

CONVENTIONAL SUBDIVISION

RIVER'S EDGE

- TAX MAP D, LOT 99 -
304 GIBBONS HIGHWAY
WILTON, NEW HAMPSHIRE 03055

DATE: SEPTEMBER 12, 2022
LAST REVISED: JUNE 7, 2023

ABUTTER INFORMATION:

TAX MAP D LOT 99
ROGER CHAPPELL HOLDINGS, LLC
198 UNION STREET
MILFORD, NH 03055
BK.8184/833 3/8/10
(304 GIBBONS HIGHWAY)

TAX MAP M LOT 91
STASIA B. &
DOUGLAS E. MILLETT
51 ABBOT HILL ACRES ROAD
WILTON, NH 03086
BK.3100 PG.214 11/18/83
(31 ABBOT HILL ACRES ROAD)

TAX MAP M LOT 89
RENE L. &
KAREN A. LUMIBAO
37 ABBOT HILL ACRES ROAD
WILTON, NH 03086
BK.8618 PG.2295 11/4/13
(37 ABBOT HILL ACRES ROAD)

TAX MAP M LOT 88
BRANDON R. &
LAUREN M. COOK
118 PROCTOR ROAD
WILTON, NH 03086
BK.9020 PG.1806 10/27/17
(118 PROCTOR ROAD)

TAX MAP F LOT 55
DONALD G. BALLOU TRUST
54 INTERVALE ROAD
WILTON, NH 03086
BK.9517 PG.1747 8/24/21
(54 INTERVALE ROAD)

TAX MAP F LOT 56
GREGORY S. &
KATHLEEN I. POPORES
48 INTERVALE ROAD
WILTON, NH 03086
BK.5104 PG.1221 5/8/89
(48 INTERVALE ROAD)

TAX MAP F LOT 67
BRIAN H. &
JOANN FIRMIN
40 INTERVALE ROAD
WILTON, NH 03086
BK.4102 PG.135 4/23/87
(40 INTERVALE ROAD)

TAX MAP F LOTS 65
REGIONAL URBAN DEVELOPMENT
33 MAIN STREET, PO BOX 318
WILTON, NH 03086
BK.5096 PG.328 3/31/89
(18 INTERVALE ROAD)

TAX MAP F LOTS 66
REGIONAL URBAN DEVELOPMENT
33 MAIN STREET, PO BOX 318
WILTON, NH 03086
BK.8903 PG.2366 4/22/03
(36 INTERVALE ROAD)

TAX MAP M LOT 87
JOHN B. &
ALLISON N. SEILS
110 PROCTOR ROAD
WILTON, NH 03086
BK.9111 PG.2871 9/21/18
(110 PROCTOR ROAD)

TAX MAP M LOT 86
MARK R. &
WICKI D. MACPHERSON
100 PROCTOR ROAD
WILTON, NH 03086
BK.4629 PG.140 2/18/88
(100 PROCTOR ROAD)

TAX MAP M LOT 85
DENNIS L. &
ARLEEN MACCALLUM
92 PROCTOR ROAD
WILTON, NH 03086
BK.5645 PG.1372 7/28/95
(92 PROCTOR ROAD)

TAX MAP M LOT 84
WILLIAM R. &
PATRICIA POLSON
86 PROCTOR ROAD
WILTON, NH 03086
BK.5642 PG.894 7/21/95
(86 PROCTOR ROAD)

TAX MAP D LOT 98
TOWN OF WILTON
42 MAIN STREET, PO BOX 83
WILTON, NH 03086
BK.5849 PG.952(1) 9/5/97
BK.1671 PG.223(2) 12/1/81
(GIBBONS HIGHWAY)

TAX MAP D LOTS 103
TOWN OF WILTON
42 MAIN STREET, PO BOX 83
WILTON, NH 03086
BK.5849 PG.952(2) 9/5/97
BK.1671 PG.223(1) 12/1/81
(GIBBONS HIGHWAY)

TAX MAP D LOT 102-1
TOWN OF WILTON
42 MAIN STREET, PO BOX 83
WILTON, NH 03086
BK.2832 PG.306 3/12/81
(INTERVALE ROAD)

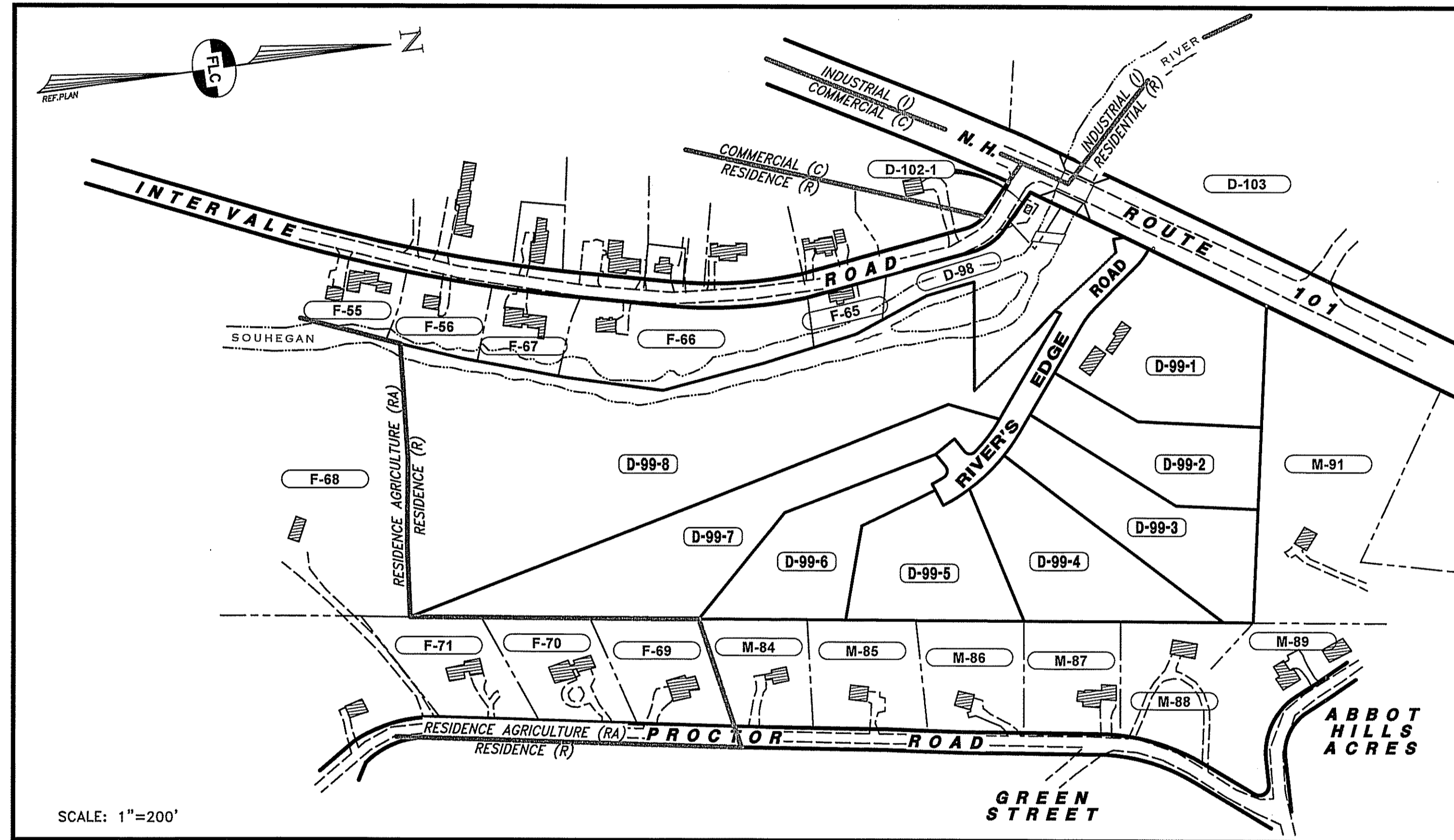
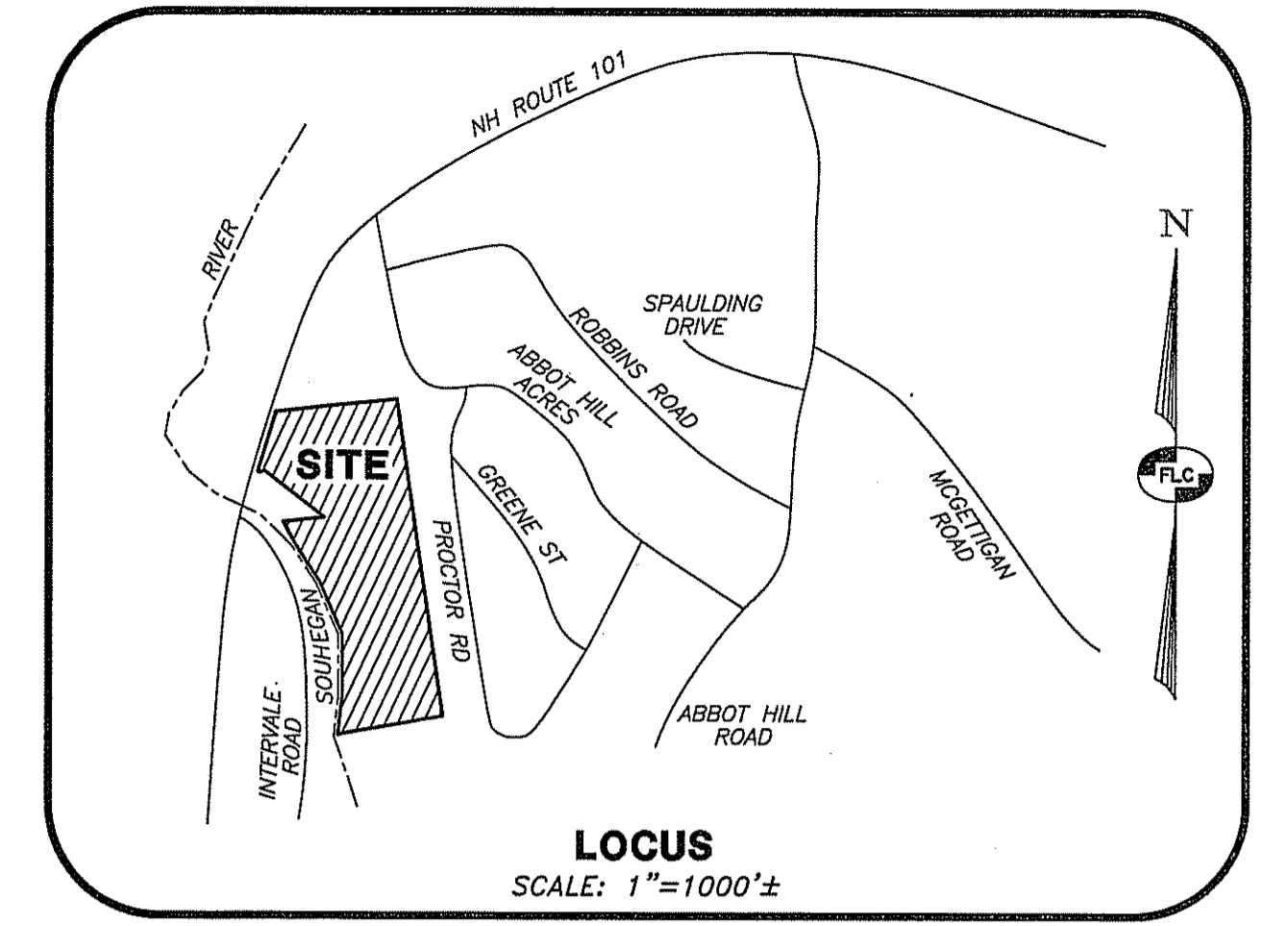
TAX MAP D LOT 102
J&L REV. TRUST OF 2013
P.J. POISSON &
L.M. CARTER, TRUSTEES
PO BOX 688
WILTON, NH 03086
BK.8584 PG.783 3/24/13
(325 GIBBONS HIGHWAY)

TAX MAP F LOT 69
CHERYL L. BOSQUET
78 PROCTOR ROAD
WILTON, NH 03086
BK.5285 PG.1963 7/17/91
(78 PROCTOR ROAD)

TAX MAP F LOT 70
RANDY &
PATRICIA KING
70 PROCTOR ROAD
WILTON, NH 03086
BK.9018 PG.87 10/19/17
(70 PROCTOR ROAD)

TAX MAP F LOT 71
JEREMY & NOVANDRA JETHRO
60 PROCTOR ROAD
WILTON, NH 03086
BK.9416 PG.992 1/23/23
(60 PROCTOR ROAD)

TAX MAP F LOT 68
BERNARD DOEHMER
58 PROCTOR ROAD
WILTON, NH 03086
BK.9524 PG.2273 9/10/21
(58 PROCTOR ROAD)



SHEET INDEX		
PAGE	SHEET	TITLE
1	CV-1	COVER SHEET
2	SB-1	OVERALL SUBDIVISION PLAN
3	EX-1	EXISTING CONDITIONS & BOUNDARY PLAN
4	EX-2	EXISTING CONDITIONS & BOUNDARY PLAN
5	SB-2	SUBDIVISION PLAN
6	SB-3	SUBDIVISION PLAN
6A	EA-1	EASEMENT PLAN
7	GR-1	GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN
8	GR-2	GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN
9	PP-1	RIVER'S EDGE ROAD - PLAN AND PROFILE STA. 0+00 TO STA. 6+80
9A	PP-2	COMMON DRIVEWAY PLAN & PROFILES
10	DT-1	GENERAL CONSTRUCTION DETAILS
11	DT-2	GENERAL CONSTRUCTION DETAILS
12	DT-3	DRAINAGE DETAILS
13	DT-4	STORMWATER MANAGEMENT DETAILS
14	DT-5	EROSION & SEDIMENTATION CONTROL DETAILS

REFERENCE PLANS:

- "BOUNDARY PLAT, LAND OF GEORGE AND GLORY ANN BIER, WILTON, N.H.", SCALE 1"=50', DATED NOVEMBER 12, 1986 AND LAST REVISED JULY 26, 1990, BY ROBERT B. TODD, INC. RECORDED AS PLAN #24642 IN THE H.C.R.D.
- "SUBDIVISION PLAN OF LAND LOCATED ON ABBOT HILL ACRES ROAD, PROCTOR ROAD, GILSON STREET & GREENE ROAD, WILTON, N.H. - OWNER: BARRY A. GREENE", SCALE 1"=100', DATED JULY 19, 1984 AND REVISED OCTOBER 15, 1984, BY WILLIAM A. BEAN, JR. RECORDED AS PLAN #17145 IN THE H.C.R.D.
- "LOT LINE ADJUSTMENT - WILTON, NEW HAMPSHIRE - PREPARED FOR - ROBERT A. BRAGDON - ABBOT HILL RD., WILTON, NH", SCALE 1"=20', DATED FEBRUARY 2, 1986, BY HOWARD G. WATKINS. RECORDED AS PLAN #19662 IN THE H.C.R.D.
- "DRAINAGE SWALE - EROSION CONTROL" TAX LOT F-70 & D-99, BY HUBERT HOOVER, ENGINEER, DATE: FEB 22, 1990.

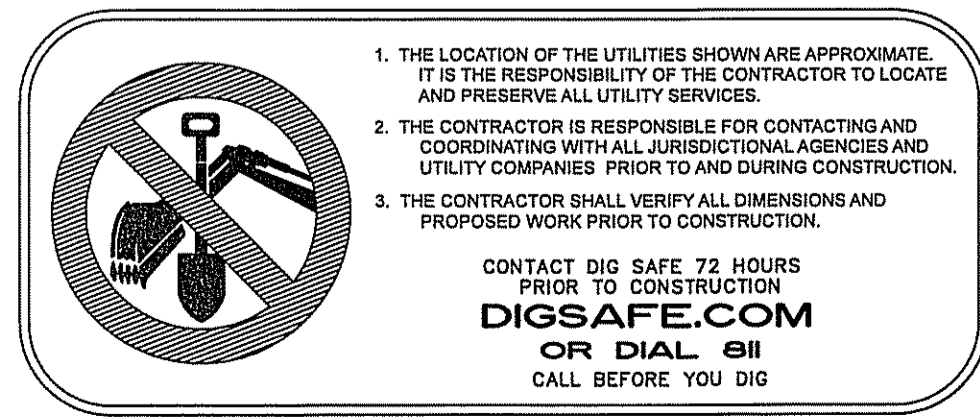
PREPARED FOR:
BETTER BUILT HOMES, LLC
3 TECH CIRCLE
AMHERST, NEW HAMPSHIRE 03031

LAND OF:
ROGER CHAPPELL HOLDINGS, LLC
199 UNION STREET
MILFORD, NEW HAMPSHIRE 03055

APPLICANT SIGNATURE _____ DATE _____
OWNER SIGNATURE *[Signature]* 5/23/23
DATE _____

APPROVED BY WILTON PLANNING BOARD

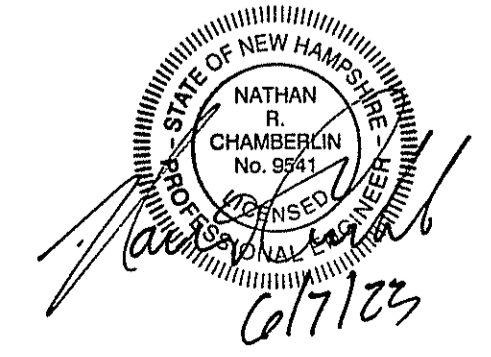
ON: _____ CERTIFIED BY _____
CHAIR: _____ AND _____
VICE-CHAIR OR DESIGNATED MEMBER: _____



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



REV.	DATE	DESCRIPTION	C/O	DR	CK
C	6/7/23	PER 5/3/23 STAFF MEMO		DSL	NRC
B	5/3/23	ADJUST LOT LINES PER PLANNING BOARD		DSL	NRC
A	2/28/23	ADDRESS STAFF REVIEW		NRC	CEB
REV.	DATE	DESCRIPTION	C/O	DR	CK

FILE: 463CV02F.dwg PROJ. NO. 463.02 SHEET: CV-1 PAGE NO. 1 OF 14

LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- - - ABUTTING LOT LINE
- EDGE OF PAVED ROAD
- FLOOD HAZARD LINE
- ZONING DISTRICT BOUNDARY
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS SETBACK LINE
- EASEMENT LINE
- F-69 TAX MAP & LOT NUMBER
- BUILDING
- TP: TEST PIT LOCATION
- L=
- S=
- ⊙ A.H.(F) DRILL HOLE FOUND
- ⊙ A.H.(S) DRILL HOLE SET
- ⊙ I.P.I.P.(F) IRON PIPE FOUND
- ⊙ I.P.I.P.(S) IRON PIN OR DRILL HOLE TO BE SET
- ⊙ G.B.(TBS) GRANITE BOUND TO BE SET
- ⊙ U.P.G. UTILITY POLE & GUY
- ⊙ WELL

PROPOSED FEATURES

- EDGE OF PAVEMENT
- PAVEMENT
- LOT LINE
- D-99-9 LOT NUMBER
- ⊙ WELL
- 4,000 S.F. EFFLUENT DISPOSAL AREA
- * — PROPOSED DRIVEWAY LOCATIONS
- EASEMENT LINE
- EASEMENT AREA

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4. "DRAINAGE SWALE - EROSION CONTROL" TAX LOT F-70 & D-99, BY HUBERT HOOVER, ENGINEER, DATE: FEB 22, 1990.

LOT SYNOPSIS

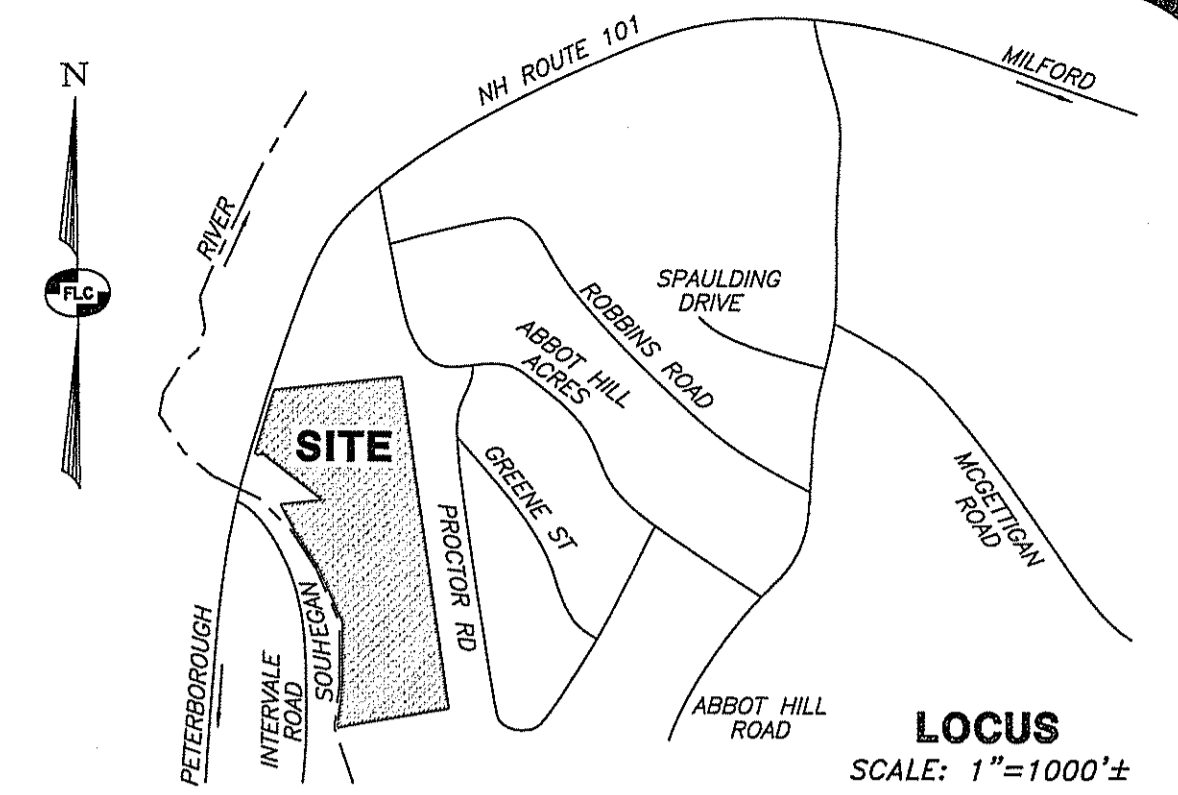
LOT NO.	TOTAL	WETLANDS/FLOOD PLAIN	DRY AREA
D-99-1	2,543 AC.	0.000 AC.	2,543 AC.
D-99-2	1,498 AC.	0.000 AC.	1,498 AC.
D-99-3	1,926 AC.	0.003 AC.	1,923 AC.
D-99-4	1,950 AC.	0.123 AC.	1,827 AC.
D-99-5	1,674 AC.	0.242 AC.	1,432 AC.
D-99-6	1,621 AC.	0.000 AC.	1,621 AC.
D-99-7	3,197 AC.	0.014 AC.	3,183 AC.
D-99-8	8,800 AC.	4.309 AC.	4,491 AC.
TOTAL	23,208 AC.	4.692 AC.	18,549 AC.

R.O.W. = 0.852 AC.

NOTES (CONT):

15. THE PROJECT WILL BE PHASED OVER 2 YEARS WITH RIVERS EDGE ROAD AND LOTS D-99-1 THROUGH D-99-5 BEING COMPLETED IN YEAR ONE AND THE REMAINING LOTS COMPLETED IN YEAR TWO. THE COMPLETION OF THE PROPOSED ROAD TO BINDER IN PHASE 1 SHALL BE THE MILESTONE TO "ACTIVE AND SUBSTANTIAL DEVELOPMENT". COMPLETING THE SHARED DRIVEWAY TO LOTS 6, 7 & 8 IN PHASE 2 SHALL BE THE MILESTONE FOR "SUBSTANTIAL COMPLETION".
16. TOTAL AREA OF LOT D-99 IS 24.06 ACRES. THE AREA OF THE PARCEL LOCATED WITHIN THE 100 YEAR FLOOD ZONE IS 2.71 ACRES. THE AREA OF JURISDICTIONAL WETLANDS ON THE PARCEL, OUTSIDE OF THE 100 YEAR FLOOD ZONE IS 1.33 ACRES. THE DEVELOPABLE AREA OF THE PARCEL IS 24.06 AC. - 2.71 AC. - 1.33 AC. = 20.02 AC.
17. THE FEE SCHEDULE IN APPENDIX VIII TO 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.
18. 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.
19. 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.
20. THE FOLLOWING WAIVERS TO THE TOWN OF WILTON LAND USE REGULATIONS ARE PENDING: DRIVEWAY REGULATIONS §5.0.a.5 - SEPARATION DISTANCE BETWEEN DRIVEWAYS. APPENDIX 1, SECTION 1.3 - DEAD END ROAD LENGTH

SEE SHEET SB-3 FOR ABUTTERS LIST.



NOTES:

1. THE OWNER OF RECORD FOR TAX MAP LOT D-99 IS ROGER CHAPPELL HOLDINGS, LLC - 189 UNION STREET, MILFORD, NH 03055. DEED REFERENCE TO THE PARCEL IS VOL8184 PG.0833 DATED MARCH 8, 2010 IN THE H.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO SHOW AN EIGHT (8) LOT CONVENTIONAL SUBDIVISION WITH ON-SITE WASTEWATER DISPOSAL AND WELLS WITH THE EXCEPTION OF LOT D-99-1 IS SERVICED BY TOWN WATER.
3. THE TOTAL AREA OF TAX MAP PARCEL D-99 IS 24.06 ACRES.
4. 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
 - 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)
5. THE PERIMETER INFORMATION, SURFACE FEATURES AND SITE TOPOGRAPHY WERE COMPILED FROM PLANS OF RECORD, USDA NRCS, AERIAL PHOTOGRAPHS AND USGS DATA.
6. 690 LINEAR FEET OF 20' WIDE, TWO WAY ROAD IS PROPOSED.
7. 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 NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN DECEMBER 2019.
8. PROPOSED BUILDING AND DRIVEWAY LOCATIONS ARE APPROXIMATE. THE APPLICANT RESERVES TO ALTER THE PROPOSED BUILDING SIZE AND LOCATION WITHIN THE CONFINES OF THE APPROVED LOTS.
9. THE FOLLOWING PERMITS ARE REQUIRED PRIOR TO PLAN SIGNATURE:

STATUS	PERMIT#
NHDOT, DRIVEWAY PERMIT:	PENDING: TBD
NHDES, SUBDIVISION PERMIT:	PENDING: TBD
NHDES, DREDGE & FILL PERMIT:	PENDING: TBD
NHDES, SHORELAND PERMIT:	PENDING: TBD
NHDES, ALTERATION OF TERRAIN:	PENDING: TBD
10. THERE IS NO PROPOSED PROJECT SIGNAGE AT THIS TIME. FUTURE SIGNAGE WILL REQUIRE PERMITTING PRIOR TO INSTALLATION.
11. SNOW WILL BE STORED IN THE AREAS INDICATED AND ADJACENT TO THE PROPOSED ROADS AND DRIVEWAYS.
12. THERE IS OVER 400 FEET OF ALL SEASON SAFE SIGHT DISTANCE IN EACH DIRECTION FROM PROPOSED ACCESS.
13. TRASH REMOVAL WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL HOME OWNER(S).
14. A SPECIAL EXCEPTION FOR THE PROPOSED WETLAND CROSSING WAS GRANTED ON 4/13/21 (CASE: 3/9/21-1).

APPROVED BY WILTON PLANNING BOARD

ON: _____ CERTIFIED BY
 CHAIR: _____ AND
 VICE-CHAIR OR DESIGNATED MEMBER: _____

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	6/7/23	PER 5/3/23 STAFF MEMO			DSL MDP
B	5/3/23	ADJUST LOT LINES PER PLANNING BOARD			DSL NRC
A	2/28/23	ADDRESS STAFF REVIEW			NRC MDP

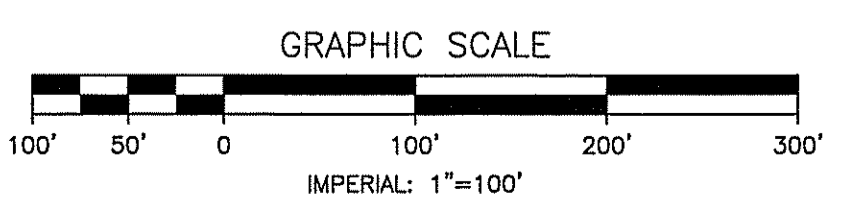
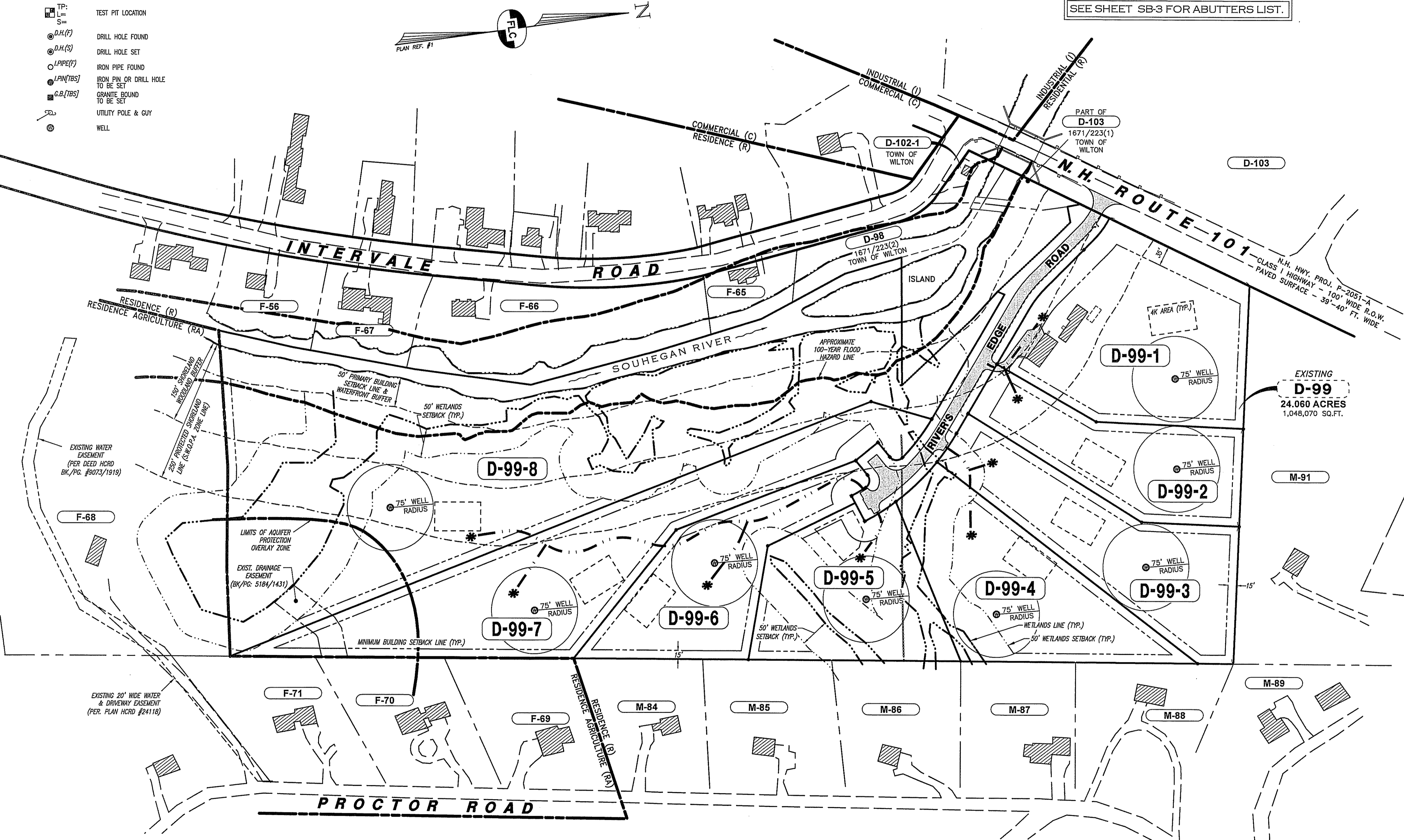
OVERALL SUBDIVISION PLAN
RIVER'S EDGE
 TAX MAP PARCEL D-99
 304 GIBBONS HIGHWAY (N.H ROUTE 101)
 WILTON, NEW HAMPSHIRE
 PREPARED FOR:
BETTER BUILT HOMES, INC.
 3 TECH CIRCLE, AMHERST, NH 03031

SCALE: 1" = 100' SEPTEMBER 12, 2022

Surveying + Engineering + Land Planning + Permitting + Septic Designs

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206 Elm Street, Milford, NH 03055
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 www.FieldstoneLandConsultants.com



APPLICANT SIGNATURE _____ DATE _____
 OWNER SIGNATURE _____ DATE 6/7/23

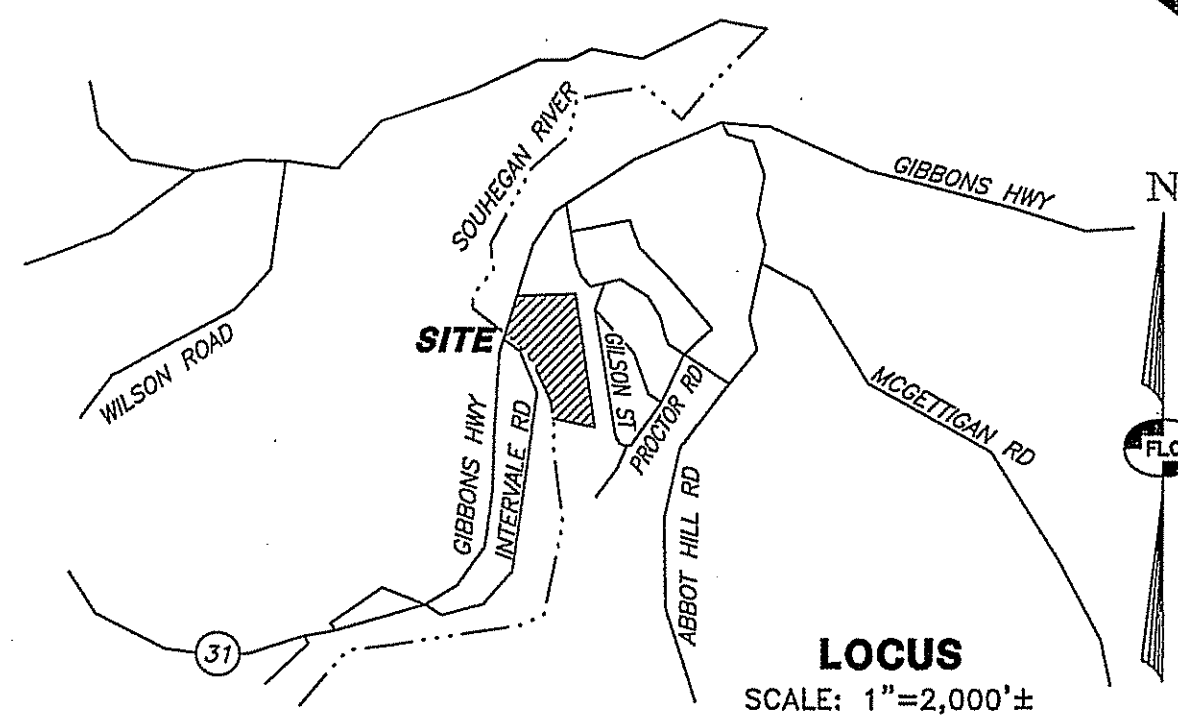
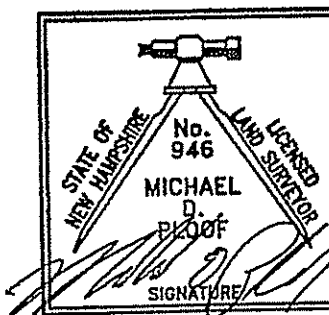
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4. "DRAINAGE SWALE - EROSION CONTROL" TAX LOT F-70 & D-99, BY HUBERT HOOVER, ENGINEER, DATE: FEB 22, 1990.

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF OCTOBER 2019."

DATE: 6/3/22



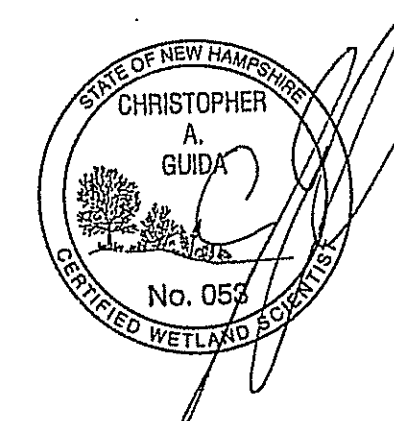
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2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR TAX MAP PARCEL D-99.
3. THE TOTAL AREA OF TAX MAP PARCEL D-99 IS 24.060 ACRES, OR 1,048,070 SQ. FT. WITH 326.45 FT. OF FRONTAGE ALONG GIBBONS HIGHWAY.
4. ZONING FOR THE ENTIRE PARCEL IS THE RESIDENTIAL DISTRICT (RD). PORTIONS OF THE SITE LIES WITHIN THE 100 YEAR FLOOD PLAN AND MUST BE EXCLUDED FROM THE CALCULATION OF MINIMUM LOT AREA.
NORMAL FRONTAGE LOT WITHOUT PUBLIC WATER AND SEWER:
MIN. LOT SIZE = 1 ACRE (43,560 SQ.FT.) PER DWELLING UNIT.
MIN. ROAD FRONTAGE = 100 FT.
MIN. BUILDING SETBACKS = 35 FT. FRONT AND 15 SIDE AND REAR.
5. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH PRECISE FIELD SURVEY BY THIS OFFICE DURING OCTOBER 2019.
6. THE HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. THE VERTICAL DATUM IS NAVD83. THE REFERENCE BENCHMARK IS NHDOT DISK #303-0250, ALSO KNOWN AS NGS DISK N 26 RESET 1987, ELEVATION=316.78.
7. PORTIONS OF THE SITE LIE WITHIN THE WETLANDS CONSERVATION DISTRICT - A 50 FT. BUILDING SETBACK IS REQUIRED FROM ALL DELINEATED WETLANDS. WETLANDS MUST BE EXCLUDED FROM THE CALCULATION OF MINIMUM LOT AREA.
8. A PORTION OF THE PARCEL LIES WITHIN THE 100 YEAR FLOODPLAIN 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 33011C0453D. AREAS WITHIN THE 100 YEAR FLOOD PLAN AND MUST BE EXCLUDED FROM THE CALCULATION OF MINIMUM LOT AREA.
9. THE SUBJECT PARCEL LIES OUTSIDE THE WELLSHEAD PROTECTION AREA (WHPA) & THE WATERSHED PROTECTION DISTRICT.
10. LOTS ARE TO BE SERVICED BY ON-SITE SEPTIC SYSTEMS AND MUNICIPAL WATER.
11. A PORTION OF THE PARCEL LIES WITHIN THE AQUIFER PROTECTION OVERLAY ZONE. RESIDENTIAL DEVELOPMENT WITHIN THE AQUIFER PROTECTION OVERLAY ZONE, IF SERVICED BY ON-SITE WATER AND/OR SEWER, IS LIMITED TO FIFTY (50) PERCENT OF THE ACERAGE REQUIREMENT OF THE UNDERLYING DISTRICT.

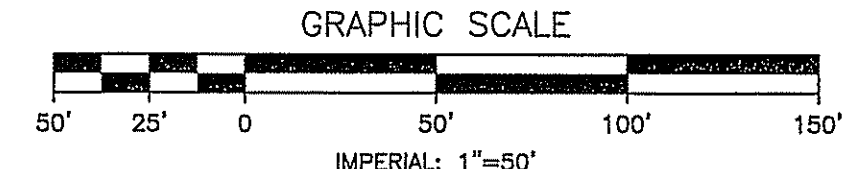
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SEE SHEET EX-2 FOR ABUTTERS AND LEGENDS

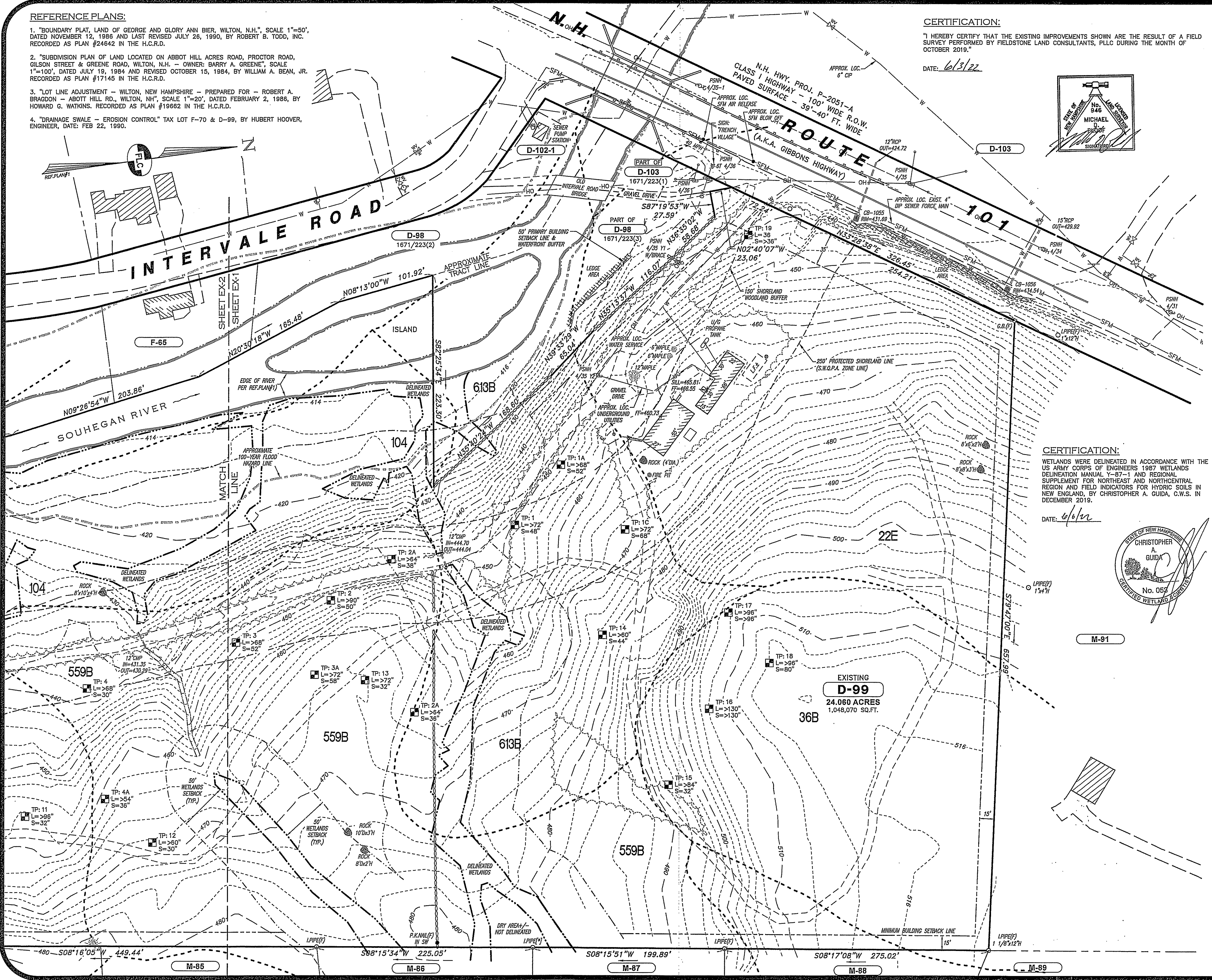


REV.	DATE	DESCRIPTION	C/O	DR	CK
A	6/3/22	REF. PLAN 4 / FISH POND		NRC	CEB

EXISTING CONDITIONS & BOUNDARY PLAN
TAX MAP D LOT 99
(304 GIBBONS HIGHWAY)
WILTON, NEW HAMPSHIRE
 PREPARED FOR:
BETTER BUILT HOMES, INC.
 3 TECH CIRCLE, AMHERST, NH 03031
 LAND OF:
ROGER CHAPPELL HOLDINGS, LLC
 199 UNION STREET, MILFORD, NH 03055

SCALE: 1"=50' APRIL 7, 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



NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

----- SOIL BOUNDARY

22E COLTON GRAVELLY SANDY
15 TO 60% SLOPES

36B ADAMS LOAMY SAND
3 TO 8% SLOPES

613B CROGHAN LOAMY FINE SAND
8 TO 15% SLOPES, VERY STONY

36E ADAMS LOAMY SAND
15 TO 60% SLOPES

104 PODUNK FINE SANDY LOAM
0 TO 3% SLOPES, FREQUENTLY FLOODED

ABUTTER LIST:

TAX MAP D LOT 99
ROGER CHAPPELL HOLDINGS, LLC
199 UNION STREET
MILFORD, NH 03065
BK.8184/833 3/8/10
(304 GIBBONS HIGHWAY)

TAX MAP M LOT 91
STASIA B. &
DOUGLAS E. MILLETT
31 ABBOT HILL ACRES ROAD
WILTON, NH 03086
BK.3100 PG.214 11/18/83
(31 ABBOT HILL ACRES ROAD)

TAX MAP M LOT 89
RENE L. &
KAREN A. LUMIBAO
37 ABBOT HILL ACRES ROAD
WILTON, NH 03086
BK.8618 PG.2295 11/4/13
(37 ABBOT HILL ACRES ROAD)

TAX MAP M LOT 88
BRANDON R. &
LAUREN M. COOK
118 PROCTOR ROAD
WILTON, NH 03086
BK.9020 PG.1806 10/27/17
(118 PROCTOR ROAD)

TAX MAP M LOT 87
JOHN B. &
ALLISON H. SELLS
110 PROCTOR ROAD
WILTON, NH 03086
BK.8285 PG.1963 7/17/91
(78 PROCTOR ROAD)

TAX MAP M LOT 86
MARK R. &
VICKI D. MACPHERSON
100 PROCTOR ROAD
WILTON, NH 03086
BK.4629 PG.140 2/18/88
(100 PROCTOR ROAD)

TAX MAP M LOT 85
ALEXIS J. AMEDEN
ARLEEN MACCALLUM
92 PROCTOR ROAD
WILTON, NH 03086
BK.5645 PG.1372 7/28/95
(92 PROCTOR ROAD)

TAX MAP M LOT 84
WILLIAM R. &
PATRICIA POLSON
86 PROCTOR ROAD
WILTON, NH 03086
BK.5642 PG.894 7/21/95
(86 PROCTOR ROAD)

TAX MAP F LOT 69
CHERYL L. BOSQUET
78 PROCTOR ROAD
WILTON, NH 03086
BK.8285 PG.1963 7/17/91
(78 PROCTOR ROAD)

TAX MAP F LOT 70
RANDY &
PATRICIA KING
70 PROCTOR ROAD
WILTON, NH 03086
BK.9018 PG.87 10/19/17
(70 PROCTOR ROAD)

TAX MAP F LOT 71
RILEY C. &
ALEXIS J. AMEDEN
P.O. BOX 242
ASCUTNEY, VT 05030-0242
BK.8906 PG.401 10/12/16
(60 PROCTOR ROAD)

TAX MAP F LOT 68
CURTIS COWAN
58 PROCTOR ROAD
WILTON, NH 03086
BK.9073 PG.1719 5/18/18
(58 PROCTOR ROAD)

TAX MAP F LOT 55
DONALD G. BALLOU
54 INTERVALE ROAD
WILTON, NH 03086
BK.8633 PG.1035 12/24/13
(54 INTERVALE ROAD)

TAX MAP F LOT 56
GREGORY S. &
KATHLEEN I. POPORES
48 INTERVALE ROAD
WILTON, NH 03086
BK.5104 PG.1221 5/8/89
(48 INTERVALE ROAD)

TAX MAP F LOT 67
BRIAN H. &
JOANN FIRMIN
40 INTERVALE ROAD
WILTON, NH 03086
BK.4102 PG.135 4/23/87
(40 INTERVALE ROAD)

TAX MAP F LOTS 65
REGIONAL URBAN DEVELOPMENT
33 MAIN STREET, PO BOX 318
WILTON, NH 03086
BK.5096 PG.328 3/31/89
(18 INTERVALE ROAD)

TAX MAP D LOT 98
TOWN OF WILTON
42 MAIN STREET, PO BOX 83
WILTON, NH 03086
BK.5849 PG.952(1) 9/5/97
BK.1671 PG.223(2) 12/1/61
(GIBBONS HIGHWAY)

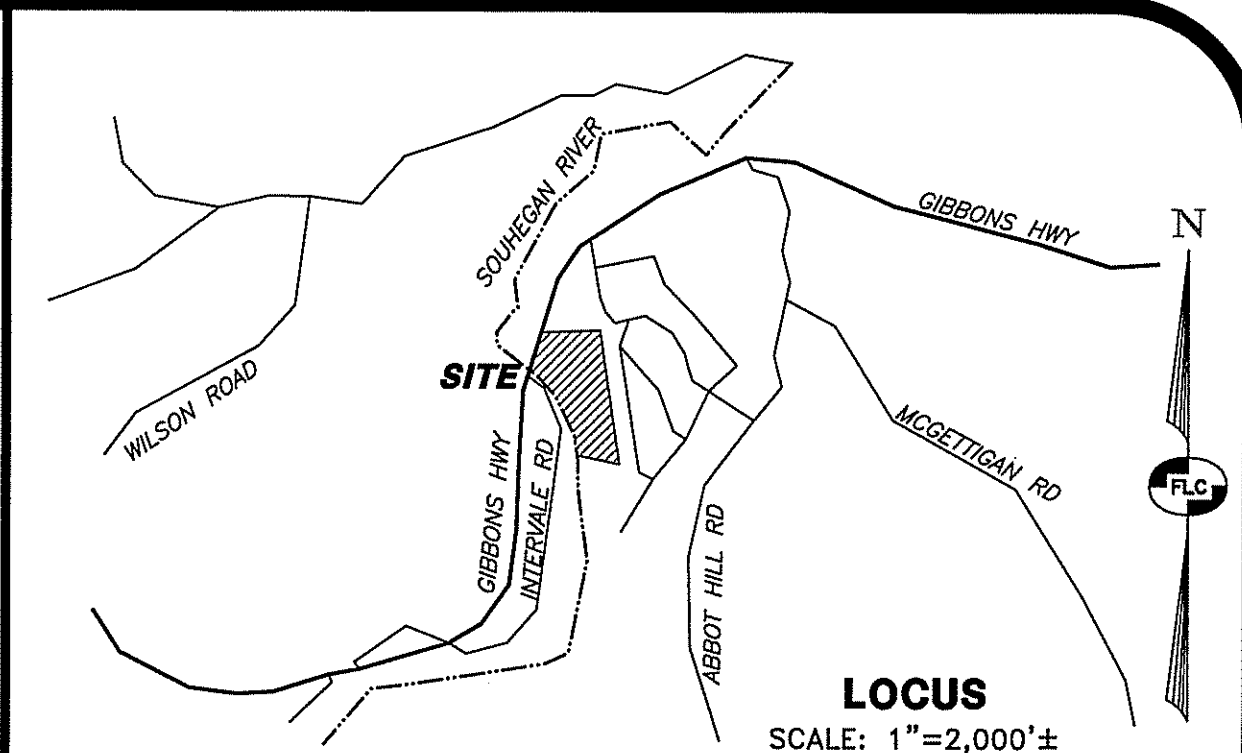
TAX MAP D LOT 103
TOWN OF WILTON
42 MAIN STREET, PO BOX 83
WILTON, NH 03086
BK.5849 PG.952(2) 9/5/97
BK.1671 PG.223(1) 12/1/61
(GIBBONS HIGHWAY)

TAX MAP D LOT 102-1
TOWN OF WILTON
42 MAIN STREET, PO BOX 83
WILTON, NH 03086
BK.2832 PG.306 3/12/81
(INTERVALE ROAD)

TAX MAP D LOT 102
J&L REV. TRUST OF 2013
P.J. POISSON &
L.M. CARTER, TRUSTEES
PO BOX 688
WILTON, NH 03086
BK.8584 PG.783 6/24/13
(325 GIBBONS HIGHWAY)

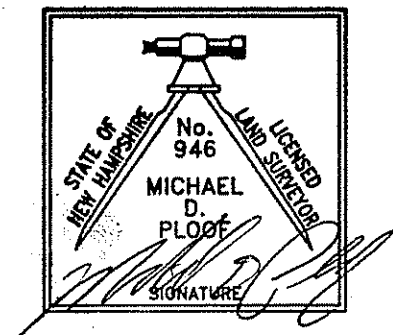
LEGEND:

- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINE
 - EDGE OF PAVED ROAD
 - EDGE OF GRAVEL ROAD
 - STONE WALL
 - EDGE OF TREE LINE
 - EDGE OF WETLANDS
 - WETLANDS SETBACK LINE
 - SHORELAND PROTECTION LINES
 - 100-YEAR FLOOD LINE
 - EXISTING EASEMENT LINE
 - .500' 10' CONTOUR INTERVAL
 - .502' 2' CONTOUR INTERVAL
- W APPROX. 6" CAST IRON WATERLINE
 - GUARDRAIL
 - CULVERT
 - OH OVERHEAD UTILITY LINE
 - U/G UNDERGROUND UTILITY LINE
 - UTILITY POLE & GUY
 - CATCH BASIN (SQUARE)
 - WATER HYDRANT
 - WATER VALVE
 - WATER SHUT-OFF
 - LARGE BOULDER
 - WELL
- D-99** TAX MAP & LOT NUMBER
 - G.B.(F) GRANITE BOUND FOUND
 - I.P.I.P.(F) IRON PIPE FOUND
 - I.P.I.P.(M) IRON PIPE PER REF-PLAN
 - TP: 1 TEST PIT
 - S=34" S=34"



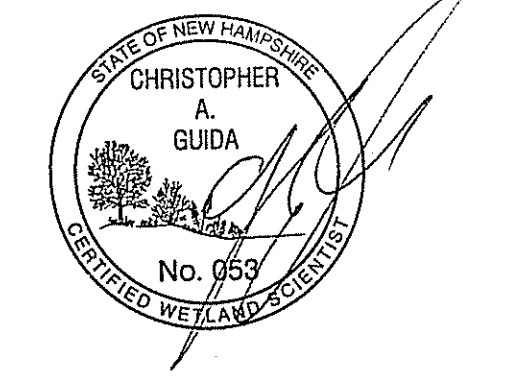
CERTIFICATION:
"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF OCTOBER 2019."

DATE: 6/3/22

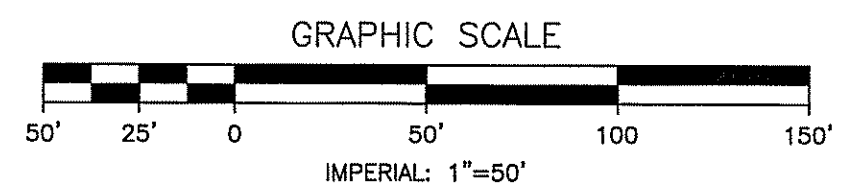


CERTIFICATION:
WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN DECEMBER 2019.

DATE: 6/3/22



SEE SHEET EX-1 FOR NOTES AND REFERENCE PLANS



REV.	DATE	DESCRIPTION	C/O	DR	CK
A	6/3/22	REF. PLAN 4 / FISH POND			

EXISTING CONDITIONS & BOUNDARY PLAN
TAX MAP D LOT 99
(304 GIBBONS HIGHWAY)
WILTON, NEW HAMPSHIRE

PREPARED FOR:
BETTER BUILT HOMES, INC.
3 TECH CIRCLE, AMHERST, NH 03031

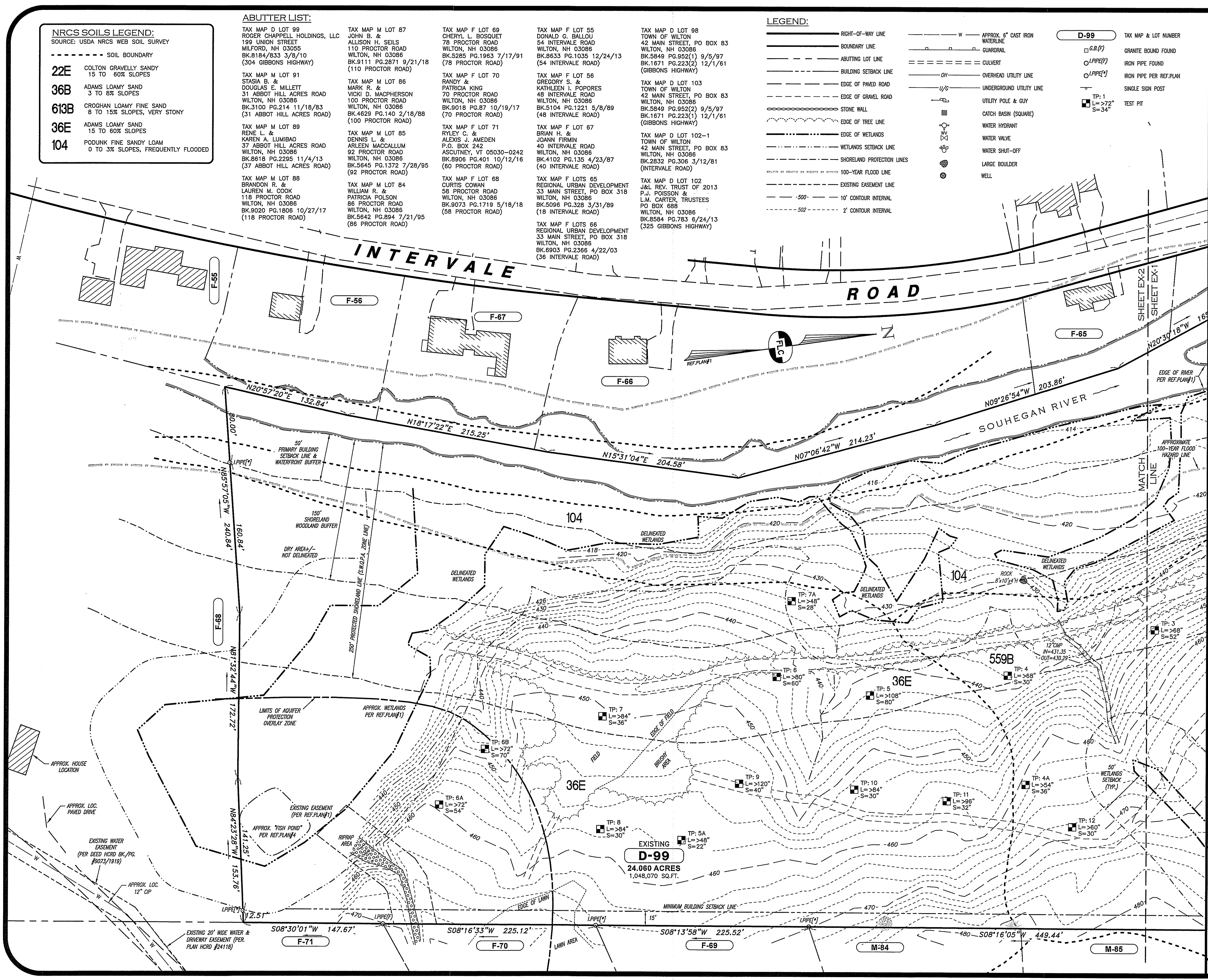
LAND OF:
ROGER CHAPPELL HOLDINGS, LLC
199 UNION STREET, MILFORD, NH 03065

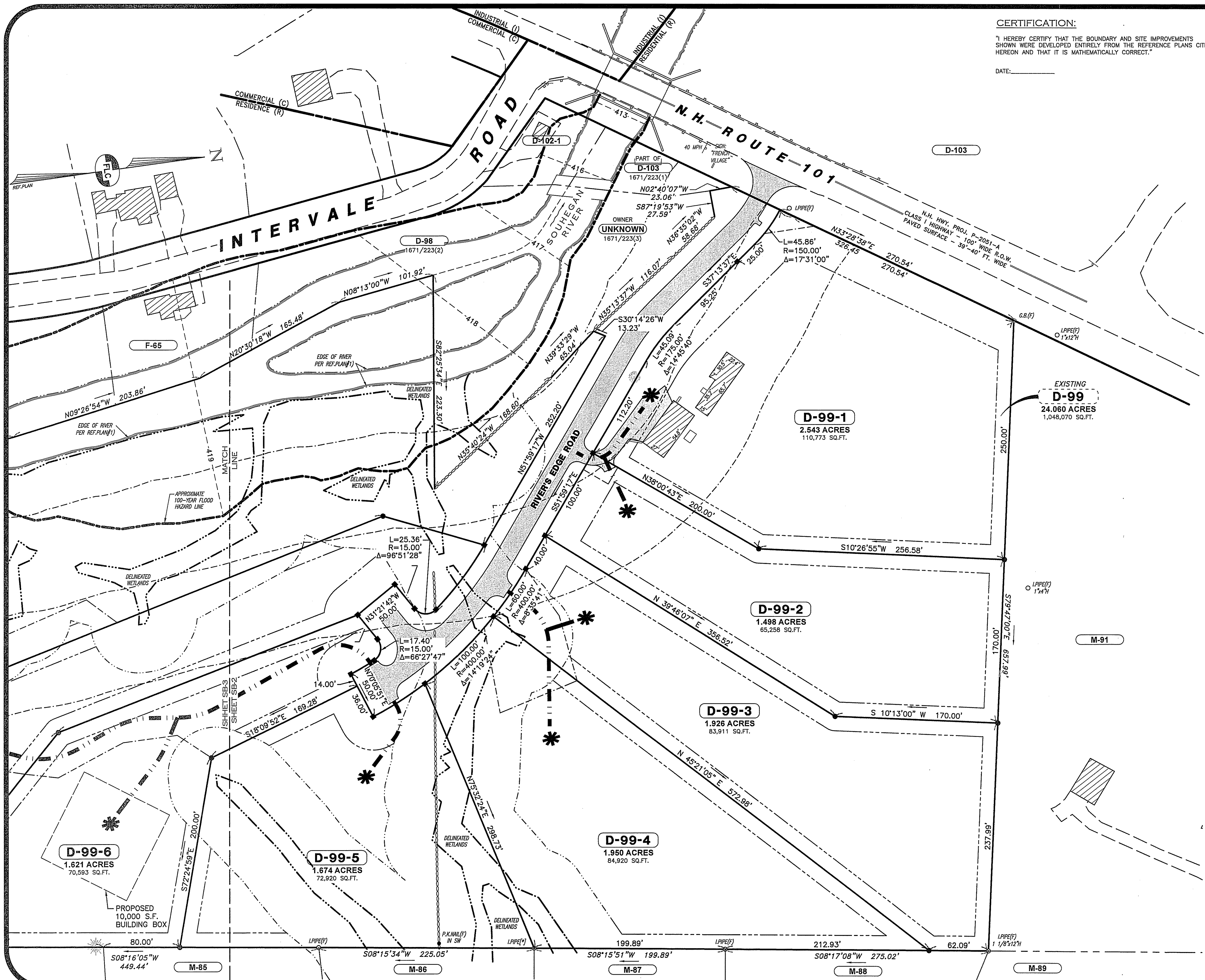
SCALE: 1"=50' APRIL 7, 2022

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

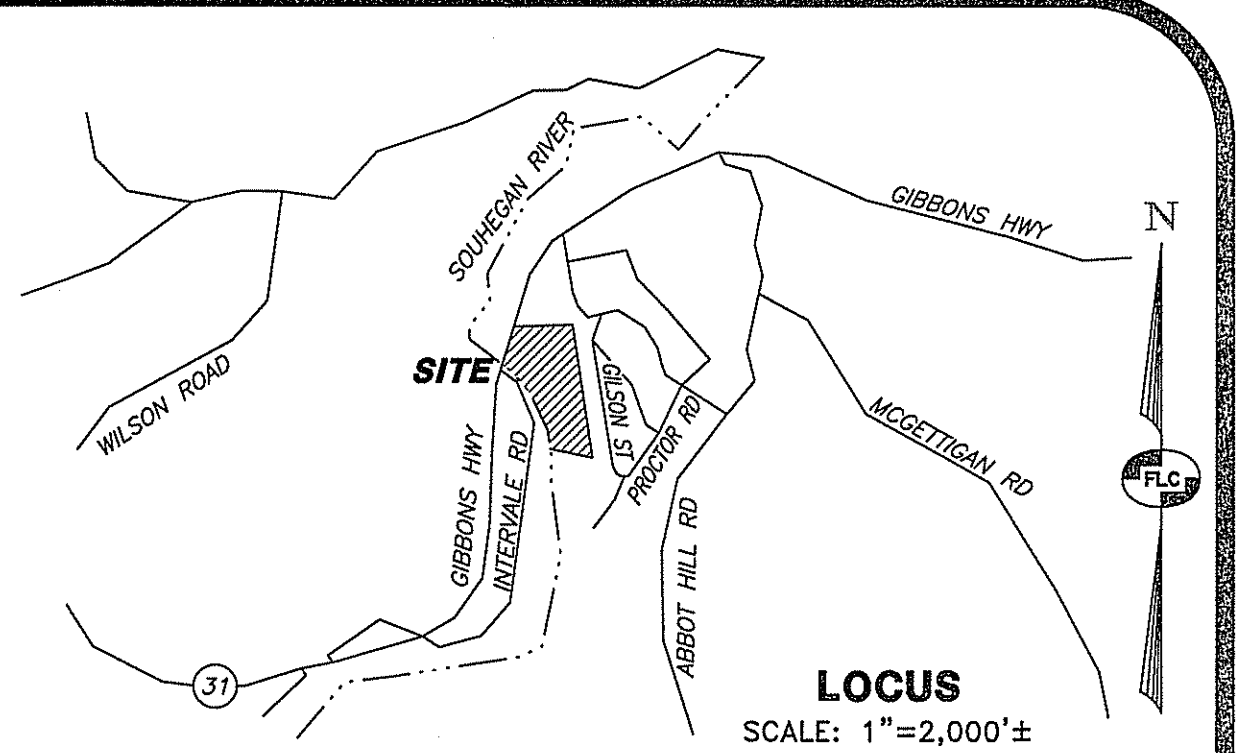


206 Elm Street, Milford, NH 03065
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com





CERTIFICATION:
 I HEREBY CERTIFY THAT THE BOUNDARY AND SITE IMPROVEMENTS SHOWN WERE DEVELOPED ENTIRELY FROM THE REFERENCE PLANS CITED HEREON AND THAT IT IS MATHEMATICALLY CORRECT.
 DATE: _____

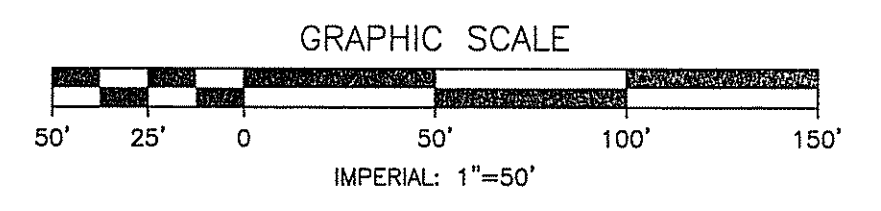


CERTIFICATION:
 WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL, Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN DECEMBER 2019.
 DATE: _____

SEE SHEET SB-1 FOR REFERENCE PLANS AND LEGEND.
 SEE SHEET SB-3 FOR ABUTTERS LIST.

APPLICANT SIGNATURE _____ DATE _____
 OWNER SIGNATURE *[Signature]* DATE 6/7/23

APPROVED BY WILTON PLANNING BOARD
 ON: _____ CERTIFIED BY _____
 CHAIR: _____ AND _____
 VICE-CHAIR OR DESIGNATED MEMBER: _____



REV.	DATE	DESCRIPTION	C/O	DR	CK
C	6/7/23	PER 5/3/23 STAFF MEMO		DSL	MDP
B	5/3/23	ADJUST LOT LINES PER PLANNING BOARD		DSL	NRC
A	2/28/23	ADDRESS STAFF REVIEW		NRC	MDP

SUBDIVISION PLAN
TAX MAP D LOT 99
304 GIBBONS HIGHWAY (N.H. ROUTE 101)
WILTON, NEW HAMPSHIRE
 PREPARED FOR:
BETTER BUILT HOMES, INC.
 3 TECH CIRCLE, AMHERST, NH 03031
 LAND OF:
ROGER CHAPPELL HOLDINGS, LLC
 199 UNION STREET, MILFORD, NH 03055

SCALE: 1"=50' SEPTEMBER 12, 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

ABUTTER LIST:

TAX MAP D LOT 99
ROGER CHAPPELL HOLDINGS, LLC
199 UNION STREET
MILFORD, NH 03065
BK.8184/833 3/8/10
(304 GIBBONS HIGHWAY)

TAX MAP M LOT 91
STASIA B. &
DOUGLAS E. MILLETT
31 ABBOT HILL ACRES ROAD
WILTON, NH 03086
BK.3100 PG.214 11/18/83
(31 ABBOT HILL ACRES ROAD)

TAX MAP M LOT 89
RENE L. &
KAREN A. LUMBAGO
37 ABBOT HILL ACRES ROAD
WILTON, NH 03086
BK.8618 PG.2295 11/4/13
(37 ABBOT HILL ACRES ROAD)

TAX MAP M LOT 88
BRANDON R. &
LAUREN M. COOK
118 PROCTOR ROAD
WILTON, NH 03086
BK.9020 PG.1806 10/27/17
(118 PROCTOR ROAD)

TAX MAP M LOT 87
JOHN B. &
ALLISON H. SEILS
110 PROCTOR ROAD
WILTON, NH 03086
BK.9111 PG.2871 9/21/18
(110 PROCTOR ROAD)

TAX MAP M LOT 86
MARK R. &
VICKI D. MACPHERSON
100 PROCTOR ROAD
WILTON, NH 03086
BK.4629 PG.140 2/18/88
(100 PROCTOR ROAD)

TAX MAP M LOT 85
ARLEEN MACCALLUM
92 PROCTOR ROAD
WILTON, NH 03086
BK.5645 PG.1372 7/28/95
(92 PROCTOR ROAD)

TAX MAP M LOT 84
WILLIAM R. &
PATRICIA POLSON
86 PROCTOR ROAD
WILTON, NH 03086
BK.5642 PG.994 7/21/95
(86 PROCTOR ROAD)

TAX MAP F LOT 69
CHERYL L. BOSQUET
78 PROCTOR ROAD
WILTON, NH 03086
BK.5285 PG.1963 7/17/91
(78 PROCTOR ROAD)

TAX MAP F LOT 70
RANDY & PATRICIA KING
70 PROCTOR ROAD
WILTON, NH 03086
BK.9018 PG.87 10/19/17
(70 PROCTOR ROAD)

TAX MAP F LOT 71
JEREMY & NOVANDRA JETHRO
60 PROCTOR ROAD
WILTON, NH 03086
BK.9416 PG.992 1/23/21
(60 PROCTOR ROAD)

TAX MAP F LOT 68
BERNARD DOEHNER
58 PROCTOR ROAD
WILTON, NH 03086
BK.9524 PG.2273 9/10/21
(58 PROCTOR ROAD)

TAX MAP F LOT 55
DONALD G. BALLOU TRUST
54 INTERVALE ROAD
WILTON, NH 03086
BK.9517 PG.1747 8/24/21
(54 INTERVALE ROAD)

TAX MAP F LOT 56
GREGORY S. &
KATHLEEN I. POPORES
48 INTERVALE ROAD
WILTON, NH 03086
BK.5104 PG.1221 5/8/89
(48 INTERVALE ROAD)

TAX MAP F LOT 67
BRIAN H. &
JOANN FIRMIN
40 INTERVALE ROAD
WILTON, NH 03086
BK.4102 PG.135 4/23/87
(40 INTERVALE ROAD)

TAX MAP F LOTS 65
REGIONAL URBAN DEVELOPMENT
33 MAIN STREET, PO BOX 318
WILTON, NH 03086
BK.5096 PG.328 3/31/89
(18 INTERVALE ROAD)

TAX MAP F LOTS 66
REGIONAL URBAN DEVELOPMENT
33 MAIN STREET, PO BOX 318
WILTON, NH 03086
BK.6903 PG.2366 4/22/03
(36 INTERVALE ROAD)

TAX MAP D LOT 98
TOWN OF WILTON
42 MAIN STREET, PO BOX 83
WILTON, NH 03086
BK.5849 PG.952(1) 9/5/97
BK.1671 PG.223(2) 12/1/61
(GIBBONS HIGHWAY)

TAX MAP D LOT 103
TOWN OF WILTON
42 MAIN STREET, PO BOX 83
WILTON, NH 03086
BK.2832 PG.306 3/12/81
(INTERVALE ROAD)

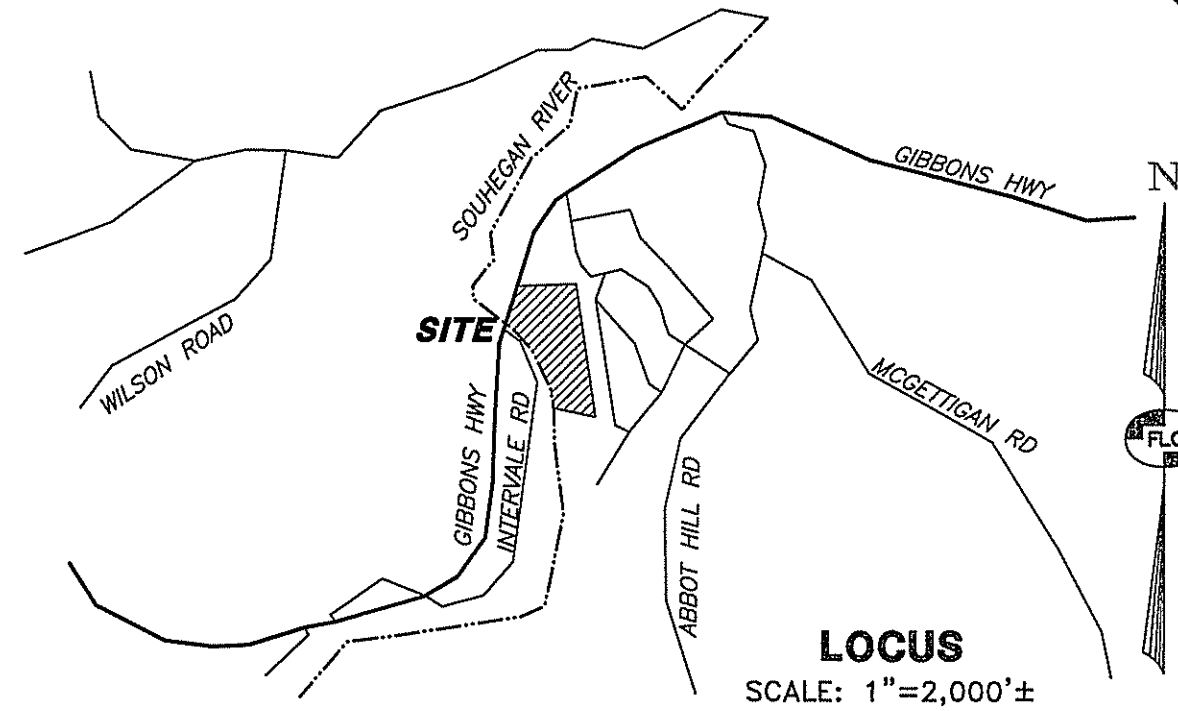
TAX MAP D LOT 102-1
TOWN OF WILTON
42 MAIN STREET, PO BOX 83
WILTON, NH 03086
BK.2832 PG.306 3/12/81
(INTERVALE ROAD)

TAX MAP D LOT 102
J&L REV. TRUST OF 2013
P.J. POISSON &
L.M. CARTER, TRUSTEES
PO BOX 688
WILTON, NH 03086
BK.8584 PG.783 6/24/13
(325 GIBBONS HIGHWAY)

CERTIFICATION:

"I HEREBY CERTIFY THAT THE BOUNDARY AND SITE IMPROVEMENTS SHOWN WERE DEVELOPED ENTIRELY FROM THE REFERENCE PLANS CITED HEREON AND THAT IT IS MATHEMATICALLY CORRECT."

DATE: _____



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 NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN DECEMBER 2019.

DATE: _____

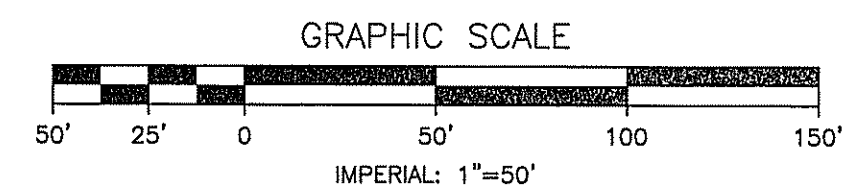
SEE SHEET SB-1 FOR REFERENCE PLANS AND LEGEND.

APPLICANT SIGNATURE _____ DATE _____

OWNER SIGNATURE *[Signature]* DATE 6/7/23

APPROVED BY WILTON PLANNING BOARD

ON: _____ CERTIFIED BY _____
CHAIR: _____ AND _____
VICE-CHAIR OR DESIGNATED MEMBER: _____



REV.	DATE	DESCRIPTION	C/O	DR	CK
E	6/7/23	PER 5/3/23 STAFF MEMO		DSL	MDP
D	5/3/23	ADJUST LOT LINES PER PLANNING BOARD		DSL	NRC
C	8/8/22	ADJUST LOT AREAS		DSL	NRC
B	7/29/22	CONVENTIONAL SUBDIVISION LAYOUT		DSL	NRC

SUBDIVISION PLAN
TAX MAP D LOT 99
304 GIBBONS HIGHWAY (N.H ROUTE 101)
WILTON, NEW HAMPSHIRE

PREPARED FOR:
BETTER BUILT HOMES, INC.
3 TECH CIRCLE, AMHERST, NH 03031

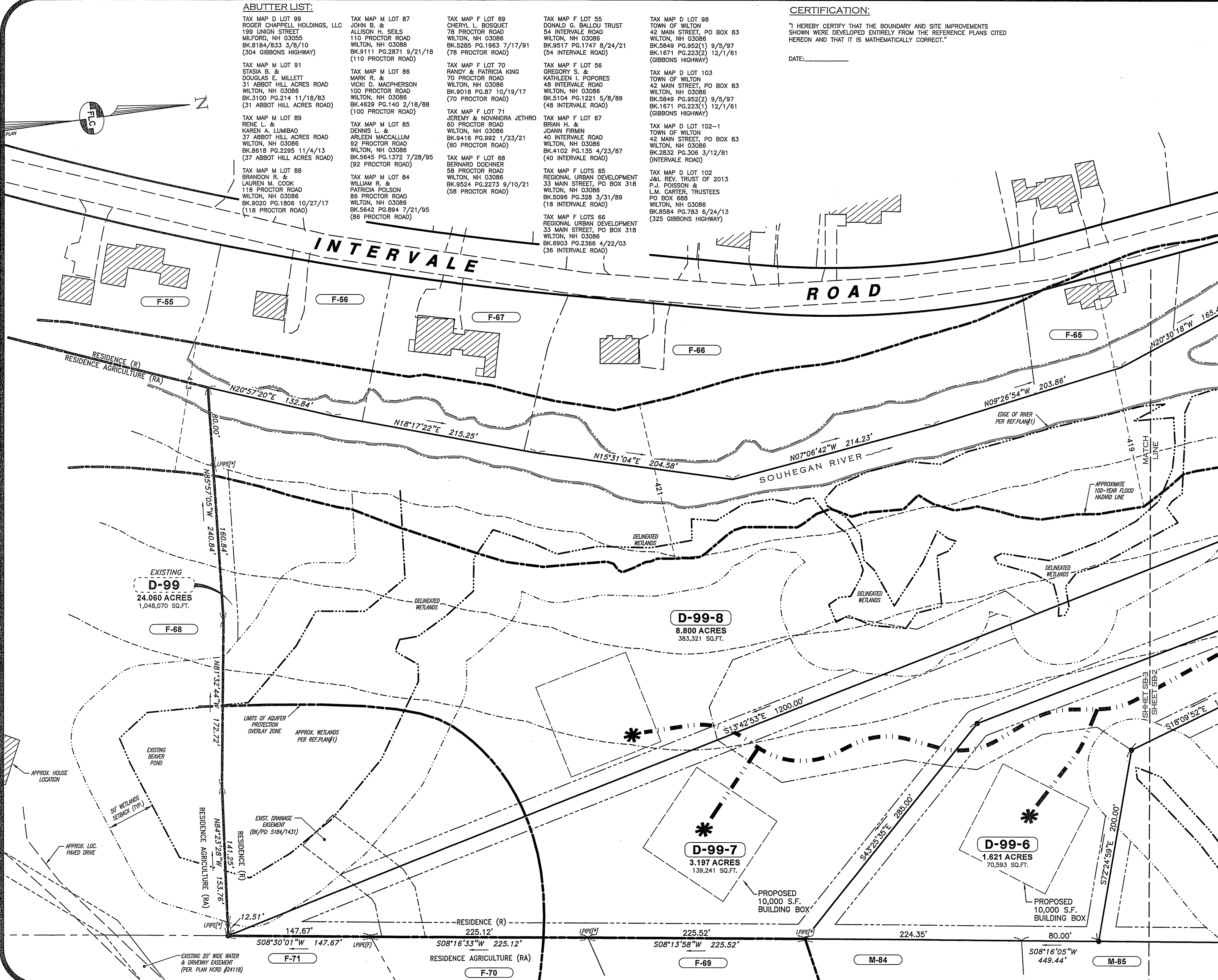
LAND OF:
ROGER CHAPPELL HOLDINGS, LLC
199 UNION STREET, MILFORD, NH 03065

SCALE: 1"=50' SEPTEMBER 12, 2022

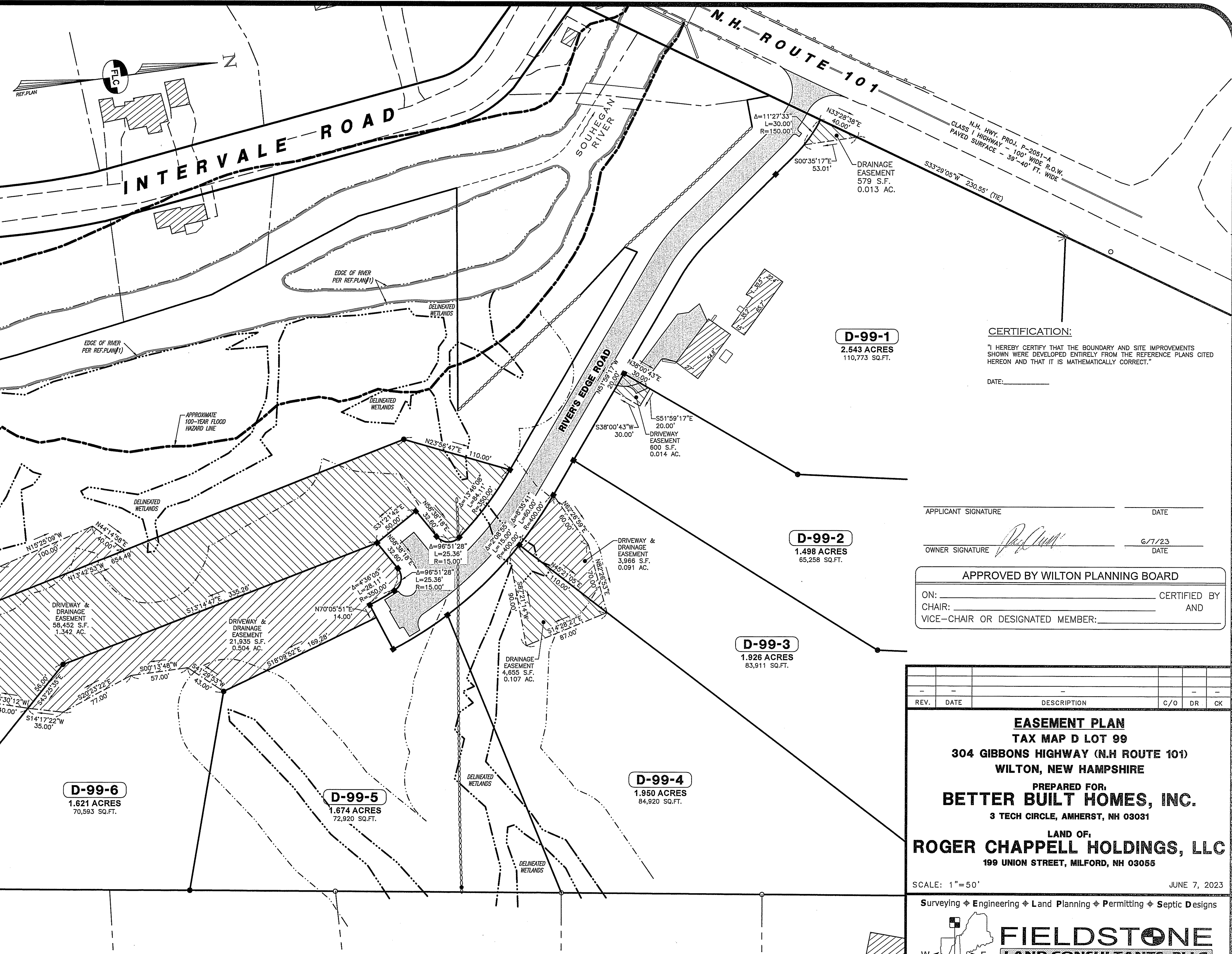
Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



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



- LEGEND:**
- EXISTING FEATURES**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - EDGE OF PAVED ROAD
 - FLOOD HAZARD LINE
 - STONE WALL
 - EDGE OF TREE LINE
 - EDGE OF WETLANDS
 - WETLANDS SETBACK LINE
 - EASEMENT LINE
 - BUILDING
 - DRILL HOLE FOUND
 - DRILL HOLE SET
 - IRON PIPE FOUND
 - IRON PIN OR DRILL HOLE TO BE SET
 - GRANITE BOUND TO BE SET
- PROPOSED FEATURES**
- EDGE OF PAVEMENT
 - PAVEMENT
 - LOT LINE
 - LOT NUMBER
 - EASEMENT LINE
 - EASEMENT AREA



CERTIFICATION:

"I HEREBY CERTIFY THAT THE BOUNDARY AND SITE IMPROVEMENTS SHOWN WERE DEVELOPED ENTIRELY FROM THE REFERENCE PLANS CITED HEREON AND THAT IT IS MATHEMATICALLY CORRECT."

DATE: _____

APPLICANT SIGNATURE _____ DATE _____

OWNER SIGNATURE *[Signature]* DATE 6/7/23

APPROVED BY WILTON PLANNING BOARD

ON: _____ CERTIFIED BY _____

CHAIR: _____ AND _____

VICE-CHAIR OR DESIGNATED MEMBER: _____

REV.	DATE	DESCRIPTION	C/O	DR	CK

EASEMENT PLAN
TAX MAP D LOT 99
304 GIBBONS HIGHWAY (N.H. ROUTE 101)
WILTON, NEW HAMPSHIRE

PREPARED FOR:
BETTER BUILT HOMES, INC.
 3 TECH CIRCLE, AMHERST, NH 03031

LAND OF:
ROGER CHAPPELL HOLDINGS, LLC
 199 UNION STREET, MILFORD, NH 03055

SCALE: 1"=50' JUNE 7, 2023

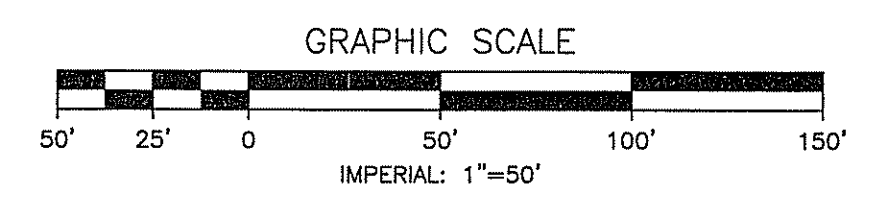
Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

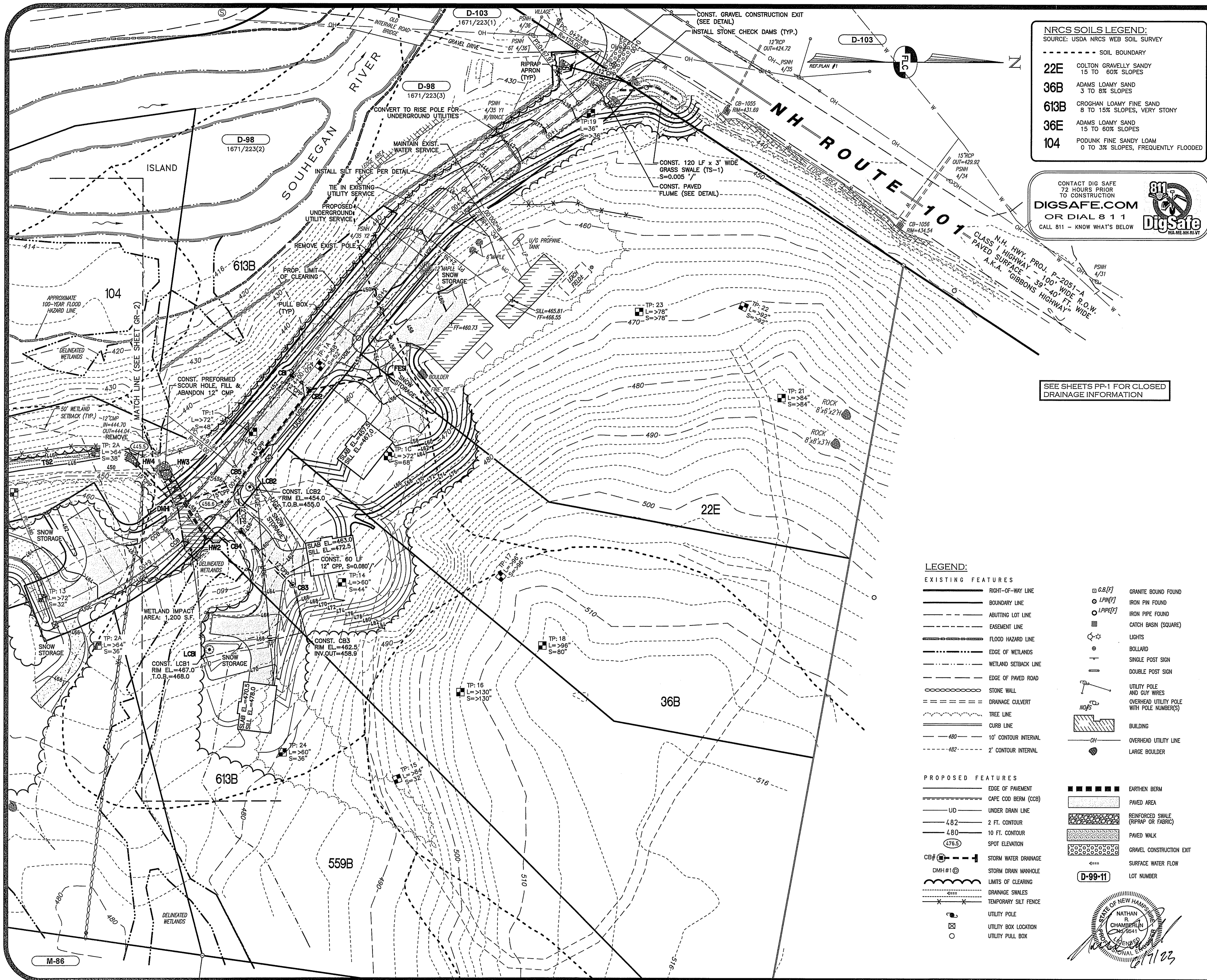
FIELDSTONE
 LAND CONSULTANTS, PLLC

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

FILE: 4635B02F.DWG PROJ. NO. 463.02 SHEET: EA-1 PAGE NO. 6A OF 14

SEE SHEET SB-1 FOR REFERENCE PLANS & LOT SYNOPSIS.
 SEE SHEET SB-3 FOR ABUTTERS LIST.
 SEE SHEETS SB-2 & SB-3 FOR LOT LINE LABELS.



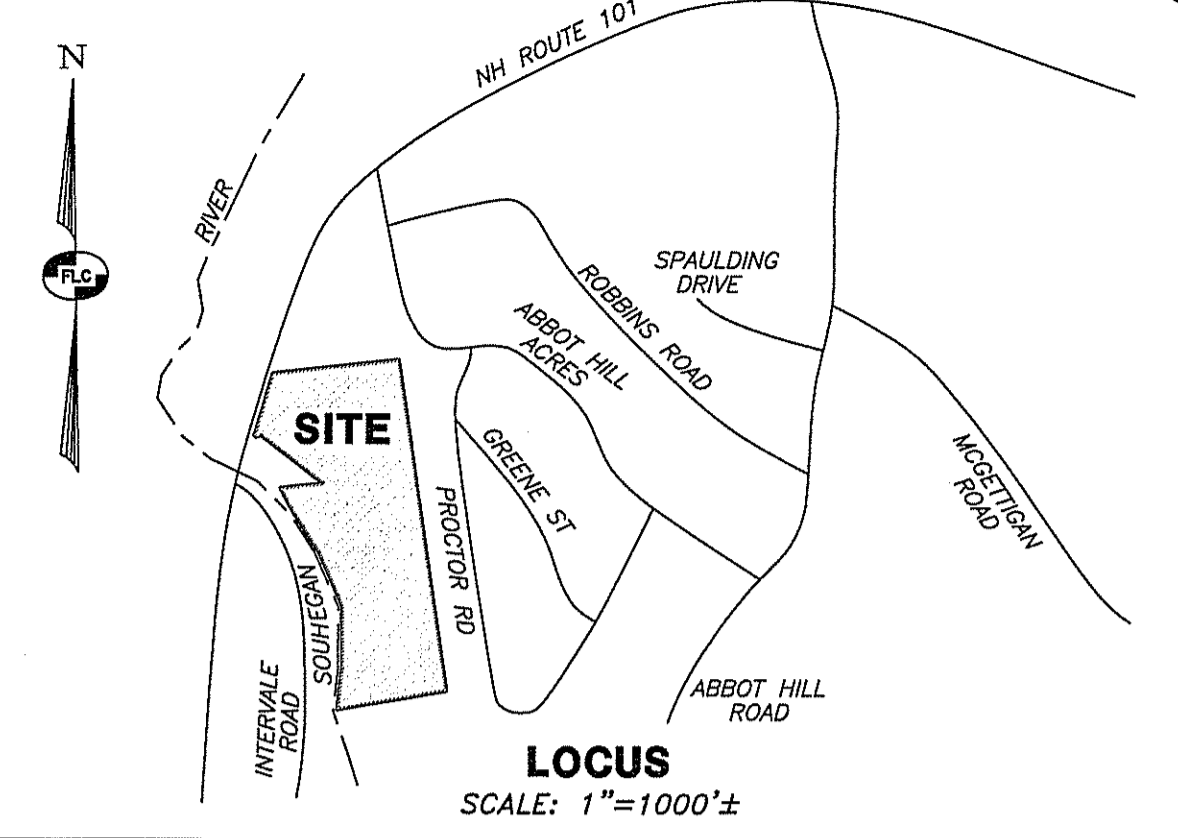


NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

--- SOIL BOUNDARY

22E	COLTON GRAVELLY SANDY 15 TO 60% SLOPES
36B	ADAMS LOAMY SAND 3 TO 8% SLOPES
613B	CROGHAN LOAMY FINE SAND 8 TO 15% SLOPES, VERY STONY
36E	ADAMS LOAMY SAND 15 TO 60% SLOPES
104	PODUNK FINE SANDY LOAM 0 TO 3% SLOPES, FREQUENTLY FLOODED

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8 1 1
CALL 811 - KNOW WHAT'S BELOW

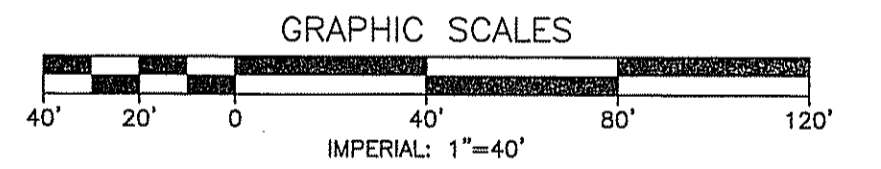


- NOTES:**
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF WILTON AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF WILTON DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
 - ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (811).
 - THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
 - BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF WILTON FIRE DEPARTMENT REGULATIONS.
 - ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED THE RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED.
 - ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
 - EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
 - ALL POWER WORK SHALL CONFORM TO LOCAL UTILITY COMPANY'S STANDARDS.
 - ALL TELEPHONE WORK SHALL CONFORM TO LOCAL TELEPHONE UTILITY COMPANY'S SPECIFICATIONS.

SEE SHEETS PP-1 FOR CLOSED DRAINAGE INFORMATION

LEGEND:

EXISTING FEATURES		PROPOSED FEATURES	
—	RIGHT-OF-WAY LINE	—	EDGE OF PAVEMENT
—	BOUNDARY LINE	—	CAPE COB BERM (CCB)
—	ABUTTING LOT LINE	—	UNDER DRAIN LINE
—	EASEMENT LINE	—	2 FT. CONTOUR
—	FLOOD HAZARD LINE	—	10 FT. CONTOUR
—	EDGE OF WETLANDS	—	SPOT ELEVATION
—	WETLAND SETBACK LINE	—	STORM WATER DRAINAGE
—	EDGE OF PAVED ROAD	—	STORM DRAIN MANHOLE
—	STONE WALL	—	LIMITS OF CLEARING
—	DRAINAGE CULVERT	—	DRAINAGE SWALES
—	TREE LINE	—	TEMPORARY SILT FENCE
—	CURB LINE	—	UTILITY POLE
—	10' CONTOUR INTERVAL	—	UTILITY BOX LOCATION
—	2' CONTOUR INTERVAL	—	UTILITY PULL BOX
□ CB# []	GRANITE BOUND FOUND	—	EARTHEN BERM
○ LPM# []	IRON PIN FOUND	—	PAVED AREA
○ LPP# []	IRON PIPE FOUND	—	REINFORCED SWALE (RIPRAP OR FABRIC)
■	CATCH BASIN (SQUARE)	—	PAVED WALK
○	LIGHTS	—	GRAVEL CONSTRUCTION EXIT
—	BOLLARD	—	SURFACE WATER FLOW
—	SINGLE POST SIGN	—	LOT NUMBER
—	DOUBLE POST SIGN	—	
—	UTILITY POLE AND GUY WIRES	—	
—	OVERHEAD UTILITY POLE WITH POLE NUMBER(S)	—	
—	BUILDING	—	
—	OVERHEAD UTILITY LINE	—	
—	LARGE BOULDER	—	



REV.	DATE	DESCRIPTION	C/O	DR	CK
D	7/6/23	ADDRESS 5/3/23 STAFF MEMO		NR	CEB
C	5/3/23	ADDRESS PB COMMENTS		NR	CEB
B	3/15/23	ADDRESS STAFF REVIEW		NR	CEB
A	9/12/22	SHORTEN ROAD, REDUCE DENSITY		NR	CEB

GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN

RIVER'S EDGE
TAX MAP PARCEL D-99
N.H ROUTE 101
WILTON, NEW HAMPSHIRE

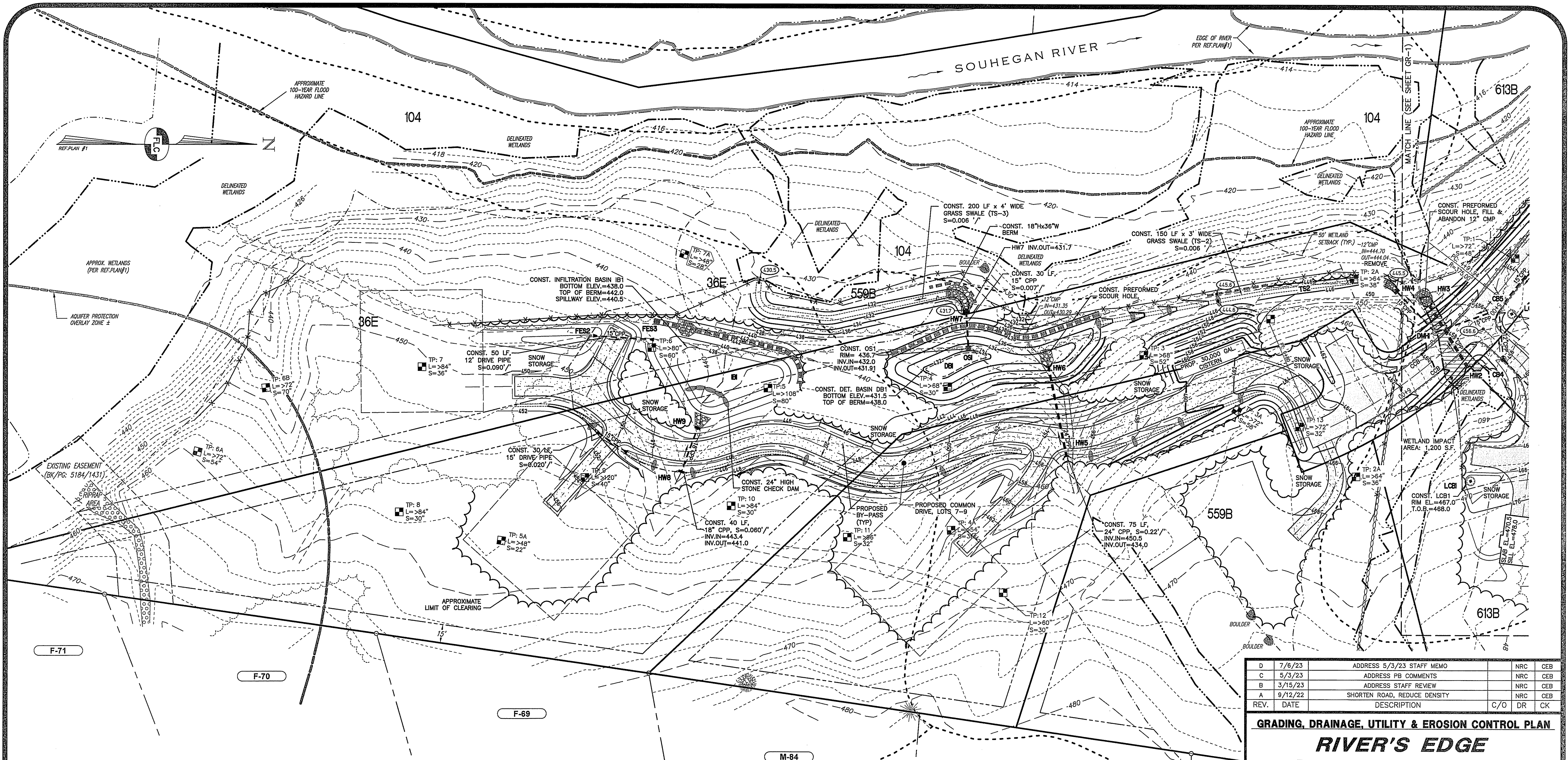
PREPARED FOR:
BETTER BUILT HOMES, LLC
3 TECH CIRCLE, AMHERST, NH 03031

SCALE: 1" = 40' APRIL 7, 2022

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D	7/6/23	ADDRESS 5/3/23 STAFF MEMO	NRC	CEB
C	5/3/23	ADDRESS PB COMMENTS	NRC	CEB
B	3/15/23	ADDRESS STAFF REVIEW	NRC	CEB
A	9/12/22	SHORTEN ROAD, REDUCE DENSITY	NRC	CEB
REV.	DATE	DESCRIPTION	C/O	DR

GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN

RIVER'S EDGE
TAX MAP PARCEL D-99
 N.H ROUTE 101
 WILTON, NEW HAMPSHIRE
 PREPARED FOR:
BETTER BUILT HOMES, LLC
 3 TECH CIRCLE, AMHERST, NH 03031

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Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

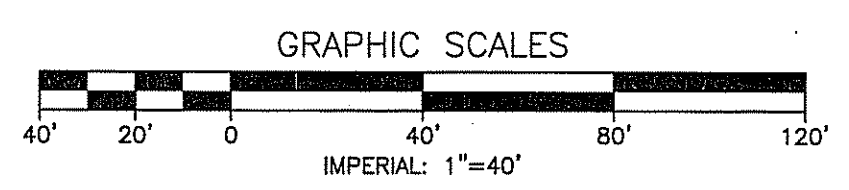


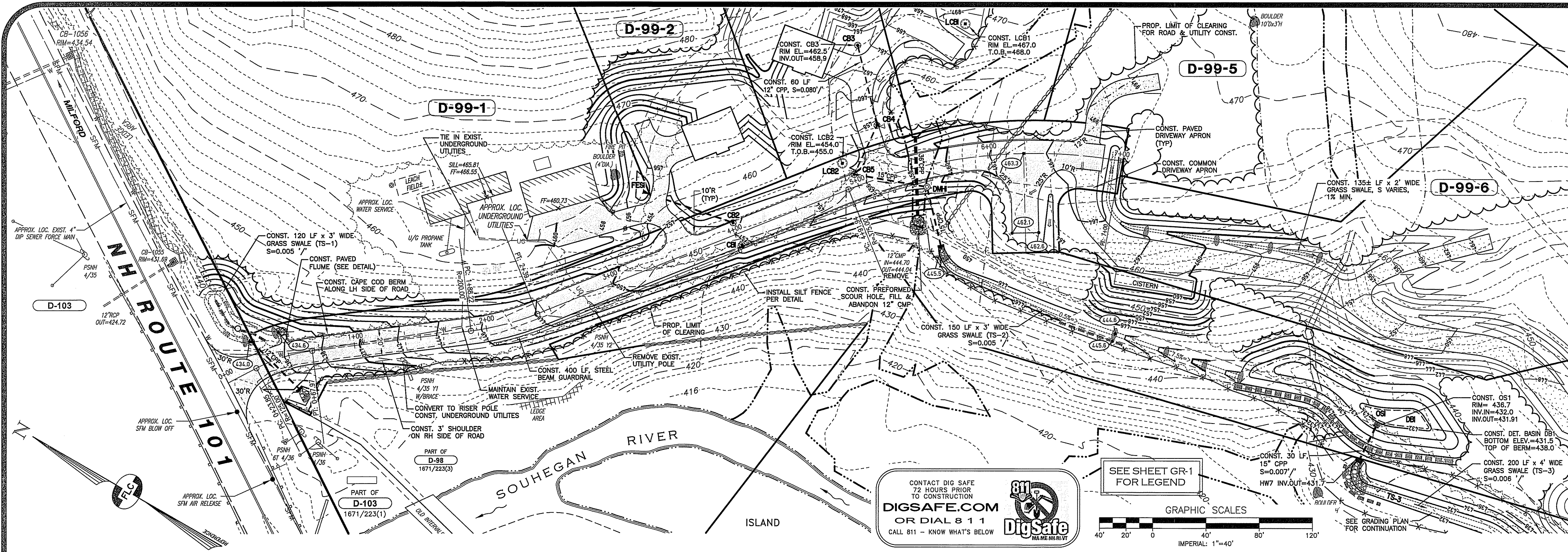
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STATE OF NEW HAMPSHIRE
 NATHAN R. CHAMBERLIN
 No. 2541
 LICENSED PROFESSIONAL ENGINEER
 APR 12 2023

SEE SHEET GR-1 FOR
 NOTES AND LEGEND

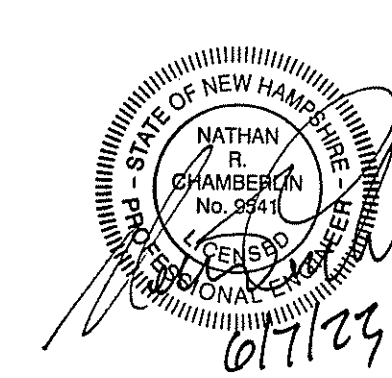




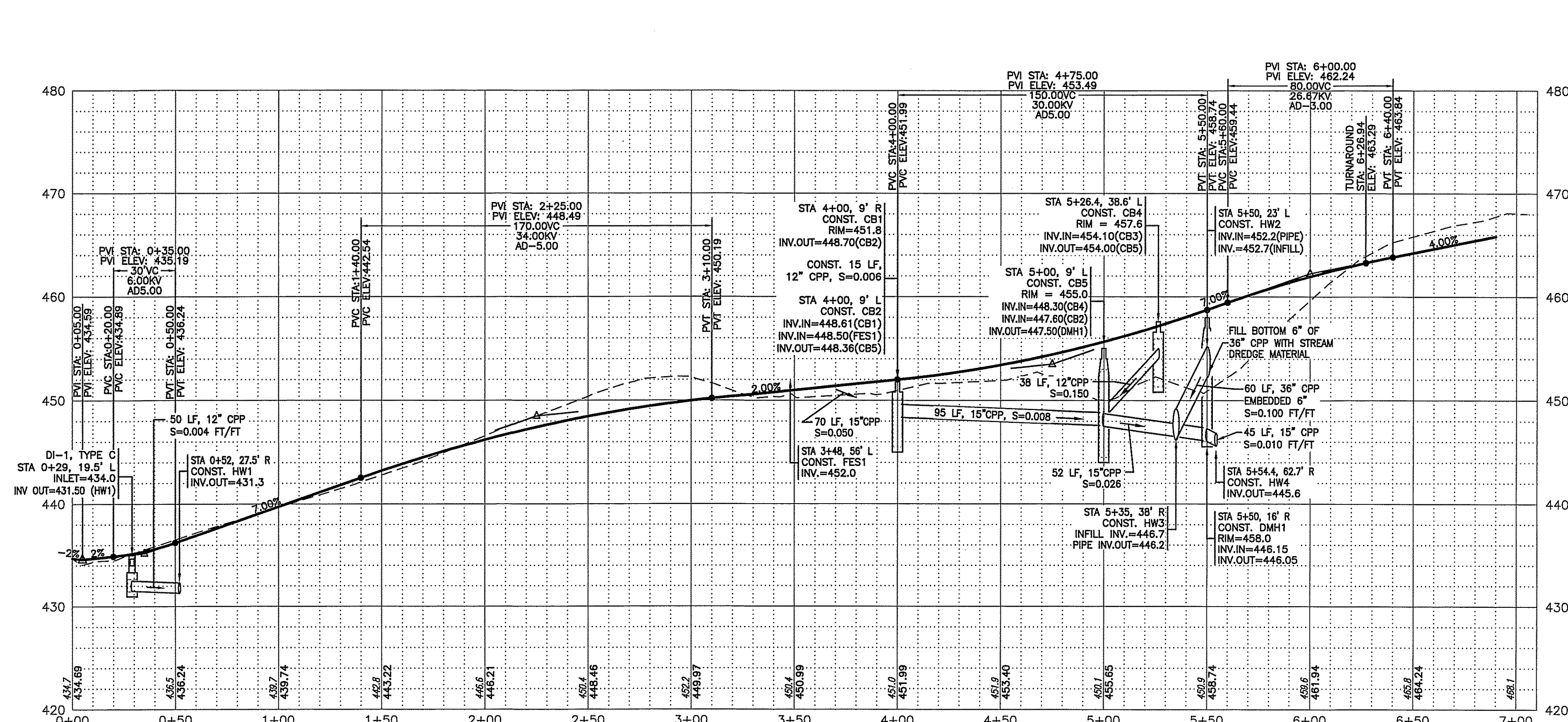
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REV	DATE	DESCRIPTION
D	6/07/23	ADDRESS 5/3/23 STAFF MEMO
C	5/03/23	ADDRESS PER COMMENTS
B	9/12/22	SHORTER ROAD, REDUCE DENSITY
A	9/27/22	ROAD NAME, ADD DRIVE PIPE/FEST
DR		
CK		



Station	Northing	Easting	Bearing	Distance
0+00.000	9770.052	9811.335		
0+23.846	9757.222	9831.436	PC S 57°27'05" E	23.846'
1+88.216	9631.731	9936.461	PC S 37°13'37" E	120.247'
4+91.940	9439.840	10171.247	PC S 51°59'17" E	252.198'
7+00.000	9273.863	10292.251	PT	

BETTER BUILD HOMES, LLC
 3 TECH CIRCLE, AMHERST, NH 03031

RIVER'S EDGE

PLANS ISSUED FOR:
MUNICIPAL REVIEW

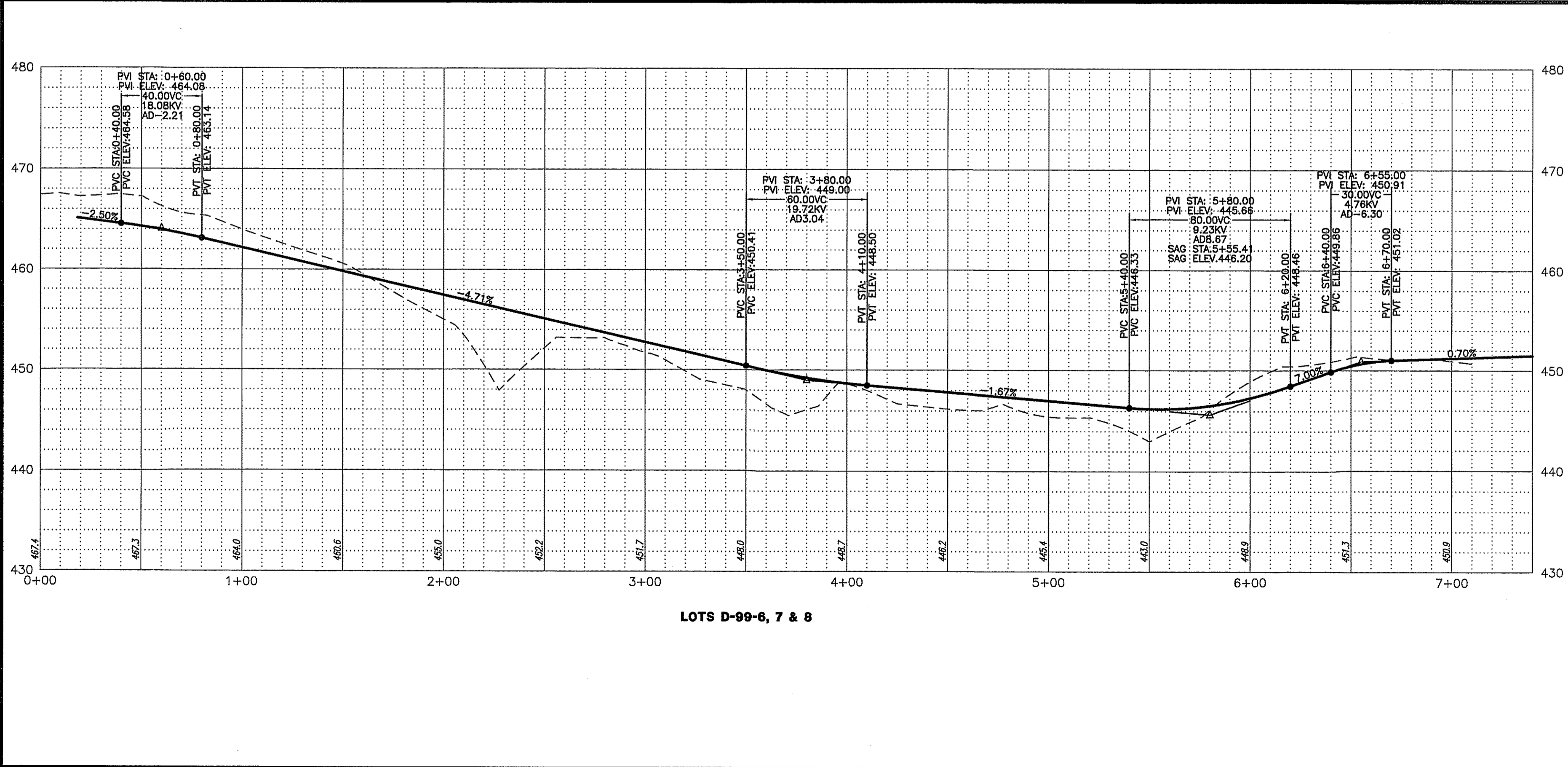
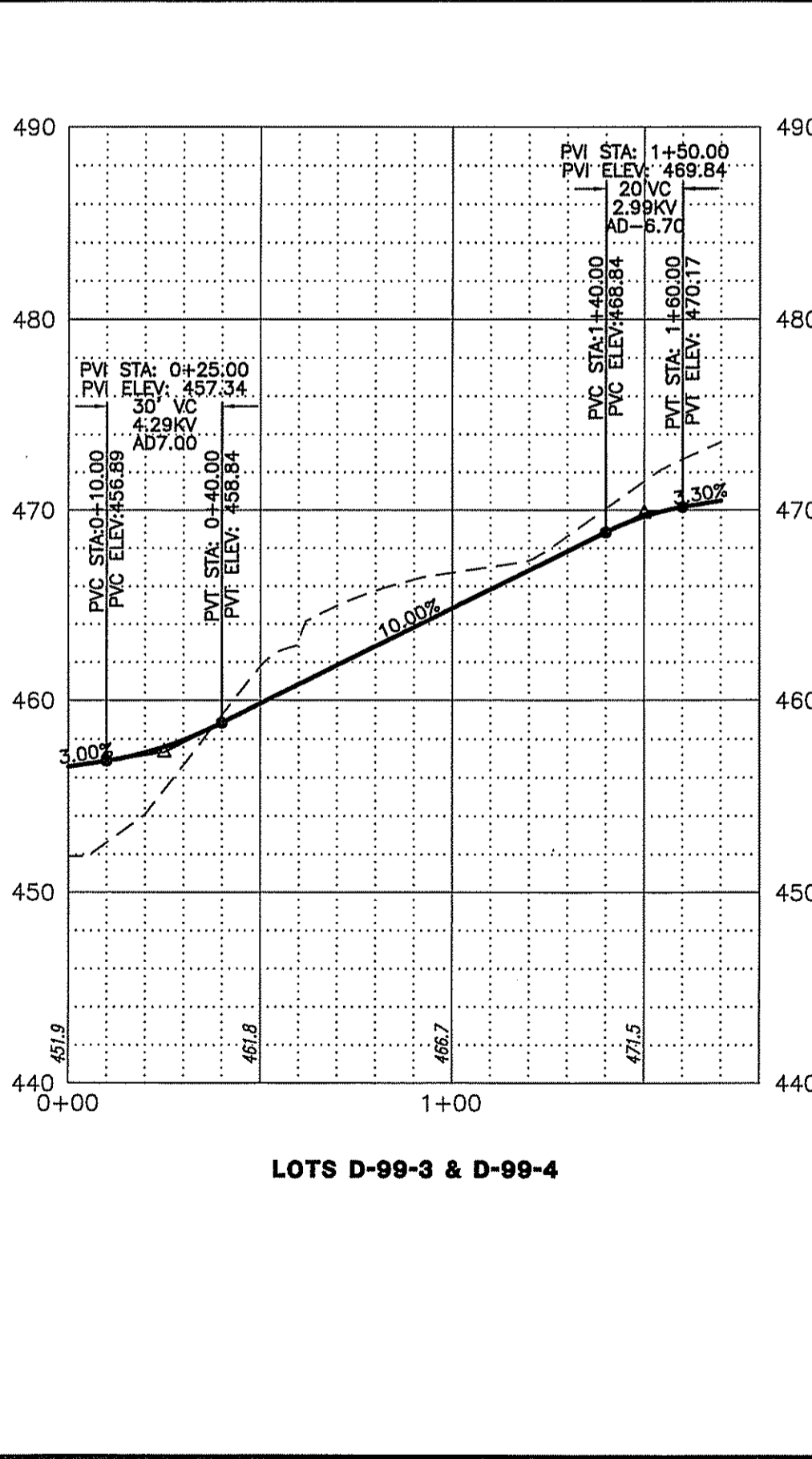
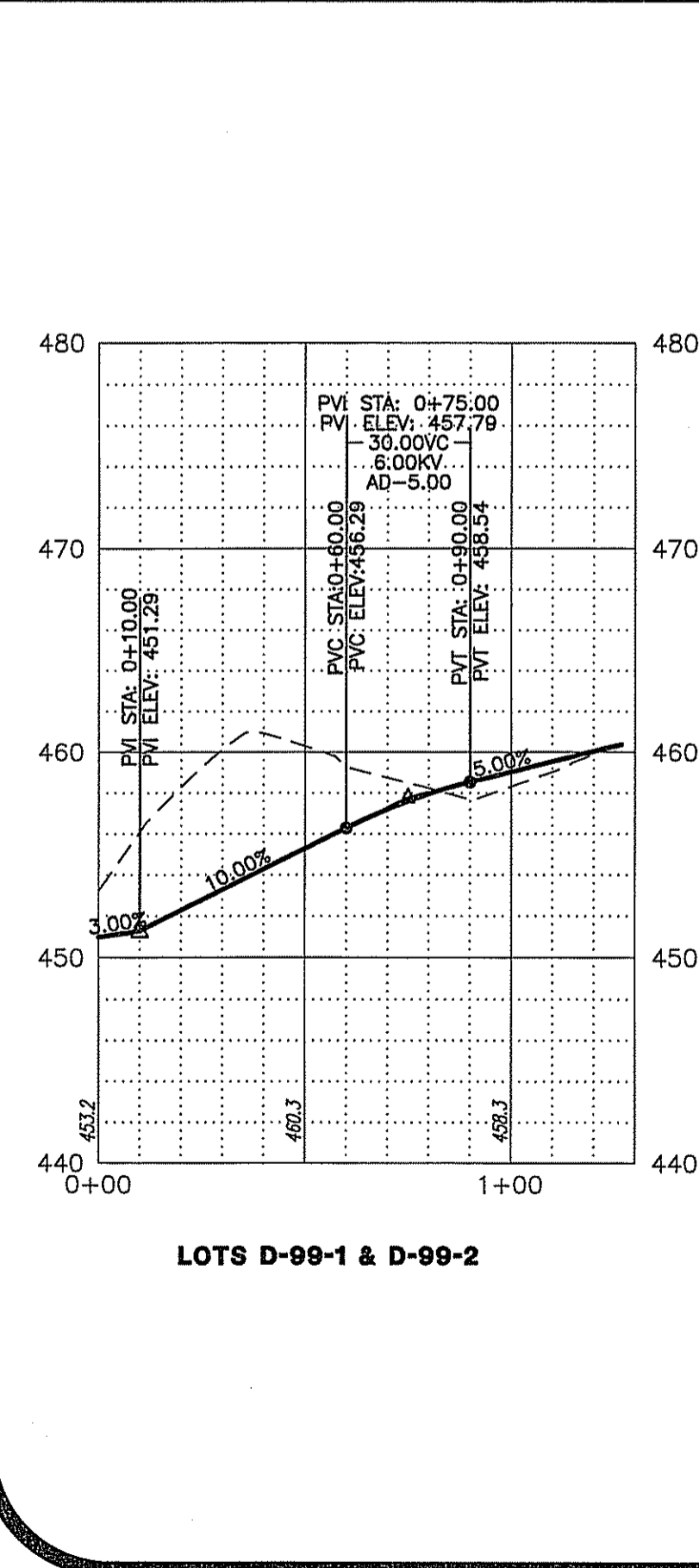
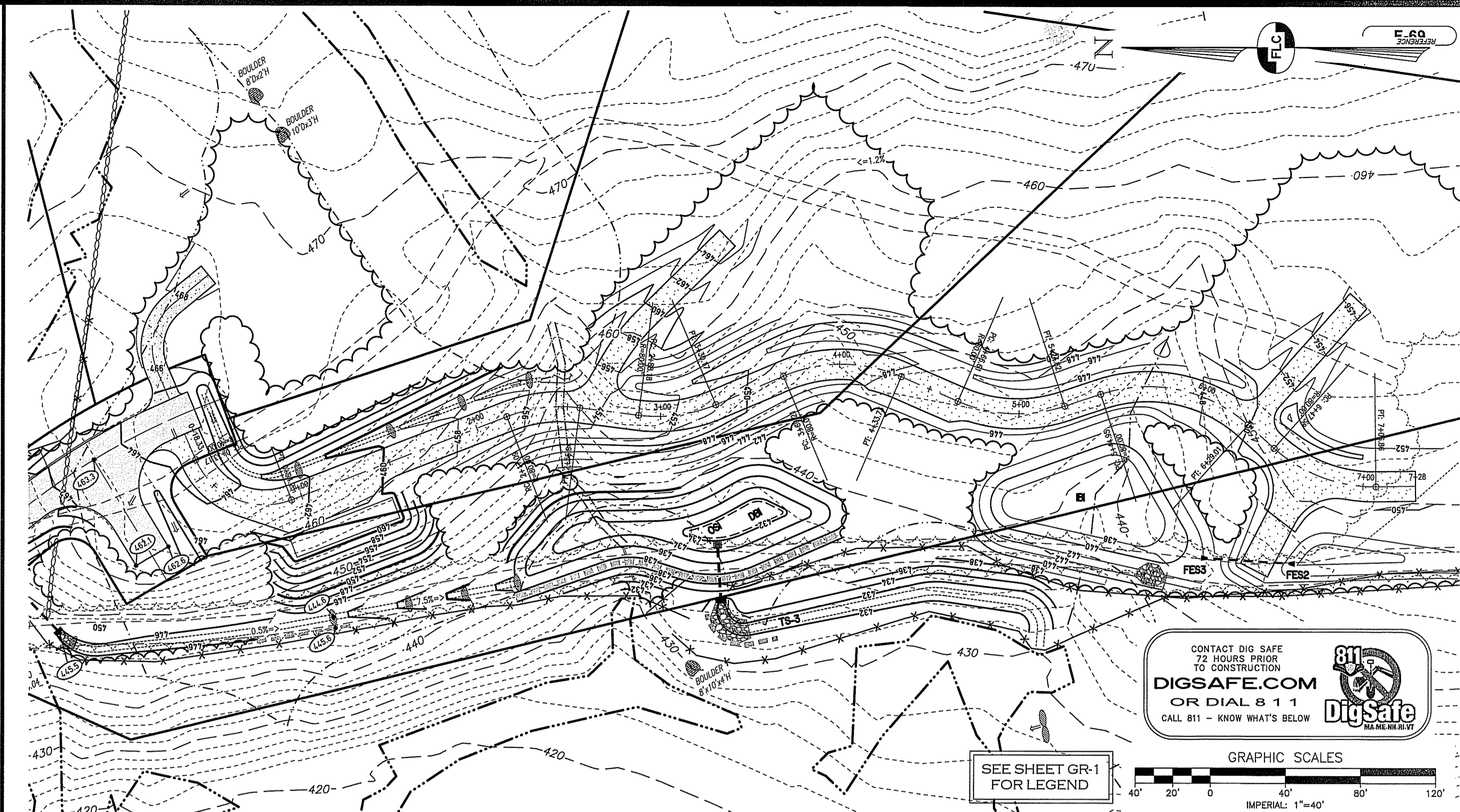
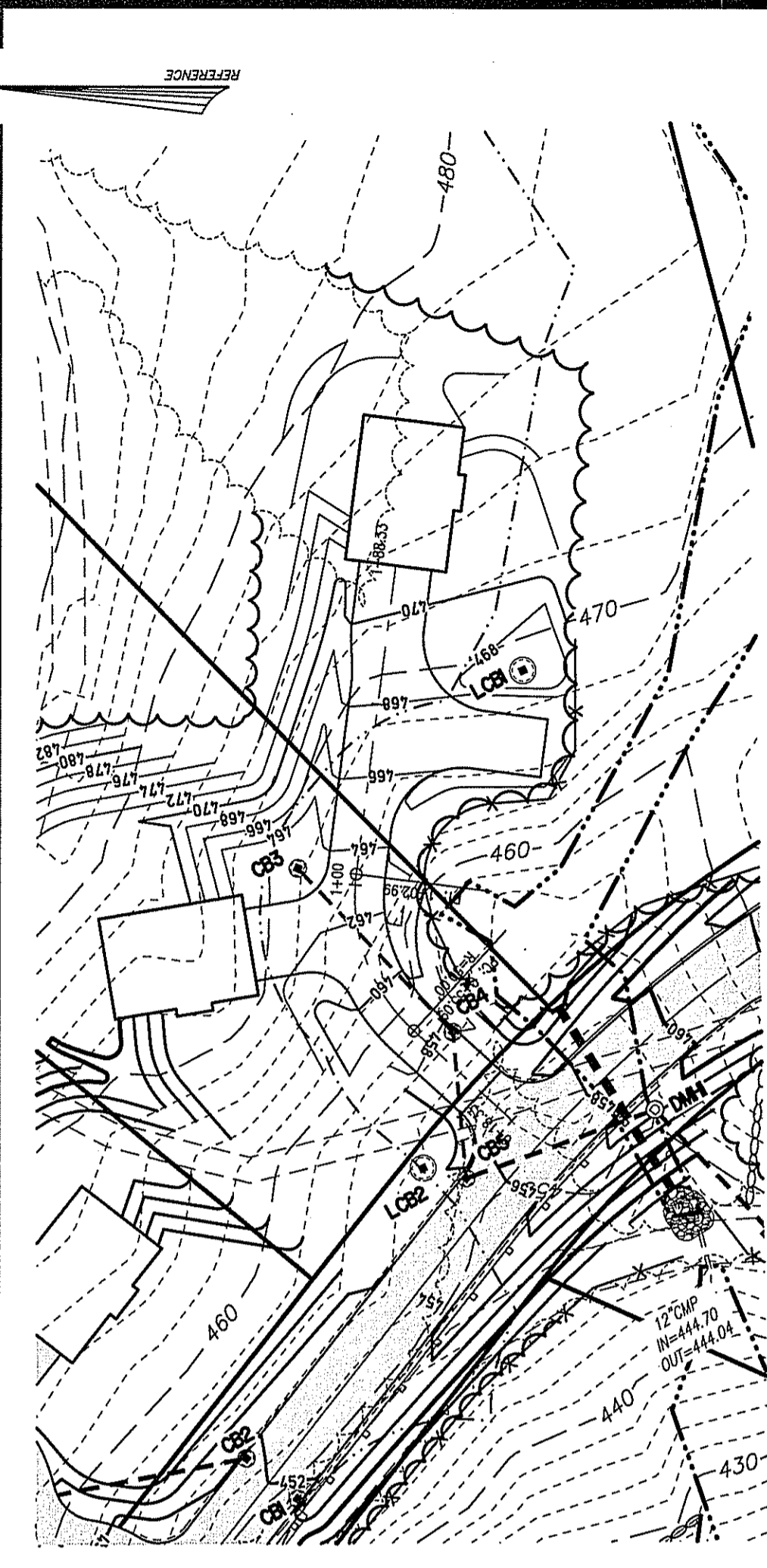
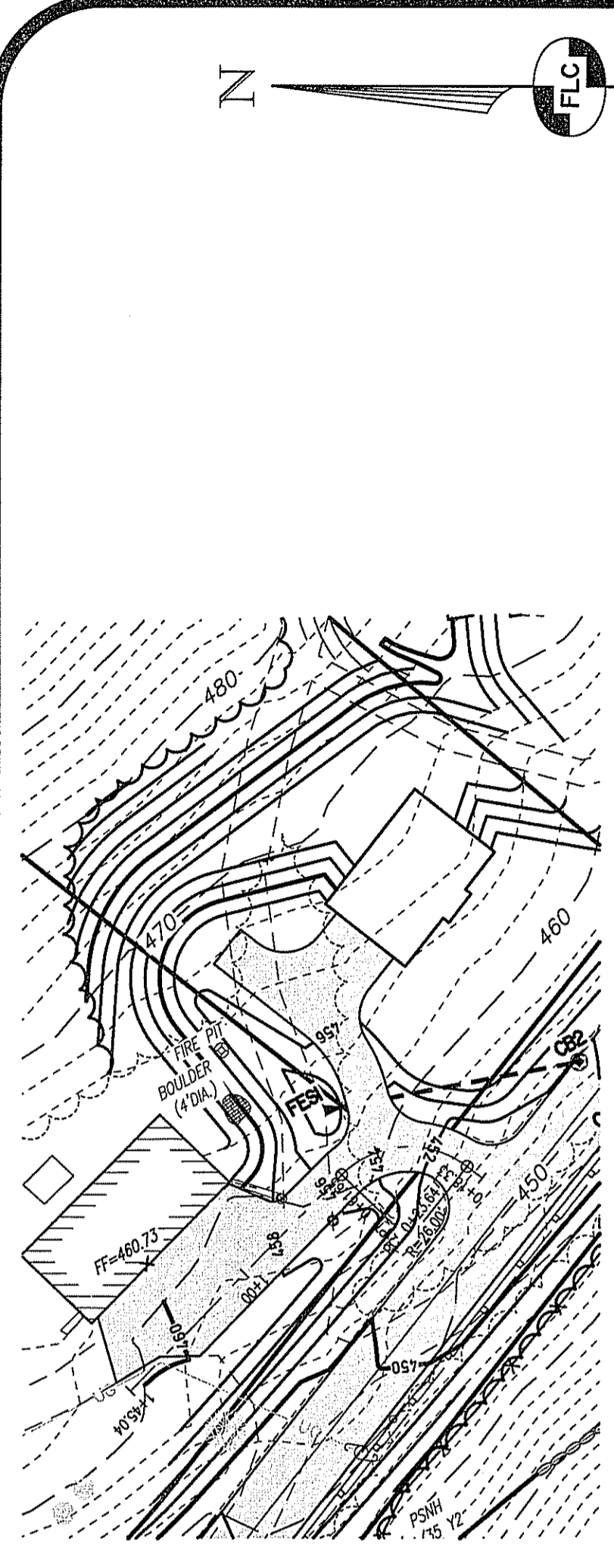
RIVER'S EDGE ROAD
 PLAN AND PROFILE
 STA 0+00 - STA 6+80

TAX MAP D LOT 99
 WILTON, NEW HAMPSHIRE

APRIL 7, 2022

SCALE: 1" = 40' HORIZ, 8" VERT.

PROJECT NO. 463.02
 SHEET NO. 9 OF 14



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GRAPHIC SCALES
IMPERIAL: 1"=40'

SEE SHEET GR-1
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07/23

REV	DATE	DESCRIPTION
A	6/2/22	ROAD NAME, ADD DRIVE PIPE/FES2
DR		
CK		

COMMON DRIVEWAY
BETTER BUILD HOMES, LLC
3 TECH CIRCLE, AMHERST, NH 03031
PLANS ISSUED FOR:
MUNICIPAL REVIEW

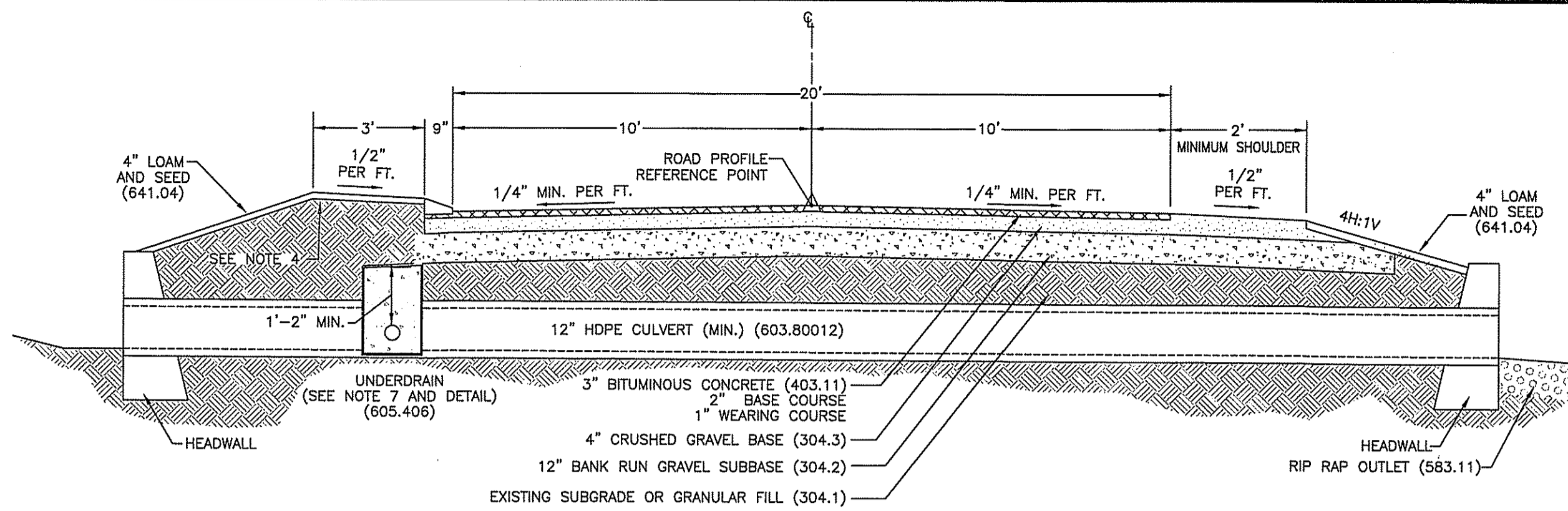
RIVER'S EDGE

TAX MAP D LOT 99
WILTON, NEW HAMPSHIRE

APRIL 7, 2022
SCALE: 1" = 40' HORIZ, 8' VERT.

PP-2
SHEET
PROJECT NO. 463.02
SHEET NO. 9A OF 14

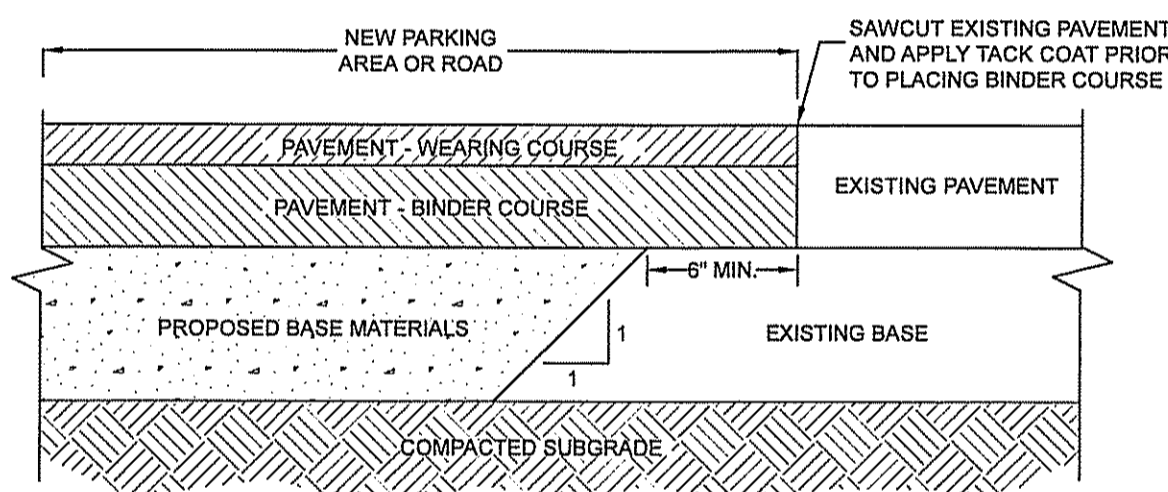
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GENERAL ROAD CONSTRUCTION NOTES

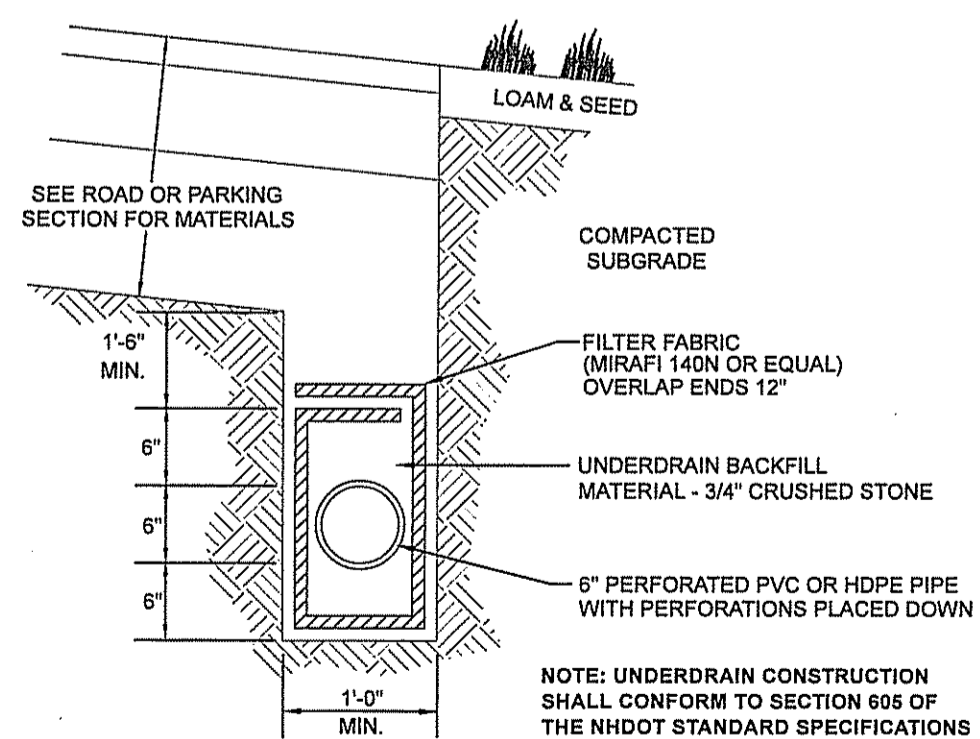
- REMOVE ALL LOAM, CLAY, MUCK, STUMPS, AND OTHER IMPROPER ROAD FOUNDATION MATERIAL WITHIN 3' OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL MATERIAL ACCEPTABLE TO THE DIRECTOR OF PUBLIC WORKS. COMPACTION TO BE AT LEAST 95% OF THE DRY WEIGHT AS DETERMINED BY MODIFIED PROCTOR TESTING (ASTM 1557).
- ALL MATERIALS AND CONSTRUCTION SHALL MEET AND BE COMPLETED IN STRICT ACCORDANCE WITH THE CURRENT TOWN OF WILTON ROAD AND DRAINAGE SPECIFICATIONS.
- A 2.0' SHOULDER EXTENSION IS REQUIRED WHEREVER GUARDRAILS ARE TO BE LOCATED TO PROVIDE FOR GUARDRAIL CONSTRUCTION AND SUPPORT. THE GUARDRAIL POSTS SHALL BE TWELVE (12) FEET FROM CENTERLINE.
- SHOULD UNDERDRAIN PIPE BE REQUIRED IN CUT SECTIONS, THE PIPE SHALL DISCHARGE THROUGH A MORTARED RUBBLE AND MASONRY ENDWALL OR INTO A CATCH BASIN.
- WHERE ROAD GRADE IS 5% OR GREATER, ROAD SHALE SHALL BE LINED WITH RIPRAP (2 LAYERS, 6" TO 8" STONE, 6" WIDE WITH 6" GRAVEL BASE OR EROSION CONTROL FABRIC).
- ALL UTILITY POLES AND TRANSFORMER SLABS SHALL BE LOCATED AT THE RIGHT OF WAY LINE.
- SIDE SLOPES IN LEDGE CUT SHALL BE ONE (1) FOOT HORIZONTAL TO TWO (2) FEET VERTICAL WITH A FOUR FOOT FALL ZONE BETWEEN THE DITCH LINE TOE OF SLOPE.
- ROADWAY AND DRAINAGE FILL SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 304.3.6 OF THE NHDOT STANDARD SPECIFICATIONS - 2016.

TYPICAL CROSS-SECTION - SUBDIVISION STREET



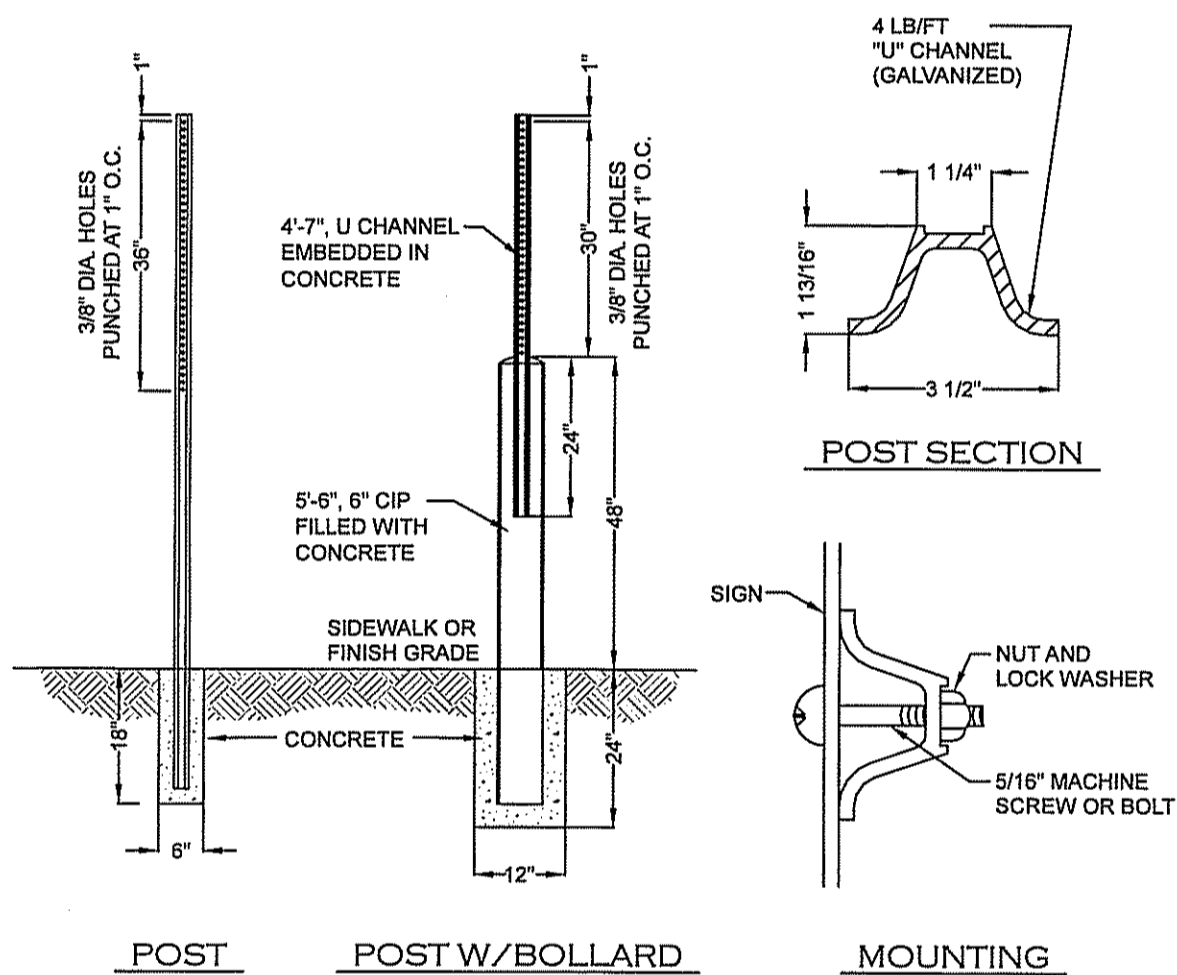
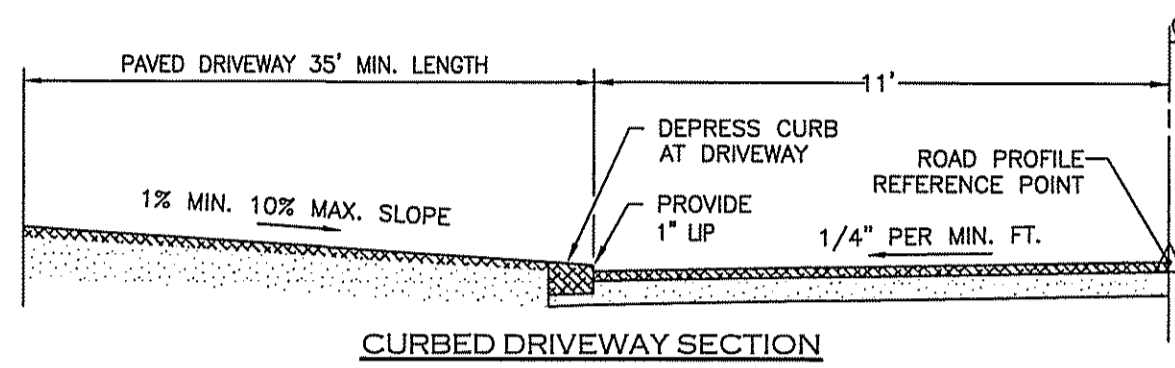
- NOTE:
- SEE ROADWAY OR PARKING LOT SECTION FOR MATERIALS AND ASSOCIATED DEPTHS.
 - INFRARED JOINT AFTER PLACING PAVEMENT.

PAVEMENT MATCH

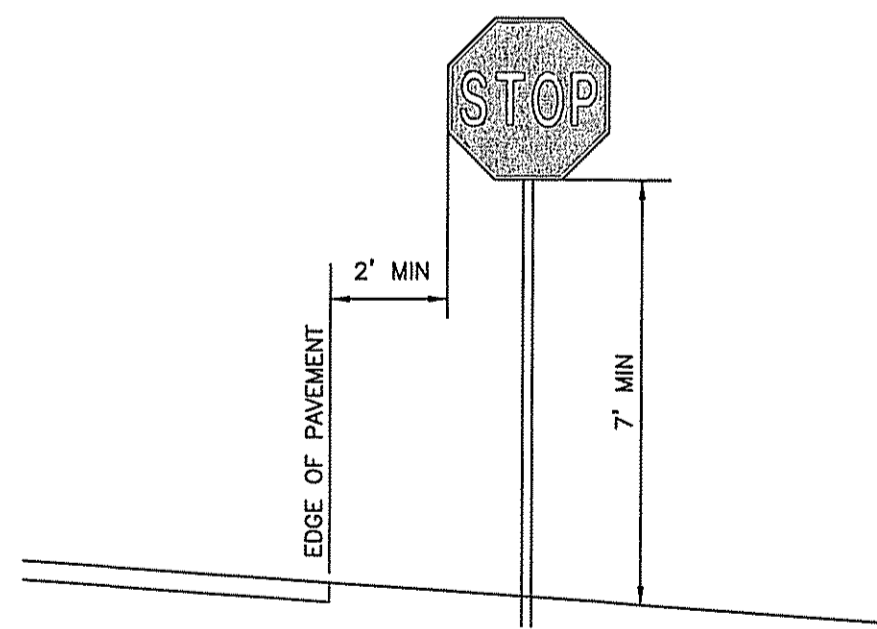


UNDERDRAIN DETAIL

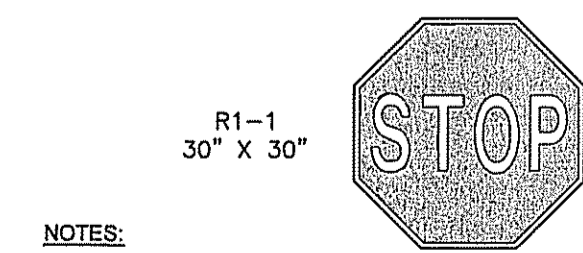
CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION TO CONSTRUCTION
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POST - STANDARD & W/ BOLLARD



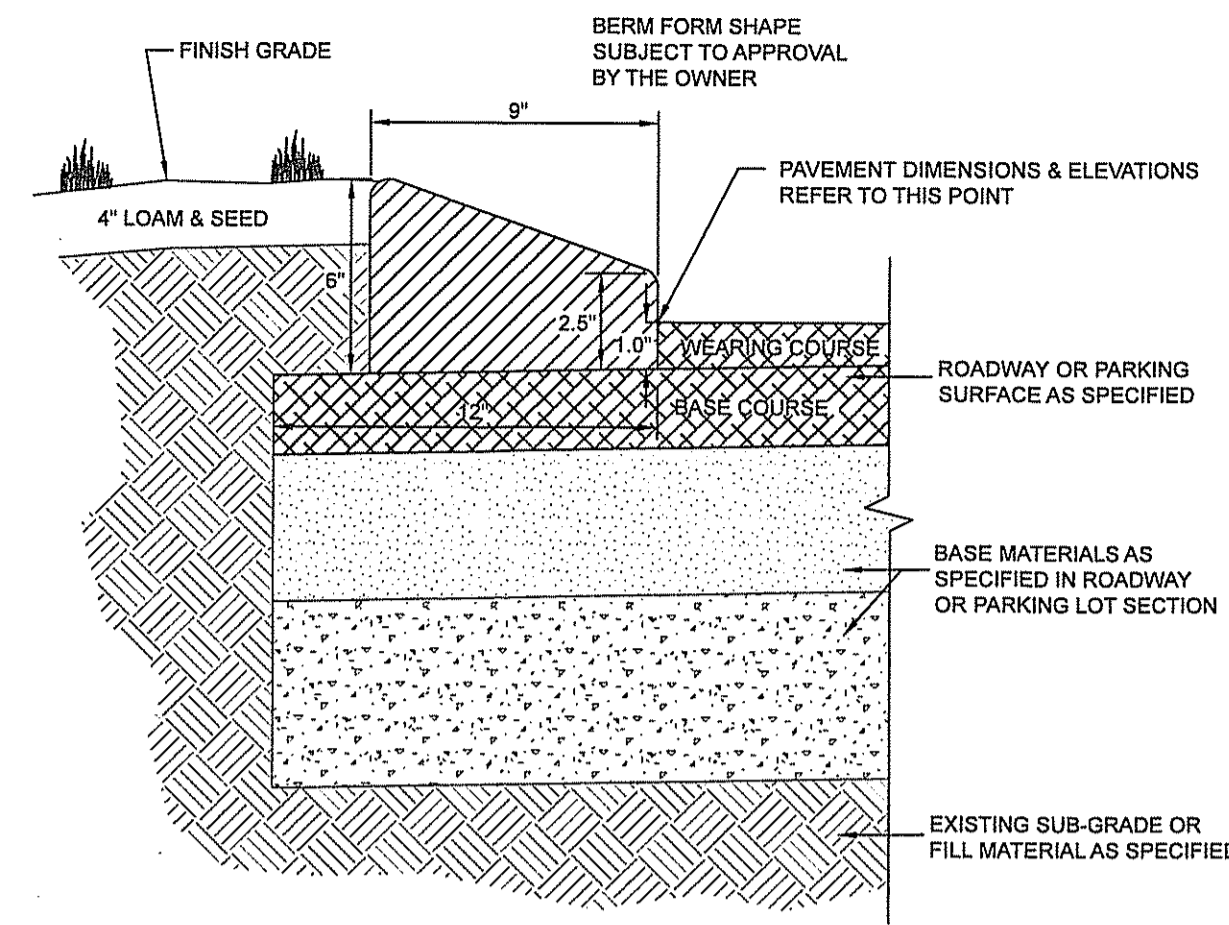
STOP SIGN LOCATION DETAIL



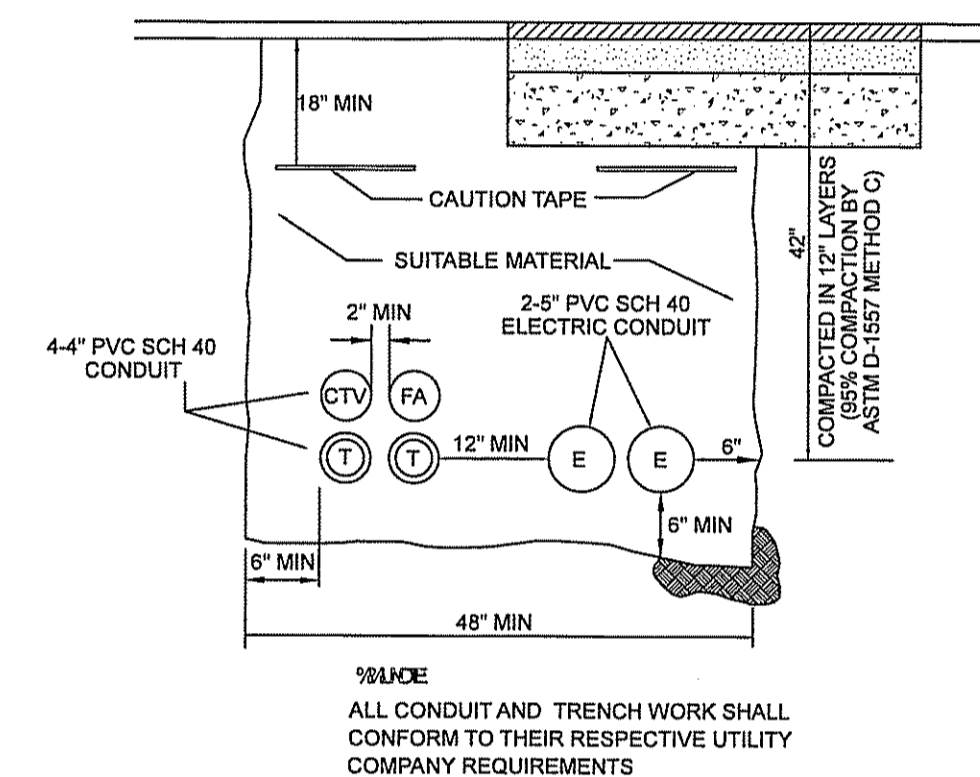
NOTES:

- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
- THE CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF ALL SIGNAGE AND PAVEMENT MARKINGS.

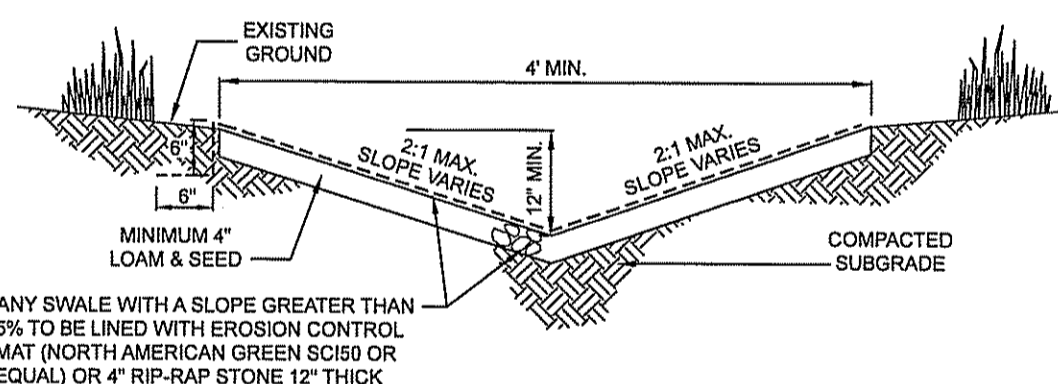
TRAFFIC SIGNS - ON SITE



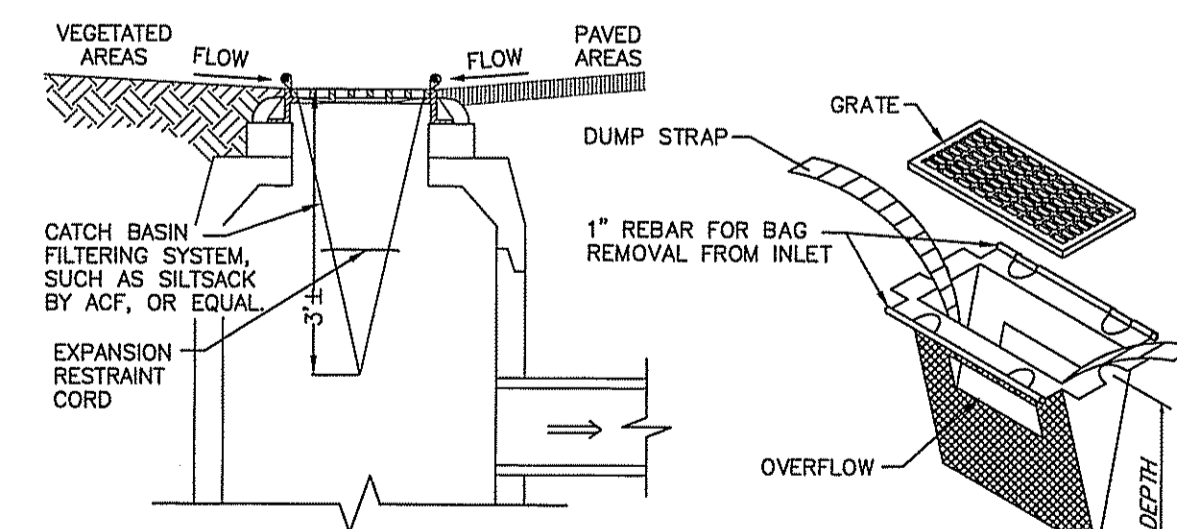
CURB - ASPHALT (CAPE COD BERM)



TYPICAL UTILITY TRENCH



TYPICAL SWALE DETAIL



NOTES:

- INSTALL AND MAINTAIN SACKS IN ALL CATCH BASINS.
- TO INSTALL SACK, REMOVE CATCH BASIN GRATE AND PLACE SACK IN OPENING. HOLD OUT APPROXIMATELY SIX INCHES OF THE SACK OUTSIDE THE FRAME FOR THE LIFTING STRAPS. REPLACE THE GRATE TO HOLD THE SACK IN PLACE.
- THE SACK SHOULD BE INSPECTED AFTER EVERY STORM, OR ONCE EVERY TWO WEEKS, WHICH EVER OCCURS FIRST.
- THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH SEDIMENT, THE SACK SHOULD BE EMPTIED. EMPTY THE SACK AWAY FROM THE CATCH BASIN TO PREVENT SEDIMENT FROM RE-ENTERING THE CATCH BASIN. EMPTY THE SACK PER THE MANUFACTURER'S RECOMMENDATIONS.
- REPLACE THE SACK IN THE CATCH BASIN AFTER THE SACK HAS BEEN EMPTIED. ONCE CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED BY PAVING OR A HEALTHY VEGETATIVE COVER, REMOVE THE SACK FROM THE CATCH BASINS.

SILT SACK SEDIMENT FILTER

- INSTALL STONE CHECK DAMS AND SILTATION CONTROL FENCES IN LOCATIONS SHOWN ON PLANS. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE(S).
- CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS ARE TO BE DISPOSED OF APPROPRIATELY. IF THEY ARE TO BE DISPOSED OF ON-SITE THEY SHALL BE COMPACTED AND ALL VOIDS FILLED WITH SUITABLE MATERIAL. COVER WITH 4" OF LOAM AND SEED PER THE EROSION CONTROL NOTES.
- REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES.
- ROUGH GRADE SITE - CONSTRUCT DRAINAGE BASINS AND DRAINAGE SWALES DURING INITIAL PORTION OF CONSTRUCTION. STABILIZE IMMEDIATELY PER THE CONSTRUCTION AND EROSION CONTROL DETAILS. DO NOT DIRECT STORM WATER RUNOFF TO THESE STRUCTURES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.
- CONSTRUCT ROAD AND INSTALL DRAINAGE PIPES AND STRUCTURES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES.
- PLACE STONE CHECK DAMS AROUND INLETS AROUND ALL STRUCTURES UNTIL ROAD IS PAVED AND ALL NON-PAVED DISTURBED AREAS HAVE A HEALTHY VEGETATIVE COVER.
- INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.5" OR GREATER RAINFALL.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- FINISH GRADING TO PREPARE FOR PAVING AND LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
- FINISH PAVING. PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF ROADWAY PAVING (SEE EROSION CONTROL NOTES).
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- IN AN EFFORT TO RESTORE ADEQUATE INFILTRATION RATES OF THE BASINS PRIOR TO USE, THE BASES OF THE INFILTRATION BASINS SHALL BE DEEPLY TILLED AND THEN FOLLOWED BY A PASS WITH A LEVELING DRAG. STORMWATER FLOWS ARE NOT TO BE DIRECTED INTO THE INFILTRATION BASINS UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

CONSTRUCTION SEQUENCE NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF WILTON AND THE NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION - 2016.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (811).
- COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
- ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

GENERAL CONSTRUCTION NOTES

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	6/3/22	RAIN GARDEN PLANT LIST		NRC	CEB

GENERAL CONSTRUCTION DETAILS
RIVER'S EDGE
 TAX MAP D LOT 99 - N.H. ROUTE 101
 WILTON, NEW HAMPSHIRE
 PREPARED FOR:
BETTER BUILT HOMES, INC.
 3 TECH CIRCLE, AMHERST, NH 03031

SCALE: NONE APRIL 7, 2022

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

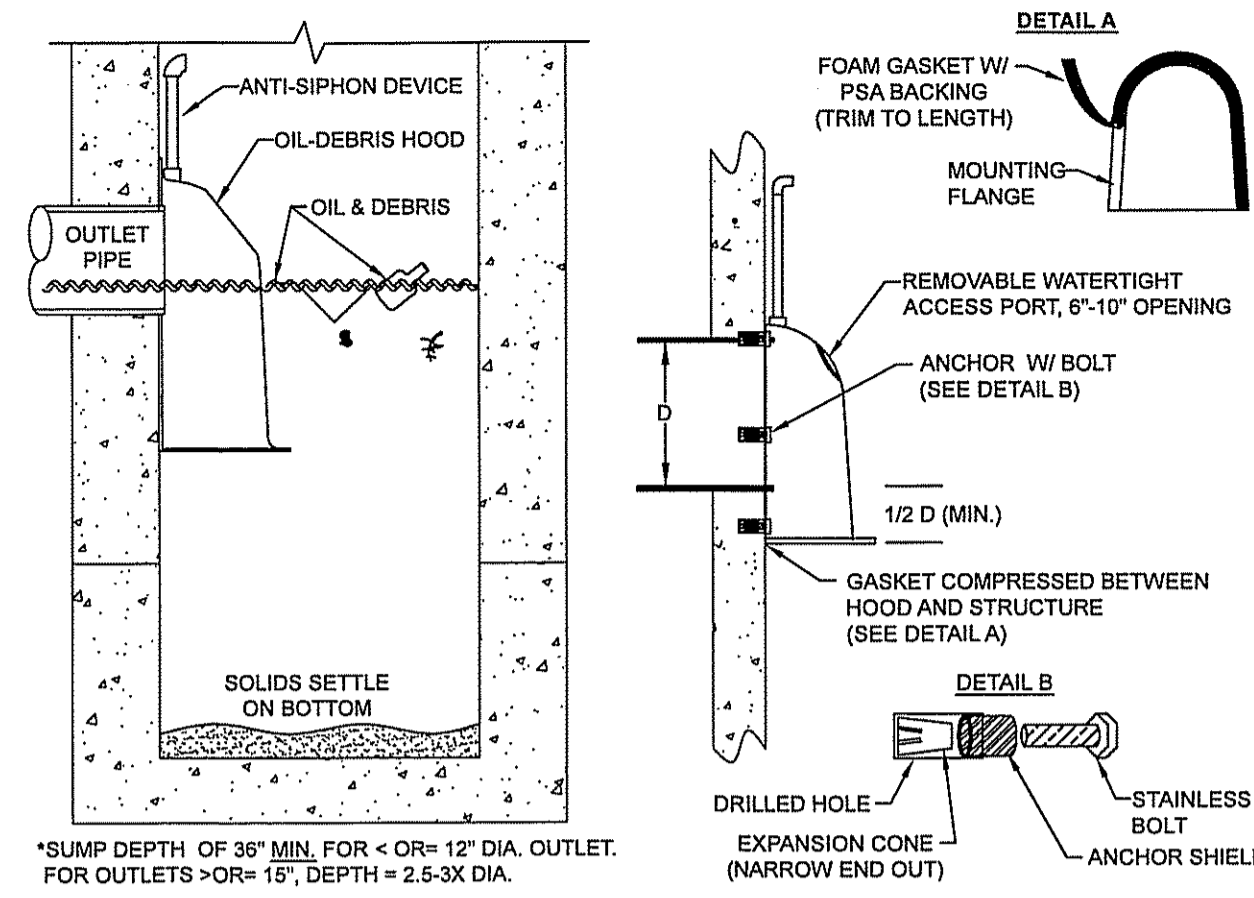
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206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

1. IF MORE THAN 5000 CUBIC YARDS ARE BLASTED IDENTIFY DRINKING WATER WELLS LOCATED WITHIN 2000 FEET OF THE PROPOSED BLASTING ACTIVITIES. DEVELOP A GROUNDWATER QUALITY SAMPLING PROGRAM TO MONITOR FOR NITRATE AND NITRITE EITHER IN THE DRINKING WATER SUPPLY WELLS OR IN OTHER WELLS THAT ARE REPRESENTATIVE OF THE DRINKING WATER SUPPLY WELLS IN THE AREA. THE PLAN MUST INCLUDE PRE AND POST BLAST WATER QUALITY MONITORING AND BE APPROVED BY NHDES PRIOR TO INITIATING BLASTING. THE GROUNDWATER SAMPLING PROGRAM MUST BE IMPLEMENTED ONCE APPROVED BY NHDES.

2. [APPLIES TO ALL BLASTING] THE FOLLOWING BEST MANAGEMENT PROCEDURES FOR BLASTING SHALL BE COMPLIED WITH:

- (1) LOADING PRACTICES. THE FOLLOWING BLASTHOLE LOADING PRACTICES TO MINIMIZE ENVIRONMENTAL EFFECTS SHALL BE FOLLOWED:
- (A) DRILLING LOGS SHALL BE MAINTAINED BY THE DRILLER AND COMMUNICATED DIRECTLY TO THE BLASTER. THE LOGS SHALL INDICATE DEPTHS AND LENGTHS OF VOIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED AS WELL AS GROUNDWATER CONDITIONS.
- (B) EXPLOSIVE PRODUCTS SHALL BE MANAGED ON-SITE SO THAT THEY ARE EITHER USED IN THE BOREHOLE, RETURNED TO THE DELIVERY VEHICLE, OR PLACED IN SECURE CONTAINERS FOR OFF-SITE DISPOSAL.
- (C) SPILLAGE AROUND THE BOREHOLE SHALL EITHER BE PLACED IN THE BOREHOLE OR CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL.
- (D) LOADED EXPLOSIVES SHALL BE DETONATED AS SOON AS POSSIBLE AND SHALL NOT BE LEFT IN THE BLASTHOLES OVERNIGHT, UNLESS WEATHER OR OTHER SAFETY CONCERNS REASONABLY DICTATE THAT DETONATION SHOULD BE POSTPONED.
- (E) LOADING EQUIPMENT SHALL BE CLEANED IN AN AREA WHERE WASTEWATER CAN BE PROPERLY CONTAINED AND HANDLED IN A MANNER THAT PREVENTS RELEASE OF CONTAMINANTS TO THE ENVIRONMENT.
- (F) EXPLOSIVES SHALL BE LOADED TO MAINTAIN GOOD CONTINUITY IN THE COLUMN LOAD TO PROMOTE COMPLETE DETONATION. INDUSTRY ACCEPTED LOADING PRACTICES FOR PRIMING, STEMMING, DECKING AND COLUMN RISE NEED TO BE ATTENDED TO.
- (2) EXPLOSIVE SELECTION. THE FOLLOWING BMPs SHALL BE FOLLOWED TO REDUCE THE POTENTIAL FOR GROUNDWATER CONTAMINATION WHEN EXPLOSIVES ARE USED:
- (A) EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT ARE APPROPRIATE FOR SITE CONDITIONS AND SAFE BLAST EXECUTION.
- (B) EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT HAVE THE APPROPRIATE WATER RESISTANCE FOR THE SITE CONDITIONS PRESENT TO MINIMIZE THE POTENTIAL FOR HAZARDOUS EFFECT OF THE PRODUCT UPON GROUNDWATER.
- (3) PREVENTION OF MISFIRES. APPROPRIATE PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO PREVENT MISFIRES.
- (4) MUCK PILE MANAGEMENT. MUCK PILES (THE BLASTED PIECES OF ROCK) AND ROCK PILES SHALL BE MANAGED IN A MANNER TO REDUCE THE POTENTIAL FOR CONTAMINATION BY IMPLEMENTING THE FOLLOWING MEASURES:
- (A) REMOVE THE MUCK PILE FROM THE BLAST AREA AS SOON AS REASONABLY POSSIBLE.
- (B) MANAGE THE INTERACTION OF BLASTED ROCK PILES AND STORMWATER TO PREVENT CONTAMINATION OF WATER SUPPLY WELLS OR SURFACE WATER.
- (5) SPILL PREVENTION MEASURES AND SPILL MITIGATION. SPILL PREVENTION AND SPILL MITIGATION MEASURES SHALL BE IMPLEMENTED TO PREVENT THE RELEASE OF FUEL AND OTHER RELATED SUBSTANCES TO THE ENVIRONMENT. THE MEASURES SHALL INCLUDE AT A MINIMUM:
- (A) THE FUEL STORAGE REQUIREMENTS SHALL INCLUDE:
- STORAGE OF REGULATED SUBSTANCES ON AN IMPERVIOUS SURFACE;
 - SECURE STORAGE AREAS AGAINST UNAUTHORIZED ENTRY;
 - LABEL REGULATED CONTAINERS CLEARLY AND VISIBLY;
 - INSPECT STORAGE AREAS WEEKLY;
 - COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS;
 - WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS; AND
 - SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
- (B) THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
- EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED;
 - PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS;
 - HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS;
 - USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES; AND
 - PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
- (C) THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
- (D) FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT WILL COMPLY WITH THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NOTE THESE REQUIREMENTS ARE SUMMARIZED IN DW-DWGB-22-6 BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT" OR ITS SUCCESSOR DOCUMENT. (SEE [HTTP://DES.NH.GOV/ORGANIZATION/COMMISSIONER/PIPF/FACTSHEETS/DWGB/DOCUMENTS/DWGB-22-6.PDF](http://DES.NH.GOV/ORGANIZATION/COMMISSIONER/PIPF/FACTSHEETS/DWGB/DOCUMENTS/DWGB-22-6.PDF))



STRUCTURE OUTLET HOLE SIZE HOOD SIZE

11.9" O.D. OR LESS	12 F or R
12.0"-17.9" O.D.	18 F or R
18.0"-23.9" O.D.	24 F or R
24.0"-29.9" O.D.	30 F or R
30.0"-47.9" O.D.	48 F
48.0"-95.9" O.D.	96 F

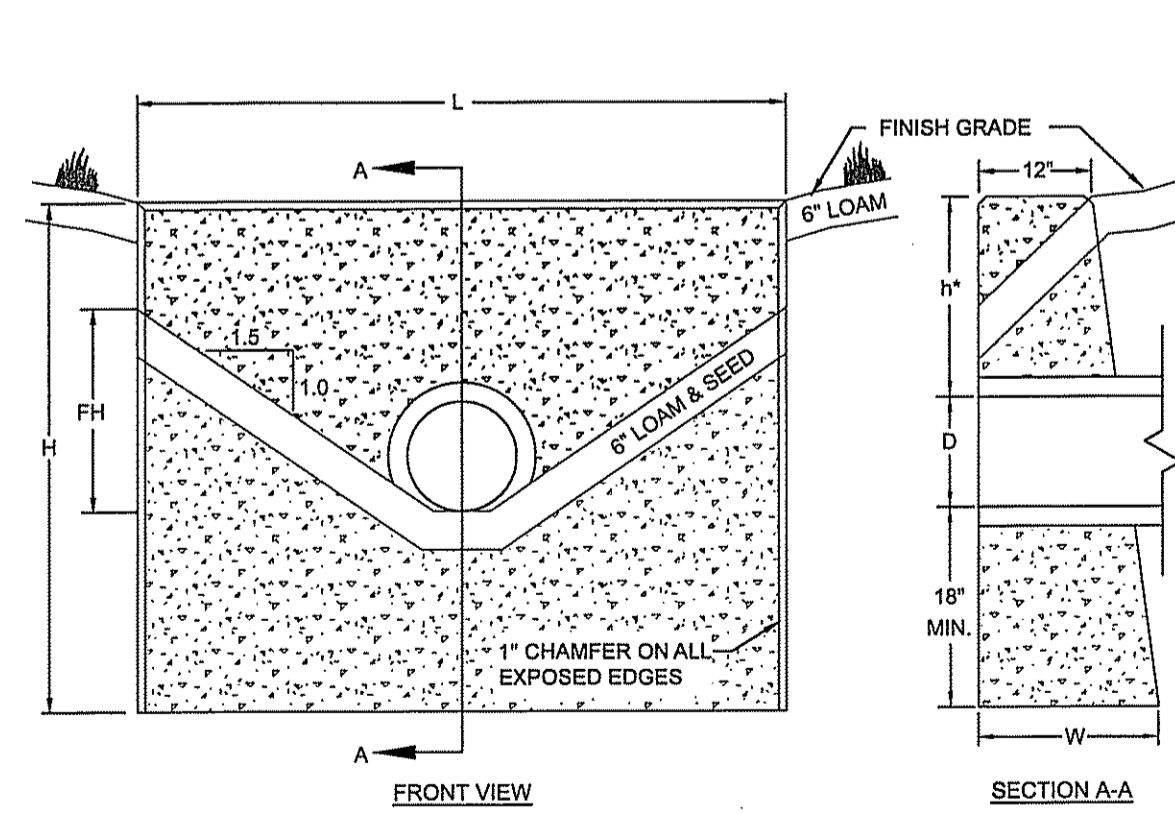
F: FLAT WALL STRUCTURE
R: ROUND WALL STRUCTURE

NOTES:

- ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
- THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
- THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
- THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
- THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND THE PIPE SHALL BE TRIMMED FLUSH TO WALL.
- THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS, INC., LYME, CT OR EQUAL.

OIL - DEBRIS HOOD 3 DT-3

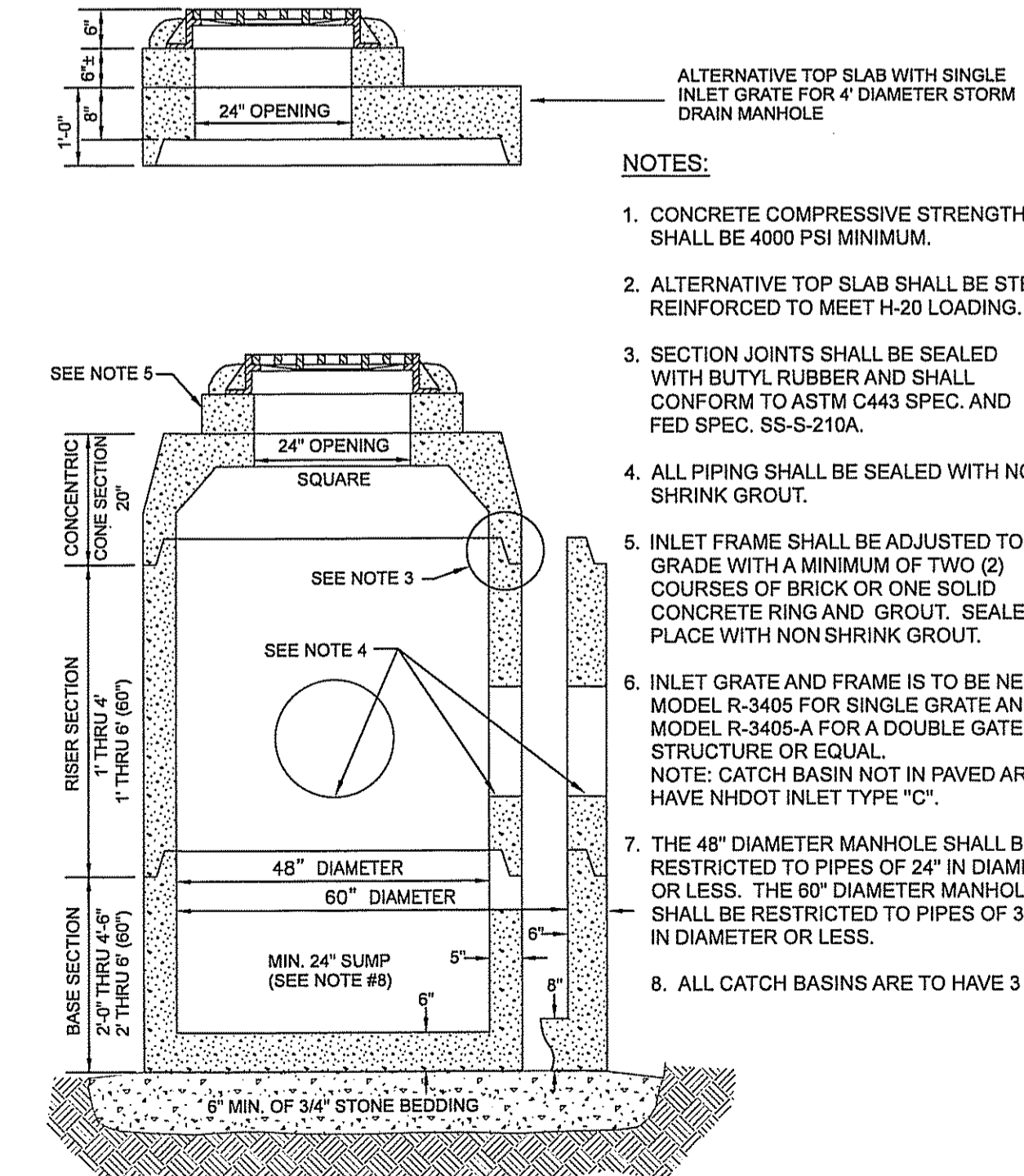
BLASTING NOTES 1 DT-3



CULVERT DIAM.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	TOP HEIGHT	HEADWALL BOTTOM
D	L	H	h	H	h
INCHES					
FEET & INCHES					
12	4'-3"	3'-9"	1'-1"	1'-3"	1'-11.25"
15	6'-0"	4'-3"	1'-7"	1'-8"	2'-0.75"
18	7'-0"	4'-9"	1'-10"	1'-9"	2'-1.50"
24	9'-0"	5'-0"	2'-4"	1'-8"	2'-3.00"
30	11'-0"	5'-6"	2'-10"	1'-6"	2'-4.50"
36	13'-0"	6'-0"	3'-4"	1'-6"	2'-6.00"

HEADWALL SHALL BE STEEL REINFORCED AND CONFORM TO NHDOT STANDARD PLAN HW-2, LAST REVISED JUNE 16, 2010.

HEADWALL - PRECAST CONCRETE 2 DT-3



CATCH BASIN 4 DT-3

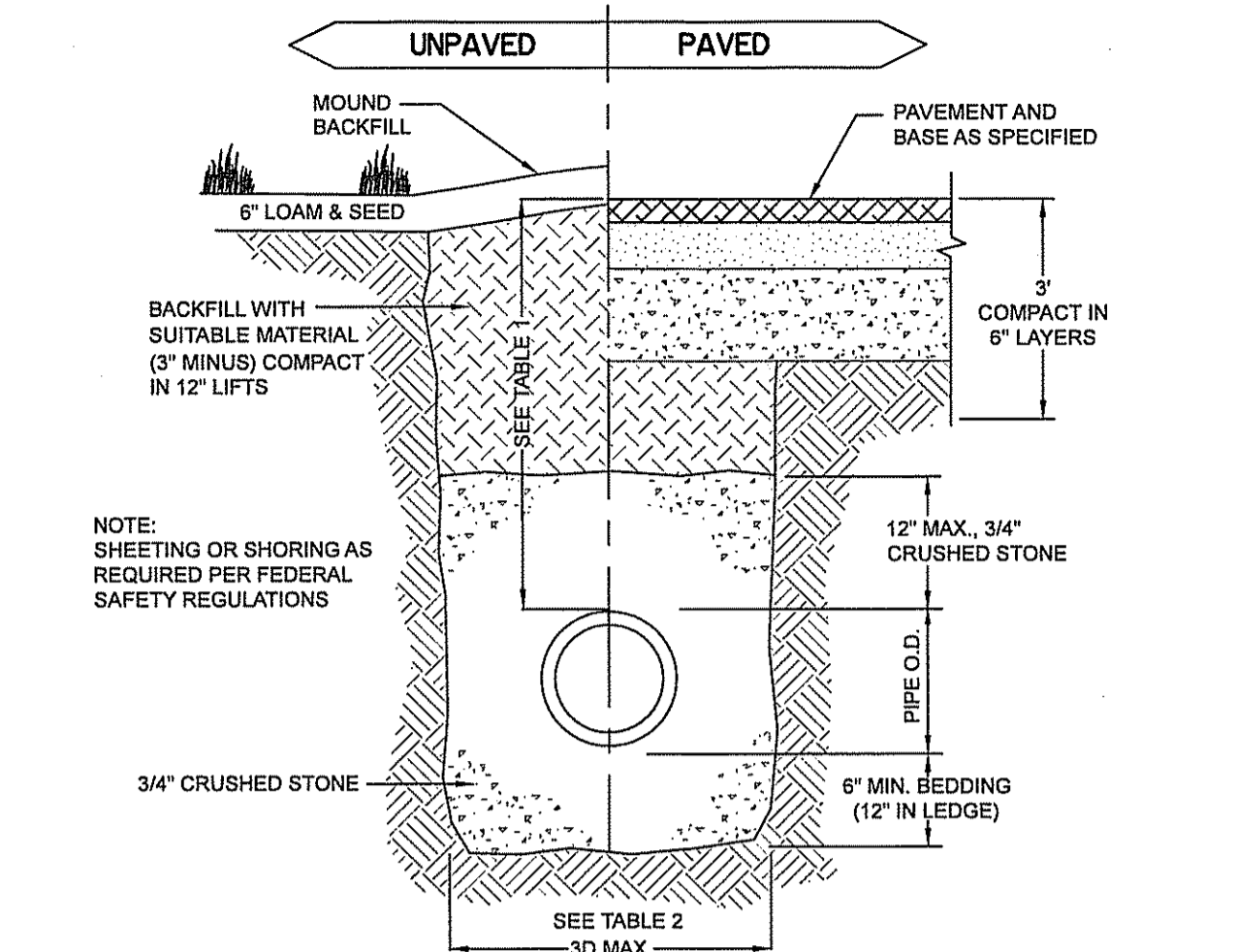


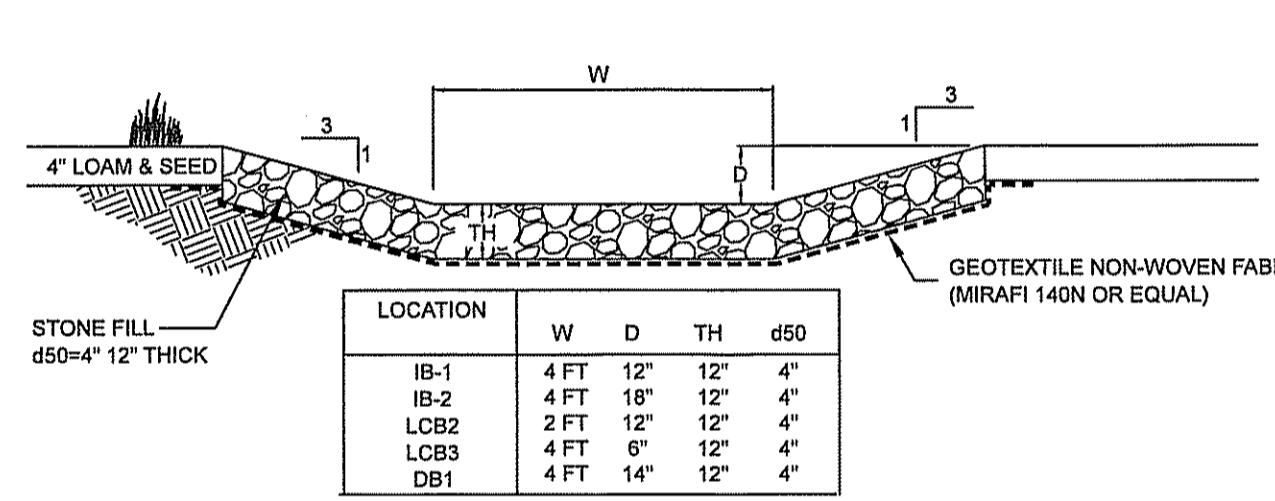
TABLE 1 (RECOMMENDED COVER)

LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	2 FT.
UNPAVED AREAS	ALL	1.5 FT.

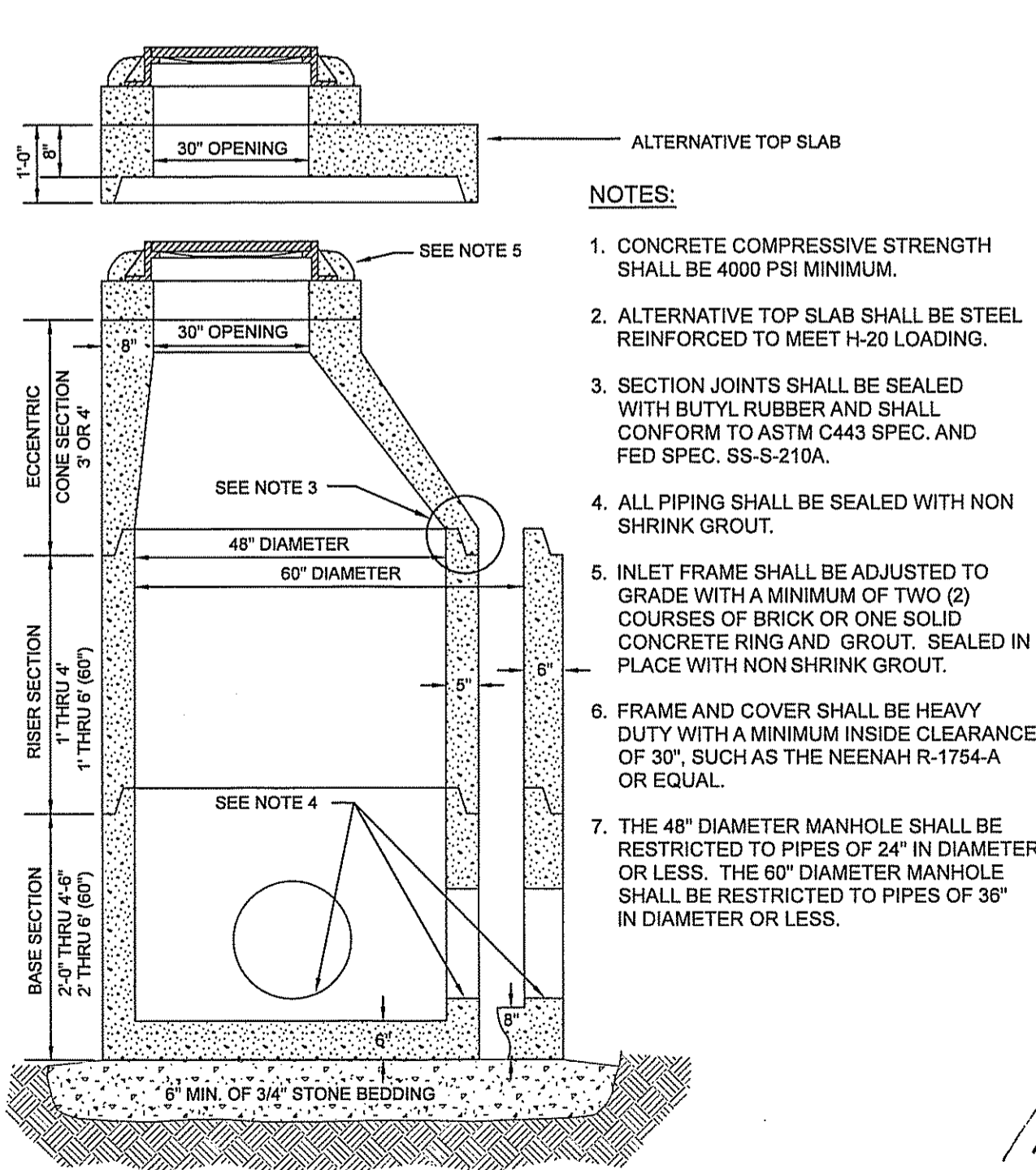
TABLE 2 (RECOMMENDED TRENCH WIDTH)

INSIDE DIAMETER	TOTAL WIDTH
12" TO 24"	I.D. + 24"
OVER 24"	2 x I.D.

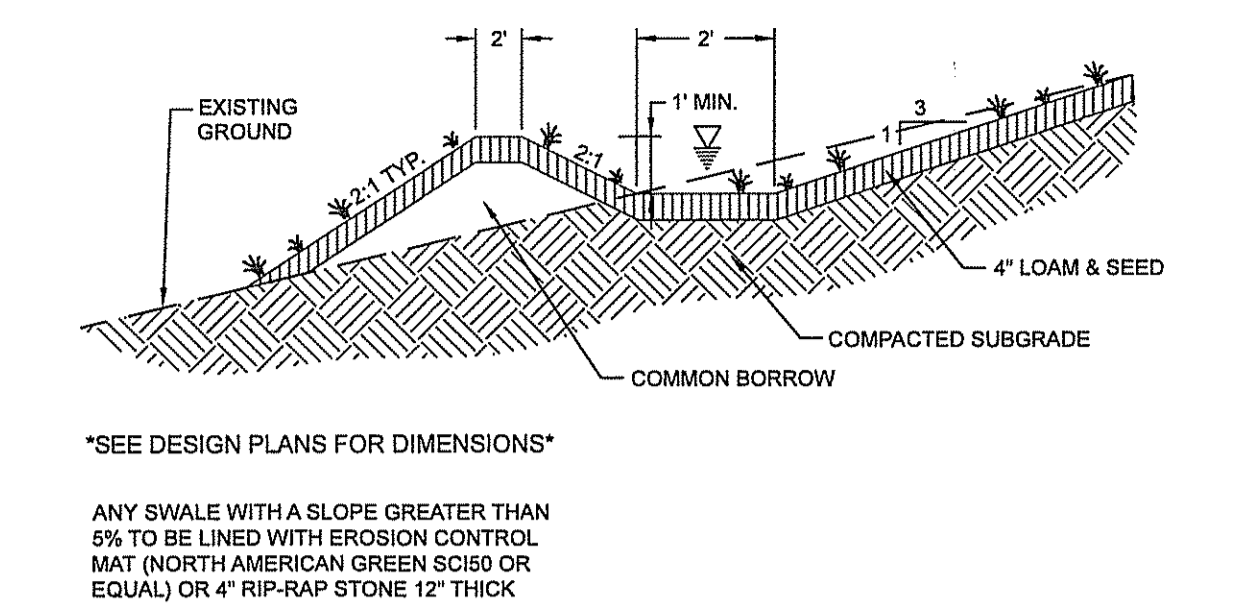
DRAINAGE TRENCH (TYPICAL) 5 DT-3



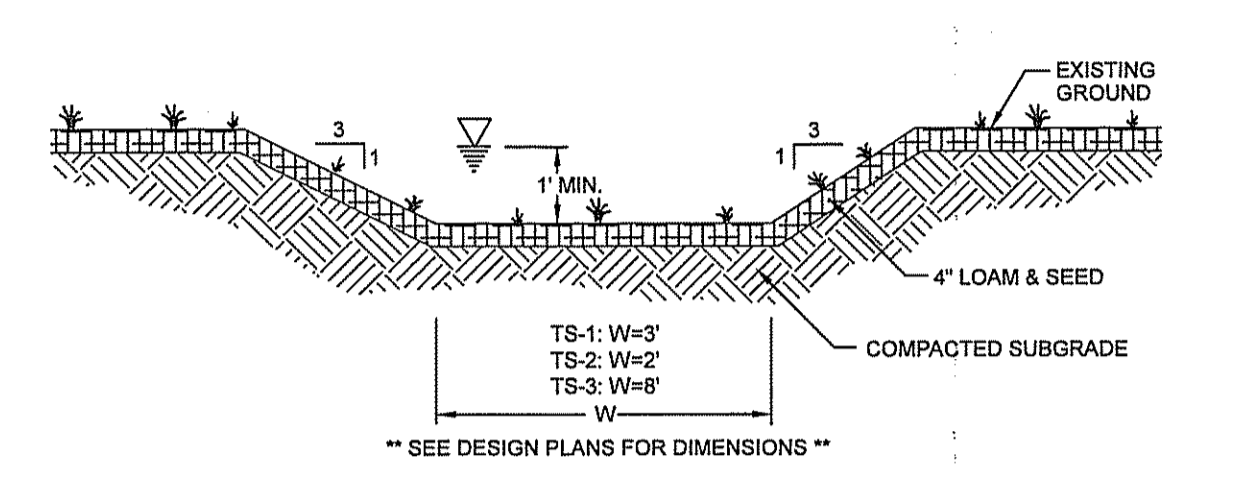
SPILLWAY DETAIL 6 DT-3



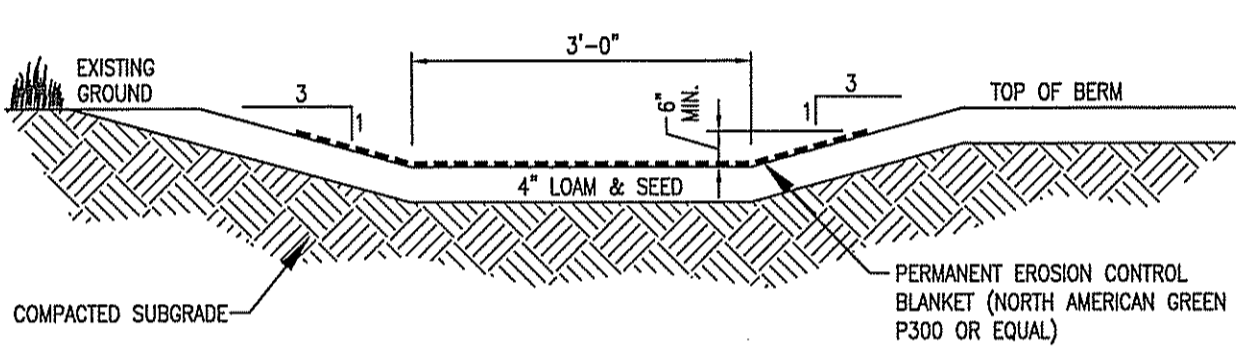
MANHOLE - STORM DRAIN 7 DT-3



DIVERSION SWALE / BERM (FILL CONDITION) 8 DT-3



TREATMENT SWALE 9 DT-3



GRASS SPILLWAY DETAIL 10 DT-3

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811
KNOW WHAT'S BELOW

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	3/15/23	SPILLWAY DETAIL		NRC	CEB

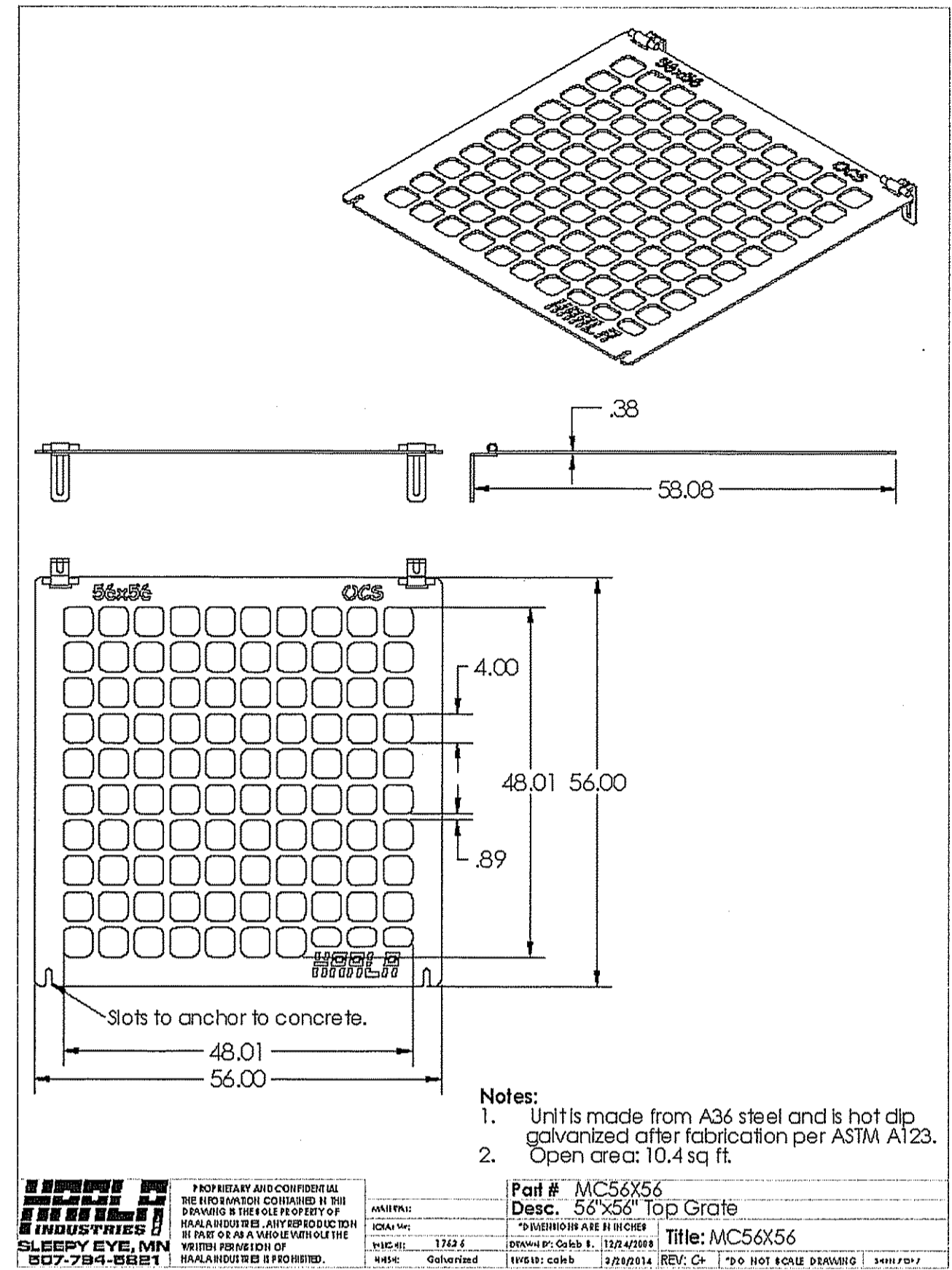
DRAINAGE DETAILS
RIVER'S EDGE
TAX MAP D LOT 99 - N.H. ROUTE 101
WILTON, NEW HAMPSHIRE
PREPARED FOR:
BETTER BUILT HOMES, INC.
3 TECH CIRCLE, AMHERST, NH 03031

SCALE: NONE APRIL 7, 2022

Surveying + Engineering + Land Planning + Permitting + Septic Designs

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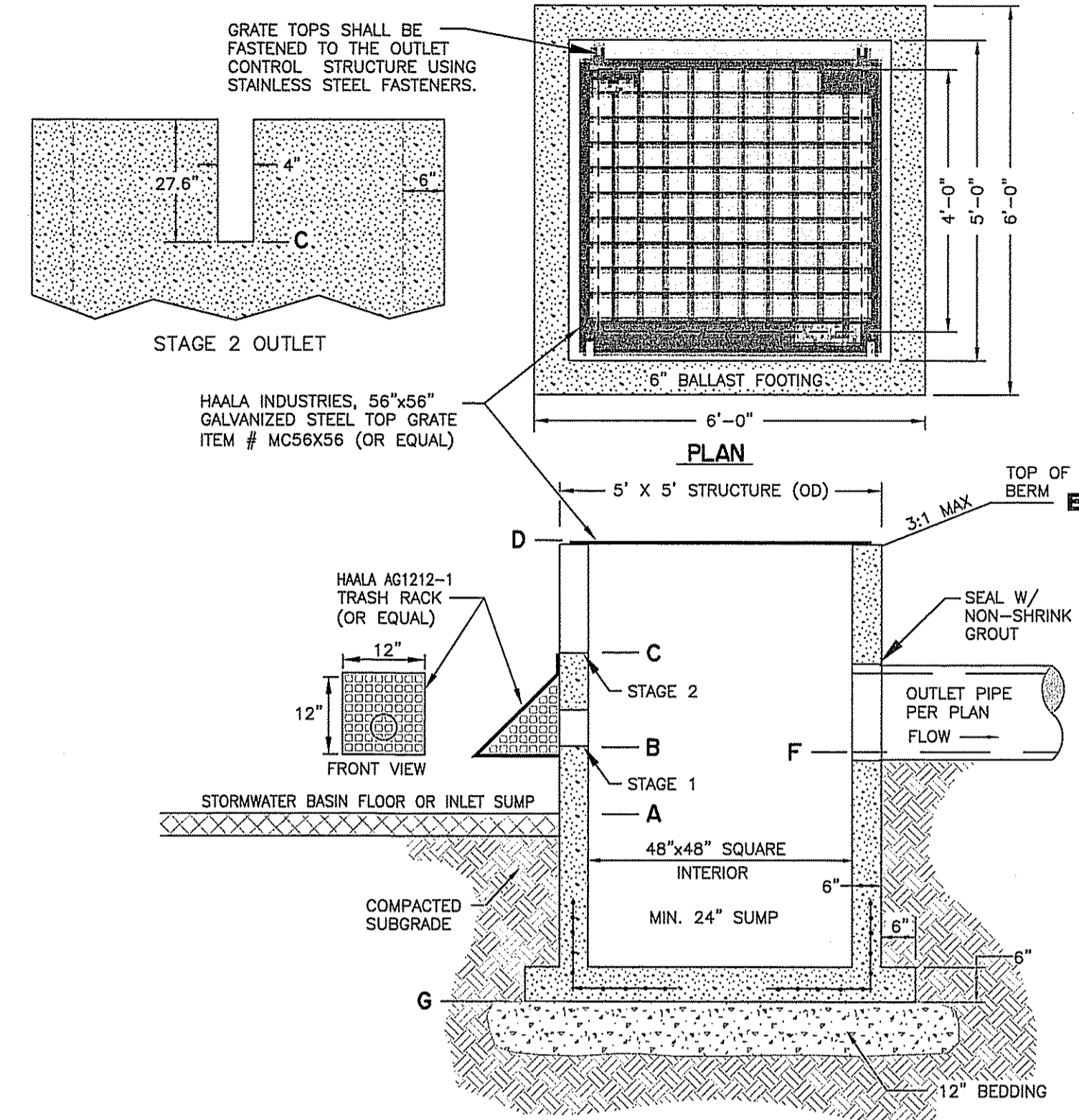


PROPRIETARY AND CONFIDENTIAL	Part #	MC56X56
DESCRIPTION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF HALA INDUSTRIES, INC.	Desc.	56"x56" Top Grate
NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HALA INDUSTRIES, INC.	DATE	11/24/2021
	REV.	1/26/2014
	REV.	2/26/2014
	REV.	7/2/2021
	REV.	7/2/2021

TOP GRATE (OR EQUAL) SCALE: N.T.S.

- REMOVE ALL ORGANIC MATERIAL FROM AREA BELOW PROPOSED INFILTRATION BASINS AND TO EXPOSE UNDERLYING SOILS.
- CARE SHALL BE TAKEN TO PROTECT THE UNDERLYING SOILS FROM CONSTRUCTION TRAFFIC AND THE DISCHARGE OF SEDIMENT LADEN RUNOFF.
- ONCE EXCAVATED AND PRIOR TO FILLING, THE UNDERLYING SOILS SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARRROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH LEVELING DRAG.
- FILL BELOW THE BASIN AND/OR LEACHING TRENCHES SHALL CONFORM TO THE SPECIFICATIONS FOR NHDOT ITEM 209.1, "GRANULAR BACKFILL".
- THE BASIN FLOOR OF THE INFILTRATION BASINS SHALL BE PREPARED AS SPECIFIED OR USING ONE OF THE FOLLOWING METHODS:
 - 6" LAYER OF COURSE SAND OR 3/8" PEA GRAVEL;
 - GRASS TURF WITH A HIGH INFILTRATION RATE (HIGH SAND CONTENT) THAT CAN BE INUNDATED FOR OVER 72 HOURS;
 - COARSE ORGANIC MATERIAL SUCH AS AN EROSION CONTROL MIX OR COMPOSTED MULCH THAT IS TILLED INTO THE SOIL, SOAKED, AND ALLOWED TO DRY.
- DO NOT PLACE INFILTRATION BASINS/TRENCHES INTO SERVICE UNTIL ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

INFILTRATION BASIN CONSTRUCTION NOTES SCALE: N.T.S.



LOCATION	BASIN OUTLETS		ELEVATIONS (FT.)						
	STAGE 1	STAGE 2	A	B	C	D	E	F	G
OS1 (DB1)	3.6" ORIFICE	4" SLOT	431.5	432.0	434.4	436.7	438.0	431.90	429.4

OUTLET STRUCTURE SCALE: N.T.S.



REV.	DATE	DESCRIPTION	C/O	DR	CK
B	6/7/23	OUTLET STRUCTURE		NRC	CEB
A	6/3/22	MINOR - NOTES		NRC	CEB

STORMWATER MANAGEMENT DETAILS
RIVER'S EDGE
 TAX MAP D LOT 99 - N.H. ROUTE 101
 WILTON, NEW HAMPSHIRE
 PREPARED FOR:
BETTER BUILT HOMES, INC.
 3 TECH CIRCLE, AMHERST, NH 03031

SCALE: NONE APRIL 7, 2022

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