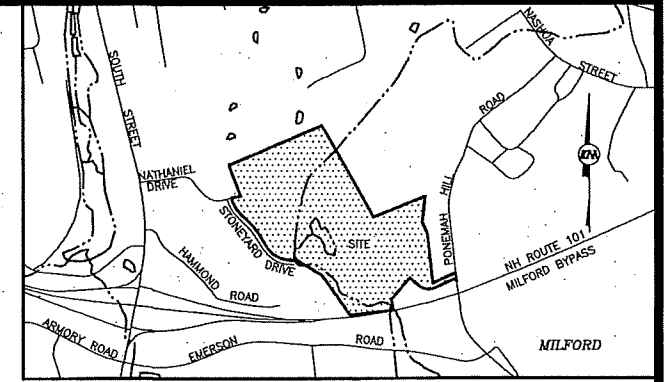
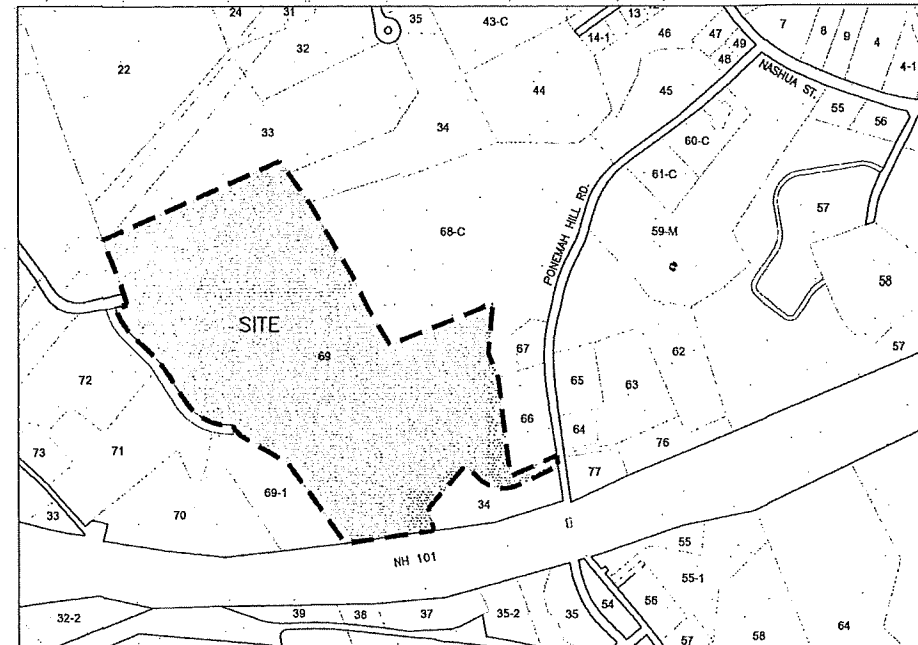


VICINITY PLAN
NOT TO SCALE

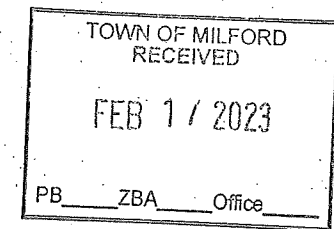


LOCUS MAP
SCALE: 1" = 1000'

RESIDENTIAL SITE PLAN THE Q AT MILFORD MAP 43; BLOCK 69 0 PONEMAH HILL ROAD MILFORD, NEW HAMPSHIRE



TAX MAP PLAN
SCALE: 1" = 500'±



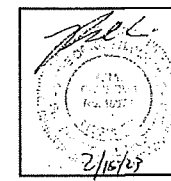
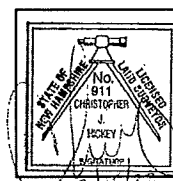
OWNER:
SALT CREEK PROPERTIES, LLC
PO BOX 967
AMHERST, NH 03031

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

PREPARED BY:
KEACH-NORDSTROM ASSOCIATES, INC.
10 COMMERCE PARK NORTH, SUITE 3B
BEDFORD, NEW HAMPSHIRE 03110
(603) 627-2881

<u>SHEET TITLE</u>	<u>SHEET No.</u>
OVERVIEW PLAN	1
SUBDIVISION PLAN	2
TOPOGRAPHIC SUBDIVISION PLAN	3
EXISTING CONDITIONS PLAN	4 - 5
RESIDENTIAL SITE PLAN	6 - 9
GRADING & DRAINAGE PLAN	10 - 13
UTILITY PLAN	14 - 17
EROSION CONTROL PLAN	18 - 21
SIGHT DISTANCE PLAN	22
ROADWAY PLAN & PROFILE	23 - 27
LANDSCAPE PLAN	28 - 31
LIGHTING PLAN	32 - 35
WETLAND IMPACT PLAN	36
CONSTRUCTION DETAILS	37 - 44
TEST PIT LOGS	45

ARCHITECTURAL DRAWINGS
(BY BURNELL JOHNSON ARCHITECTS)



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

FEBRUARY 9, 2023

PROJECT NO. 21-1216-1

REFERENCE PLANS:

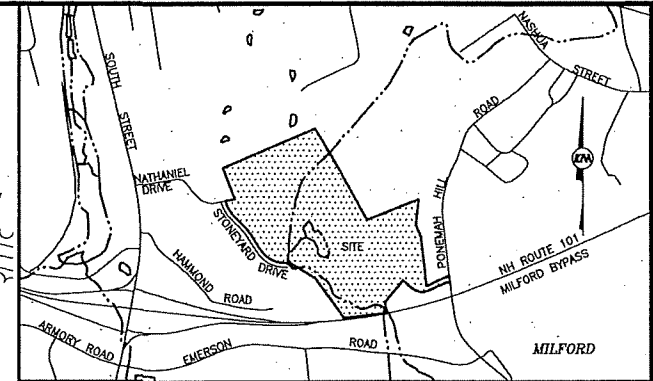
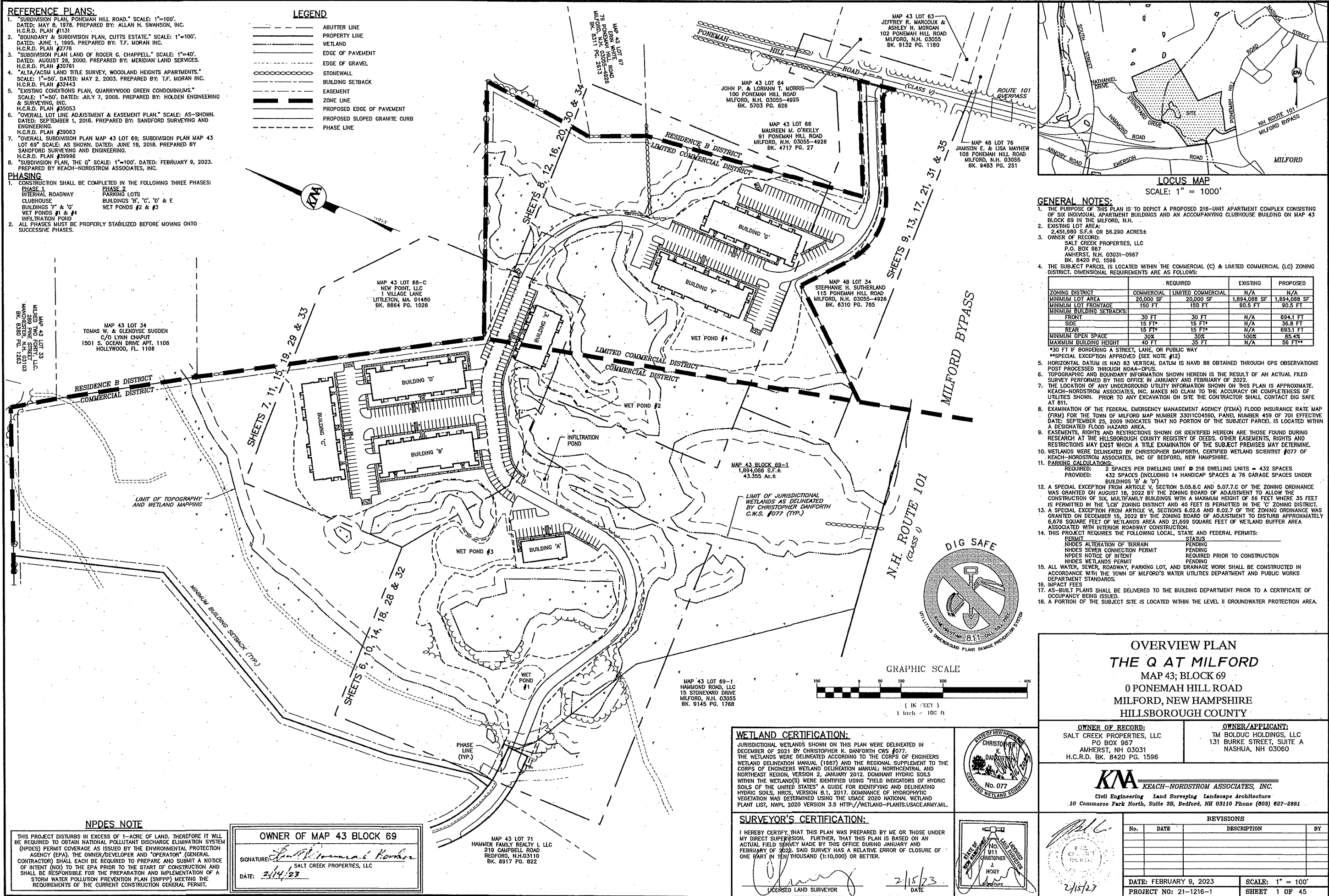
- "SUBDIVISION PLAN, PONEMAH HILL ROAD," SCALE: 1"=100', DATED: MAY 6, 1978. PREPARED BY: ALLAN H. SWANSON, INC. H.C.R.D. PLAN #1131
- "BOUNDARY & SUBDIVISION PLAN, CUTTS ESTATE," SCALE: 1"=100', DATED: JUNE 1, 1995. PREPARED BY: T.F. MORAN INC. H.C.R.D. PLAN #2776
- "SUBDIVISION PLAN LAND OF ROGER C. 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
- "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 19, 2018. PREPARED BY SANDFORD SURVEYING AND ENGINEERING. H.C.R.D. PLAN #39996
- "SUBDIVISION PLAN, THE Q" SCALE: 1"=100', DATED: FEBRUARY 9, 2023. PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC.

PHASING

- CONSTRUCTION SHALL BE COMPLETED IN THE FOLLOWING THREE PHASES:
 - PHASE 1: INTERNAL ROADWAY, CLUBHOUSE, BUILDINGS 'F' & 'G', WET POND #1 & #4, INFILTRATION POND
 - PHASE 2: PARKING LOTS, BUILDINGS 'B', 'C', 'D' & 'E', WET POND #2 & #3
 - PHASE 3: BUILDINGS 'A' & 'D'
- ALL PHASES MUST BE PROPERLY STABILIZED BEFORE MOVING ONTO SUCCESSIVE PHASES.

LEGEND

	ABUTTER LINE
	PROPERTY LINE
	WETLAND
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	STONEWALL
	BUILDING SETBACK
	EASEMENT
	ZONE LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED SLOPED GRANITE CURB
	PHASE LINE

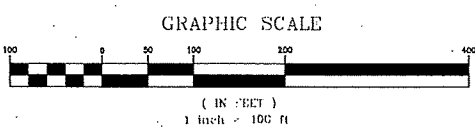


LOCUS MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED 216-UNIT APARTMENT COMPLEX CONSISTING OF SIX INDIVIDUAL APARTMENT BUILDINGS AND AN ACCOMPANYING CLUBHOUSE BUILDING ON MAP 43 BLOCK 69 IN THE MILFORD, N.H.
 - EXISTING LOT AREA: 2,451,980 S.F. ± OR 56,290 ACRES ±
 - OWNER OF RECORD: SALT CREEK PROPERTIES, LLC, P.O. BOX 967, AMHERST, N.H. 03031-0967, BK. 8420 PG. 1596
 - 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 | 20,000 SF | N/A | N/A |
| LIMITED COMMERCIAL | 20,000 SF | 1,894,088 SF | 1,894,088 SF |
| MINIMUM LOT FRONTRAGE | 150 FT | 90.5 FT | 90.5 FT |
| MINIMUM BUILDING SETBACKS: | | | |
| FRONT | 30 FT | N/A | 694.1 FT |
| SIDE | 15 FT* | N/A | 36.8 FT |
| REAR | 15 FT* | N/A | 693.1 FT |
| MINIMUM OPEN SPACE | 30% | 100% | 85.4% |
| MAXIMUM BUILDING HEIGHT | 40 FT | 35 FT | N/A |
| | | | 56 FT** |
- *30 FT IF BORDERING A STREET, LANE, OR PUBLIC WAY
**SPECIAL EXCEPTION APPROVED (SEE NOTE #12)
- HORIZONTAL DATUM IS NAD 83 VERTICAL DATUM IS NAVD 88 OBTAINED THROUGH GPS OBSERVATIONS POST PROCESSED THROUGH NOAA-OPUS.
 - 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.
 - 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.
 - PARKING CALCULATIONS:
REQUIRED: 2 SPACES PER DWELLING UNIT @ 216 DWELLING UNITS = 432 SPACES
PROVIDED: 432 SPACES (INCLUDING 14 HANDICAP SPACES & 76 GARAGE SPACES UNDER BUILDINGS 'A' & 'D')
 - A SPECIAL EXCEPTION FROM ARTICLE V, SECTION 5.05.B.C AND 5.07.7.C OF THE ZONING ORDINANCE WAS GRANTED ON AUGUST 18, 2022 BY THE ZONING BOARD OF ADJUSTMENT TO ALLOW THE CONSTRUCTION OF SIX, MULTIFAMILY BUILDINGS WITH A MAXIMUM HEIGHT OF 86 FEET WHERE 35 FEET IS PERMITTED IN THE 'C' ZONING DISTRICT AND 40 FEET IS PERMITTED IN THE 'LC' ZONING DISTRICT.
 - A SPECIAL EXCEPTION FROM ARTICLE VI, SECTIONS 6.02.6 AND 6.02.7 OF THE ZONING ORDINANCE WAS GRANTED ON DECEMBER 15, 2022 BY THE ZONING BOARD OF ADJUSTMENT TO DISTURB APPROXIMATELY 6,676 SQUARE FEET OF WETLANDS AREA AND 21,689 SQUARE FEET OF WETLAND BUFFER AREA ASSOCIATED WITH INTERIOR ROADWAY CONSTRUCTION.
 - THIS PROJECT REQUIRES THE FOLLOWING LOCAL, STATE AND FEDERAL PERMITS:

PERMIT	STATUS
NHDES ALTERATION OF TERRAIN	PENDING
NHDES SEWER CONNECTION PERMIT	PENDING
NHDES NOTICE OF INTENT	REQUIRED PRIOR TO CONSTRUCTION
NHDES WETLANDS PERMIT	PENDING
 - ALL WATER, SEWER, ROADWAY, PARKING LOT, AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD'S WATER UTILITIES DEPARTMENT AND PUBLIC WORKS DEPARTMENT STANDARDS.
 - IMPACT FEES
 - AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
 - A PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE LEVEL II GROUNDWATER PROTECTION AREA.



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

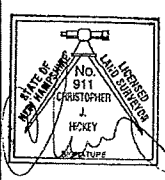
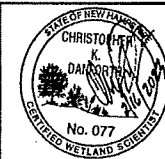
REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 9, 2023
PROJECT NO: 21-1216-1
SCALE: 1" = 100'
SHEET 1 OF 45

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 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN 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] 2/15/23
LICENSED LAND SURVEYOR



NPDES NOTE
THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

OWNER OF MAP 43 BLOCK 69
SIGNATURE: *[Signature]*
SALT CREEK PROPERTIES, LLC
DATE: 2/14/23

MAP 43 LOT 71
HAMMER FAMILY REALTY I, LLC
219 CAMPBELL ROAD
BEDFORD, N.H. 03110
BK. 8917 PG. 822

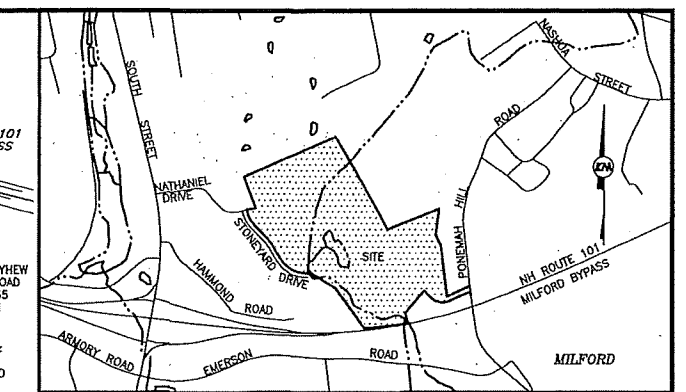
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REFERENCE PLANS:

- "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 #27768.
- "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 18, 2018. PREPARED BY SANDFORD SURVEYING AND ENGINEERING, H.C.R.D. PLAN #39996.

LEGEND

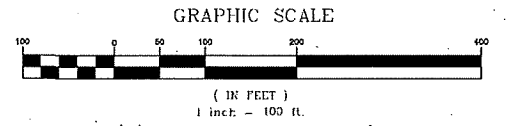
- GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- DH-F DRILL HOLE FOUND
- GB-TBS GRANITE BOUND TO BE SET
- IPIN-TBS IRON PIN TO BE SET
- ABUTTER LINE ABUTTER LINE
- PROPERTY LINE PROPERTY LINE
- WETLAND WETLAND
- EDGE OF PAVEMENT EDGE OF PAVEMENT
- EDGE OF GRAVEL EDGE OF GRAVEL
- STONEWALL STONEWALL
- BUILDING SETBACK BUILDING SETBACK
- EASEMENT EASEMENT
- PROPOSED PROPERTY LINE 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 = 557,892 S.F.± OR 12,807 ACRES±
MAP 43 BLOCK 69-1 = 1,894,088 S.F.± OR 43,355 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 | LIMITED COMMERCIAL | N/A | N/A | N/A |
| MINIMUM LOT AREA | 20,000 SF | 20,000 SF | 2,451,980 SF | 0 SF | 0 SF |
| 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 FIELD 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.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF MILFORD MAP NUMBER 33011004590, 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.
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 - 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.



PLANNING BOARD APPROVAL BLOCK

SIGNATURE: _____ CHAIRMAN

DATE: _____

APPROVAL NUMBER: _____

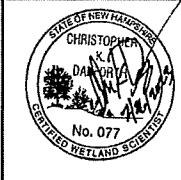
APPROVAL DATE: _____

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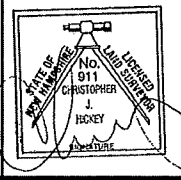
KN KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

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 REGIONAL 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 USAGE 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.

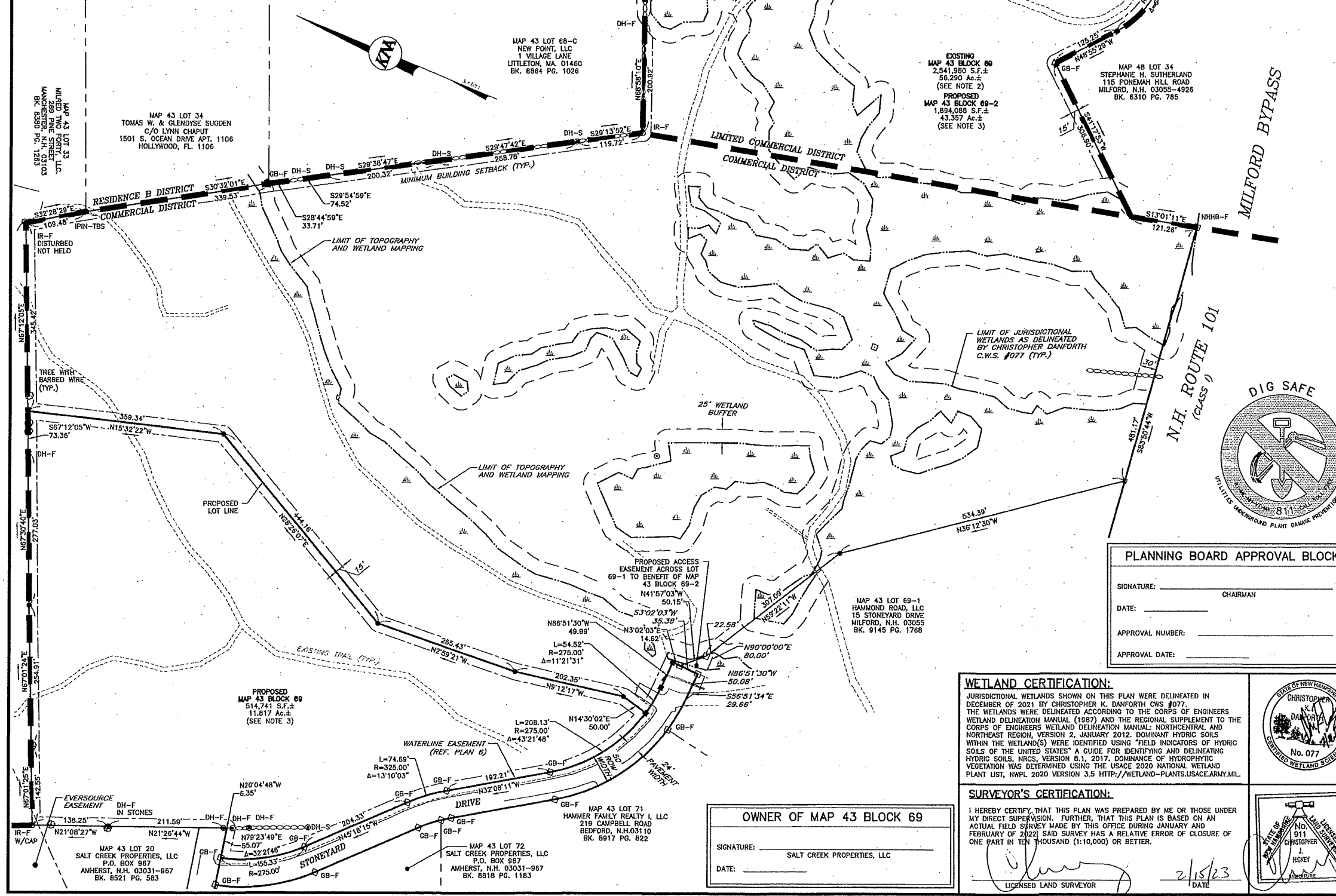
LICENSED LAND SURVEYOR
DATE: 2/15/23



OWNER OF MAP 43 BLOCK 69

SIGNATURE: _____ SALT CREEK PROPERTIES, LLC

DATE: _____



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
- OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- 10' CONTOUR
- 2' CONTOUR
- SCS SOIL LINE
- SSS SOIL LINE
- STONEWALL
- BUILDING SETBACK
- EASEMENT
- PROPOSED PROPERTY LINE

SOILS LEGEND

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

SEE SHEET 2 FOR REFERENCE PLANS



MAP 43 LOT 33
MILFORD TOWN FORTY, LLC
MANCHESTER, N.H. 03103
BK. 8380 PG. 1283

MAP 43 LOT 34
TOMAS W. & GLENDOSE SUGDEN
C/O LYNN CHAPUI
1501 S. OCEAN DRIVE APT. 1106
HOLLYWOOD, FL 1106

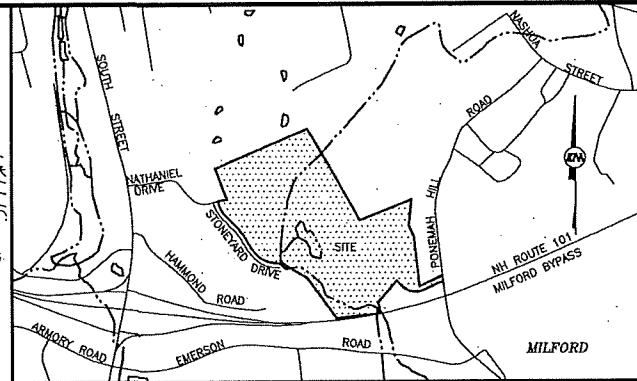
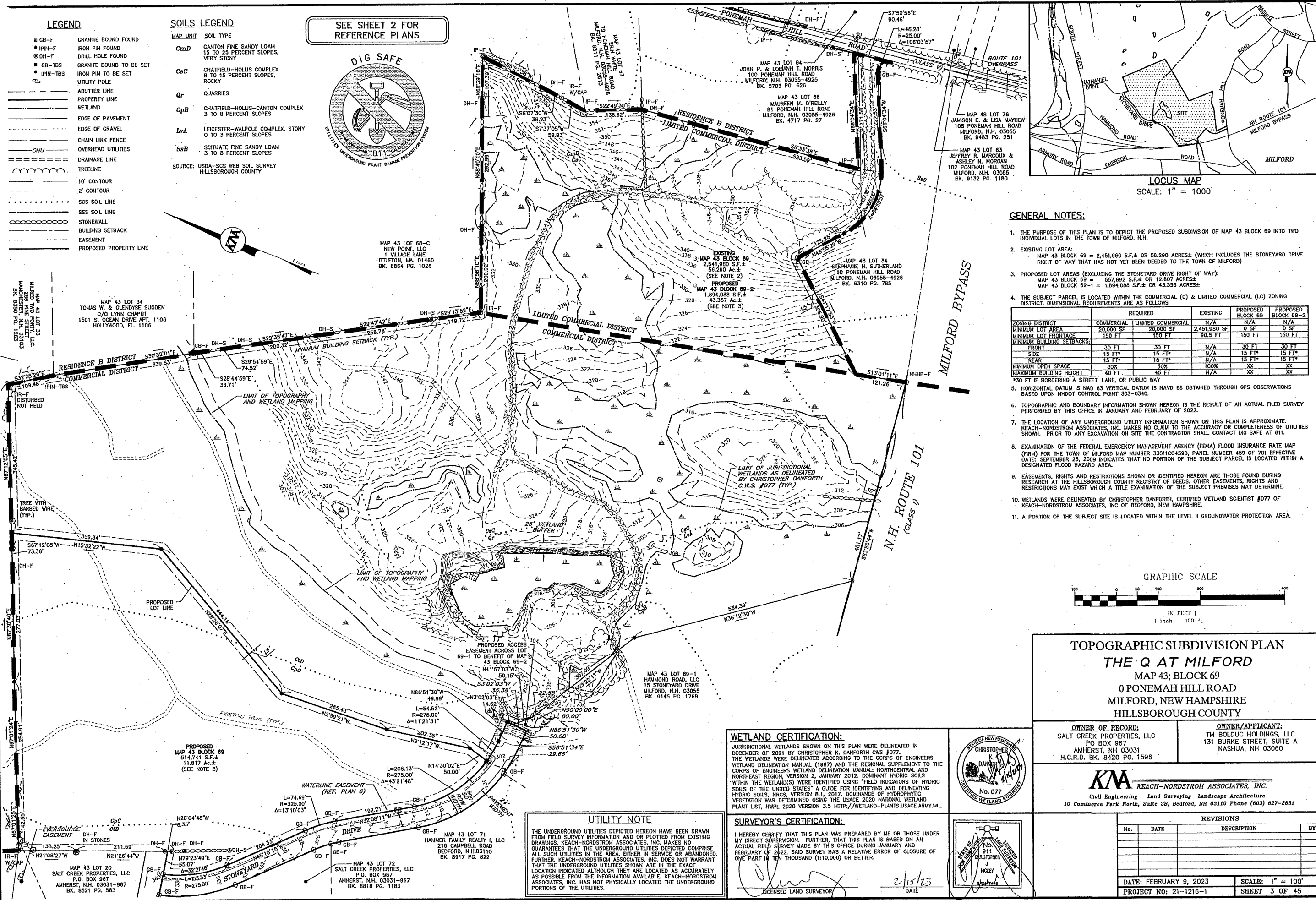
MAP 43 LOT 68-C
NEW POINT, LLC
1 VILLAGE LANE
LITTLETON, MA 01460
BK. 8854 PG. 1026

EXISTING MAP 43 BLOCK 69
2,541,980 S.F. ±
56,280 AC. ±
(SEE NOTE 2)

PROPOSED MAP 43 BLOCK 69-2
1,894,088 S.F. ±
43,357 AC. ±
(SEE NOTE 3)

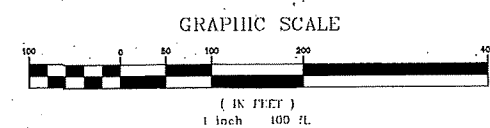
MAP 48 LOT 76
JAMISON E. & LISA MAYHEW
108 PONEMAH HILL ROAD
MILFORD, N.H. 03055
BK. 9483 PG. 251

MAP 43 LOT 63
JEFFREY R. MARCOUX &
ASHLEY N. MORGAN
102 PONEMAH HILL ROAD
MILFORD, N.H. 03055
BK. 9132 PG. 1180



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 = 2,541,980 S.F. ± OR 58.290 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 = 557,692 S.F. ± OR 12.807 ACRES ±
MAP 43 BLOCK 69-1 = 1,894,088 S.F. ± OR 43.355 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 | | BLOCK 69 | BLOCK 69-2 |
| MINIMUM LOT AREA | 20,000 SF | 20,000 SF | 2,451,980 SF | 0 SF | 0 SF |
| 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 NHOOT 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.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF MILFORD MAP NUMBER 330110C4560, 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.



TOPOGRAPHIC 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
P.O. BOX 967
AMHERST, NH 03031
H.C.R.D. BK. 8420 PG. 1596

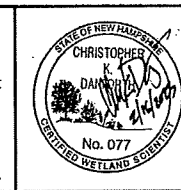
OWNER/APPLICANT:
TM BOLDUC HOLDINGS, LLC
131 BURKE STREET, SUITE A
NASHUA, NH 03060

KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2861

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 9, 2023 SCALE: 1" = 100'
PROJECT NO: 21-1216-1 SHEET 3 OF 45

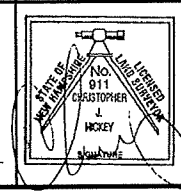
WETLAND CERTIFICATION:
JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN DECEMBER OF 2021 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION 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](http://wetland-plants.usace.army.mil).



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.

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.

2/15/23
DATE



SOILS LEGEND

MAP UNIT	SOIL TYPE
CmD	CANTON FINE SANDY LOAM 15 TO 25 PERCENT SLOPES, VERY STONY
CaC	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
SaB	SCITVATE FINE SANDY LOAM 3 TO 8 PERCENT SLOPES

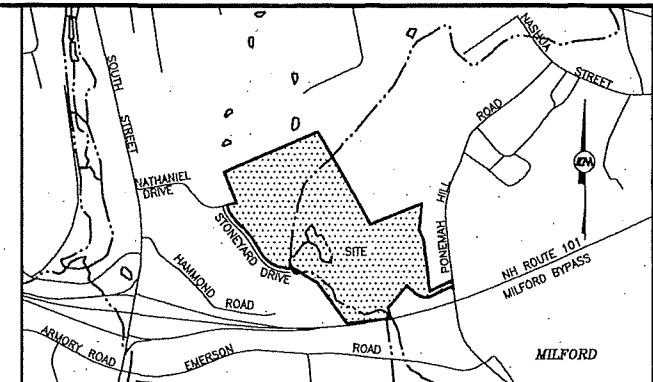
SOURCE: USDA-SCS WEB SOIL SURVEY
HILLSBOROUGH COUNTY

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: MONADOCK 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 19, 2018. PREPARED BY SANDFORD SURVEYING AND ENGINEERING. H.C.R.D. PLAN #39996.

LEGEND

GB-F	GRANITE BOUND FOUND	WETLAND BUFFER
NHBB-F	N.H. HIGHWAY BOUND FOUND	POST & RAIL FENCE
IPP-F	IRON PIPE FOUND	R.O.W. FENCE
IR-F	IRON ROD FOUND	OVERHEAD UTILITIES
DH-F	DRILL HOLE FOUND	WATER LINE
DH-S	DRILL HOLE SET	DRAINAGE LINE
	TREE WITH BARBED WIRE	EDGE OF PAVEMENT
	BENCHMARK	10' CONTOUR
	UTILITY POLE	2' CONTOUR
	WATER VALVE	STONEWALL
	SEWER MANHOLE	SOIL LINE
	DRAINAGE MANHOLE	SETBACK
	CATCH BASIN	TREELINE
	CONIFEROUS TREE	ABUTTER LINE
	DECIDUOUS TREE	PROPERTY LINE
		WETLAND

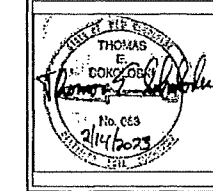


LOCUS MAP
SCALE: 1" = 1000'

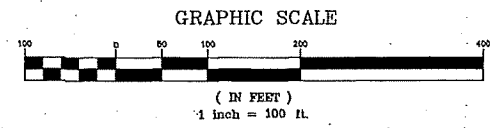
SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS	HSG
29B	WOODBIDGE FINE SANDY LOAM	0-8%	MODERATELY WELL	C
29C	WOODBIDGE FINE SANDY LOAM	8-15%	MODERATELY WELL	C
29D	WOODBIDGE FINE SANDY LOAM	15-25%	MODERATELY WELL	C
66C	PAXTON FINE SANDY LOAM	8-15%	WELL	C
66D	PAXTON FINE SANDY LOAM	15-25%	WELL	C
66E	PAXTON FINE SANDY LOAM	25%+	WELL	C
86B	HOLLIS FINE SANDY LOAM	0-8%	WELL	D
86C	HOLLIS FINE SANDY LOAM	8-15%	WELL	D
86D	HOLLIS FINE SANDY LOAM	15-25%	WELL	D
86E	HOLLIS FINE SANDY LOAM	25%+	WELL	D
89B	CHATFIELD FINE SANDY LOAM	0-8%	WELL	B
89C	CHATFIELD FINE SANDY LOAM	8-15%	WELL	B
89D	CHATFIELD FINE SANDY LOAM	15-25%	WELL	B
189B	CHATFIELD FINE SANDY LOAM, MWD	0-8%	MODERATELY WELL	B
189C	CHATFIELD FINE SANDY LOAM, MWD	8-15%	MODERATELY WELL	B
500B/cbccc	UDORTHENTS, LOAMY	0-8%	WELL	B
500C/cbccc	UDORTHENTS, LOAMY	8-15%	WELL	B
500D/cbccc	UDORTHENTS, LOAMY	15-25%	WELL	B
500E/cbccc	UDORTHENTS, LOAMY	25%+	WELL	B
500B/cdccc	UDORTHENTS, LOAMY	0-8%	WELL	D
500C/cdccc	UDORTHENTS, LOAMY	8-15%	WELL	D
500D/cdccc	UDORTHENTS, LOAMY	15-25%	WELL	D
500E/cdccc	UDORTHENTS, LOAMY	25%+	WELL	D
500B/fdccc	UDORTHENTS, LOAMY	0-8%	MODERATELY WELL	C
500C/fdccc	UDORTHENTS, LOAMY	8-15%	MODERATELY WELL	C
500D/fdccc	UDORTHENTS, LOAMY	15-25%	MODERATELY WELL	C
500E/fdccc	UDORTHENTS, LOAMY	25%+	MODERATELY WELL	C
656B	RIDGEBURY FINE SANDY LOAM	0-8%	POORLY	D
656C	RIDGEBURY FINE SANDY LOAM	8-15%	POORLY	D
656D	RIDGEBURY FINE SANDY LOAM	15-25%	SOMEWHAT POORLY	C
656E	RIDGEBURY FINE SANDY LOAM	25%+	SOMEWHAT POORLY	C

*REFER TO ACCOMPANYING REPORT FOR 5-UNIT SUPPLEMENTAL SYMBOL EXPLANATION
THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOILS SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, PRODUCED BY A CERTIFIED SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE. THERE IS A NARRATIVE REPORT THAT ACCOMPANIES THIS MAP AND MAP KEY.



THIS DETAILED SITE-SPECIFIC SOIL MAP, PREPARED ON MAY 2 AND 16, 2022 BY THOMAS E. SOKOLOSKI, CERTIFIED SOIL SCIENTIST #063 OF TES ENVIRONMENTAL CONSULTANTS, LLC. IN BOW, NEW HAMPSHIRE, CONFORMS TO THE STANDARDS OF SSNIE PUBLICATION NO. 3, VERSION 7.0, "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT," JULY 2021. THIS MAP HAS BEEN PREPARED TO COMPLY WITH SOIL MAPPING REQUIREMENTS OF RSA 485-A:17 AND NHDES ENV-90-1500. ALTERATION OF TERRAIN SEE ACCOMPANYING REPORT FOR METHODOLOGY, MAP SYMBOL LEGEND, AND INTERPRETATIONS. USE OF THE MAP SYMBOL DENOMINATORS FOR DISTURBED OR ALTERED SOILS, WHERE GIVEN, IS AT THE DISCRETION OF THE CERTIFIED SOIL SCIENTIST.



EXISTING CONDITIONS
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
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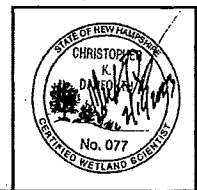
KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2861

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 9, 2023
PROJECT NO: 21-1216-1
SCALE: 1" = 100'
SHEET 4 OF 45



UTILITY NOTE
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2/15/23
DATE

