

**Planning Department, December 7, 2022**

APPLICANT: Cheryl O'Connell Rev. Trust  
Sarah Barton & Caroline Dodge, Trustees

DEVELOPER: NA

PROJECT: NA

LOCATION: Parcel ID 07013, 175 Warner Hill Road

PURPOSE: The purpose of this plan is for a two-lot subdivision located in the Low-Density Residential District. The property is being subdivided as part of a family trust agreement. No new development is being proposed.

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

WAIVERS: See letter dated November 21, 2022, from Promised Land Survey.

LDCR-Section 170-24.A.12-High Intensity Soil Determination

LDCR-Section 170-24.A.13-Wetlands

LDCR-Section 170-25.B.-Minimum Lot Size by Soil Type

LDCR-Section 170-25.F.-Test Pits

LDCR-Section 170-26.D.-Stopping Sight Distance

STATE PERMITS: NA.

RECOMMENDATION: Staff would recommend approval of both the waiver requests and subdivision plan.

BY:



## NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF TAX MAP 07 LOT 013 LOCATED AT 175 WARNER HILL ROAD IN DERRY, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN NOVEMBER OF 2021.
- 3) THIS PARCEL OF LAND (MAP 07 LOT 013) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FIRM FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #3013003832, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 22x34 (ANSI D) SIZED PAPER.
- 5) THE MEASUREMENTS DEPICTED HEREON ARE BASED ON US SURVEY FEET.
- 6) THE TOPOGRAPHY DEPICTED HEREON IS BASED ON A LIGHT DETECTION AND RANGING (LIDAR) MODEL OBTAINED FROM NHGRANT.
- 7) NO DEVELOPMENT IS PROPOSED ON EITHER OF THESE TWO PARCELS AS PART OF THIS APPLICATION.
- 8) ANY FUTURE DEVELOPMENT OR CONSTRUCTION MUST ADHERE TO THE LATEST EDITION OF THE TOWN OF DERRY LDCR, INCLUDING BUT NOT LIMITED TO DRIVEWAY CONSTRUCTION/SIGHT DISTANCE, DRAINAGE, AND UTILITY CONSTRUCTION.
- 9) NEW LOTS SHALL VOLUNTARILY BE EQUIPPED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM, CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES (NFPA 13R & 130).

## ZONING

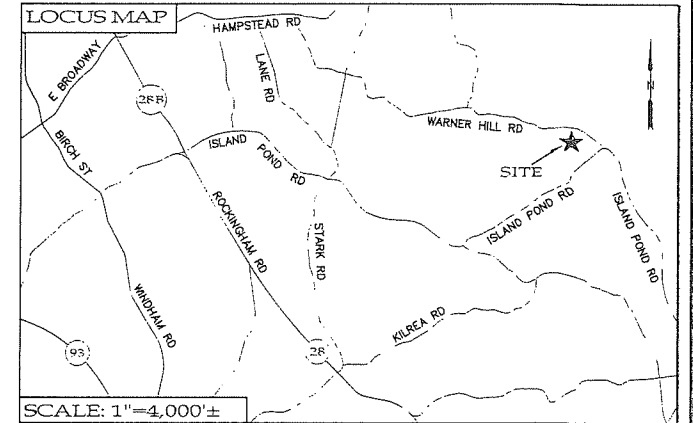
LDR (LOW DENSITY RESIDENTIAL) MINIMUM:  
AREA: 3.00 ACRES (BY SOILS)  
FRONTAGE: 200'  
WIDTH: 200' AT FRONT 35' SETBACK  
SETBACKS:  
FRONT - 35'  
SIDE - 15'  
REAR - 15'  
WETLANDS > 1 AC. IN SIZE - 75'  
WETLANDS < 1 AC. IN SIZE - 30'

## DATUM

HORIZONTAL: NH NAD83-2011  
VERTICAL: NAVD83-GEOD 12A

## PLANS OF REFERENCE

- 1) "PLAN OF LAND IN DERRY, NH," PREPARED FOR: BERNARD DESMOND; PREPARED BY: ROBERT W. THORNDIKE; DATED: SEPTEMBER, 1963; SCALE: 1"=100'; NOT FOUND RECORDED.
- 2) "PLAN OF LOTS IN DERRY, NH, AS DRAWN FOR HENRY A. WEBER," PREPARED BY: EDWARD N. HERBERT; DATED: MARCH, 1964; SCALE: 1"=50'; SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) BK.1857, Pg. 384.
- 3) "PLAT OF SUBDIVISION OF R.M. CROPLEY, (OWNER OF RECORD & SUBDIVIDER) LAND IN DERRY, N.H. (TAX MAP #13)," PREPARED FOR: MRS. R.M. CROPLEY; PREPARED BY: B.V. PEARSON; DATED: 20 NOV., 1971; SCALE: 1"=20'. SEE RCRD PLAN No. D-2538.
- 4) "SUBDIVISION OF TAX LOT 7-13 AS DRAWN FOR: MRS. M. CROPLEY," PREPARED BY: BEVERLY V. PEARSON; DATED: 24 SEPT, 1975; SCALE: 1"=40'. SEE RCRD PLAN No. C-5534.
- 5) "PLAN OF LAND IN DERRY, N.H.," OWNED BY: BERNARD H. DESMOND HERS; PREPARED BY: EDWARD N. HERBERT; DATED: DEC. 1976; SCALE: 1"=50'. SEE RCRD PLAN No. C-6681.
- 6) "SUBDIVISION PLAN IN DERRY OF LOT NO. 0713," AS DRAWN FOR: MARJORIE CROPLEY; PREPARED BY: KIMBALL SURVEY CO.; DATED: MARCH, 1986; SCALE: 1"=50'. SEE RCRD PLAN No. D-14931.
- 7) "SUBDIVISION PLAN OF MAP 120 LOT 0740, FINAL PLAN," PREPARED FOR: ALMEDO TRUST LDR, DALE HALCHAK, TR.; PREPARED BY: EDWARD N. HERBERT ASSOC., INC.; DATED: SEPT., 2003; SCALE: 1"=100'. SEE RCRD PLAN No. D-32443.
- 8) "CERTIFIED FOUNDATION PLAN," PREPARED BY: ERIC C. MITCHELL AND ASSOC. INC.; DATED: DECEMBER 07, 2005; SCALE: 1"=80'; NOT FOUND RECORDED.
- 9) "SUBDIVISION PLAN OF LAND OF ASSESSOR'S MAP 7, LOT 12," PREPARED FOR: ARTHUR & RUTH PROVENCAL; PREPARED BY: TIMOTHY J. WININGS; DATED: JULY, 2015; SCALE: 1"=50'; SEE RCRD PLAN No. D-39446.



## WAIVER REQUESTS

AS PART OF THIS APPLICATION, A WAIVER FROM THE FOLLOWING TOWN OF DERRY, NH LAND DEVELOPMENT CONTROL REGULATIONS:  
- ARTICLE V, SECTION 170-24. A. 12 - HIGH INTENSITY SOIL DETERMINATION  
- ARTICLE V, SECTION 170-24. A. 13 - WETLANDS  
- ARTICLE V, SECTION 170-25. B. - MINIMUM LOT AREA BY SOIL TYPE  
- ARTICLE V, SECTION 170-25. F. - TEST PITS  
- ARTICLE V, SECTION 170-26. D. - STOPPING/SIGHT DISTANCE

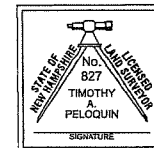
## VARIANCE

ON SEPTEMBER 15, 2022 THE ZONING BOARD OF ADJUSTMENTS GRANTED A VARIANCE TO THE TERMS OF ARTICLE VI, SECTION 165-48, B. 2. & 3. OF THE TOWN OF DERRY, NEW HAMPSHIRE ZONING ORDINANCE. THIS VARIANCE ALLOWS A 2-LOT SUBDIVISION WITH ONE OF THE PROPOSED LOTS TO HAVE LESS THAN 200 FEET OF FRONTAGE AND LOT WIDTH AT 175 WARNER HILL ROAD, PID 07013, ZONED LDR.

## 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, L.L.S.

DATE

## LAND OWNER OF RECORD

CHERYL C. O'CONNELL REVOCABLE TRUST  
189 WARNER HILL RD  
DERRY, NH 03038  
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 4645 / PAGE 1021

TRUSTEE OF CHERYL C. O'CONNELL REV. TRUST

DATE

SUBDIVISION PLAT  
MAP 07 LOT 13  
175 WARNER HILL RD  
DERRY, NEW HAMPSHIRE  
OCTOBER 12, 2022

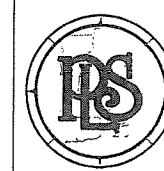
## LAND OWNER OF RECORD/

PREPARED FOR: SARA J. BARTON CAROLINE DODGE  
240 SUGAR PINE DR 189 WARNER HILL RD  
PINEHURST, NC 28374 DERRY, NH 03038

SCALE: 1"=100'

SHEET 3 OF 3

## PREPARED BY:



Promised Land Survey, LLC

P.O. Box 447  
Derry, New Hampshire 03038

Tel: (603) 432-2112

www.PromisedLandSurvey.com

•Land Surveying •Mapping •Planning •Permitting •Layout

## REVISIONS

NO.	DATE	DESCRIPTION	BY
2	11/09/2022	PER TRC COMMENTS	BJW
1	10/12/2022	PER ZBA NOTICE OF DECISION	BJW

## BEARING TABLE

LINE	BEARING	DISTANCE
L1	S 51°54'35" W	75.55'
L2	S 51°54'35" W	57.00'
L3	S 52°53'04" W	53.20'
L4	S 52°53'04" W	75.61'
L5	S 50°00'37" W	50.85'
L6	S 48°00'57" W	59.70'
L7	S 53°44'35" W	45.91'
L8	S 70°11'21" W	97.91'
L9	N 19°18'38" W	20.57'
L10	N 68°07'34" E	66.00'
L11	S 26°01'35" E	81.15'
L12	N 68°48'46" E	50.01'
L13	S 84°34'18" W	23.80'
L14	N 03°23'04" W	32.63'
L15	S 34°04'29" E	79.31'
L16	S 42°12'18" W	28.68'
L17	S 24°11'44" E	88.79'
E1	N 39°38'38" W	97.40'
E2	S 39°31'29" E	98.01'

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