

**REFERENCE PLANS:**

1. "BOUNDARY PLAT, LAND OF GEORGE AND GLORY ANN BIER, WILTON, N.H.", SCALE: 1"=100' (MARKED 50'), DATED: NOVEMBER 12, 1986 BY ROBERT B. TODD, INC.

**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOWN A TWO LOT SUBDIVISION WITH A CLUSTER DEVELOPMENT ON THE LARGER (23± AC.) OF THE TWO LOTS.
2. THE TOTAL AREA OF TAX MAP PARCEL D-99 IS 24.1± ACRES.
3. ZONING FOR THE ENTIRE PARCEL IS (RD) RESIDENTIAL

**CONVENTIONAL SUBDIVISION:**

MINIMUM LOT AREA = 1 ACRE WITHOUT PUBLIC WATER OR SEWER, 0.5 ACRE WITH BOTH.  
 MINIMUM LOT FRONTAGE = 100 FT.  
 SETBACKS: 35 FT FRONT, 15 FT. SIDE AND REAR

**CLUSTER SUBDIVISION:**

15 ACRE OVERALL PARCEL REQUIREMENT  
 500 FT. EXISTING ROAD FRONTAGE REQUIREMENT  
 NO MINIMUM INDIVIDUAL LOT AREA OR FRONTAGE REQUIRED  
 50% OF LAND TO BE DEDICATED TO OPEN SPACE.

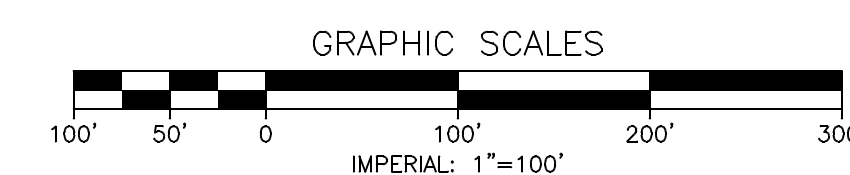
SEPTIC SETBACK IS 125 FT FROM RIVER (SYSTEMS LOCATED IN SOILS WITH A HIGH PERMEABILITY RATE OF 6 INCHES PER HOUR OR FASTER REQUIRE 125 FT SETBACK)

MAXIMUM ROAD LENGTH FOR CUL-DE-SAC IS 600 LINEAR FEET.

4. THE PERIMETER INFORMATION, SURFACE FEATURES AND SITE TOPOGRAPHY WERE COMPILED FROM PLANS OF RECORD, USDA NRCS, AERIAL PHOTOGRAPHS AND USGS DATA.

5. 1,340± LINEAR FEET OF 20' WIDE, TWO WAY ROAD AND 50 FOOT TURNAROUND PROPOSED

6. WETLANDS SHOWN ARE APPROXIMATE AND ARE BASED ON FIELD SKETCH



REV.	DATE	DESCRIPTION	C/O	DR	CK

**CONCEPTUAL SITE PLAN**  
**CLUSTER DEVELOPMENT**  
**TAX MAP PARCEL D-99**  
**N.H ROUTE 101**  
**WILTON, NEW HAMPSHIRE**  
 PREPARED FOR:  
**GLENDALE HOMES, INC.**  
**C/O GERRY TANGUAY**

SCALE: 1" = 100' FEBRUARY 21, 2020

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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**SOILS LEGEND:**

104	PODUNK FINE SANDY LOAM
143C	MONADNOCK STONY FINE SANDY LOAM 8 TO 15% SLOPES
22E	COLTON LOAMY SAND - 15 TO 50% SLOPES
36B	ADAMS LOAMY SAND - 3 TO 8% SLOPES
36E	ADAMS LOAMY SAND - 15 TO 50% SLOPES
559B	SKERRY STONY FINE SANDY LOAM - 3 TO 8% SLOPES
613B	CROHGAN LOAMY FINE SAND - 3 TO 8% SLOPES

