

DEPARTMENT HEAD SIGNATURE BLOCK:

POLICE	DATE
FIRE	DATE
PUBLIC WORKS	DATE
CODE ENFORCEMENT	DATE
CONSERVATION COMMISSION	DATE

WAIVER REQUESTS

AS PART OF THIS APPLICATION, THE FOLLOWING WAIVERS FROM LAND DEVELOPMENT CONTROL REGULATIONS (DATED: MAY 18, 2021) ARE REQUESTED:

ARTICLE V, SECTION 170-25, A. 2 - TO ALLOW NON-RADIAL AND/OR NON-RIGHT ANGLE SIDE LOT LINES.

ARTICLE V, SECTION 170-24, A. 8 - SETBACK LINES.

ARTICLE V, SECTION 170-24, A. 11 - TOPOGRAPHY.

ARTICLE V, SECTION 170-24, A. 13 - WETLAND MAPPING.

ARTICLE V, SECTION 170-25, B. - MINIMUM LOT SIZE BY SOIL TYPE.

ARTICLE V, SECTION 170-25, C. - HIGH INTENSITY SOIL SURVEY MAPPING.

ARTICLE V, SECTION 170-25, F. - TEST PITS/PERCOLATION TESTS.

ABUTTERS

MAP 4 LOT 44 N/F DEREK J. SULLIVAN CORTNEY BRICKLEY 4 CASTLE RISING COURT LYNN, MA 01905	MAP 4 LOT 70-1 N/F STEPHEN PIFALO 82 GULF RD DERRY, NH 03038	MAP 4 LOT 75-4 N/F POMEI LAU SUMRUO JANTO PO BOX 1508 SALEM, NH 03079	MAP 4 LOT 75-3 N/F ANDREW REED WASEM DANIELLE TRUSTY 5 CELLA DR DERRY, NH 03038
MAP 4 LOT 45 N/F PAUL J. CHATIGNY 87 GULF RD DERRY, NH 03038	MAP 4 LOT 71 N/F SEAN MICHAEL HARRISON, SR. ANNMARIE DEBONIS 76 GULF RD DERRY, NH 03038	MAP 4 LOT 75-5 N/F MCLENNAGHAN REV. TR. MARK & ANA MCLENNAGHAN, Tls 4 CELLA DR DERRY, NH 03038	MAP 4 LOT 84-0 N/F MICHAEL & STEPHANIE TRESH 38 STEELE RD DERRY, NH 03038
MAP 4 LOT 46 N/F MARK T. YOUNG FAMILY REV. TR. MARK T. YOUNG, TL 109 GULF RD DERRY, NH 03038	MAP 4 LOT 72 N/F DANA L. & PAULINE CALDWELL 76 GULF RD DERRY, NH 03038	MAP 4 LOT 75-6 N/F CLIFFORD F. & MARIE A. RAMUNTO 2 CELLA DR DERRY, NH 03038	MAP 4 LOT 87 N/F SHILO A. WOODBURY IUELE REV. TR. SHILO A. WOODBURY IUELE, TL PO BOX 232 ATKINSON, NH 03811
MAP 4 LOT 47 N/F ELIJAH T. WEBBER 83 GULF RD DERRY, NH 03038	MAP 4 LOT 73 N/F EUGENE S. & SHIRLEY A. DAKIN 80 GULF RD DERRY, NH 03038	MAP 4 LOT 84-8 N/F BRIAN T. & DAVINA COLE PO BOX 57 PLAISTOW, NH 03865	MAP 7 LOT 98 N/F SHAVER REV. TR. JONATHAN E. SHAVER, TL 41 CONGRESS ST. #5 NASHUA, NH 03062
MAP 4 LOT 48 N/F MARK A. KRANTZ MICHELLE L. SALOIS 79 GULF RD DERRY, NH 03038	MAP 4 LOT 75 N/F GENNARO CELLA 1092 BROADWAY SOMERVILLE, MA 02144		

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE LOT LINE ADJUSTMENT BETWEEN MAP 4 LOT 70 AND LOT 75-7, LOCATED AT 86 GULF ROAD AND 6 CELLA DRIVE, RESPECTIVELY, IN DERRY, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED IN NOVEMBER OF 2022.
- 3) THESE PARCELS OF LAND (MAP 4 LOTS 70 & 75-7) DO NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33015C0551E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) SURVEY MONUMENTS DEPICTED AS "TO BE SET" SHALL BE SET OR BONDED PRIOR TO THE DERRY PLANNING BOARD SIGNING OF THIS PLAN.
- 5) DERRY CONSERVATION COMMISSION URGES THE APPLICANT TO MITIGATE THE INVASIVE VEGETATION ON THE PARCEL USING APPROPRIATE CONTROL MEASURES PURSUANT TO STATE RULES AND GUIDELINES.
- 6) THE BEARING SYSTEM OF THIS PLAT IS REFERENCED TO THE NH STATE PLANE GRID NAD83-2011.

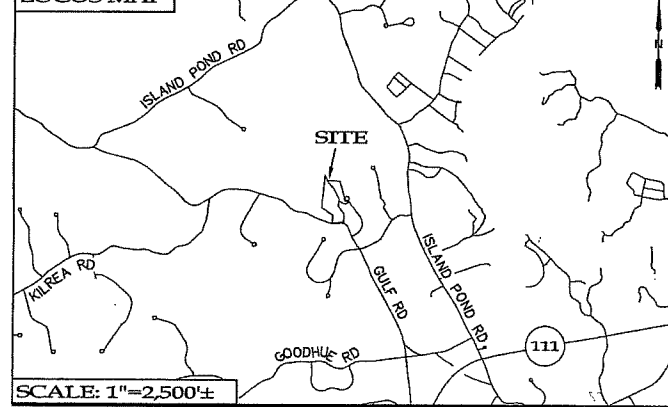
PLANS OF REFERENCE

- 1) "TOWN OF DERRY, N.H. LOT LINE RELOCATION PLAN"; PREPARED FOR: DAWN P. KELSEY & HELEN M. COLE; PREPARED BY: EDWARD N. HERBERT ASSOC., INC.; DATED: APRIL, 1998; SCALE: 1"=50'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. D-26351.
- 2) CONSOLIDATION AND RESUBDIVISION PLAN, "GENNARO ESTATE"; TAX MAP 04, LOTS 074 & 075, GULF ROAD & BARTLET ROAD, DERRY, NEW HAMPSHIRE, ROCKINGHAM COUNTY; PREPARED FOR: GENNARO & PEARL CELLA; PREPARED BY: WOODLAND DESIGN GROUP; DATED: NOV. 18, 2006; SCALE: 1"=50'. SEE RCRD PLAN No. D-35780.
- 3) "TAX MAP 4 LOT 075, SUBDIVISION PLAN OF LAND IN DERRY, N.H."; OWNED BY: GENNARO CELLA; PREPARED BY: LAVELLE ASSOCIATES; DATED: APRIL 3, 2014; REVISED: AUG. 1, 2014; SCALE: 1"=50'. SEE RCRD PLAN No. D-38508.
- 4) "TAX MAP 4 LOT 075-005 AND 075, PROPOSED LOT LINE CHANGE IN DERRY, N.H."; OWNED BY: GENNARO CELLA; PREPARED BY: LAVELLE ASSOCIATES; DATED: APRIL 3, 2014; REVISED: AUG. 1, 2014; SCALE: 1"=50'. SEE RCRD PLAN No. D-38509.

STATE

- 1) NHDES SUBDIVISION APPROVAL: N/A (>5 Ac.)
- 2) NO MATERIAL CONTAINING ANY LIVING OR Viable PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARG3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55

LOCUS MAP

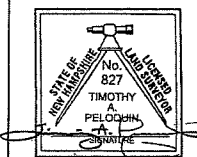


APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

CERTIFIED BY:	
CHAIRMAN	DATE
SECRETARY	DATE

LAND SURVEYOR'S CERTIFICATION

I, TIMOTHY A. PELOQUIN, LLS, HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET AND HAS A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTEEN THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2 OF THE NHLSA ETHICS AND STANDARDS.



I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE TOWN OF DERRY, NH IN ACCORDANCE WITH RSA 676.18 IV.

THE SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SUBURBAN SURVEY AS DEFINED IN SECTION 4.1 OF THE NHLSA ETHICS AND STANDARDS.

TIMOTHY A. PELOQUIN, LLS DATE 01-12-2023

LAND OWNERS OF RECORD

JUDITH L. DAVIS (MAP 4 LOT 70) 86 GULF RD DERRY, NH 03038 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5757 / PAGE 0596	DATE
JUDITH L. DAVIS	DATE
DAVID A. & KIMBERLY M. LOBLEY (MAP 4 LOT 75-7) 6 CELLA DR DERRY, NH 03038 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6053 / PAGE 0679	DATE
DAVID A. LOBLEY	DATE
KIMBERLY M. LOBLEY	DATE

LOT LINE ADJUSTMENT PLAT
MAP 4 LOTS 70 & 75-7
JUDITH L. DAVIS AND
DAVID A. & KIMBERLY M. LOBLEY
86 GULF RD & 6 CELLA DR
DERRY, NEW HAMPSHIRE
DECEMBER 14, 2022

LAND OWNERS OF RECORD: JUDITH L. DAVIS 86 GULF RD DERRY, NH 03038
DAVID A. LOBLEY KIMBERLY M. LOBLEY 6 CELLA DR DERRY, NH 03038

SCALE: 1"=60' SHEET 1 OF 1

PREPARED BY:

Promised Land Survey, LLC
PO Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112
www.PromisedLandSurvey.com
Land Surveying • Mapping • Planning • Permitting • Layout

ZONING

LDR (LOW DENSITY RESIDENTIAL) MINIMUM:
AREA: 3.00 ACRES (BY SOILS)
FRONTAGE: 250'
WIDTH: 200' AT FRONT 35' SETBACK
SETBACKS:
FRONT - 35'
SIDE - 15'
REAR - 15'
WETLANDS > 1 Ac. IN SIZE - 75'
WETLANDS < 1 Ac. IN SIZE - 30'

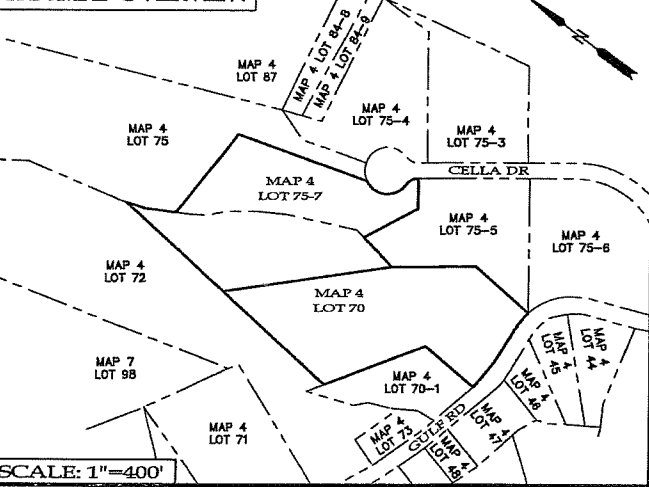
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.00'	153.84'	117°31'30"	S 30°15'44" E	128.25'
C2	50.00'	49.36'	53°07'29"	S 62°27'45" E	44.72'
C3	277.00'	81.54'	16°52'01"	N 86°06'03" W	81.25'

AREAS

MAP 4 LOT 70 ORIG AREA: 377,109± Sq. Ft. (8.657 Ac.); NEW AREA: 243,238± Sq. Ft. (5.584 Ac.)
MAP 4 LOT 75-7 ORIG AREA: 127,537± Sq. Ft. (2.928 Ac.); NEW AREA: 261,409± Sq. Ft. (6.001 Ac.)
"PARCEL A": 133,871± Sq. Ft. (3.073 Ac.) (TO BE ADDED TO MAP 4 LOT 75-7)

TAX MAP OVERVIEW



NOTE: SHEET 1 OF 1 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. THE SINGLE SHEET, WHICH CONSTITUTES THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD, SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	01/09/2023	PER TRC COMMENTS	BJW