

DEPARTMENT HEAD SIGNATURE BLOCK:

POLICE *[Signature]* 10-16-21 DATE
 FIRE *[Signature]* 12/16/21 DATE
 PUBLIC WORKS *[Signature]* 12/16/21 DATE
 CODE ENFORCEMENT *[Signature]* 12/14/21 DATE
 CONSERVATION COMMISSION *[Signature]* 12/14/21 DATE



NOTES

- THE PURPOSE OF THIS PLAN IS TO DEPICT A SUBDIVISION OF MAP 6 LOT 88 INTO 5 SINGLE FAMILY LOTS AND TO DEPICT A LOT LINE ADJUSTMENT WITH THE REMAINING AREA OF SAID LOT BEING TRANSFERRED TO MAP 9 LOT 86-15.
- THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED IN DECEMBER OF 2020.
- THE SUBJECT PARCELS OF LAND (MAP 6 LOTS 86 & 86-15) DO 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) #33015C0344E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- SURVEY MONUMENTS DEPICTED TO BE SET SHALL BE SET PRIOR TO THE DERRY PLANNING BOARD SIGNING OF THIS PLAN, OR BONDED. ALL MARKERS SHALL CONFORM TO ARTICLE V, SECTION 170-25, G. OF THE DERRY LCDR.
- DERRY CONSERVATION COMMISSION URGES THE APPLICANT TO MITIGATE THE INVASIVE VEGETATION ON THE PARCEL USING APPROPRIATE CONTROL MEASURES PURSUANT TO STATE RULES AND GUIDELINES.
- ALL NEW DRIVEWAYS SHALL BE BUILT IN ACCORDANCE WITH SECTION 170-26. D. OF THE DERRY LAND DEVELOPMENT CONTROL REGULATIONS (LDCR).
- NEW LOTS SHALL VOLUNTARILY BE EQUIPPED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM, CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES (NFPA 13R & 130).
- ALL NEW LOTS TO BE SERVICED BY PRIVATE WELLS AND SEPTIC SYSTEMS WITH THE EXCEPTION OF THE EAST VIEW LOT WHICH WILL UTILIZE THE EXISTING WATER SERVICE.
- ALL NEW LOTS TO BE SERVICED BY UNDERGROUND UTILITIES. LOCATION TO BE DETERMINED BY EVERSOURCE AND NOT TO CONFLICT WITH DRAINAGE OR WETLANDS. NEW POLES, IF NECESSARY, RECOMMENDED TO BE LOCATED AT OR NEAR PROPERTY CORNERS.
- THE COUNCIL ACCEPTED STONELEIGH DRIVE FROM THE END OF THE CUL-DE-SAC TO THE BOUNDARY OF MAP 6 LOT 86 AS A CLASS M TOWN ROAD ON JUNE 01, 2021 WITH THE STIPULATION THAT THE PETITIONER IS RESPONSIBLE FOR ALL EXPENSES AND MAINTENANCE, SEE RESOLUTION NUMBER 2021-031; DATED: JUNE 01, 2021.

DATUM

HORIZONTAL: NAD83/2011
 VERTICAL: NAVD88 - GEOID12A

VERTICAL AND HORIZONTAL DATA SHOWN BASED ON GPS OBSERVATIONS BY PROMISED LAND SURVEY, LLC IN NOVEMBER & DECEMBER OF 2020 USING LEICA GS15 GPS. OBSERVATIONS WERE POST PROCESSED USING SMARTNET STATION NHMA (MANCHESTER, NH) ALL UTILIZED GPS CONTROL POINTS HAD A "PHASE FIXED" SOLUTION AND WERE INSTRUMENT (LEICA TS16) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE, WHICH HAD A CLOSURE OF 1:165,953.

STATE

- WIDES SUBDIVISION APPROVAL: PENDING
- MINOR IMPACT WETLAND PERMIT: PENDING
- 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.

VARIANCE

THE ZONING BOARD OF ADJUSTMENTS VOTED (5-0) TO APPROVE A VARIANCE TO ARTICLE VI SECTION 165-47.8.2 ON OCTOBER 01, 2020 (CASE 20-138). THIS VARIANCE ALLOWS FOR 5 SINGLE FAMILY LOTS WITH LESS THAN THE REQUIRED FRONTAGE: 2 LOTS OFF STONELEIGH EACH WITH 25' OF FRONTAGE, 2 LOTS OFF JEWELL LANE EACH WITH 25' OF FRONTAGE, AND 1 LOT OFF OF EAST VIEW DRIVE WITH 132.24' OF FRONTAGE.

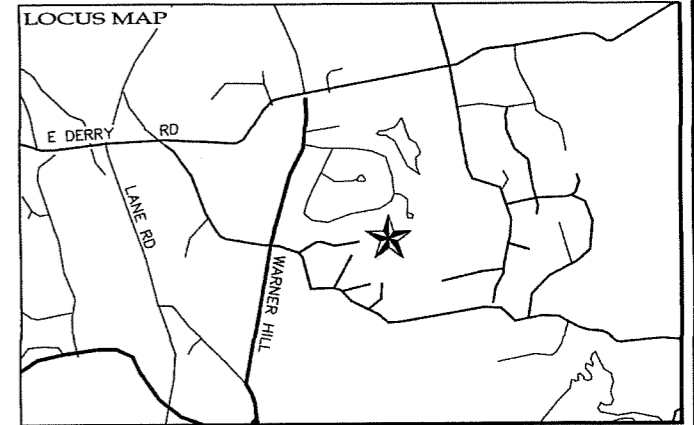
- SUBJECT TO:
- STATE & TOWN APPROVALS;
 - PLANNING BOARD APPROVAL.

WAIVER REQUESTS

FOLLOWING WAIVERS ARE REQUESTED FROM THE LAND CONTROL DEVELOPMENT REGULATIONS (DATED: DECEMBER 18, 2019: SECTION 170-25.F (TEST PITS) - FOR LOTS OVER 5.0 Ac.
 SECTION 170-29.J (CULVERT COVERAGE) TO ALLOW 30" COVERAGE RATHER THAN 36".
 SECTION 170-61.A.12 (HIGH INTENSITY SOILS); ALL LOTS EXCEED MINIMUM AREA:
 SECTION 170-61.A.27 (DRAINAGE CALCULATIONS) SINGLE FAMILY LOTS.
 SECTION 170-61.A.30 (TRAFFIC STUDY) RESIDENTIAL TRAFFIC ONLY.

ZONING

LMDR (LOW-MEDIUM DENSITY RESIDENTIAL):
 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'



ABUTTERS

- | | | |
|---|--|---|
| MAP 6 LOT 83-6
N/F RONALD PETERSEN JR
JESSICA DALTON
31 GRAVES AVE
LYNN, MA 01902 | MAP 6 LOT 94-1
N/F JAMES R. DOOGE
PO BOX 200
CHOCORUA, NH 03817 | MAP 9 LOT 30-22
N/F GREGORY WAYNE BOIKO
10 JEWELL LN
DERRY, NH 03038 |
| MAP 6 LOT 83-7
N/F RAMIN KHORRAM
8 STONELEIGH DR
DERRY, NH 03038 | MAP 6 LOT 97-6
N/F STACY & STEVEN E. TOUPIN
78 PHILLIP RD
DERRY, NH 03038 | MAP 9 LOT 30-28
N/F SOROKO FAMILY TRUST
KRISTEN J. & MATTHEW M.
SOROKO TRUSTEE
42 REDFIELD CIR
DERRY, NH 03038 |
| MAP 6 LOT 86-1
N/F ROBERT W. LOCKE
KATHLEEN M. WOODS
4 EAST VIEW DR
DERRY, NH 03038 | MAP 6 LOT 97-7
N/F JAMES & PAMELA TEEBAGY
21 BRIER LN
DERRY, NH 03038 | MAP 9 LOT 30-27
N/F RONALD LEATHERS
JANET KEDHANE
40 REDFIELD CIR
DERRY, NH 03038 |
| MAP 6 LOT 86-9
N/F FRANK D. &
PATRICIA A. MULONE
5 REUBEN RD
DERRY, NH 03038 | MAP 6 LOT 97-8
N/F THOMAS J. & ERICA K. LECCESE
19 BRIER LN
DERRY, NH 03038 | MAP 9 LOT 30-29
N/F TONY MARS REV. REATLY TRUST
GREGORY CAPANO TRUSTEE
44 REDFIELD CIR
DERRY, NH 03038 |
| MAP 6 LOT 86-10
N/F TIMOTHY & MARI A.
LERCHENFELDT
3 REUBEN RD
DERRY, NH 03038 | MAP 6 LOT 97-9
N/F THOMAS J. & ERICA K. LECCESE
19 BRIER LN
DERRY, NH 03038 | MAP 9 LOT 30-31
N/F CHRISTOPHER S. &
PATRICIA L. PARSONS
48 REDFIELD CIR
DERRY, NH 03038 |
| MAP 6 LOT 86-11
N/F PETER S.
AMY DATTNER LEVY
1 REUBEN RD
DERRY, NH 03038 | MAP 6 LOT 101-12
JOSEPH P. & AUDREY E. CUNNIFF
15 BRIER LN
DERRY, NH 03038 | MAP 9 LOT 30-32
N/F JOHN P. BLAIS
50 REDFIELD CIR
DERRY, NH 03038 |
| MAP 6 LOT 86-14
N/F TIMOTHY D. &
ANGELA G. DOMER
3 EASTVIEW DR
DERRY, NH 03038 | MAP 6 MAP 101-18
N/F KEVIN QUERTIN
3 BRIER LN
DERRY, NH 03038 | MAP 9 LOT 30-33
N/F GIANNA M. & DAVID N.
ARCHIBALD
52 REDFIELD CIR
DERRY, NH 03038 |
| MAP 6 LOT 88
N/F STATE OF NH DNOR
LANDS MANAGEMENT BUREAU
CONCORD, NH 03301 | MAP 9 LOT 30-21
N/F KEVIN P. & JILL L. KUNICK
8 JEWELL LN
DERRY, NH 03038 | |



PLAN OF REFERENCE

- "REDFIELD ESTATES", PREPARED BY: THOMAS F. MORAN, INC.; DATED: JUNE 27, 1978; SEE RCRD PLAN No. D-9968.
- "SUBDIVISION PLAT OF LAND IN DERRY, NH."; PREPARED FOR: CHARLES BURNS, JR. & JOHN & EDWARD COOPER; PREPARED BY: B. V. PEARSON ASSOC., INC.; DATED: FEBRUARY, 1982; SEE RCRD PLAN No. D-10902.
- "RESUBDIVISION PLAT OF TAX MAP 9-97 & 101; PREPARED FOR: JOHN & ED COOPER; PREPARED BY: B. V. PEARSON; DATED: DECEMBER 19, 1983; SEE RCRD PLAN No. D-12061.
- "TRANSFER OF LAND BETWEEN ABUTTERS"; PREPARED FOR: COOPER HOMES; PREPARED BY: GERALD H. MILLER, LLS; DATED: JUNE 02, 1988; SEE RCRD PLAN No. D-15045.
- "FINAL SUBDIVISION PLAT OF LAND IN DERRY, NH."; PREPARED FOR: COOPER HOMES, INC.; PREPARED BY: GERALD H. MILLER, LLS; DATED: DECEMBER, 1985; SEE RCRD PLAN No. D-15046.
- "TRANSFER OF LAND BETWEEN AND SUBDIVISION"; PREPARED FOR: COOPER HOMES, INC.; PREPARED BY: GERALD H. MILLER, LLS; DATED: APRIL 4, 1988; SEE RCRD PLAN No. D-17890.
- "SUBDIVISION PLAT OF LAND IN DERRY, NH"; PREPARED FOR: COOPER HOMES, INC.; PREPARED BY: GERALD H. MILLER, LLS; DATED: SEPTEMBER 7, 1988; SEE RCRD PLAN No. D-18474.
- "SUBDIVISION AND LOT LINE ADJUSTMENT PLAT; PREPARED FOR: MICHAEL & MICHELLE CIANCA; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: OCTOBER 01, 2003; SEE RCRD PLAN No. D-31181.

WETLAND NOTE:

THE WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL, INC. ON NOVEMBER 21, 2020 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: WETLANDS BOARD, STATE OF NEW HAMPSHIRE (CURRENT).

SOIL LEGEND (HISS):

223BH WELL DRAINED GLACIAL TILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 0-8% SLOPES.
 223CH WELL DRAINED GLACIAL TILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 8-15% SLOPES.
 223DH WELL DRAINED GLACIAL TILL DEPOSITS WITH MINERAL RESTRICTIVE
 323BH MODERATELY WELL DRAINED GLACIAL TILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 0-8% SLOPES.
 323CH POORLY DRAINED GLACIAL TILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 0-8% SLOPES.
 681EH VERY POORLY DRAINED, ORGANIC MATERIAL, NO RESTRICTIVE FEATURES, 0-8% SLOPES.

HIGH INTENSITY SOIL MAPPING PERFORMED BY BRUCE A. GILDAY OF BAG LAND CONSULTANTS ON AUGUST 09, 2021. THIS SOIL MAP WAS PRODUCED UNDER THE GUIDELINES OF THE HIGH INTENSITY SOIL MAPS OF NEW HAMPSHIRE-STANDARDS, DATED: DECEMBER, 2017.

NOTE:
 SHEETS 1 & 3 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.

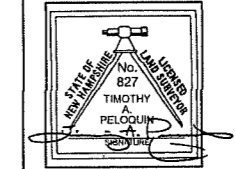
DESCRIPTION SHEET NO.

OVERVIEW SHEET	1
TOPOGRAPHIC PLAN	2
SUBDIVISION PLAT	3
DRIVEWAY DETAILS	4
DRIVEWAY CROSSINGS	5-6

NO.	DATE	DESCRIPTION	BY
2	12-14-2021	TEXT EDITS FOR SUBMITTAL TO PB	TAP
1	06-29-2021	PER TRC COMMENTS	NMM

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 12-14-2021

LAND OWNERS OF RECORD

COOPER REVOC. TR. OF 1993
 JOHN R. COOPER TRUSTEE
 182 ROCKINGHAM RD
 DERRY, NH 03038
 (RCRD 2744-2100)

BETTY A. COOPER
 5 EAST VIEW DR
 DERRY, NH 03038
 (5356-401)

JOHN R. COOPER, TRUSTEE DATE

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

CERTIFIED BY: _____ DATE _____
 CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____

OVERVIEW PLAN

MAP 6 LOTS 86 & 86-15
 EAST VIEW DR, STONELEIGH DR, & JEWELL LN
 DERRY, NEW HAMPSHIRE
 FEBRUARY 04, 2021

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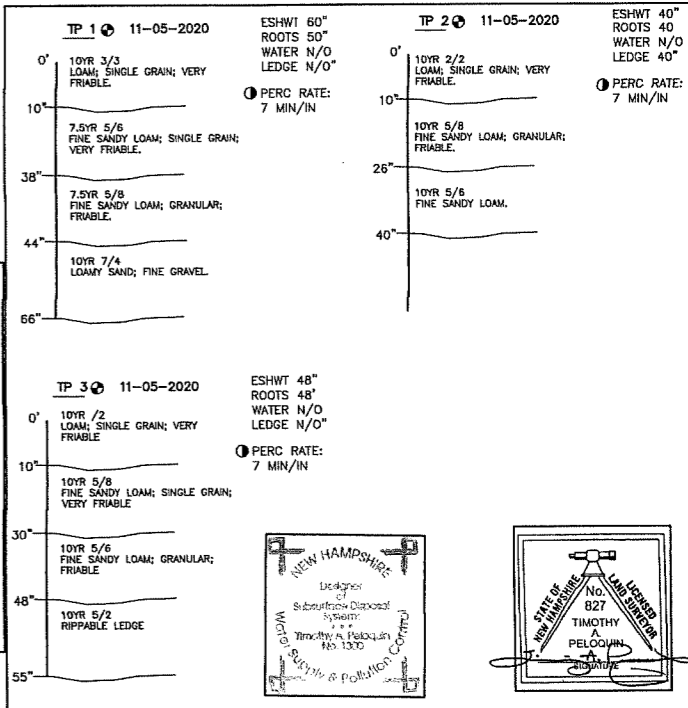
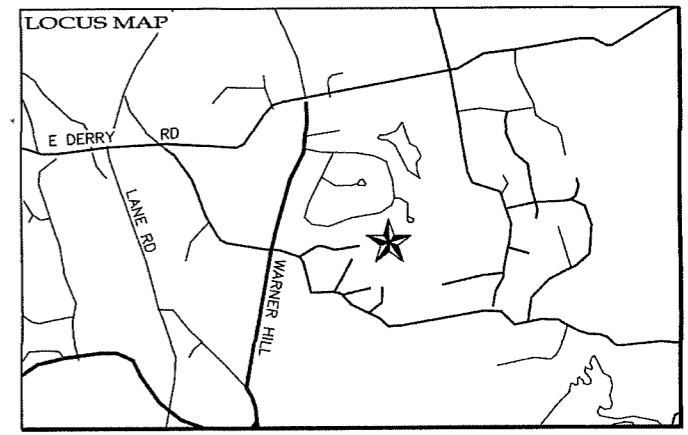
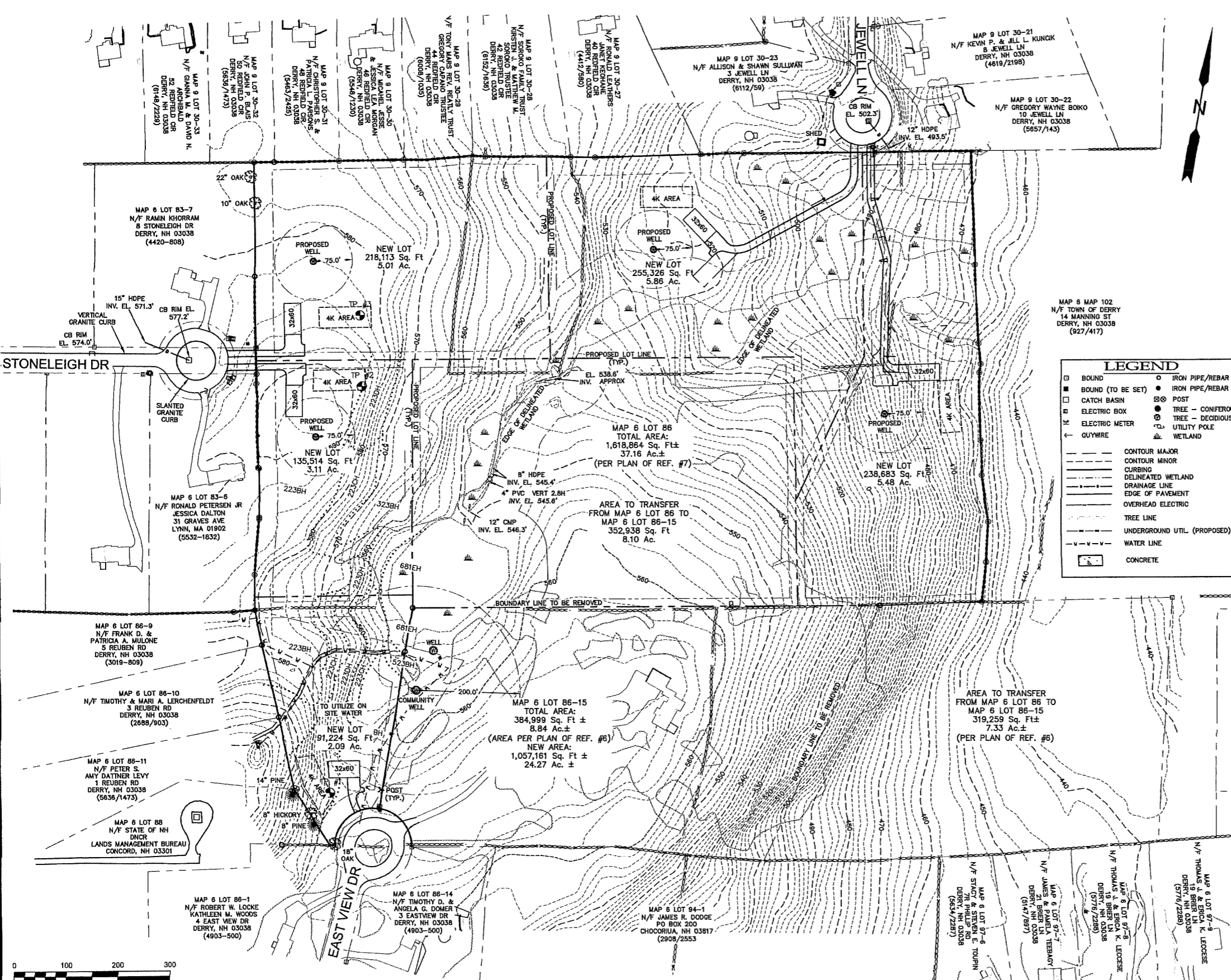
SCALE: 1"=200' SHEET 1 OF 6

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

TOPOGRAPHIC NOTE:

1) TOPOGRAPHICAL INFORMATION AS SHOWN IS BASED ON GIS FILES OBTAINED FROM THE TOWN OF DERRY.



TOPOGRAPHIC PLAN
MAP 6 LOTS 86 & 86-15
EAST VIEW DR, STONELEIGH DR, & JEWELL LN
DERRY, NEW HAMPSHIRE
FEBRUARY 04, 2021

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 DERRY, NH 03038

BETTY A. COOPER
 5 EAST VIEW DR
 DERRY, NH 03038

SCALE: 1"=100' SHEET 2 OF 6

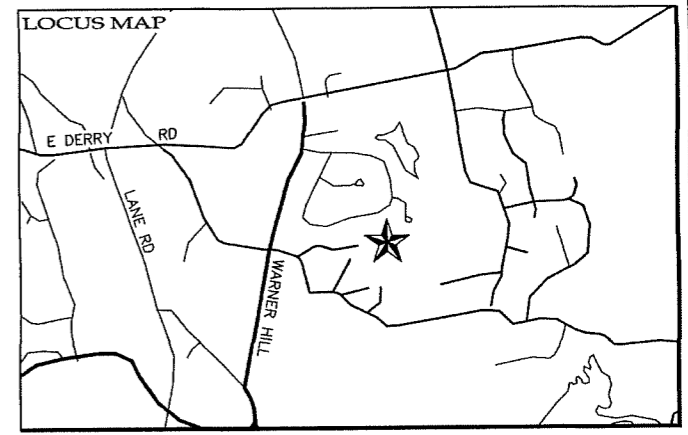
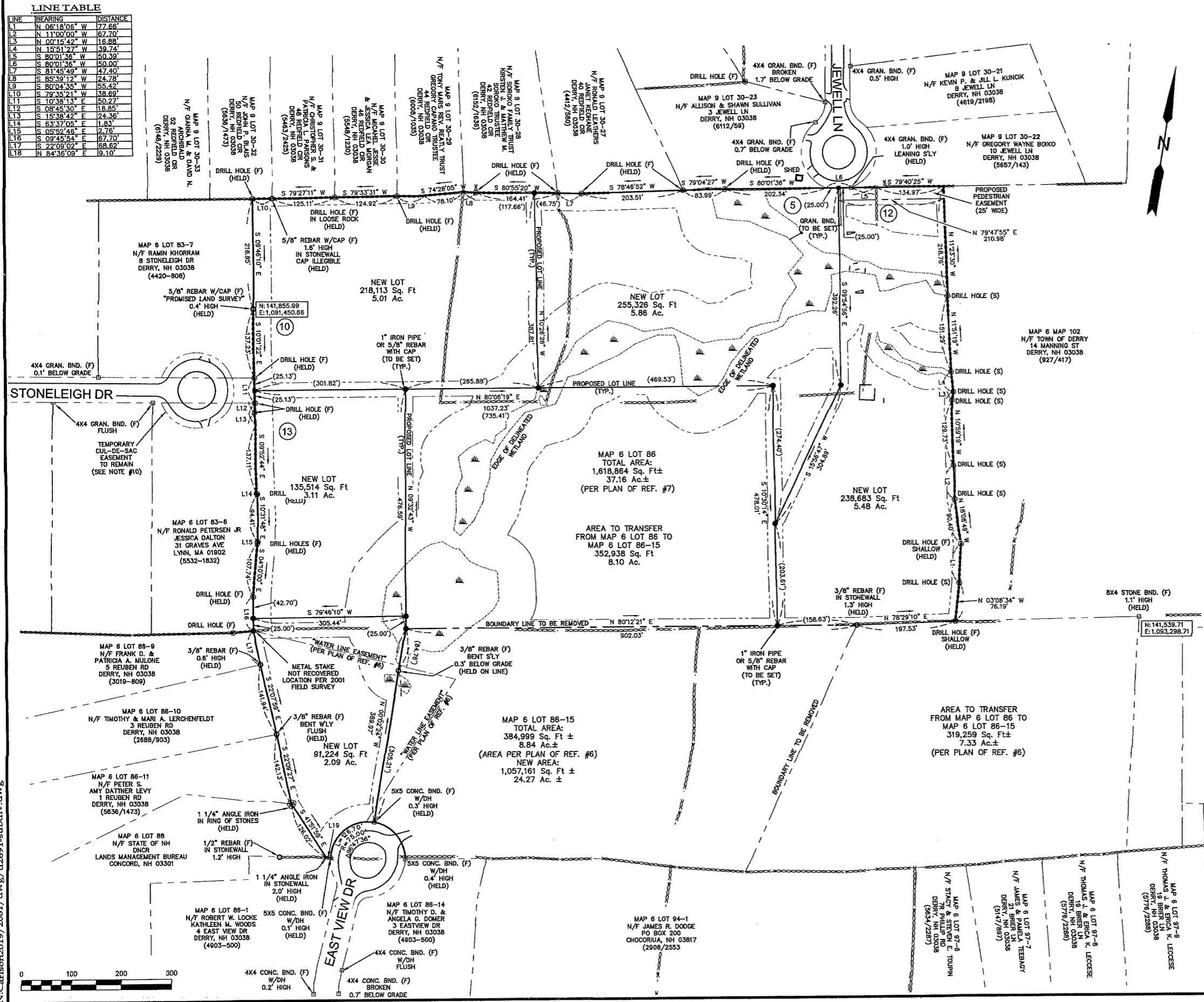
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REVISIONS			
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1	06-29-2021	PER TRC COMMENTS	NMM

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LINE	BEARING	DISTANCE
L1	N 06°18'06" W	77.66
L2	N 11°00'00" W	87.70
L3	N 00°15'42" W	16.88
L4	N 15°51'27" W	39.74
L5	S 80°01'36" W	50.39
L6	S 80°01'36" W	50.00
L7	S 81°45'43" W	47.40
L8	S 85°39'12" W	24.78
L9	S 80°04'35" W	55.42
L10	S 79°35'21" W	38.69
L11	S 10°38'13" W	50.27
L12	S 08°45'30" W	18.85
L13	S 15°38'42" W	24.56
L14	S 83°37'05" W	1.83
L15	S 05°52'46" W	2.76
L16	S 09°45'54" W	67.70
L17	S 22°09'02" E	68.62
L18	N 84°36'09" E	9.10



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DATE

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

CERTIFIED BY: _____ DATE _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

SUBDIVISION PLAT
MAP 6 LOTS 86 & 86-15
EAST VIEW DR, STONELEIGH DR, & JEWELL LN
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FEBRUARY 04, 2021

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SCALE: 1"=100'
SHEET 3 OF 6

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