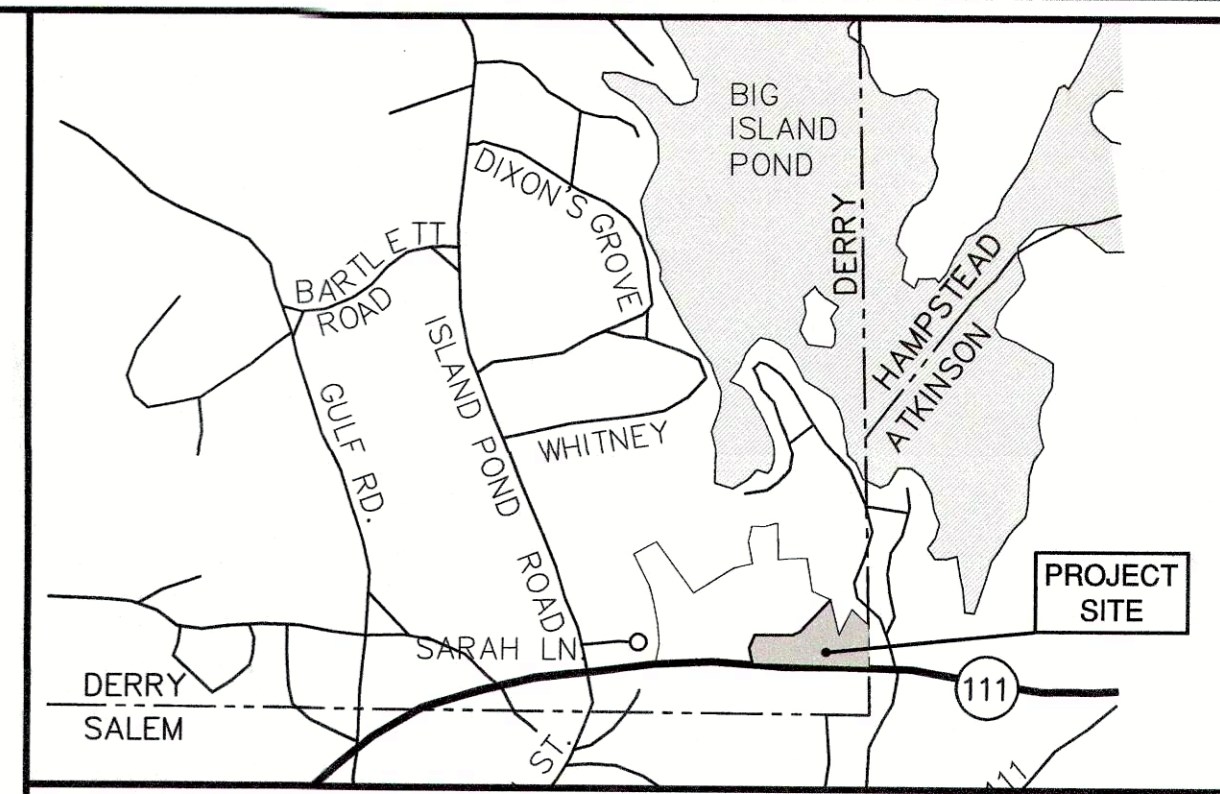
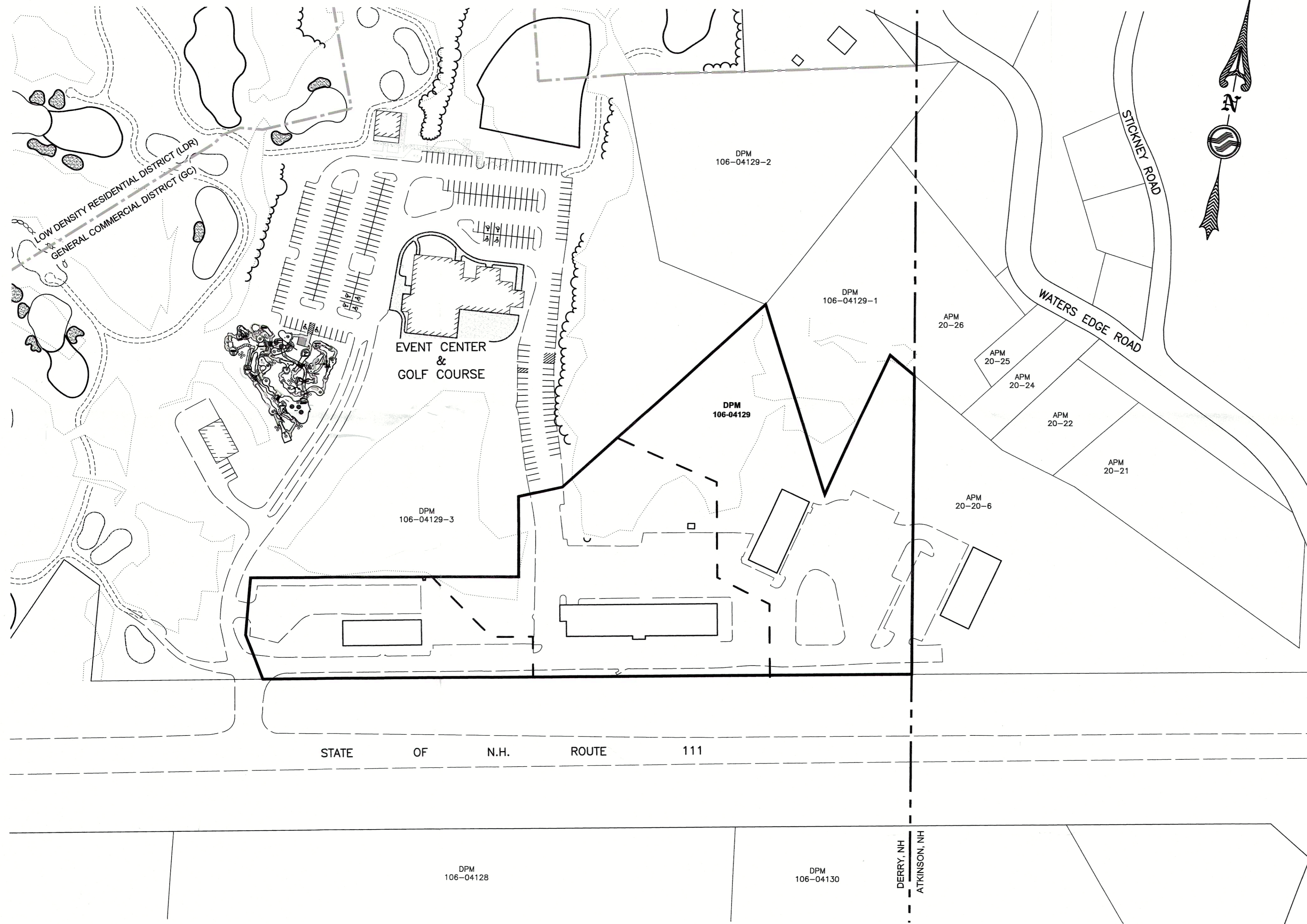


# SUBDIVISION PLAN FOR BROOKSTONE PARK



**LOCATION PLAN**  
PREPARED FROM STREET ATLAS USA (VERSION 5.0)  
NOT TO SCALE

**SHEET INDEX**

SHEET NUMBER	DESCRIPTION	REVISION NUMBER	DATE
1	TITLE SHEET	1	2/28/2020
2	EXISTING CONDITIONS PLAN	1	2/28/2020
3	SUBDIVISION PLAN	1	2/28/2020
4			

**NOTES**

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SUBDIVISION OF DERRY PROPERTY MAP 106 LOT 04129.

**DERRY ABUTTERS**

MAP	LOT	OWNER
106	04128	L-3 COMMUNICATIONS KLEIN ASSOCIATES INC. 11 KLEIN DRIVE SALEM, NH 03079
106	04129-1	SUZANNE M. WARD & FLORA L. PITERAK 11 WATERS EDGE ROAD ATKINSON, NH 03811
106	04129-2	MARCIA K. ROSENN & SCOTT ISSACSON 15 WATERS EDGE ROAD ATKINSON, NH 03811
106	04129-3	BP REALTY TRUST 9 RED ROOF LANE SALEM, NH 03079
106	04130	KEVIN J. & MAUREEN P. GARCIA P.O. BOX 2276 HAMPTON, NH 03843

**ATKINSON ABUTTERS**

MAP	LOT	OWNER
20	20-6	JERIC REALTY TRUST 9 RED ROOF LANE SALEM, NH 03079
20	21	OLIVIA ROSE DECOITO 1 WATERS EDGE ROAD ATKINSON, NH 03811
20	22	NORBERTO BOMBATTI JUNKO ICHIMURA 3 WATERS EDGE ROAD ATKINSON, NH 03811
20	24	DIANA DEVINE 5 WATERS EDGE ROAD ATKINSON, NH 03811
20	25	CLIFTON B. & KYONG S. LILEDALH 7 WATERS EDGE ROAD ATKINSON, NH 03811
20	26	MICHAEL & DORIS M. SULLIVAN 9A WATER'S EDGE ROAD ATKINSON, NH 03811

*meon* 3/2/20  
PUBLIC WORKS DEPT. DATE

*Mark May* 3-2-20  
BUILDING INSPECTOR DATE

*NA* 3/3/20  
FIRE DEPT. DATE

*NA* DATE  
CONSERVATION COMMISSION

*NA* 3-4-20  
POLICE DEPT. DATE

No.	Revised sheet index	Date
1	Revised sheet index	2/25/2020

Designed by: GRF      Drawn by: FDG      Checked by:

**Title Sheet**  
**Brookstone Park**  
**16 State Route 111**  
**Town of Derry**  
Assessors Map 106 Lots 04129

**SFC**  
**ENGINEERING**

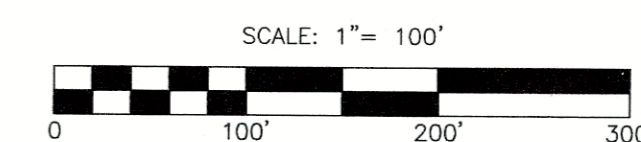
183 Rockingham Rd, Unit 3 East  
Windham, NH 03087      (603) 647-8700  
www.sfceng.com

Sheet 1 of 3      Scale: 1" = 100'      Date: 2/7/2020

Prepared for: Jeric Realty LLC Eric Brooks, Trustee Linda G. Peluso Trustee 9 Red Roof Lane Salem, NH 03079	Derry Planning Board Approval
----------------------------------------------------------------------------------------------------------------------------	----------------------------------

Zoning Classification: General Commercial

THERE ARE THREE SHEETS IN THE COMPLETE PLAN SET. SHEET THREE WILL BE RECORDED UPON APPROVAL. THE FULL SET OF PROJECT PLANS IS ON FILE AT THE DERRY PLANNING DEPARTMENT.



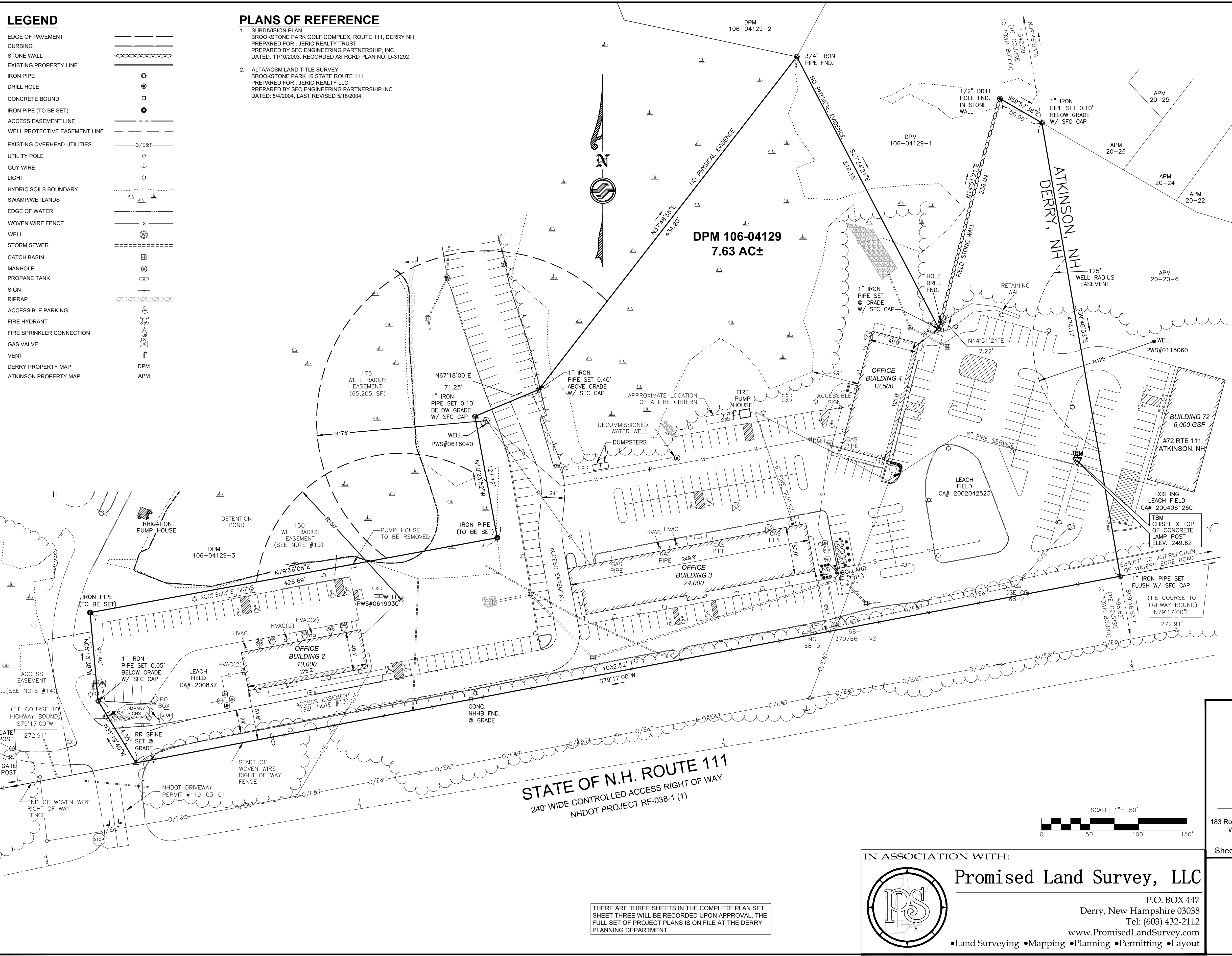
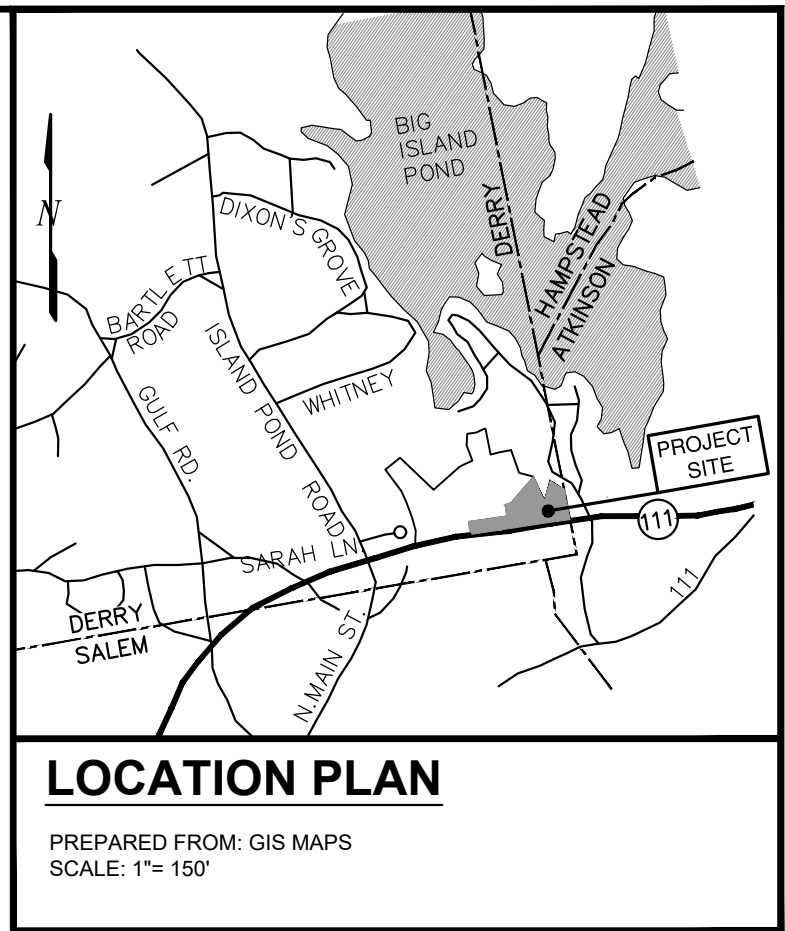
D:\mario\mario\_s\2339 BrookstonePark\2339 Brookstone Park.dwg

**LEGEND**

- EDGE OF PAVEMENT
- CURBING
- STONE WALL
- EXISTING PROPERTY LINE
- IRON PIPE
- DRILL HOLE
- CONCRETE BOUND
- IRON PIPE (TO BE SET)
- ACCESS EASEMENT LINE
- WELL PROTECTIVE EASEMENT LINE
- EXISTING OVERHEAD UTILITIES
- UTILITY POLE
- GUY WIRE
- LIGHT
- HYDRIC SOILS BOUNDARY
- SWAMP/WETLANDS
- EDGE OF WATER
- WOVEN WIRE FENCE
- WELL
- STORM SEWER
- CATCH BASIN
- MANHOLE
- PROPANE TANK
- SIGN
- RIPRAP
- ACCESSIBLE PARKING
- FIRE HYDRANT
- FIRE SPRINKLER CONNECTION
- GAS VALVE
- VENT
- DERRY PROPERTY MAP
- ATKINSON PROPERTY MAP

**PLANS OF REFERENCE**

1. SUBDIVISION PLAN  
BROOKSTONE PARK GOLF COMPLEX, ROUTE 111, DERRY NH  
PREPARED FOR: JERIC REALTY TRUST  
PREPARED BY SFC ENGINEERING PARTNERSHIP, INC.  
DATED: 11/10/2003. RECORDED AS RCRD PLAN NO. D-31292
2. ALTA/ACSM LAND TITLE SURVEY  
BROOKSTONE PARK 16 STATE ROUTE 111  
PREPARED FOR: JERIC REALTY LLC  
PREPARED BY SFC ENGINEERING PARTNERSHIP INC.  
DATED: 5/4/2004. LAST REVISED 5/18/2004.



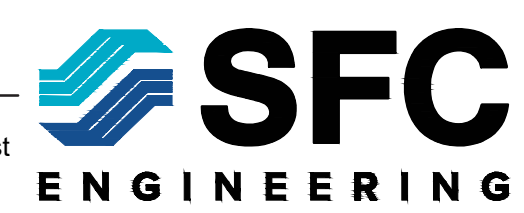
**NOTES**

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF DERRY PROPERTY MAP 106 LOT 04129 CONSISTING OF 7.63 AC.
2. THE OWNER OF RECORD: JERIC REALTY LLC  
DEED REFERENCE BOOK 4279 PAGE 540, ROCKINGHAM COUNTY REGISTRY OF DEEDS
3. EXISTING LOT AREA: 7.63 AC± (332,362.8 SQ. FT.)
4. ZONING DISTRICT: GENERAL COMMERCIAL  
MINIMUM LOT SIZE: 1.00 AC± (43,560 SQ. FT.)  
MINIMUM FRONTAGE: 125'  
FRONT SETBACK: 35'  
SIDE SETBACK: 20'  
REAR SETBACK: 20'  
WETLAND SETBACK: 75'
5. NO PORTION OF THIS PARCEL IS LOCATED WITHIN A FLOOD HAZARD AREA AS INTERPRETED FROM THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF DERRY NH, COMMUNITY-PANEL NUMBER 33015C0552E. EFFECTIVE DATE: 05/17/2005 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. LOCATION OF MANMADE FEATURES VISIBLE ON THE GROUND SURFACE WAS VERIFIED BY FIELD SURVEY BY PROMISED LAND SURVEY IN JANUARY 2020.
7. WETLAND DELINEATION COMPLETED BY NH SOIL CONSULTANTS, INC. IN JULY, 1999.
8. PREDOMINANT SOIL TYPE: CANTON FIND SANDY LOAM INFO TAKEN FROM USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.
9. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE.
10. THE LOCATION OF BUILDING 4 IS WITHIN THE 75' WETLAND SETBACK AND APPROVED BY THE DERRY PLANNING BOARD ON NOVEMBER 15, 2000. (SEE R.C.R.D. PLAN #D-28529)
11. A WAIVER TO ALLOW USE OF THE FIRE PUMP HOUSE FOR LOT 04129 WAS GRANTED BY THE DERRY PLANNING BOARD ON MAY 15, 2002.
12. WAIVER FOR ARTICLE V SECTION 170-25 A (5), WHICH REQUIRES THAT EACH LOT SHALL HAVE DRIVEWAY ACCESS THROUGH ITS OWN FRONTAGE, WAS GRANTED AT THE DECEMBER 3, 2003 DERRY PLANNING BOARD MEETING. SEE REFERENCE PLAN #1 R.C.R.D. PLAN D-31292.
13. DPM 106-04129 IS BURDENED BY AN ACCESS EASEMENT FOR THE BENEFIT OF DPM 106-04129-3. SEE PLAN OF REFERENCE #1. SEE BOOK 4278 PAGE 1741 EXHIBIT A ITEM (A). SEE SCHEDULE B #3. R.C.R.D. PLAN D-31292.
14. DPM 106-04129-3 IS BURDENED BY AN ACCESS EASEMENT FOR THE BENEFIT OF DPM 106-04129. SEE PLAN OF REFERENCE #1. SEE BOOK 4278 PAGE 1744 EXHIBIT A ITEM (A). SEE SCHEDULE B #4. R.C.R.D. PLAN D-31292.
15. DPM 106-04129-3 IS BURDENED BY TWO WELL RADIUS EASEMENTS FOR THE BENEFIT OF DPM 106-04129. SEE PLAN OF REFERENCE #1. SEE BOOK 4278 PAGE 1741 EXHIBIT A ITEM (C). SEE SCHEDULE B#3. R.C.R.D. PLAN D-31292.
16. SUBJECT PROPERTY IS SUBJECT TO ACCESS LIMITATIONS AND ONLY HAS ACCESS TO THE PUBLIC ROAD THROUGH EASEMENT OVER DPM 106-04129-3 GRANTED IN DEED BOOK 4278 PAGE 1744 EXHIBIT A ITEM (a).

1	Added dumpsters to plan	2/25/2020
No.	Revision	Date

Designed by: GRF      Drawn by: FDG      Checked by:

Existing Conditions Plan  
**Brookstone Park**  
**16 State Route 111**  
**Town of Derry**  
 Assessors Map 106 Lots 04129



183 Rockingham Rd, Unit 3 East  
 Windham, NH 03087

(603) 647-8700  
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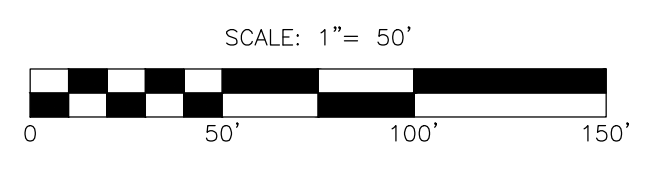
Sheet 2 of 3      Scale: 1" = 50'      Date: 2/7/2020

Prepared for:  
 Jeric Realty LLC  
 Eric Brooks, Trustee  
 Linda G. Peluso Trustee  
 9 Red Roof Lane  
 Salem, NH 03079

Derry Planning Board  
 Approval

Zoning Classification: General Commercial

**STATE OF N.H. ROUTE 111**  
 240' WIDE CONTROLLED ACCESS RIGHT OF WAY  
 NHDOT PROJECT RF-038-1 (1)



IN ASSOCIATION WITH:

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

THERE ARE THREE SHEETS IN THE COMPLETE PLAN SET. SHEET THREE WILL BE RECORDED UPON APPROVAL. THE FULL SET OF PROJECT PLANS IS ON FILE AT THE DERRY PLANNING DEPARTMENT.

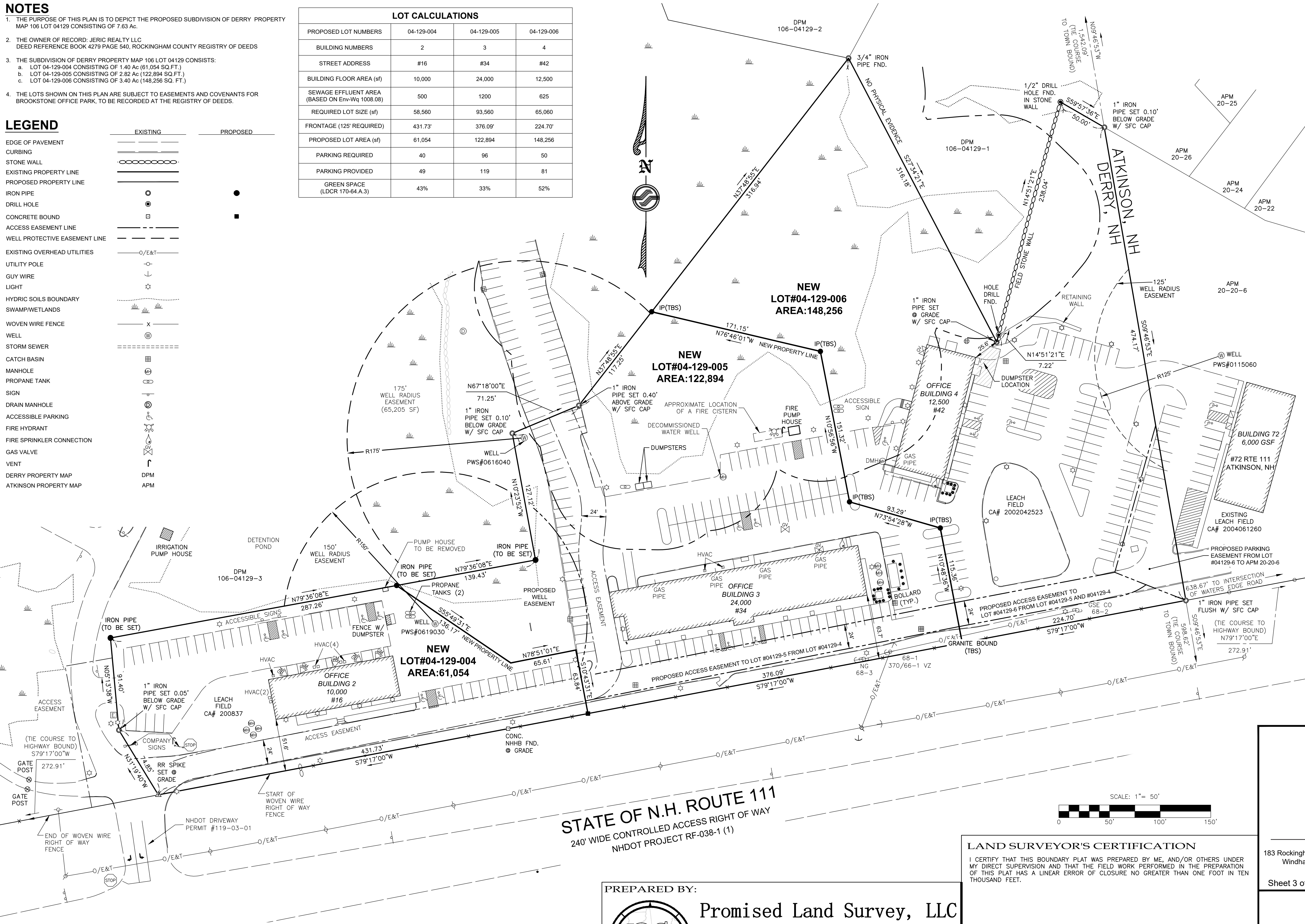
**NOTES**

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SUBDIVISION OF DERRY PROPERTY MAP 106 LOT 04129 CONSISTING OF 7.63 AC.
- THE OWNER OF RECORD: JERIC REALTY LLC DEED REFERENCE BOOK 4279 PAGE 540, ROCKINGHAM COUNTY REGISTRY OF DEEDS
- THE SUBDIVISION OF DERRY PROPERTY MAP 106 LOT 04129 CONSISTS:
  - LOT 04-129-004 CONSISTING OF 1.40 AC (61,054 SQ. FT.)
  - LOT 04-129-005 CONSISTING OF 2.82 AC (122,894 SQ. FT.)
  - LOT 04-129-006 CONSISTING OF 3.40 AC (148,256 SQ. FT.)
- THE LOTS SHOWN ON THIS PLAN ARE SUBJECT TO EASEMENTS AND COVENANTS FOR BROOKSTONE OFFICE PARK, TO BE RECORDED AT THE REGISTRY OF DEEDS.

**LEGEND**

	EXISTING	PROPOSED
EDGE OF PAVEMENT	—	—
CURBING	—	—
STONE WALL	—	—
EXISTING PROPERTY LINE	—	—
PROPOSED PROPERTY LINE	—	—
IRON PIPE	○	●
DRILL HOLE	⊙	⊙
CONCRETE BOUND	□	■
ACCESS EASEMENT LINE	—	—
WELL PROTECTIVE EASEMENT LINE	—	—
EXISTING OVERHEAD UTILITIES	—	—
UTILITY POLE	○	○
GUY WIRE	—	—
LIGHT	☆	☆
HYDRIC SOILS BOUNDARY	—	—
SWAMP/WETLANDS	—	—
WOVEN WIRE FENCE	—	—
WELL	⊙	⊙
STORM SEWER	—	—
CATCH BASIN	⊞	⊞
MANHOLE	⊕	⊕
PROPANE TANK	⊕	⊕
SIGN	⊕	⊕
DRAIN MANHOLE	⊕	⊕
ACCESSIBLE PARKING	⊕	⊕
FIRE HYDRANT	⊕	⊕
FIRE SPRINKLER CONNECTION	⊕	⊕
GAS VALVE	⊕	⊕
VENT	⊕	⊕
DERRY PROPERTY MAP	DPM	APM
ATKINSON PROPERTY MAP	APM	APM

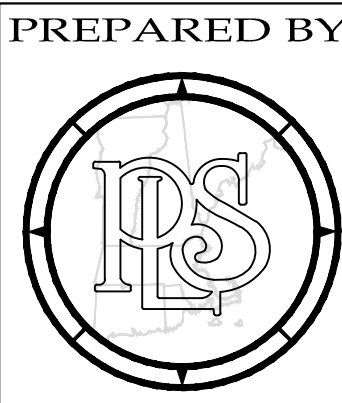
LOT CALCULATIONS			
PROPOSED LOT NUMBERS	04-129-004	04-129-005	04-129-006
BUILDING NUMBERS	2	3	4
STREET ADDRESS	#16	#34	#42
BUILDING FLOOR AREA (sf)	10,000	24,000	12,500
SEWAGE EFFLUENT AREA (BASED ON Env-Wq 1008.08)	500	1200	625
REQUIRED LOT SIZE (sf)	58,560	93,560	65,060
FRONTAGE (125' REQUIRED)	431.73'	376.09'	224.70'
PROPOSED LOT AREA (sf)	61,054	122,894	148,256
PARKING REQUIRED	40	96	50
PARKING PROVIDED	49	119	81
GREEN SPACE (LDCR 170-64.A.3)	43%	33%	52%



**EASEMENTS SUMMARY**

- ACCESS EASEMENTS**
- EACH OF LOTS 004, 005, AND DERRY AND ATKINSON LOTS 6 SHALL HAVE AN ACCESS EASEMENT OVER THAT PORTION OF LOT 3 SHOWN AS THE ACCESS EASEMENT FROM THE DRIVEWAY FROM ROUTE 111 TO A LINE SHOWN AS RUNNING ACROSS THE EXISTING DRIVEWAY FROM A POINT SOUTH OF THE IRON PIPE AT THE NORTHWESTERN CORNER OF LOT 004.
  - LOT 3 SHALL HAVE AN ACCESS EASEMENT OVER THAT PORTION OF LOTS 004 AND 005 RUNNING FROM THE DRIVEWAY FROM ROUTE 111 TO THE SOUTHERN LINE OF LOT 3.
  - LOT 004 SHALL BE SUBJECT TO AN ACCESS EASEMENT FOR THE BENEFIT OF EACH OF LOT 005 AND DERRY AND ATKINSON LOTS 6 OVER THE AREA SHOWN AS THE ACCESS EASEMENT FROM A) ABOVE TO THE PROPOSED ACCESS EASEMENT ACROSS LOT 005.
  - LOT 005 SHALL BE SUBJECT TO AN ACCESS EASEMENT FOR THE BENEFIT OF EACH OF DERRY AND ATKINSON LOTS 6 OVER THE LOT 005 PORTION OF SAID PROPOSED ACCESS EASEMENT AS SHOWN.
  - DERRY LOT 006 SHALL BE SUBJECT TO AN ACCESS EASEMENT FOR THE BENEFIT OF ATKINSON LOT 6 OVER THE LOT 6 PORTION OF SAID PROPOSED ACCESS EASEMENT AS SHOWN.
  - LOTS 004 AND 005 SHALL BE SUBJECT TO AN ACCESS EASEMENT FOR THE BENEFIT OF LOT 3 OVER THE ACCESS EASEMENT ON LOT 004 DESCRIBED IN B) ABOVE AND ON LOT 005, BOTH AS SHOWN.
  - EACH OF LOTS 004, 005, DERRY LOT 006 AND ATKINSON LOT 6 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF OPERATION, MAINTENANCE, REPLACEMENT AND IMPROVEMENT OF SUCH ACCESS EASEMENT AREAS, WHICH SHALL BE OPERATED, MAINTAINED AND REPLACED BY THE ASSOCIATION.
- SIGN EASEMENT**
- LOT 004 SHALL BE SUBJECT TO AN EASEMENT ALONG THE DRIVEWAY ACCESS FROM ROUTE 111 FOR THE BENEFIT OF DERRY LOTS 3, 005 AND 006 AND ATKINSON LOT 6 FOR THE OPERATION, MAINTENANCE, REPLACEMENT, AND IMPROVEMENT BY THE ASSOCIATION OF A SIGN OR SIGNS INDICATING THE NAME OF THE PARK, THE OCCUPANTS OF THE BUILDINGS IN THE PARK, AND SUCH OTHER INFORMATION AS THE ASSOCIATION MAY DEEM APPROPRIATE. THE ASSOCIATION SHALL DETERMINE THE AMOUNTS OF SPACE AND THE CHARACTER OF SIGNAGE AVAILABLE FOR THE OCCUPANTS. THE ASSOCIATION MAY ESTABLISH A SCHEDULE OF CHARGES FOR SPACE AND MODIFICATION OF THE APPLICABLE OCCUPANT'S SIGNAGE, AND MAY REMOVE FROM SUCH SIGNAGE INFORMATION RELATING TO ANY OCCUPANT WHO FAILS TO TIMELY PAY SUCH CHARGES UNTIL A REASONABLE TIME AFTER SUCH CHARGES ARE BROUGHT CURRENT.
- PARKING EASEMENT**
- DERRY LOT 006 SHALL BE SUBJECT TO A PARKING EASEMENT FOR THE BENEFIT OF ATKINSON LOT 6 FOR PARKING ON THE AREA SHOWN AS "PROPOSED PARKING EASEMENT".
- WATER SERVICE EASEMENT**
- LOT 005 SHALL BE SUBJECT TO AN EASEMENT FOR THE BENEFIT OF DERRY LOT 006 FOR THE OPERATION, MAINTENANCE, REPLACEMENT AND IMPROVEMENT OF WATER SERVICE IN COMMON WITH DERRY LOT 006 OF THE WELL SHOWN AND THE WATER SERVICE LINES RUNNING FROM SAID WELL TO SAID LOTS.
- WELL RADIUS EASEMENTS**
- LOT 3 AND 005 SHALL BE SUBJECT TO A WELL RADIUS EASEMENT SHOWN AS 15' WELL RADIUS EASEMENT ON THE SUBDIVISION PLAN, PROTECTING THE WELL ON LOT 004 AS SHOWN.
  - LOTS 3 SHALL BE SUBJECT TO A WELL EASEMENT SHOWN AS 175' WELL RADIUS EASEMENT, PROTECTING THE WELL ON LOT 005 AS SHOWN.
  - DERRY LOT 006 SHALL BE SUBJECT TO A WELL EASEMENT SHOWN AS 125' WELL RADIUS EASEMENT, PROTECTING THE WELL ON ATKINSON LOT 6 AS SHOWN.
- SEWAGE DISPOSAL EASEMENT**
- DERRY LOT 006 SHALL BE SUBJECT TO AN EASEMENT FOR THE BENEFIT OF LOT 005 FOR THE OPERATION, MAINTENANCE, REPLACEMENT AND IMPROVEMENT IN COMMON WITH LOT 005 OF THE LEACH FIELD AND THE LINES RUNNING FROM SAID LEACH FIELD TO SAID LOTS.
- FIRE SERVICE EASEMENTS**
- LOT 005 SHALL BE SUBJECT TO A FIRE SERVICE EASEMENT FOR THE BENEFIT OF DERRY LOT 006 AND ATKINSON LOT 6, AND DERRY LOT 006 SHALL BE SUBJECT TO A FIRE SERVICE EASEMENT FOR THE BENEFIT OF DERRY LOT 005 AND ATKINSON LOT 6. FOR SERVICE IN COMMON WITH THE HOST LOTS BY THE WATER LINES, PUMPS AND RELATED FIRE SERVICE COMPONENTS RUNNING FROM THE EXISTING FIRE PUMP HOUSE VIA THE FIRE SERVICE LINE NOW EXISTING UNDER OR ACROSS LOT 005 AND DERRY LOT 006 TO EACH LOTS POINT OF INTAKE.
- LANDSCAPE IRRIGATION EASEMENT**
- LOT 3 SHALL BE SUBJECT TO AN LANDSCAPE IRRIGATION EASEMENT FOR THE BENEFIT OF LOT 004 AND LOT 005 FOR THE OPERATION, MAINTENANCE, REPLACEMENT AND IMPROVEMENT OF THE WATER LINES, PUMPS AND RELATED LANDSCAPE IRRIGATION COMPONENTS RUNNING UNDER OR ACROSS LOT 3 FROM THE IRRIGATION PUMP HOUSE AS SHOWN.

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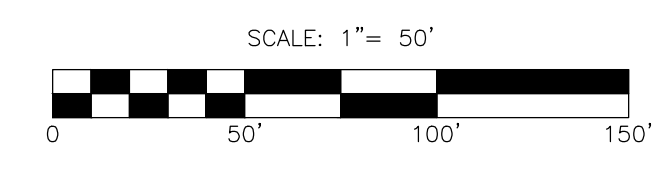


**PREPARED BY:**  
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 Derry, New Hampshire 03038  
 Tel: (603) 432-2112  
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**LAND SURVEYOR'S CERTIFICATION**

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.

TIMOTHY A. PELOQUIN, LLS DATE



1	Added to calculations table and added bounds to be set	2/25/2020
No.	Revision	Date

Designed by: GRF Drawn by: FDG Checked by:

Subdivision Plat  
**Brookstone Park**  
 16 State Route 111  
 Town of Derry  
 Assessors Map 106 Lots 04129

**SFC**  
 ENGINEERING

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 www.sfeng.com

Sheet 3 of 3 Scale: 1" = 50' Date: 2/7/2020

Prepared for: Jeric Realty LLC Eric Brooks, Trustee Linda G. Peluso Trustee 9 Red Roof Lane Salem, NH 03079	Planning Board Approval Date: _____ Chairman Secretary
Zoning Classification: General Commercial	