

Planning Department, July 17, 2019

APPLICANT: Pathway Homes
Kevin Allard

DEVELOPER: Pathway Homes

PROJECT: NA

LOCATION: Parcel ID 14011, 13 Hemlock Springs Road

PURPOSE: The purpose of this plan is for a two-lot subdivision. The property is located in the Low-Medium Density Residential District. (2-acre minimum lot size). One new house is being built.

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

WAIVERS: None Requested.

STATE PERMITS: NHDES State Subdivision Approval (pending).

RECOMMENDATION: Staff would recommend approval of the subdivision plan.

BY:



George H. Sioras, Planning Director

OWNER OF MAP 11 LOT 38
 SIGNATURE: *[Signature]*
 DATE: 4/22/19

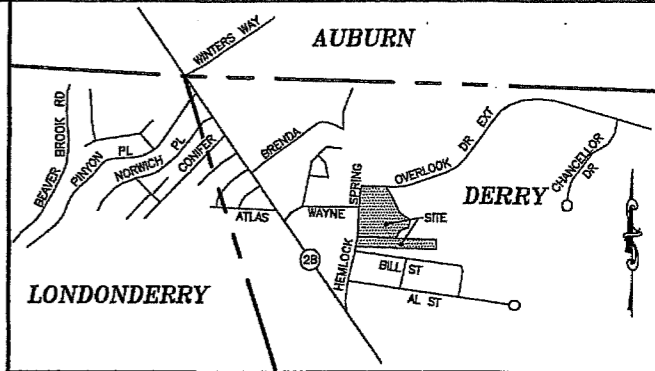
OWNER OF MAP 14 LOT 11
 SIGNATURE: *[Signature]*
 DATE: 4-19-19

REFERENCE PLANS:

- "JOINT PROPERTIES", PREPARED FOR: CARL WATTS, STANLEY RATEY, JOSEPH THERIEN, IN THE TOWNS OF LONDONDERRY AND DERRY, N.H. IN COUNTY OF ROCKINGHAM, SCALE: 1"=200', DATED: AUGUST, 1963. PREPARED BY: R.P. THERIEN, LAND SURVEYOR. RECORDED AT THE R.C.R.D. AS PLAN #02125.
- "TERRYVILLE DEVELOPMENT", PREPARED FOR: JOSEPH THERIEN, SCALE: 1"=100', DATED: OCTOBER 1, 1962. PREPARED BY R.P. THERIEN, LAND SURVEYOR. RECORDED AT THE R.C.R.D. AS PLAN #207.
- "TERRYVILLE DEVELOPMENT", PREPARED FOR: JOSEPH THERIEN, SCALE: 1"=100', DATED: OCTOBER 1, 1962. REVISOR: JUNE 26, 1964. PREPARED BY R.P. THERIEN, LAND SURVEYOR. RECORDED AT THE R.C.R.D. AS PLAN #277.
- "SUBDIVISION OF LAND INTO LOTS, MOBILE PARK," LAND OF F.E. & A.E. SAN SAUCE IN DERRY, N.H. SCALE: 1"=100', DATED: MAY, 1965. PREPARED BY: JOHNSTON-GAGNON-MCLOUGHLIN. RECORDED AT THE R.C.R.D. AS PLAN #900.
- "FINAL SUBDIVISION PLAN," TAX MAP 14 LOT 10, HEMLOCK SPRINGS ROAD, DERRY, NEW HAMPSHIRE. PREPARED FOR: TATE, TATE, YOUNG & DEPALMA. SCALE: 1"=100', DATED: JANUARY 17, 1996. PREPARED BY: GEORGE F. KELLER, INC. RECORDED AT THE R.C.R.D. AS PLAN #19179.
- "SITE PLAN," TAX MAP 14 LOT 10, HEMLOCK SPRINGS, A PLANNED RESIDENTIAL COMMUNITY, HEMLOCK SPRINGS ROAD, DERRY, NEW HAMPSHIRE. PREPARED FOR: TATE, TATE, YOUNG & DEPALMA. SCALE: 1"=100', DATED: MARCH 2, 1996. PREPARED BY: GEORGE F. KELLER, INC. RECORDED AT THE R.C.R.D. AS PLAN #19179.
- "AS-BUILT CONDOMINIUM FLOOR & SITE PLAN", PREPARED FOR: THERESA STEELE. SCALE: 1"=50' DATED: MARCH 3, 1989. PREPARED BY: FAIRVIEW LAND SERVICES, INC. ENGINEERING-SURVEYING. RECORDED AT THE R.C.R.D. AS PLAN #19154.

LEGEND

- LPIN-TBS IRON PIN TO BE SET
- ⊙ DH-S DRILL HOLE SET
- ⊙ GB-TBS GRANITE BOUND TO BE SET
- ⊙ DH-F DRILL HOLE FOUND
- ⊙ IPP-F IRON PIPE FOUND
- ⊙ UTILITY POLE
- ⊙ WELL
- SIGN
- TRENCH
- EDP EDGE OF PAVEMENT
- ABUTTER LINE
- DRAINAGE LINE
- RIGHT OF WAY
- PROPERTY LINE
- WETLAND
- WETLAND SETBACK
- STONEWALL
- CHU OVERHEAD UTILITIES
- STONE RETAINING WALL
- CHAIN LINK FENCE
- ZONE LINE



VICINITY PLAN

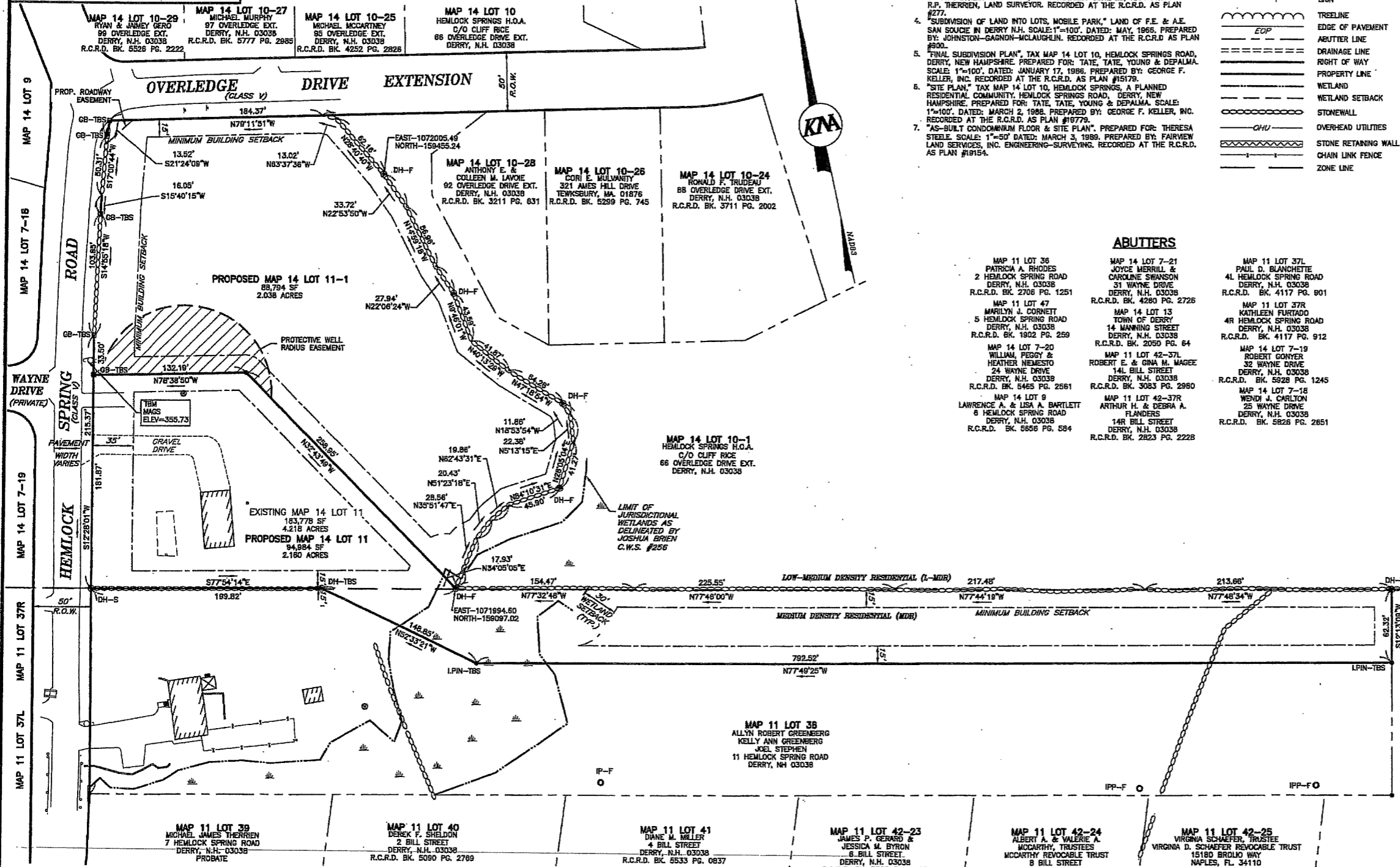
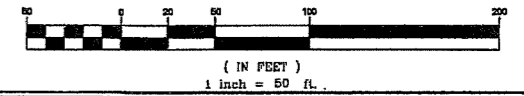
SCALE: 1" = 1000' +/-

NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW INFORMATION FOR A PROPOSED 2 LOT SUBDIVISION ON ASSESSOR'S MAP 14 LOT 11 ON HEMLOCK SPRING ROAD IN DERRY, NEW HAMPSHIRE AND NO OTHER PURPOSE.
- EXISTING AREA OF PARCELS IS: MAP 14 LOT 11=183,778 SF, OR 4.218 ACRES
- OWNER OF RECORD:
 MAP 14 LOT 11
 PATHWAY HOMES, INC.
 79 CORTLAND DRIVE
 BEDFORD, NH 03110
 BK. 5961 PG. 2798
- MAP 14 LOT 11 IS LOCATED WITHIN THE LOW-MEDIUM DENSITY RESIDENTIAL (LMR) ZONING DISTRICT AND WITHIN THE MEDIUM DENSITY RESIDENTIAL (MDR) ZONING DISTRICT AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:

MINIMUM LOT AREA	LMR	MDR	EXIST.	PROP. LOT 11	PROP. LOT 11-1
2 ACRES	1 ACRE	EXIST.	4.218 AC.	2.180 AC.	2.038 AC.
-MINIMUM LOT FRONTAGE	150'	125'	399'	181.87'	217.23'
MINIMUM BUILDING SETBACKS					
-FRONT	35'	35'	84.47'	84.47'	35'
-SIDE	15'	15'	33.84'	33.84'	15'
-REAR	15'	15'	195.52'	79.93'	15'
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE DURING DECEMBER OF 2018 AND MARCH OF 2019.
- HORIZONTAL DATUM IS NAD83, VERTICAL DATUM IS NAVD83 OBTAINED FROM GPS SURVEY METHODS POST PROCESSED THROUGH NOAA-OPUS. ORIENTATION IS NAD83.
- SUBJECT PARCELS ARE SERVICED BY ON-SITE WELLS AND SEPTIC SYSTEMS.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE, COMMUNITY MAP NUMBER 33015C0337E PANEL NUMBER 337 OF 881, EFFECTIVE DATE: MAY 17, 2005 INDICATES THAT NO PORTION OF THE SUBJECT PREMISES IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- THESE PLANS CONTAIN A TOTAL OF FOUR (4) SHEETS. SHEET ONE (1) SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. THE COMPLETE SET IS ON FILE AT THE DERRY PLANNING DEPARTMENT.
- ALL TREES AND STUMPS ALONG THE DRIVEWAY SIDES AND WITHIN THE RIGHT-OF-WAY SHALL BE REMOVED TO ACCOMMODATE THE SWALE AND DRIVEWAY CONSTRUCTION SHOWN ON SHEET 4.
- THE EXISTING STONE WALL TO BE REMOVED SHALL BE STOCKPILED AND USED TO BUILD A STONE WALL ALONG THE ROADWAY EASEMENT IN THE NORTHWESTERLY PROPERTY CORNER.
- NO INVASIVE SPECIES (AS DEFINED BY ARG3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM THIS SITE PURSUANT TO RSA 430:55.

GRAPHIC SCALE



ABUTTERS

- | | | |
|--|---|--|
| MAP 11 LOT 36
PATRICIA A. RHODES
2 HEMLOCK SPRING ROAD
DERRY, N.H. 03038
R.C.R.D. BK. 2706 PG. 1251 | MAP 14 LOT 7-21
JOYCE MERRILL &
CAROLINE SWANSON
31 WAYNE DRIVE
DERRY, N.H. 03038
R.C.R.D. BK. 4280 PG. 2726 | MAP 11 LOT 37L
PAUL D. BLANCHETTE
41 HEMLOCK SPRING ROAD
DERRY, N.H. 03038
R.C.R.D. BK. 4117 PG. 601 |
| MAP 11 LOT 47
MARRILYN J. CORNETT
5 HEMLOCK SPRING ROAD
DERRY, N.H. 03038
R.C.R.D. BK. 1902 PG. 259 | MAP 14 LOT 13
14 MANNING STREET
DERRY, N.H. 03038
R.C.R.D. BK. 2050 PG. 64 | MAP 11 LOT 37R
KATHLEEN FURTADO
4R HEMLOCK SPRING ROAD
DERRY, N.H. 03038
R.C.R.D. BK. 4117 PG. 912 |
| MAP 14 LOT 7-20
WILLIAM PERRY &
HEATHER NEMESTO
24 WAYNE DRIVE
DERRY, N.H. 03038
R.C.R.D. BK. 5465 PG. 2561 | MAP 11 LOT 42-37L
ROBERT E. & GINA M. MAGEE
141 BILL STREET
DERRY, N.H. 03038
R.C.R.D. BK. 3083 PG. 2960 | MAP 14 LOT 7-19
ROBERT CONYER
32 WAYNE DRIVE
DERRY, N.H. 03038
R.C.R.D. BK. 5928 PG. 1245 |
| MAP 14 LOT 9
LAWRENCE A. & LISA A. BARTLETT
6 HEMLOCK SPRING ROAD
DERRY, N.H. 03038
R.C.R.D. BK. 5655 PG. 584 | MAP 11 LOT 42-37R
ARTHUR H. & DEBRA A. FLANDERS
14R BILL STREET
DERRY, N.H. 03038
R.C.R.D. BK. 2823 PG. 2228 | MAP 14 LOT 7-18
WENDY J. CARLSON
25 WAYNE DRIVE
DERRY, N.H. 03038
R.C.R.D. BK. 5826 PG. 2651 |

TOWN OF DERRY DEPARTMENT HEAD SIGNATURES

PUBLIC WORKS DIRECTOR:	<i>[Signature]</i>	DATE:	6-12-19
CODE ENFORCEMENT OFFICER:	<i>[Signature]</i>	DATE:	6-12-19
FIRE DEPARTMENT:	<i>[Signature]</i>	DATE:	6-12-19
POLICE DEPARTMENT:	<i>[Signature]</i>	DATE:	6-12-19
CONSERVATION COMMISSION CHAIR:	<i>[Signature]</i>	DATE:	6-14-19

SUBDIVISION PLAN
PATHWAY HOMES, INC.
 MAP 14 LOT 11
 HEMLOCK SPRING ROAD
 DERRY, NEW HAMPSHIRE
 ROCKINGHAM COUNTY

OWNER/APPLICANT: MAP 14 LOT 11
 PATHWAY HOMES, INC.
 79 CORTLAND DRIVE
 BEDFORD, N.H. 03110
 R.C.R.D. BK. 5961 PG. 2798

KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 99, Bedford, NH 03110 Phone (603) 627-2881

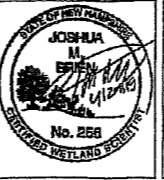
REVISIONS

No.	DATE	DESCRIPTION	BY
1	6/11/2019	PER CONSERVATION APPROVAL	PDC

DATE: APRIL 17, 2019 SCALE: 1" = 50'
 PROJECT NO: 18-1130-1 SHEET 1 OF 4

TOWN OF DERRY PLANNING BOARD

DATE OF APPROVAL: _____
 CERTIFIED BY CHAIRMAN: _____
 DATE: _____
 SECRETARY: _____
 DATE: _____



JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS IN MARCH OF 2019 USING THE TECHNICAL CRITERIA IN THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING MARCH OF 2019. SAID SURVEY HAS AN ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

[Signature]
 LICENSED LAND SURVEYOR DATE: 6-11-19



RECEIVED
 JUN 17 2019
PLANNING DEPARTMENT