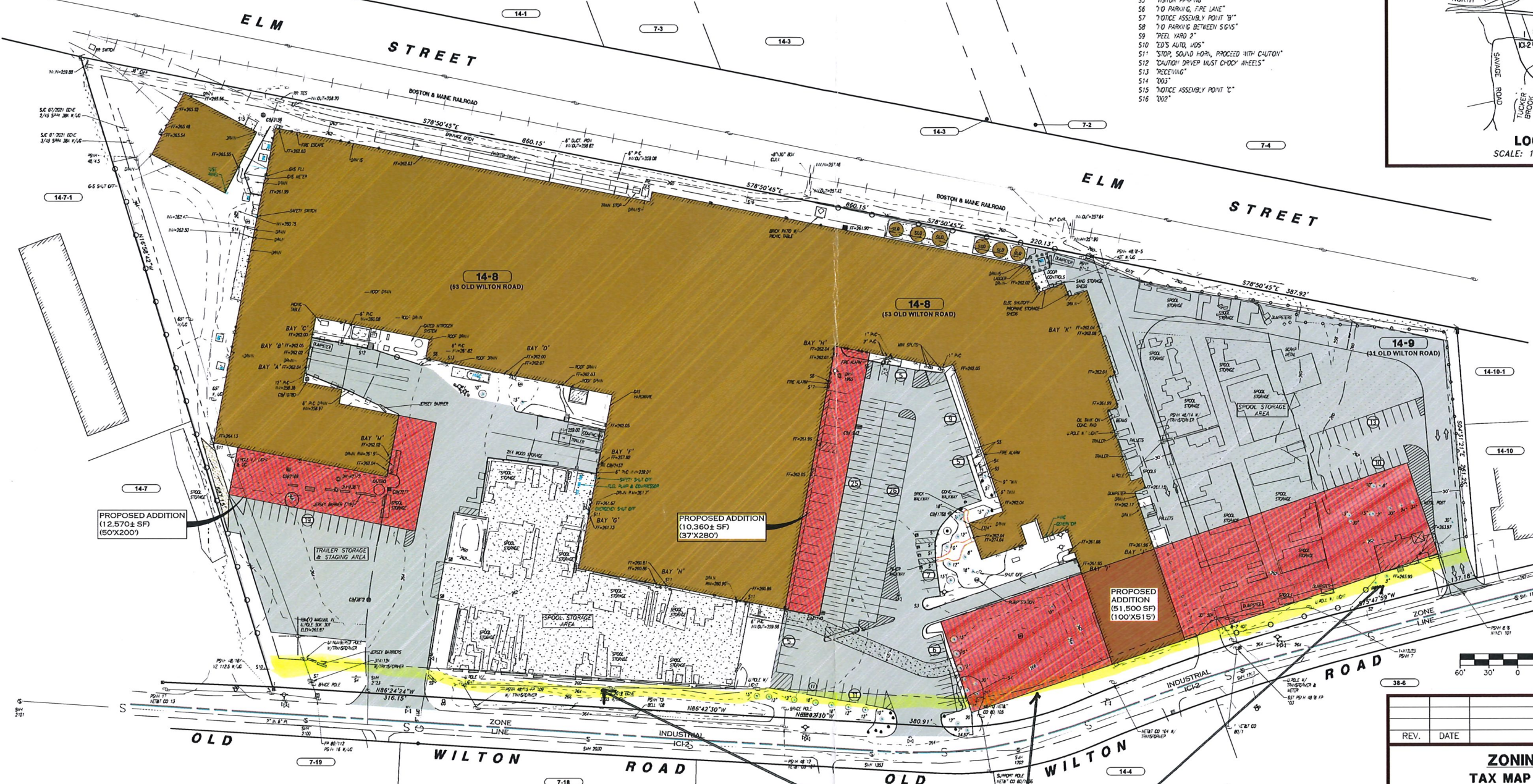
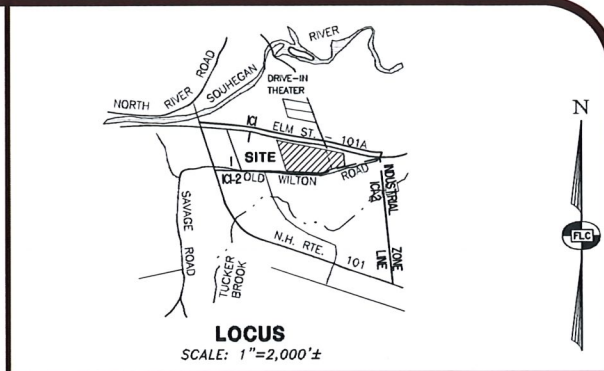


- S1 HANDICAP PARKING SIGN
- S2 TRUCKS ENTERING
- S3 7'0 TRUCKS BEHIND THIS POINT
- S4 MARMON UTILITY LLC
- S5 VISITOR PARKING
- S6 7'0 PARKING, FIRE LANE
- S7 NOTICE ASSEMBLY POINT "B"
- S8 7'0 PARKING BETWEEN SIGNS
- S9 TRUCK YARD "A"
- S10 TRUCKS AUTO VIDS
- S11 STOP, SOUND HORN, PROCEED WITH CAUTION
- S12 CAUTION DRIVER MUST CHECK WHEELS
- S13 RECEIVING
- S14 "003"
- S15 NOTICE ASSEMBLY POINT "C"
- S16 "002"



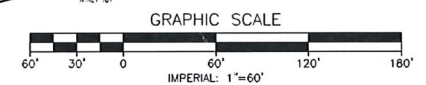
PROPOSED ADDITION
(12,570± SF)
(50'X200')

PROPOSED ADDITION
(10,360± SF)
(37'X280')

PROPOSED ADDITION
(51,500 SF)
(100'X515')

EXISTING PARKING SPACES=129
PROPOSED=141

30' Reg'd Front Setback



REV.	DATE	DESCRIPTION	C/O	DR	CK

ZONING EXHIBIT PLAN
TAX MAP PARCELS 14-8 & 14-9
(53 OLD WILTON ROAD)
MILFORD, NEW HAMPSHIRE
 PREPARED FOR:
MARMON UTILITY, LLC
 53 OLD WILTON ROAD, MILFORD, NH 03055
 LAND OF:
HENDRIX WIRE & CABLE
 53 OLD WILTON ROAD, MILFORD, NH 03055

SCALE: 1" = 60' FEBRUARY 19, 2024

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

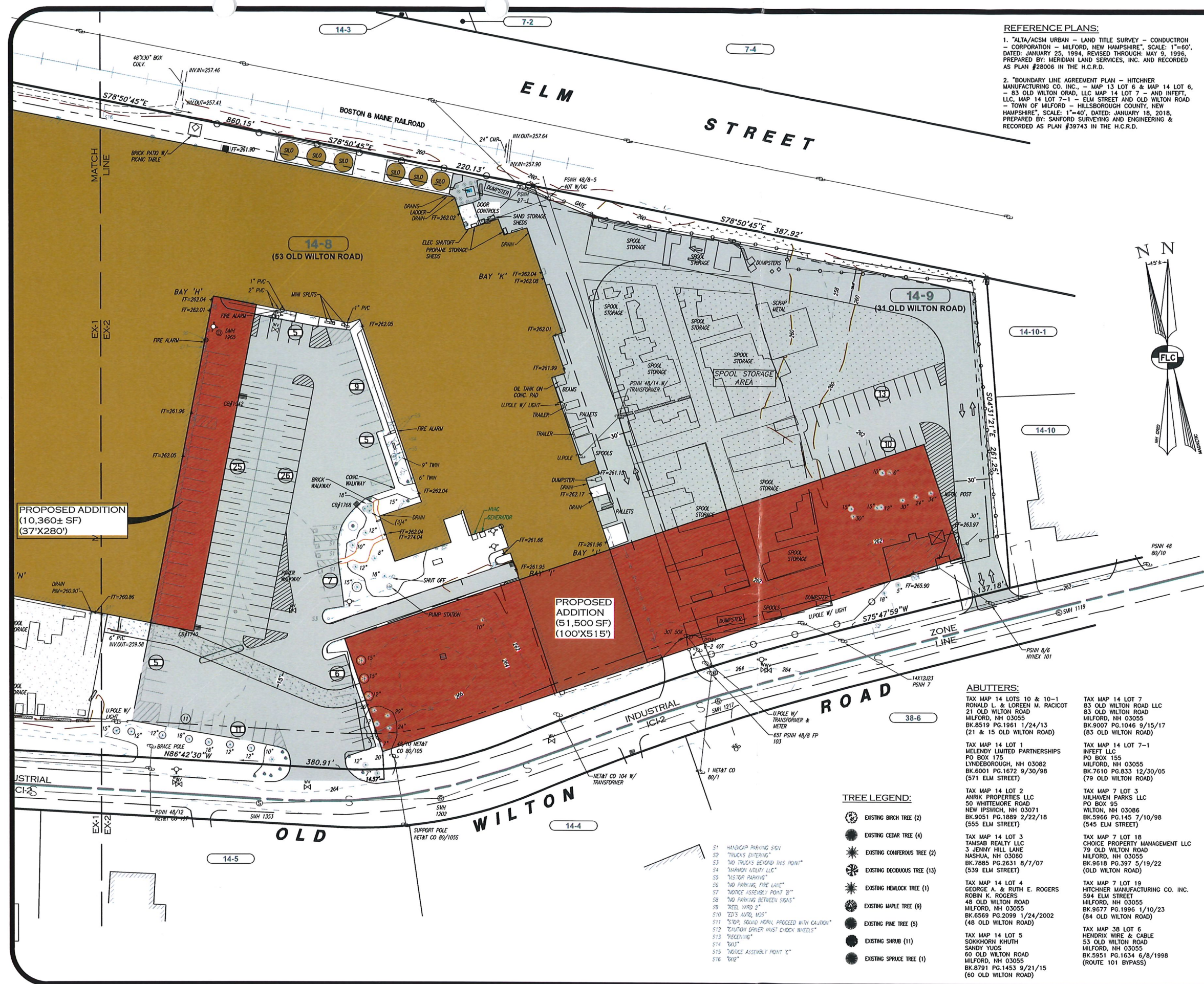
FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
 45 Roxbury Street, Keene, NH 03431
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

TOWN OF MILFORD
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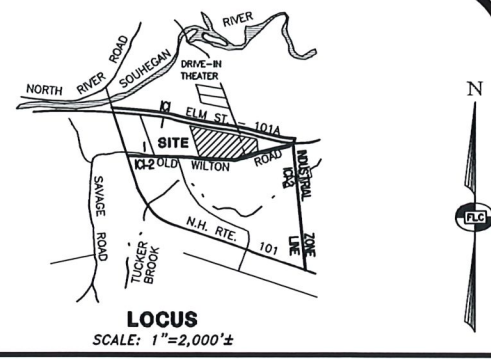
FEB 22 2024

PB _____ ZBA _____ Office _____



REFERENCE PLANS:

- "ALTA/ACSM URBAN - LAND TITLE SURVEY - CONDUCTION - CORPORATION - MILFORD, NEW HAMPSHIRE", SCALE: 1"=60', DATED: JANUARY 25, 1994, REVISED THROUGH: MAY 9, 1996, PREPARED BY: MERIDIAN LAND SERVICES, INC. AND RECORDED AS PLAN #28006 IN THE H.C.R.D.
- "BOUNDARY LINE AGREEMENT PLAN - HITCHNER MANUFACTURING CO. INC. - MAP 13 LOT 6 & MAP 14 LOT 6, - 83 OLD WILTON ROAD, LLC MAP 14 LOT 7 - AND INFECT, LLC, MAP 14 LOT 7-1 - ELM STREET AND OLD WILTON ROAD - TOWN OF MILFORD - HILLSBOROUGH COUNTY, NEW HAMPSHIRE", SCALE: 1"=40', DATED: JANUARY 18, 2018, PREPARED BY: SANFORD SURVEYING AND ENGINEERING & RECORDED AS PLAN #39743 IN THE H.C.R.D.



LEGEND:

—	RIGHT-OF-WAY LINE	⊙	GRANITE BOUND FOUND
—	BOUNDARY LINE	⊙	DRILL HOLE PER REF. PLAN
—	ABUTTING LOT LINE	—	UTILITY POLE & GUY
—	BUILDING SETBACK LINE	■	CATCH BASIN (SQUARE)
—	EDGE OF PAVED ROAD	⊙	CATCH BASIN (ROUND)
—	EDGE OF GRAVEL ROAD	⊙	DRAIN MAN-HOLE
—	CURB LINE	⊙	SEWER MAN-HOLE
—	STONE WALL	⊙	SEWER CLEAN-OUT
—	EDGE OF TREE LINE	⊙	WATER HYDRANT
—	10' CONTOUR INTERVAL	⊙	WATER VALVE
—	2' CONTOUR INTERVAL	⊙	WATER SHUT-OFF
—	CHAIN-LINK FENCE	⊙	SINGLE SIGN POST
—	THE COURSE LINE	⊙	HANDICAPPED PARKING
—	TRACT LINE	⊙	EXISTING BOLLARD
—	CULVERT	⊙	VENT
—	OVERHEAD UTILITY LINE	⊙	SECURITY CAMERA
—	UNDERGROUND UTILITY LINE	⊙	SPOT LIGHT
—	GAS LINE	⊙	FLAG POLE
—	WATER LINE	⊙	CONCRETE JERSEY BARRIER
—	SEWER LINE	⊙	
14-8	TAX MAP & LOT NUMBER		

TOWN OF MILFORD RECEIVED
FEB 22 2024
 PB GRAPHIC SCALE Office
 IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

ZONING EXHIBIT PLAN
TAX MAP PARCELS 14-8 & 14-9
(53 & 31 OLD WILTON ROAD)
MILFORD, NEW HAMPSHIRE
 PREPARED FOR:
MARMON UTILITY, LLC
 53 OLD WILTON ROAD, MILFORD, NH 03055
 LAND OF:
HEN ACQUISITION CORP.
 225 WASHINGTON STREET, CHICAGO, IL 60606

SCALE: 1" = 40' FEBRUARY 19, 2024

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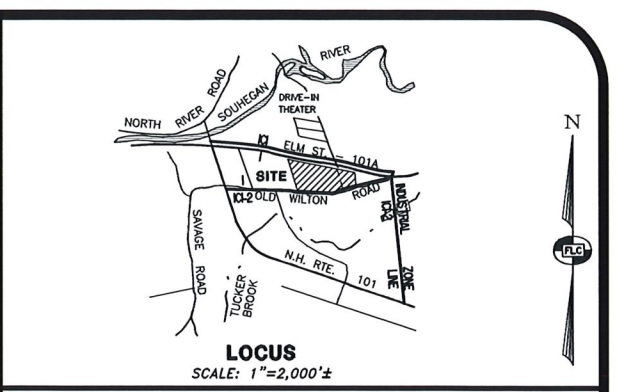
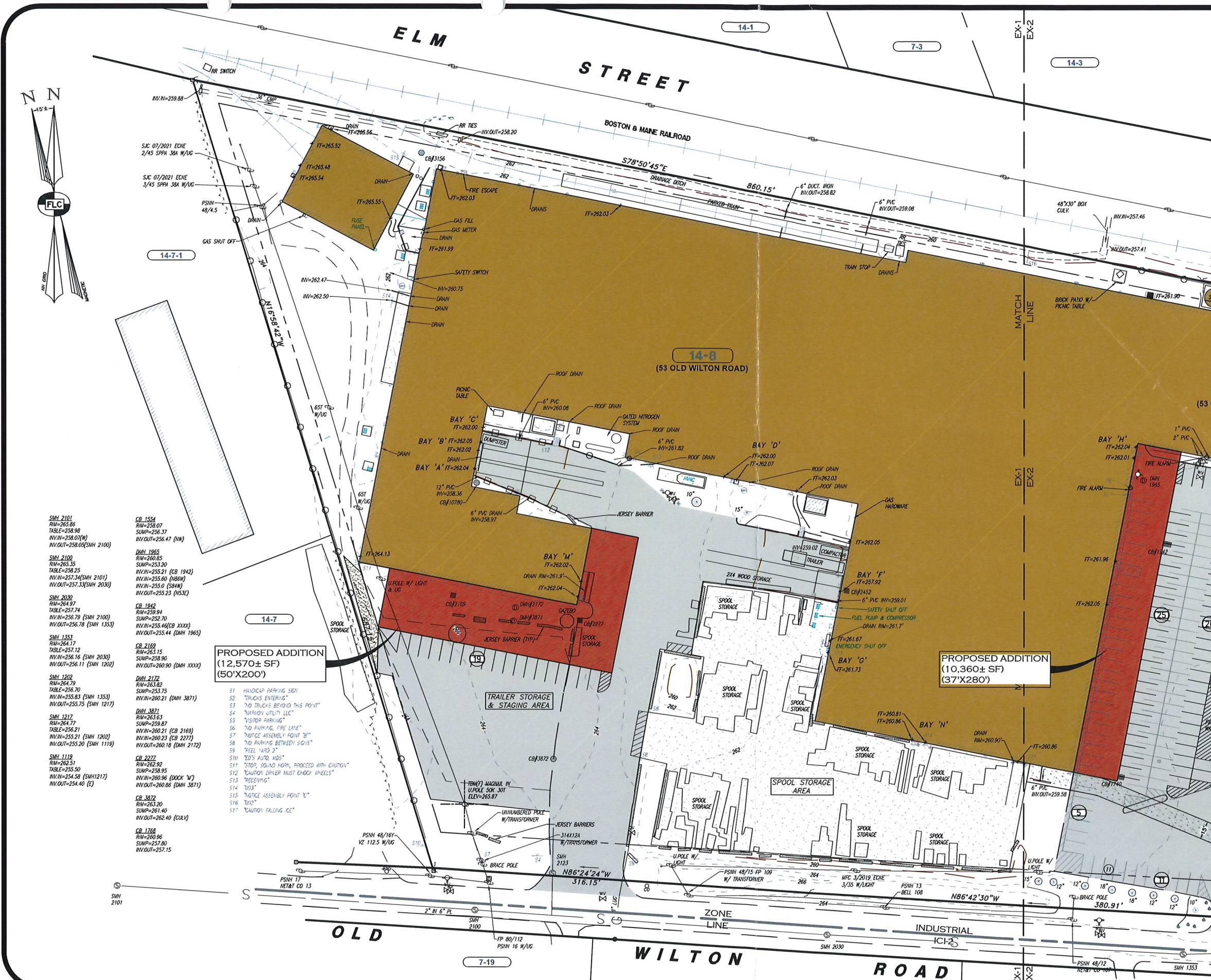
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- ABUTTERS:**
- TAX MAP 14 LOTS 10 & 10-1 RONALD L. & LOREEN M. RACICOT 21 OLD WILTON ROAD MILFORD, NH 03055 BK.8519 PG.1961 1/24/13 (21 & 15 OLD WILTON ROAD)
 - TAX MAP 14 LOT 1 MELENDY LIMITED PARTNERSHIPS PO BOX 175 LYNEBOROUGH, NH 03082 BK.6001 PG.1672 9/30/98 (571 ELM STREET)
 - TAX MAP 14 LOT 2 ANRIK PROPERTIES LLC 50 WHITEMORE ROAD NEW IPSWICH, NH 03071 BK.9051 PG.1889 2/22/18 (555 ELM STREET)
 - TAX MAP 14 LOT 3 TAMASAB REALTY LLC 3 JENNY HILL LANE NASHUA, NH 03060 BK.7885 PG.2631 8/7/07 (539 ELM STREET)
 - TAX MAP 14 LOT 4 GEORGE A. & RUTH E. ROGERS ROBIN K. ROGERS 48 OLD WILTON ROAD MILFORD, NH 03055 BK.6569 PG.2099 1/24/2002 (48 OLD WILTON ROAD)
 - TAX MAP 14 LOT 5 SOKKHORN KHUTH SANDY TUOS 60 OLD WILTON ROAD MILFORD, NH 03055 BK.8791 PG.1453 9/21/15 (60 OLD WILTON ROAD)
 - TAX MAP 14 LOT 7 83 OLD WILTON ROAD LLC MILFORD, NH 03055 BK.9007 PG.1046 9/15/17 (83 OLD WILTON ROAD)
 - TAX MAP 14 LOT 7-1 INFECT LLC PO BOX 155 MILFORD, NH 03055 BK.7610 PG.833 12/30/05 (79 OLD WILTON ROAD)
 - TAX MAP 7 LOT 3 MILHAVEN PARKS LLC PO BOX 95 WILTON, NH 03086 BK.5965 PG.145 7/10/98 (545 ELM STREET)
 - TAX MAP 7 LOT 18 CHOICE PROPERTY MANAGEMENT LLC 79 OLD WILTON ROAD MILFORD, NH 03055 BK.9618 PG.397 5/19/22 (OLD WILTON ROAD)
 - TAX MAP 7 LOT 19 HITCHNER MANUFACTURING CO. INC. 594 ELM STREET MILFORD, NH 03055 BK.9677 PG.1996 1/10/23 (84 OLD WILTON ROAD)
 - TAX MAP 38 LOT 6 HENDRIX WIRE & CABLE 53 OLD WILTON ROAD MILFORD, NH 03055 BK.5951 PG.1634 6/8/1998 (ROUTE 101 BYPASS)

- TREE LEGEND:**
- EXISTING BIRCH TREE (2)
 - EXISTING CEDAR TREE (4)
 - EXISTING CONIFEROUS TREE (2)
 - EXISTING DECIDUOUS TREE (13)
 - EXISTING HEMLOCK TREE (1)
 - EXISTING MAPLE TREE (9)
 - EXISTING PINE TREE (5)
 - EXISTING SHRUB (11)
 - EXISTING SPRUCE TREE (1)

- S1 HANDICAP PARKING SIGN
- S2 TRUCKS ENTERING
- S3 TWO TRUCKS BEYOND THIS POINT
- S4 MARMON UTILITY, LLC
- S5 VISITOR PARKING
- S6 TWO PARKING FIRE LANE
- S7 NOTICE ASSEMBLY POINT "B"
- S8 TWO PARKING BETWEEN SIGNS
- S9 REEL YARD 2"
- S10 TED'S AUTO, MOB
- S11 STOP SIGN - PROCEED WITH CAUTION
- S12 TRUCK DRIVER MUST CHECK WHEELS
- S13 "PICKUP"
- S14 "X3"
- S15 NOTICE ASSEMBLY POINT "C"
- S16 "X0"

Feb 22, 2024 - 12:07pm flc-01
 P:\02_FLC\02_PROJECTS\03740\03740.dwg



NOTES:

- OWNER OF RECORD FOR TAX MAP 14 LOTS 8 & 9 IS HEN ACQUISITION CORP. - 225 WASHINGTON STREET, CHICAGO, IL 60606. THE DEED REFERENCE FOR BOTH LOTS IS VOL.5718 PG.351 DATED MAY 9, 1995 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF TAX MAP LOTS 14-8 & 14-9 ALONG WITH THE PROPOSED EXPANSION WITH ASSOCIATED SITE IMPROVEMENTS.
- THE TOTAL AREA OF THE PARCELS IS 15,570 ACRES, OR 678,230 SQ.FT. WITH 1285.13 FEET OF FRONTAGE ALONG OLD WILTON ROAD PER REFERENCE PLAN #1.
- TAX MAP LOTS 14-8 & 14-9 ARE LOCATED IN THE INDUSTRIAL DISTRICT (I). THERE IS NO MINIMUM LOT SIZE OR FRONTAGE REQUIREMENT FOR LOTS WITH ACCESS TO MUNICIPAL SEWER AND WATER. THE FRONT SETBACK DISTANCE IS 30 FT. AND THE SIDE AND REAR SETBACK DISTANCES ARE 15 FT. LOTS 14-8 AND 14-9 ARE ALSO LOCATED IN THE GROUNDWATER PROTECTION OVERLAY DISTRICT AND THE WEST ELM STREET GATEWAY OVERLAY DISTRICT.
- THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE IN JANUARY, 2024. HORIZONTAL ORIENTATION IS THE NH STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD88. ORIENTATION AND DATUM WERE ESTABLISHED THROUGH A GPS CORS SOLUTION.
- THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF JANUARY, 2024 TOGETHER WITH THE REFERENCE PLANS CITED HEREON.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
- THE SUBJECT LOTS ARE NOT LOCATED IN A FLOOD HAZARD AREA (ZONE AE) AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF MILFORD, NEW HAMPSHIRE, COMMUNITY NO. 330096, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0454D, DATED SEPTEMBER 25, 2009.
- TAX MAP LOTS 14-8 & 14-9 ARE CURRENTLY SERVICED BY OVERHEAD UTILITIES, MUNICIPAL SEWER AND MUNICIPAL WATER LOCATED ON OLD WILTON ROAD.
- LOTS 14-8 & 14-9 ARE SUBJECT TO A SITE ACCESS AGREEMENT - SEE BK.5548 PG.422 DATED MAY 2, 1994 IN THE H.C.R.D. LOTS 14-8 & 14-9 ARE SUBJECT TO A NOTICE OF CONSENT DECREE - SEE BK.5567 PG.705 DATED NOVEMBER 1994 IN THE H.C.R.D. TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO OTHER KNOWN EASEMENTS, RESTRICTIONS OR ENCUMBRANCES ON THE PROPERTY.

RECEIVED
 FEB 22 2024
 PB ZBA Office
 GRAPHIC SCALE
 IMPERIAL: 1"=40'

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