

DEPARTMENT HEAD SIGNATURE BLOCK:

Signature block with dates for Police, Fire, Public Works, Code Enforcement, and Conservation Commission.

NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 11 LOTS 57, 57-17 & 58-8 & TO ADJUST THE LINE BETWEEN MAP 11 LOTS 57 & 57-17... 2) THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY IN JULY OF 2023...

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) ALL GPS CONTROL POINTS HAD A "PHASE FIX" SOLUTION AND WERE INSTRUMENT (LEICA TS10) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE, WHICH HAD A CLOSURE OF 1:95,398.

WETLAND NOTE:

WETLANDS WERE IDENTIFIED UTILIZING THE STANDARDS SET FORTH IN THE 1987 ACOE FEDERAL TECHNICAL REPORT (Y-87-1). WETLAND DELINEATION WAS PREPARED ON JUNE 27, 2023 BY BAG LAND CONSULTANTS; 43 ROCKINGHAM STREET; CONCORD, NH.

WETLAND BUFFER:

A 25' NO CUT/NO DISTURBANCE BUFFER IS TO BE ESTABLISHED ALONG WETLAND AREAS AS SHOWN, THIS BUFFER SHALL BE IDENTIFIED WITH ALUMINUM TAGS PLACED IN TREES AT APPROXIMATELY 75' INTERVALS.

PLANS OF REFERENCE:

- 1) "PLAN OF LAND IN DERRY, NH"; PREPARED FOR: STONINGTON DEVELOPERS CO.; PREPARED BY: THOMAS F. MORAN; SEE RCRD PLAN No. D-5907. 2) "ADDITION TO WILDWOOD ESTATES"; PREPARED FOR: STONINGTON DEVELOPMENT CO.; PREPARED BY: THOMAS F. MORAN; DATED: JANUARY 28, 1977; RCRD PLAN No. D-6656...

STATE:

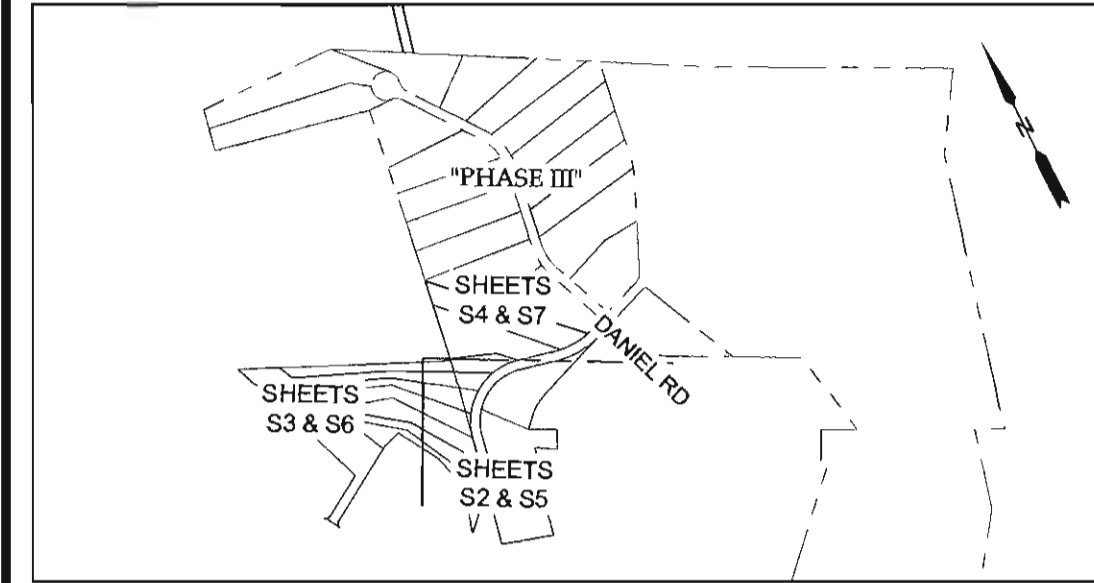
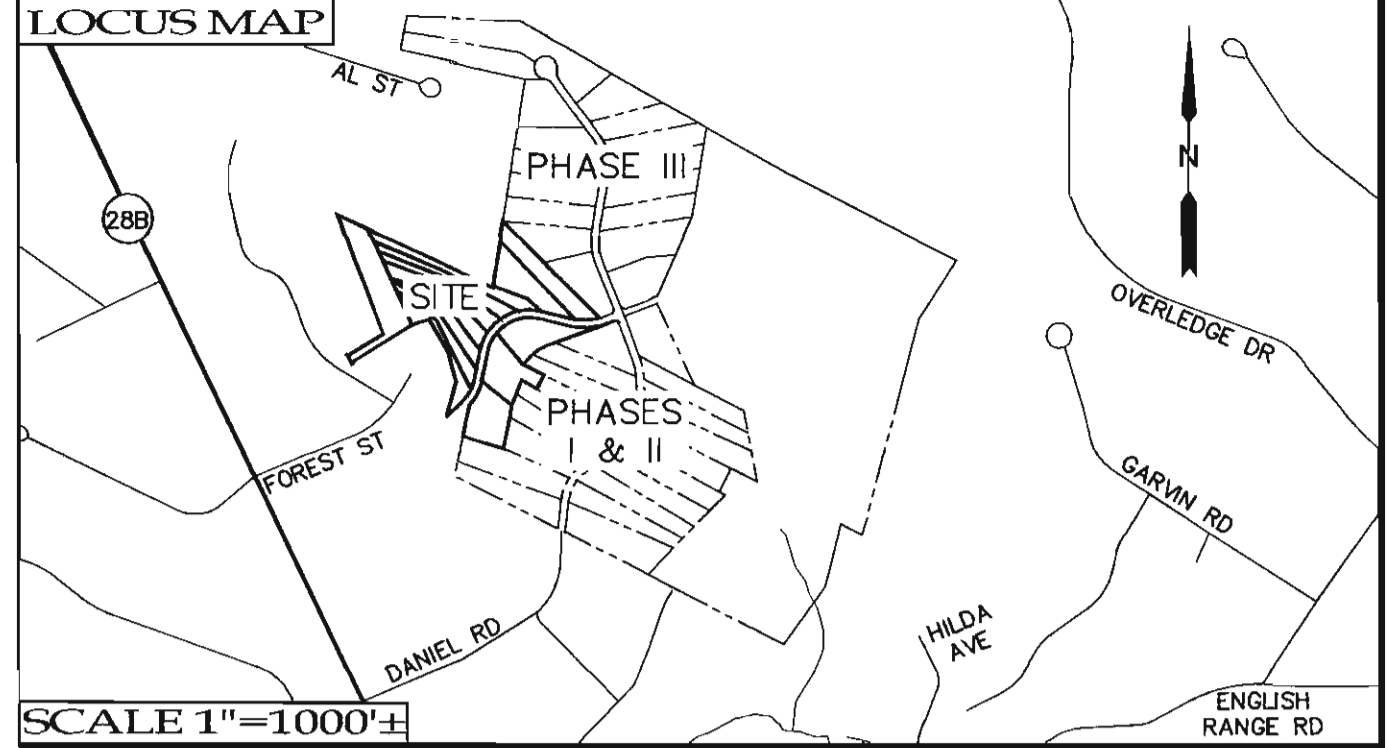
- 1) NHDES SUBDIVISION APPROVAL: PENDING 2) NHDES AOT PERMIT APPROVAL: PENDING 3) NO MATERIAL CONTAINING ANY LIVING OR VISIBLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (AR3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55

WAIVER REQUEST:

THE FOLLOWING WAIVER IS REQUESTED FROM THE LAND CONTROL DEVELOPMENT REGULATIONS: SECTION 170-24.A12 - HIGH INTENSITY SOILS.

ZONING:

MDR (MEDIUM DENSITY RESIDENTIAL) MINIMUM: AREA: 1.00 ACRES (BY SOILS) FRONTAGE: 125' WIDTH: 125' AT FRONT 35' SETBACK LMDR (LOW-MEDIUM DENSITY RESIDENTIAL) MINIMUM: AREA: 2.00 ACRES (BY SOILS) FRONTAGE: 150' WIDTH: 150' AT FRONT 35' SETBACK



PLS SHEET KEY 1"=1,000'

SHEET INDEX

Table with columns DESCRIPTION and SHEET NO. listing items like COVER SHEET (S1), TOPOGRAPHIC SUBDIVISION PLAN (S2-S4), TEST PITS INFORMATION (S5), etc.

LEGEND

- BOUND, BOUND TO BE SET, CATCH BASIN, GUYWIRE, IRON PIPE/REBAR, IRON PIPE/REBAR TO BE SET, TREE - CONIFEROUS, TREE - DECIDUOUS, UTILITY POLE, WETLAND, CONTOUR MAJOR, CONTOUR MINOR, CURBING, DELINEATED WETLAND, SUITABLE 4000 Sq. Ft. LEACHING AREA, BUILDING, EDGE OF PAVEMENT, OVERHEAD ELECTRIC, RETAINING WALL, TREE LINE.

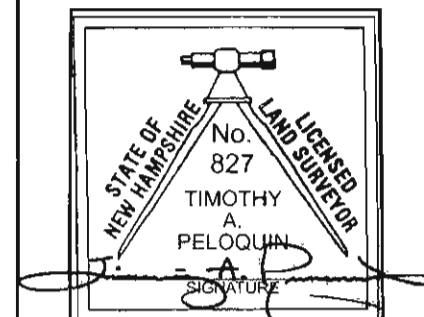
NOTE: SHEETS S1 AND S6-S8 OF THE PLAN SET SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. ALL SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.

ABUTTERS

Table listing adjacent property owners and their addresses, such as MAP 11 LOT 42-30 N/F STARNER COLBY R, MAP 11 LOT 42-39R N/F GUILLERMO MENDEZ, etc.

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.

01-02-2024 DATE

LAND OWNER OF RECORD

JAL, LLC 5 MADDEN RD DERRY, NH 03038 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6471 / PAGE 1562

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

CERTIFIED BY: CHAIRMAN DATE SECRETARY DATE

COVER SHEET "DENALI ESTATES PHASE IV" MAP 11 LOTS 57, 57-17, & 58-8 DERRY, NEW HAMPSHIRE OCTOBER 24, 2023

LAND OWNERS OF RECORD: JAL, LLC 5 MADDEN RD DERRY, NH 03038 SCALE: 1"=300' SHEET S1 OF S8

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:

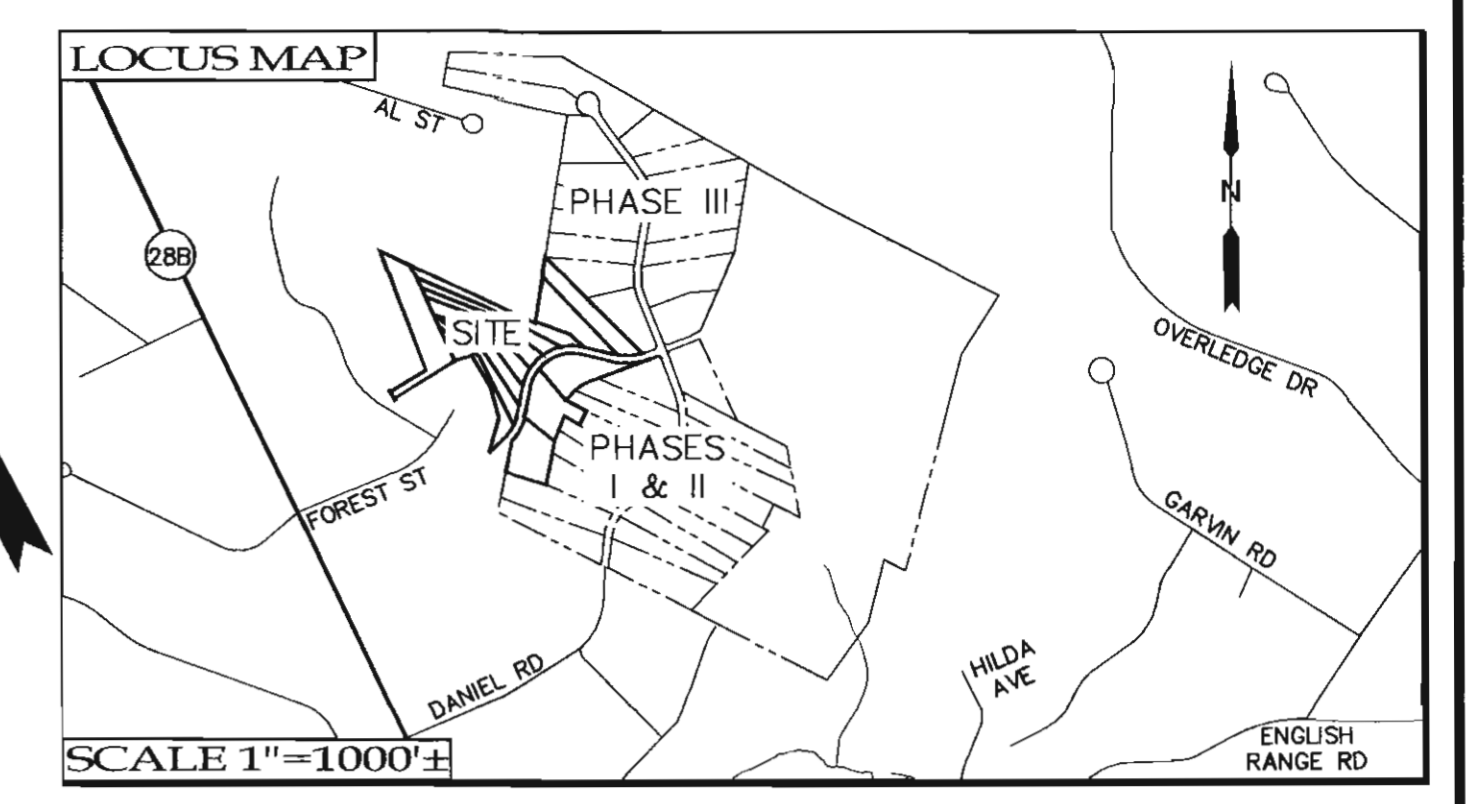
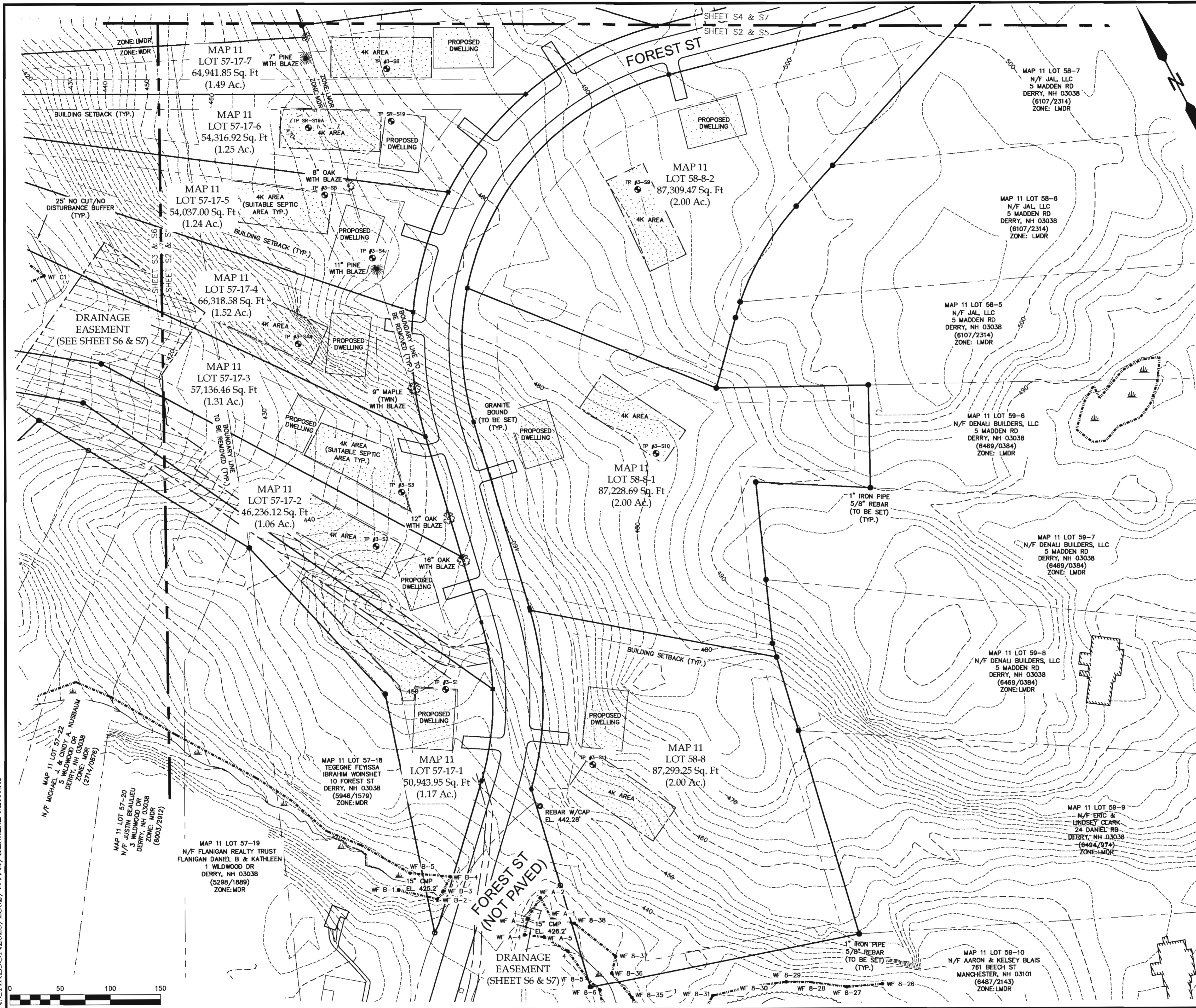
Promised Land Survey, LLC PO Box 447 Derry, New Hampshire 03038 Tel: (603) 432-2112 www.PromisedLandSurvey.com Land Surveying • Mapping • Planning • Permitting • Layout

REVISIONS

Table with columns NO., DATE, and BY, showing revision 1 on 12/07/2023 revised per TRC comments on 11/17/2023 by NMM.



N:\CARLSON\2020\2802\DWG\d2802s2-current



NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 11 LOTS 57, 57-17 & 58-8 & TO ADJUST THE LINE BETWEEN MAP 11 LOTS 57 & 57-17
- 2) THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY IN JULY OF 2023.
- 3) THESE PARCELS OF LAND (MAP 11 LOTS 57, & 57-17) DO NOT LIE 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 #33015C0337E; EFFECTIVE DATE 05/17/2005.
- 4) 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 170-25.6. OF THE DERRY LCDR.
- 5) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE/S WHEN PLOTTED ON 22x34 (ANSI D) SIZED PAPER.
- 6) ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.
- 7) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.

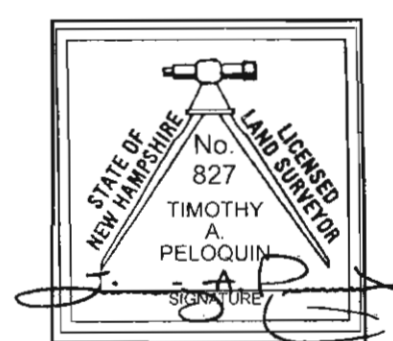
DATUM:
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HORIZONTAL DATUM: NAD83/2011.
VERTICAL DATUM: NAVD83 GEOID 18.

WETLAND NOTE:
WETLANDS WERE IDENTIFIED UTILIZING THE STANDARDS SET FORTH IN THE 1987 AC0E FEDERAL TECHNICAL REPORT (Y-87-1). WETLAND DELINEATION WAS PREPARED ON JUNE 27, 2023 BY BAG LAND CONSULTANTS; 43 ROCKINGHAM STREET; CONCORD, NH.

TOPOGRAPHY NOTE:
1) TOPOGRAPHY AS DEPICTED IS BASED ON A COMBINATION OF ACTUAL FIELD LOCATIONS AND INFORMATION OBTAINED FROM TOWN GIS FILES.

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'	MDR (MEDIUM DENSITY RESIDENTIAL) MINIMUM: AREA: 1.00 ACRES (BY SOILS) FRONTAGE: 125' WIDTH: 125' AT FRONT 35' SETBACK SETBACKS (BOTH ZONES): FRONT - 35' SIDE - 15' REAR - 15' WETLANDS > 1 Ac. IN SIZE - 75' WETLANDS < 1 Ac. IN SIZE - 30'
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**TOPOGRAPHIC SUBDIVISION PLAN
"DENALI ESTATES PHASE IV"
MAP 11 LOTS 57, 57-17, & 58-8
DERRY, NEW HAMPSHIRE
OCTOBER 24, 2023**

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

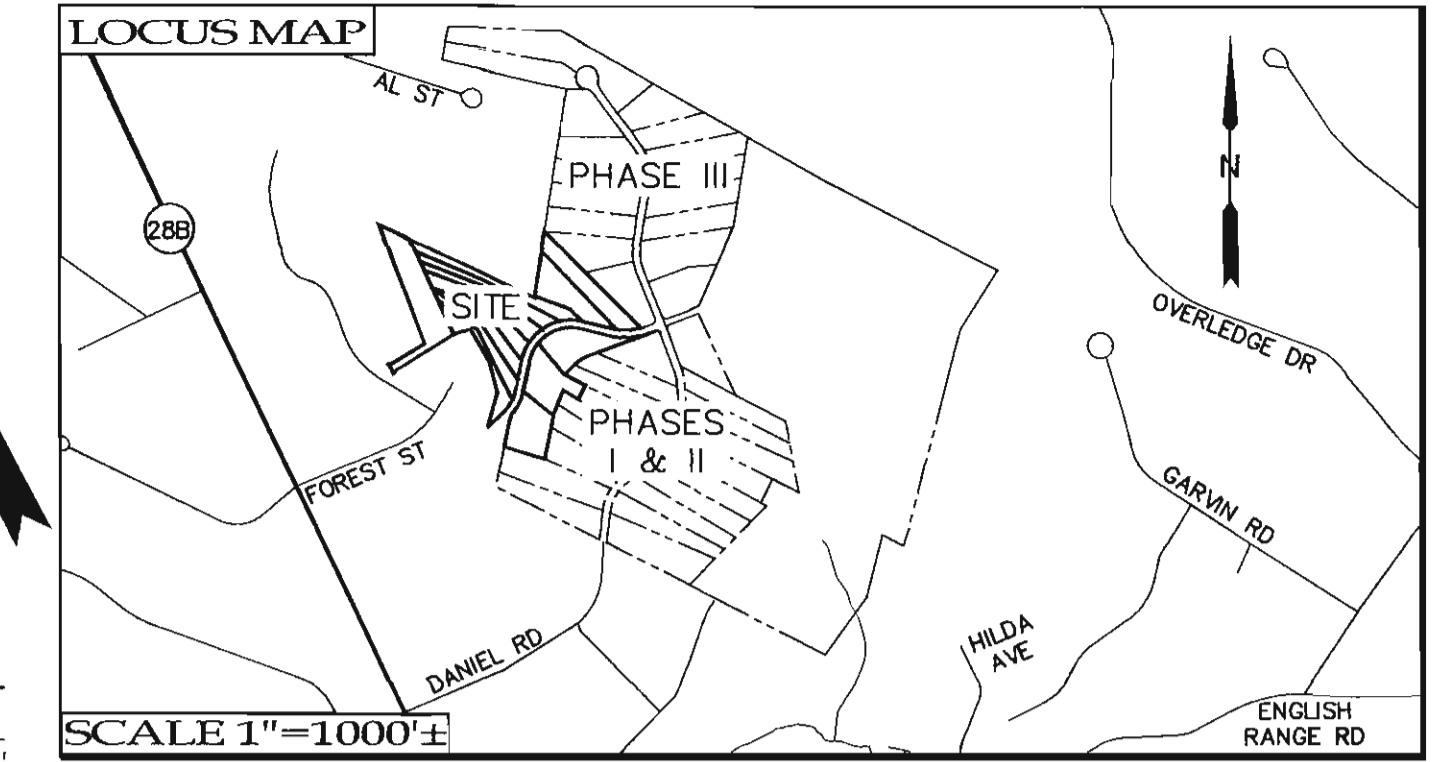
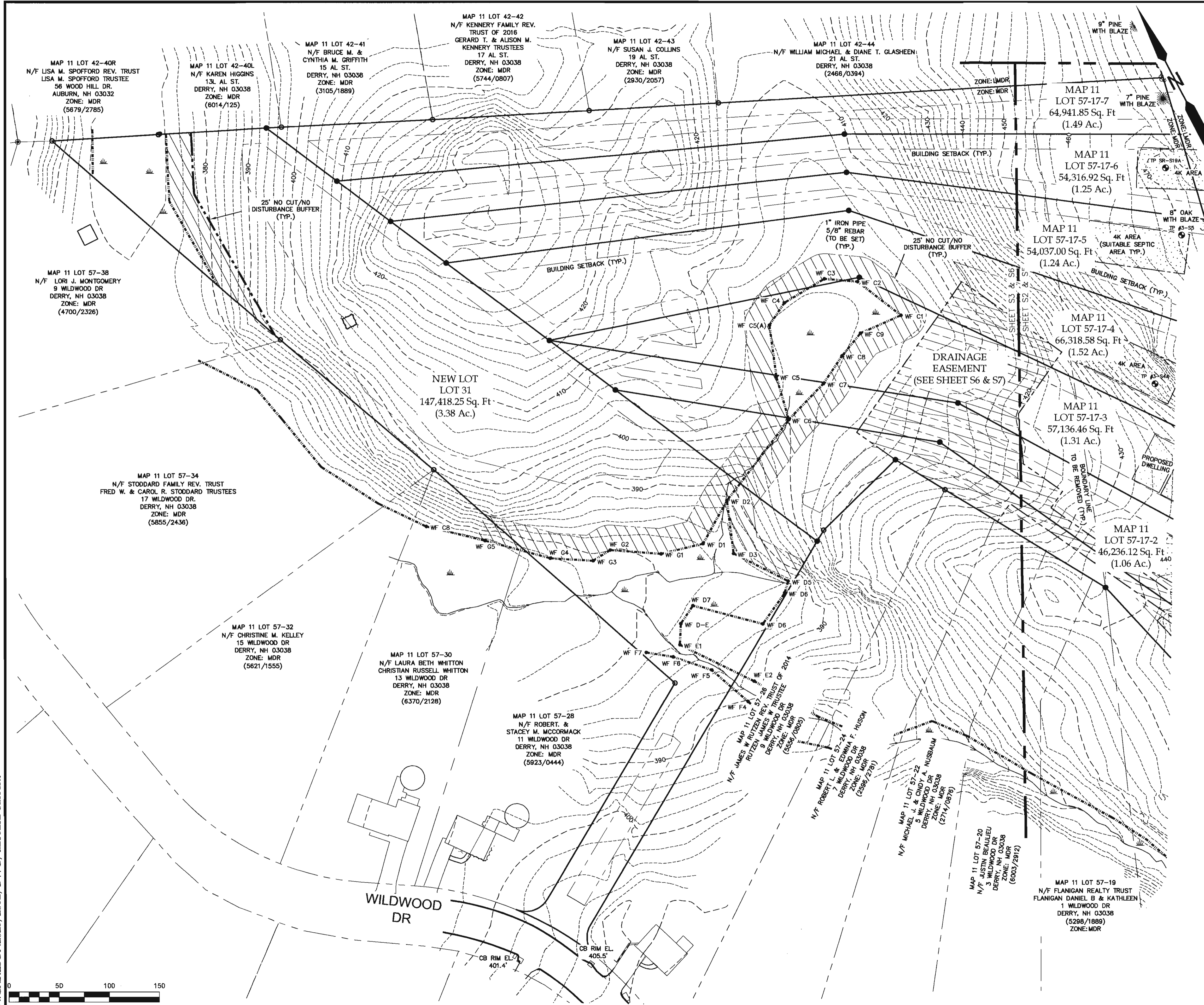
SCALE: 1"=300' SHEET S2 OF S8

SURVEYED BY:

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PO Box 447
Derry, New Hampshire 03038
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REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12/07/2023	REVISED PER TRC COMMENTS ON 11/17/2023	NMM

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- 4) 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 LCOR.
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TOPOGRAPHIC SUBDIVISION PLAN
"DENALI ESTATES PHASE IV"
MAP 11 LOTS 57, 57-17, & 58-8
DERRY, NEW HAMPSHIRE
OCTOBER 24, 2023

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

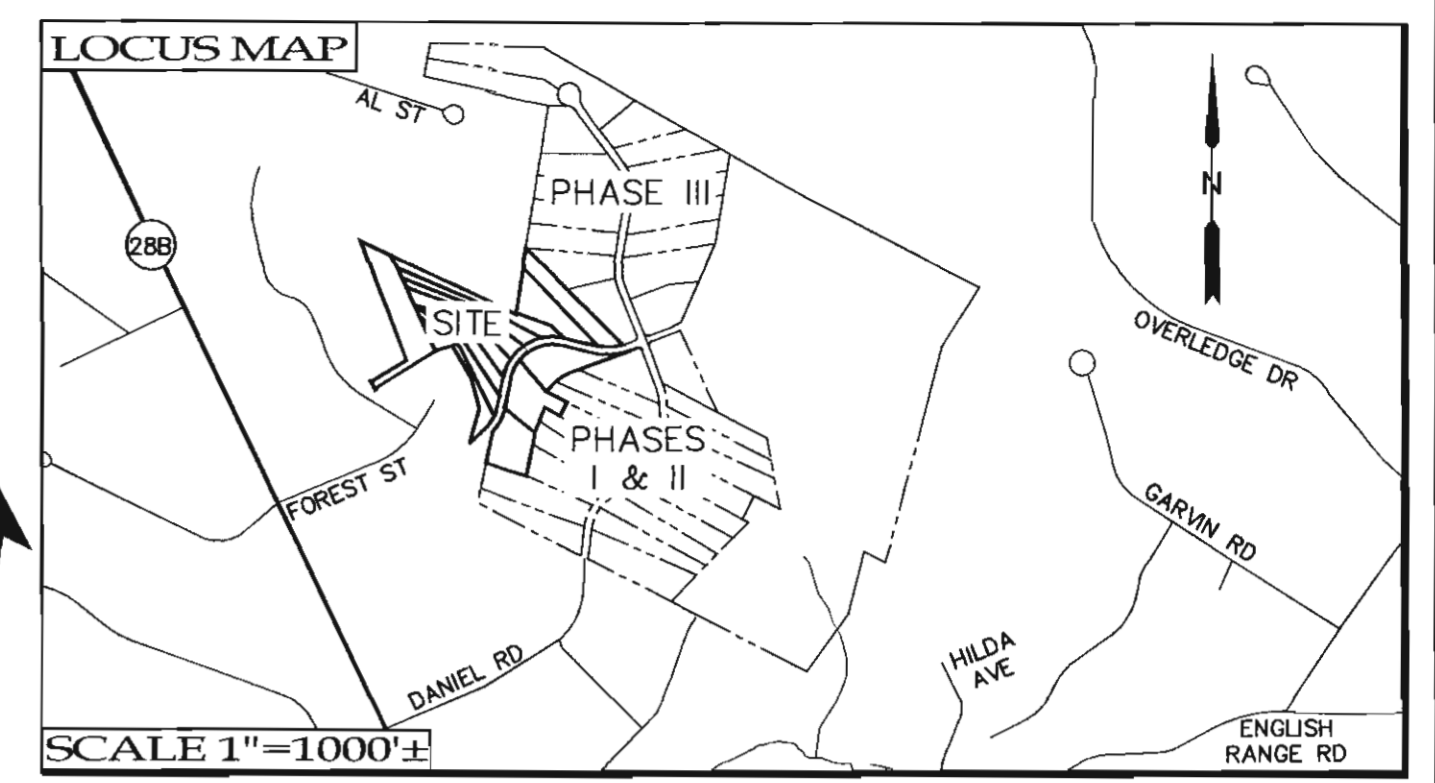
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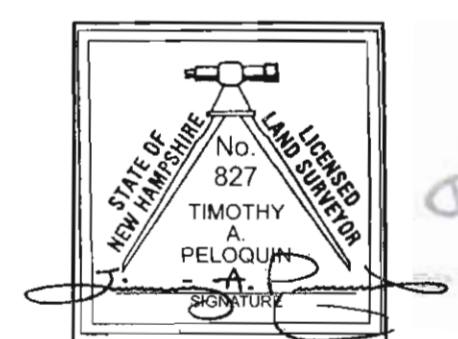
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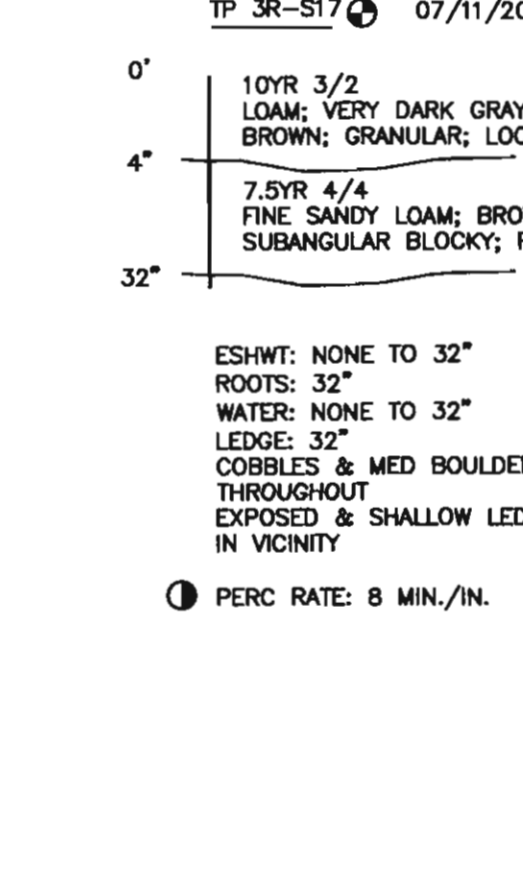
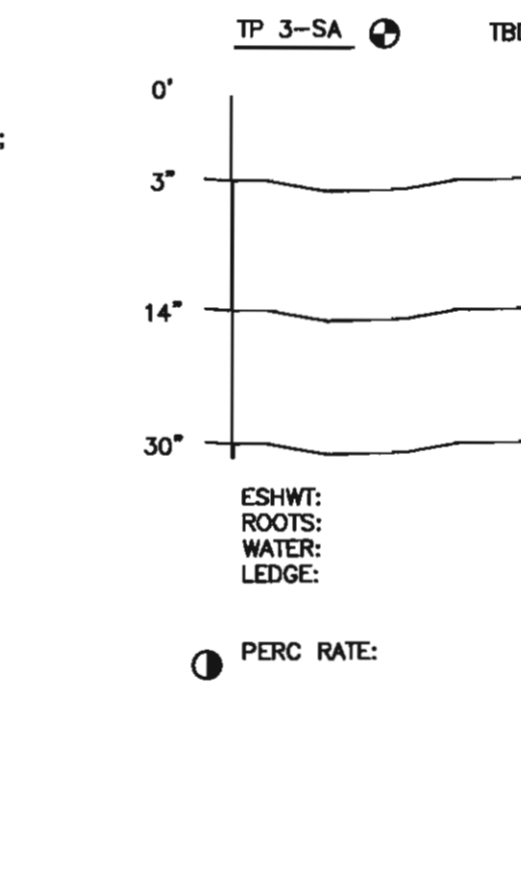
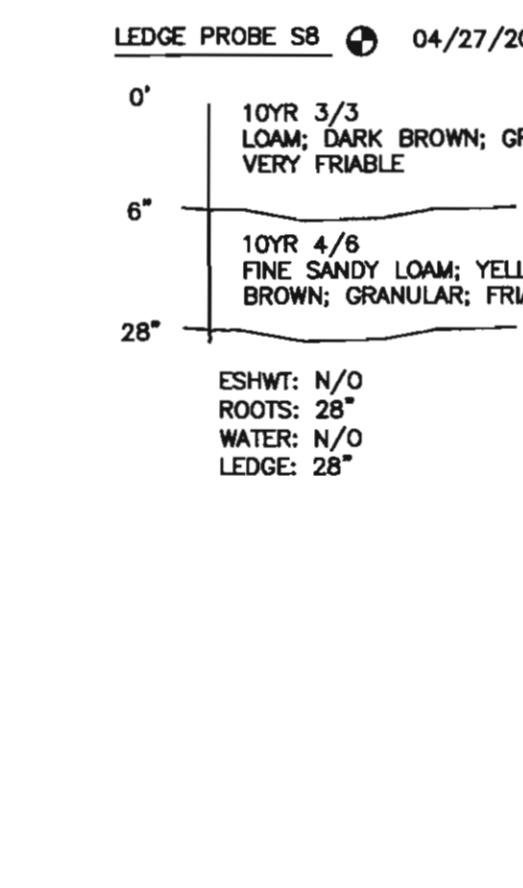
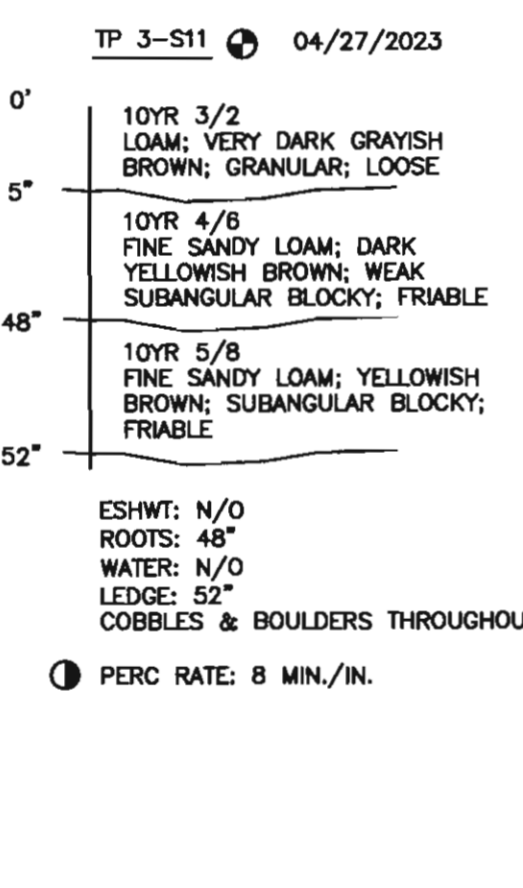
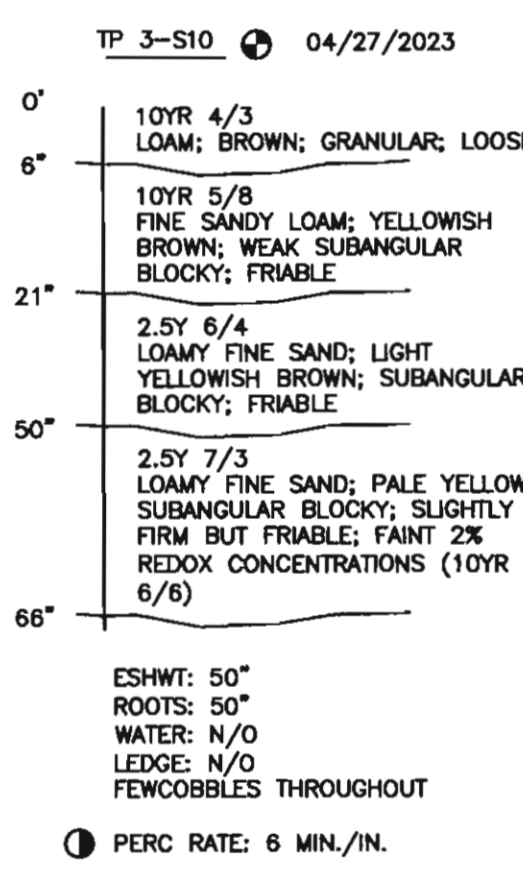
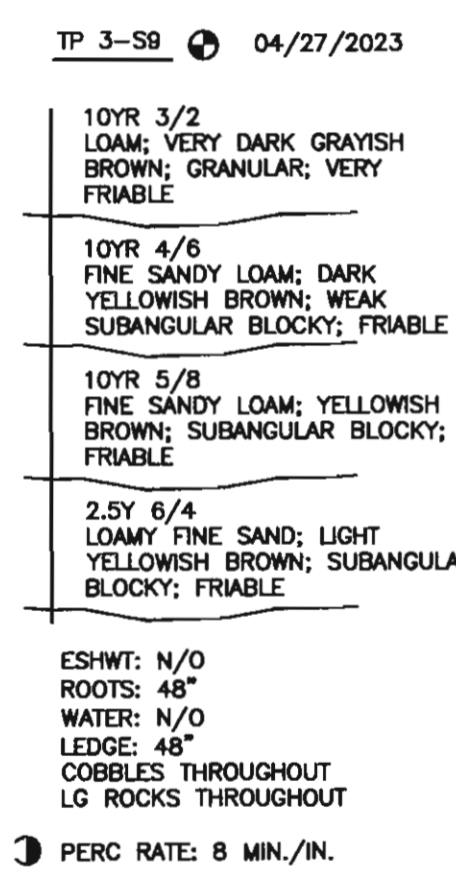
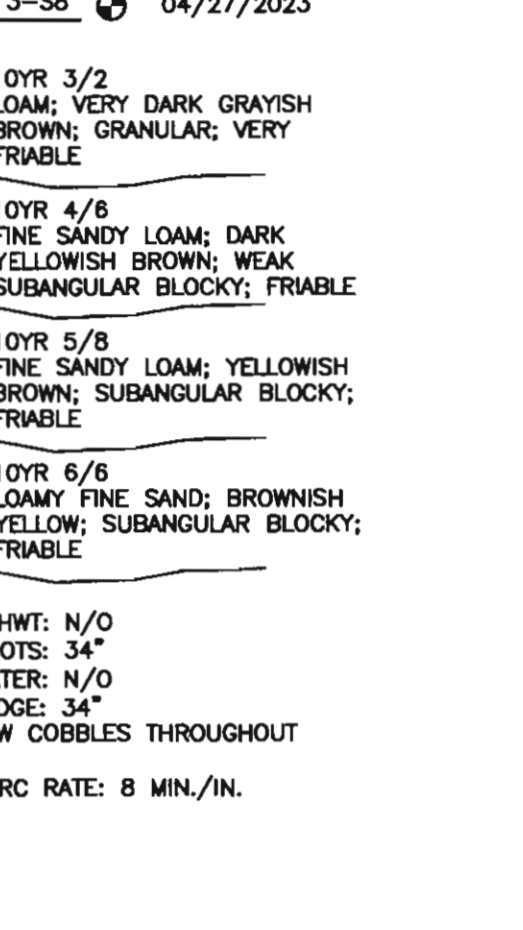
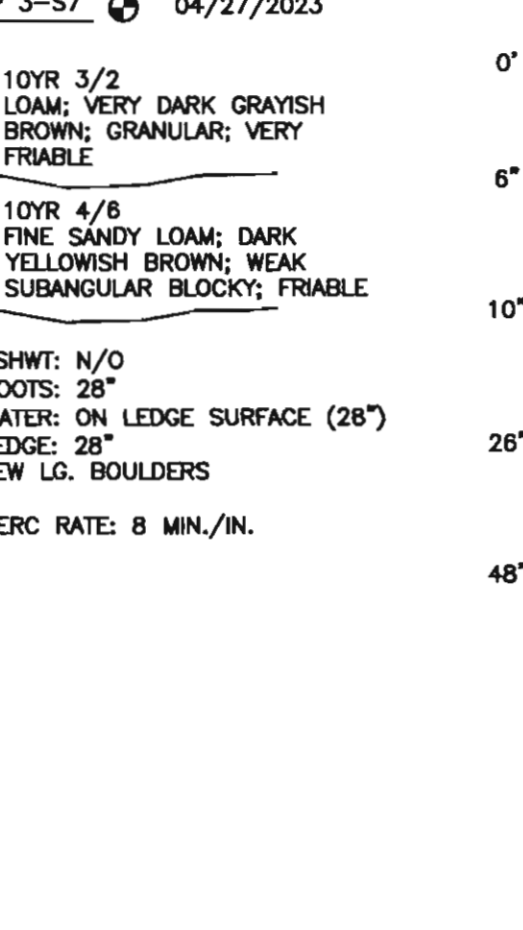
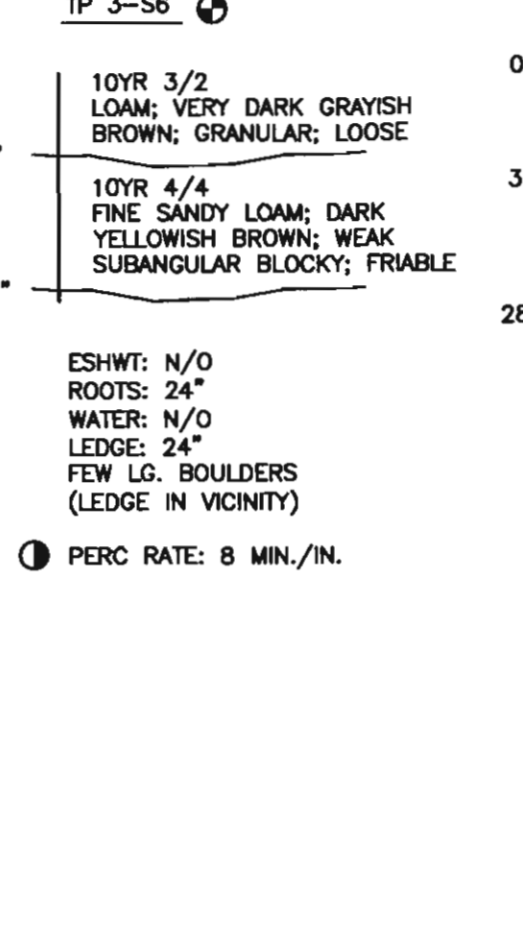
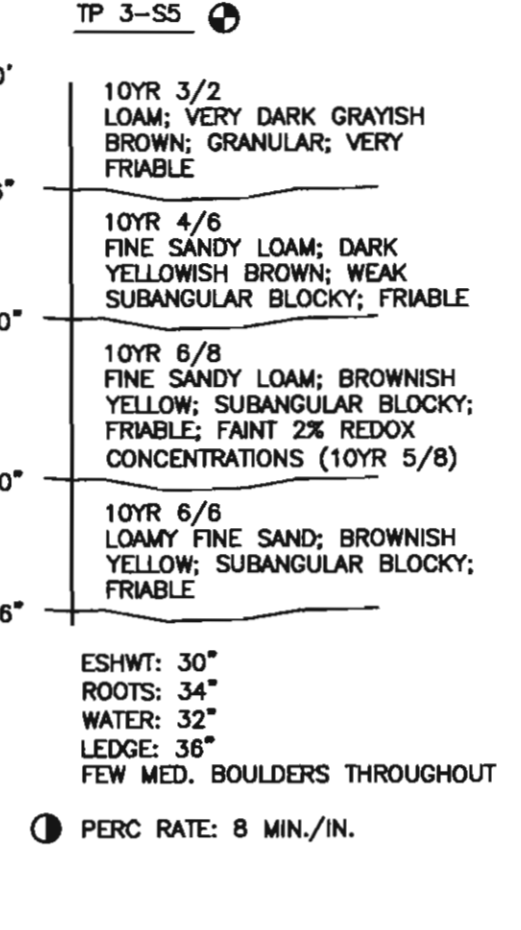
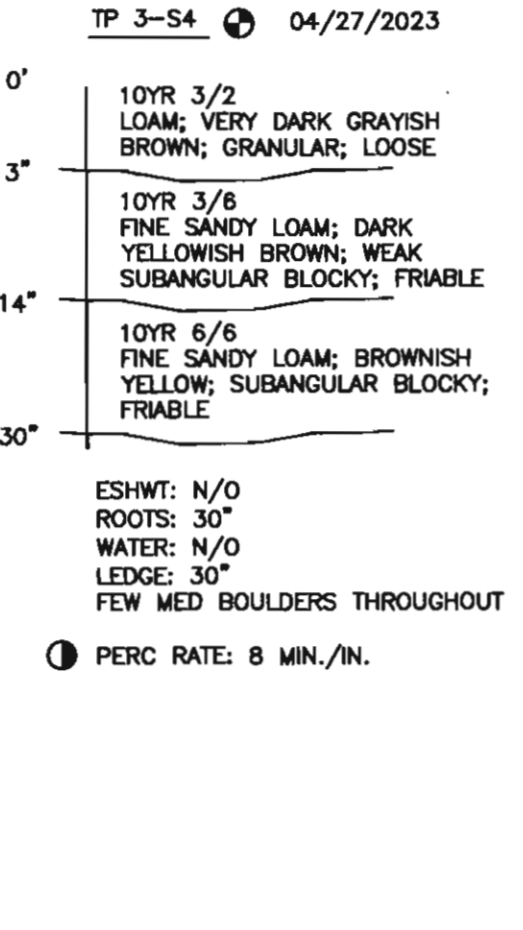
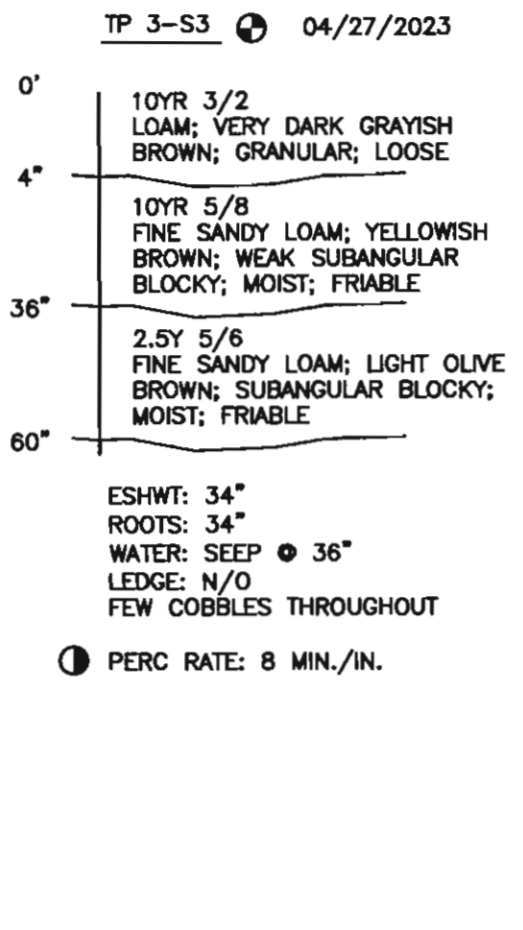
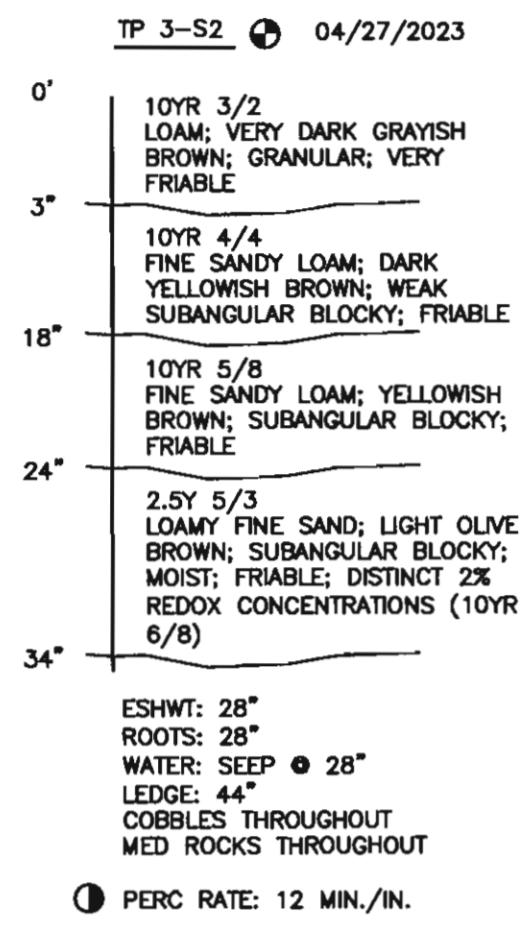
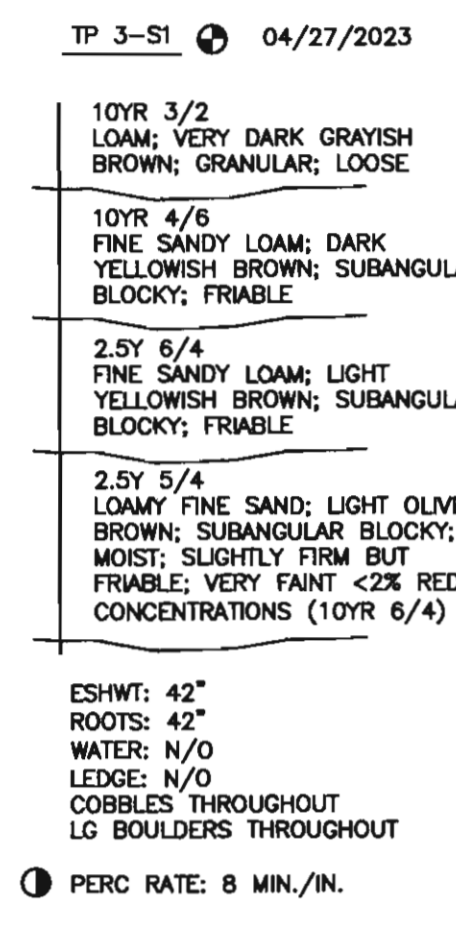
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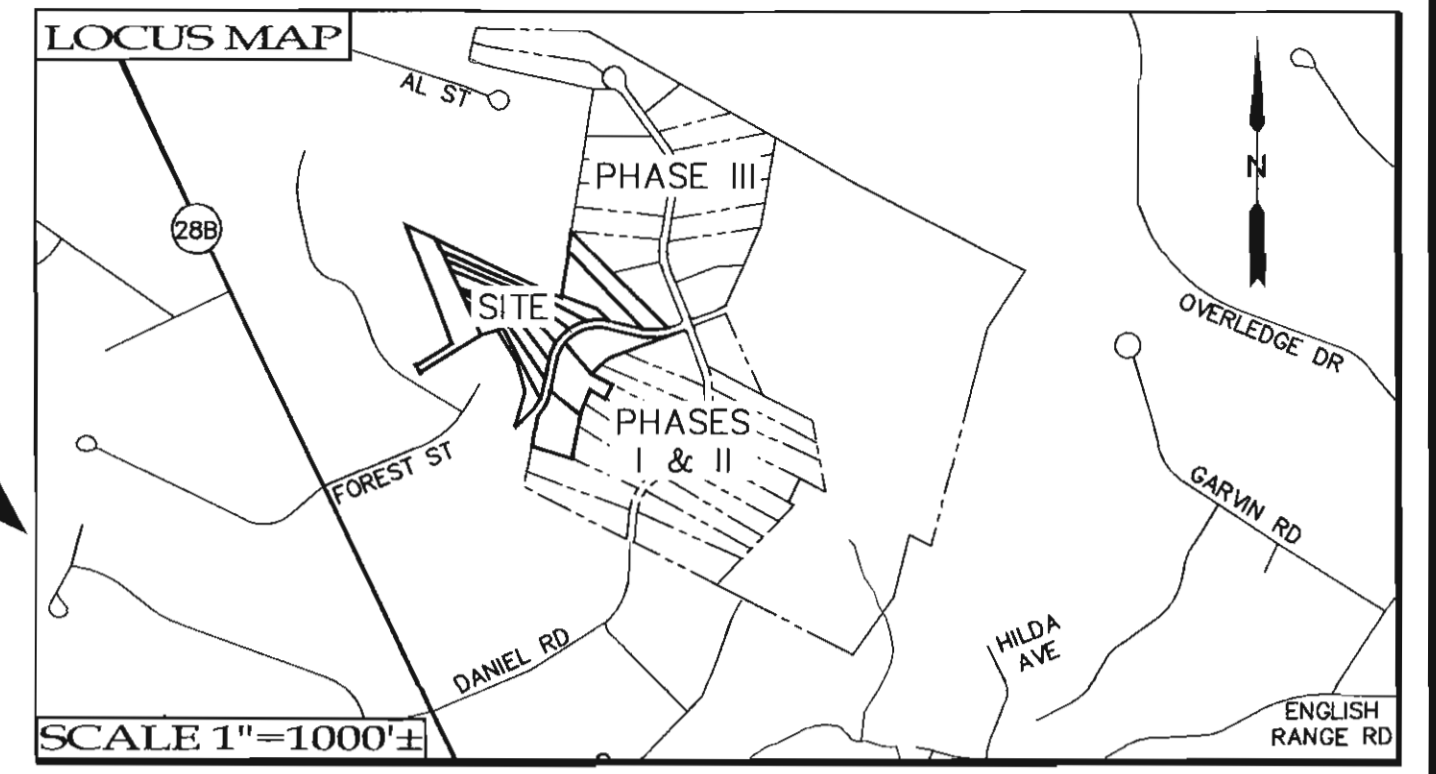
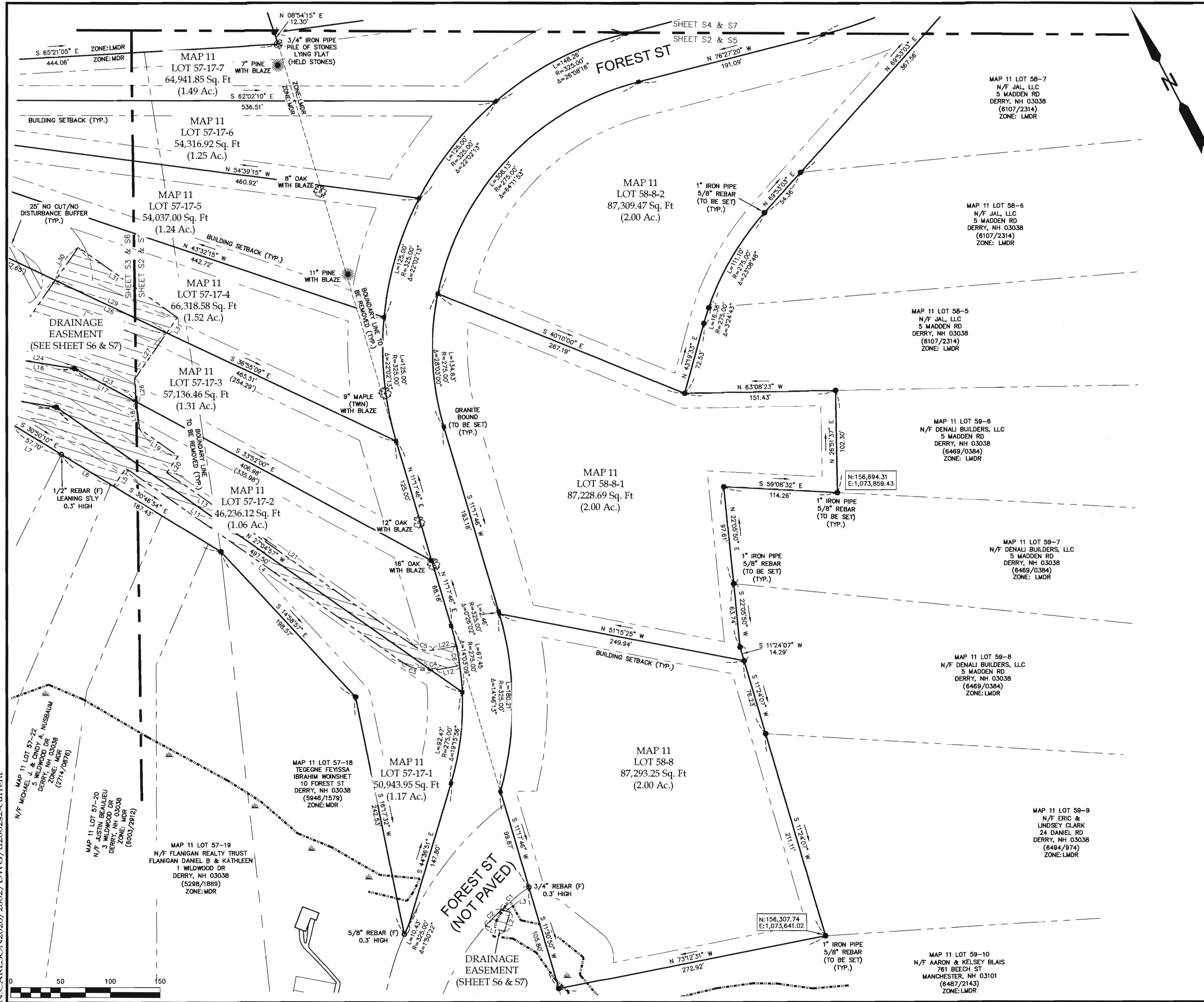
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SCALE: 1"=300' SHEET S5 OF S8

SURVEYED BY:

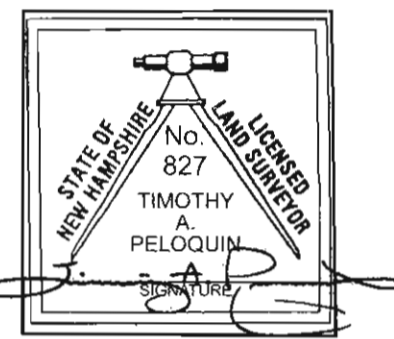
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SEE SHEET S1 FOR NOTES, DATUM INFORMATION, STATE NOTES, WETLAND NOTES, WAIVER REQUEST, PLANS OF REFERENCE, AND ZONING INFORMATION.

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.


 TIMOTHY A. PELOQUIN, LLS
 DATE: 01-02-2024

LAND OWNER OF RECORD
 JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6107 / PAGE 2314
 JAL, LLC
 DATE

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:
 CERTIFIED BY: _____ DATE _____
 CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____

SUBDIVISION PLAT "DENALI ESTATES PHASE IV"
 MAP 11 LOTS 57, 57-17, & 58-8
 DERRY, NEW HAMPSHIRE
 OCTOBER 24, 2023

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

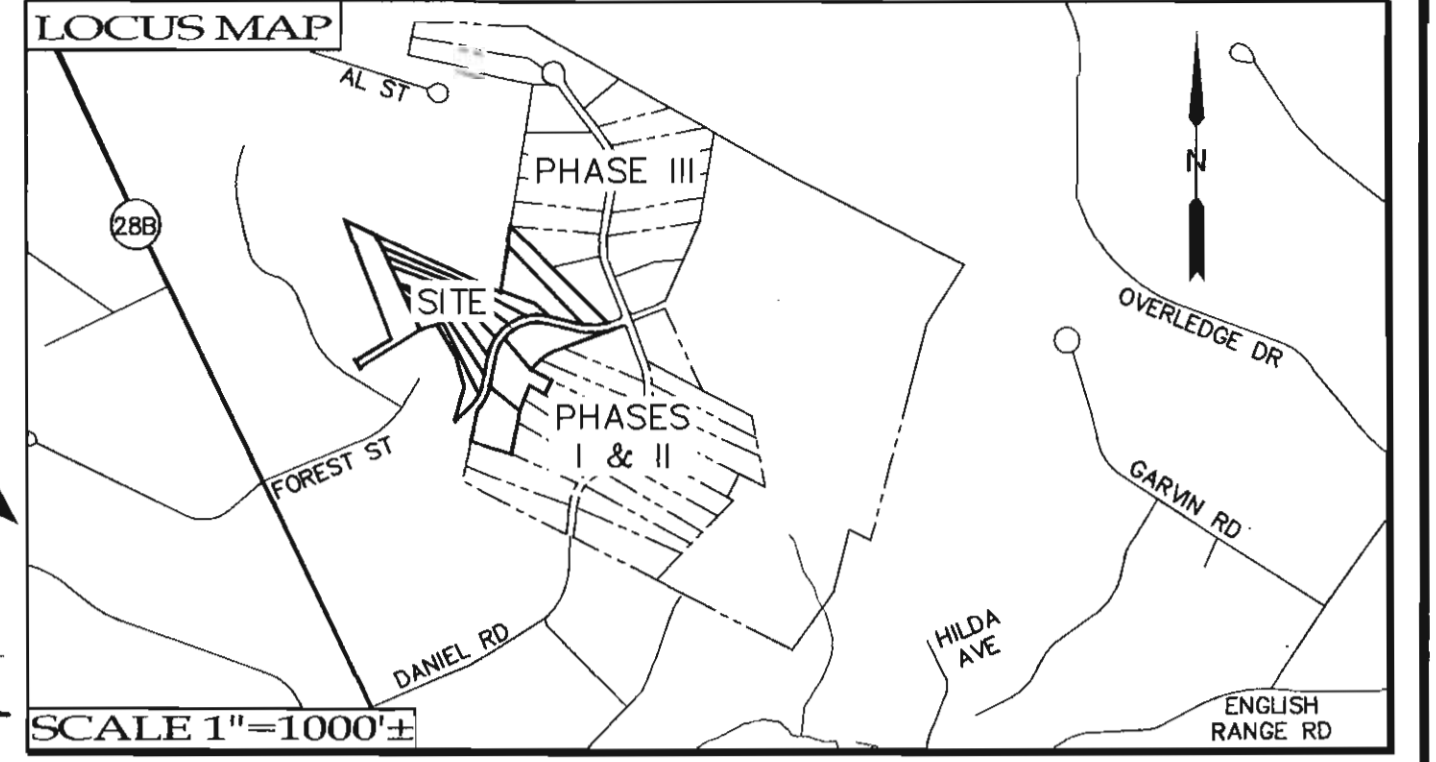
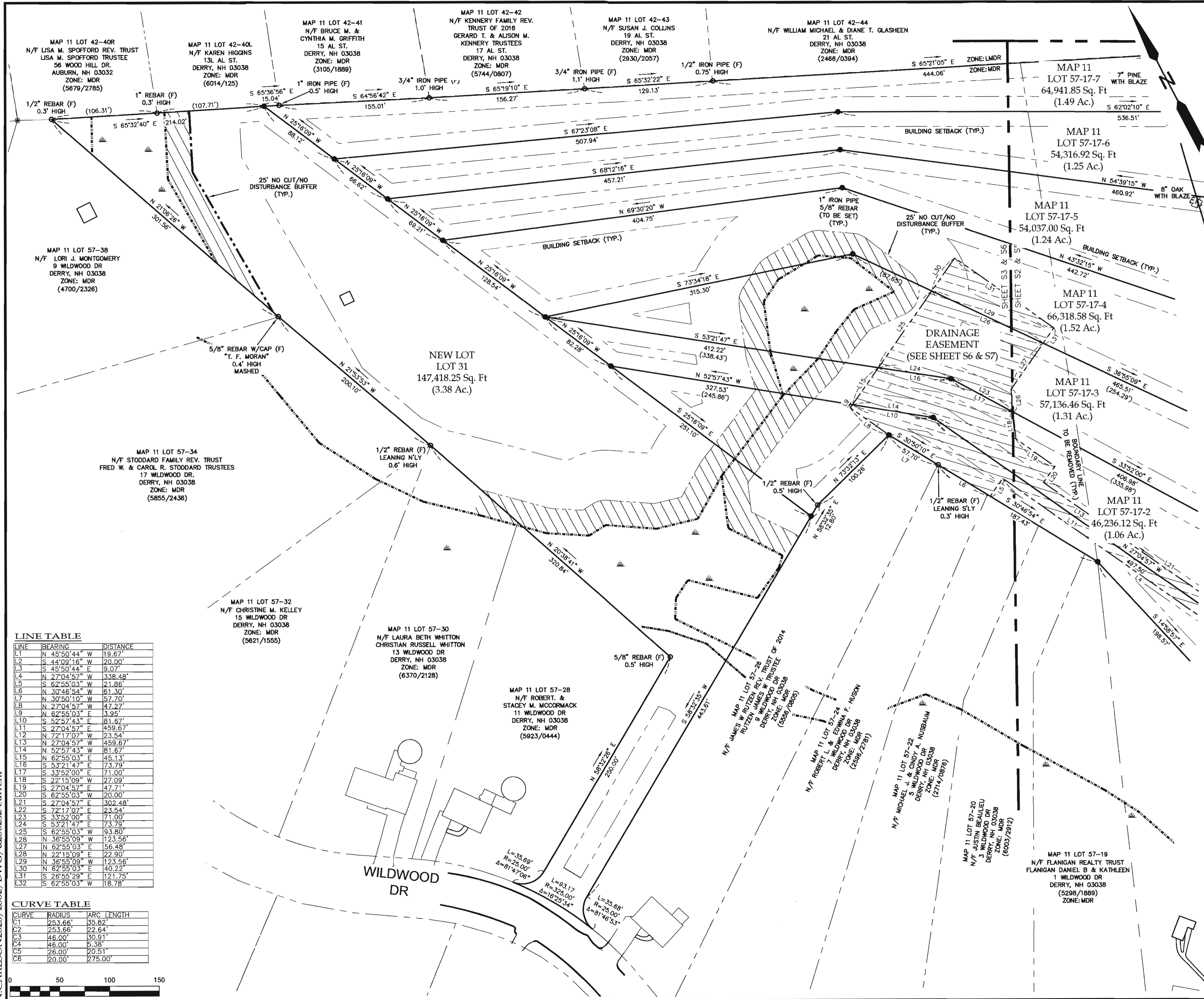
SCALE: 1"=50' SHEET S6 OF S8

SURVEYED BY:
 **Promised Land Survey, LLC**
 PO Box 447
 Derry, New Hampshire 03038
 Tel: (603) 432-2112
 www.PromisedLandSurvey.com
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REVISIONS

NO.	DATE	REVISION	BY
1	12/07/2023	REVISED PER TRC COMMENTS ON 11/17/2023	NMM

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SEE SHEET S1 FOR NOTES, DATUM INFORMATION, STATE NOTES, WETLAND NOTES, WAIVER REQUEST, PLANS OF REFERENCE, AND ZONING INFORMATION.

LAND SURVEYOR'S CERTIFICATION
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TIMOTHY A. PELOQUIN, LLS
 DATE: 01-02-2024

LAND OWNER OF RECORD
 JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6471 / PAGE 1562
 JAL, LLC
 DATE

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:
 CERTIFIED BY: _____ DATE _____
 CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____

SUBDIVISION PLAT "DENALI ESTATES PHASE IV"
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 DERRY, NEW HAMPSHIRE
 OCTOBER 24, 2023
 LAND OWNERS OF RECORD: JAL, LLC
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LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45°50'44" W	19.67'
L2	S 44°09'16" W	20.00'
L3	S 45°50'44" E	9.07'
L4	N 27°04'57" W	338.48'
L5	S 62°55'03" W	21.86'
L6	N 30°45'54" W	61.30'
L7	N 30°50'10" W	57.70'
L8	N 27°04'57" W	47.27'
L9	N 62°55'03" E	3.95'
L10	S 52°57'43" E	81.67'
L11	S 27°04'57" E	459.67'
L12	N 72°17'07" W	23.54'
L13	N 27°04'57" W	459.67'
L14	N 52°57'43" W	81.67'
L15	N 62°55'03" E	45.13'
L16	S 53°21'47" E	73.79'
L17	S 33°52'00" E	71.00'
L18	S 22°15'09" W	27.09'
L19	S 27°04'57" E	47.71'
L20	S 62°55'03" W	20.00'
L21	S 27°04'57" E	302.48'
L22	S 72°17'07" E	23.54'
L23	S 33°52'00" E	71.00'
L24	S 53°21'47" E	73.79'
L25	S 62°55'03" W	93.80'
L26	N 36°53'09" W	123.56'
L27	N 62°55'03" E	56.48'
L28	N 22°15'09" E	22.90'
L29	N 36°53'09" W	123.56'
L30	N 62°55'03" E	40.22'
L31	S 26°55'29" E	121.75'
L32	S 62°55'03" W	18.78'

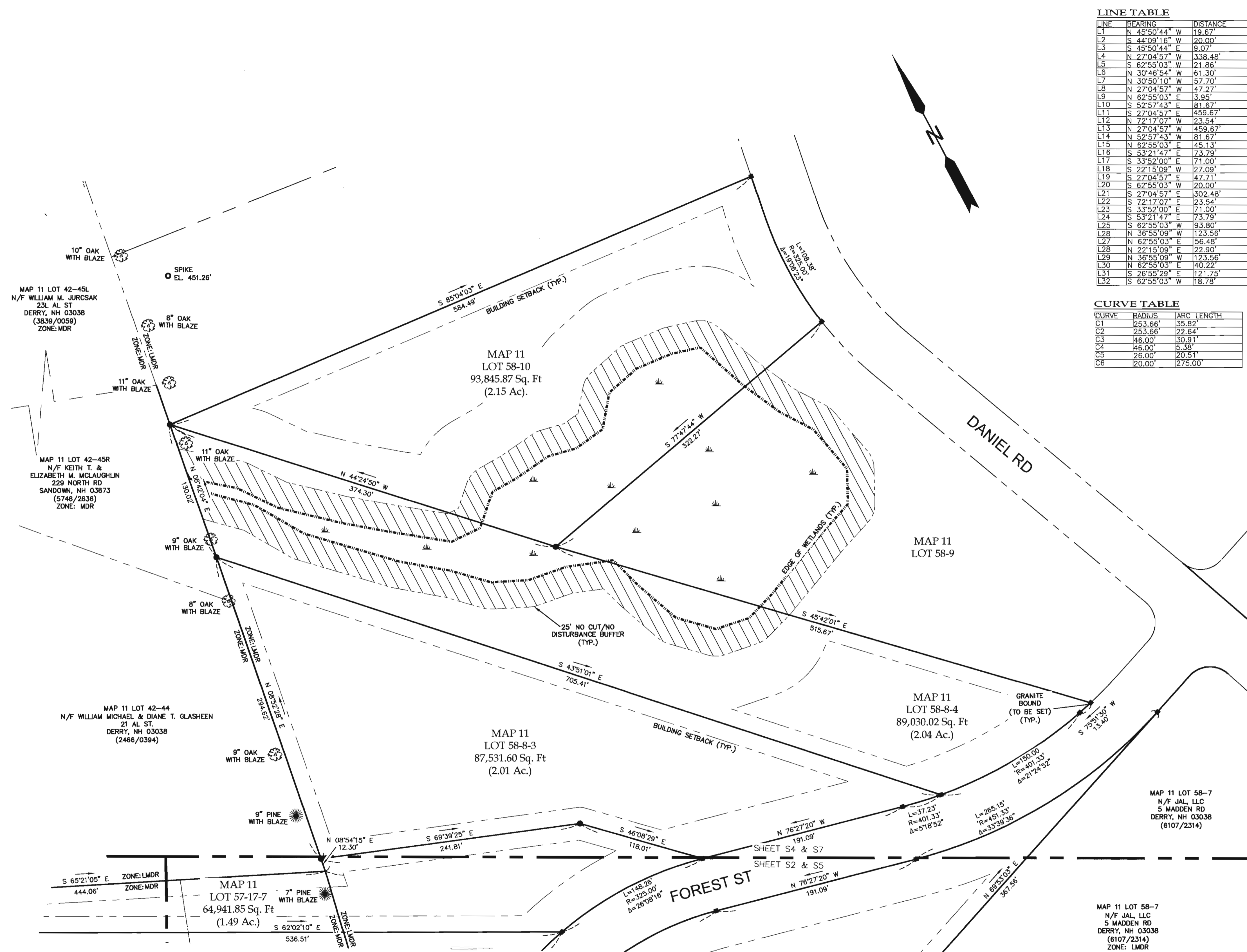
CURVE TABLE

CURVE	RADIUS	ARC LENGTH
C1	253.66'	35.82'
C2	253.66'	22.64'
C3	46.00'	30.91'
C4	46.00'	5.38'
C5	26.00'	20.51'
C6	20.00'	275.00'



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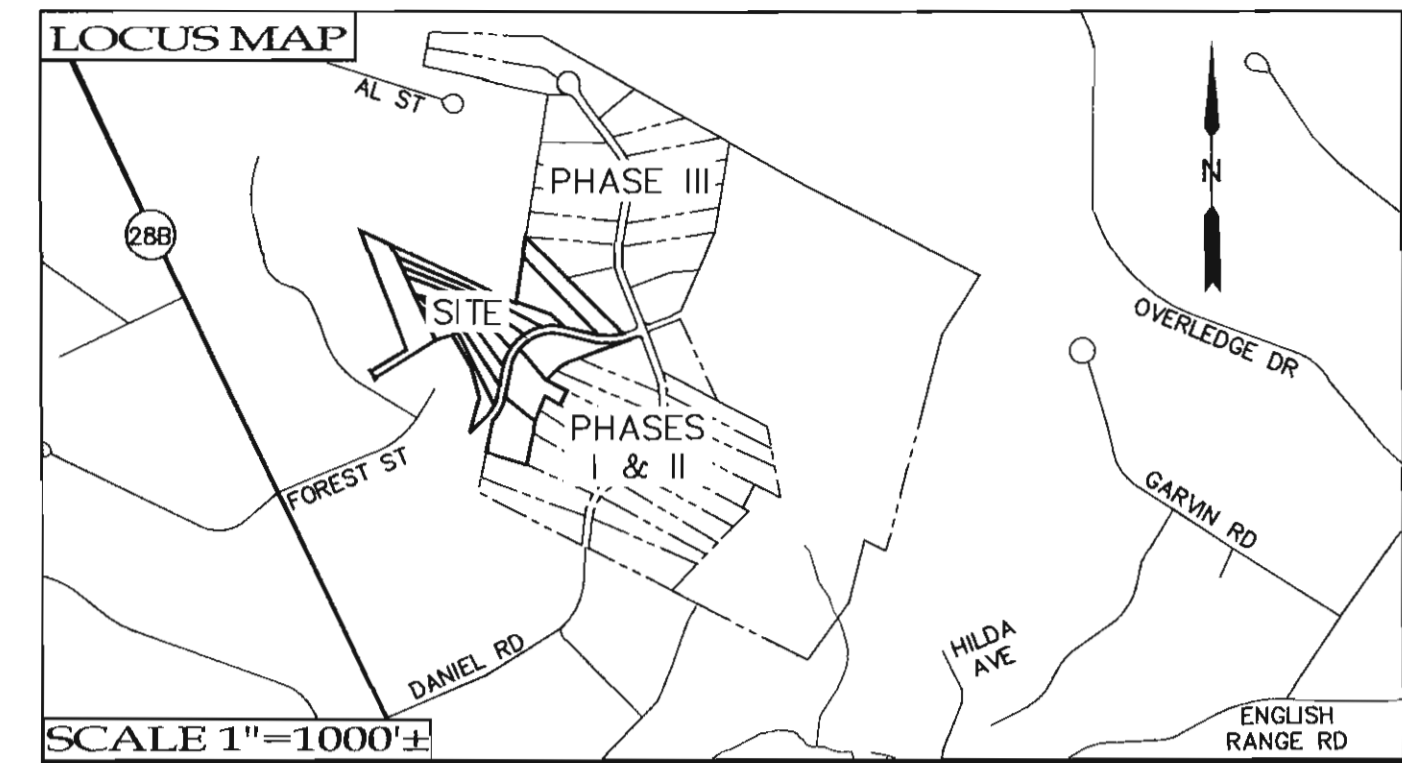


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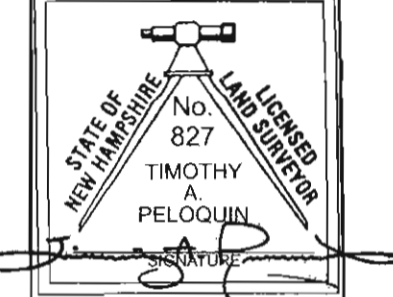


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SCALE: 1"=50'

SHEET S8 OF S8

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