

**Planning Department April 19, 2023**

APPLICANT: JAL, LLC  
Denali Builders, LLC

DEVELOPER: Same

PROJECT: Denali Estates

LOCATION: Parcel ID 11059-006, 30 Daniel Road  
11059-008, 40 Daniel Road  
11059-010, 22 Daniel Road

PURPOSE: The purpose of this plan is for a lot-line adjustment between the above referenced parcels located in the Low-Medium Residential District.

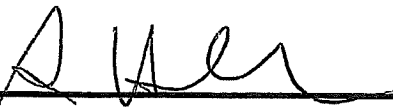
TOWN DEPARTMENT SIGNATURES: NA

WAIVERS: See letter dated April 4, 2023, from Promised Land Survey  
LDCR-Section 170-24.A.12.J.-High Intensity Soil Survey

STATE PERMITS: NA

RECOMMENDATION: Staff would recommend approval of both the waiver requests and lot-line adjustment plan.

By:

A handwritten signature in black ink, appearing to be 'A. H. H.', written over a horizontal line.

**NOTES:**

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT OF MAP 11 LOTS 58-6, 59-6, & 59-10.
- 2) THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY IN OCTOBER OF 2021.
- 3) THIS PARCEL OF LAND (MAP 11 LOT 58-6) DOES 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 #33015C0357E; EFFECTIVE DATE 05/17/2005.
- 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 170-25.6 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:**

VERTICAL AND HORIZONTAL DATA SHOWN BASED ON GPS OBSERVATIONS BY PROMISED LAND SURVEY, LLC ON MARCH 03, 2020 USING LEICA GS16 RTK GPS. OBSERVATIONS WERE POST PROCESSED USING SMARTNET STATION KHAM (MANCHESTER, NH - LEICA 0230) WITH A LISTED ELEVATION OF 228.84'. ALL GPS CONTROL POINTS HAD A "PHASE FIX" SOLUTION AND WERE INSTRUMENT (LEICA TS16) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE, WHICH HAD A CLOSURE OF 1:95,388.  
 HORIZONTAL DATUM: NAD83/2011  
 VERTICAL DATUM: NAVD83/1988

**WETLAND NOTE:**

WETLANDS, AS SHOWN, ARE PER PLAN OF REFERENCE #1.

**PLANS OF REFERENCE:**

- 1) "DENALI ESTATES", PREPARED FOR: JAL, LLC; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: DECEMBER 10, 2020; SEE RCRD PLAN No. D-43000.
- 2) "DENALI ESTATES, PHASE II", PREPARED FOR: JAL, LLC; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: OCTOBER 20, 2021; SEE RCRD PLAN No. D-43557.

**STATE:**

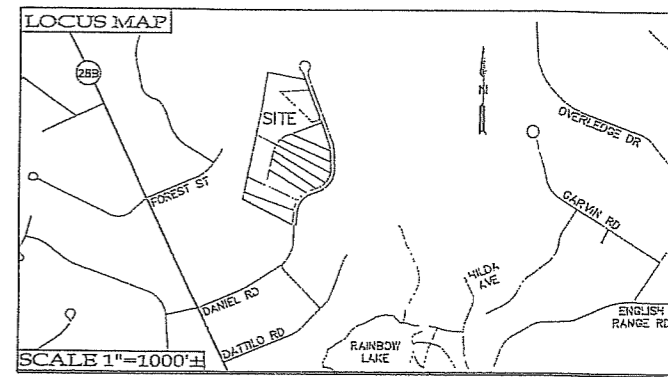
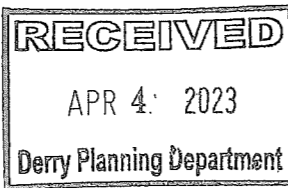
- 1) NHDES SUBDIVISION APPROVAL: PENDING
- 2) MAP 11 LOT 59-10 (E22 DANIEL RD) HAS A CONSTRUCTION APPROVAL OF ESA2021071042.
- 3) MAP 11 LOT 59-6 (E30 DANIEL RD) HAS A CONSTRUCTION APPROVAL OF ESA2023031609.
- 4) NHDES ADT PERMIT APPROVAL: N/A
- 5) NO MATERIAL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARS000 TABLE 3500.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55

**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'

**WAIVER REQUEST:**

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



SCALE 1"=1000'

**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. PELOUJIN, LLS DATE: 04-04-2023

**LAND OWNERS OF RECORD:**

JAL, LLC  
 5 MADDEN RD  
 DERRY, NH 03038  
 RCRD 6228/817 & 5228/2314 (MAP 11 LOTS 58 & 59-1)

JAL, LLC  
 DENALI BUILDERS, LLC  
 5 MADDEN RD  
 DERRY, NH 03038  
 RCRD 6469/382

DENALI BUILDERS, LLC

**APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:**

CHAIRMAN DATE

SECRETARY DATE

"DENALI ESTATES" COVER SHEET

LOT LINE ADJUSTMENT PLAT  
 MAP 11 LOTS 58, 59-6, & 59-10  
 DERRY, NEW HAMPSHIRE  
 APRIL 03, 2023

LAND OWNERS OF RECORD:  
 JAL, LLC DENALI BUILDERS, LLC  
 5 MADDEN RD 5 MADDEN RD  
 DERRY, NH 03038 DERRY, NH 03038  
 (6107/2314 & 6228/817) (6469/382)

SCALE: 1"=300' SHEET 1 OF 3

**SURVEYED BY:**

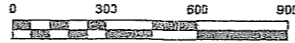
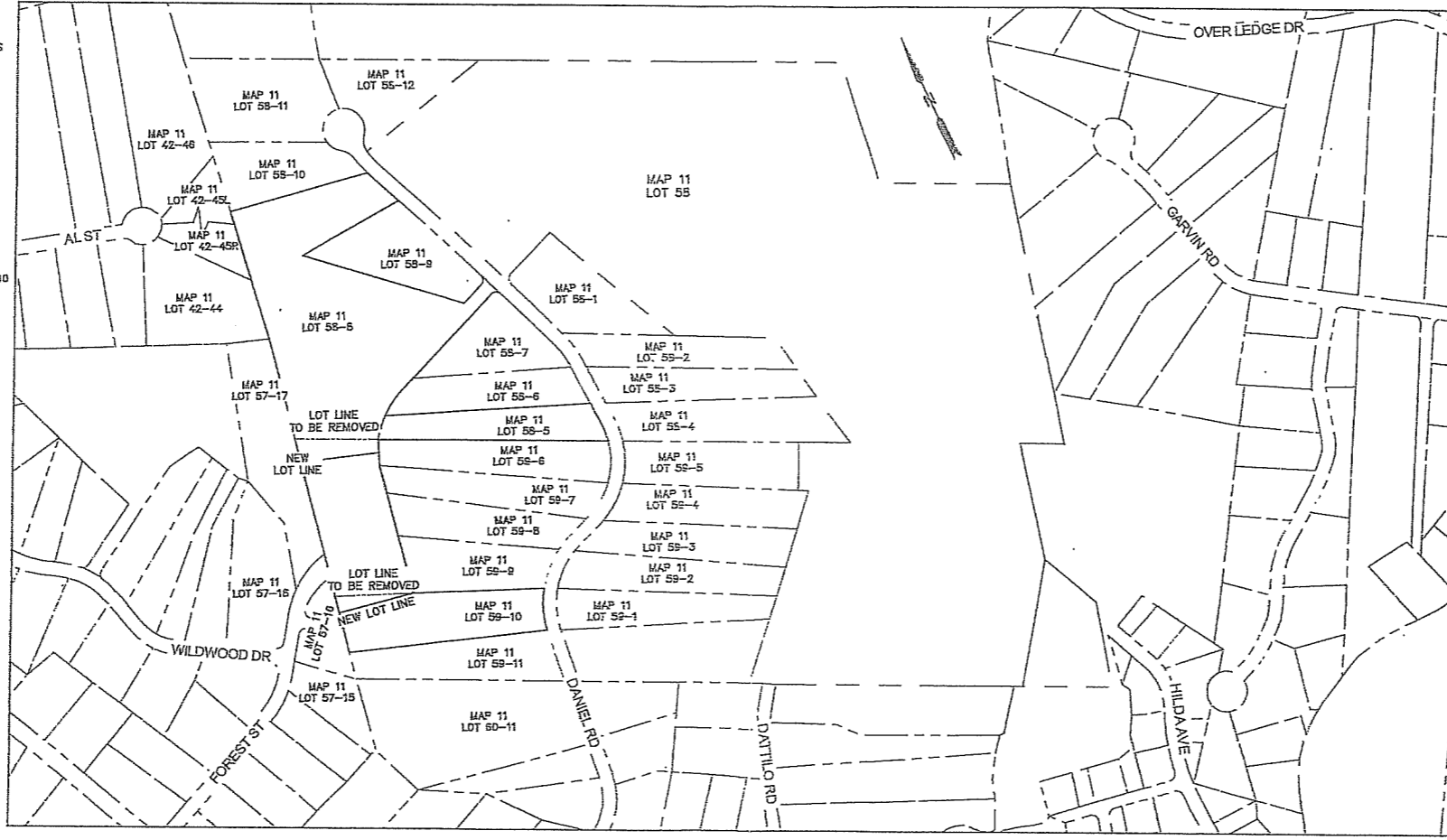
Promised Land Survey, LLC  
 PO Box 447  
 Derry, New Hampshire 03038  
 Tel: (603) 432-2112  
 www.PromisedLandSurvey.com  
 Land Surveying • Mapping • Planning • Permitting • Layout

**REVISIONS**

NO.	DATE	BY

**ABUTTERS**

- |  |  |   |
|--|--|---|
| MAP 11 LOT 42-44<br>N/F WADT GLASHEEN<br>TRUST, WILLIAM MICHAEL<br>& DIANE T. GLASHEEN<br>21 AL ST.<br>DERRY, NH 03038<br>(6414/1496)      | MAP 11 LOT 57-15<br>ANDREW J. CRAWFEY<br>11 FOREST ST<br>DERRY, NH 03035<br>(5059/2244)  | MAP 11 LOT 59-2<br>N/F CHRISTOPHER CHARLES<br>STONE<br>19 DANIEL RD<br>DERRY, NH 03038<br>(6483/1175)                   |
| MAP 11 LOT 42-45L<br>N/F WILLIAM H. JURCSAK<br>23L AL ST<br>DERRY, NH 03038<br>(3639/0059)   | MAP 11 LOT 57-16<br>N/F JOSEPH & JANICE LOCORE<br>13 FOREST ST<br>DERRY, NH 03035<br>(4493/1392)                                 | MAP 11 LOT 59-3 & 59-5<br>N/F STABLE HOMES AT<br>DERRY LLC<br>20 COTTON RD SUITE 200<br>NASHUA, NH 03053<br>(6449/0932) |
| MAP 11 LOT 42-45R<br>N/F KEITH T. &<br>ELIZABETH H. McLAUGHLIN<br>229 NORTH RD<br>SANDOWN, NH 03575<br>(5746/2636)                         | MAP 11 LOT 57-18<br>N/F TERESONE FEYSSA<br>WONSHEH IBRAHIM<br>10 FOREST ST<br>DERRY, NH 03038                                    | MAP 11 LOTS 59-4<br>N/F RYAN &<br>BRIANA LANNAN<br>34 WALNUT HILL RD<br>DERRY, NH 03038<br>(6395/2751)                  |
| MAP 11 LOT 42-46<br>SAPFA REALTY TRUST, ANNA<br>LEMEUX, TRUSTEE<br>14 AL STREET<br>DERRY, NH 03035<br>(5188/1155)                          | MAP 11 LOT 59<br>N/F KENNETH SU & STEPHANIE<br>LYU RHEE<br>15 DANIEL RD<br>DERRY, NH 03035                                       | MAP 11 LOTS 59-9 & 59-10<br>N/F DENALI BUILDERS, LLC<br>5 MADDEN RD<br>DERRY, NH 03038<br>(6394/244)                    |
| MAP 11 LOTS 57, 57-17,<br>58-1, 58-3 TO 58-12,<br>59-7, & 59-8<br>N/F JAL, LLC<br>5 MADDEN RD<br>DERRY, NH 03038<br>(6107/2314 & 6228/817) | MAP 11 LOT 59-1<br>N/F THOMAS JOHN BEAUMIER,<br>IV<br>ORNA CELESTINA MATAROZZO<br>14 GARVIN DR<br>DERRY, NH 03035<br>(6431/2023) | MAP 11 LOT 60-11<br>N/F TYSON & MELISSA<br>SUKERFORTH<br>18 DANIEL RD<br>DERRY, NH 03038<br>(5895/1673)                 |



**SHEET INDEX**

DESCRIPTION	SHEET NO.
COVER SHEET	1
LOT LINE ADJUSTMENT PLAT	2-3

NOTE:  
 SHEETS 1-3 OF THIS PLAN SET SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. ALL 3 SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.

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