

NOTES:

1. THE OWNER OF RECORD FOR MAP LOT C-94 IS PRISCILLA PARKER, 5 HOWARD STREET, APT. 5, WILTON, NH 03086. DEED REFERENCE TO THE PARCEL IS BOOK 2475 PAGE 711 DATED 8/20/76 IN THE H.C.R.D.
2. THE PURPOSE OF THIS EXHIBIT IS TO SHOW PROPOSED FEATURES FOR ZONING RELIEF OF TAX MAP LOT C-94.
3. THE TOTAL AREA OF TAX MAP LOT C-94 2.1± ACRES WITH 137.68' OF ROAD FRONTAGE ALONG WILTON CENTER ROAD AND 112.71' ALONG MARDEN ROAD.
4. ZONING FOR THE ENTIRE PARCEL IS GENERAL RESIDENCE & AGRICULTURAL DISTRICT  
MINIMUM LOT SIZE - 2 ACRES  
MINIMUM LOT FRONTAGE - 200 FT.  
MINIMUM BUILDING SETBACKS: 35 FT. FROM ALL LOT LINES  
THE SUBJECT LOT IS WITHIN THE AQUIFER PROTECTION OVERLAY AND WETLAND PROTECTION OVERLAY DISTRICTS.
5. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS ASSUMED.
6. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ONSITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF OCTOBER 2022 TOGETHER WITH REFERENCE PLANS CITED HEREON.
7. THE LOT IS TO BE SERVICED BY OVERHEAD UTILITIES, ONSITE WELL & SEPTIC SYSTEMS
8. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS AND DEEDS CITED HEREON, AND IS NOT THE RESULT OF A PRECISE BOUNDARY SURVEY BY THIS OFFICE.
10. SOIL TYPE FOR THE ENTIRE PROPERTY IS COLTON SANDY LOAM EXCESSIVELY DRAINED, 0 TO 8% SLOPES; AND RUMNEY FINE SANDY LOAM 0 TO 3% SLOPES. SOURCE USDA NRCS WEB SOIL SURVEY.
11. THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33011C0433D DATED SEPT 25, 2009.

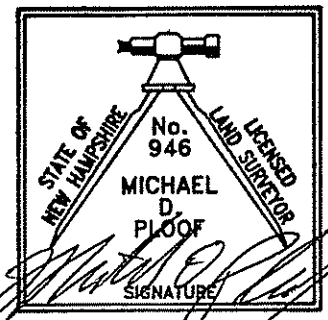
REFERENCE PLANS:

1. "CONSTANCE E. (WEBB) HALBEDEL SUBDIVISION, WILTON, N.H." SCALE: 1"=50', DATED JANUARY 20, 1976 BY ROBERT B. TODD, R.L.S. 280 & RECORDED WITH H.C.R.D. AS PLAN #9408.
2. "SUBDIVISION OF MARTIN E. PLUMER ESTATE, MARDEN & WILTON CENTER ROADS, WILTON, NEW HAMPSHIRE" SCALE: 1"=100' DATED AUGUST 1979 BY WILLIAM A. BEAN, JR. & RECORDED WITH H.C.R.D. AS PLAN #12591.
3. "ROAD RELOCATION PLAN, MARDEN ROAD, TOWN OF WILTON AND ALVIN G. LITCHFIELD TRUST, WILTON, NEW HAMPSHIRE" SCALE: 1"=50' DATED JULY 16, 2007 BY MONADNOCK SURVEY, INC & RECORDED WITH H.C.R.D. AS PLAN #36547.
4. "NH GRANIT, NH STATEWIDE GIS, GRANITVIEW" MAINTAINED BY UNIVERSITY OF NEW HAMPSHIRE.

CERTIFICATION:

I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS ARE LOCATED AS SHOWN, RELATIVE TO THE APPROXIMATE LOT LINES PER THE DEED REFERENCED AND PHYSICAL EVIDENCE FOUND.

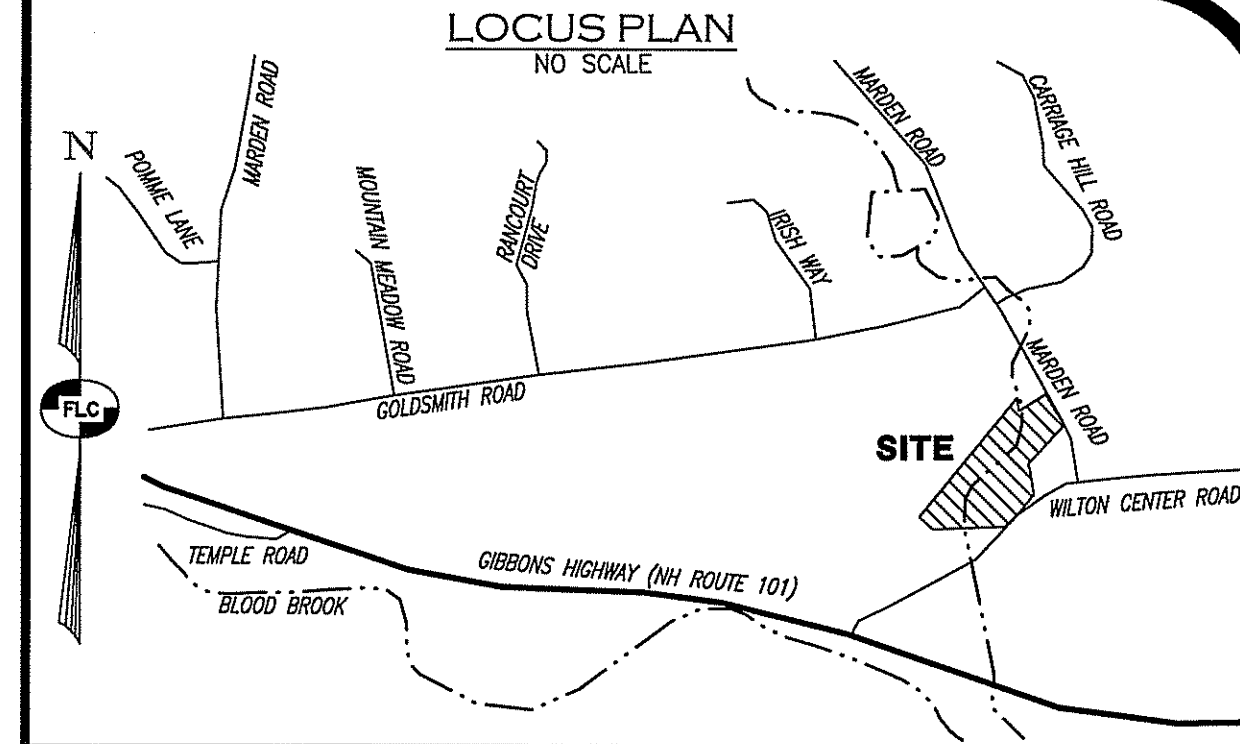
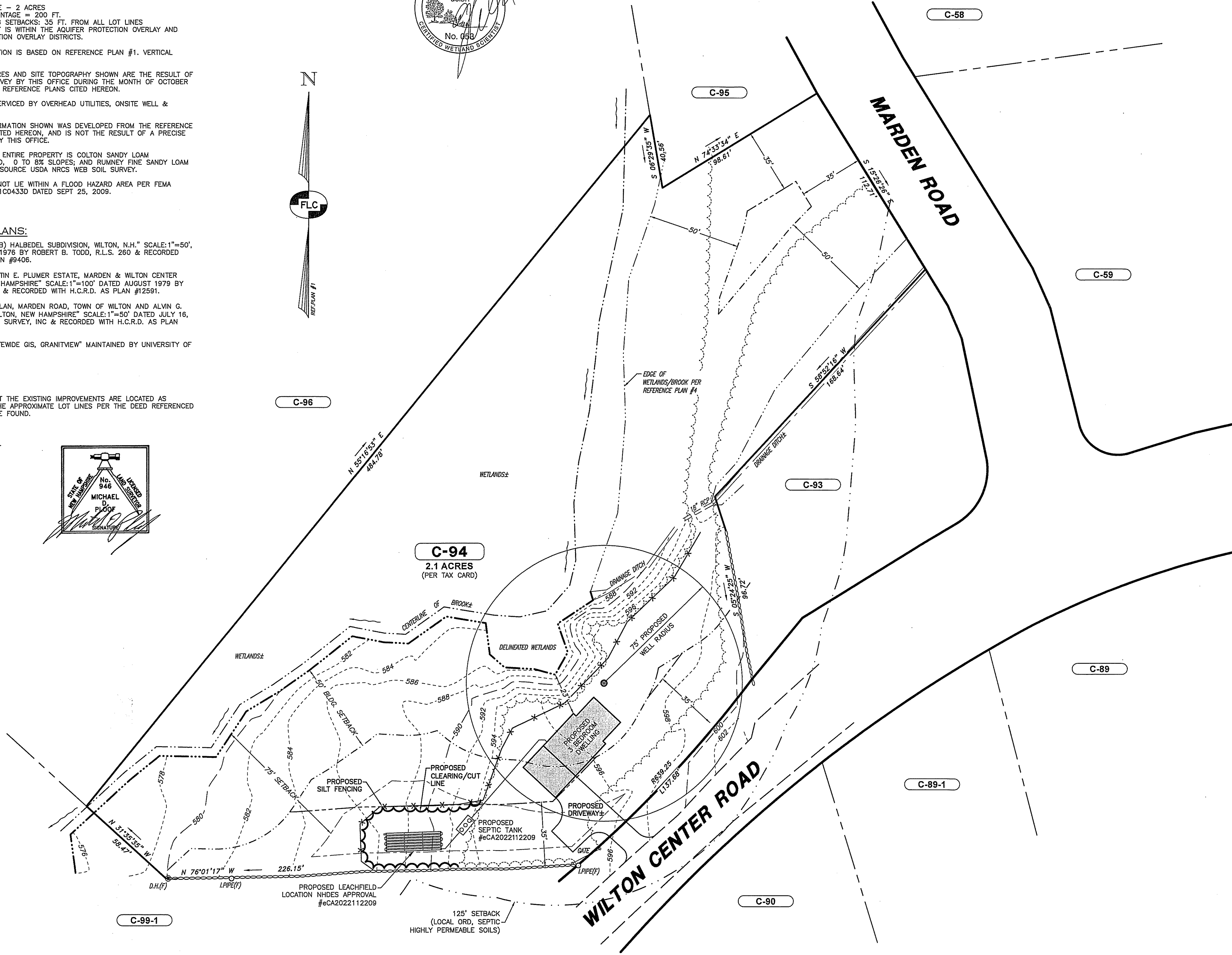
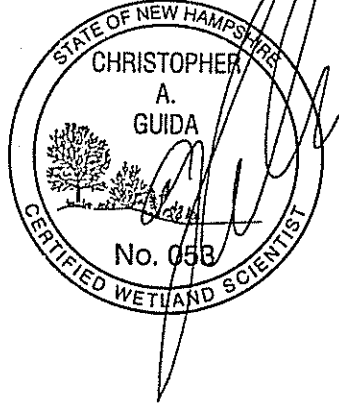
DATE: 1/24/23



WETLAND CERTIFICATION:

WETLANDS WERE DELINEATED BY SHARON MONAHAN IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENTS FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND AND FIELD VERIFIED BY CHRISTOPHER A. GUIDA, C.W.S. IN NOVEMBER 2022.

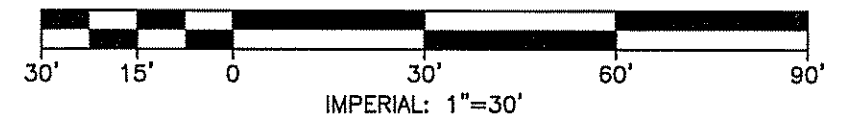
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LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- CULVERT
- D.H.(F) DRILL HOLE FOUND
- L.P.I.P.E.(F) IRON PIPE FOUND
- WELL
- PROPOSED SILT FENCING
- LIMIT OF WOODLAND CLEARING
- PROPOSED BUILDING
- LOT TAX MAP & LOT NUMBER

GRAPHIC SCALES



REV.	DATE	DESCRIPTION	C/O	DR	CK

ZONING EXHIBIT

TAX MAP C LOT 94  
(WILTON CENTER ROAD)  
WILTON, NEW HAMPSHIRE

PREPARED FOR:  
**JCM CUSTOM BUILDING**  
46 WHEELER STREET - PEPPERELL, MA 01463

LAND OF:  
**PRISCILLA PARKER**  
5 HOWARD STREET, APT. 5 - WILTON, NH 03086

SCALE: 1" = 30' JANUARY 19, 2023

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

**FIELDSTONE**  
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