

**Planning Department, February 20, 2019**

APPLICANT: Linda Rutter  
Kathleen B. Brooks Rev. Trust

DEVELOPER: NA

PROJECT: NA

LOCATION: Parcel ID 06058 & 06058-001, 52 & 32 Lane Road

PURPOSE: The purpose of this plan is for a two-lot subdivision plan and a lot-line adjustment between the above referenced properties located in the Low-Medium Residential District.

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

WAIVERS: See letter dated January 14, 2019 from Promised Land Survey, LLC.

LDCR-Section 170-25. b-High Intensity Soil Calculatoins.  
LDCR-Section 170-25.F-Requiring test pits.

STATE PERMITS: NHDES state subdivision approval has been obtained. (Copy in file).

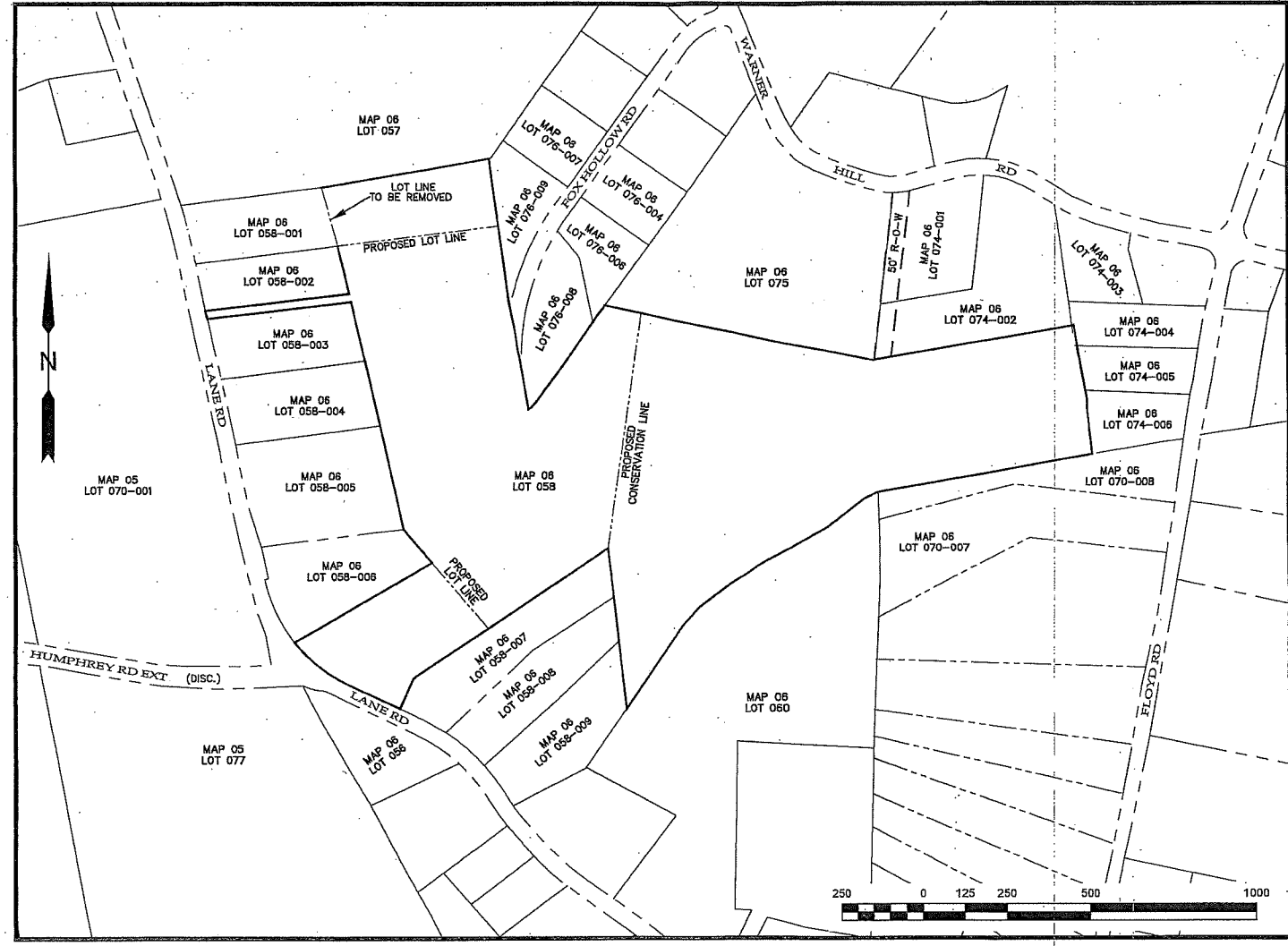
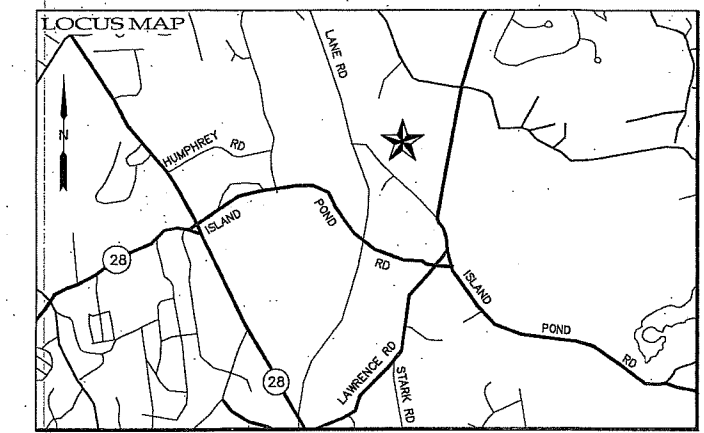
RECOMMENDATION: Staff would recommend approval of the subdivision and lot-line adjustment plan.

BY:



DEPARTMENT HEAD SIGNATURE BLOCK:

POLICE *[Signature]* 1/28/19 DATE  
 FIRE *[Signature]* 1/28/19 DATE  
 PUBLIC WORKS *[Signature]* 1/25/19 DATE  
 CODE ENFORCEMENT *[Signature]* 1-28-19 DATE  
 CONSERVATION COMMISSION *[Signature]* 1-14-2019 DATE



**ZONING**  
 LMDR (LOW-MEDIUM RESIDENTIAL)  
 AREA: 2.0 AC. BY SOILS  
 FRONTAGE: 150'  
 WIDTH @ SETBACK: 150'  
 SETBACKS:  
 FRONT: 35'  
 SIDE: 15'  
 REAR: 15'  
 WETLANDS:  
 >1.0 AC.: 75'  
 <1.0 AC.: 30'

RECEIVED

PLANNING DEPARTMENT

2019

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

CERTIFIED BY: \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

LAND OWNER OF RECORD

LINDA RUTTER  
 52 LANE ROAD  
 DERRY, NH 03038  
 ROCKINGHAM COUNTY, REGISTRY OF DEEDS BOOK 2354 / PAGE 0965

LINDA RUTTER \_\_\_\_\_ DATE \_\_\_\_\_

LAND OWNER OF RECORD

KATHLEEN B BROOKS REVOCABLE TRUST  
 32 LANE RD  
 DERRY, NH 03038  
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 3673 / PAGE 2206

KATHLEEN B BROOKS REVOCABLE TRUST \_\_\_\_\_ DATE \_\_\_\_\_

**OVERVIEW PLAN**  
 MAP 06 LOT 058  
 LANE ROAD  
 DERRY, NEW HAMPSHIRE  
 NOVEMBER 19, 2018

PREPARED FOR/OWNER: LINDA RUTTER  
 52 LANE ROAD  
 DERRY, NEW HAMPSHIRE 03038

SCALE: 1"=250' SHEET 1 OF 4

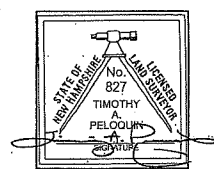
**ABUTTERS**

MAP 06 LOT 058-008 SAMIR PATEL 50 EAST DERRY RD EAST DERRY, NH 03041	MAP 06 LOT 057 N/F ANN DIGIOVANNI KATHLEEN GALLAGHER 24 LANE ROAD DERRY, NH 03038	MAP 06 LOT 060 N/F JOANNE CURRAN 64 LANE ROAD DERRY, NH 03038	MAP 06 LOT 074-004 N/F MAUREEN SULLIVAN 39 WARNER HILL ROAD DERRY, NH 03038	MAP 06 LOT 076-006 N/F ERIC J. TOMBARELLO 8 FOX HOLLOW ROAD DERRY, NH 03038
MAP 06 LOT 058-007 MCMASTER DEVELOPMENT, LLC 1 CAMNOD WAY DERRY, NH 03038	MAP 06 LOT 058-001 N/F KATHLEEN B. BROOKS REV. TRUST KATHLEEN B. BROOKS, TR 32 LANE ROAD DERRY, NH 03038	MAP 06 LOT 070-008 N/F JEFFREY D. JOHNSON 45 FLOYD ROAD DERRY, NH 03038	MAP 06 LOT 074-005 N/F WILLIAM J. & JOSEPHINE DODGE 41 WARNER HILL ROAD DERRY, NH 03038	MAP 06 LOT 076-008 N/F LOREN V. THOMPSON 8 FOX HOLLOW ROAD DERRY, NH 03038
MAP 06 LOT 058-008 MCMASTER DEVELOPMENT, LLC 1 CAMNOD WAY DERRY, NH 03038	MAP 06 LOT 058-002 N/F JOHN & GRACE MAURICE 34 LANE ROAD DERRY, NH 03038	MAP 06 LOT 070-008 N/F GARRETT ALDRICH 108 WEST NEPTUNE STREET #1 LYNN, MA 01905	MAP 06 LOT 074-008 N/F CATHERINE A REPUCCI, RAMONA L. REPUCCI & ANGELA C. ABBISS 65 LYNNWAY REVERE, MA 02151	MAP 06 LOT 076-009 N/F SIMONS FAMILY REV. TRUST WILLIAM & MAGDA V. SIMONS, TTS 9 FOX HOLLOW ROAD DERRY, NH 03038
MAP 06 LOT 058-009 SCOTT A. & YVETTE M. MARTINELLI 8 GARVIN ROAD DERRY, NH 03038	MAP 06 LOT 058-003 N/F ROBERT D. & KATHERINE L. HUSSON 36 LANE ROAD DERRY, NH 03038	MAP 06 LOT 074-001 N/F STEVEN J. DOYLE 37 WARNER HILL ROAD DERRY, NH 03038	MAP 06 LOT 074-002 N/F FRANCES A. KING-SAVARY GEORGE J. SAVARY, JR. 43 WARNER HILL ROAD DERRY, NH 03038	
MAP 05 LOT 070-001 N/F HANNAH RUTTER MARTIN REV. TRUST HANNAH RUTTER MARTIN, TR PO BOX 8 E. DERRY, NH 03041	MAP 06 LOT 058-004 N/F TODD & TAMMY HARRINGTON 38 LANE ROAD DERRY, NH 03038	MAP 06 LOT 058-005 N/F CORMIER REV. REAL ESTATE TRUST RICHARD W. CORMIER, TR 40 LANE ROAD DERRY, NH 03038		
MAP 05 LOT 077 N/F STEVE MCMASTER 49 LANE ROAD DERRY, NH 03038				

**SHEET INDEX**

DESCRIPTION	SHEET NO.
OVERVIEW PLAN	1
TOPOGRAPHIC SUBDIVISION PLAN	2
SUBDIVISION PLAT	3
DRIVEWAY PLAN & DETAILS	4

NOTE:  
 SHEET 3 OF 3 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. ALL 3 SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.



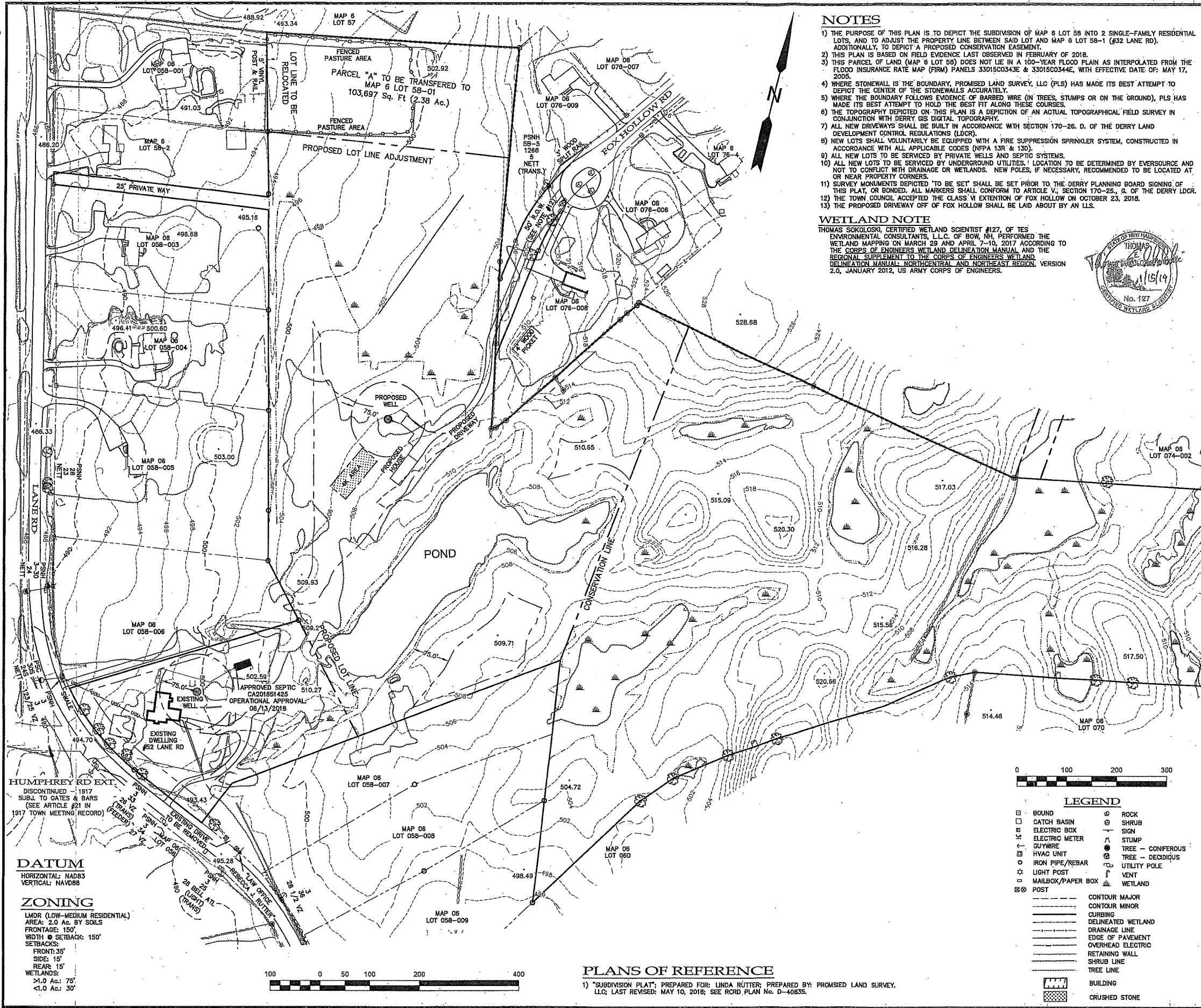
PREPARED BY:

**Promised Land Survey, LLC**

60 Crystal Ave - Unit A  
 Derry, New Hampshire 03038  
 Tel: (603) 432-2112 • Fax: (603) 432-8800  
 www.PromisedLandSurvey.com  
 Land Surveying • Mapping • Planning • Permitting • Layout

REVISIONS

NO.	DATE	PER TRC COMMENTS DESCRIPTION	NMM BY
1	01/14/2019		

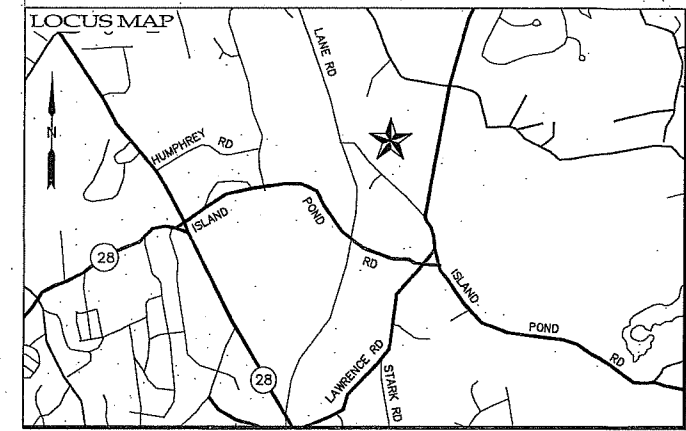


**NOTES**

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF MAP 6 LOT 58 INTO 2 SINGLE-FAMILY RESIDENTIAL LOTS, AND TO ADJUST THE PROPERTY LINE BETWEEN SAID LOT AND MAP 6 LOT 58-1 (#32 LANE RD), ADDITIONALLY, TO DEPICT A PROPOSED CONSERVATION EASEMENT.
- 2) THIS PLAN IS BASED ON FIELD EVIDENCE LAST OBSERVED IN FEBRUARY OF 2018.
- 3) THIS PARCEL OF LAND (MAP 6 LOT 58) DOES NOT LIE IN A 100-YEAR FLOOD PLAIN AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) PANELS 3301500343E & 3301500344E, WITH EFFECTIVE DATE OF: MAY 17, 2005.
- 4) WHERE STONEWALL IS THE BOUNDARY, PROMISED LAND SURVEY, LLC (PLS) HAS MADE ITS BEST ATTEMPT TO DEPICT THE CENTER OF THE STONEWALLS ACCURATELY.
- 5) WHERE THE BOUNDARY FOLLOWS EVIDENCE OF BARBED WIRE (IN TREES, STUMPS OR ON THE GROUND), PLS HAS MADE ITS BEST ATTEMPT TO HOLD THE BEST FIT ALONG THESE COURSES.
- 6) THE TOPOGRAPHY DEPICTED ON THIS PLAN IS A DEPICTION OF AN ACTUAL TOPOGRAPHICAL FIELD SURVEY IN CONJUNCTION WITH DERRY GIS DIGITAL TOPOGRAPHY.
- 7) ALL NEW DRIVEWAYS SHALL BE BUILT IN ACCORDANCE WITH SECTION 170-26. D. OF THE DERRY LAND DEVELOPMENT CONTROL REGULATIONS (LDCR).
- 8) NEW LOTS SHALL VOLUNTARILY BE EQUIPPED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM, CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES (NFPA 13R & 13D).
- 9) ALL NEW LOTS TO BE SERVICED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- 10) ALL NEW LOTS TO BE SERVICED BY UNDERGROUND UTILITIES, LOCATION TO BE DETERMINED BY EVERSOURCE AND NOT TO CONFLICT WITH DRAINAGE OR WETLANDS. NEW POLES, IF NECESSARY, RECOMMENDED TO BE LOCATED AT OR NEAR PROPERTY CORNERS.
- 11) 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 LDCR.
- 12) THE TOWN COUNCIL ACCEPTED THE CLASS 'VI' EXTENSION OF FOX HOLLOW ON OCTOBER 23, 2018.
- 13) THE PROPOSED DRIVEWAY OFF OF FOX HOLLOW SHALL BE LAID ABOUT BY AN LLS.

**WETLAND NOTE**

THOMAS SKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON MARCH 29 AND APRIL 7-10, 2017 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.

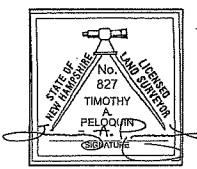


**VARIANCE:**

A VARIANCE WAS GRANTED AT THE NOVEMBER 1, 2018 ZONING BOARD OF ADJUSTMENTS MEETING FROM THE TOWN OF DERRY ZONING ORDINANCE DATED: OCTOBER 10, 2018, SECTION 162-8 WHICH REQUIRES RESIDENTIAL LOTS TO BE CONSTRUCTED ALONG APPROVED PUBLIC ROADS, BY A VOTE OF 5-0, WITH THE CONDITIONS:  
 - SUBJECT TO STATE AND TOWN APPROVAL;  
 - SUBJECT TO WAIVER OF MUNICIPAL LIABILITY TO BE RECORDED AT THE ROCKINGHAM REGISTRY OF DEEDS;  
 - SUBJECT TO PLANNING BOARD APPROVAL.

**STATE**

- 1) PREVIOUS NHDES SUBDIVISION APPROVAL: eSA2018050302
- 2) NO MATERIAL CONTAINING ANY LIVING OR VISIBLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (AR3300 TABLE 380.1) SHALL BE TRANSPORTED TO OR CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55



**TOPOGRAPHIC SUBDIVISION PLAN**  
 MAP 06 LOT 058  
 LANE ROAD  
 DERRY, NEW HAMPSHIRE  
 NOVEMBER 19, 2018  
 PREPARED FOR: LINDA RUTTER  
 52 LANE ROAD  
 DERRY, NEW HAMPSHIRE 03038  
 SCALE: 1"=100'  
 SHEET 2 OF 4

PREPARED BY:

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**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	01/14/2019	PER TRC COMMENTS	NMM

**DATUM**  
 HORIZONTAL: NAD83  
 VERTICAL: NAVD88

**ZONING**  
 LMDR (LOW-MEDIUM RESIDENTIAL)  
 AREA: 2.0 Ac. BY SOILS  
 FRONTAGE: 150'  
 WIDTH @ SETBACK: 150'  
 SETBACKS:  
 FRONT: 35'  
 SIDE: 15'  
 REAR: 15'  
 WETLANDS:  
 >1.0 Ac.: 75'  
 <1.0 Ac.: 30'

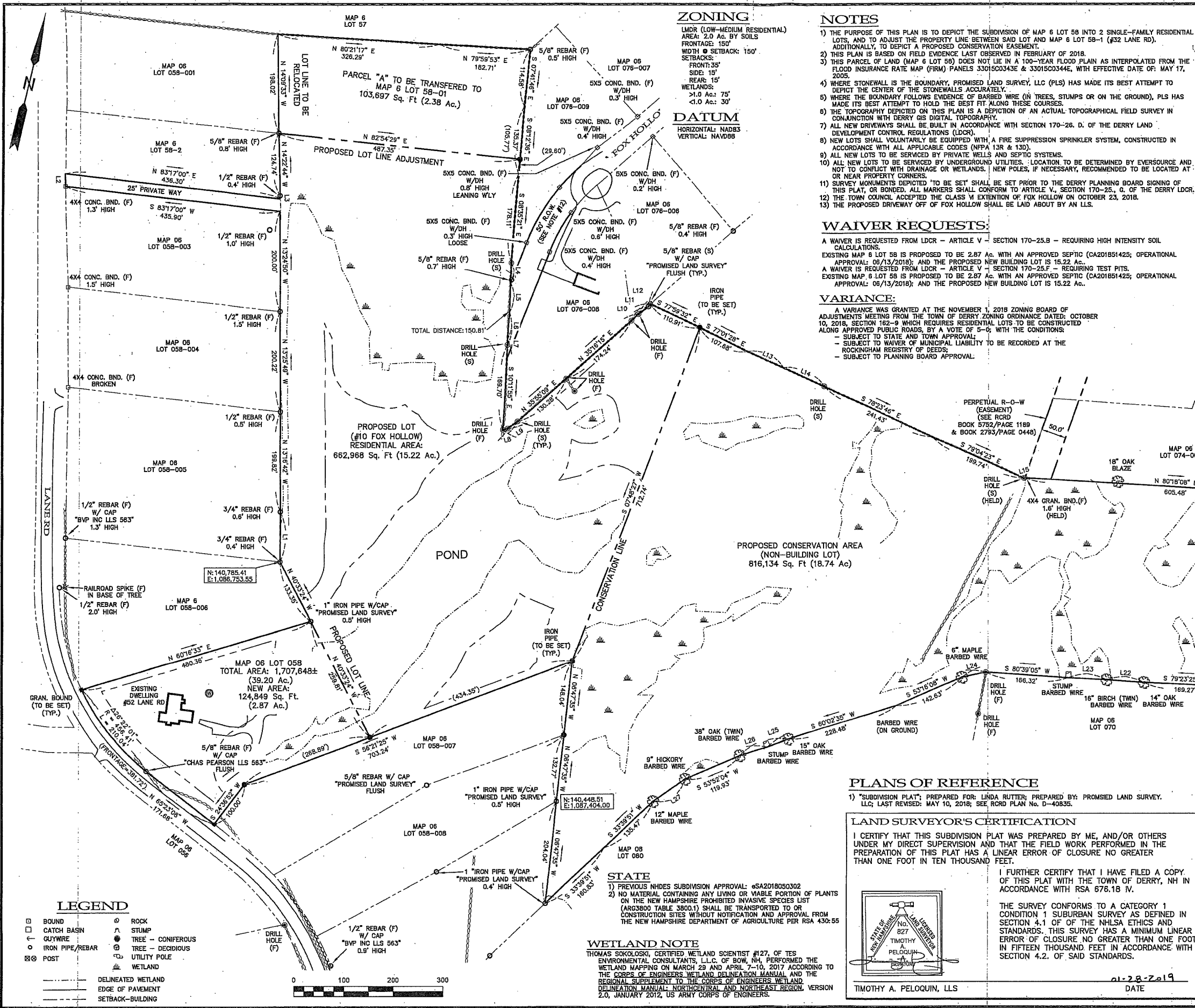


**PLANS OF REFERENCE**  
 1) 'SUBDIVISION PLAT', PREPARED FOR: LINDA RUTTER, PREPARED BY: PROMISED LAND SURVEY, LLC, LAST REVISED: MAY 10, 2018; SEE RCRD PLAN No. D-40835.



**LEGEND**

□ BOUND	⊙ ROCK
▣ CATCH BASIN	⊙ SHRUB
⊠ ELECTRIC BOX	— SIGN
⊞ ELECTRIC METER	⊞ STUMP
— GUYWIRE	⊙ TREE - CONIFEROUS
⊙ HVAC UNIT	⊙ TREE - DECIDUOUS
⊙ IRON PIPE/REBAR	⊙ UTILITY POLE
⊙ LIGHT POST	⊙ VENT
⊙ MAILBOX/PAPER BOX	⊙ WETLAND
⊙ POST	
— CONTOUR MAJOR	
— CONTOUR MINOR	
— CURBING	
— DELINEATED WETLAND	
— DRAINAGE LINE	
— EDGE OF PAVEMENT	
— OVERHEAD ELECTRIC	
— RETAINING WALL	
— SHRUB LINE	
— TREE LINE	
▨ BUILDING	
▨ CRUSHED STONE	



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- 12) THE TOWN COUNCIL ACCEPTED THE CLASS V EXTENSION OF FOX HOLLOW ON OCTOBER 23, 2018.
- 13) THE PROPOSED DRIVEWAY OFF OF FOX HOLLOW SHALL BE LAID ABOUT BY AN LLS.

**WAIVER REQUESTS:**

A WAIVER IS REQUESTED FROM LDCR - ARTICLE V - SECTION 170-25.B - REQUIRING HIGH INTENSITY SOIL CALCULATIONS.

EXISTING MAP 6 LOT 58 IS PROPOSED TO BE 2.87 AC. WITH AN APPROVED SEPTIC (CA201851425; OPERATIONAL APPROVAL: 06/13/2018); AND THE PROPOSED NEW BUILDING LOT IS 15.22 AC.

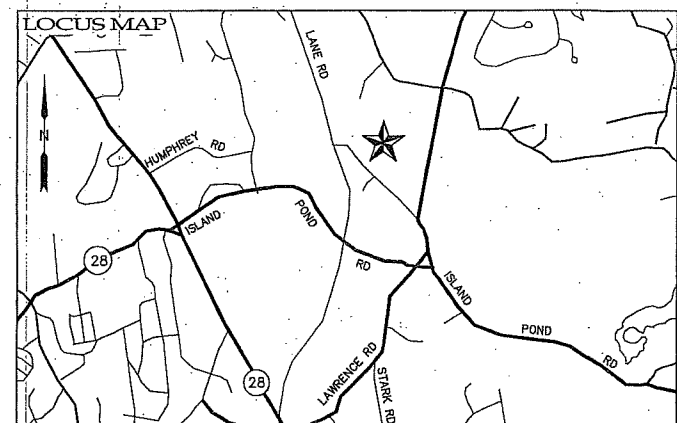
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**VARIANCE:**

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- SUBJECT TO STATE AND TOWN APPROVAL
- SUBJECT TO WAIVER OF MUNICIPAL LIABILITY TO BE RECORDED AT THE ROCKINGHAM REGISTRY OF DEEDS;
- SUBJECT TO PLANNING BOARD APPROVAL



APPROVED BY THE TOWN OF DERRY  
 PLANNING BOARD ON: \_\_\_\_\_  
 CERTIFIED BY: \_\_\_\_\_

CHAIRMAN	DATE
SECRETARY	DATE

**LAND OWNERS OF RECORD**  
 LINDA RUTTER (MAP 6 LOT 58; #52 LANE RD)  
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 2354 / PAGE 0965

LINDA RUTTER	DATE
BROOKS KATHLEEN B REVOCABLE TRUST (MAP 6 LOT 58-1; #32 LANE RD)	DATE
BROOKS KATHLEEN B REVOCABLE TRUST	DATE

**BEARING TABLE**

LINE	BEARING	DISTANCE
L1	N 13°19'48" E	199.98
L2	N 14°19'39" W	25.22
L3	N 13°24'50" W	16.24
L4	S 10°34'22" E	38.99
L5	S 11°38'24" E	60.91
L6	S 09°09'50" E	53.86
L7	S 12°37'22" E	111.12
L8	N 61°46'17" E	19.78
L9	N 41°22'24" E	24.67
L10	S 34°12'19" E	19.38
L11	S 39°37'04" E	24.89
L12	S 19°42'43" E	16.50
L13	S 78°10'02" E	172.81
L14	S 79°20'29" E	90.55
L15	N 61°03'12" E	2.67
L16	N 61°30'21" E	12.02
L17	S 09°15'19" E	62.07
L18	S 02°48'58" E	110.77
L19	S 01°01'04" W	118.89
L20	S 05°54'09" E	159.45
L21	S 07°30'56" E	172.30
L22	S 80°45'20" W	174.81
L23	S 79°47'12" W	176.57
L24	S 64°54'29" W	149.13
L25	S 55°39'39" W	144.90
L26	S 59°26'19" W	158.84
L27	S 42°14'53" W	178.25

**SUBDIVISION, LOT LINE ADJUSTMENT, & EASEMENT PLAT**  
 MAP 06 LOT 058  
 LANE ROAD  
 DERRY, NEW HAMPSHIRE  
 NOVEMBER 19, 2018  
 PREPARED FOR: LINDA RUTTER  
 52 LANE ROAD  
 DERRY, NH 03038

SCALE: 1"=100' SHEET 3 OF 4

**PLANS OF REFERENCE**

- 1) "SUBDIVISION PLAT", PREPARED FOR: LINDA RUTTER; PREPARED BY: PROMISED LAND SURVEY, LLC; LAST REVISED: MAY 10, 2018; SEE RCRD PLAN No. D-40835.

**LAND SURVEYOR'S CERTIFICATION**

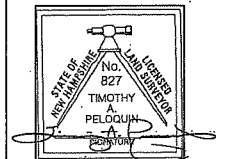
I CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

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.

THE SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SUBURBAN SURVEY AS DEFINED IN SECTION 4.1 OF THE NHLSA ETHICS AND STANDARDS. THIS SURVEY HAS A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTEEN THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2. OF SAID STANDARDS.

DATE: 01-28-2019

TIMOTHY A. PELOQUIN, LLS



**WETLAND NOTE**

THOMAS SKOLOSKI, CERTIFIED WETLAND SCIENTIST (#127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON MARCH 29 AND APRIL 7-10, 2017 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

**LEGEND**

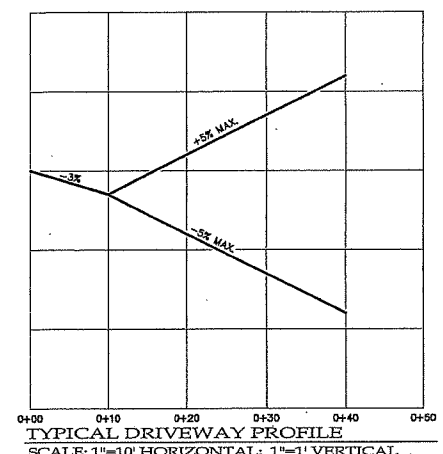
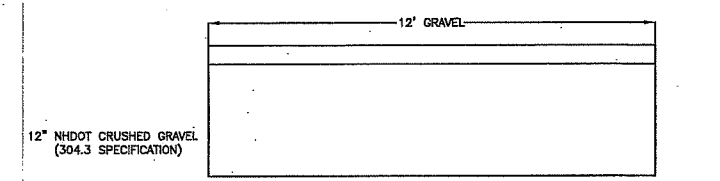
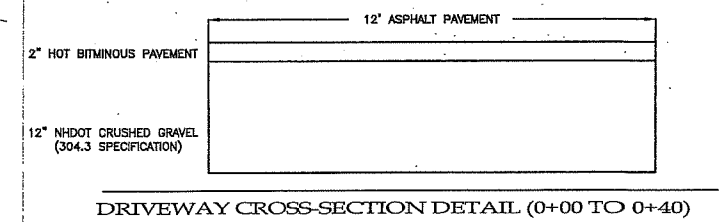
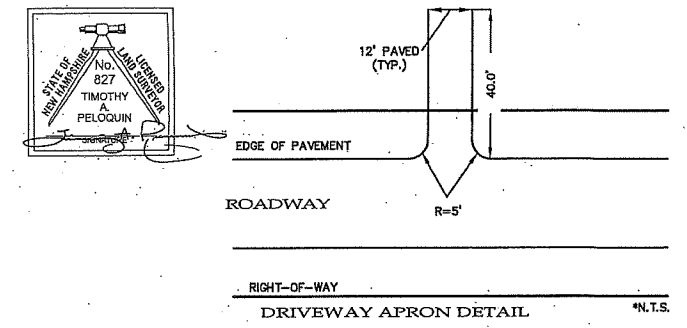
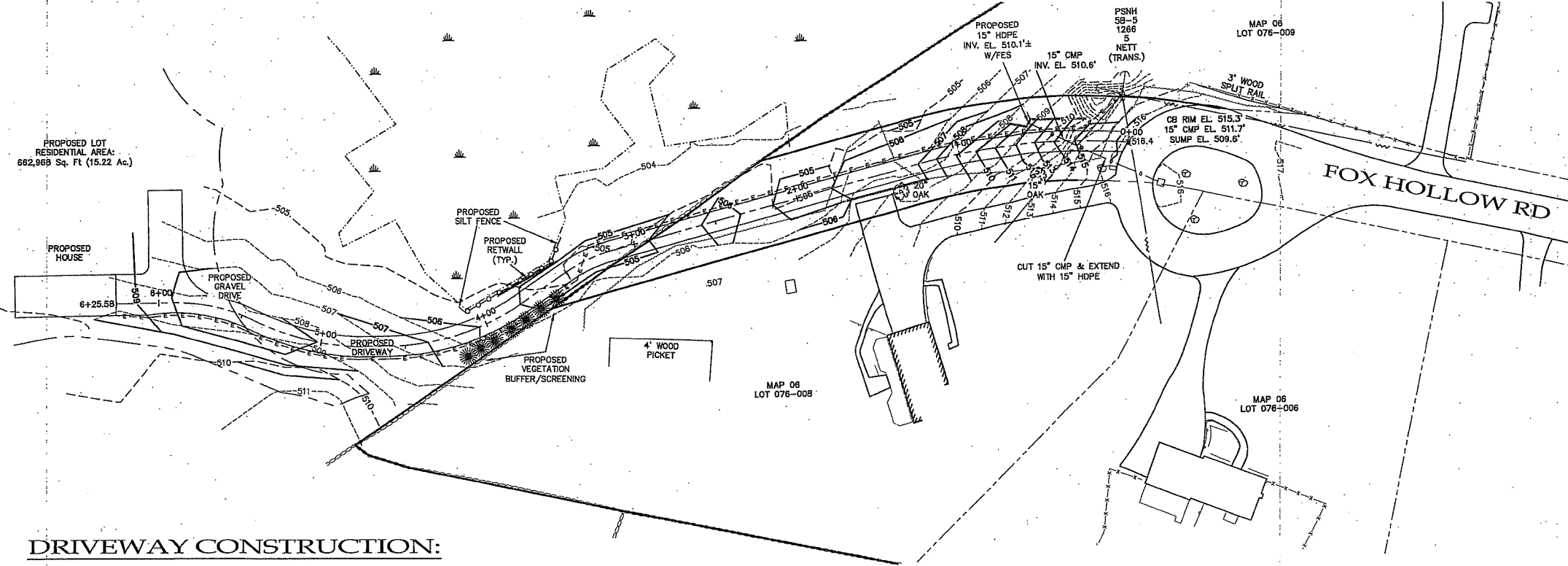
- BOUND
- CATCH BASIN
- GUYWIRE
- IRON PIPE/REBAR
- POST
- ROCK
- STUMP
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- UTILITY POLE
- WETLAND
- DELINEATED WETLAND
- EDGE OF PAVEMENT
- SETBACK-BUILDING

PREPARED BY:

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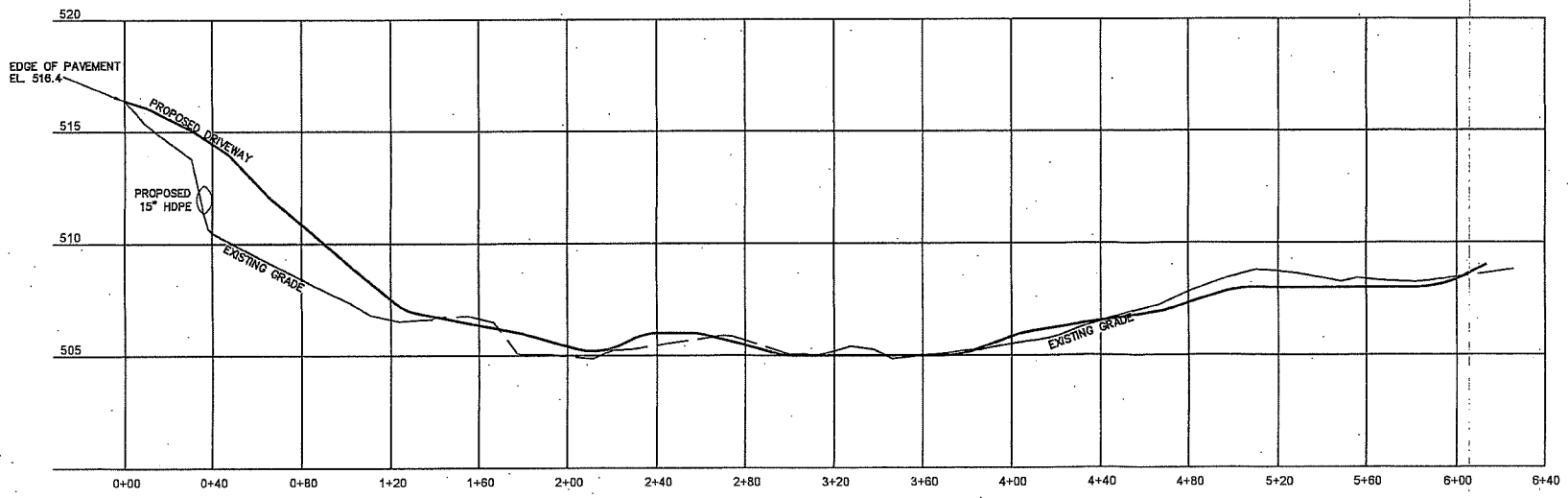


**DRIVEWAY CONSTRUCTION:**

- 1) DRIVEWAY SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" DEPTH NHDOT CRUSHED GRAVEL 304.3 FOR THE ENTIRE LENGTH.
- 2) ALL LOAM AND ORGANIC MATERIAL SHALL BE REMOVED DOWN TO AN ACCEPTABLE SUBSURFACE.
- 3) THE DRIVEWAY SHALL HAVE A MINIMUM CLEAR UNOBSTRUCTED WIDTH OF 12' IF THE DRIVEWAY IS UNDER 150' IN LENGTH. IF THE DRIVEWAY IS OVER 150' A MINIMUM CLEAR UNOBSTRUCTED WIDTH OF 14' SHALL BE ACHIEVED.
- 4) DRIVEWAYS SHALL HAVE AN ADDITIONAL UNOBSTRUCTED WIDTH 2' EITHER SIDE OF THE DRIVEWAY.
- 5) THE VERTICAL CLEARANCE OF THE DRIVEWAY SHALL BE A MINIMUM OF 13' 6".
- 6) DRIVEWAYS OVER 150' IN LENGTH SHALL PROVIDE MEANS FOR A FIRE DEPARTMENT APPARATUS TO TURN AROUND.
- 7) NO DRIVEWAY SHALL EXCEED AN EXCESS OF A 15% GRADE.

**DRIVEWAY APRON:**

- 1) SEE DETAIL "A" FOR SLOPE GRADES.
- 2) THE APRON SHALL BE NO WIDER THAN 24" EXCEPT THAT THE DRIVEWAY MAY BE FLARED.
- 3) THE APRON SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" DEPTH NHDOT CRUSHED GRAVEL 304.3 FOR THE WIDTH OF THE DRIVEWAY APRON.
- 4) THE APRON SHALL INCLUDE A 2" THICK BITUMINOUS ASPHALT BASE COURSE FROM THE EDGE OF EXISTING PAVEMENT TO PAST THE RIGHT-OF-WAY.
- 5) THE EXISTING SWALE SHALL RE-GRADED SUCH THAT DRAINAGE WILL FLOW WESTERLY.



HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'

**DRIVEWAY PLAN & DETAILS**  
 MAP 06 LOT 058  
 LANE ROAD  
 DERRY, NEW HAMPSHIRE  
 JANUARY 14, 2019

PREPARED FOR/OWNER: LINDA RUTTER  
 52 LANE ROAD  
 DERRY, NEW HAMPSHIRE 03038

SCALE: PLAN VIEW - 1"=40'  
 PROFILES - AS NOTED

SHEET 4 OF 4

PREPARED BY:

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REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	01/14/2019	PER TRC COMMENTS	NMM