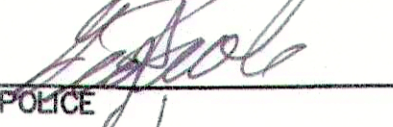
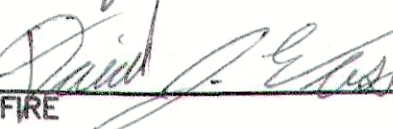
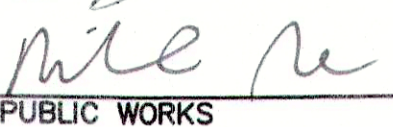

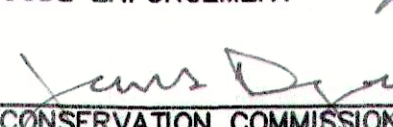


DEPARTMENT HEAD SIGNATURE BLOCK:

 2-3-21
 POLICE DATE
 02/05/21
 FIRE DATE
 1-26-21
 PUBLIC WORKS DATE
 2-7-21
 CODE ENFORCEMENT DATE
 2-2-21
 CONSERVATION COMMISSION DATE

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT A SUBDIVISION OF TAX MAP 11, LOT 59, LOCATED AT 15 FOREST STREET IN DERRY, NEW HAMPSHIRE INTO TWELVE, SINGLE-FAMILY, RESIDENTIAL LOTS WHICH WILL BE SERVICED BY MUNICIPAL WATER AND PRIVATE SEPTICS.
- 2) PRIOR TO SUBDIVISION, MAP 11 LOT 59, IDENTIFIED AS 15 FOREST ST, CONTAINED 2,362,446 Sq. Ft. (54.23 Ac.). SAID LOT IS FURTHER DESCRIBED IN RCRD BOOK 6107 PAGE 2314.
- 3) THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY ON OCTOBER 10, 2020.
- 4) A PORTION OF THIS PARCEL OF LAND (MAP 11 LOT 59) LIES 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 #3301500343E; EFFECTIVE DATE 05/17/2005. THIS AREA IS NOT WITHIN THE DEVELOPMENT AREA AS SHOWN BUT LIES ON THE EASTERLY PORTION OF THE LOT.
- 5) SURVEY MONUMENTS DEPICTED "TO BE SET" SHALL BE SET PRIOR TO THE DERRY PLANNING BOARD SIGNING OF THIS PLAN, OR BONDED. ALL MARKERS SHALL CONFORM TO ARTICLE V., SECTION 170-25.G. OF THE DERRY LGOR.
- 6) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE/S WHEN PLOTTED ON 22x34 (ANSI D) SIZED PAPER.
- 7) ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.
- 8) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.
- 9) DERRY CONSERVATION COMMISSION URGES THE APPLICANT TO MITIGATE THE INVASIVE VEGETATION ON THE PARCEL USING APPROPRIATE CONTROL MEASURES PURSUANT TO STATE RULES AND GUIDELINES.
- 10) THE SUBJECT PARCEL LIES WITHIN THE CONSERVATION CORRIDOR OVERLAY DISTRICT & THE WETLANDS CONSERVATION OVERLAY DISTRICT.
- 11) A "TURN-AROUND" EASEMENT EXISTS OFF THE END OF HILDA AVE. SEE PLAN OF REFERENCE #6. RIGHTS MAY EXIST LEGAL COUNCIL SHOULD BE SOUGHT IN ORDER TO DETERMINE IF LEGAL RIGHTS EXISTS. PROPOSED MAP 11 LOT 59 HAS FRONTAGE ALONG THE PROPOSED ROAD.

DATUM

VERTICAL AND HORIZONTAL DATA SHOWN BASED ON GPS OBSERVATIONS BY PROMISED LAND SURVEY, LLC ON MARCH 03, 2020 USING LEICA GS15 RTK GPS. OBSERVATIONS WERE POST PROCESSED USING SMARTNET STATION NHMA (MANCHESTER, NH - LEICA GR30) WITH A LISTED ELEVATION OF 229.84'. ALL GPS CONTROL POINTS HAD A "PHASED FIX" SOLUTION AND WERE INSTRUMENT (LEICA TS16) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE, WHICH HAD A CLOSURE OF 1:95,398.
 HORIZONTAL DATUM: NAD83/2011
 VERTICAL DATUM: NAD83 GEOID 12A.

WETLAND NOTE:

THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, & JIM FOUGERE, CERTIFIED WETLAND SCIENTIST #161 OF POND VIEW CONSULTANTS, L.L.C. OF CENTER BARNSTEAD, NH PERFORMED THE WETLAND MAPPING ON MARCH 20, 2020 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

WAIVER REQUESTS

THE FOLLOWING WAIVER IS REQUESTED FROM THE LAND CONTROL DEVELOPMENT REGULATIONS: SECTION 170-24.A.12 - HIGH INTENSITY SOILS (LOTS SERVICED BY MUNICIPAL WATER)

PLANS OF REFERENCE

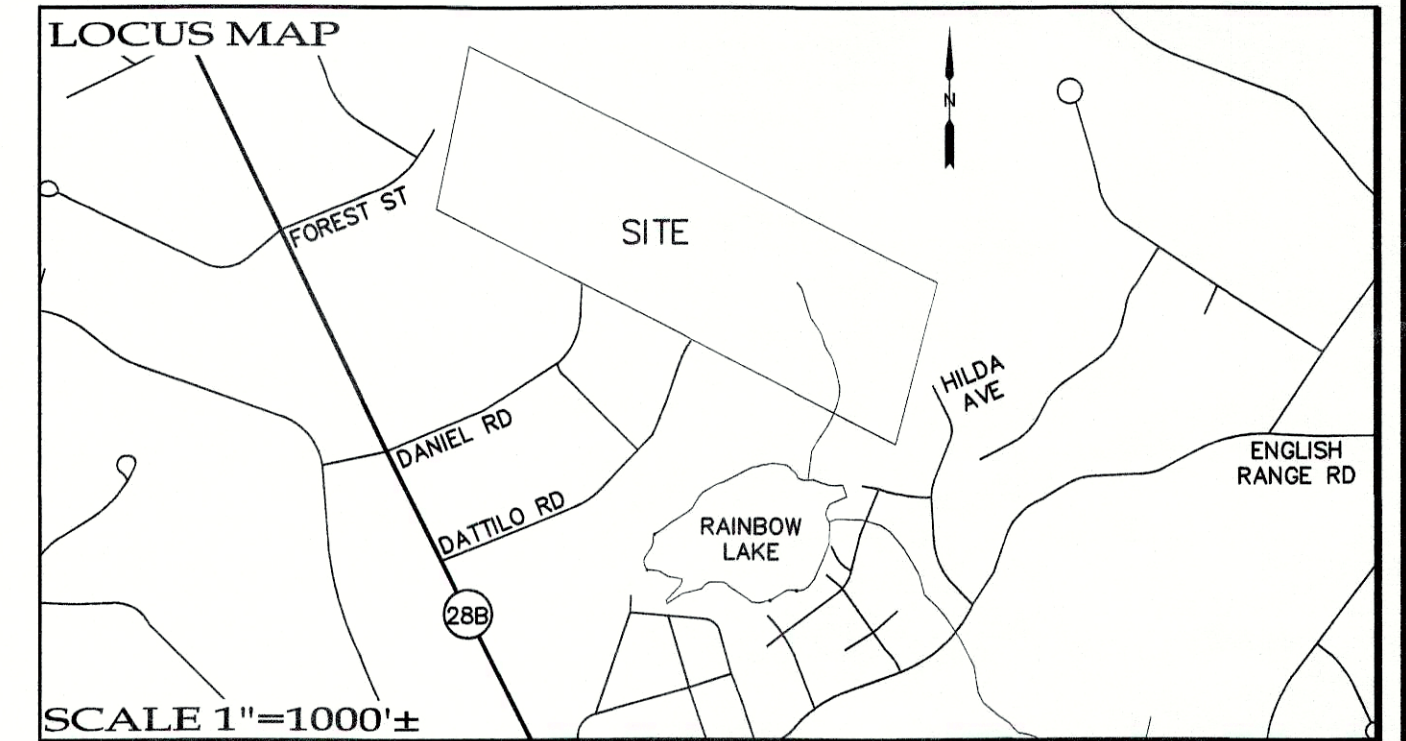
- 1) "PLAN OF LAND IN DERRY, NH"; PREPARED FOR: STONINGTON DEVELOPERS CO.; PREPARED BY: THOMAS F. MORAN; SEE RCRD PLAN No. D-5907.
- 2) "ADDITION TO WILDWOOD ESTATES"; PREPARED FOR: STONINGTON DEVELOPMENT CO.; PREPARED BY: THOMAS F. MORAN; DATED: JANUARY 28, 1977; RCRD PLAN No. D-6656.
- 3) "ADDITION TO WILDWOOD ESTATES"; PREPARED FOR: STONINGTON DEVELOPMENT CO.; PREPARED BY: THOMAS F. MORAN; DATED: JANUARY 28, 1977; RCRD PLAN No. D-6657.
- 4) "PLAN OF LAND"; PREPARED FOR: ANDRE LAROUCQUE & SONS; PREPARED BY: EDWARD N. HEBERT ASSOC., INC.; DATED: JANUARY, 1979; SEE RCRD PLAN No. D-3819.
- 5) "SUBDIVISION PLAN"; PREPARED FOR: STONEMARK INVESTMENTS, INC.; PREPARED BY: BENCHMARK ENGINEERING, INC.; DATED: FEBRUARY, 1990; SEE RCRD PLAN No. D-20429.
- 6) "LOT PLAN"; PREPARED FOR: STONEMARK HOMES, INC.; PREPARED BY: BENCHMARK ENGINEERING, INC.; DATED: APRIL 18, 2018; SEE RCRD PLAN No. D-40875.
- 7) "TAX MAP COMPILATION PLAN"; PREPARED FOR: TATE FAMILY INVESTMENTS, LLC; PREPARED BY: JEFFREY LAND SURVEY, LLC; DATED: FEBRUARY 19, 2020; NOT FOUND RECORDED.

STATE

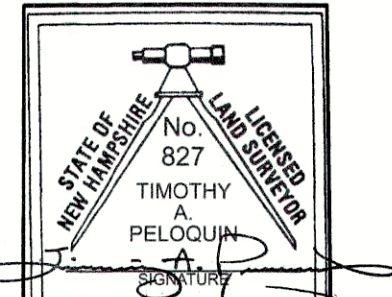
- 1) NHDES SUBDIVISION APPROVAL: PENDING
- 2) NHDES AOT PERMIT APPROVAL: PENDING
- 3) NHDES MINOR WETLAND IMPACT APPROVAL: PENDING
- 4) NO MATERIAL CONTAINING ANY LIVING OR Viable PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARG3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR 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'




NOTE:
 SHEETS S1 AND S6-S9 OF THE PLAN SET SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. ALL SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.

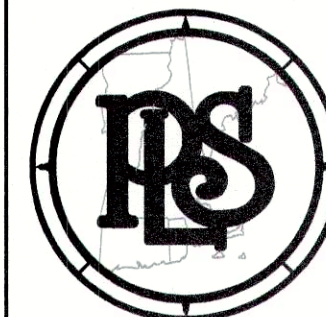
LAND SURVEYOR'S CERTIFICATION
 I CERTIFY THAT THIS BOUNDARY PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.
 I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE TOWN OF DERRY, NH IN ACCORDANCE WITH RSA 676.18 IV.

 TIMOTHY A. PELOQUIN, LLS 02-05-2021
 DATE

LAND OWNER OF RECORD
 JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6107 / PAGE 2314
 JAL, LLC DATE

APPROVED BY THE TOWN OF DERRY
 PLANNING BOARD ON: _____
 CERTIFIED BY: _____
 CHAIRMAN DATE
 SECRETARY DATE

COVER SHEET
 "DENALI ESTATES"
 MAP 11 LOT 59
 DERRY, NEW HAMPSHIRE
 DECEMBER 10, 2020
 PREPARED FOR/
 LAND OWNER OF RECORD:
 JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 SCALE: 1"=200' SHEET S1 OF S9

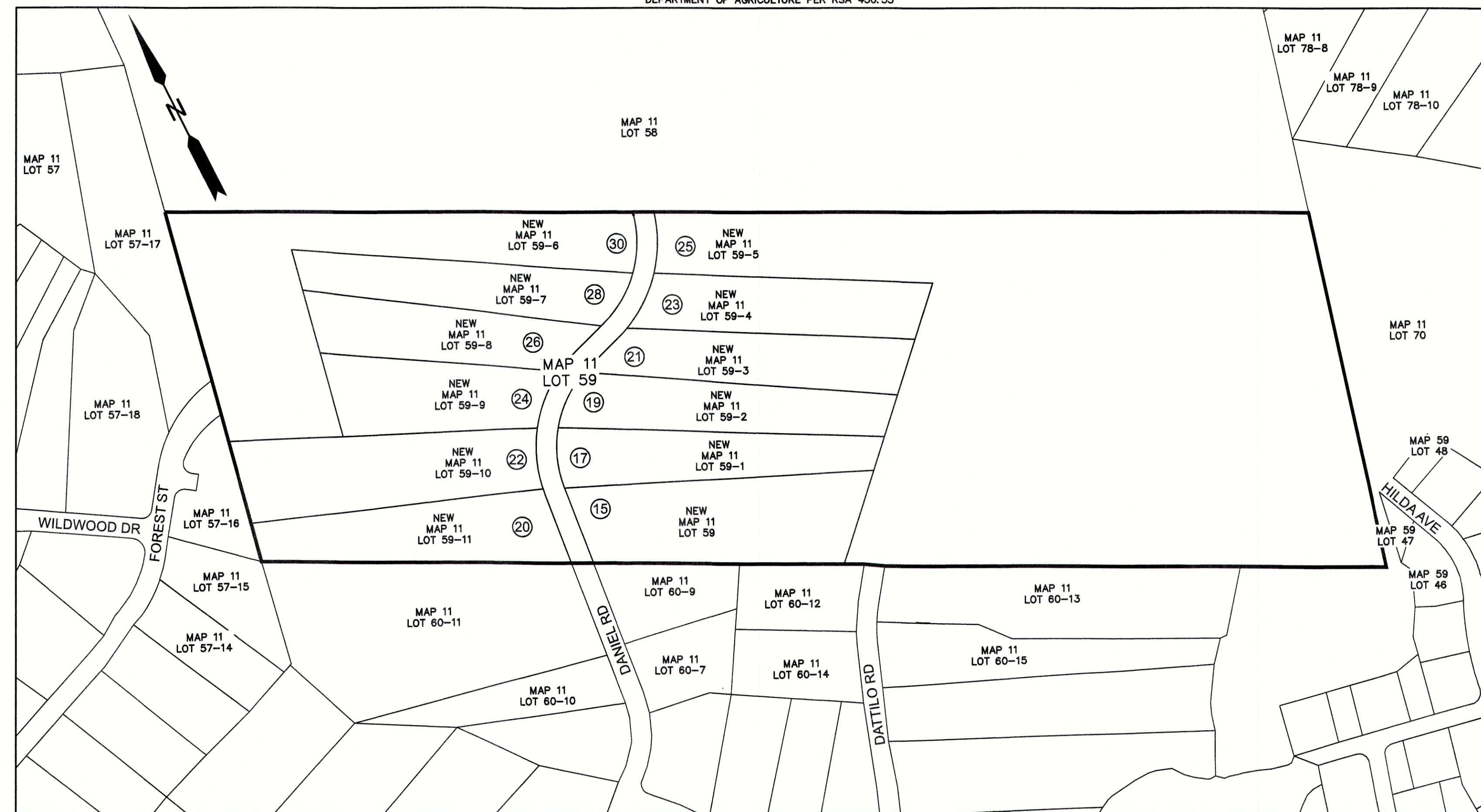
ENGINEERED BY:

GRANITE ENGINEERING
 • Civil Engineering • Land Planning • Municipal services
 150 Dow St, Suite 421
 Manchester, NH 03101
 Tel: (603) 518-8030
 www.GraniteEng.com

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	DESCRIPTION	BY
1	01/25/2021	PER TRC COMMENTS	NMM
			BY

LEGEND

- BOUND
- CATCH BASIN
- GUYWIRE
- ⊕ HYDRANT-FIRE
- IRON PIPE/REBAR
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- UTILITY POLE
- ⊕ WATER GATE
- ⊕ WATER SHUTOFF
- WETLAND
- 460— CONTOUR MAJOR
- 459— CONTOUR MINOR
- CURBING
- DELINEATED WETLAND
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC
- RETAINING WALL
- TREE LINE
- WATER LINE
- SUITABLE 4000 Sq. Ft. LEACHING AREA
- BUILDING

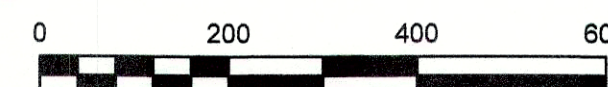


SHEET INDEX

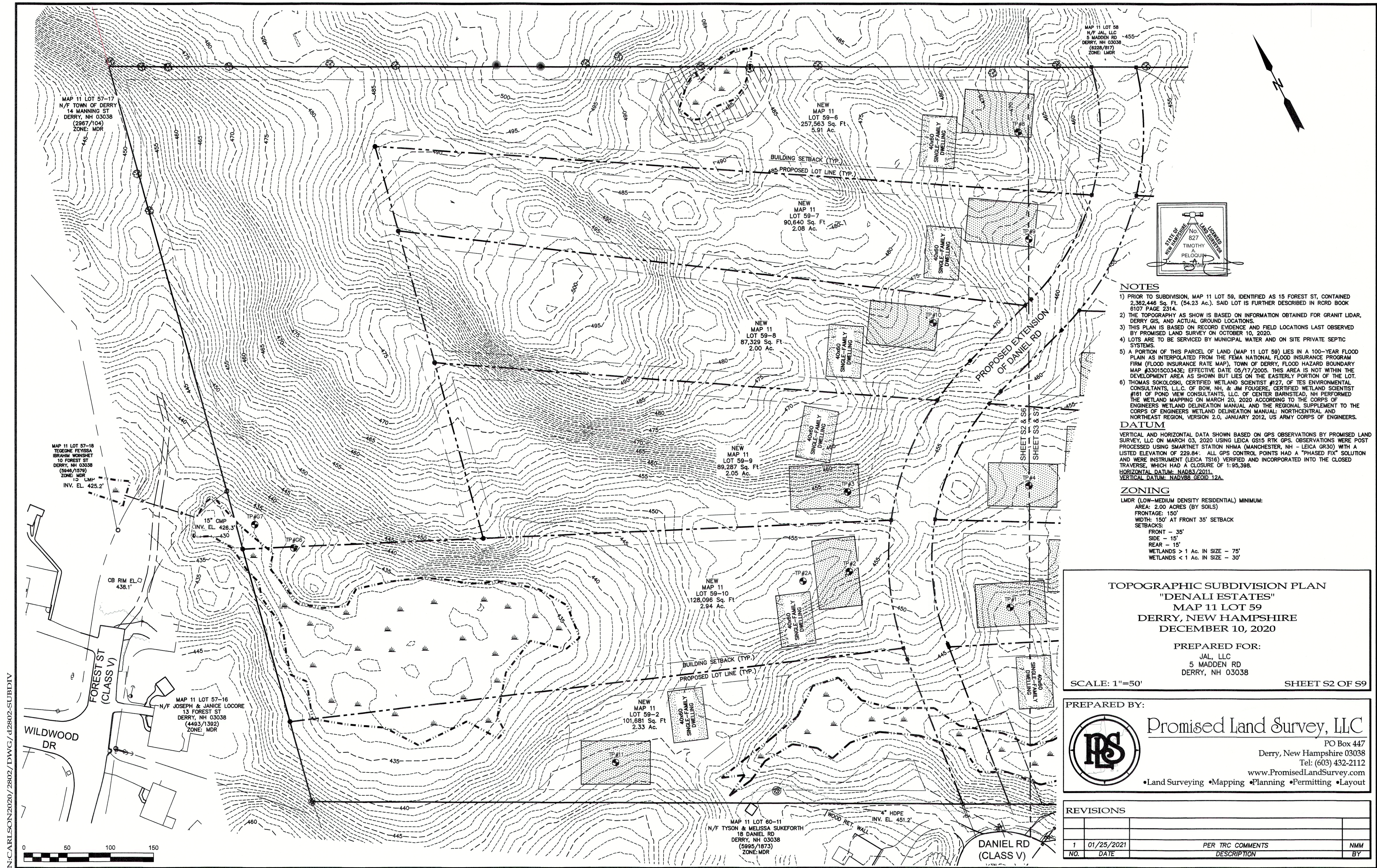
DESCRIPTION	SHEET NO.
COVER SHEET	S1
TOPOGRAPHIC SUBDIVISION PLAN	S2-S4
TEST PITS INFORMATION	S5
SUBDIVISION PLAT	S6-S8
EASEMENTS PLAT	SS9
ROADWAY PLAN & PROFILE	C1-C2
GRADING, DRAINAGE, EROSION CONTROL & REMOVALS PLAN	C3-C4
PROFILES	C5
DETAILS	C6-C12

ABUTTERS

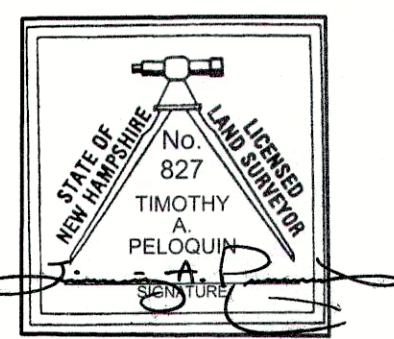
MAP 11 LOT 57 N/F TOWN OF DERRY 14 MANNING ST DERRY, NH 03038 (2987/0105)	MAP 11 LOT 57-18 N/F TOWN OF DERRY 10 FOREST ST DERRY, NH 03038 (5948/1579)	MAP 11 LOT 59-6 NEW MAP 11 LOT 59-6 30	MAP 11 LOT 59-7 NEW MAP 11 LOT 59-7 28	MAP 11 LOT 59-8 NEW MAP 11 LOT 59-8 26	MAP 11 LOT 59-9 NEW MAP 11 LOT 59-9 24	MAP 11 LOT 59-10 NEW MAP 11 LOT 59-10 22	MAP 11 LOT 59-11 NEW MAP 11 LOT 59-11 20	MAP 11 LOT 59-12 NEW MAP 11 LOT 59-12 18	MAP 11 LOT 59-13 NEW MAP 11 LOT 59-13 16	MAP 11 LOT 59-14 NEW MAP 11 LOT 59-14 14	MAP 11 LOT 59-15 NEW MAP 11 LOT 59-15 12	MAP 11 LOT 59-16 NEW MAP 11 LOT 59-16 10	MAP 11 LOT 59-17 NEW MAP 11 LOT 59-17 8	MAP 11 LOT 59-18 NEW MAP 11 LOT 59-18 6	MAP 11 LOT 59-19 NEW MAP 11 LOT 59-19 4	MAP 11 LOT 59-20 NEW MAP 11 LOT 59-20 2	MAP 11 LOT 59-21 NEW MAP 11 LOT 59-21 1	MAP 11 LOT 59-22 NEW MAP 11 LOT 59-22 1	MAP 11 LOT 59-23 NEW MAP 11 LOT 59-23 1	MAP 11 LOT 59-24 NEW MAP 11 LOT 59-24 1	MAP 11 LOT 59-25 NEW MAP 11 LOT 59-25 1	MAP 11 LOT 59-26 NEW MAP 11 LOT 59-26 1	MAP 11 LOT 59-27 NEW MAP 11 LOT 59-27 1	MAP 11 LOT 59-28 NEW MAP 11 LOT 59-28 1	MAP 11 LOT 59-29 NEW MAP 11 LOT 59-29 1	MAP 11 LOT 59-30 NEW MAP 11 LOT 59-30 1	MAP 11 LOT 59-31 NEW MAP 11 LOT 59-31 1	MAP 11 LOT 59-32 NEW MAP 11 LOT 59-32 1	MAP 11 LOT 59-33 NEW MAP 11 LOT 59-33 1	MAP 11 LOT 59-34 NEW MAP 11 LOT 59-34 1	MAP 11 LOT 59-35 NEW MAP 11 LOT 59-35 1	MAP 11 LOT 59-36 NEW MAP 11 LOT 59-36 1	MAP 11 LOT 59-37 NEW MAP 11 LOT 59-37 1	MAP 11 LOT 59-38 NEW MAP 11 LOT 59-38 1	MAP 11 LOT 59-39 NEW MAP 11 LOT 59-39 1	MAP 11 LOT 59-40 NEW MAP 11 LOT 59-40 1	MAP 11 LOT 59-41 NEW MAP 11 LOT 59-41 1	MAP 11 LOT 59-42 NEW MAP 11 LOT 59-42 1	MAP 11 LOT 59-43 NEW MAP 11 LOT 59-43 1	MAP 11 LOT 59-44 NEW MAP 11 LOT 59-44 1	MAP 11 LOT 59-45 NEW MAP 11 LOT 59-45 1	MAP 11 LOT 59-46 NEW MAP 11 LOT 59-46 1	MAP 11 LOT 59-47 NEW MAP 11 LOT 59-47 1	MAP 11 LOT 59-48 NEW MAP 11 LOT 59-48 1	MAP 11 LOT 59-49 NEW MAP 11 LOT 59-49 1	MAP 11 LOT 59-50 NEW MAP 11 LOT 59-50 1	MAP 11 LOT 59-51 NEW MAP 11 LOT 59-51 1	MAP 11 LOT 59-52 NEW MAP 11 LOT 59-52 1	MAP 11 LOT 59-53 NEW MAP 11 LOT 59-53 1	MAP 11 LOT 59-54 NEW MAP 11 LOT 59-54 1	MAP 11 LOT 59-55 NEW MAP 11 LOT 59-55 1	MAP 11 LOT 59-56 NEW MAP 11 LOT 59-56 1	MAP 11 LOT 59-57 NEW MAP 11 LOT 59-57 1	MAP 11 LOT 59-58 NEW MAP 11 LOT 59-58 1	MAP 11 LOT 59-59 NEW MAP 11 LOT 59-59 1	MAP 11 LOT 59-60 NEW MAP 11 LOT 59-60 1	MAP 11 LOT 59-61 NEW MAP 11 LOT 59-61 1	MAP 11 LOT 59-62 NEW MAP 11 LOT 59-62 1	MAP 11 LOT 59-63 NEW MAP 11 LOT 59-63 1	MAP 11 LOT 59-64 NEW MAP 11 LOT 59-64 1	MAP 11 LOT 59-65 NEW MAP 11 LOT 59-65 1	MAP 11 LOT 59-66 NEW MAP 11 LOT 59-66 1	MAP 11 LOT 59-67 NEW MAP 11 LOT 59-67 1	MAP 11 LOT 59-68 NEW MAP 11 LOT 59-68 1	MAP 11 LOT 59-69 NEW MAP 11 LOT 59-69 1	MAP 11 LOT 59-70 NEW MAP 11 LOT 59-70 1	MAP 11 LOT 59-71 NEW MAP 11 LOT 59-71 1	MAP 11 LOT 59-72 NEW MAP 11 LOT 59-72 1	MAP 11 LOT 59-73 NEW MAP 11 LOT 59-73 1	MAP 11 LOT 59-74 NEW MAP 11 LOT 59-74 1	MAP 11 LOT 59-75 NEW MAP 11 LOT 59-75 1	MAP 11 LOT 59-76 NEW MAP 11 LOT 59-76 1	MAP 11 LOT 59-77 NEW MAP 11 LOT 59-77 1	MAP 11 LOT 59-78 NEW MAP 11 LOT 59-78 1	MAP 11 LOT 59-79 NEW MAP 11 LOT 59-79 1	MAP 11 LOT 59-80 NEW MAP 11 LOT 59-80 1	MAP 11 LOT 59-81 NEW MAP 11 LOT 59-81 1	MAP 11 LOT 59-82 NEW MAP 11 LOT 59-82 1	MAP 11 LOT 59-83 NEW MAP 11 LOT 59-83 1	MAP 11 LOT 59-84 NEW MAP 11 LOT 59-84 1	MAP 11 LOT 59-85 NEW MAP 11 LOT 59-85 1	MAP 11 LOT 59-86 NEW MAP 11 LOT 59-86 1	MAP 11 LOT 59-87 NEW MAP 11 LOT 59-87 1	MAP 11 LOT 59-88 NEW MAP 11 LOT 59-88 1	MAP 11 LOT 59-89 NEW MAP 11 LOT 59-89 1	MAP 11 LOT 59-90 NEW MAP 11 LOT 59-90 1	MAP 11 LOT 59-91 NEW MAP 11 LOT 59-91 1	MAP 11 LOT 59-92 NEW MAP 11 LOT 59-92 1	MAP 11 LOT 59-93 NEW MAP 11 LOT 59-93 1	MAP 11 LOT 59-94 NEW MAP 11 LOT 59-94 1	MAP 11 LOT 59-95 NEW MAP 11 LOT 59-95 1	MAP 11 LOT 59-96 NEW MAP 11 LOT 59-96 1	MAP 11 LOT 59-97 NEW MAP 11 LOT 59-97 1	MAP 11 LOT 59-98 NEW MAP 11 LOT 59-98 1	MAP 11 LOT 59-99 NEW MAP 11 LOT 59-99 1	MAP 11 LOT 59-100 NEW MAP 11 LOT 59-100 1
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N:\CARLSON\2020\2802\DWG\d2802-SUBDIV



MAP 11 LOT 58
N/F JAL, LLC
5 MADDEN RD
DERRY, NH 03038
(8228/817)
ZONE: LMDR



- NOTES**
- 1) PRIOR TO SUBDIVISION, MAP 11 LOT 59, IDENTIFIED AS 15 FOREST ST, CONTAINED 2,362,446 Sq. Ft. (54.23 Ac.). SAID LOT IS FURTHER DESCRIBED IN RCRD BOOK 6107 PAGE 2314.
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 - 3) THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY ON OCTOBER 10, 2020.
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HORIZONTAL DATUM: NAD83/2011.
VERTICAL DATUM: NADY88 GEOID 12A.

ZONING
LMDR (LOW-MEDIUM DENSITY RESIDENTIAL) MINIMUM:
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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'

TOPOGRAPHIC SUBDIVISION PLAN
"DENALI ESTATES"
MAP 11 LOT 59
DERRY, NEW HAMPSHIRE
DECEMBER 10, 2020

PREPARED FOR:
JAL, LLC
5 MADDEN RD
DERRY, NH 03038

SCALE: 1"=50' SHEET S2 OF S9

PREPARED BY:

Promised Land Survey, LLC

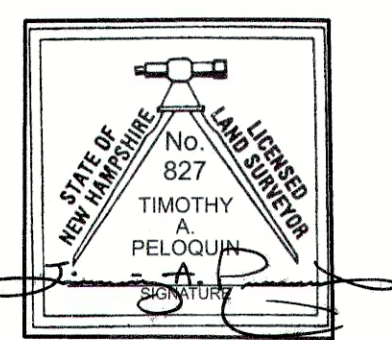
PO Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112
www.PromisedLandSurvey.com

•Land Surveying •Mapping •Planning •Permitting •Layout

REVISIONS			
NO.	DATE	PER TRC COMMENTS DESCRIPTION	NMM BY
1	01/25/2021		

N:CARLSON2020/2802/DWG/d2802-SUBDIV

N:\CARLSON\2020\2802\DWG\42802-SUBDIV



NOTES

- 1) PRIOR TO SUBDIVISION, MAP 11 LOT 59, IDENTIFIED AS 15 FOREST ST, CONTAINED 2,362,448 Sq. Ft. (54.23 Ac.). SAID LOT IS FURTHER DESCRIBED IN RECORD BOOK 6107 PAGE 2314.
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TOPOGRAPHIC SUBDIVISION PLAN
"DENALI ESTATES"
MAP 11 LOT 59
DERRY, NEW HAMPSHIRE
DECEMBER 10, 2020

PREPARED FOR:
 JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038

SCALE: 1"=50' SHEET S3 OF S9

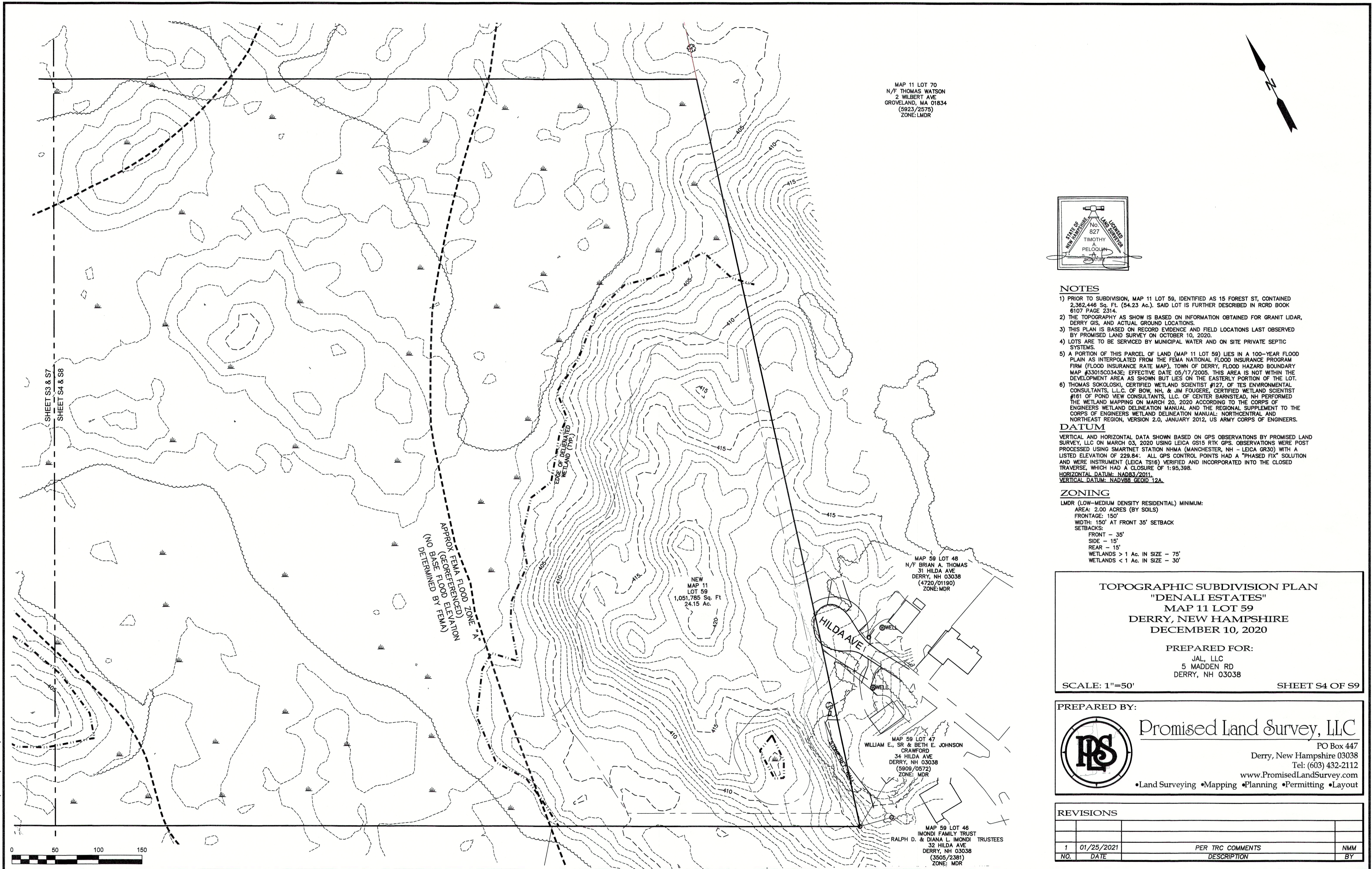
PREPARED BY:

Promised Land Survey, LLC

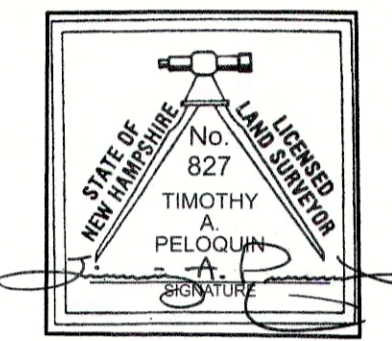
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REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	01/25/2021	PER TRC COMMENTS	NMM



MAP 11 LOT 70
 N/F THOMAS WATSON
 2 WILBERT AVE
 GROVELAND, MA 01834
 (5823/2575)
 ZONE: LMDR



- NOTES**
- 1) PRIOR TO SUBDIVISION, MAP 11 LOT 59, IDENTIFIED AS 15 FOREST ST, CONTAINED 2,362,446 Sq. Ft. (54.23 Ac.). SAID LOT IS FURTHER DESCRIBED IN RCRD BOOK 6107 PAGE 2314.
 - 2) THE TOPOGRAPHY AS SHOWN IS BASED ON INFORMATION OBTAINED FOR GRANIT ULAR, DERRY GIS, AND ACTUAL GROUND LOCATIONS.
 - 3) THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY ON OCTOBER 10, 2020.
 - 4) LOTS ARE TO BE SERVICED BY MUNICIPAL WATER AND ON SITE PRIVATE SEPTIC SYSTEMS.
 - 5) A PORTION OF THIS PARCEL OF LAND (MAP 11 LOT 59) LIES 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 #33015C0343E; EFFECTIVE DATE 05/17/2005. THIS AREA IS NOT WITHIN THE DEVELOPMENT AREA AS SHOWN BUT LIES ON THE EASTERLY PORTION OF THE LOT.
 - 6) THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, & JIM FOUGERE, CERTIFIED WETLAND SCIENTIST #161 OF POND VIEW CONSULTANTS, L.L.C. OF CENTER BARNSTEAD, NH PERFORMED THE WETLAND MAPPING ON MARCH 20, 2020 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.


DATUM
 VERTICAL AND HORIZONTAL DATA SHOWN BASED ON GPS OBSERVATIONS BY PROMISED LAND SURVEY, LLC ON MARCH 03, 2020 USING LEICA GS15 RTK GPS. OBSERVATIONS WERE POST PROCESSED USING SMARTNET STATION NHMA (MANCHESTER, NH - LEICA GR30) WITH A LISTED ELEVATION OF 229.84'. ALL GPS CONTROL POINTS HAD A "PHASED FIX" SOLUTION AND WERE INSTRUMENT (LEICA TS16) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE WHICH HAD A CLOSURE OF 1:95,398.
 HORIZONTAL DATUM: NAD83/2011
 VERTICAL DATUM: NADV88 GEOID 12A.

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'

TOPOGRAPHIC SUBDIVISION PLAN
"DENALI ESTATES"
MAP 11 LOT 59
DERRY, NEW HAMPSHIRE
DECEMBER 10, 2020

PREPARED FOR:
 JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038

SCALE: 1"=50' SHEET S4 OF S9

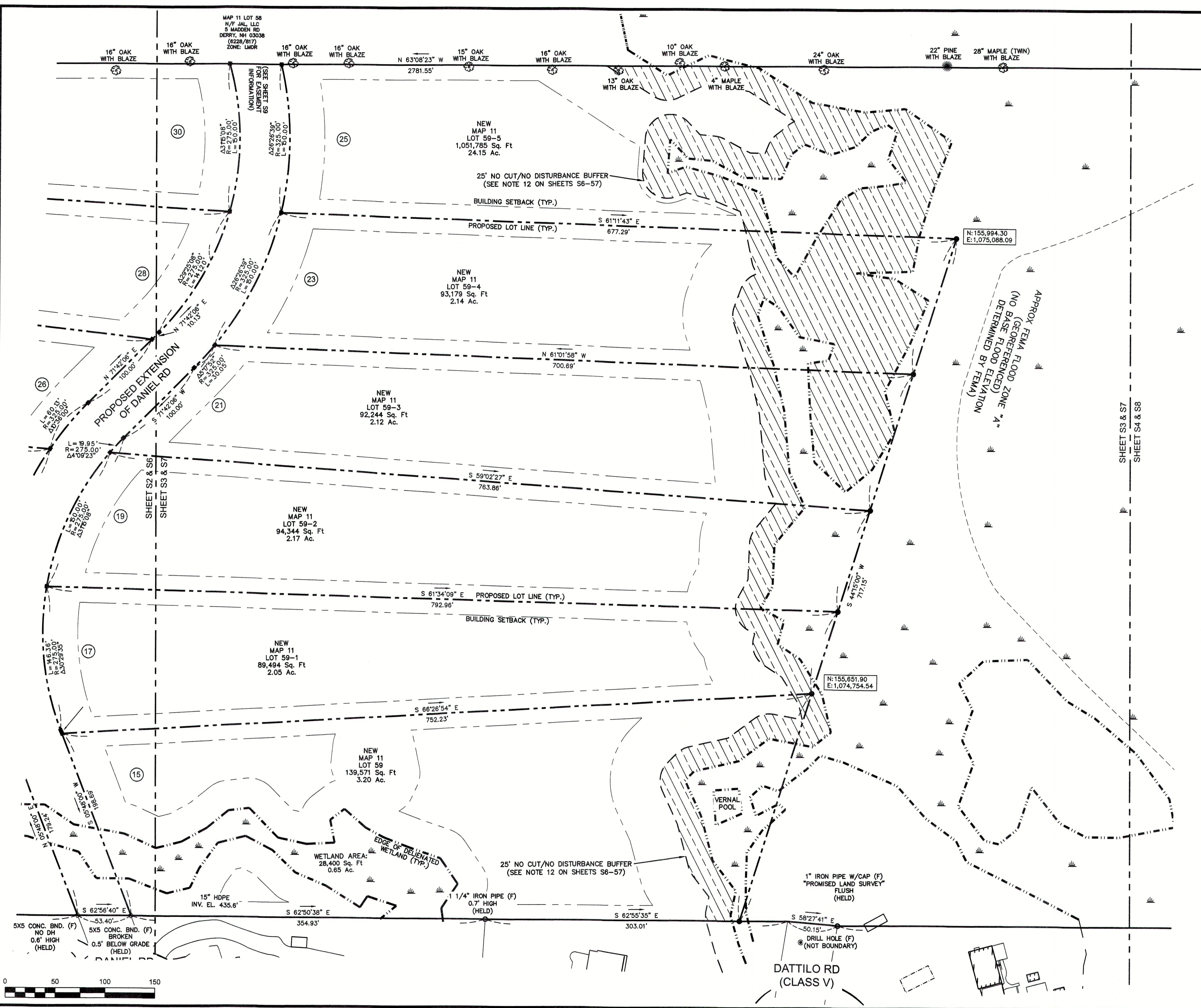
PREPARED BY:

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	DESCRIPTION	BY
1	01/25/2021	PER TRC COMMENTS	NMM

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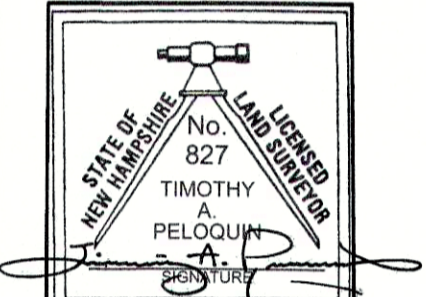


ADDITIONAL NOTE
12) A 25' NO CUT/NO DISTURBANCE BUFFER TO BE ESTABLISHED ALONG SENSITIVE WETLAND AREAS AS SHOWN, THIS BUFFER SHALL BE IDENTIFIED WITH ALUMINUM TAGS PLACED IN TREES ALONG THE LENGTH OF SAID BUFFER LINES.

SEE SHEET S1 FOR NOTES, DATUM INFORMATION, STATE NOTES, WETLAND NOTES, WAIVER REQUEST, PLANS OF REFERENCE, AND ZONING INFORMATION.

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, LLS
DATE: 02-05-2021

LAND OWNER OF RECORD
JAL, LLC
5 MADDEN RD
DERRY, NH 03038
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6107 / PAGE 2314

JAL, LLC
DATE

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

CERTIFIED BY: _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____


SUBDIVISION PLAT "DENALI ESTATES" MAP 11 LOT 59 DERRY, NEW HAMPSHIRE DECEMBER 10, 2020

PREPARED FOR/
LAND OWNER OF RECORD:
JAL, LLC
5 MADDEN RD
DERRY, NH 03038

SCALE: 1"=50'

SHEET S7 OF S9

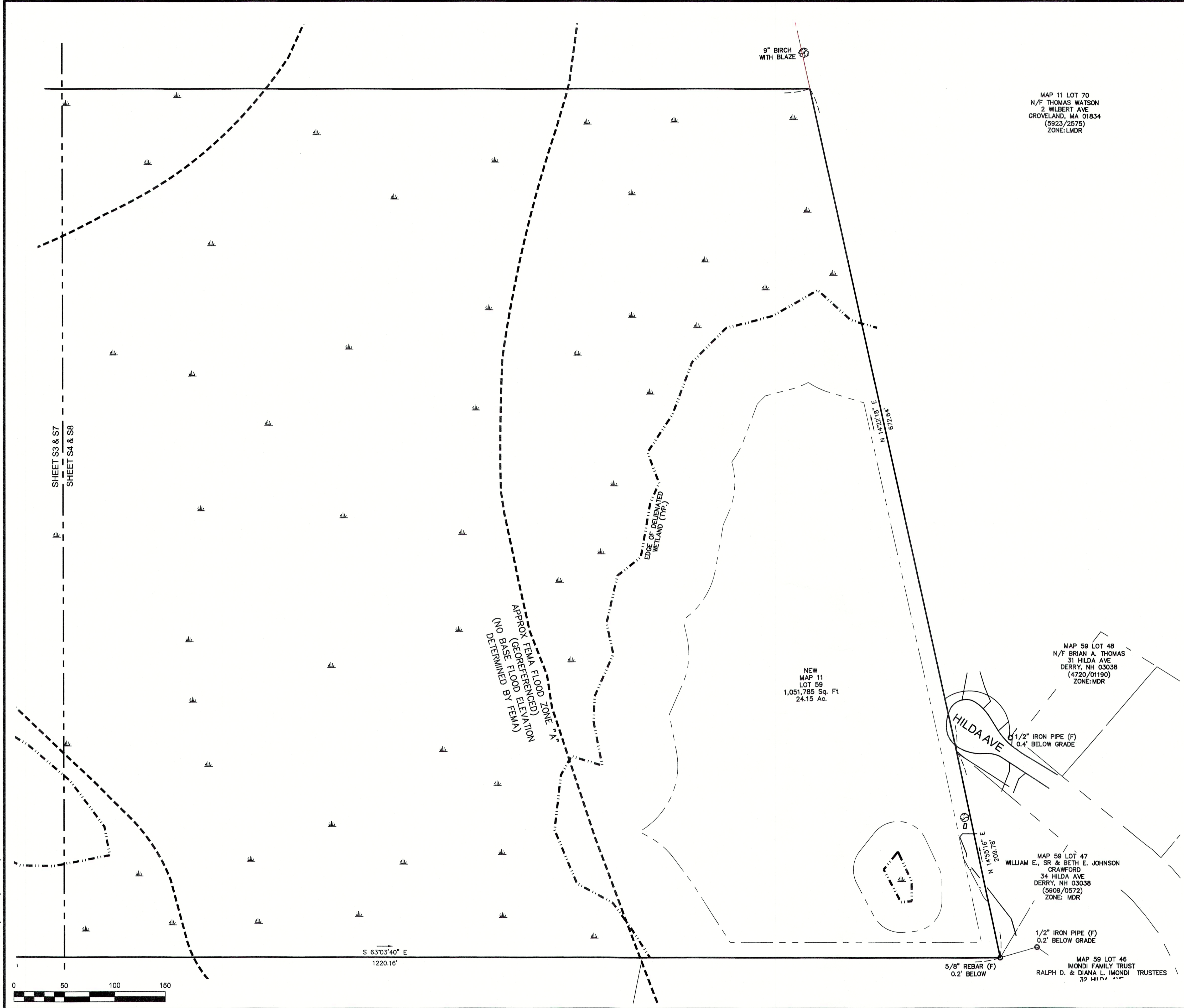
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MAP 11 LOT 70
 N/F THOMAS WATSON
 2 WILBERT AVE
 GROVELAND, MA 01834
 (5823/2575)
 ZONE: LMDR

9" BIRCH
 WITH BLAZE

EDGE OF
 DELINEATED
 WETLAND (TYP)

APPROX. FEMA FLOOD ZONE
 (NO BASE FLOOD ELEVATION
 DETERMINED BY FEMA)

NEW
 MAP 11
 LOT 59
 1,051,785 Sq. Ft
 24.15 Ac.

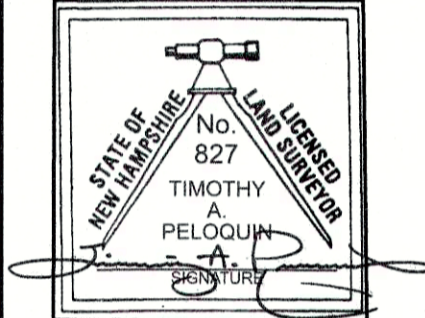
MAP 59 LOT 48
 N/F BRIAN A. THOMAS
 31 HILDA AVE
 DERRY, NH 03038
 (4720/01190)
 ZONE: MDR

MAP 59 LOT 47
 WILLIAM E., SR & BETH E. JOHNSON
 CRAWFORD
 34 HILDA AVE
 DERRY, NH 03038
 (5909/0572)
 ZONE: MDR

MAP 59 LOT 46
 IMONDI FAMILY TRUST
 RALPH D. & DIANA L. IMONDI TRUSTEES
 32 HILDA AVE

NOTE
 SEE SHEET S1 FOR NOTES, DATUM INFORMATION, STATE NOTES, WETLAND NOTES, WAIVER
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 ACCORDANCE WITH RSA 676.18 IV.

TIMOTHY A. PELOQUIN, LLS DATE 02-05-2021

LAND OWNER OF RECORD
 JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6107 / PAGE 2314

JAL, LLC DATE

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

CERTIFIED BY: _____
 CHAIRMAN DATE _____
 SECRETARY DATE _____

**SUBDIVISION PLAT
 "DENALI ESTATES"
 MAP 11 LOT 59
 DERRY, NEW HAMPSHIRE
 DECEMBER 10, 2020**

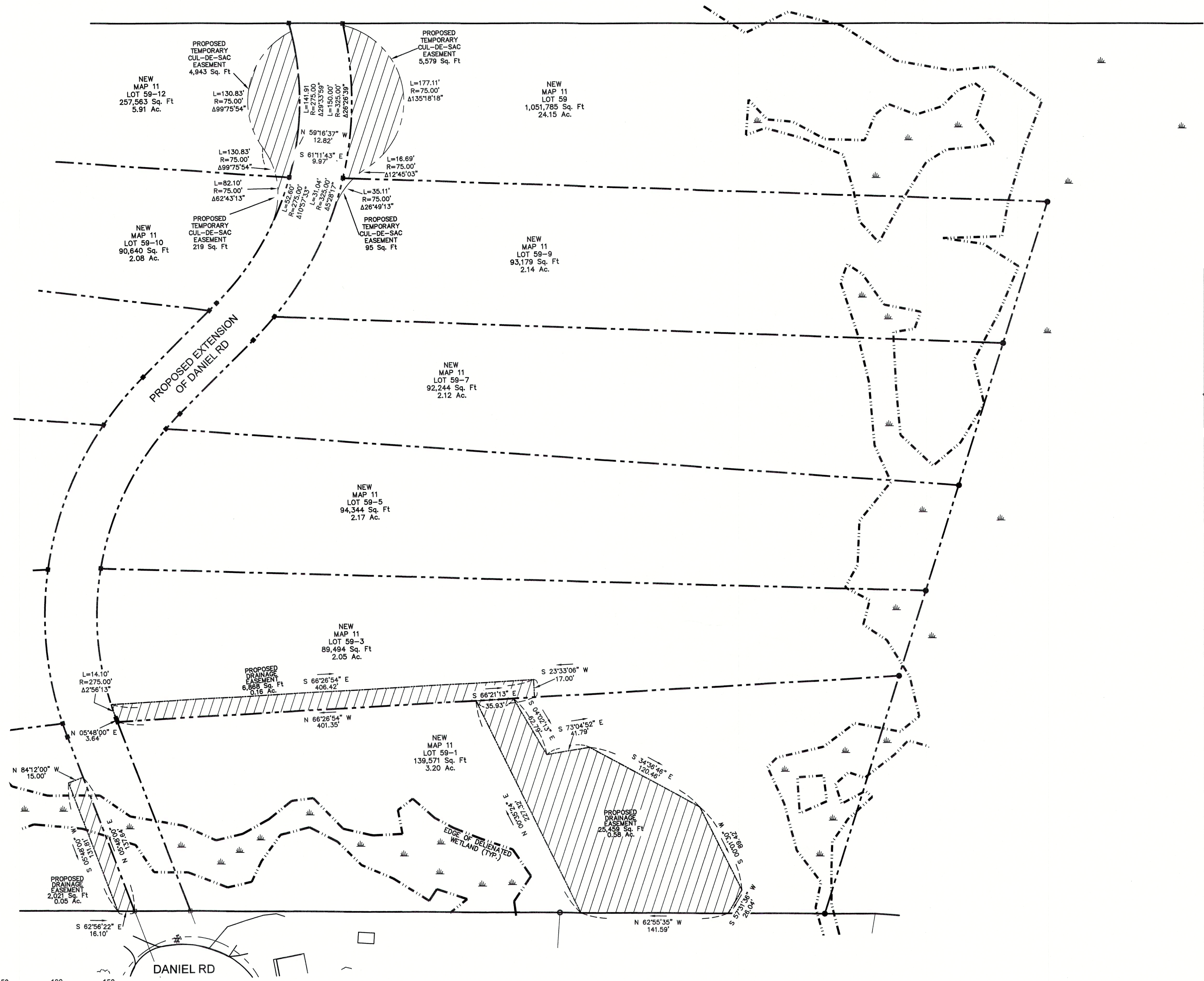
PREPARED FOR/
 LAND OWNER OF RECORD:
 JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 SCALE: 1"=50' SHEET S8 OF S9

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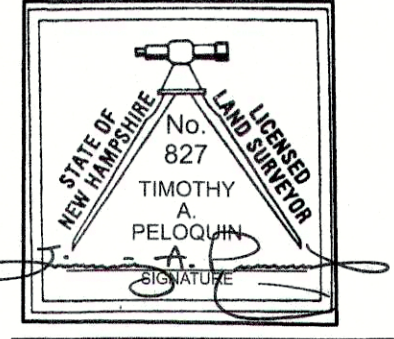
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DERRY, NH 03038
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6107 / PAGE 2314

JAL, LLC
DATE

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

CERTIFIED BY: _____
CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

EASEMENT PLAT "DENALI ESTATES" MAP 11 LOT 59 DERRY, NEW HAMPSHIRE DECEMBER 10, 2020

PREPARED FOR/
LAND OWNER OF RECORD:
JAL, LLC
5 MADDEN RD
DERRY, NH 03038

SCALE: 1"=50' SHEET S9 OF S9

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