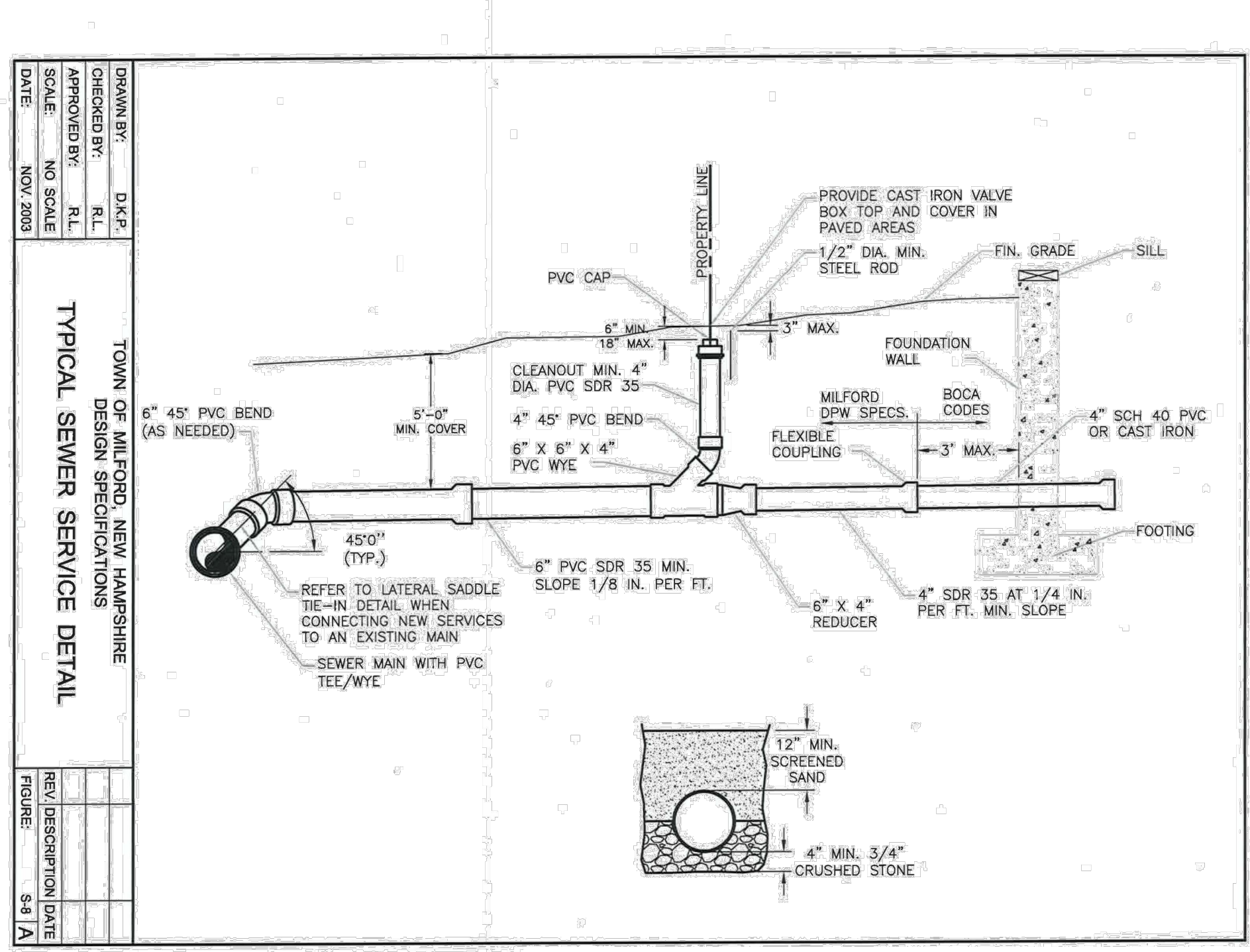
REV. DESCRIPTION DATE  
 FIGURE: S-6 | A



DRAWN BY: D.K.P.  
 CHECKED BY: R.L.  
 APPROVED BY: R.L.  
 SCALE: NO SCALE  
 DATE: NOV. 2003

**TOWN OF MILFORD, NEW HAMPSHIRE**  
**DESIGN SPECIFICATIONS**  
**LATERAL SADDLE TIE-IN DETAIL**

REV. DESCRIPTION DATE  
 FIGURE: S-9 | A

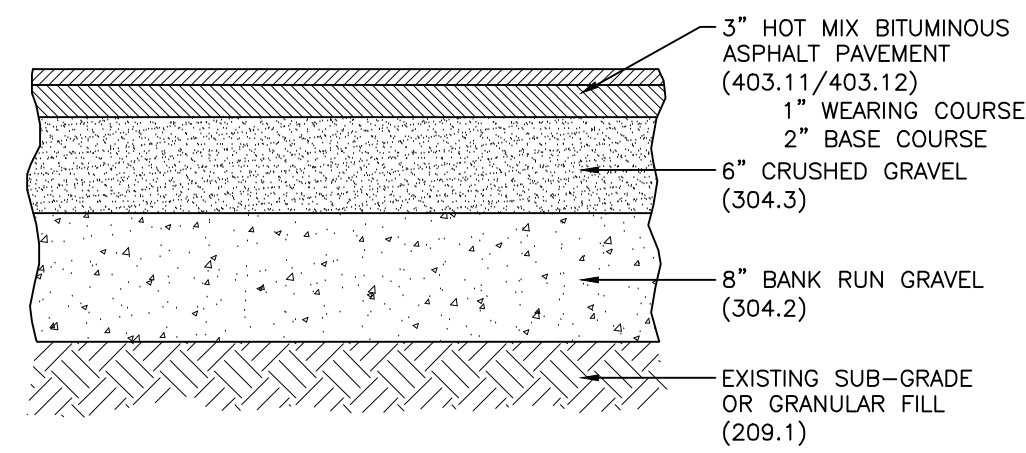


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 APPROVED BY: R.L.  
 SCALE: NO SCALE  
 DATE: NOV. 2003

**TOWN OF MILFORD, NEW HAMPSHIRE**  
**DESIGN SPECIFICATIONS**  
**TYPICAL SEWER SERVICE DETAIL**

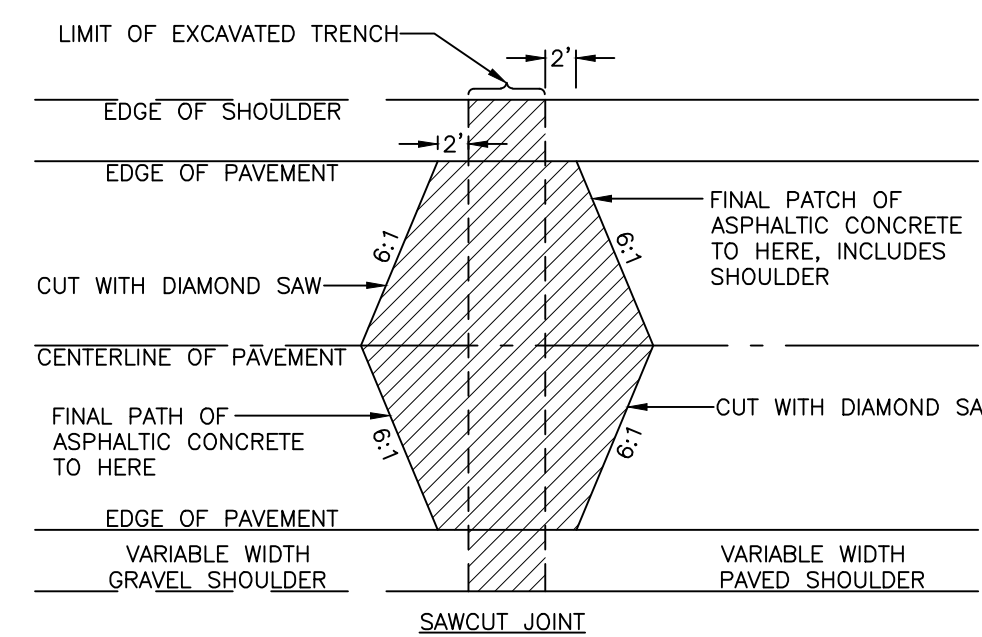
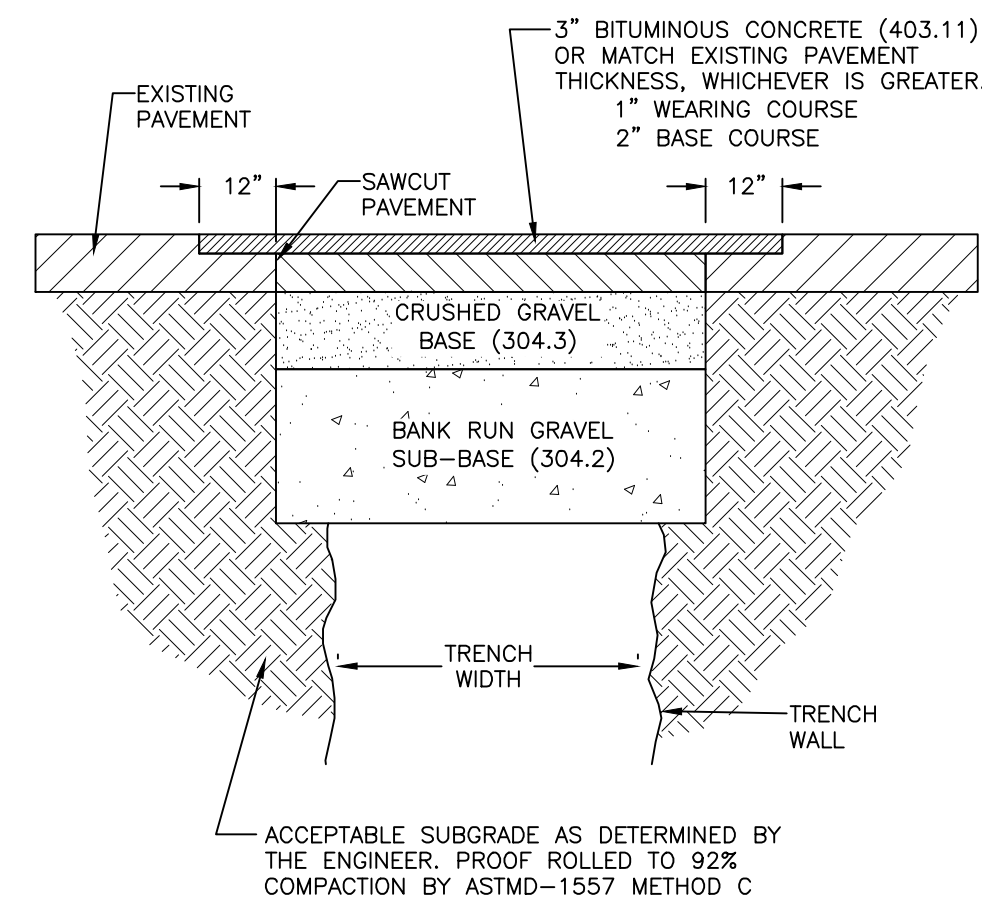
REV. DESCRIPTION DATE  
 FIGURE: S-8 | A

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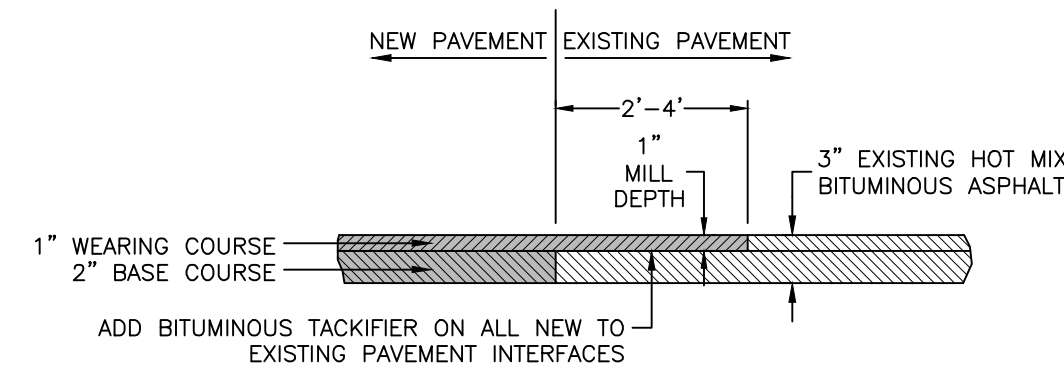
- NOTES:
- PAVEMENT JOINT ADHESIVE (403.6) SHALL BE APPLIED AT ALL LONGITUDINAL PAVEMENT JOINTS AND ALONG ALL LONGITUDINAL CURB LINES.
  - ASPHALT BONDING AGENT SHALL BE APPLIED TO ALL INTERFACES WITH EXISTING PAVEMENTS, AND/OR AREAS OF COLD PLANING.

**HOT BITUMINOUS ASPHALT PAVEMENT SECTION** SCALE: NONE **4** **D-3**

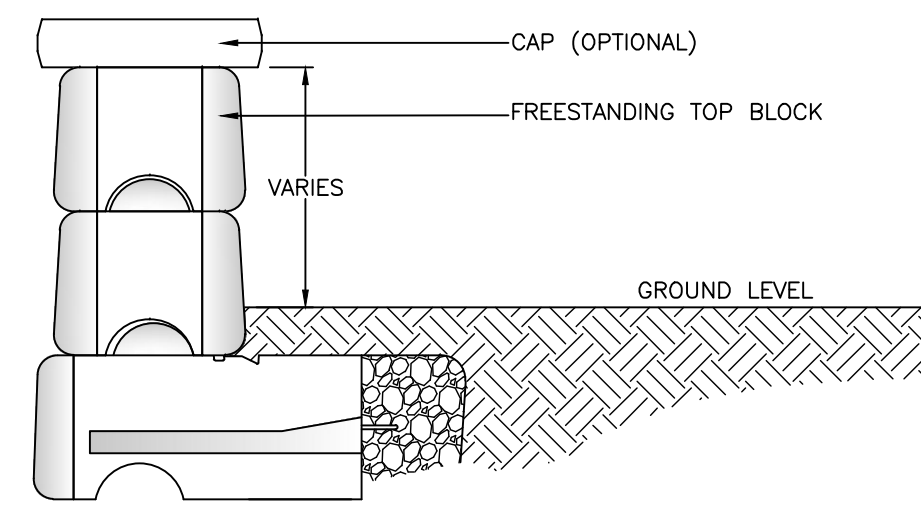


- NOTES:
- PRIOR TO EXCAVATION, THE CONCRETE SHALL BE SAWN AT LEAST 2 FEET BEYOND THE TRENCH AND PREFERABLY LOCATED TO INCLUDE AN EXISTING TRANSVERSE CONCRETE JOINT.
  - BACKFILL AND COMPACT THE TRENCH TO THE BOTTOM OF THE CONCRETE IN ACCORDANCE WITH THE TRENCH PERMIT. TEMPORARILY REPLACE THE CONCRETE WITH CRUSH GRAVEL AND WITH 2 TO 3 INCHES OF BITUMINOUS PAVEMENT THE SAME DAY.
  - AFTER SUITABLE EXPOSURE TO TRAFFIC COMPACTION (2 WEEKS MINIMUM), PLACE BINDER IN THE TRENCH IN 3 INCH LIFTS OR LESS, OR EQUAL DEPTH TO THE CONCRETE SLABS.
  - THE EXISTING PAVEMENT OVER THE CONCRETE SHALL THEN BE DIAMOND CUT AS SHOWN BELOW AND REPLACED WITH BITUMINOUS PAVEMENT AND A ONE (1) INCH WEARING COURSE.
  - IN ALL CASES, THE TRENCH SHALL BE FLUSH WITH THE EXISTING PAVEMENT AT THE END OF THE WORK DAY.
  - THE PAVEMENT TRENCH PATCH SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF MILFORD

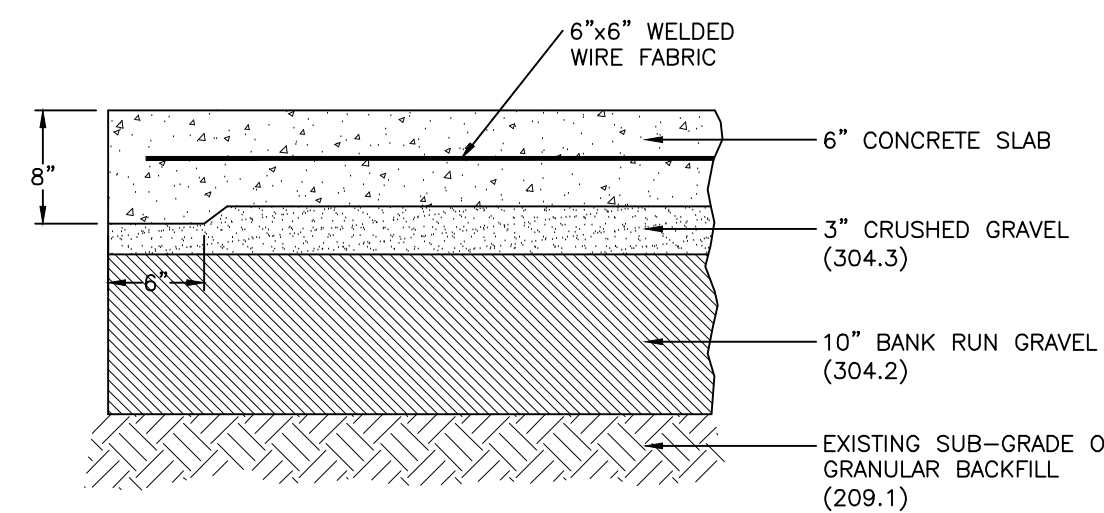
**PAVEMENT TRENCH PATCH** SCALE: NONE **5** **D-3**



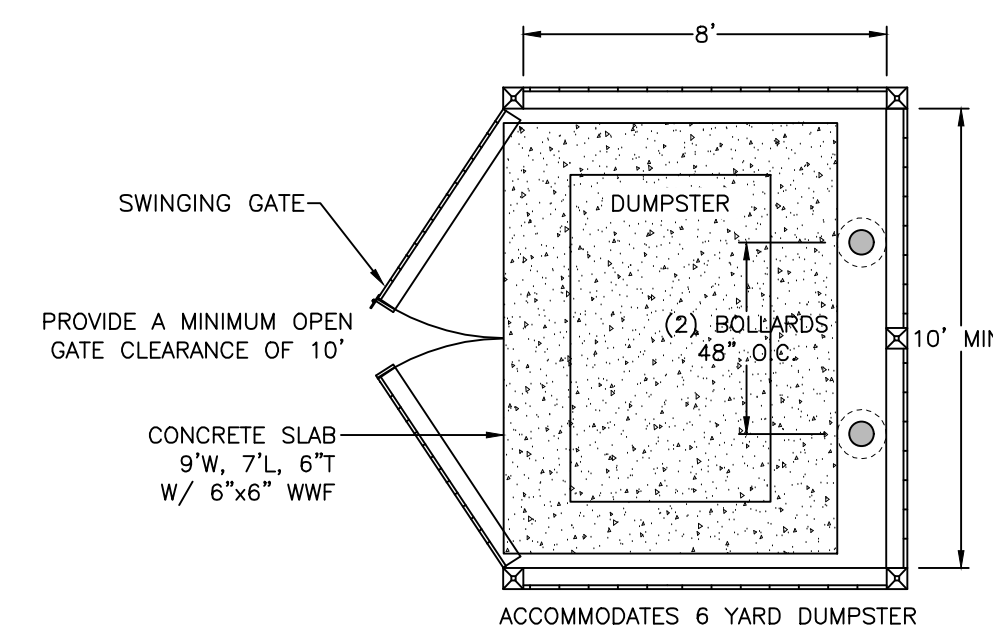
**NEW TO EXISTING PAVEMENT MILLING INTERFACE** SCALE: NONE **6** **D-3**



**TYPICAL FREESTANDING BLOCK AT TOP OF WALL** REDI-ROCK INTERNATIONAL, LLC JUNE 22, 2015 SCALE: NONE **7** **D-3**



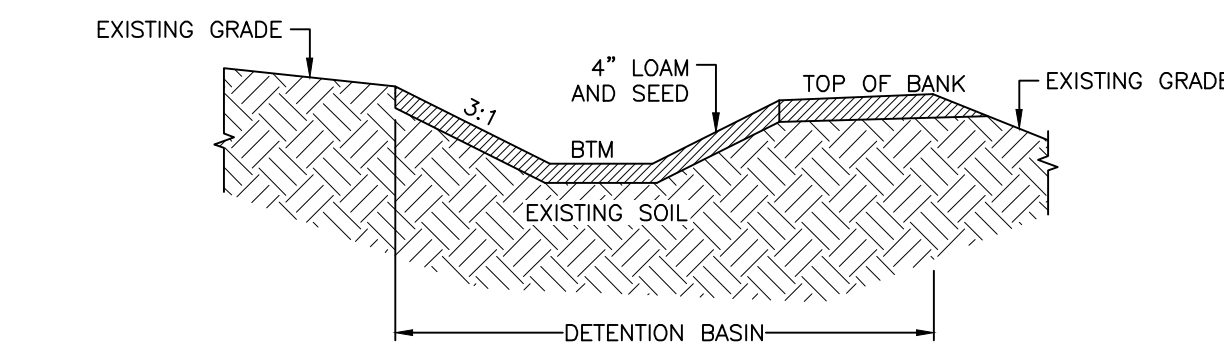
**CONCRETE DUMPSTER PAD** (NHDOT ITEM NO.) APRIL 11, 2011 SCALE: NONE **8** **D-3**



**DUMPSTER ENCLOSURE - 6 YARD** JULY, 2010 SCALE: NONE **9** **D-3**

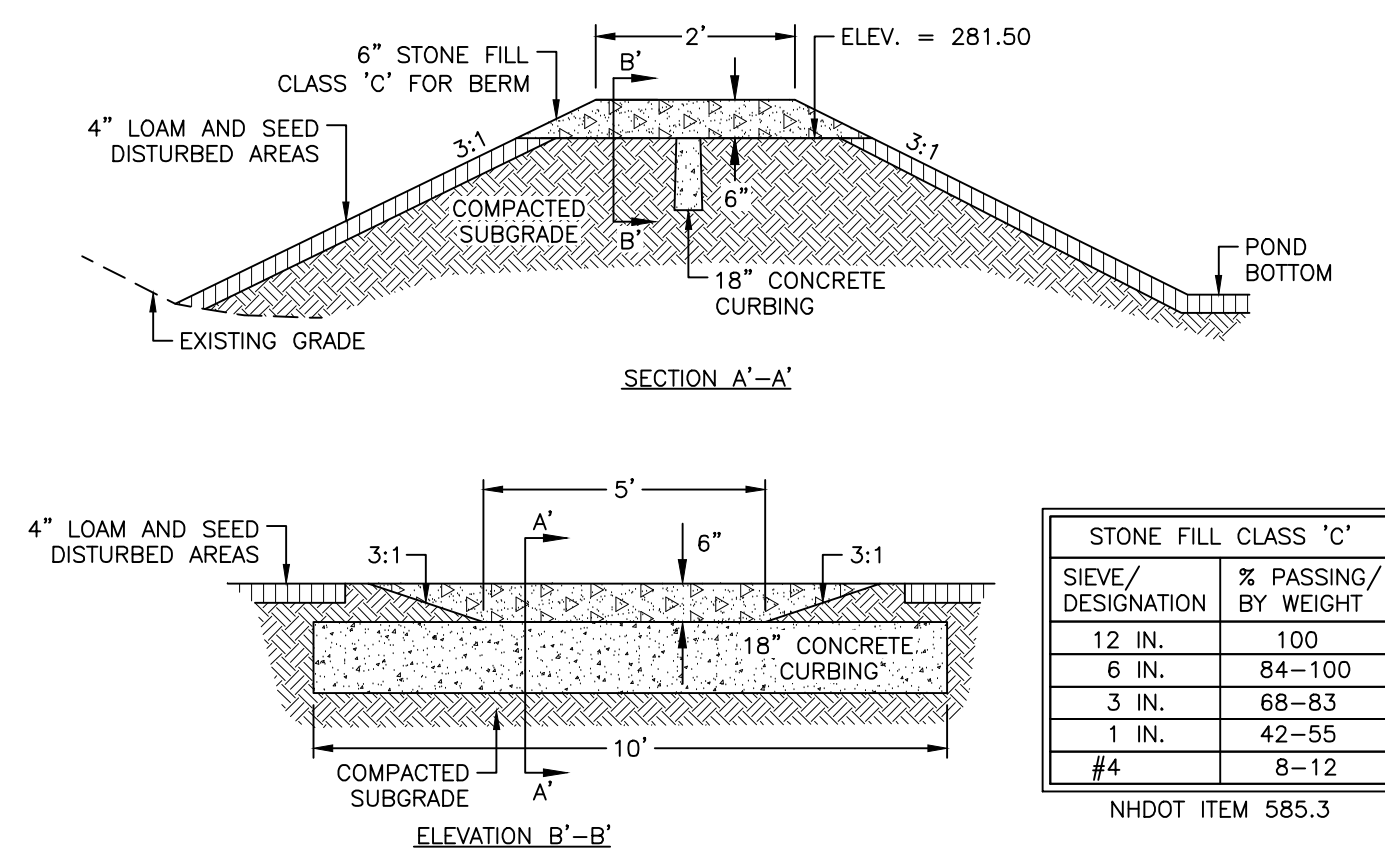
**TRAFFIC SIGNS** SCALE: NONE **10** **D-3**

- GENERAL NOTES:
- ALL SIGNING AND PAVEMENT MARKINGS SHALL CONFORM TO "NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTIONS 615 AND 632, AS AMENDED, AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
  - THE CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF ALL SIGNING AND PAVEMENT MARKINGS.



- CONSTRUCTION NOTES:
- THE BOTTOM OF THE EXCAVATION SHALL BE DEEPLY TILLED FOLLOWED BY A PASS WITH A LEVELING DRAG.
  - THE BOTTOM AND SIDES OF THE DETENTION BASIN(S) SHALL HAVE 4" OF LOAM AND SEED.
- NOTES:
- DO NOT PLACE DETENTION BASIN(S) INTO SERVICE UNTIL THE CONTRIBUTING AREA HAS BEEN COMPLETELY STABILIZED.

**DETENTION BASIN - TYPICAL CROSS-SECTIONS** SCALE: NONE **11** **D-3**



**RIPRAP SPILLWAY** SCALE: NONE **12** **D-3**

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CROSBY TOWNHOUSES  
SITE PLAN  
GENERAL DETAILS  
MARCH 1, 2021

MENGUAN PROPERTY  
MANAGEMENT, LLC  
159 ELM STREET  
MAP 19 LOT 5  
MILFORD, NEW HAMPSHIRE  
SCALE: 1" = 30'

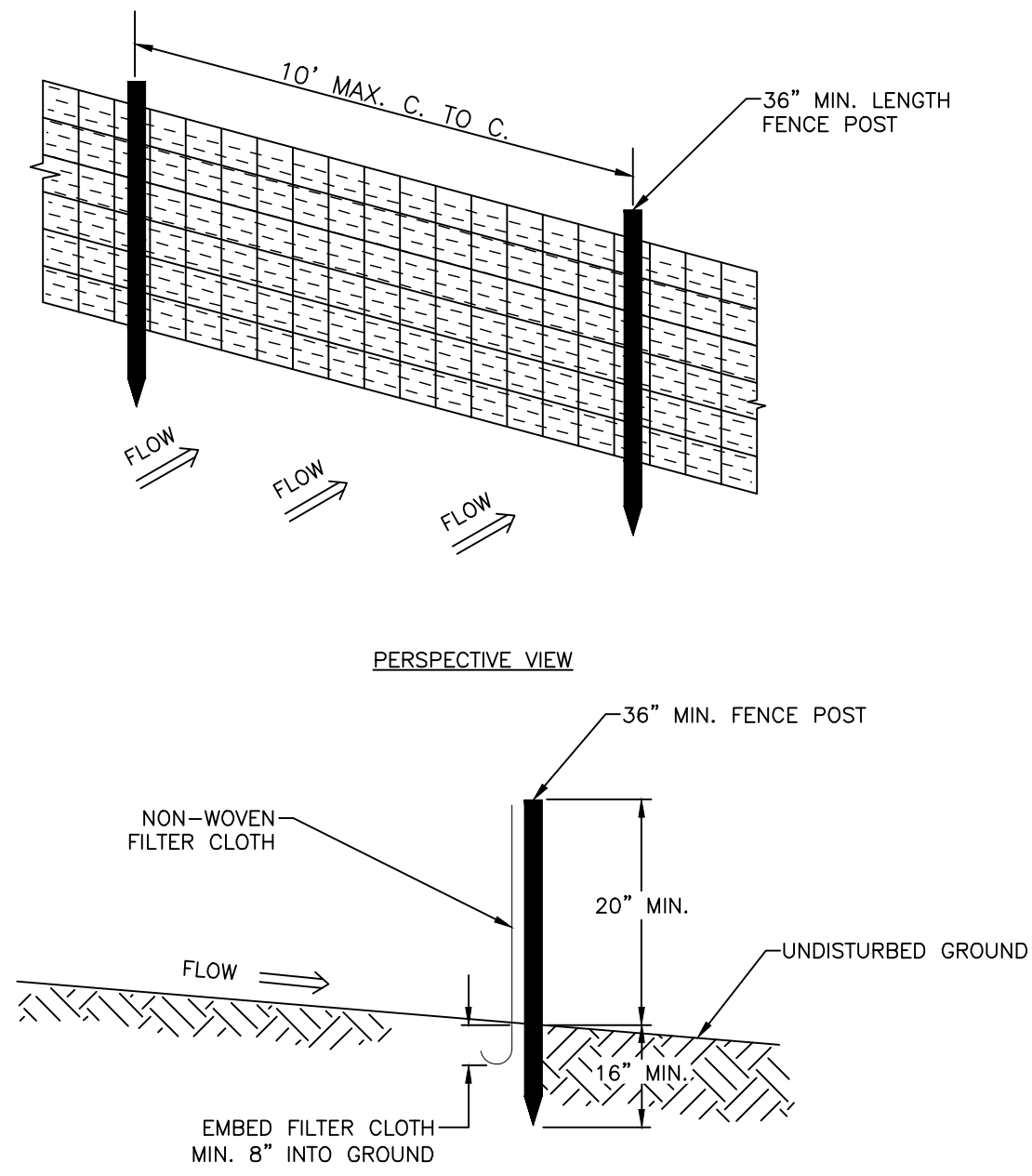
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**EROSION CONTROL NOTES:**

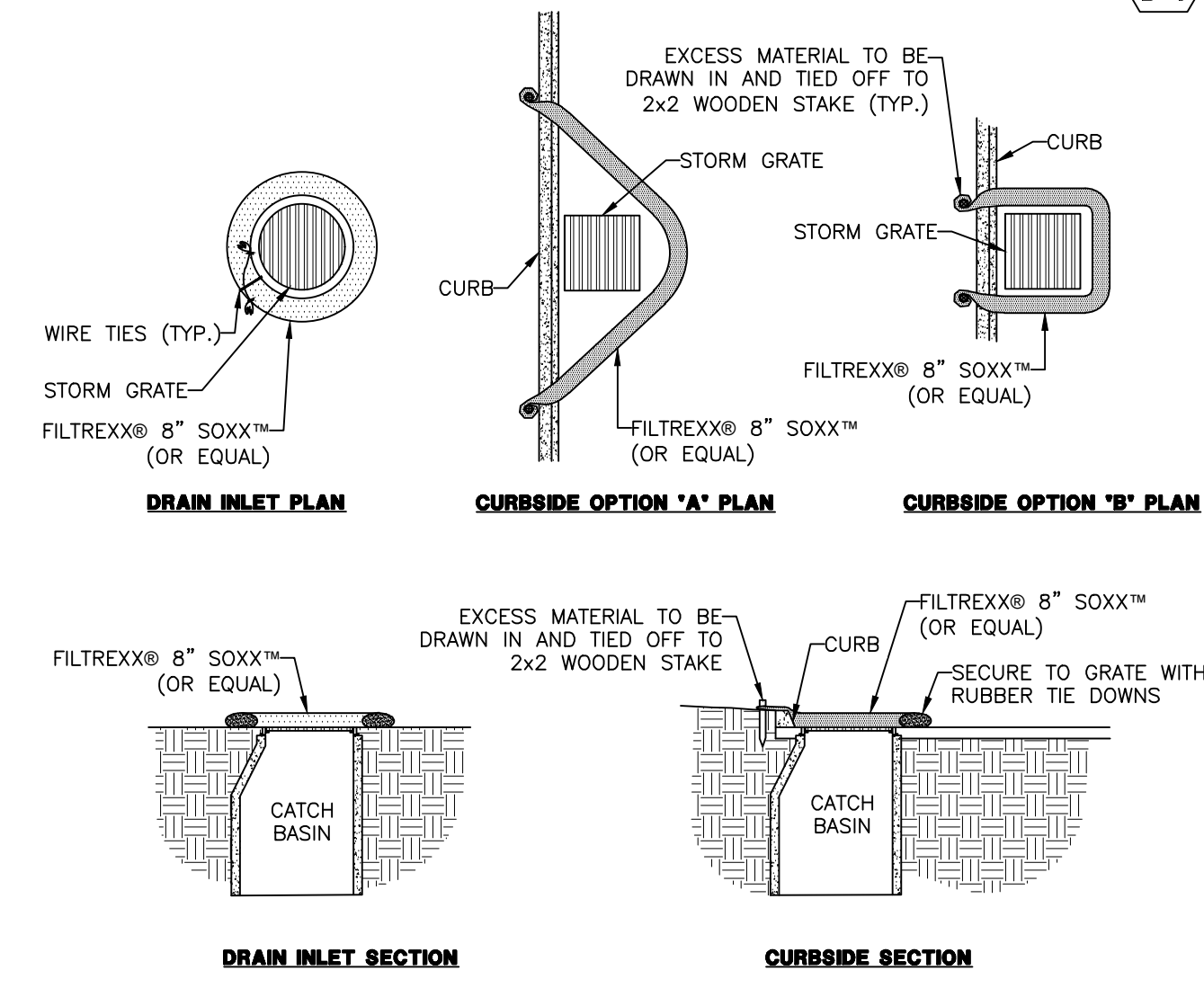
DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

1. INSTALLATION OF SILT SOCKS AND SILTATION FENCE WHERE INDICATED SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA.
2. SILT SOCKS AND SILTATION FENCES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL DISTURBED AREAS HAVE A HEALTHY STAND OF VEGETATIVE COVER. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.5" OR GREATER RAINFALL.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
4. PER THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. THE TOTAL AREA OF ACTIVE DISTURBANCE, INCLUDING LOT DISTURBANCES, SHALL NOT EXCEED 5 ACRES.
5. THE DURATION OF TIME THAT AN AREA IS DISTURBED SHALL BE MINIMIZED. ALL NON-ACTIVE DISTURBED AREAS (i.e. CLEARED FOR CONSTRUCTION BUT NOT PRESENTLY UNDERGOING CONSTRUCTION) SHALL BE STABILIZED WITHIN 28 DAYS OF DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
6. ALL DITCHES, SWALES AND DETENTION BASINS SHALL BE CONSTRUCTED DURING THE INTIAL PHASE OF CONSTRUCTION AND SHALL BE STABILIZED PRIOR TO DIRECTING STORM WATER FLOW TO THEM.
7. AN AREA MAY BE CONSIDERED STABILIZED WHEN ONE OF THE FOLLOWING HAS OCCURED:
  - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
  - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
  - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
8. ALL DISTURBED AREAS SHALL BE COVERED WITH A MINIMUM OF 4" OF LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW.  
 THE SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2.5 POUNDS PER 1,000 SQ. FT. AND SHALL BE MIXED AS FOLLOWS:  

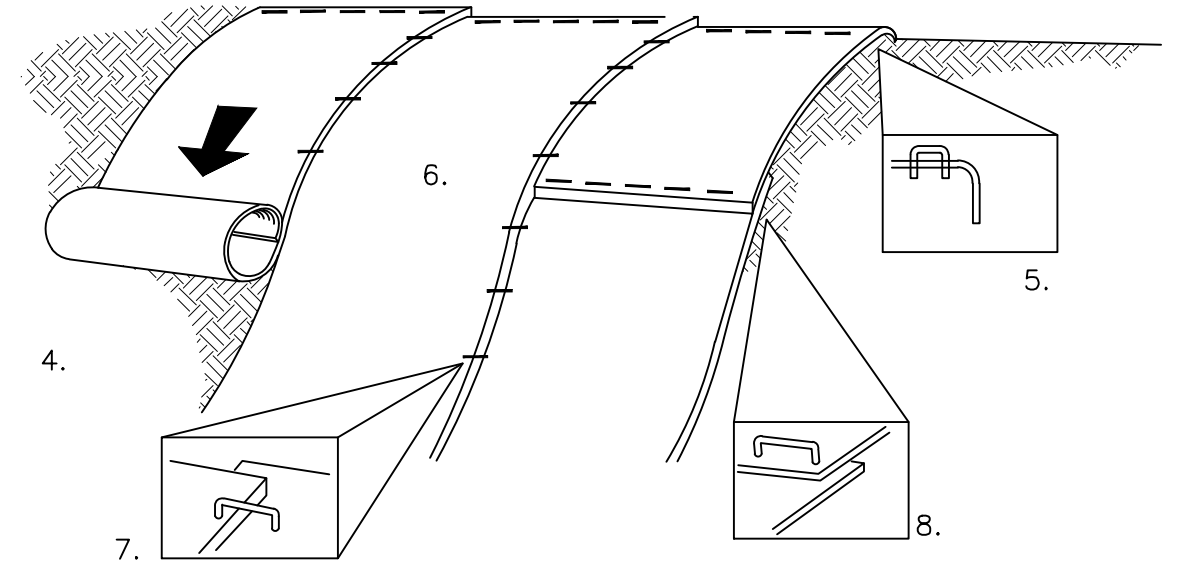
TYPICAL LAWN SEED	SLOPE SEED	
CREeping RED FESCUE 0.87 LBS.	CREeping RED FESCUE 1.01 LBS.	
KENTUCKY BLUEGRASS 0.71 LBS.	RYE GRASS 0.75 LBS.	
RYE GRASS 0.58 LBS.	RED TOP 0.18 LBS.	
RED TOP 0.14 LBS.	ALSIKE CLOVER 0.18 LBS.	
	BIRDSFOOT TREFLOIL 0.18 LBS.	
9. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER (N-P2O5-K2O) OR EQUIVALENT (LOW PHOSPHORUS FERTILIZER IS DEFINED BY THE COMPREHENSIVE SHORELAND PROTECTION ACT AS LESS THAN 2% PHOSPHORUS). APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET).  
 FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY AS SPECIFIED BY THE COMPREHENSIVE SHORELAND PROTECTION ACT (SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT). NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE LIMITATIONS ARE REQUIREMENTS.
10. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.
11. THE SITE CONTRACTOR SHALL MAINTAIN A VIGOROUS DUST CONTROL PROGRAM THROUGHOUT THE CONSTRUCTION PROCESS. EXPOSED EARTH SHALL BE KEPT MOIST OR MULCHED AT ALL TIMES TO PREVENT DUST FORMATION. SPECIAL ATTENTION SHALL BE PAID TO HIGH TRAFFIC AREAS.



**SILTATION FENCE** SCALE: NONE **13 D-4**

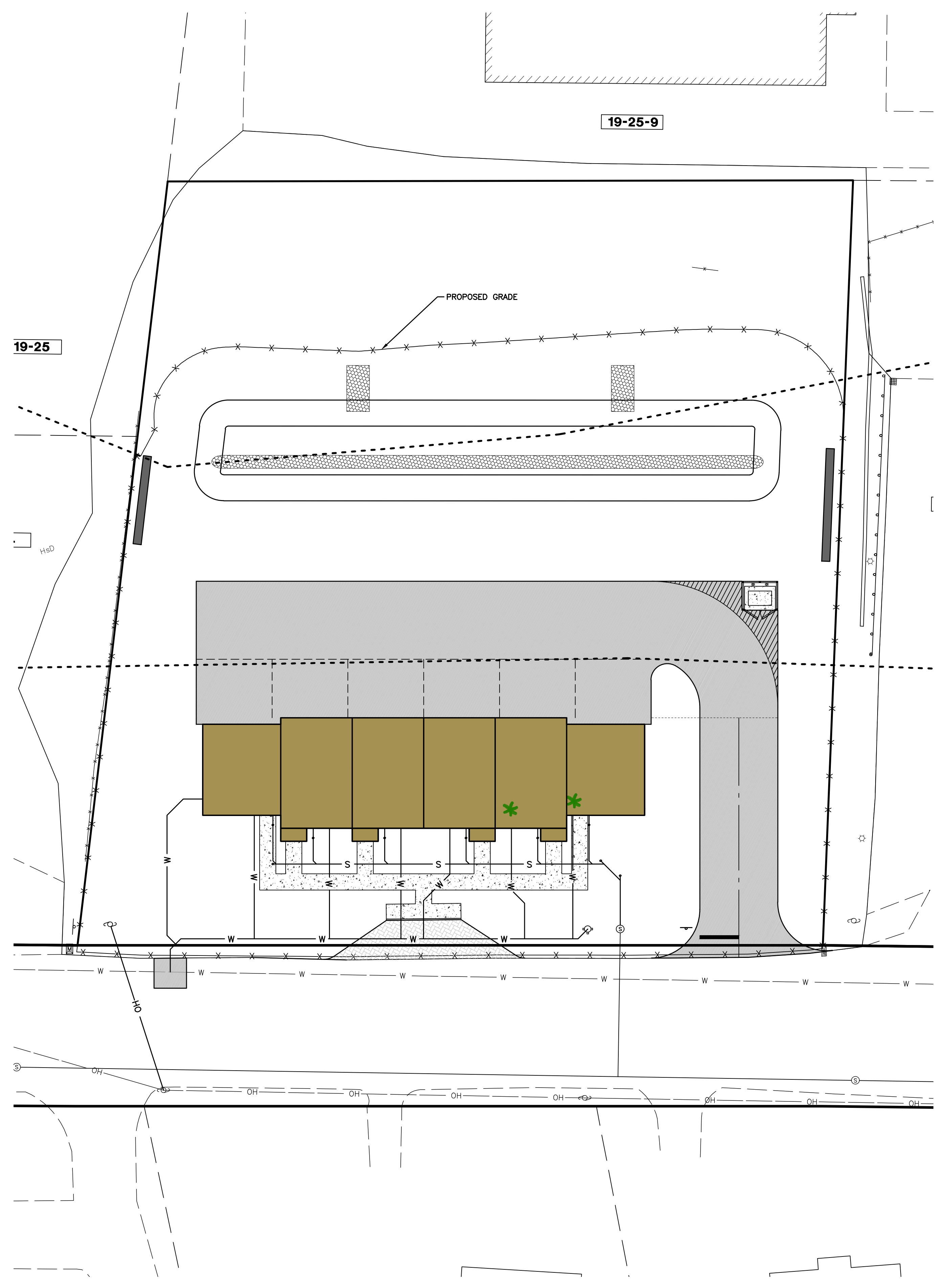


**INLET PROTECTION** (BY FILTREXX® OR EQUAL) SCALE: NONE **14 D-4**



1. FABRIC SHALL BE A STRAW/COCONUT FIBER EROSION CONTROL TURF REINFORCEMENT MAT SUCH AS NORTH AMERICAN GREEN SC150BN OR EQUAL.
2. THE USE OF ANY EROSION CONTROL MAT WHICH CONTAINS WELDED PLASTIC OR BIODEGRADABLE PLASTIC THREAD OR NETTING IS STRICTLY PROHIBITED.
3. 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" AND A LENGTH OF 6".
4. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
5. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROLL OF STAPLES OR STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET WITH A ROW OF STAPLES/STAKES PLACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
6. ROLL THE BLANKETS DOWN THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAKES IN APPROPRIATE LOCATIONS. REFER TO MANUFACTURERS STAPLE GUIDE FOR CORRECT STAPLE PATTERN.
7. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OF OVERLAP DEPENDING ON THE BLANKET TYPE.
8. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE OVERLAPPED AREA APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
9. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE BLANKETS.
10. 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.

**SLOPE STABILIZATION TURF REINFORCEMENT MAT** SCALE: NONE **4 D-3**



**MERIDIAN**  
 LAND SERVICES, INC.  
 ENGINEERING SURVEYING PERMITTING  
 SOIL & WETLAND MAPPING SEPTIC DESIGN  
 MERIDIANLANDSERVICES.COM  
 31 OLD NASHUA ROAD, AMHERST, NH 03051  
 TEL: 603-673-1441  
 FAX: 603-673-1584



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**CROSBY TOWNHOUSES**  
 SITE PLAN  
 EROSION CONTROL PLAN DETAILS

MENGYUAN PROPERTY  
 MANAGEMENT, LLC  
 159 ELM STREET  
 MAP 19 LOT 5  
 MILFORD, NEW HAMPSHIRE  
 SCALE: 1" = 20'  
 MARCH 1, 2021

**D-4**  
 SHEET  
 FILE: 10839100.dwg  
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 SHEET NO. 11 OF 12




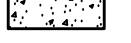
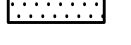
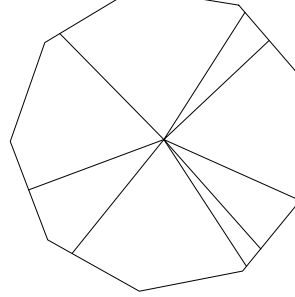
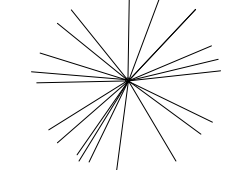
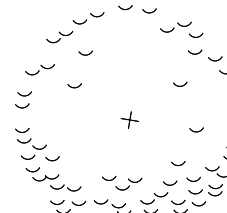
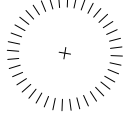
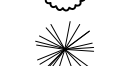

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**NOTES:**

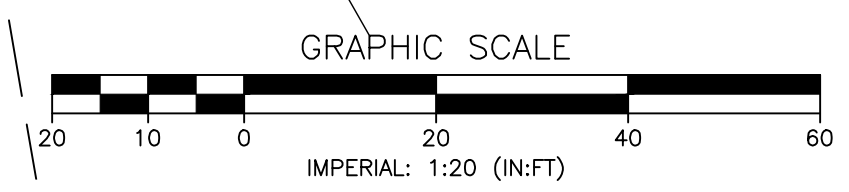
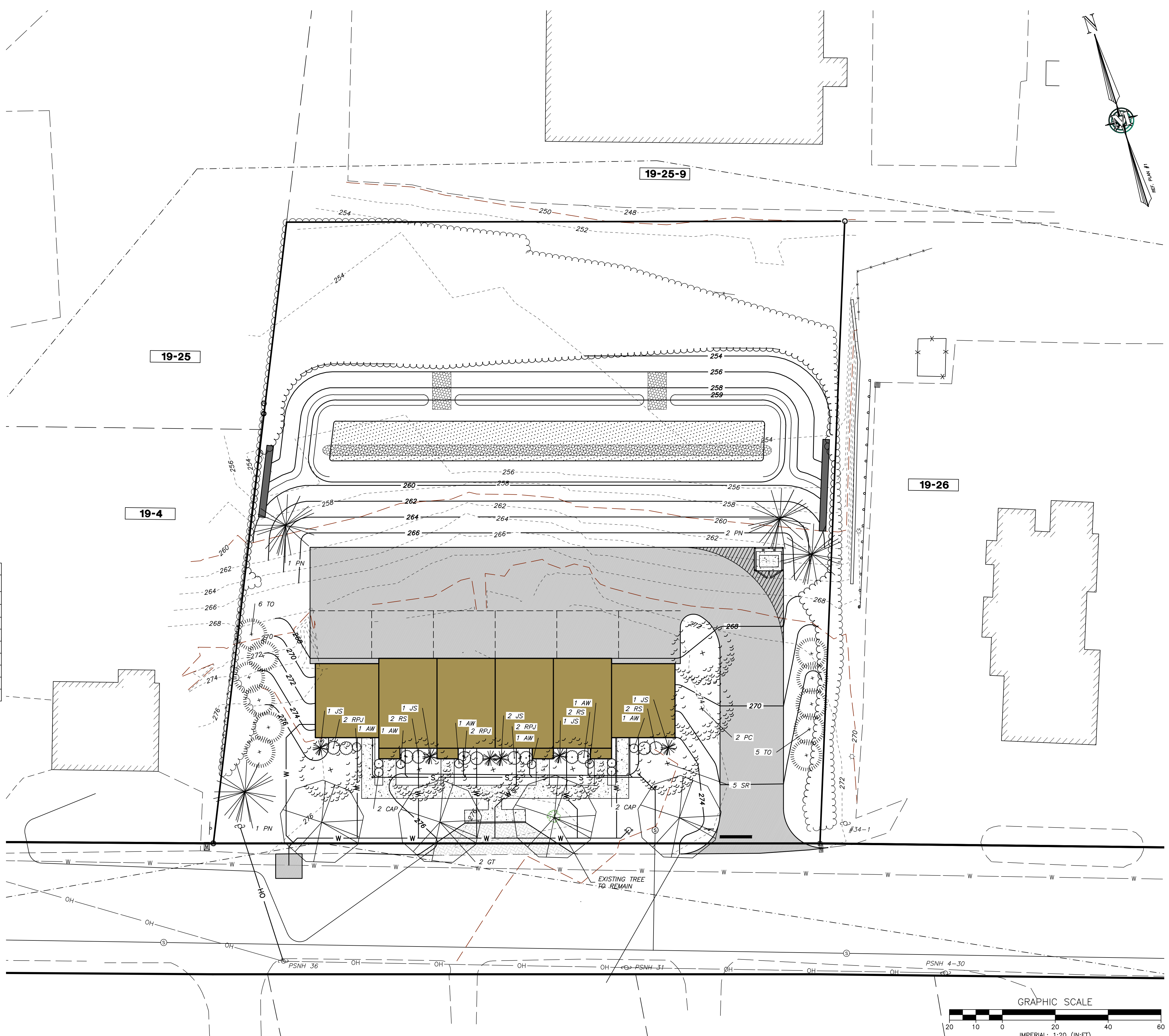
- THE PURPOSE OF THIS PLAN IS TO DEPICT LANDSCAPING FOR THE CROSBY TOWNHOUSE.
- LANDSCAPE REQUIREMENTS:
 

	REQUIRED	PROVIDED
ALONG R.O.W.	10 TREES	10 TREES (1 EXIST.)
ALONG PARKING	6 TREES	5 TREES
BUILDING FRONTAGE	28 SHRUBS	28 SHRUBS
PERIPHERY	AS NEEDED	11 TREES
TOTAL PROVIDED:	26 TREES & 28 SHRUBS	

**LEGEND:**

-  PROPOSED BUILDING
-  PROPOSED PAVEMENT
-  PROPOSED PAVER EMERGENCY LOADING AREA
-  PROPOSED ADA SIDEWALK
-  PROPOSED DETENTION BASIN
-  EXISTING & PROPOSED DECIDUOUS SHADE TREE
-  PROPOSED EVERGREEN TREE
-  PROPOSED FLOWERING TREE
-  PROPOSED EVERGREEN SCREEN TREE
-  PROPOSED FLOWERING SHRUB
-  PROPOSED EVERGREEN SHRUB

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
GT	3	GLEDITSIA TRIANCANTHOS INERMIS	THORNLESS HONEYLOCUST	2-1/2" TO 3-1/2" CALIPER
PC	2	PRUNUS CERASIFERA	THUNDERCLOUD PLUM	2-1/2" TO 3-1/2" CALIPER
PN	4	PINUS NIGRA	AUSTRIAN PINE	6' - 7'
SR	5	SYRINGA RETICULATA	JAPANESE TREE LILAC	2-1/2" TO 3-1/2" CALIPER
TO	11	THUJA OCCIDENTALIS	DARK AMERICAN ARBORVITAE	6' TO 7'
AW	6	AZALEA	DELAWARE VALLEY WHITE	2' TO 3"
CAP	4	COTONEASTER ADPRESSA	EARLY COTONEASTER	15" TO 18"
JS	6	JUNIPERUS CHINENSIS	SEAGREEN JUNIPER	2 - 3'
PJM	6	RHODODENDRON	PJM RHODODENDRON	2 - 3'
RS	6	RHODODENDRON	SCINTILLATION RHODODENDRON	2 - 3'



**MERIDIAN**  
 LAND SERVICES, INC.  
 ENGINEERING | SURVEYING | PERMITTING  
 SOIL & WETLAND MAPPING | SEPTIC DESIGN  
 31 OLD NASHUA ROAD, AMHERST, NH 03801  
 TEL: 603-673-1441  
 FAX: 603-673-1584  
 MERIDIANLANDSERVICES.COM



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CROSBY TOWNHOUSES  
 SITE PLAN  
 EROSION CONTROL PLAN DETAILS

MENGUYAN PROPERTY  
 MANAGEMENT, LLC  
 159 ELM STREET  
 MAP 19 LOT 5  
 MILFORD, NEW HAMPSHIRE  
 SCALE: 1" = 20'

**LS-1**  
 SHEET  
 FILE: 10839100.dwg  
 PROJECT: 10839.00  
 SHEET NO. 12 OF 12

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