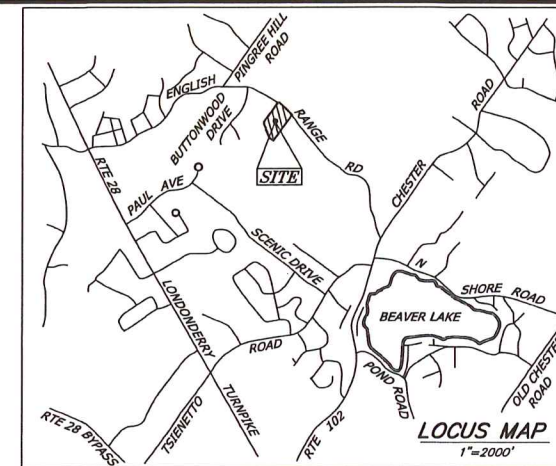


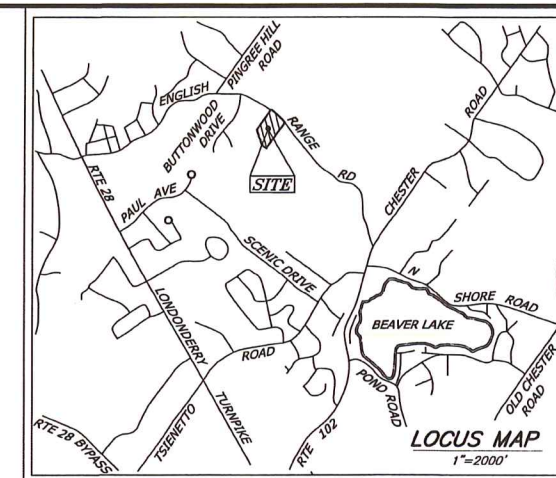
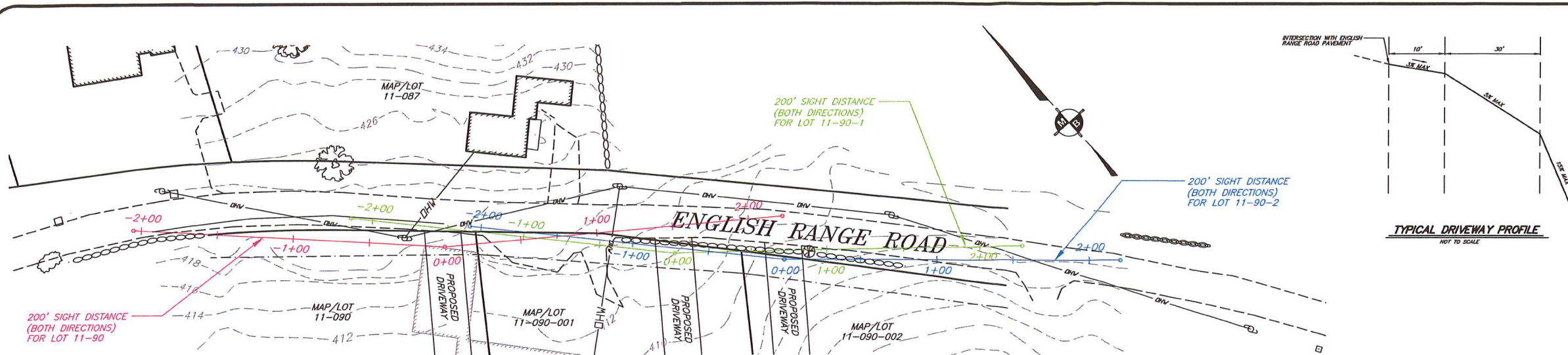
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THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR AND SHALL CONTACT THE LOCAL DIG SAFE OFFICE 72 HOURS PRIOR TO START OF CONSTRUCTION (811 OF 888-DIG-SAFE).

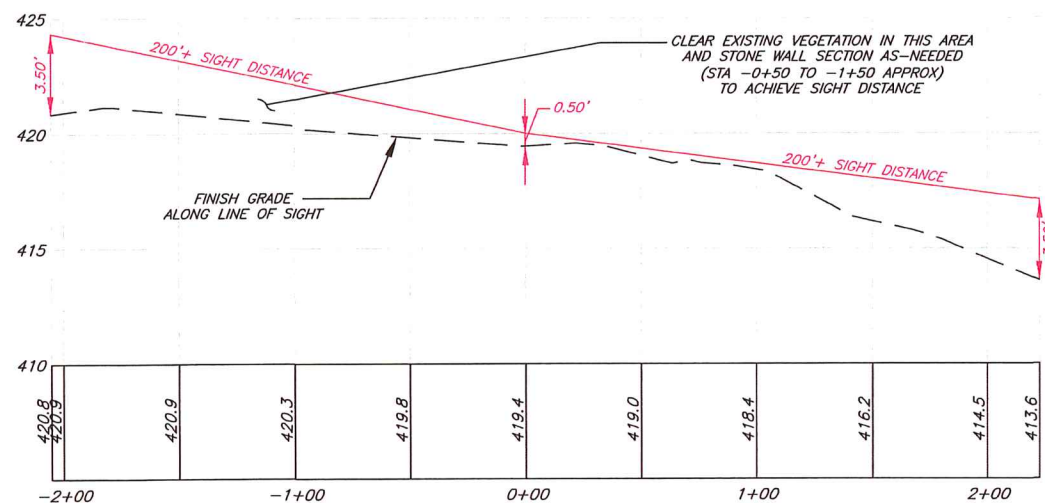
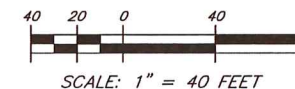


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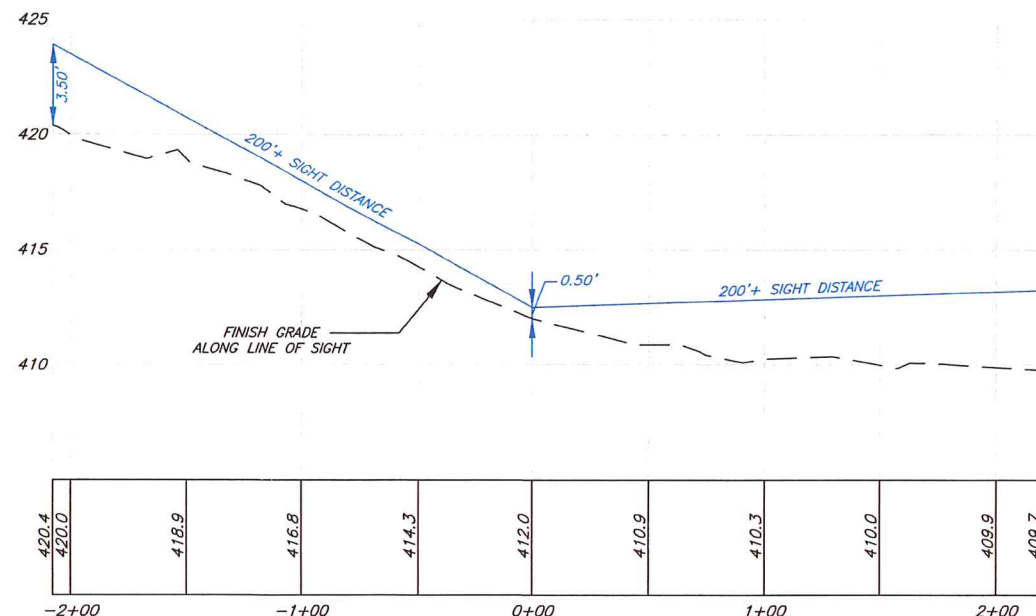


DRIVEWAY CONSTRUCTION NOTES

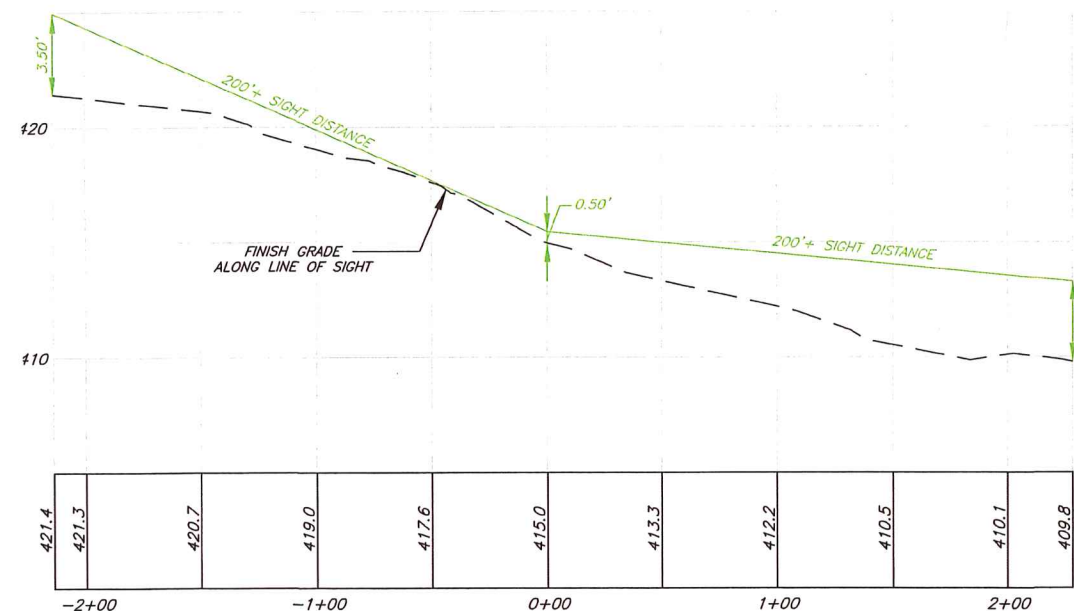
1. NEW DRIVEWAYS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" DEPTH OF NHDOT CRUSHED GRAVEL 304.3 SPECIFICATION FOR THE ENTIRE LENGTH.
2. ALL LOAM AND ORGANIC MATERIAL SHALL BE REMOVED DOWN TO AN ACCEPTABLE SUBSURFACE.
3. NEW DRIVEWAYS SHALL HAVE A MINIMUM UNOBSTRUCTED CLEAR WIDTH OF 12' IF THE DRIVEWAY IS UNDER 150' IN LENGTH, OR IF THE DRIVEWAY IS OVER 150' IN LENGTH, A MINIMUM CLEAR WIDTH OF 14' FOR THE ENTIRE LENGTH OF THE DRIVEWAY.
4. NEW DRIVEWAYS SHALL HAVE AN ADDITIONAL CLEAR UNOBSTRUCTED WIDTH OF 2' ON EACH SIDE.
5. THE VERTICAL CLEARANCE SHALL BE A MINIMUM 13.5'.
6. DRIVEWAYS IN EXCESS OF 150 FEET IN LENGTH SHALL PROVIDE MEANS FOR A FIRE DEPT APPARATUS TO TURN AROUND BY EITHER HAMMERHEAD OR OTHER APPROVED MEANS.
7. NEW DRIVEWAY APRONS SHALL SLOPE TOWARD THE ROAD AT NO LESS THAN 3% FOR A MINIMUM OF 10'.
8. MAXIMUM GRADES ALLOWED FOR THE NEXT 30 FT ARE 5% AND -5% RESPECTIVELY.
9. NEW DRIVEWAY APRONS SHALL BE NO WIDER THAN 24' EXCEPT THAT THE DRIVEWAY MAY BE FLARED AT THE ENTRANCE.
10. NEW DRIVEWAY APRONS SHALL HAVE A MINIMUM SIGHT DISTANCE OF 200' IN BOTH DIRECTIONS 10' FROM EDGE OF TRAVELED WAY.
11. NEW DRIVEWAY APRONS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" DEPTH OF NHDOT CRUSHED GRAVEL 304.2 SPECIFICATION FOR THE ENTIRE LENGTH AND WIDTH OF THE 40' DRIVEWAY APRON.
12. NEW DRIVEWAY APRONS SHALL INCLUDE MINIMUM 2" THICKNESS OF BITUMINOUS ASPHALT BASE COURSE PAVEMENT BETWEEN EDGE OF PAVEMENT AND EDGE OF RIGHT OF WAY (TYPICALLY 13' FROM EDGE OF ROADWAY PAVEMENT).
13. NEW DRIVEWAY APRONS SHALL BE COMPLETED ALONG EXISTING ROADWAYS AS PART OF THE ROAD DRAINAGE FEATURE AS A FACTOR FOR COMPLETION OF ALL OFF-SITE IMPROVEMENTS AND ELIGIBILITY OF OCCUPANCY PERMITS.



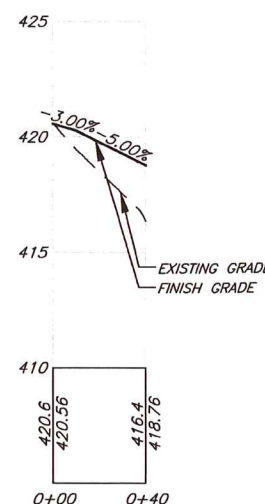
LOT 11-90 SIGHT DISTANCE PROFILE
SCALE: H: 1"=40' V: 1"=4'



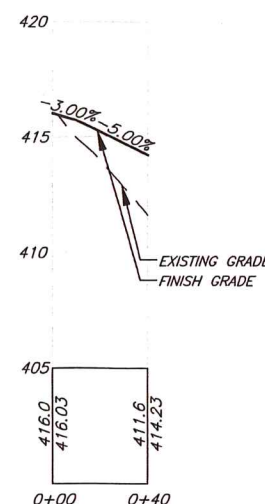
LOT 11-90-2 SIGHT DISTANCE PROFILE
SCALE: H: 1"=40' V: 1"=4'



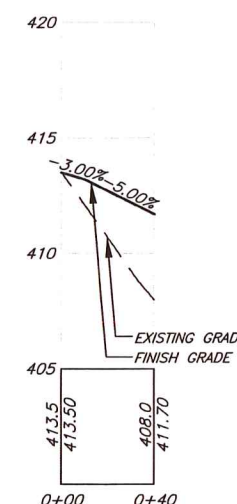
LOT 11-90-1 SIGHT DISTANCE PROFILE
SCALE: H: 1"=40' V: 1"=4'



LOT 11-90 DRIVEWAY PROFILE
SCALE: H: 1"=40' V: 1"=4'



LOT 11-90-1 DRIVEWAY PROFILE
SCALE: H: 1"=40' V: 1"=4'



LOT 11-90-2 DRIVEWAY PROFILE
SCALE: H: 1"=40' V: 1"=4'

NO.	DATE	REVISION	BY
2			
1			

DRIVEWAY AND SIGHT DISTANCE PLAN

53 ENGLISH RANGE ROAD
DERRY, NEW HAMPSHIRE
MAP/LOT 11-090

PREPARED FOR:
F. DONALD BALL IRREVOVABLE TRUST
DOUGLAS BALL, TRUSTEE
82 ENGLISH RANGE ROAD
DERRY, NH 03038

PREPARED BY:



MEISNER BREM CORPORATION
202 MAIN STREET, SALEM, NH 03079 (603) 893-3301
142 LITTLETON ROAD, SUITE 16, WESTFORD, MA 01886 (978) 892-1313

SCALE: 1"=40' SHEET: 4 OF 4 MARCH 6, 2023

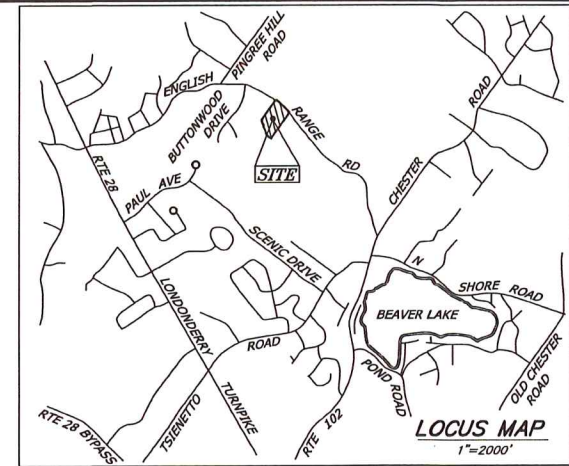
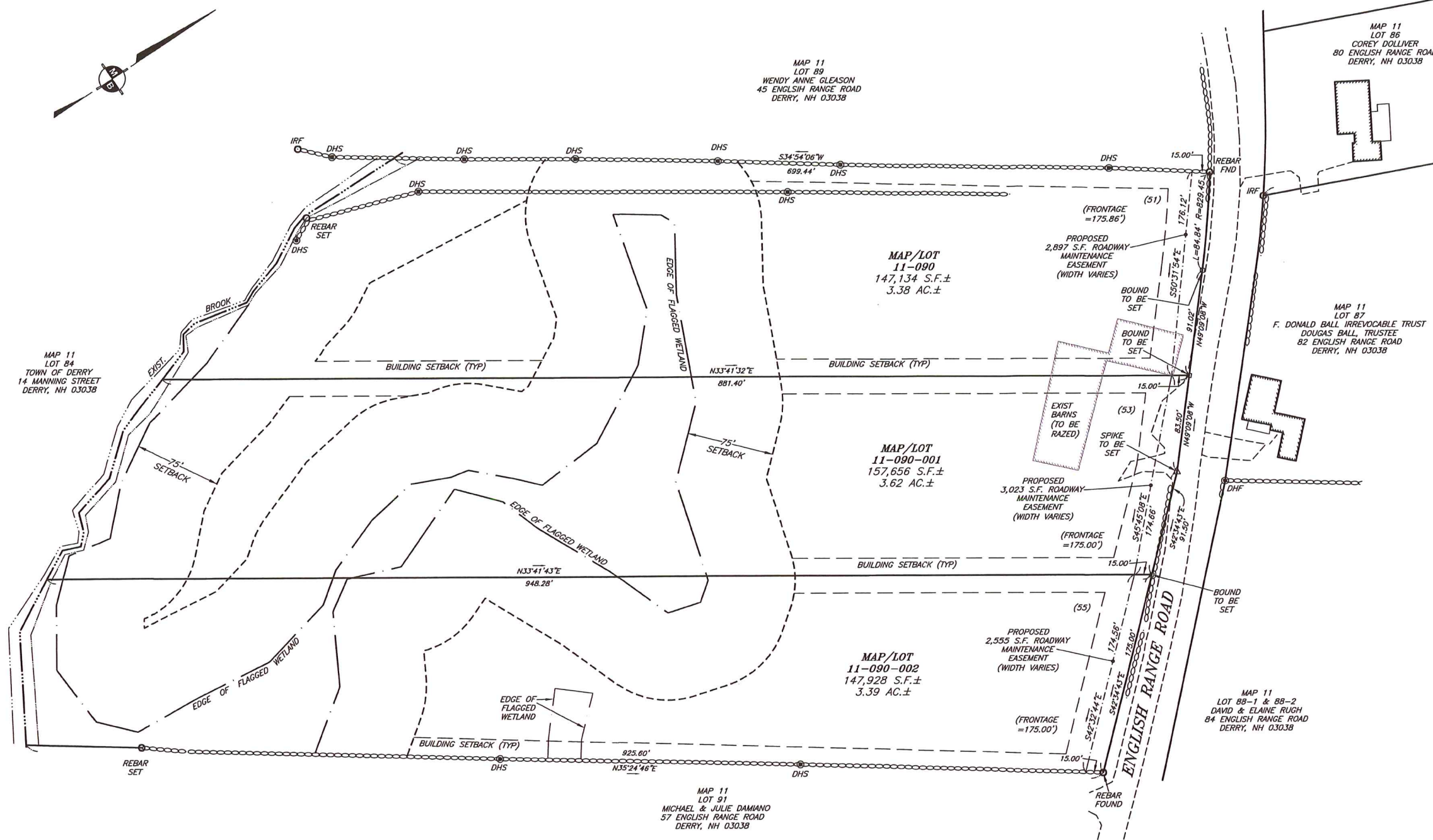
APPROVED BY THE TOWN OF DERRY PLANNING BOARD

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

© 2023 MEISNER BREM CORPORATION

JOB NO.: 8497





- NOTES**
1. THE PURPOSE OF THIS PLAN IS TO OBTAIN SUBDIVISION APPROVAL FOR 3 SINGLE FAMILY RESIDENTIAL LOTS ON MAP/LOT 11-090
 2. PRESENT ZONING: LDR - LOW DENSITY RESIDENTIAL
 3. ORIGINAL LOT SIZE: 10.2 AC. ±
 4. MINIMUM LOT SIZE REQUIRED: 3 ACRES OR LARGER
 5. MINIMUM BUILDING SETBACKS: FRONT = 35 FEET, SIDE & REAR = 15 FEET
 6. NO PORTION OF THE SUBJECT PREMISES FALLS WITHIN 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS J3015C0341E DATED MAY 17, 2005.
 7. PROPERTIES TO BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
 8. BOUNDARY INFORMATION WAS COMPILED FROM PLAN REFERENCES LISTED AND AN ON-SITE TRANSIT SURVEY BY MEISNER BREM CORPORATION SEPTEMBER AND OCTOBER OF 2022.
 9. ELEVATIONS DEPICTED HEREON ARE BASED ON NVGD29 PER GPS OBSERVATIONS BY THIS OFFICE ON SEPTEMBER 27, 2022, BEING TIED TO "MASSCORS" USING BASE STATION "WES2" WITH AN ELEVATION LISTED AT 374.18' (CONVERTED TO NVGD USING VERTCON).
 10. SHEET 2 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. ALL SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.
 11. ALL NEW DRIVEWAYS SHALL BE BUILT IN ACCORDANCE WITH SECTION 170-26A.16(a-c) OF THE DERRY LAND DEVELOPMENT CONTROL REGULATIONS (LDCR).
 12. NEW LOTS SHALL BE VOLUNTARILY EQUIPPED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM, CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES (NFPA 13R & 130). ALL NEW LOTS SHALL COMPLY WITH THE GUIDELINES OF LDCR 170-30 IN REFERENCE TO FIRE PROTECTION/SUPPRESSION.
 13. ALL NEW LOTS TO BE SERVICED BY UNDERGROUND UTILITIES. LOCATION TO BE DETERMINED BY EVERSOURCE AND NOT TO CONFLICT WITH DRAINAGE OR WETLANDS. NEW POLES, IF NECESSARY, RECOMMENDED ARE TO BE LOCATED AT OR NEAR PROPERTY CORNERS.
 14. ENGLISH RANGE ROAD IS A SCENIC ROAD, POSTED 30 MPH.
 15. BRUSH, TREES AND STONEWALLS WILL BE REMOVED TO OBTAIN ADEQUATE SIGHT DISTANCE.

LAND OWNER OF RECORD:

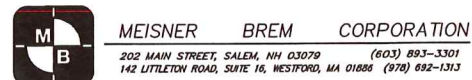
F. DONALD BALL IRREVOCABLE TRUST, DOUGLAS BALL, TRUSTEE
82 ENGLISH RANGE ROAD
DERRY, NH 03038
BK: 5837 PG: 1704

NO.	DATE	REVISION	BY
2			
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BALL DEFINITIVE RESIDENTIAL SUBDIVISION PLAN
53 ENGLISH RANGE ROAD
DERRY, NEW HAMPSHIRE
MAP/LOT 11-090

PREPARED FOR:
F. DONALD BALL IRREVOCABLE TRUST
DOUGLAS BALL, TRUSTEE
82 ENGLISH RANGE ROAD
DERRY, NH 03038

PREPARED BY:



SCALE: 1"=50' SHEET: 2 OF 4 MARCH 6, 2023

APPROVED BY THE TOWN OF DERRY PLANNING BOARD

CHAIRMAN	DATE
SECRETARY	DATE

LEGEND

- STONEWALL
- EDGE OF FLAGGED WETLAND
- EDGE OF PAVEMENT
- IPF IRON PIPE FOUND
- REBAR SET REBAR SET
- DHS DRILL HOLE SET
- TBS IRON ROD TO BE SET

NOTICE OF DECISION FROM ZONING BOARD OF ADJUSTMENT
CASE # 23-101 DATE: JANUARY 19, 2023

A VARIANCE TO THE TERMS OF ARTICLE VI, SECTION 165-48.B.2 & 3 OF THE TOWN OF DERRY ZONING ORDINANCE HAS BEEN GRANTED. THIS BEING THE DECISION OF THE MAJORITY OF THE APPOINTED MEMBERS OF THE ZONING BOARD OF ADJUSTMENT BY A VOTE OF YES 5 NO 0.

PROPERTY LOCATION : 53 ENGLISH RANGE ROAD PARCEL ID: 11090

PURPOSE: THE APPLICANTS ARE REQUESTING A VARIANCE TO THE TERMS OF ARTICLE VI, SECTION 165-48.B.2 & 3 OF THE TOWN OF DERRY ZONING ORDINANCE TO ALLOW THE PROPERTY TO BE SUBDIVIDED INTO 3 RESIDENTIAL LOTS WITH EACH LOT HAVING LESS THAN THE REQUIRED FRONTAGE AND LOT WIDTH. PROPOSED FRONTAGES ARE 175 FEET, 175 FEET AND 175.86 FEET WHERE 200 FEET IS REQUIRED AT 53 ENGLISH RANGE ROAD, PARCEL ID 11090, ZONED LDR AS PRESENTED WITH THE FOLLOWING CONDITIONS:

1. SUBJECT TO OBTAINING ALL STATE & TOWN PERMITS AND INSPECTIONS.
2. SUBJECT TO TRC REVIEW AND PLANNING BOARD APPROVAL.
3. STONEWALL ALTERATIONS ONLY FOR DRIVEWAY ACCESS WIDTH.

PLAN REFERENCE

1. BOUNDARY PLAN, ENGLISH RANGE ROAD DERRY, NEW HAMPSHIRE PREPARED FOR DONALD & MARILYN BALL, PREPARED BY MAYNARD & PAQUETTE, INC. SCALE: 1"=100', DATED: APRIL 1, 1988. RECORDED AT THE RCRD AS PLAN #10-18003.

I CERTIFY THAT THE FIELD WORK NECESSARY FOR THE PREPARATION OF THIS PLAN HAS AN ERROR OF CLOSURE NO GREATER THAN 1 PART IN 10,000.

KURT D. MEISNER L.L.S. #732

