

NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT OF MAP 11 LOTS 58-6, 59-6, & 59-10.
- 2) THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY IN OCTOBER OF 2021.
- 3) THIS PARCEL OF LAND (MAP 11 LOT 58-6) DOES 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 #3015C03572 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 170-25.6 OF THE DERRY LCOR.
- 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 SMARTNET STATION NHUA (MANCHESTER, NH - LEICA 0830) WITH A LISTED ELEVATION OF 228.84'. 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 1:95,388.

HORIZONTAL DATUM: NAD83/2011

VERTICAL DATUM: NAVD83/1989 16

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.

STATE:

- 1) NHDES SUBDIVISION APPROVAL: PENDING.
- 2) MAP 11 LOT 59-10 (E22 DANIEL RD) HAS A CONSTRUCTION APPROVAL OF ESA2021071042.
- 3) MAP 11 LOT 59-6 (E30 DANIEL RD) HAS A CONSTRUCTION APPROVAL OF ESA2023031609.
- 4) NHDES ADT PERMIT APPROVAL: N/A.
- 5) NO MATERIAL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARS300 TABLE 350.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55.

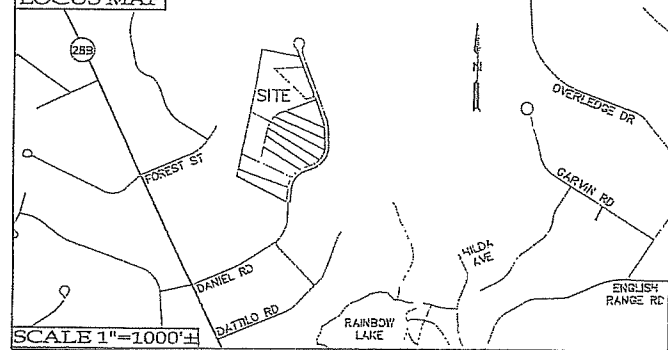
ZONING:

LMDR (LOW-MEDIUM DENSITY RESIDENTIAL) MINIMUM:
AREA: 2.03 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 REQUESTED FROM THE LAND CONTROL DEVELOPMENT REGULATIONS, SECTION 170-24.12 - HIGH INTENSITY SOILS.

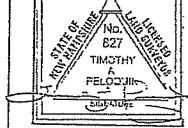
LOCUS MAP



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.



TIMOTHY A. PELOQUIN, LLS

THE SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SUBURBAN SURVEY AS DEFINED IN SECTION 4.1 OF THE NHSLA 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.

DATE

LAND OWNERS OF RECORD:

JAL, LLC
5 MADDEN RD
DERRY, NH 03038
RCRD 6228/817 & 5228/2314 (MAP 11 LOTS 58 & 59-1)

DATE

JAL, LLC
DENALI BUILDERS, LLC
5 MADDEN RD
DERRY, NH 03038
RCRD 6469/382

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, 59-6, & 59-10
DERRY, NEW HAMPSHIRE
APRIL 03, 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 3

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

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
LOT LINE ADJUSTMENT PLAT	2-3

NOTE:

SHEETS 1-3 OF THIS PLAN SET SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. ALL 3 SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.

RECEIVED

APR 4 2023

Derry Planning Department

ABUTTERS

MAP 11 LOT 42-44 N/F WADT GLASHEEN TRUST, WILLIAM MICHAEL & DIANE T. GLASHEEN 21 AL ST. DERRY, NH 03038 (6414/1496)	MAP 11 LOT 57-15 ANDREW J. CRAFTY 11 FOREST ST DERRY, NH 03038 (5050/2244)	MAP 11 LOT 59-2 N/F CHRISTOPHER CHARLES STONE 18 DANIEL RD DERRY, NH 03038 (5483/175)
MAP 11 LOT 42-45L N/F WILLIAM W. JURCAK 23L AL ST DERRY, NH 03038 (3839/0359)	MAP 11 LOT 57-16 N/F JOSEPH & JANICE LOCORE 13 FOREST ST DERRY, NH 03038 (4493/1392)	MAP 11 LOT 59-3 & 59-5 N/F STABLE HOMES AT DERRY LLC 20 COTTON RD SUITE 200 NASHUA, NH 03053 (6449/0932)
MAP 11 LOT 42-45R N/F KEITH T. & ELIZABETH M. McLAUGHLIN 229 NORTH RD SANDOWN, NH 03873 (5746/2636)	MAP 11 LOT 57-18 N/F TEOGONE FEYSSA WORMSHEI IBRAHIM 10 FOREST ST DERRY, NH 03038	MAP 11 LOTS 59-4 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 (5188/1155)	MAP 11 LOT 59 N/F KENNETH SU & STEPHANIE LYU KHEE 15 DANIEL RD DERRY, NH 03038	MAP 11 LOTS 59-9 & 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 58-1 N/F THOMAS JOHN BEAUMIER, IV ORLA CELESTINA MATAROZZO 14 GARVIN DR DERRY, NH 03038 (6431/2033)	MAP 11 LOT 60-11 N/F TYSON & MELISSA SUKEFORTH 18 DANIEL RD DERRY, NH 03038 (5895/1873)

