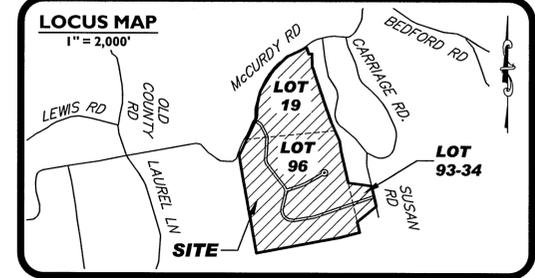


REFERENCE PLANS:

- "FOREST VIEW" SUBDIVISION PLANS TAX LOTS 12-7, 18,19 & 96, NEW BOSTON, NH. PREPARED FOR NISSITISIT DEVELOPMENT, LLC PREPARED BY MERIDIAN LAND SERVICES, INC., DATED FEBRUARY 13, 2003 LAST REVISED MAY 20, 2004. SCALE: 1"=100', RECORDED H.C.R.D. PLAN #33292.
- "SUBDIVISION PLAN OF LAND", PREPARED FOR HARVEY P. DUPUIS PREPARED BY T.F. MORAN INC, DATED JULY 25, 1994, LAST REVISED APRIL 27, 1996. SCALE 1"=100', SHEET 2 AND 3 OF 5. RECORDED H.C.R.D. PLAN #29404.
- "SUBDIVISION AND ANNEXATION PLAT LANDS OF THOME WAY AND LORDE" MAP 12, LOTS 19B, 20, 96, AND 120, NEW BOSTON, NEW HAMPSHIRE SHEET 1 OF 2 AND 2 OF 2. PREPARED BY ROBERT B. TODD INC. SCALE 1"=50', DATED JUNE 14, 1989, RECORDED H.C.R.D. PLAN #23641.
- "PLAT OF DANIEL & KARI ZWILLINGER LAND" NEW BOSTON NEW HAMPSHIRE. PREPARED BY ROBERT B TODD, DATED JANUARY 21, 1977. SCALE 1"=100' RECORDED H.C.R.D. PLAN #9909.
- "DANIELS SUBDIVISION" NEW BOSTON NEW HAMPSHIRE, PREPARED BY FRANCIS C. MOORE. PREPARED FOR HENRY E. & BERNICE DANIELS. SCALE 1"=100', DATED JULY 1977. RECORDED H.C.R.D. PLAN #10502.
- TAX MAP 12 LOTS 93 & 93-22 "LOT LINE ADJUSTMENT & SUBDIVISION PLAN", OLDE COLONY AT NEW BOSTON, NEW HAMPSHIRE. OWNED BY HARVEY J. DUPUIS FAMILY TRUST PREPARED FOR HARVEY J. DUPUIS FAMILY TRUST. PREPARED BY T.F. MORAN, SCALE 1"=50', DATED OCTOBER 10, 2003. SHEETS 2, 3, 4, 5, AND 6 OF 22. RECORDED H.C.R.D. PLAN #34057 DWR. 3 OF 5.

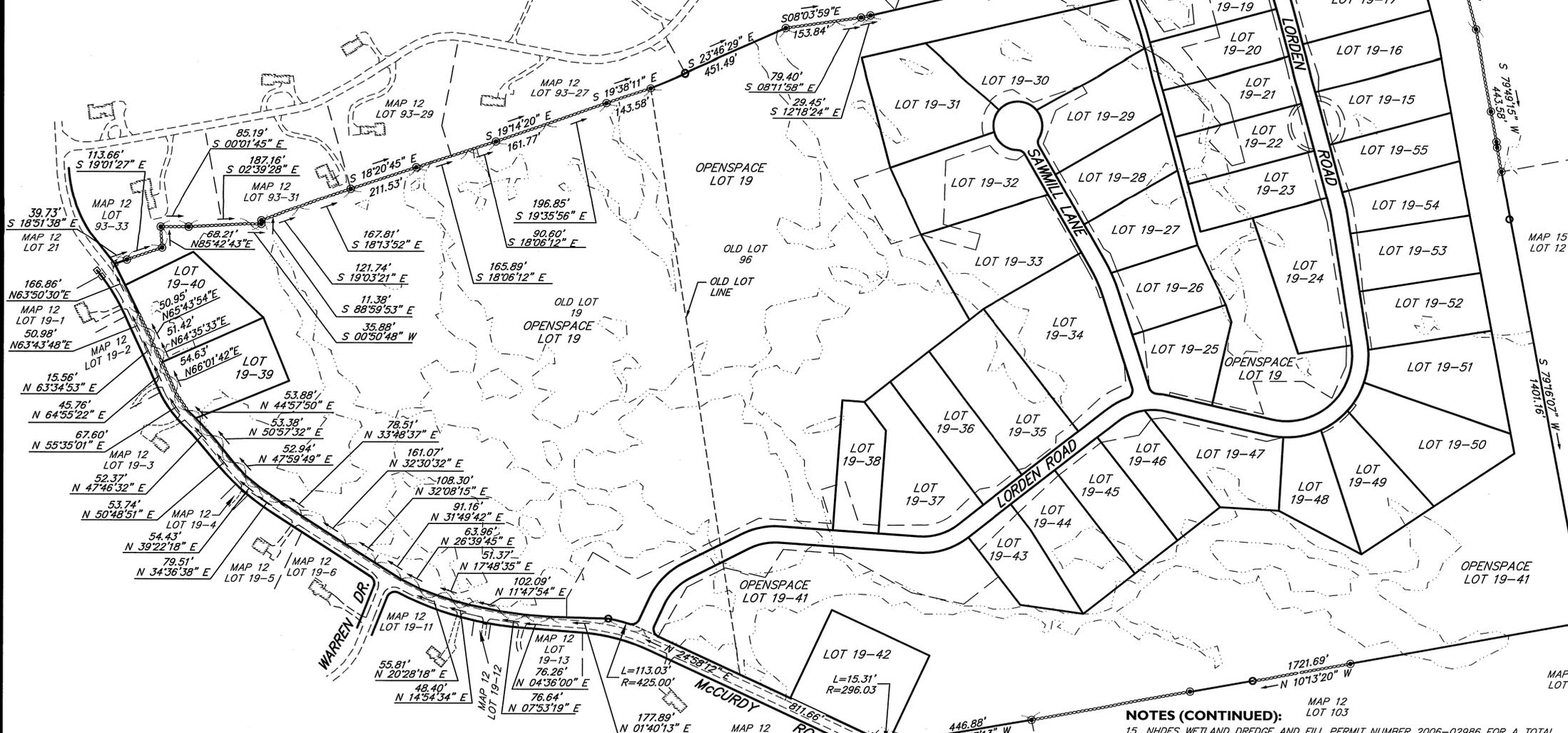


NOTES:

- TOTAL AREA (MAP 12 LOTS 19, 96 & 93-34) = 7,894,766 SF (181.24 AC).
- LOT NUMBERS REFER TO TOWN OF NEW BOSTON ASSESSOR MAPS 12 & 15.
- CURRENT OWNERS OF RECORD:
 MAP 12 LOTS 19 & 96: HARVEY J. DUPUIS FAMILY TRUST, REV. TRUST, FRED & CELIA LORDE, TRUSTEES, 19 PONEMAH HILL RD., MILFORD, NH 03055
 MAP 12 LOT 93-34: RICHARD DUPUIS & JACQUELINE E. SMITH TRUSTEES, 50 LAUREL ST., MANCHESTER, NH 03102, BOOK 6050 / PAGE 111, BOOK 5369 / PAGE 762
- PRESENT ZONING: RESIDENTIAL - AGRICULTURAL DISTRICT (R-A) OVERLAY ZONES: WCD - WETLANDS CONSERVATION DISTRICT
- PURPOSE OF PLAN:
 1) LOT LINE RELOCATION BETWEEN LOTS 93-34 AND 96.
 2) TO CONSOLIDATE NEW LOT 96 WITH LOT 19
 3) SUBDIVIDE NEW LOT 19 INTO 42 LOTS.
- LOTS ARE TO BE SERVICED BY INDIVIDUAL WELLS AND INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS. NHDES APPROVAL NUMBERS FOR THE SUBDIVISION ARE:
 - SA2008008658: 40 LOT OPEN SPACE SUBDIVISION (LOTS 19 & 19-15 THRU 19-55).
 - SA2008008791: 1 CONVENTIONAL LOT (LOT 93-34).
 - SA2010009469: COMBINED 2010 OPEN SPACE AND LOT AMENDMENTS OF THE PREVIOUS 2008 APPROVALS.
- OPEN SPACE DEVELOPMENT REQUIREMENTS:
 MINIMUM FRONTAGE: 150'
 MINIMUM OPEN SPACE = 40%
 OPEN SPACE PROVIDED = 57% OF WHICH 60% SHALL BE CONTIGUOUS
 69% CONTIGUOUS PROVIDED
 MINIMUM 40% OF OPEN SPACE SHALL BE DEVELOPABLE
 DEVELOPABLE OPEN SPACE PROVIDED = 74.2%
 MINIMUM 100' BUFFER AROUND PERIMETER OF TRACT ("THIS BUFFER AREA SHALL NOT BE PART OF THE REQUIRED OPEN SPACE OF THE DEVELOPMENT")
 MAX LOTS ALLOWED: 7,894,766 S.F. TOTAL TRACT - 4,530,023 S.F. WETLAND (3,364,742 S.F./43,560 S.F./AC)/2AC MIN=77 LOTS
 TOTAL LOTS PROVIDED = 42
- OPEN SPACE LOT REQUIREMENTS:
 MIN. FRONTAGE = 50'
 MIN. LOT SIZE = 1.00 AC
 MIN. BLDG. SETBACKS: FRONT=30 FEET; SIDE & REAR=20 FEET
 MAX BUILDING SETBACK = 400'
 BACK LOTS NOT PERMITTED
- THIS PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA.
- THE SUBDIVISION REGULATIONS OF THE TOWN OF NEW BOSTON ARE A PART OF THIS PLAT AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
- MONUMENTS TO BE SET BY LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE TOWN OF NEW BOSTON SUBDIVISION REGULATION SECTION IX-A.
- AN "INDIVIDUAL STORMWATER MANAGEMENT PLAN" (I.S.W.M.P.), TO BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, WILL BE REQUIRED FOR LAND DISTURBANCE OR DEVELOPMENT IN "CRITICAL AREAS" (BOTH DESIGNATED HEREON OR CREATED DURING DEVELOPMENT). FOR BUILDING PERMITS REQUIRING AN I.S.W.M.P., CERTIFICATES OF OCCUPANCY WILL ONLY BE ISSUED AFTER RECEIPT OF A "CERTIFICATE OF COMPLIANCE" AS SPECIFIED IN THE NEW BOSTON SUBDIVISION REGULATIONS. DEEDS FOR EACH LOT SHALL HAVE THE FOLLOWING STATEMENT: "THE PROPERTY HEREIN DESCRIBED IS SUBJECT TO THE FOLLOWING CONDITION AS DESCRIBED IN THE RECORDED SUBDIVISION PLAN REFERENCED ABOVE: A STORMWATER MANAGEMENT PLAN WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT IF ANY LAND IS TO BE DISTURBED IN THE DESIGNATED CRITICAL AREAS."
- FOR CLARIFICATION PURPOSES, IT SHOULD BE NOTED THAT THE CONSERVATION AREAS DEPICTED HEREON ARE EXCLUSIVE OF ANY DRAINAGE / SLOPE EASEMENTS. THE CONSERVATION AREAS AND DRAINAGE / SLOPE EASEMENTS DO NOT OVERLAP.
- NHDES ALTERATION OF TERRAIN PERMIT NUMBER WPS-8053A FOR A TOTAL AREA OF DISTURBANCE = 680,000± S.F. EXPIRES 2/21/2015.

NOTES (CONTINUED):

- NHDES WETLAND DREDGE AND FILL PERMIT NUMBER 2006-02986 FOR A TOTAL AREA OF FILL = 6,900 S.F. EXPIRES 4/13/2013.
- 100-FOOT PERIMETER BUFFER SETBACK - LOTS 19-18, 19-39, 19-40, & 19-42: A BUFFER AREA HAVING A MINIMUM DEPTH OF ONE HUNDRED FEET (100') SHALL BE PROVIDED BETWEEN ANY PROPOSED STRUCTURE WITHIN AN OPEN SPACE DEVELOPMENT AND THE PERIMETER OF THE PARENT TRACT. THIS BUFFER AREA DOES NOT HAVE TO BE PART OF THE REQUIRED OPEN SPACE OF THE DEVELOPMENT PROVIDED THAT NO DWELLINGS, ACCESSORY STRUCTURES, OR PARKING AREAS SHALL BE CONSTRUCTED WITHIN THE DESIGNATED 100-FOOT BUFFER AREA. ADDITIONALLY, THE DEEDS FOR THESE FOUR (4) LOTS SHALL REFERENCE THIS 100-FOOT PERIMETER BUFFER SETBACK REQUIREMENT.
- A COMPLETE SET OF PLANS FOR THIS PROJECT IS AVAILABLE AT THE TOWN OF NEW BOSTON PLANNING DEPARTMENT.



OWNER'S ACKNOWLEDGMENT

Shirley K. Shostack
OWNER MAP 12/ LOTS 19 AND 96

Richard Dupuis, Trustee, Jacqueline Smith, Trustee
OWNER MAP 12/ LOTS 93-34

LEGEND

- IRON PIPE (I.P.) FOUND
- ⊙ DRILL HOLE (DH) FOUND
- STONE BOUND (S.B.) FOUND
- IRON PIN (TO BE SET)
- STONE BOUND (TO BE SET)
- ▨ EXIST. BUILDING
- ⊖ STONE WALL
- ⊖ PROPOSED BUILDING SETBACK
- ⊖ PROPERTY LINE
- ⊖ EXIST. EDGE OF PAVEMENT
- ⊖ EXIST. EDGE OF GRAVEL
- ⊖ EDGE OF FLAGGED WETLANDS

REVISION	DATE	DESCRIPTION	BY	
5	4/18/11	NO REVISION THIS SHEET	JSR	
4	4/12/11	NO REVISION THIS SHEET	JSR	
3	4/11/11	NO REVISION THIS SHEET	JSR	
2	2/11/11	TOWN REVIEW COMMENTS (JAN. 2011)	BER	
1	11/8/10	TOWN REVIEW COMMENTS (AUG. - OCT.)	BER	
ENGINEER	DRAFTER	CHECKED	MAP CHECK	RECORDED
ACM	CML/MJR	CDB	DCP	

APPROVED BY THE NEW BOSTON PLANNING BOARD

ON: May 20, 2011

CERTIFIED BY: [Signature] CHAIRMAN

[Signature] SECRETARY

DATE: April 18, 2011

I HEREBY CERTIFY THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY CUOCO & CORMIER ENGINEERING ASSOCIATES, INC. FROM JULY, 2005 THROUGH MAY 2010 AND HAS A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

PREPARED FOR:
S&R HOLDING COMPANY LLC
 8 WANDA LANE
 NASHUA, NH 03062

SCALE: 1" = 200'

JULY 23, 2010

SCALE IN FEET

200 0 200 400 600 800

9159A-FNLOVERALLS.DWG

PREPARED BY:
CUOCO & CORMIER
 ENGINEERING ASSOCIATES, INC.

74 NORTHEASTERN BLVD., UNIT 10A
 NASHUA, NH 03062-3142 (603) 882-1812
 www.cuococormier.com

LAND PLANNING SERVICES: CIVIL ENGINEERING - LAND SURVEYING - ENVIRONMENTAL SCIENCES

SHEET NO. **V-1**

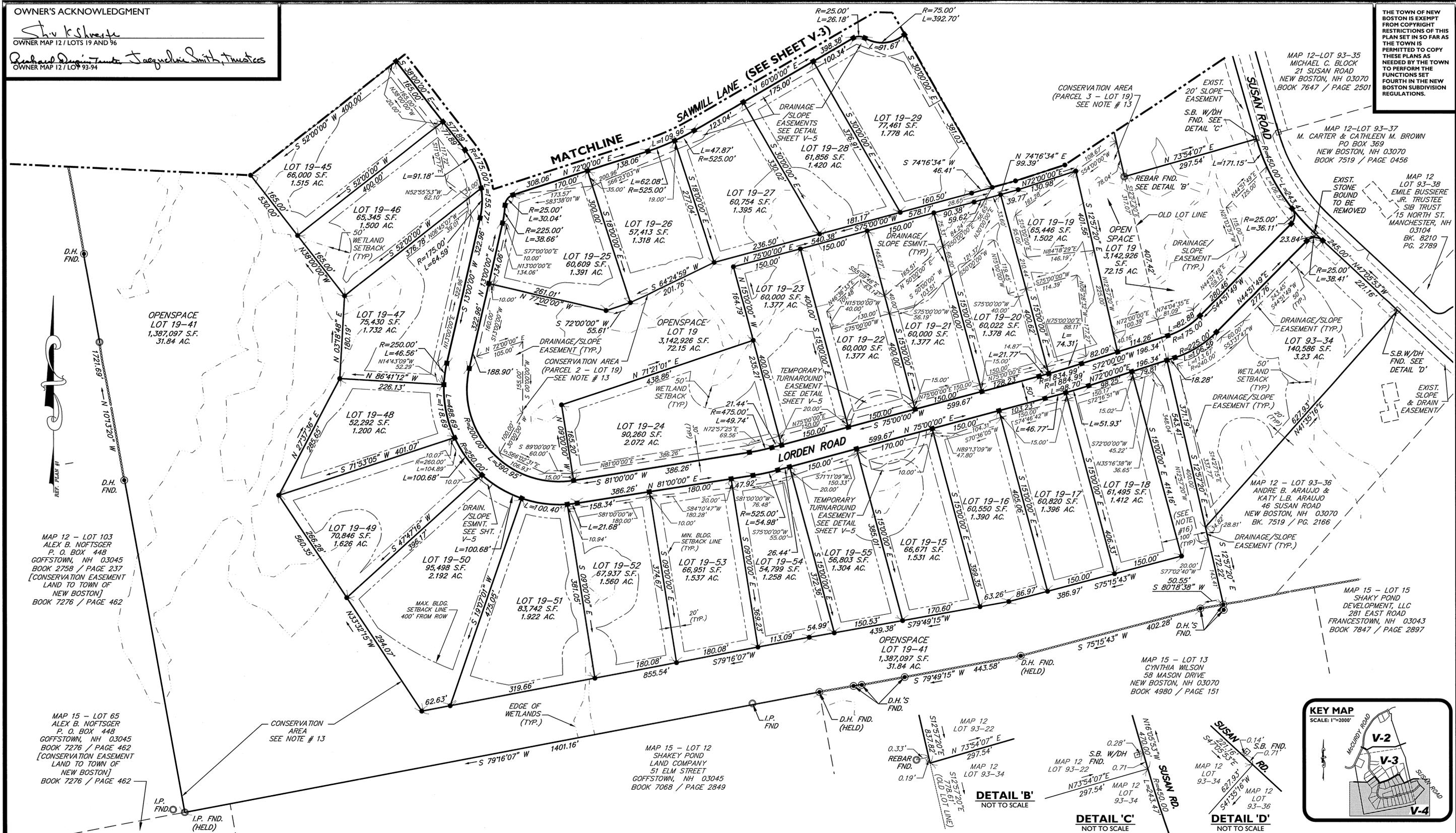
FILE 9159

OWNER'S ACKNOWLEDGMENT

Shiv K. Shrestha
OWNER MAP 12 / LOTS 19 AND 96

Richard Dupin, Trustee, Jacqueline Smith, Trustee
OWNER MAP 12 / LOT 93-94

THE TOWN OF NEW BOSTON IS EXEMPT FROM COPYRIGHT RESTRICTIONS OF THIS PLAN SET IN SO FAR AS THE TOWN IS PERMITTED TO COPY THESE PLANS AS NEEDED BY THE TOWN TO PERFORM THE FUNCTIONS SET FORTH IN THE NEW BOSTON SUBDIVISION REGULATIONS.



MAP 12-LOT 93-35
MICHAEL C. BLOK
21 SUSAN ROAD
NEW BOSTON, NH 03070
BOOK 7647 / PAGE 2501

MAP 12-LOT 93-37
M. CARTER & CATHEEN M. BROWN
PO BOX 369
NEW BOSTON, NH 03070
BOOK 7519 / PAGE 0456

MAP 12
LOT 93-38
EMILE BUSSIERE
JR. TRUSTEE
SIB TRUST
15 NORTH ST.
MANCHESTER, NH
03104
BK. 8210
PG. 2789

MAP 12 - LOT 93-34
140,586 S.F.
3.23 AC.

MAP 12 - LOT 93-36
ANDRE B. ARAUJO &
KATY L.B. ARAUJO
46 SUSAN ROAD
NEW BOSTON, NH 03070
BK. 7519 / PG. 2166

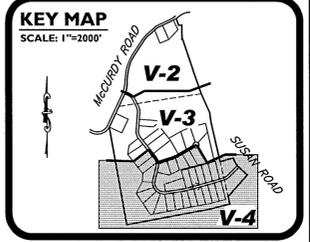
MAP 15 - LOT 15
SHAKY POND
DEVELOPMENT, LLC
281 EAST ROAD
FRANCFORT, NH 03043
BOOK 7847 / PAGE 2897

MAP 15 - LOT 13
CYNTHIA WILSON
58 MASON DRIVE
NEW BOSTON, NH 03070
BOOK 4980 / PAGE 151

MAP 12 - LOT 103
ALEX B. NOFTSGER
P. O. BOX 448
GOFFSTOWN, NH 03045
BOOK 2758 / PAGE 237
[CONSERVATION EASEMENT
LAND TO TOWN OF
NEW BOSTON]
BOOK 7276 / PAGE 462

MAP 15 - LOT 65
ALEX B. NOFTSGER
P. O. BOX 448
GOFFSTOWN, NH 03045
BOOK 7276 / PAGE 462
[CONSERVATION EASEMENT
LAND TO TOWN OF
NEW BOSTON]
BOOK 7276 / PAGE 462

MAP 15 - LOT 12
SHAKY POND
LAND COMPANY
51 ELM STREET
GOFFSTOWN, NH 03045
BOOK 7068 / PAGE 2849



REVISION	DATE	DESCRIPTION	BY
5	4/18/11	NO REVISION THIS SHEET	JSR
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ENGINEER	DRAFTER	CHECKED	MAP CHECK	RECORDED
ACM	CML	CDB	DCP	

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ON: May 20, 2011

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[Signature] SECRETARY

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APR 18, 2011
DATE



PREPARED FOR:
S&R HOLDING COMPANY LLC
8 WANDA LANE
NASHUA, NH 03062

SCALE: 1" = 100'

JULY 23 2010

SCALE IN FEET

PREPARED BY:
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LAND PLANNING SERVICES: CIVIL ENGINEERING - LAND SURVEYING - ENVIRONMENTAL SCIENCES

MAP 12/LOTS 19, 96 AND 93-34
SUBDIVISION PLAN (4 OF 5)
FOREST VIEW II
MCCURDY ROAD & SUSAN ROAD
NEW BOSTON, NH

SHEET NO. **V-4**
FILE 9159

37082 Dwr 172 4 of 5

