

## NOTES

- THE PURPOSE OF THIS PLAN IS TO:
  - SUBDIVIDE TAX MAP 3 LOT 162 (43.4± ACRES) INTO 4 SINGLE FAMILY HOUSE LOTS WITH 4 BEDROOMS OR LESS.
  - CREATE A SLOPE AND MAINTENANCE EASEMENT ALONG GULF ROAD WHICH IS AT LEAST 25 FEET FROM THE CENTER OF THE PAVEMENT AND 12 FEET FROM THE EDGE OF PAVEMENT OF GULF ROAD.
- PRESENT ZONING: LOW DENSITY RESIDENTIAL (LDR)
 

MINIMUM LOT AREA REQUIRED SHALL BE THREE (3) ACRES OR LARGER IF REQUIRED BY HISS  
 MINIMUM ROAD FRONTAGE = 200' AT ROW OR 35' FRONT SETBACK  
 MINIMUM SETBACKS = 35' FRONT & 15' SIDE & 15' REAR  
 MINIMUM WETLAND SETBACK = 30' (LESS THAN 1 AC.) OR 75' (MORE THAN 1 AC.)  
 PRIME WETLAND SETBACK = 150'

SEPTIC SYSTEM SETBACKS:  
 WETLANDS GREATER THAN 2,000 S.F. = 75'  
 PRIME WETLAND = 150'  
 CONSERVATION CORRIDOR (100 YEAR FLOOD LINE ELEV 263) = 125'
- ALL LOTS WITHIN THIS SUBDIVISION WILL HAVE INDIVIDUAL WATER WELLS AND WILL HAVE INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS.
- NHDES SUBDIVISION APPROVAL NO. 05A2016120204
- THIS PLAN CONTAINS A TOTAL OF 10 SHEETS. SHEETS 1 THROUGH 4 ARE ON FILE AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE ENTIRE SET IS ON FILE AT THE TOWN OF DERRY PLANNING DEPT., WHICH CONSTITUTES THE PLAN APPROVED BY THE DERRY PLANNING BOARD.
- IN THE EVENT OF ANY FUTURE CONSTRUCTION, THE CONTRACTOR SHALL BE AWARE OF HIS RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 111 S. BEDFORD ST., BURLINGTON, MA. (1-800-225-4977) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
- ISLAND POND IS A NHDOT CONTROLLED ROADWAY. GULF ROAD IS A TOWN ROAD. ALL DRIVEWAYS ARE PROPOSED TO BE ON GULF ROAD.
- FIRE PROTECTION TO BE PROVIDED FOR THE NEW DWELLINGS USING SPRINKLERS PER NFPA 13D OR 13R OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND HAS BEEN APPROVED BY THE DERRY FIRE CHIEF.
- THE CONTRACTOR/HOMEOWNER SHALL BE AWARE OF HIS RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 331 MONTVALE AVE., WOBURN, MA. (1-888-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
- A PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN (CONSERVATION CORRIDOR) PER F.I.R.M. PANEL #3301500532E, MAY 17, 2005.
- DRIVEWAYS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" DEPTH OF NHDOT CRUSHED GRAVEL 304.3 SPECIFICATION FOR THE ENTIRE LENGTH AND WIDTH OF THE 40 FOOT DRIVEWAY APRON AND INCLUDE AN MINIMUM OF 2" THICKNESS OF BITUMINOUS ASPHALT BASE COURSE PAVEMENT BETWEEN EDGE OF PAVEMENT AND EDGE OF RIGHT OF WAY.

DRIVEWAYS SHORTER THAN 150 FEET SHALL BE AT LEAST 12 FEET WIDE WITH AN ADDITIONAL CLEAR ZONE OF 2 FEET ON EACH SIDE. DRIVEWAYS 150 FEET OR LONGER SHALL BE AT LEAST 14 FEET WIDE WITH AN ADDITIONAL CLEAR ZONE OF 2 FEET ON EACH SIDE AND HAVE A HAMMERHEAD TURNAROUND APPROVED BY THE DERRY FIRE DEPARTMENT.

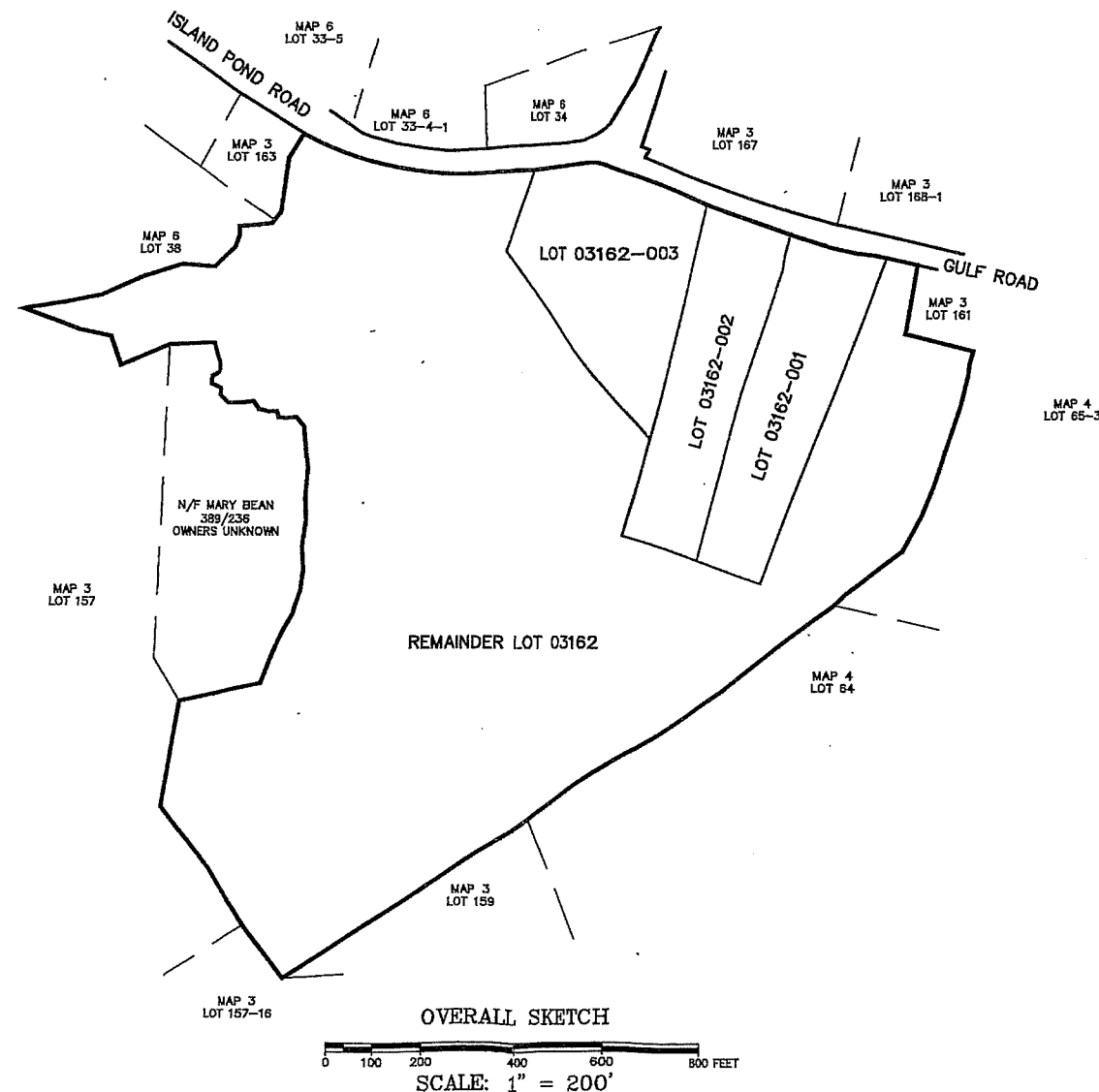
- NO MATERIAL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (AGR3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITE WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430.55
- PRIME WETLAND, C/3 IS LOCATED ON THIS SITE.
- AN AREA ON THE WESTERN PART OF LOT 03162 IS SHOWN AS N/F MARY BEAN 389/236 AND IS INCLUDED WITHIN THE LIMITS OF LOT 03162 ON THE DERRY TAX MAPS. THE CURRENT OWNERSHIP IS UNCERTAIN.
- WITH THE APPROVAL OF THIS PLAN, THE PLANNING BOARD HAS GRANTED THE FOLLOWING WAIVERS TO THE FOLLOWING SECTIONS OF THE TOWN OF DERRY LAND CONTROL DEVELOPMENT CONTROL REGULATIONS:

— LDCR, SECTION 170-24:A-11  
TO NOT REQUIRE TOPOGRAPHY ON THE ENTIRE REMAINDER LOT 03162.

— LDCR, SECTION 170-24:A-12  
TO NOT REQUIRE HIGH INTENSITY SOILS ON THE ENTIRE REMAINDER LOT 03162.

## PLAN REFERENCES

- "PLAN OF LAND IN DERRY, N.H. AS DRAWN FOR HENRY A. WEBER SCALE: 1" = 100' FEBRUARY 1965" PREPARED BY EDWARD N. HERBERT SURVEYOR, WINDHAM N.H. R.C.R.D. BOOK 1810 PAGE 549.
- "PLAN OF LAND IN DERRY, N.H. AS DRAWN FOR HENRY A. WEBER SCALE: 1" = 100' APRIL 1966" PREPARED BY EDWARD N. HERBERT SURVEYOR, WINDHAM N.H. R.C.R.D. BOOK 1832 PAGE 116.
- "SUBDIVISION PLAN IN DERRY, N.H. OF TAX MAP 3-157 AS DRAWN FOR DOMENIC CONSTRUCTION CO. SCALE: 1" = 50' JULY 1984" PREPARED BY MICHAEL KIMBALL R.C.R.D. PLAN #D-13281.
- "SUBDIVISION PLAN MAP 4 LOT 065 17 GULF ROAD DERRY, NEW HAMPSHIRE PREPARED FOR: REED ASSET MANAGEMENT, LLC, SCALE: 1" = 50' DATE: JULY 9, 2007" LAST REVISED ON 2/05/08 AND PREPARED BY MHF DESIGN CONSULTANTS, INC. SALEM, NH R.C.R.D. PLAN #D-35330.

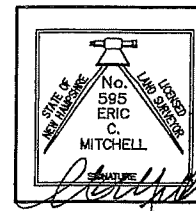


OVERALL SKETCH

SCALE: 1" = 200'

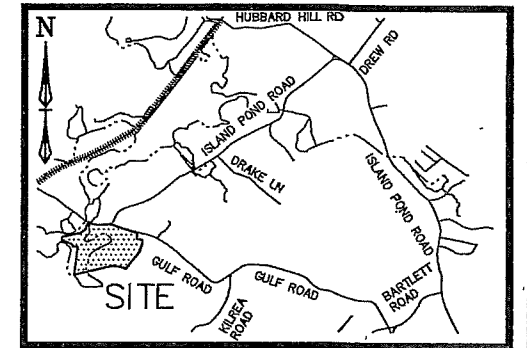
## WETLAND NOTES

- THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON JULY 22, 2016 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.



I CERTIFY THAT THE BOUNDARY LINES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND RECORD INFORMATION FROM PLAN REFERENCES AND HAVE A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.

ERIC C. MITCHELL ~ L.L.S. No. 595  
DATE: 9/12/17



VICINITY PLAN

SCALE: 1" = 2,500'

## SHEET INDEX

- |              |                               |
|--------------|-------------------------------|
| SHEET 1 OF 2 | ORIGINAL APPROVED COVER SHEET |
| SHEET 2 OF 2 | DRIVEWAY PROFILES             |

THIS WAIVER EXHIBIT PLAN IS FOR REFERENCE PURPOSES ONLY AND IS NOT INTENDED TO BE RECORDED.

UTILITIES FOR LOTS 162-001, 162-002 & 162-003 ARE TO BE OVERHEAD. UTILITIES FOR LOT 162 WILL BE UNDERGROUND

## WAIVER EXHIBIT

TAX MAP 3 LOT 162  
GULF & ISLAND POND ROADS  
DERRY, NH

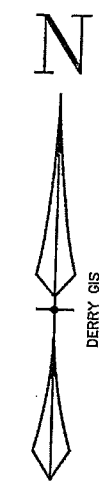
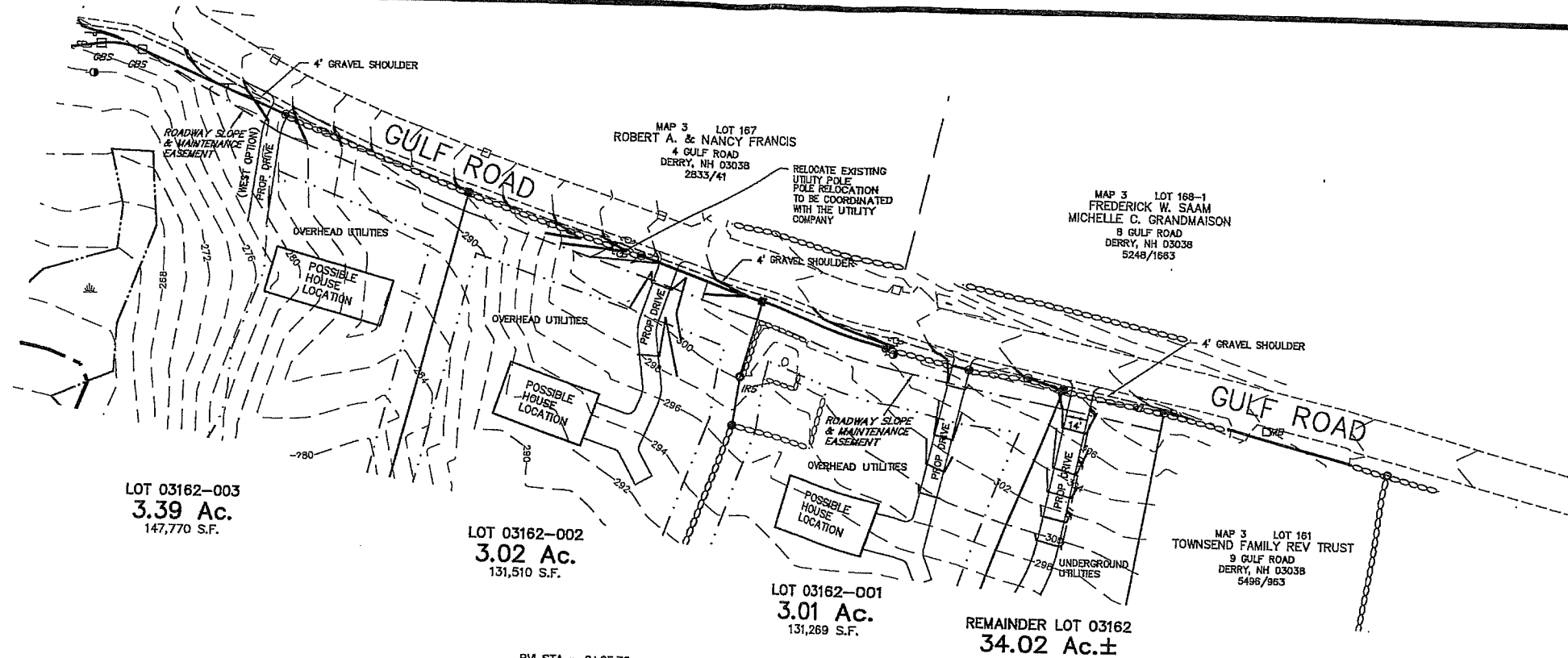
OWNER OF RECORD:

DAR BUILDERS, LLC  
305 MASSABESIC STREET, MANCHESTER, NH 03103  
SEPTEMBER 12, 2017

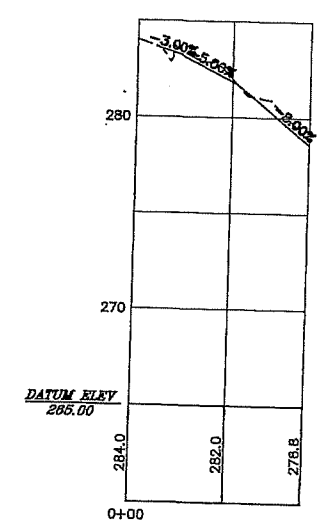
SCALE: 1" = 50'  
PREPARED BY  
ERIC C. MITCHELL & ASSOC. INC.  
PLANNING - SURVEYING - ENVIRONMENTAL  
P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD N.H. 03110-0298  
PH. (603) 627-1181

REV.	DATE	DESCRIPTION	BY

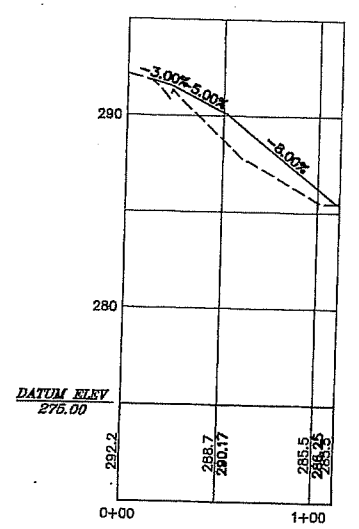
REVISIONS



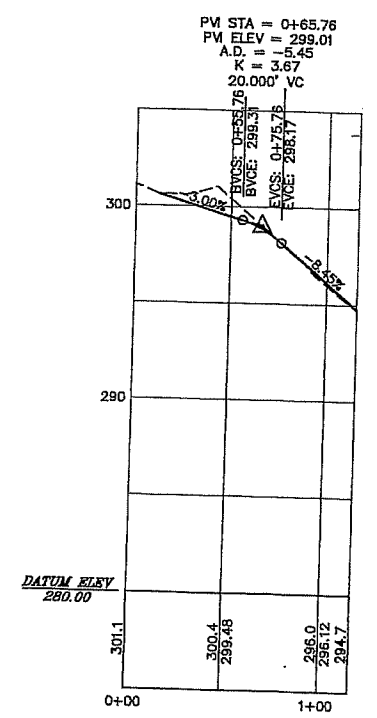
WAIVER REQUESTED:  
TO SECTIONS 170-31:A  
TO ALLOW FOR THE UTILITIES TO LOTS  
03162-001, 03162-002 AND 03162-003 TO BE  
OVERHEAD. THE UTILITIES TO LOT 03162 WILL  
BE UNDERGROUND. THE UTILITY COMPANY HAS  
AGREED TO MOVE THE POLE IN FRONT OF LOT  
03162-002 AWAY FROM THE EDGE OF  
PAVEMENT. THE UTILITY COMPANY PREFERS TO  
NOT MOVE THE REMAINING POLES. AS SUCH,  
OVERHEAD UTILITIES TO SERVICE THESE 3 LOTS  
WILL BE LOCATED ON THE LOTS AND WILL NOT  
BE OVER THE ROADWAY.



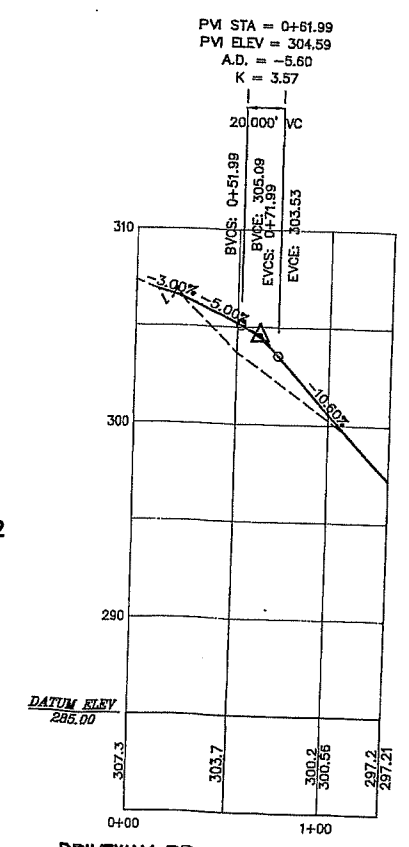
DRIVEWAY PROFILE LOT 03162-003  
WEST OPTION



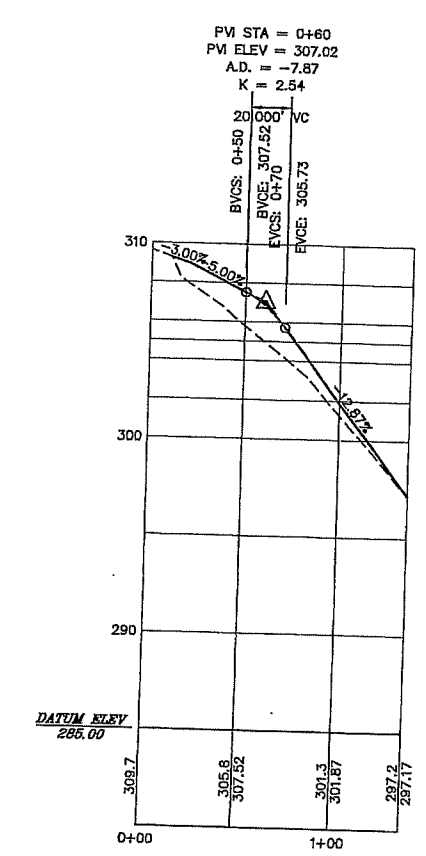
DRIVEWAY PROFILE LOT 03162-003  
EAST OPTION



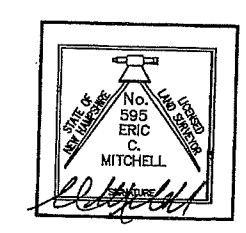
DRIVEWAY PROFILE LOT 03162-002



DRIVEWAY PROFILE LOT 03162-001



DRIVEWAY PROFILE LOT 03162



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A MINIMUM OF 12" DEPTH OF NHDOT  
CRUSHED GRAVEL 304.3 SPECIFICATION  
FOR THE ENTIRE LENGTH AND WIDTH OF  
THE 40 FOOT DRIVEWAY APRON AND  
INCLUDE AN MINIMUM OF 2" THICKNESS OF  
BITUMINOUS ASPHALT BASE COURSE  
PAVEMENT BETWEEN EDGE OF PAVEMENT  
AND EDGE OF RIGHT OF WAY.

WAIVER EXHIBIT PLAN  
DRIVEWAY PLAN & PROFILES  
TAX MAP 3 LOTS 162,  
162-1, 162-2 & 162-3  
GULF & ISLAND POND ROADS  
DERRY, NH

OWNER OF RECORD:  
DAR BUILDERS, LLC  
305 MASSABESIC STREET, MANCHESTER, NH 03103  
SEPTEMBER 12, 2017

SCALE: 1" = 50'

PREPARED BY  
ERIC C. MITCHELL & ASSOC. INC.  
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