

NOTES

1. OWNER OF RECORD: DARTMOUTH-HITCHCOCK CLINIC
ONE MEDICAL CENTER DRIVE
LEBANON, NH 03756
DEED REFERENCE: BK. 8892 PG. 2731
AREA OF PARCEL = 676,249 S.F. OR 15.524 ACRES
(NOT INCLUDING ANY LAND WITHIN RIDGEWOOD ROAD.)

2. 12-8-4 INDICATES TAX MAP AND LOT NUMBER.

3. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS PRESENT AT THE TIME OF THE FIELD SURVEY FOR ASSESSORS MAP 12 LOT 8-4, SITUATED ON THE SOUTHERLY SIDE OF RIDGEWOOD ROAD AND THE NORTHERLY SIDE OF KILTON ROAD IN THE TOWN OF BEDFORD, NEW HAMPSHIRE AS SHOWN HEREON AND NO OTHER PURPOSE.

4. CURRENT ZONING DISTRICT: PERFORMANCE ZONE. SETBACKS ARE DETERMINED BY PROPOSED SITE IMPROVEMENTS. SEE ZONING ORDINANCE FOR FURTHER INFORMATION.

5. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF BEDFORD, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, COMMUNITY PANEL NUMBER 33083 0005C EFFECTIVE DATE: MAY, 1994, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

6. BENCHMARK UTILIZED: BRASS RIVET IN CONCRETE SIDEWALK SOUTHERLY SIDE OF BRIDGE OVER F.E. EVERETT TURNPIKE: ELEVATION = 242.38 (NGVD 1929).

7. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) MAY DETERMINE.

8. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TF MORAN 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.

9. SULLIVAN DRIVE IS A PRIVATE WAY/DRIVE ESTABLISHED BY NHDOT FOR THE EXCLUSIVE USE OF THE OWNERS OF LOT 12-8-2 AND LOT 12-8-4. THERE IS A JOINT USE EASEMENT FOR ACCESS (VEHICLE & PEDESTRIAN) AND UTILITIES. SEE HCRD BOOK 7885 PAGE 1909.

10. RIDGEWOOD ROAD IS A CLASS V PUBLIC WAY PER THE RECORDS OF THE TOWN OF BEDFORD AND THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION. THE PUBLIC PORTION ENDS AT LOT 12-8-3.

REFERENCE PLANS

1. SUBDIVISION PLAN PREPARED FOR JOHN B. SULLIVAN TRUST OF NEW HAMPSHIRE IN BEDFORD, NH, SCALE 1"=200', DATED: FEB. 21, 1980 BY RONALD R. BURD INC. RECORDED AS PLAN #13265 AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.

2. TAX MAP 12, LOTS 8-4 AND 6 LOT LINE ADJUSTMENT PLAN OF LAND OF JOHN B. & MILDRED G. SULLIVAN, BEDFORD, NH, SCALE 1"=100', DATED JUNE 6, 1997, LAST REVISED 7/28/97 AND RECORDED AS PLAN #28891 AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.

3. TAX MAP 12 LOT 8-4 CORRECTIVE BOUNDARY PLAN OF LAND OF 12-8-4 KILTON ROAD L.L.C., BEDFORD N.H., PREPARED FOR 12-8-4 KILTON ROAD LIMITED LIABILITY COMPANY, SCALE 1"=100', DATED OCTOBER 18, 2004 BY TFMORAN INC. AND RECORDED AS PLAN #33664 AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.

4. STATE OF NEW HAMPSHIRE RIGHT OF WAY NH ROUTE 101 NHDOT STATE PROJECT NO. 10018-C FEDERAL PROJECT NO. STP-MOS-X-T-5037 SCALE 1"=50' DRAWN BY VANASSE HANGEN BRUSTLIN, INC.

LEGEND

STONE BOUND TO BE SET	■ SBTBS	SEWER MANHOLE	Ⓢ	GUARD RAIL	BCC	INDEX CONTOUR	200
IRON PIN TO BE SET	● IRTBS	DRAIN MANHOLE	Ⓓ	BITUMINOUS CONCRETE CURB	SGC	INTERMEDIATE CONTOUR	202
CONCRETE BOUND	⊡ CBF	CATCH BASIN	▤	SLOPED GRANITE CURB	VGC	EDGE OF WETLAND	W.F. E.O.W.
STONE BOUND	⊡ SBF	TRANSFORMER PAD	E	VERTICAL GRANITE CURB		BROOK, STREAM OR RIVER	
IRON PIPE	○ IPF	WATER GATE	⋈	EDGE OF PAVEMENT		STONEWALL (INTERIOR)	
IRON PIN	○ IPFnF or IRFnF	UTILITY POLE	⋈	EDGE OF GRAVEL		ZONING BOUNDARY	
DRILL HOLE	◉ DHF	WELL	Ⓦ	SINGLE BROKEN WHITE LINE	SBL(W)	TREELINE	
SIGN	⍝	GASGATE	⋈	SINGLE SOLID WHITE LINE	SSL(W)	RETAINING WALL	
MAILBOX	☐MB	LIGHT POLE	☼	DOUBLE SOLID YELLOW LINE	DSL(Y)	CHAIN LINK FENCE	
TREES		HYDRANT	⋈	SINGLE SOLID YELLOW LINE	SSL(Y)	RIP-RAP	
						SEWER LINE	S
						WATER LINE	W
						DRAIN LINE	
						GAS LINE	G
						OVERHEAD UTILITIES	OHW
						UNDERGROUND UTILITIES	UGE/T/C
						SINGLE BROKEN YELLOW LINE	SBL(Y)
						WIRE FENCE	x
						WOOD FENCE	

ZONING NOTES

DIMENSIONAL REQUIREMENTS: PZ ZONING – LOCAL ROADS WITH MUNICIPAL WATER AND SEWER

	REQUIRED:		PROVIDED:
MINIMUM LOT DIMENSIONS:			
LOT AREA	1.0 AC		15.525± AC
LOT FRONTAGE	75 FT	KILTON	945.92'
		RIDGEWOOD	1543.47'
MINIMUM YARD DIMENSIONS:			
FRONT	1:2 (60')		96.7 FT/72.7 FT
SIDE	1:1 (20')		386.8 FT
REAR	1:1 (20')		320.8 FT
MAXIMUM STRUCTURE DIMENSIONS:			
STRUCTURE HEIGHT	60 FT		32 FT
IMPERVIOUS COVER	75%		24.6%

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION
"IT'S THE LAW"
811 Dig Safe MA-ME-NH-RI-VT

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

REV.	DATE	DESCRIPTION	DR.	CHK.

WETLAND SCIENTIST'S CERTIFICATION

JURISDICTIONAL WETLANDS WERE DELINEATED ON 10-15-19, BY CHRISTOPHER K. DANFORTH, CWS #077 OF TF MORAN, INC. JURISDICTIONAL LIMITS WERE DETERMINED USING THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987) AND THE REGIONAL SUPPLIMENT: NORTHCENTRAL & NORTHEAST REGION, VERSION 2, JANUARY 2012. HYDRIC SOILS WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" NRCS VERSION 8.1 (2017). DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, NWPL 2018.

STATE OF NEW HAMPSHIRE — CHRISTOPHER K. DANFORTH — No. 077 — CERTIFIED WETLAND SCIENTIST

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (RSA 676:18-III)

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE IN SEPTEMBER OF 2016, JANUARY OF 2022 AND UPDATED SEPTEMBER 2026, AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

Michael R. Dahlberg — 09-14-2026
LICENSED LAND SURVEYOR — DATE

STATE OF NEW HAMPSHIRE — No. 714 — MICHAEL R. DAHLBERG — LICENSED LAND SURVEYOR — SIGNATURE

Graphic Scale
60' 45' 30' 15' 0 60' 120' 180' 240'
1" = 60'

TAX MAP 12 LOT 8-4

EXISTING CONDITIONS PLAN

RIDGEWOOD ROAD & KILTON ROAD
BEDFORD, NEW HAMPSHIRE

OWNED BY

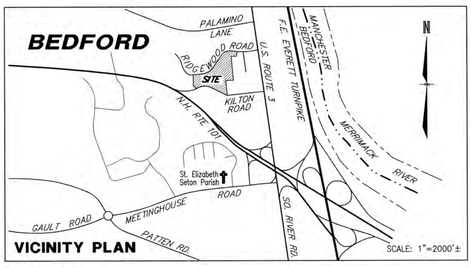
DARTMOUTH - HITCHCOCK CLINIC
LEBANON, NEW HAMPSHIRE

SCALE: 1" = 60' **SEPTEMBER 08, 2026**

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

FILE	16410-30	DR	MRD	FB	1980 &1999	SHEET 1 OF 2
		CK	MRD	CADFILE	16410-30 SURVEY	

09/14/2026 3:14pm — mdahlberg — F:\TFM Projects\16410-SULLIVAN\Carlson Survey\16410-26\Dwgs\16410-30 SINGLE SHEET 60 SCALE SURVEY UPDATE 9-8-26.dwg



VICINITY PLAN SCALE: 1"=2000'±

NOTES

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CONCRETE BOUND	CBF	CATCH BASIN	SLOPED GRANITE CURB	EDGE OF WETLAND	WATER LINE
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IRON PIPE	IPF	WATER GATE	EDGE OF PAVEMENT	STONEWALL (INTERIOR)	GAS LINE
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DRILL HOLE	DHF	WELL	SINGLE BROKEN WHITE LINE	TREELINE	UNDERGROUND UTILITIES
SIGN		GASGATE	SINGLE SOLID WHITE LINE	RETAINING WALL	SINGLE BROKEN YELLOW LINE
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TREES		HYDRANT	SINGLE SOLID YELLOW LINE		WOOD FENCE

ZONING NOTES

DIMENSIONAL REQUIREMENTS: PZ ZONING – LOCAL ROADS WITH MUNICIPAL WATER AND SEWER

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IMPERVIOUS COVER	75%		24.6%

SOILS DATA

SYMBOL	SOIL TYPE	SLOPE
WdB	WINDSOR LOAMY SAND	3–8%
WdD	WINDSOR LOAMY SAND	15–35%
RP	RIPPOWAM FINE SANDY LOAM	

SOURCE: USDA NRCS WEBSOIL SURVEY

Graphic Scale
60' 45' 30' 15' 0' 60' 120' 180' 240'
1" = 60'

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION
"IT'S THE LAW" 811 Dig Safe MA-ME-NH-RI-VT

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

REV.	DATE	DESCRIPTION	DR.	CHK.

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STATE OF NEW HAMPSHIRE No. 714 MICHAEL R. DAHLBERG LICENSED LAND SURVEYOR

Michael R. Dahlberg — 09–14–2026
LICENSED LAND SURVEYOR SIGNATURE DATE

TAX MAP 12 LOT 8–4

TOPOGRAPHIC EXISTING CONDITIONS PLAN

RIDGEWOOD ROAD & KILTON ROAD
BEDFORD, NEW HAMPSHIRE
OWNED BY
DARTMOUTH – HITCHCOCK CLINIC
LEBANON, NEW HAMPSHIRE

SCALE: 1' = 60' **SEPTEMBER 08, 2026**

TFM Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists
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PROJECT NO.	DR	CK	FB	CADFILE	SHEET
16410–30	MRD	MRD	1980 &1999	16410–30 SURVEY	SHEET 2 OF 2

09/14/2026 3:14pm mdahlberg F:\TFM Projects\16410–SULLIVAN\Cartosm Survey\16410–30 SINGLE SHEET 60 SCALE SURVEY UPDATE 9–8–26.dwg