

Planning Department, December 19, 2018

APPLICANT: Estate of Donald Gagne
Pat Sullivan, Executor

DEVELOPER: NA

PROJECT: NA

LOCATION: Parcel ID 12118, 17 Back Chester Road

PURPOSE: The purpose of this plan is for a two-lot subdivision located in the Low-Density Residential District. There is an existing home on the parcel. One new building lot is being created. The new lot will be 5.04 acres.

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

WAIVERS: None requested.

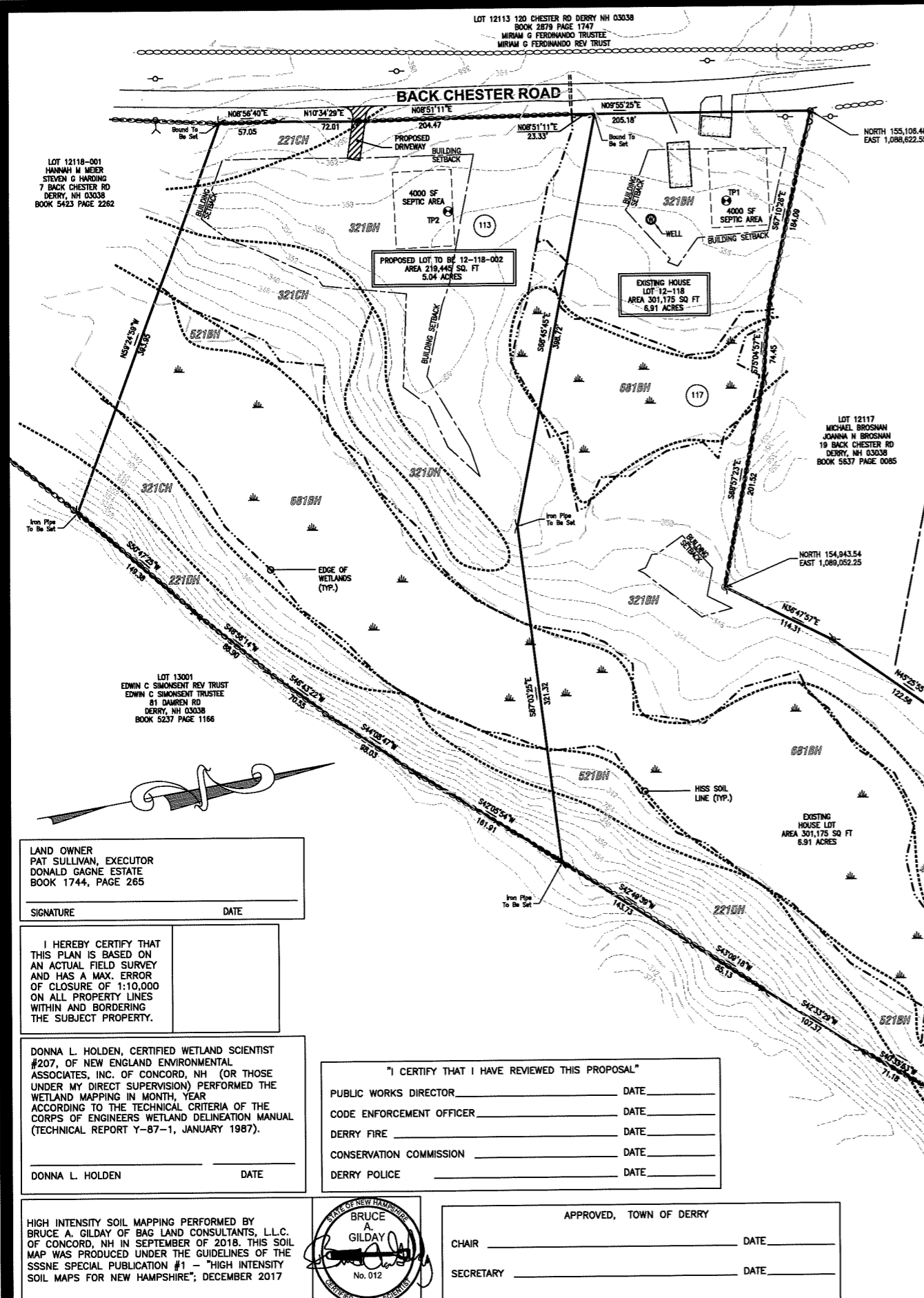
STATE PERMITS: NA

RECOMMENDATION: Staff would recommend approval of the subdivision plan.

BY:



George H. Sioras, Planning Director



LEGEND

- PROPERTY LINE
- - - ABUTMENT LINE
- - - SETBACK LINE
- HISS SOILS TYPE
- HISS SOILS
- WETLAND
- 100 YEAR FLOODLINE
- MAJOR CONTOUR
- MINOR CONTOUR
- STONEWALL
- BUILDING
- EDGE OF WETLAND
- ELECTRIC-OVERHEAD
- REBAR/IRON PIN FOUND
- ⊙ DRILL HOLE FOUND
- UTILITY POLE
- GUY WIRE

PLAN REFERENCES:

SURVEY OF THE LAND OF ALICE LAYNE, DATED 11-15-76 BY B.V. PEARSON ASSOC. RCRD #D-8525.

ADAMS TRUST ROW PLAN, DWG NO. 363-18 BY PUBLIC SERVICE CO. OF NEW HAMPSHIRE DATED 12-18-74.

SUBDIVISION OF DONALD AND MABLE GAGNE DERRY NH BY HOLDEN ENGINEERING AND SURVEYING INC. DATED 7-9-86, RECORDED AS PLAN D-18704 AT THE RCRD.

NOTES:

- THE OWNER OF LOT 12118 IS ESTATE OF DONALD P GAGNE, PAT SULLMAN EXECUTOR, 159 HERMIT RD, MANCHESTER, NH 03109. DEED REFERENCE BOOK 1744, PAGE 265 RCRD.
- THE AREA OF LOT 12118 IS 520,824 SQ. FT. OR 11.95 ACRES.
- LOT 12118 IS LOCATED IN THE LOW DENSITY RESIDENTIAL DISTRICT (LDR) ZONE. MINIMUM LOT SIZE WILL BE 3 ACRES BASED UPON SOIL BASED LOT SIZE DETERMINATION. MINIMUM FRONTAGE 200 FEET. MINIMUM YARD DEPTHS, FRONT 35, SIDE AND REAR SHALL BE 15 FEET.
- BEARINGS ARE BASED UPON NH STATE PLANE COORDINATES.
- CONTOURS WERE ACQUIRED FROM THE TOWN OF DERRY GIS SITE.
- HIGH INTENSITY SOIL MAPPING WAS PERFORMED BY BRUCE GILDAY.
- PLAN PURPOSE IS TO SUBDIVIDE LOT 12118 INTO TWO LOTS.
- PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FEMA PANEL 33015C0342E. THE PROPOSED NEW LOT WILL BE SERVICED BY AN ON SITE SEPTIC SYSTEM AND WELL.
- EXISTING HOUSE IS CURRENTLY SERVICED BY ON SITE SEPTIC SYSTEM AND WELL. BOTH LOTS ARE OVER 5 ACRES IN SIZE AND DO NOT REQUIRE STATE OF NEW HAMPSHIRE SUBDIVISION APPROVAL.
- PROPOSED DRIVEWAY TO BE CONSTRUCTED IN ACCORDANCE WITH DERRY SUBDIVISION REGULATIONS AND PROFILE SHEET.
- PROPOSED LOT 12-118-02 WILL BE REQUIRED TO COMPLY WITH RESIDENTIAL SPRINKLERS.

H.I.S.S. LEGEND

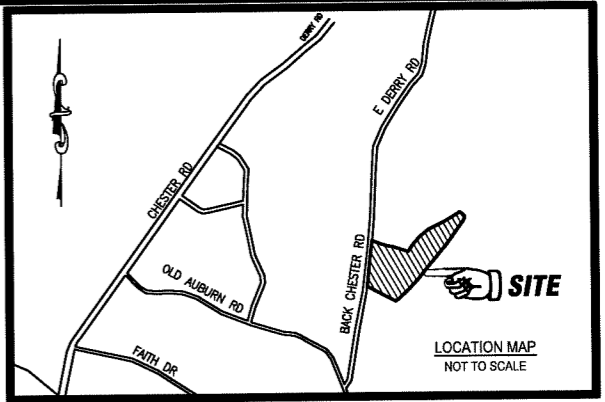
221*H - WELL DRAINED, GLACIAL TILL, WITH NO RESTRICTIVE FEATURES, 8-25%

321*H - MODERATELY WELL DRAINED, GLACIAL TILL, NO RESTRICTIVE FEATURES, 0-25%

421BH - SOMEWHAT POORLY DRAINED, GLACIAL TILL, NO RESTRICTIVE FEATURES, 0-8%

521BH - POORLY DRAINED, GLACIAL TILL, NO RESTRICTIVE FEATURES, 0-8%

681BH - VERY POORLY DRAINED, ORGANIC MATERIAL, NO RESTRICTIVE FEATURES, 0-8%



LOT SIZE BY SOIL CLASSIFICATION

EXISTING HOUSE LOT					
SOIL TYPE	1	2	3	4	5
	SOIL AREA (SF)	GROUP 5 AREA (SF)	GROUP 6 / LEDGE SOIL AREA (SF)	MIN. AREA REQ'D / LOT (SF)	% MIN. LOT
221 DH	22,961			40,000	57.4%
321 BH	146,700			50,000	293.4%
421 BH	7,671	20,222		75,000	10.2%
521 BH			103,821		
681 BH					
SUB TOTAL	177,332	20,222	103,821	301,175	
TOTAL				301,175	

PART III 1 + 2 + 3 = TOTAL LOT AREA SHOWN = 301,175 SF OR 6.91 ACRES

NEW LOT

SOIL TYPE	1	2	3	4	5
	SOIL AREA (SF)	GROUP 5 AREA (SF)	GROUP 6 / LEDGE SOIL AREA (SF)	MIN. AREA REQ'D / LOT (SF)	% MIN. LOT
221 BH	4,978			40,000	12.4%
221 DH	21,415			60,000	35.7%
321 BH	70,933			50,000	141.8%
321 CH	41,073			75,000	54.7%
321 DH	9,970			100,000	10.0%
521 BH		3,395			
681 BH			67,681		
SUB TOTAL	148,369	3,395	67,681	219,445	
TOTAL				219,445	

PART III 1 + 2 + 3 = TOTAL LOT AREA SHOWN = 219,445 SF OR 5.04 ACRES

RECEIVED
PLANNING DEPARTMENT

LAND OWNER
PAT SULLMAN, EXECUTOR
DONALD GAGNE ESTATE
BOOK 1744, PAGE 265

SIGNATURE _____ DATE _____

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAX. ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

DONNA L. HOLDEN, CERTIFIED WETLAND SCIENTIST #207, OF NEW ENGLAND ENVIRONMENTAL ASSOCIATES, INC. OF CONCORD, NH (OR THOSE UNDER MY DIRECT SUPERVISION) PERFORMED THE WETLAND MAPPING IN MONTH, YEAR ACCORDING TO THE TECHNICAL CRITERIA OF THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

DONNA L. HOLDEN _____ DATE _____

"I CERTIFY THAT I HAVE REVIEWED THIS PROPOSAL"

PUBLIC WORKS DIRECTOR _____ DATE _____

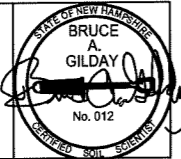
CODE ENFORCEMENT OFFICER _____ DATE _____

DERRY FIRE _____ DATE _____

CONSERVATION COMMISSION _____ DATE _____

DERRY POLICE _____ DATE _____

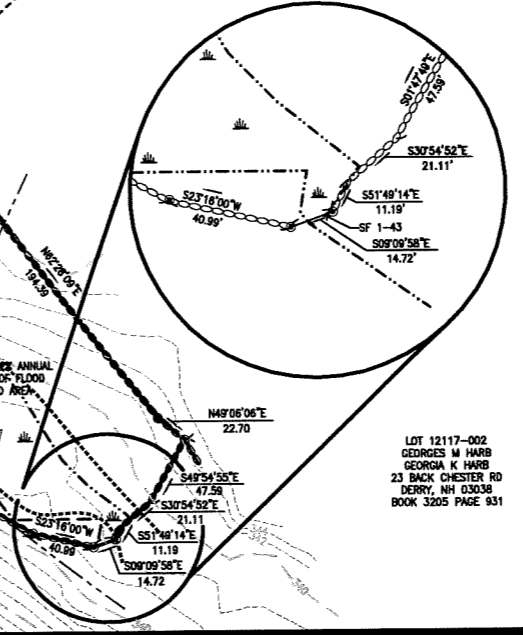
HIGH INTENSITY SOIL MAPPING PERFORMED BY BRUCE A. GILDAY OF BAG LAND CONSULTANTS, L.L.C. OF CONCORD, NH IN SEPTEMBER OF 2018. THIS SOIL MAP WAS PRODUCED UNDER THE GUIDELINES OF THE SSSNE SPECIAL PUBLICATION #1 - "HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE", DECEMBER 2017



APPROVED, TOWN OF DERRY

CHAIR _____ DATE _____

SECRETARY _____ DATE _____



SUBDIVISION PLAN

MAP 12, LOT 118
ESTATE OF DONALD GAGNE
17 BACK CHESTER ROAD
DERRY, ROCKINGHAM COUNTY, NEW HAMPSHIRE
09-25-18

Revision Date	Revision Description

Scale: 1" = 60'-0"

Dr. By: SP/NRE Ck By: DSJ

H.E.S. Job No. 1820114

Field Book No. _____

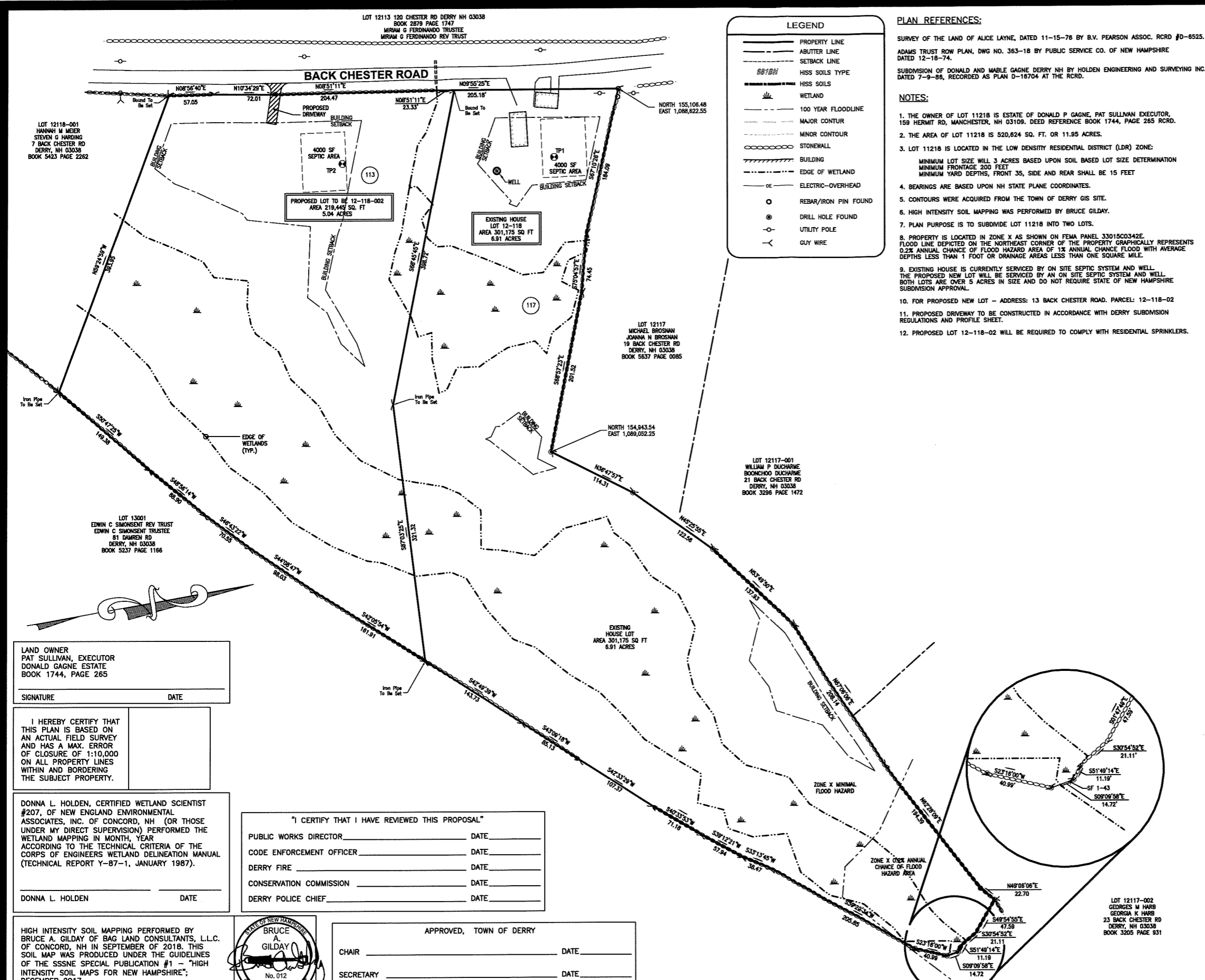
Field Book Page No. _____

Sheet No. 1 of 3

HOLDEN ENGINEERING & SURVEYING, Inc.

56 Old Suncook Road - Unit #A
PO Box 480 Concord, N.H. 03302
(603) 225-6449

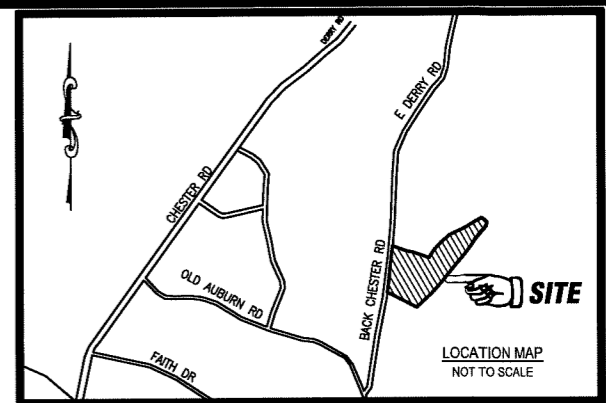
9 Constitution Drive
Bedford, N.H. 03110
(603) 472-2078



LEGEND

- PROPERTY LINE
- - - ABUTTER LINE
- - - SETBACK LINE
- SS1B81 HISS SOILS TYPE
- SS1B81 HISS SOILS
- WETLAND
- 100 YEAR FLOODLINE
- MAJOR CONTOUR
- MINOR CONTOUR
- STONEWALL
- BUILDING
- EDGE OF WETLAND
- OE — ELECTRIC-OVERHEAD
- REBAR/IRON PIN FOUND
- DRILL HOLE FOUND
- UTILITY POLE
- GUY WIRE

- PLAN REFERENCES:**
- SURVEY OF THE LAND OF ALICE LAYNE, DATED 11-15-76 BY B.V. PEARSON ASSOC. RCRD #D-8525.
 - ADAMS TRUST ROW PLAN, DWG NO. 383-18 BY PUBLIC SERVICE CO. OF NEW HAMPSHIRE DATED 12-18-74.
 - SUBDIVISION OF DONALD AND MABLE GAGNE DERRY NH BY HOLDEN ENGINEERING AND SURVEYING INC., DATED 7-9-86, RECORDED AS PLAN D-18704 AT THE RCRD.
- NOTES:**
1. THE OWNER OF LOT 121218 IS ESTATE OF DONALD P GAGNE, PAT SULLIVAN EXECUTOR, 159 HERMIT RD, MANCHESTER, NH 03109. DEED REFERENCE BOOK 1744, PAGE 265 RCRD.
 2. THE AREA OF LOT 121218 IS 520,624 SQ. FT. OR 11.95 ACRES.
 3. LOT 121218 IS LOCATED IN THE LOW DENSITY RESIDENTIAL DISTRICT (LDR) ZONE:
MINIMUM LOT SIZE WILL 3 ACRES BASED UPON SOIL BASED LOT SIZE DETERMINATION
MINIMUM FRONTAGE 200 FEET
MINIMUM YARD DEPTHS, FRONT 35, SIDE AND REAR SHALL BE 15 FEET
 4. BEARINGS ARE BASED UPON NH STATE PLANE COORDINATES.
 5. CONTOURS WERE ACQUIRED FROM THE TOWN OF DERRY GIS SITE.
 6. HIGH INTENSITY SOIL MAPPING WAS PERFORMED BY BRUCE GILDAY.
 7. PLAN PURPOSE IS TO SUBDIVIDE LOT 121218 INTO TWO LOTS.
 8. PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FEMA PANEL 33015C0342E. FLOOD LINE DEPICTED ON THE NORTHEAST CORNER OF THE PROPERTY GRAPHICALLY REPRESENTS 0.2% ANNUAL CHANCE OF FLOOD HAZARD AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN ONE SQUARE MILE.
 9. EXISTING HOUSE IS CURRENTLY SERVICED BY ON SITE SEPTIC SYSTEM AND WELL. THE PROPOSED NEW LOT WILL BE SERVICED BY AN ON SITE SEPTIC SYSTEM AND WELL. BOTH LOTS ARE OVER 5 ACRES IN SIZE AND DO NOT REQUIRE STATE OF NEW HAMPSHIRE SUBDIVISION APPROVAL.
 10. FOR PROPOSED NEW LOT - ADDRESS: 13 BACK CHESTER ROAD. PARCEL: 12-118-02
 11. PROPOSED DRIVEWAY TO BE CONSTRUCTED IN ACCORDANCE WITH DERRY SUBDIVISION REGULATIONS AND PROFILE SHEET.
 12. PROPOSED LOT 12-118-02 WILL BE REQUIRED TO COMPLY WITH RESIDENTIAL SPRINKLERS.



LOT SIZE BY SOIL CLASSIFICATION

EXISTING HOUSE LOT					
SOIL TYPE	1		2		% MIN. LOT
	SOIL AREA (SF)	GROUP 5 AREA (SF)	GROUP 6 / LEDGE SOIL AREA (SF)	MIN. AREA REQ'D / LOT (SF)	
221 DH	22,981			40,000	57.4%
321 BH	148,700			50,000	293.4%
421 BH	7,671			75,000	10.2%
521 BH		20,222			
681 BH			103,621		
SUB TOTAL	177,332	20,222	103,621		
TOTAL				301,175	

LOT SIZE BY SOIL CLASSIFICATION

NEW LOT					
SOIL TYPE	1		2		% MIN. LOT
	SOIL AREA (SF)	GROUP 5 AREA (SF)	GROUP 6 / LEDGE SOIL AREA (SF)	MIN. AREA REQ'D / LOT (SF)	
221 BH	4,978			40,000	12.4%
221 DH	21,415			60,000	35.7%
321 BH	70,933			50,000	141.8%
321 CH	41,073			75,000	54.7%
321 DH	9,970			100,000	10.0%
521 BH		3,395			
681 BH			67,681		
SUB TOTAL	148,369	3,395	67,681		
TOTAL				219,445	

LAND OWNER
PAT SULLIVAN, EXECUTOR
DONALD GAGNE ESTATE
BOOK 1744, PAGE 265

SIGNATURE _____ DATE _____

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAX. ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

DONNA L. HOLDEN, CERTIFIED WETLAND SCIENTIST #207, OF NEW ENGLAND ENVIRONMENTAL ASSOCIATES, INC. OF CONCORD, NH (OR THOSE UNDER MY DIRECT SUPERVISION) PERFORMED THE WETLAND MAPPING IN MONTH, YEAR ACCORDING TO THE TECHNICAL CRITERIA OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

DONNA L. HOLDEN _____ DATE _____

"I CERTIFY THAT I HAVE REVIEWED THIS PROPOSAL"

PUBLIC WORKS DIRECTOR _____ DATE _____

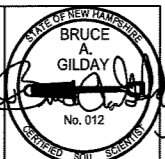
CODE ENFORCEMENT OFFICER _____ DATE _____

DERRY FIRE _____ DATE _____

CONSERVATION COMMISSION _____ DATE _____

DERRY POLICE CHIEF _____ DATE _____

HIGH INTENSITY SOIL MAPPING PERFORMED BY BRUCE A. GILDAY OF BAG LAND CONSULTANTS, L.L.C. OF CONCORD, NH IN SEPTEMBER OF 2018. THIS SOIL MAP WAS PRODUCED UNDER THE GUIDELINES OF THE SSSNE SPECIAL PUBLICATION #1 - "HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE", DECEMBER 2017



APPROVED, TOWN OF DERRY

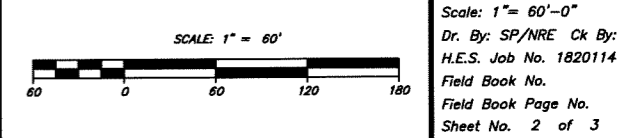
CHAIR _____ DATE _____

SECRETARY _____ DATE _____

SUBDIVISION PLAN

MAP 12, LOT 118
ESTATE OF DONALD GAGNE
17 BACK CHESTER ROAD
DERRY, ROCKINGHAM COUNTY, NEW HAMPSHIRE
09-25-18

Revision Date	Revision Description



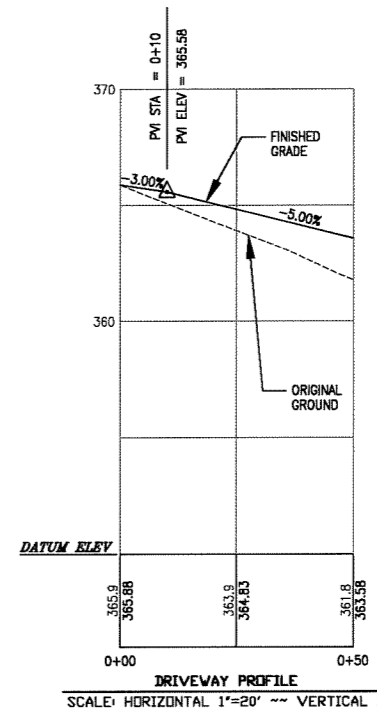
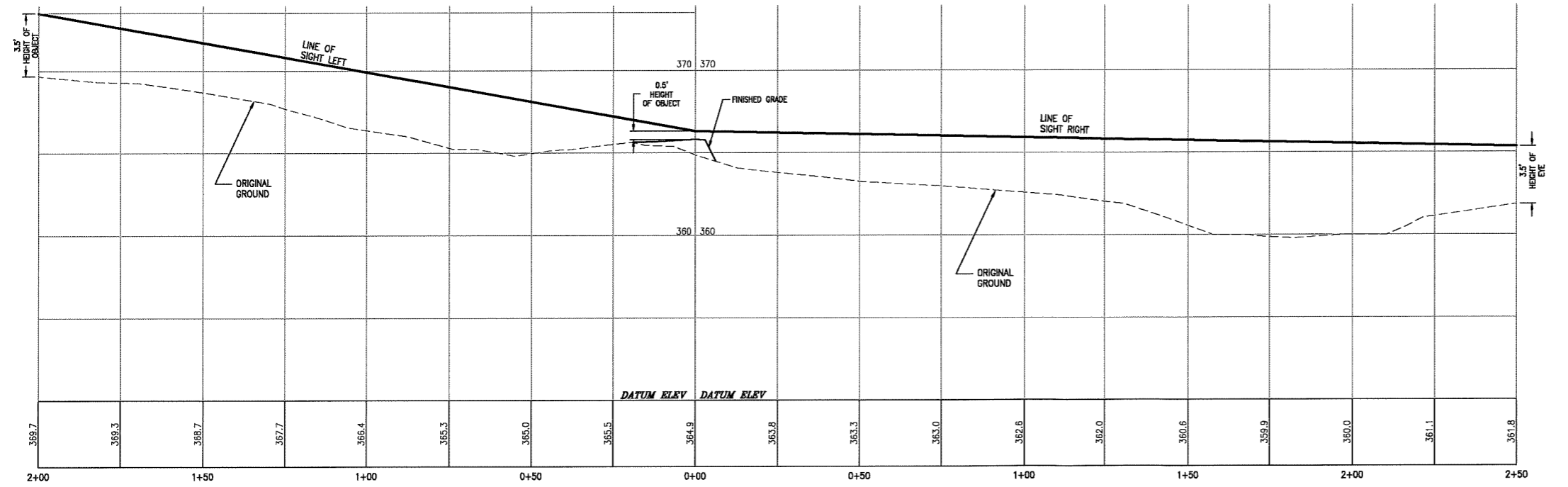
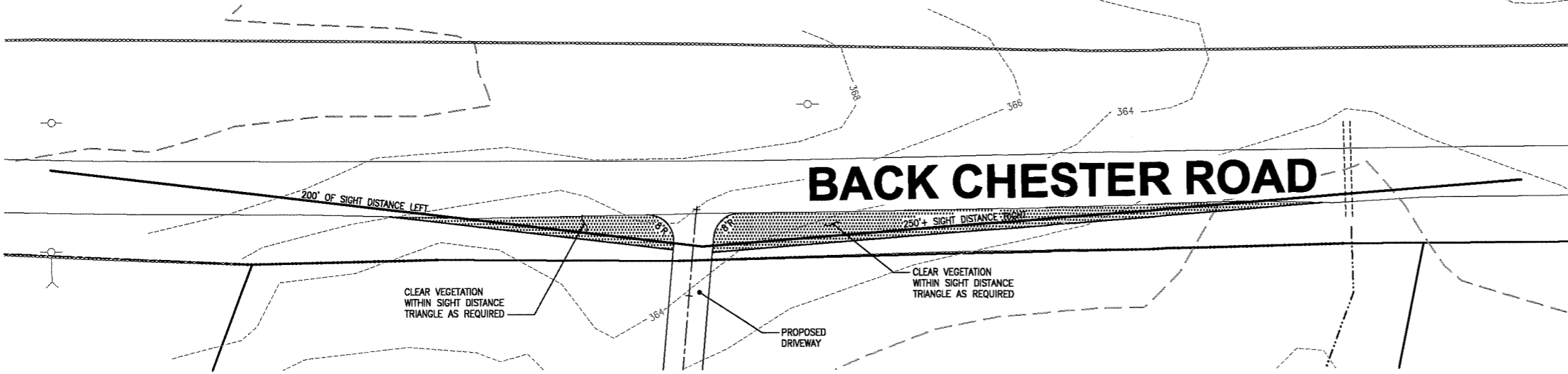
HOLDEN ENGINEERING & SURVEYING, Inc.

56 Old Suncook Road - Unit #4
PO Box 480 Concord, N.H. 03302
(603) 225-6449

9 Constitution Drive
Bedford, N.H. 03110
(603) 472-2078

LOT 12113
120 CHESTER RD
DERRY NH 03038
BOOK 2879 PAGE 1747
MIRIAM G FERDINANDO TRUSTEE
MIRIAM G FERDINANDO REV TRUST

BACK CHESTER ROAD



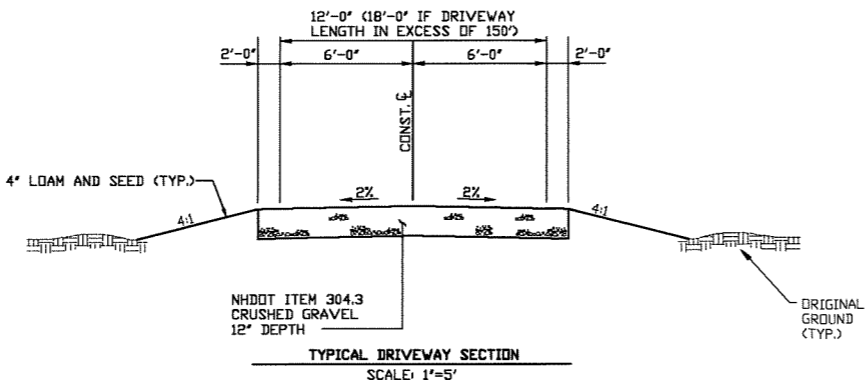
- NOTES:
1. THE DRIVEWAY LOCATION AND PROFILE SHOWN HEREON ARE FOR PLANNING PURPOSES, TO SHOW THAT THE PROPOSED LOT MEETS THE TOWN OF DERRY DRIVEWAY REQUIREMENTS AS SPECIFIED IN THE TOWN OF DERRY LAND DEVELOPMENT CONTROL REGULATIONS SECTION 170-26.16.
 2. THE DRIVEWAY LOCATION AND PROFILE MAY BE REVISED AT A LATER DATE, ON THE BASIS THAT IT MEETS THE FOLLOWING MINIMUM REQUIREMENTS:
 - A. THE DRIVEWAY GRADE FROM THE EXISTING EDGE OF TRAVEL WAY 10' (TEN FEET) INTO THE LOT SHALL BE 3% (THREE PERCENT) AWAY FROM THE ROAD;
 - B. THE MAXIMUM GRADE FOR THE NEXT THIRTY FEET SHALL BE ± 5% (FIVE PERCENT);
 - C. A MINIMUM OF 200' (TWO HUNDRED FEET) OF SIGHT DISTANCE SHALL BE REQUIRED, WHERE THE MEASUREMENT IS TAKEN 10' (TEN FEET) FROM THE EDGE OF TRAVEL WAY.
 - D. THE MAXIMUM GRADE SHALL BE NOT EXCEED 15% (FIFTEEN PERCENT).
 3. DRIVEWAYS LONGER THAN 150' SHALL BE:
 - A. A MINIMUM OF 18' (EIGHTEEN FEET) WIDE;
 - B. PROVIDE A TURNAROUND FOR FIRE APPARATUS ACCEPTABLE TO THE TOWN OF DERRY FIRE DEPARTMENT.

**DRIVEWAY
LOCATION, PROFILE, AND SIGHT DISTANCE PLAN**

MAP 12, LOT 118
ESTATE OF DONALD GAGNE
17 BACK CHESTER ROAD
DERRY, ROCKINGHAM COUNTY, NEW HAMPSHIRE
09-25-18

Revision Date	Revision Description
10-22-2018	ADDRESSING TRC COMMENTS OF 10-12-2018
11-26-2018	ADDRESSING TRC COMMENTS OF 10-12-2018

LEGEND	
	PROPERTY LINE
	ABUTTER LINE
	SETBACK LINE
	HISS SOILS TYPE
	HISS SOILS
	WETLAND
	100 YEAR FLOODLINE
	MAJOR CONTOUR
	MINOR CONTOUR
	STONEWALL
	BUILDING
	EDGE OF WETLAND
	ELECTRIC-OVERHEAD
	REBAR/IRON PIN FOUND
	DRILL HOLE FOUND
	UTILITY POLE
	GUY WIRE



APPROVED, TOWN OF DERRY

CHAIR _____ DATE _____

SECRETARY _____ DATE _____

"I CERTIFY THAT I HAVE REVIEWED THIS PROPOSAL"

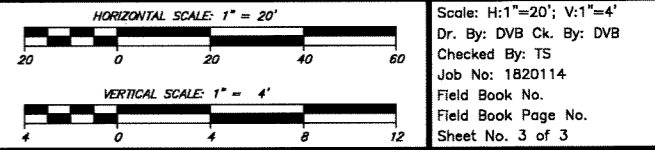
PUBLIC WORKS DIRECTOR _____ DATE _____

CODE ENFORCEMENT OFFICER _____ DATE _____

DERRY FIRE _____ DATE _____

CONSERVATION COMMISSION _____ DATE _____

DERRY POLICE CHIEF _____ DATE _____



HOLDEN ENGINEERING & SURVEYING, inc.

58 Old Suncook Road - Unit #4
PO Box 480 Concord, N.H. 03302
(603) 225-8449

9 Constitution Drive
Bedford, N.H. 03110
(603) 472-2078

Scale: H:1"=20'; V:1"=4'
Dr. By: DVB Ck. By: DVB
Checked By: TS
Job No: 1820114
Field Book No.
Field Book Page No.
Sheet No. 3 of 3