



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:** June 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. 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. This application was continued from the May 18, 2021 Planning Board Meeting.

### **LOT AREA:**

Lot 19-5: ±1.19 Acres (51,836 sf)

### **NOTICES:**

Notices were resent to all property abutters on June 2, 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 by 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.

### **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 proposed development has approximately ~65.5% open space.

**DRAINAGE:**

Although the project is not located within the 100-year flood 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.

**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.

**BUILDING ELEVATIONS:**

There have been minor changes to the building plane since the last iteration of the site plan. The front plane of the building has less articulation and presents in a flatter manner. Staff has requested elevations for the other three sides of the building as part of its final review of the plan.

**INTERDEPARTMENTAL REVIEWS:****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. 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.

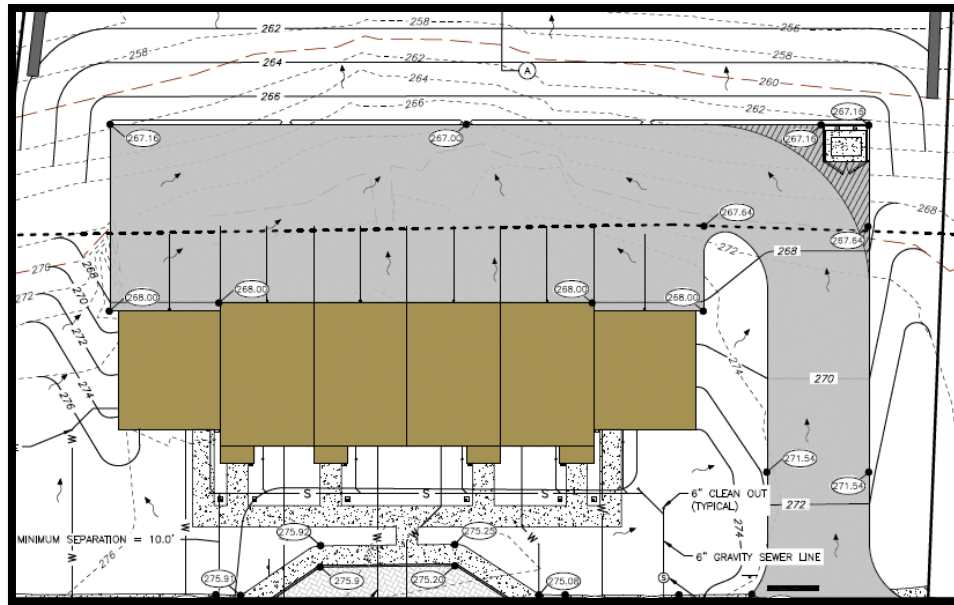
**STAFF RECOMMENDATIONS:**

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:

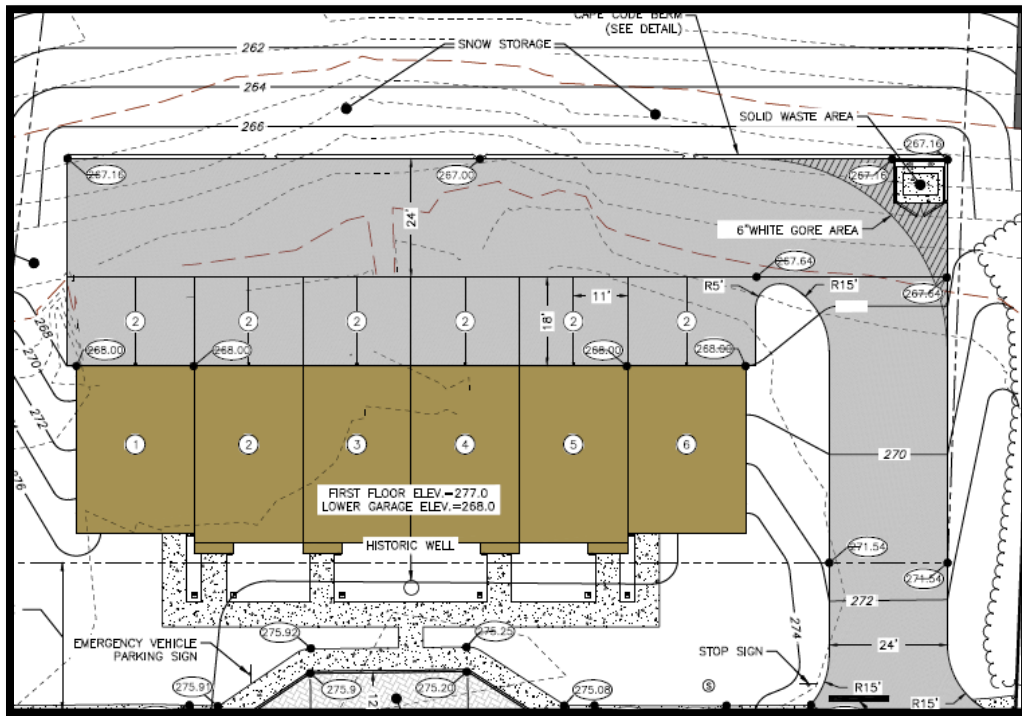
1. The Applicant shall submit any/all revised plans, reports, and associated information referenced in the Staff memo dated June 8, 2021 to the Community Development Office for review and approval by the Town and its agents.

Proposed Elevation from Elm St. looking north





Original Submission with Stub-out and Articulation



Revision with minimized stub-out and articulation (flatter plane)

# CROSBY TOWNHOUSES

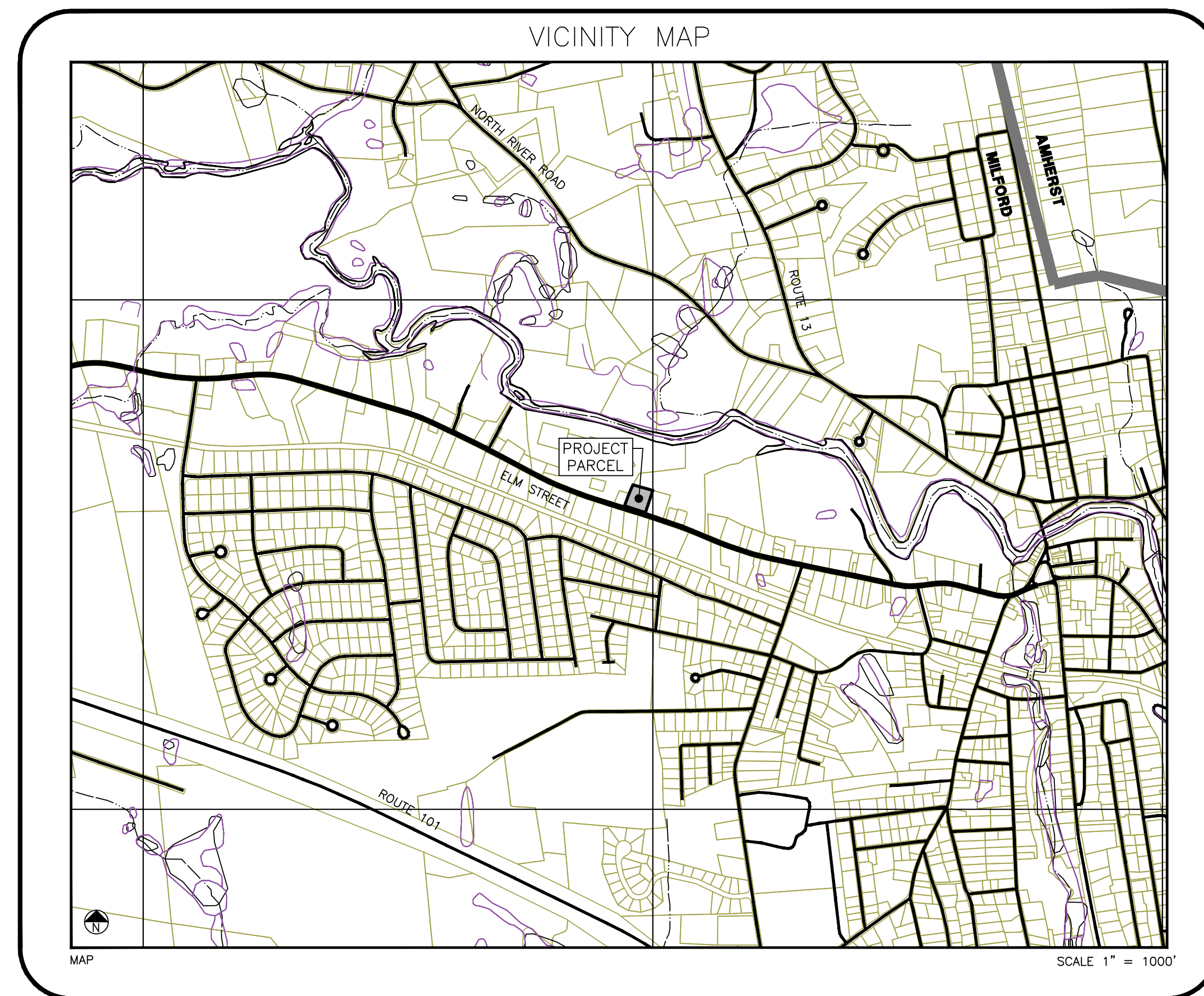
## TAX MAP 19 LOT 5

### MILFORD, NEW HAMPSHIRE

### MARCH 31, 2021

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

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



| SHEET INDEX |   |
|-------------|---|
| NO.         | DESCRIPTION                               |
| 1           | COVER SHEET, VICINITY MAP AND SHEET INDEX |
| 2           | DEMOLITION AND CLEARING PLAN              |
| 3           | SITE LAYOUT, PAVING, SIGNAGE AND MARKING  |
| 4           | DRAINAGE AND UTILITY PLAN                 |
| 5           | SEWER PLAN AND PROFILES                   |
| 6-8         | PAVING, DRAINAGE AND UTILITY DETAILS      |
| 9           | EROSION CONTROL PLAN                      |
| 10          | LANDSCAPE PLAN                            |
| 11          | CONDOMINIUM SITE PLAN OF SURVEY           |


OWNER'S SIGNATURE \_\_\_\_\_

**APPROVED: TOWN OF MILFORD PLANNING BOARD**

CHAIR/VICE CHAIRMAN: \_\_\_\_\_

DATE APPROVED: \_\_\_\_\_

DATE SIGNED: \_\_\_\_\_



## MERIDIAN

### LAND SERVICES, INC.

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

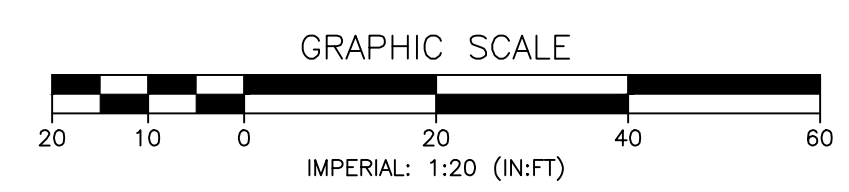
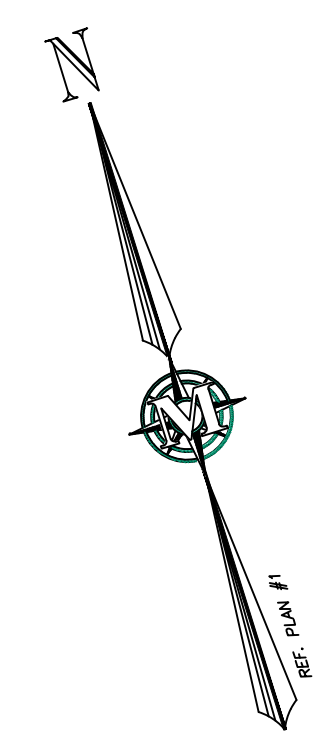
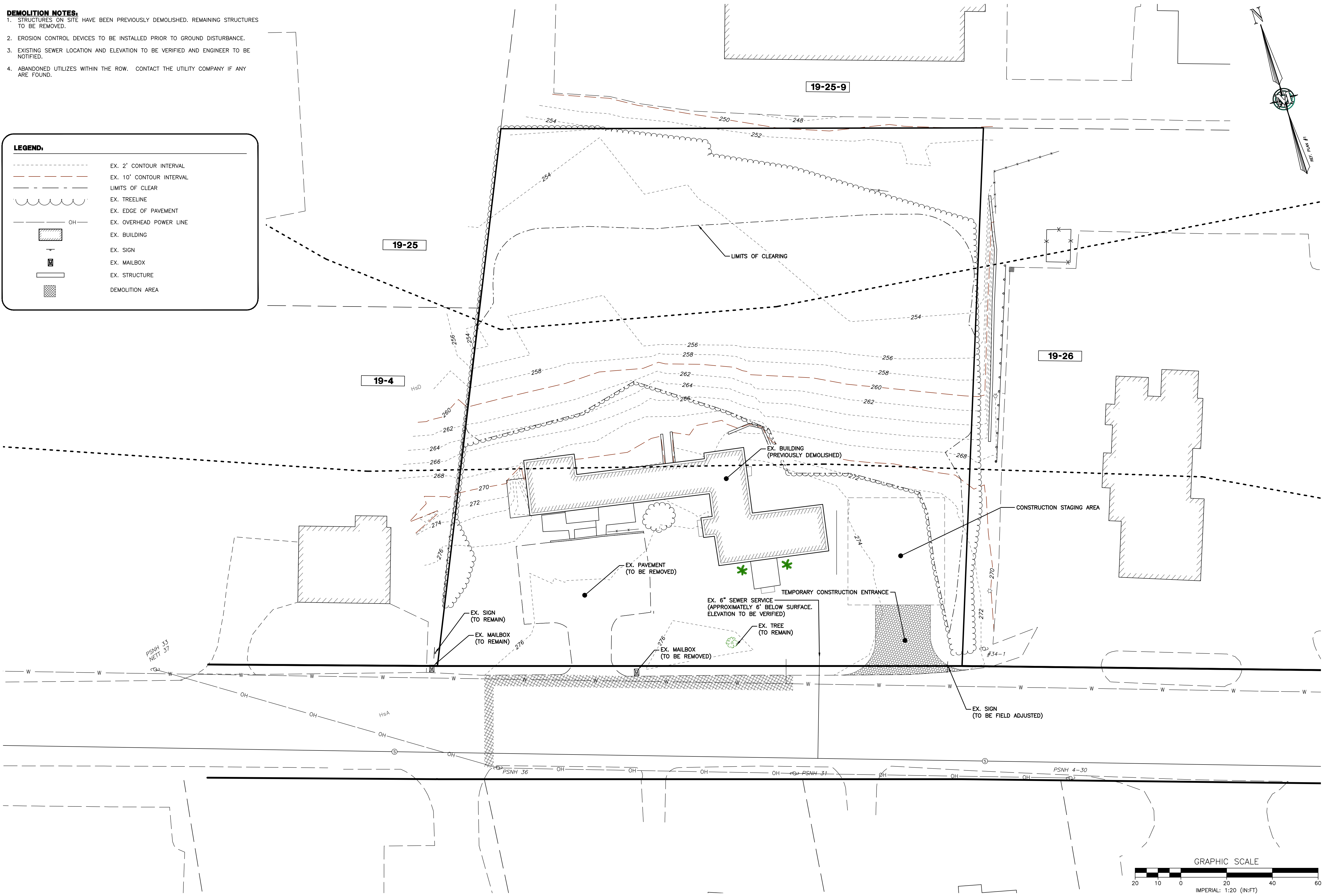
31 OLD NASHUA ROAD, AMHERST, NH 03031    TEL. 603-673-1441  
MERIDIANLANDSERVICES.COM    FAX 603-673-1584

| REV. | DATE    | DESCRIPTION                    | DR  | CK  |
|------|---------|--------------------------------|-----|-----|
| I    | ---     | ---                            | --- | --- |
| H    | ---     | ---                            | --- | --- |
| G    | ---     | ---                            | --- | --- |
| F    | ---     | ---                            | --- | --- |
| E    | ---     | ---                            | --- | --- |
| D    | ---     | ---                            | --- | --- |
| C    | 6/1/21  | BUILDING REVISION              | SRF | SRF |
| B    | 3/31/21 | WATER UTILITY REVISION         | SRF | SRF |
| A    | 3/17/21 | REV FOR COMMENTS DATED 3/10/21 | SRF | SRF |

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- 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 UTILITIES 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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| D    |         |                                |     |     |
| E    |         |                                |     |     |
| F    |         |                                |     |     |
| G    |         |                                |     |     |
| H    |         |                                |     |     |

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. 2 OF 11

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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) TOWNHOUSES STYLE CONDOMINIUM ON MAP 19 LOT 5.
- IMPACT FEES ARE TO BE PAID IN ACCORDANCE WITH THE TOWN OF MILFORD DEVELOPMENT REGULATION 5.04 FF. IMPACT FEE AMOUNT TO BE FOUND IN THE MILFORD BUILDING DEPARTMENT UTILITY AND IMPACT FEE SCHEDULE.
- 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.
- SNOW SHALL BE STORED ONSITE IN THE AREAS DESIGNATED ON THE DRAWINGS. EXCESS SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. SNOW REMOVAL SERVICES SHALL BE MANAGED BY A CERTIFIED GREEN PRO REMOVAL SERVICE AND THE COMPANY SHALL FOLLOW ALL APPLICABLE BMPs.

**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.
- THERE IS NO SIGN PROPOSED. IF A SIGN IS PROPOSED AT A LATER DATE THE SIGN MUST COMPLY WITH THE TOWN OF MILFORD 7.06.0 SIGN ORDINANCE

**SITE LIGHTING NOTES:**

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

**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

- 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"
- WETLAND BUFFER IN ACCORDANCE WITH TOWN OF MILFORD ZONING ORDINANCE SECTION 6.02.3.D

**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                   | 0.11 AC.        | 9.3%        |
| PAVEMENT / SIDEWALK        | 0.24 AC.        | 20.2%       |
| OPEN SPACE                 | 0.78 AC.        | 65.5%       |
| STORMWATER MANAGEMENT AREA | 0.06 AC.        | 5.0%        |
| <b>TOTAL</b>               | <b>1.19 AC.</b> | <b>100%</b> |

**DENSITY CALCULATION**

| ZONING DISTRICT | RATIO            | ALLOWED     | PROPOSED     |
|-----------------|------------------|-------------|--------------|
| COMMERCIAL (C)  | 5 UNITS PER ACRE | 5.95        | 6 (2)        |
| <b>TOTAL</b>    |                  | <b>5.95</b> | <b>6 (2)</b> |

NOTES

- 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"
- 6 UNITS ALLOWED PER VARIANCE REFERENCE # 2020-03 (DATE APPROVED: 4/16/20).

**PARKING SUMMARY**

| DESCRIPTION               | RATIO      | REQUIRED  | PROVIDED  |
|---------------------------|------------|-----------|-----------|
| RESIDENTIAL (MULTIFAMILY) | 4 PER UNIT | 24        | 24        |
| <b>TOTAL</b>              |            | <b>24</b> | <b>24</b> |

NOTES

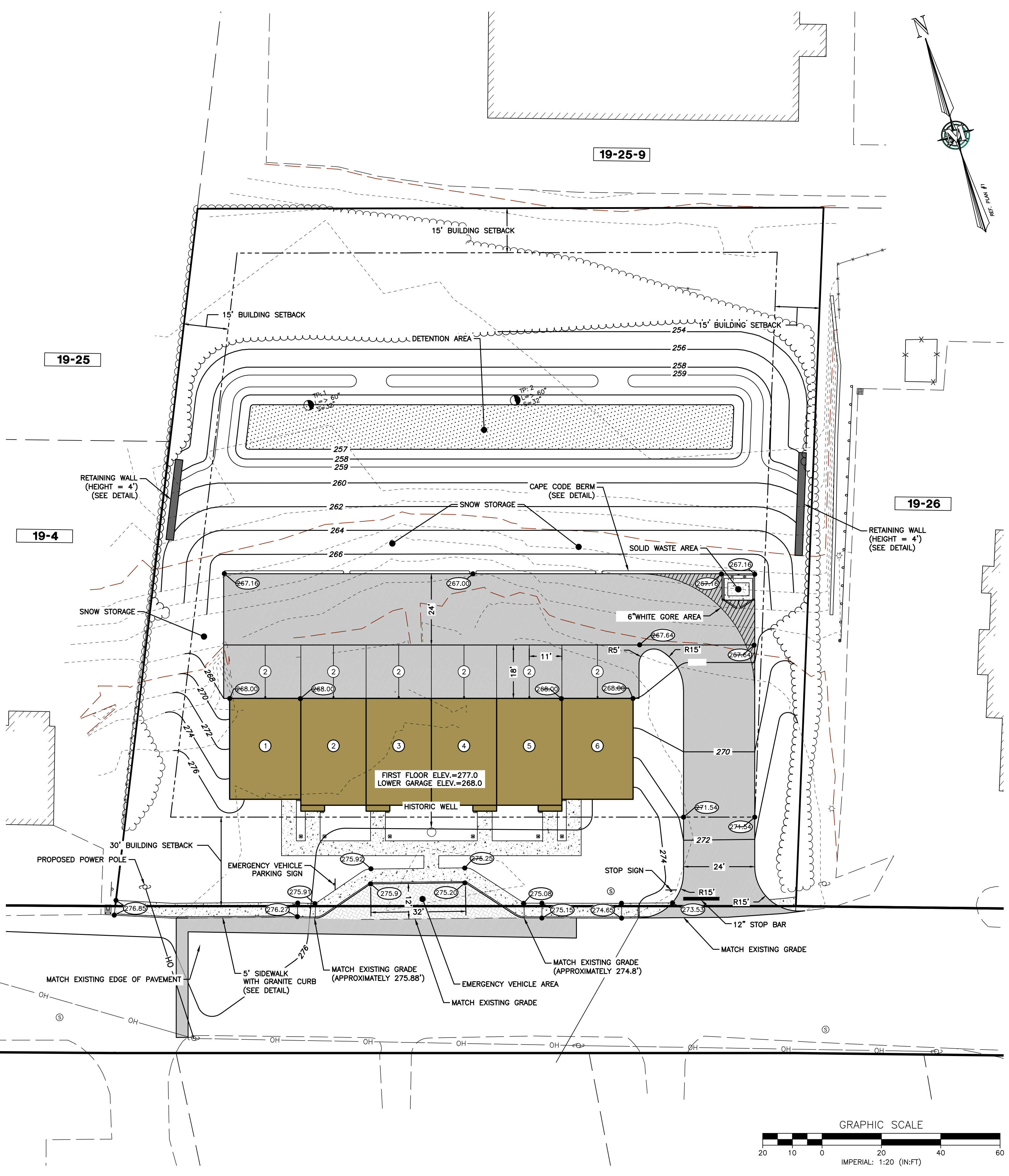
- TWO PARKING SPACES PER UNIT ARE WITHIN THE LOWER LEVEL GARAGE.

**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

- LANDSCAPE BUFFER PER TOWN OF MILFORD DEVELOPMENT REGULATIONS SECTION 6.08.5



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| REV. | DATE    | DESCRIPTION                   | DR  | CK  |
|------|---------|-------------------------------|-----|-----|
| A    | 3/17/21 | REV FOR COMMENTS DATED 3/7/21 | SRF | SRF |
| B    | 3/31/21 | WATER UTILITY REVISION        | SRF | SRF |
| C    | 6/1/21  | BUILDING REVISION             | SRF | SRF |

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 31, 2021

**SP-2**  
SHEET  
FILE: 10839100.dwg  
PROJECT: 10839.00  
SHEET NO. 3 OF 11

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**DRAINAGE NOTES:**

1. THE LENGTH OF ALL STORM DRAIN PIPES SHOWN ARE APPROXIMATE AND ARE MEASURED FROM THE INSIDE FACE OF STRUCTURE TO THE INSIDE FACE OF THE NEXT STRUCTURE.
2. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
3. THE LOCATION OF THE DRAINAGE STRUCTURES SHOWN ON THE PLANS MAY BE FIELD ADJUSTED TO PRESERVE ANY EXISTING VEGETATION, AS APPROVED BY THE ENGINEER.
4. THE CONTRACTOR SHALL ADJUST ALL PROPOSED ELEVATIONS TO MEET THE EXISTING GRADES AS NEEDED.
5. ALL STORM DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS OTHERWISE NOTED.
6. ALL DRAINAGE STRUCTURES CONCRETE SHALL HAVE COMPRESSION STRENGTH OF 3,000 PSI @ 28 DAYS.
7. PROPOSED GRADES IN OPEN SPACE AREAS ARE TOP OF SOD.
8. THERE ARE NO KNOWN IMPACTS TO SURFACE GROUND WATER RESULTING FROM THE PROJECT.
9. THERE ARE NO KNOWN IMPACTS TO WETLANDS RESULTING FROM THIS PROJECT.
10. CEMENT STABILIZED SAND, 57 STONE OR SIMILAR BEDDING REQUIRED FOR ALL STORM DRAIN INLET STRUCTURES AND JUNCTION BOXES.
11. HDPE PIPE JOINTS SHALL BE WRAPPED IN MIRAFI FABRIC UPON INSTALLATION.
12. OPERATION AND OWNERSHIP OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**LEGEND:**

- EX. 2' CONTOUR INTERVAL
- - - EX. 10' CONTOUR INTERVAL
- - - PROPOSED 2'/10' CONTOUR INTERVAL
- INTRAMEDIANTE CONTOUR INTERVAL
- W --- PROPOSED WATER LINE
- S --- PROPOSED GRAVITY SEWER
- OH --- PROPOSED OVERHEAD POWER LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED RIPRAP
- PROPOSED ADA SIDEWALK

**STORMWATER MANAGEMENT PARAMETERS**

| POND PARAMETERS           |  | ELEVATION |
|---------------------------|--|-----------|
| SEASONAL HIGH WATER TABLE |  | 252.9     |
| POND BOTTOM ELEVATION     |  | 256.9'    |
| OVERFLOW ELEVATION        |  | 258.4'    |
| POND TOP OF BANK          |  | 258.9'    |

| DESIGN STORM PARAMETERS | RAINFALL AMOUNT (INCHES) | ELEVATION |
|-------------------------|--------------------------|-----------|
| 25 YEAR, 24 HOUR        | 5.54                     | 258.18'   |
| 50 YEAR, 24 HOUR        | 6.58                     | 258.41'   |

**GENERAL UTILITY NOTES:**

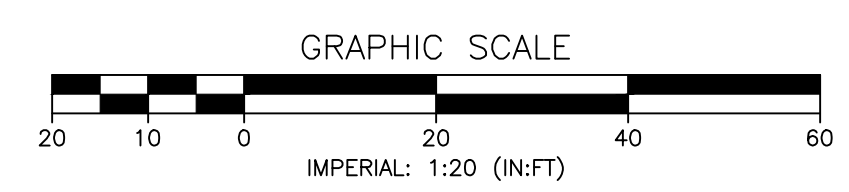
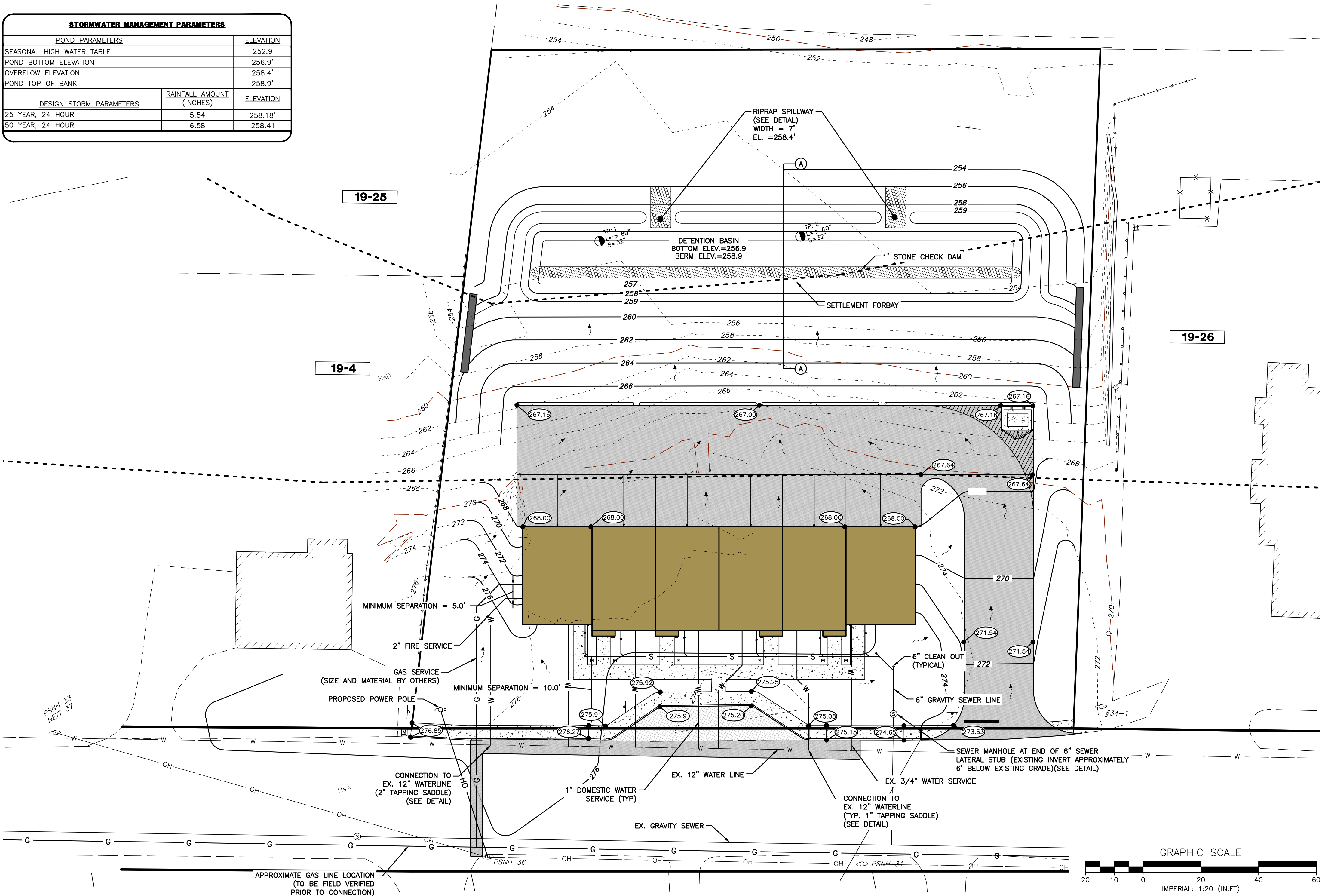
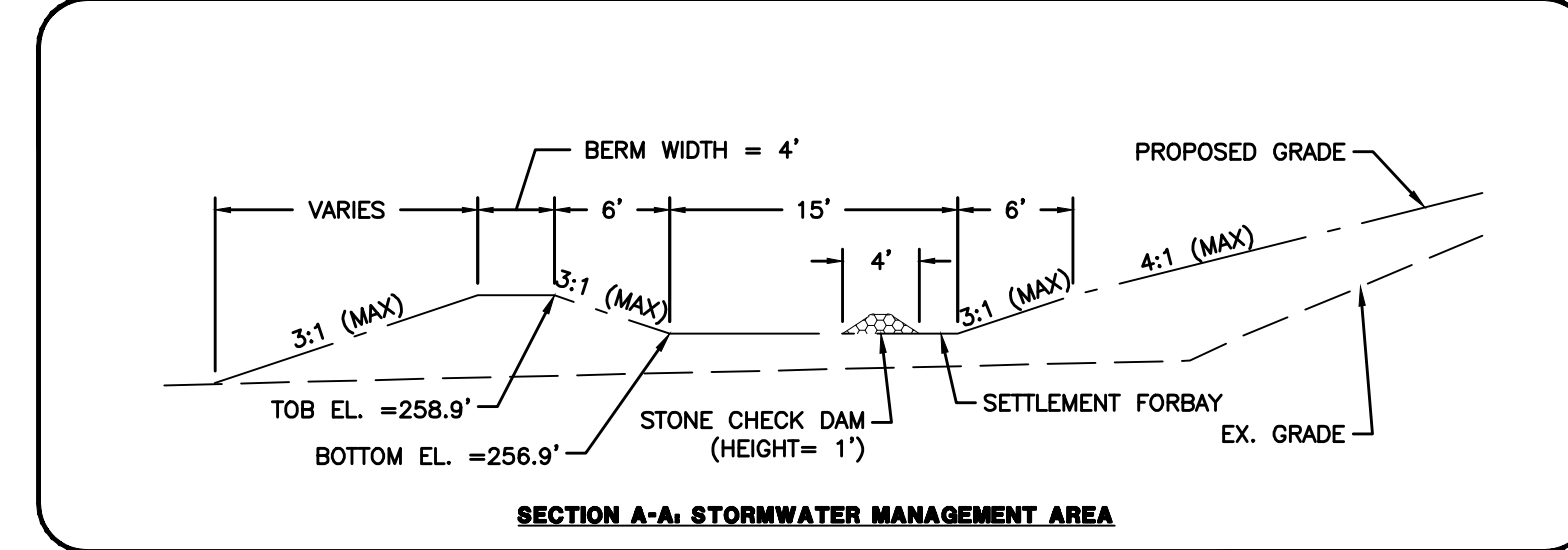
1. ALL UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH MILFORD WATER UTILITIES TECHNICAL SPECIFICATIONS AND DETAILS, LATEST EDITION.
2. CONTRACTOR TO VERIFY THE SIZE AND LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. EXISTING M.W.U. INFRASTRUCTURE ON THE PROPERTY TO BE PHYSICALLY LOCATED TO AVOID POTENTIAL CONFLICTS OR DAMAGE TO THIS INFRASTRUCTURE.
3. ABANDONED UTILITIES ARE LOCATED WITHIN THE ROW. VERIFY LOCATIONS OF ABANDONED UTILITIES WITH UTILITY COMPANY.
4. LOCATIONS OF PROPOSED UTILITY LINES ARE SUBJECT TO MODIFICATIONS TO PRESERVE ANY EXISTING VEGETATION AS DETERMINED BY THE ENGINEER.
5. WHEN REFERENCING IMPROVEMENTS ADJACENT TO THE SUBJECT PROPERTY THE WORD "EXISTING" (OR ABBREVIATED "EX.") SHALL MEAN IMPROVEMENTS PROPOSED BY THE DEVELOPER WHICH ARE INTENDED TO BE CONSTRUCTED PRIOR TO OR CONCURRENT WITH THIS PROJECT.
6. NO TREES OR SHRUBS SHALL BE PLACED SO AS TO BLOCK ACCESS OR LINE OF SIGHT TO FIRE HYDRANTS PLACED WITHIN LANDSCAPE ISLANDS THROUGHOUT THE PROJECT SITE.
7. CONTRACTOR TO PROVIDE UTILITY RECORD DRAWINGS TO OWNER AND ENGINEER PRIOR TO FINAL PAYMENT REQUEST.
8. ALL UNDERGROUND UTILITIES LOCATED BENEATH THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED PRIOR TO COMPACTION OF THE SUBGRADE.
9. CONTRACTOR SHALL NOTIFY ALL UTILITY PROVIDERS AT LEAST 72 HOURS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION THE CONTRACTOR SHALL DETERMINE IF UTILITIES OTHER THAN THOSE SHOWN THE PLANS EXIST.
10. CONTRACTOR TO EXERCISE CARE TO PROTECT THE ROOTS OF TREES TO REMAIN. WITH THE BRANCH SPREAD OF SUCH TREES, PERFORM ALL TRENCHING BY HAND. OPEN THE TRENCH ONLY WHEN UTILITIES CAN BE INSTALLED IMMEDIATELY. PRUNE INJURED ROOTS CLEANLY AND BACKFILL AS SOON AS POSSIBLE.
11. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH THE PROPOSED GRADES.
12. CASINGS AND/OR CONDUIT SHALL EXTEND FIVE(5) FEET BEYOND THE EDGE OF PAVEMENT, BACK OF CURB AND/OR SIDEWALK AT EACH END AND SHALL BE INCLUDED IN RECORD DRAWINGS TO THE ENGINEER.

**GENERAL POTABLE WATER NOTES:**

1. THE CONTRACTOR SHALL PLACE PROPOSED VALVES AS SHOWN. THE VALVE BOX SHALL NOT BE LOCATED IN PAVEMENT, BRICK PAVERS OR DRIVEWAY AREAS WHERE POSSIBLE.
2. PROPOSED WATERLINE FITTINGS ARE SHOWN AT MAJOR BENDS IN WATER MAIN ALIGNMENT. CONTRACTOR SHALL UTILIZE ADDITIONAL FITTINGS AS NECESSARY TO DEFLECT WATERLINE IN ACCORDANCE WITH THE UTILITY PROVIDER SPECIFICATIONS.
3. THE ENDS OF ALL CAPPED POTABLE WATERLINES SHALL BE MARKED WITH ELECTRONIC MARKER AND 2"x4" STAKES 5' IN LENGTH WITH 2" ABOVE GROUND.
4. THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE-BLUE REFLECTIVE PAVEMENT MARKERS AS REQUIRED IN CENTER OF ADJACENT TRAVEL LANE AT EACH FIRE HYDRANT.
5. ALL WATER VALVES SHALL CONFORM TO A.W.W.A. C-509 RESILIENT SEATED TYPE.
6. CONTRACTOR SHALL USE 45 DEGREE BENDS AT CONFLICTS. RESTRAINTS TO BE MEGA-LUG, TYLER MJR GLANDS OR APPROVED EQUAL. CONTRACTOR SHALL NOT EXCEED 75% OF THE MANUFACTURES RECOMMENDED MAXIMUM PIPE DEFLECTION.
7. ALL WATER MAINS SHALL HAVE A MINIMUM OF 5' COVER.
8. ALL POTABLE WATERLINES SHALL BE DUCTILE IRON, CLASS 52.

**GENERAL SEWER UTILITY NOTES:**

1. CONTRACTOR TO VERIFY INVERT ELEVATION AND LOCATION OF EXISTING SANITARY SEWER MANHOLES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL GRAVITY SEWER LINES SHALL BE PVC (SDR 35), GREEN IN COLOR, UNLESS OTHERWISE NOTED, WITH A MINIMUM OF 36" COVER.
3. ALL SEWER LENGTHS ARE APPROXIMATE AND ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. MANHOLE TOPS ARE APPROXIMATE AND SHOULD BE ADJUSTED TO FINAL GRADE OR PAVEMENT ELEVATION.
5. ALL SANITARY SEWER SERVICES TO BE 6" IN DIAMETER, UNLESS OTHERWISE NOTED.
6. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH MILFORD WATER UTILITIES TECHNICAL SPECIFICATIONS FOR GRAVITY SEWER.
7. CONTRACTOR TO COORDINATE WITH M.W.U. TO VERIFY THE CONDITION OF THE COATING OF THE EXISTING MANHOLES AND RE-COAT IF NECESSARY.



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 TEL: 603-673-1441 FAX: 603-673-1584  
 MERIDIANLANDSERVICES.COM

| REV. | DATE    | DESCRIPTION                    | DR  | CK  |
|------|---------|--------------------------------|-----|-----|
| A    | 3/17/21 | REV FOR COMMENTS DATED 3/10/21 | SRF | SRF |
| B    | 3/31/21 | WATER UTILITY REVISION         | SRF | SRF |
| C    | 6/1/21  | BUILDING REVISION              | SRF | SRF |
| D    |         |                                |     |     |
| E    |         |                                |     |     |
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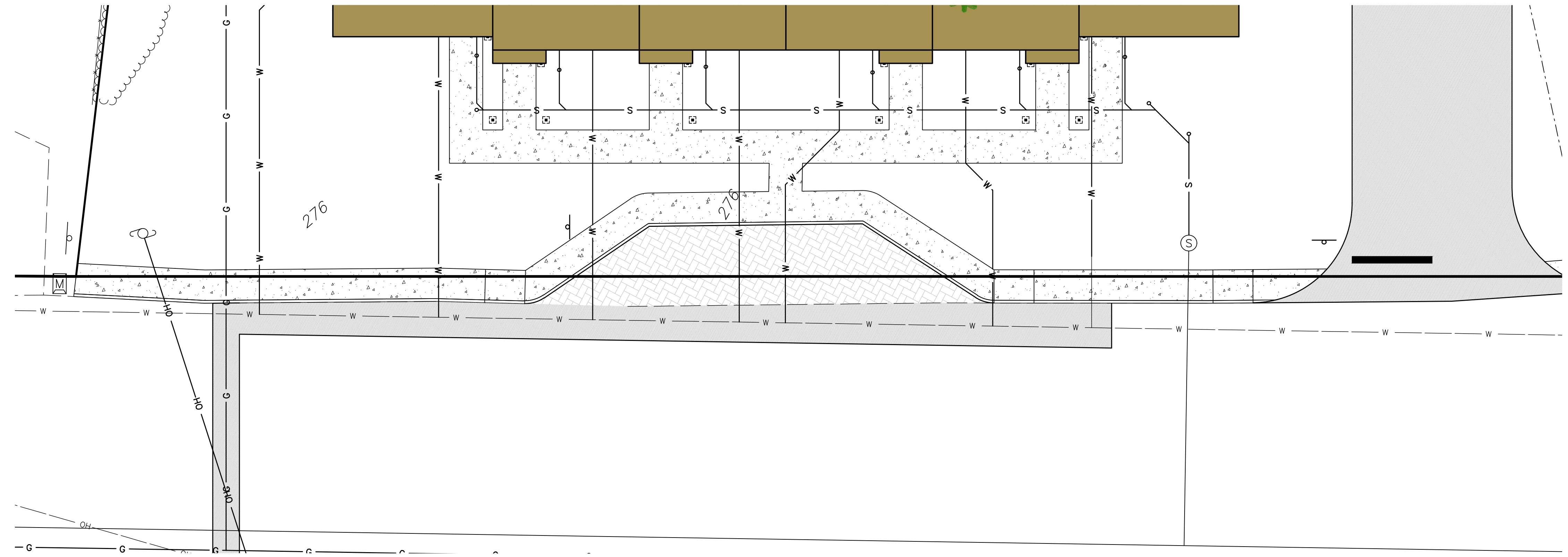
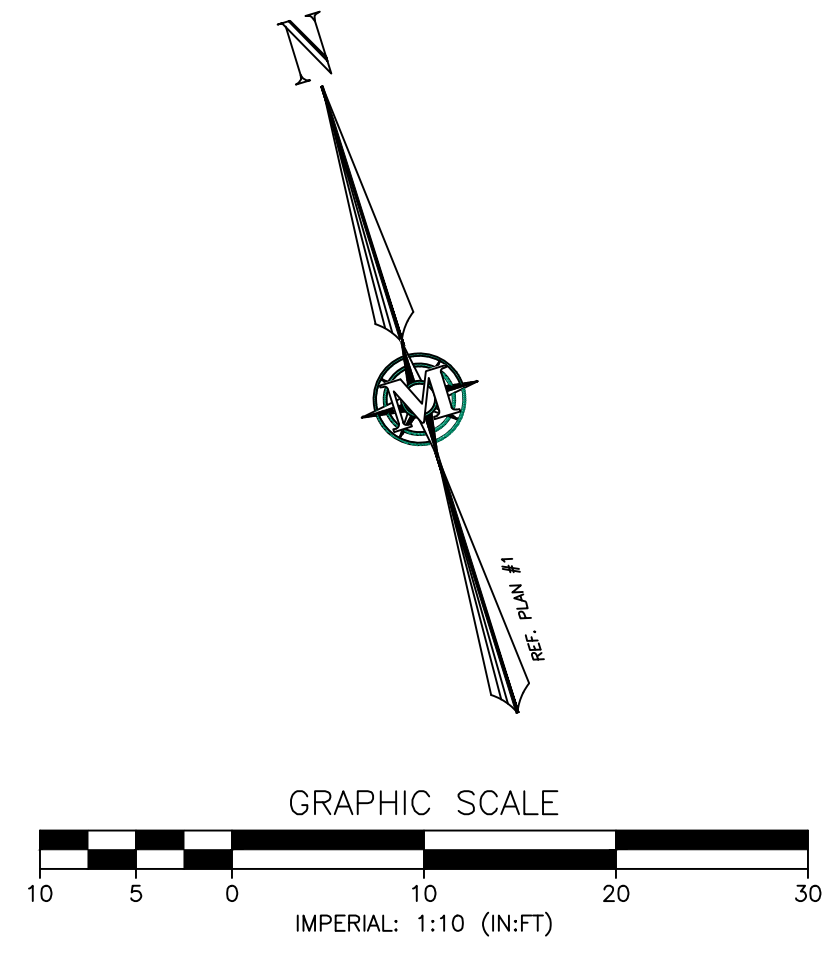
**CROSBY TOWNHOUSES**  
 SITE PLAN  
 DRAINAGE AND UTILITY PLAN

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

**SP-3**  
 SHEET  
 FILE: 10839100.dwg  
 PROJECT: 10839.00  
 SHEET NO. 4 OF 11

Plotted: 6/8/2021 3:28 PM By: SRF  
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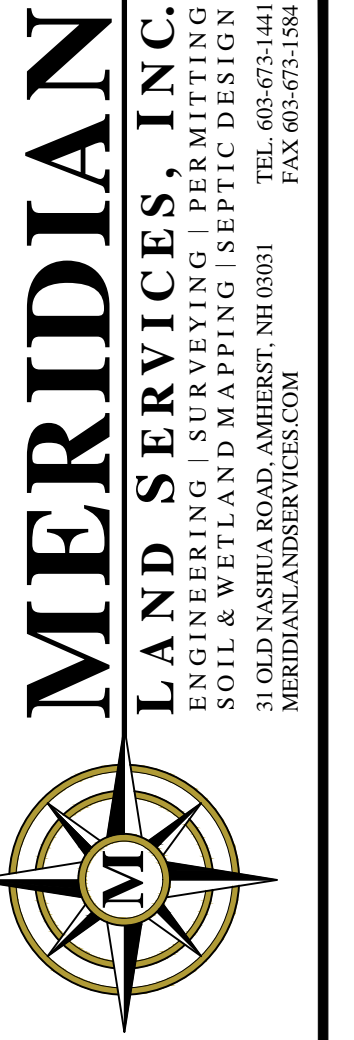
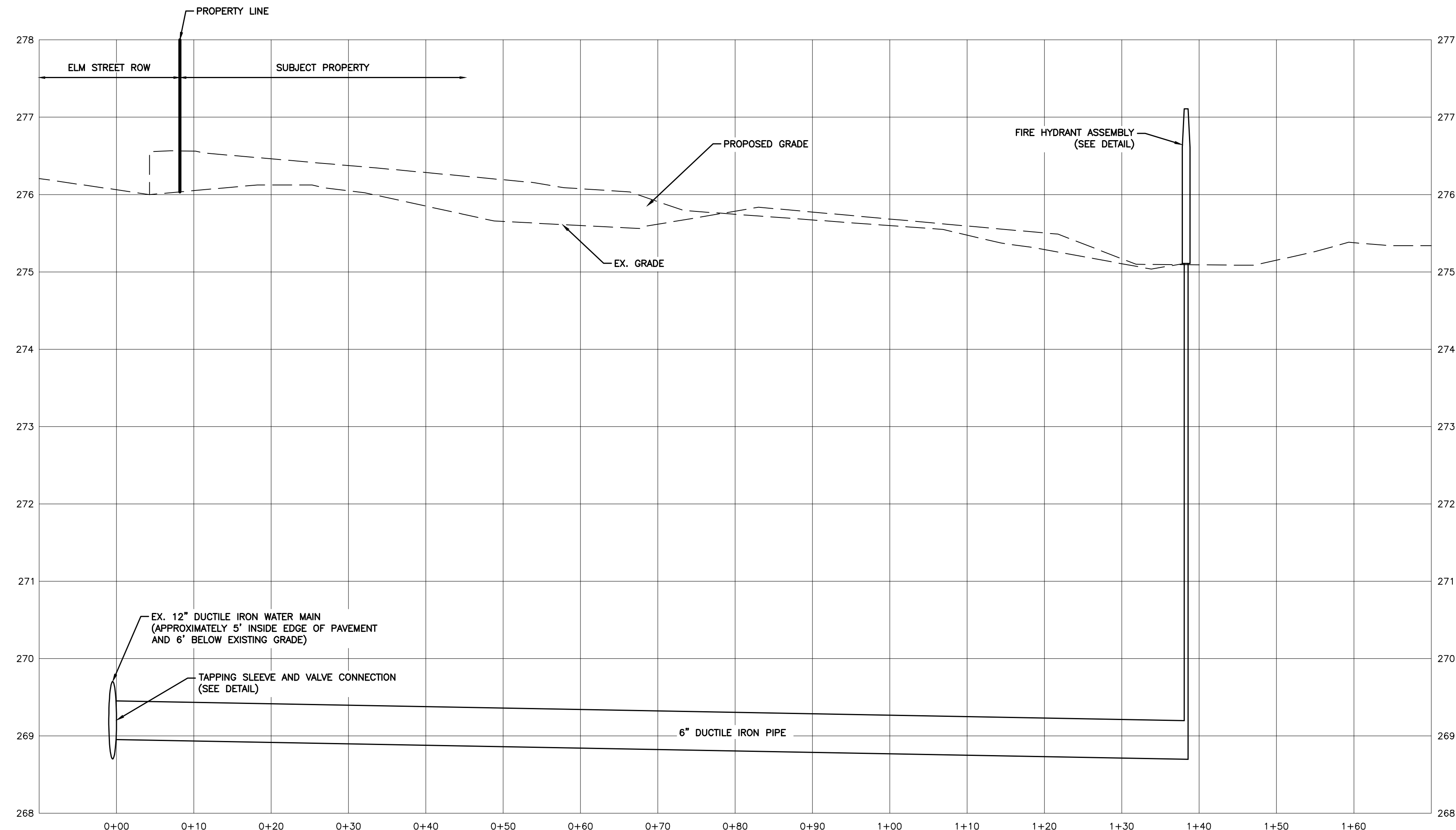




**LEGEND:**

|       |                        |
|-------|------------------------|
| —     | EX. RIGHTS-OF-WAY      |
| — W — | 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.



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 FAX: 603-673-1584

| REV. | DATE    | DESCRIPTION                    | DR  | CK  |
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COLBY TOWNHOUSES  
 SITE PLAN  
 PROPOSED WATER

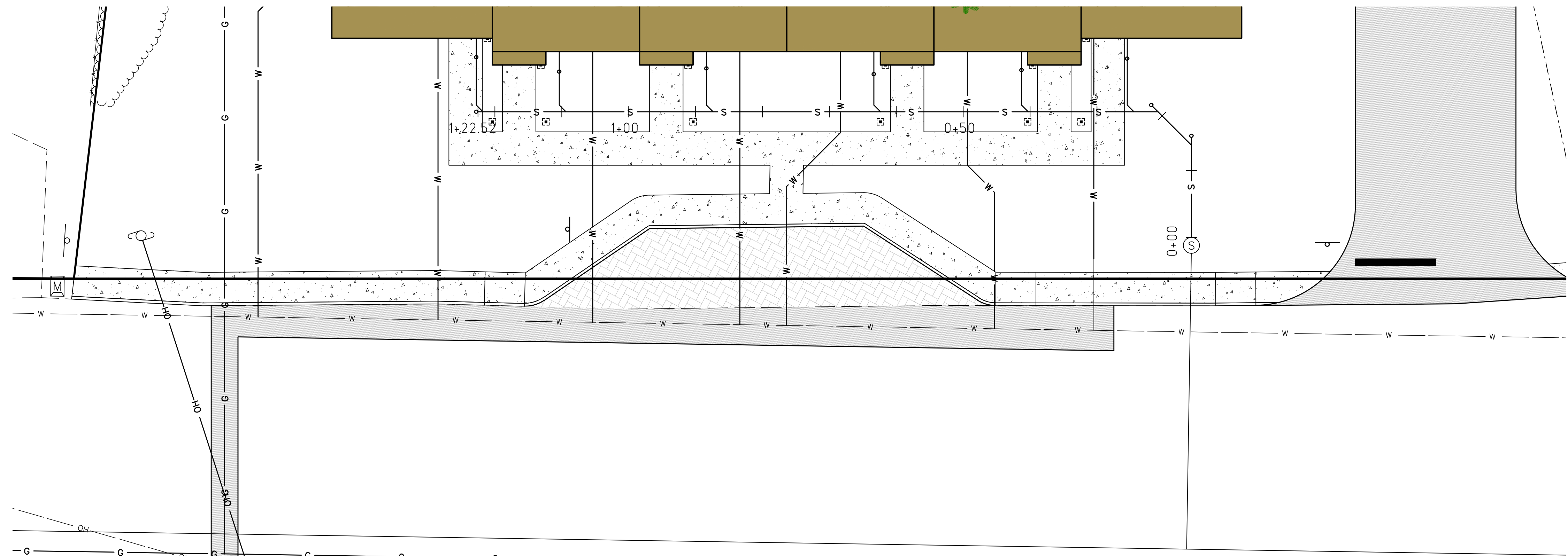
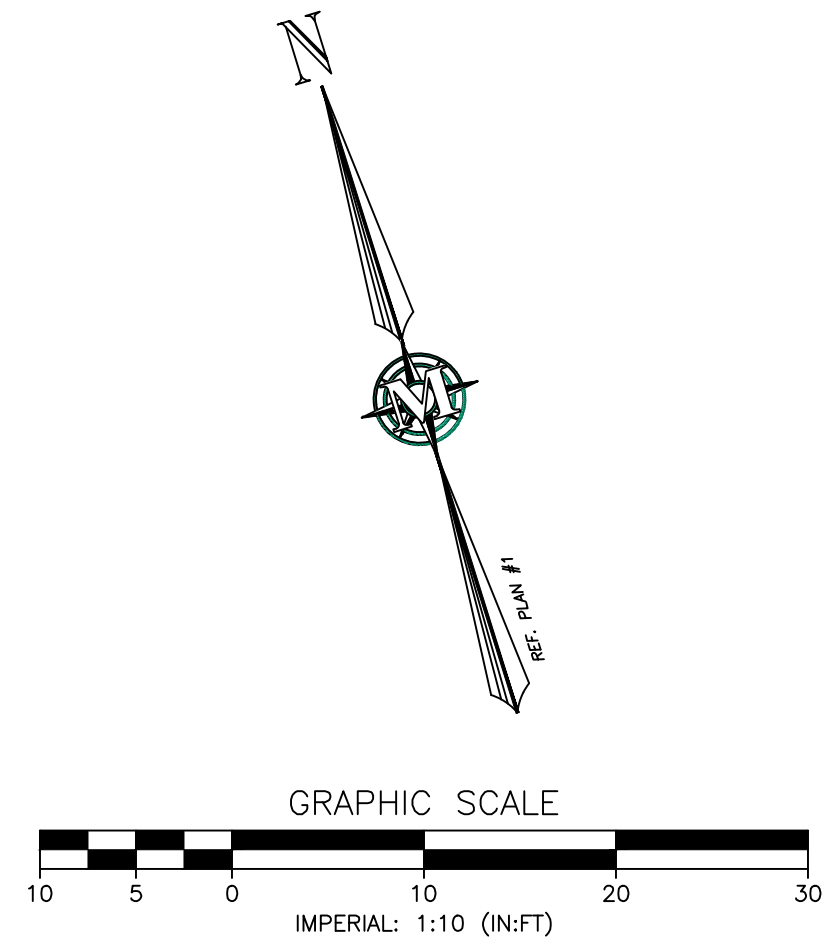
MENGYUAN PROPERTY  
 MANAGEMENT, LLC  
 159 ELM STREET  
 MAP 19 LOT 5  
 MILFORD, NEW HAMPSHIRE

**P-2**  
 SHEET  
 PROJECT 10839100.dwg  
 SHEET NO. 6 OF 11

MARCH 17, 2021

SCALE: 1" = 10'

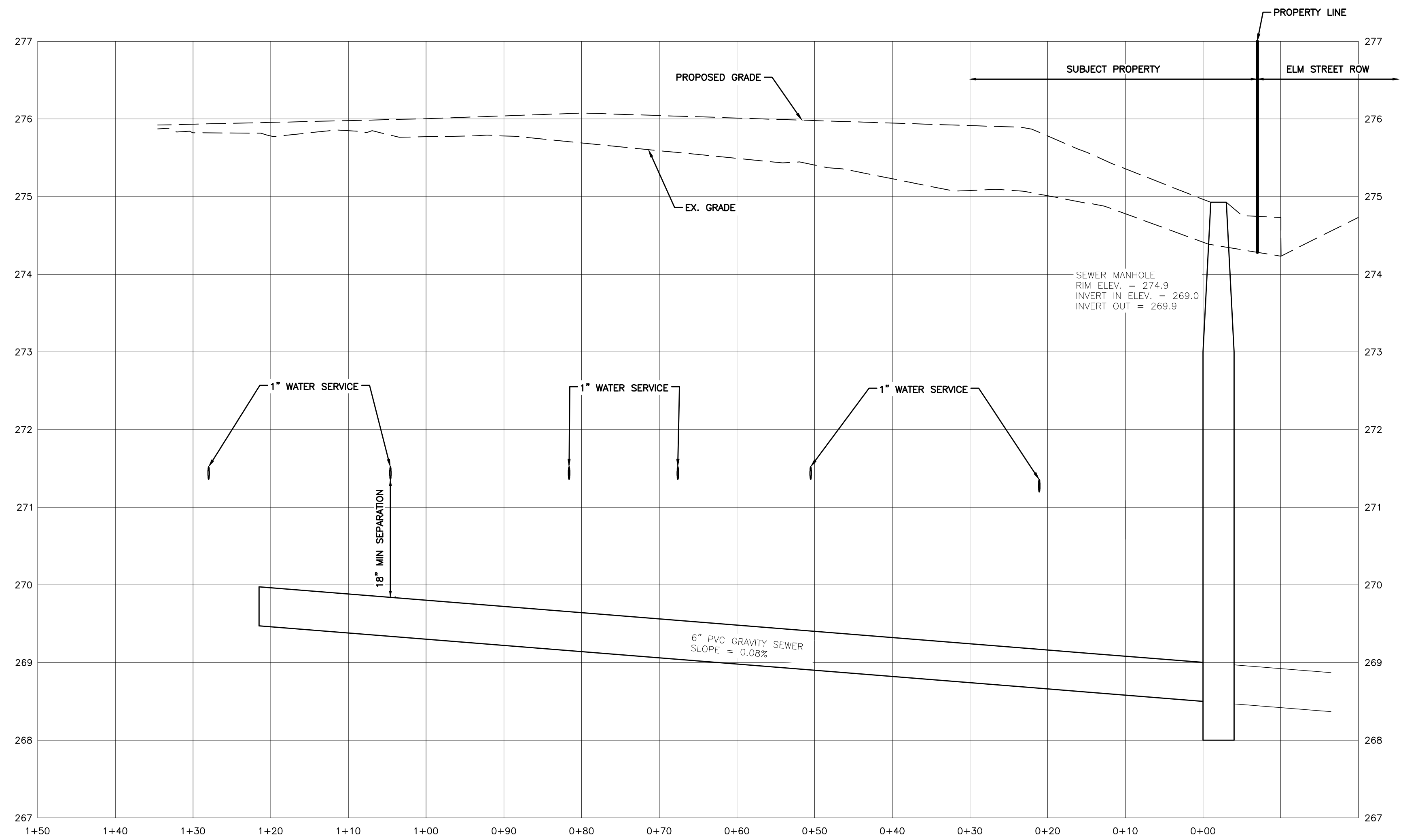
FILE: 10839100.dwg  
 PROJECT 10839100  
 SHEET NO. 6 OF 11



**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.



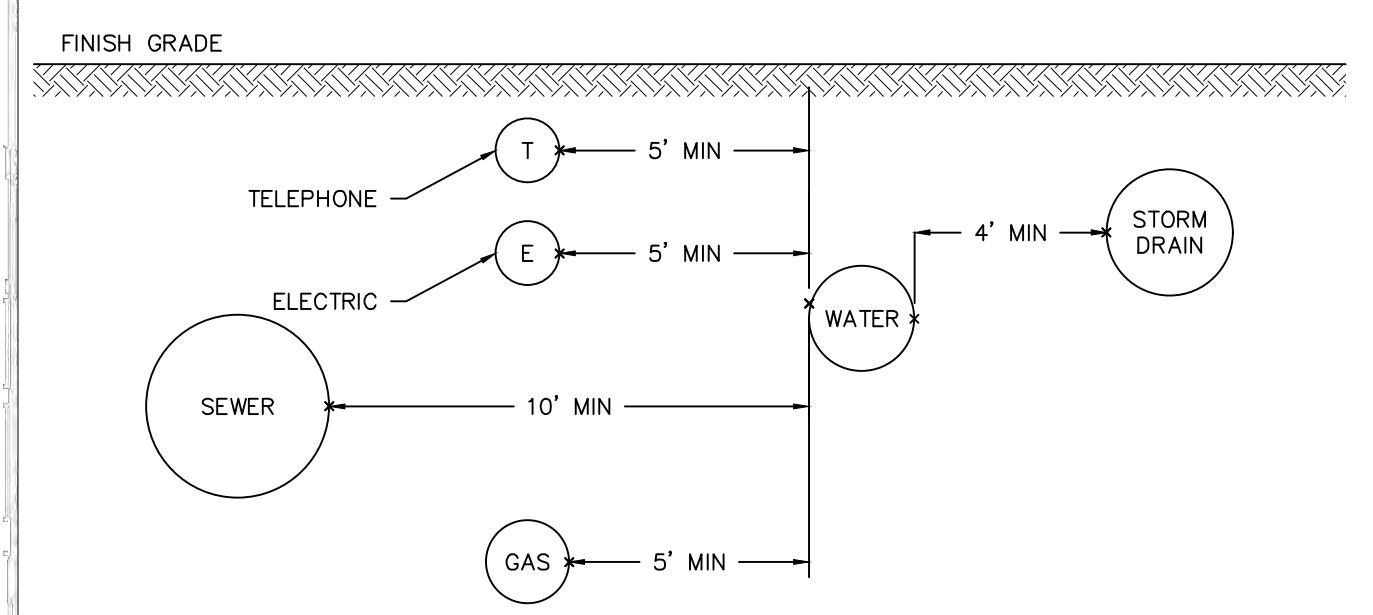
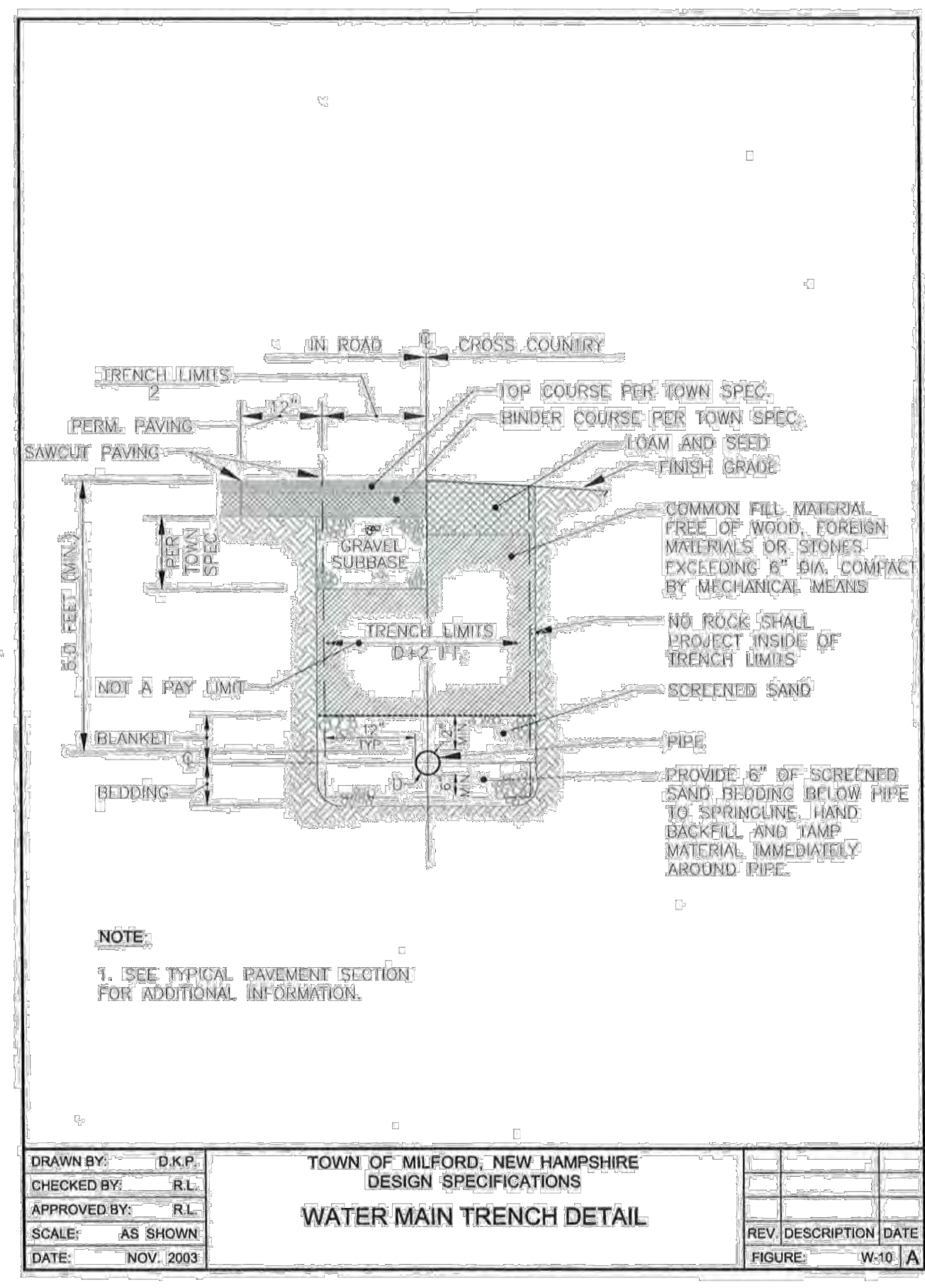
**MERIDIAN**  
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CROSBY TOWNHOUSES  
 SITE PLAN  
 PROPOSED SEWER

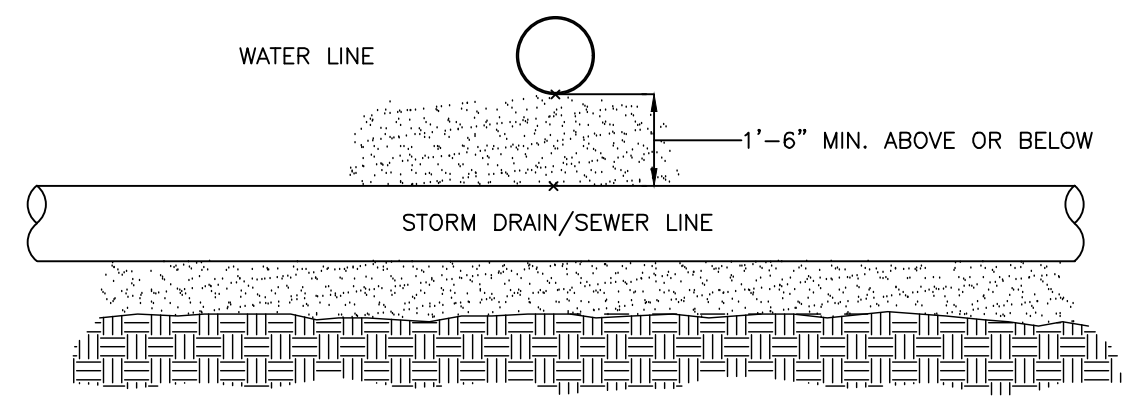
MENGYUAN PROPERTY  
 MANAGEMENT, LLC  
 159 ELM STREET  
 MAP 19 LOT 5  
 MILFORD, NEW HAMPSHIRE  
 SCALE: 1" = 10'

**P-1**  
 SHEET  
 PROJECT 1083900  
 SHEET NO. 9 OF 11

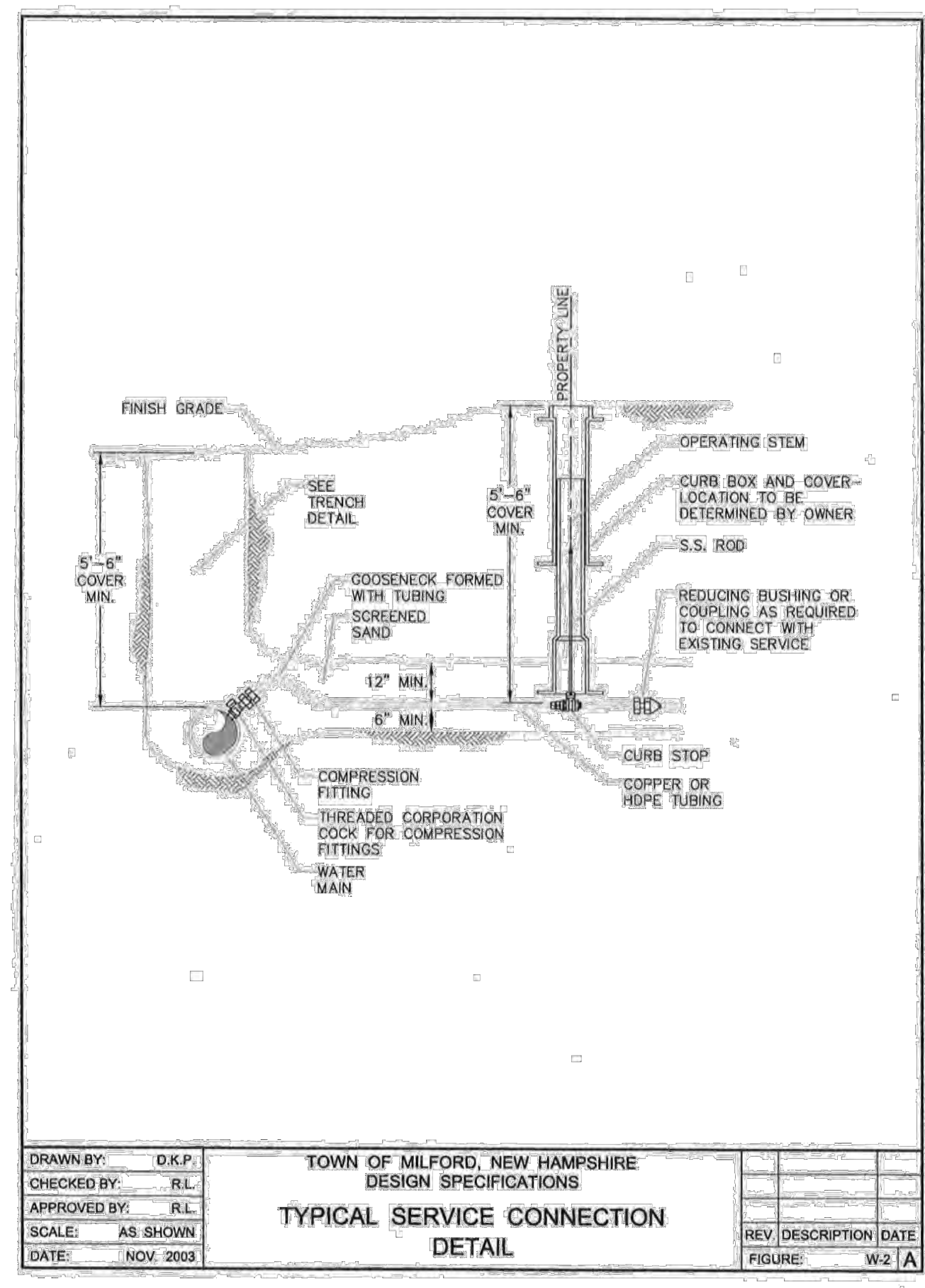


- NOTES:**
1. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO (INSERT TOWN NAME HERE) SPECIFICATIONS.
  2. ALL WATER MAIN SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
  3. SEE DETAIL 4/D-1 FOR EXACT DEPTH AND LOCATION.

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



**WATER MAINS CROSSING** **2 D-1**

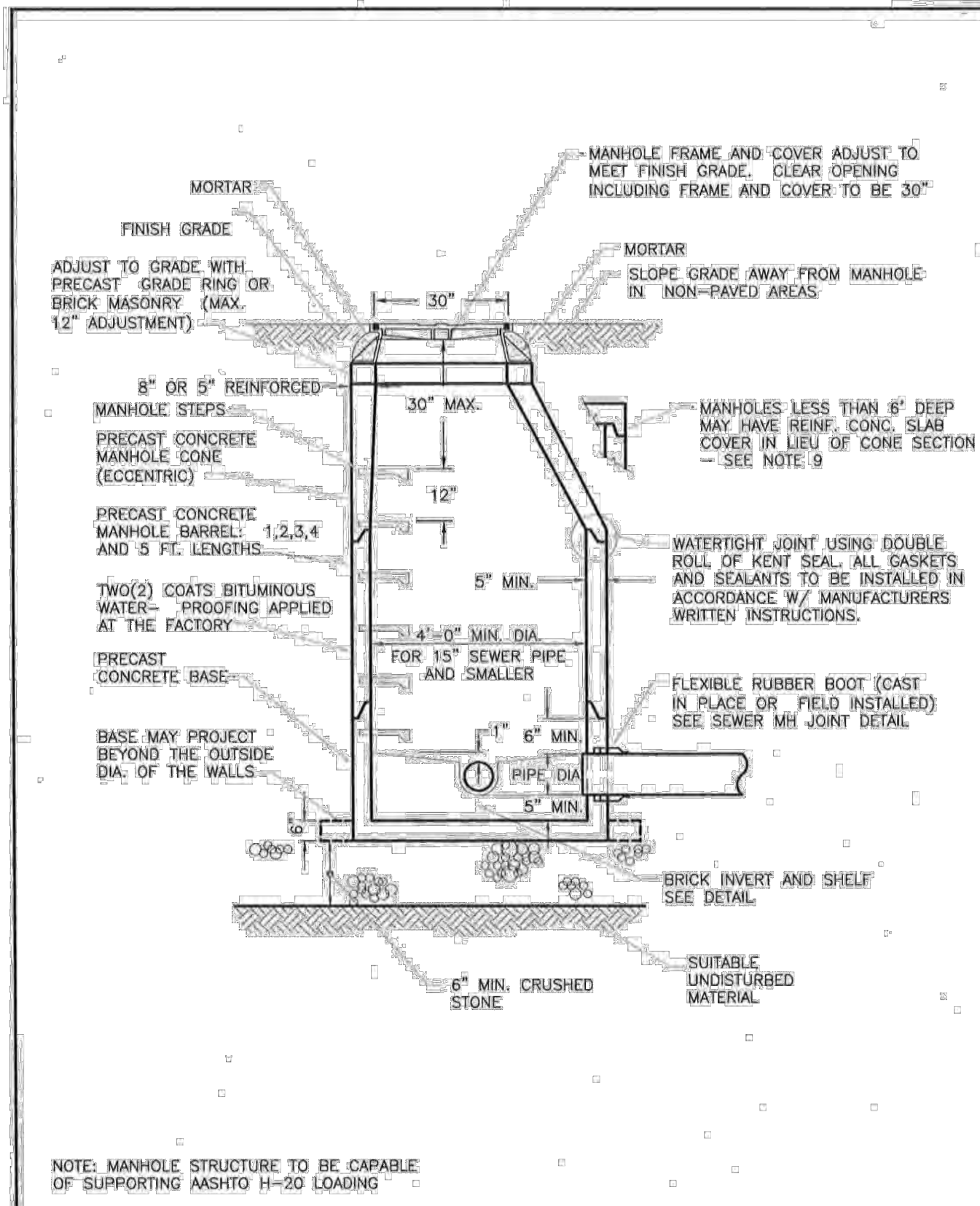


| REV. | DATE    | DESCRIPTION                    |
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MENGYUAN PROPERTY MANAGEMENT, LLC  
159 ELM STREET  
MILFORD, NEW HAMPSHIRE  
SCALE: N/A

CROSBY TOWNHOUSES  
SITE PLAN  
WATER DETAILS  
MARCH 31, 2021

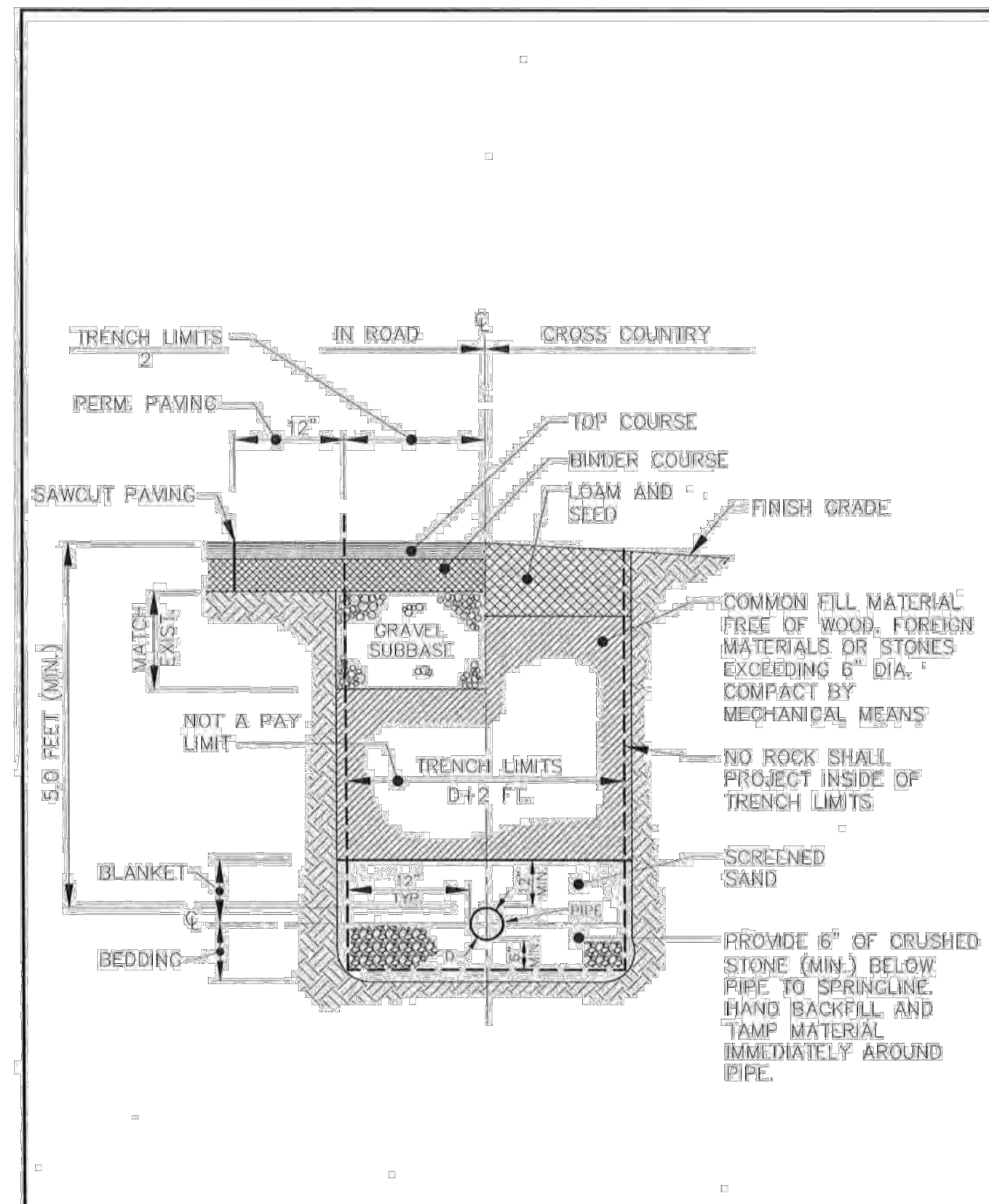
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DRAWN BY: D.K.P.  
 CHECKED BY: R.L.  
 APPROVED BY: R.L.  
 SCALE: AS SHOWN  
 DATE: NOVEMBER 2003

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

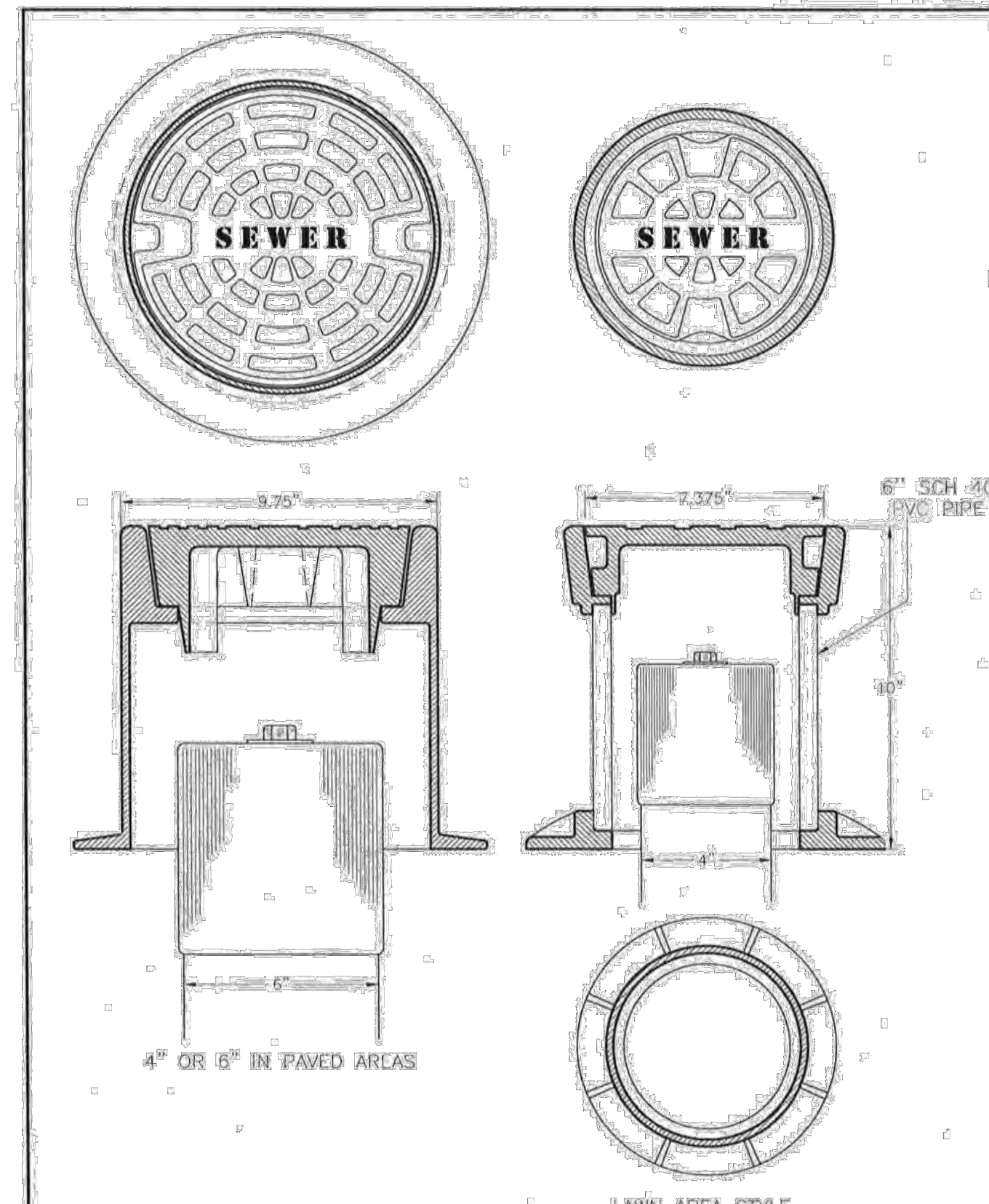
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 FIGURE: S-2 | A



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**

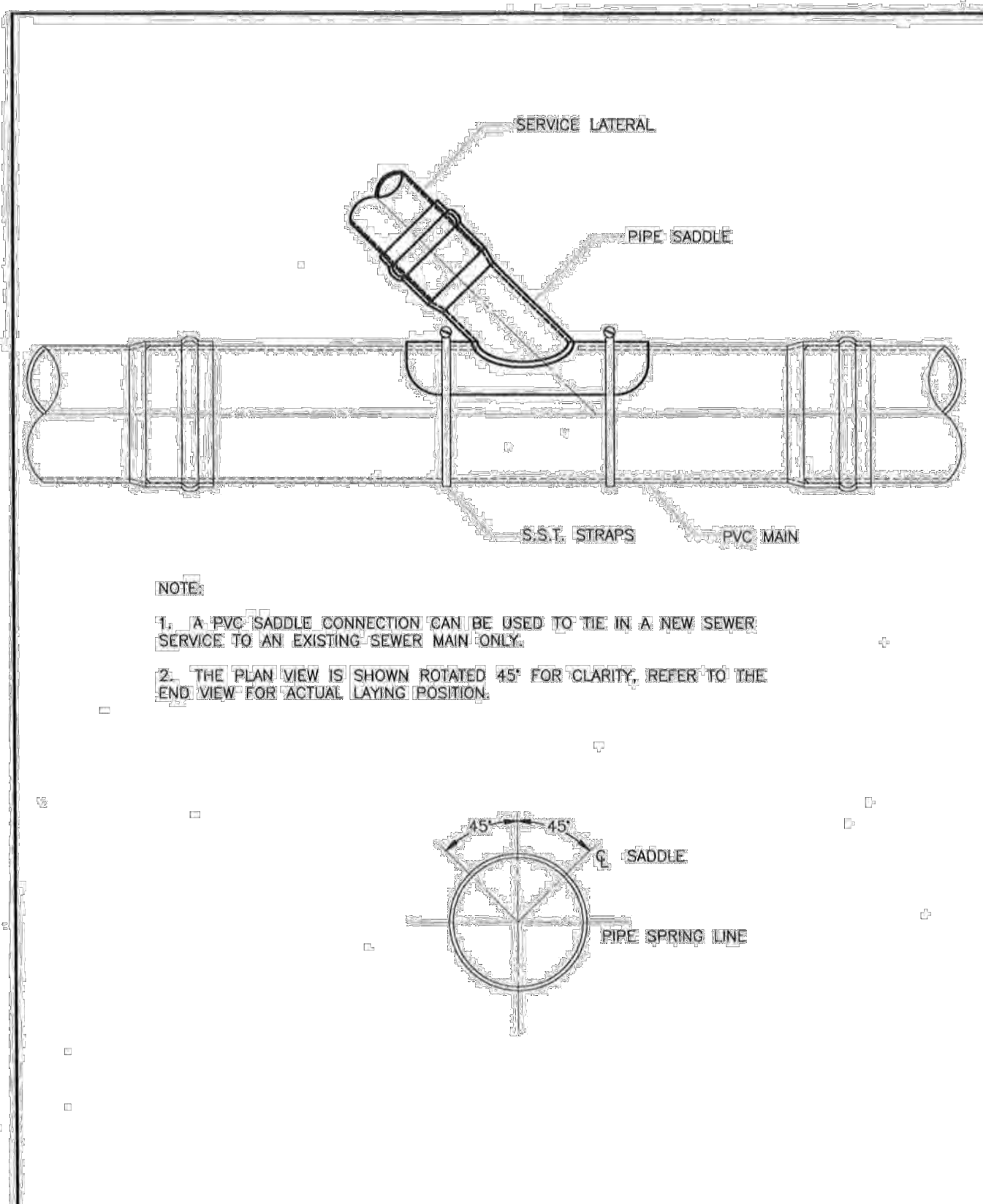
REV. DESCRIPTION DATE  
 FIGURE: S-11 | A



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 DATE: NOVEMBER 2003

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

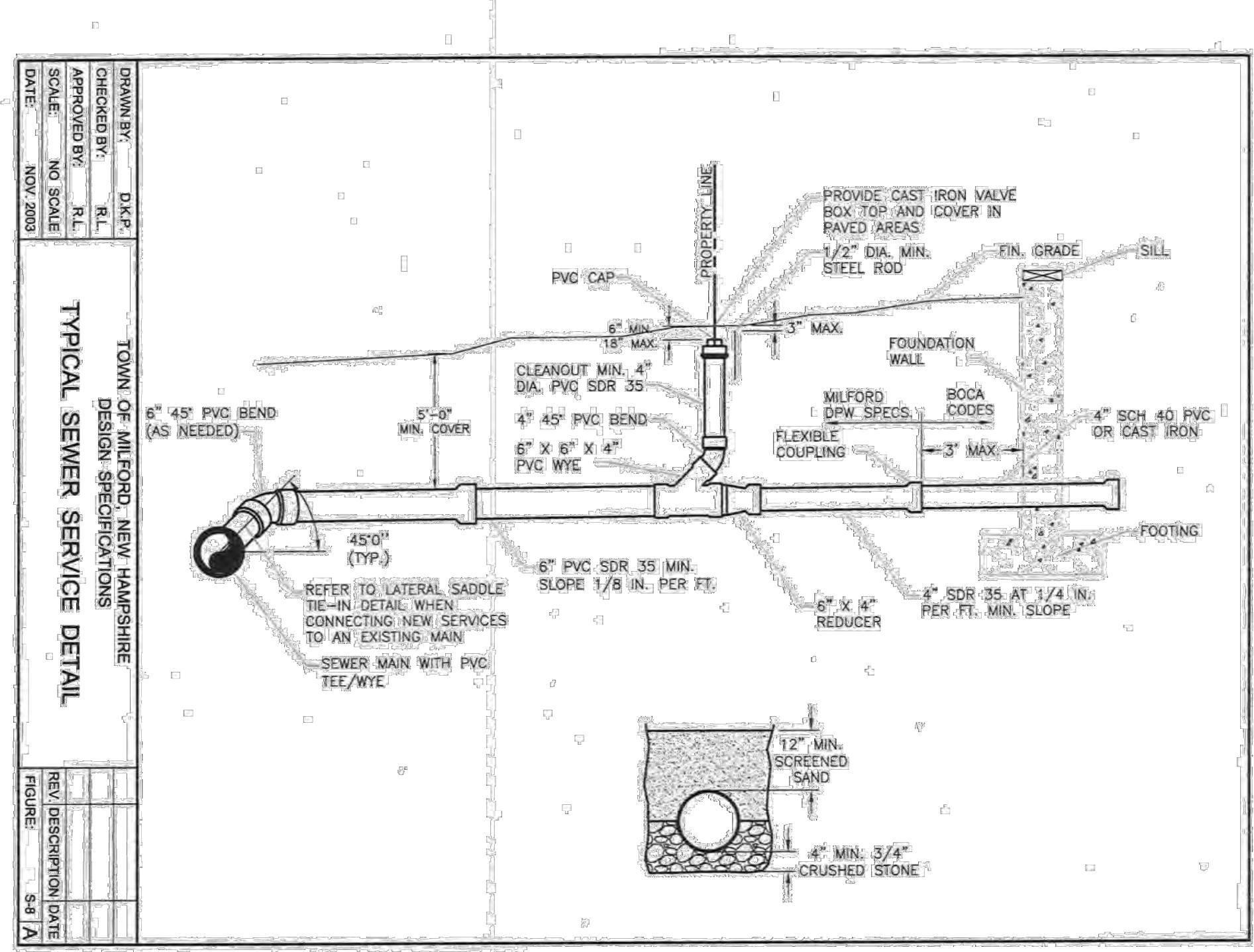
REV. DESCRIPTION DATE  
 FIGURE: S-8 | A



DRAWN BY: D.K.P.  
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 DATE: NOV. 2003

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

REV. DESCRIPTION DATE  
 FIGURE: S-9 | A



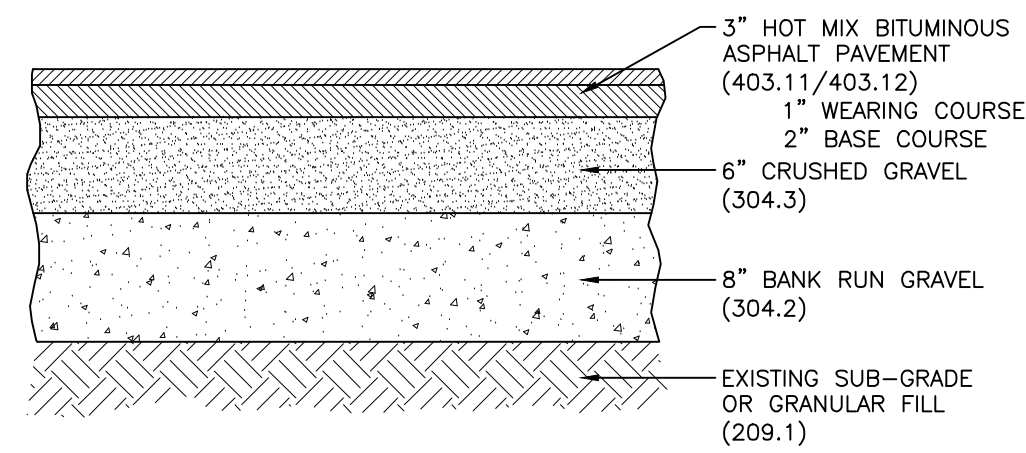
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 DATE: NOV. 2003

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

REV. DESCRIPTION DATE  
 FIGURE: S-8 | A

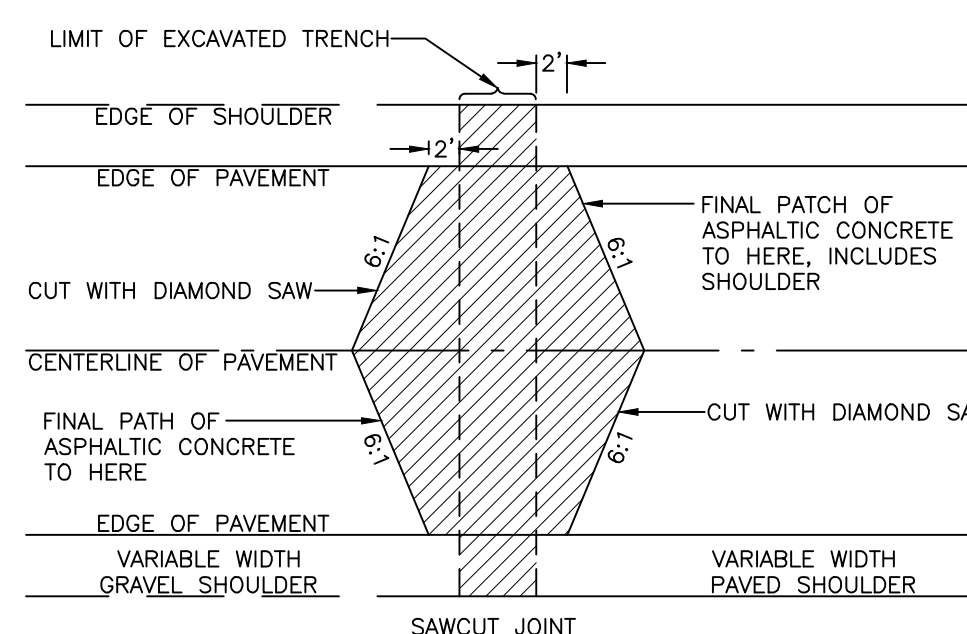
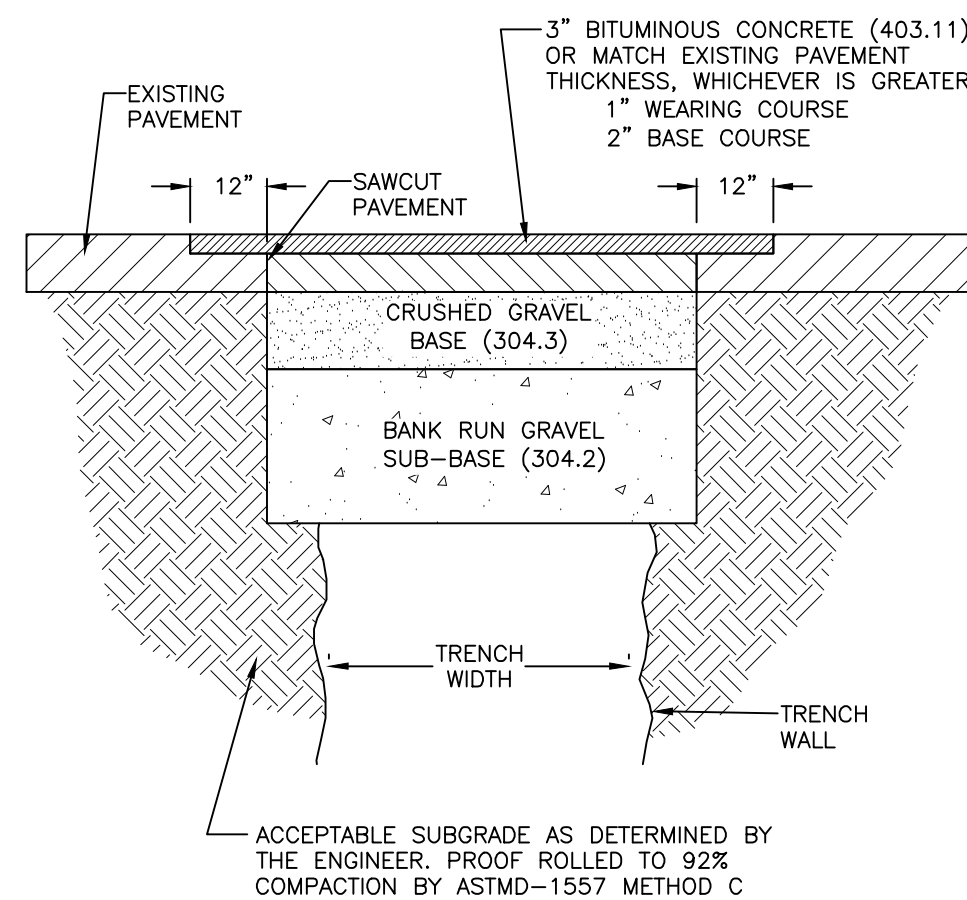
| REV. | DATE    | DESCRIPTION                    |
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| A    | 3/17/21 | REV FOR COMMENTS DATED 3/10/21 |
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| D    |         |                                |
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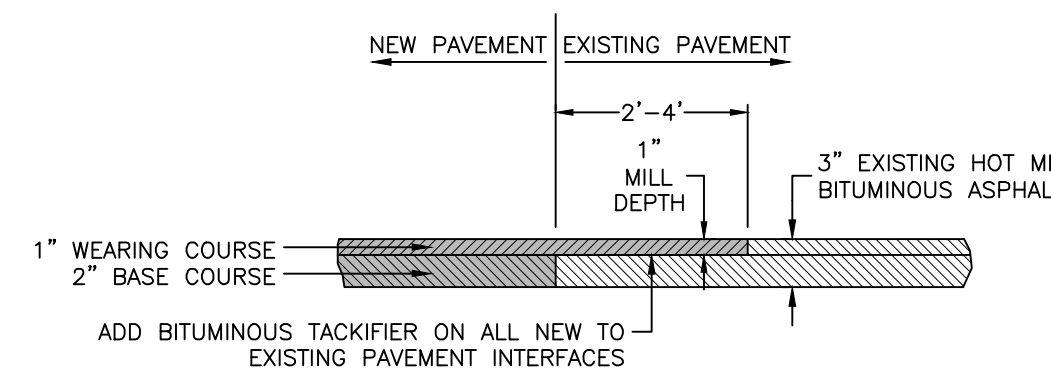
- NOTES:
- PAVEMENT JOINT ADHESIVE (403.6) SHALL BE APPLIED AT ALL LONGITUDINAL PAVEMENT JOINTS AND ALONG ALL LONGITUDINAL CURB LINES.
  - ASPHALT BONDING AGENT SHALL BE APPLIED TO ALL INTERFACES WITH EXISTING PAVEMENTS, AND/OR AREAS OF COLD PLANING.

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

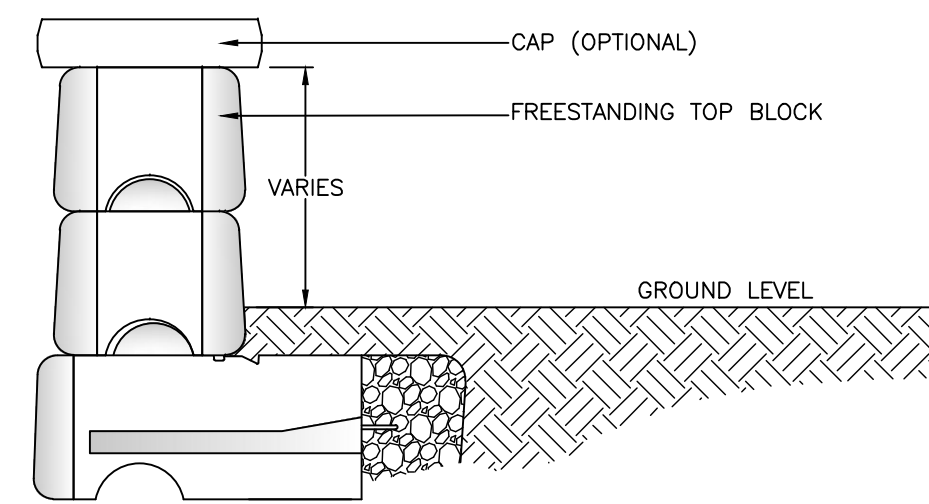


- NOTES:
- PRIOR TO EXCAVATION, THE CONCRETE SHALL BE SAWN AT LEAST 2 FEET BEYOND THE TRENCH AND PREFERABLY LOCATED TO INCLUDE AN EXISTING TRANSVERSE CONCRETE JOINT.
  - BACKFILL AND COMPACT THE TRENCH TO THE BOTTOM OF THE CONCRETE IN ACCORDANCE WITH THE TRENCH PERMIT. TEMPORARILY REPLACE THE CONCRETE 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

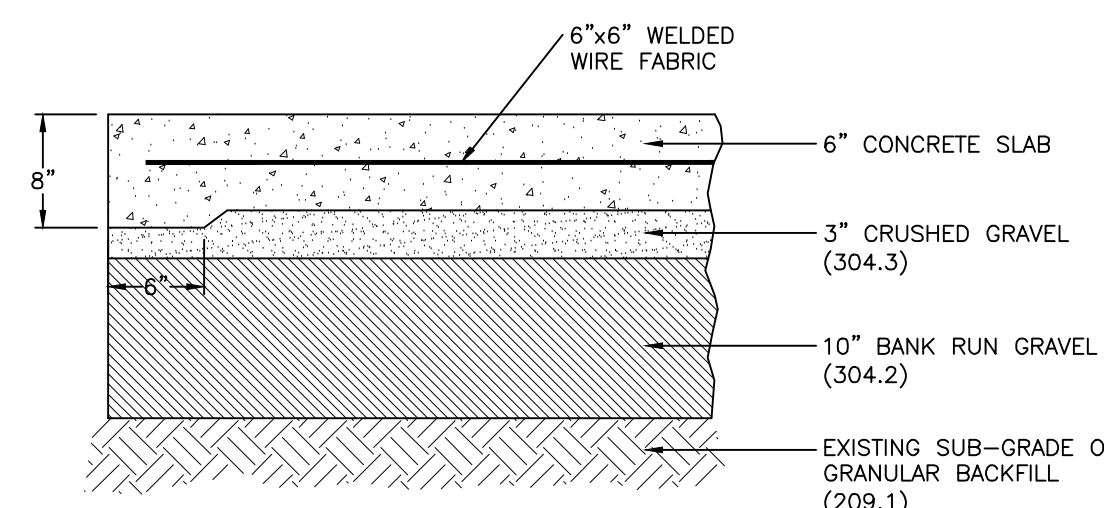
**PAVEMENT TRENCH PATCH** SCALE: NONE **5** **D-3**



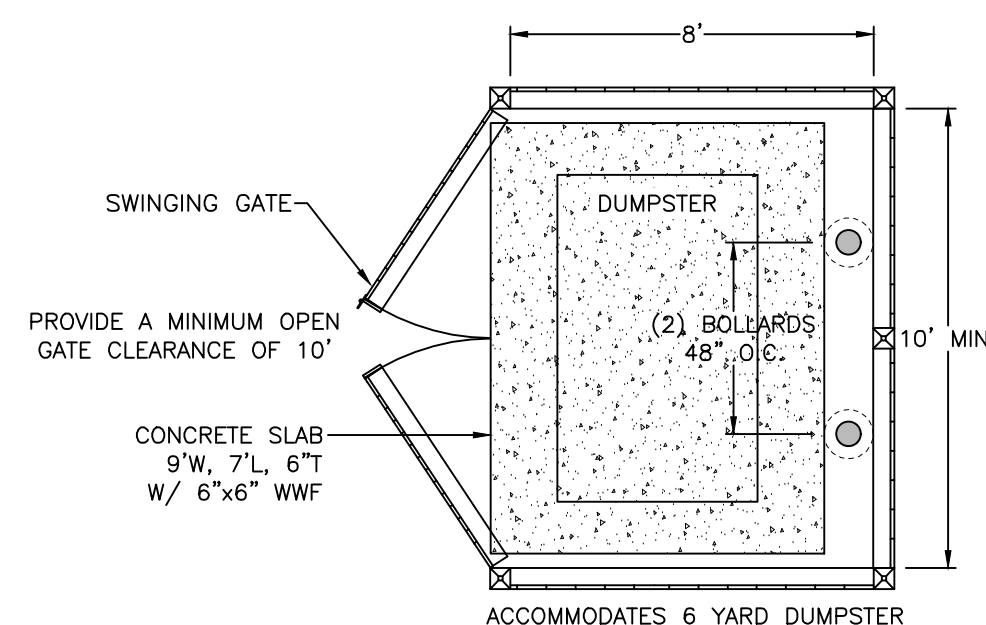
**NEW TO EXISTING PAVEMENT MILLING INTERFACE** SCALE: NONE **6** **D-3**



**TYPICAL FREESTANDING BLOCK AT TOP OF WALL** JUN 22, 2015 SCALE: NONE **7** **D-3**



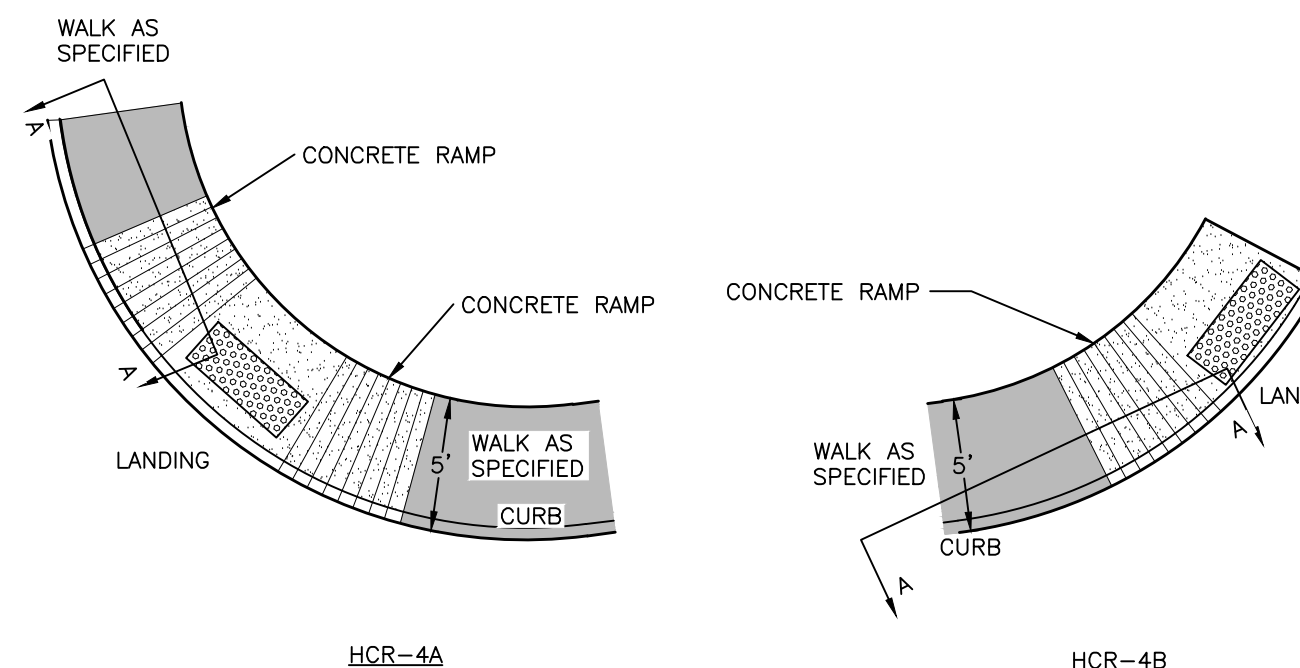
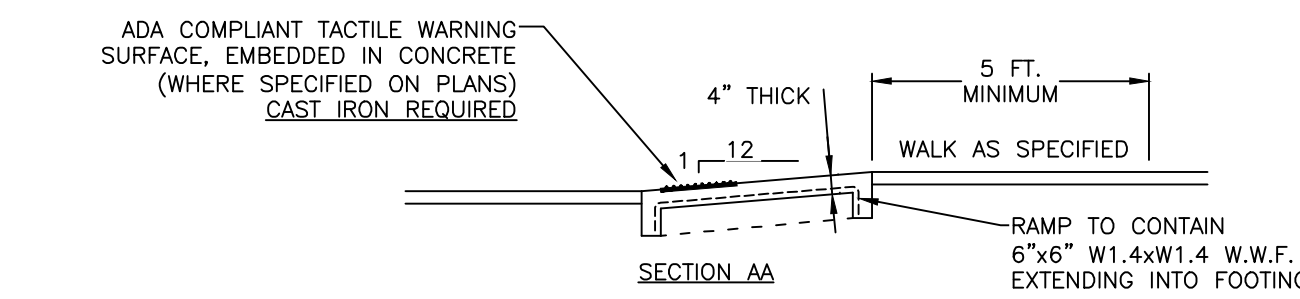
**CONCRETE DUMPSTER PAD** (NHDOT ITEM NO.) APRIL 11, 2011 SCALE: NONE **8** **D-3**



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

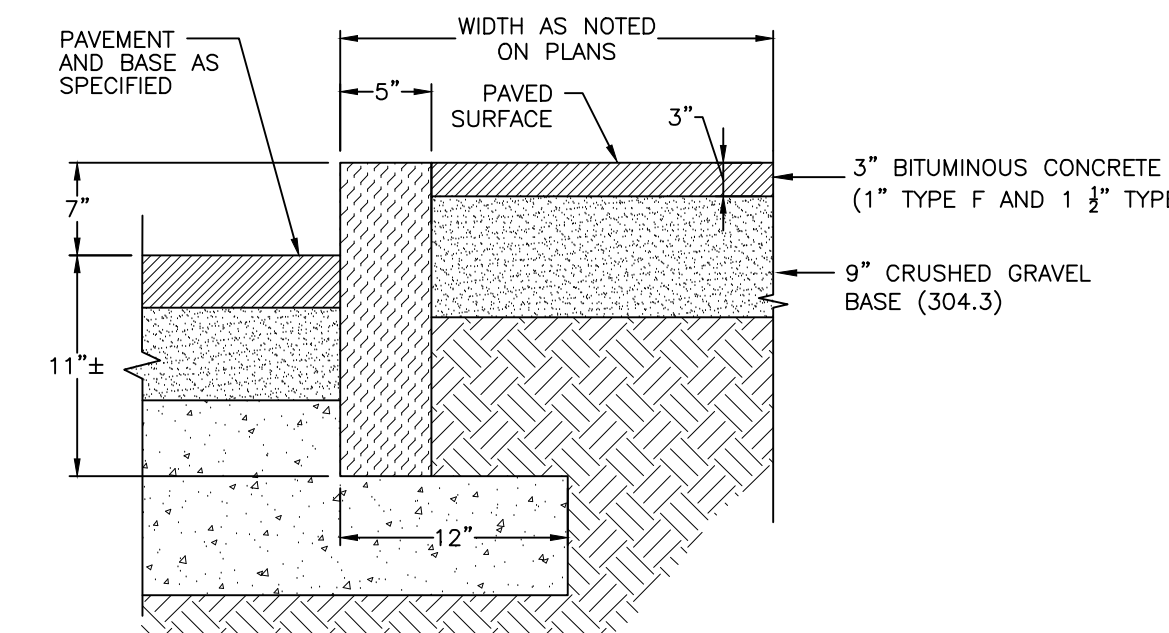
- GENERAL NOTES:
- ALL SIGNING AND PAVEMENT MARKINGS SHALL CONFORM TO "NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTIONS 615 AND 632, AS AMENDED, AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
  - THE CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF ALL SIGNING AND PAVEMENT MARKINGS.

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

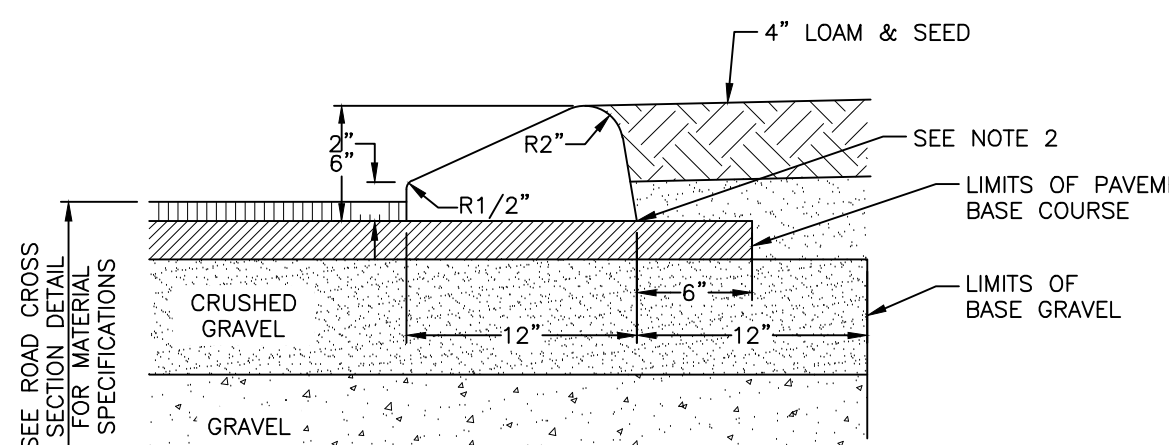


- NOTES:
- DETECTABLE WARNINGS SHALL BE PROVIDED WHERE EVER A CURB RAMP CROSSES A VEHICULAR WAY.
  - DETECTABLE WARNINGS SHALL BE PROVIDED 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. THE DETECTABLE WARNING SHALL BE LOCATED ADJACENT TO THE CURB LINE, PLACED 6" TO 8" BEHIND THE FACE OF THE CURB JOINT.
  - DETECTABLE WARNING MATERIALS SHALL BE TEXTURED TO PROVIDE SLIP RESISTANCE AND SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES - EITHER LIGHT ON DARK OR DARK ON LIGHT. THE PREFERRED COLOR FOR A LIGHT BACKGROUND IS RED BRICK AND FOR A DARK BACKGROUND SHALL BE SAFETY YELLOW.
  - DETECTABLE WARNING SURFACES SHALL BE SURFACE MOUNTED, THIN MOLDED SHEET GOODS WHICH INCLUDES TILES OR MATS (RIGID OR FLEXIBLE, WITH TRUNCATED DOMES), BONDED AND/OR ANCHORED TO THE SURFACE OF THE RAMP. DETECTABLE WARNINGS SHALL COMPLY WITH ICC/ANSI A117.1 SECTIONS 406.13 AND 705. TRUNCATED DOMES SHALL BE ALIGNED IN A SQUARE GRID PATTERN.

**HANDICAP SIDEWALK RAMPS WITH DETECTABLE WARNINGS** APRIL 8, 2011 SCALE: NONE **11** **D-3**

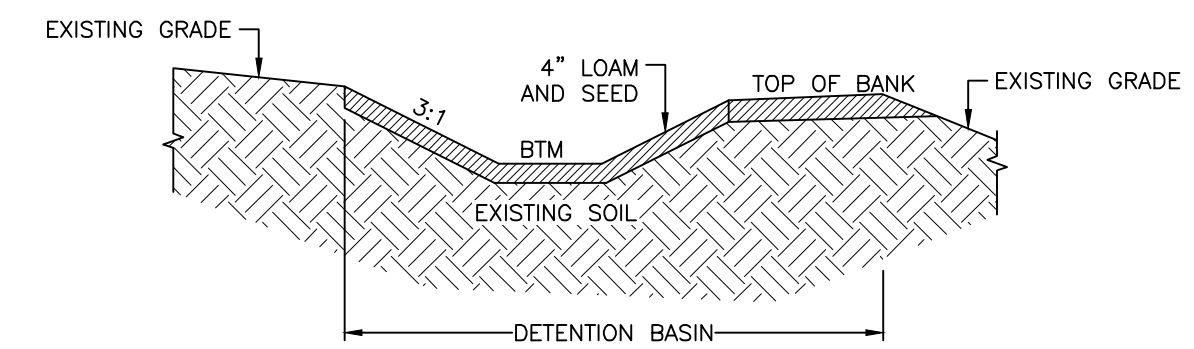


**SIDEWALKS - PAVEMENT WITH VERTICAL GRANITE CURB** (MILFORD) MAY 20, 2013 SCALE: NONE **12** **D-3**



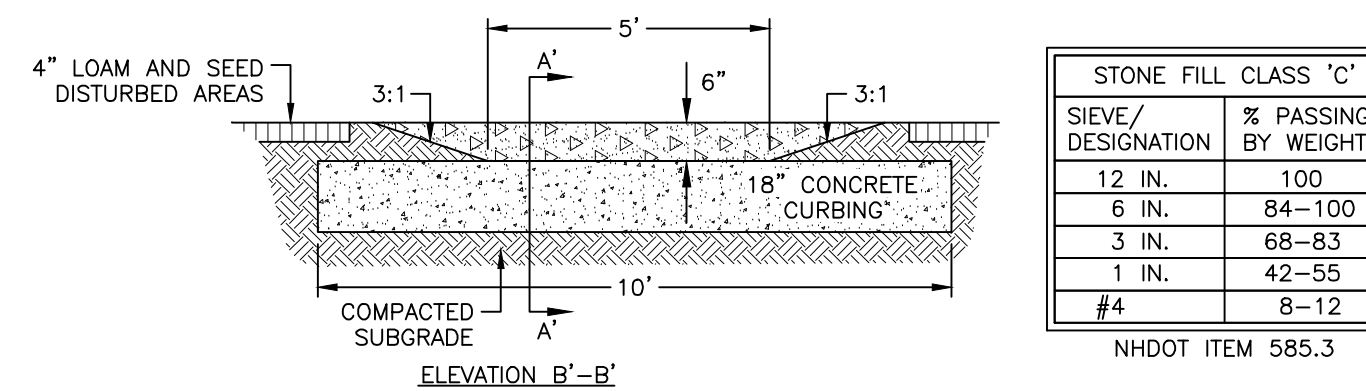
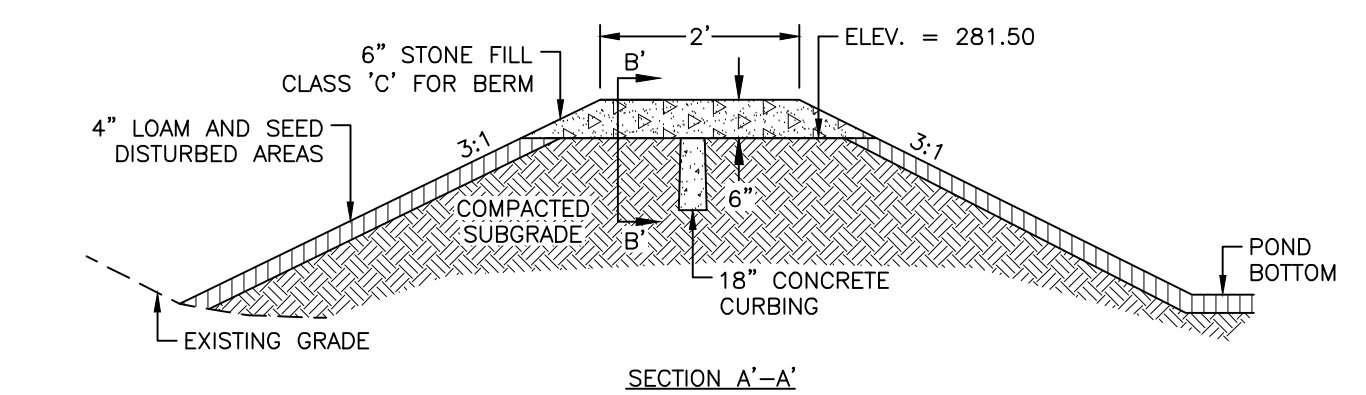
- NOTES:
- CURB FORM SHALL BE MILLER #1144 OR EQUAL
  - APPLY TACK COAT PRIOR TO PLACEMENT OF CURB
  - BITUMINOUS CURB MATERIAL SHALL MEET THE REQUIREMENTS OF NHDOT SECTION 609
  - CAPE COD BERM DIMENSIONS SHALL MATCH THOSE GIVEN IN THIS DETAIL
  - TO BE USED WHERE CURB DOES NOT ABUT SIDEWALK

**TYPICAL CAPE COD BERM** AUG. 28, 2013 SCALE: NONE **13** **D-3**



- 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 **14** **D-3**



**RIPRAP SPILLWAY** SCALE: NONE **15** **D-3**



| REV. | DATE    | DESCRIPTION                    | DR  | CK  |
|------|---------|--------------------------------|-----|-----|
| 1    | 3/17/21 | REV FOR COMMENTS DATED 3/10/21 | SRF | SRF |
| 2    | 3/31/21 | WATER UTILITY REVISION         | SRF | SRF |
| 3    | 6/1/21  | BUILDING REVISION              | SRF | SRF |
| 4    |         |                                |     |     |
| 5    |         |                                |     |     |
| 6    |         |                                |     |     |
| 7    |         |                                |     |     |
| 8    |         |                                |     |     |
| 9    |         |                                |     |     |
| 10   |         |                                |     |     |




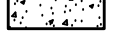
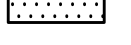
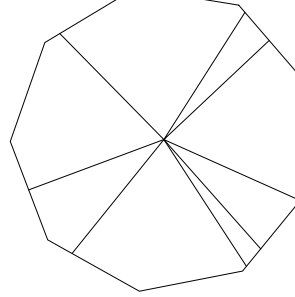
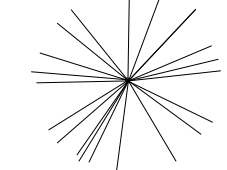
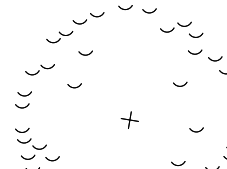
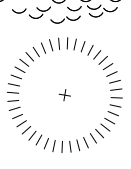


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**NOTES:**

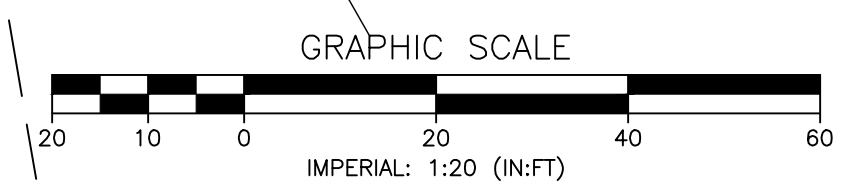
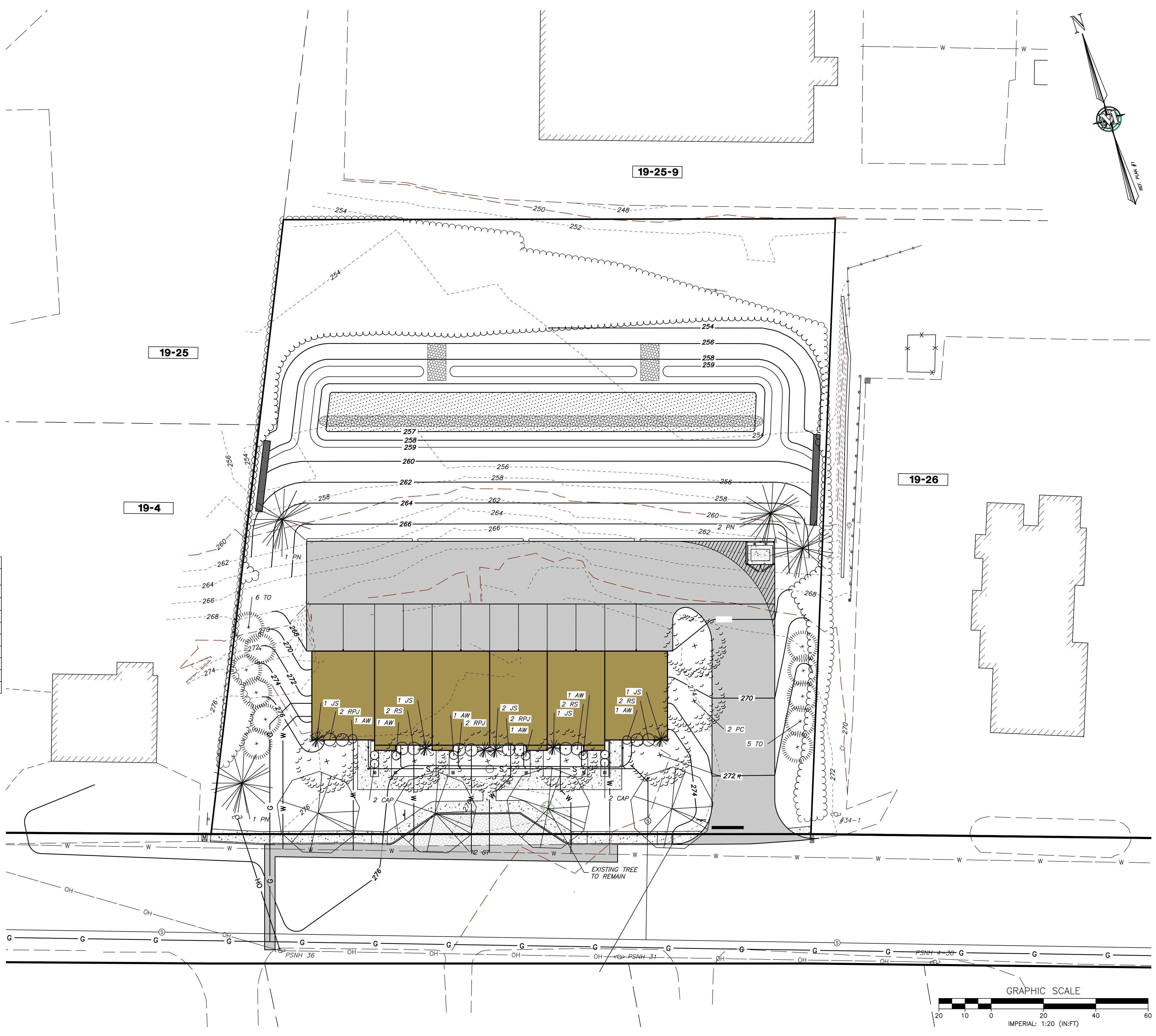
- THE PURPOSE OF THIS PLAN IS TO DEPICT LANDSCAPING FOR THE CROSBY TOWNHOUSE.
- LANDSCAPE REQUIREMENTS:
 

|                   | 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        | GLEDTISIA 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        | RHODOENDRON                    | PJM RHODOENDRON           | 2 - 3'                   |
| RS  | 6        | RHODOENDRON                    | SCINTILLATION RHODOENDRON | 2 - 3'                   |



| REV. | DATE    | DESCRIPTION                    | DR  | CK  |
|------|---------|--------------------------------|-----|-----|
| A    | 3/17/21 | REV FOR COMMENTS DATED 3/10/21 | SRF | SRF |
| B    | 3/31/21 | WATER UTILITY REVISION         | SRF | SRF |
| C    | 6/1/21  | BUILDING REVISION              | SRF | SRF |

**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'  
 MARCH 31, 2021

Plotted: 6/8/2021 3:29 PM By: SRF  
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