

Plotted: 3/13/2024 10:52 AM By: BJC
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REFERENCE PLAN:

"EASEMENT PLAN - PROPOSED OFF-SITE UTILITY, WATER LINE AND PUBLIC WALKING EASEMENT ON - TAX MAP LOTS 48-36 AND 48-41 - PREPARED FOR DANIELSON REALTY TRUST AND HAMPSHIRE HILLS RACQUET AND HEALTH CLUB - MILFORD, NEW HAMPSHIRE", SCALE: 1"=100', DATED 4/1/2005 AND LAST REVISED 10/5/2005, BY MERIDIAN LAND SERVICES, INC. H.C.R.D. PLAN NO. 34287.

NOTES:

- OWNER OF RECORD:
 QUARRY WILLOWS LLC
 52 FEDERAL HILL ROAD
 MILFORD, NEW HAMPSHIRE 03055
 BOOK/PAGE: 7931/539 (DATED 12/14/2007)
- APPLICANT: TRACI KORHONEN
- REFERENCING THE ZONING MAP OF THE TOWN OF MILFORD, MAP 48 LOT 42 IS LOCATED WITHIN THE COMMERCIAL (C) DISTRICT.
- COMMERCIAL (C) DISTRICT DIMENSIONAL REQUIREMENTS:
 MINIMUM LOT SIZE: 20,000 SQUARE-FEET (FOR MUNICIPAL SEWER/WATER)
 60,000 SQUARE-FEET (NO MUNICIPAL SEWER/WATER)
 MINIMUM FRONTAGE: 150- FEET (FOR MUNICIPAL SEWER/WATER)
 225- FEET (NO MUNICIPAL SEWER/WATER)
 FRONT STRUCTURE SETBACK: 30- FEET
 SIDE STRUCTURE SETBACK: 15- FEET (30' FOR CORNER LOTS)
 REAR BUILDING SETBACK: 15- FEET
 OPEN SPACE: 30- PERCENT (MINIMUM)
 BUILDING HEIGHT: 40- FEET (MAXIMUM)
- THE EXISTING CONDITION WAS OBTAINED FROM THE NOTED REFERENCE PLAN. THIS DATA WAS SUPPLEMENTED WITH VARIOUS SOURCES AND IS TO BE CONSIDERED APPROXIMATE. NO GUARANTEE IS MADE TO THE ACCURACY OF THIS INFORMATION. DATA SOURCES INCLUDE, BUT ARE NOT LIMITED TO:
 5.1. PARCEL RESEARCH (DEEDS, PLANS, PERMITS, ETC.)
 5.2. AERIAL PHOTOGRAPHY
 5.3. NEW HAMPSHIRE GEOGRAPHICAL REFERENCED ANALYSIS AND INFORMATION TRANSFER SYSTEM (NH GRANIT) DATA
 5.4. TOWN OF MILFORD TAX MAP INFORMATION.
- THE EXISTING AREA OF TAX MAP 48 LOT 42 IS 5± ACRES.
- MAP 48 LOT 42 IS NOT LOCATED WITHIN ANY FLOOD HAZARD AREAS PER F.I.R.M. COMMUNITY PANEL NUMBERS 33011C0459D & 33011C0470D, DATED SEPTEMBER 25, 2009.
- NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED BY THIS OFFICE.
- NO WETLAND(S) INSPECTION AND/OR DELINEATION WAS PERFORMED BY THIS OFFICE. THE WETLANDS DEPICTED ARE ENTIRELY PER THE NOTED REFERENCE PLAN.

PURPOSE OF PLAN:

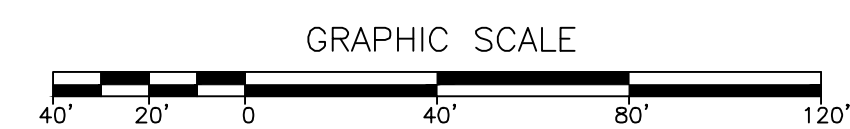
THE PURPOSE OF THIS PLAN IS TO CONCEPTUALLY DEPICT THE CONTEMPLATED SITE IMPROVEMENTS FOR THE CHANGE OF USE OF THE PROPERTY TO A SCHOOL. MAIN SITE IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO:
 - RESTRIPING OF THE EXISTING PARKING LOT, INCLUDING THE ADDITION OF DIRECTIONAL ARROWS, CROSSHATCHING AND STOP BARS.
 - PAVEMENT EXPANSIONS TO ACCOMMODATE FOR SCHOOL BUS MANEUVERING.
 - CREATION OF SCHOOL BUS AND PARENT DROP OFF AREA(S).
 - THREE 30-FOOT DIAMETER YURTS.

PARKING SUMMARY:

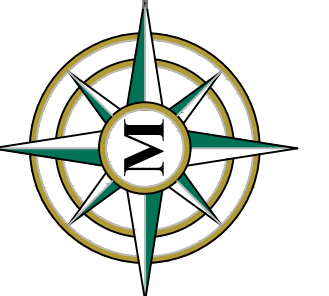
PROPOSED STUDENTS: 225 (MAXIMUM)
 PROPOSED EMPLOYEES: 25 (MAXIMUM)
 PROPOSED PARKING SPACES: 52 (3 H.C.)

LEGEND:

- EXISTING RIGHT-OF-WAY LINE
 - EXISTING LOT LINE
 - EXISTING ABUTTING LOT LINE
 - EXISTING ZONING DISTRICT BOUNDARY LINE
 - EXISTING STONEWALL
 - EXISTING EDGE OF PAVEMENT
 - EXISTING EDGE OF GRAVEL
- 48-42**
- EXISTING LOT NUMBER
 - EXISTING QUARRY
 - EXISTING BUILDING
 - PROPOSED PAVEMENT
 - PROPOSED 30-FOOT DIAMETER YURT
 - PAVEMENT CROSSHATCH STRIPING
 - EXISTING MANHOLE
 - EXISTING SEWER MANHOLE
 - EXISTING WELL
 - EXISTING UTILITY POLE
 - PROPOSED ACCESSIBILITY SYMBOL
 - PROPOSED DIRECTIONAL ARROW



MERIDIAN
 LAND SERVICES, INC.
 ENGINEERING, SURVEYING, PERMITTING
 SOIL & WETLAND MAPPING, SEPTIC DESIGN
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ISSUED FOR MUNICIPAL AND/OR STATE REVIEW ONLY

REV.	DATE	DESCRIPTION	DR	CK
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CONCEPTUAL SITE PLAN

TRACI KORHONEN
 52 FEDERAL HILL ROAD
 MAP 48 LOT 42
 MILFORD, NEW HAMPSHIRE

Q-1
 SHEET

FILE: 1367021.dwg
 PROJECT: 1367.21
 SHEET NO. 1 OF 1

FEBRUARY 13, 2024

SCALE: 1" = 40'