

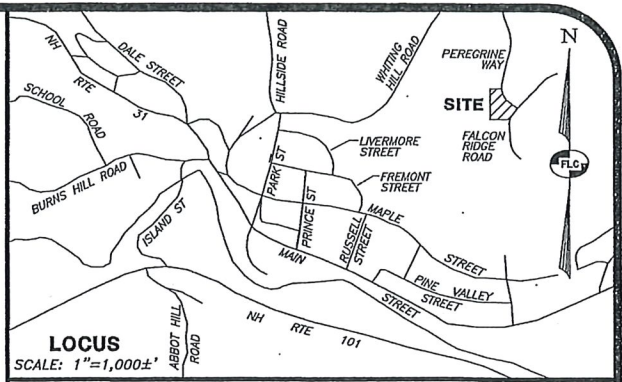


**APPROVED**  
 MILFORD, NH PLANNING BOARD  
 SUBMISSION #:  
 DATE APPROVED:  
 SIGNED:

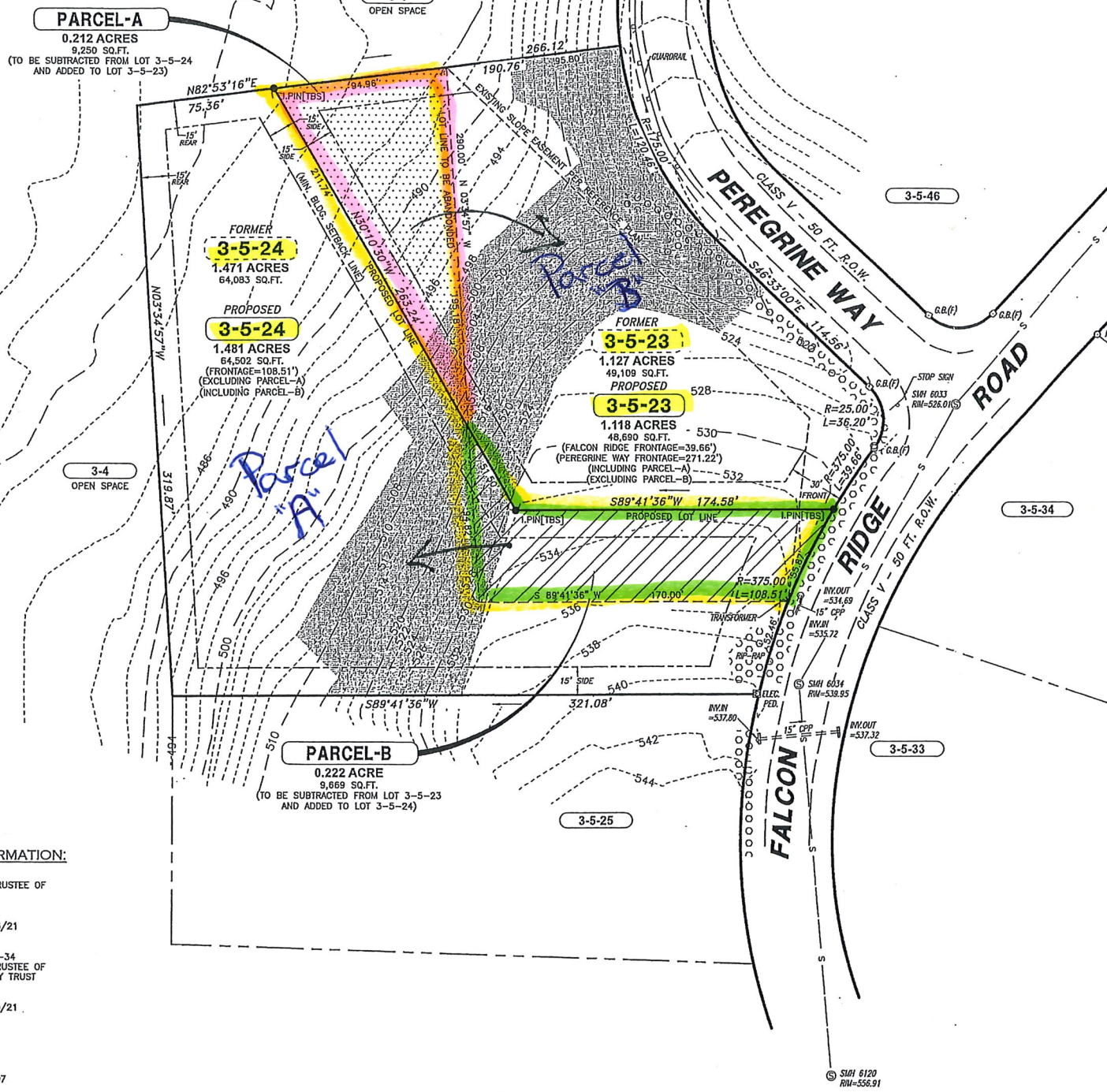
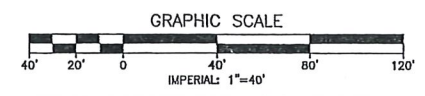
**CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND FOR THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

7/17/2023  
 MICHAEL D. TANCRETI  
 No. 946  
 PLS  
 SIGNATURE

- LEGEND:**
- RIGHT-OF-WAY LINE
  - BOUNDARY LINE
  - - - ADJUTING LOT LINE
  - - - BUILDING SETBACK LINE
  - - - EDGE OF PAVED ROAD
  - - - EDGE OF GRAVEL ROAD
  - - - CURB LINE
  - - - STONE WALL
  - - - EDGE OF TREE LINE
  - - - EXISTING EASEMENT LINE
  - - - 10' CONTOUR INTERVAL
  - - - 528
  - - - 2' CONTOUR INTERVAL



- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP 3 LOTS 5-23 AND 5-24 IS MICHAEL D. TANCRETI, TRUSTEE OF THE BELVEDERE TRUST - 740 PINE STREET, MANCHESTER, NH 03104. THE DEED REFERENCE FOR LOTS 3-5-23 & 3-5-24 IS BK.9555 PG.1394 DATED NOVEMBER 16, 2021 AND RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
  - THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON LOT LINE BETWEEN TAX MAP LOTS 3-5-23 & 3-5-24 BY SUBTRACTING PARCEL-A FROM EXISTING TAX MAP LOT 3-5-24 AND ADDING PARCEL-A TO EXISTING TAX MAP LOT 3-5-23 AND BY SUBTRACTING PARCEL-B FROM EXISTING TAX MAP LOT 3-5-23 AND ADDING PARCEL-B TO EXISTING LOT 3-5-24.
  - THE BOUNDARY INFORMATION SHOWN IS BASED ON THE REFERENCE PLANS CITED HEREON TOGETHER WITH A FIELD SURVEY PERFORMED BY THIS OFFICE IN JUNE 2023. THE HORIZONTAL ORIENTATION IS BASED ON THE H.C.R.D. PLAN #34931 (NH GRID). THE VERTICAL DATUM IS PER THE REFERENCE PLAN.
  - THE AREA OF EXISTING LOT 3-5-23 IS 1.127 ACRES OR 49,109 SQ.FT. WITH 271.22 FT. OF FRONTAGE ALONG PEREGRINE WAY AND 95.52 FT. OF FRONTAGE ALONG FALCON RIDGE ROAD. THE AREA OF EXISTING LOT 3-5-24 IS 1.471 ACRES OR 64,083 SQ.FT. WITH 52.65 FT. OF FRONTAGE ALONG FALCON RIDGE ROAD. SEE LOT REVISION AREA CHART BELOW FOR PROPOSED LOT CHANGES.
  - ZONING FOR BOTH LOTS IS THE RESIDENCE-R DISTRICT (R). BOTH LOTS ARE PART OF AN OPEN SPACE SUBDIVISION PER THE REFERENCE PLAN. THE PLANNING BOARD MAY ESTABLISH LOTS IN SIZES SMALLER THAN THE PREVAILING MINIMUM LOT SIZE REQUIREMENT IN THE UNDERLYING ZONING DISTRICT. MINIMUM FRONTAGE IS 50.00 FT. MINIMUM BUILDING SETBACKS ARE 30 FT. FRONT, 15 FT. SIDE & 15 FT. REAR.
  - THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON SITE SURVEY BY THIS OFFICE DURING THE MONTH OF JUNE, 2023.
  - NO JURISDICTIONAL WETLANDS EXIST ON SITE PER THE REFERENCE PLAN.
  - THE PARCEL LIES OUTSIDE OF THE 100-YEAR FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33011C0451D DATED SEPTEMBER 25, 2009.
  - BOTH PARCELS ARE NOT LOCATED IN THE GROUNDWATER PROTECTION OVERLAY AREA PER THE REFERENCE PLAN.
  - SOIL TYPE FOR THE ENTIRE SITE IS PIE, PAXTON FINE SANDY LOAM, VERY STONY, WITH SLOPES BETWEEN 25% AND 35%.
  - THE LOTS ARE CURRENTLY VACANT AND NOT SERVICED BY ANY UTILITIES. THEY WERE CREATED AS PART OF AN OPEN SPACE SUBDIVISION IN NOVEMBER, 2005 AND HAVE NOT BEEN DEVELOPED AS OF THE DATE OF THIS PLAN.
  - REVISED LOTS 3-5-23 & 3-5-24 ARE SUBJECT TO AN EXISTING SLOPE EASEMENT PER THE REFERENCE PLAN CITED HEREON.



TOWN OF MILFORD  
 RECEIVED  
 JUL 13 2023  
 PB ZBA Office

**ADDITIONAL INFORMATION:**  
 MAP 5 LOT 33  
 MICHAEL D. TANCRETI, TRUSTEE OF THE BELVEDERE TRUST  
 740 PINE STREET  
 MANCHESTER, NH 03104  
 BK.9555 PG.1394 11/16/21  
 HCRD PLAN #34931  
 MAP 3 LOTS 5-25 & 5-34  
 MICHAEL D. TANCRETI, TRUSTEE OF THE WHITING HILL REALTY TRUST  
 740 PINE STREET  
 MANCHESTER, NH 03104  
 BK.9576 PG.2969 12/30/21  
 HCRD PLAN #34931  
 MAP 3 LOTS 4 & 5-46  
 TOWN OF MILFORD  
 1 UNION SQUARE  
 MILFORD, NH 03055  
 BK.7721 PG.840 8/11/07  
 HCRD PLAN #34931

**REFERENCE PLAN:**  
 \*SUBDIVISION PLAN OF LAND - TAX MAP LOTS 3-4, 3-5, 6-10, 6-11 & 6-12 - PREPARED FOR FALCON RIDGE LLC AND MILFORD ELM STREET TRUST - FALCON RIDGE - MILFORD, NEW HAMPSHIRE, SCALE: 1"=100', DATED NOVEMBER 17, 2003 & REVISED THROUGH MAY 20, 2005. PREPARED BY MERIDIAN LAND SERVICES, INC., RECORDED AS PLAN NO. 34931 AT THE H.C.R.D.

**LOT REVISION AREA CHART**

LOT NO.	EXISTING AREA	PROPOSED CHANGE	REVISED AREA
3-5-23	1.127 ACRES (49,109 SF)	+ PARCEL-A (9,250 SQ.FT.) - PARCEL-B (9,669 SQ.FT.)	1.118 ACRES (48,690 SF)
3-5-24	1.471 ACRES (64,083 SF)	- PARCEL-A (9,250 SQ.FT.) + PARCEL-B (9,669 SQ.FT.)	1.481 ACRES (64,502 SF)

REV.	DATE	DESCRIPTION	C/O	DR	CK

**LOT LINE ADJUSTMENT PLAN**  
**TAX MAP LOTS 3-5-23 & 3-5-24**  
**( FALCON RIDGE ROAD & PEREGRINE WAY )**  
**MILFORD, NEW HAMPSHIRE**  
 PREPARED FOR:  
**ASHWOOD DEVELOPMENT CO., INC.**  
 740 PINE STREET MANCHESTER, NH 03104  
 LAND OF:  
**BELVEDERE TRUST**  
 740 PINE STREET MANCHESTER, NH 03104

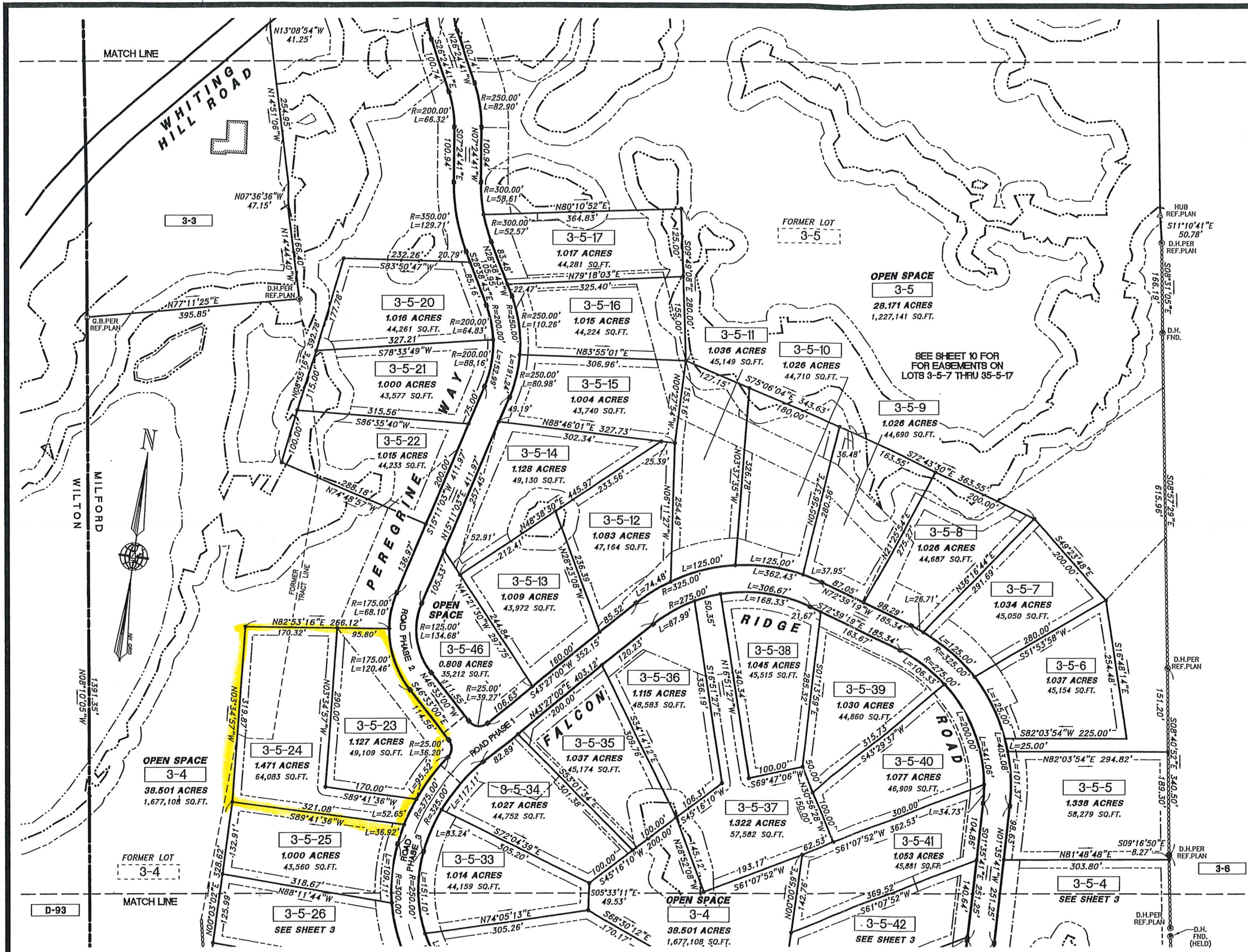
SCALE: 1" = 40' JULY 17, 2023

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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

*Original*





**LEGEND:**

—	RIGHT-OF-WAY LINE	---	WETLANDS BUFFER 25 FT. WIDE
---	BOUNDARY LINE	///	PROPOSED SLOPE EASEMENT
---	ABUTTING LOT LINE	...	PROPOSED DRAINAGE EASEMENT
---	STONE WALL	XXXX	PROPOSED SEWER EASEMENT
---	EDGE OF WETLANDS	----	PROPOSED PERMANENT CISTERN EASEMENT
---	BUILDING SETBACK LINE	----	PROPOSED ACCESS EASEMENT
---	10' CONTOUR INTERVAL	----	PROPOSED SEPTIC AREA (4000 SQ.FT.) (LOTS 18 & 19 ONLY)
---	2' CONTOUR INTERVAL	----	
---	S.C.S. SOILS BOUNDARY		
□	G.B. FND. GRANITE BOUND FOUND		
○	I.PIN FND. IRON PIN FOUND		
⊙	D.H. FND. DRILL HOLE FOUND		
■	GRANITE BOUND TO BE SET		
●	IRON PIN TO BE SET OR DRILL HOLE TO BE SET		

**SUBDIVISION PLAN OF LAND  
LOTS 3-5-5 THRU 3-5-17, 3-5-20 THRU 3-5-25  
AND 3-5-33 THRU 3-5-41  
OPEN SPACE LOTS 3-5-46 & PART OF 3-4 & 3-5**

**APPROVED**  
MILFORD, NH PLANNING BOARD  
SUB DIVISION #: SD-2006-16  
DATE APPROVED: Aug 15, 2005  
SIGNED: \_\_\_\_\_

**SUBDIVISION PLAN OF LAND  
TAX MAP LOTS 3-4, 3-5, 6-10, 6-11 & 6-12  
PREPARED FOR  
FALCON RIDGE LLC AND  
MILFORD ELM STREET TRUST  
**FALCON RIDGE****

**MILFORD, NEW HAMPSHIRE**  
SCALE: 1" = 100'      NOVEMBER 17, 2003

**MERIDIAN**  
**Land Services, Inc.**

OFFICE: 31 OLD NASHUA ROAD, AMHERST, NEW HAMPSHIRE 03031  
MAILING ADDRESS: PO BOX 118, MILFORD, NEW HAMPSHIRE 03055-0118  
TEL 603-673-1441 FAX 603-673-1584 MERIDIAN@MERIDIANLANDSERVICES.COM

**ENGINEERS - LAND SURVEYORS - SCIENTISTS - LAND PLANNERS**

**CERTIFICATION:**  
"I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN  
WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLANS CITED  
HEREON AND THAT IT IS MATHEMATICALLY CORRECT".



**INDEX:**  
SEE COVER SHEET FOR:  
NOTES, REFERENCE PLANS, ABUTTERS & LOCUS  
SEE SHEET 2 FOR:  
1"=50' LOT LINE ADJUSTMENT PLAN  
SEE SHEET 7 FOR:  
MATCHED 1"=100' EASEMENT PLAN  
SEE SHEET 13 FOR:  
MATCHED 1"=100' TOPOGRAPHIC PLAN

GRAPHIC SCALE

50'	25'	0	50'	100'	150'
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REV.	DATE	DESCRIPTION	C/O	DR	CK
E	5/20/05	REV. PER CONDITIONAL APPROV.	MPB	TJB	JGK
D	3/24/05	REVISE EASEMENTS	DH	JAH	JGK
C	3/9/05	NOTES, SEWER, FIRE CISTERNS	MPB	JAH	JGK
B	1/17/05	LOT CONFIGURATION & EASEMENTS	MPB	TJB	JGK
A	11/17/03	SUBMIT TO TOWN	TJB	JGK	JGK