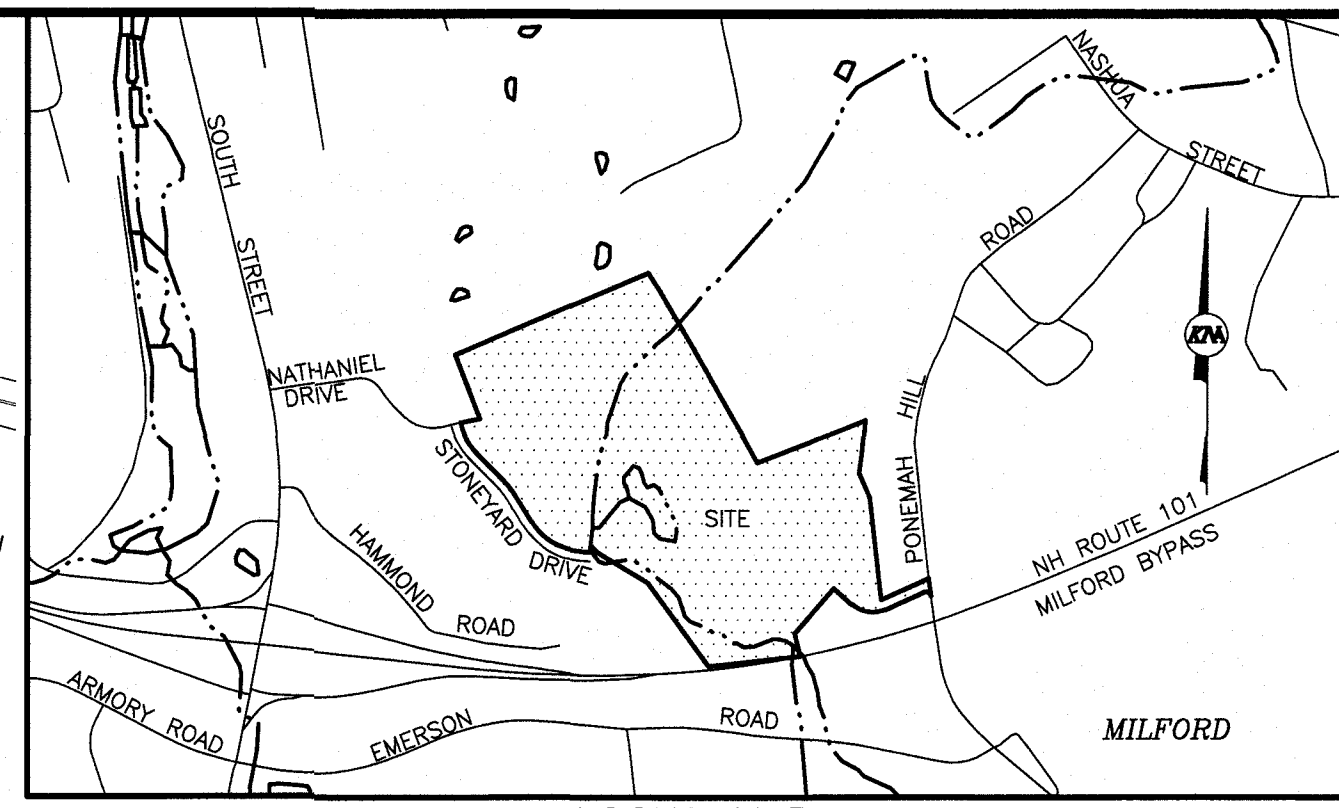


**REFERENCE PLANS:**

- "SUBDIVISION PLAN, PONEMAH HILL ROAD." SCALE: 1"=100'. DATED: MAY 8, 1978. PREPARED BY: ALLAN H. SWANSON, INC. H.C.R.D. PLAN #1131.
- "BOUNDARY & SUBDIVISION PLAN, CUTTS ESTATE." SCALE: 1"=100'. DATED: JUNE 1, 1995. PREPARED BY: T.F. MORAN INC. H.C.R.D. PLAN #27766.
- "SUBDIVISION PLAN LAND OF ROGER G. CHAPPELL." SCALE: 1"=40'. DATED: AUGUST 28, 2000. PREPARED BY: MERIDIAN LAND SERVICES, H.C.R.D. PLAN #30761.
- "ALTA/ACSM LAND TITLE SURVEY, WOODLAND HEIGHTS APARTMENTS." SCALE: 1"=50'. DATED: MAY 2, 2003. PREPARED BY: T.F. MORAN INC. H.C.R.D. PLAN #32443.
- "EXISTING CONDITIONS PLAN, QUARRYWOOD GREEN CONDOMINIUMS." SCALE: 1"=50'. DATED: JULY 7, 2006. PREPARED BY: HOLDEN ENGINEERING & SURVEYING, INC. H.C.R.D. PLAN #35053.
- "LOT LINE ADJUSTMENT PLAN OF LAND LOT 43-69 SALT CREEK PROPERTIES, LLC." SCALE: 1"=200'. DATED: NOVEMBER 18, 2013. PREPARED BY: MONADNOCK SURVEY, INC. H.C.R.D. PLAN #38077.
- "OVERALL LOT LINE ADJUSTMENT & EASEMENT PLAN." SCALE: AS-SHOWN. DATED: SEPTEMBER 1, 2016. PREPARED BY: SANDFORD SURVEYING AND ENGINEERING. H.C.R.D. PLAN #39063.
- "OVERALL SUBDIVISION PLAN MAP 43 LOT 69; SUBDIVISION PLAN MAP 43 LOT 69" SCALE: AS SHOWN. DATED: JUNE 15, 2018. PREPARED BY SANDFORD SURVEYING AND ENGINEERING. H.C.R.D. PLAN #39996.

**LEGEND**

- GB-F GRANITE BOUND FOUND
- NH-HB-F NH HIGHWAY BOUND FOUND
- IPIN-F IRON PIN FOUND
- DH-F DRILL HOLE FOUND
- GB-TBS GRANITE BOUND TO BE SET
- IPIN-TBS IRON PIN TO BE SET
- NH-HB-TBS NH HIGHWAY BOUND TO BE SET
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEMALL
- BUILDING SETBACK
- EASEMENT
- PROPOSED PROPERTY LINE



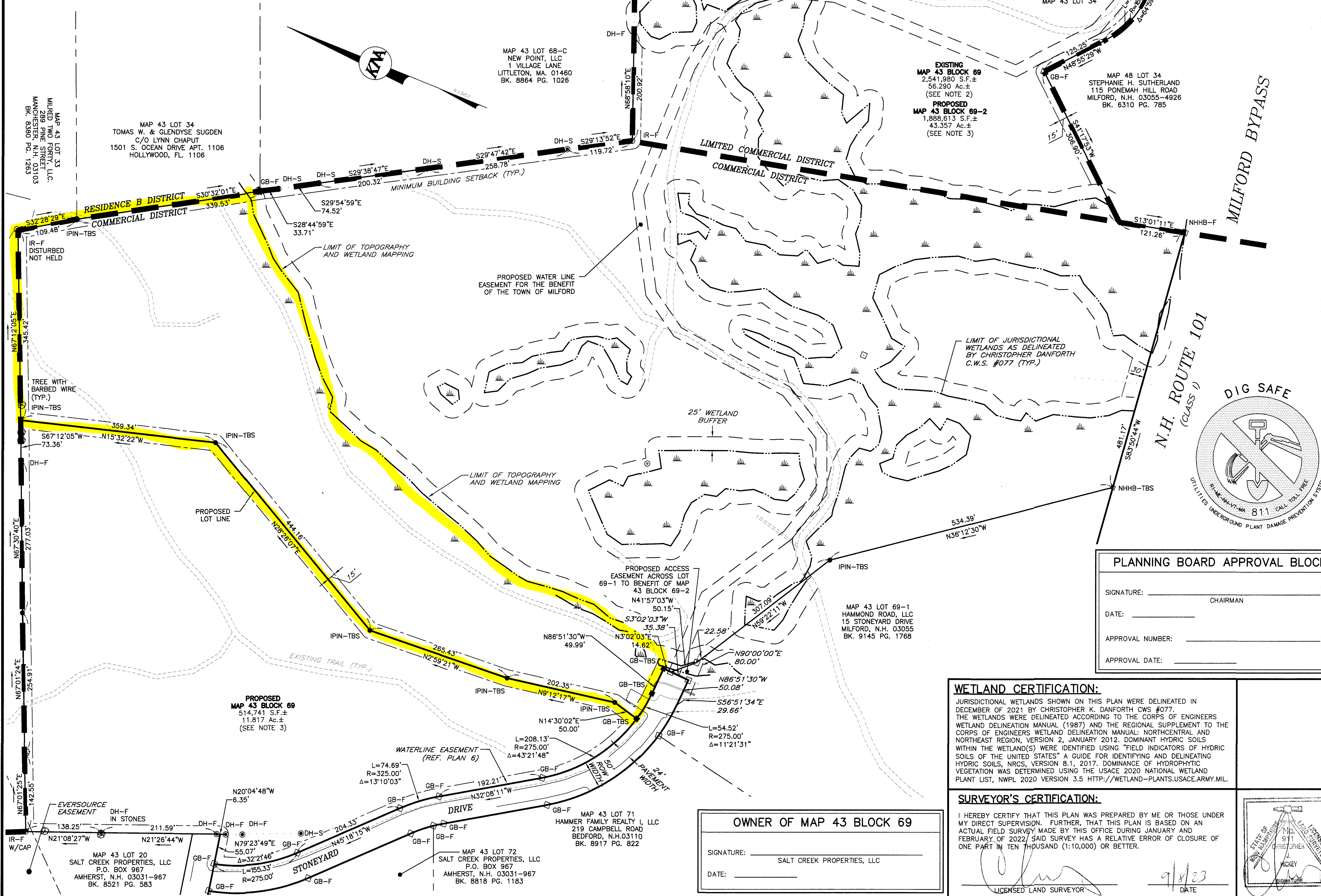
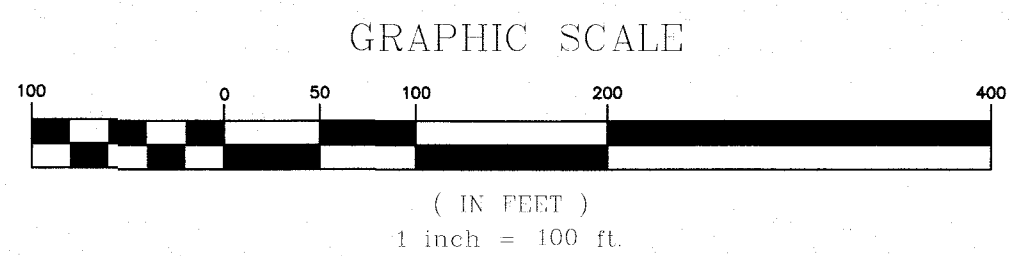
**LOCUS MAP**  
SCALE: 1" = 1000'

**GENERAL NOTES:**

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SUBDIVISION OF MAP 43 BLOCK 69 INTO TWO INDIVIDUAL LOTS IN THE TOWN OF MILFORD, N.H.
- EXISTING LOT AREA:  
MAP 43 BLOCK 69 = 2,451,980 S.F.± OR 56.290 ACRES± (WHICH INCLUDES THE STONEYARD DRIVE RIGHT OF WAY THAT HAS NOT YET BEEN DEEDED TO THE TOWN OF MILFORD)
- PROPOSED LOT AREAS (EXCLUDING THE STONEYARD DRIVE RIGHT OF WAY):  
MAP 43 BLOCK 69-1 = 514,741 S.F.± OR 11.817 ACRES±  
MAP 43 BLOCK 69-2 = 1,888,613 S.F.± OR 43.357 ACRES±
- THE SUBJECT PARCEL IS LOCATED WITHIN THE COMMERCIAL (C) & LIMITED COMMERCIAL (LC) ZONING DISTRICT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:

ZONING DISTRICT	REQUIRED		EXISTING		PROPOSED	
	COMMERCIAL	LIMITED COMMERCIAL	N/A	N/A	PROPOSED BLOCK 69	PROPOSED BLOCK 69-2
MINIMUM LOT AREA	20,000 SF	20,000 SF	2,451,980 SF	514,741 SF	1,888,613 SF	150 FT
MINIMUM LOT FRONTAGE	150 FT	150 FT	90.5 FT	150 FT	150 FT	
MINIMUM BUILDING SETBACKS:						
FRONT	30 FT	30 FT	N/A	30 FT	30 FT	
SIDE	15 FT*	15 FT*	N/A	15 FT*	15 FT*	
REAR	15 FT*	15 FT*	N/A	15 FT*	15 FT*	
MINIMUM OPEN SPACE	30%	30%	100%	XX	XX	
MAXIMUM BUILDING HEIGHT	40 FT	45 FT	N/A	XX	XX	

- \*30 FT IF BORDERING A STREET, LANE, OR PUBLIC WAY
- HORIZONTAL DATUM IS NAD 83 VERTICAL DATUM IS NAVD 88 OBTAINED THROUGH GPS OBSERVATIONS BASED UPON NHDOT CONTROL POINT 303-0340.
- TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FILED SURVEY PERFORMED BY THIS OFFICE IN JANUARY AND FEBRUARY OF 2022.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS, OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
- WETLANDS WERE DELINEATED BY CHRISTOPHER DANFORTH, CERTIFIED WETLAND SCIENTIST #077 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NEW HAMPSHIRE.
- A PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE LEVEL II GROUNDWATER PROTECTION AREA.
- THE FOLLOWING WAIVERS ARE REQUESTED FROM SECTION 5.07 OF THE TOWN OF MILFORD DEVELOPMENT REGULATIONS:  
SECTION 5.07.L - DELINEATION OF ALL WETLANDS AND WETLAND BUFFERS  
SECTION 5.07.M - DELINEATION OF ALL SLOPES OVER TWENTY-FIVE (25%) PERCENT  
SECTION 5.07.N - EXISTING TOPOGRAPHY



**PLANNING BOARD APPROVAL BLOCK**

SIGNATURE: \_\_\_\_\_ CHAIRMAN

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

APPROVAL NUMBER: \_\_\_\_\_

APPROVAL DATE: \_\_\_\_\_

**WETLAND CERTIFICATION:**

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN DECEMBER OF 2021 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE ANNUAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS. NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE 2020 NATIONAL WETLAND PLANT LIST, NWPL 2020 VERSION 3.5 HTTP://WETLAND-PLANTS.USACE.ARMY.MIL.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING JANUARY AND FEBRUARY OF 2022 SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

*[Signature]*  
LICENSED LAND SURVEYOR

9/8/23  
DATE

**OWNER OF MAP 43 BLOCK 69**

SIGNATURE: \_\_\_\_\_ SALT CREEK PROPERTIES, LLC

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

**SUBDIVISION PLAN**  
**THE Q AT MILFORD**  
MAP 43; BLOCK 69  
0 PONEMAH HILL ROAD  
MILFORD, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNER OF RECORD:**  
SALT CREEK PROPERTIES, LLC  
PO BOX 967  
AMHERST, NH 03031  
H.C.R.D. BK. 8420 PG. 1596

**OWNER/APPLICANT:**  
TM BOLDUC HOLDINGS, LLC  
131 BURKE STREET, SUITE A  
NASHUA, NH 03060

**KMA KEACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

**REVISIONS**

No.	DATE	DESCRIPTION	BY
1	4/24/23	REVISED PER AOT & PB COMMENTS	PCM
2	5/3/23	REVISED PER AOT COMMENTS	PCM
3	6/27/23	STAFF & ENGINEERING REVISIONS	PCM
4	8/7/23	WETLAND IMPACT PLAN REVISIONS	PCM

DATE: FEBRUARY 9, 2023 SCALE: 1" = 100'  
PROJECT NO: 21-1216-1 SHEET 2 OF 47

**LEGEND**

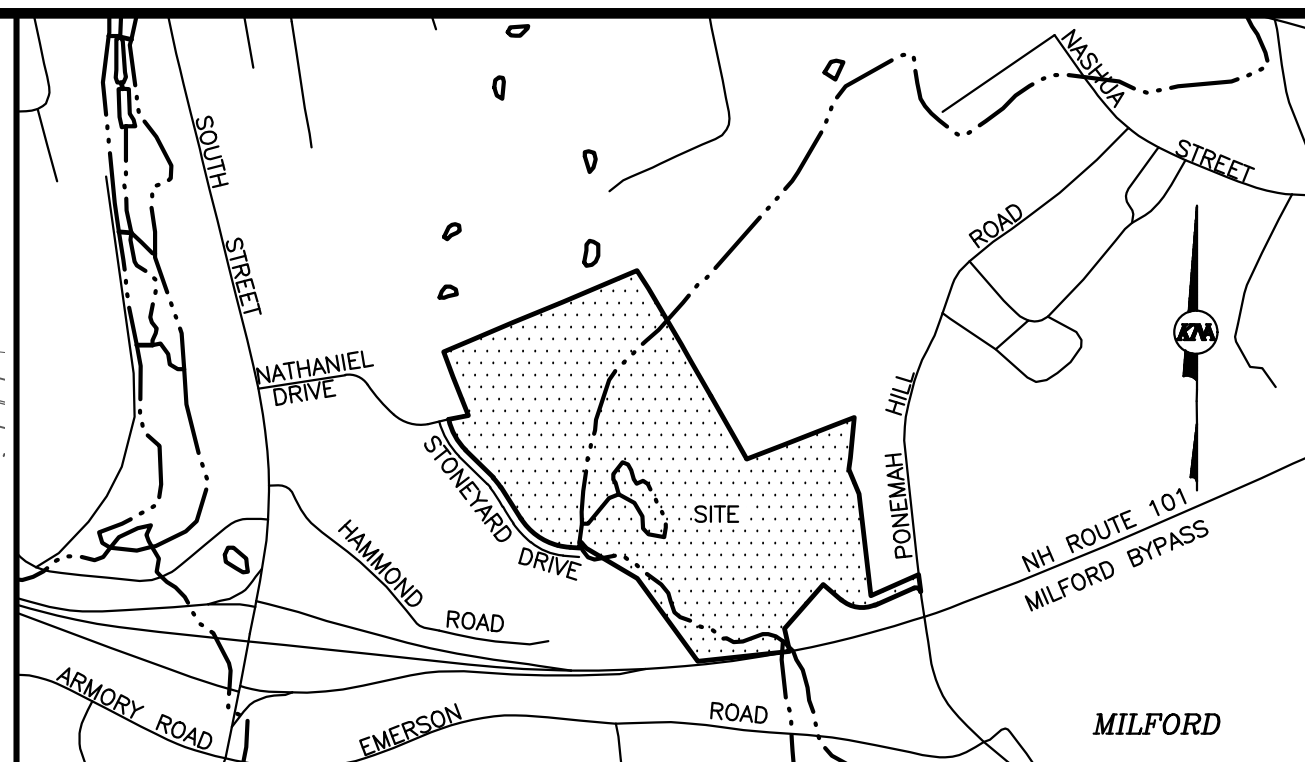
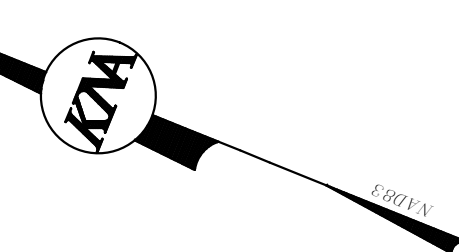
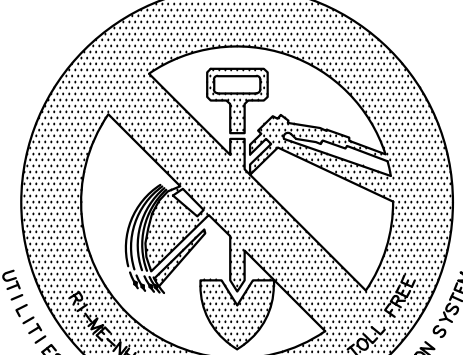
- GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- ⊙ DH-F DRILL HOLE FOUND
- GB-TBS GRANITE BOUND TO BE SET
- IPIN-TBS IRON PIN TO BE SET
- UTILITY POLE
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CHAIN LINK FENCE
- OHU OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- 10' CONTOUR
- 2' CONTOUR
- SCS SOIL LINE
- SSS SOIL LINE
- STONEMASS
- BUILDING SETBACK
- EASEMENT
- PROPOSED PROPERTY LINE

**SOILS LEGEND**

- | MAP UNIT | SOIL TYPE  |
|----------|--|
| CmD      | CANTON FINE SANDY LOAM 15 TO 25 PERCENT SLOPES, VERY STONY |
| CsC      | CHATFIELD-HOLLIS COMPLEX 8 TO 15 PERCENT SLOPES, ROCKY     |
| Qr       | QUARRIES   |
| CpB      | CHATFIELD-HOLLIS-CANTON COMPLEX 3 TO 8 PERCENT SLOPES      |
| LvA      | LEICESTER-WALPOLE COMPLEX, STONY 0 TO 3 PERCENT SLOPES     |
| SsB      | SCITUATE FINE SANDY LOAM 3 TO 8 PERCENT SLOPES             |
- SOURCE: USDA-SCS WEB SOIL SURVEY HILLSBOROUGH COUNTY

SEE SHEET 2 FOR REFERENCE PLANS

**DIG SAFE**

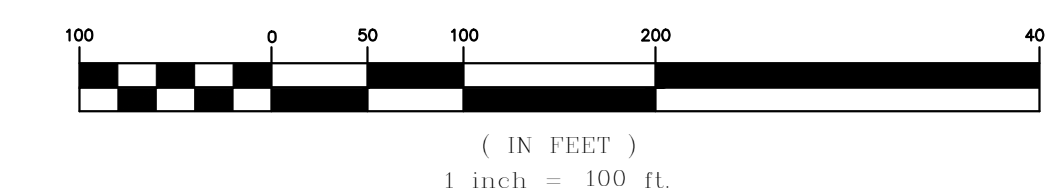


**LOCUS MAP**  
SCALE: 1" = 1000'

**GENERAL NOTES:**

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SUBDIVISION OF MAP 43 BLOCK 69 INTO TWO INDIVIDUAL LOTS IN THE TOWN OF MILFORD, N.H.
  - EXISTING LOT AREA: MAP 43 BLOCK 69 = 2,451,980 S.F.± OR 56,290 ACRES± (WHICH INCLUDES THE STONEYARD DRIVE RIGHT OF WAY THAT HAS NOT YET BEEN DEEDED TO THE TOWN OF MILFORD)
  - PROPOSED LOT AREAS (EXCLUDING THE STONEYARD DRIVE RIGHT OF WAY): MAP 43 BLOCK 69-1 = 1,888,613 S.F.± OR 43,357 ACRES±; MAP 43 BLOCK 69-2 = 514,741 S.F.± OR 11,817 ACRES±
  - THE SUBJECT PARCEL IS LOCATED WITHIN THE COMMERCIAL (C) & LIMITED COMMERCIAL (LC) ZONING DISTRICT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:
- | ZONING DISTRICT            | REQUIRED  | EXISTING  | PROPOSED BLOCK 69 | PROPOSED BLOCK 69-2 |
|----------------------------|-----------|-----------|-------------------|---------------------|
| COMMERCIAL                 | 20,000 SF | 20,000 SF | 2,451,980 SF      | 514,741 SF          |
| LIMITED COMMERCIAL         | 150 FT    | 150 FT    | 90.5 FT           | 150 FT              |
| MINIMUM LOT AREA           | 20,000 SF | 20,000 SF | 2,451,980 SF      | 514,741 SF          |
| MINIMUM LOT FRONTAGE       | 150 FT    | 150 FT    | 90.5 FT           | 150 FT              |
| MINIMUM BUILDING SETBACKS: |           |           |                   |                     |
| FRONT                      | 30 FT     | 30 FT     | N/A               | 30 FT               |
| SIDE                       | 15 FT*    | 15 FT*    | N/A               | 15 FT*              |
| REAR                       | 15 FT*    | 15 FT*    | N/A               | 15 FT*              |
| MINIMUM OPEN SPACE         | 30%       | 30%       | 100%              | XX                  |
| MAXIMUM BUILDING HEIGHT    | 40 FT     | 45 FT     | N/A               | XX                  |
- \*30 FT IF BORDERING A STREET, LANE, OR PUBLIC WAY
- HORIZONTAL DATUM IS NAD 83 VERTICAL DATUM IS NAVD 88 OBTAINED THROUGH GPS OBSERVATIONS BASED UPON NHDOT CONTROL POINT 303-0340.
  - TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FILED SURVEY PERFORMED BY THIS OFFICE IN JANUARY AND FEBRUARY OF 2022.
  - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
  - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF MILFORD MAP NUMBER 33011C04590, PANEL NUMBER 459 OF 701 EFFECTIVE DATE SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
  - EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
  - WETLANDS WERE DELINEATED BY CHRISTOPHER DANFORTH, CERTIFIED WETLAND SCIENTIST #077 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NEW HAMPSHIRE.
  - A PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE LEVEL II GROUNDWATER PROTECTION AREA.
  - THE FOLLOWING WAIVERS ARE REQUESTED FROM SECTION 5.07 OF THE TOWN OF MILFORD DEVELOPMENT REGULATIONS FOR A PORTION OF LOT 43-69-2 (AS SHOWN ON SHEET 3 OF 47) AND FOR THE TOTAL AREA OF LOT 43-69:  
SECTION 5.07.L - DELINEATION OF ALL WETLANDS AND WETLAND BUFFERS  
SECTION 5.07.M - DELINEATION OF ALL SLOPES OVER TWENTY-FIVE (25%) PERCENT  
SECTION 5.07.N - EXISTING TOPOGRAPHY
  - ALL PROPOSED MONUMENTATION SHALL BE SET PRIOR TO SIGNING THE FINAL MYLAR AND RECORDING THE PLAN.

**GRAPHIC SCALE**



**TOPOGRAPHIC SUBDIVISION PLAN**  
**THE Q AT MILFORD**  
MAP 43; BLOCK 69  
0 PONEMA HILL ROAD  
MILFORD, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

<b>OWNER OF RECORD:</b> SALT CREEK PROPERTIES, LLC PO BOX 967 AMHERST, N.H. 03031 H.C.R.D. BK. 8420 PG. 1596	<b>OWNER/APPLICANT:</b> TM BOLDUC HOLDINGS, LLC 131 BURKE STREET, SUITE A NASHUA, NH 03060
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**KEACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

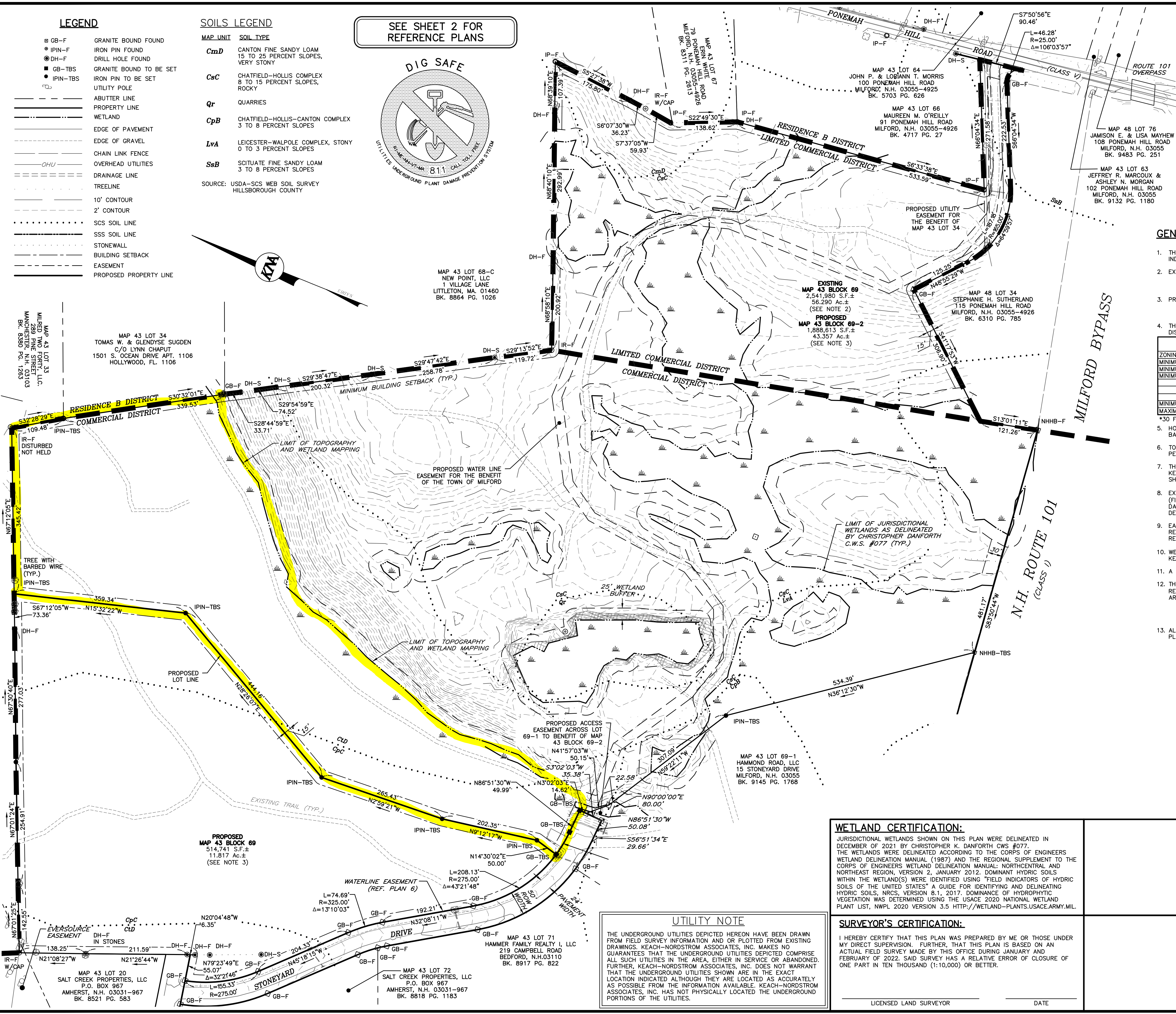
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I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING JANUARY AND FEBRUARY OF 2022. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

\_\_\_\_\_  
LICENSED LAND SURVEYOR

\_\_\_\_\_  
DATE

**UTILITY NOTE**  
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



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