

Planning Department October 17, 2018

APPLICANT: Mastriano Group, LLC

DEVELOPER: Same

PROJECT: Running Brook Farm

LOCATION: Parcel ID 06047-010, 11 Stone Fence Drive

PURPOSE: The purpose of this plan is for a two-lot subdivision plan located in the Low-Density Residential District. The two lots existed as part of the original subdivision back in 2004 and were merged by a previous owner in 2014. The lots changed ownership and the present owner would like to put the existing lot back to the original, two lot status. One parcel will be 4.00 acres and the second lot will be 3.86 acres.

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

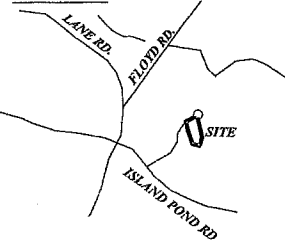
WAIVERS: See letters dated September 25, 2018, from James Lavelle LLS.

LDCR Section-170-23.B.9-topography with 2-foot contours.
LDCR Section-170-23.B.14-provide H.I.S.S. mapping.
LDCR Section-170-23.B.15-provide wetland mapping.
LDCR Section-170-25.A.5-to allow a common driveway for both lots.

STATE PERMITS: None Required.

RECEIVED

LOCUS MAP



MAP-LOT OWNER
6-47-10 Mastriano Group LLC
202 North Broadway
Salem, NH 03079

MAP-LOT ABUTTERS
6-47-9 Daniel & Michelle Daunais Rev. Trust
Daniel & Michelle Duanais Trustees
9 Stone Fence
Derry, NH 03038

6-47-16 Robert & Tricia Daziel
12 Stone Fence
Derry, NH 03038

6-47-15 Peta Antonio
14 Stone Fence
Derry, NH 03038

6-47-14 Levin Alexander
16 Stone Fence
Derry, NH 03038

6-47-13 Michael W. & Mary T. Getter Revoc Trust
Michael W. & Mary T. Getter Trustees
18 Stone Fence
Derry, NH 03038

6-47-12 Peter & Cynthia Smiddy
15 Stone Fence
Derry, NH 03038

6-21 Mary V. Harney
c/o Estate of Mary V. Harney
PO Box 361
East Falmouth, MA 02536

CONSULTANTS
Surveyor James M. Lavelle Associates
2 Starwood Drive
Hampstead, NH 03841

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF LOT 6-47-10.
2. OWNER OF RECORD FOR TAX LOT 6-47-10: MASTRIANO GROUP
202 N. BROADWAY ST.
SALEM, NH 03079
3. DEED REFERENCE Bk. 5835 Pg. 1640
RECORDED AT R.C.R.D.
4. THIS SITE LIES IN ZONE: LDR
5. BUILDING SETBACKS-SINGLE FAMILY:
FRONT=35'
SIDE=15'
REAR=15'
WETLAND(>1 ACRE)=75'
WETLAND(<1 ACRE)=30'
MINIMUM LOT FRONTAGE=200'
MINIMUM LOT SIZE=3 ACRES (ALSO DETERMINED BY SOILS AND SLOPES)
7. THIS SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A./F.I.R.M. COMMUNITY PANEL 33015C 0370E DATED MAY 17, 2005.
8. N.H.D.E.S SUBDIVISION APPROVAL#SA2005006196
9. PROPOSED LOTS SHALL BE SERVICED BY PRIVATE ON-SITE WELLS AND SUBSURFACE DISPOSAL SYSTEMS.
10. THE HOUSES WILL BE VOLUNTARILY EQUIPPED WITH RESIDENTIAL FIRE SPRINKLERS AND WILL COMPLY WITH NFPA 13D. IN THE EVENT A RESIDENTIAL SPRINKLER SYSTEM IS NOT INSTALLED, A FIRE CISTERN WILL BE INSTALLED-THE DESIGN AND LOCATION TO BE APPROVED BY DERRY FIRE DEPARTMENT.
12. TAX MAP AND LOT NUMBERS REFER TO TOWN OF DERRY, NH ASSESSOR'S MAPS.
13. COORDINATES, BEARINGS AND DISTANCES REFERENCE NAD 83 HORIZONTAL DATUM.
14. BUILDING LOTS 10 AND 11 WILL BE PERPETUALLY BOUND TO THE COVENANTS AND RESTRICTIONS IN THE ARTICLES OF ASSOCIATION RECORDED AT R.C.R.D. BOOK 4315 PAGE 748 AND RECORDED PLAN D-33406.
15. COMMON DRIVEWAYS SHALL BE MAINTAINED BY INDIVIDUAL HOMEOWNERS AGREEMENT FOR EACH DRIVEWAY. COMMON DRIVEWAY EASEMENT IS FOUND IN BOOK 4683 PAGE 2995.
16. THE DRAINAGE EASEMENT LOCATED ON LOT 6-47-10 IS FOR THE BENEFIT OF TAX MAP LOTS 6-47-9, 6-47-8 & 6-47-7 AND CAN BE FOUND ON RECORDED PLAN D-33406.
17. A WAIVER IS BEING REQUESTED FOR ARTICLE V - DESIGN AND CONSTRUCTION STANDARDS 170-25.A.5
18. A WAIVER IS BEING REQUESTED FOR ARTICLE IV - APPLICATION SUBMITTAL REQUIREMENTS: SECTION 170-23.B.9
19. A WAIVER IS BEING REQUESTED FOR ARTICLE IV - APPLICATION SUBMITTAL REQUIREMENTS: SECTION 170-23.B.14
20. A WAIVER IS BEING REQUESTED FOR ARTICLE IV - APPLICATION SUBMITTAL REQUIREMENTS: SECTION 170-23.B.15

OWNERS SIGNATURE

ORIGINAL LOT
MAP 6 LOT 47-10
342326.9 SQ. FT.
7.86 ACRES

PROPOSED LOT
MAP 6 LOT 47-11
167989.2 SQ. FT.
3.86 ACRES

PROPOSED LOT
MAP 6 LOT 47-10-1
174337.7 SQ. FT.
4.00 ACRES

PLANNING DEPARTMENT

EXISTING DRIVEWAY EASEMENT

MAP LEGEND

- BUILDING SETBACK
- SEPTIC SETBACK
- PROPERTY LINE
- WETLAND
- BUILDING ENVELOPE
- 100' PROTECTIVE WELL SETBACK
- PRIVATE GREEN
- EASEMENT
- ABUTTER
- HOUSE NUMBER
- TEST PIT
- ELECTRICAL BOX

PLAN REFERENCE:

1.... "RUNNING BROOK FARM-PHASE 2" PREPARED BY THEODORE M. DURA AND DATED MARCH 18, 2016 AND RECORDED AT THE R.C.R.D AS D-33406

TAX MAP 6 LOT 47-10
SUBDIVISION PLAN

11 STONE FENCE DRIVE
DERRY, NH

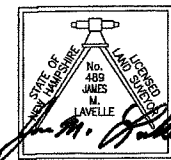
OWNED BY:
MASTRIANO GROUP
202 N. BROADWAY ST.
SALEM, NH 03079

CERTIFICATION:
I HEREBY CERTIFY, THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A LEICA TOTAL STATION AND SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION AND/OR ACCURACY REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8-23-01, EFFECTIVE 8-24-01

"I HEREBY CERTIFY THAT THE FIELDWORK DONE FOR THE PREPARATION OF THIS PLAN HAD AN ERROR OF CLOSURE NO GREATER THAN 1 PART IN 10,000."



SCALE: 1"=50' DATE: 7/15/2018



PREPARED BY
JAMES M. LAVELLE, LLS
2 STARWOOD DRIVE
HAMPSTEAD, NH 03841

DATE	REVISION
9/25/18	TRC NOTES
8/20/18	TRC NOTES

A FULL SET OF PROJECT PLANS IS ON FILE AT THE DERRY PLANNING DEPARTMENT
APPROVED BY THE TOWN OF DERRY PLANNING BOARD. DATE: