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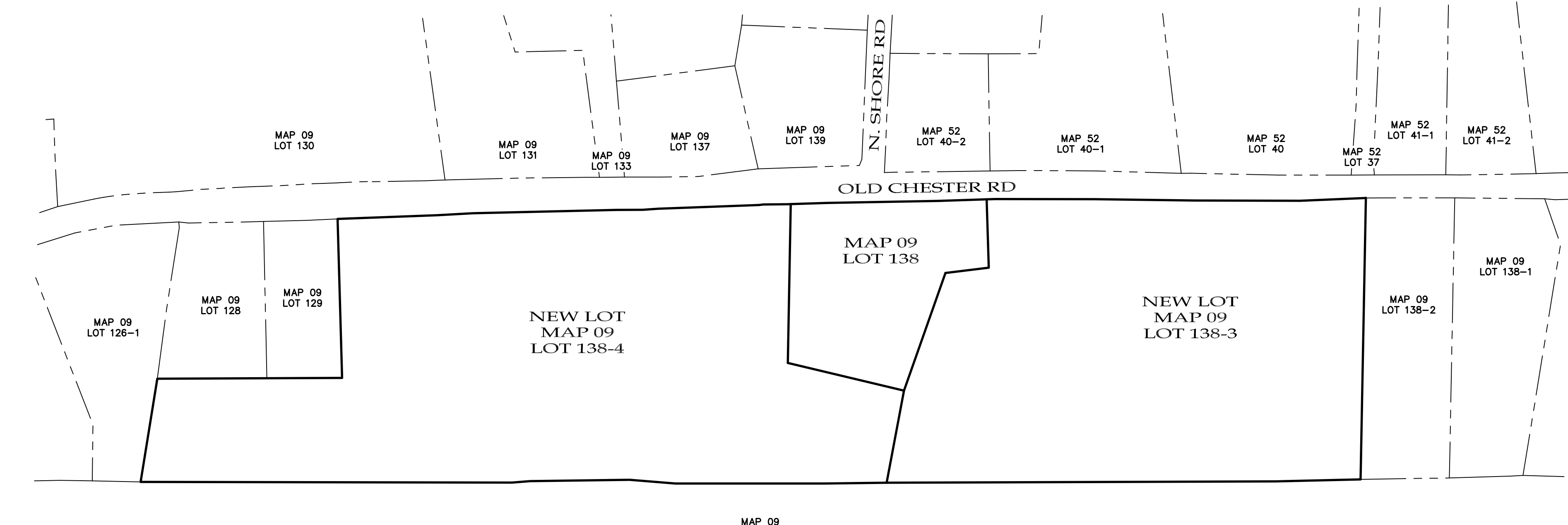
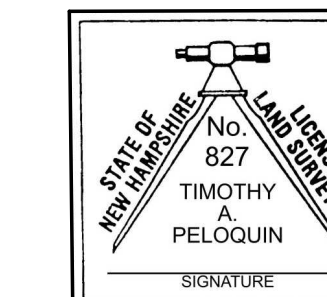
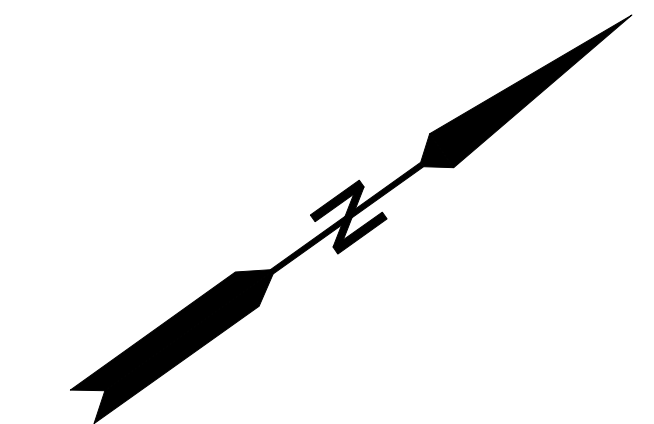
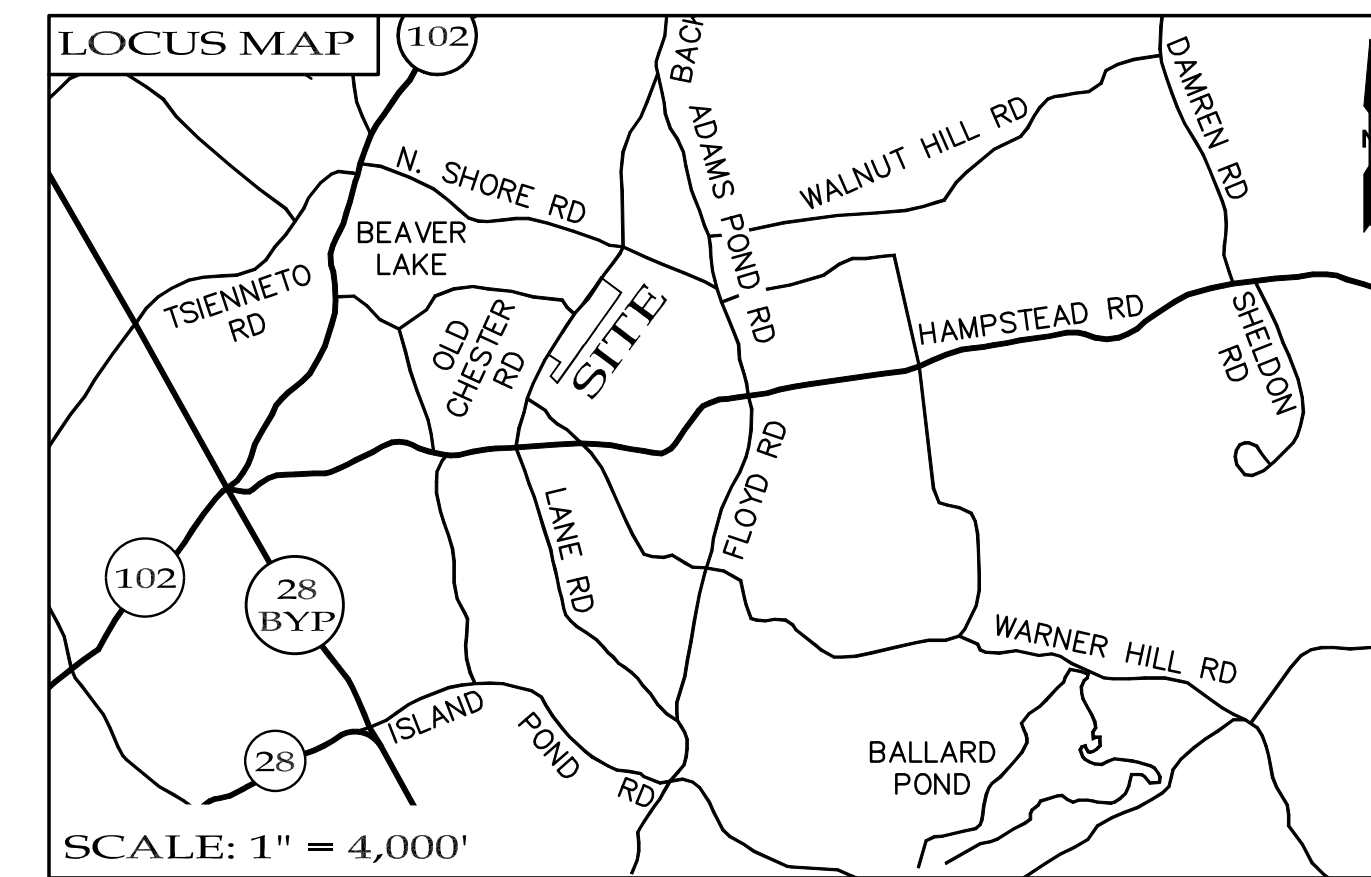
POLICE	DATE
FIRE	DATE
PUBLIC WORKS	DATE
CODE ENFORCEMENT	DATE
CONSERVATION COMMISSION	DATE

PLAN OF REFERENCE

- "SUBDIVISION PLAN OF TAX LOT 52-41"; PREPARED FOR: DEXTER LAWSON; PREPARED BY: B.V. PEARSON ASSOCIATES; DATED: MAY 10, 1977; SCALE: 1"=50'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. D-6871.
- "RESUBDIVISION PLAT OF TAX LOT 52-41-1 & 52-41-2"; PREPARED FOR: ALEMANIA CONST.; PREPARED BY: B.V. PEARSON ASSOCIATES; DATED: JULY 25, 1977; SCALE: 1"=50'. SEE RCRD PLAN No. D-7164.
- "SUBDIVISION PLAT OF TAX LOT 52-40 IN DERRY, N.H."; PREPARED FOR: ATTORNEY BRUCE BARRON; PREPARED BY: B.V. PEARSON ASSOCIATES; DATED: NOVEMBER 28, 1978; SCALE: 1"=50'. SEE RCRD PLAN No. D-8485.
- "BOUNDARY PLAN OF LAND IN DERRY, NEW HAMPSHIRE"; PREPARED FOR: WILLIAM F. & MARILYN A. SHEEDY; PREPARED BY: DBT ASSOC.; DATED: AUGUST 23, 1988; SCALE: 1"=50'. SEE RCRD PLAN No. D-19043.
- "BOUNDARY LINE AGREEMENT PLAN, LOTS 9/28, 9/29, 9/38 MAP 138"; PREPARED FOR: RHONDA J. MULLENS, PAUL DOOLITTLE, LINDA J. SARAFINI, ALBERT DOOLITTLE JR. & EDITH S. DOOLITTLE; PREPARED BY: MAYNARD & PAQUETTE, INC.; DATED: MARCH 26, 1990; SCALE: 1"=20'. SEE RCRD PLAN No. D-20231.
- "MAP 136, LOT 5237 SUBDIVISION PLAN OF LAND, LEPINE SUBDIVISION"; PREPARED FOR: DAVID LEPINE; PREPARED BY: SUBLINE CIVIL CONSULTANTS, INC. IN ASSOCIATION WITH PROMISED LAND SURVEY, LLC; DATED: JULY 26, 2002; SCALE: 1"=50'. SEE RCRD PLAN No. D-30616.
- "PLAT FOR RECORDING ONLY LOT 09138"; PREPARED FOR: DOOLITTLE FAMILY REVOCABLE TRUST; PREPARED BY: B. V. PEARSON ASSOC., INC.; DATED: AUGUST 25, 2009; NOT RECORDED. PROVIDED BY: B. V. PEARSON ASSOC., INC.
- "MINOR SUBDIVISION PLAT"; PREPARED FOR: PAUL C. DOOLITTLE, PATRICA K. HUTCHINS, & ROGER W. DOOLITTLE; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: JUNE 24, 2016; SEE RCRD PLAN No. D-39729.
- "SUBDIVISION PLAT, MAP 9 LOTS 126 & 126-1"; PREPARED FOR: THE DAVID AND PAYTON TRUST; PREPARED BY: PROMISED LAND SURVEY, LLC; SCALE: 1" = 40'; DATED: OCT. 6, 2020; SEE RCRD PLAN No. D-42598.

NOTES

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 09 LOT 138, LOCATED AT 33 OLD CHESTER RD IN DERRY, NEW HAMPSHIRE.
- THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED IN FEBRUARY OF 2024.
- THIS PARCEL OF LAND (MAP 09 LOT 138) DOES 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) # 3301500343E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005. HOWEVER, A PORTION OF THE EASTERLY END OF THE PARCEL LIES WITHIN FLOOD AREA 'X' AS INTERPOLATED BY SAID MAP; THERE IS NO BASE FLOOD ELEVATION DETERMINED FOR THIS AREA, AND IT IS NOT DESIGNATED AS A SPECIAL FLOOD HAZARD AREA.
- SURVEY MONUMENTS DEPICTED AS "TO BE SET" SHALL BE SET OR BONDED PRIOR TO THE DERRY PLANNING BOARD SIGNING OF THIS PLAT.
- THE BEARING SYSTEM OF THIS PLAN IS NH NAD83/92, BASED ON REF. PLAN No. 8.
- THE ELEVATIONS OF THIS PLAN ARE NGVD29, BASED ON REF. PLAN No. 8.
- THE TOPOGRAPHY SHOWN ON THIS PLAN IS A COMBINATION OF AN ON-THE-GROUND TOPOGRAPHICAL FIELD SURVEY IN CONJUNCTION WITH LIDAR OBTAINED FROM NHGRANT.
- DERRY CONSERVATION COMMISSION URGES THE APPLICANT TO MITIGATE THE INVASIVE VEGETATION ON THE PARCEL USING APPROPRIATE CONTROL MEASURES PURSUANT TO STATE RULES AND GUIDELINES.
- PER DERRY TOWN ORDINANCE, IN RESIDENTIAL DEVELOPMENTS, WHEN THE DEVELOPER HAS CHOSEN TO INSTALL RESIDENTIAL SPRINKLER SYSTEMS IN LIEU OF FIRE CISTERNS, THOSE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT EDITION OF STANDARDS 130 OR 13R OF THE NATIONAL FIRE PROTECTION ASSOCIATION. THE SPRINKLER SYSTEM MUST BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION, AND TESTED BY THE FIRE DEPARTMENT PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- PER DERRY TOWN ORDINANCE, ANY OWNER OR LESSEE OF PROPERTY HAVING AN ALARM SYSTEM ON HIS OR ITS PREMISES, AND ANY USER OF ALARM SERVICE OR EQUIPMENT DESIGNED AND INSTALLED WITH THE INTENT OF ELICITING A POLICE REPOSSESSION, SHALL REGISTER SAID ALARM SYSTEM, SERVICE OR EQUIPMENT WITH THE DERRY POLICE DEPARTMENT. THIS INCLUDES, BUT IS NOT LIMITED TO, SO-CALLED AUDIBLE ALARMS, SILENT ALARMS, OR A COMBINATION OF THE TWO. REGISTRATION SHALL BE ON A FORM PROVIDED BY THE DERRY POLICE DEPARTMENT. ALL FEDERAL, STATE AND COUNTY AND LOCAL GOVERNMENT AGENCIES THAT OPERATE ALARM SYSTEMS SHALL BE EXEMPT FROM ALL FEES BUT SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF CHAPTER 9 OF SAID ORDINANCE.



APPROVED BY THE TOWN OF DERRY
PLANNING BOARD ON:

CERTIFIED BY: _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

LAND OWNERS OF RECORD

PAUL DOOLITTLE
33 OLD CHESTER RD
DERRY, NH 03038
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5734 / PAGE 2149
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5092 / PAGE 1661

ROBERT DOOLITTLE
81 PINE ST
MALDEN, MA 02148
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5092 / PAGE 1661

PAUL DOOLITTLE _____ DATE _____

ROBERT DOOLITTLE _____ DATE _____

SUBDIVISION OVERVIEW PLAN
MAP 09 LOT 138
33 OLD CHESTER RD
DERRY, NEW HAMPSHIRE
APRIL 23, 2024

PREPARED FOR: PAUL DOOLITTLE
33 OLD CHESTER RD
DERRY, NH 03038

SCALE: 1"=150' SHEET 1 OF 6

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

NO.	DATE	DESCRIPTION	BY
2	4/29/2024	WAIVERS, MISC. EDITS PER TRC COMMENTS	DSJ
1	4/23/2024	ADDED SIGHT DISTANCE ETC. PER TRC COMMENTS	DSJ

N:\CARLSON\2022\3379\DWG\d3379s1.dwg

SHEET INDEX

DESCRIPTION	SHEET NO.
TITLE SHEET	1
SUBDIVISION PLAT	2
TOPOGRAPHIC SUBDIVISION PLAT	3-4
SIGHT DISTANCE PLAN & PROFILE	5-6

NOTE:
SHEETS 1 AND 2 OF 6 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. ALL 6 SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.

ABUTTERS

MAP 9 LOT 10 N/F TOWN OF DERRY 14 MANNING ST DERRY, NH 03038 RCRD 3332/1918	MAP 9 LOT 131 N/F DENNIS M. DALTON MARY JO DALTON 26 OLD CHESTER RD DERRY, NH 03038 RCRD 4835/1092	MAP 52 LOT 37 N/F DAVID R. LEPINE 62 NORTH SHORE RD DERRY, NH 03038 RCRD 5131/2481
MAP 9 LOT 126-1 PAYTON & JORDAN YOUNG 13 OLD CHESTER RD DERRY, NH 03038 RCRD 6448/2229	MAP 9 LOT 133 N/F JOHN E. SHANNON, MARILYN A. SHANNON, DENNIS O. SHANNON 162 BATES AVE QUINCY, MA 02169 RCRD 4055/ 780	MAP 52 LOT 40 N/F PAUL C. CHILDS JODI S. CHILDS 48 OLD CHESTER RD DERRY, NH 03038 RCRD 5128/2206
MAP 9 LOT 128 N/F LINDA L. BEGIN OMER J. BEGIN JR. 15 OLD CHESTER RD DERRY, NH 03038 RCRD 5138/0291	MAP 9 LOT 137 N/F ROBERT J. CONTRAROS JR. 38 OLD CHESTER RD DERRY, NH 03038 RCRD 5556/0116	MAP 52 LOT 40-1 N/F GLENN CARLSON RAE CARLSON 44 OLD CHESTER RD DERRY, NH 03038 RCRD 5603/1532
MAP 9 LOT 129 N/F LINDA J. SARAFINI PO BOX 108 E. DERRY, NH 03041 RCRD 3472/0244	MAP 9 LOT 138-2 LARRY & CATHERINE GUEVARRA 43 OLD CHESTER RD DERRY, NH 03038 RCRD 6011/0288	MAP 52 LOT 40-2 N/F RANDALL M. GRAY TAMARA L. GRAY 70 NORTH SHORE RD DERRY, NH 03038 RCRD 4320/1360
MAP 9 LOT 130 N/F MELBERN D. TRUE REV TRUST MELBERN D. TRUE, TR VIRGINIA C. TRUE, TR PO BOX 83 E. DERRY, NH 03041 RCRD 3517/0062	MAP 9 LOT 139 N/F LISA C. DUTTON 40 OLD CHESTER RD DERRY, NH 03038 RCRD 4959/1772	MAP 52 LOT 41-1 N/F CONCETTA COX 54 OLD CHESTER RD DERRY, NH 03038 RCRD 5237/2395

WAIVERS:

AS PART OF THIS SUBDIVISION, A WAIVER IS REQUESTED FROM THE FOLLOWING REQUIREMENTS OF THE DERRY LAND DEVELOPMENT CONTROL REGULATIONS (REVISED 9/20/2023):

- LDCR SECTION 170-30.A-1: WATER MAIN EXTENSION FOR HYDRANT ACCESS
- LDCR SECTION 170-31.A: UNDERGROUND INSTALLATION OF UTILITY DISTRIBUTION LINES



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WAIVERS:

AS PART OF THIS SUBDIVISION, A WAIVER IS REQUESTED FROM THE FOLLOWING REQUIREMENTS OF THE DERRY LAND DEVELOPMENT CONTROL REGULATIONS (REVISED 9/20/2023):

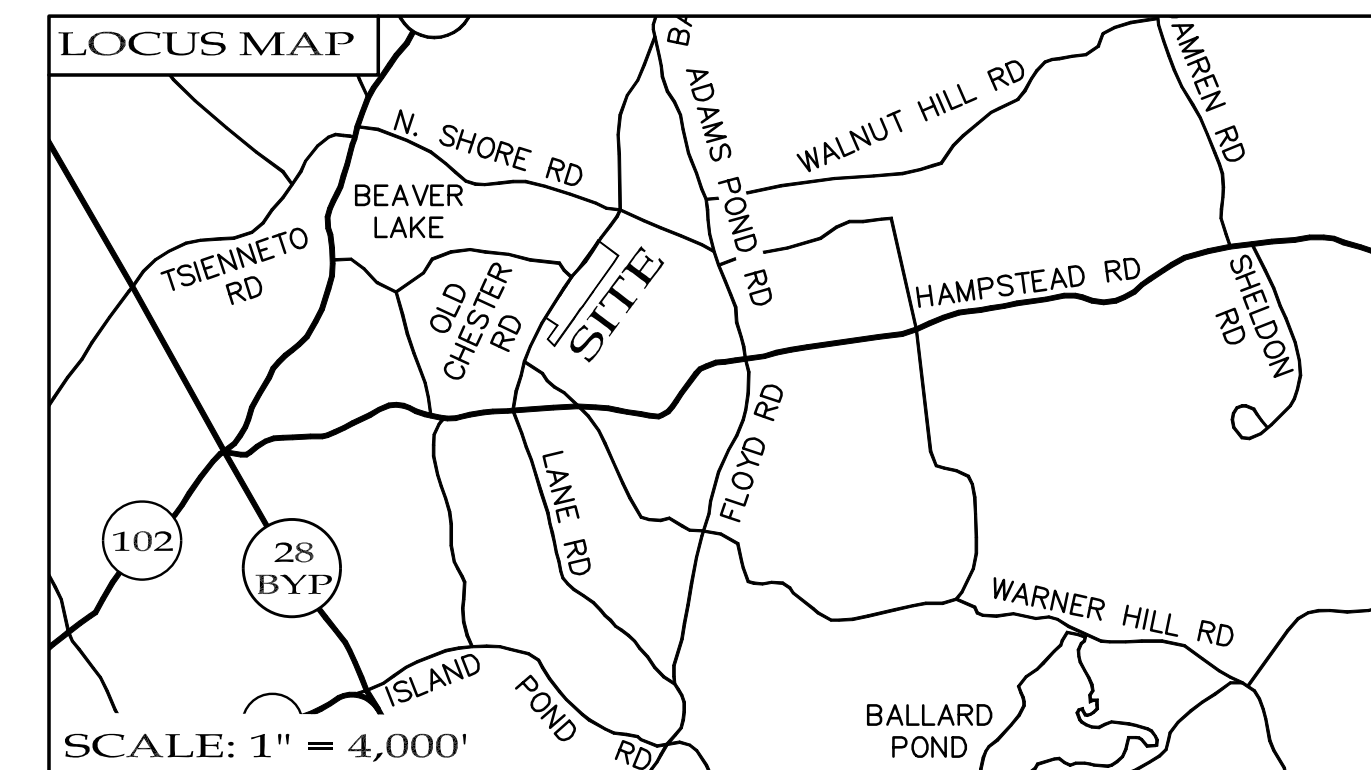
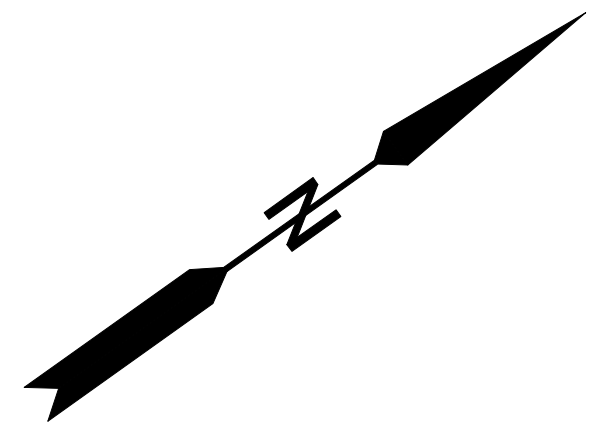
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NOTES

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SOIL-BASED LOT SIZING TABLE

LOT	TOTAL AREA (SQ FT)	% BY SOILS
138	101,116	136.2%
138-3	433,687	223.0%
138-4	544,688	607.0%

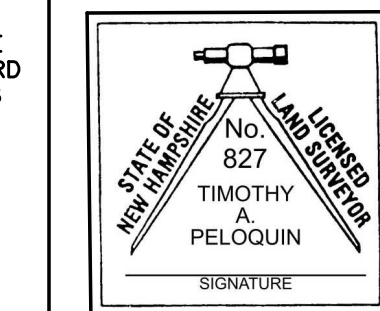


LAND SURVEYOR'S CERTIFICATION

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 DATE

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

CERTIFIED BY:

CHAIRMAN DATE

SECRETARY DATE

LAND OWNERS OF RECORD

PAUL DOOLITTLE 33 OLD CHESTER RD DERRY, NH 03038	ROBERT DOOLITTLE 81 PINE ST MALDEN, MA 02148
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5734 / PAGE 2149 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5092 / PAGE 1661	
PAUL DOOLITTLE DATE	ROBERT DOOLITTLE DATE

SUBDIVISION PLAT

MAP 09 LOT 138
33 OLD CHESTER RD
DERRY, NEW HAMPSHIRE
APRIL 23, 2024

PREPARED FOR: PAUL DOOLITTLE
33 OLD CHESTER RD
DERRY, NH 03038

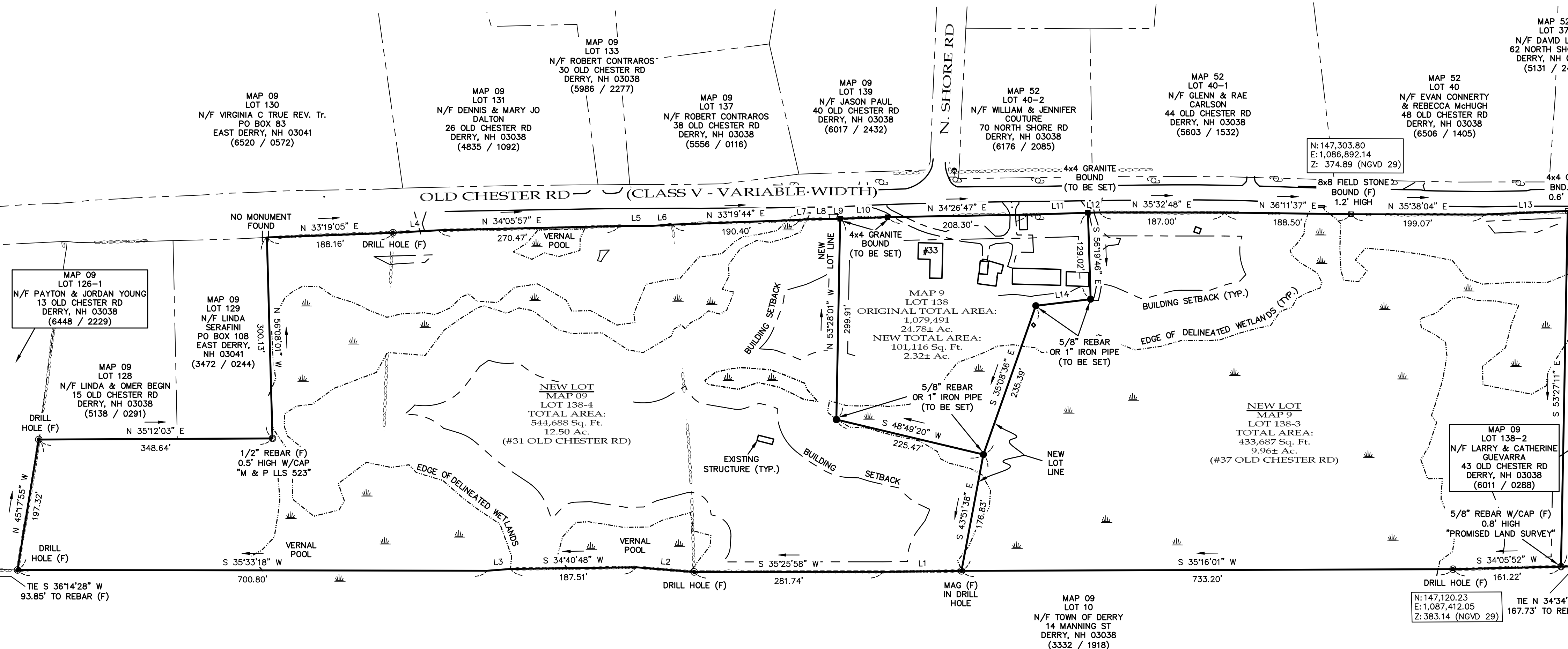
SCALE: 1"=100' SHEET 2 OF 6

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

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	4/29/2024	WAIVERS, MISC. EDITS PER TRC COMMENTS	DSJ
1	4/23/2024	ADDED SIGHT DISTANCE ETC. PER TRC COMMENTS	DSJ



WETLAND NOTE:

THE WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL, INC. IN MAY OF 2022 ACCORDING TO THE FOLLOWING STANDARDS:

- US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY 1987).
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (OCTOBER, 2012).
- FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND VERSION 4.
- NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). U.S. FISH AND WILDLIFE SERVICE. 2013.
- CODE OF ADMINISTRATIVE RULES, NHDES WETLANDS BUREAU (CURRENT).

STATE

1) NHDES SUBDIVISION APPROVAL: PENDING
2) NO MATERIAL CONTAINING ANY LIVING OR VISIBLE 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.

DATUM

1) THE ELEVATION FOR THIS SITE IS REFERENCED TO NGVD 29 - PER FEMA FIRM REFERENCE.
2) THE HORIZONTAL DATUM IS REFERENCED TO NH STATE PLANE PLAN NAD83/92

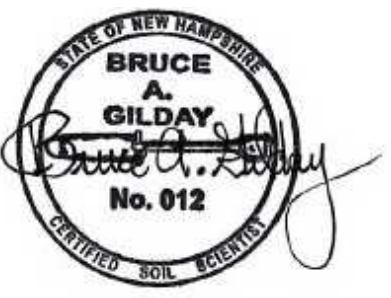
ZONING

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'

BEARING TABLE

LINE	BEARING	DISTANCE
L1	S 34°48'16" W	117.02'
L2	S 40°05'25" W	86.72'
L3	S 31°07'49" W	34.74'
L4	N 32°53'17" E	67.59'
L5	N 35°13'59" E	59.21'
L6	N 31°46'01" E	28.84'
L7	N 28°28'48" E	8.13'
L8	N 34°41'52" E	48.02'
L9	N 33°33'07" E	3.89'
L10	N 33°40'14" E	90.54'
L11	N 33°40'14" E	16.98'
L12	N 32°58'12" E	124.40'
L13	N 28°35'25" W	82.33'
L14	S 28°35'25" W	82.33'

N:\CARLSON\2022\3379\DWG\d3379s1.dwg



SOILS LEGEND (HISS)

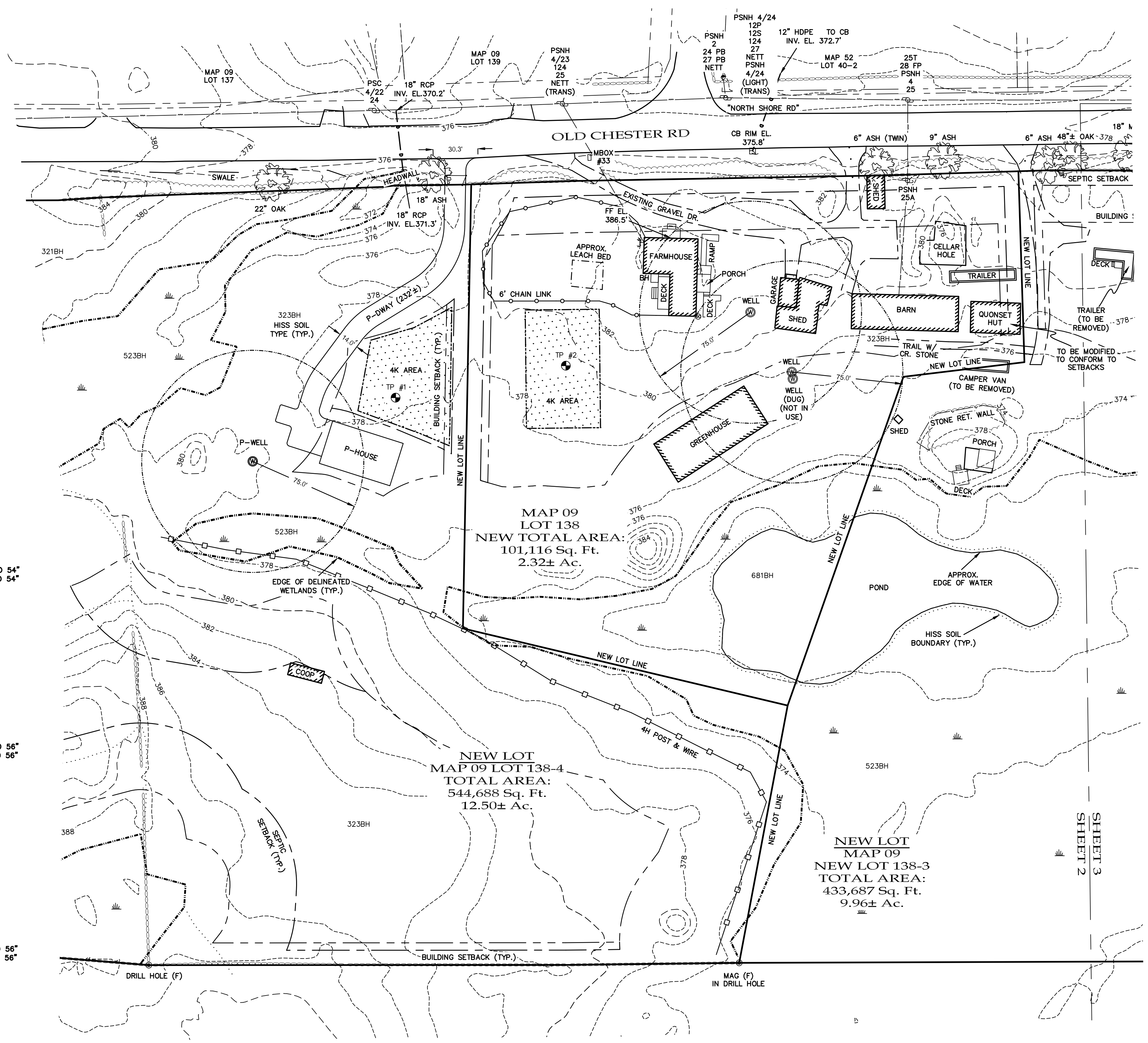
221CH WELL DRAINED GLACIAL TILL DEPOSITS WITH NO RESTRICTIVE FEATURES, 8-15% SLOPES.
223CH WELL DRAINED GLACIAL TILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 8-15% SLOPES.
321BH MODERATELY WELL DRAINED GLACIAL TILL DEPOSITS WITH NO RESTRICTIVE FEATURES, 0-8% SLOPES.
321CH MODERATELY WELL DRAINED GLACIAL TILL DEPOSITS WITH NO RESTRICTIVE FEATURES, 8-15% SLOPES.
323BH MODERATELY WELL DRAINED GLACIAL TILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 0-8% SLOPES.
323CH MODERATELY WELL DRAINED GLACIAL TILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 8-15% SLOPES.
423BH SOMEWHAT POORLY DRAINED GLACIAL TILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 0-8% SLOPES.
523BH POORLY DRAINED GLACIAL TILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 0-8% SLOPES.
623BH VERY POORLY DRAINED GLACIAL TILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 0-8% SLOPES.
681BH VERY POORLY DRAINED ORGANIC MATERIALS WITH NO RESTRICTIVE FEATURES, 0-8% SLOPES.

HIGH INTENSITY SOIL MAPPING PERFORMED BY BRUCE GILDAY OF B.A.G. LAND CONSULTANTS OF CONCORD, NEW HAMPSHIRE IN NOVEMBER OF 2023. THIS SOIL MAP WAS PRODUCED UNDER THE GUIDELINES OF THE HIGH INTENSITY SOIL MAPS OF NEW HAMPSHIRE—STANDARDS, SPONSORED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, SPECIAL PUBLICATION NO. 1, LAST UPDATED APRIL, 2008.

TP 1 03/12/2024 ESHWT: 26" ROOTS: 26" WATER: NONE TO 54" LEDGE: NONE TO 54" PERC RATE: 6 Min. / In.

TP 2 03/12/2024 ESHWT: 32" ROOTS: 32" WATER: NONE TO 56" LEDGE: NONE TO 56" PERC RATE: 6 Min. / In.

TP 3 03/12/2024 ESHWT: 46" ROOTS: 41" WATER: NONE TO 56" LEDGE: NONE TO 56" PERC RATE: 8 Min. / In.

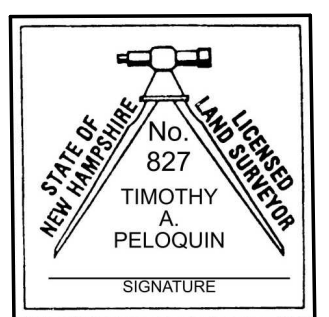


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LEGEND

- BOUND
- CATCH BASIN
- DELINEATOR
- ELECTRIC METER
- GUYWIRE
- HYDRANT-DRY
- IRON PIPE/REBAR
- LIGHT POST
- MAILBOX/PAPER BOX
- SIGN
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- UTILITY POLE
- VENT
- WATER GATE
- WETLAND
- CONTOUR MAJOR
- CONTOUR MINOR
- DELINEATED WETLAND
- DRAINAGE LINE
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC
- RETAINING WALL
- TREE LINE
- BUILDING
- CONCRETE
- CRUSHED STONE



APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON: _____

CERTIFIED BY: _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

LAND OWNERS OF RECORD

PAUL DOOLITTLE 33 OLD CHESTER RD DERRY, NH 03038

ROBERT DOOLITTLE 81 PINE ST MALDEN, MA 02148

ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5734 / PAGE 2149

ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5092 / PAGE 1661

PAUL DOOLITTLE _____ DATE _____

ROBERT DOOLITTLE _____ DATE _____

TOPOGRAPHIC SUBDIVISION PLAT

MAP 09 LOT 138

33 OLD CHESTER RD

DERRY, NEW HAMPSHIRE

APRIL 23, 2024

PREPARED FOR: PAUL DOOLITTLE 33 OLD CHESTER RD DERRY, NH 03038

SCALE: 1"=40'

SHEET 3 OF 6

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

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	4/29/2024	WAIVERS, MISC. EDITS PER TRC COMMENTS	DSJ
1	4/23/2024	ADDED SIGHT DISTANCE ETC. PER TRC COMMENTS	DSJ

WETLAND NOTE:

THE WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL, INC. IN MAY OF 2022 ACCORDING TO THE FOLLOWING STANDARDS:

- US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY 1987).
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (OCTOBER 2012).
- FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND VERSION 4
- NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), U.S. FISH AND WILDLIFE SERVICE, 2013
- CODE OF ADMINISTRATIVE RULES, NHDES WETLANDS BUREAU (CURRENT).

STATE

1) NHDES SUBDIVISION APPROVAL: PENDING

2) NO MATERIAL CONTAINING ANY LIVING OR VIBLE 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.

DATUM

1) THE ELEVATION FOR THIS SITE IS REFERENCED TO NGVD 29 - PER FEMA FIRM REFERENCE.

2) THE HORIZONTAL DATUM IS REFERENCED TO NH STATE PLANE PLAN NAD83/92

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'

N:\CARLSON\2022\3379\DWG\43379s1.dwg





SOILS LEGEND (HISS)

221CH WELL DRAINED GLACIAL TILL DEPOSITS WITH NO RESTRICTIVE FEATURES, 8-15% SLOPES.
223CH WELL DRAINED GLACIAL TILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 8-15% SLOPES.
321BH MODERATELY WELL DRAINED GLACIAL TILL DEPOSITS WITH NO RESTRICTIVE FEATURES, 0-8% SLOPES.
321CH MODERATELY WELL DRAINED GLACIAL TILL DEPOSITS WITH NO RESTRICTIVE FEATURES, 8-15% SLOPES.
323BH MODERATELY WELL DRAINED GLACIAL TILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 0-8% SLOPES.
323CH MODERATELY WELL DRAINED GLACIAL TILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 8-15% SLOPES.
423BH SOMEWHAT POORLY DRAINED GLACIAL TILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 0-8% SLOPES.
523BH POORLY DRAINED GLACIAL TILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 0-8% SLOPES.
623BH VERY POORLY DRAINED GLACIAL TILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 0-8% SLOPES.
681BH VERY POORLY DRAINED ORGANIC MATERIALS WITH NO RESTRICTIVE FEATURES, 0-8% SLOPES.

HIGH INTENSITY SOIL MAPPING PERFORMED BY BRUCE GILDAY OF B.A.G. LAND CONSULTANTS OF CONCORD, NEW HAMPSHIRE IN NOVEMBER OF 2023. THIS SOIL MAP WAS PRODUCED UNDER THE GUIDELINES OF THE HIGH INTENSITY SOIL MAPS OF NEW HAMPSHIRE—STANDARDS, SPONSORED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, SPECIAL PUBLICATION NO. 1, LAST UPDATED APRIL, 2008.

TP 1 03/12/2024 ESHWT: 26" ROOTS: 26" WATER: NONE TO 54" LEDGE: NONE TO 54" PERC RATE: 6 Min. / In.

TP 2 03/12/2024 ESHWT: 32" ROOTS: 32" WATER: NONE TO 56" LEDGE: NONE TO 56" PERC RATE: 6 Min. / In.

TP 3 03/12/2024 ESHWT: 46" ROOTS: 41" WATER: NONE TO 56" LEDGE: NONE TO 56" PERC RATE: 8 Min. / In.

10YR 3/2 SANDY LOAM; VERY DARK GRAYISH BROWN; GRANULAR; VERY FRIABLE

10YR 4/6 FINE SANDY LOAM; DARK YELLOWISH BROWN; WEAK SUBANGULAR BLOCKY; FRIABLE

2.5Y 6/3 LOAMY FINE SAND; LIGHT YELLOWISH BROWN; SUBANGULAR BLOCKY; FRIABLE; COMMON, DISTINCT REDOX FEATURES (7.5YR 5/8)

10YR 3/2 SANDY LOAM; VERY DARK GRAYISH BROWN; GRANULAR; VERY FRIABLE

10YR 4/6 FINE SANDY LOAM; DARK YELLOWISH BROWN; WEAK SUBANGULAR BLOCKY; FRIABLE

2.5Y 5/4 LOAMY FINE SAND; LIGHT OLIVE BROWN; SUBANGULAR BLOCKY; FRIABLE; GRAVELLY

2.5Y 4/3 LOAMY FINE SAND; OLIVE BROWN; SUBANGULAR BLOCKY; FRIABLE; GRAVELLY; COMMON, DISTINCT REDOX FEATURES (10YR 3/6)

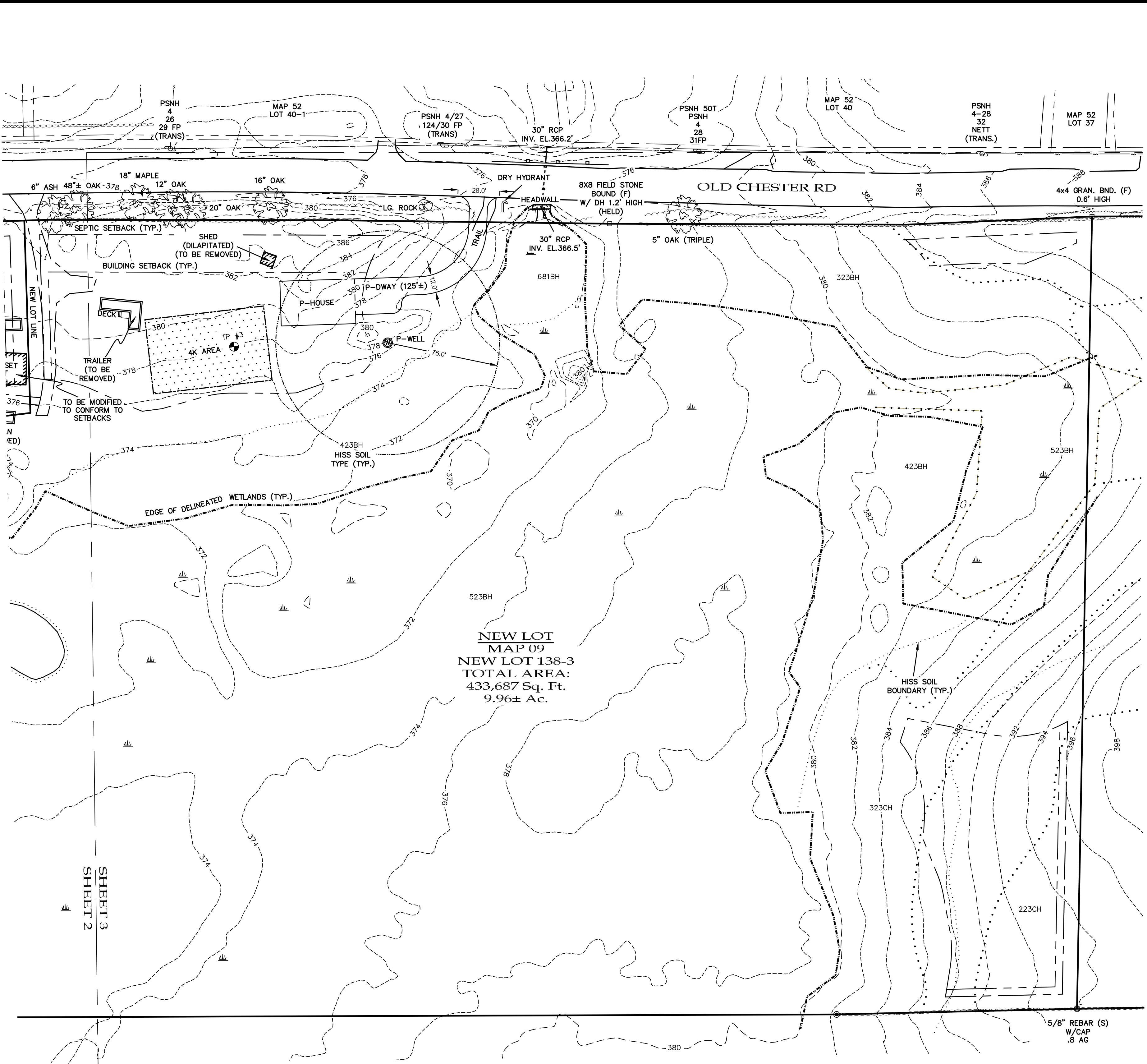
10YR 3/2 SANDY LOAM; VERY DARK GRAYISH BROWN; GRANULAR; VERY FRIABLE

10YR 4/6 FINE SANDY LOAM; DARK YELLOWISH BROWN; WEAK SUBANGULAR BLOCKY; FRIABLE

2.5Y 5/6 FINE SANDY LOAM; LIGHT OLIVE BROWN; SUBANGULAR BLOCKY; FRIABLE; GRAVELLY

2.5Y 5/4 FINE SANDY LOAM; LIGHT OLIVE BROWN; SUBANGULAR BLOCKY; FRIABLE; GRAVELLY

2.5Y 6/3 LOAMY FINE SAND; LIGHT BROWNISH GRAY; SUBANGULAR BLOCKY; SOMEWHAT FIRM YET FRIABLE; GRAVELLY; COMMON, DISTINCT REDOX FEATURES (10YR 6/6)

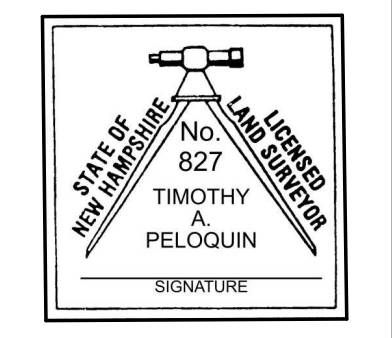
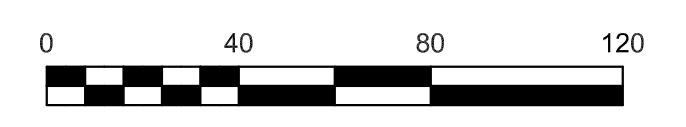


SOIL-BASED LOT SIZING TABLE

LOT	TOTAL AREA (SQ FT)	% BY SOILS
138	101,116	136.2%
138-3	433,687	223.0%
138-4	544,688	607.0%

LEGEND

- BOUND
- CATCH BASIN
- DELINEATOR
- ELECTRIC METER
- GUYWIRE
- HYDRANT-DRY
- IRON PIPE/REBAR
- LIGHT POST
- MAILBOX/PAPER BOX
- SIGN
- TREE - CONIFEROUS
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- BUILDING
- CONCRETE
- CRUSHED STONE



APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON: _____

CERTIFIED BY: _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

LAND OWNERS OF RECORD

PAUL DOOLITTLE
33 OLD CHESTER RD
DERRY, NH 03038

ROBERT DOOLITTLE
81 PINE ST
MALDEN, MA 02148

ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5734 / PAGE 2149
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5092 / PAGE 1661

PAUL DOOLITTLE _____ DATE _____

ROBERT DOOLITTLE _____ DATE _____

TOPOGRAPHIC SUBDIVISION PLAT
MAP 09 LOT 138
33 OLD CHESTER RD
DERRY, NEW HAMPSHIRE
APRIL 23, 2024

PREPARED FOR: PAUL DOOLITTLE
33 OLD CHESTER RD
DERRY, NH 03038

SCALE: 1"=40' SHEET 4 OF 6

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

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	4/29/2024	WAIVERS, MISC. EDITS PER TRC COMMENTS	DSJ
1	4/23/2024	ADDED SIGHT DISTANCE ETC. PER TRC COMMENTS	DSJ

WETLAND NOTE:
THE WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL, INC. IN MAY OF 2022 ACCORDING TO THE FOLLOWING STANDARDS:
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STATE
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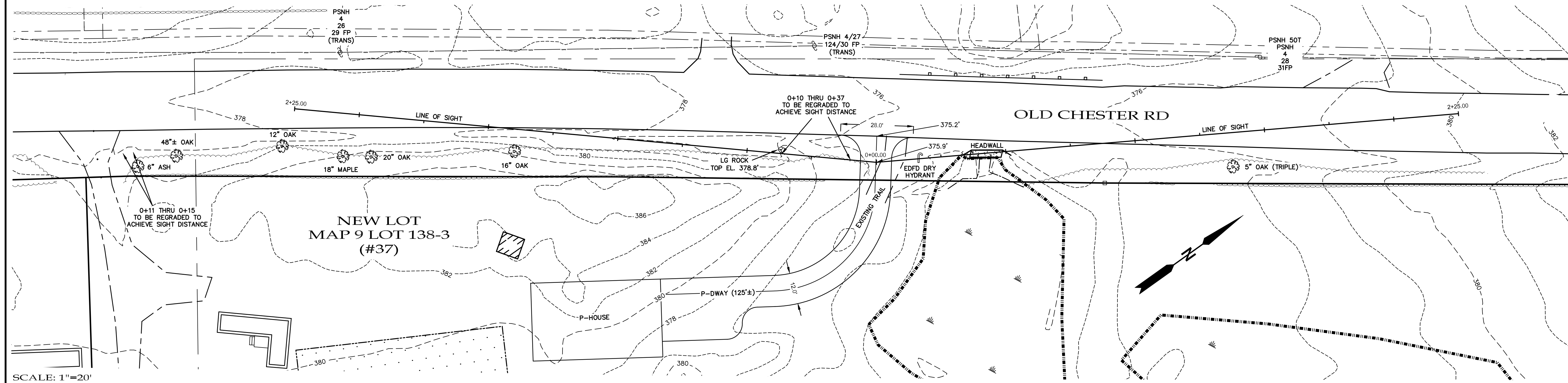
DATUM
1) THE ELEVATION FOR THIS SITE IS REFERENCED TO NGVD 29 - PER FEMA FIRM REFERENCE.
2) THE HORIZONTAL DATUM IS REFERENCED TO NH STATE PLANE PLAN NAD83/92

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'



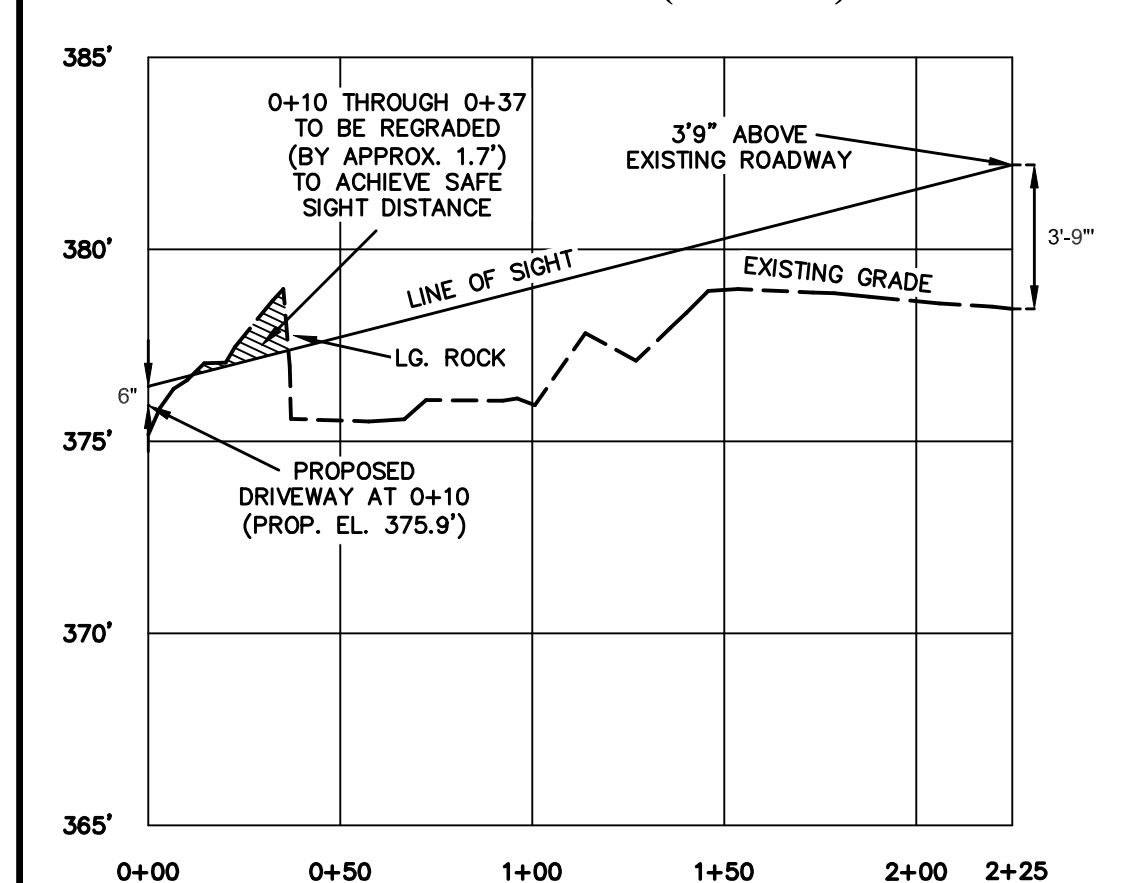
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DRIVEWAY AND SIGHT DISTANCE PLAN VIEW - NEW LOT 138-3



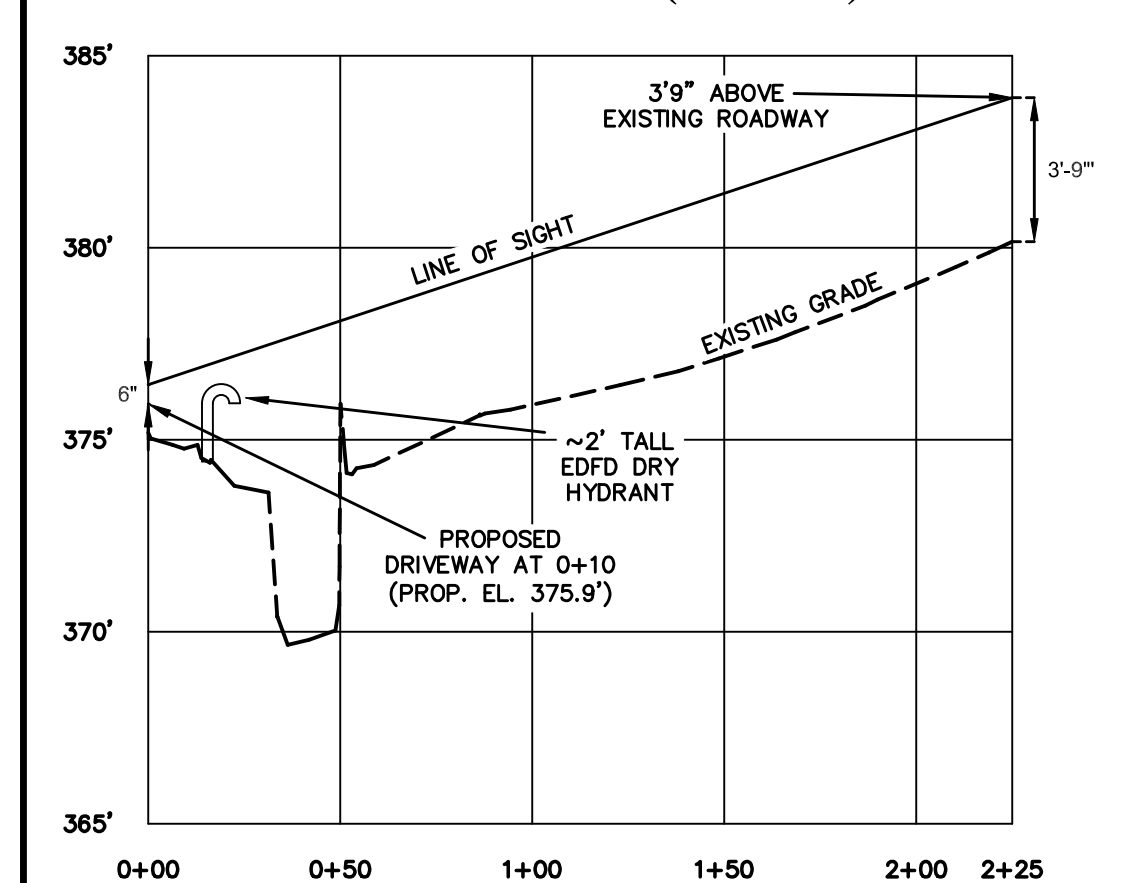
SCALE: 1"=20'

LOT 138-3 SIGHT DISTANCE (SOUTH)



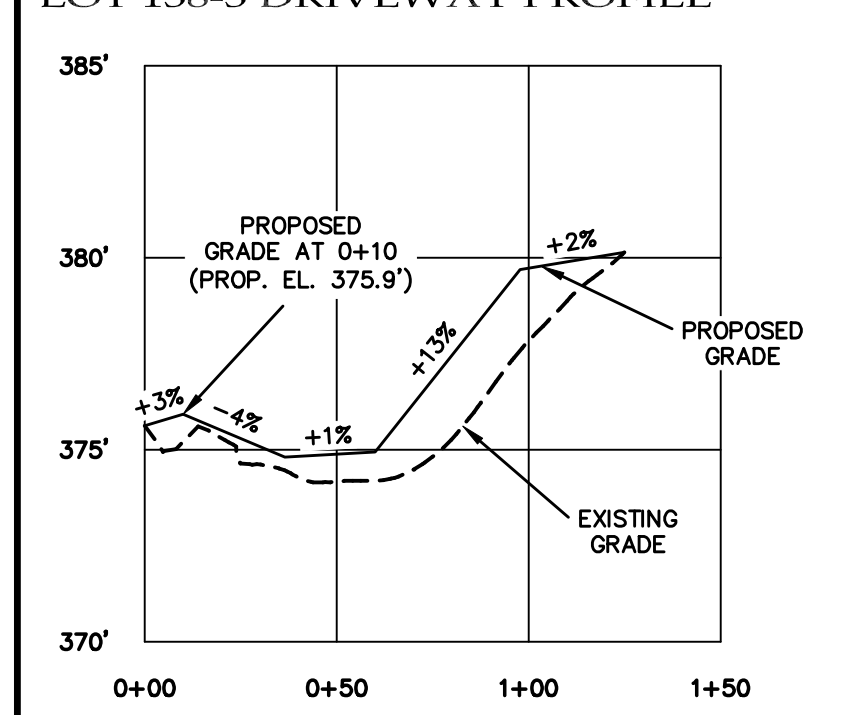
HORIZ: 1"=50'
VERT: 1"=5'

LOT 138-3 SIGHT DISTANCE (NORTH)

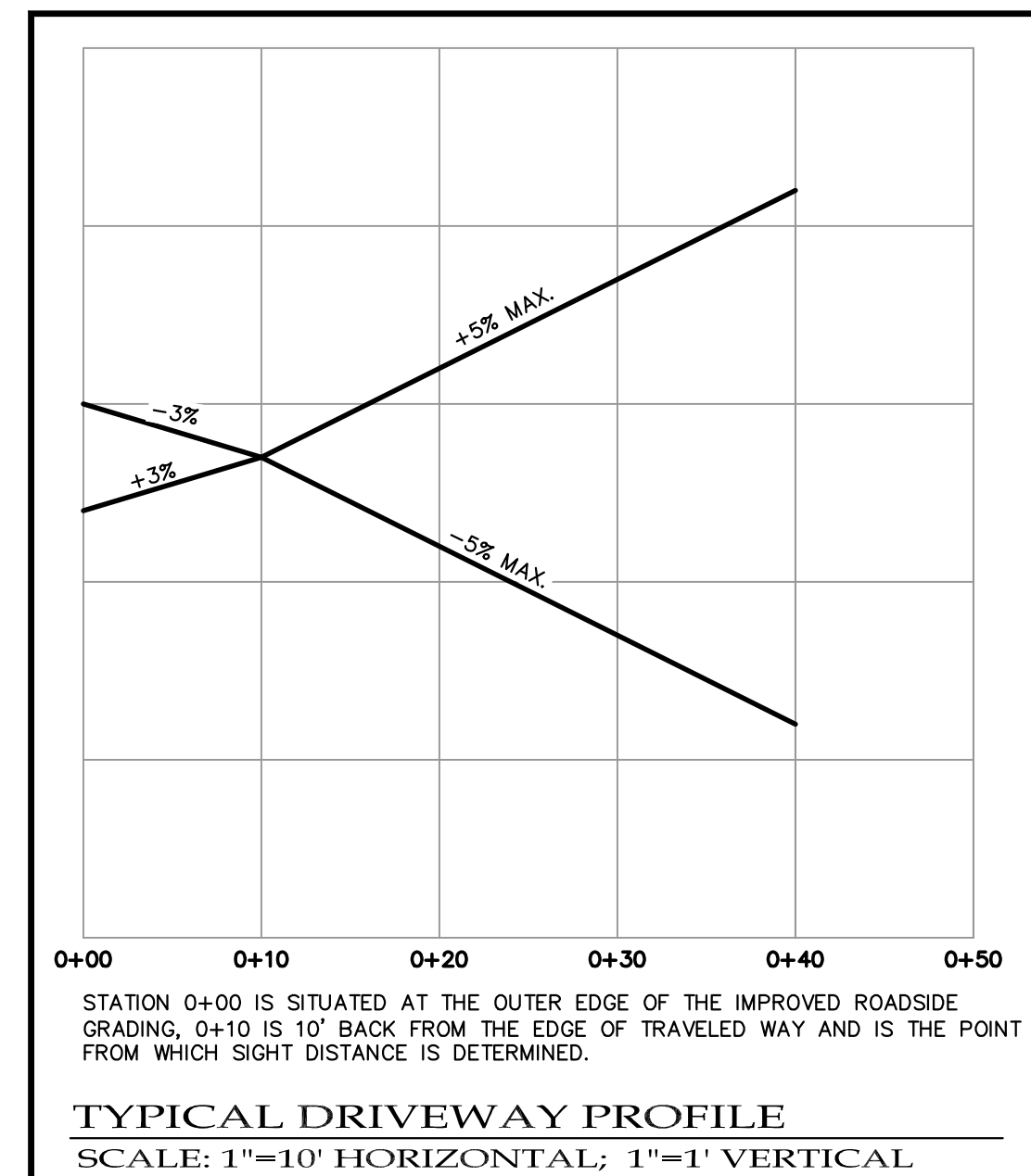


HORIZ: 1"=50'
VERT: 1"=5'

LOT 138-3 DRIVEWAY PROFILE



HORIZ: 1"=50'
VERT: 1"=5'



TYPICAL DRIVEWAY PROFILE
SCALE: 1"=10' HORIZONTAL; 1"=1' VERTICAL

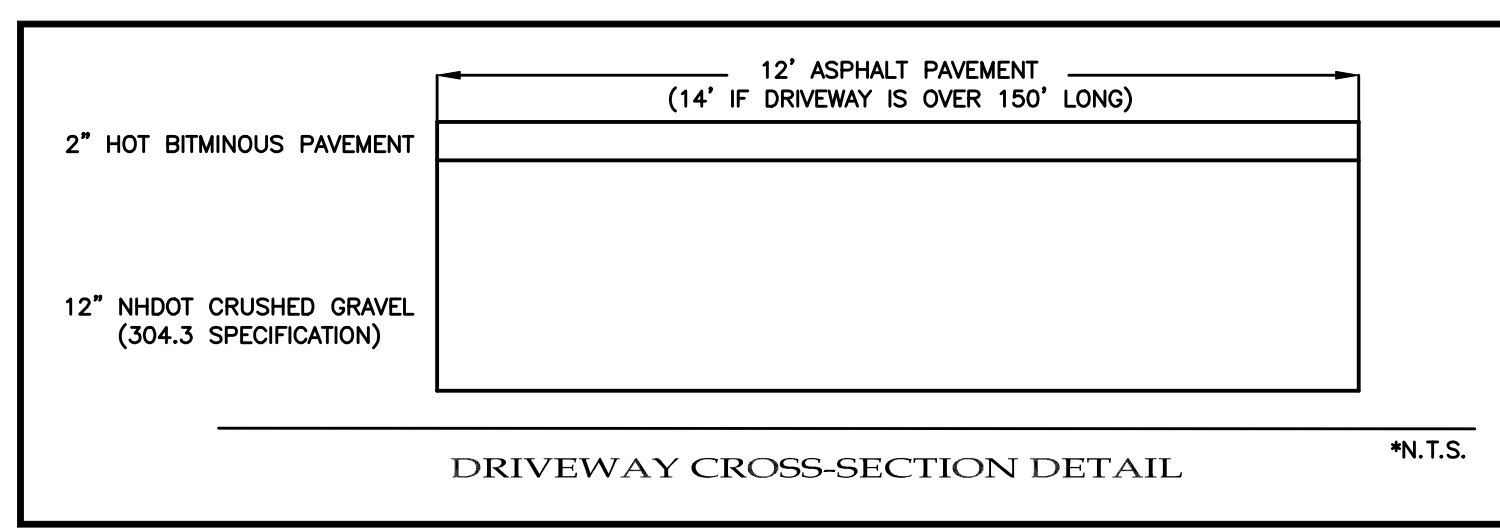
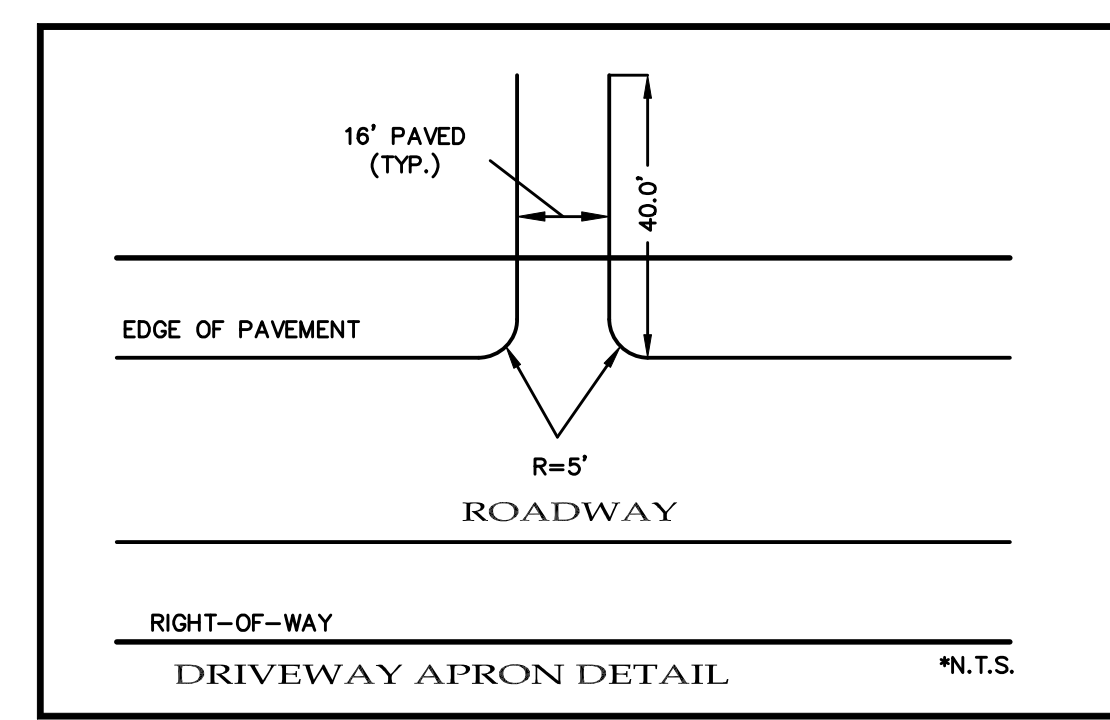
APPROVED BY THE TOWN OF DERRY
PLANNING BOARD ON: _____
CERTIFIED BY: _____
CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

LAND OWNERS OF RECORD
PAUL DOOLITTLE
33 OLD CHESTER RD
DERRY, NH 03038
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5734 / PAGE 2149
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5092 / PAGE 1661
ROBERT DOOLITTLE
81 PINE ST
MALDEN, MA 02148
PAUL DOOLITTLE _____ DATE _____
ROBERT DOOLITTLE _____ DATE _____

DRIVEWAY & SIGHT DISTANCE PLAN
NEW LOT - MAP 09 LOT 138-3
33 OLD CHESTER RD
DERRY, NEW HAMPSHIRE
APRIL 23, 2024
PREPARED FOR: PAUL DOOLITTLE
33 OLD CHESTER RD
DERRY, NH 03038
SCALE: 1"=40' SHEET 5 OF 6

PREPARED BY:
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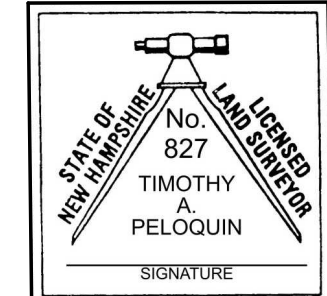
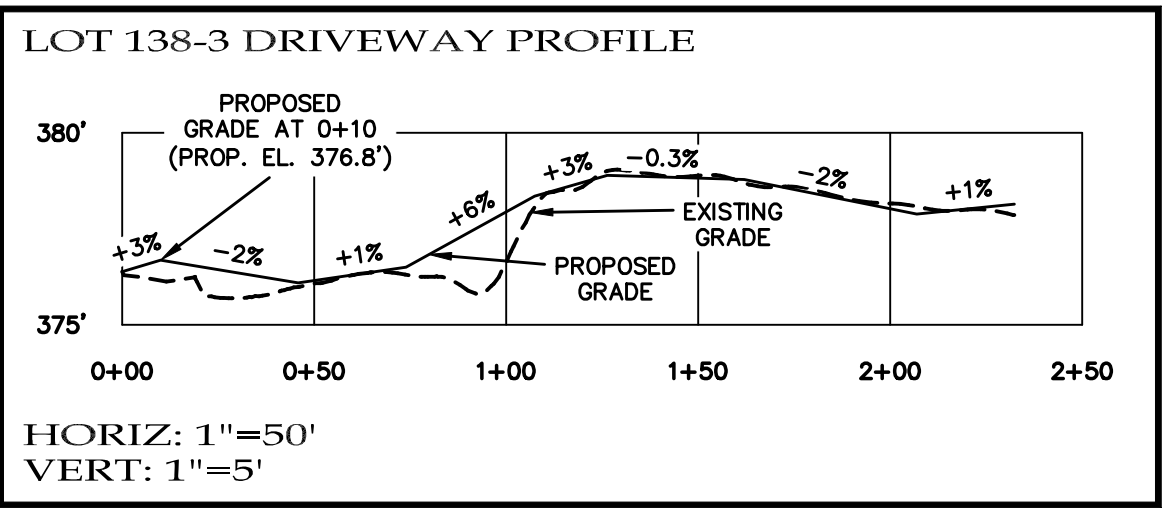
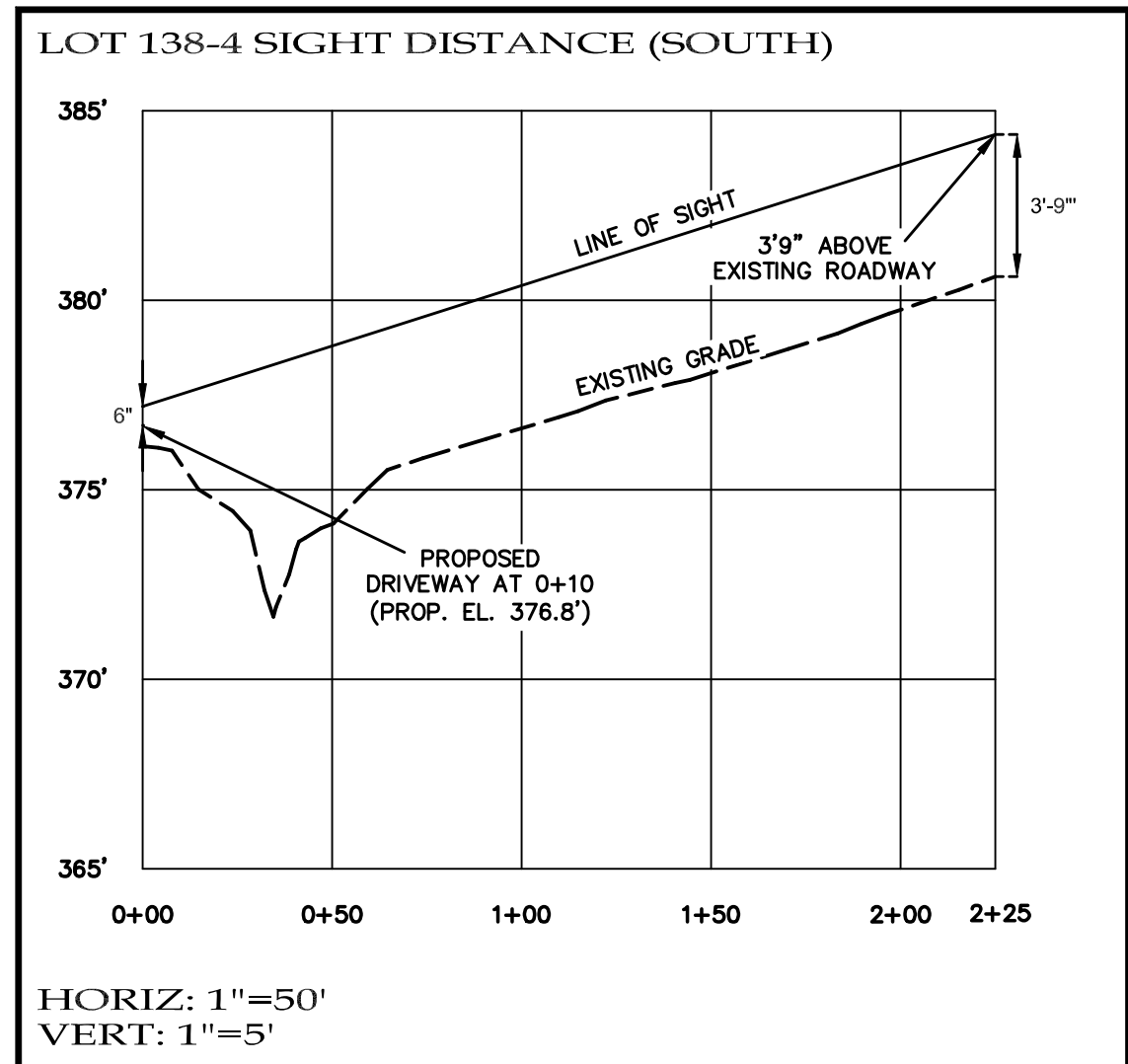
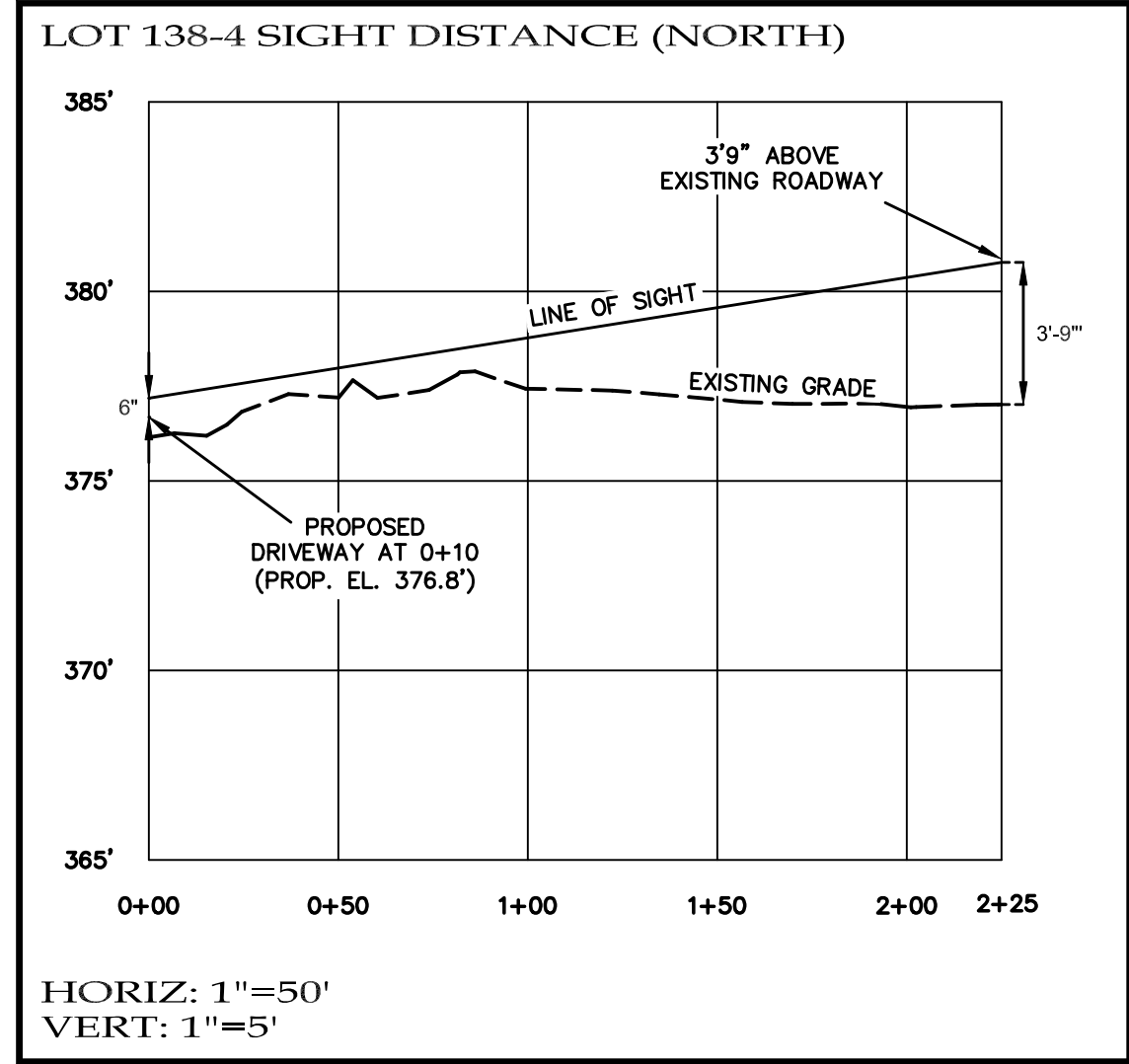
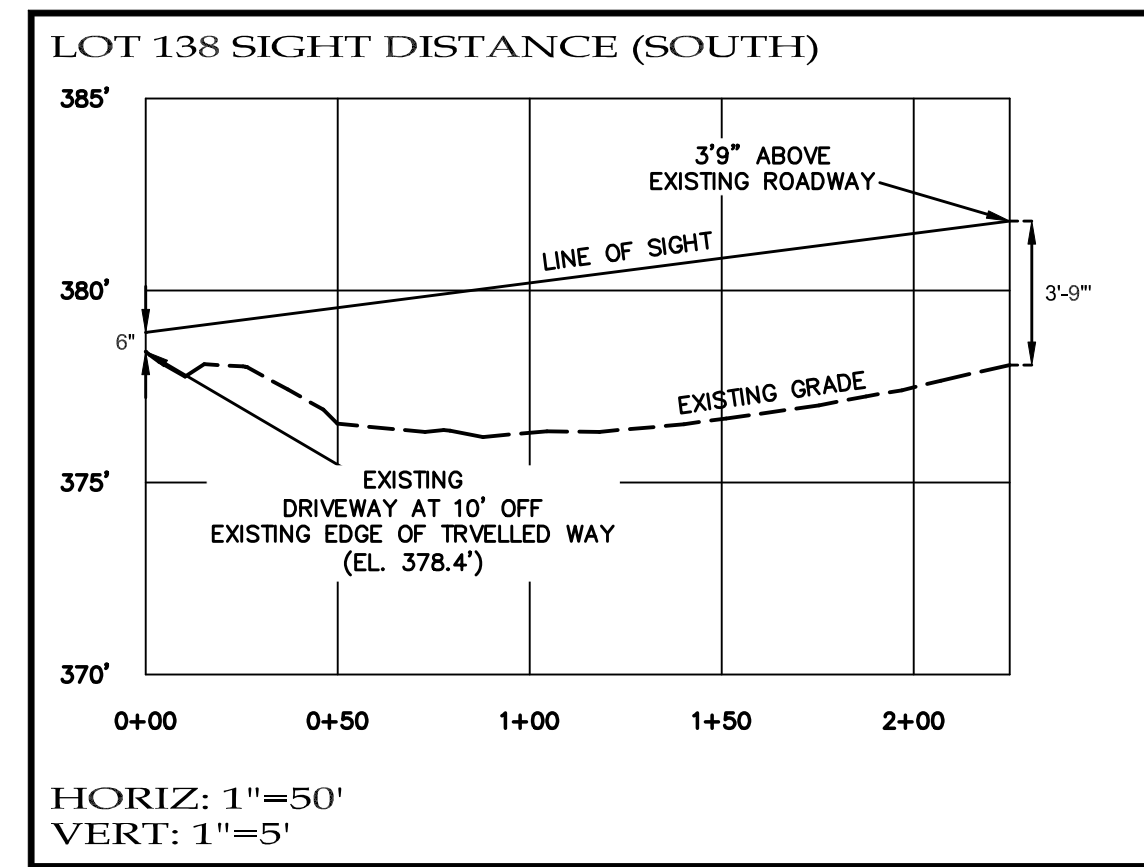
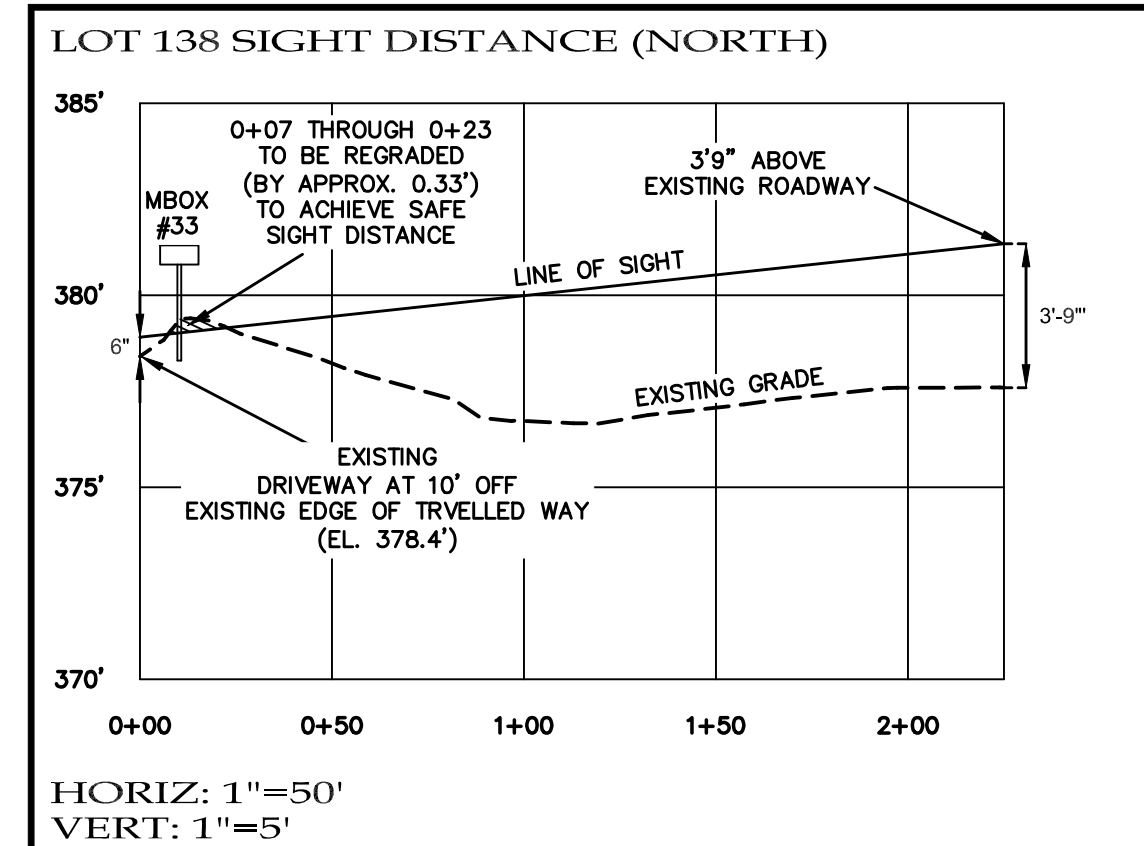
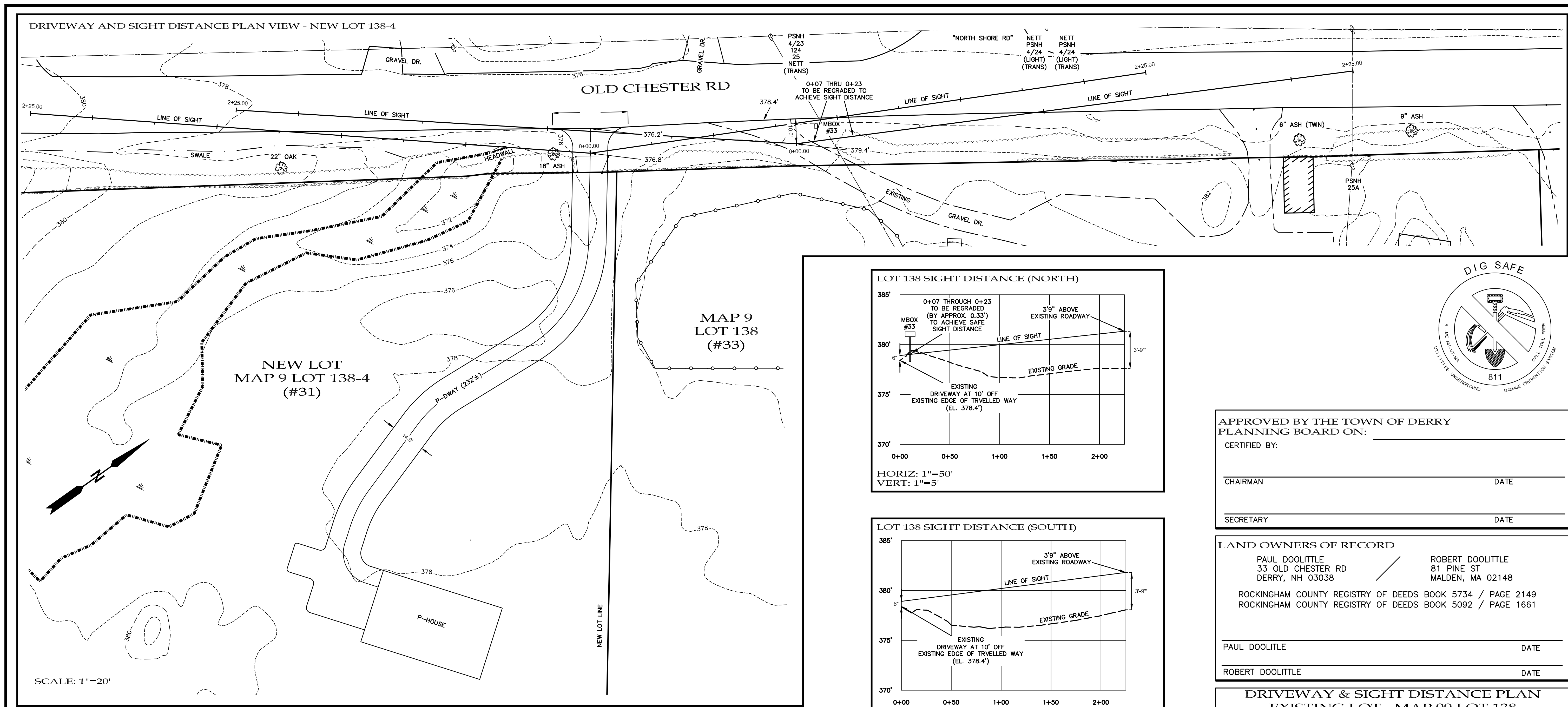
NO.	DATE	DESCRIPTION	BY
2	4/29/2024	WAIVERS, MISC. EDITS PER TRC COMMENTS	DSJ
1	4/23/2024	ADDED SIGHT DISTANCE ETC. PER TRC COMMENTS	DSJ



*PER THE STATE OF NEW HAMPSHIRE GENERAL COURT STATUTE, RSA 265:60, WHICH ESTABLISHES THE SPEED LIMIT FOR URBAN RESIDENTIAL DISTRICTS, AND AS VERIFIED WITH THE TOWN OF DERRY PUBLIC WORKS DEPARTMENT, THE SPEED LIMIT FOR OLD CHESTER RD, ALTHOUGH NOT POSTED, IS LISTED AS 30 M.P.H.

SIGHT DISTANCE NOTE
PRIOR TO THE DERRY PLANNING BOARD'S SIGNING OF THIS PLAT, THE SIGHT DISTANCE IMPROVEMENTS SHOWN ON SHEET 5 & 6 OF 6 MUST BE COMPLETED.

N:\CARLSON\2022\3379\DWG\d3379s1.dwg



*PER THE STATE OF NEW HAMPSHIRE GENERAL COURT STATUTE, RSA 265:60, WHICH ESTABLISHES THE SPEED LIMIT FOR URBAN RESIDENTIAL DISTRICTS, AND AS VERIFIED WITH THE TOWN OF DERRY PUBLIC WORKS DEPARTMENT, THE SPEED LIMIT FOR OLD CHESTER RD, ALTHOUGH NOT POSTED, IS LISTED AS 30 M.P.H.

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APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON: _____

CERTIFIED BY: _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

LAND OWNERS OF RECORD

PAUL DOOLITTLE
33 OLD CHESTER RD
DERRY, NH 03038

ROBERT DOOLITTLE
81 PINE ST
MALDEN, MA 02148

ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5734 / PAGE 2149
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5092 / PAGE 1661

PAUL DOOLITTLE _____ DATE _____

ROBERT DOOLITTLE _____ DATE _____

DRIVEWAY & SIGHT DISTANCE PLAN
EXISTING LOT - MAP 09 LOT 138
& NEW LOT - MAP 09 LOT 138-4
37 OLD CHESTER RD
DERRY, NEW HAMPSHIRE
APRIL 23, 2024

PREPARED FOR: PAUL DOOLITTLE
33 OLD CHESTER RD
DERRY, NH 03038

SCALE: AS SHOWN SHEET 6 OF 6

PREPARED BY:

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N:\CARLSON2022\3379\DWG\d3379s1.dwg