

TAX MAP 14 LOT 18-0
 CHERYL ST ONGE REV TRUST
 8 WISWALL ROAD
 DURHAM, NH 03824

TAX MAP 14 LOT 18-1
 CHERYL ST ONGE REV TRUST
 8 WISWALL ROAD
 DURHAM, NH 03824
 S.C.R.D. BOOK 4260 PAGE 804

TAX MAP 14 LOT 30
 JOHN R. SHEEHAN, III & LAURA J. SHEEHAN
 224 PACKERS FALLS ROAD
 DURHAM, NH 03824
 S.C.R.D. BOOK 2991 PAGE 236

TAX MAP 17 LOT 13-0
 DANIEL N. LAROCHE, SR.
 C/O ALBERT LAROCHE
 9 WISWALL ROAD
 DURHAM, NH 03824
 S.C.R.D. BOOK 1948 PAGE 265

TAX MAP 17 LOT 14
 DANIEL T.V. HUNTOON
 206 MAIN STREET
 WENHAM, MA 01984
 S.C.R.D. BOOK 4440 PAGE 364

TAX MAP 17 LOT 11
 TOWN OF DURHAM
 5 NEWMARKET ROAD
 DURHAM, NH 03824
 S.C.R.D. BOOK 1988 PAGE 737

TAX MAP 14 LOT 30
 UNIVERSITY OF NEW HAMPSHIRE
 OFFICE OF THE PRESIDENT
 THOMPSON HALL
 DURHAM, NH 03824

TEST PIT #1
 ELEVATION = 100.3'
 8/15/2018

7Y 7.5 - OLIVE LOAMY CLAY LOESS, 5% SAND, 1% BLOCKY
2.5Y 7.4 - LIGHT OLIVE BROWN LOAMY CLAY, LOOSE, 5% SAND, 1% BLOCKY
5Y 2.2 - OLIVE GRAY CLAY FINE PLATS

ROOTS TO 20"
 REFUSAL NONE OBSERVED
 WATER NONE OBSERVED
 EROSION 10"
 RESTRICTIVE 20"
 PERC TEST 1.0 INCH AT 10"

TEST PIT #2
 ELEVATION = 108.6'
 8/23/2018

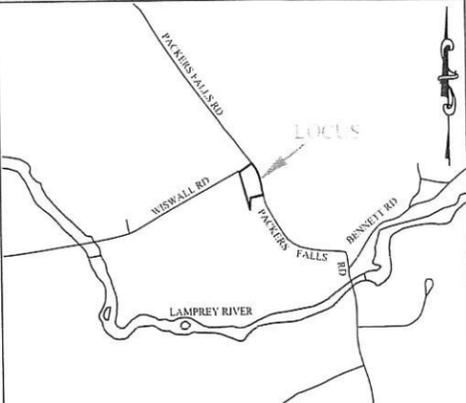
10Y 7.5 - DARK BROWN, VERY FINE SANDY LOAM, GRANULAR, FRAGILE
2.5Y 7.4 - LIGHT OLIVE BROWN, VERY FINE SANDY LOAM, GRANULAR, FRAGILE
2.5Y 7.5 - PALE YELLOW, FINE SAND LOAM, SUB-ANGULAR BLOCKY

ROOTS TO 30"
 REFUSAL NONE OBSERVED
 WATER NONE OBSERVED
 EROSION 10"
 RESTRICTIVE 10"
 PERC TEST 1.0 INCH AT 10"

TEST PIT #3
 ELEVATION = 107.8'
 8/23/2018

10Y 7.5 - DARK BROWN, VERY FINE SANDY LOAM, GRANULAR, FRAGILE
2.5Y 7.4 - LIGHT OLIVE BROWN, VERY FINE SANDY LOAM, GRANULAR, FRAGILE
2.5Y 7.5 - PALE YELLOW, FINE SAND LOAM, SUB-ANGULAR BLOCKY

ROOTS TO 30"
 REFUSAL NONE OBSERVED
 WATER NONE OBSERVED
 EROSION 10"
 RESTRICTIVE 10"
 PERC TEST 1.0 INCH AT 10"



LOCATION MAP
 SCALE: 1" = 1,000'

NOTES:

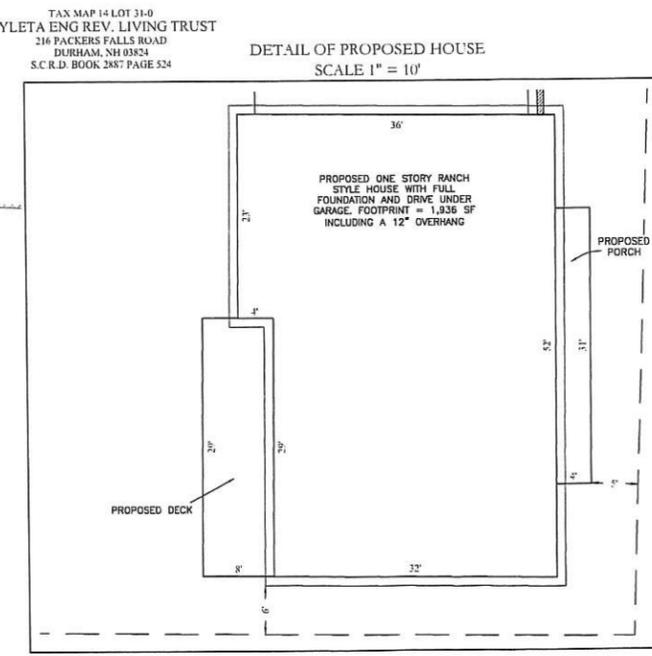
- REFERENCE: TAX MAP 17 LOTS 13-1 & 13-2 S.C.R.D. BOOK 4586 PAGE 443
- PARCEL AREAS:
 LOT 13-1 AREA: 16,093 SQ. FT. OR 0.37 AC.
 LOT 13-2 AREA: 55,444 SQ. FT. OR 1.27 AC
- OWNER OF RECORD: ARNE, LLC
 37 LEONARD AVENUE
 HOOKSETT, NH 03106
- ZONE: R RURAL
 DIMENSIONAL REQUIREMENTS:
 MINIMUM LOT AREA: 150,000 sq. ft.
 MINIMUM FRONTAGE (COLLECTOR STREET): 300 ft.
 MINIMUM FRONT SETBACK: 30 ft.
 MINIMUM SIDE SETBACK: 50 ft.
 MINIMUM REAR SETBACK: 50 ft.
 MAXIMUM PERMITTED BUILDING HEIGHT: 30 ft.
 MAXIMUM PERMITTED BUILDING HEIGHT BY CONDITIONAL USE: 35 ft.
 BUFFER FOR POORLY DRAINED SOIL: 100 ft.
- FIELD SURVEY PERFORMED BY S.D.B. ON 7/9/2018. TRAVERSE ADJUSTMENT IS BASED ON THE COMPASS RULE METHOD OF ADJUSTMENT.
- HORIZONTAL DATUM IS BASED ON TRACT III OF THE DEED REFERENCED ABOVE.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTION.
- THE TAX MAP SHOWS THE PROPERTY DESCRIBED IN THE SUBJECT DEED AS BEING 2 PARCELS, TAX MAP 17 LOTS 13-1 AND 13-2. THERE ARE 3 TRACTS DESCRIBED IN THE DEED REFERENCED ABOVE. THE TOWN OF DURHAM HAS STATED THAT PARCEL III WAS MERGED WITH PARCEL I.
- THIS PROPERTY FALLS ENTIRELY WITHIN ZONE X OF FEMA FIRM PANEL 33017C0377E HAVING AN EFFECTIVE DATE OF 9-30-2013.
- JURISDICTIONAL WETLANDS WERE DELINEATED BY AMBIT ENGINEERING, INC. ON 8/21/18. THE WETLAND DELINEATED WAS DETERMINED TO BE POORLY DRAINED SOIL.
- THE APPROVED SEPTIC SYSTEM SHOWN HEREON IS A PRESBY ENVIRONMENTAL ENVIRO-SEPTIC SYSTEM. MIDES CONSTRUCTION APPROVAL ISDS_2CA2018090535.

PLAN REFERENCES:

- PLAN TITLED "SUBDIVISION OF THE PROPERTY OF ALBERT LAROCHE" DATED 10-1-84, PREPARED BY RAYMOND G. CUSHMAN, RECORDED AT THE S.C.R.D. AS PLAN 25-19.

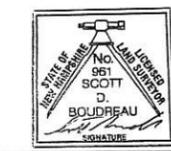
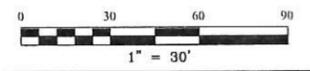
SOIL INFORMATION

MAP SYMBOL AND NAME: SOIL TYPE: HcC
 HOLLIS-CHARLTON FINE SANDY SCANTIC SILT LOAM, 0 TO 3% SLOPES.
 SOIL TYPE: ScB
 SCANTIC SILT LOAM, 3 TO 8% SLOPES.



LEGEND

- — IRON PIPE/ROD FOUND
- ⊙ — DRILL HOLE FOUND OR SET
- — CORNER - NOTHING FOUND/SET
- ⦿ — IRON ROD SET WITH IDENTIFICATION CAP "LLS 961" UNLESS OTHERWISE NOTED ON PLAN
- ⊕ — UTILITY POLE
- — BOUNDARY LINE
- — ABUTTER LINE
- — OVERHEAD WIRES
- — RIGHT-OF-WAY
- — DEED LINES
- — EDGE OF PAVEMENT
- — BUILDING SETBACK LINE
- — TREE LINE
- — STONE WALL
- — WETLAND BOUNDARY



LLS. #961
 SEPTEMBER 18, 2018 DATE

SITE PLAN
 LAND OF
 ARNE, LLC
 (TAX MAP 17 LOTS 13-1 & 13-2)
 215 & 221 PACKERS FALLS ROAD
 DURHAM, NH

DRAWN BY: SDB	DATE: SEPTEMBER 18, 2018
CHECKED BY: ARB	DRAWING NAME: 18018C-1
JOB NAME: 18018	SHEET 1 OF 1

Boudreau Land Surveying, LLC
 SCOTT D. BOUDREAU, L.L.S. #961
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 NEWMARKET, NH 03857
 (603) 659-3468