

Planning Department January 18, 2023

APPLICANT: Shade Tree Farm, LLC (Gino Spero)

DEVELOPER: Same

PROJECT: NA

LOCATION: Parcel ID 07084, 66 Drew Road

PURPOSE: The purpose of this plan is for a four-lot subdivision located on Drew Road in the Low-Density Residential District (three-acre minimum lot size). Three frontage lots are being created. There is an existing new home on the parcel. Upon further review after the TRC meeting staff/all departments recommended the lots be reconfigured and have the existing house be on a smaller lot versus the larger 65+ parcel. This configuration allows for better site distance and not knowing what the future status will be for a potential subdivision of the 65+ acre parcel.

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

WAIVERS: See letter dated January 3, 2023, from Promised Land Survey, LLC.

LDCR-Section 170-24-

A:4-Depictin of the entire parent parcel.

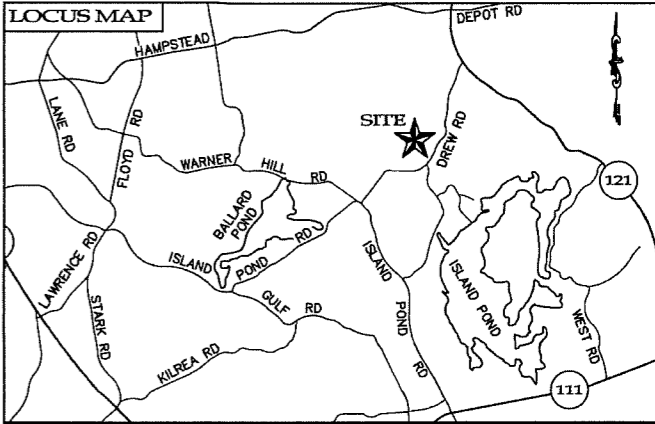
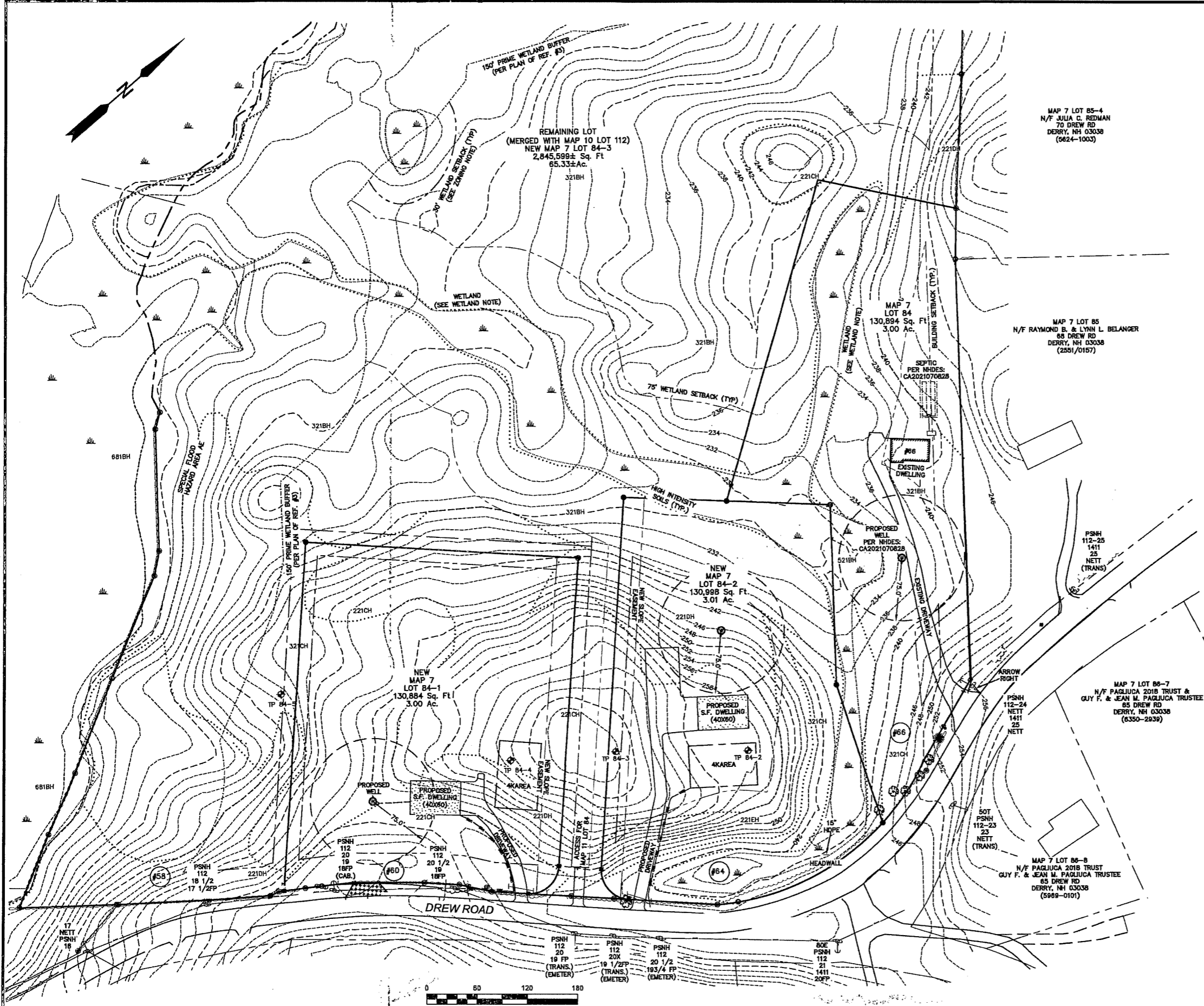
A:13-Wetland Mapping of the entire site.

A:14-Drainage calculations.

A;15-Erosion control plans.

A;18-Traffice impact statement.

LDCR-Section 170-25.B.C.: High Intensity Soil Mapping.



DATUM
 HORIZONTAL: NAD83-2011
 VERTICAL: NAVD88 - GEOID18

VERTICAL AND HORIZONTAL DATA SHOWN ARE BASED ON GNSS OBSERVATIONS BY PROMISED LAND SURVEY, LLC IN FEBRUARY OF 2022 USING CARLSON BRX7 GNSS. OBSERVATIONS WERE ADJUSTED USING A LEAST SQUARES ADJUSTMENT UTILIZING CORS STATIONS NHUM (DURHAM, NH), ZBW1 (NASHUA, NH), & MSA (SALISBURY, MA), AND WERE INSTRUMENT (LEICA TS16) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE, WHICH HAD A CLOSURE OF 1:61,221.

WETLAND NOTE:
 WETLANDS WERE IDENTIFIED UTILIZING THE STANDARDS SET FORTH IN THE 1987 ACDF FEDERAL TECHNICAL REPORT (Y-87-1). WETLANDS WERE DELINEATED BY BAG LAND CONSULTANTS, 43 ROCKINGHAM STREET, CONCORD, N.H. (603-228-5775), GWS 088. WETLANDS AS DEPICTED ARE FROM NHDES PLAN ESA2021062203, NHDES PLAN ECA2021070828, AND DIGITAL INFORMATION PROVIDED BY JAMES LAVELLE ASSOC. (SEE PLAN OF REF. #3).

FEMA
 A PORTION OF THE SUBJECT PARCEL OF LAND (TAX MAP 7 LOT 84) LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #3301800383E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005. THE PROPOSED LOT, AS SHOWN, DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN.


TOPOGRAPHIC NOTE:
 1) SITE TOPOGRAPHY IS BASED ON LIDAR INFORMATION OBTAINED FROM NH GRANIT.
 2) SIGHT DISTANCE TOPOGRAPHY IS BASED ON AN ACTUAL ON GROUND FIELD LOCATIONS.

WAIVER REQUESTS
 THE FOLLOWING WAIVERS ARE REQUESTED FROM THE DERRY PLANNING BOARD
 ARTICLE IV SECTION 170-24:
 A.4: DEPICTION OF THE ENTIRE PARENT PARCEL.
 A.13: WETLAND MAPPING FOR THE ENTIRE SITE. WETLAND INFORMATION AS SHOWN IS FROM APPROVED PLANS OBTAINED FROM NHDES, ESA2021062203 & ECA2021070828. ALSO DIGITAL INFORMATION PROVIDED BY JAMES LAVELLE ASSOC. (SEE PLAN OF REF. #3)
 A.14: DRAINAGE CALCULATIONS. THE PROPOSAL IS 3 ROAD FRONTAGE SINGLE FAMILY LOTS.
 A.15: EROSION CONTROL PLANS & DETAILS. THE PROPOSAL IS 3 ROAD FRONTAGE SINGLE FAMILY LOTS.
 ARTICLE V SECTION 170-25:
 A.18: TRAFFIC IMPACT STATEMENT. THE PROPOSAL IS 3 ROAD FRONTAGE SINGLE FAMILY LOTS & C: HIGH INTENSITY SOIL MAPPING FOR THE ENTIRE SITE.

TOPOGRAPHIC SUBDIVISION PLAN
MAP 7 LOT 84
ALONG DREW ROAD IN
DERRY, NEW HAMPSHIRE
OCTOBER 12, 2022

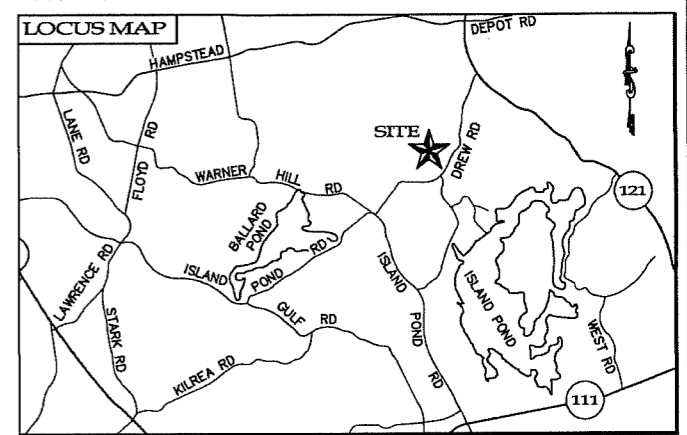
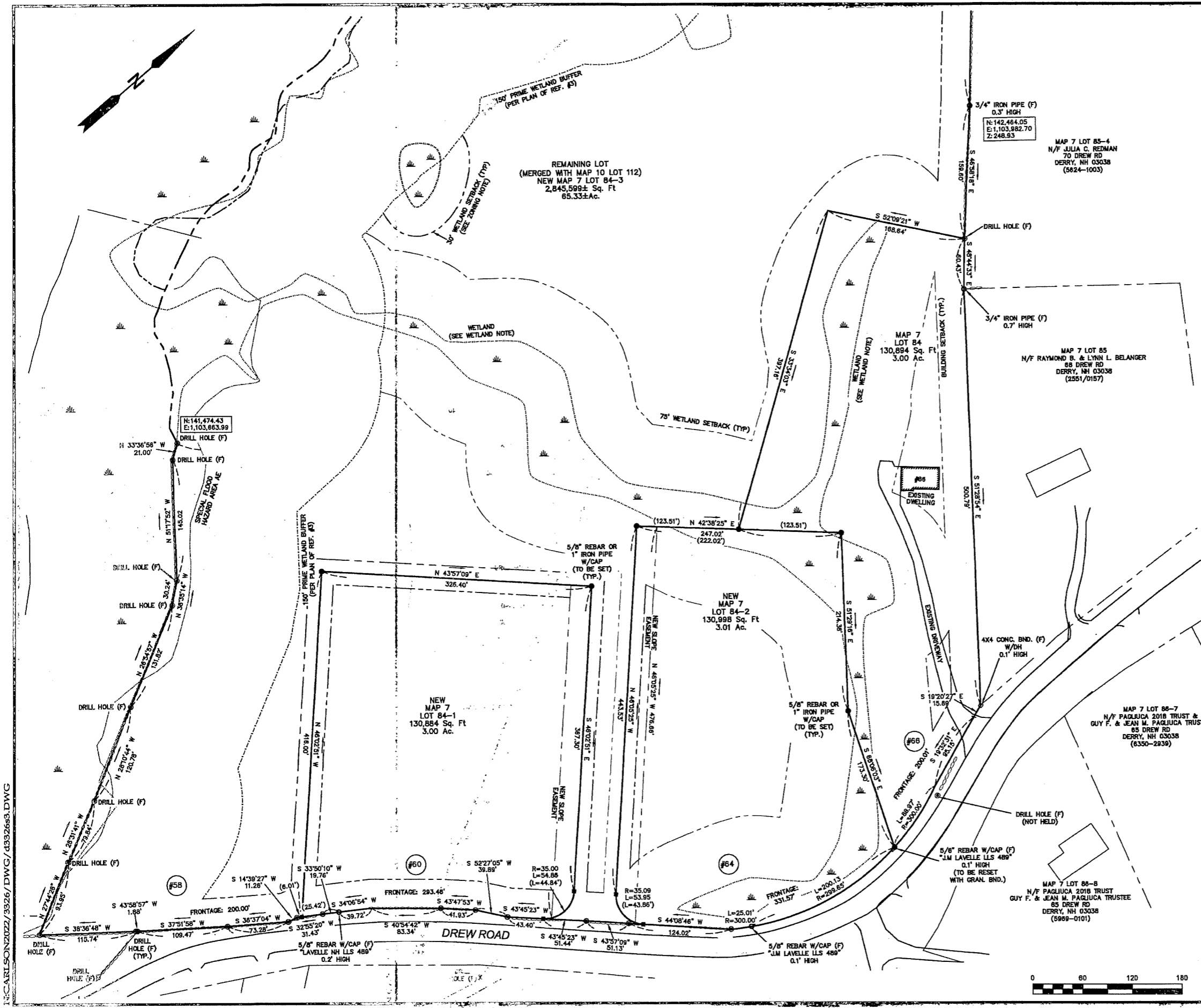
LAND OWNER OF RECORD: SHADE TREE FARM, LLC
 534 MAIN STREET
 HAMPSTEAD, NH 03841
 (RCRD BOOK 6444 PAGE 1955)

SCALE: 1"=60' SHEET 2 OF 5

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
3	12/20/2022	REVISED LOT NUMBERING & ADDRESSES	NMM
2	11/28/2022	REVISED LOT LAYOUT	NMM
1	11/09/2022	PER TRC COMMENTS ON 11-04-2022	NMM

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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 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.

12-21-2022
DATE

TIMOTHY A. PELOQUIN, LLS

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

LAND OWNERS OF RECORD

SHADE TREE FARM, LLC
534 MAIN STREET
HAMPSTEAD, NH 03841
(RCRD BOOK 6444 PAGE 1955)

SHADE TREE FARM, LLC _____ DATE _____

**SUBDIVISION PLAT
MAP 7 LOT 84
ALONG DREW ROAD IN
DERRY, NEW HAMPSHIRE
OCTOBER 12, 2022**

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(RCRD BOOK 6444 PAGE 1955)

SCALE: 1"=60' SHEET 3 OF 5

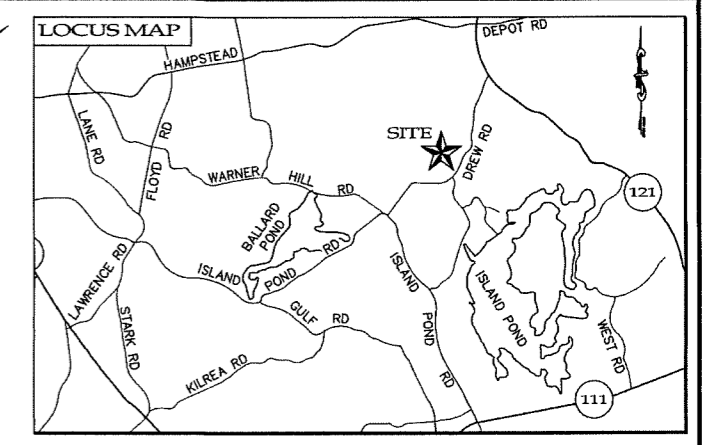
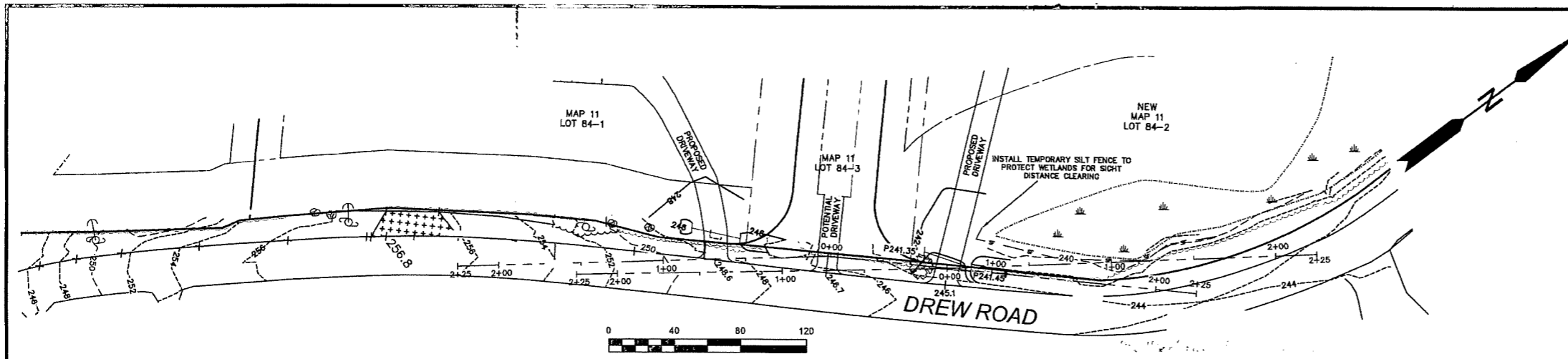
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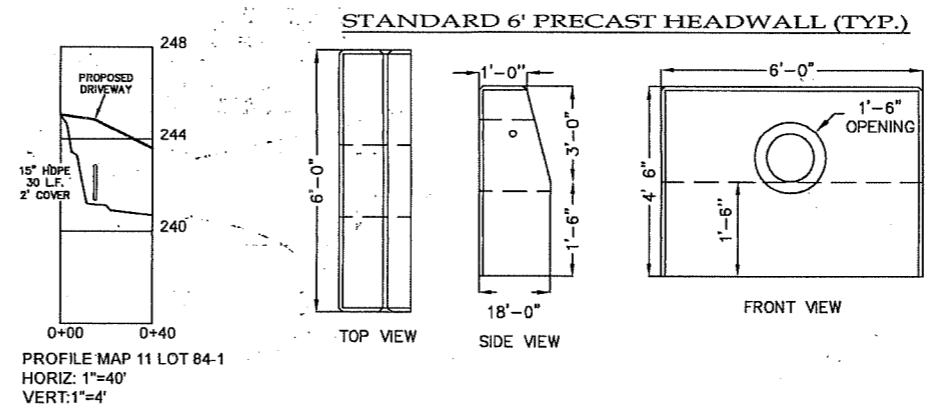
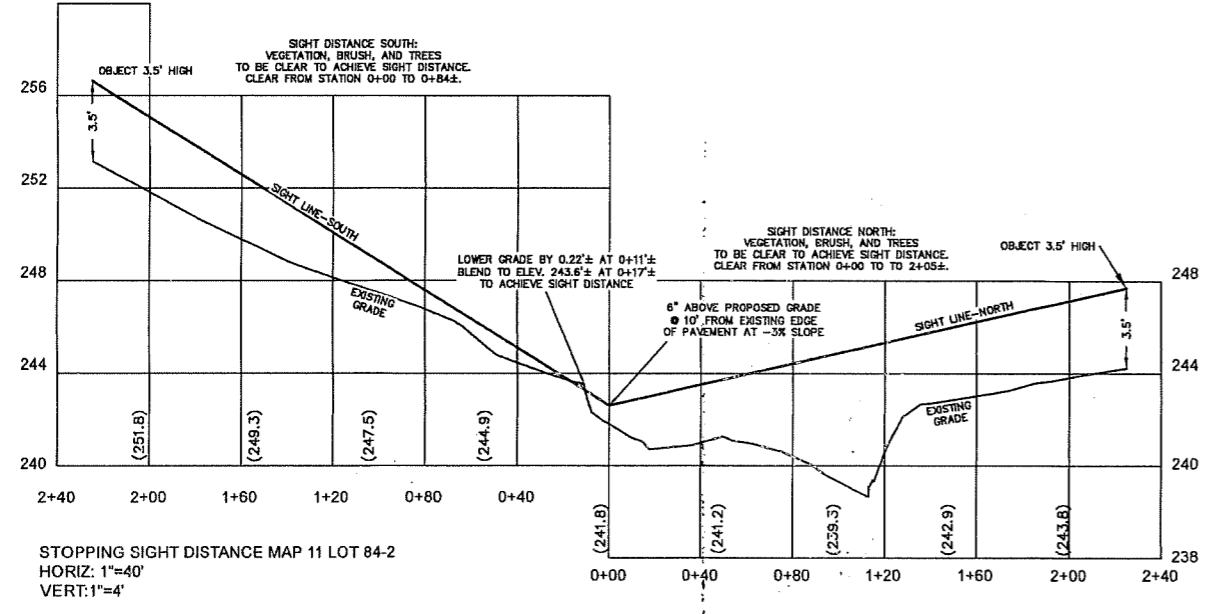
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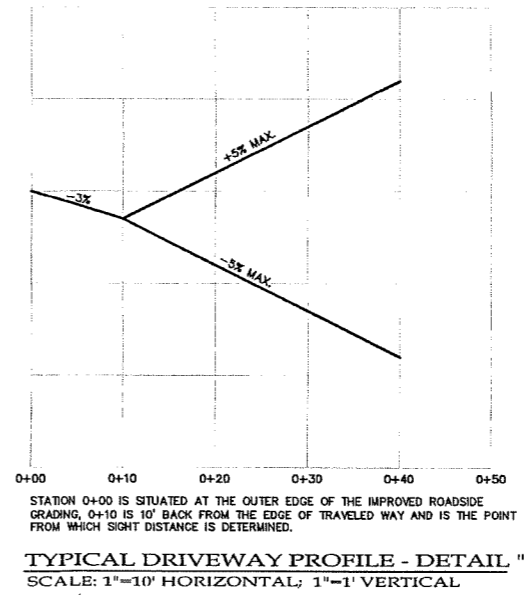
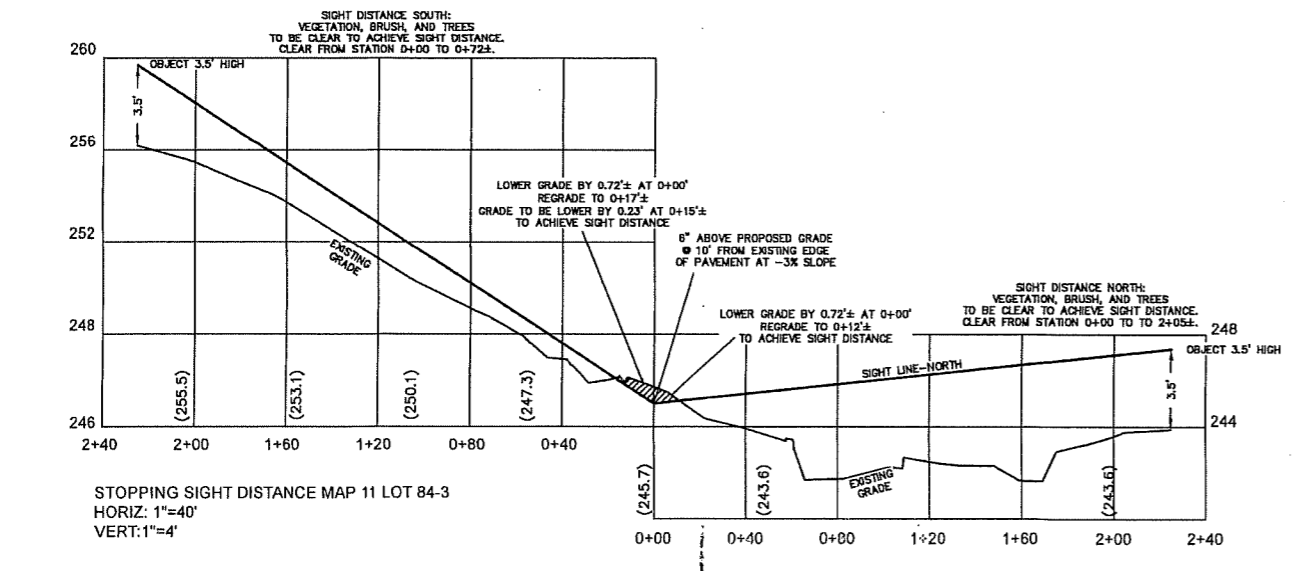
- DRIVEWAY CONSTRUCTION:**
- 1) DRIVEWAY SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" DEPTH NHDOT CRUSHED GRAVEL 304.3 FOR THE ENTIRE LENGTH.
 - 2) ALL LOAM AND ORGANIC MATERIAL SHALL BE REMOVED DOWN TO AN ACCEPTABLE SUBSURFACE.
 - 3) THE DRIVEWAY SHALL HAVE A MINIMUM CLEAR UNOBSTRUCTED WIDTH OF 12' IF 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.



SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF DERRY IN ACCORDANCE WITH THE LAND CONTROL DEVELOPMENT REGULATIONS SHALL BE ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

TIMOTHY A. PELOQUIN, LLS
DATE: 12-21-2022



SIGHT DISTANCE & DETAILS PLAN
MAP 7 LOTS 84-1 & 84-3
ALONG DREW ROAD IN
DERRY, NEW HAMPSHIRE
OCTOBER 12, 2022

LAND OWNER OF RECORD: SHADE TREE FARM, LLC
534 MAIN STREET
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AS SHOWN SHEET 4 OF 5

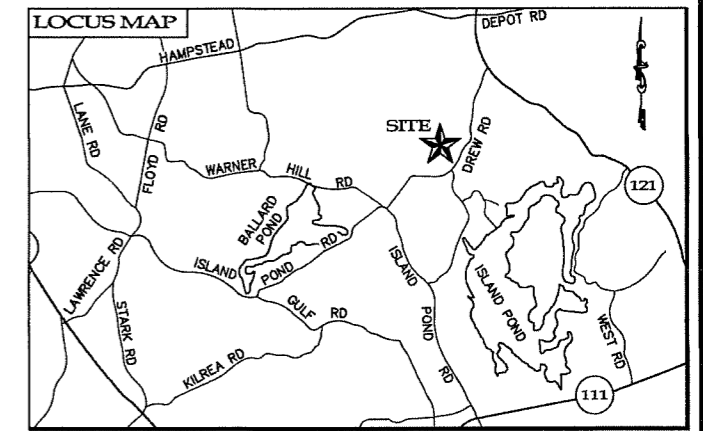
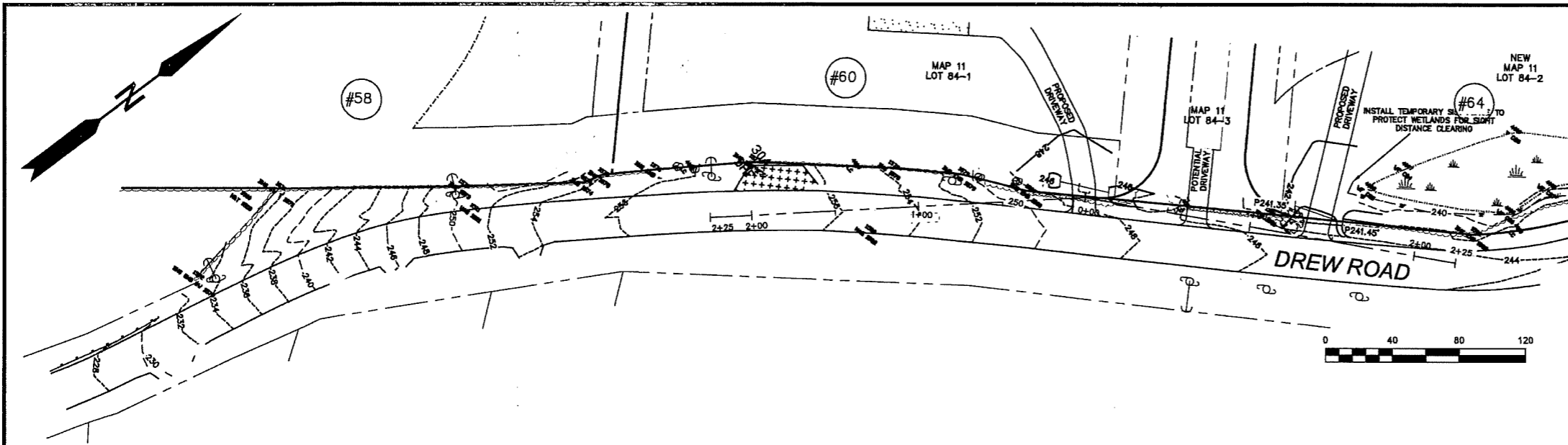
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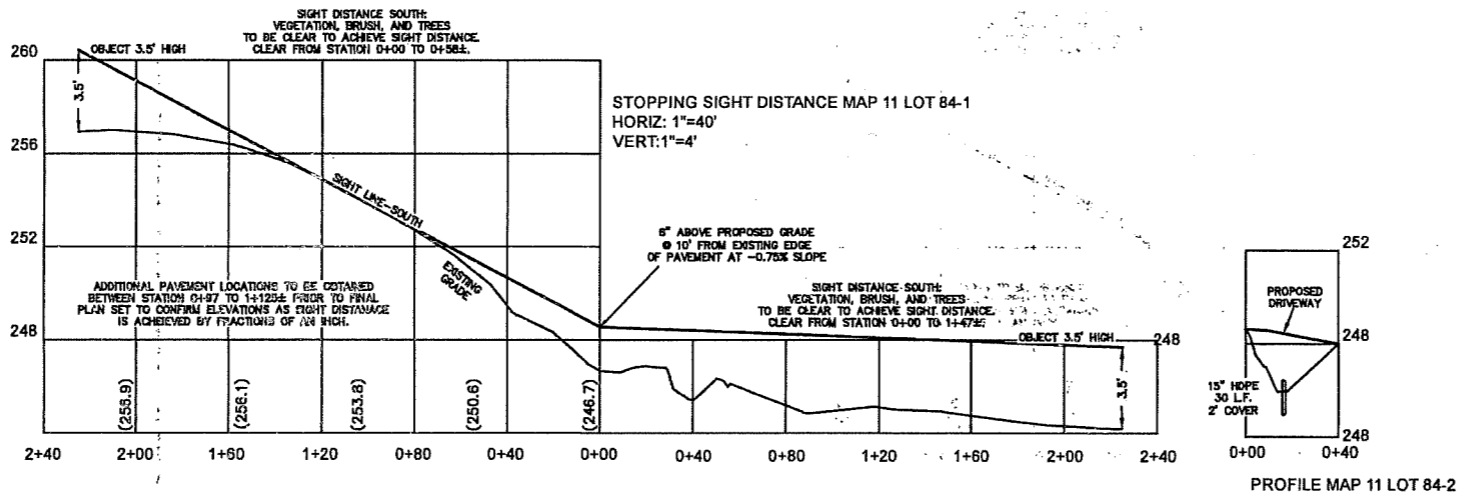


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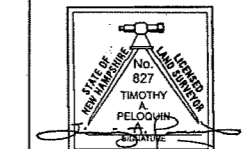
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TIMOTHY A. PELOQUIN, LLS


12-21-2022
DATE

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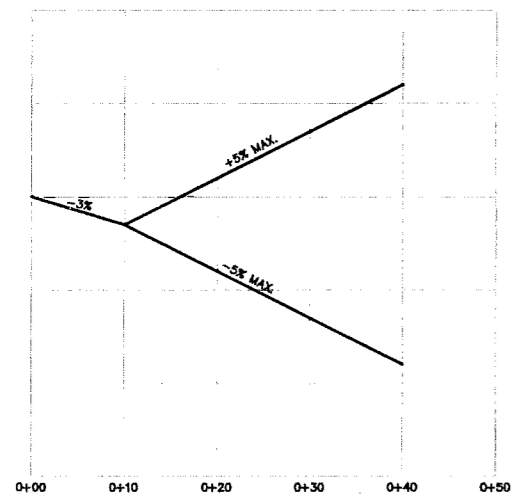
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STATION 0+00 IS SITUATED AT THE OUTER EDGE OF THE IMPROVED ROADSIDE GRADING. 0+10 IS 10' BACK FROM THE EDGE OF TRAVELED WAY AND IS THE POINT FROM WHICH SIGHT DISTANCE IS DETERMINED.
TYPICAL DRIVEWAY PROFILE - DETAIL "A"
 SCALE: 1"=10' HORIZONTAL; 1"=1' VERTICAL

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