



C-101-4
DONALD & TAMI THOMPSON

C-101-9
BRIAN A & OLIVIA A SIEKMAN

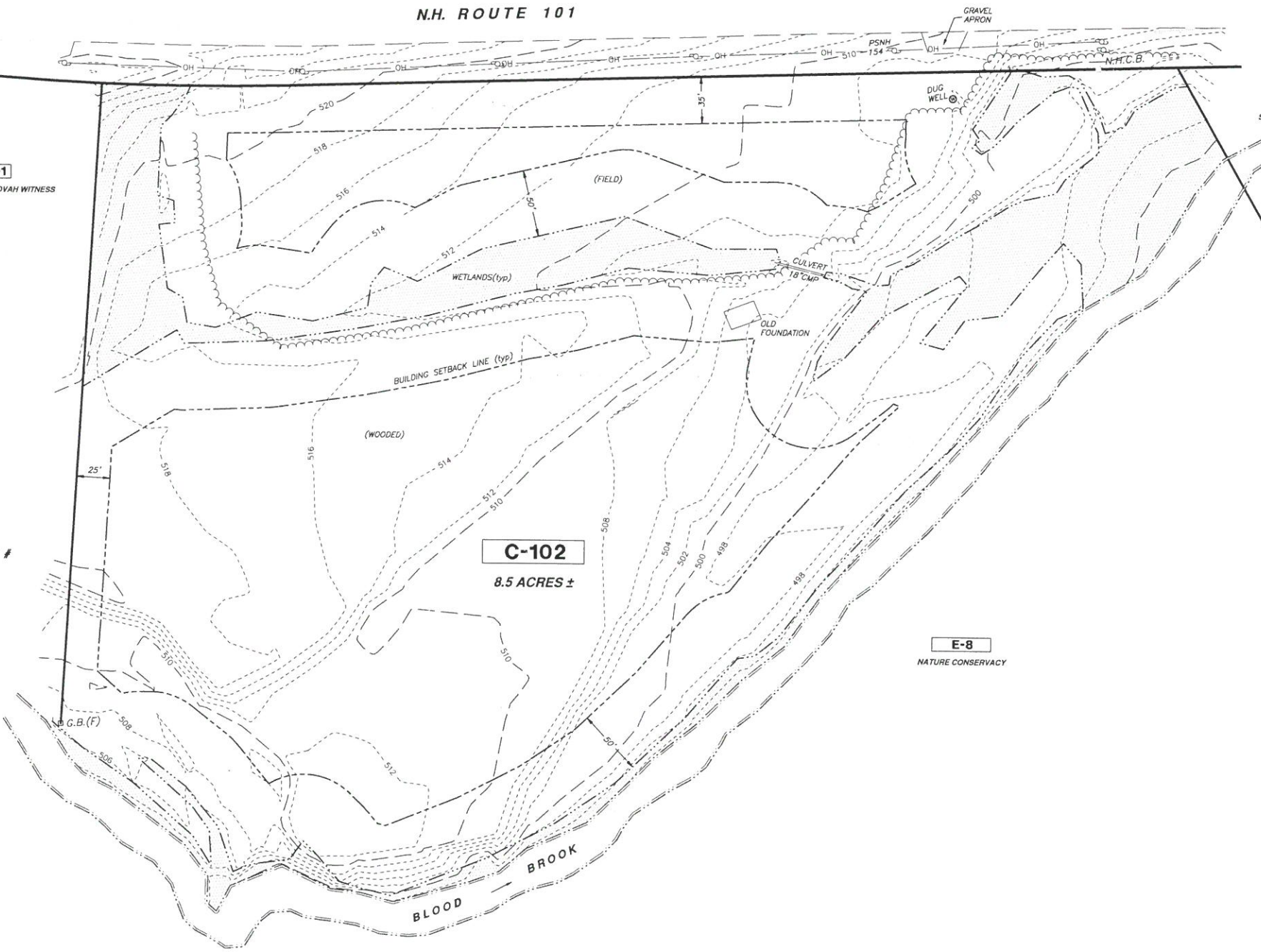
N.H.C.B.

N.H. ROUTE 101

C-102-1
WILTON CONG. OF JEHOVAH WITNESS

E-9
SOCIETY FOR THE PROTECTION

- LEGEND:**
- RIGHT-OF-WAY SIDELINE
 - PROPERTY LINE
 - - - - - EDGE OF PAVEMENT
 - - - - - EDGE OF WETLANDS
 - - - - - EDGE OF WATER
 - - - - - 10' CONTOUR INTERVAL
 - - - - - 2' CONTOUR INTERVAL
 - R31-34 EXISTING TAX MAP AND LOT #



C-102
8.5 ACRES ±

E-8
NATURE CONSERVACY

NOTES:

"SUBDIVISION - PLAN OF LAND - CHARLES B. SULLIVAN - & - SAMUEL G. PROCTOR SR. - WILTON, NEW HAMPSHIRE" SCALE: 1"=50' DATED FEBRUARY 15, 1984. PREPARED BY MONADNOCK SURVEY AND RECORDED AT H.C.R.D. AS PLAN #16556.

RECEIVED
MAY 30 2023

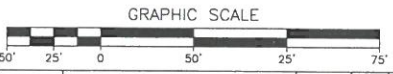
- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE OBSERVABLE SITE CONDITIONS FOR OF LOT C-102.
 2. THE CURRENT OWNER OF LOT C-102 IS DAVID E. PROCTOR, TRUSTEE OF THE DIANA L. PROCTOR REVOCABLE TRUST. SEE HCRD BK.7163 PG. 2460 DATED 2/3/2004.
 3. LOT C-102 IS LOCATED IN THE COMMERCIAL DISTRICT. MINIMUM LOT REQUIREMENTS INCLUDE 200 FEET OF FRONTAGE, 35 FOOT FRONT BUILDING SETBACK, 25 FOOT SIDE BUILDING SETBACK, 20 FOOT REAR BUILDING SETBACK AND 50 FOOT SETBACK FROM WETLANDS.
 4. OBSERVABLE PHYSICAL FEATURES AND TOPOGRAPHY ARE PER DIRECT FIELD LOCATIONS PERFORMED BY THIS OFFICE IN AUGUST, 2018. AERIAL IMAGES WERE UTILIZED TO SUPPLEMENT OFF SITE FEATURES SHOWN. NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED AT THIS TIME.
 5. VERTICAL DATUM IS NAVD 88 AND HORIZONTAL DATUM IS NEW HAMPSHIRE STATE PLANE.
 6. BOUNDARY INFORMATION SHOWN IS ENTIRELY PER REFERENCE PLAN, THIS IS NOT TO BE CONSIDERED A BOUNDARY SURVEY.
 7. WETLANDS SHOWN WERE DELINEATED BY THOMAS E. CARR OF THIS OFFICE DURING AUGUST, 2018.
 8. NO FLOOD STUDY INFORMATION HAS BEEN ESTABLISHED BY FEMA FOR LOT C-102.

TOPOGRAPHIC EXHIBIT
PREPARED FOR:
**NORTHERN LIGHTS
LANDSCAPE
CONTRACTOR, LLC**
LAND OF:
**DIANA L PROCTOR
REVOCABLE TRUST**
TAX MAP C LOT 102
WILTON, NEW HAMPSHIRE

SCALE: 1" = 50' MAY 22, 2023



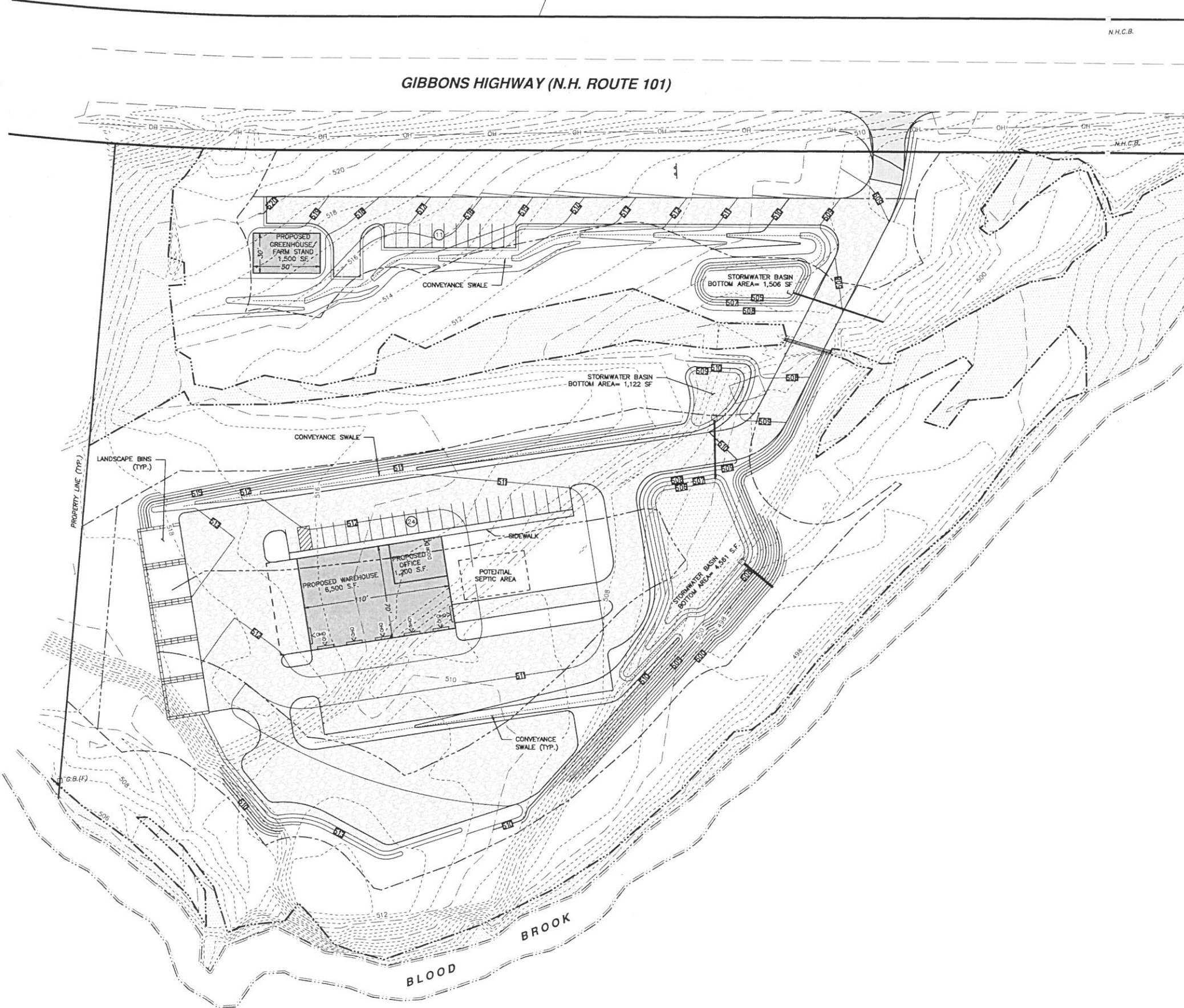
MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
MERIDIANLANDSERVICES.COM FAX 603-673-1584



REV.	DATE	DESCRIPTION	C/O	DR	CK
A					

Plotted: 5/25/2023 3:45 PM By: BLR
 H:\MS\10738\10738T01.dwg





GIBBONS HIGHWAY (N.H. ROUTE 101)

N.H.C.B.

PROPOSED GREENHOUSE/FARM STAND
1,500 SF.
50'

STORMWATER BASIN
BOTTOM AREA= 1,506 SF

STORMWATER BASIN
BOTTOM AREA= 1,122 SF

LANDSCAPE BINS (TYP.)

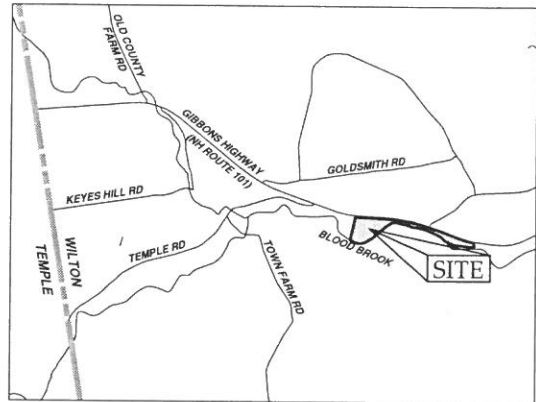
PROPOSED WAREHOUSE
6,500 S.F.

PROPOSED OFFICE
1,200 S.F.

POTENTIAL SEPTIC AREA

STORMWATER BASIN
BOTTOM AREA= 4,561 S.F.

BLOOD BROOK



LOCUS MAP
SCALE: 1"=2,000'

REFERENCE PLANS

- 1. "SUBDIVISION - PLAN OF LAND - CHARLES B. SULLIVAN - & - SAMUEL G. PROCTOR SR. - WILTON, NEW HAMPSHIRE" SCALE: 1"=50' DATED FEBRUARY 15, 1984. PREPARED BY MONADNOCK SURVEY AND RECORDED AT H.C.R.D. AS PLAN #16556.

PLAN NOTES:

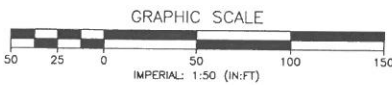
- OWNER OF RECORD: MAP C LOT 102 PROCTOR REV. TRUST, DIANA L. 3 HUTCHINSON DRIVE MILFORD, NH 03055 BK/PG 7163/2460 (02/05/2004)
- 1. THE SUBJECT PARCEL IS INDICATED AS MAP C, LOT 102 ON THE TOWN OF WILTON TAX ASSESSORS MAPS.
- 2. THE TOTAL AREA OF THE SUBJECT PARCEL IS 8.1± AC
- 3. THE SUBJECT PARCEL IS LOCATED IN THE COMMERCIAL ZONING DISTRICT ALONG WITH THE AQUIFER PROTECTION OVERLAY DISTRICT AS INDICATED ON THE TOWN OF WILTON ZONING MAP.
- 4. DIMENSIONAL REQUIREMENTS FOR THE COMMERCIAL ZONING DISTRICT:

ZONING SUMMARY		
ZONE: COMMERCIAL INDUSTRIAL FLEX (CIFZ)	REQUIRED	PROPOSED
FRONTAGE	200 FT	803.4FT
FRONT YARD SETBACK	35 FT	35 FT
REAR YARD SETBACK	20 FT	20 FT
SIDE YARD SETBACK	25 FT	25 FT
MAX BUILDING COVERAGE %	75%	25.9%
WETLAND SETBACKS	50 FT	50 FT

- 5. OBSERVABLE PHYSICAL FEATURES AND TOPOGRAPHY ARE PER DIRECT FIELD LOCATIONS PERFORMED BY THIS OFFICE IN AUGUST, 2018. AERIAL IMAGES WERE UTILIZED TO SUPPLEMENT OFF SITE FEATURES SHOWN. NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED AT THIS TIME.
- 6. BOUNDARY INFORMATION SHOWN IS ENTIRELY PER REFERENCE PLAN. THIS IS NOT TO BE CONSIDERED A BOUNDARY SURVEY.
- 7. WETLANDS SHOWN WERE DELINEATED BY THOMAS E. CARR OF THIS OFFICE DURING AUGUST, 2018.
- 8. THE SUBJECT PARCEL IS NOT SERVICED BY MUNICIPAL SANITARY SEWER, AND WILL REQUIRE A PRIVATE ONSITE EFFLUENT DISPOSAL SYSTEM (SEPTIC SYSTEM).
- 9. THE SUBJECT PARCEL IS NOT SERVICED BY MUNICIPAL POTABLE WATER, AND WILL REQUIRE A PRIVATE ONSITE POTABLE WATER WELL.
- 10. THE PROJECT WILL REQUIRE, BUT NOT BE LIMITED TOO, THE FOLLOWING THE PERMITS & APPROVALS:
 - A. NHDES ALTERATION OF TERRAIN
 - B. NHDES CONSTRUCTION APPROVAL (SEPTIC SYSTEM)
 - C. WILTON PLANNING BOARD APPROVAL
 - 1. SITE PLAN
 - D. WILTON ZONING BOARD OF ADJUSTMENTS
 - 1. SPECIAL EXCEPTION FROM SECTION 11.4.b
 - E. WILTON STORMWATER PERMIT
 - F. EPA CONSTRUCTION GENERAL PERMIT (PROGRAMMATIC)
 - G. NHDOT DRIVEWAY PERMIT

PARKING SUMMARY			
DESCRIPTION	RATIO	REQUIRED	PROVIDED
WAREHOUSING	7 EMPLOYEES @ 1 SPACE PER EMPLOYEE	7	7
	6,500 SF @ 1 SPACE PER 800SF	8.1	9
OFFICE	3 EMPLOYEES @ 1 SPACE PER EMPLOYEE	3	3
	1,200 SF @ 1 SPACE PER 200SF	6	15
SUBTOTAL		24.1	34

NOTES
1. PARKING CALCULATION PER TABLE A: NUMBER OF PARKING SPACE STANDARDS OF THE TOWN OF WILTON SITE PLAN REGULATIONS.



MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, ASHBURST, NH 03031 TEL: 603-673-1441
MERIDIAN.LANDSERVICES.COM FAX: 603-673-1844



PRELIMINARY

NO.	DESCRIPTION	DATE

LAYOUT AND GRADING PLAN
MARCH 30, 2023

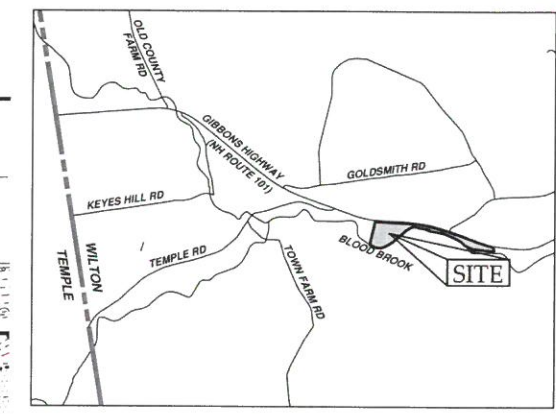
NORTHERN LIGHTS LANDSCAPING
GIBBONS HIGHWAY (NH ROUTE 101)
MAP C LOT 102
WILTON, NEW HAMPSHIRE
SCALE: 1" = 50'

Q-1
SHEET

FILE: 10738101.dwg
PROJECT: 10738.00
SHEET NO. 1 OF 2

Printed: 5/05/2023 3:31 PM 3'-by-3'-BLR
P: \\MS\10738\10738_01\0_Drawings\ENG\10738101.dwg

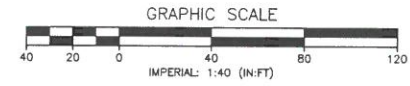
Plotted: 5/25/2023 3:43 PM By: BLR
 H:\MIS\10738\10738_01_0_Drawings\ENG\1073801.dwg



LOCUS MAP
 SCALE: 1" = 2,000'

- LEGEND:**
- BUFFER IMPACT DUE TO STORMWATER MANAGEMENT
 - BUFFER IMPACT DUE TO ACCESS WAY

- PLAN INTENT:**
1. THE INTENT OF PLAN IS TO SHOW THE DISTURBANCE TO THE WETLAND BUFFER, IN SUPPORT OF A SPECIAL EXCEPTION FROM SECTION 11.4.B.



MERIDIAN
 LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03001 TEL: 603-673-1441
 MERIDIANLANDSERVICES.COM FAX: 603-673-1584



PRELIMINARY

REV	DATE	DESCRIPTION
A		
B		
C		
D		
E		
F		
G		
H		
I		

WETLAND CONSERVATION DISTRICT
 IMPACT EXHIBIT
 MAY 15, 2023

NORTHERN LIGHTS LANDSCAPING
 GIBBONS HIGHWAY (NH ROUTE 101)
 MAP C LOT 102
 WILTON, NEW HAMPSHIRE
 SCALE: 1" = 40'

M-1
 SHEET
 FILE: 1073801.dwg
 PROJECT: 10738.00
 SHEET NO. 1 OF 1