



LOCATION MAP
SCALE: 1" = 1,000'

- NOTES:**
- REFERENCE: TAX MAP 17 LOTS 13-1 & 13-2
S.C.R.D. BOOK 4586 PAGE 443
 - TOTAL PARCEL AREA (LOTS 13-1 & 13-2 COMBINED): 71,537 SQ. FT. OR 1.641 AC.
PROPOSED LOT 13-1 AREA: 35,958 SQ. FT. OR 0.825 AC.
PROPOSED LOT 13-2 AREA: 35,579 SQ. FT. OR 0.816 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 AND TO ADJUST THE LOT LINE BETWEEN TAX MAP LOTS 13-1 AND 13-2 SO THE EXISTING HOUSE SITS ENTIRELY ON ONE LOT.
 - 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 9-30-2015.
 - 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 ON TAX MAP 17 LOT 13-2 IS A PRESBY ENVIRONMENTAL ENVIRO-SEPTIC SYSTEM. NHDES CONSTRUCTION APPROVAL ISDS_eCA201800553.
 - FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH (603) 868-8064.
 - NHDES SUBDIVISION APPROVAL NUMBER IS eSA2019021102, DATED 2/11/2019.

PLAN REFERENCES:

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

PLAT SHOWING LOT LINE ADJUSTMENT
LAND OF
ARNE, LLC
(TAX MAP 17 LOTS 13-1 & 13-2)
215 & 221 PACKERS FALLS ROAD
DURHAM, NH

DRAWN BY: SDB	DATE: NOVEMBER 20, 2018
CHECKED BY: ARB	DRAWING NAME: 18018D-1
JOB NAME: 18018	SHEET 1 OF 1

Boudreau Land Surveying P.L.L.C.
SCOTT D. BOUDREAU, L.L.S. #961
2 BEATRICE LANE
NEWMARKET, NH 03857
(603) 659-3468

PURSUANT TO RSA 676:18, III

"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."

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ACTUAL FIELD SURVEY USING A TOTAL STATION, HAVING A RELATIVE ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

L.L.S. #961
FEBRUARY 12, 2019
DATE

FINAL APPROVAL BY THE DURHAM PLANNING BOARD
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER

DATE

NO.	DATE	DESCRIPTION	BY
1	12-27-18	PLANNING BOARD COMMENTS	SDB

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

