

Planning Department, March 17, 2021

APPLICANT: JAL, LLC

DEVELOPER: Tom Lannan

PROJECT: Denali Estates

LOCATION: Parcel ID 11059, 15 Forest Street/Daniel Road extension.

PURPOSE: The purpose of this plan is for a 12-lot single-family subdivision located in Low-Medium Density Residential District. (2-acre minimum lot size)

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

WAIVERS: LDCR-Section 170-24.A.12-High Intensity Soil Survey. These lots will be serviced by municipal water. (Planning Board approved the waiver on March 3, 2021)

STATE PERMITS: NHDES Alteration of Terrain Permit. (pending-copy in file)

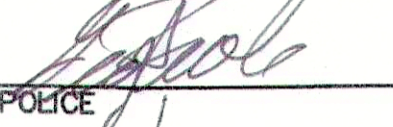
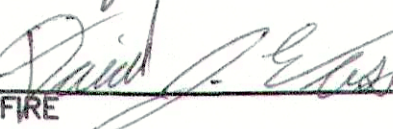
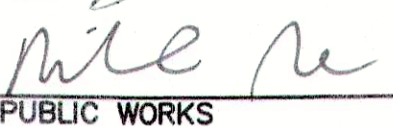

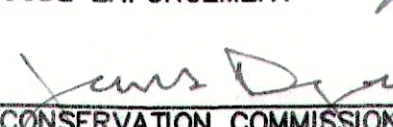
RECOMMENDATION: Staff would recommend approval of the subdivision plan.

BY:

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George H. Sioras, Planning Director

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

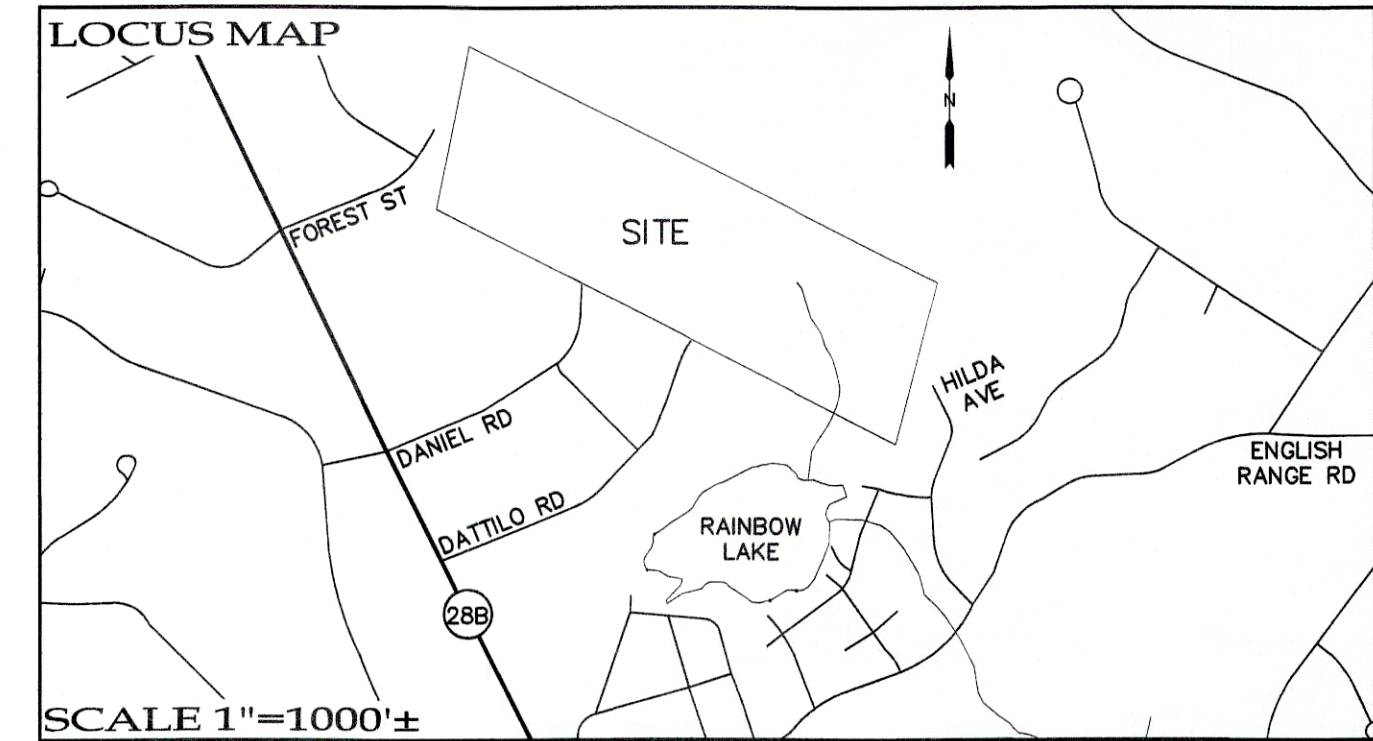
- 1) "PLAN OF LAND IN DERRY, NH"; PREPARED FOR: STONINGTON DEVELOPERS CO.; PREPARED BY: THOMAS F. MORAN; SEE RCRD PLAN No. D-5907.
- 2) "ADDITION TO WILDWOOD ESTATES"; PREPARED FOR: STONINGTON DEVELOPMENT CO.; PREPARED BY: THOMAS F. MORAN; DATED: JANUARY 28, 1977; RCRD PLAN No. D-6656.
- 3) "ADDITION 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 LAROUCHE & 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

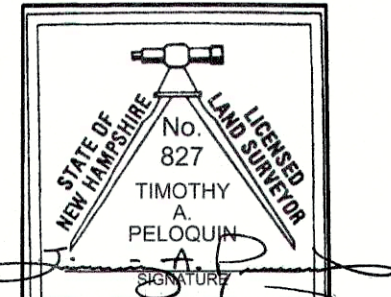
- 1) NHDES SUBDIVISION APPROVAL: PENDING
- 2) NHDES AOT PERMIT APPROVAL: PENDING
- 3) NHDES MINOR WETLAND IMPACT APPROVAL: PENDING
- 4) NO MATERIAL CONTAINING ANY LIVING OR Viable PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARG3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR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

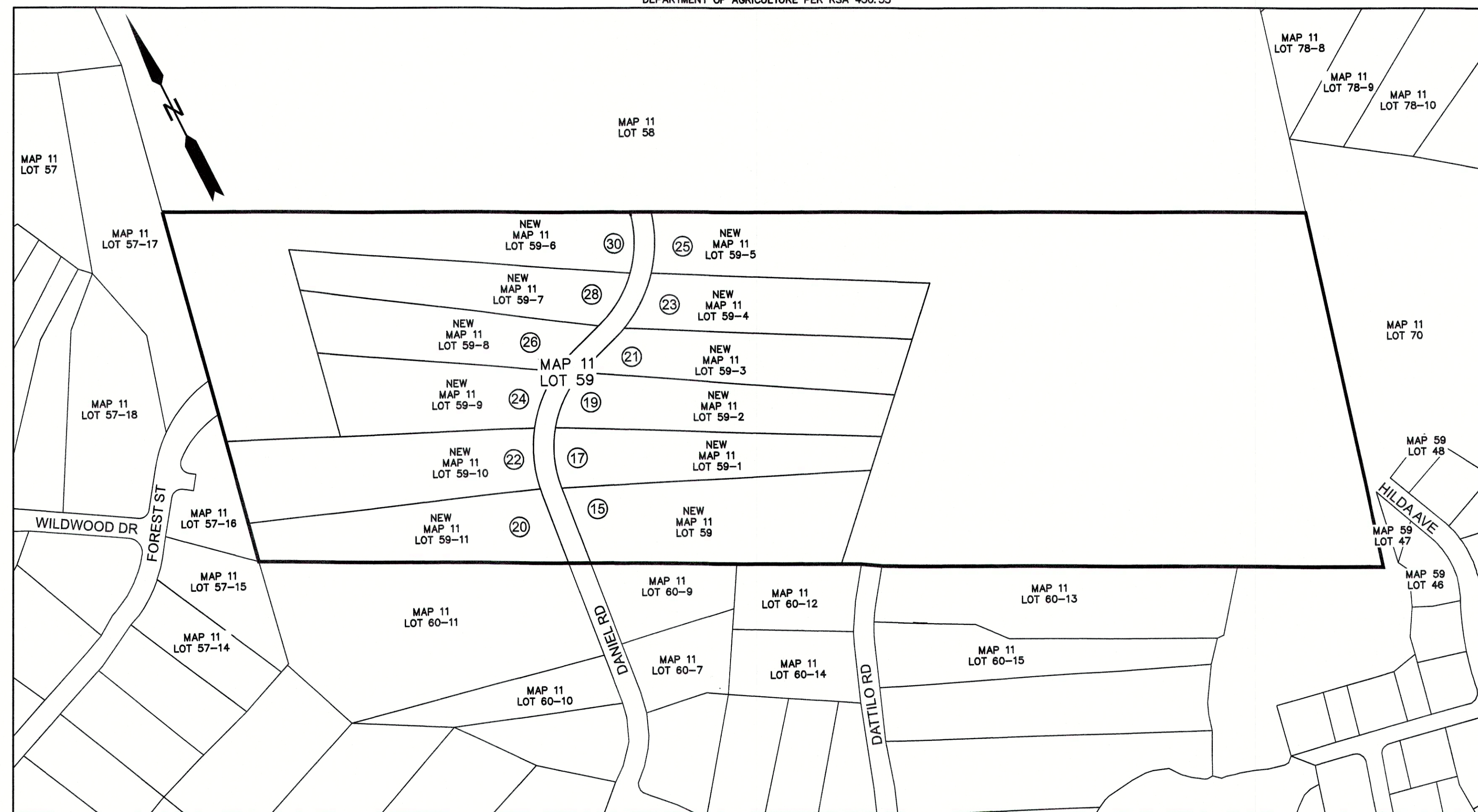
ENGINEERED BY:  
  
**GRANITE ENGINEERING**  
 • Civil Engineering • Land Planning • Municipal services  
 150 Dow St, Suite 421  
 Manchester, NH 03101  
 Tel: (603) 518-8030  
 www.GraniteEng.com

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

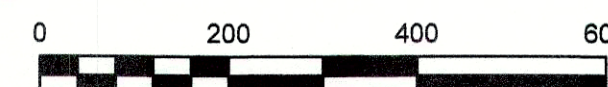


SHEET INDEX

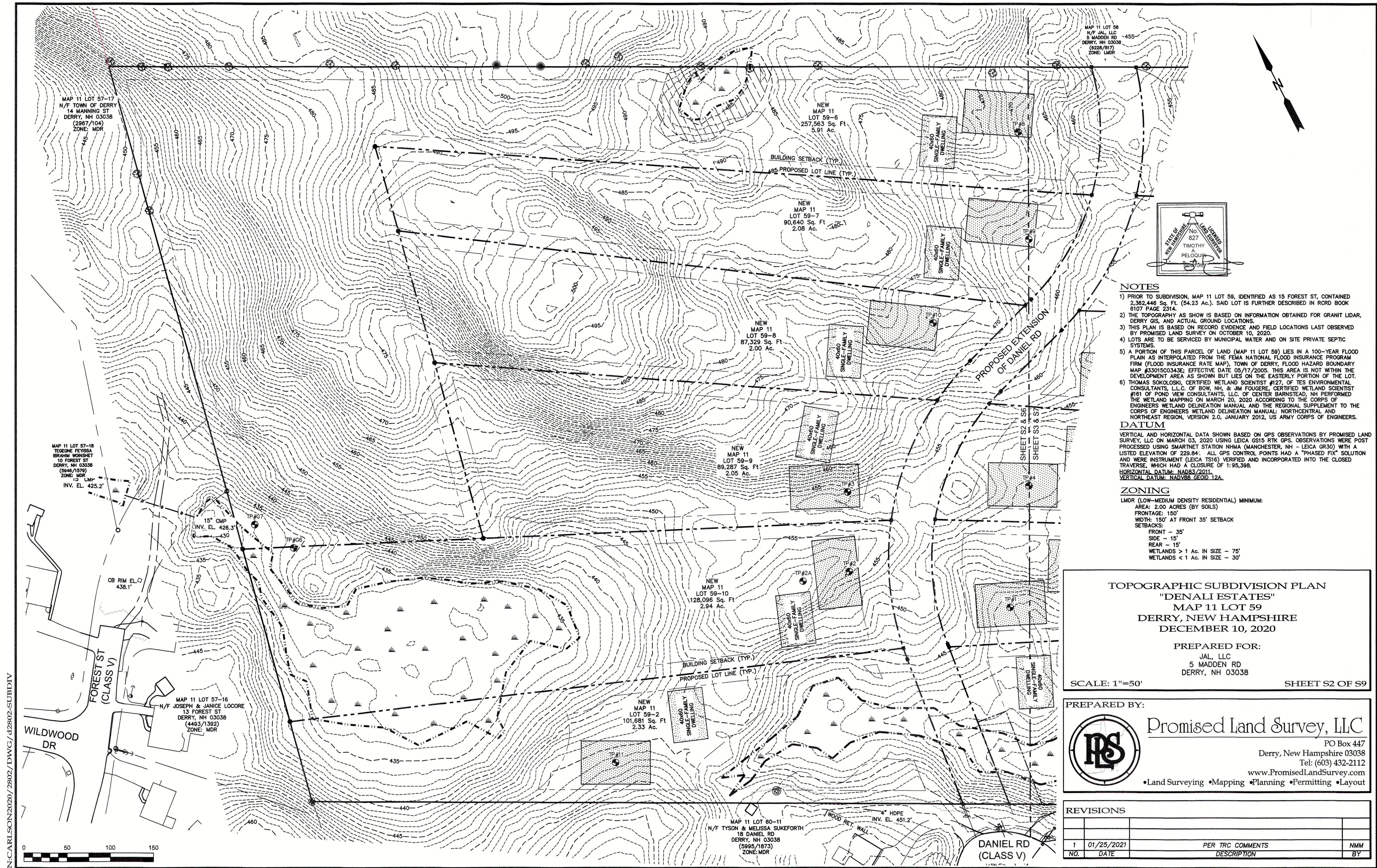
DESCRIPTION	SHEET NO.
COVER SHEET	S1
TOPOGRAPHIC SUBDIVISION PLAN	S2-S4
TEST PITS INFORMATION	S5
SUBDIVISION PLAT	S6-S8
EASEMENTS PLAT	SS9
ROADWAY PLAN & PROFILE	C1-C2
GRADING, DRAINAGE, EROSION CONTROL & REMOVALS PLAN	C3-C4
PROFILES	C5
DETAILS	C6-C12

ABUTTERS

MAP 11 LOT 57 N/F TOWN OF DERRY 14 MANNING ST DERRY, NH 03038 (2967/0105)	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\12802-SUBDIV



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

MAP 11 LOT 57-17  
N/F TOWN OF DERRY  
14 MANNING ST  
DERRY, NH 03038  
(2967/104)  
ZONE: MDR

NEW  
MAP 11  
LOT 59-6  
257,563 Sq. Ft.  
5.91 Ac.

NEW  
MAP 11  
LOT 59-7  
90,640 Sq. Ft.  
2.08 Ac.

NEW  
MAP 11  
LOT 59-8  
87,329 Sq. Ft.  
2.00 Ac.

NEW  
MAP 11  
LOT 59-9  
89,287 Sq. Ft.  
2.05 Ac.

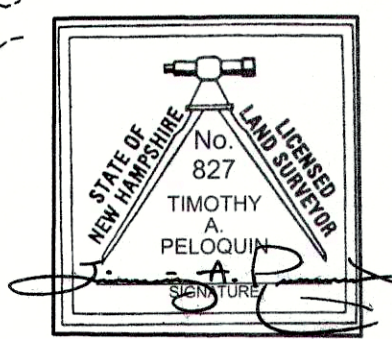
NEW  
MAP 11  
LOT 59-10  
128,098 Sq. Ft.  
2.94 Ac.

NEW  
MAP 11  
LOT 59-2  
101,881 Sq. Ft.  
2.33 Ac.

MAP 11 LOT 80-11  
N/F TYSON & MELISSA SUKEFORTH  
18 DANIEL RD  
DERRY, NH 03038  
(5985/1873)  
ZONE: MDR

MAP 11 LOT 57-16  
N/F JOSEPH & JANICE LOORE  
13 FOREST ST  
DERRY, NH 03038  
(4493/1392)  
ZONE: MDR

MAP 11 LOT 57-18  
TEGOME FENYISA  
IBRAHIM WORKSHEET  
10 FOREST ST  
DERRY, NH 03038  
(5048/1578)  
ZONE: MDR  
INV. EL. 425.2'



**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 LIDAR, 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 #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.
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**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**

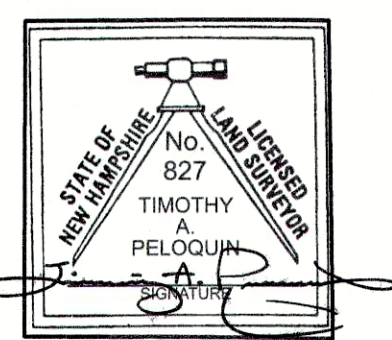
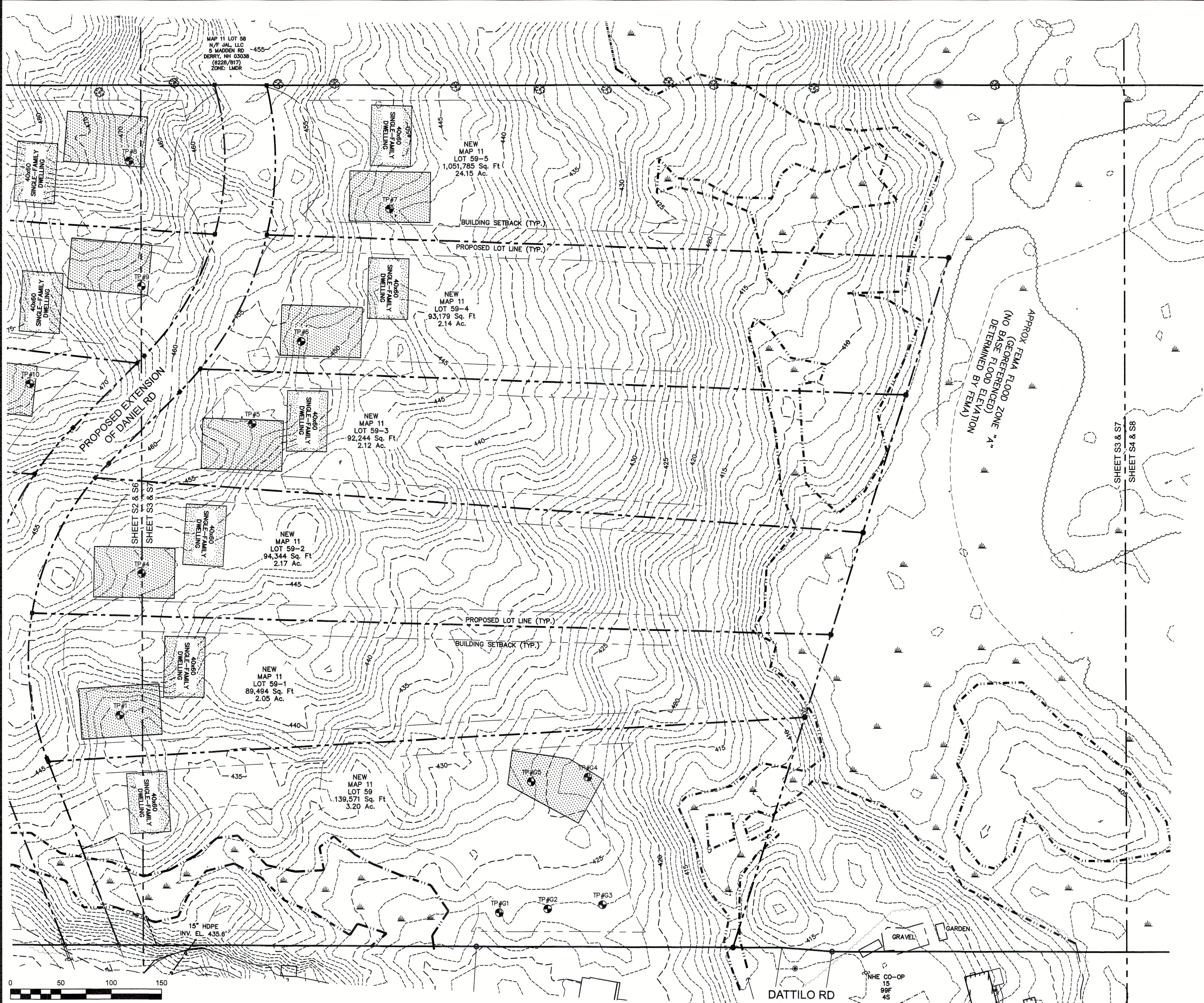
PO Box 447  
Derry, New Hampshire 03038  
Tel: (603) 432-2112  
www.PromisedLandSurvey.com

•Land Surveying •Mapping •Planning •Permitting •Layout

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

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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- 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 #3301000343E; 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 NIMA (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: NAVD83 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 S3 OF S9

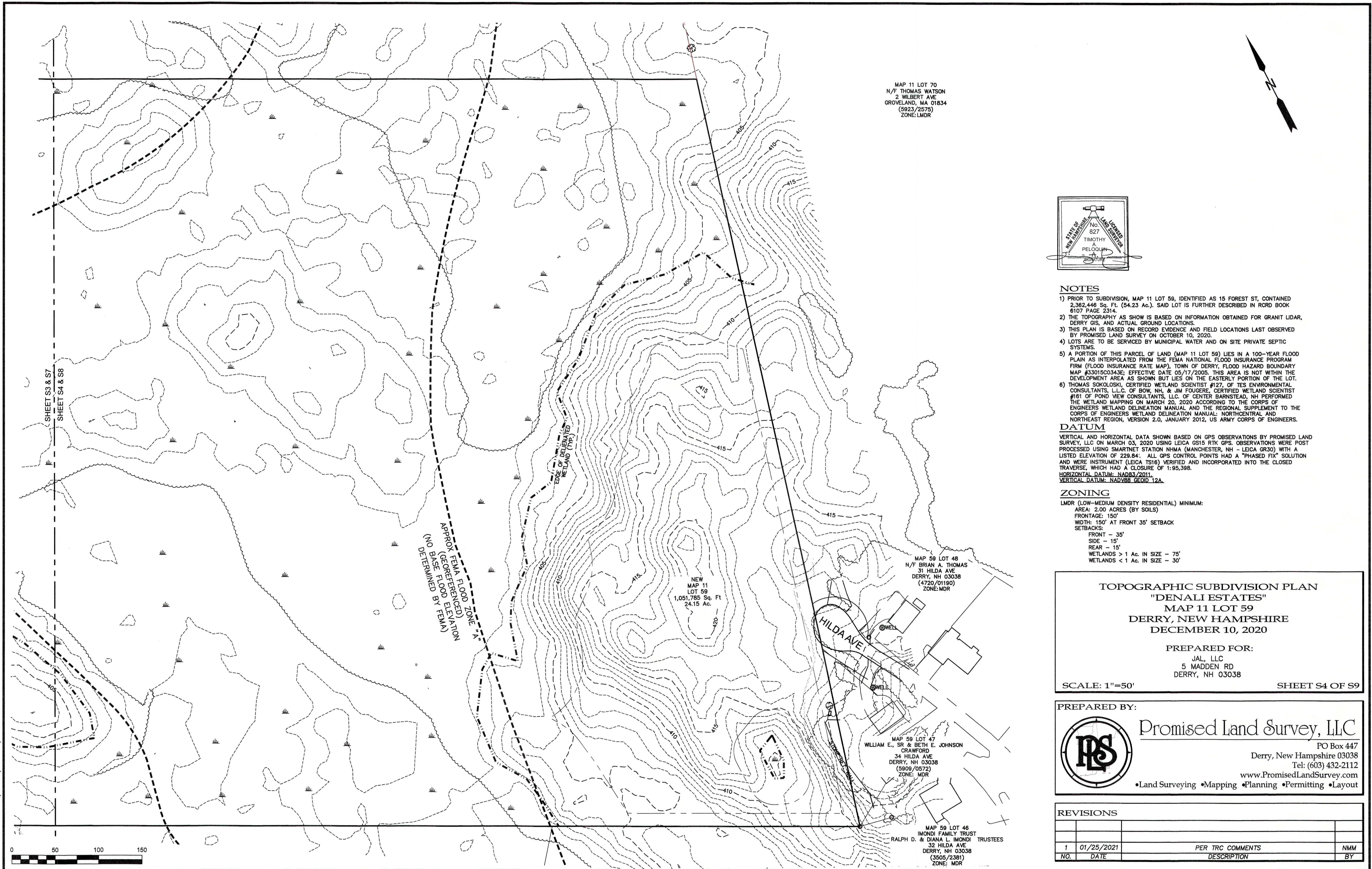
PREPARED BY:

Promised Land Survey, LLC

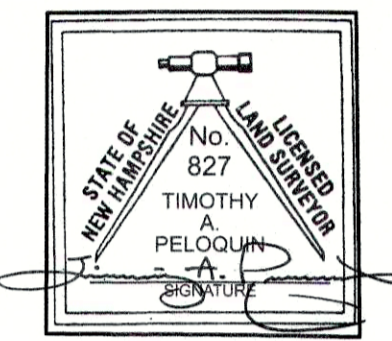
PO Box 447  
 Derry, New Hampshire 03038  
 Tel: (603) 432-2112  
 www.PromisedLandSurvey.com

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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 #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.
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**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  
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 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

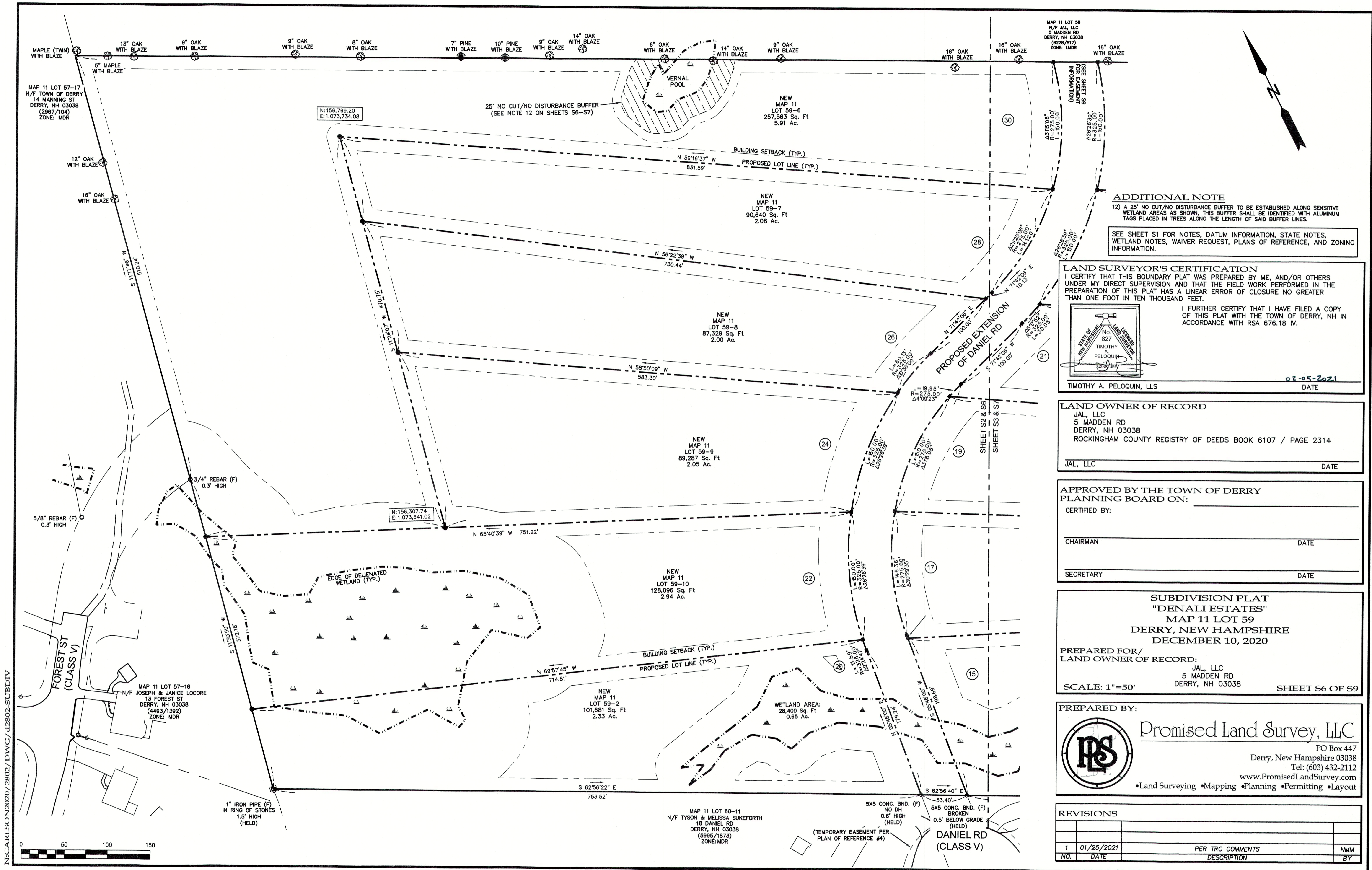
SCALE: 1"=50' SHEET S4 OF S9

PREPARED BY:  

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**REVISIONS**

NO.	DATE	DESCRIPTION	BY
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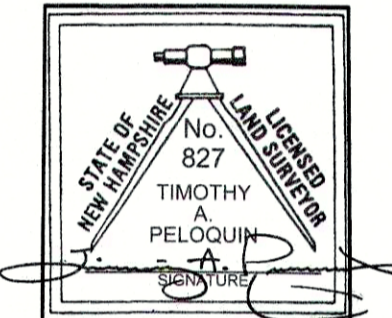


**ADDITIONAL NOTE**  
 12) A 25' NO CUT/NO DISTURBANCE BUFFER TO BE ESTABLISHED ALONG SENSITIVE WETLAND AREAS AS SHOWN, THIS BUFFER SHALL BE IDENTIFIED WITH ALUMINUM TAGS PLACED IN TREES ALONG THE LENGTH OF SAID BUFFER LINES.

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

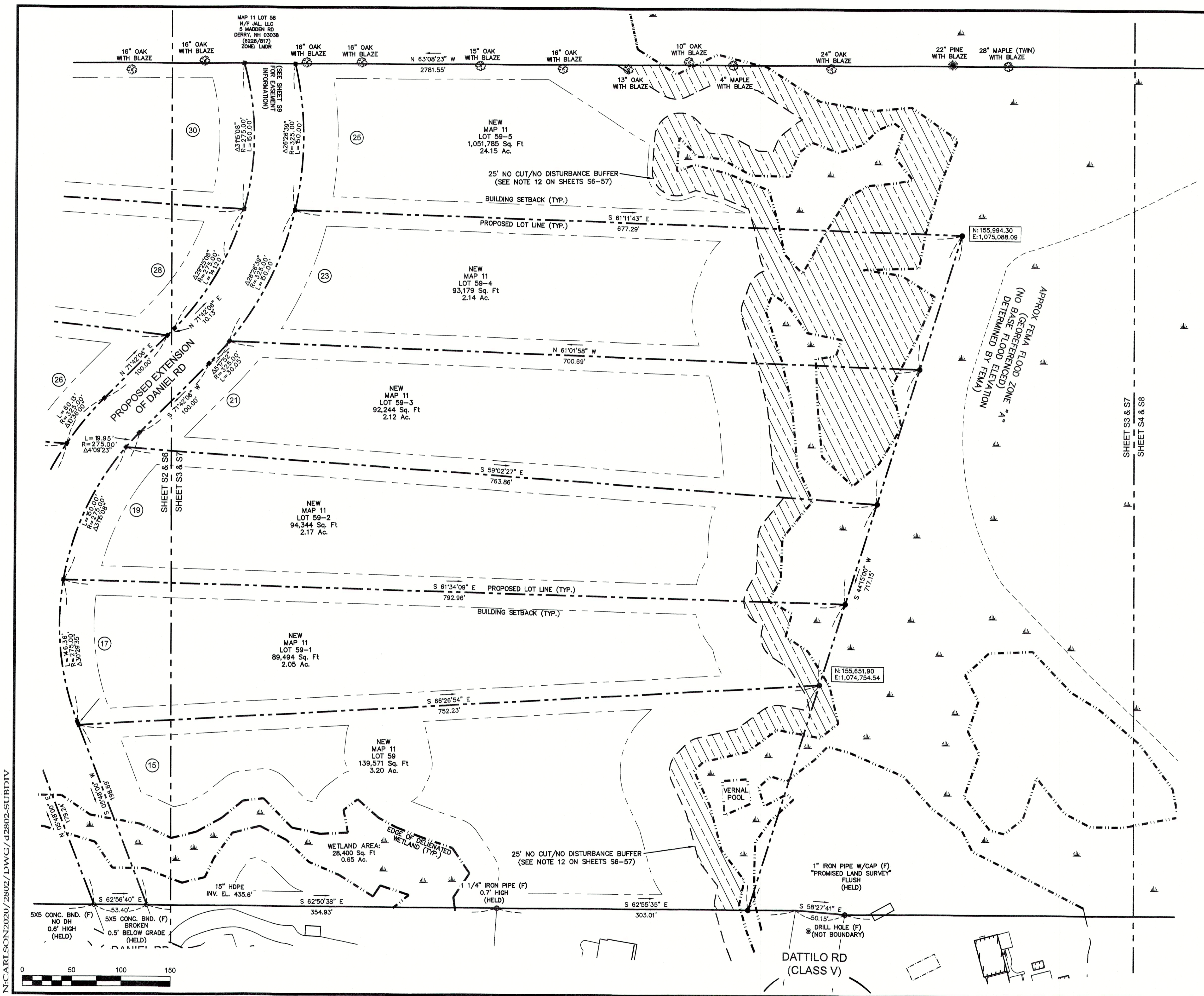
SCALE: 1"=50' SHEET S6 OF S9

PREPARED BY:  
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**REVISIONS**

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

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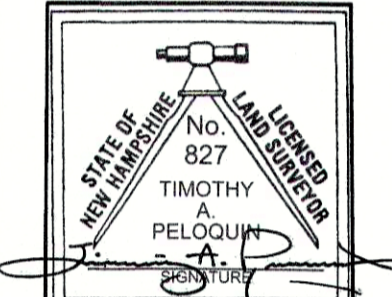


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 JAL, LLC  
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 DERRY, NH 03038  
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6107 / PAGE 2314

JAL, LLC  
 DATE


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

CERTIFIED BY: \_\_\_\_\_  
 CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

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

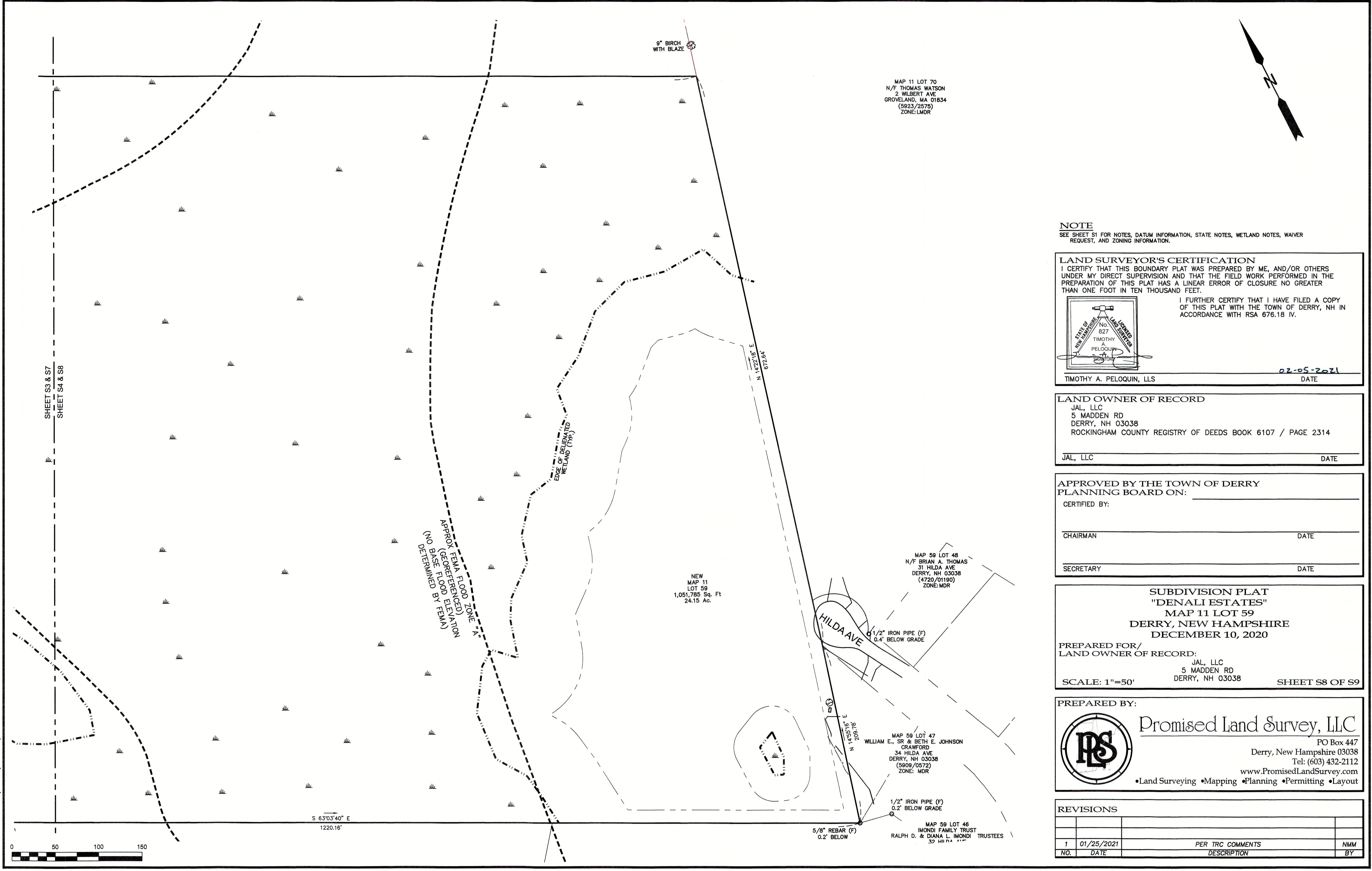
PREPARED FOR/  
 LAND OWNER OF RECORD:  
 JAL, LLC  
 5 MADDEN RD  
 DERRY, NH 03038

SCALE: 1"=50' SHEET S7 OF S9

PREPARED BY:  

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NO.	DATE	DESCRIPTION	BY
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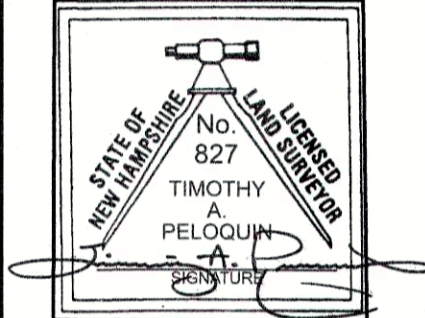


MAP 11 LOT 70  
 N/F THOMAS WATSON  
 2 WILBERT AVE  
 GROVELAND, MA 01834  
 (5823/2575)  
 ZONE: LMDR

9" BIRCH  
 WITH BLAZE

**NOTE**  
 SEE SHEET S1 FOR NOTES, DATUM INFORMATION, STATE NOTES, WETLAND NOTES, WAIVER  
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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

PREPARED BY:



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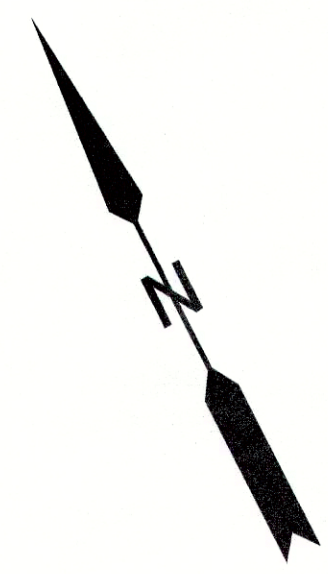
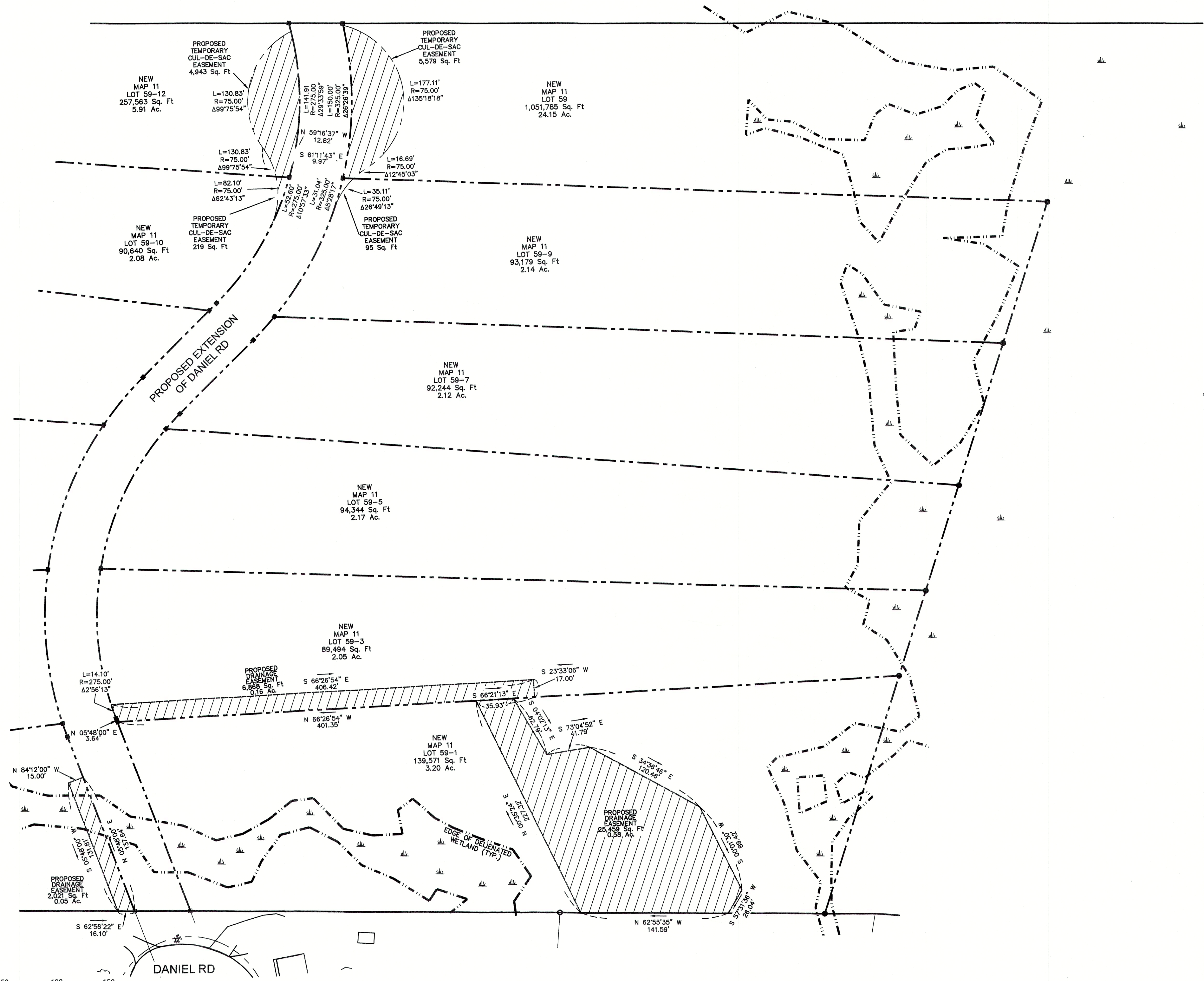
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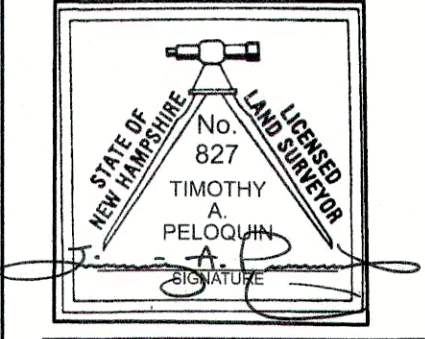


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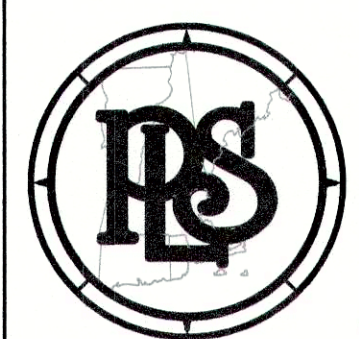
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TIMOTHY A. PELOQUIN, LLS DATE 02-05-2021

**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

**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

**PREPARED BY:**  
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