

PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE LAYOUT OF A LANDSCAPE CONTRACTORS YARD AND A GREENHOUSE FARM STAND.
- THE PROPOSED GREENHOUSE/FARM STAND IS LIMITED TO THE FOOTPRINT SHOWN ON THE PLAN AND TO 1 STORY. THE ARCHITECTURE OF THE STRUCTURE SHALL BE REQUIRED TO BE CONSISTENT WITH GREENHOUSE OR FARM STANDS IN THE TOWN OF WILTON AND THE SURROUNDING AREA.
- 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. PORTIONS OF THE PARCEL ARE ALSO LOCATED IN THE FLOODPLAIN CONSERVATION OVERLAY DISTRICT AS WELL AS THE WETLAND CONSERVATION DISTRICT.
- NO MATERIALS CONTAINING CHEMICALS THAT HAVE A POSSIBILITY OF LEACHING INTO GROUNDWATER MAY BE STORED WITHIN THE BULK MATERIAL STORAGE AREA.
- BULK LANDSCAPE MATERIAL IS DEFINED AS MATERIALS SUCH AS AND SIMILAR TO BARK MULCH, LOAM, SAND, STONE, GRAVEL, PEA STONE, RIVER STONES, PROCESSED GRAVEL, STONEDUST, ETC.
- MATERIAL PROCESSING WILL BE LIMITED TO SCREENING LOAM AND FIREWOOD.
- NO COMPOST WILL BE CREATED OR PRESENT ON SITE. AMENDED SITE PLAN IS REQUIRED TO ADD COMPOST TO AN ACCEPTABLE MATERIAL.
- GENERAL HOURS OF OPERATION: 7AM-7PM
MATERIAL PROCESSING HOURS OF OPERATION: 8AM-6PM
- DIMENSIONAL REQUIREMENTS FOR THE COMMERCIAL ZONING DISTRICT:

ZONING SUMMARY			
ZONE: COMMERCIAL DISTRICT			
REQUIREMENT	REQUIRED	PROPOSED	
FRONTAGE	200 FT	803.4FT	
LOT AREA	N/A	8.1 AC	
FRONT YARD SETBACK	35 FT	62.1 FT	
REAR YARD SETBACK	20 FT	243.1 FT	
SIDE YARD SETBACK	25 FT	109.0 FT	
MAX BUILDING COVERAGE %	75%	2.6%	
WETLAND SETBACKS	50 FT	50 FT	
MAX BUILDING HEIGHT	45 FT	27 FT	

PARKING SUMMARY				
DESCRIPTION	RATIO	REQUIRED	PROVIDED	
WAREHOUSING	7 EMPLOYEES @ 1 SPACE PER EMPLOYEE	7	7	
	6,500 SF @ 1 SPACE PER 800SF	8.1	8	
OFFICE	3 EMPLOYEES @ 1 SPACE PER EMPLOYEE	3	3	
	1,200 SF @ 1 SPACE PER 200SF	6	6	
COMMERCIAL-RETAIL GOODS	2 EMPLOYEES @ 1 SPACE PER EMPLOYEE	2	2	
	1,500 SF @ 1 SPACE PER 200SF	7.5	8	
SUBTOTAL		33.6	34 (3)	

- NOTES**
- PARKING CALCULATION PER TABLE A: NUMBER OF PARKING SPACE STANDARDS OF THE TOWN OF WILTON SITE PLAN REGULATIONS.
 - (#) INDICATES THE NUMBER OF ADA SPACES PROVIDED.

TRAFFIC SIGNAGE AND MARKING NOTES:

- ALL SIGNING SHALL BE IN ACCORDANCE WITH THE N.H.D.O.T. STANDARDS.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE N.H.D.O.T. STANDARDS.
- ALL STOP SIGN LOCATIONS SHALL INCLUDE A 18" THICK PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE. ALL OTHER STRIPING SHALL BE 4" THICK PAINTED YELLOW UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL COMPLY WITH THE STATE OF NEW HAMPSHIRE TRAFFIC CONTROL.
- PAVEMENT MARKINGS SHALL EXTEND BEYOND PROJECT PAYING LIMITS TO OVERLAP EXISTING MARKINGS DISTURBED BY CONSTRUCTION.
- UNLESS OTHERWISE NOTED ALL PAVEMENT MARKINGS SHALL BE SINGLE SOLID LINE WHITE (SSLW)

SIGN NOTES:

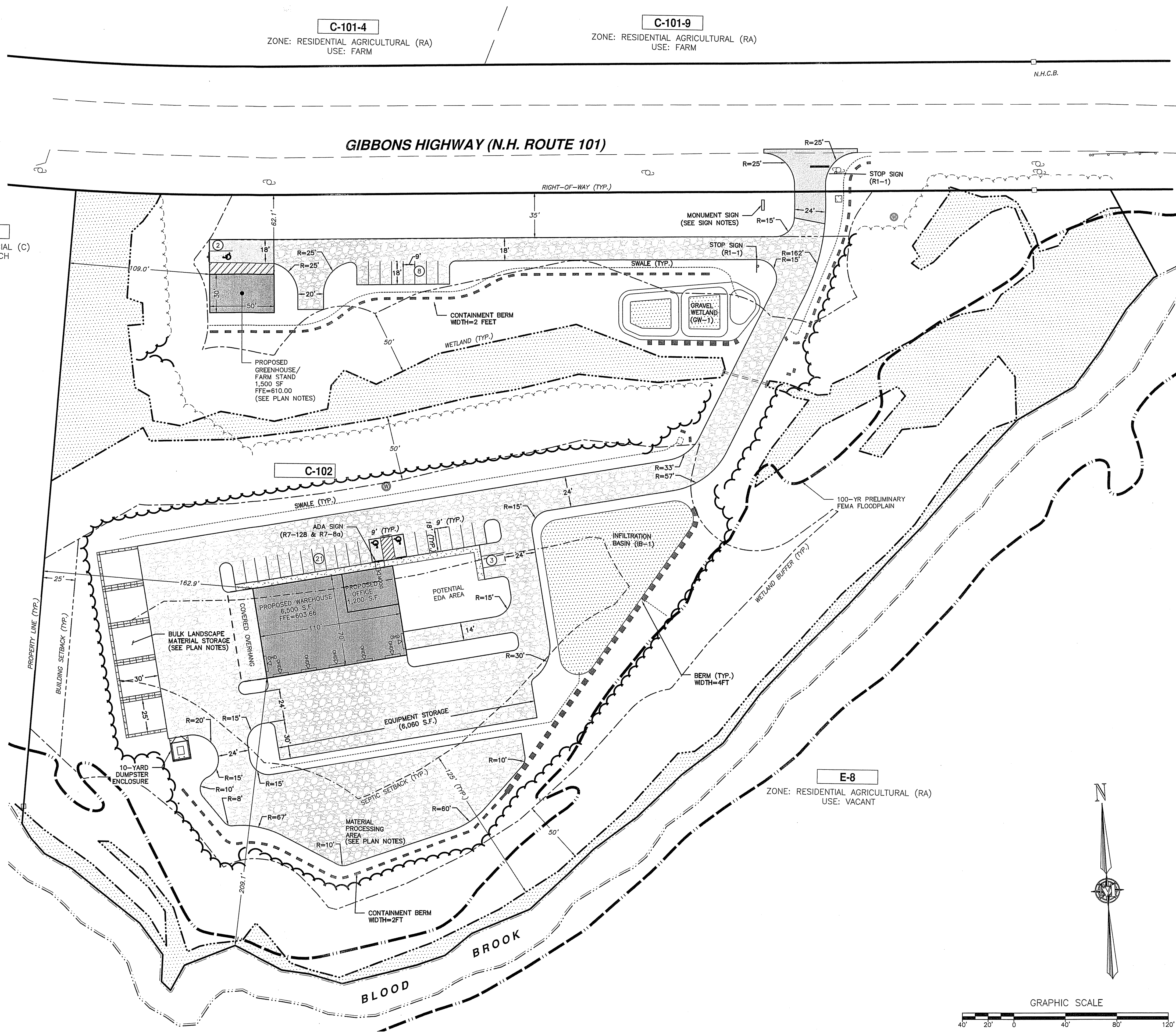
- MONUMENT SIGNS REQUIRE A SIGN PERMIT IN ACCORDANCE WITH THE TOWN OF WILTON ZONING ORDINANCE SECTION 16.0 SIGNS.
- ONE (1) SIGN OR STRUCTURE PER PARCEL RELATING ONLY TO THE PERMITTED USE.
- MAXIMUM OF ONE HUNDRED (100) SQUARE FEET IN AREA PER FACE AND A MAXIMUM OF TWO FACES MAY BE USED.
- THE TOP OF ANY SIGN SHALL NOT EXCEED SIXTEEN (16) FEET ABOVE EXISTING GROUND LEVEL.

LAYOUT NOTES:

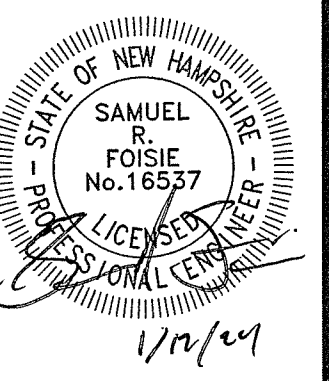
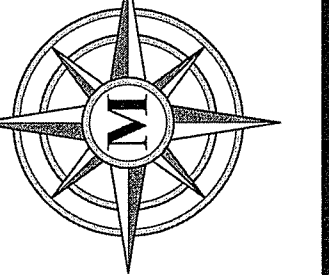
- UNLESS INDICATED ON THE PLANS, ALL RADII ARE FIVE FEET (5').

LAND USE SUMMARY			
DESCRIPTION	PROPERTY AREA		
	AREA (SF)	AREA (%)	
EXISTING	BUILDING	344	0.097%
	IMPERVIOUS	0	0.00%
	GRAVEL	459	0.13%
	PERVIOUS	352,033	99.773%
	TOTAL	352,836	100%
PROPOSED	BUILDING	9,200	2.61%
	IMPERVIOUS	7,505	2.13%
	GRAVEL	71,397	20.23%
	PERVIOUS	264,734	75.03%
	TOTAL	352,836	100%

- NOTES**
- EXISTING LAND USE SUMMARY BASED UPON SURVEY DATA THAT WAS COLLECT BY THIS OFFICE.



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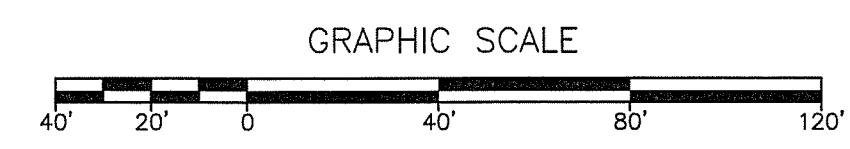
REV.	DATE	DESCRIPTION	DR	CK
A	17/12/23	NRFC COMMENTS	BLR	SRF
B	18/12/23	PB COMMENTS	BLR	SRF
C	18/12/23	AOT INITIAL SUBMITTAL	BLR	SRF
D	19/01/23	NRFC COMMENTS	BLR	SRF
E	10/25/23	AOT COMMENTS	JUA	SRF

SITE LAYOUT, SIGNAGE AND MARKING PLAN

NORTHERN LIGHTS LANDSCAPING
GIBBONS HIGHWAY (NH ROUTE 101)
MAP C LOT 102
WILTON, NEW HAMPSHIRE

SP-3
SHEET

PROJECT 10738.01
SHEET NO. 6 OF 18

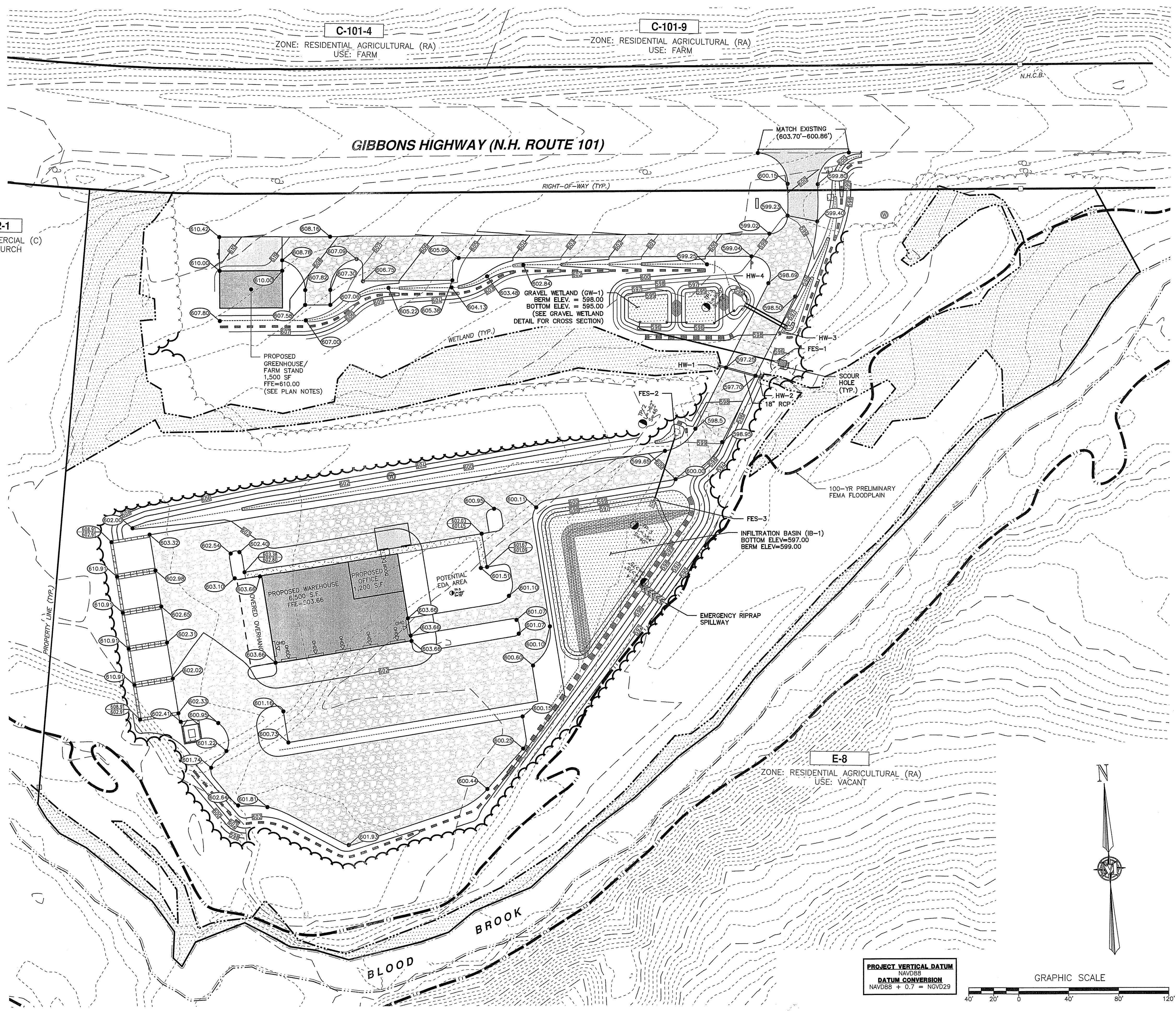


DRAINAGE NOTES:
 1. ALL CHECK DAMS ARE 1' IN HEIGHT UNLESS OTHERWISE NOTED.

PIPE SCHEDULE

PIPE	INV. IN	FROM	INV. OUT	TO	LENGTH (FT)	SLOPE (FT/FT)	DIAMETER (IN)	MATERIAL
DP-1*	595.19	HW-3	595.00	HW-4	38.4	0.005	12	HDPE
DP-2	594.67	GW-1	594.00	FES-1	114.3	0.006	12	HDPE
DP-3	594.50	HW-1	593.50	HW-2	36.0	0.028	30	RCP
DP-4	597.28	FES-2	597.00	FES-3	56	0.005	12	HDPE

* DUAL PIPES. SEE PLANS FOR ADDITIONAL DETAIL.



C-101-4

ZONE: RESIDENTIAL AGRICULTURAL (RA)
 USE: FARM

C-101-9

ZONE: RESIDENTIAL AGRICULTURAL (RA)
 USE: FARM

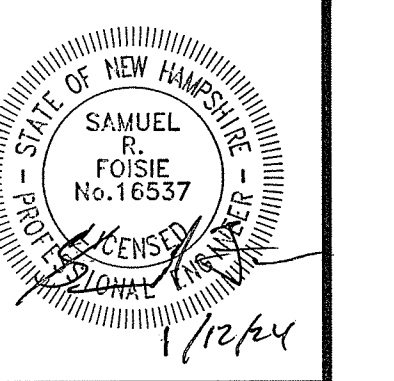
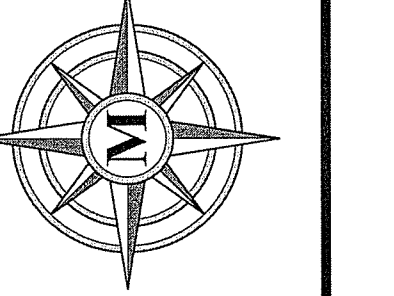
C-102-1

ZONE: COMMERCIAL (C)
 USE: CHURCH

E-8

ZONE: RESIDENTIAL AGRICULTURAL (RA)
 USE: VACANT

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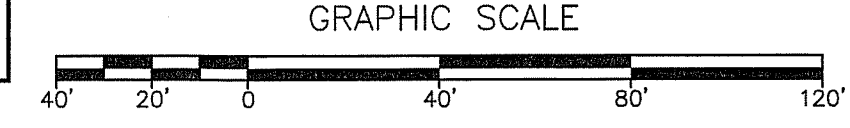
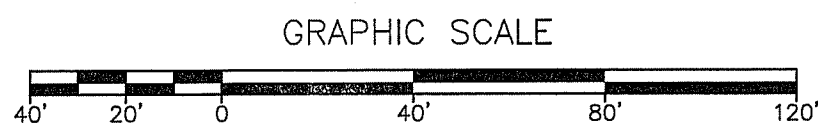
REV	DATE	DESCRIPTION	DR	CK
A	7/12/23	INFC COMMENTS	BLR	SRF
B	8/16/23	INFC COMMENTS	BLR	SRF
C	8/16/23	ACT INITIAL SUBMITTAL	BLR	SRF
D	9/07/23	INFC COMMENTS	BLR	SRF
E	10/25/23	ACT COMMENTS	JJA	SRF

GRADING AND DRAINAGE PLAN

NORTHERN LIGHTS LANDSCAPING
 GIBBONS HIGHWAY (NH ROUTE 101)
 MAP C LOT 102
 WILTON, NEW HAMPSHIRE

SP-6

SHEET
 FILE: 10738101E.dwg
 PROJECT: 10738.01
 SHEET NO. 9 OF 18



PROJECT VERTICAL DATUM
 NAVD88
DATUM CONVERSION
 NAVD88 + 0.7 = NGVD29

Plotted: 1/12/2024 11:47 AM By: JJA
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