

LEGEND:

	EXISTING 2' CONTOUR INTERVAL
	EXISTING 10' CONTOUR INTERVAL
	EXISTING RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	EXISTING ABUTTING LOT LINE
	BUILDING SETBACK LINE
	EXISTING FENCE
	EXISTING TREELINE
	EXISTING GUARDRAIL
	EXISTING OVERHEAD ELECTRIC LINE
	PROPOSED 2'/10' CONTOUR INTERVAL
	PROPOSED TREELINE
	PROPOSED GRADE BREAKLINE
	PROPOSED ALIGNMENT CENTERLINE
	EXISTING PAVEMENT
	PROPOSED BUILDING
	PROPOSED PAVEMENT
	PROPOSED RETAINING WALL
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
	EXISTING SEWER MANHOLE
	EXISTING CATCH BASIN
	EXISTING IRON PIN
	EXISTING IRON PIPE
	EXISTING GRANITE BOUND
	PROPOSED GRADE SPOT SHOT

ABUTTERS:

MAP 19 LOT 4
AARON R. & JAMIE L. KAPLAN TRUSTEES
167 ELM STREET NOMINEE TRUST
31 MACK HILL ROAD
AMHERST, NH 03031

MAP 19 LOT 6
SCF RC FUNDING I, LLC.
STONEBRIAR COMMERCIAL FINANCE
ATTN: HILLARY HAI
47 HULLFISH STREET SUITE 210
PRINCETON, NH 08542

MAP 19 LOT 12
WILLIAM A. JORDAN
LINDA J. BRAVO
P.O. BOX 776
STODDARD, NH 03464-0776

MAP 19 LOT 13
JOHN M. GARGASZ TRUSTEE
JOHN M. GARGASZ 2005 REVOCABLE TRUST
P.O. BOX 565
HOLLIS, NH 03049

MAP 19 LOT 14
WILSKY INVESTMENTS, LLC.
154 ELM STREET
MILFORD, NH 03055

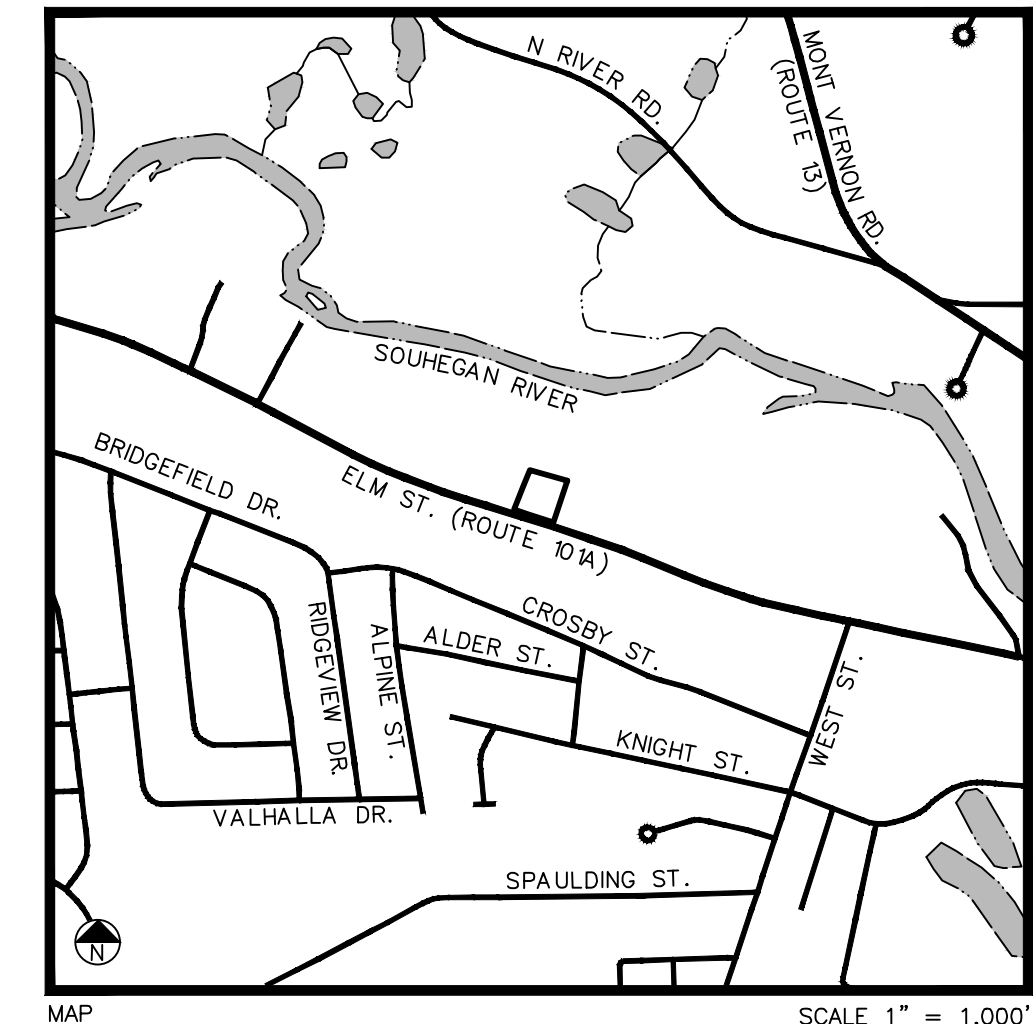
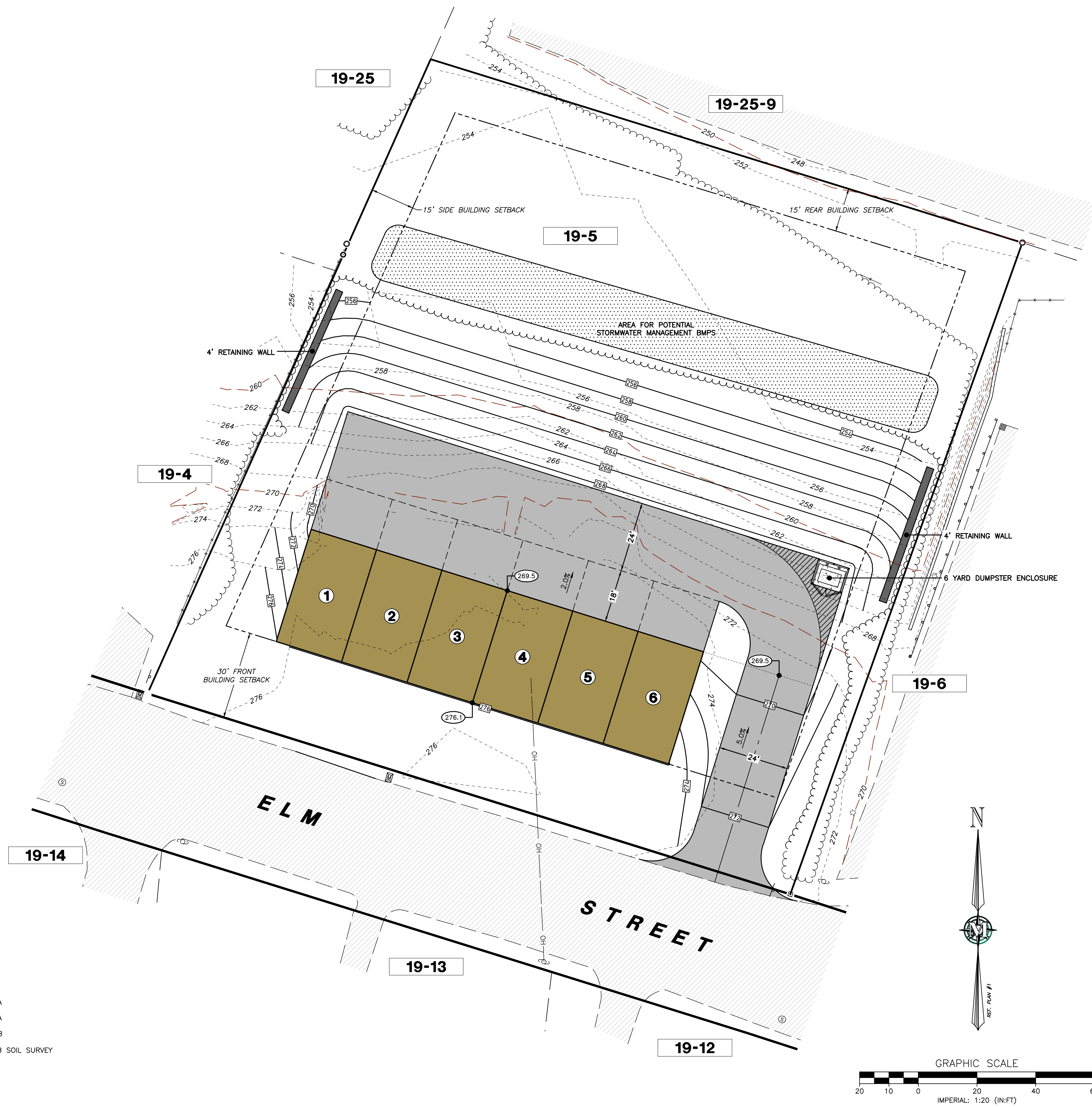
MAP 19 LOT 25
CHRISTOPHER ALEXANDROU TRUSTEE
1-9 PAULINE STREET REALTY TRUST
16 SAMUEL BIXBY WAY
BOXFORD, MA 01921

MAP 19 LOT 25-9
ARBOR BROOKSTONE LTD PARTNERSHIP
NEPSA PROPERTY INVESTORS, INC.
380 UNION STREET SUITE 3000
WEST SPRINGFIELD, MA 01089-1305

SOIL LEGEND:

H8A	HINKLEY LOAMY SAND, 0 TO 3 PERCENT SLOPES	HSG A
H8D	HINKLEY LOAMY SAND, 15 TO 35 PERCENT SLOPES	HSG A
Om	OCCUM FINE SANDY LOAM, HIGH BOTTOM	HSG B

SOURCE: USDA NATURAL RESOURCE CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY



REFERENCE PLAN:

1. "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.

- NOTES:**
- THE APPLICANT INTENDS TO CONSTRUCT A 6 UNIT CONDOMINIUM ON MAP 19 LOT 5.
 - OWNER OF RECORD:
MENGYUAN PROPERTY MANAGEMENT, LLC.
7 MOUNTAIN ASH LANE
FRANKLIN, MA 02038
BOOK/PAGE: 9065/2028 (DATED APRIL 20, 2018)
 - REFERENCING THE ZONING MAP OF THE TOWN OF MILFORD, MAP 19 LOT 5 IS LOCATED WITHIN THE COMMERCIAL (C) DISTRICT. OTHER OVERLAY DISTRICTS MAY APPLY INCLUDING, BUT NOT LIMITED TO THE NASHUA AND ELM STREET CORRIDOR DISTRICT.
 - COMMERCIAL (C) DISTRICT DIMENSIONAL REQUIREMENTS:
MINIMUM LOT AREA 20,000 SQUARE FEET
MINIMUM FRONTAGE 150 FEET
FRONT BUILDING SETBACK 30 FEET
SIDE BUILDING SETBACK 15 FEET
REAR BUILDING SETBACK 15 FEET
 - OBSERVABLE PHYSICAL FEATURES AND TOPOGRAPHY ARE PER DIRECT FIELD LOCATIONS PERFORMED BY THIS OFFICE IN AUGUST, 2018. TOWN OF MILFORD GIS WAS UTILIZED TO SUPPLEMENT OFF SITE FEATURES SHOWN. NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED AT THIS TIME.
 - VERTICAL DATUM IS ASSUMED.
 - BOUNDARY INFORMATION SHOWN IS BASED UPON PHYSICAL EVIDENCE FOUND. REFERENCE PLAN NOTED HEREON AND RECORD DEED INFORMATION. THIS IS NOT TO BE CONSIDERED A BOUNDARY SURVEY.
 - MAP 19 LOT 5 IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD ZONE, PER F.I.R.M. COMMUNITY PANEL NUMBER 33011C0458D, DATED SEPTEMBER 25, 2009.
 - LOT 19-5 WAS INSPECTED FOR WETLANDS DURING THE MONTH OF DECEMBER, 2018 BY THOMAS E. CARR OF THIS OFFICE. NO WETLANDS WERE OBSERVED.
 - 4 PARKING SPACES HAVE BEEN PROVIDED FOR EACH UNIT (2 DRIVE UNDER CARPORT SPACES & 2 SPACES BEHIND CARPORT SPACES).

MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03824
TEL: 603-673-1441
FAX: 603-673-1584
MERIDIANLANDSERVICES.COM

REV.	DATE	DESCRIPTION	DR	CK
1				
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CONCEPTUAL SITE PLAN

MENGYUAN PROPERTY MANAGEMENT, LLC.
MAP 19 LOT 5
MILFORD, NEW HAMPSHIRE

JUNE 5, 2019

SCALE: 1" = 20'

C-2
SHEET

FILE: 10839000A.dwg
PROJECT: 10839.00
SHEET NO. 1 OF 1

Plotted: 6/24/2019 10:26 AM By: BJC
H:\MLES\10839\10839.00\Drawings\ENG\10839000A.dwg