

LOCUS MAP

SCALE: 1" = 1,000'

### REFERENCE PLANS

- "PLAN OF STANDARD PROPERTY SURVEY, TAX MAP 37 LOT 3 -102 WATERLOO ROAD, PREPARED FOR RUTH GRAHAM, 52 ILLINGHAM DRIVE NEWBURY, NH 03255, (PROPERTY OF RICHARD B. AND SADHANA W. HALL), LOCATED IN WARNER, N.H." DATED MAY 19, 2016 AND PREPARED BY PENNYROYAL HILL LAND SURVEYING & FORESTRY, LLC. M.C.R.D. PLAN #201600008647.
- "CLAREMONT AND CONCORD RAILWAY COMPANY, INC. TO PAUL J. AND NANCY R. KESTNER" M.C.R.D. PLAN #1829.

### WETLAND SCIENTIST'S CERTIFICATION

THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND IDENTIFICATION AND DELINEATION ON NOVEMBER 1, 2022 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.



### NOTES

- OWNERS OF RECORD:

TAX MAP 37 LOT 006  
JOHN PUC  
131 WATERLOO STREET  
WARNER, NH 03278  
BK: 3688 PG: 2070

- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO 3 RESIDENTIAL LOTS.

- THE SUBJECT AND ABUTTING PARCELS ARE ZONED "R-2". DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:

MINIMUM LOT SIZE = 2 ACRES BUILDABLE LAND  
MINIMUM FRONTAGE = 200 FEET  
MINIMUM SHORELINE FRONTAGE = 100 FEET

MINIMUM BUILDING SETBACKS:  
FRONT = 40'  
SIDE = 25'  
REAR = 25'  
WARNER RIVER = 75'

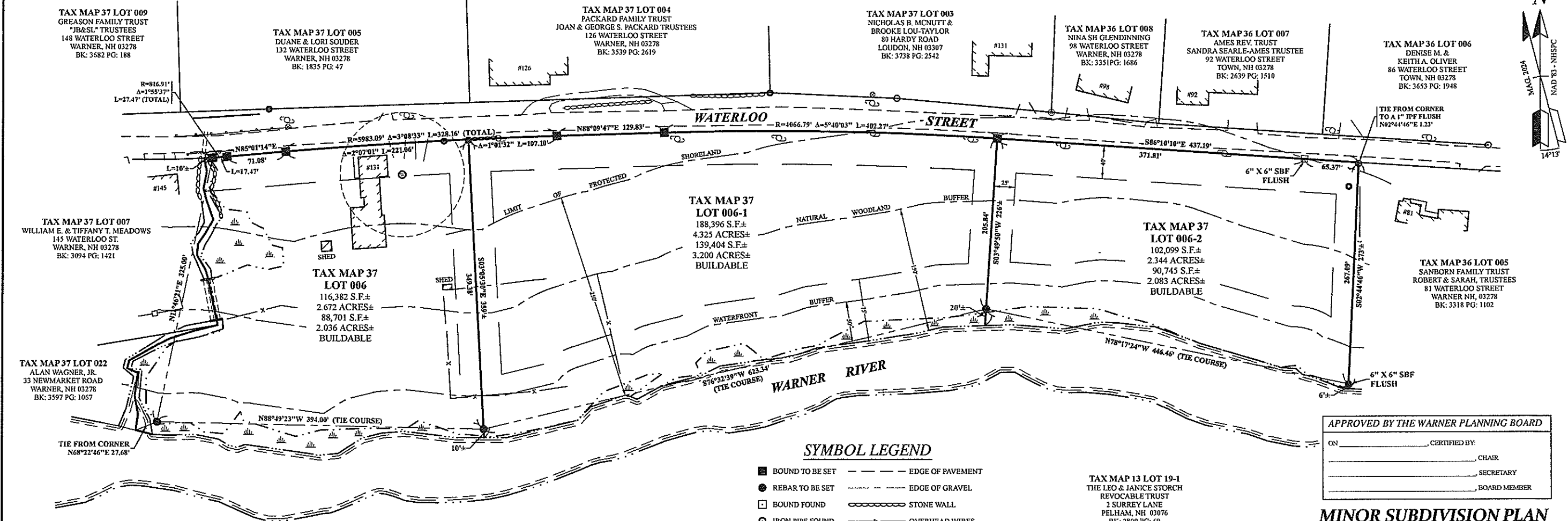
- THIS PLAN REPRESENTS EXISTING CONDITIONS, BOUNDARY EVIDENCE, AND MONUMENTATION AS OBSERVED DURING A SURVEY BY THIS OFFICE IN NOVEMBER 2022 THROUGH MARCH 2023.

### NOTES (CONTINUED)

- HORIZONTAL DATUM IS NH STATE PLANE COORDINATES (NAD '83), VERTICAL DATUM IS NAVD '88, BASED ON STATIC GPS OBSERVATIONS BY THIS OFFICE.
- THE PRE-SUBDIVISION AREA OF LOT 006 IS 9.341 ACRES (406,877 SQ FT). BUILDABLE AREA OF LOT 006 PRE-SUBDIVISION IS 7.320 ACRES (318,850 SQ FT).
- THE SUBJECT PROPERTY IS PARTLY LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE. MAP NUMBER 33013C 0286E. EFFECTIVE DATE APRIL 19, 2010.
- ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE TO MARK OUT UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.
- PROPOSED LOTS ARE SUBJECT TO THE PROVISIONS OF THE NH SHORELAND WATER QUALITY PROTECTION ACT (NH RSA 483-B). ALL CONSTRUCTION ACTIVITY ON PROPOSED LOTS WILL REQUIRE SHORELAND PERMITS FROM NHDES.
- NHDES SUBDIVISION APPROVAL # PENDING.

### NOTES (CONTINUED)

- LOT 006 IS SERVED BY AN EXISTING ON-SITE SEPTIC SYSTEM - SEE NHDES CONSTRUCTION APPROVAL 195359 DATED OCTOBER 15, 1992. NEW LOTS ARE TO BE SERVED BY ON-SITE SEPTIC SYSTEMS AND WELLS.
- THE SUBDIVISION REGULATIONS OF THE TOWN OF WARNER ARE A PART OF THIS PLAT, AND APPROVAL OF THE PLAT REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY RELAXATION OF REQUIREMENTS GRANTED IN WRITING BY THE PLANNING BOARD.
- TOPOGRAPHIC DATA SHOWN WAS TAKEN FROM USGS/FEMA LIDAR FOR THE CONNECTICUT RIVER WATERSHED, THROUGH NOAA.
- WAIVERS ARE REQUESTED FROM SECTIONS V.D.9 & V.D.11 OF THE WARNER SUBDIVISION REGULATIONS.



### SYMBOL LEGEND

- BOUND TO BE SET
- REBAR TO BE SET
- BOUND FOUND
- IRON PIPE FOUND
- REBAR FOUND
- RR SPIKE FOUND
- WELL
- WETLAND
- UTILITY POLE
- GUY WIRE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- OVERHEAD WIRES
- WIRE FENCE
- STOCKADE FENCE
- GUARDRAIL
- EDGE OF WETLAND
- EDGE OF WATER
- 100-YEAR FLOOD PLAIN

TAX MAP 13 LOT 19-1  
THE LEO & JANICE STORCH  
REVOCABLE TRUST  
2 SURREY LANE  
PELHAM, NH 03076  
BK: 2809 PG: 69

APPROVED BY THE WARNER PLANNING BOARD

ON \_\_\_\_\_, CERTIFIED BY:

\_\_\_\_\_, CHAIR

\_\_\_\_\_, SECRETARY

\_\_\_\_\_, BOARD MEMBER

### MINOR SUBDIVISION PLAN TAX MAP 37 LOT 6

PREPARED FOR:  
**JOHN PUC**  
LOCATED AT:  
131 WATERLOO STREET  
WARNER, NEW HAMPSHIRE

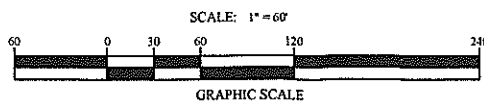
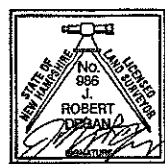
PAGE: 1 OF 2

### SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

LICENSED LAND SURVEYOR

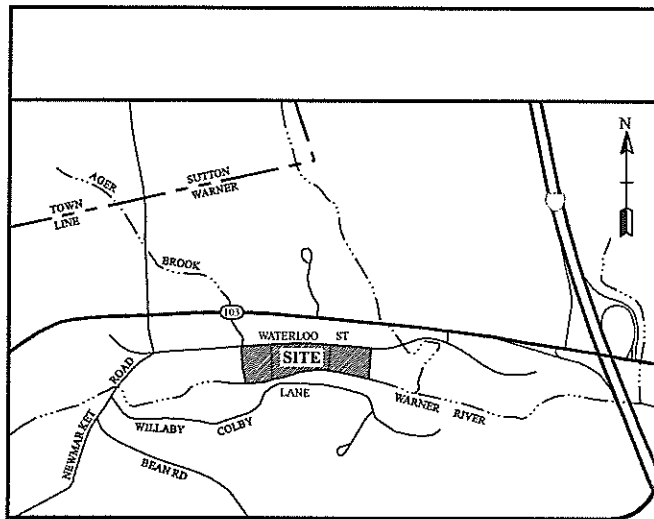
8/14/25  
DATE



NO.	DATE	DESCRIPTION	BY

SCALE: 1" = 60' DATE: AUGUST 14, 2025 FB: 36 PG: 45 & TSC5 JOB #2021166

**S&H LAND SERVICES, LLC**  
SHLANDSERVICES.COM  
141 LONDONDERRY TURNPIKE - HOOKSETT, NH 03106  
PHONE: (603)-628-8500, FAX: (603)-546-7791

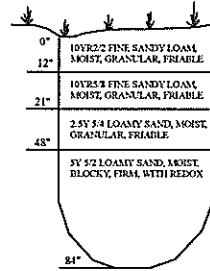


LOCUS MAP

SCALE: 1" = 1,000'

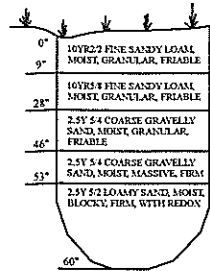
### TEST PIT DATA - TP#1

TEST PIT BY: JRD  
DATED: 11/28/2023  
DEPTH TO LEDGE: N/O  
ESTIMATED SEASONAL HIGH WATER TABLE: 48"  
DEPTH TO OBSERVED WATER TABLE: N/O  
DEPTH TO ROOT LINE: 12"  
PERCOLATION RATE: 8 MIN/IN. @ 18"



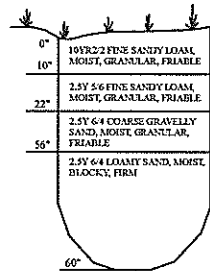
### TEST PIT DATA - TP#2

TEST PIT BY: JRD  
DATED: 11/28/2023  
DEPTH TO LEDGE: N/O  
ESTIMATED SEASONAL HIGH WATER TABLE: 53"  
DEPTH TO OBSERVED WATER TABLE: N/O  
DEPTH TO ROOT LINE: 12"  
PERCOLATION RATE: 10 MIN/IN.



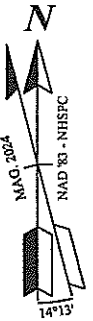
### TEST PIT DATA - TP#3

TEST PIT BY: JRD  
DATED: 11/28/2023  
DEPTH TO LEDGE: N/O  
ESTIMATED SEASONAL HIGH WATER TABLE: 56"  
DEPTH TO OBSERVED WATER TABLE: N/O  
DEPTH TO ROOT LINE: 12"  
PERCOLATION RATE: 10 MIN/IN.



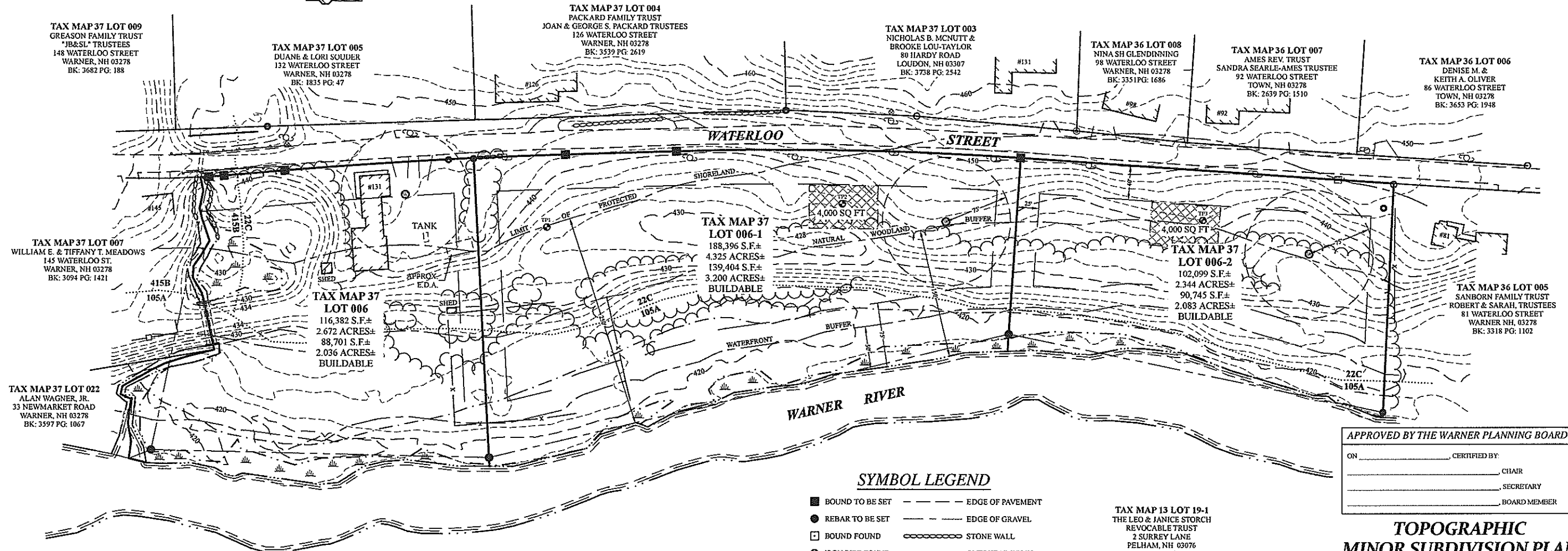
### SOIL LEGEND

- 22C COLTON GRAVELLY SANDY LOAM, 8% - 15% SLOPES  
GROUP 1 - EXCESSIVELY WELL DRAINED
- 105A RUMNEY FINE SANDY LOAM, 0% - 3% SLOPES, FREQUENTLY FLOODED  
GROUP 5 - POORLY DRAINED
- 415B MOOSILAUKE FINE SANDY LOAM, 3% - 8% SLOPES, VERY STONY  
GROUP 5 - POORLY DRAINED



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### SYMBOL LEGEND

- |                   |                                |
|-------------------|--------------------------------|
| ■ BOUND TO BE SET | — — — — — EDGE OF PAVEMENT     |
| ● REBAR TO BE SET | — — — — — EDGE OF GRAVEL       |
| □ BOUND FOUND     | — — — — — STONE WALL           |
| ○ IRON PIPE FOUND | — — — — — OVERHEAD WIRES       |
| ● REBAR FOUND     | — — — — — WIRE FENCE           |
| ⊙ RR SPIKE FOUND  | — — — — — STOCKADE FENCE       |
| ⊙ WELL            | — — — — — GUARDRAIL            |
| ⊙ WETLAND         | — — — — — EDGE OF WETLAND      |
| ⊙ UTILITY POLE    | — — — — — EDGE OF WATER        |
| ⊙ GUY WIRE        | — — — — — 100-YEAR FLOOD PLAIN |

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### TOPOGRAPHIC MINOR SUBDIVISION PLAN TAX MAP 37 LOT 6

PREPARED FOR:  
**JOHN PUC**  
LOCATED AT:  
131 WATERLOO STREET  
WARNER, NEW HAMPSHIRE

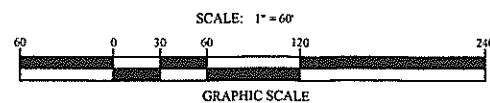
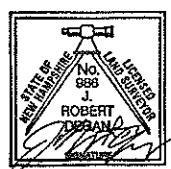
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*Robert J. Puc*  
LICENSED LAND SURVEYOR

8/14/25  
DATE



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SCALE: 1" = 60' DATE: JULY 31, 2025 FB: 36 PG: 45 & TSC5 JOB #2021166