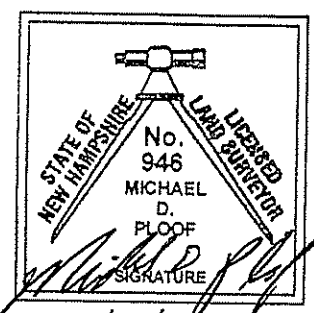


REFERENCE PLANS:

- "CONSOLIDATION - PLAN OF LAND OF - WELCH REAL ESTATE TRUST - MILFORD, N.H.", SCALE 1"=50', DATED JULY 11, 1984 BY THOMAS F. MORAN, INC. RECORDED IN THE H.C.R.D. AS PLAN NO.17234.
- "MAP 8 LOT 43 - EASEMENT PLAN - OVER LAND OF - F.B.L.W. REALTY TRUST - ROUTE 13, MILFORD, N.H. - PREPARED FOR - DUDDY LAW OFFICES - BEDFORD, N.H. 03110", SCALE 1"=40', DATED MARCH 14, 1995 AND LAST REVISED JUNE 12, 1995, BY TMORAN INC. RECORDED IN THE H.C.R.D. AS PLAN NO.27949.
- "SITE PLAN - PREPARED FOR - MARINEL TRANSPORTATION INC. - MILFORD, NEW HAMPSHIRE", SCALE 1"=20', DATED JULY 10, 1984 AND LAST REVISED OCTOBER 18, 1984, BY THOMAS F. MORAN, INC. AVAILABLE AT THE TOWN OF MILFORD PLANNING OFFICE.
- "LOT LINE ADJUSTMENT PLAN - TAX MAP PARCELS 8-73 & 8-75 - 211 & 205 MONT VERNON STREET - MILFORD, NEW HAMPSHIRE - PREPARED FOR AND LAND OF: KGL LANDSCAPE CONSTRUCTION, LLC (LOT 8-73) - AND LAND OF: THE LAPLANTE FAMILY FAMILY REV. TRUST (8-75), SCALE 1"=30', DATED MARCH 6, 2019 AND LAST REVISED MARCH 6, 2019, BY FIELDSTONE LAND CONSULTANTS, PLLC. RECORDED IN THE H.C.R.D. AS PLAN NO.40123.

CERTIFICATION:

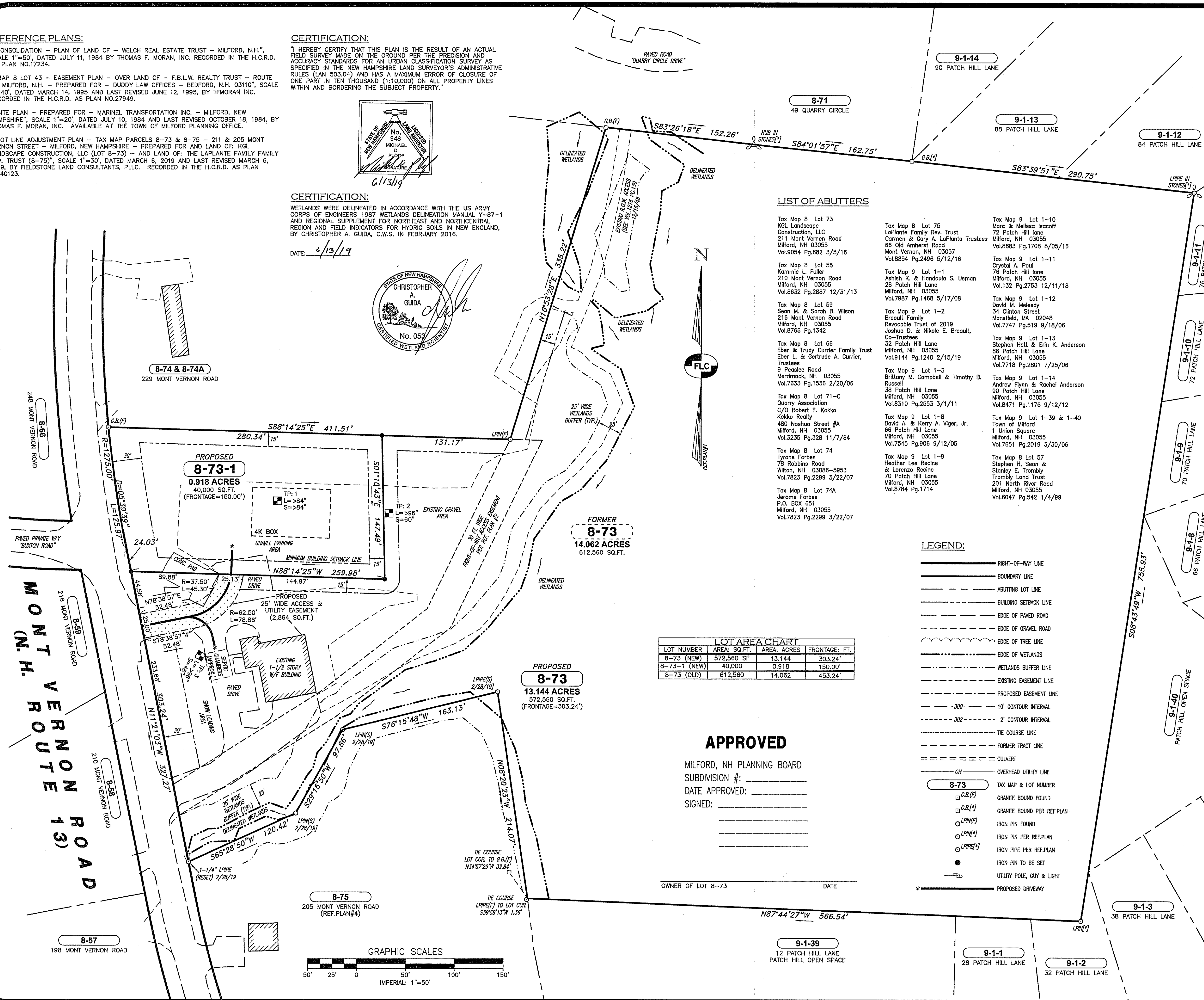
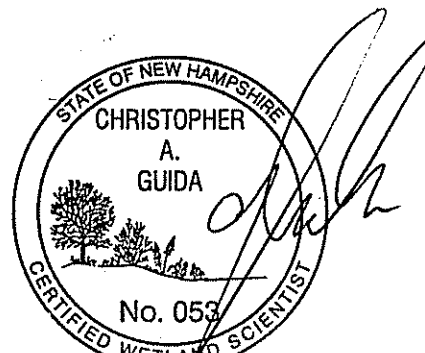
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN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



CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL, Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN FEBRUARY 2016.

DATE: 6/13/19



LIST OF ABUTTERS

- Tax Map 8 Lot 73: KGL Landscape Construction, LLC, 211 Mont Vernon Road, Milford, NH 03055, Vol.9054 Pg.682 3/5/18
- Tax Map 8 Lot 58: Kammie L. Fuller, 210 Mont Vernon Road, Milford, NH 03055, Vol.8632 Pg.2887 12/31/13
- Tax Map 8 Lot 59: Sean M. & Sarah B. Wilson, 216 Mont Vernon Road, Milford, NH 03055, Vol.8768 Pg.1342
- Tax Map 8 Lot 66: Eber & Trudy Currier Family Trust, 9 Peaslee Road, Merrimack, NH 03055, Vol.7633 Pg.1536 2/20/06
- Tax Map 8 Lot 71-C: Quarry Association, C/O Robert F. Kokko, 480 Nashua Street #A, Milford, NH 03055, Vol.3235 Pg.328 11/7/84
- Tax Map 8 Lot 74: Tyrone Forbes, 78 Robbins Road, Wilton, NH 03086-5953, Vol.7823 Pg.2299 3/22/07
- Tax Map 8 Lot 74A: Jerome Forbes, P.O. BOX 351, Milford, NH 03055, Vol.7823 Pg.2299 3/22/07
- Tax Map 8 Lot 75: LaPlante Family Rev. Trust, 72 Patch Hill Lane, Milford, NH 03055, Vol.8883 Pg.1708 8/05/16
- Tax Map 9 Lot 1-11: Crystal A. Paul, 76 Patch Hill Lane, Milford, NH 03055, Vol.132 Pg.2753 12/11/18
- Tax Map 9 Lot 1-12: David M. Meleedy, 34 Clinton Street, Mansfield, MA 02048, Vol.7747 Pg.519 9/18/06
- Tax Map 9 Lot 1-13: Stephen Hett & Erin K. Anderson, 88 Patch Hill Lane, Milford, NH 03055, Vol.7718 Pg.2801 7/25/06
- Tax Map 9 Lot 1-14: Andrew Fynn & Rachel Anderson, 90 Patch Hill Lane, Milford, NH 03055, Vol.8471 Pg.1176 9/12/12
- Tax Map 9 Lot 1-39 & 1-40: Town of Milford, 1 Union Square, Milford, NH 03055, Vol.7651 Pg.2019 3/30/06
- Tax Map 9 Lot 1-9: Stephen H. Sean & Stanley E. Trombly, 201 North River Road, Milford, NH 03055, Vol.6047 Pg.542 1/4/99

LOT AREA CHART

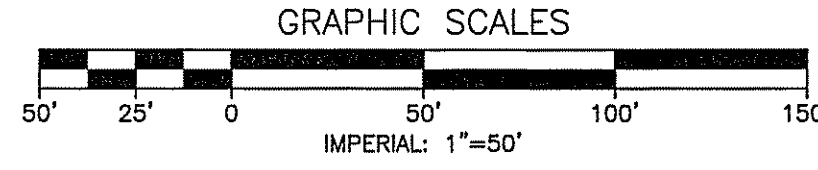
LOT NUMBER	AREA: SQ.FT.	AREA: ACRES	FRONTAGE: FT.
8-73 (NEW)	572,560 SF	13.144	303.24'
8-73-1 (NEW)	40,000	0.918	150.00'
8-73 (OLD)	612,560	14.062	453.24'

APPROVED

MILFORD, NH PLANNING BOARD
 SUBDIVISION #:
 DATE APPROVED:
 SIGNED: _____
 OWNER OF LOT 8-73 _____ DATE _____

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- 300- 10' CONTOUR INTERVAL
- 302- 2' CONTOUR INTERVAL
- TIE COURSE LINE
- FORMER TRACT LINE
- CULVERT
- OH OVERHEAD UTILITY LINE
- 8-73 TAX MAP & LOT NUMBER
- G.B.(F) GRANITE BOUND FOUND
- G.B.(P) GRANITE BOUND PER REF.PLAN
- LPIN(F) IRON PIN FOUND
- LPIN(P) IRON PIN PER REF.PLAN
- LPPE(F) IRON PIPE PER REF.PLAN
- IRON PIN TO BE SET
- UTILITY POLE, GUY & LIGHT
- * PROPOSED DRIVEWAY



NOTES:

- OWNER OF RECORD FOR TAX MAP 8, LOT 73 IS KGL LANDSCAPE CONSTRUCTION, LLC, 211 MONT VERNON ROAD, MILFORD, NH 03055. THE DEED REFERENCE FOR THE PARCEL IS BOOK 9054 PAGE 682 DATED MARCH 5, 2018 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING TAX MAP 8 LOT 73 INTO 2 LOTS. PROPOSED LOT 8-73-1 SHALL BE A RESIDENTIAL LOT AND HAVE THE MINIMUM REQUIRED AREA OF 40,000 SQ.FT. WITH THE MINIMUM FRONTAGE OF 150.00 FT. PROPOSED LOT 8-73 SHALL BE THE LARGE REMAINING LOT WITH 13,144 ACRES OR 572,560 SQ.FT. AND THE REMAINING FRONTAGE OF 303.24 FT. THIS LOT SHALL CONTAIN THE EXISTING OFFICE AND SEPTIC SYSTEM AND REMAIN IN COMMERCIAL USE (SEE NOTE #15).
- THE TOTAL AREA OF EXISTING TAX MAP 8, LOT 73 IS 14.062 ACRES OR 612,560 SQ.FT.
- LOT NUMBERS REFER TO THE TOWN OF MILFORD ASSESSORS MAP 8.
- ZONING FOR THE PARCEL IS RESIDENCE "A" DISTRICT.

RESIDENCE "A" DISTRICT	REQUIRED	EXISTING
MIN LOT AREA	40,000 SF	612,560 SF
MIN LOT FRONTAGE	150 FT	453.24 FT
MIN FRONT SETBACK	30 FT	30 FT
MIN SIDE SETBACK	15 FT	15 FT
MIN REAR SETBACK	15 FT	15 FT
MAX. BUILDING HEIGHT	35 FT	<35 FT
- THE WETLAND CONSERVATION DISTRICT OVERLAY REQUIRES A 25' BUFFER SETBACK.
- HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS ASSUMED.
- THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF FEBRUARY 2016 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.
- JURISDICTIONAL WETLANDS WERE MAPPED AND LOCATED BY THIS OFFICE DURING THE MONTH OF FEBRUARY 2016.
- "OPEN SPACE" AREA FOR EXISTING LOT 8-73 IS 12.98 ACRES OR 87.2% OF THE TOTAL "PARCEL AREA". MINIMUM REQUIREMENT IS 30%. "OPEN SPACE" AREA FOR NEW LOT 8-73-1 IS 20,013 SQ.FT. OR 50.0% AND FOR 8-73 IS 11.68 ACRES OR 88.8%.
- BASED ON A FIELD INSPECTION THE ENTRANCE TO THE SITE SATISFIES THE MILFORD MINIMUM SAFE SIGHT DISTANCE REQUIREMENTS.
- THE PARCEL LIES OUTSIDE OF THE 100-YEAR FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 330110C456D DATED SEPTEMBER 25, 2009.
- THE SUBJECT PARCEL IS IN THE GROUNDWATER PROTECTION OVERLAY ZONE.
- OTHER THAN THOSE SHOWN HEREON, THERE ARE NO OTHER KNOWN EASEMENT, DEED RESTRICTIONS OR COVENANTS ON THE PROPERTY.
- ON JANUARY 7, 2016, THE MILFORD ZONING BOARD OF APPEALS GRANTED A VARIANCE TO PERMIT A COMMERCIAL USE IN THE RESIDENCE "A" ZONE (SEE ZBA CASE #2015-19).
- THE FORMER USE ON LOT 8-73 WAS A SCHOOL BUS PARKING, SERVICE, AND DISPATCH FACILITY WITH PAVED ENTRANCE DRIVES AND GRAVEL BUS AND EMPLOYEE PARKING AREAS. THE EXISTING USE ON LOT 8-73 IS COMMERCIAL.
- THERE IS A PROPOSED ACCESS AND UTILITY EASEMENT OVER PROPOSED LOT 8-73 FOR THE MUTUAL BENEFIT OF PROPOSED LOTS 8-73 AND 8-73-1 CONTAINING 2,864 SQ.FT. AS SHOWN.
- NHDES STATE SUBDIVISION APPROVAL AND NHDOT STATE DRIVEWAY PERMITS ARE PENDING.
- TAX MAP LOT 8-73-1 IS SUBJECT TO APPLICABLE LIBRARY AND POLICE IMPACT FEES.
- PRIOR TO SIGNING OF THE PLAN, ALL MONUMENTATION SHALL BE SET AND NOTED ON THE PLAN OR A SECURITY BE PROVIDED TO THE TOWN TO COVER THE COST OF MONUMENTATION.

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	6/13/19	ADDRESS TOWN COMMENTS	OCJ	TJB	MDP
B	5/31/19	REVISE TO TWO-LOT SUBDIVISION	OCJ	TJB	MDP
A	5/23/19	ADD SITE DEVELOPMENT EXHIBIT SHEET	LD/OCJ	TJB	MDP

SUBDIVISION PLAN
TAX MAP PARCEL 8-73
211 MONT VERNON ROAD
MILFORD, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF:
KGL LANDSCAPE CONSTRUCTION, LLC
 211 MONT VERNON ROAD, MILFORD, NH 03055
 SCALE: 1" = 50' APRIL 26, 2019

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
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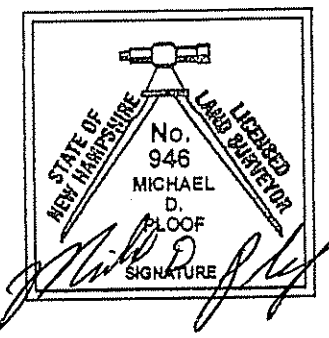
REFERENCE PLANS:

- "CONSOLIDATION - PLAN OF LAND OF - WELCH REAL ESTATE TRUST - MILFORD, N.H.", SCALE 1"=50', DATED JULY 11, 1984 BY THOMAS F. MORAN, INC. RECORDED IN THE H.C.R.D. AS PLAN NO.17234.
- "MAP 8 LOT 43 - EASEMENT PLAN - OVER LAND OF - F.B.L.W. REALTY TRUST - ROUTE 13, MILFORD, N.H. - PREPARED FOR - DUDDY LAW OFFICES - BEDFORD, N.H. 03110", SCALE 1"=40', DATED MARCH 14, 1995 AND LAST REVISED JUNE 12, 1995, BY TFMORAN INC. RECORDED IN THE H.C.R.D. AS PLAN NO.27949.
- "SITE PLAN - PREPARED FOR - MARINEL TRANSPORTATION INC. - MILFORD, NEW HAMPSHIRE", SCALE 1"=20', DATED JULY 10, 1984 AND LAST REVISED OCTOBER 18, 1984, BY THOMAS F. MORAN, INC. AVAILABLE AT THE TOWN OF MILFORD PLANNING OFFICE.
- "LOT LINE ADJUSTMENT PLAN - TAX MAP PARCELS 8-73 & 8-75 - 211 & 205 MONT VERNON STREET - MILFORD, NEW HAMPSHIRE - PREPARED FOR AND LAND OF: KGL LANDSCAPE CONSTRUCTION, LLC (LOT 8-73) - AND LAND OF: THE LAPLANTE FAMILY FAMILY REV. TRUST (8-75)", SCALE 1"=30', DATED MARCH 6, 2019 AND LAST REVISED MARCH 6, 2019, BY FIELDSTONE LAND CONSULTANTS, PLLC. RECORDED IN THE H.C.R.D. AS PLAN NO.40123.

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF DECEMBER 2015."

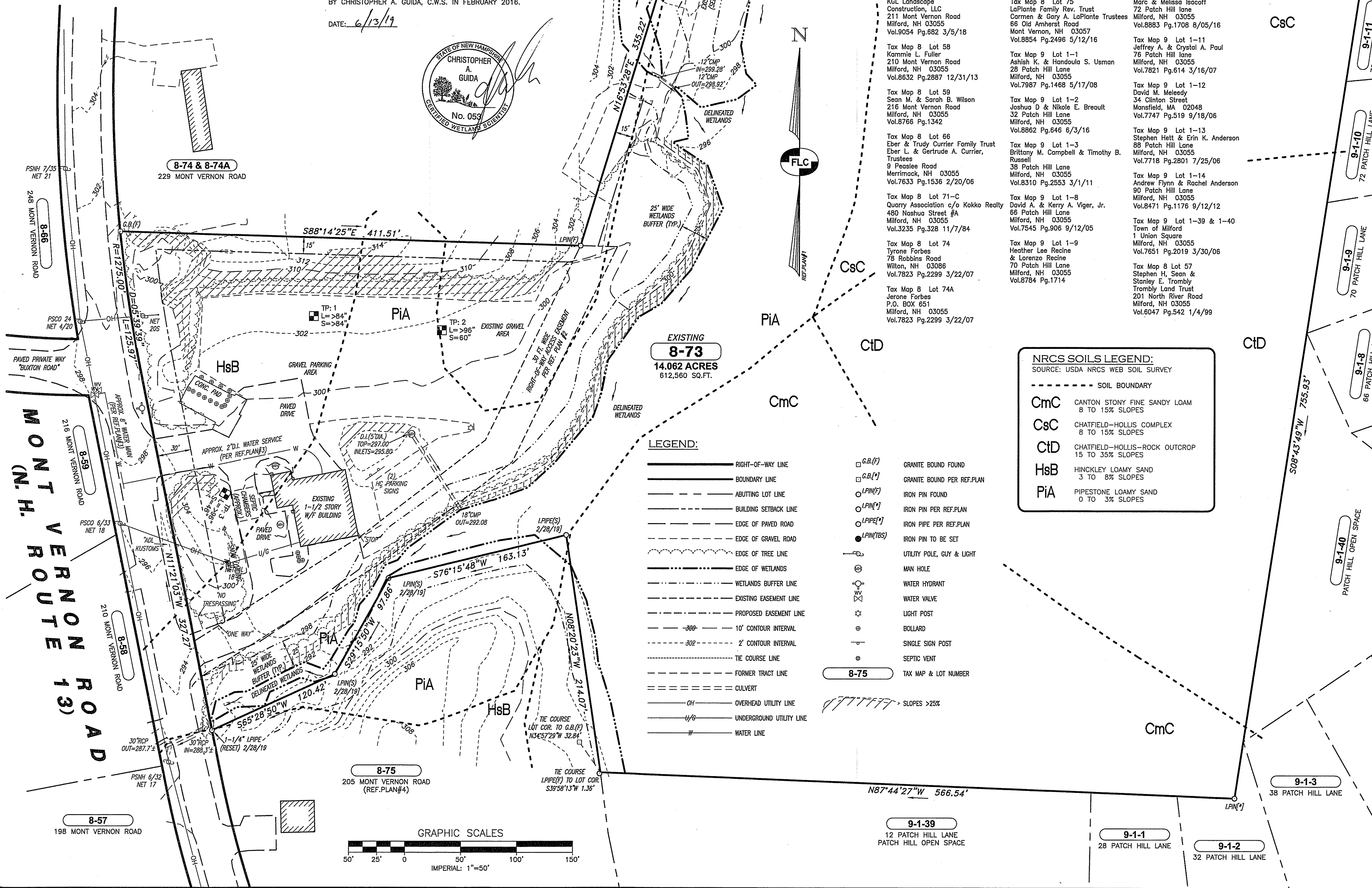
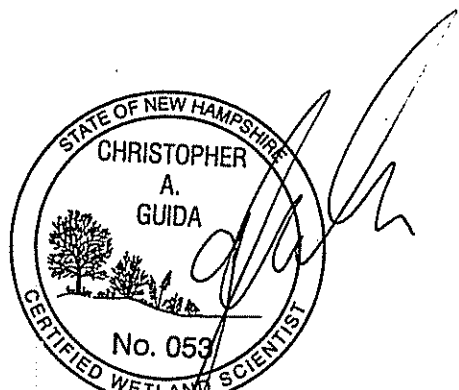
DATE: 6/13/19



CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN FEBRUARY 2016.

DATE: 6/13/19



LIST OF ABUTTERS

- Tax Map 8 Lot 73 KGL Landscape Construction, LLC 211 Mont Vernon Road Milford, NH 03055 Vol.9054 Pg.682 3/5/18
- Tax Map 8 Lot 58 Kamille L. Fuller 210 Mont Vernon Road Milford, NH 03055 Vol.8632 Pg.2887 12/31/13
- Tax Map 8 Lot 59 Sean M. & Sarah B. Wilson 218 Mont Vernon Road Milford, NH 03055 Vol.8766 Pg.1342
- Tax Map 8 Lot 66 Eber & Trudy Currier Family Trust Eber L. & Gertrude A. Currier, Trustees 9 Peaselee Road Merrimack, NH 03055 Vol.7633 Pg.1536 2/20/06
- Tax Map 8 Lot 71-C Quarry Association c/o Kokko Realty 480 Nashua Street #A Milford, NH 03055 Vol.3235 Pg.328 11/7/84
- Tax Map 8 Lot 74 Tyrone Forbes 78 Robbin Road Wilton, NH 03096 Vol.7823 Pg.2299 3/22/07
- Tax Map 8 Lot 74A Jerone Forbes P.O. BOX 651 Milford, NH 03055 Vol.7823 Pg.2299 3/22/07
- Tax Map 9 Lot 1-10 Marc & Melissa Isacoff 72 Patch Hill Lane Milford, NH 03055 Vol.8883 Pg.1708 8/05/16
- Tax Map 9 Lot 1-11 Jeffrey A. & Crystal A. Paul 76 Patch Hill Lane Milford, NH 03055 Vol.7821 Pg.614 3/16/07
- Tax Map 9 Lot 1-12 David M. Meedy 34 Clinton Street Mansfield, MA 02048 Vol.7747 Pg.519 9/18/06
- Tax Map 9 Lot 1-13 Stephen Hett & Erin K. Anderson 68 Patch Hill Lane Milford, NH 03055 Vol.7718 Pg.2801 7/25/06
- Tax Map 9 Lot 1-14 Andrew Flynn & Rachel Anderson 90 Patch Hill Lane Milford, NH 03055 Vol.8471 Pg.1176 9/12/12
- Tax Map 9 Lot 1-39 & 1-40 Town of Milford 1 Union Square Milford, NH 03055 Vol.7651 Pg.2019 3/30/06
- Tax Map 8 Lot 57 Stephen H. Sean & Stanley E. Trombly Trombly Land Trust 201 North River Road Milford, NH 03055 Vol.6047 Pg.542 1/4/99

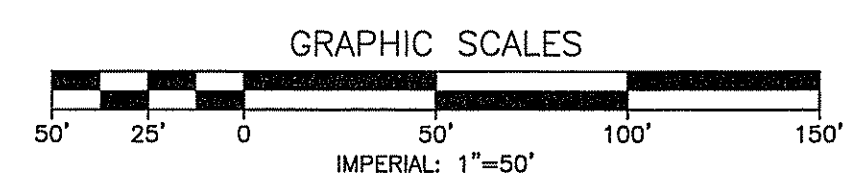
NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

--- SOIL BOUNDARY

CmC	CANTON STONY FINE SANDY LOAM 8 TO 15% SLOPES
C8C	CHATFIELD-HOLLIS COMPLEX 8 TO 15% SLOPES
C8D	CHATFIELD-HOLLIS-ROCK OUTCROP 15 TO 35% SLOPES
H8B	HINCKLEY LOAMY SAND 3 TO 8% SLOPES
PIA	PIPESTONE LOAMY SAND 0 TO 3% SLOPES

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- THE COURSE LINE
- FORMER TRACT LINE
- CULVERT
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- WATER LINE



NOTES:

- OWNER OF RECORD FOR TAX MAP 8, LOT 73 IS KGL LANDSCAPE CONSTRUCTION, LLC, 211 MONT VERNON ROAD, MILFORD, NH 03055. THE DEED REFERENCE FOR THE PARCEL IS BOOK 9054 PAGE 682 DATED MARCH 5, 2018 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING IMPROVEMENTS ON TAX MAP 8, LOT 73.
- THE TOTAL AREA OF TAX MAP 8, LOT 73 IS 14.062 ACRES OR 612,560 SQ.FT.
- LOT NUMBERS REFER TO THE TOWN OF MILFORD ASSESSORS MAP 8.
- ZONING FOR THE PARCEL IS RESIDENCE "A" DISTRICT.

RESIDENCE "A" DISTRICT	REQUIRED	EXISTING
MIN LOT AREA	40,000 SF	612,560 SF
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MIN FRONT SETBACK	30 FT	30 FT
MIN SIDE SETBACK	15 FT	15 FT
MIN REAR SETBACK	15 FT	15 FT
MAX. BUILDING HEIGHT	35 FT	<35 FT
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- BASED ON A FIELD INSPECTION THE ENTRANCE TO THE SITE SATISFIES THE MILFORD MINIMUM SAFE SIGHT DISTANCE REQUIREMENTS.
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- THE SUBJECT PARCEL IS IN THE GROUNDWATER PROTECTION OVERLAY ZONE.
- OTHER THAN THOSE SHOWN HEREON, THERE ARE NO OTHER KNOWN EASEMENT, DEED RESTRICTIONS OR COVENANTS ON THE PROPERTY.
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REV.	DATE	DESCRIPTION	C/O	DR	CK
C	6/13/19	ADDRESS TOWN COMMENTS	OC	TJB	MDP
B	5/31/19	REVISE TO TWO-LOT SUBDIVISION	OC	TJB	MDP
A	5/23/19	ADD SITE DEVELOPMENT EXHIBIT SHEET	LD/OC	TJB	MDP

EXISTING CONDITIONS PLAN
TAX MAP PARCEL 8-73
(211 MONT VERNON ROAD)
MILFORD, NEW HAMPSHIRE
PREPARED FOR AND LAND OF:
KGL LANDSCAPE CONSTRUCTION, LLC
211 MONT VERNON ROAD, MILFORD, NH 03055

SCALE: 1" = 50' APRIL 26, 2019

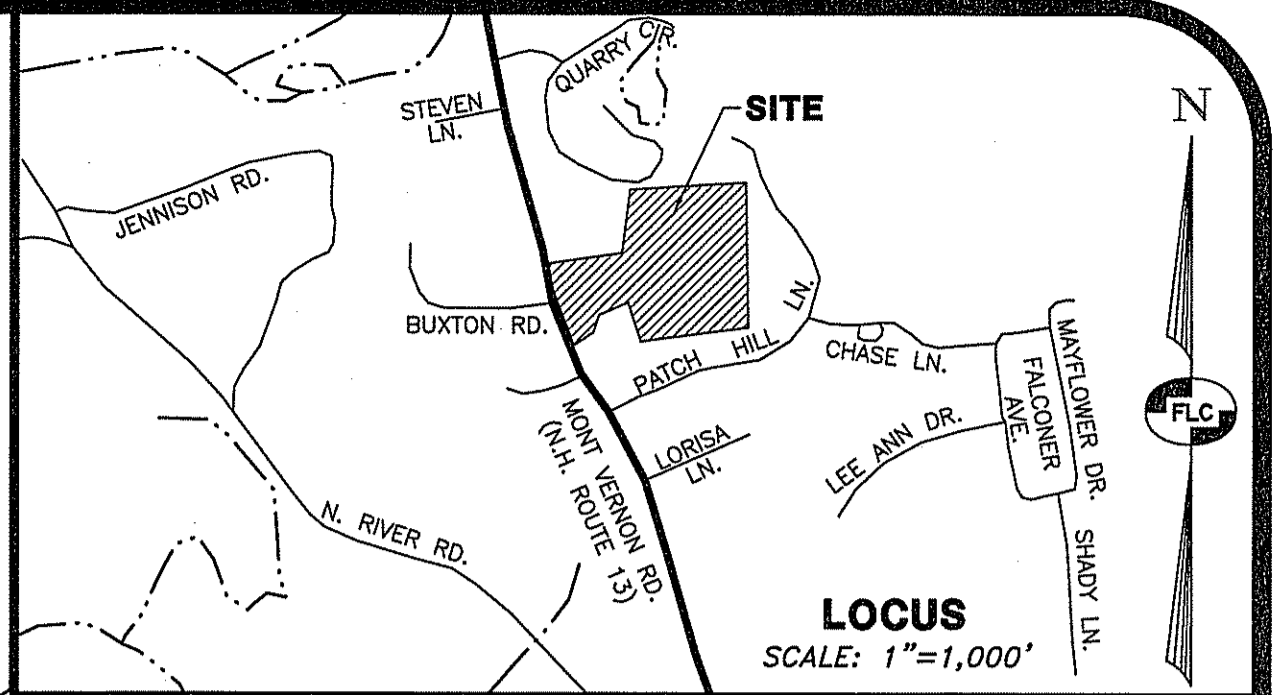
Surveying + Engineering + Land Planning + Permitting + Septic Designs

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- "SITE PLAN - PREPARED FOR - MARINEL TRANSPORTATION INC. - MILFORD, NEW HAMPSHIRE", SCALE 1"=20', DATED JULY 10, 1984 AND LAST REVISED OCTOBER 18, 1984, BY THOMAS F. MORAN, INC. AVAILABLE AT THE TOWN OF MILFORD PLANNING OFFICE.
- "LOT LINE ADJUSTMENT PLAN - TAX MAP PARCELS 8-73 & 8-75 - 211 & 205 MONT VERNON STREET - MILFORD, NEW HAMPSHIRE - PREPARED FOR AND LAND OF: KGL LANDSCAPE CONSTRUCTION, LLC (LOT 8-73) - AND LAND OF: THE LAPLANTE FAMILY FAMILY REV. TRUST (8-75)", SCALE 1"=30', DATED MARCH 6, 2019 AND LAST REVISED MARCH 6, 2019, BY FIELDSTONE LAND CONSULTANTS, PLLC. RECORDED IN THE H.C.R.D. AS PLAN NO.40123.



LIST OF ABUTTERS

- | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tax Map 8 Lot 73
KGL Landscape Construction, LLC
211 Mont Vernon Road
Milford, NH 03055
Vol.9054 Pg.682 3/5/18 | Tax Map 8 Lot 75
LaPlante Family Rev. Trust
Carmen & Cary A. LaPlante Trustees
66 Old Amherst Road
Mont Vernon, NH 03057
Vol.8854 Pg.2496 5/12/16 | Tax Map 9 Lot 1-10
Marc & Melissa Iacoff
72 Patch Hill Lane
Milford, NH 03055
Vol.8883 Pg.1708 8/05/16 |
| Tax Map 8 Lot 58
Kammie L. Fuller
210 Mont Vernon Road
Milford, NH 03055
Vol.8632 Pg.2887 12/31/13 | Tax Map 9 Lot 1-11
Crystal A. Paul
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Vol.132 Pg.2753 12/11/18 | Tax Map 9 Lot 1-12
David M. Meleedy
34 Clinton Street
Mansfield, MA 02048
Vol.7747 Pg.519 9/18/06 |
| Tax Map 8 Lot 59
Sean M. & Sarah B. Wilson
216 Mont Vernon Road
Milford, NH 03055
Vol.8766 Pg.1342 | Tax Map 9 Lot 1-13
Stephen Hett & Erin K. Anderson
89 Patch Hill Lane
Milford, NH 03055
Vol.7718 Pg.2801 7/25/06 | Tax Map 9 Lot 1-14
Andrew Flynn & Rachel Anderson
90 Patch Hill Lane
Milford, NH 03055
Vol.8471 Pg.1176 9/12/12 |
| Tax Map 8 Lot 66
Eber & Trudy Currier Family Trust
Eber L. & Gertrude A. Currier, Trustees
9 Peaslee Road
Merrimack, NH 03055
Vol.7633 Pg.1536 2/20/06 | Tax Map 9 Lot 1-3
Brittany M. Campbell & Timothy B. Russell
38 Patch Hill Lane
Milford, NH 03055
Vol.8310 Pg.2553 3/1/11 | Tax Map 9 Lot 1-39 & 1-40
Town of Milford
1 Union Square
Milford, NH 03055
Vol.7651 Pg.2019 3/30/06 |
| Tax Map 8 Lot 71-C
Quarry Association
C/O Robert F. Kokko
Kokko Realty
480 Nashua Street #A
Milford, NH 03055
Vol.3235 Pg.328 11/7/84 | Tax Map 9 Lot 1-8
David A. & Kerry A. Viger, Jr.
66 Patch Hill Lane
Milford, NH 03055
Vol.7545 Pg.906 9/12/05 | Tax Map 8 Lot 57
Heather Lee Racine & Stanley E. Trombly
Trombly Land Trust
201 North River Road
Milford, NH 03055
Vol.6047 Pg.542 1/4/99 |
| Tax Map 8 Lot 74
Tyrone Forbes
78 Robbins Road
Wilton, NH 03086-5953
Vol.7823 Pg.2299 3/22/07 | Tax Map 8 Lot 74A
Jerome Forbes
P.O. BOX 651
Milford, NH 03055
Vol.7823 Pg.2299 3/22/07 | |

LOT SYNOPSIS:

LOT NUMBER	AREA: SQ.FT.	AREA: ACRES	FRONTAGE: FT.
8-73 (NEW)	87,120	2.000	150.00
8-73-1 (NEW)	40,000	0.918	153.24
8-73-2 (NEW)	485,440	11.144	150.00
8-73 (OLD)	612,560	14.062	453.24

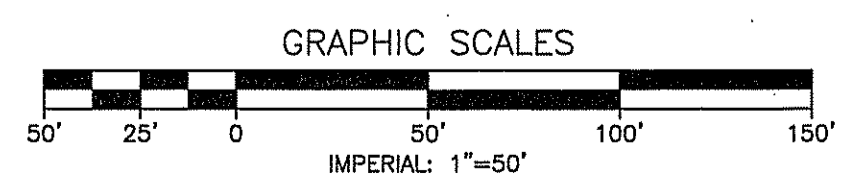
LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- - - ABUTTING LOT LINE
- - - BUILDING SETBACK LINE
- - - EDGE OF PAVED ROAD
- - - EDGE OF GRAVEL ROAD
- - - EDGE OF TREE LINE
- - - EDGE OF WETLANDS
- - - WETLANDS BUFFER LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - 10' CONTOUR INTERVAL
- - - 2' CONTOUR INTERVAL
- - - TIE COURSE LINE
- - - FORMER TRACT LINE
- - - CULVERT
- - - OVERHEAD UTILITY LINE
- 8-73 TAX MAP & LOT NUMBER
- G.B.(F) GRANITE BOUND FOUND
- G.B.(R) GRANITE BOUND PER REF.PLAN
- L.PIN(F) IRON PIN FOUND
- L.PIN(R) IRON PIN PER REF.PLAN
- L.PIP(F) IRON PIPE PER REF.PLAN
- IRON PIN TO BE SET
- UTILITY POLE, GUY & LIGHT
- PROPOSED DRIVEWAY

APPROVED

MILFORD, NH PLANNING BOARD
 SUBDIVISION #: _____
 DATE APPROVED: _____
 SIGNED: _____
 OWNER OF LOT 8-73 _____ DATE _____

NOTE:
 THE PURPOSE OF THIS PLAN IS TO DEPICT POTENTIAL LAYOUTS FOR EACH LOT MEETING LOCAL REGULATIONS. FINAL HOUSE AND DRIVEWAY PLACEMENT IS SUBJECT TO CHANGE BASED ON INDIVIDUAL LAND OWNERS PREFERENCES.
 * GRADING FOR THIS PROJECT WILL GENERALLY FOLLOW EXISTING CONTOURS AND FLOW PATTERNS.



NOTES:

- OWNER OF RECORD FOR TAX MAP 8, LOT 73 IS KGL LANDSCAPE CONSTRUCTION, LLC, 211 MONT VERNON ROAD, MILFORD, NH 03055. THE DEED REFERENCE FOR THE PARCEL IS BOOK 9054 PAGE 682 DATED MARCH 5, 2018 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING TAX MAP 8 LOT 73 INTO 2 LOTS. PROPOSED LOT 8-73-1 SHALL BE A RESIDENTIAL LOT AND HAVE THE MINIMUM REQUIRED AREA OF 40,000 SQ.FT. WITH THE MINIMUM FRONTAGE OF 150.00 FT. PROPOSED LOT 8-73 SHALL BE THE LARGE REMAINING LOT WITH 13.144 ACRES OR 572,560 SQ.FT. AND THE REMAINING FRONTAGE OF 303.24 FT. THIS LOT SHALL CONTAIN THE EXISTING OFFICE AND SEPTIC SYSTEM AND REMAIN IN COMMERCIAL USE (SEE NOTE #15).
- THE TOTAL AREA OF EXISTING TAX MAP 8, LOT 73 IS 14.062 ACRES OR 612,560 SQ.FT.
- LOT NUMBERS REFER TO THE TOWN OF MILFORD ASSESSORS MAP 8.
- ZONING FOR THE PARCEL IS RESIDENCE "A" DISTRICT.

RESIDENCE "A" DISTRICT	REQUIRED	EXISTING
MIN LOT AREA	40,000 SF	612,560 SF
MIN LOT FRONTAGE	150 FT	453.24 FT
MIN FRONT SETBACK	30 FT	30 FT
MIN SIDE SETBACK	15 FT	15 FT
MIN REAR SETBACK	15 FT	15 FT
MAX. BUILDING HEIGHT	35 FT	<35 FT
- THE WETLAND CONSERVATION DISTRICT OVERLAY REQUIRES A 25' BUFFER SETBACK.
- HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS ASSUMED.
- THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF FEBRUARY 2016 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.
- JURISDICTIONAL WETLANDS WERE MAPPED AND LOCATED BY THIS OFFICE DURING THE MONTH OF FEBRUARY 2016.
- "OPEN SPACE" AREA FOR EXISTING LOT 8-73 IS 12.98 ACRES OR 87.2% OF THE TOTAL PARCEL AREA. MINIMUM REQUIREMENT IS 30% "OPEN SPACE" AREA FOR NEW LOT 8-73-1 IS 20,013 SQ.FT. OR 50.0% AND FOR 8-73 IS 11.68 ACRES OR 88.8%.
- BASED ON A FIELD INSPECTION THE ENTRANCE TO THE SITE SATISFIES THE MILFORD MINIMUM SAFE SIGHT DISTANCE REQUIREMENTS.
- THE PARCEL LIES OUTSIDE OF THE 100-YEAR FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33011C0456D DATED SEPTEMBER 25, 2009.
- THE SUBJECT PARCEL IS IN THE GROUNDWATER PROTECTION OVERLAY ZONE.
- OTHER THAN THOSE SHOWN HEREON, THERE ARE NO OTHER KNOWN EASEMENT, DEED RESTRICTIONS OR COVENANTS ON THE PROPERTY.
- ON JANUARY 7, 2016, THE MILFORD ZONING BOARD OF APPEALS GRANTED A VARIANCE TO PERMIT A COMMERCIAL USE IN THE RESIDENCE "A" ZONE (SEE ZBA CASE #2015-19).
- THE FORMER USE ON LOT 8-73 WAS A SCHOOL BUS PARKING, SERVICE, AND DISPATCH FACILITY WITH PAVED ENTRANCE DRIVES AND GRAVEL BUS AND EMPLOYEE PARKING AREAS. THE EXISTING USE ON LOT 8-73 IS COMMERCIAL.
- THERE IS A PROPOSED ACCESS AND UTILITY EASEMENT OVER PROPOSED LOT 8-73 FOR THE MUTUAL BENEFIT OF PROPOSED LOTS 8-73 AND 8-73-1 CONTAINING 2,864 SQ.FT. AS SHOWN.
- NHDES STATE SUBDIVISION APPROVAL AND NHDOT STATE DRIVEWAY PERMITS ARE PENDING.
- TAX MAP LOT 8-73-1 IS SUBJECT TO APPLICABLE LIBRARY AND POLICE IMPACT FEES.
- PRIOR TO SIGNING OF THE PLAN, ALL MONUMENTATION SHALL BE SET AND NOTED ON THE PLAN OR A SECURITY BE PROVIDED TO THE TOWN TO COVER THE COST OF MONUMENTATION.

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	6/13/19	ADDRESS TOWN COMMENTS	OCJ	TJB	MDP
B	5/31/19	REVISE TO TWO-LOT SUBDIVISION	OCJ	TJB	MDP
A	5/23/19	ADD SITE DEVELOPMENT EXHIBIT SHEET	LD/OCJ	TJB	MDP

SITE DEVELOPMENT EXHIBIT
TAX MAP PARCEL 8-73
211 MONT VERNON ROAD
MILFORD, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF:
KGL LANDSCAPE CONSTRUCTION, LLC
 211 MONT VERNON ROAD, MILFORD, NH 03055
 SCALE: 1" = 50' MAY 23, 2019

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

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