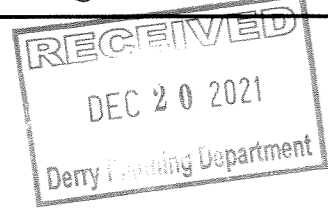


DEPARTMENT HEAD SIGNATURE BLOCK:

| | |
|-------------------------|----------|
| POBDE DEPARTMENT | DATE |
| <i>[Signature]</i> | 12/16/21 |
| FIRE/DEPARTMENT | DATE |
| <i>[Signature]</i> | 11/16/21 |
| PUBLIC WORKS | DATE |
| <i>[Signature]</i> | 12/16/21 |
| CODE ENFORCEMENT | DATE |
| <i>[Signature]</i> | 12/15/21 |
| CONSERVATION COMMISSION | DATE |
| <i>[Signature]</i> | 12/16/21 |



NOTES

- THE PURPOSE OF THIS PLAN IS TO DEPICT A SUBDIVISION OF TAX MAP 11 LOT 58 & MAP 14 LOT 14, LOCATED AT THE END OF THE DANIEL ROAD EXTENSION, IN DERRY, NEW HAMPSHIRE INTO TWELVE, SINGLE-FAMILY, RESIDENTIAL LOTS WHICH WILL BE SERVICED BY MUNICIPAL WATER AND PRIVATE SEPTICS, AND 2 REMAINDER LOTS GREATER THAN 5 Ac.
- PRIOR TO SUBDIVISION, MAP 11 LOT 58 CONTAINED 2,595,984 Sq. Ft. (59.60 Ac.) AND MAP 14 LOT 14 CONTAINED 1,030,895 Sq. Ft. (23.67 Ac.) SAID LOTS ARE FURTHER DESCRIBED IN RCRD BOOK 6228 PAGE 815 & 817.
- THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY IN OCTOBER, 2021.
- A PORTION OF THIS PARCEL OF LAND (MAP 11 LOT 58) LIES IN A 100-YEAR FLOOD PLAIN AS INTERPOLATED FROM THE FEMA NATIONAL FLOOD INSURANCE PROGRAM FIRM (FLOOD INSURANCE RATE MAP), TOWN OF DERRY, FLOOD HAZARD BOUNDARY MAP #33015C0343E; EFFECTIVE DATE 05/17/2005. THIS AREA IS NOT WITHIN THE DEVELOPMENT AREA, AS SHOWN.
- 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 170-28.G. OF THE DERRY LCOR.
- THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE/S WHEN PLOTTED ON 22x34 (ANSI D) SIZED PAPER.
- ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.
- ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.
- DERRY CONSERVATION COMMISSION URGES THE APPLICANT TO MITIGATE THE INVASIVE VEGETATION ON THE PARCEL USING APPROPRIATE CONTROL MEASURES PURSUANT TO STATE RULES AND GUIDELINES.
- THE SUBJECT PARCEL LIES WITHIN THE CONSERVATION CORRIDOR OVERLAY DISTRICT & THE WETLANDS CONSERVATION OVERLAY DISTRICT.

WETLAND NOTE:

JM FOUGERE, CERTIFIED WETLAND SCIENTIST #161 OF POND VIEW CONSULTANTS, LLC. OF CENTER BARNSTEAD, NH PERFORMED THE WETLAND MAPPING ON MARCH 20, 2020 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.

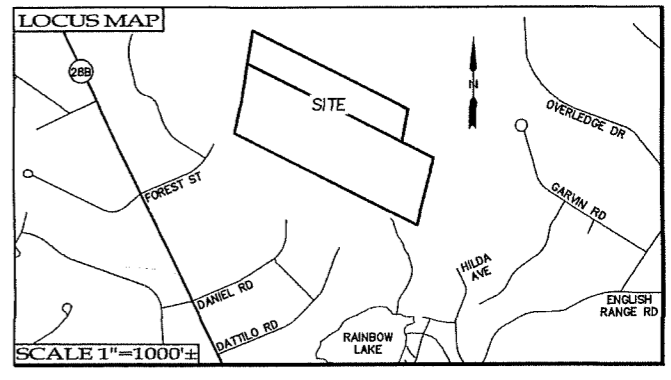
WETLAND CLASSIFICATIONS:
 E2B1E - PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED.
 O2S1E - PALUSTRINE, SCRUB/SHRUB, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED.
 E2B1C - PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED.
 R2S2E - RIVERINE, INTERMITTENT, STREAMBED, RUBBLE.

PLANS OF REFERENCE

- "ADDITION TO WILDWOOD ESTATES," PREPARED FOR: STONINGTON DEVELOPMENT CO.; PREPARED BY: THOMAS F. MORAN; DATED: JANUARY 28, 1977; RCRD PLAN No. D-8657.
- "TOWN OF DERRY MAP 11 PARCEL 42," PREPARED FOR: ROBERT FOSS; PREPARED BY: EDWARD N. HERBERT; DATED: OCTOBER 04, 1982; SEE RCRD PLAN No. D-11069.
- "SUBDIVISION PLAN OVERLEDGE," PREPARED BY: THOMAS F. MORAN, INC.; DATED: FEBRUARY 06, 1997; SEE RCRD PLAN No. D-18002.
- "SUBDIVISION PLAN," PREPARED FOR: STONEMARK INVESTMENTS, INC.; PREPARED BY: BENCHMARK ENGINEERING, INC.; DATED: FEBRUARY, 1990; SEE RCRD PLAN No. D-20429.
- "LOT PLAN," PREPARED FOR: STONEMARK HOMES, INC.; PREPARED BY: BENCHMARK ENGINEERING, INC.; DATED: APRIL 18, 2018; SEE RCRD PLAN No. D-40875.
- "TAX MAP COMPILATION PLAN," PREPARED FOR: TATE FAMILY INVESTMENTS, LLC; PREPARED BY: JEFFEREY LAND SURVEY, LLC; DATED: FEBRUARY 19, 2020; NOT FOUND RECORDED.
- "DENALI ESTATES," PREPARED FOR: JAL, LLC; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: DECEMBER 10, 2020; SEE RCRD PLAN No. D-43000.

ZONING

LMOR (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

VERTICAL AND HORIZONTAL DATA SHOWN BASED ON GPS OBSERVATIONS BY PROMISED LAND SURVEY, LLC ON MARCH 03, 2020 USING LEICA GS15 RTK GPS. OBSERVATIONS WERE POST PROCESSED USING SMARTNET STATION NHMA (MANCHESTER, NH - LEICA GR30) WITH A LISTED ELEVATION OF 229.84'. ALL GPS CONTROL POINTS HAD A "PHASE FIX" SOLUTION AND WERE INSTRUMENT (LEICA TS18) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE, WHICH HAD A CLOSURE OF 1:95,398.

HORIZONTAL DATUM: NAD83/2011.
 VERTICAL DATUM: NAVD83 GEOID 12A.

WAIVER REQUESTS

THE FOLLOWING WAIVER IS REQUESTED FROM THE LAND CONTROL DEVELOPMENT REGULATIONS: SECTION 170-28.B.5 - STREET, WHICH REQUIRES THAT CUL-DE-SAC LENGTHS BE NO GREATER THAN 2,000' FROM THE NEAREST THOUGH STREET.

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: 12-14-2021

LAND OWNER OF RECORD

JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 RCRD BOOK 6228/PAGE 817 (MAP 11 LOT 58) & PAGE 815 (MAP 14 LOT 14)

JAL, LLC
 DATE

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

COVER SHEET

"DENALI ESTATES - PHASE II"
 MAP 11 LOT 58 & MAP 14 LOT 14
 DERRY, NEW HAMPSHIRE
 OCTOBER 20, 2021

PREPARED FOR/
 LAND OWNER OF RECORD:
 JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038

SCALE: 1"=200' SHEET S1 OF S13

ENGINEERED BY:

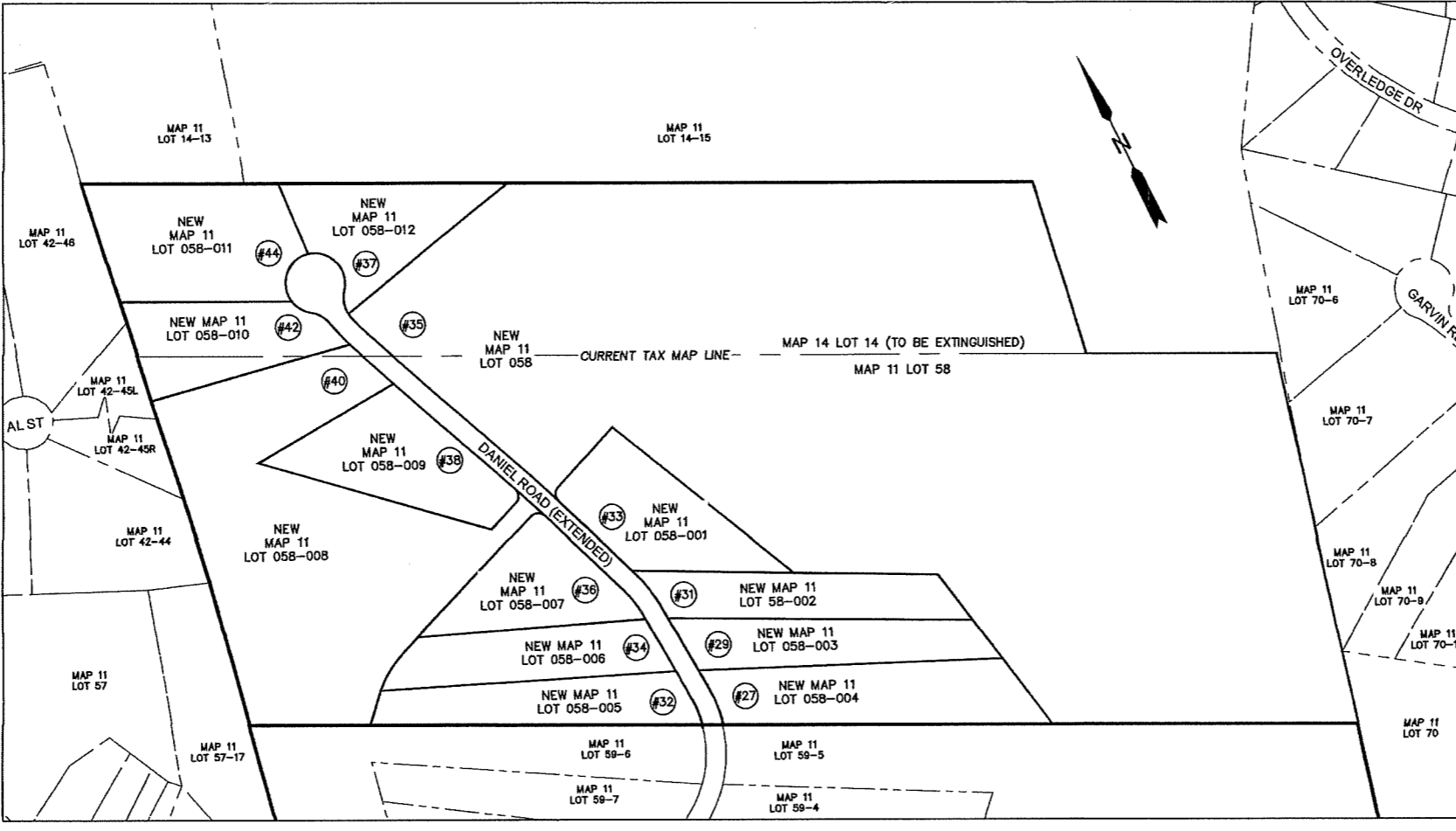
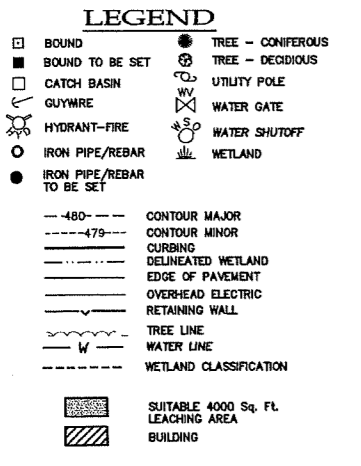
GRANITE ENGINEERING
 150 Dow St, Suite 421
 Manchester, NH 03101
 Tel: (603) 518-8030
 www.GraniteEng.com
 • Civil Engineering • Land Planning • Municipal services

SURVEYED 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 | TAX MAP & LOT NO. REVISED AND ADDED STREET #'S | TAP BY |
|-----|------------|--|--------|
| 1 | 11/22/2021 | TAX MAP & LOT NO. REVISED AND ADDED STREET #'S | TAP |
| | | | |



NOTE: SHEETS S1 AND S8-S13 OF THIS PLAN SET SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. ALL SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.

SHEET INDEX

| DESCRIPTION | SHEET NO. |
|--|-----------|
| COVER SHEET | S1 |
| TOPOGRAPHIC SUBDIVISION PLAN | S2-S7 |
| SUBDIVISION PLAT | S8-S13 |
| ROADWAY PLAN & PROFILE | C1-C4 |
| GRADING, DRAINAGE, EROSION CONTROL & REMOVALS PLAN | C5-C7 |
| DRAINAGE PROFILES | C8 |
| DETAILS | C9-C14 |

ABUTTERS

| MAP 11 LOT 42-44 | MAP 11 LOT 42-46 | MAP 11 LOT 70 | MAP 11 LOT 70-8 | MAP 14 LOT 13 |
|---|---|--|--|---|
| N/F WILLIAM MICHAEL & DIANE T. GLASHEEN 21 AL ST DERRY, NH 03038 (2468/0394) | N/F ANNA LEMIEUX TRUSTEE SAPIA REALTY TRUST 14 AL ST DERRY, NH 03038 (5168/1155) | N/F CATHLEEN A. & RICHARD L. BROTHERS 6 DRURY LN DERRY, NH 03038 (6194/1434) | N/F RHONDA ROGERS PAULETTE HICKS 18 GARVIN RD DERRY, NH 03038 (5945/1329) | N/F TOWN OF DERRY 14 MANNING ST DERRY, NH 03038 (2050/0064) |
| MAP 11 LOT 42-45R N/F KEITH T. & ELIZABETH M. MCLAUGHLIN 229 NORTH RD DERRY, NH 03038 (5749/2636) | MAP 11 LOTS 57 & 57-1 N/F TOWN OF DERRY 14 MANNING ST DERRY, NH 03038 (2967/0105) | MAP 11 LOT 70-8 N/F STEVEN J. REYNOLDS 22 GARVIN RD DERRY, NH 03038 (6018/1987) | MAP 11 LOT 70-9 N/F CHRISTOPHER RODONIS 16 GARVIN RD DERRY, NH 03038 (5037/0561) | MAP 14 LOT 15 N/F TOWN OF DERRY 14 MANNING ST DERRY, NH 03038 (1202/0160) |
| MAP 11 LOT 42-45L N/F WILLIAM M. JURCSAK 231 AL ST DERRY, NH 03038 (3839/0059) | MAP 11 LOTS 59-5 & 59-6 N/F JAL, LLC 5 MADDEN RD DERRY, NH 03038 (6228/817) | MAP 11 LOT 70-7 N/F CRAIG W. & JEANETTE L. CATTON 28 GARVIN RD DERRY, NH 03038 (3333/1006) | MAP 11 LOT 70-10 N/F THOMAS & THERESA BEAUMIER 4 GARVIN RD DERRY, NH 03038 (4325/1677) | |



NOTES

- 1) PRIOR TO SUBDIVISION, MAP 11 LOT 58 CONTAINED 2,595,994 Sq. Ft. (59.60 Ac.) AND MAP 14 LOT 14 CONTAINED 1,030,865 Sq. Ft. (23.67 Ac.) SAID LOTS ARE FURTHER DESCRIBED IN RCRD BOOK 6228 PAGE 815 & 817.
- 2) THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY IN OCTOBER, 2021.
- 3) THE TOPOGRAPHY AS SHOWN IS BASED ON INFORMATION OBTAINED FROM GRANIT UDAR, DERRY GIS, AND ACTUAL GROUND LOCATIONS.
- 4) LOTS ARE TO BE SERVICED BY MUNICIPAL WATER AND ON SITE PRIVATE SEPTIC SYSTEMS.
- 5) A PORTION OF THIS PARCEL OF LAND (MAP 11 LOT 58) LIES IN A 100-YEAR FLOOD PLAIN AS INTERPOLATED FROM THE FEMA NATIONAL FLOOD INSURANCE PROGRAM FIRM (FLOOD INSURANCE RATE MAP), TOWN OF DERRY, FLOOD HAZARD BOUNDARY MAP #331050343E, EFFECTIVE DATE 05/17/2005. THIS AREA IS NOT WITHIN THE DEVELOPMENT AREA, AS SHOWN.

DATUM

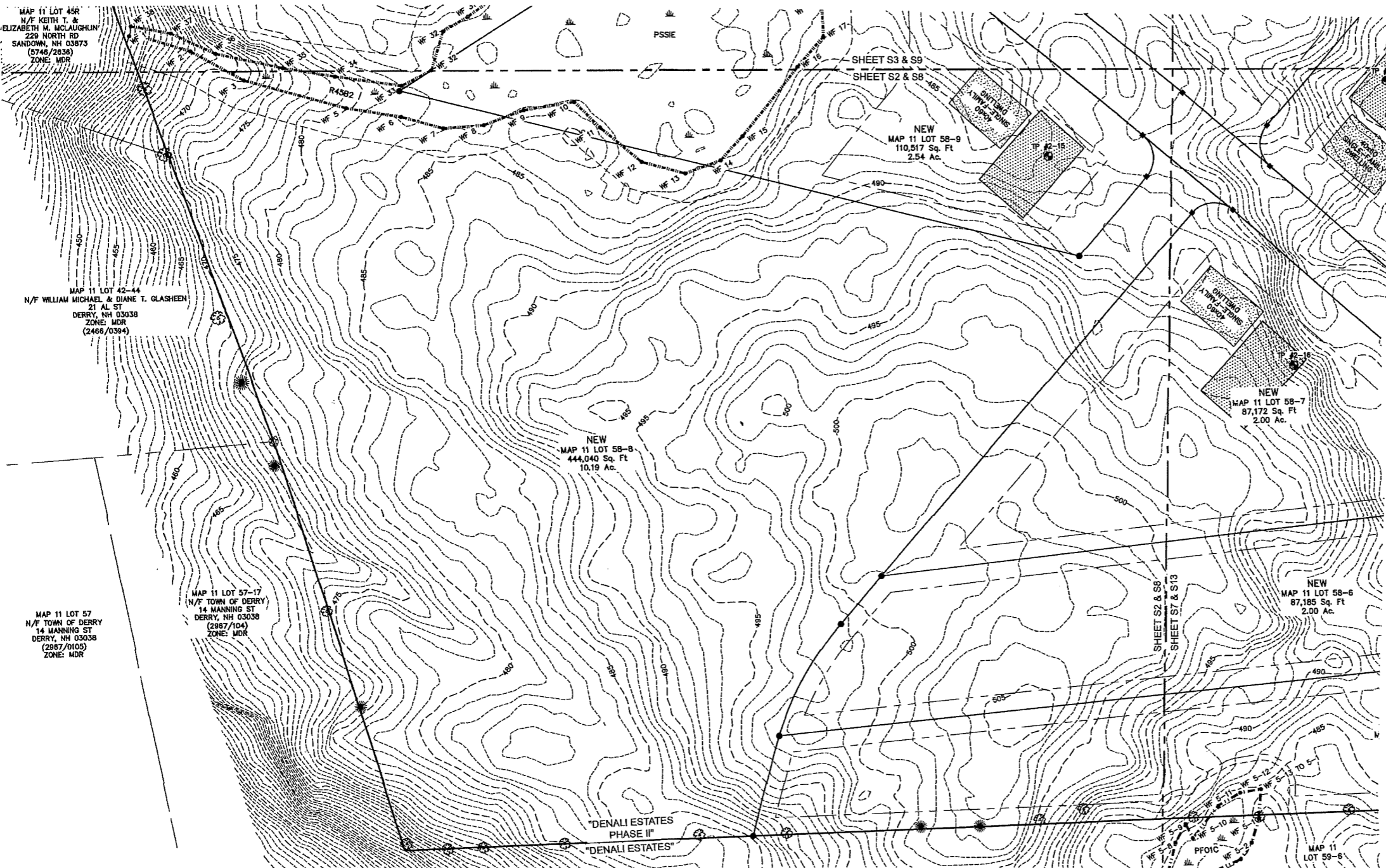
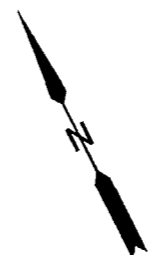
VERTICAL AND HORIZONTAL DATA SHOWN BASED ON GPS OBSERVATIONS BY PROMISED LAND SURVEY, LLC ON MARCH 03, 2020 USING LEICA GS15 RTK GPS. OBSERVATIONS WERE POST PROCESSED USING SMARTNET STATION NHMA (MANCHESTER, NH - LEICA GR30) WITH A LISTED ELEVATION OF 229.84'. ALL GPS CONTROL POINTS HAD A "PHASED FIX" SOLUTION AND WERE INSTRUMENT (LEICA TS16) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE, WHICH HAD A CLOSURE OF 1:95,398.
 HORIZONTAL DATUM: NAD83/2011
 VERTICAL DATUM: NAD83/2011

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'

WETLAND NOTE:

JIM FOUGERE, CERTIFIED WETLAND SCIENTIST #161 OF POND VIEW CONSULTANTS, LLC OF CENTER BARNSTEAD, NH PERFORMED THE WETLAND MAPPING 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.
WETLAND CLASSIFICATIONS:
 B22IE - PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED.
 B22IC - PALUSTRINE, SCRUB/SHRUB, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED.
 B22IC - PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED.
 R4S2Z - RIVERINE, INTERMITTENT, STREAMBED, RUBBLE.



| | | | |
|-----|--------------------|--|---|
| 0' | TP 2-7 11/02/2021 | 10YR 3/3 LOAM; GRANULAR; LOOSE. | ESHWT 42" ROOTS 42" WATER N/O LEDGE N/O (THROUGHOUT) |
| 6" | | 10YR 4/8 FINE SANDY LOAM; MASSIVE; FRABLE. | PERC RATE: 10 MIN/IN |
| 20" | | 10YR 5/3 FINE SANDY LOAM; SUBANGULAR BLOCKY; FRABLE, SOMEWHAT PLASTIC. | |
| 42" | | 2.5YR 5/4 SUBANGULAR BLOCKY PLASTIC; 20% REDOX; CONCENTRATION >42". | |
| 70" | | | |
| 0' | TP 2-15 11/02/2021 | 10YR 3/4 LOAM; GRANULAR; FRABLE. | ESHWT 36" ROOTS 36" WATER N/O LEDGE 48" (BOULDERS THROUGHOUT) |
| 3" | | 10YR 5/8 FINE SANDY LOAM; SUBANGULAR BLOCKY; FRABLE. | PERC RATE: 8 MIN/IN |
| 36" | | 10YR 5/8 LOAMY FINE SAND; MASSIVE; LOOSE. | |
| 48" | | | |
| 0' | TP 2-16 11/02/2021 | 10YR 3/3 LOAM; GRANULAR; FRABLE. | ESHWT N/O ROOTS 30" WATER N/O LEDGE 48" (BOULDERS THROUGHOUT) |
| 4" | | 10YR 4/8 FINE SANDY LOAM; SUBANGULAR BLOCKY; FRABLE. | PERC RATE: 8 MIN/IN |
| 16" | | 10YR 4/4 FINE SANDY LOAM; MASSIVE; LOOSE. | |
| 48" | | | |

MAP 11 LOT 45R
 N/F KEITH T. &
 ELIZABETH M. McLAUGHLIN
 229 NORTH RD
 SANDOWN, NH 03873
 (574) 26336
 ZONE: MDR

MAP 11 LOT 42-44
 N/F WILLIAM MICHAEL & DIANE T. GLASHEEN
 21 AL ST
 DERRY, NH 03038
 ZONE: MDR
 (2466/0394)

MAP 11 LOT 57
 N/F TOWN OF DERRY
 14 MANNING ST
 DERRY, NH 03038
 (2957/0105)
 ZONE: MDR

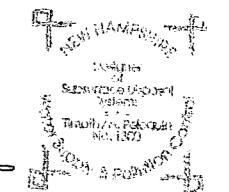
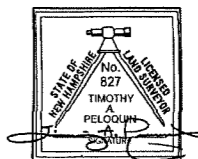
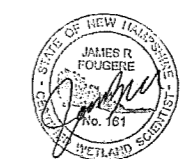
MAP 11 LOT 57-17
 N/F TOWN OF DERRY
 14 MANNING ST
 DERRY, NH 03038
 (2957/104)
 ZONE: MDR

NEW
 MAP 11 LOT 58-8
 444,040 Sq. Ft
 10.19 Ac.

NEW
 MAP 11 LOT 58-9
 110,517 Sq. Ft
 2.54 Ac.

NEW
 MAP 11 LOT 58-7
 87,172 Sq. Ft
 2.00 Ac.


NEW
 MAP 11 LOT 58-6
 87,185 Sq. Ft
 2.00 Ac.



TOPOGRAPHIC SUBDIVISION PLAN
"DENALI ESTATES - PHASE II"
MAP 11 LOT 58 & MAP 14 LOT 14
DERRY, NEW HAMPSHIRE
OCTOBER 20, 2021

OWNER OF RECORD: JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038

SCALE: 1"=50' SHEET S2 OF S13

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 | TAX MAP & LOT NO. REVISED AND ADDED STREET #'S | DESCRIPTION | TAP BY |
| 1 | 11/22/2021 | | | |

N:\CARLSON\2020\2802\DWG\42802-SUBDIV

NOTES

- 1) PRIOR TO SUBDIVISION, MAP 11 LOT 58 CONTAINED 2,595,994 Sq. Ft. (59.80 Ac.) AND MAP 14 LOT 14 CONTAINED 1,030,865 Sq. Ft. (23.67 Ac.) SAID LOTS ARE FURTHER DESCRIBED IN ROAD BOOK 6228 PAGE B15 & B17.
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- 3) THE TOPOGRAPHY AS SHOWN IS BASED ON INFORMATION OBTAINED FROM GRANIT LIDAR, DERRY GIS, AND ACTUAL GROUND LOCATIONS.
- 4) LOTS ARE TO BE SERVICED BY MUNICIPAL WATER AND ON SITE PRIVATE SEPTIC SYSTEMS.
- 5) A PORTION OF THIS PARCEL OF LAND (MAP 11 LOT 58) LIES IN A 100-YEAR FLOOD PLAIN AS INTERPOLATED FROM THE FEMA NATIONAL FLOOD INSURANCE PROGRAM FIRM (FLOOD INSURANCE RATE MAP), TOWN OF DERRY, FLOOD HAZARD BOUNDARY MAP #3301500343E; EFFECTIVE DATE 05/17/2005. THIS AREA IS NOT WITHIN THE DEVELOPMENT AREA, AS SHOWN.

DATUM

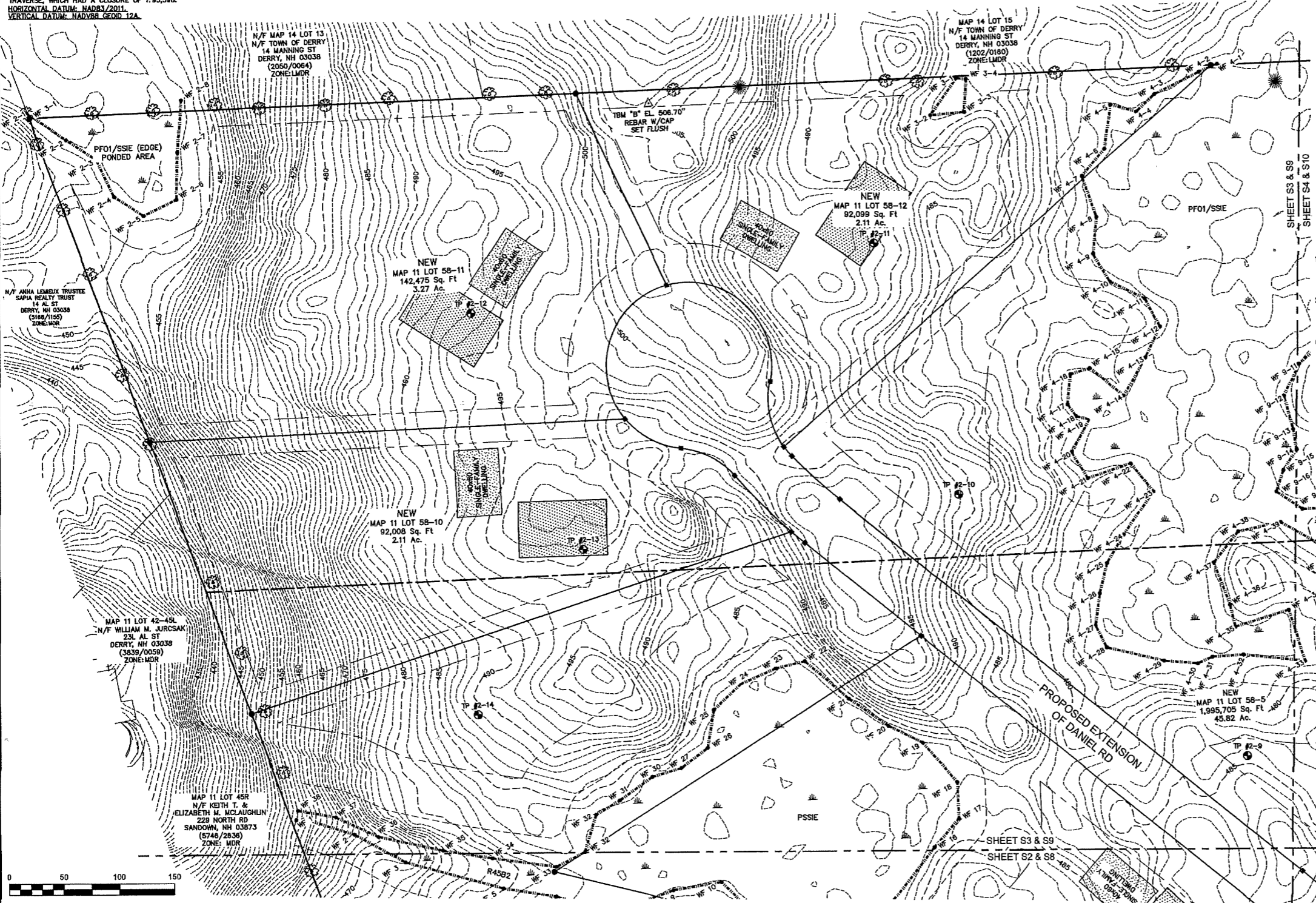
VERTICAL AND HORIZONTAL DATA SHOWN BASED ON GPS OBSERVATIONS BY PROMISED LAND SURVEY, LLC ON MARCH 03, 2020 USING LEICA GS15 RTK GPS. OBSERVATIONS WERE POST PROCESSED USING SMARTNET STATION NHMA (MANCHESTER, NH - LEICA GR30) WITH A LISTED ELEVATION OF 229.84'. ALL GPS CONTROL POINTS HAD A "PHASED FIX" SOLUTION AND WERE INSTRUMENT (LEICA TS16) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE, WHICH HAD A CLOSURE OF 1:95,398.
 HORIZONTAL DATUM: NAD83/2011
 VERTICAL DATUM: NAVD83 GEOID 12A

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'

WETLAND NOTE:

JIM FOUGERE, CERTIFIED WETLAND SCIENTIST #161 OF POND VIEW CONSULTANTS, LLC. OF CENTER BARNSTEAD, NH PERFORMED THE WETLAND MAPPING 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.
WETLAND CLASSIFICATIONS:
 PE1E - PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED.
 PSS1E - PALUSTRINE, SCRUB/SHRUB, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED.
 PE0LC - PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED.
 B4S8Z - RIVERINE, INTERMITTENT, STREAMBED, RUBBLE.



| TP 2-9 | 11/02/2021 | ESHW | ROOTS | WATER | LEDGE | PERC RATE |
|--------|--|------|-------|-------|-------|-----------|
| 0' | 10YR 3/3 LOAM; GRANULAR; LOOSE. | 60" | 80" | N/O | N/O | 8 MIN/IN |
| 6" | 10YR 5/8 FINE SANDY LOAM; MASSIVE; VERY FRIABLE. | | | | | |
| 14" | 10YR 6/4 FINE SANDY LOAM; MASSIVE; FRIABLE. | | | | | |
| 36" | 2.5YR 6/3 LOAMY FINE SAND; SUBANGULAR BLOCKY; FRIABLE. | | | | | |
| 60" | 2.5YR 6/3 LOAMY FINE SAND; SUBANGULAR BLOCKY; FRIABLE. 10% REDOX, CONCENTRATIONS >60". | | | | | |
| 72" | | | | | | |

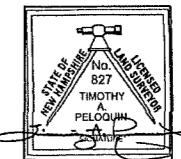
| TP 2-10 | 11/02/2021 | ESHW | ROOTS | WATER | LEDGE | PERC RATE |
|---------|---|------|-------|-------|-------|-----------|
| 0' | 10YR 3/3 LOAM; GRANULAR; LOOSE. | 36" | 36" | N/O | 48" | 10 MIN/IN |
| 4" | 10YR 4/6 FINE SANDY LOAM; MASSIVE; VERY FRIABLE. | | | | | |
| 24" | 2.5YR 5/6 FINE SANDY LOAM; SUBANGULAR BLOCKY; FRIABLE. | | | | | |
| 36" | 2.5YR 6/4 SUBANGULAR BLOCKY PLASTIC; 10% REDOX, CONCENTRATION >30". | | | | | |
| 48" | | | | | | |

| TP 2-11 | 11/02/2021 | ESHW | ROOTS | WATER | LEDGE | PERC RATE |
|---------|--|------|-------|-------|-------|-----------|
| 0' | 10YR 3/3 LOAM; GRANULAR; BLOCKY; FIRM, FRIABLE. | 28" | 28" | N/O | N/O | 12 MIN/IN |
| 4" | 10YR 4/6 FINE SANDY LOAM; WEAK SUBANGULAR BLOCKY; VERY FRIABLE. | | | | | |
| 14" | 2.5YR 6/6 FINE SANDY LOAM; WEAK SUBANGULAR BLOCKY; FRIABLE. | | | | | |
| 28" | | | | | | |
| 60" | 2.5YR 5/6 LOAMY FINE SAND; SUBANGULAR BLOCKY; FRIABLE; SOMEWHAT PLASTIC. | | | | | |

| TP 2-12 | 11/02/2021 | ESHW | ROOTS | WATER | LEDGE | PERC RATE |
|---------|--|------|-------|-------|-------|-----------|
| 0' | 10YR 3/2 LOAM; GRANULAR; LOOSE. | 26" | 26" | N/O | 48" | 2 MIN/IN |
| 4" | | | | | | |
| 14" | 10YR 5/8 FINE SANDY LOAM; SUBANGULAR BLOCKY; FRIABLE; SOMEWHAT PLASTIC. | | | | | |
| 26" | | | | | | |
| 48" | 10YR 6/4 LOAMY FINE SAND; BLOCKY; FRIABLE; 50% REDOX, CONCENTRATIONS >26". | | | | | |

| TP 2-13 | 11/02/2021 | ESHW | ROOTS | WATER | LEDGE | PERC RATE |
|---------|---|------|-------|-------|-------|-----------|
| 0' | 10YR 3/4 LOAM; MASSIVE; FRIABLE. | 30" | 30" | N/O | 48" | 8 MIN/IN |
| 2" | | | | | | |
| 20" | 10YR 4/6 FINE SANDY LOAM; WEAK SUBANGULAR BLOCKY; FRIABLE. | | | | | |
| 30" | 10YR 5/8 FINE SANDY LOAM; BLOCKY; VERY FRIABLE. | | | | | |
| 48" | 2.5YR 5/6 SINGLE GRAIN; LOOSE; 50% REDOX, CONCENTRATION >30". | | | | | |

| TP 2-14 | 11/02/2021 | ESHW | ROOTS | WATER | LEDGE | PERC RATE |
|---------|--|------|-------|-------|-------|-----------|
| 0' | 10YR 3/2 LOAM; GRANULAR; LOOSE. | N/O | 36" | N/O | 48" | 12 MIN/IN |
| 4" | | | | | | |
| 36" | 10YR 4/4 FINE SANDY LOAM; WEAK SUBANGULAR BLOCKY; FRIABLE. | | | | | |
| 48" | 10YR 3/6 FINE SANDY LOAM; SUBANGULAR BLOCKY; FRIABLE. | | | | | |



TOPOGRAPHIC SUBDIVISION PLAN
"DENALI ESTATES - PHASE II"
MAP 11 LOT 58 & MAP 14 LOT 14
DERRY, NEW HAMPSHIRE
OCTOBER 20, 2021

OWNER OF RECORD: JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038

SCALE: 1"=50' SHEET S3 OF S13

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 | TAX MAP & LOT NO. REVISED AND ADDED STREET #'S | DESCRIPTION |
| 1 | 11/22/2021 | | |
| | | | |
| | | | |

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NOTES

- 1) PRIOR TO SUBDIVISION, MAP 11 LOT 58 CONTAINED 2,595,994 Sq. Ft. (59.80 Ac.) AND MAP 14 LOT 14 CONTAINED 1,030,885 Sq. Ft. (23.67 Ac.) SAID LOTS ARE FURTHER DESCRIBED IN ROAD BOOK 6228 PAGE 816 & 817.
- 2) THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY IN OCTOBER, 2021.
- 3) THE TOPOGRAPHY AS SHOWN IS BASED ON INFORMATION OBTAINED FOR GRANIT LIDAR, DERRY GIS, AND ACTUAL GROUND LOCATIONS.
- 4) LOTS ARE TO BE SERVED BY MUNICIPAL WATER AND ON SITE PRIVATE SEPTIC SYSTEMS.
- 5) A PORTION OF THIS PARCEL OF LAND (MAP 11 LOT 58) LIES IN A 100-YEAR FLOOD PLAIN AS INTERPOLATED FROM THE FEMA NATIONAL FLOOD INSURANCE PROGRAM FIRN (FLOOD INSURANCE RATE MAP), TOWN OF DERRY, FLOOD HAZARD BOUNDARY MAP #3301500343E; EFFECTIVE DATE 05/17/2005. THIS AREA IS NOT WITHIN THE DEVELOPMENT AREA, AS SHOWN.

DATUM

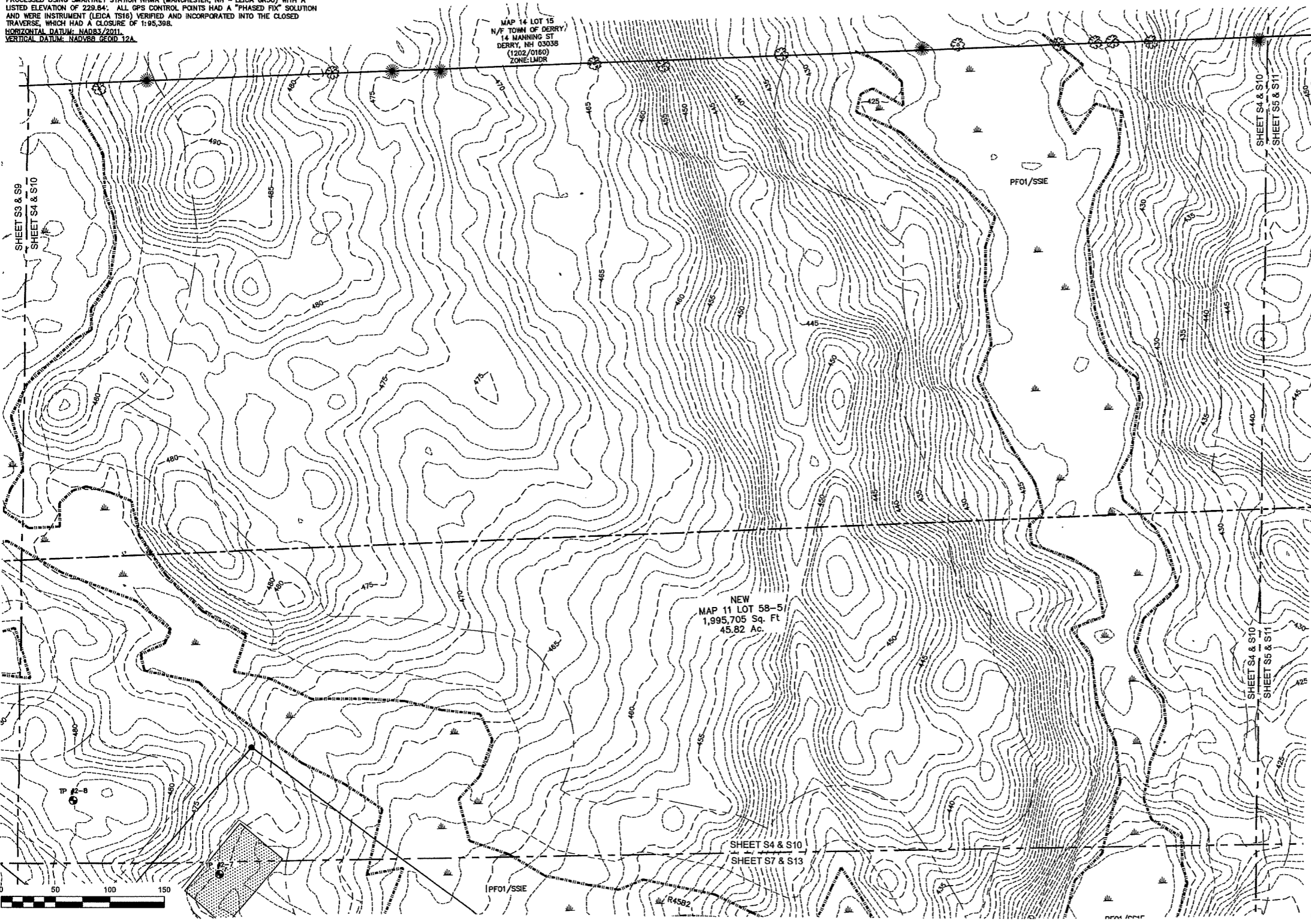
VERTICAL AND HORIZONTAL DATA SHOWN BASED ON GPS OBSERVATIONS BY PROMISED LAND SURVEY, LLC ON MARCH 03, 2020 USING LEICA GS15 RTK GPS. OBSERVATIONS WERE POST PROCESSED USING SMARTNET STATION NMA (MANCHESTER, NH - LEICA GR30) WITH A LISTED ELEVATION OF 229.84'. ALL GPS CONTROL POINTS HAD A "PHASED FIX" SOLUTION AND WERE INSTRUMENT (LEICA TS16) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE, WHICH HAD A CLOSURE OF 1:95,398.
 HORIZONTAL DATUM: NAD83/2011
 VERTICAL DATUM: NAD83 GEOID 12A

ZONING

LMOR (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'

WETLAND NOTE:

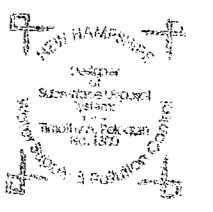
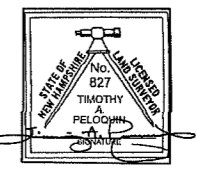
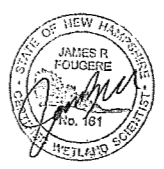
JIM FOUGERE, CERTIFIED WETLAND SCIENTIST #161 OF POND VIEW CONSULTANTS, LLC. OF CENTER BARNSTEAD, NH PERFORMED THE WETLAND MAPPING ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.
WETLAND CLASSIFICATIONS:
 PFO1 - PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED.
 ESS1E - PALUSTRINE, SCRUB/SHRUB, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED.
 PEO1C - PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED.
 R45B2 - RIVERINE, INTERMITTENT, STREAMBED, RUBBLE.



| TP 2-7 11/02/2021 | | TP 2-8 11/02/2021 | |
|-------------------|---|-------------------|---|
| 0' | 10YR 3/3 LOAM; GRANULAR; LOOSE. | 0' | 10YR 3/2 LOAM; MASSIVE; FRIABLE. |
| 6" | 10YR 4/6 FINE SANDY LOAM; MASSIVE; FRIABLE. | 6" | 10YR 4/6 FINE SANDY LOAM; WEAK SUBANGULAR BLOCKY; VERY FRIABLE. |
| 20" | 10YR 5/3 FINE SANDY LOAM; SUBANGULAR BLOCKY; FRIABLE, SOMEWHAT PLASTIC. | 24" | 2.5YR 5/8 FINE SANDY LOAM; BLOCKY; FRIABLE. |
| 42" | | 36" | 2.5YR 6/4 SINGLE GRAIN; LOOSE; 50% REDOX; CONCENTRATION >36". |
| 70" | 2.5YR 5/4 SUBANGULAR BLOCKY PLASTIC; 20% REDOX; CONCENTRATION >42". | 70" | |

ESHW 42" ROOTS 42" WATER N/O LEDGE N/O (BOULDERS THROUGHOUT)
 PERC RATE: 10 MIN/IN

ESHW 36" ROOTS 36" WATER N/O LEDGE N/O BOULDERS THROUGHOUT
 PERC RATE: 6 MIN/IN



TOPOGRAPHIC SUBDIVISION PLAN
"DENALI ESTATES - PHASE II"
MAP 11 LOT 58 & MAP 14 LOT 14
DERRY, NEW HAMPSHIRE
OCTOBER 20, 2021
 OWNER OF RECORD: JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 SCALE: 1"=50' SHEET S4 OF S13

PREPARED BY:

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 Tel: (603) 432-2112
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 Land Surveying • Mapping • Planning • Permitting • Layout

| REVISIONS | | | |
|-----------|------------|--|--------|
| NO. | DATE | DESCRIPTION | TAP BY |
| 1 | 11/22/2021 | TAX MAP & LOT NO. REVISED AND ADDED STREET #'S | |

N:\CARLSON\2020\2802\DWG\42802-SUBDIV

NOTES

- 1) PRIOR TO SUBDIVISION, MAP 11 LOT 58 CONTAINED 2,595,994 Sq. Ft. (59.80 Ac.) AND MAP 14 LOT 14 CONTAINED 1,030,885 Sq. Ft. (23.67 Ac.) SAID LOTS ARE FURTHER DESCRIBED IN RCRD BOOK 6228 PAGE 815 & 817.
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ZONING

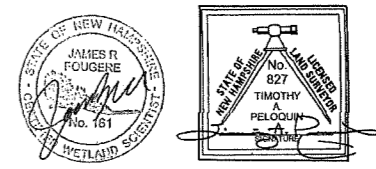
LMDR (LOW-MEDIUM DENSITY RESIDENTIAL) MINIMUM:
 AREA: 2.00 ACRES (BY SOILS)
 FRONTAGE: 150'
 WIDTH: 150' AT FRONT 35' SETBACK
 SETBACKS:
 FRONT - 35'
 SIDE - 15'
 REAR - 15'
 WETLANDS > 1 Ac. IN SIZE - 75'
 WETLANDS < 1 Ac. IN SIZE - 30'

WETLAND NOTE:


JIM FOUGERE, CERTIFIED WETLAND SCIENTIST #161 OF POND VIEW CONSULTANTS, LLC. OF CENTER BARNSTEAD, NH PERFORMED THE WETLAND MAPPING ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.
WETLAND CLASSIFICATIONS:
 PFO1C - PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED.
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 R4SBZ - RIVERINE, INTERMITTENT, STREAMBED, RUBBLE.

DATUM

VERTICAL AND HORIZONTAL DATA SHOWN BASED ON GPS OBSERVATIONS BY PROMISED LAND SURVEY, LLC ON MARCH 03, 2020 USING LEICA GS15 RTK GPS. OBSERVATIONS WERE POST PROCESSED USING SMARTNET STATION NHMA (MANCHESTER, NH - LEICA GR30) WITH A LISTED ELEVATION OF 229.84'. ALL GPS CONTROL POINTS HAD A "PHASED FIX" SOLUTION AND WERE INSTRUMENT (LEICA TS16) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE, WHICH HAD A CLOSURE OF 1:95,398.
 HORIZONTAL DATUM: NAD83/2011
 VERTICAL DATUM: NAVD83 (GEOID 12A)



TOPOGRAPHIC SUBDIVISION PLAN
 "DENALI ESTATES - PHASE II"
 MAP 11 LOT 58 & MAP 14 LOT 14
 DERRY, NEW HAMPSHIRE
 OCTOBER 20, 2021
 OWNER OF RECORD: JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 SCALE: 1"=50' SHEET S5 OF S13

PREPARED BY:

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| REVISIONS | | | |
|-----------|------------|--|-----|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 11/22/2021 | TAX MAP & LOT NO. REVISED AND ADDED STREET #'S | TAP |

N:\CARLSON\2020\2802\DWG\42802-SUBDIV

NOTES

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DATUM

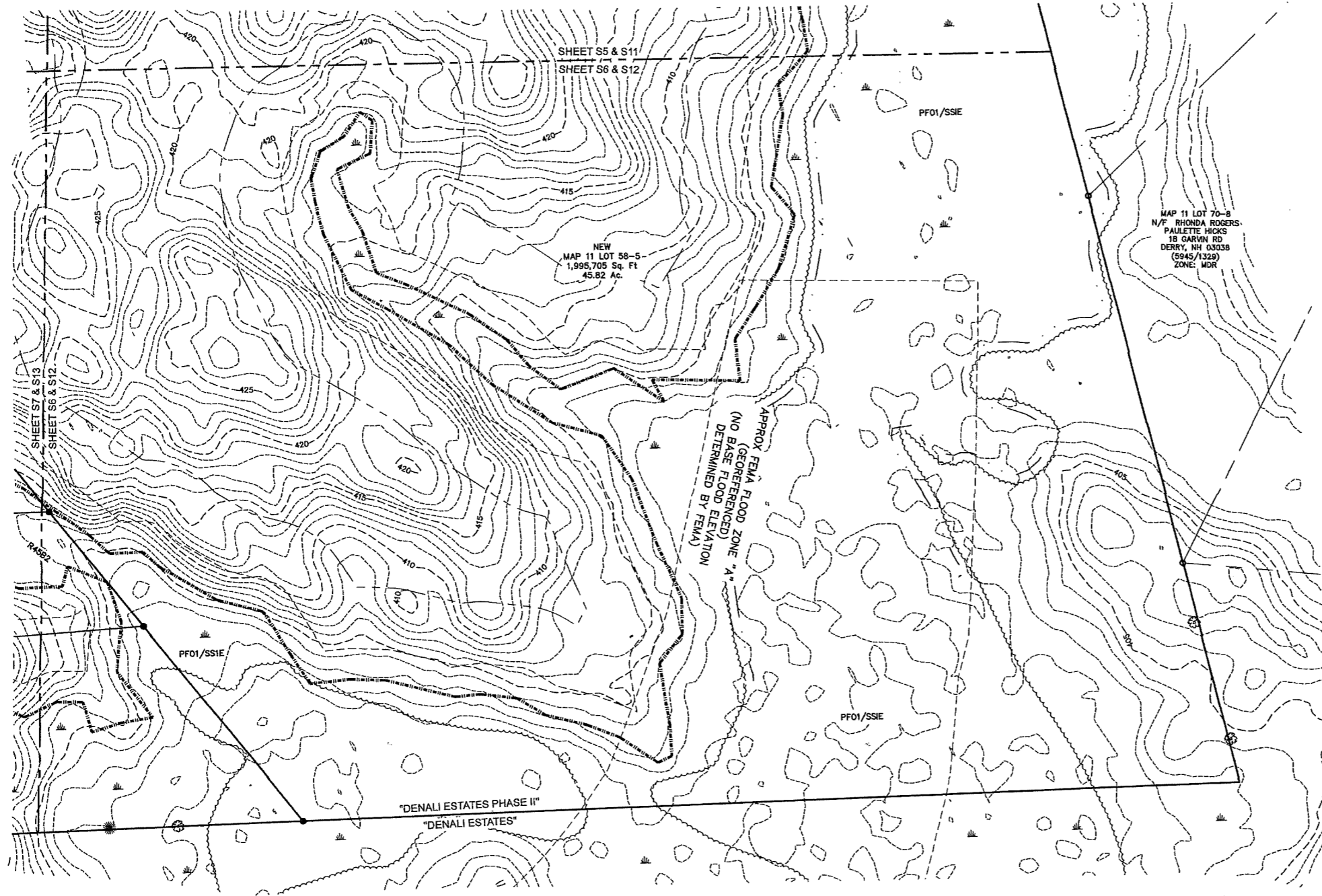
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 HORIZONTAL DATUM: NAD83/2011
 VERTICAL DATUM: NAD83 GEOID 12A

ZONING

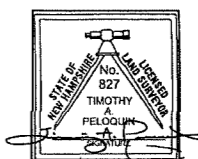
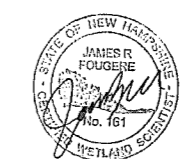
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 FRONTAGE: 150'
 WIDTH: 150' AT FRONT 35' SETBACK
 SETBACKS:
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 WETLANDS < 1 Ac. IN SIZE - 30'

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WETLAND CLASSIFICATIONS:
 DEZIE - PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED.
 ESSIE - PALUSTRINE, SCRUB/SHRUB, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED.
 PFO1C - PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED.
 R4S2Z - RIVERINE, INTERMITTENT, STREAMBED, RUBBLE.



MAP 11 LOT 70-8
 N/F RHONDA ROGERS
 PAULETTE HICKS
 18 GARVIN RD
 DERRY, NH 03038
 (5945/1329)
 ZONE: MDR



TOPOGRAPHIC SUBDIVISION PLAN
 "DENALI ESTATES - PHASE II"
 MAP 11 LOT 58 & MAP 14 LOT 14
 DERRY, NEW HAMPSHIRE
 OCTOBER 20, 2021
 OWNER OF RECORD: JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 SCALE: 1"=50' SHEET S6 OF S13

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| 1 | 11/22/2021 | TAX MAP & LOT NO. REVISED AND ADDED STREET #'S | TAP |

N:CARLSON2020/2802/DWG/42802-SUBDIV



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DATUM

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ZONING

LMDR (LOW-MEDIUM DENSITY RESIDENTIAL) MINIMUM:
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 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'

WETLAND NOTE:

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 PFOIC - PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED.
 R4SB2 - RIVERINE, INTERMITTENT, STREAMBED, RUBBLE.



| | | | |
|--|---|---|--|
| <p>TP 2-1 11/02/2021</p> <p>0' 10YR 3/3 LOAM; GRANULAR; LOOSE.</p> <p>4' 10YR 4/6 LOAM; GRANULAR; LOOSE.</p> <p>8' 10YR 5/8 FINE SANDY LOAM; WEAK SUBANGULAR BLOCKY; FRABLE.</p> <p>28' 2.5YR 5/4 LOAMY FINE SAND; SUBANGULAR BLOCKY; FRABLE.</p> <p>52' 2.5YR 5/4 LOAMY FINE SAND; SUBANGULAR BLOCKY PLASTIC; 20% REDOX. CONCENTRATION >52".</p> | <p>ESHWT 52" ROOTS 48" WATER N/O LEDGE N/O (BOULDERS THROUGHOUT)</p> <p>PERC RATE: 6 MIN/IN</p> | <p>TP 2-16 11/02/2021</p> <p>0' 10YR 3/3 LOAM; GRANULAR; FRABLE.</p> <p>18' 10YR 4/6 FINE SANDY LOAM; SUBANGULAR BLOCKY; FRABLE.</p> <p>30' 10YR 4/4 FINE SANDY LOAM; MASSIVE; LOOSE.</p> <p>48' PERC RATE: 6 MIN/IN</p> | <p>ESHWT N/O ROOTS 30" WATER N/O LEDGE 48" (BOULDERS THROUGHOUT)</p> <p>PERC RATE: 6 MIN/IN</p> |
| <p>TP 2-5 11/02/2021</p> <p>0' 7.5YR 3/2 LOAM; GRANULAR; LOOSE.</p> <p>6' 7.5YR 4/6 LOAM; GRANULAR; VERY FRABLE.</p> <p>12' 10YR 5/8 FINE SANDY LOAM; WEAK SUBANGULAR BLOCKY; VERY FRABLE.</p> <p>22' 2.5YR 5/4 LOAMY FINE SAND; SUBANGULAR BLOCKY; FRABLE.</p> <p>50' 2.5YR 5/6 LOAMY FINE SAND; SUBANGULAR BLOCKY; 10% REDOX. CONCENTRATION >50".</p> | <p>ESHWT 50" ROOTS 36" WATER N/O LEDGE N/O (BOULDERS THROUGHOUT)</p> <p>PERC RATE: 8 MIN/IN</p> | <p>TP 2-17 11/02/2021</p> <p>0' 10YR 3/2 LOAM; GRANULAR; LOOSE.</p> <p>4' 10YR 4/4 LOAM; GRANULAR; FRABLE.</p> <p>16' 10YR 5/6 FINE SANDY LOAM; WEAK SUBANGULAR BLOCKY; VERY FRABLE.</p> <p>30' 2.5YR 5/5 LOAMY FINE SAND; MASSIVE; LOOSE.</p> <p>66' PERC RATE: 6 MIN/IN</p> | <p>ESHWT N/O ROOTS 42" WATER N/O LEDGE N/O (BOULDERS THROUGHOUT)</p> <p>PERC RATE: 6 MIN/IN</p> |
| <p>TP 2-6 11/02/2021</p> <p>0' 10YR 3/3 LOAM; MASSIVE; LOOSE.</p> <p>4' 10YR 4/8 FINE SANDY LOAM; SUBANGULAR BLOCKY; FRABLE.</p> <p>16' 10YR 5/8 FINE SANDY LOAM; SUBANGULAR BLOCKY; FRABLE; PLASTIC.</p> <p>44' 10YR 6/3 LOAMY FINE SAND; SUBANGULAR BLOCKY; FRABLE; 10% REDOX. CONCENTRATION >44".</p> | <p>ESHWT 44" ROOTS 44" WATER 60" LEDGE N/O (BOULDERS THROUGHOUT)</p> <p>PERC RATE: 8 MIN/IN</p> | <p>TP 2-18 11/02/2021</p> <p>0' 10YR 3/3 LOAM; GRANULAR; LOOSE.</p> <p>6' 10YR 4/8 FINE SANDY LOAM; SUBANGULAR BLOCKY; FRABLE.</p> <p>16' 10YR 4/4 FINE SANDY LOAM; WEAK SUBANGULAR BLOCKY; VERY FRABLE.</p> <p>36' 2.5YR 5/4 LOAMY FINE SAND; MASSIVE; LOOSE. 10% REDOX. CONCENTRATIONS >36".</p> <p>48' PERC RATE: 12 MIN/IN</p> | <p>ESHWT 36" ROOTS 36" WATER N/O LEDGE 48" (BOULDERS THROUGHOUT)</p> <p>PERC RATE: 12 MIN/IN</p> |

Professional seals and stamps for James R. Fougere, a Wetland Scientist, and Timothy Pelouin, a Licensed Land Surveyor. The stamps include the State of New Hampshire seal and the Professional Land Surveyor seal.

TOPOGRAPHIC SUBDIVISION PLAN
"DENALI ESTATES - PHASE II"
MAP 11 LOT 58 & MAP 14 LOT 14
DERRY, NEW HAMPSHIRE
OCTOBER 20, 2021

OWNER OF RECORD: JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038

SCALE: 1"=50' SHEET S7 OF S13

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| 1 | 11/22/2021 | | |
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