

Planning Department, October 4, 2017

APPLICANT: Ramon & Tamara Salomon
John & Shona Davidson

DEVELOPER: NA

PROJECT: NA

LOCATION: Parcel ID 08214 & 08215, 7 and 9 Arrowhead Road

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


TOWN DEPARTMENT SIGNATURES: NA

WAIVERS: None Requested.

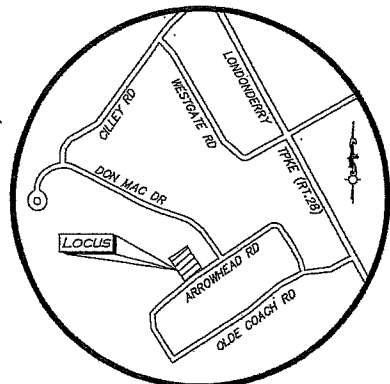
STATE PERMITS: NA

RECOMMENDATION: Staff would recommend approval of the lot-line adjustment plan.

BY:



George H. Sioras, Planning Director



LOCUS MAP
(NOT TO SCALE)

LOT 08-215
ZONE: MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA (MIN.)	43,560 SF (1)	26,025 SF± (1)	26,865 SF± (1)
LOT FRONTAGE	125 FT	140 FT	147 FT
LOT WIDTH (MIN.)	125 FT	140 FT	147 FT
FRONT YARD	35 FT	37.8 FT	37.8 FT
SIDE YARD	15 FT	26.2 FT	33.2 FT
REAR YARD	15 FT	121 FT±	121 FT±

(1) - (SECTION 165-48 MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR), C. SINGLE FAMILY DETACHED DWELLINGS, IN CONVENTIONAL SUBDIVISIONS, b.) - THIS REQUIREMENT SHALL NOT BE APPLICABLE TO ANY LEGAL EXISTING OR APPROVED LOT CONTAINING AT LEAST 25,000 SF AND HAVING A WIDTH OF AT LEAST 125 FEET AT THE 35-FOOT FRONT SETBACK LINE, AND HAVING FRONTAGE OF AT LEAST 125 FEET, PROVIDED THAT SAID LOT MEETS THE REQUIREMENTS OF THE WATER SUPPLY AND POLLUTION CONTROL DIVISION OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES. (EFFECTIVE 11/21/03)

LOT 08-214
ZONE: MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA (MIN.)	43,560 SF (1)	25,840 SF± (1)	25,000 SF± (1)
LOT FRONTAGE	125 FT	139.9 FT	132.9 FT
LOT WIDTH (MIN.)	125 FT	139.9 FT	132.9 FT
FRONT YARD	35 FT	43.7 FT	43.7 FT
SIDE YARD	15 FT	42.2 FT	37.2 FT
REAR YARD	15 FT	112 FT±	112 FT±

(1) - (SECTION 165-48 MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR), C. SINGLE FAMILY DETACHED DWELLINGS, IN CONVENTIONAL SUBDIVISIONS, b.) - THIS REQUIREMENT SHALL NOT BE APPLICABLE TO ANY LEGAL EXISTING OR APPROVED LOT CONTAINING AT LEAST 25,000 SF AND HAVING A WIDTH OF AT LEAST 125 FEET AT THE 35-FOOT FRONT SETBACK LINE, AND HAVING FRONTAGE OF AT LEAST 125 FEET, PROVIDED THAT SAID LOT MEETS THE REQUIREMENTS OF THE WATER SUPPLY AND POLLUTION CONTROL DIVISION OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES. (EFFECTIVE 11/21/03)

LEGEND
(NOT TO SCALE)

STONE BOUND	□
IRON PIPE (IP)	○
IRON ROD (IR)	△
TALL STAKE SET	□
CATCH BASIN (CB)	⊗
WATER GATE	⊗
UTILITY POLE	⊗
TREE	⊗
MAILBOX	⊗
BUILDING	▭
BUILDING OVERHANG	▭
PROPERTY LINE	---
ABUTTER'S LINE	---
STONE WALL	---
TREE LINE	---
EDGE OF PAVEMENT	---
EDGE OF BRICK	---
BITUMINOUS	BIT.
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.
PLAN	PL.

NHDES LOT LOADING CALCULATIONS

SOIL CLASS: SITUATE CLASS 3, FACTOR = 1.6
LOT 08-215:
26,865 SF/43,560 SF X 2000 (GPD/AC)/1.6 = 770 GPD
LOT 08-214:
25,000 SF/43,560 SF X 2000 (GPD/AC)/1.6 = 717 GPD

LOCUS REFERENCES

-TOWN OF DERRY, NH ASSESSORS MAP 08, LOT 214 & 215
-RCRD DEED BOOK 5231, PAGE 2212 / BOOK 3029, PAGE 2975.
-RCRD PLAN #592

PLAN REFERENCES

-RCRD PLAN #D-14334

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SETTLE A CLAIM OF ADVERSE POSSESSION FOR THE 840 SF STRIP OF LAND THAT IS BEING ADJUSTED.
2. NORTH ARROW IS BASED ON RCRD PLAN #592.
3. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BRENTWOOD, NH.
4. LOT AREAS:
LOT 8-215: 26,025 SF + 840 SF = 26,865 SF
LOT 8-214: 25,840 SF - 840 SF = 25,000 SF
5. THE TOTAL NUMBER OF SHEETS OF THIS PLAN IS 1; AND SHEET ONE WILL BE RECORDED UPON APPROVAL; AND THAT THE FULL SET OF PROJECT PLANS IS ON FILE AT THE DERRY PLANNING DEPARTMENT.

WAIVER REQUESTS:

1. 170-24A.11 TWO FOOT CONTOUR INTERVAL TOPOGRAPHICAL SURVEY DATA SHALL BE PREPARED, SHOWN ON A PLAN(S), AND SHALL BE CERTIFIED BY A LICENSED SURVEYOR. ALL TOPOGRAPHICAL DATA SHOWN SHALL BE REFERENCED TO USGS DATUM (NGVD 1929).
2. 170-24A.12 HIGH INTENSITY SOIL SURVEY MAPPING (SHOWING SOIL TYPES AND LOCATIONS) SHOWN ON A PLAN AND SEALED BY A CERTIFIED SOIL SCIENTIST.
3. 170-24A.13 WETLANDS MAPPING SHALL BE PREPARED, SHOWN ON A PLAN(S), AND SHALL BE SEALED BY A CERTIFIED WETLAND SCIENTIST.

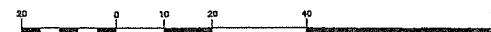
**TOWN OF DERRY, NH
PLANNING BOARD APPROVAL**

PLANNING BOARD CHAIRMAN:

PLANNING BOARD SECRETARY:

SIGNATURE DATE

GRAPHIC SCALE

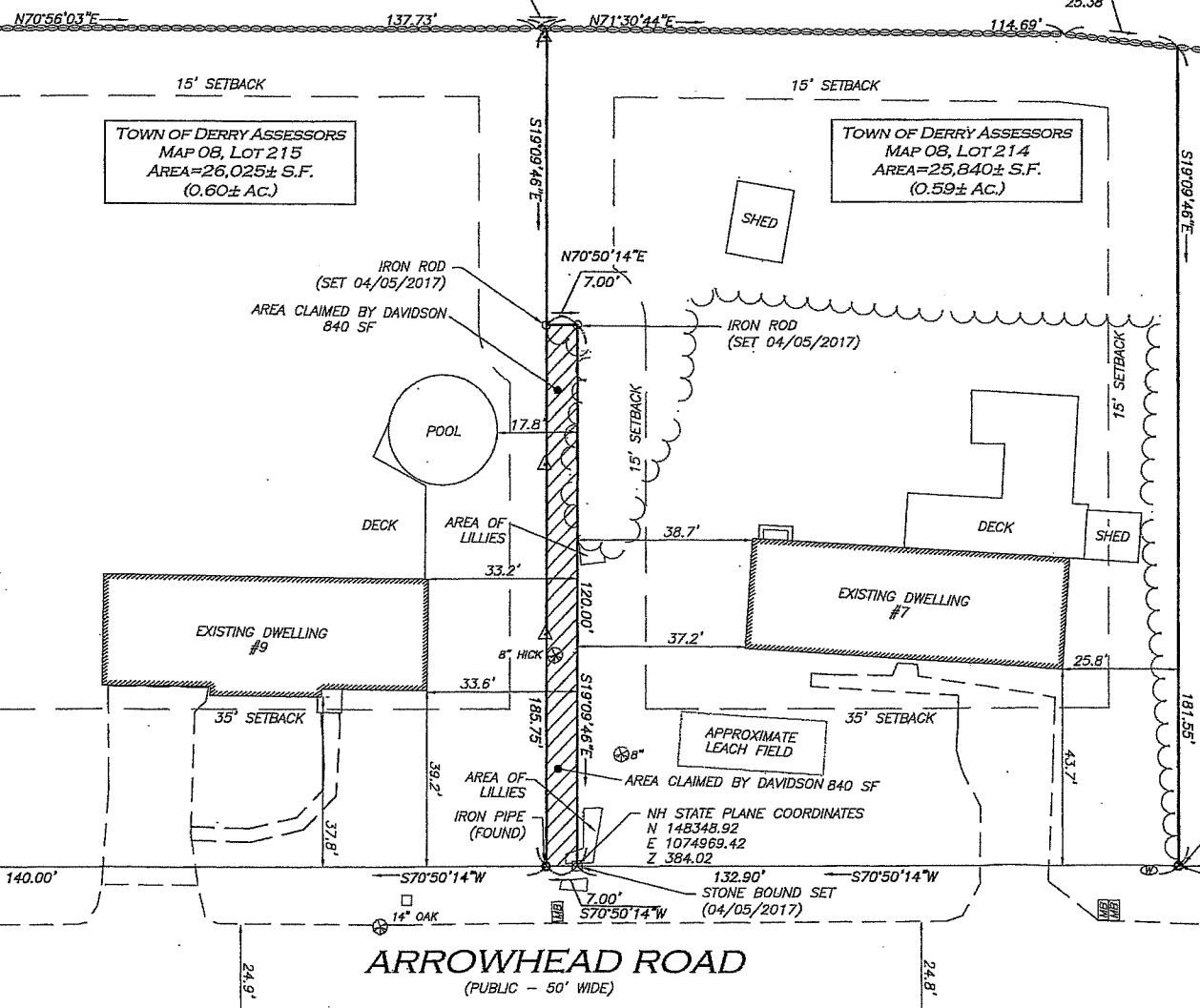


TAX MAP 08 LOT 018-001

N/F
DAVID BOURQUE
JOYCE BOURQUE
2 DONMAC DRIVE
DERRY, NH 03038
BK.3777/PG.369

N71°30'44"E
2.27'

N77°17'06"E
25.38'



TAX MAP 08 LOT 216

N/F
SEAN DECOWSKI
MELISSA DECOWSKI
11 ARROWHEAD ROAD
DERRY, NH 03038
BK.4931/PG.2134

TAX MAP 08 LOT 213

N/F
SEAN LEBRODA
TANYA LEBRODA
5 ARROWHEAD ROAD
DERRY, NH 03038
BK.4954/PG.1948

TAX MAP 08 LOT 221

N/F
TIMOTHY J. JORDAN
THERESA L. JORDAN
12 ARROWHEAD ROAD
DERRY, NH 03038
BK.3244/PG.1453

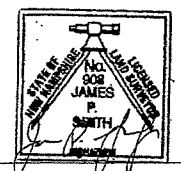
TAX MAP 08 LOT 222

N/F
WILLIAM F. O'CONNELL
JOYCE GREEN, TRUSTEES
10 ARROWHEAD ROAD
DERRY, NH 03038
BK.3471/PG.1273

TAX MAP 08 LOT 223

N/F
WATERHOUSE FAMILY REVOCABLE TRUST
MARK AMES WATERHOUSE &
JOYCE GREEN, TRUSTEES
8 ARROWHEAD ROAD
DERRY, NH 03038
BK.5495/PG.2395

* I CERTIFY THAT THIS SURVEY PLAT IS THE RESULT OF AN ACTUAL ON THE GROUND FIELD SURVEY BETWEEN JULY 2016 THRU APRIL 2017, AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."



JAMES P. SMITH NH ULS 908
PROFESSIONAL LAND SURVEYOR
FOR ALLEN & MAJOR ASSOCIATES, INC.

8/14/2017
DATE

A	4/03/17	WAIVER REQUESTS, UPDATE NOTES
		PROPOSED STONE BOUND AT FRONT LOT CORNER
B	5/25/17	PER REGISTRY COMMENTS
REV	DATE	DESCRIPTION

APPLICANT/OWNER:
PROPERTY LOCATED IN:

RAMON & TAMARA SALOMON
7 ARROWHEAD ROAD
DERRY, NH 03038

APPLICANT/OWNER:
PROPERTY LOCATED IN:

JOHN & SHONA DAVIDSON
9 ARROWHEAD ROAD
DERRY, NH 03038

PROJECT NO.	2241-01	DATE:	AUGUST 14, 2017
SCALE:	1" = 20'	DWG. NAME:	S-2241-01-EC
DRAFTED BY:	JPS/ARM	CHECKED BY:	JPS

PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.
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environmental consulting • landscape architecture
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DRAWING TITLE: SHEET No.

PLANNING DEPARTMENT

SEP 11 2017

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