

**PLANNING BOARD
TOWN OF WILTON, NH**

SUBDIVISION PLAN REVIEW APPLICATION
(Amended December 16, 2009)

PLANNING BOARD USE ONLY

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1) Applicant's name: <u>ADVANCED BUILDING</u>
<u>PERFORMANCE SOLUTIONS, LLC</u>
Address: <u>119 WITCHES SPRING ROAD</u>
<u>HOLLIS, NH 03049</u>
Tel. #: <u>603-582-0030</u> | Plan File: # _____
Date application & Fees received: ___/___/___
Date abutters notified: ___/___/___
Date of newspaper notice: ___/___/___
Date and agenda number of scheduled meeting: ___/___/___ Ag. # _____
Date application accepted: ___/___/___
Conditions: _____ |
| 2) Owner of property: <u>SAME C/O</u>
<u>JOHN HAITHCOCK</u>
Land Owner's Address: <u>SAME</u>
Tel. #: <u>603-582-0030</u> | Date written notice of approval-disapproval sent: ___/___/___
Date subdivision plans recorded in Registry of Deeds: ___/___/___
FEES PAID:
Filing \$ _____
Date ___/___/___
Recording: ___/___/___
Date: ___/___/___
Desig.Rep.: \$ _____
Date: ___/___/___
Consulting: \$ _____
Date: ___/___/___ |
| 3) Tax lot number(s) and street number: <u>H-94</u>
<u>& H-94-1 PROPOSED</u> | |
| 4) Zoning district(s) property located in:
<input type="checkbox"/> Residential <input type="checkbox"/> Commercial
<input checked="" type="checkbox"/> Residential & Agricultural
<input type="checkbox"/> Industrial <input type="checkbox"/> Office Park
<input type="checkbox"/> Aquifer <input type="checkbox"/> Watershed
<input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Plain | |

WILTON LAND USE LAWS AND REGULATIONS
APPENDIX IX - SUBDIVISION PLAN REVIEW APPLICATION

- 5) General location of property: MASON ROAD 1500' +/- SOUTH OF INTERSECTION OF MASON RD AND STEPHENS RD
-
- 6) Road frontage of property: 440'
-
- 7) Description of the proposed subdivision, cluster, or other development (e.g., number of lots, acreage, intended use, etc.):
- PROPOSED MINOR 2 LOT SUBDIVISION WITH EXISTING FRONTAGE ON MASON ROAD AND PROPOSED ACCESS VIA EXISTING DEEDED PRIVATE WAY PROVIDING ACCESS TO NOT MORE THAN 4 RESIDENTIAL LOTS.
-
- 8) Attach a listing of the names and addresses of all abutters as listed in Town records not more than five (5) days prior to filing date of application. List to include all abutters directly across roadways and streams, the owner of the property or representative *as well as all professional engineers, architects, land surveyors, or soil/wetland scientists whose professional seal appears on the subdivision plan*. In addition three sets of mailing labels shall be provided by the applicant. (See RSA 672:3 and Wilton Zoning Ordinance 4.9)
- 9) This application will be reviewed by the Designated Representative of the Wilton Planning Board and where found to conform to the requirements of the Town's Land Use Laws and Regulations will be signed by the representative prior to submission. Thereafter, it will be scheduled for presentation at an official public hearing of the Planning Board. The date and agenda number of this meeting will be sent to the Applicant along with abutter notifications.
- 10) **This application must be signed by the owners of all lots involved in the application.**

The information contained in this application is complete and true to the best of my knowledge. I approve the submission of this application. If an Agent/Owner Representative is named below, the person named there has my permission to represent me before the Wilton Planning Board. I authorize the Agent/Owner Representative to submit this application and to speak before the Planning Board on my behalf. (A separate signed letter is also acceptable.)

Signature of Owner _____ Date _____

11) Agent/Owner Representative

Fill out this section if the application is being submitted by a realtor, surveyor, engineer, attorney, etc., on behalf of the actual owner or applicant.

Name FIELDSTONE LAND CONSULTANTS, PLLC
Mailing Address 206 ELM STREET
Town, State, ZIP MILFORD, NH 03055
Email Address caguida@fieldstonelandconsultants.com

WILTON LAND USE LAWS AND REGULATIONS
APPENDIX IX - SUBDIVISION PLAN REVIEW APPLICATION

12) Required application fees are due and payable at the time the application is filed with Planning Board Clerk: (See Application Fee Schedule Appendix III to determine applicable rates) (Amended Dec. 2009)

A) General Application Submission Fees: (as required per application)

- 1) Legal Notice \$ 75
- 2) Abutter Notification
9 # of abutters (see item 8) x \$ 10 /abutter = \$ 90
- 3) NRPC Escrow \$ 200 (Separate check)

Additional Fees to be paid by the applicant during the application process

- 4) Consultant Escrow (To be determined by the Board)
- 5) Digital Data Submission Fee (To be determined and paid at the time of approval)
- 6) Recording Fee (To be determined and paid at the time of approval)

B) Subdivision Application fee: (check applicable box(s); enter fee)

- 1) Subdivision Pre-Application Consultation \$ _____
- 2) Subdivision Voluntary Merger \$ _____
- 3) Subdivision Lot Line Adjustment/line adjusted
_____ # lines x \$ _____ fee/line = \$ _____
- 4) Subdivision Condo Conversions
_____ # units x \$ _____ fee/unit = \$ _____
- 5) All other Subdivisions including Cluster
2 # lots/units x \$ 200 fee/lot or unit = \$ 400

Total Fees: \$ 565.00

As the owner or duly authorized Agent/Owner Representative for the owner of the property, I do hereby submit this plan for review as required by the Town of Wilton Land Use Regulations. I agree to be fully responsible for payment of all fees, costs and expenses including fees for professional consultant reviews deemed necessary by the Planning Board incurred with respect to this application.

Signature: _____
Owner/Agent/Owner Representative

Date: ___ / ___ / ___

Signature:  _____
Wilton Planning Board Designated Representative

Date: 8 / 29 / 16

Signature: _____
Planning Board Clerk

Date: ___ / ___ / ___

**PLANNING BOARD
TOWN OF WILTON, NH**

SUBDIVISION PLAN REVIEW CHECKLIST

I. PLAT STANDARDS

- | <u>Y</u> | <u>N</u> | <u>NA</u> | |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - 6 copies of the preliminary plat. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Subdivision name. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Purpose of the subdivision. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Name and address of owner of record. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Name and address of the subdivider and engineer/surveyor. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Date plans first drafted. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Tax map and lot number(s), and total acreage of parcel(s) being subdivided. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Zoning districts within which the subdivision is located. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Signature of the owner or his/her designated representative. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Seal and signature of a land surveyor licensed in the State of NH. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Seal and signature of a professional engineer licensed in the State of NH (where required for engineering designs). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Seal and signature of a certified soil scientist or the SCS. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Horizontal scale a minimum of 1"=100' (1"=50' preferred). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Vertical scale not to exceed 1"=40'. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Signature block in lower right corner above title. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locus map at a scale of 1"=1000'. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Bar scale for the plat. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Magnetic and true north. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Revision block. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Notes section for plan information. |

II. ABUTTING PROPERTY INFORMATION

- | <u>Y</u> | <u>N</u> | <u>NA</u> | |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Tax map and lot numbers. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Names and addresses of the owners of record as indicated in Town records not more than five (5) days before the date of filing. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations of property lines and their approximate dimensions. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Names and locations of abutting subdivisions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Names, locations and dimensions of existing streets, easements and alleys. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Names, locations and dimensions of abutting parks and open space. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations and dimensions of setbacks. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations of existing buildings within 100 feet of property lines. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations of existing septic system leach fields within 100 feet of property lines. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Road or driveway intersections within 200 feet of property lines. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Other _____ |

Sheet 1 of 3 Continued >

III. SUBDIVISION INFORMATION

- | <u>Y</u> | <u>N</u> | <u>NA</u> | |
|-------------------------------------|--------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations, bearings and distances of property lines. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations permanent boundary markers. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Length of frontage on a public ROW. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Area of proposed lots - wet, dry and total. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Existing and proposed topography for entire parcel - contour intervals not to exceed 5 feet. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Location of the 100 year floodplain. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Zoning district boundaries. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Soil boundaries and types as certified by a registered engineer, certified soil scientist or SCS. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - High intensity soil survey, if required. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations of all water bodies, watercourses, wetlands, rock/ledge outcrops or other significant natural features. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Locations of any proposed dredge and/or fill areas. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations and dimensions of existing and proposed easements. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations and dimensions of buildings. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations of soil test pits accompanied by test pit and perc test data. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations of existing and proposed water, sewer and drainage systems. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations of proposed wells and protective well radii. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations of the 4,000 square foot septic reserve areas. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations of existing and proposed utility lines. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations, names, widths and profiles of existing and proposed street and highways showing grades, radii, culverts and drains, and bridge designs. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Proposed driveway locations with note that relocation requires approval of the Board. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Locations of parcels to be dedicated to public use. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Temporary and permanent erosion and sedimentation controls. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Other _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Other _____ |

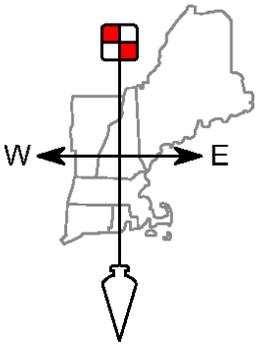
Sheet 2 of 3 Continued >

IV. SUPPORTING INFORMATION

Y N NA

- | | |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Pending | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> - Letter from water commission certifying availability and intent to provide service.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> - Letter from sewer commission certifying availability and intent to provide service.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> - Letter from the Fire Chief certifying adequate water for fire protection and access for emergency vehicles.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> - Drainage calculations based on a 25 year storm frequency.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> - Legal documents for all proposed easements, restricted covenants or other documents affecting legal title of the property.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> - If the proposed subdivision covers only a portion of the entire tract, a statement concerning the intended future use of the remainder. |
| Pending | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> - NH Water Supply and Pollution Control Division Subdivision Septic Approval Permit number.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> - NH Wetlands Board Dredge and Fill Approval Permit number and Army Corps of Engineers Dredge and Fill approval, if required. |
| Pending | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> - NH Water Supply and Pollution Control Division Site Specific Permit.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> - NH Department of Transportation Curb-Cut Approval Permit number and/or a letter of approval from the Wilton Road Agent.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> - A line drawing plan of the subdivision drawn to scale of the tax map.
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> - Other _____
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> - Other _____ |

Sheet 3 of 3 End



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

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

August 29, 2016

Town of Wilton
Planning Board
42 Main Street
P.O. Box 83
Wilton, NH 03086

RE: **Planning Board Minor Subdivision Application**
Mason Road - Tax Map H Lot 94
Advanced Building Performance Solutions, LLC / John Haithcock

To Whom It May Concern:

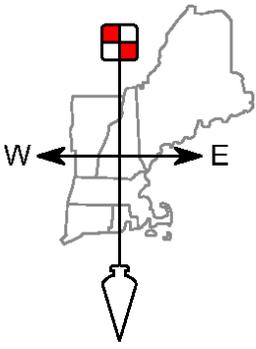
The undersigned being the owner of the above referenced lot hereby authorizes Fieldstone Land Consultants, PLLC to act as their agent in filing and seeking all necessary approvals from local, state and federal approvals for Tax Map Parcel H-94.

Very truly yours,

Signature: _____

Print: _____

Date _____



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

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206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456

www.FieldstoneLandConsultants.com

August 29, 2016

Raymond Dick, Fire Chief
Town of Wilton Fire Department
102 Main Street
Wilton NH 03086

RE: Advanced Building Performance Solutions, LLC
John Haithcock
Tax Map H, Lot 94
Minor Subdivision Application
Mason Road – Wilton, NH

To Whom It May Concern,

In accordance with the Subdivision Regulations of the Town of Wilton and Subdivision review by Nashua Regional Planning Commission (NRPC), please review attached subdivision plan and provide comments (if any) to the Town of Wilton Planning Board prior to the scheduled hearing. The hearing is scheduled for September 21, 2016. Please let me know if you'd like any additional information for your review.

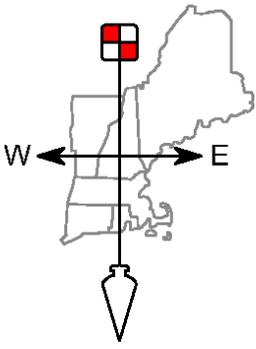
Please send comments to:

Town of Wilton Planning Board
42 Main Street
Wilton, NH 03082

Thank you for your assistance.

Very truly yours,
Fieldstone Land Consultants, PLLC

Christopher A. Guida, CSS. CWS
Project Manager



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

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206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456

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August 29, 2016

Steve Elliott, Director
Town of Wilton
Public Works Department
89 Whiting Hill Road, PO Box 83
Wilton NH 03086

RE: Advanced Building Performance Solutions, LLC
John Haithcock
Tax Map H, Lot 94
Minor Subdivision Application
Mason Road – Wilton, NH

To Whom It May Concern,

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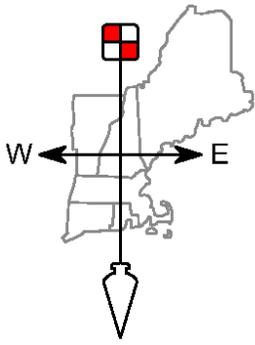
Please send comments to:

Town of Wilton Planning Board
42 Main Street
Wilton, NH 03082

Thank you for your assistance.

Very truly yours,
Fieldstone Land Consultants, PLLC

Christopher A. Guida, CSS. CWS
Project Manager



FIELDSTONE

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Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456

www.FieldstoneLandConsultants.com

August 26, 2016

FLC#1152.00 / CAG

List of Abutters

Advanced Building Performance Solutions, LLC

Tax Map H Lot 94

Wilton, New Hampshire

Map H Lot 42-7
Russell D. Weinzimmer
PO Box 862
Wilton, NH 03086

Map H Lot 43
Leo F. Maloney
967 Mason Road
Wilton, NH 03086

Map H Lot 88
Earthern Vessel Trust
RL & VL Stewart, Trustees
976 Mason Road
Wilton, NH 03086

Map H Lot 89-8
Michael Gendron & Donna Flahive-Gendron
992 Mason Road
Wilton, NH 03086

Map H Lot 89-7
Christine & David Polonsky
996 Mason Road
Wilton, NH 03086

Map H Lot 93
Arthur Tuthill Jr. & Lorrie Knight-Tuthill
1001 Mason Road
Wilton, NH 03086

Map H Lot 95
Adam Shepard Melcher & Chaplin Lyttleton
Bye Melcher c/o Herald Melcher
PO Box 75
Liberty Corner, NJ 07938

Applicant:
Advanced Building Performance Solutions, LLC
John Haithcock
119 Witches Spring Road
Hollis, NH 03049

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055

August 26, 2016
FLC#1152.00 / CAG

List of Abutters
Advanced Building Performance Solutions, LLC
Tax Map H Lot 94
Wilton, New Hampshire

Map H Lot 42-7
Russell D. Weinzimmer
PO Box 862
Wilton, NH 03086

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PO Box 862
Wilton, NH 03086

Map H Lot 42-7
Russell D. Weinzimmer
PO Box 862
Wilton, NH 03086

Map H Lot 43
Leo F. Maloney
967 Mason Road
Wilton, NH 03086

Map H Lot 43
Leo F. Maloney
967 Mason Road
Wilton, NH 03086

Map H Lot 43
Leo F. Maloney
967 Mason Road
Wilton, NH 03086

Map H Lot 88
Earthern Vessel Trust
RL & VL Stewart, Trustees
976 Mason Road
Wilton, NH 03086

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Wilton, NH 03086

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Michael Gendron & Donna Flahive-Gendron
992 Mason Road
Wilton, NH 03086

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Michael Gendron & Donna Flahive-Gendron
992 Mason Road
Wilton, NH 03086

Map H Lot 89-7
Christine & David Polonsky
996 Mason Road
Wilton, NH 03086

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Christine & David Polonsky
996 Mason Road
Wilton, NH 03086

Map H Lot 89-7
Christine & David Polonsky
996 Mason Road
Wilton, NH 03086

Map H Lot 93
Arthur Tuthill Jr. & Lorrie Knight-Tuthill
1001 Mason Road
Wilton, NH 03086

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Arthur Tuthill Jr. & Lorrie Knight-Tuthill
1001 Mason Road
Wilton, NH 03086

Map H Lot 93
Arthur Tuthill Jr. & Lorrie Knight-Tuthill
1001 Mason Road
Wilton, NH 03086

Map H Lot 95
Adam Shepard Melcher & Chaplin Lyttleton
Bye Melcher c/o Herald Melcher
PO Box 75
Liberty Corner, NJ 07938

Map H Lot 95
Adam Shepard Melcher & Chaplin Lyttleton
Bye Melcher c/o Herald Melcher
PO Box 75
Liberty Corner, NJ 07938

Map H Lot 95
Adam Shepard Melcher & Chaplin Lyttleton
Bye Melcher c/o Herald Melcher
PO Box 75
Liberty Corner, NJ 07938

Applicant:
Advanced Building Performance Solutions, LLC
John Haithcock
119 Witches Spring Road
Hollis, NH 03049

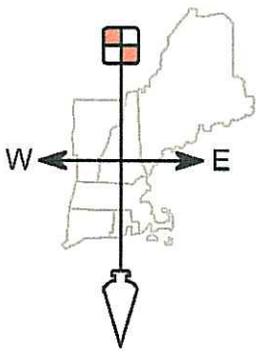
Applicant:
Advanced Building Performance Solutions, LLC
John Haithcock
119 Witches Spring Road
Hollis, NH 03049

Applicant:
Advanced Building Performance Solutions, LLC
John Haithcock
119 Witches Spring Road
Hollis, NH 03049

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055

Engineer:
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Milford, NH 03055

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206 Elm Street
Milford, NH 03055



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Surveying ♦ Engineering
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TEST PIT DATA
ADVANCED BUILDING PERFORMANCE SOLUTIONS, LLC
MAP H, LOT 94
MASON ROAD
WILTON, NH

6/10/16

Test Pit # 1

0-10" - 10YR 3/3 Dark Brown loam

10-24" - 10YR 4/6 Dark Yellowish Brown, fine sandy loam, massive, friable

24-65" - 2.5Y 4/4 Olive Brown, stony sandy loam, massive, firm

ESHWT = 24" Observed Water = None Ledge/Boulders = None Roots = 28"
Perc Rate = 6 min/in @ 20"

6/10/16

Test Pit # 2

0-5" - 10YR 3/3 Dark Brown loam

5-20" - 10YR 4/6 Dark Yellowish Brown, fine sandy loam, massive, friable

20-70" - 2.5Y 4/4 Olive Brown, gravelly sandy loam, massive, firm

ESHWT = 30" Observed Water = None Ledge/Boulders = None Roots = 40"
Perc Rate = 8 min/in @ 22"

6/10/16

Test Pit # 3

0-8" - 10YR 3/3 Dark Brown loam

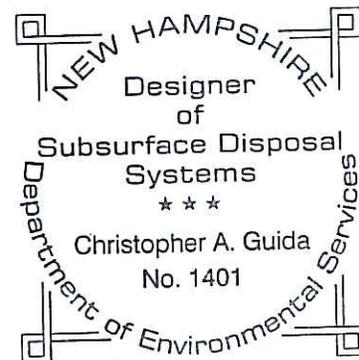
8-22" - 10YR 4/6 Dark Yellowish Brown, fine sandy loam, massive, friable

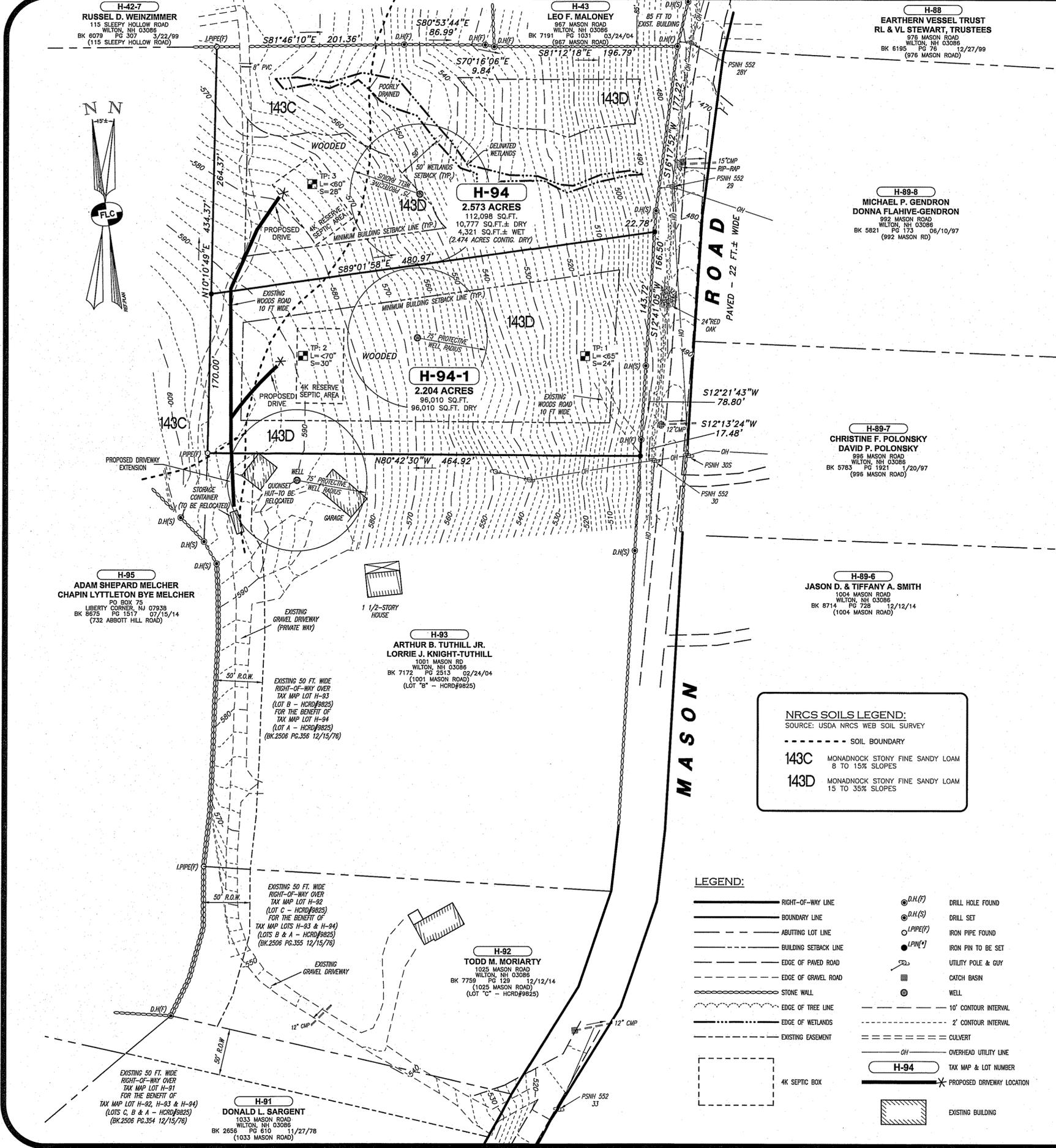
22-60" - 2.5Y 4/4 Olive Brown, gravelly sandy loam, massive, firm

ESHWT = 28" Observed Water = None Ledge/Boulders = None Roots = 28"
Perc Rate = 8 min/in @ 21"

Test pits conducted by:

Christopher A. Guida, CSS, CWS
NH Designer #1401





NOTES:

1. THE OWNER OF RECORD FOR TAX MAP PARCEL H-94 IS ADVANCED BUILDING PERFORMANCE SOLUTIONS LLC - 119 WITCHES SPRING ROAD, HOLLIS, NH 03049. DEED REFERENCES TO PARCEL ARE VOL.8818 PG.681 DATED DECEMBER 23, 1981, AND VOL.2663 PG.230 DATED DECEMBER 7, 1978 IN THE H.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP PARCEL H-94 INTO 2 RESIDENTIAL LOTS AS SHOWN.
3. THE TOTAL AREA OF TAX MAP PARCEL H-94 IS 4.778 ACRES OR 208,108 SQ. FT. WITH 440.00 FT. OF FRONTAGE ALONG MASON ROAD.
4. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH PRECISE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF MAY, 2016.
5. ZONING FOR THE ENTIRE PARCEL IS R & A - RESIDENTIAL AND AGRICULTURAL. PROPOSED LOTS COMPLY WITH ALL APPLICABLE ZONING REQUIREMENT NORMAL FRONTAGE LOT: MIN. LOT SIZE = 87,120 SQ.FT. (2 ACRES) MIN. ROAD FRONTAGE=200 FT. MIN. BUILDING SETBACKS=35 FT. FROM ALL LINES
6. THE SUBJECT PARCEL LIES OUTSIDE THE WELLHEAD PROTECTION AREA (WHPA).
7. LOTS ARE TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS AND WELLS.
8. EXISTING BUILDINGS AND SEPTIC SYSTEM LEACH FIELDS HAVE BEEN LOCATED WITHIN 100 FEET OF THE PROPERTY LINES. ROAD OR DRIVEWAY INTERSECTIONS HAVE BEEN LOCATED WITHIN 200 FEET AS SHOWN.
9. THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP 330110465D, DATED SEPTEMBER 25, 2009.
10. HORIZONTAL ORIENTATION IS PER REFERENCE PLAN #1. VERTICAL DATUM IS ASSUMED.
11. THE PROPOSED DRIVEWAY LOCATION FOR LOT H-94-1 MEETS THE TOWN OF WILTON SIGHT DISTANCE REQUIREMENTS. PROPOSED LOT H-94 WILL BE ACCESSED FROM THE EXISTING GRAVEL DRIVEWAY WITHIN THE EXISTING 50' WIDE RIGHT-OF-WAY AS SHOWN. RELOCATION OF THE PROPOSED DRIVEWAYS SHOWN HEREON SHALL REQUIRE APPROVAL OF THE PLANNING BOARD.
12. EXISTING LOT H-94 HAS NO KNOWN EASEMENTS ASSOCIATED WITH IT.
13. PORTIONS OF THE SITE LIE WITHIN THE WETLANDS CONSERVATION DISTRICT, BUILDINGS MUST SETBACK 50 FEET FROM DELINEATED WETLANDS. THE ENTIRE SITE LIES OUTSIDE THE AQUIFER PROTECTION DISTRICT.
14. THIS SITE MEETS THE REQUIREMENTS FOR SECTION 9.3 - SUBSURFACE SEWAGE DISPOSAL OF THE WILTON SUBDIVISION REGULATIONS.
15. ALL BOUNDARY MONUMENTATION HAS BEEN FOUND OR SET AS SHOWN HEREON.
16. PROPOSED LOTS H-94 & H-94-1 MAY BE SUBJECT TO IMPACT FEES PER THE 2016 PLANNING BOARD SCHEDULE. IF APPLICABLE, FEES WOULD BE PAID INDIVIDUALLY ON A PER LOT BASIS WHEN A CERTIFICATE OF OCCUPANCY IS REQUESTED FROM THE BUILDING INSPECTOR.

CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER 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."

8/29/16

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 JUNE 2016.

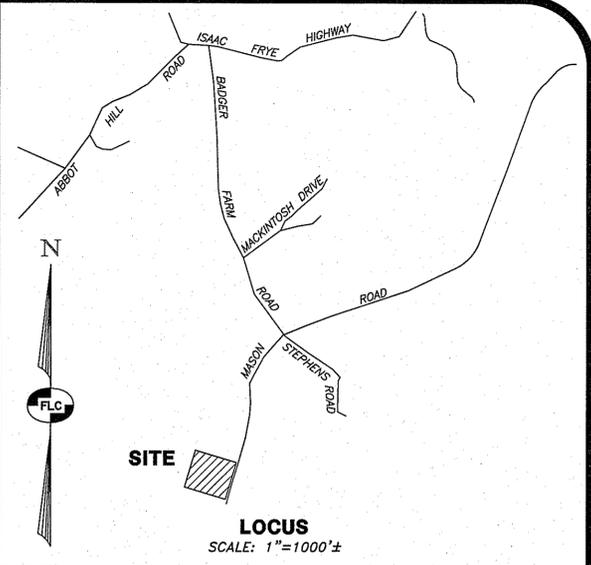
DATE: 8/29/16

NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

---	SOIL BOUNDARY
143C	MONADNOCK STONY FINE SANDY LOAM 8 TO 15% SLOPES
143D	MONADNOCK STONY FINE SANDY LOAM 15 TO 35% SLOPES

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
- - - EXISTING EASEMENT
- 4K SEPTIC BOX
- D.H.(F)
- D.H.(S)
- L.P.I.P.E.(F)
- L.P.I.P.E.(S)
- DRILL HOLE FOUND
- DRILL SET
- IRON PIPE FOUND
- IRON PIN TO BE SET
- UTILITY POLE & GUY
- CATCH BASIN
- WELL
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- CULVERT
- OVERHEAD UTILITY LINE
- H-94 TAX MAP & LOT NUMBER
- PROPOSED DRIVEWAY LOCATION
- EXISTING BUILDING



REFERENCE PLANS:

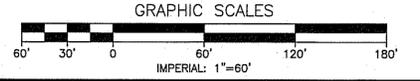
1. "SUBDIVISION OF 3 LOTS - ON MASON-MILFORD RD. - IN WILTON, N.H." - LAND OF MRD. RAYMOND DALTON - SCALE 1"=100', DATED OCTOBER 1968 - PLAT TRACED FROM COPY OF D. JACKSON - SURVEY BY ROBERT B. TODD. (RECORDED AT THE H.C.R.D. AS PLAN #9825).
2. "SUBDIVISION PLAN - MASON ROAD - WILTON, NEW HAMPSHIRE - PREPARED FOR - JOHN JR. & AUDREY A. COGLIANO - 18 HEYWOOD ROAD, WESTFORD, MA. 01886 - BK. 1982/P. 438", SCALE 1"=50', DATED FEBRUARY 8, 1982 BY HOWARD G. WATKINS. (RECORDED AT THE H.C.R.D. AS PLAN #15914).
3. "LOT CONSOLIDATION - LOT LINE ADJUSTMENT & SUBDIVISION PLAN OF LAND - PREPARED FOR - RUSSEL D. WEINZIMMER - THOMAS W. MOORE - JOAN D. HANLEY - WILTON, NEW HAMPSHIRE", SCALE: 1"=100', DATED: JUNE 23, 1988 BY MONADNOCK SURVEY, INC. (RECORDED AT THE H.C.R.D. AS PLAN #29493).
4. "PLAT OF DALTON SUBDIVISION - WILTON, N.H. - HAROLD P. JR. & JOAN D. - MELCHER." SCALE: 1"=100', DATED: APRIL 13, 1977 BY ROBERT B. TODD. (RECORDED IN THE H.C.R.D. AS PLAN #10436).
5. "SUBDIVISION OF RICHARD R. LAROSSE LAND REVISED - ABBOT HILL ROAD, WILTON, N.H. - REVISION OF MAP BY D. JACKSON, JULY, 1972, AND ALBERT SCHAALY" SCALE 1"=100', DATED: APRIL 1974 BY WM. A. BEAN JR. AND J. M. ATTRIDGE. (RECORDED IN THE H.C.R.D. AS PLAN #7452).

OWNER(S) SIGNATURE _____ DATE _____

APPROVED BY WILTON PLANNING BOARD

ON: _____ CERTIFIED BY _____ AND _____

CHAIRMAN: _____ SECRETARY: _____



REV.	DATE	DESCRIPTION	C/O	DR	CK

SUBDIVISION PLAN
TAX MAP PARCEL H-94
MASON ROAD, WILTON, NEW HAMPSHIRE
PREPARED FOR AND LAND OF:
ADVANCED BUILDING PERFORMANCE SOLUTIONS LLC
119 WITCHES SPRING ROAD, HOLLIS, N.H. 03049

SCALE: 1" = 60' AUGUST 21, 2016

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
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