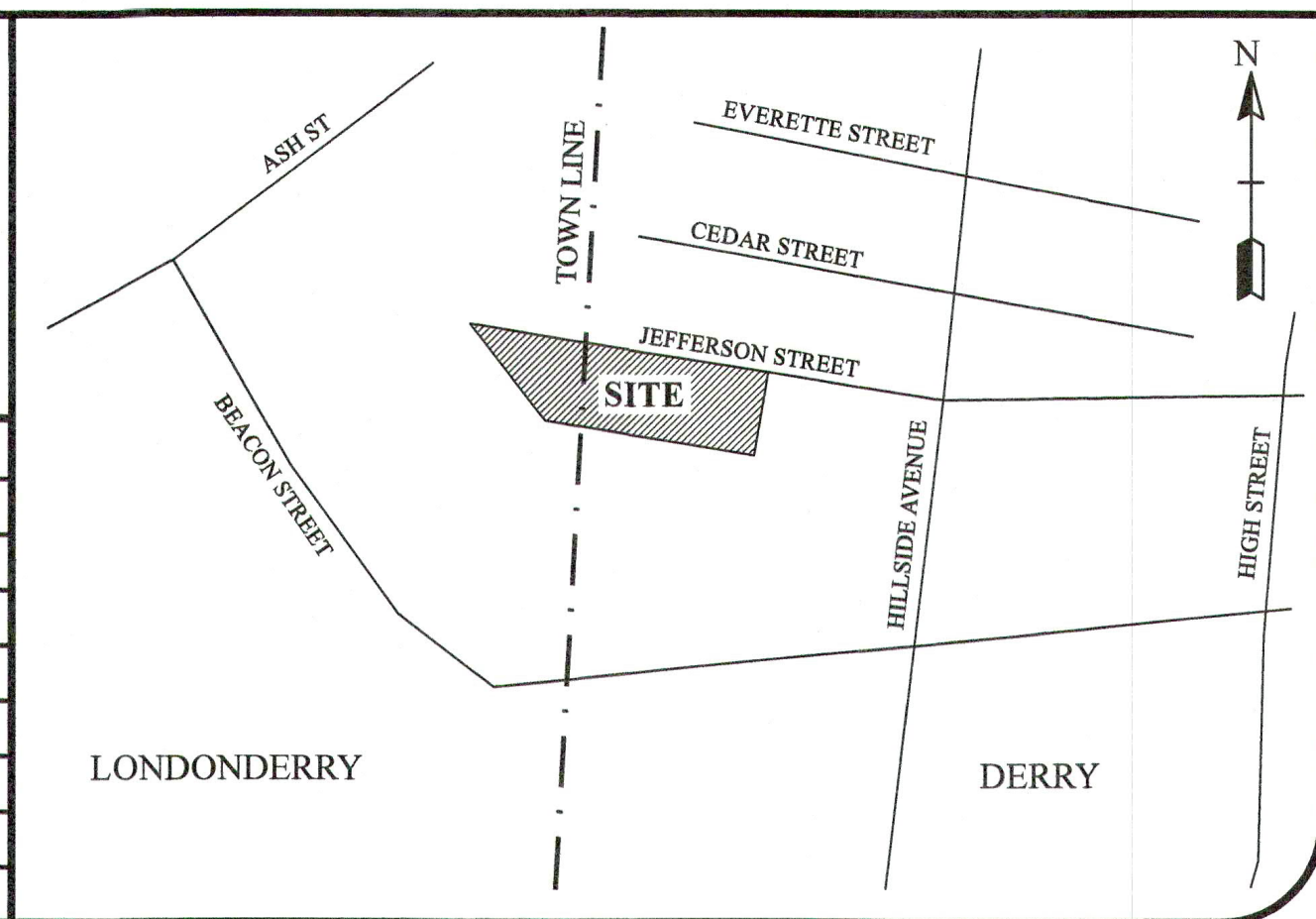


NO.	DATE	DESCRIPTION	BY
1	10/6/23	NHDES SUBDIVISION APPROVAL	JRD
2	12/6/23	ADDRESS TRC COMMENTS	JRD
3	12/14/23	ADDRESS ADDTL COMMENTS	JRD
4	12/22/23	GENERAL REVISIONS	JRD
5	1/2/24	FIRE DEPT REVISIONS	JRD



LOCUS MAP
SCALE: 1" = 400'

REFERENCE PLANS

- "SUBDIVISION PLAT OF TAX LOTS 10-75 IN LONDONDERRY, & 29-16-1 IN DERRY, NH, OWNER OF RECORD: PATRICK M. & VERONICA J. SILVA." DATED DECEMBER 4, 1979, AND PREPARED BY B. V. PEARSON ASSOCIATES, R.C.R.D. PLAN #D-8763.
- "SUBDIVISION PLAN FOR TAX LOT #116-297, DERRY, NH & TAX LOT #10-77, LONDONDERRY, NH, BEACON STREET, DERRY, NH." DATED 5/8/1989, LAST REVISED AUGUST 2, 1989, AND PREPARED BY BRYAN L. BAILEY ASSOC. INC. R.C.R.D. PLAN #D-20163.
- "PLAN OF LAND (TAX LOT 78-5), GARY MICHAEL, LONDONDERRY / DERRY, NH." DATED DECEMBER 10, 1990, AND PREPARED BY GRANITE STATE SURVEYING, INC. R.C.R.D. PLAN #D-20853.

SYMBOL LEGEND

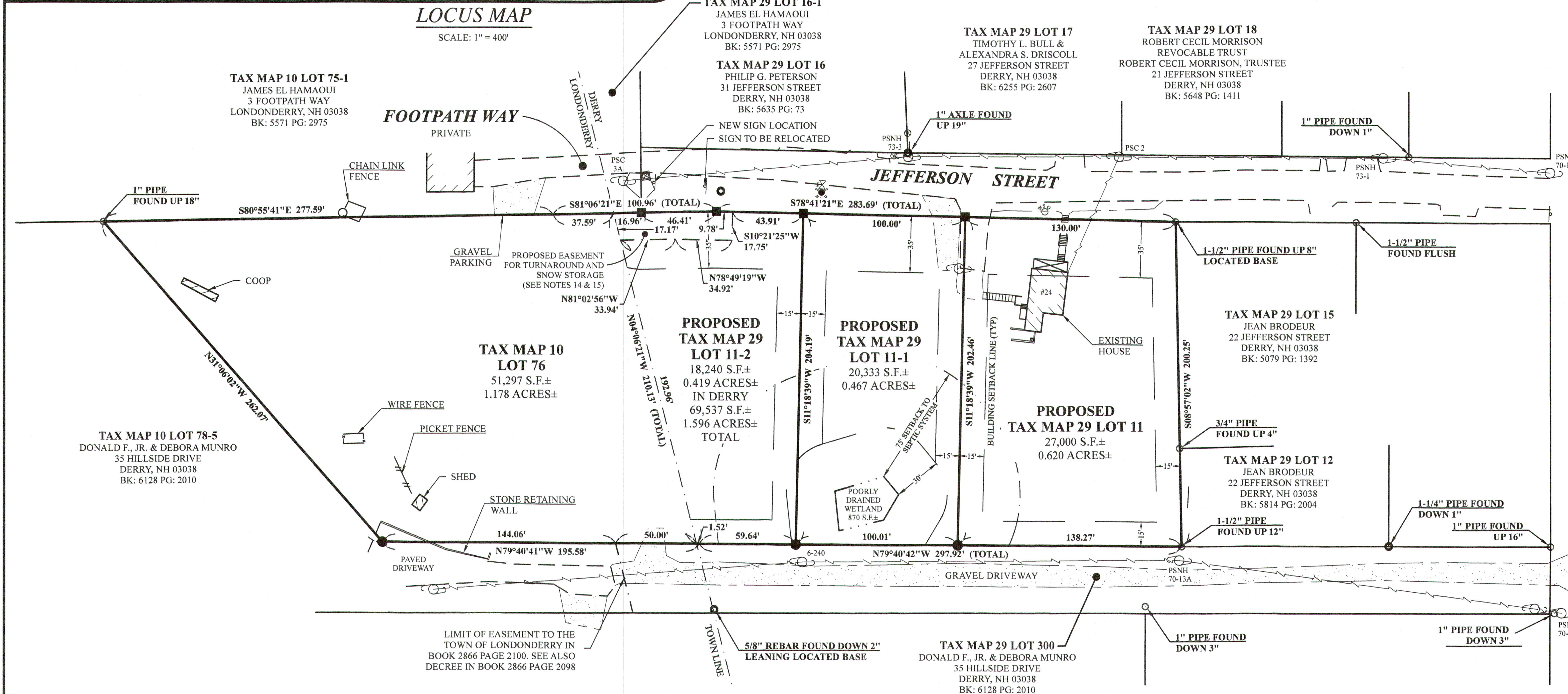
- STONE BOUND TO BE SET
- REBAR TO BE SET
- IRON PIPE FOUND
- REBAR FOUND
- ⊕ FIRE HYDRANT
- ⊕ WATER GATE VALVE
- ⊕ WATER SHUTOFF
- ⊕ SIGN
- ⊕ BENCH MARK
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- OVERHEAD WIRES
- RETAINING WALL
- - - EDGE OF PAVEMENT
- ~ TREELINE
- - - TOWN LINE
- - - WETLAND BOUNDARY
- - - EDGE OF GRAVEL
- - - WIRE FENCE
- - - CHAIN LINK FENCE
- - - PICKET FENCE

NOTES

- OWNER OF RECORD:
TAX MAP 29 LOT 10 - DERRY
TAX MAP 10 LOT 75-1 - LONDONDERRY
CORNER POST RESTORATIONS, LLC
50 OLD FARM ROAD
BEDFORD, NH 03110
BK: 6451 PG: 810
- THE INTENT OF THIS PLAN IS SUBDIVIDE THE EXISTING PROPERTY INTO 3 BUILDING LOTS, EACH OF WHICH WILL MEET THE REQUIREMENTS OF THE TOWN OF DERRY CONSIDERING ONLY LAND THAT IS LOCATED WITHIN THE TOWN OF DERRY. NO PERMITTING IS SOUGHT WITHIN THE TOWN OF LONDONDERRY.
- THE PARCEL AREA WITHIN DERRY IS 65,573 S.F.±, 1.505 ACRES±. THE PARCEL AREA WITHIN LONDONDERRY IS 51,297 S.F.±, 1.178 ACRES±. THE TOTAL PARCEL AREA IS 116,869 S.F.±, 2.683 ACRES±.
- THE SUBJECT AND ABUTTING PARCELS IN DERRY ARE ZONED "MHR II". REQUIREMENTS ARE AS FOLLOWS:

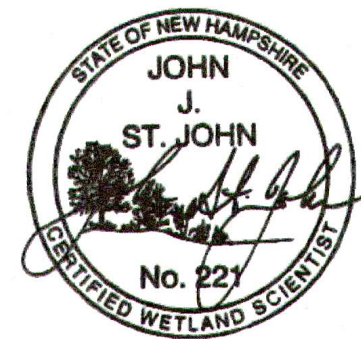
MINIMUM LOT SIZE: 15,000 S.F. WITH MUNICIPAL WATER AND ON-SITE SEPTIC
MINIMUM LOT FRONTAGE: 100'
MINIMUM LOT WIDTH: 100' AT THE 35' FRONT SETBACK, OR 100' AT THE FRONT LOT LINE.

MINIMUM BUILDING SETBACKS:
FRONT = 35'
SIDE = 15'
REAR = 15'
WETLAND LESS THAN 1 ACRE = 30'
- THIS PLAN REPRESENTS EXISTING CONDITIONS, BOUNDARY EVIDENCE, AND MONUMENTATION AS OBSERVED DURING A SURVEY BY THIS OFFICE IN JANUARY AND FEBRUARY 2023.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE. MAP NUMBER 33015C0339, EFFECTIVE DATE MAY 17, 2005.
- ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE TO MARK OUT UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL NOTIFY THE DERRY WATER DEPARTMENT DIRECTLY TO MARK OUT ALL WATER MAINS AND SERVICES.
- THIS PLAN SET INCLUDES 2 SHEETS. SHEET 1 IS TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. ALL SHEETS ARE TO REMAIN ON FILE WITH THE TOWNS OF DERRY & LONDONDERRY.
- THE HORIZONTAL DATUM IS NH STATE PLANE COORDINATE SYSTEM NAD 1983. THE VERTICAL DATUM IS NAVD 1988. THE HORIZONTAL AND VERTICAL DATUM WERE ESTABLISHED USING ON SITE STATIC AND RTK GPS OBSERVATIONS IN JANUARY & FEBRUARY 2023.
- NHDES SUBSURFACE SYSTEMS BUREAU SUBDIVISION APPROVAL #eSA2023100503, DATED OCTOBER 5, 2023.
- THE SUBJECT PROPERTY IS NOT CURRENTLY IN CURRENT USE.
- THE EXISTING WATER MAIN ON JEFFERSON STREET IS 8" TRANSITE. 8" X 3/4" EPOXY-COATED SADDLES SHALL BE REQUIRED FOR WATER SERVICE TAPS. WATER SERVICES MUST BE SET BACK AT LEAST 10 FEET FROM SEPTIC SYSTEM COMPONENTS.
- A WAIVER IS REQUESTED FROM SECTION 170-66.C OF THE TOWN OF DERRY LAND DEVELOPMENT CONTROL REGULATIONS, TO PERMIT OVERHEAD UTILITIES.
- LOT 11-2 IS SUBJECT TO AN EASEMENT TO BENEFIT THE TOWN OF DERRY FOR TURNAROUND OF EMERGENCY AND ROAD MAINTENANCE VEHICLES, AS WELL AS SNOW STORAGE, TO BE RECORDED HERewith.
- THE TOWN OF DERRY RESERVES THE RIGHT TO INSTALL NECESSARY SIGNAGE AS NEEDED IN THE FUTURE WITHIN THE EASEMENT AREA IF THE TURNAROUND AREA IS NOT DEMONSTRATED AS BEING KEPT ACCESSIBLE OR IS NOT IDENTIFIABLE.



WETLAND CERTIFICATION

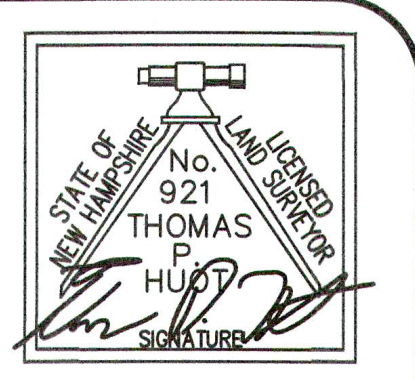
WETLAND BOUNDARIES ON THIS PLAN WERE DELINEATED BASED ON VEGETATION, SOILS, AND HYDROLOGY, UNDER NH ADMINISTRATIVE RULE ENV-WT 406, ON JANUARY 15, 2023.



SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

John J. St. John 1/2/2024
LICENSED LAND SURVEYOR DATE



TECHNICAL REVIEW SIGNATURES

<i>John J. St. John</i>	1/8/24
PUBLIC WORKS DIRECTOR	DATE
<i>Paul M. Kelly</i>	1/5/24
CODE ENFORCEMENT OFFICER	DATE
<i>Paul J. Gagnier</i>	1/8/24
DERRY FIRE DEPARTMENT	DATE
<i>P.A.</i>	
CONSERVATION COMMISSION	DATE
<i>John J. St. John</i>	1/8/24
DERRY POLICE DEPARTMENT	DATE

OWNERS' SIGNATURES

_____	DATE
CORNERPOST RESTORATIONS, LLC	
_____	DATE
CORNERPOST RESTORATIONS, LLC	

APPROVED: TOWN OF DERRY
PLANNING BOARD

DATE APPROVED

SUBDIVISION PLAN
TAX MAP 29 LOT 11 - DERRY
TAX MAP 10 LOT 76 - LONDONDERRY
PREPARED FOR:
CORNER POST RESTORATIONS, LLC
LOCATED AT:
24 JEFFERSON STREET
DERRY, NEW HAMPSHIRE

