

DEPARTMENT HEAD SIGNATURE BLOCK:

POLICE *[Signature]* 6-30-21
 DATE
 FIRE *[Signature]* 7-1-21
 DATE
 PUBLIC WORKS *[Signature]* 7/1/21
 DATE
 CODE ENFORCEMENT *[Signature]* 7-1-21
 DATE
 CONSERVATION COMMISSION *[Signature]* 7-1-21
 DATE

NOTES

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF MAP 6 LOT 64-1 INTO TWO SINGLE-FAMILY RESIDENTIAL LOTS.
- THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN MARCH OF 2021.
- THE ORIGINAL AREA OF MAP 6 LOT 64-1 IS 490,478± Sq. Ft. (11.280 Ac.)
- THE PROPOSED LOTS SHALL BE SERVICED BY PRIVATE, ON-SITE SEPTICS AND WELLS.
- THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 22x34 (ANSI D) SIZE PAPER.
- ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.
- ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.
- THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAN HAD AN ADJUSTED LINEAR ERROR OF CLOSURE OF 1: 29,588.
- THE DERRY CONSERVATION COMMISSION URGES THE APPLICANT TO MITIGATE ANY INVASIVE VEGETATION ON THE PARCEL USING APPROPRIATE CONTROL MEASURES PURSUANT TO STATE RULES AND GUIDELINES.
- IT IS RECOMMENDED THAT THE CONSTRUCTION FOR THE MINIMUM WETLAND IMPACT OCCURS DURING DRY OR LOW/NO FLOW TIMES. IF CONSTRUCTION OCCURS DURING WET SEASONS OR HIGH WATER, APPROPRIATE BMPs SUCH AS DE-WATERING OF THE WORK AREA (DEPICTED HEREON) MUST BE UTILIZED TO MAINTAIN NORMAL WATER FLOWS DURING CONSTRUCTION, AND TO PREVENT WATER QUALITY DEGRADATION.
- PER AN AGREEMENT WITH THE DERRY CONSERVATION COMMISSION ON A SITE WALK CONDUCTED ON JUNE 5, 2021, A 25-FOOT NO-CUT BUFFER SHALL BE PLACED AS A RESTRICTION AT ALL WETLANDS ON NEW LOT, IN EFFORTS TO PROTECT AND PRESERVE THE WETLANDS AND THEIR RESOURCES.
- THE PROPOSED RESIDENTIAL LOT SHALL VOLUNTARILY BE EQUIPPED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM, CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES (NFPA 13R & 130).
- NEW LOT 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.

WETLAND NOTE:

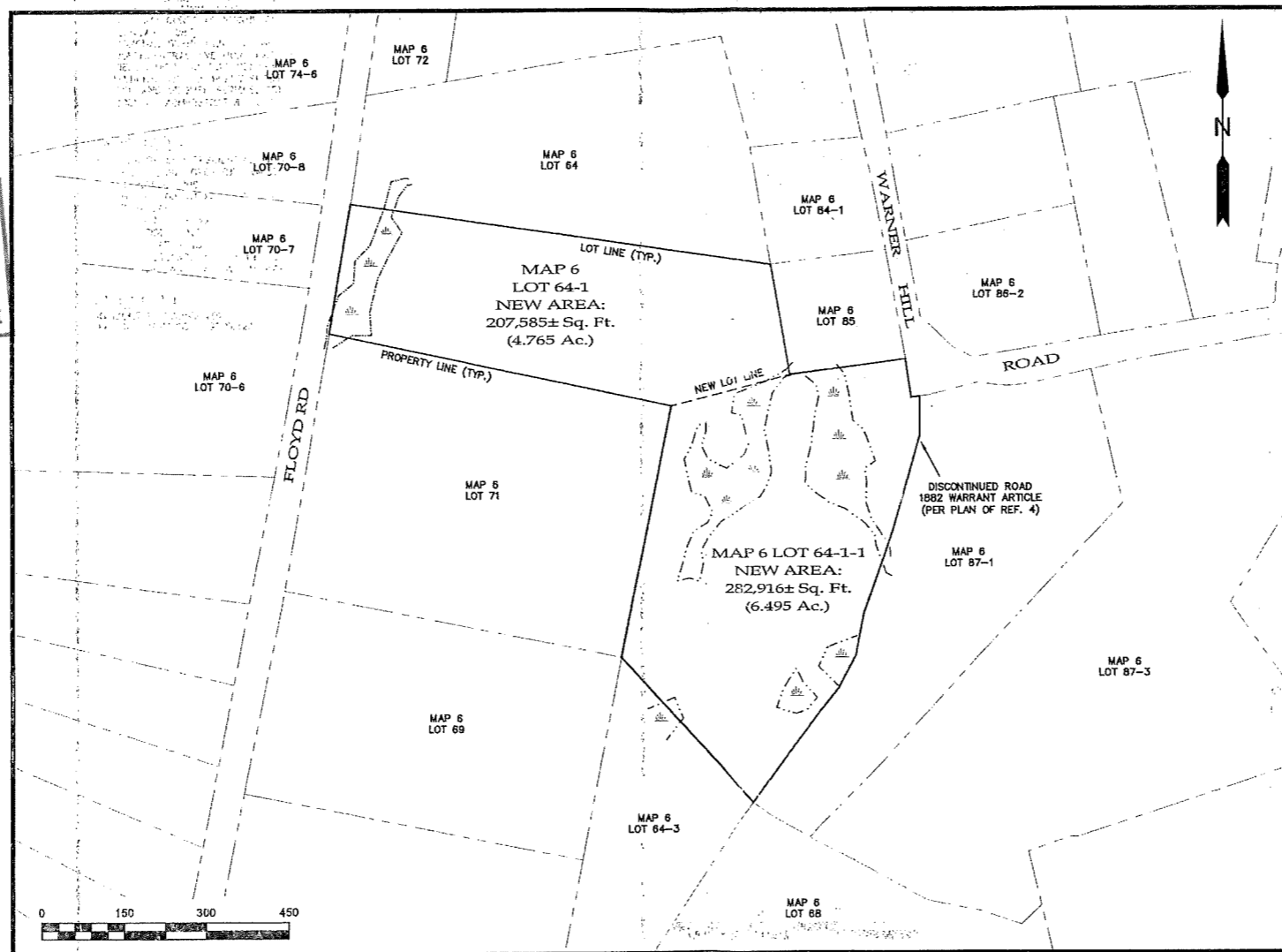
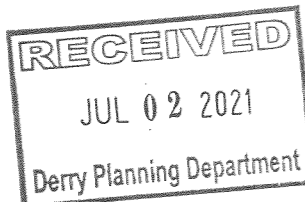
THE WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL, INC. ON MARCH 11, 2021 ACCORDING TO THE FOLLOWING STANDARDS:
 • US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY 1987).
 • REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL 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).

ZONING

LDR (LOW DENSITY RESIDENTIAL) MINIMUM:
 AREA: 3.00 ACRES (BY SOILS)
 FRONTAGE: 200'
 WIDTH: 200' 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: NAD83-2011
 VERTICAL: NAVD83 - GEOID12A



SHEET INDEX

DESCRIPTION	SHEET NO.
SUBDIVISION OVERVIEW PLAN	1
TOPOGRAPHIC SUBDIVISION PLAN	2
SUBDIVISION PLAT	3
WETLAND CROSSING & DRIVEWAY PLAN	4

NOTE:
 SHEET 3 OF 4 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.



PLANS OF REFERENCE

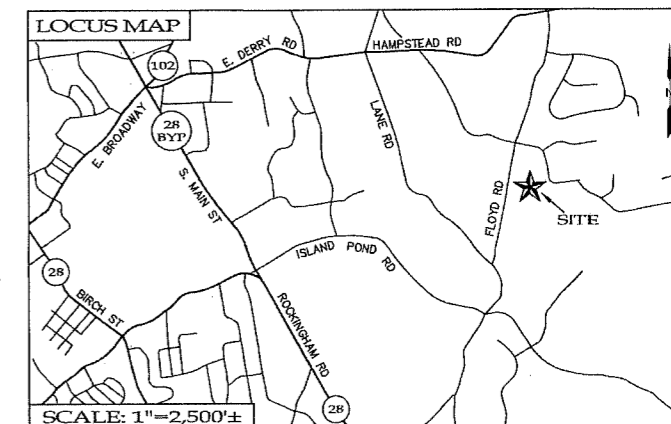
- SUBDIVISION OF MR. E. ROBICHAUD LAND, DERRY, N.H.; PREPARED FOR: MR. T. ROBICHAUD; PREPARED BY: B.V. PEARSON; DATED: JAN. 14, 1973; SCALE: 1"=20'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. D-3873.
- SUBDIVISION PLAN OF LOT 6-87 IN DERRY, N.H.; PREPARED FOR: FREDERICK G. TRACY; PREPARED BY: EDWARD N. HERBERT SURVEYOR ASSOC, INC; DATED: SEPTEMBER, 1981; SCALE: 1"=50'. SEE RCRD PLAN No. C-10405.
- SUBDIVISION PLAT OF LAND IN DERRY, N.H., OWNED BY EDWARD & JOHN COOPER; PREPARED BY: COOPER HOMES, INC; DATED: JULY, 1985; SCALE: 1"=50'. SEE RCRD PLAN No. D-14056.
- SUBDIVISION PLAN, MAP 118, LOT 0864, FLOYD ROAD, LANE ROAD, & WARNER HILL ROAD, DERRY, NEW HAMPSHIRE; PREPARED FOR: KATHLEEN B. LUKOSIUS; PREPARED BY: TURNING POINT LAND SURVEYORS & LAND PLANNERS; DATED: OCTOBER, 28, 1998; SCALE: 1"=100'. SEE RCRD PLAN No. D-27214.

STATE

- HIDES SUBDIVISION APPROVAL: PENDING
- MINIMUM IMPACT WETLANDS PERMITS: PENDING
- NO MATERIAL CONTAINING ANY LIVING OR VIBRANT 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

FEMA

THIS PARCEL OF LAND (MAP 6 LOT 64-1) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33015C0344E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.



VARIANCE

AT THEIR MEETING OF FEBRUARY 04, 2021, THE ZONING BOARD OF ADJUSTMENT UNANIMOUSLY VOTED TO GRANT A VARIANCE TO TERMS OF ARTICLE VI, SECTION 165-48.8.2 & 3 OF THE TOWN OF DERRY ZONING ORDINANCE TO ALLOW THE SUBDIVISION OF THE PROPERTY INTO 2 LOTS WITH ONE OF THE LOTS HAVING 86.52 FEET OF FRONTAGE (ON WARNER HILL ROAD) WHERE 200 FEET IS REQUIRED AT 36 FLOYD ROAD, PID 06064-001, ZONED LDR AS PRESENTED WITH THE FOLLOWING CONDITIONS:
 1. SUBJECT TO OBTAINING ALL STATE & TOWN PERMITS AND INSPECTIONS.
 2. SUBJECT TO PLANNING BOARD APPROVAL.

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

CERTIFIED BY:
 CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____

LAND OWNER OF RECORD

WILLIAM A. FORTIER TRUST
 36 FLOYD ROAD
 DERRY, NEW HAMPSHIRE
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5785 / PAGE 1148
 WILLIAM A. FORTIER TRUST _____ DATE _____

SUBDIVISION OVERVIEW PLAN

MAP 6 LOT 64-1
 WILLIAM A. FORTIER TRUST
 36 FLOYD ROAD
 DERRY, NEW HAMPSHIRE
 APRIL 15, 2021
 LAND OWNER OF RECORD:
 WILLIAM A. FORTIER TRUST
 36 FLOYD ROAD
 DERRY, NEW HAMPSHIRE
 SCALE: 1"=150' SHEET 1 OF 5

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

NO.	DATE	DESCRIPTION	BY
3	06/15/2021	PER TRC & CONSERVATION COMMISSION COMMENTS	BJW
2	06/14/2021	PER CONSERVATION COMMISSION SITE WALK & COMMENTS	BJW
1	05/25/2021	PER CONSERVATION COMMISSION COMMENTS AND CWS REVIEW	BJW

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF MAP 6 LOT 64-1 INTO TWO SINGLE-FAMILY RESIDENTIAL LOTS.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN MARCH OF 2021.
- 3) THE ORIGINAL AREA OF MAP 6 LOT 64-1 IS 490,479± Sq. Ft. (11,260 Ac.)
- 4) THE PROPOSED LOTS SHALL BE SERVICED BY PRIVATE, ONSITE SEPTICS AND WELLS.
- 5) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 22x34 (ANSI D) SIZE PAPER.
- 6) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.
- 7) ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.
- 8) THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAN HAD AN ADJUSTED LINEAR ERROR OF CLOSURE OF 1: 29,589.
- 9) THE DERRY CONSERVATION COMMISSION URGES THE APPLICANT TO MITIGATE ANY INVASIVE VEGETATION ON THE PARCEL USING APPROPRIATE CONTROL MEASURES PURSUANT TO STATE RULES AND GUIDELINES.
- 10) IT IS RECOMMENDED THAT THE CONSTRUCTION FOR THE MINIMUM WETLAND IMPACT OCCURS DURING DRY OR LOW/NO FLOW TIMES. IF CONSTRUCTION OCCURS DURING WET SEASONS OR HIGH WATER, APPROPRIATE BMPs SUCH AS DE-WATERING OF THE WORK AREA (DEPICTED HEREON) MUST BE UTILIZED TO MAINTAIN NORMAL WATER FLOWS DURING CONSTRUCTION, AND TO PREVENT WATER QUALITY DEGRADATION.
- 11) PER AN AGREEMENT WITH THE DERRY CONSERVATION COMMISSION ON A SITE WALK CONDUCTED ON JUNE 5, 2021, A 25-FOOT NO-CUT BUFFER SHALL BE PLACED AS A RESTRICTION AT ALL WETLANDS ON NEW LOT, IN EFFORTS TO PROTECT AND PRESERVE THE WETLANDS AND THEIR RESOURCES.
- 12) THE PROPOSED RESIDENTIAL LOT SHALL VOLUNTARILY BE EQUIPPED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM, CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES (NFPA 13R & 13D).
- 13) NEW LOT 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.
- 14) PER TOWN OF DERRY LDCR ARTICLE V, SECTION 170-26, A. 16 DRIVEWAYS OVER 150' IN LENGTH SHALL BE CONSTRUCTED TO ACCOMMODATE THE NEEDS OF FIRE APPARATUS, I.E. ADDITIONAL DRIVEWAY WIDTH, HAMMERHEAD TURNAROUND, ETC. THIS DRIVEWAY SHALL MEET THE DRIVEWAY DESIGN STANDARDS OF LDCR SUBSECTION.
- 15) THE TOWN OF DERRY SHALL NOT BE OBLIGATED FOR THE FUTURE MAINTENANCE OF THE PRIVATE DRIVEWAY WITHIN THE EXTENDED RIGHT-OF-WAY AT WARNER HILL ROAD.

LEGEND

- | | | | |
|---|-------------------|---|-------------------|
| □ | BOUND | ○ | ROCK |
| ⊕ | ELECTRIC METER | ⊙ | SHRUB |
| — | FLAG | — | SIGN |
| — | GUYWIRE | — | STUMP |
| — | HVAC UNIT | — | TREE - CONIFEROUS |
| — | IRON PIPE/REBAR | — | TREE - DECIDUOUS |
| — | LIGHT POST | — | UTILITY POLE |
| — | MAILBOX/PAPER BOX | — | WETLAND |
-
- | | |
|---|--------------------|
| — | CONTOUR MAJOR |
| — | CONTOUR MINOR |
| — | DELINEATED WETLAND |
| — | DRAINAGE LINE |
| — | EDGE OF PAVEMENT |
| — | OVERHEAD ELECTRIC |
| — | TREE LINE |
| ▨ | BUILDING |
| □ | CONCRETE |

PLANS OF REFERENCE

- 1) "SUBDIVISION OF MR. E. ROBICHAUD LAND, DERRY, N.H."; PREPARED FOR: MR. T. ROBICHAUD; PREPARED BY: B.V. PEARSON; DATED: JAN. 14, 1973; SCALE: 1"=20'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. D-3673.
- 2) "SUBDIVISION PLAN OF LOT 6-87 IN DERRY, N.H."; PREPARED FOR: FREDERICK G. TRACY; PREPARED BY: EDWARD N. HERBERT SURVEYOR ASSOC., INC; DATED: SEPTEMBER, 1981; SCALE: 1"=50'. SEE RCRD PLAN No. C-10405.
- 3) "SUBDIVISION PLAT OF LAND IN DERRY, N.H., OWNED BY EDWARD & JOHN COOPER"; PREPARED BY: COOPER HOMES, INC; DATED: JULY, 1985; SCALE: 1"=50'. SEE RCRD PLAN No. D-14056.
- 4) "SUBDIVISION PLAN, MAP 118, LOT 0864, FLOYD ROAD, LANE ROAD, & WARNER HILL ROAD, DERRY, NEW HAMPSHIRE"; PREPARED FOR: KATHLEEN B. LUKOSIUS; PREPARED BY: TURNING POINT LAND SURVEYORS & LAND PLANNERS; DATED: OCTOBER, 29, 1998; SCALE: 1"=100'. SEE RCRD PLAN No. D-27214.

ZONING

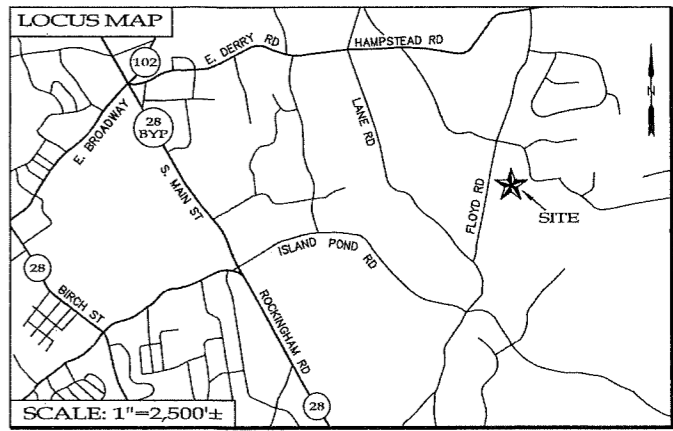
LDR (LOW DENSITY RESIDENTIAL) MINIMUM:
 AREA: 3.00 ACRES (BY SOILS)
 FRONTAGE: 200'
 WIDTH: 200' AT FRONT 35' SETBACK
 SETBACKS:
 FRONT - 35'
 SIDE - 15'
 REAR - 15'
 WETLANDS > 1 Ac. IN SIZE - 75'
 WETLANDS < 1 Ac. IN SIZE - 30'

DATUM

HORIZONTAL: NAD83-2011
 VERTICAL: NAVD88 - GEOD12A

FEMA

THIS PARCEL OF LAND (MAP 6 LOT 64-1) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33015C0344E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.



VARIANCE

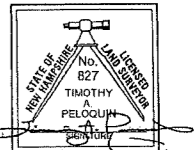
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 1. SUBJECT TO OBTAINING ALL STATE & TOWN PERMITS AND INSPECTIONS.
 2. SUBJECT TO PLANNING BOARD APPROVAL.

STATE

- 1) NHDES SUBDIVISION APPROVAL: PENDING
- 2) MINIMUM IMPACT WETLANDS PERMIT: PENDING
- 3) 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

WETLAND NOTE:

THE WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL, INC. ON MARCH 11, 2021 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).



LAND OWNER OF RECORD
 WILLIAM A. FORTIER TRUST
 36 FLOYD ROAD
 DERRY, NEW HAMPSHIRE
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5785 / PAGE 1148

TOPOGRAPHIC SUBDIVISION PLAN
 MAP 6 LOT 64-1
 WILLIAM A. FORTIER TRUST
 36 FLOYD ROAD
 DERRY, NEW HAMPSHIRE
 APRIL 15, 2021

LAND OWNER OF RECORD:
 WILLIAM A. FORTIER TRUST
 36 FLOYD ROAD
 DERRY, NEW HAMPSHIRE
 SCALE: 1"=60' SHEET 2 OF 5

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

NO.	DATE	DESCRIPTION	BY
4	07/01/2021	PER ENGINEERING DEPT COMMENTS	BJW
3	06/15/2021	PER TRC & CONSERVATION COMMISSION COMMENTS	BJW
2	06/14/2021	PER CONSERVATION COMMISSION SITE WALK & COMMENTS	BJW

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NOTES

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- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN MARCH OF 2021.
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- 8) THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAN HAD AN ADJUSTED LINEAR ERROR OF CLOSURE OF 1: 29,568.
- 9) THE DERRY CONSERVATION COMMISSION URGES THE APPLICANT TO MITIGATE ANY INVASIVE VEGETATION ON THE PARCEL USING APPROPRIATE CONTROL MEASURES PURSUANT TO STATE RULES AND GUIDELINES.
- 10) IT IS RECOMMENDED THAT THE CONSTRUCTION FOR THE MINIMUM WETLAND IMPACT OCCURS DURING DRY OR LOW/NO FLOW TIMES. IF CONSTRUCTION OCCURS DURING WET SEASONS OR HIGH WATER, APPROPRIATE BMPs SUCH AS DE-WATERING OF THE WORK AREA (DEPICTED HEREON) MUST BE UTILIZED TO MAINTAIN NORMAL WATER FLOWS DURING CONSTRUCTION, AND TO PREVENT WATER QUALITY DEGRADATION.
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- 13) NEW LOT 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.
- 14) PER TOWN OF DERRY LDCR ARTICLE V, SECTION 170-25, A 18' DRIVEWAYS OVER 150' IN LENGTH SHALL BE CONSTRUCTED TO ACCOMMODATE THE NEEDS OF FIRE APPARATUS, I.E. ADDITIONAL DRIVEWAY WIDTH, HAMMERHEAD TURNAROUND, ETC. THIS DRIVEWAY SHALL MEET THE DRIVEWAY DESIGN STANDARDS OF LDCR SUBSECTION.
- 15) THE TOWN OF DERRY SHALL NOT BE OBLIGATED FOR THE FUTURE MAINTENANCE OF THE PRIVATE DRIVEWAY WITHIN THE EXTENDED RIGHT-OF-WAY AT WARNER HILL ROAD.

VARIANCE

AT THEIR MEETING OF FEBRUARY 04, 2021, THE ZONING BOARD OF ADJUSTMENT UNANIMOUSLY VOTED TO GRANT A VARIANCE TO TERMS OF ARTICLE VI, SECTION 185-48.8.2 & 3 OF THE TOWN OF DERRY ZONING ORDINANCE TO ALLOW THE SUBDIVISION OF THE PROPERTY INTO 2 LOTS WITH ONE OF THE LOTS HAVING 86.52 FEET OF FRONTAGE (ON WARNER HILL ROAD) WHERE 200 FEET IS REQUIRED AT 36 FLOYD ROAD, PID 06064-001, ZONED LDR AS PRESENTED WITH THE FOLLOWING CONDITIONS:

1. SUBJECT TO OBTAINING ALL STATE & TOWN PERMITS AND INSPECTIONS.
2. SUBJECT TO PLANNING BOARD APPROVAL.

STATE

- 1) NHDES SUBDIVISION APPROVAL: PENDING
- 2) MINIMUM IMPACT WETLANDS PERMIT: PENDING
- 3) NO MATERIAL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (AR03800 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

WETLAND NOTE:

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- 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).

PLANS OF REFERENCE

- 1) "SUBDIVISION OF MR. E. ROBICHAUD LAND, DERRY, N.H.," PREPARED FOR: MR. T. ROBICHAUD; PREPARED BY: B.V. PEARSON; DATED: JAN. 14, 1973; SCALE: 1"=20'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. D-3873.
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- 4) "SUBDIVISION PLAN, MAP 118, LOT 0684, FLOYD ROAD, LANE ROAD, & WARNER HILL ROAD, DERRY, NEW HAMPSHIRE"; PREPARED FOR: KATHLEEN B. LUKOSIUS; PREPARED BY: TURNING POINT LAND SURVEYORS & LAND PLANNERS; DATED: OCTOBER, 29, 1998; SCALE: 1"=100'. SEE RCRD PLAN No. D-27214.

FEMA

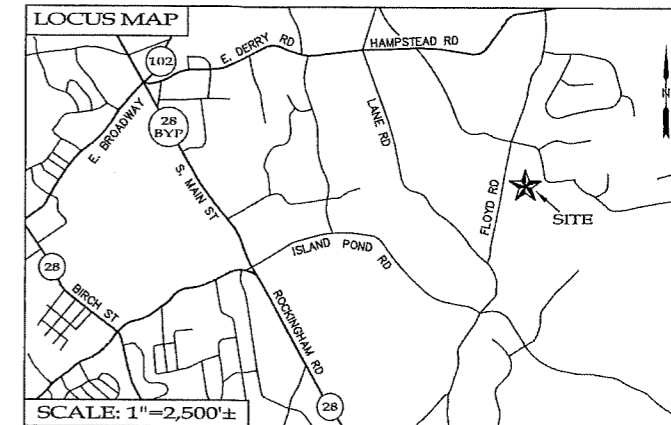
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ZONING

LDR (LOW DENSITY RESIDENTIAL) MINIMUM:
 AREA: 3.00 ACRES (BY SOILS)
 FRONTAGE: 200'
 WIDTH: 200' AT FRONT 35' SETBACK
 SETBACKS:
 FRONT - 35'
 SIDE - 15'
 REAR - 15'
 WETLANDS > 1 Ac. IN SIZE - 75'
 WETLANDS < 1 Ac. IN SIZE - 30'

DATUM

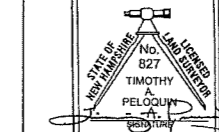
HORIZONTAL: NAD83-2011
 VERTICAL: NAVD83 - GEOID12A



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: 07-01-2021

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

CERTIFIED BY: _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

LAND OWNER OF RECORD

WILLIAM A. FORTIER TRUST
 36 FLOYD ROAD
 DERRY, NEW HAMPSHIRE
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5785 / PAGE 1148

WILLIAM A. FORTIER TRUST _____ DATE _____

SUBDIVISION PLAT
 MAP 6 LOT 64-1
 WILLIAM A. FORTIER TRUST
 36 FLOYD ROAD
 DERRY, NEW HAMPSHIRE
 APRIL 15, 2021

LAND OWNER OF RECORD:

WILLIAM A. FORTIER TRUST
 36 FLOYD ROAD
 DERRY, NEW HAMPSHIRE

SCALE: 1"=60' SHEET 3 OF 5

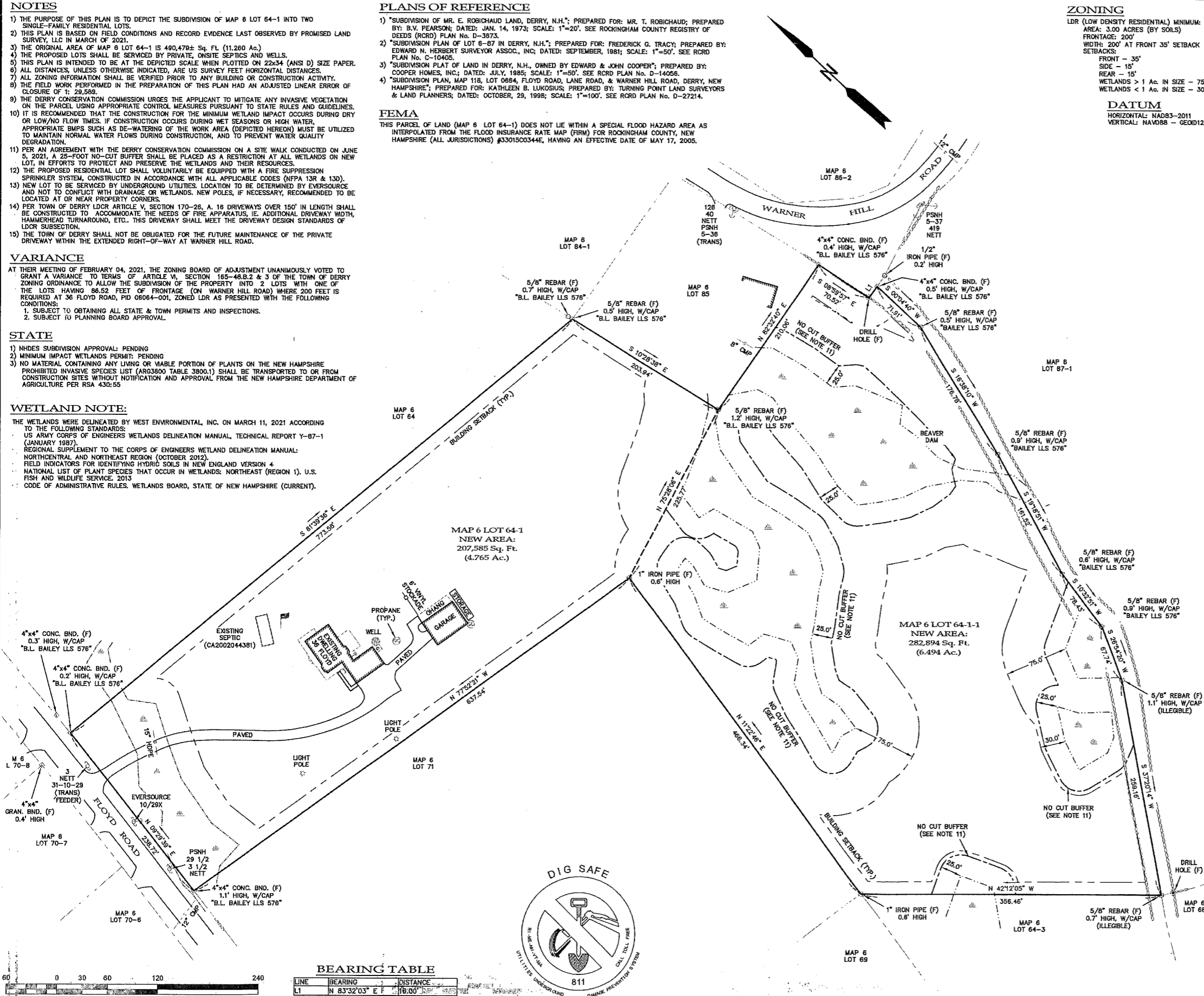
PREPARED BY:

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 PO Box 447
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REVISIONS

NO.	DATE	DESCRIPTION	BY
4	07/01/2021	PER ENGINEERING DEPT COMMENTS	BJW
3	06/15/2021	PER TRC & CONSERVATION COMMISSION COMMENTS	BJW
2	06/14/2021	PER CONSERVATION COMMISSION SITE WALK & COMMENTS	BJW

NA:Carlison2020\2975\DWG\d2975s1.dwg



BEARING TABLE

LINE	BEARING	DISTANCE
L1	N 83°32'03" E	16.00'



NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF MAP 6 LOT 64-1 INTO TWO SINGLE-FAMILY RESIDENTIAL LOTS.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN MARCH OF 2021.
- 3) THE ORIGINAL AREA OF MAP 6 LOT 64-1 IS 490,479± Sq. Ft. (11,280 Ac.)
- 4) THE PROPOSED LOTS SHALL BE SERVICED BY PRIVATE, ONSITE SEPTICS AND WELLS.
- 5) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 22x34 (ANSI D) SIZE PAPER.
- 6) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.
- 7) ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.
- 8) THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAN HAD AN ADJUSTED LINEAR ERROR OF CLOSURE OF 1: 29,569.
- 9) THE DERRY CONSERVATION COMMISSION URGES THE APPLICANT TO MITIGATE ANY INVASIVE VEGETATION ON THE PARCEL USING APPROPRIATE CONTROL MEASURES PURSUANT TO STATE RULES AND GUIDELINES.
- 10) IT IS RECOMMENDED THAT THE CONSTRUCTION FOR THE MINIMUM WETLAND IMPACT OCCURS DURING DRY OR LOW/NO FLOW TIMES. IF CONSTRUCTION OCCURS DURING WET SEASONS OR HIGH WATER, APPROPRIATE BMPs SUCH AS DE-WATERING OF THE WORK AREA (DEPICTED HEREON) MUST BE UTILIZED TO MAINTAIN NORMAL WATER FLOWS DURING CONSTRUCTION, AND TO PREVENT WATER QUALITY DEGRADATION.
- 11) PER AN AGREEMENT WITH THE DERRY CONSERVATION COMMISSION ON A SITE WALK CONDUCTED ON JUNE 5, 2021, A 25-FOOT NO-CUT BUFFER SHALL BE PLACED AS A RESTRICTION AT ALL WETLANDS ON NEW LOT, IN EFFORTS TO PROTECT AND PRESERVE THE WETLANDS AND THEIR RESOURCES.
- 12) THE PROPOSED RESIDENTIAL LOT SHALL VOLUNTARILY BE EQUIPPED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM, CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES (NFPA 13R & 13D).
- 13) NEW LOT 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.
- 14) PER TOWN OF DERRY LDCR ARTICLE V, SECTION 170-26, A, 18 DRIVEWAYS OVER 150' IN LENGTH SHALL BE CONSTRUCTED TO ACCOMMODATE THE NEEDS OF FIRE APPARATUS, I.E. ADDITIONAL DRIVEWAY WIDTH, HAMMERHEAD TURNAROUND, ETC.. THIS DRIVEWAY SHALL MEET THE DRIVEWAY DESIGN STANDARDS OF LDCR SUBSECTION.
- 15) THE TOWN OF DERRY SHALL NOT BE OBLIGATED FOR THE FUTURE MAINTENANCE OF THE PRIVATE DRIVEWAY WITHIN THE EXTENDED RIGHT-OF-WAY AT WARNER HILL ROAD.

VARIANCE

AT THEIR MEETING OF FEBRUARY 04, 2021, THE ZONING BOARD OF ADJUSTMENT UNANIMOUSLY VOTED TO GRANT A VARIANCE TO TERMS OF ARTICLE VI, SECTION 165-48.6.2 & 3 OF THE TOWN OF DERRY ZONING ORDINANCE TO ALLOW THE SUBDIVISION OF THE PROPERTY INTO 2 LOTS WITH ONE OF THE LOTS HAVING 86.52 FEET OF FRONTAGE (ON WARNER HILL ROAD) WHERE 200 FEET IS REQUIRED AT 36 FLOYD ROAD, PID 08064-001, ZONED LDR AS PRESENTED WITH THE FOLLOWING CONDITIONS:

1. SUBJECT TO OBTAINING ALL STATE & TOWN PERMITS AND INSPECTIONS.
2. SUBJECT TO PLANNING BOARD APPROVAL.

STATE

- 1) NHDES SUBDIVISION APPROVAL: PENDING
- 2) MINIMUM IMPACT WETLANDS PERMIT: PENDING
- 3) NO MATERIAL CONTAINING ANY LIVING OR VISIBLE 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 430:65

WETLAND NOTE:

THE WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL, INC. ON MARCH 11, 2021 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).
- NORTH CENTRAL 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).

ZONING

LDR (LOW DENSITY RESIDENTIAL) MINIMUM:
 AREA: 3.00 ACRES (BY SOILS)
 FRONTAGE: 200'
 WIDTH: 200' AT FRONT 35' SETBACK
 SETBACKS:
 FRONT - 35'
 SIDE - 15'
 REAR - 15'
 WETLANDS > 1 Ac. IN SIZE - 75'
 WETLANDS < 1 Ac. IN SIZE - 30'

DATUM

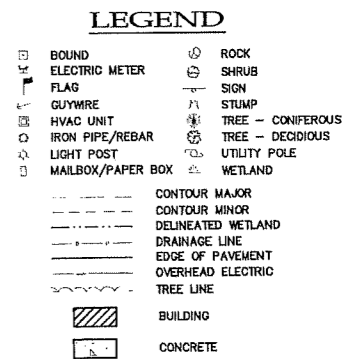
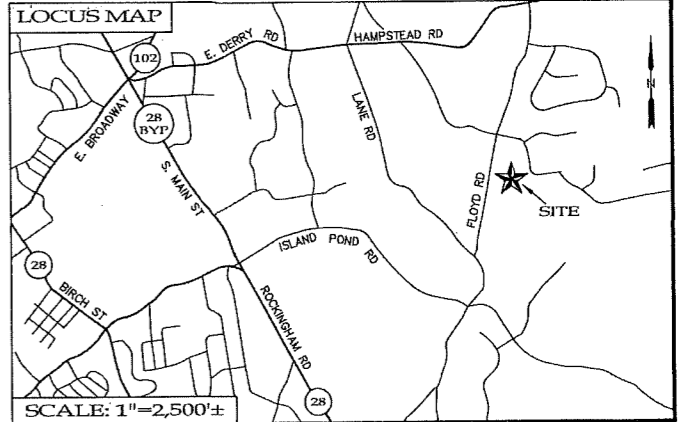
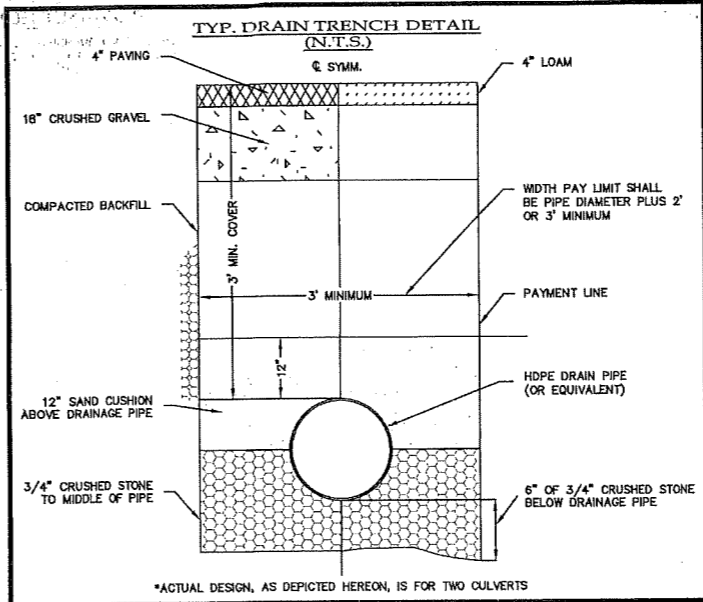
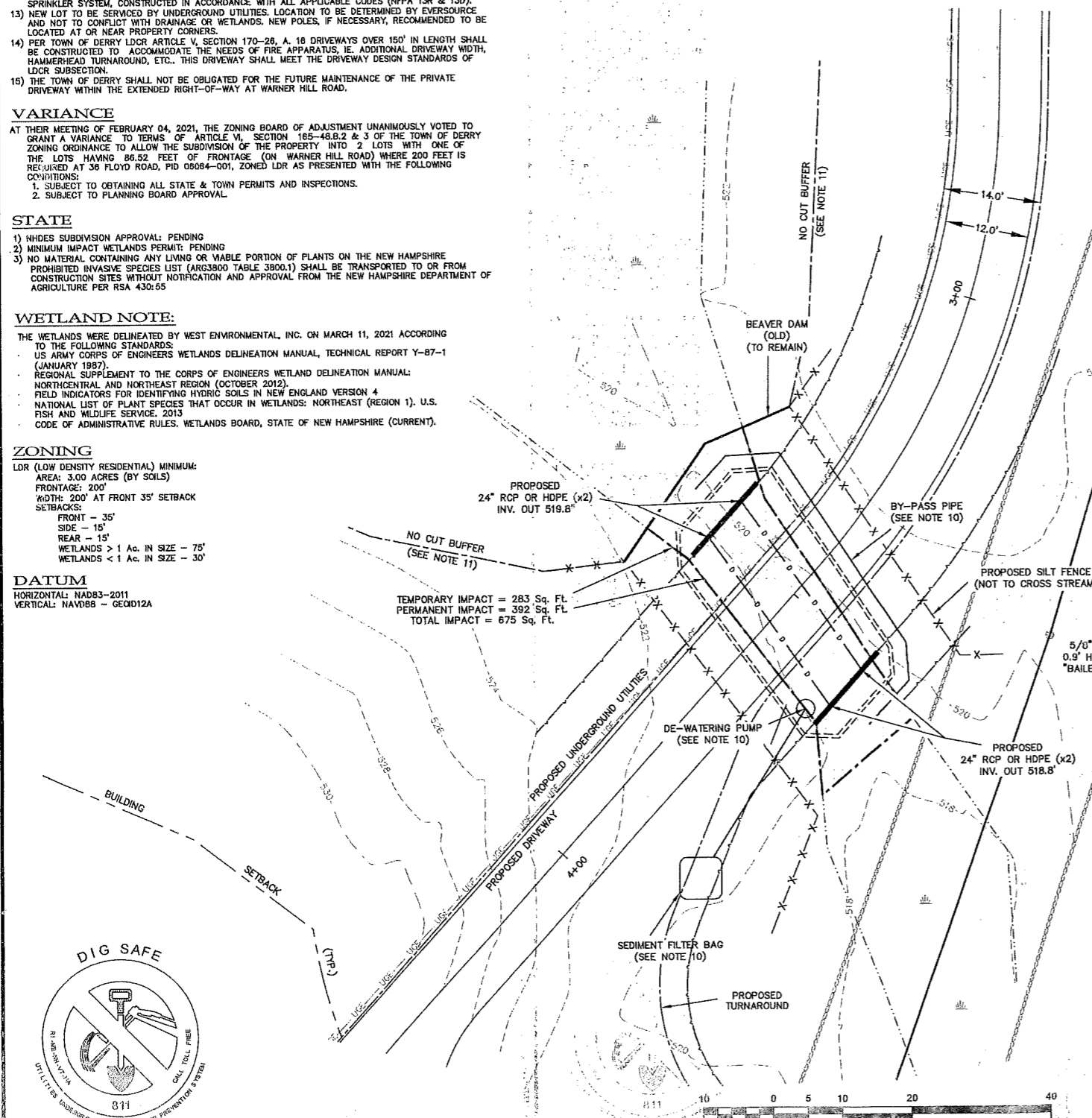
HORIZONTAL: NAD83-2011
 VERTICAL: NAVD83 - GEOID12A

PLANS OF REFERENCE

- 1) "SUBDIVISION OF MR. E. ROBICHAUD LAND, DERRY, N.H.", PREPARED FOR: MR. T. ROBICHAUD; PREP BY: B.V. PEARSON; DATED: JAN. 14, 1973; SCALE: 1"=20'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. D-3673.
- 2) "SUBDIVISION PLAN OF LOT 6-87 IN DERRY, N.H.", PREPARED FOR: FREDERICK G. TRACY; PREPARED BY: EDWARD N. HERBERT SURVEYOR ASSOC., INC; DATED: SEPTEMBER, 1981; SCALE: 1"=50'. SEE RCRD PLAN No. C-10405.
- 3) "SUBDIVISION PLAN OF LAND IN DERRY, N.H., OWNED BY EDWARD & JOHN COOPER"; PREPARED BY: COOPER HOMES, INC.; DATED: JULY, 1985; SCALE: 1"=50'. SEE RCRD PLAN No. D-14056.
- 4) "SUBDIVISION PLAN, MAP 11B, LOT 0684, FLOYD ROAD, LANE ROAD, & WARNER HILL ROAD, DERRY, 1 HAMPSHIRE"; PREPARED FOR: KATHLEEN B. LUKOSIUS; PREPARED BY: TURNING POINT LAND SURVEY & LAND PLANNERS; DATED: OCTOBER, 29, 1998; SCALE: 1"=100'. SEE RCRD PLAN No. D-27214.

FEMA

THIS PARCEL OF LAND (MAP 6 LOT 64-1) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #3301SC0344E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.



LAND OWNER OF RECORD
 WILLIAM A. FORTIER TRUST
 36 FLOYD ROAD
 DERRY, NEW HAMPSHIRE
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5785 / PAGE 1148

WETLAND CROSSING PLAN
 MAP 6 LOT 64-1
 WILLIAM A. FORTIER TRUST
 36 FLOYD ROAD
 DERRY, NEW HAMPSHIRE
 APRIL 15, 2021

LAND OWNER OF RECORD:
 WILLIAM A. FORTIER TRUST
 36 FLOYD ROAD
 DERRY, NEW HAMPSHIRE

SCALE: 1"=10' SHEET 4 OF 5

PREPARED BY:

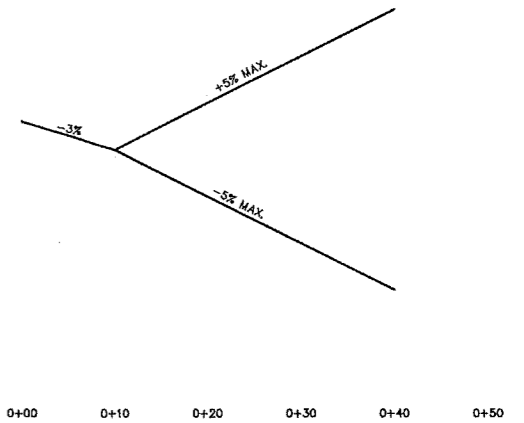
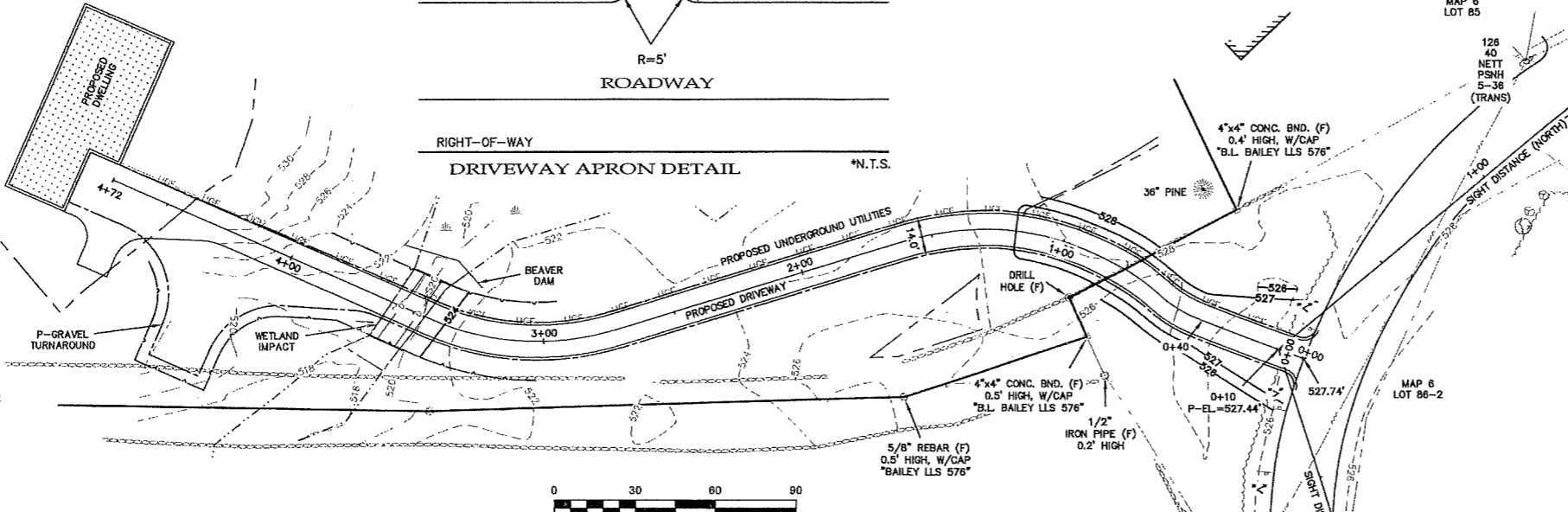
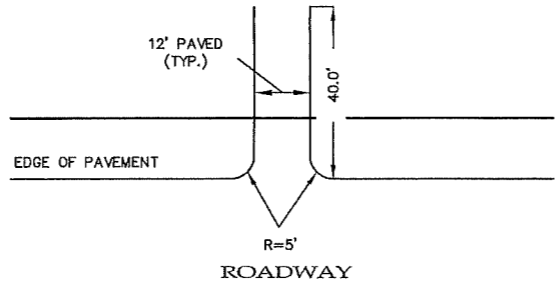
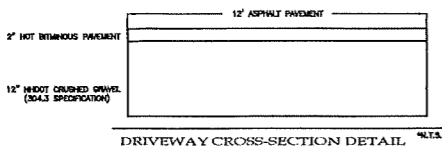
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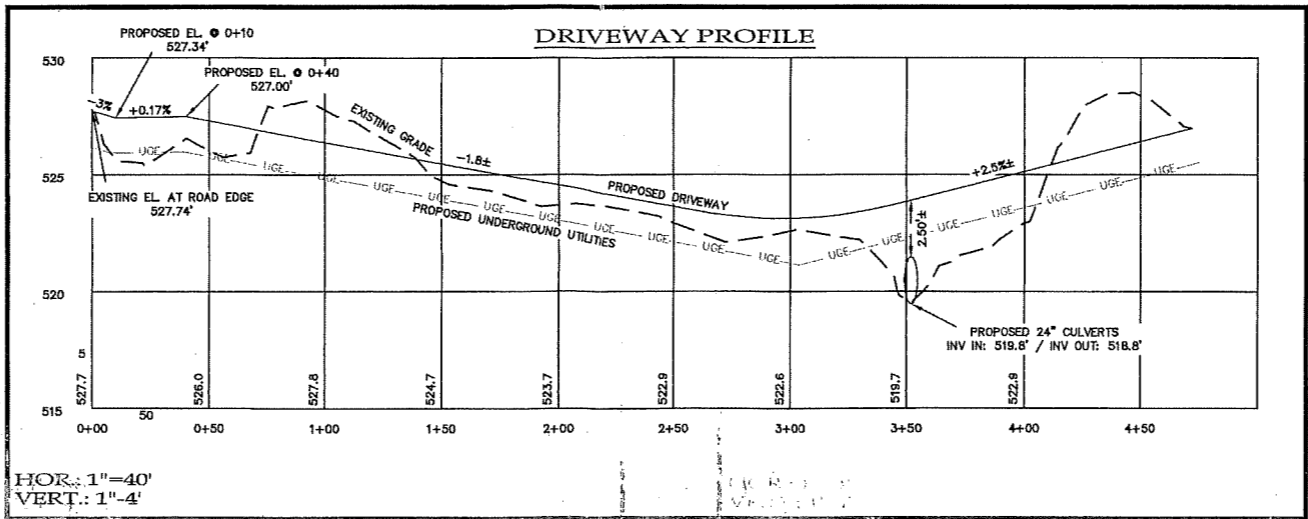
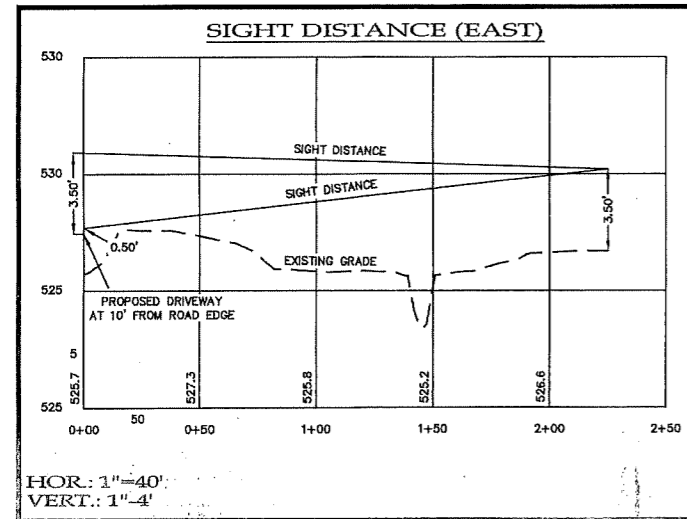
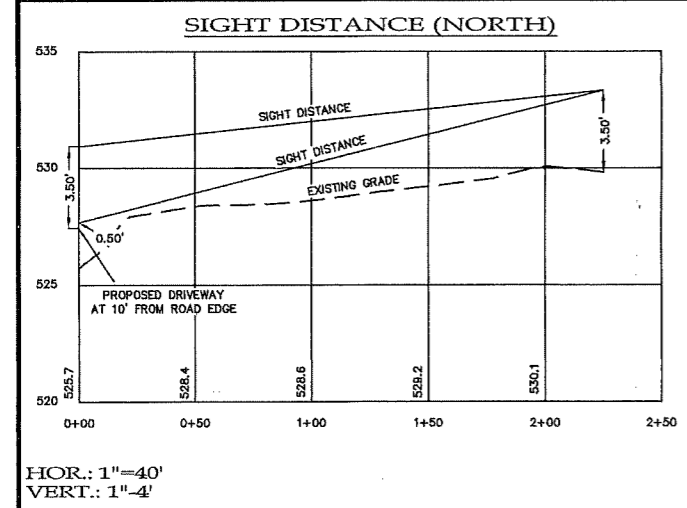
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TYPICAL DRIVEWAY PROFILE
SCALE: 1"=10' HORIZONTAL; 1"=1' VERTICAL



SIGHT DISTANCE CERTIFICATIONS
I HEREBY CERTIFY THAT ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF DERRY IN ACCORDANCE WITH THE LAND CONTROL DEVELOPMENT REGULATIONS SHALL BE ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

TIMOTHY A. PELOQUIN, LLS
DATE: 07-01-2021

LAND OWNER OF RECORD
WILLIAM A. FORTIER TRUST
36 FLOYD ROAD
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5785 / PAGE 1148

DRIVEWAY PLAN & PROFILE PLAN
MAP 6 LOT 64-1
WILLIAM A. FORTIER TRUST
36 FLOYD ROAD
DERRY, NEW HAMPSHIRE
JUNE 15, 2021

LAND OWNER OF RECORD:
WILLIAM A. FORTIER TRUST
36 FLOYD ROAD
DERRY, NEW HAMPSHIRE

SCALE: AS NOTED SHEET 5 OF 5

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