

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

MAP H, LOT 103-2
722 ABBOT HILL ROAD
WILTON, NH 03086
DRIVEWAY RELOCATION

Planning Board
Town of Wilton
42 Main Street
PO Box 83
Wilton, NH 03086

RE: Private Driveway Relocation
Douglas Lang
722 Abbot Hill Road
Wilton, NH 03086

In accordance with Town of Wilton subdivision regulations, Checklist Section III Subdivision Information and item requires "Proposed driveway locations with note that relocation requires approval of the Board"; a note to that effect was depicted on the subdivision plan approved by Wilton Planning Board 7/20/1990 and recorded in HCRD as Plan #24657. Due to that requirement the owner Douglas Lang is requesting approval of the proposed driveway relocation on his existing lot of record.

The proposed driveway location and sight distance has been approved by the Town of Wilton Highway Department in a permit issued on January 3, 2015. The proposed driveway requires a wetland crossing for which a Special Exception has been approved by the Zoning Board of Appeals on April 14, 2015. The NHDES wetland permit is currently pending approval.

The existing common driveway to 722 and 724 Abbot Hill Road will remain as private driveway to access 724 Abbot Hill Road and the proposed private driveway will service 722 Abbot Hill Road. The access easement to benefit 722 Abbot Hill Road (H-103-2) will be extinguished by will retain the existing utility easement; legal language to be finalized upon approval of proposed driveway.

Both parties are in favor of the proposed driveway relocation and the proposed driveway will meet all local and state regulations.

Sincerely,
FIELDSTONE LAND CONSULTANTS, PLLC

Christopher A. Guida, CSS, CWS

**PLANNING BOARD
TOWN OF WILTON, NH**

SUBDIVISION PLAN REVIEW APPLICATION
(Amended December 16, 2009)

PLANNING BOARD USE ONLY

1) Applicant's name: DOUGLAS LANG
(722 ABBOTT HILL ROAD)

Address: 19 MORSE ROAD, WILTON
NH 03086

Tel. #: 603-402-2269 X123

2) Owner of property: DOUGLAS LANG

Land Owner's Address: 19 MORSE ROAD
WILTON, NH 03086

Tel. #: 603-402-2269 X123

3) Tax lot number(s) and street number: _____
MAP H, LOT 103-2

4) Zoning district(s) property located in:

Residential Commercial

Residential & Agricultural

Industrial Office Park

Aquifer Watershed

Wetlands Flood Plain

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:

**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: ___/___/___

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

5) General location of property: PROPERTY IS LOCATED AT 722 ABBOTT HILL RD

6) Road frontage of property: 200'

7) Description of the proposed subdivision, cluster, or other development (e.g., number of lots, acreage, intended use, etc.):

THIS IS NOT A SUBDIVISION. PROPOSAL IS ONLY TO PROVIDE PRIVATE DRIVEWAY ACCESS TO THE EXISTING LOT OF RECORD AND EXTINGUISH THE COMMON DRIVEWAY EASEMENT ALLOWED WHEN LOT WAS CREATED IN 1990'. PROPOSAL IS FOR EACH LOT TO HAVE INDIVIDUAL PRIVATE DRIVEWAY; CURRENT COMMON DRIVE WILL NOT ACCESS LOT H-103-2.

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) ^{AMENDMENT} Subdivision Lot Line Adjustment/line adjusted
1 # lines x \$ 100 fee/line = \$ 100
- 4) Subdivision Condo Conversions
_____ # units x \$ _____ fee/unit = \$ _____
- 5) All other Subdivisions including Cluster
_____ # lots/units x \$ _____ fee/lot or unit = \$ _____

Total Fees: \$ 465.00

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: _____ Date: ___/___/___
Owner/Agent/Owner Representative

Signature: _____ Date: ___/___/___
Wilton Planning Board Designated Representative

Signature: _____ Date: ___/___/___
Planning Board Clerk

**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. Amended Subdivision-Driveway Relocation |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Area of proposed lots - wet, dry and total. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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. PERTINENT |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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. EXISTING |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Temporary and permanent erosion and sedimentation controls. ON WETLANDS PLAN |
| <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

- | <u>Y</u> | <u>N</u> | <u>NA</u> | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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. REVISIONS PENDING |
| <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. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - NH Water Supply and Pollution Control Division Subdivision Septic Approval Permit number. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 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 _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Other _____ |
| <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

CAVEAT LOT CONSOLIDATION

In Accordance with NH RSA 674:39-a, *Voluntary Merger*, and section 3.2.6, *Minor Subdivisions*, of the **Town of Wilton, NH Subdivision Regulations**, the following shall apply for any owner(s) of two (2) or more contiguous pre-existing approved or subdivided lots or parcels who wish to merge (consolidate) them for municipal regulation and taxation purposes.

All lot consolidations shall comply with the current Wilton Zoning Ordinance and Subdivision Regulations. Copies of this form with original signatures of the owner(s) and Planning Board or its designee shall be filed for recording at the Hillsborough County Registry of Deeds (HCRD) and submitted to the Town of Wilton Assessor. **The landowner(s) shall also present the Planning Board or its designee a legal copy of the deed(s) describing the subject lots and a signed and notarized, written statement that the lots being consolidated are not subject to separate mortgages or other encumbrances.**

** A copy of the "Caveat Lot Consolidation" form may be found on last page of the Wilton Subdivision Regulations.

*** **TYPE AND SIGN IN PERMANENT BLACK INK** ***

The undersigned, (Type)

Name _____	Name _____,
with a legal address at,	
Address _____	Address _____
_____	_____

hereby acknowledges ownership of the following ____ (#) contiguous (abutting) parcels of land known as Assessor's Map # ____, Lot # ____, Map # ____, Lot # ____, Map # ____, Lot # ____, acquired by deed(s) recorded at Hillsborough County Registry of Deeds (HCRD) in Book(s) # ____, Page(s) # ____, Book(s) # ____, Page(s) # ____, Book(s) # ____, Page(s) # ____.

Henceforth, the above ____ (#) parcels of land shall, for all purposes be considered a single lot and shall be assigned a single tax map and lot number and shall not be sold separately or any other divided interest be conveyed except with the prior approval of the Wilton Planning Board in accordance with its duly adopted subdivision regulations.

Signed this ____ day _____ of _____.

Owner Signature _____	Witness _____
(Type Name) _____	(Type Name) _____

Owner Signature _____	Witness _____
(Type Name) _____	(Type Name) _____

STATE OF NEW HAMPSHIRE, HILLSBOROUGH, SS

Personally appeared the above named individual(s) and acknowledged that the foregoing instrument was His/Her/Their free act and deed, before me this ____ day of _____, 20 ____.

Notary Public/Justice of the Peace

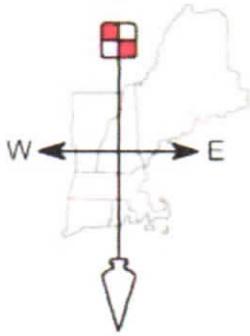
My Commission Expires: _____

WILTON PLANNING BOARD ENDORSEMENT

_____, **Planning Board or Designee.** Date signed: ____/____/____.
(Type Name) _____

RECEIVED: Check to "Hillsborough County Registry of Deeds" as set in Appendix III Fee Schedule

HCRD # _____/Date ____/____/____



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

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

April 21, 2015

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

RE: Private Driveway Construction
Tax Map H, Lot 103-2
Douglas Lang
722 Abbott Hill Road

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 necessary approvals from the Town of Wilton and the New Hampshire Department of Environmental Services.

Very truly yours,

Signature:  Print: Doug Lang Date 4/21/15

Christopher A. Guida

From: Craig Donais <craig.donais@donaislaw.com>
Sent: Tuesday, March 10, 2015 10:13 AM
To: caguida@fieldstonelandconsultants.com
Cc: 'Julie'
Subject: Lang Application, Wilton NH

Chris:

Thanks for our productive conversation today. As we discussed, the items of concern that we discussed are as follows:

1. The Garleys would seek termination of the ROW over their property upon completion of the driveway that's being sought. I understand that you believed that to be Mr. Lang's intention in seeking the separate driveway.
2. Their preference would be for the construction to take place from the road onto Mr. Lang's property, rather than being staged directly off the shared driveway and working back to the road;
3. If a staging area was needed on their property, they would conceptually be OK with doing that, provided the area was defined and the area could be restored to pre-construction condition upon completion of the work;
4. While there is an existing driveway just "north" of the Garleys (as shown on the plan), no further engineering or drainage work would be needed for the new driveway to tie in to existing improvements. We did discuss the potential (at least theoretical) that some improvements might be needed either for slope or drainage. We discussed that my clients would be conceptually amenable to entertaining improvements that extended beyond Mr. Lang's property onto their property, provided those improvements were of mutual benefit.

I understand that the meeting is tomorrow night. I do not envision that I will be there, although my clients might be planning on attending. If it would be beneficial, they would be willing to express their support in favor of Mr. Lang's application if these objectives could be achieved.

Please let me and Julie Garley know if there are any other issues or concerns, and feel free to contact her directly if you need further information or clarification....

Craig



Craig.Donais@DonaisLaw.com

DONAIS LAW OFFICES, PLLC
[444 Willow Street, Manchester, NH](http://444WillowStreetManchesterNH.com) 03103-6217

t: (603) 624-7100 | f: (603) 624-7104 | www.DonaisLaw.com | [LinkedIn](#) | [Plaxo](#) | [Avvo](#) | [Justia](#)

Admitted to practice in New Hampshire | Massachusetts | Connecticut

Business & Corporate | Real Estate | Trusts, Estate Planning & Probate Administration

NOTICE: THIS IS A PRIVILEGED, CONFIDENTIAL COMMUNICATION. The information contained in this electronic message is intended only for the above-named addressee. The contents of this electronic message are or may be protected by the attorney-client privilege, work-product doctrine, trade secret protections and all other applicable protections. If the reader of this message is not the intended recipient, this message serves as notice that any use, dissemination, distribution or reproduction of this communication is expressly prohibited. If you believe you have received this communication in error, please immediately notify DONAIS LAW OFFICES, PLLC at 603.624.7100.

SUFFICIENCY OF ELECTRONIC TRANSMISSION FOR PURPOSES OF DISCOVERY AND CERTIFICATION OF SERVICE: As authorized by [State of New Hampshire Superior Court Administrative Order 2011 – 46](#), and [Circuit Court Administrative Order 2012-06](#), all discovery requests and responses, as well as documents and pleadings, shall be served electronically upon opposing counsel and/or parties, by way of email, PDF file and/or document file. NO PAPER COPY WILL BE MAILED UNLESS SPECIFICALLY REQUESTED. If this presents a problem or concern, kindly notify Donais Law Offices, PLLC immediately. Otherwise, it will be assumed that electronic submission is sufficient for all purposes and requirements under applicable and controlling court rules.



Think green. Please consider the environment before printing this e-mail.



Town of Wilton, NH Zoning Board of Adjustment

Notice of Decision

The application by Douglas A. Lang for a special exception under section 11.4(a) of the Wilton Zoning Ordinance has been granted. The special exception will permit the construction of a driveway which will cross a wetland area on Lot H-103-2, 722 Abbot Hill Road, as shown on the plan labeled "Minimum Impact Wetland Plan / Tax Map Parcel J-103-02 — 722 Abbot Hill Road / Wilton, NH" dated January 6, 2015.

This decision has no effect on any rights, responsibilities, or restrictions created by the "Declaration Of Covenants, Restrictions, Conditions And Reservations With Respect to Property Owned By Joseph A. Mazzuchelli, Jr. Pertaining To The Status Of A Certain Private Drive", HCRD Book 5206, Page 0496, which is referenced in note 9 of a "Subdivision Plan, Wilton, New Hampshire, prepared for Joseph A. Mazzuchelli Jr.", dated March 19, 1990, approved by the Wilton Planning Board on June 20, 1990, signed by Joseph A. Mazzuchelli, Jr. on July 9, 1990, and filed in the HCRD as Plan #24657.

This decision shall expire if the construction or use permitted by it has not begun by Friday, April 14, 2017. (Wilton Zoning Ordinance section 17.4)

The selectmen, any party to the action or proceedings, or any person directly affected thereby may apply for a rehearing of this decision. A request for a rehearing must be filed in writing with the Zoning Board of Adjustment on or before Thursday, May 14, 2015, and must fully specify all grounds on which the rehearing is requested. (N.H. RSA 677:2)

Sincerely,

Neil Faiman, Chairperson
Wilton ZBA

Case #3/11/15-1, decided Tuesday, April 14, 2015

JAN 28 2015



TOWN OF WILTON, NEW HAMPSHIRE

Driveway Permit Application

TOWN OF WILTON NH

Town of Wilton Highway Garage: Phone: (603) 654-6602

PERMIT #

DATE 1 / 21 / 2015

FIELDSTONE LAND CONSULTANTS, PLLC

APPLICANT DOUGLAS A. LANG c/o

PHONE # 603-672-5456

ADDRESS

206 ELM STREET

MILFORD

NH

03055

Street # / PO Box

Town

State

Zip

LOCATION 722 ABBOT HILL ROAD

TAX MAP H

LOT# 103-02

Permission to construct, within the Town right-of-way, a driveway, entrance, exit, approach-adjointing Street/Road pursuant to the location and specifications as described below, is hereby granted. **Failure to complete construction of said driveway within ONE CALENDAR YEAR of the date of this permit shall render permit null and void.** Any driveway constructed in violation of these conditions shall be corrected immediately upon notification by a Department representative, or the costs of removing said facility shall be fully borne by the owner. No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on or under the highway right-of-way. (Mailboxes and house numbers for emergency services are exempt.)

Please attach a sketch to application.

See the Town of Wilton Land Use Laws and Regulations, *Driveway Entrance Regulation, G.*

Driveway width at front property line 14.5 (Ft.)

Distance between driveways 83 (Ft.)

Distance from nearest intersection 380 (Ft.)

Sight distance 400'+ (Ft.) to the left; 400'+ (Ft.) to the right

***** DO NOT FILL OUT BELOW THIS LINE *****

1. This permit requires that the area adjacent to the highway be graded such that the surface will slope from the edge of pavement to a line 4 feet distance from and parallel to the pavement and 4 inches below the edge of pavement.

2. One (1) driveway entrance(s) is/are permissible. Driveway not to exceed 24 feet in width. The driveway entrance(s) may be flared as they approach the pavement. Width of pavement at edge of highway not to exceed 27 feet.

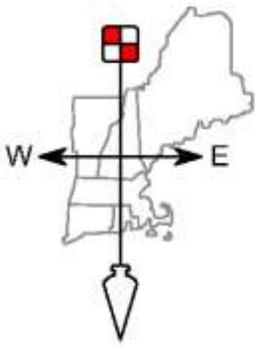
3. Potential accesses to the highway from the premises not permitted as driveways are to be blocked by construction of a barrier or barriers, such as a grass plot, low hedge, curbed island, etc. The front face of a barrier island shall be outside the right-of-way line. No part of the right-of-way may be used for any purpose other than travel.

DATE 1 / 3 / 2015 APPROVED FOR [Signature]
CONSTRUCTION BY: [Signature] Wilton Road Agent

DATE: / / FINAL APPROVAL
AFTER CONSTRUCTION BY: Wilton Road Agent

NOTE: Please return this form to the Town Office.

Revised 12/21/05



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

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

April 22, 2015
FLC#793 /CAG

List of Abutters
Tax Map H Lot Number 103-2
Wilton, New Hampshire

Map H, Lot 103-2
Douglas A. Lang
19 Morse Drive
Wilton, NH 03086

Map H, Lot 112
YGGDRASIL Land Foundation, Inc
c/o Anthony Graham
608 Abbot Hill Road Wilton NH 03086

Map H, Lot 95
Adam Shepard Melcher et al c/o
Harold Melcher
PO Box 75 Liberty Corner NJ 07938

Map H, Lot 100
George & Linda Booth Jr.
PO Box 1026, 719 Abbot Hill Rd
Wilton, NH 03086

Map H, Lot 103-1
Gavin & Julie Garley
724 Abbot Hill Rd
Wilton, NH 03086

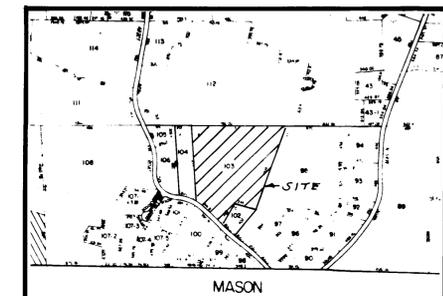
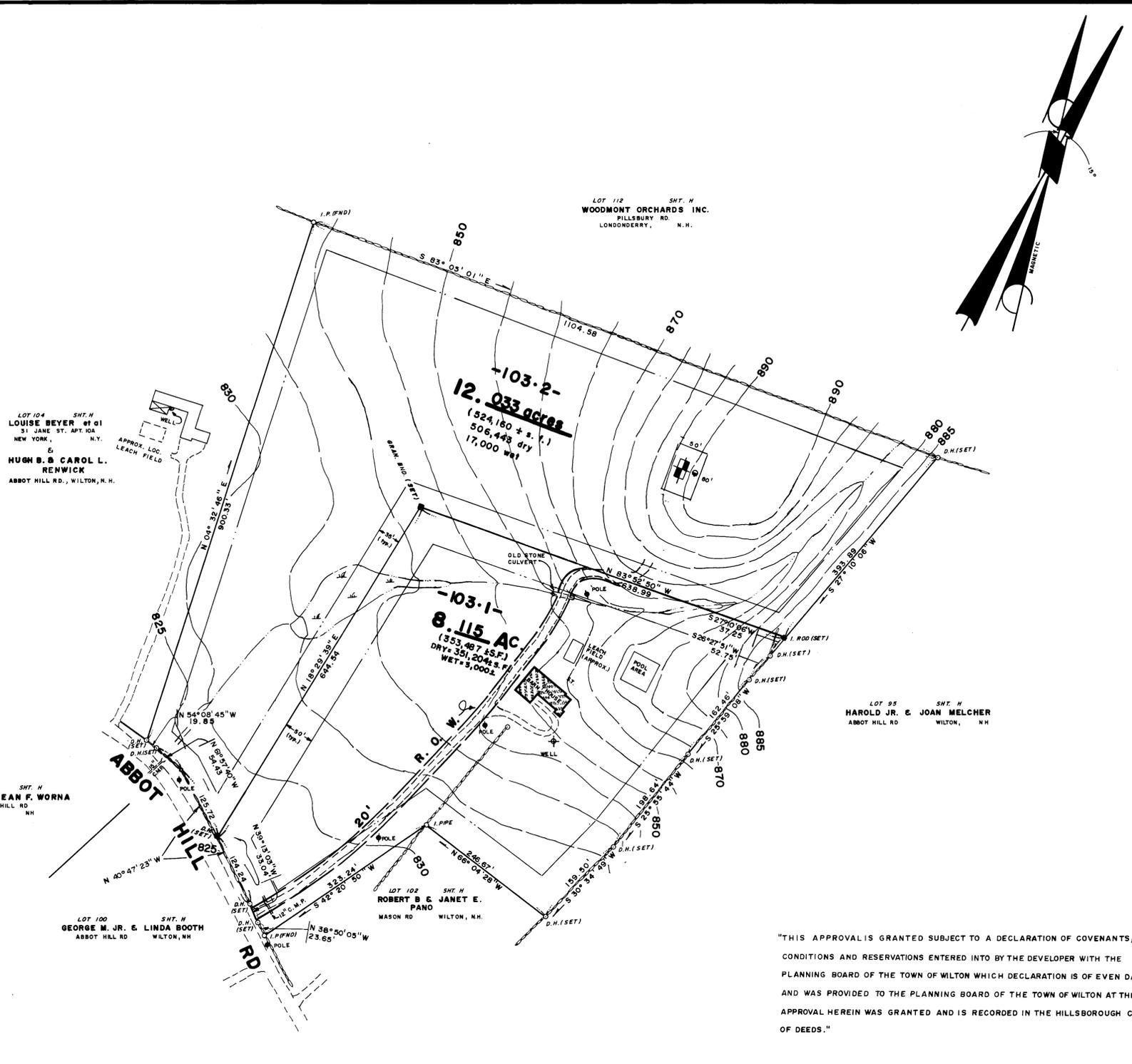
JMA Construction, LLC
1 Maple Ave
Hampstead, NH 03841

Map H, Lot 104
Hugh & Carol Renwick
706 Abbot Hill Rd
Wilton, NH 03086

Map H, Lot 101
Evelyn & David Johnston
701 Abbot Hill Rd
Wilton, NH 03086

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

Map H, Lot 102
Lynne & Alana Mardones
730 Abbot Hill Rd
Wilton, NH 03086



PLAN REFERENCE

1. SUBDIVISION PLAN OF RICHARD R. LAROSSEE LAND REVISED ABBOT HILL ROAD WILTON, NH SCALE 1"=100' DATED 7/3/72 AND PREPARED BY WILLIAM A. BEAN L.L.S.

NOTES

1. TOTAL SITE AREA: 20.147 ACRES
2. PRESENT ZONING: RESIDENTIAL AGRICULTURAL
3. MINIMUM BUILDING REQUIREMENTS:
FRONT YARD SETBACK : 75 FT
SIDE YARD SETBACK : 50 FT
REAR YARD SETBACK : 50 FT
4. LOT NUMBERS REFER TO THE TOWN OF WILTON ASSESSOR'S SHT H
5. PROPOSED USE IS RESIDENTIAL
6. MONUMENTS TO BE SET BY LICENSED LAND SURVEYOR
7. PURPOSE OF PLAN TO SUBDIVIDE ONE LOT INTO TWO NEW LOTS
8. OWNER OF RECORD:
LOT 103 SHT H
JOSEPH A. MAZZUCHELLI JR.
65 CARVER ROAD
WATERTOWN, MA. 02172
VOL. 5189/Pg. 1150
9. ACCESS TO EACH LOT IS RESTRICTED TO THE COMMON PRIVATE DRIVEWAY EASEMENT SERVING SAID LOT.

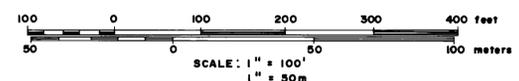
Joseph A. Mazzuchelli Jr.
OWNER 7/9/90
DATE

"THIS APPROVAL IS GRANTED SUBJECT TO A DECLARATION OF COVENANTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS ENTERED INTO BY THE DEVELOPER WITH THE PLANNING BOARD OF THE TOWN OF WILTON WHICH DECLARATION IS OF EVEN DATE HERewith AND WAS PROVIDED TO THE PLANNING BOARD OF THE TOWN OF WILTON AT THE TIME THAT THE APPROVAL HEREIN WAS GRANTED AND IS RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS."

REVISED 5/31/90
CHANGED OWNER NAME IN TITLE BLOCK
REVISED ABUTTERS - LOTS 101 & 104
REVISED LOT NOS.
REVISED 6/30/90
ADDED CONDITION OF APPROVAL.
REVISED 7/9/90
ADDED NOTE 9 - EXTENDED 20' R.O.W. TO LOT 103.2.

**SUBDIVISION PLAN
WILTON, NEW HAMPSHIRE**

PREPARED FOR
JOSEPH A. MAZZUCHELLI JR.



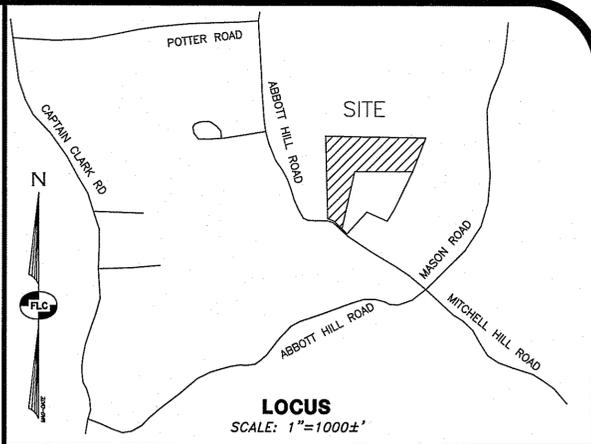
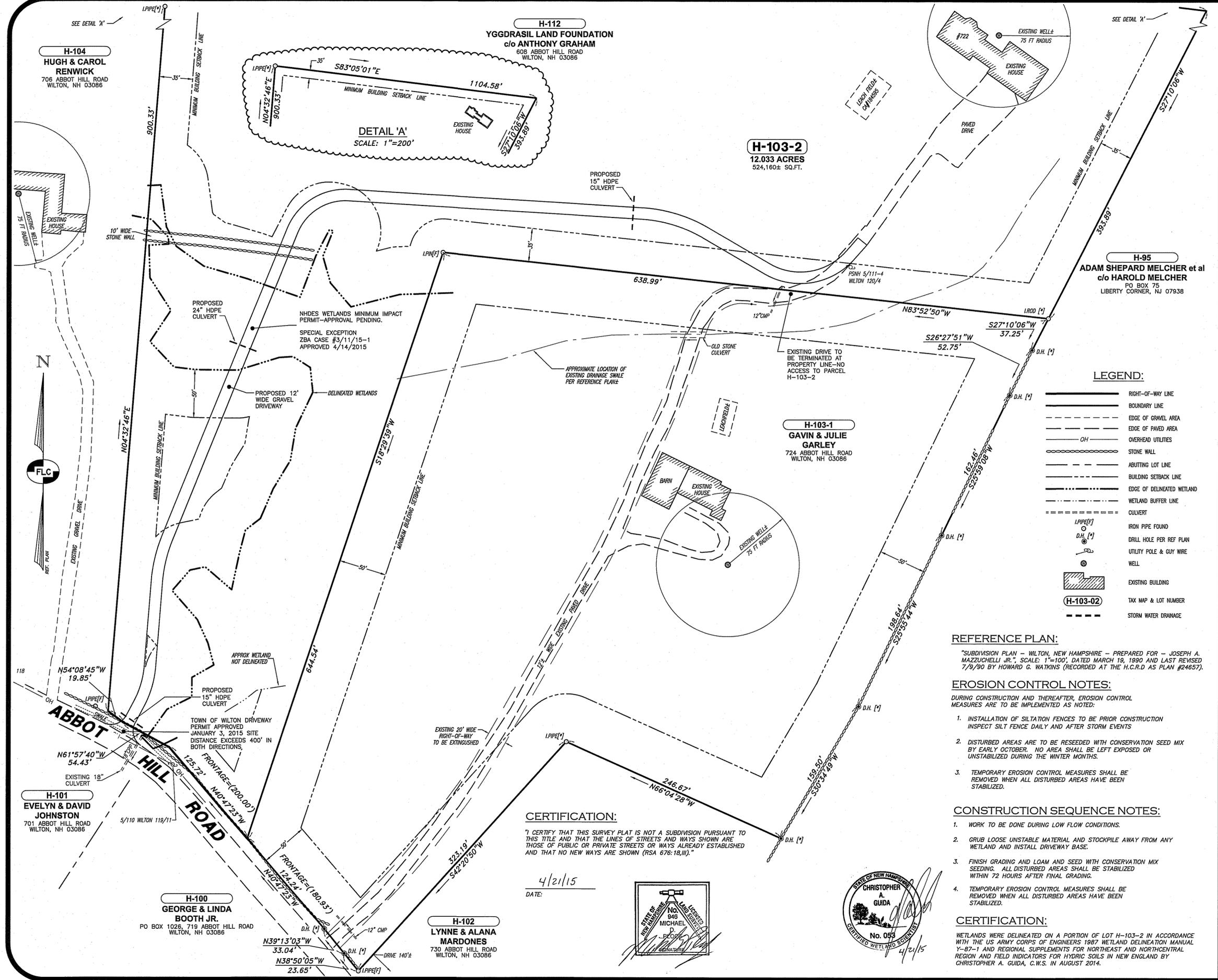
19 MARCH 1990
HOWARD G. WATKINS
LICENSED LAND SURVEYOR
P.O. BOX 41 WILTON, NEW HAMPSHIRE 03086

PL# 24657
Dwr 104

APPROVED		
WILTON	PLANNING	BOARD
<i>Howard G. Watkins</i>		
CHAIRMAN	DATE	
<i>Howard G. Watkins</i>	7-20-90	
SECRETARY	DATE	
<i>Howard G. Watkins</i>	8-15-90	

<p>I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND IN DECEMBER 1988 AND IS IN ACCORDANCE WITH THE REGULATIONS OF THE TOWN OF WILTON, NH HAVING A MAXIMUM CLOSURE OF 1:10,000</p> <p>19 Mar 90 DATE</p>	
---	--

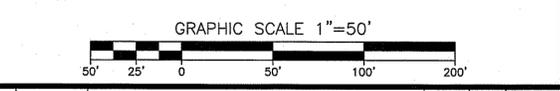
Plan 24657 Dwr 104



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED PRIVATE DRIVEWAY LOCATION TO PROVIDE ACCESS TO PARCEL H-103-2 AND THE EXTINGUISHMENT OF THE COMMON DRIVEWAY ACCESS EASEMENT ACROSS PARCEL H-103-1 BUT STILL MAINTAIN AN EXISTING UTILITY EASEMENT.
 - OWNER OF RECORD IS DOUGLAS A. LANG, 19 MORSE DRIVE, PO BOX 196 WILTON, NH 03841. DEED REFERENCE IS BOOK 8580 PAGE 1092 DATED 7/9/2013 IN THE H.C.R.D.
THE PROPERTY IS LOCATED WITHIN THE GENERAL RESIDENCE/ AGRICULTURAL DISTRICT. MINIMUM LOT SIZE - 2 ACRES (NON-WETLAND) THE TOTAL AREA OF THE PARCEL IS 12.033 ACRES.
ROAD FRONTAGE - 200'
BUILDING SETBACKS: FRONT- 35', SIDE & REAR- 35'
EXISTING REDUCED FRONTAGE LOT (H-103-1)
MINIMUM LOT SIZE - 5 ACRES (NON-WETLAND)
ROAD FRONTAGE - 50'
BUILDING SETBACKS: FRONT- 50', SIDE & REAR- 50'
 - PORTIONS OF THE SITE ARE WITHIN THE WETLANDS CONSERVATION DISTRICT. THE WETLAND CONSERVATION DISTRICT OVERLAY REQUIRES A 50' BUILDING SETBACK AS SHOWN HEREON.
 - THE PERIMETER INFORMATION SHOWN IS BASED ENTIRELY ON THE REFERENCE PLAN CITED HEREON AND IS NOT THE RESULT OF A PRECISE BOUNDARY SURVEY BY THIS OFFICE.
 - EXISTING IMPROVEMENTS AND UTILITIES SHOWN WERE DERIVED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH AN ON THE GROUND FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF AUGUST, 2014, AND HAVE BEEN PROPERLY LOCATED TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 - THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF WILTON, MAP NO. 33011C04650 EFFECTIVE SEPTEMBER 25, 2009, INDICATES THAT THE PROPERTY IS NOT SUBJECT TO THE 100 YEAR FLOOD ZONE.
 - THE DRIVEWAY SHALL CONFORM TO THE TOWN OF WILTON DRIVEWAY REGULATIONS. RELOCATION OF PROPOSED DRIVEWAY REQUIRES APPROVAL OF THE PLANNING BOARD.

APPROVED BY WILTON PLANNING BOARD

ON: _____ CERTIFIED BY _____ AND _____
CHAIRMAN: _____ SECRETARY: _____



REV.	DATE	DESCRIPTION	C/O	DR	CK

DRIVEWAY LOCATION PLAN
TAX MAP PARCEL H-103-02 - 722 ABBOTT HILL ROAD
WILTON, NEW HAMPSHIRE
 PREPARED FOR:
JMA CONSTRUCTION, LLC
 1 MAPLE AVE. HAMPSTEAD, NH 03841
 LAND OF:
DOUGLAS A. LANG
 19 MORSE DRIVE, WILTON, NH 03806

SCALE: 1" = 50' APRIL 21, 2015

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

206 Elm Street, Milford NH 03055
 Phone: (603)-672-5456 Fax: (603)-413-5456
 Email: FieldstoneLandConsultants@Comcast.net

REFERENCE PLAN:
 "SUBDIVISION PLAN - WILTON, NEW HAMPSHIRE - PREPARED FOR - JOSEPH A. MAZZUCHELLI JR.", SCALE: 1"=100', DATED MARCH 19, 1990 AND LAST REVISED 7/9/90 BY HOWARD G. WATKINS (RECORDED AT THE H.C.R.D AS PLAN #24657).

EROSION CONTROL NOTES:
 DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

- INSTALLATION OF SILTATION FENCES TO BE PRIOR CONSTRUCTION INSPECT SILT FENCE DAILY AND AFTER STORM EVENTS
- DISTURBED AREAS ARE TO BE RESEDED WITH CONSERVATION SEED MIX BY EARLY OCTOBER. NO AREA SHALL BE LEFT EXPOSED OR UNSTABILIZED DURING THE WINTER MONTHS.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.

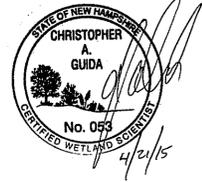
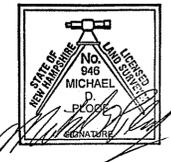
CONSTRUCTION SEQUENCE NOTES:

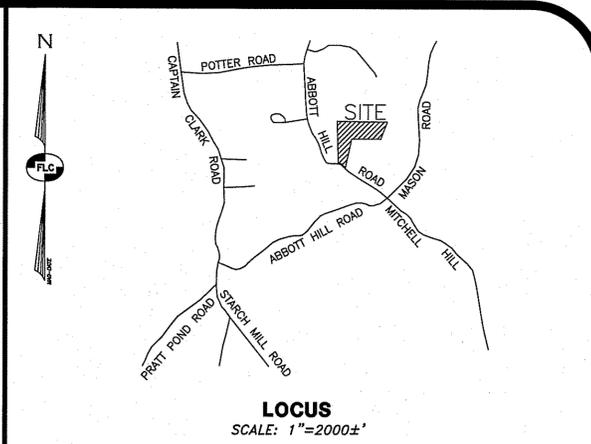
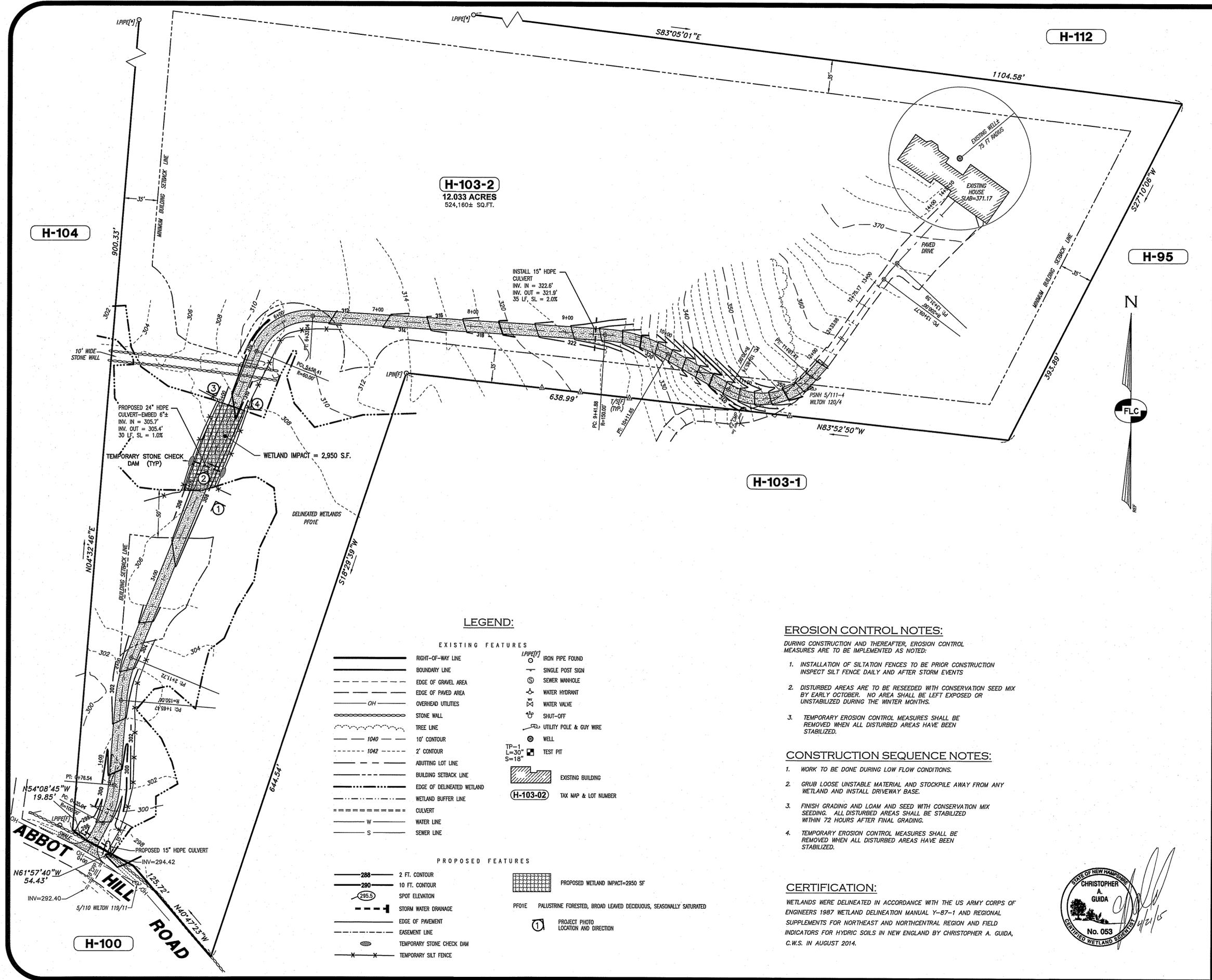
- WORK TO BE DONE DURING LOW FLOW CONDITIONS.
- GRUB LOOSE UNSTABLE MATERIAL AND STOCKPILE AWAY FROM ANY WETLAND AND INSTALL DRIVEWAY BASE.
- FINISH GRADING AND LOAM AND SEED WITH CONSERVATION MIX SEEDING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.

CERTIFICATION:
 "I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN (RSA 676:18,II)."

CERTIFICATION:
 I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN (RSA 676:18,II)."

DATE: 4/21/15

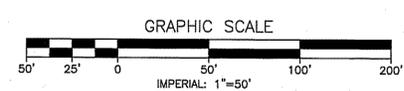




- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED DRIVEWAY IMPROVEMENTS AND THE ASSOCIATED WETLAND IMPACTS TO PARCEL H-103-2. THE TOTAL AREA OF THE PARCEL IS 12.033 ACRES.
 - OWNER OF RECORD IS DOUGLAS A. LANG, 19 MORSE DRIVE PO BOX 196 (SITE IS 722 ABBOT HILL ROAD), WILTON, NH 03841. DEED REFERENCE IS BOOK 8580 PAGE 1092 DATED 7/8/2013 IN THE H.C.R.D.

THE PROPERTY IS LOCATED WITHIN THE GENERAL RESIDENCE/ AGRICULTURAL DISTRICT.
MINIMUM LOT SIZE - 2 ACRES (NON-WETLAND)
ROAD FRONTAGE - 200'
BUILDING SETBACKS: FRONT- 35', SIDE & REAR- 35'
 - THE WETLAND CONSERVATION DISTRICT OVERLAY REQUIRES A 50' BUILDING SETBACK AS SHOWN HEREON.
 - THE BOUNDARY SHOWN IS ENTIRELY PER THE REFERENCE PLANS CITED HEREON.
 - EXISTING IMPROVEMENTS AND UTILITIES SHOWN WERE DERIVED FROM REFERENCE PLANS CITED HEREON TOGETHER WITH AN ON THE GROUND FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF AUGUST, 2014, AND HAVE BEEN PROPERLY LOCATED TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 - TOPOGRAPHY SHOWN IS THE RESULT OF AN ON-THE-GROUND LAND SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF AUGUST, 2014. VERTICAL DATUM IS ASSUMED.
 - THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF WILTON, MAP NO. 33011C0465D EFFECTIVE SEPTEMBER 25, 2009, INDICATES THAT THE PROPERTY IS NOT SUBJECT TO THE 100 YEAR FLOOD ZONE.
 - THE DRIVEWAY SHALL CONFORM TO THE TOWN OF WILTON DRIVEWAY REGULATIONS.

- REFERENCE PLANS:**
- "SUBDIVISION PLAN - WILTON, NEW HAMPSHIRE - PREPARED FOR - JOSEPH A. MAZZUCHELLI JR.", SCALE: 1"=100', DATED MARCH 19, 1990 AND LAST REVISED 7/9/90 BY HOWARD G. WATKINS (RECORDED AT THE H.C.R.D AS PLAN #24657).



REV.	DATE	DESCRIPTION	C/O	DR	CK

MINIMUM IMPACT WETLAND PLAN
TAX MAP PARCEL H-103-02 - 722 ABBOT HILL ROAD
WILTON, NEW HAMPSHIRE
 PREPARED FOR:
JMA CONSTRUCTION, LLC
 1 MAPLE AVE. HAMPSTEAD, NH 03841
 LAND OF:
DOUGLAS A. LANG
 722 ABBOT HILL RD. WILTON, NH 03086

SCALE: 1" = 50' JANUARY 6, 2015

Surveying • Engineering • Land Planning • Permitting • Septic Designs

Office: 206 Elm Street, Milford NH 03055
 Phone: (603)-672-5456 Fax: (603)-413-5456
 Email: FieldstoneLandConsultants@Comcast.net

- LEGEND:**
- EXISTING FEATURES**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - EDGE OF GRAVEL AREA
 - EDGE OF PAVED AREA
 - OVERHEAD UTILITIES
 - STONE WALL
 - TREE LINE
 - 10' CONTOUR
 - 2' CONTOUR
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINE
 - EDGE OF DELINEATED WETLAND
 - WETLAND BUFFER LINE
 - CULVERT
 - WATER LINE
 - SEWER LINE
- PROPOSED FEATURES**
- 2 FT. CONTOUR
 - 10 FT. CONTOUR
 - SPOT ELEVATION
 - STORM WATER DRAINAGE
 - EDGE OF PAVEMENT
 - EASEMENT LINE
 - TEMPORARY STONE CHECK DAM
 - TEMPORARY SILT FENCE
- EXISTING FEATURES (SYMBOLS)**
- IRON PIPE FOUND
 - SINGLE POST SIGN
 - SEWER MANHOLE
 - WATER HYDRANT
 - WATER VALVE
 - SHUT-OFF
 - UTILITY POLE & GUY WIRE
 - WELL
 - TEST FIT
 - EXISTING BUILDING
 - TAX MAP & LOT NUMBER
 - PROPOSED WETLAND IMPACT-2950 SF
 - PALUSTRINE FORESTED, BROAD LEAVED DECIDUOUS, SEASONALLY SATURATED
 - PROJECT PHOTO LOCATION AND DIRECTION

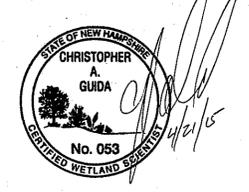
EROSION CONTROL NOTES:
 DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

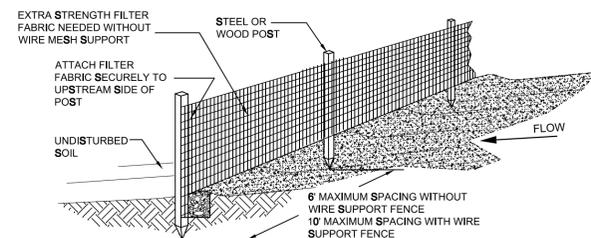
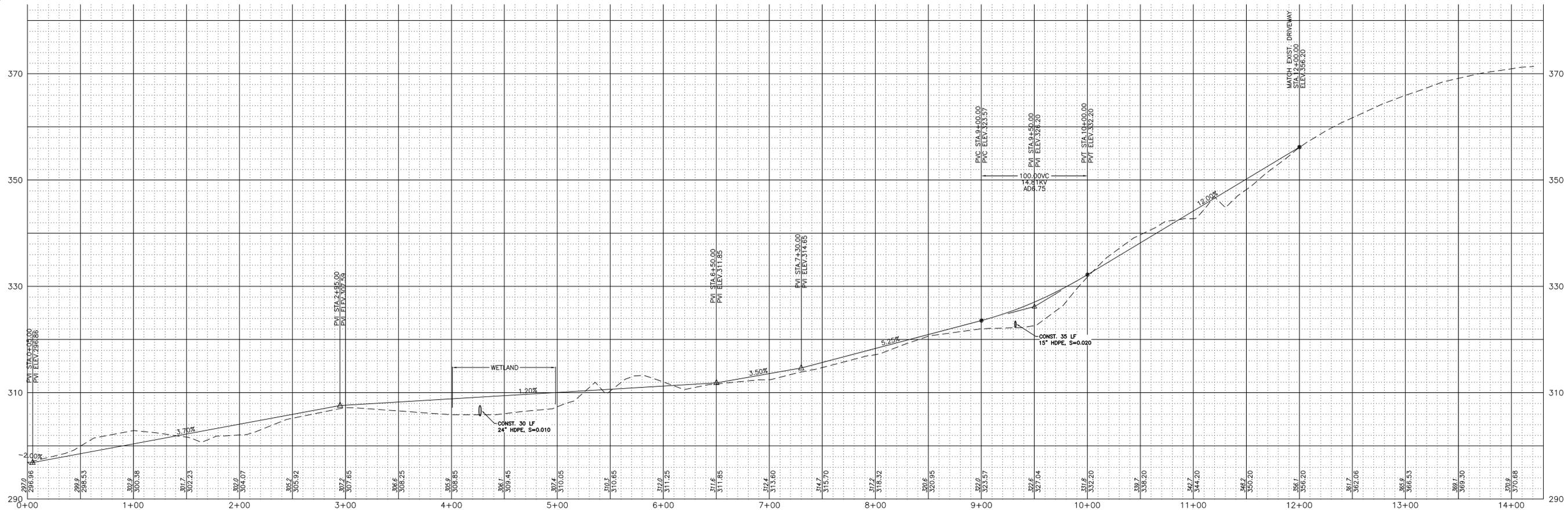
- INSTALLATION OF SILTATION FENCES TO BE PRIOR CONSTRUCTION INSPECT SILT FENCE DAILY AND AFTER STORM EVENTS
- DISTURBED AREAS ARE TO BE RESEED WITH CONSERVATION SEED MIX BY EARLY OCTOBER. NO AREA SHALL BE LEFT EXPOSED OR UNSTABILIZED DURING THE WINTER MONTHS.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.

CONSTRUCTION SEQUENCE NOTES:

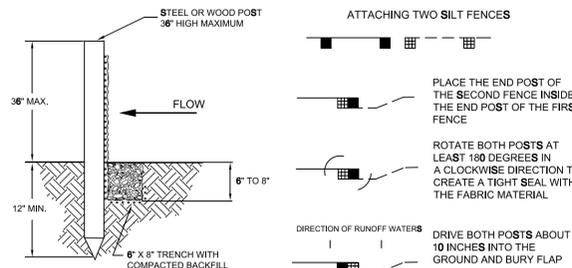
- WORK TO BE DONE DURING LOW FLOW CONDITIONS.
- GRUB LOOSE UNSTABLE MATERIAL AND STOCKPILE AWAY FROM ANY WETLAND AND INSTALL DRIVEWAY BASE.
- FINISH GRADING AND LOAM AND SEED WITH CONSERVATION MIX SEEDING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.

CERTIFICATION:
 WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENTS FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.W.S. IN AUGUST 2014.





PERSPECTIVE VIEW



SECTION VIEW

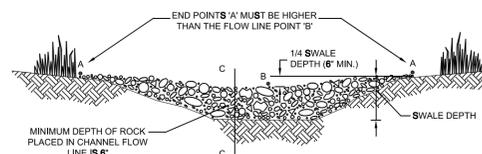
ATTACHING TWO SILT FENCES

- NOTES:
- SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAYS.
 - SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UPSLOPE.
 - IF THE SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE OR THE PRESENCE OF HEAVY ROOTS THE BASE OF THE FABRIC SHOULD BE EMBEDDED WITH A MINIMUM THICKNESS OF 8 INCHES OF 3/4-INCH STONE.
 - SILT FENCES PLACED AT THE TOE OF SLOPES SHOULD BE INSTALLED AT LEAST 6 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PONDING AND ACCESS FOR MAINTENANCE.
 - THE MAXIMUM SLOPE ABOVE THE FENCE SHOULD BE 2:1 AND THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHOULD BE 100 FEET.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - SILT FENCES SHOULD BE REMOVED WHEN THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

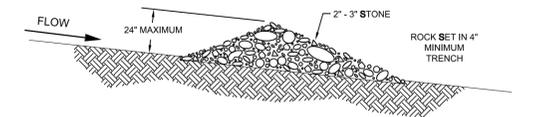
SCALE: N.T.S.

SILT FENCE

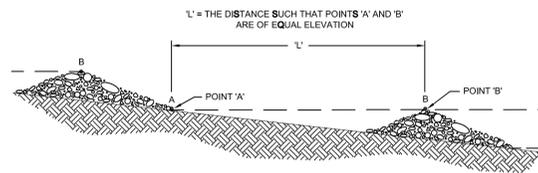
1
DT-1



VIEW LOOKING UPSTREAM



SECTION C-C



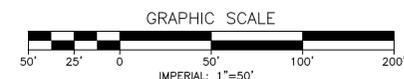
PROFILE - CHECK DAM SPACING

- NOTES:
- STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
 - THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
 - STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
 - STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL-GRADED ANGULAR 2 TO 3 INCH STONE. THE INSTALLATION OF 3/4-INCH STONE ON THE UPGRADIENT FACE IS RECOMMENDED FOR BETTER FILTERING.
 - WHEN INSTALLING STONE CHECK DAMS THE CONTRACTOR SHALL KEY THE STONE INTO THE CHANNEL BANKS AND EXTEND THE STONE BEYOND THE ABUTMENTS A MINIMUM OF 18-INCHES TO PREVENT FLOW AROUND THE DAM.
 - STONE CHECK DAMS SHOULD BE REMOVED ONCE THE SWALE OR DITCH HAS BEEN STABILIZED UNLESS OTHERWISE SPECIFIED.

SCALE: N.T.S.

STONE CHECK DAM

2
DT-1



REV.	DATE	DESCRIPTION	C/O	DR	CK

DRIVEWAY PROFILE & DETAILS
TAX MAP PARCEL H-103-02 - 722 ABBOT HILL ROAD
WILTON, NEW HAMPSHIRE
 PREPARED FOR:
JMA CONSTRUCTION, LLC
 1 MAPLE AVE. HAMPSTEAD, NH 03841
 LAND OF:
DOUGLAS A. LANG
 722 ABBOT HILL RD. WILTON, NH 03086

SCALE: 1" = 50' HORZ., 10' VERT. JANUARY 6, 2015

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
 LAND CONSULTANTS, PLLC

Office: 206 Elm Street, Milford NH 03055
 Phone: (603)-672-5456 Fax: (603)-413-5456
 Email: FieldstoneLandConsultants@Comcast.net