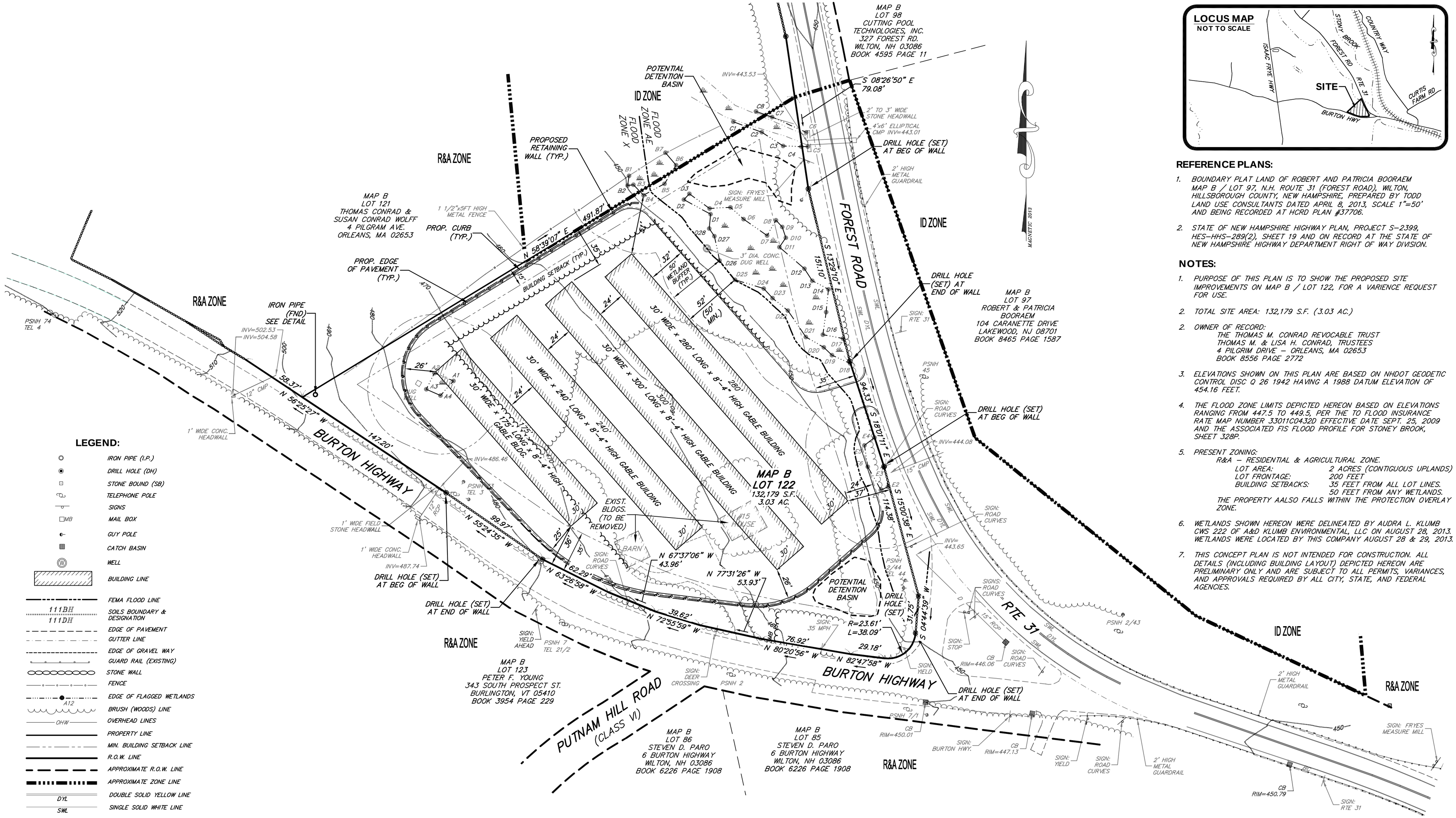

LEGEND:

- IRON PIPE (I.P.)
- DRILL HOLE (DH)
- STONE BOUND (SB)
- TELEPHONE POLE
- SIGNS
- MB — MAIL BOX
- GUY POLE
- CATCH BASIN
- W — WELL
- BUILDING LINE
- FEMA FLOOD LINE
- 111BH / 111DH — SOILS BOUNDARY & DESIGNATION
- EDGE OF PAVEMENT
- GUTTER LINE
- EDGE OF GRAVEL WAY
- GUARD RAIL (EXISTING)
- STONE WALL
- FENCE
- A12 — EDGE OF FLAGGED WETLANDS
- BRUSH (WOODS) LINE
- OHW — OVERHEAD LINES
- PROPERTY LINE
- MIN. BUILDING SETBACK LINE
- R.O.W. LINE
- APPROXIMATE R.O.W. LINE
- APPROXIMATE ZONE LINE
- DYL — DOUBLE SOLID YELLOW LINE
- SWL — SINGLE SOLID WHITE LINE

REFERENCE PLANS:

1. BOUNDARY PLAT LAND OF ROBERT AND PATRICIA BOORAEM MAP B / LOT 97, N.H. ROUTE 31 (FOREST ROAD), WILTON, HILLSBOROUGH COUNTY, NEW HAMPSHIRE, PREPARED BY TODD LAND USE CONSULTANTS DATED APRIL 8, 2013, SCALE 1"=50' AND BEING RECORDED AT HCRD PLAN #37706.
2. STATE OF NEW HAMPSHIRE HIGHWAY PLAN, PROJECT S-2399, HES-HHS-289(2), SHEET 19 AND ON RECORD AT THE STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT RIGHT OF WAY DIVISION.

NOTES:

1. PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE IMPROVEMENTS ON MAP B / LOT 122, FOR A VARIENCE REQUEST FOR USE.
2. TOTAL SITE AREA: 132,179 S.F. (3.03 AC.)
2. OWNER OF RECORD:
   THE THOMAS M. CONRAD REVOCABLE TRUST
   THOMAS M. & LISA H. CONRAD, TRUSTEES
   4 PILGRIM DRIVE – ORLEANS, MA 02653
   BOOK 8556 PAGE 2772
3. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON NHDOT GEODETIC CONTROL DISC Q 26 1942 HAVING A 1988 DATUM ELEVATION OF 454.16 FEET.
4. THE FLOOD ZONE LIMITS DEPICTED HEREON BASED ON ELEVATIONS RANGING FROM 447.5 TO 449.5, PER THE TO FLOOD INSURANCE RATE MAP NUMBER 33011C0432D EFFECTIVE DATE SEPT. 25, 2009 AND THE ASSOCIATED FIS FLOOD PROFILE FOR STONEY BROOK, SHEET 328P.
5. PRESENT ZONING:
   R&A – RESIDENTIAL & AGRICULTURAL ZONE.
   LOT AREA: 2 ACRES (CONTIGUOUS UPLANDS)
   LOT FRONTAGE: 200 FEET
   BUILDING SETBACKS: 35 FEET FROM ALL LOT LINES.
   50 FEET FROM ANY WETLANDS.
   THE PROPERTY AALSO FALLS WITHIN THE PROTECTION OVERLAY ZONE.
6. WETLANDS SHOWN HEREON WERE DELINEATED BY AUDRA L. KLUMB CWS 222 OF A&D KLUMB ENVIRONMENTAL, LLC ON AUGUST 28, 2013. WETLANDS WERE LOCATED BY THIS COMPANY AUGUST 28 & 29, 2013.
7. THIS CONCEPT PLAN IS NOT INTENDED FOR CONSTRUCTION. ALL DETAILS (INCLUDING BUILDING LAYOUT) DEPICTED HEREON ARE PRELIMINARY ONLY AND ARE SUBJECT TO ALL PERMITS, VARIANCES, AND APPROVALS REQUIRED BY ALL CITY, STATE, AND FEDERAL AGENCIES.

REVISION	DATE	DESCRIPTION	BY

ENGINEER	SURVEYOR	DRAFTER	PLAN CHECK	MAP CHECK
AMA	DCP	MR	DCP	PW

PREPARED FOR:
TOM CONRAD
4 PILGRIM DRIVE
ORLEANS, MA 02653
(508) 240-3841

SCALE: 1" = 40' **MAY 1, 2014**

40 0 40 80 120 160
SCALE IN FEET

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PREPARED BY:
CUOCO & CORMIER ENGINEERING ASSOCIATES, INC.
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LAND PLANNING SERVICES: CIVIL ENGINEERING - LAND SURVEYING - ENVIRONMENTAL SCIENCES

ZONING PLAN
MAP B/LOT 122
CONRAD PROPERTY
15 BURTON HWY. & FOREST RD. (RTE. 31)
WILTON, NH

9566-FNL-ZBA.DWG FILE 9566

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