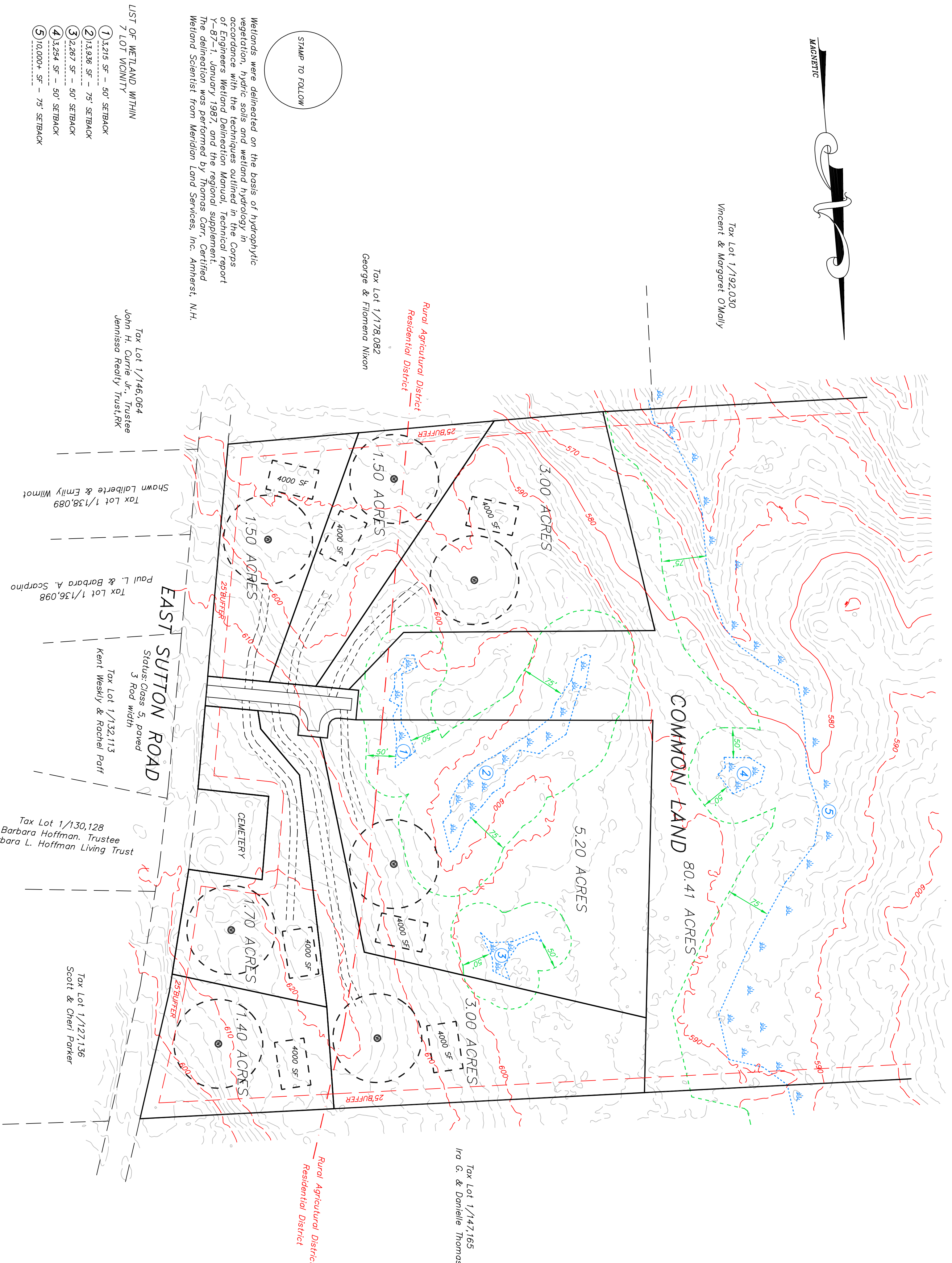


Tax Lot 1/192,030
Vincent & Margaret O'Mally

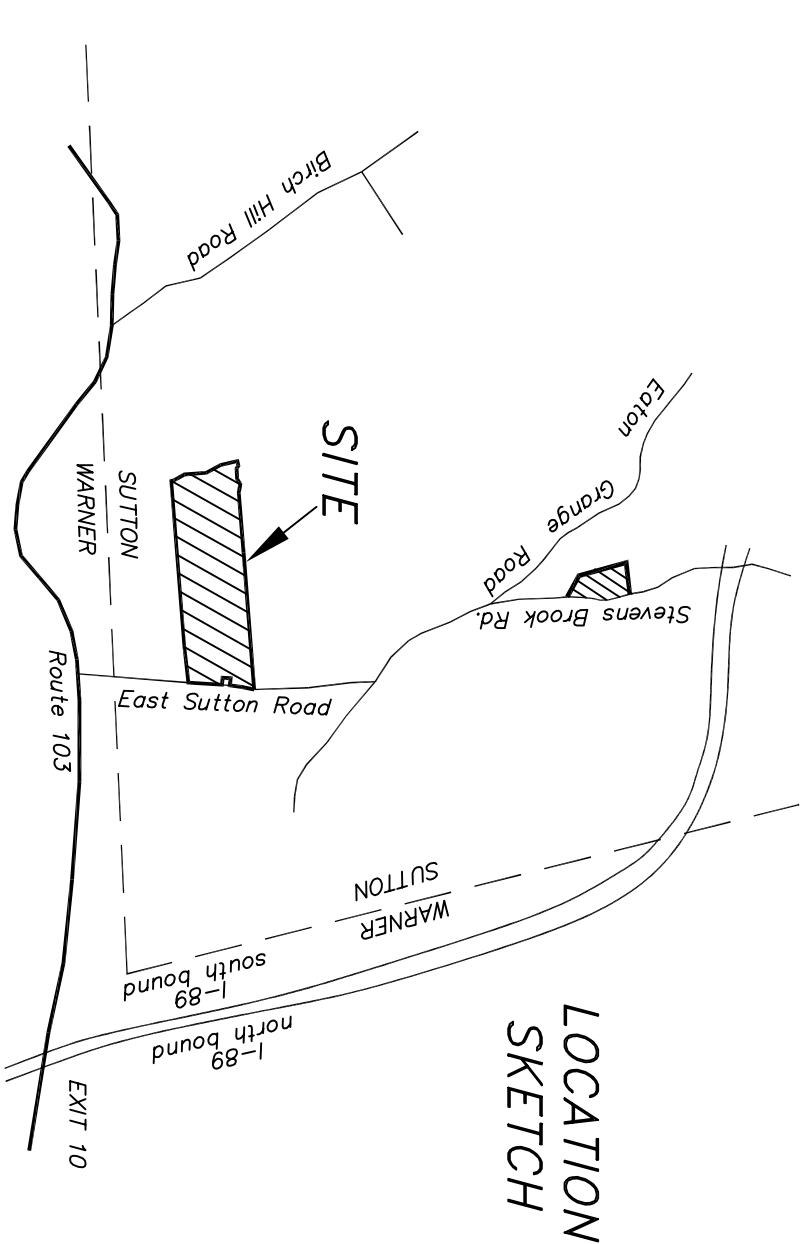
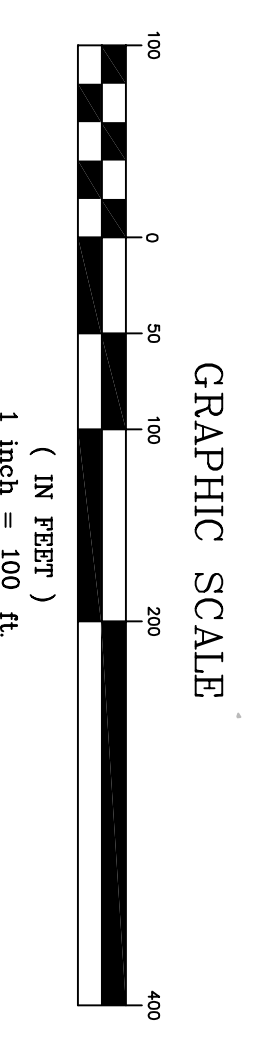


STAMP TO FOLLOW

Wetlands were delineated on the basis of hydrophytic vegetation, with the techniques outlined in the Corps of Engineers Wetland Delineation Manual, Technical report Y-87-1, January 1987, and the regional supplement. The delineation was performed by Thomas Carr, Certified Wetland Scientist from Meridian Land Services, Inc. Amherst, N.H.

- LIST OF WETLAND WITHIN 7' LOT VICINITY:
- ① 1,215 SF - 50' SETBACK
 - ② 1,336 SF - 75' SETBACK
 - ③ 2,267 SF - 50' SETBACK
 - ④ 1,234 SF - 50' SETBACK
 - ⑤ 10,000+ SF - 75' SETBACK

KEY
--- 25' Buffer



NOTES:
1) Owner of record: Tax Lot 1/173,097
Peacock Hill Road, LLC
149 Old Town Road
Weare, NH 03281

- 2) Zone: Residential & Rural Agricultural
Area of Tax Lot 1/173,097 before Subdivision - 98.2 Acres
- 3) Zoning Requirements:
Residential District - Min. Lot Area - 2,00 Acres
Min. Frontage - 250.00'
Front Setback - 35' from centerline of road
Side & Rear Setback - 15-75' (depends on size)
Wetland Setback - 50' & 75' (depends on size)
- Rural Agricultural District - Min. Lot Area - 2,00 Acres
Min. Frontage - 200.00'
Front Setback - 75' from centerline of road
Side & Rear Setback - 15'
Wetland Setback - 50' & 75' (depends on size)
- Cluster Development allowed by Special Exception (Article IV, Zoning Ordinance)

CONCEPTUAL

**CLUSTER DEVELOPMENT
SUBDIVISION OF
Tax Lot 1/173,097
for**

Peacock Hill, LLC

West side of East Sutton Road
Sutton, NH Merrimack County
EDM & Theodolite Survey
Control traverse: 1/10,000+
Scale: 1"=100' January 2021
Job #2429

Prepared by:
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Land Surveyor
Sewage Disposal System Designer
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603-529-2857 / 491-0711

