

LINE	BEARING	DISTANCE
L1	S08°09'38"E	96.02'
L2	N08°09'38"W	36.90'
L3	S07°51'21"E	46.03'
L4	S08°40'27"E	55.66'
L5	N08°40'27"W	41.35'
L6	S07°33'54"E	84.09'
L7	S07°35'49"E	76.86'
L8	N07°42'10"W	96.60'
L9	N07°57'15"W	141.35'
L10	S07°57'15"E	18.86'
L11	S08°01'12"E	31.14'
L12	S08°01'12"E	24.76'
L13	N08°26'23"W	25.24'
L14	N08°26'23"W	102.20'
L15	N08°30'57"W	97.79'

#### NOTES CONTINUED:

- THE BUILDING INSPECTOR MAY REQUIRE AN ACCEPTABLE PLAN TO ADDRESS EROSION AND SEDIMENT CONTROL, AS WELL AS ANY APPLICABLE STORMWATER OR OTHER REQUIREMENTS, FOR FUTURE RESIDENTIAL DEVELOPMENT WITHIN THIS SUBDIVISION.
- LOT 4 IS SUBJECT TO A PROPOSED CISTERN EASEMENT WHICH SHALL BE INSTALLED IN ACCORDANCE TO THE TOWN OF WILTON CISTERN REGULATIONS. THE CISTERN SHALL BE APPROVED, INSTALLED AND FULLY OPERATIONAL BEFORE ANY BUILDING PERMIT FOR A STRUCTURE TO BE SERVED BY THE CISTERN MAY BE ISSUED, AND BEFORE ANY COMBUSTIBLE MATERIALS MAY BE STORED ON SITE.
- PROPOSED LOTS 2, 3 & 7 SHALL BE SUBJECT TO AND HAVE THE BENEFIT FROM A COMMON DRIVEWAY EASEMENT.
- NHDES SUBDIVISION APPROVAL IS PENDING FOR PROPOSED LOTS 1, 4, 5 & 6.
- A WAIVER REQUEST FROM SECTION 6.3.1 (SUBDIVISION CHECKLIST) & 10.2 (SUBDIVISION REGULATIONS) WAS SUBMITTED AS PART OF THIS APPLICATION.
- THE FEE SCHEDULE IN APPENDIX VIII OF THE WILTON LAND USE LAWS AND REGULATIONS AS OF THE DATE OF APPROVAL WILL BE APPLICABLE TO ANY NEW DEVELOPMENT ON LOTS CREATED BY THIS SUBDIVISION FOR A TIME PERIOD DETERMINED BY NH RSA 674:39, AFTER WHICH THE FEE SCHEDULE IN EFFECT AT THE TIME OF APPLICATION FOR A BUILDING PERMIT WILL APPLY.
- NO BUILDING OR OTHER LOCAL PERMITS SHALL BE ISSUED UNLESS AND UNTIL THE PRECONSTRUCTION MEETING REQUIRED BY THE WILTON SUBDIVISION REGULATIONS SECTION 11.0 HAS OCCURRED.
- SUBSTANTIAL DEVELOPMENT SHALL BE DRIVEWAYS AND FOUNDATIONS FOR 50% OF THE LOTS WITHIN TWO YEARS OF SUBDIVISION APPROVAL. SUBSTANTIAL COMPLETION SHALL BE FOUNDATIONS AND DRIVEWAYS INSTALLED ON ALL REMAINING LOTS. PRIOR TO THE EXPIRATION OF THE 24-MONTH PERIOD DURING WHICH ACTIVE AND SUBSTANTIAL DEVELOPMENT MUST TAKE PLACE, THE BOARD MAY, FOR GOOD CAUSE, EXTEND SUCH PERIOD AND MAY ALSO GRANT FURTHER EXTENSIONS ON SIMILAR CONDITIONS PRIOR TO THE EXPIRATION OF UPON SUBSTANTIAL COMPLETION OF THIS SUBDIVISION, THE RIGHTS SET FORTH IN RSA 674:39, II, 5-YEAR EXEMPTION, SHALL ACCRUE.

#### REFERENCE PLANS:

- "BOUNDARY PLAN - TAX MAP A LOT 44- (BARRETT HILL ROAD) - WILTON, NEW HAMPSHIRE - PREPARED FOR AND LAND OF: - SAN-KEN HOMES, INC. SCALE: 1"=100', DATED DECEMBER 10, 2021, PREPARED BY THIS OFFICE (UN-RECORDED).
- "SUBDIVISION - PLAN OF LAND - ANTHONY C. BLAIR - WILTON, N.H., SCALE: 1"=200', DATED OCTOBER 10, 1978 AND REVISED THROUGH NOVEMBER 13, 1978 BY THOMAS F. MORAN, INC. & RECORDED AS PLAN #11992 IN THE H.C.R.D.
- "SUBDIVISION PLAN OF LAND - PREPARED FOR - EDNA CANN REVOCABLE TRUST - WILTON, NEW HAMPSHIRE, SCALE: 1"=100', DATED JANUARY 4, 1990 BY THOMAS F. MORAN, INC. & RECORDED AS PLAN #24326 IN THE H.C.R.D.
- "LOT LINE ADJUSTMENT PLAN - TAX MAP A, LOTS 37 & 38 - 105 & 93 BARRETT HILL ROAD - WILTON, NH - PREPARED FOR AND LAND OF - ROBERT & SHANNON SILVA" DATED: MARCH 20, 2019 BY FIELDSTONE LAND CONSULTANTS, PLLC & RECORDED AS PLAN #40186 IN THE H.C.R.D.

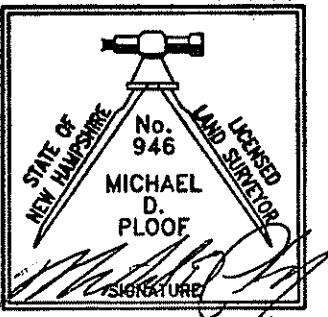
#### LEGEND:

— RIGHT-OF-WAY LINE	● D.H.(F)	DRILL HOLE FOUND
— BOUNDARY LINE	● D.H.(S)	DRILL HOLE SET
— ABUTTING LOT LINE	○ L.P.I.P.E.(F)	IRON PIPE FOUND
— BUILDING SETBACK LINE	— L.P.I.N./T.B.S.	IRON PIN OR DRILL HOLE TO BE SET
— WETLAND SETBACK LINE	■ G.B.(T.B.S.)	GRANITE BOUND TO BE SET
— PROPOSED EASEMENT	—	UTILITY POLE & GUY
— EDGE OF WETLANDS	—	WELL
— EDGE OF GRAVEL	—	
— STONE WALL	—	
— WATERSHED PROTECTION OVERLAY DISTRICT	—	
	A-44-1	TAX MAP & LOT NUMBER
		EXISTING BUILDING

#### CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND FOR THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

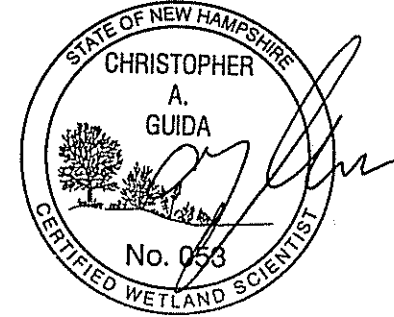
DATE: 8/8/22



#### CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY KENNETH ROBINSON UNDER THE SUPERVISION OF CHRISTOPHER A. GUIDA, C.W.S. IN OCTOBER, 2021 & AUGUST, 2022.

DATE: 8/8/22



#### LOCUS

SCALE: 1"=1,000'±

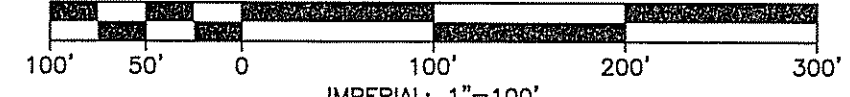
#### NOTES:

- THE OWNER OF RECORD FOR TAX MAP LOT A-44-1 IS SAN-KEN HOMES, INC. - 586 TURNPIKE ROAD, NEW IPSWICH NH 03071 SEE H.C.R.D. BK. 9511 PG. 1239 DATED: AUGUST 13, 2021.
- THE PURPOSE OF THIS PLAN IS TO DEPICT A SUBDIVISION FOR TAX MAP A LOT 44-1 CREATING SEVEN NEW RESIDENTIAL BUILDING LOTS.
- THE TOTAL AREA OF LOT A-44-1 IS 45.423 ACRES OR 1,978,617 SQ.FT. WITH 1'415.27 FT. OF FRONTAGE ALONG BARRETT HILL ROAD.
- THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH AN ON THE GROUND FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF SEPTEMBER, 2021.
- ZONING FOR PARCEL A-44-1 IS ENTIRELY R & A - GENERAL RESIDENCE AND AGRICULTURAL. PROPOSED LOTS COMPLY WITH ALL APPLICABLE ZONING REQUIREMENTS.  
MIN. LOT SIZE = (2 ACRES EXCLUDING WETLANDS NORMAL FRONTAGE)  
(5 ACRES WITH 2 ACRES THAT EXCLUDES WETLANDS REDUCED FRONTAGE)  
MIN. ROAD FRONTAGE = 200 FT. (NORMAL FRONTAGE)  
50 FT. (REDUCED FRONTAGE)  
MIN. BUILDING SETBACKS = 35 FT. FROM ALL LINES  
50 FT. FROM ALL LINES (REDUCED FRONTAGE LOT)
- THE SUBJECT PARCEL LIES OUTSIDE THE WELLHEAD PROTECTION AREA (WHPA). PORTIONS OF THE SITE LIE WITHIN THE WETLANDS CONSERVATION DISTRICT. BUILDINGS MUST BE SETBACK 50 FEET FROM DELINEATED WETLANDS. THE SITE LIES OUTSIDE THE AQUIFER PROTECTION DISTRICT. A PORTION OF PROPOSED LOT 7 IS SUBJECT TO THE WATERSHED PROTECTION OVERLAY DISTRICT.
- PROPOSED LOTS ARE TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS AND WELLS.
- SUBJECT PARCELS LIE OUTSIDE THE FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, NEW HAMPSHIRE, TOWN OF WILTON, COMMUNITY NO. 330102, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP 33011C0431D, DATED SEPTEMBER 25, 2008.
- HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD\_83 AND NAVD 88 RESPECTIVELY PER A GPS CORRS SOLUTION.
- ALL NEW DRIVEWAYS MUST CONFORM TO THE WILTON DRIVEWAY REGULATIONS, INCLUDING OBTAINING A DRIVEWAY PERMIT PRIOR TO CONSTRUCTION AND ANY NECESSARY DRIVEWAY WAIVERS. ANY DRIVEWAY RELOCATION REQUIRES PRIOR APPROVAL OF THE WILTON PLANNING BOARD.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF, LOT A-44-1 HAS NO KNOWN EASEMENTS ASSOCIATED.

(SEE NOTES CONTINUED)

OWNER(S) SIGNATURE	8/8/2022	DATE
APPROVED BY WILTON PLANNING BOARD		
ON:	CERTIFIED BY	
CHAIR:	AND	
VICE-CHAIR OR DESIGNATED MEMBER:		

#### GRAPHIC SCALES



B	8/8/22	WATERSHED LOCATION - CONCEPT REVISION	NRPC	JGL	MDP
A	4/11/22	REVIEW COMMENTS	NRPC	JGL	MDP
REV.	DATE	DESCRIPTION	C/O	DR	CK

### SUBDIVISION PLAN TAX MAP A LOT 44-1 (BARRETT HILL ROAD) WILTON, NEW HAMPSHIRE

PREPARED FOR AND LAND OF:  
**SAN-KEN HOMES, INC.**  
586 TURNPIKE ROAD - NEW IPSWICH NH 03071

SCALE: 1" = 100'

FEBRUARY 3, 2022

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

**FIELDSTONE**  
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055  
Phone: (603) 672-5456 Fax: (603) 413-5456  
www.FieldstoneLandConsultants.com