

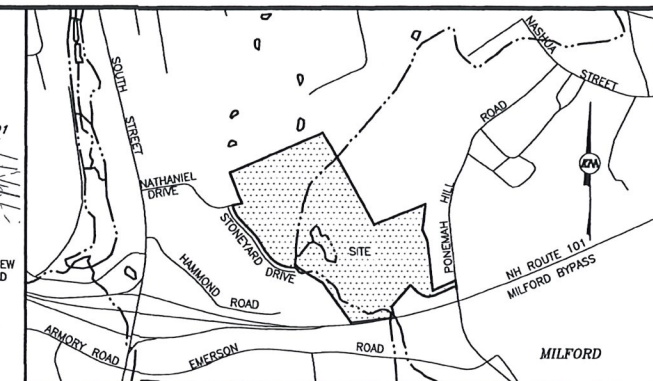
LEGEND

- 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 FOLE UTILITY FOLE
- ASBUTER LINE ASBUTER LINE
- PROPERTY LINE PROPERTY LINE
- WETLAND WETLAND
- EDGE OF PAVEMENT EDGE OF PAVEMENT
- EDGE OF GRAVEL EDGE OF GRAVEL
- CHAIN LINK FENCE CHAIN LINK FENCE
- OVERHEAD UTILITIES OVERHEAD UTILITIES
- DRAINAGE LINE DRAINAGE LINE
- TREELINE TREELINE
- 10' CONTOUR 10' CONTOUR
- 2' CONTOUR 2' CONTOUR
- SCS SOIL LINE SCS SOIL LINE
- SSS SOIL LINE SSS SOIL LINE
- STONEWALL STONEWALL
- BUILDING SETBACK BUILDING SETBACK
- EASEMENT EASEMENT
- PROPOSED PROPERTY LINE PROPOSED PROPERTY LINE

SOILS LEGEND

- MAP UNIT SOIL TYPE
- CmD CANTON FINE SANDY LOAM 15 TO 25 PERCENT SLOPES, VERY STONY
 - CbC 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



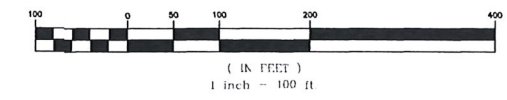
GENERAL NOTES:

1. 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.
2. 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)
3. PROPOSED LOT AREAS (EXCLUDING THE STONEYARD DRIVE RIGHT OF WAY):
MAP 43 BLOCK 69-1 = 557,892 S.F. ± OR 12.807 ACRES ±
MAP 43 BLOCK 69-2 = 1,894,088 S.F. ± OR 43.355 ACRES ±
4. 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	N/A	N/A	N/A
LIMITED COMMERCIAL	20,000 SF	2,451,980 SF	0 SF	0 SF
MINIMUM LOT AREA	150 FT	150 FT	150 FT	150 FT
MINIMUM LOT FRONTAGE	30 FT	N/A	30 FT	30 FT
MINIMUM BUILDING SETBACKS:				
FRONT	15 FT*	N/A	15 FT*	15 FT*
SIDE	15 FT*	N/A	15 FT*	15 FT*
REAR	15 FT*	N/A	15 FT*	15 FT*
MINIMUM OPEN SPACE	30%	100%	XX	XX
MAXIMUM BUILDING HEIGHT	40 FT	45 FT	N/A	XX

- *30 FT IF BORDERING A STREET, LANE, OR PUBLIC WAY
5. HORIZONTAL DATUM IS NAD 83 VERTICAL DATUM IS NAVD 88 OBTAINED THROUGH GPS OBSERVATIONS BASED UPON NHDOT CONTROL POINT 303-0340.
6. TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FILED SURVEY PERFORMED BY THIS OFFICE IN JANUARY AND FEBRUARY OF 2022.
7. 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.
8. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF MILFORD MAP NUMBER 33011C0459D, 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.
9. 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.
10. WETLANDS WERE DELINEATED BY CHRISTOPHER DANFORTH, CERTIFIED WETLAND SCIENTIST #077 OF KEACH-NORDSTROM ASSOCIATES, INC OF BEDFORD, NEW HAMPSHIRE.
11. A PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE LEVEL II GROUNDWATER PROTECTION AREA.

GRAPHIC SCALE

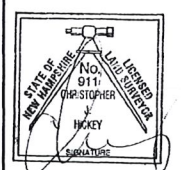
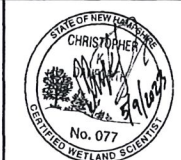


**TOPOGRAPHIC SUBDIVISION PLAN
THE Q AT MILFORD
MAP 43; BLOCK 69
0 PONEMAH HILL ROAD
MILFORD, NEW HAMPSHIRE
HILLSBOROUGH COUNTY**

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) 687-2881

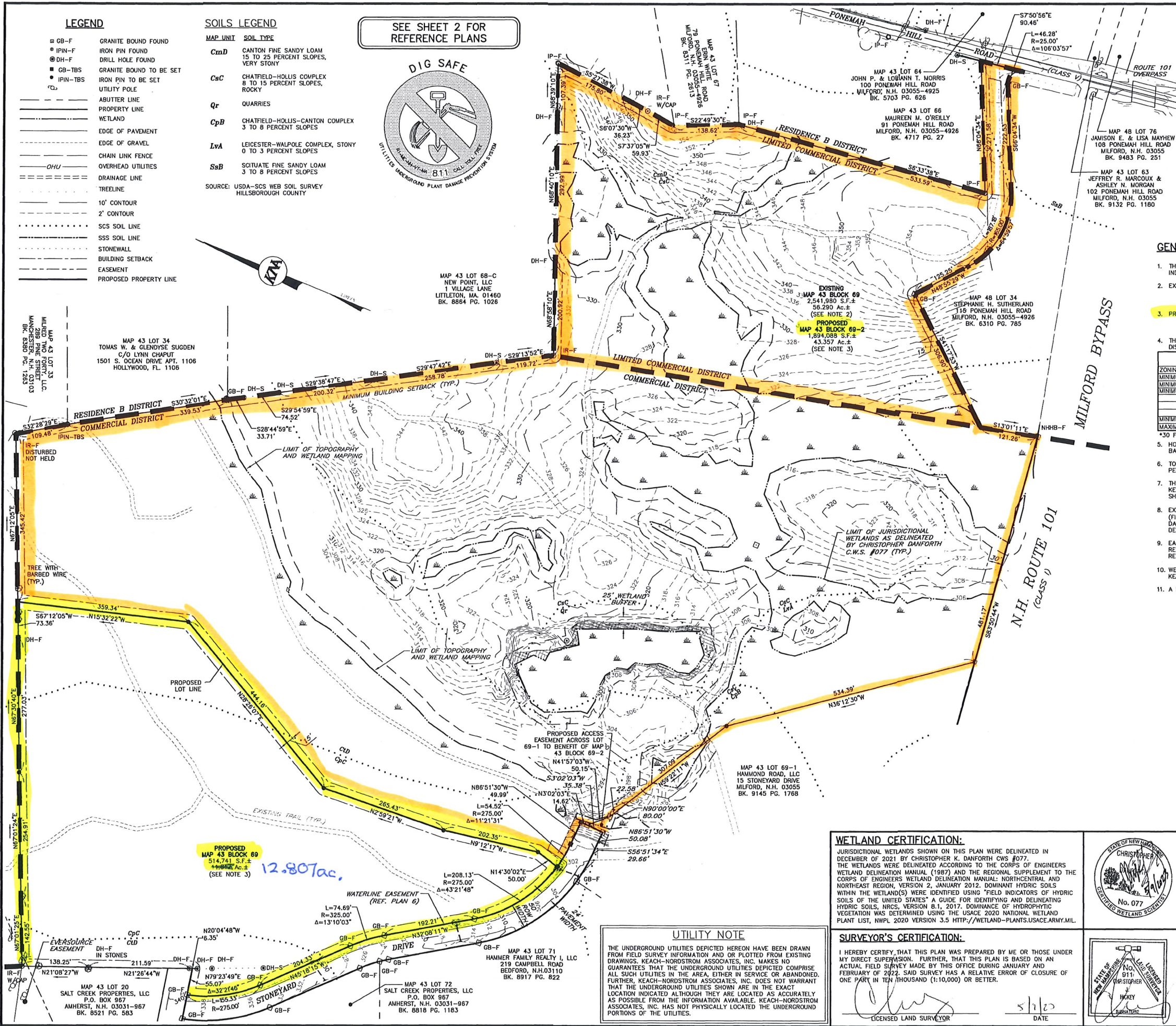


WETLAND CERTIFICATION:
JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN DECEMBER OF 2021 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL 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.

5/2/22
LICENSED LAND SURVEYOR

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.



PROPOSED MAP 43 BLOCK 69
514,741 S.F. ±
11.642 AC. ±
(SEE NOTE 3)

12.807ac

MAP 43 LOT 20
SALT CREEK PROPERTIES, LLC
P.O. BOX 967
AMHERST, N.H. 03031-967
BK. 8521 PG. 583

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

MAP 43 LOT 72
SALT CREEK PROPERTIES, LLC
P.O. BOX 967
AMHERST, N.H. 03031-967
BK. 8818 PG. 1183