

Planning Department, July 19, 2023

APPLICANT: JAL, LLC
Danali Builders, LLC

DEVELOPER: Same as above.

PROJECT: Denali Estates

LOCATION: Parcel ID 11058-008, 40 Daniel Road
ID 11059-006, 30 Daniel Road
ID 11059-007, 28 Daniel Road
ID 11059-008, 26 Daniel Road

PURPOSE: The purpose of this plan is for a lot line adjustment between the above referenced parcels.

TOWN DEPARTMENT SIGNATURES: NA

WAIVERS: See letter dated June 20, 2023, from Promised Land Survey.
LDCR-Article V-Section 170-24.A.12.J.-High Intensity Soil Survey

STATE PERMITS: NA

RECOMMENDATION: Staff would recommend approval of both the waiver request and lot line adjustment plan.

BY:

A handwritten signature in black ink, appearing to be 'A. Allen', is written over a horizontal line.

NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT OF MAP 11 LOTS 58-8, 59-6, 59-7 & 59-8.
- 2) THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY IN MARCH OF 2023.
- 3) THESE PARCELS OF LAND (MAP 11 LOTS 58-8, 59-6, 59-7 & 59-8) DO NOT LIE IN A 100-YEAR FLOOD PLAIN AS INTERPOLATED FROM THE FEMA NATIONAL FLOOD INSURANCE PROGRAM FIRM (FLOOD INSURANCE RATE MAP), TOWN OF DERRY, FLOOD HAZARD BOUNDARY MAP #3301500337E; EFFECTIVE DATE 05/17/2005.
- 4) SURVEY MONUMENTS DEPICTED TO BE SET SHALL BE SET PRIOR TO THE DERRY PLANNING BOARD SIGNING OF THIS PLAT, OR BONDED. ALL MARKERS SHALL CONFORM TO ARTICLE V, SECTION 170-25.G OF THE DERRY LDCR.
- 5) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE/S WHEN PLOTTED ON 22x34 (ANSI D) SIZED PAPER.
- 6) ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.
- 7) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.

DATUM:

VERTICAL AND HORIZONTAL DATA SHOWN BASED ON GPS OBSERVATIONS BY PROMISED LAND SURVEY, LLC ON MARCH 03, 2020 USING LEICA GS16 RTK GPS. OBSERVATIONS WERE POST PROCESSED USING SPARKNET STATION NHMA (MANCHESTER, NH - LEICA GR30) WITH A LISTED ELEVATION OF 220.03. ALL GPS CONTROL POINTS HAD A "PHASE FIX" SOLUTION AND WERE INSTRUMENT (LEICA TS16) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE, WHICH HAD A CLOSURE OF 1:95,398.

HORIZONTAL DATUM: NAD83/2011

VERTICAL DATUM: NAVD83/2011

WETLAND NOTE:

WETLANDS, AS SHOWN, ARE PER PLAN OF REFERENCE #1.

PLANS OF REFERENCE:

- 1) "DENALI ESTATES"; PREPARED FOR: JAL, LLC; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: DECEMBER 10, 2020; SEE RCRD PLAN No. D-43000.
- 2) "DENALI ESTATES, PHASE II"; PREPARED FOR: JAL, LLC; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: OCTOBER 20, 2021; SEE RCRD PLAN No. D-43557.
- 3) "DENALI ESTATES" LOT LINE ADJUSTMENT PLAT; PREPARED FOR: JAL, LLC & DENALI BUILDERS, LLC; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: APRIL 13, 2023; SEE RCRD PLAN No. D-43938.

STATE:

- 1) NHDES SUBDIVISION APPROVAL: N/A
- 2) MAP 11 LOT 59-6 (#30 DANIEL RD) HAS A CONSTRUCTION APPROVAL OF ESA2023031609.
- 3) MAP 11 LOT 59-7 (#28 DANIEL RD) HAS A CONSTRUCTION APPROVAL OF ESA2023022208.
- 4) MAP 11 LOT 59-8 (#28 DANIEL RD) HAS A CONSTRUCTION APPROVAL OF ESA2023052519
- 5) NHDES AOT PERMIT APPROVAL: N/A
- 6) 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

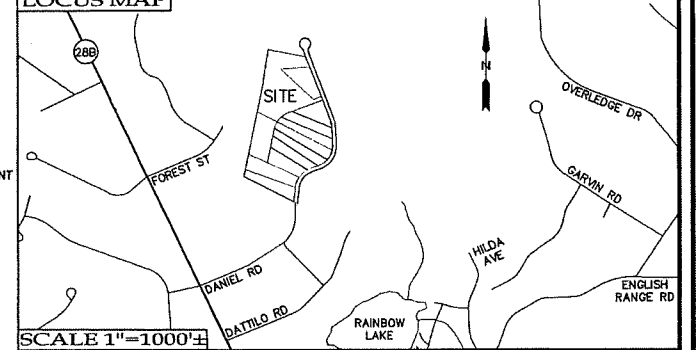
ZONING:

LMDR (LOW-MEDIUM DENSITY RESIDENTIAL) MINIMUM:
AREA: 2.00 ACRES (BY SOILS)
FRONTAGE: 150'
WIDTH: 150' AT FRONT 35' SETBACK
SETBACKS:
FRONT - 35'
SIDE - 15'
REAR - 15'
WETLANDS > 1 AC. IN SIZE - 75'
WETLANDS < 1 AC. IN SIZE - 30'

WAIVER REQUEST:

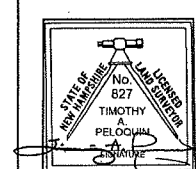
THE FOLLOWING WAIVER IS FROM THE LAND CONTROL DEVELOPMENT REGULATIONS: SECTION 170-24.A12 - HIGH INTENSITY SOILS.

LOCUS MAP



LAND SURVEYOR'S CERTIFICATION:

I CERTIFY THAT THIS BOUNDARY 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.



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. THIS SURVEY HAS A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTEEN THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2. OF SAID STANDARDS.

TIMOTHY A. PELOQUIN, LLS

06-26-2023
DATE

LAND OWNERS OF RECORD:

JAL, LLC
5 MADDEN RD
DERRY, NH 03038
RCRD 6228/817 & 6228/2314 (MAP 11 LOTS 58-8)

JAL, LLC _____ DATE

DENALI BUILDERS, LLC
5 MADDEN RD
DERRY, NH 03038
RCRD 6469/382 (MAP 11 LOTS 59-6, 59-7, & 59-8)

DENALI BUILDERS, LLC _____ DATE

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

CHAIRMAN _____ DATE
SECRETARY _____ DATE

"DENALI ESTATES"
COVER SHEET
LOT LINE ADJUSTMENT PLAT
MAP 11 LOTS 58-8, 59-6, 59-7, & 59-8
DERRY, NEW HAMPSHIRE
JUNE 20, 2023

LAND OWNERS OF RECORD:

JAL, LLC
5 MADDEN RD
DERRY, NH 03038
(6107/2314 & 6228/817)

DENALI BUILDERS, LLC
5 MADDEN RD
DERRY, NH 03038
(6469/382)

SCALE: 1"=300'

SHEET 1 OF 2

SURVEYED BY:



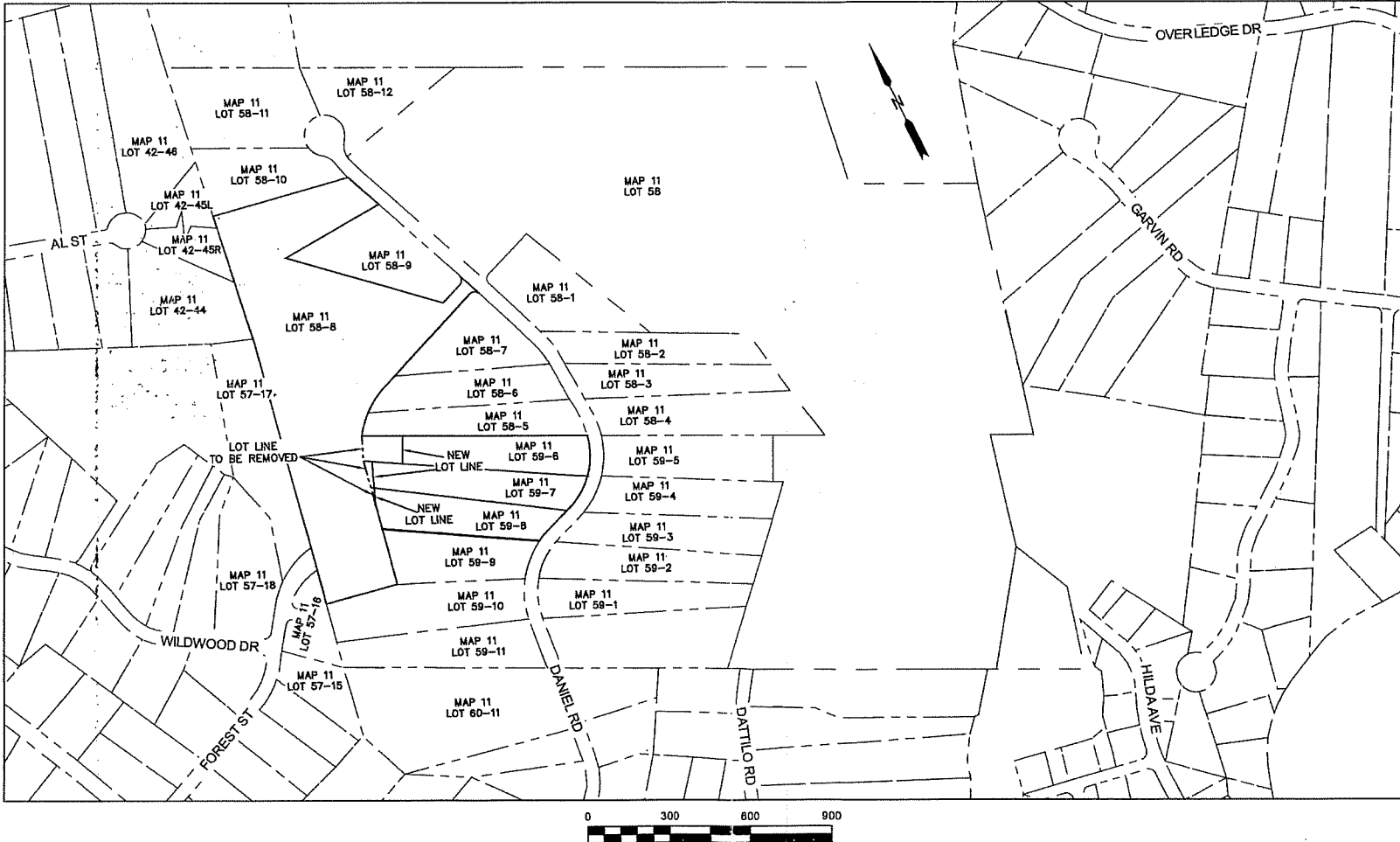
Promised Land Survey, LLC
PO Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112
www.PromisedLandSurvey.com
Land Surveying • Mapping • Planning • Permitting • Layout

REVISIONS

NO.	DATE	BY

ADJUTERS

- | | | |
|--|--|--|
| MAP 11 LOT 42-44
N/F WMOT GLASHEEN
TRUST, WILLIAM MICHAEL
& DIANE T. GLASHEEN
21 AL ST.
DERRY, NH 03038
(6414/1498) | MAP 11 LOT 57-16
N/F JOSEPH & JANICE LOCORE
13 FOREST ST
DERRY, NH 03038
(4493/1392) | MAP 11 LOT 59-2
N/F CHRISTOPHER CHARLES
STONE
19 DANIEL RD
DERRY, NH 03038
(6463/176) |
| MAP 11 LOT 42-45L
N/F WILLIAM M. JURCAK
25L AL ST
DERRY, NH 03038
(3839/0059) | MAP 11 LOT 57-18
N/F TEGEONE FEMISSA
WONSHET IBRAHIM
10 FOREST ST
DERRY, NH 03038
(5946/1579) | MAP 11 LOTS 59-3 & 59-5
N/F STABLE HOMES AT
DERRY LLC
20 COTTON RD SUITE 200
NASHUA, NH 03063
(8446/0932) |
| MAP 11 LOT 42-45R
N/F KEITH T. &
ELIZABETH M. MCLAUGHLIN
228 NORTH RD
SANDOWN, NH 03073
(5746/2638) | MAP 11 LOT 59
N/F KENNETH SU & STEPHANIE
LYU RHEE
15 DANIEL RD
DERRY, NH 03038
(6434/1584) | MAP 11 LOT 58-4
N/F RYAN &
BRIANA LANNAN
34 WALNUT HILL RD
DERRY, NH 03038
(6395/2751) |
| MAP 11 LOT 42-46
SAPIA REALTY TRUST, ANNA
LEMEUX, TRUSTEE
14 AL STREET
DERRY, NH 03038
(5168/1155) | MAP 11 LOT 59-1
N/F THOMAS JOHN BEAUMIER,
IV
QINA CELESTINA MATAROZZO
14 GARVIN DR
DERRY, NH 03038
(9431/2093) | MAP 11 LOTS 58-9 & 59-10
N/F DENALI BUILDERS, LLC
5 MADDEN RD
DERRY, NH 03038
(6394/244) |
| MAP 11 LOTS 57, 57-17,
58-1, 58-3 TO 58-12,
59-7, & 59-8
N/F JAL, LLC
5 MADDEN RD
DERRY, NH 03038
(6107/2314 & 6228/817) | | MAP 11 LOT 60-11
N/F TYSON & MELISSA
SUKERFORTH
18 DANIEL RD
DERRY, NH 03038
(5995/1873) |



SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
LOT LINE ADJUSTMENT PLAT	2

NOTE:
SHEETS 1 & 2 OF THIS PLAN SET SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. BOTH SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.

