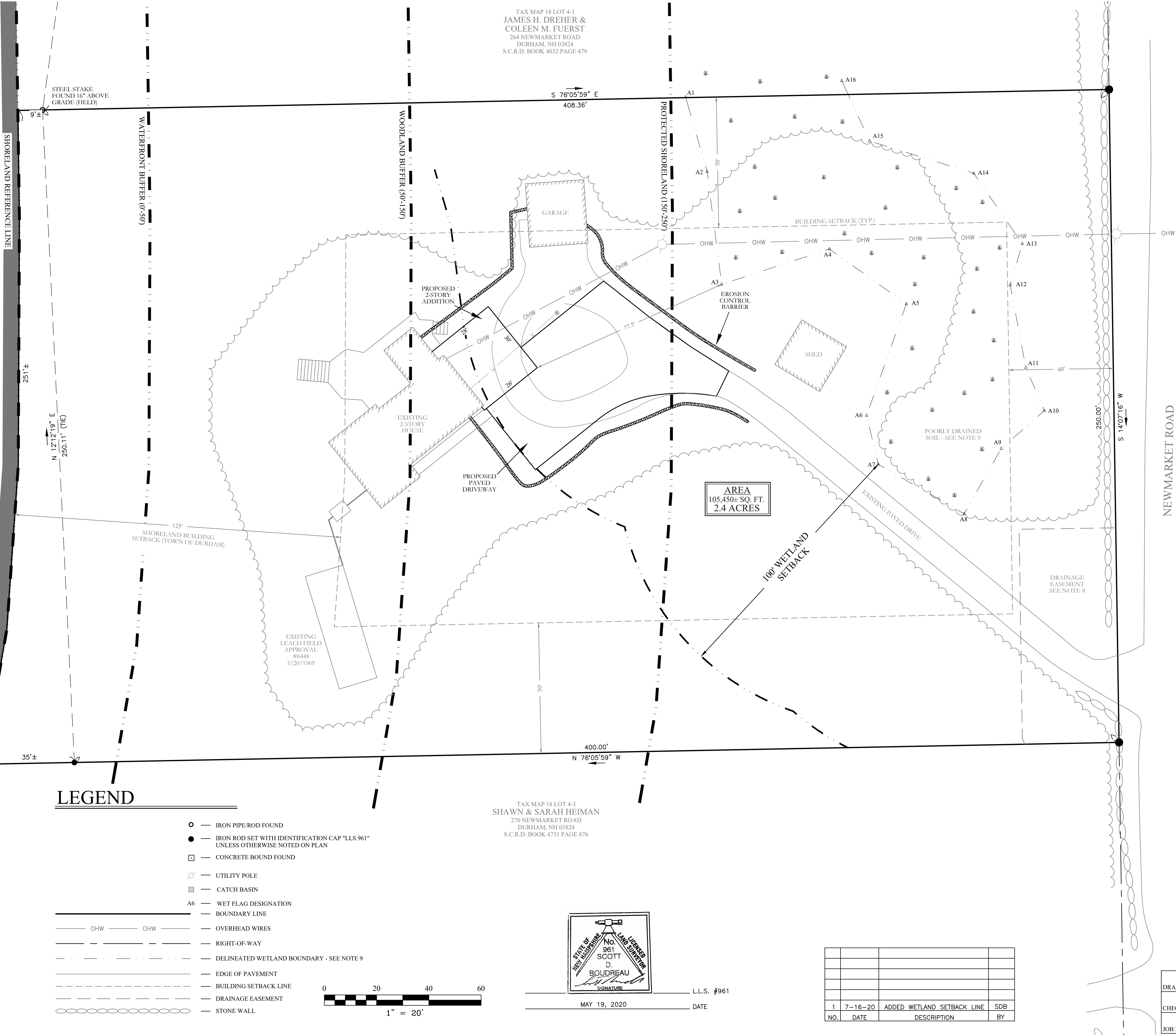
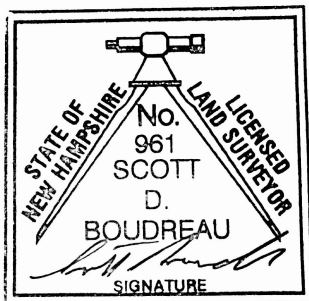
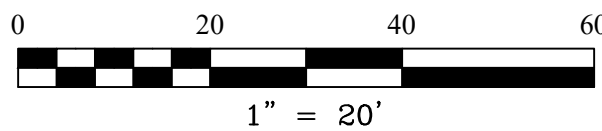


LAMPREY RIVER



LEGEND

- — IRON PIPE/ROD FOUND
- — IRON ROD SET WITH IDENTIFICATION CAP "LLS 961" UNLESS OTHERWISE NOTED ON PLAN
- — CONCRETE BOUND FOUND
- — UTILITY POLE
- — CATCH BASIN
- A6 — WET FLAG DESIGNATION
- — BOUNDARY LINE
- — OVERHEAD WIRES
- — RIGHT-OF-WAY
- - - - - DELINEATED WETLAND BOUNDARY - SEE NOTE 9
- — EDGE OF PAVEMENT
- - - - - BUILDING SETBACK LINE
- - - - - DRAINAGE EASEMENT
- ○ ○ ○ ○ — STONE WALL



L.L.S. #961

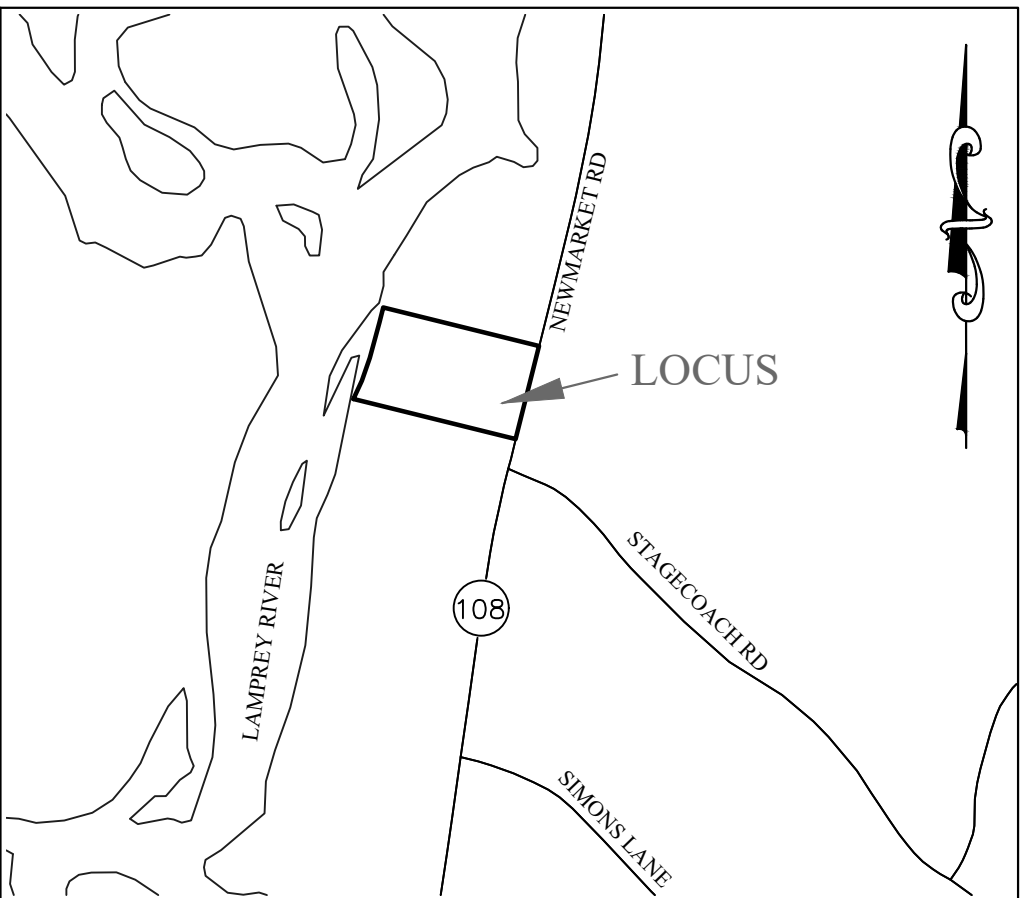
DATE

NO.	DATE	DESCRIPTION	BY
1	7-16-20	ADDED WETLAND SETBACK LINE	SDB

SITE PLAN
PREPARED FOR
MATTHEW & COLLEEN LAKE
(TAX MAP 18 LOT 4-2)
266 NEWMARKET ROAD
DURHAM, NH

DRAWN BY: SDB	DATE: MAY 19, 2020
CHECKED BY: ARB	DRAWING NAME: 2000SC1
JOB NAME: 20005	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



LOCATION MAP
SCALE: 1" = 500'

NOTES:

- REFERENCE: TAX MAP 18 LOT 4-2
S.C.R.D. BOOK 4715 PAGE 847
 - TOTAL PARCEL AREA: 105,450± SQ. FT. OR 2.4 AC.
 - OWNER OF RECORD: MATTHEW & COLLEEN LAKE
266 NEWMARKET ROAD
DURHAM, NH 03824
 - ZONE: R - RURAL
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT AREA 150,000 sf.
MINIMUM FRONTAGE 300 ft.
MINIMUM FRONT SETBACK 40 ft.
MINIMUM SIDE SETBACK 50 ft.
MINIMUM REAR SETBACK 50 ft.
 - FIELD SURVEY PERFORMED BY S.D.B. ON 2/14/2020 USING A SPECTRA PRECISION FOCUS ROBOTIC TOTAL STATION. TRAVERSE ADJUSTMENT IS BASED ON THE COMPASS RULE METHOD OF ADJUSTMENT.
 - HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 (NAD '83) BASED ON PLAN REFERENCE 1.
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTION.
 - THIS PARCEL IS SUBJECT TO OR BENEFITS FROM THE FOLLOWING EASEMENTS AND/OR RIGHTS-OF-WAY:
A. A DRAINAGE EASEMENT GRANTED TO THE STATE OF NEW HAMPSHIRE BY S.C.R.D. DEED BOOK 4283 PAGE 657.
 - JURISDICTIONAL WETLAND SHOWN WAS DELINEATED BY AMBIT ENGINEERING ON MAY 7, 2020. THE WETLAND IS DESCRIBED AS POORLY DRAINED PALUSTRINE SCRUB SHRUB WETLAND SYSTEM THAT IS SEASONALLY FLOODED AND OR SATURATED (PSSIE).
- PLAN REFERENCES:
- PLAN TITLED "RIGHT OF WAY PLANS FEDERAL AID PROJECT STP-TE-5133(009), NH PROJECT NO. 13080 NH ROUTE 108" DATED 2-12-2018 AND ON RECORD WITH THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
 - PLAN TITLED "LIMITED SUBDIVISION LOTS A & B MURRAY A. STRAUS" DATED JAN. 1979, PREPARED BY G.L. DAVIS & ASSOCIATES, S.C.R.D. PLAN 17B-39.