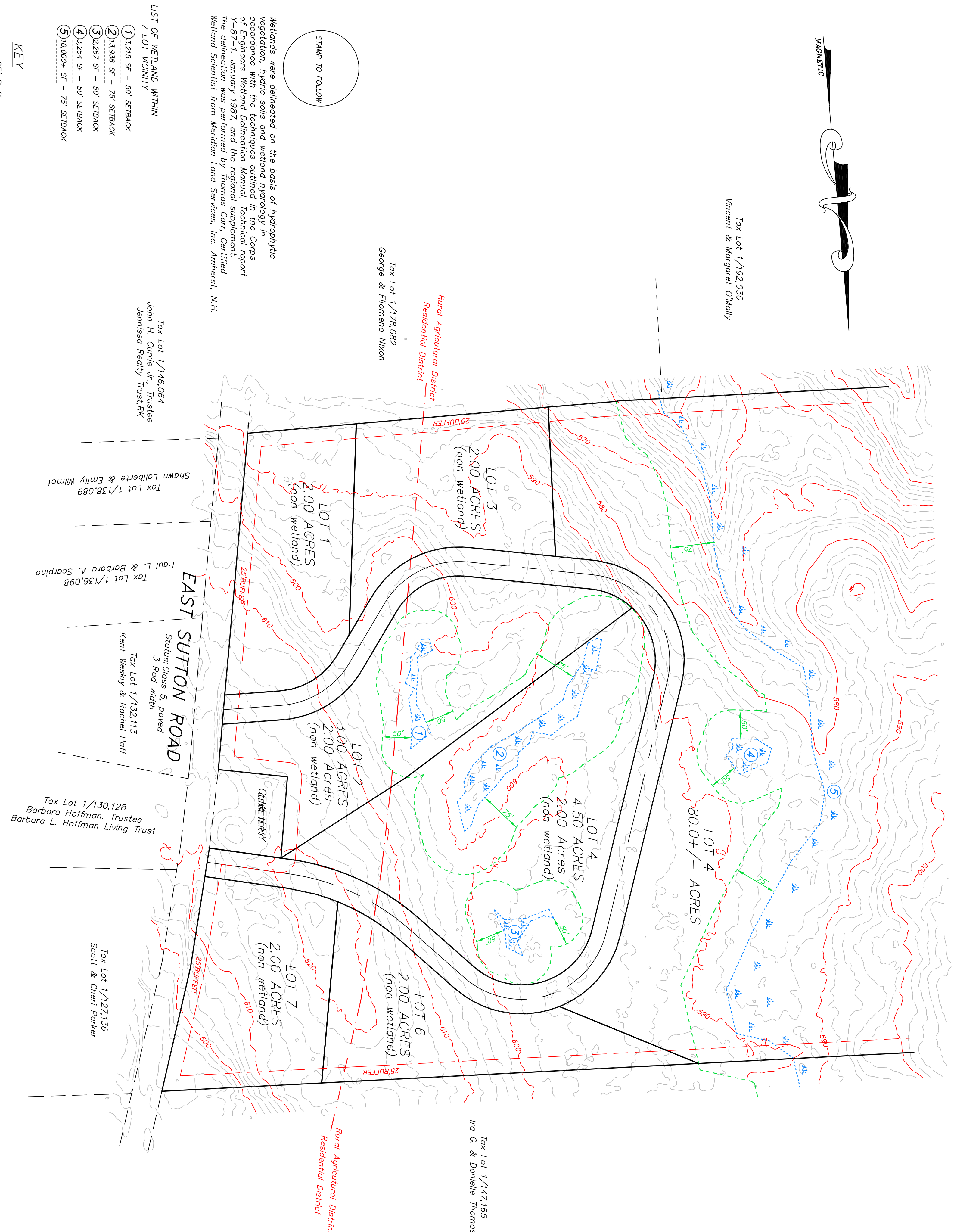




Tax Lot 1/192,030
Vincent & Margaret O'Mally

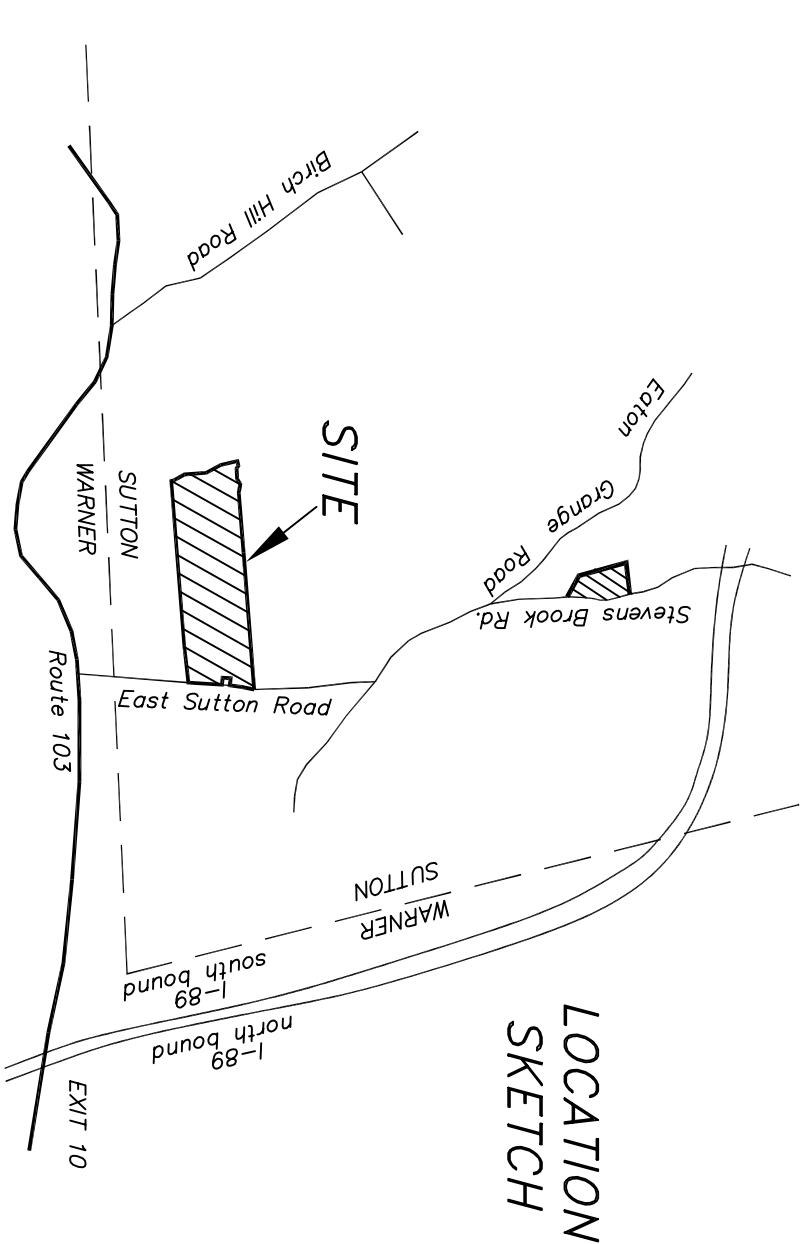
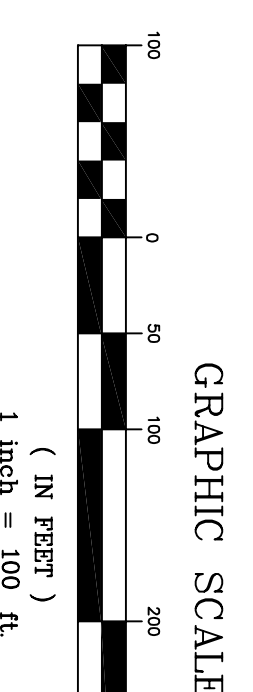


STAMP TO FOLLOW

Wetlands were delineated on the basis of hydrophytic vegetation, hydric soils and wetland hydrology in accordance 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 1,338 SF - 75' SETBACK
 - ③ 2,287 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

YIELD PLAN FOR 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:
ARTHUR F. SIGILIANO JR.
Land Surveyor
Sewage Disposal System Designer
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603-529-2857 / 491-0711

