

Planning Department, December 4, 2019

APPLICANT: Joanne Curran

DEVELOPER: NA

PROJECT: NA

LOCATION: Parcel ID 06060, 64 Lane Road

PURPOSE: The purpose of this plan is for a two-lot subdivision located at 64 Lane Road in the Low-Medium Density Residential District. One new single-family house lot is being created. The new parcel will be 10.39 acres. There is an existing home on the parcel.

TOWN DEPARTMENT SIGNATURES: All town departments have reviewed and signed the plan.

WAIVERS: See letter dated November 12, 2019, from Promised Land Survey, LLC.

LDCR-Section 170-25 B.-Minimum Lot Sizes, Unsewered Areas. High-Intensity Soil Mapping.

STATE PERMITS: NHDES State Subdivision Approval-pending. (application in file).

RECOMMENDATION: Staff would recommend approval of both the waiver request and subdivision application.

BY:

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF MAP 06 LOT 060, #64 LANE ROAD IN DERRY, NEW HAMPSHIRE INTO TWO SINGLE-FAMILY RESIDENTIAL LOTS.
- 2) THIS PLAN IS BASED ON FIELD EVIDENCE LAST OBSERVED IN SEPTEMBER OF 2019.
- 3) THIS PARCEL OF LAND (MAP 6 LOT 60) DOES NOT LIE IN A 100-YEAR FLOOD PLAIN AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) PANELS 3301SC0343E & 3301SC0344E, WITH EFFECTIVE DATE OF: MAY 17, 2005.
- 4) WHERE THE BOUNDARY FOLLOWS EVIDENCE OF BARBED WIRE (IN TREES, STUMPS OR ON THE GROUND) OR ALONG EXISTING STONEWALLS, PLS HAS MADE ITS BEST ATTEMPT TO HOLD THE BEST FIT ALONG THESE COURSES.
- 5) THIS PLAN IS INTENDED TO BE AT THE DESIGNATED SCALE(S) WHEN PLOTTED ON 22x34 (ANSI D) SIZED PAPER.
- 6) ALL NEW DRIVEWAYS SHALL BE BUILT IN ACCORDANCE WITH SECTION 170-26, D. OF THE DERRY LAND DEVELOPMENT CONTROL REGULATIONS (LDCR).
- 7) THE PROPOSED RESIDENTIAL LOT SHALL VOLUNTARILY BE EQUIPPED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM, CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES (NFPA 13R & 13D).
- 8) ALL NEW LOTS TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- 9) ALL NEW LOTS TO BE SERVED 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.
- 10) 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., G. OF THE DERRY LDCR.

WETLAND NOTE

THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON AUGUST 5 AND 11, 2019 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

STATE

- 1) NHDES SUBDIVISION APPROVAL: PENDING
- 2) NO MATERIAL CONTAINING ANY LIVING OR VIBILE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARG3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55

TOPOGRAPHIC NOTE

THE TOPOGRAPHY DEPICTED ON THIS PLAN IS A DEPICTION OF AN ACTUAL TOPOGRAPHICAL FIELD SURVEY IN CONJUNCTION WITH DERRY GIS DIGITAL TOPOGRAPHY.

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'

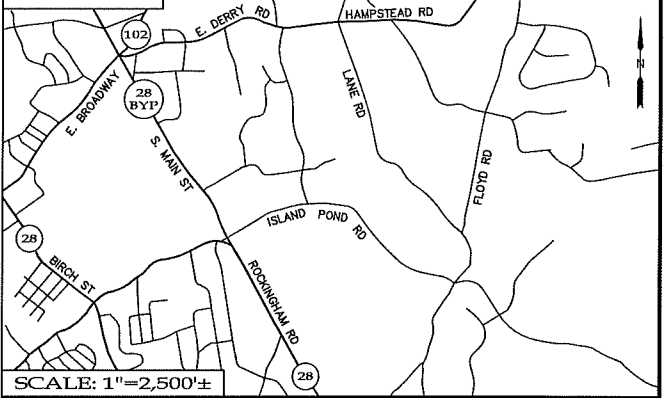
DATUM

HORIZONTAL: NH NAD83-2011
VERTICAL: NAVD88-GEOD 12A

VARIANCE

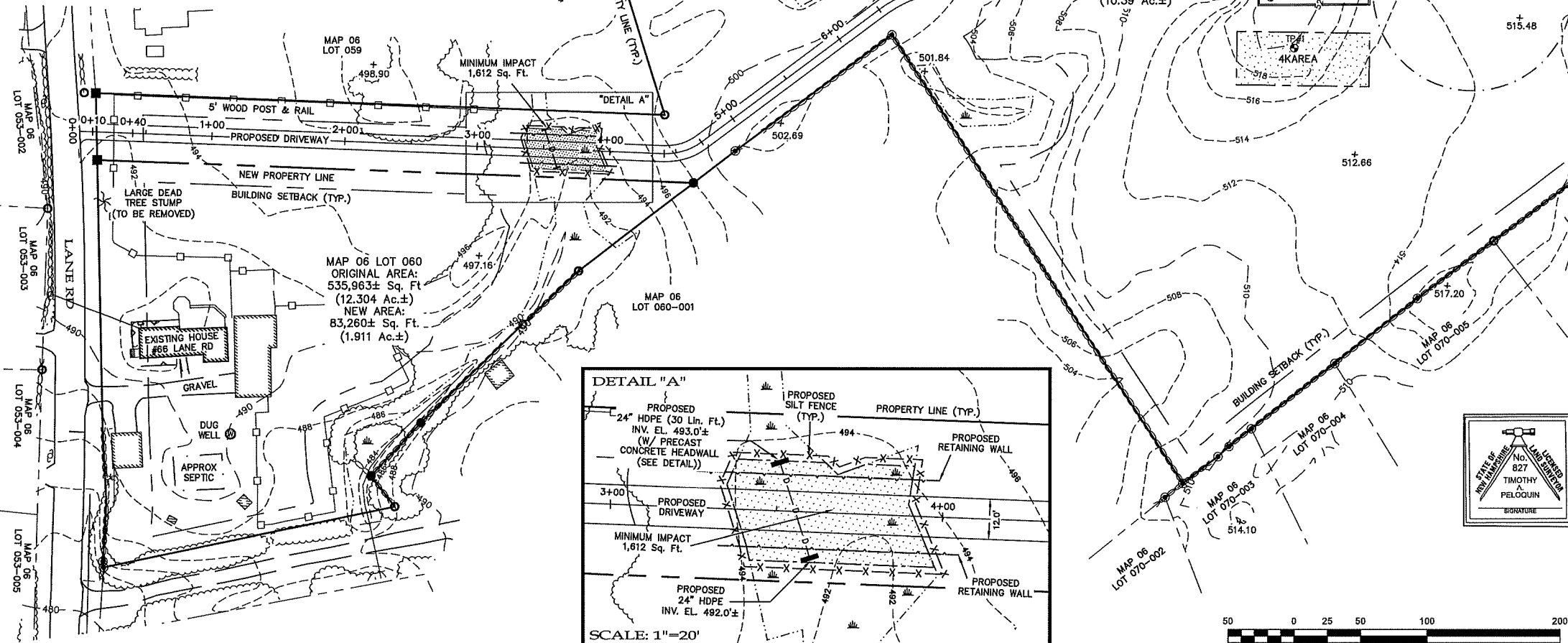
ON SEPTEMBER 16, 2018 THE DERRY ZONING BOARD OF ADJUSTMENTS UNANIMOUSLY VOTED TO GRANT A VARIANCE TO THE TERMS OF ARTICLE V, SECTIONS 185-47.9 1, 2 AND 3 OF THE TOWN OF DERRY ZONING ORDINANCE TO ALLOW THE SUBDIVISION OF THE PROPERTY INTO 2 LOTS WITH THE EXISTING DWELLING TO BE LOCATED ON A LOT CONTAINING 1.81 ACRES AND TO THE OTHER LOT TO CONTAIN 10.39 ACRES AND HAVE 50.22 FEET OF FRONTAGE AT 64 LANE ROAD PID 06060, ZONED LMDR AS PRESENTED WITH THE FOLLOWING CONDITIONS: 1. SUBJECT TO OBTAINING ALL STATE & TOWN PERMITS AND INSPECTIONS. 2. SUBJECT TO PLANNING BOARD APPROVAL.

LOCUS MAP



LEGEND

BOUND	IRON PIPE/REBAR	TP 1 10/02/2019	ESHW 54"
DRILL HOLE	TREE - DECIDUOUS	10YR 2/2	ROOTS 48"
ELECTRIC METER	UTILITY POLE	10YR 5/5	WATER N/O
GUYWIRE	WETLAND	10YR 5/5	LEDGE N/O
CONTOUR MAJOR		10YR 5/5	PERC RATE:
CONTOUR MINOR		10YR 5/5	4 MIN/IN
DELINEATED WETLAND		10YR 7/4	
DRAINAGE LINE		10YR 7/4	
EDGE OF PAVEMENT		10YR 7/4	
OVERHEAD ELECTRIC		10YR 7/4	
TREE LINE		10YR 7/4	
BUILDING		10YR 7/4	



TOPOGRAPHIC SUBDIVISION PLAN MAP 6 LOTS 60 & 60-2 64 & 66 LANE ROAD DERRY, NEW HAMPSHIRE OCTOBER 08, 2019

PREPARED FOR/OWNER OF RECORD:

JOANNE CURRAN
64 LANE ROAD
DERRY, NEW HAMPSHIRE
(BOOK 5526 PAGE 2975)

SCALE: 1"=50'

SHEET 2 OF 4

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	TAP BY
1	10/18/2019	PER TRC COMMENTS OF 10/18/2019	