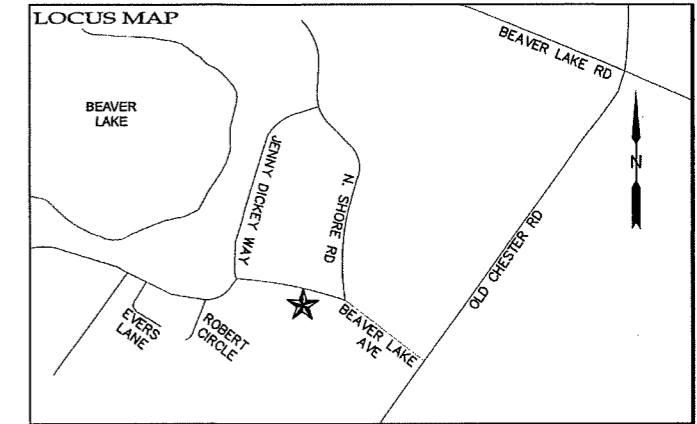


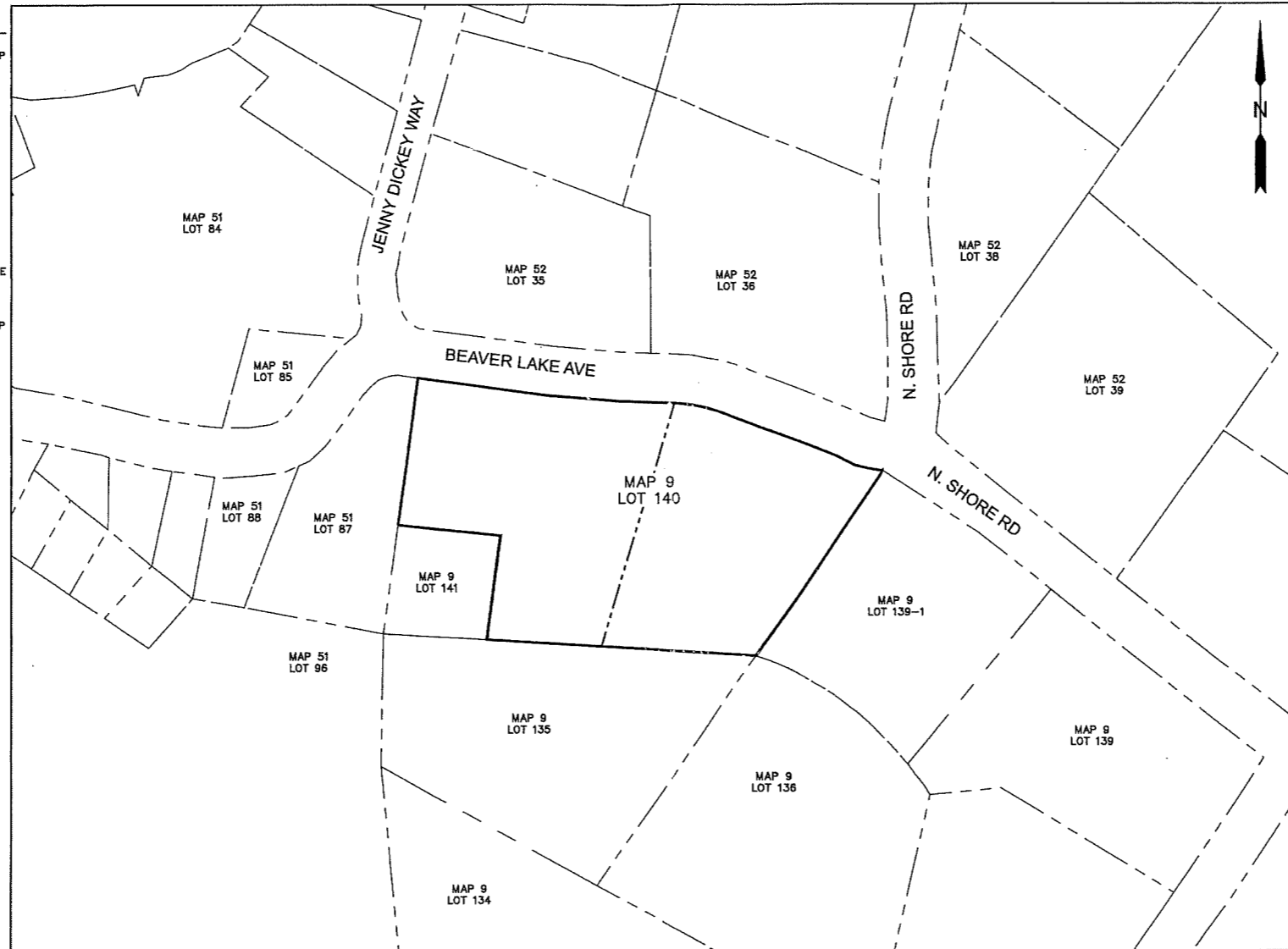
DEPARTMENT HEAD SIGNATURE BLOCK:

POLICE *[Signature]* 6-30-21 DATE  
 FIRE *[Signature]* 7/1/21 DATE  
 PUBLIC WORKS *[Signature]* 7/1/21 DATE  
 CODE ENFORCEMENT *[Signature]* 7-1-21 DATE  
 N/A CONSERVATION COMMISSION DATE



**ABUTTERS**

MAP 9 LOT 134 N/F LINDA A. TEBB-HEALY 775 CRAZY HORSE TRL LUSBY, MD 20657	MAP 9 LOT 141 N/F LEON R. BOOKLALL 57 BEAVER LAKE AVE DERRY, NH 03038	MAP 51 LOT 84 N/F CMS LIMITED PARTNERSHIP PO BOX 85 DERRY, NH 03038
MAP 9 LOT 135 N/F ROBERT J. CONTRAROS, SR 38 OLD CHESTER RD DERRY, NH 03038	MAP 52 LOT 35 N/F SARAH M. ENWRIGHT IRREVOCABLE TRUST FRANCIS B. JR & PETER J. & NATHAN F. ENWRIGHT TRUSTEES 16 CHASE RD LONDONDERRY, NH 03053	MAP 51 LOT 85 N/F JOSEPHINE PHANEUF 76 BEAVER LAKE AVE DERRY, NH 03038
MAP 9 LOT 136 N/F DEBORAH A. CONTRAROS 55 MILL RD DERRY, NH 03038	MAP 52 LOT 36 N/F EXMK ASSOC. LMT PARTNERSHIP 162 ROCKINGHAM RD DERRY, NH 03038	MAP 51 LOT 86 N/F TRACY A. KNIGHT 53 BEAVER LAKE AVE DERRY, NH 03038
MAP 9 LOT 139 N/F JASON PAUL 40 OLD CHESTER RD DERRY, NH 03038	MAP 52 LOT 38 N/F ROBERT G. MOREL, III 66 NORTH SHORE RD DERRY, NH 03038	MAP 51 LOT 87 N/F TRACY A. KNIGHT 53 BEAVER LAKE AVE DERRY, NH 03038
MAP 9 LOT 139-1 N/F JASON SULLIVAN 76 CHESTER RD DERRY, NH 03038	MAP 52 LOT 39 N/F JOHN HORNE 68 NORTH SHORE RD DERRY, NH 03038	MAP 51 LOT 88 N/F ALLAN & NANCY MCCLURE 51 BEAVER LAKE AVE DERRY, NH 03038
	MAP 51 LOT 89 N/F CMS LIMITED PARTNERSHIP PO BOX 85 DERRY, NH 03038	



- NOTES**
- THE PURPOSE OF THIS PLAN IS TO DEPICT A SUBDIVISION OF MAP 9 LOT 140 LOCATED AT 61 BEAVER LAKE AVE, DERRY, NEW HAMPSHIRE INTO TWO, SINGLE FAMILY, RESIDENTIAL LOTS.
  - THE ORIGINAL AREA OF MAP 9 LOT 140 IS 84,897± SQ. FT. (1.94 AC.). THE EXISTING DWELLING, IS TO HAVE AN AREA OF 43,560 SQ. FT. (1.00 AC.) THE REMAINING AREA OF 41,337± (0.94±AC.) SHALL COMPRISE THE SECOND LOT OF THE SUBDIVISION.
  - THIS PLAN IS BASED ON FIELD & RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY IN MARCH OF 2021.
  - THE SUBJECT LOT DWELLING IS SERVED BY PUBLIC SEWER AND A PRIVATE WELL. THE PROPOSED LOT WILL BE SERVED BY PUBLIC SEWER AND A PRIVATE WELL.
  - THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 22x34 (ANSI D) SIZE PAPER.
  - ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.
  - UNDERGROUND UTILITIES MUST EXTEND TO ALL NEW DWELLINGS.
  - ALL NEW BOUNDARY MONUMENTS SHALL BE SET PRIOR TO PLAN APPROVAL AND PLAT RECORDING.
  - DERRY CONSERVATION COMMISSION URGES THE APPLICANT TO MITIGATE THE INVASIVE VEGETATION ON THE PARCEL USING APPROPRIATE CONTROL MEASURES PURSUANT TO STATE RULES AND GUIDELINES.
  - CLEARING OF VEGETATION SHALL BE CONDUCTED IN ORDER TO ACHIEVE SAFE SIGHT DISTANCE FROM THE PROPOSED DRIVEWAY.
  - THE NEW LOT SHALL VOLUNTARILY BE EQUIPPED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM, CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES (NFPA 13R & 13D).

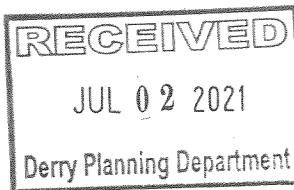
- PLANS OF REFERENCE**
- "TAX MAP 51 LOT 87," PREPARED FOR: KEVIN L. COYLE; PREPARED BY: S & H LAND SERVICES, LLC; DATED: NOVEMBER 01, 2012; SEE RORD PLAN No. D-37491.
  - "SUBDIVISION PLAN TAX MAP 9 LOT 139," PREPARED FOR: KEVIN & KATHRYN COYLE; PREPARED BY: S & H LAND SERVICES, LLC; DATED: OCTOBER 24, 2017; SEE RORD PLAN No. D-40783.

**WETLAND NOTE:**  
 THE WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL, INC. ON APRIL 12, 2021 ACCORDING TO THE FOLLOWING STANDARDS:  
 • US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY 1987).  
 • REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION (OCTOBER 2012).  
 • FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND VERSION 4  
 • NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), U.S. FISH AND WILDLIFE SERVICE, 2013  
 • CODE OF ADMINISTRATIVE RULES, WETLANDS BOARD, STATE OF NEW HAMPSHIRE (CURRENT).

**VARIANCE**  
 THE ZONING BOARD OF ADJUSTMENTS VOTED TO APPROVE A VARIANCE TO ARTICLE VI SECTION 165-46.C.1 ON FEBRUARY 04, 2021. THIS VARIANCE ALLOWS FOR THE CREATION OF A SINGLE LOT WITH LESS THAN THE REQUIRED 1.0 AC. OF AREA. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
 - SUBJECT TO ALL STATE & TOWN PERMITS & INSPECTIONS;  
 - SUBJECT TO PLANNING BOARD APPROVAL.

**FEMA**  
 THIS PARCEL OF LAND (MAP 9 LOT 140) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) MAP #31105C0343E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.

**STATE**  
 1) NIDES SUBDIVISION APPROVAL: N/A - LOTS TO BE SERVED BY PUBLIC SEWER.  
 2) NO MATERIAL CONTAINING ANY LIVING OR VISIBLE 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



**SHEET INDEX**

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

NOTE:  
 SHEETS 3 OF 4 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. ALL 4 SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.



**ZONING**  
 MDR (MEDIUM DENSITY RESIDENTIAL) MINIMUM:  
 AREA: 1.00 ACRES (BY SOILS)  
 FRONTAGE: 150'  
 WIDTH: 125' AT FRONT 35' SETBACK  
 SETBACKS:  
 FRONT - 35'  
 SIDE - 15'  
 REAR - 15'  
 WETLANDS > 1 AC. IN SIZE - 75'  
 WETLANDS < 1 AC. IN SIZE - 30'

**DATUM**  
 HORIZONTAL: NAD83-2011  
 VERTICAL: NAVD83 - GEOID12A

**COVER SHEET**  
 MAP 9 LOTS 140 & 140-1  
 59 & 61 BEAVER LAKE AVE  
 DERRY, NEW HAMPSHIRE  
 APRIL 29, 2021

PREPARED FOR/OWNER OF RECORD:  
 GEORGE E. SIMARD REVOC. TRUST  
 GEORGE SIMARD TRUSTEE  
 PO BOX 216  
 EAST DERRY, NH 03038

SCALE: 1"=80' SHEET 1 OF 4

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	NMM	BY
1	06/10/2021			

**NOTES**

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- 10) CLEARING OF VEGETATION SHALL BE CONDUCTED IN ORDER TO ACHIEVE SAFE SIGHT DISTANCE FROM THE PROPOSED DRIVEWAY.
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**PLANS OF REFERENCE**

- 1) "TAX MAP 51 LOT 87," PREPARED FOR: KEVIN L. COYLE; PREPARED BY: S & H LAND SERVICES, LLC; DATED: NOVEMBER 01, 2012; SEE RCRD PLAN No. D-37491.
- 2) "SUBDIVISION PLAN TAX MAP 9 LOT 139," PREPARED FOR: KEVIN & KATHRYN COYLE; PREPARED BY: S & H LAND SERVICES, LLC; DATED: OCTOBER 24, 2017; SEE RCRD PLAN No. D-40783.

**WETLAND NOTE:**

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**STATE**

- 1) NHDES SUBDIVISION APPROVAL: N/A - LOTS TO BE SERVICED BY PUBLIC SEWER.
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**ZONING**

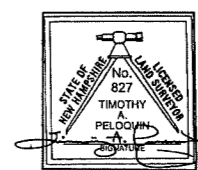
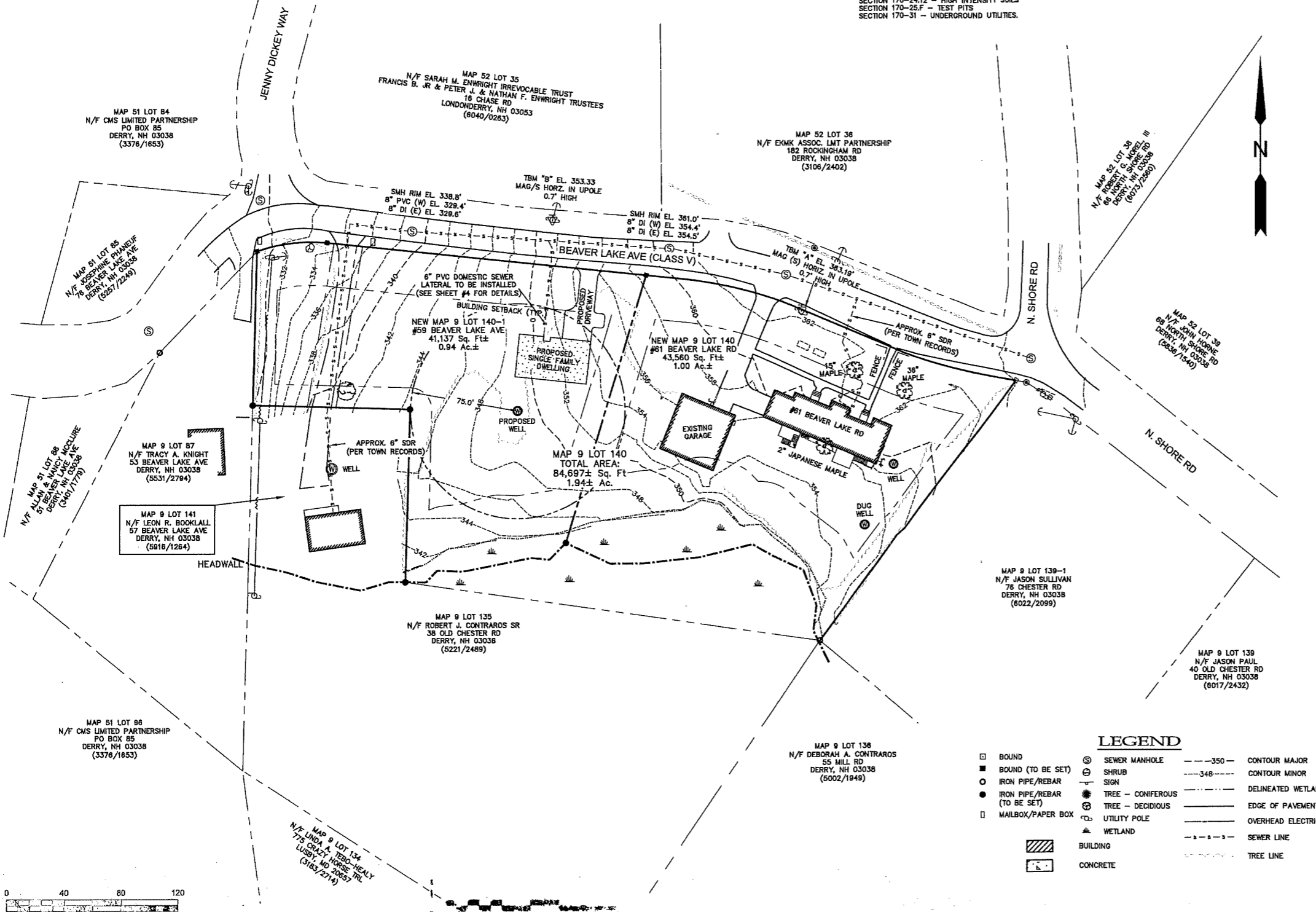
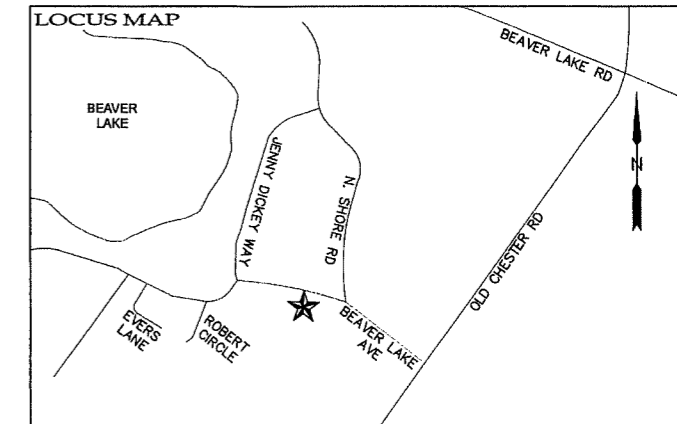
MDR (MEDIUM DENSITY RESIDENTIAL) MINIMUM:  
 AREA: 1.00 ACRES (BY SOILS)  
 FRONTAGE: 150'  
 WIDTH: 125' AT FRONT 35' SETBACK  
 SETBACKS:  
 FRONT - 35'  
 SIDE - 15'  
 REAR - 15'  
 WETLANDS > 1 Ac. IN SIZE - 75'  
 WETLANDS < 1 Ac. IN SIZE - 30'

**DATUM**

HORIZONTAL: NAD83-2011  
 VERTICAL: NAVD88 - GEOID12A

**WAIVER REQUESTS**


THE FOLLOWING WAIVERS ARE REQUESTED FROM LDCR SUBDIVISION REGULATIONS:  
 SECTION 170-24.12 - HIGH INTENSITY SOILS  
 SECTION 170-25.F - TEST PITS  
 SECTION 170-31 - UNDERGROUND UTILITIES.



**TOPOGRAPHIC SUBDIVISION PLAN**  
**MAP 9 LOTS 140 & 140-1**  
**59 & 61 BEAVER LAKE AVE**  
**DERRY, NEW HAMPSHIRE**  
**APRIL 29, 2021**

PREPARED FOR/OWNER OF RECORD:  
 GEORGE E. SIMARD REVOC. TRUST  
 GEORGE SIMARD TRUSTEE  
 PO BOX 216  
 EAST DERRY, NH 03038

SCALE: 1"=40' SHEET 2 OF 4

PREPARED BY:  
  
**Promised Land Survey, LLC**  
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 Derry, New Hampshire 03038  
 Tel: (603) 432-2112  
 www.PromisedLandSurvey.com  
 Land Surveying • Mapping • Planning • Permitting • Layout

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	08/10/2021	PER TRC COMMENTS	NMM

N:\CARLSON\2020\2961\DWG\12961SI.DWG

**NOTES**

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT A SUBDIVISION OF MAP 9 LOT 140 LOCATED AT 61 BEAVER LAKE AVE, DERRY, NEW HAMPSHIRE INTO TWO, SINGLE FAMILY, RESIDENTIAL LOTS.
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**PLANS OF REFERENCE**

- 1) "TAX MAP 51 LOT 84"; PREPARED FOR: KEVIN L. COYLE; PREPARED BY: S & H LAND SERVICES, LLC; DATED: NOVEMBER 01, 2012; SEE RCRD PLAN No. D-37481.
- 2) "SUBDIVISION PLAN TAX MAP 9 LOT 138"; PREPARED FOR: KEVIN & KATHRYN COYLE; PREPARED BY: S & H LAND SERVICES, LLC; DATED: OCTOBER 24, 2017; SEE RCRD PLAN No. D-40783.

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**VARIANCE**

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**ZONING**

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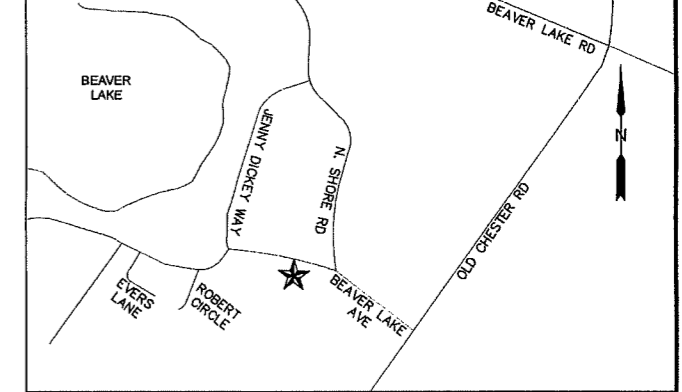
**DATUM**

HORIZONTAL: NAD83-2011  
 VERTICAL: NAVD83 - GEOD12A

**WAIVER REQUESTS**

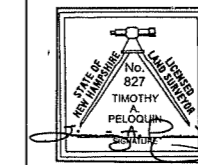
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 SECTION 170-24.12 - HIGH INTENSITY SOILS  
 SECTION 170-25.F - TEST PITS  
 SECTION 170-31 - UNDERGROUND UTILITIES.

**LOCUS MAP**



**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.

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.

TIMOTHY A. PELOQUIN, LLS

06-10-2021  
DATE

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

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

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

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

**LAND OWNER OF RECORD**

GEORGE E. SIMARD REVOC. TRUST  
 GEORGE SIMARD TRUSTEE  
 PO BOX 216  
 EAST DERRY, NH 03038  
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5923 / PAGE 1356

GEORGE SIMARD \_\_\_\_\_ DATE \_\_\_\_\_

**SUBDIVISION PLAT  
 MAP 9 LOTS 140 & 140-1  
 59 & 61 BEAVER LAKE AVE  
 DERRY, NEW HAMPSHIRE  
 APRIL 29, 2021**

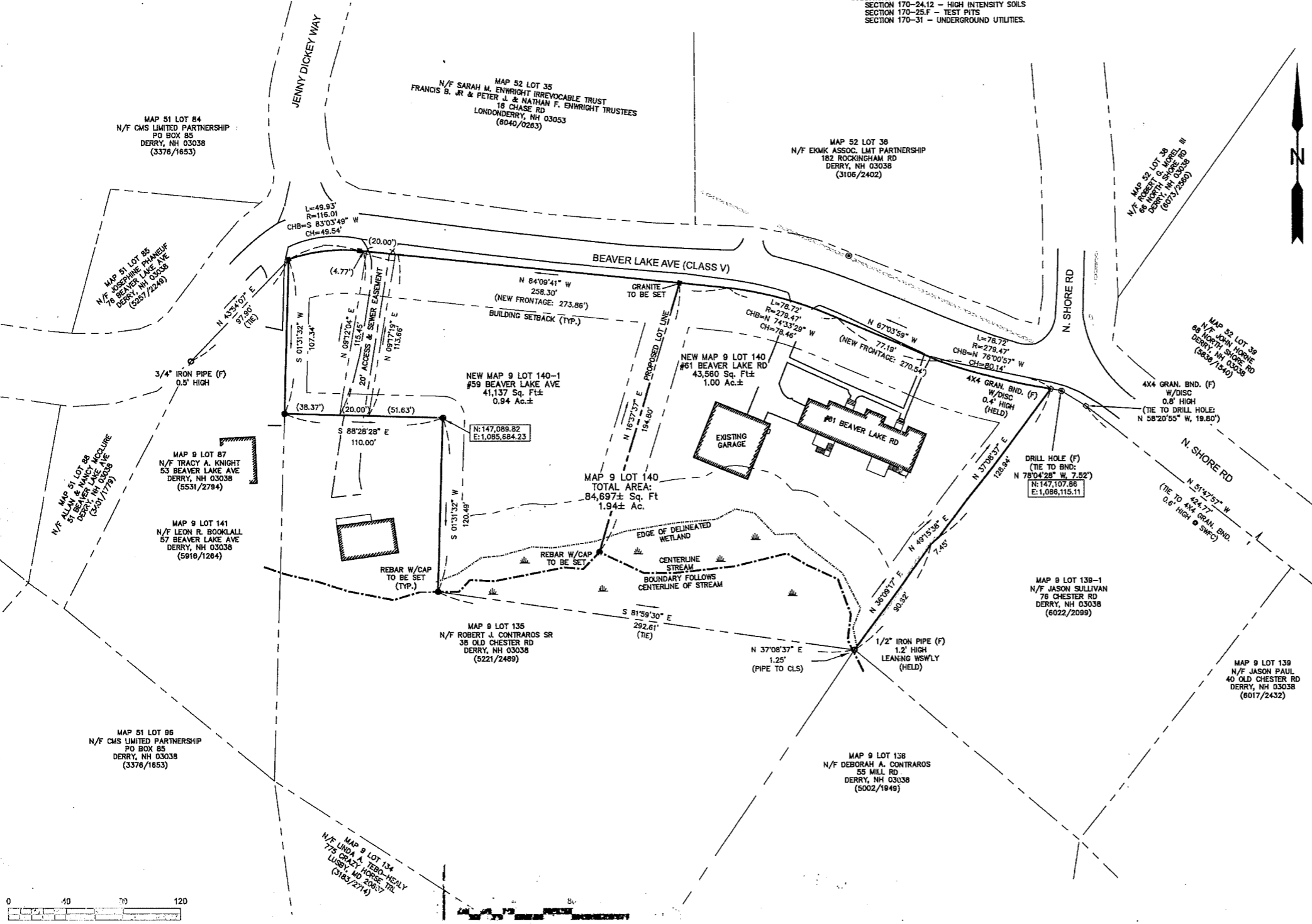
PREPARED FOR/OWNER OF RECORD:  
 GEORGE E. SIMARD REVOC. TRUST  
 GEORGE SIMARD TRUSTEE  
 PO BOX 216  
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SCALE: 1"=40' SHEET 3 OF 4

PREPARED BY:

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REVISIONS			
NO.	DATE	PER TRC COMMENTS DESCRIPTION	NMM BY
1	06/10/2021		

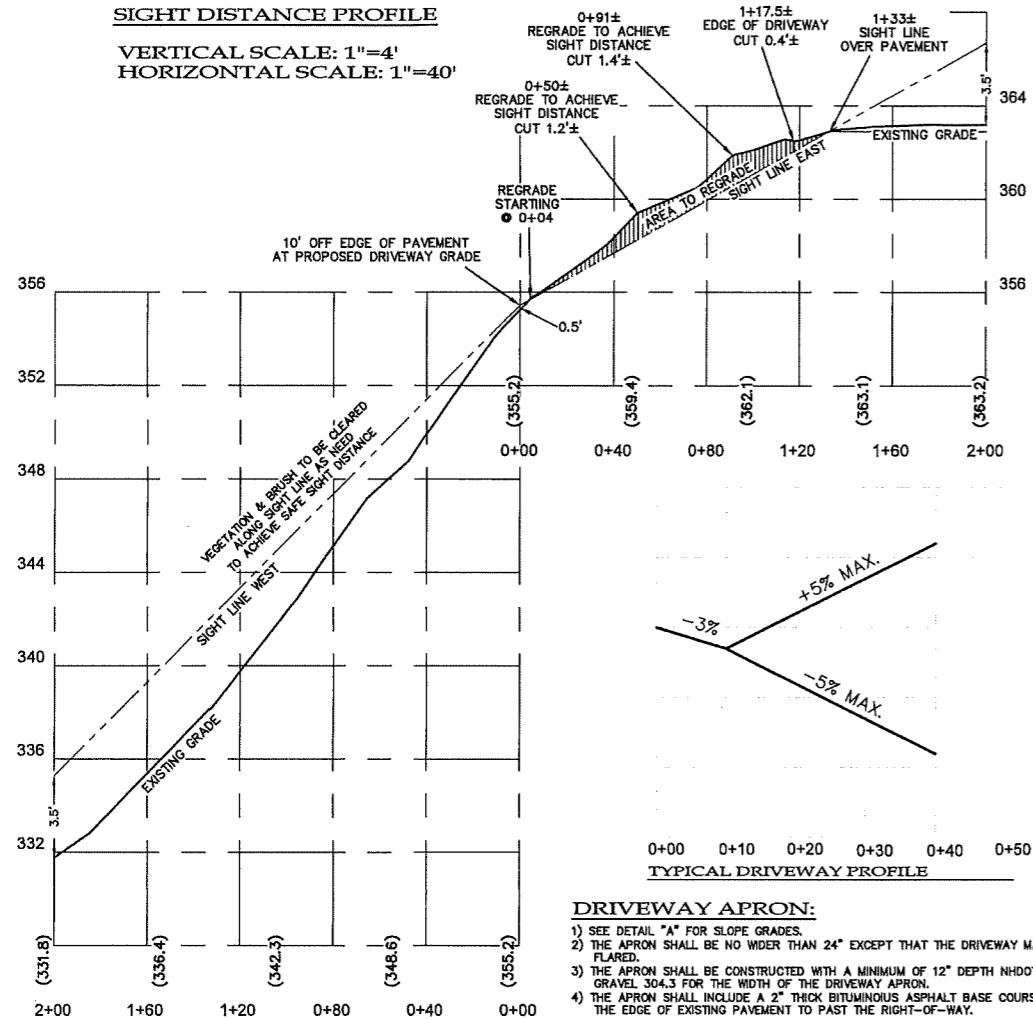


N:\CARLSON\2020\2961\DWG\d2961S1.DWG



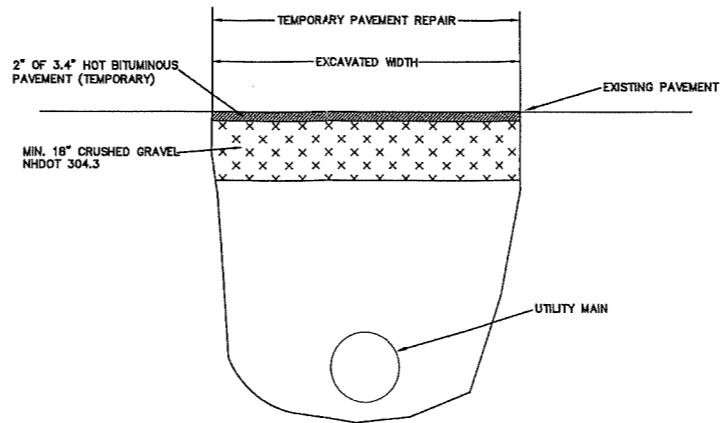
**SIGHT DISTANCE PROFILE**

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

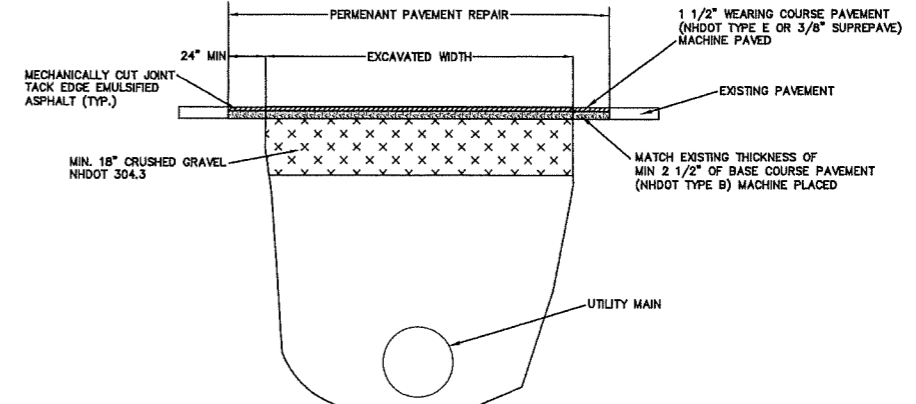


**DRIVEWAY APRON:**

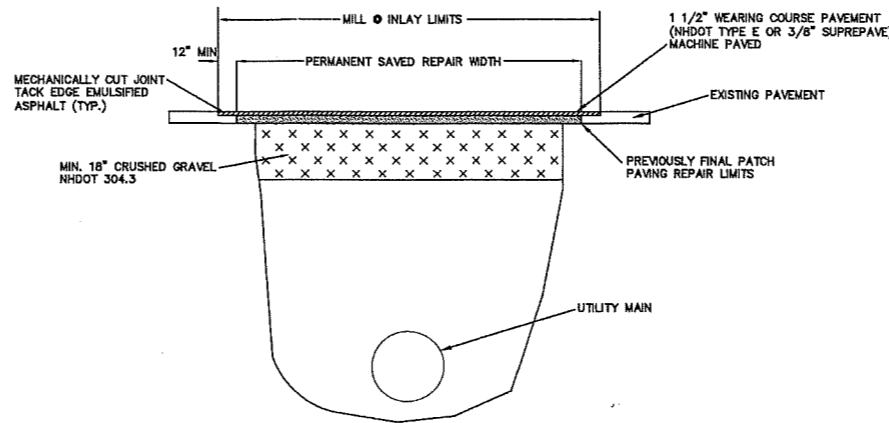
- 1) SEE DETAIL "A" FOR SLOPE GRADES.
- 2) THE APRON SHALL BE NO WIDER THAN 24" EXCEPT THAT THE DRIVEWAY MAY BE FLARED.
- 3) THE APRON SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" DEPTH NHDOT CRUSHED GRAVEL 304.3 FOR THE WIDTH OF THE DRIVEWAY APRON.
- 4) THE APRON SHALL INCLUDE A 2" THICK BITUMINOUS ASPHALT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



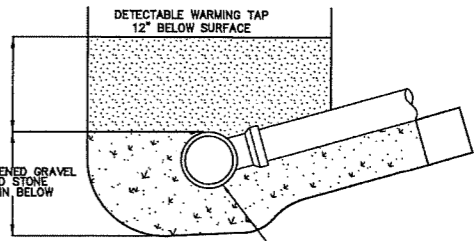
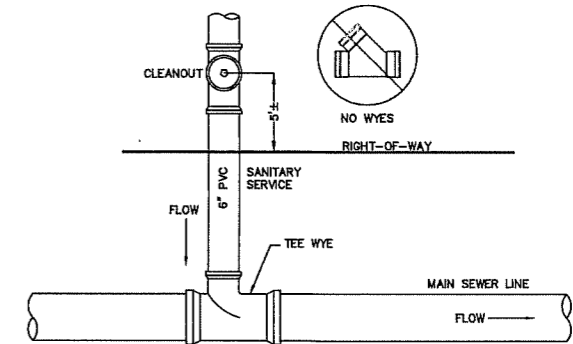
TEMPORARY TRENCH PAVEMENT REPAIR (N.T.S.)



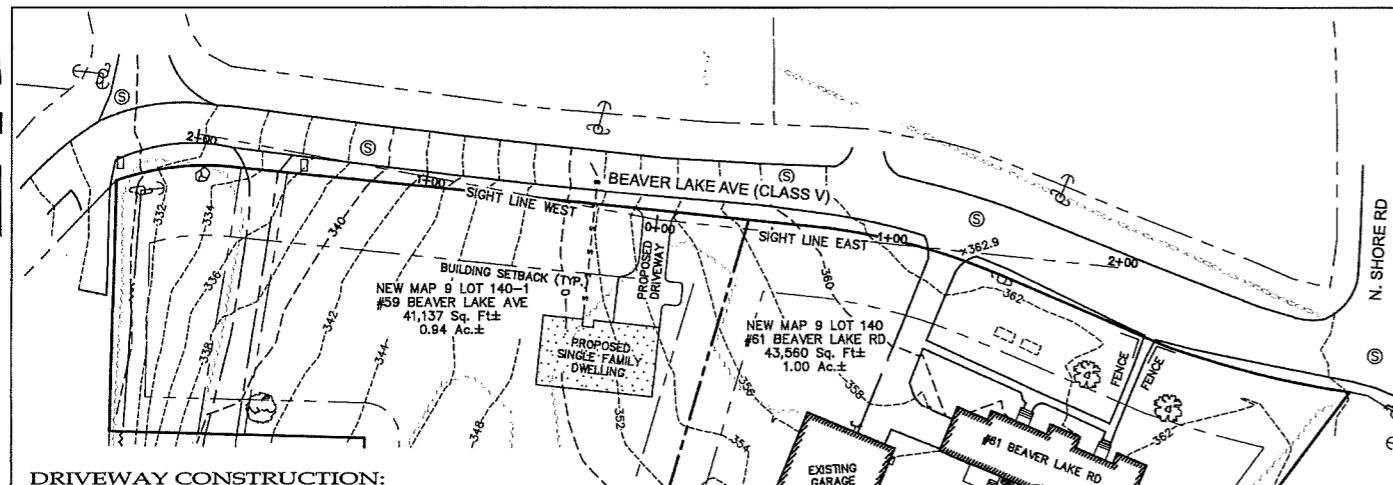
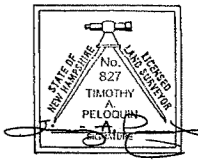
PERMANENT TRENCH PAVEMENT REPAIR (N.T.S.)



MILL & INLAY DETAIL (N.T.S.)



SEWER SERVICE DETAIL (N.T.S.)



**DRIVEWAY CONSTRUCTION:**

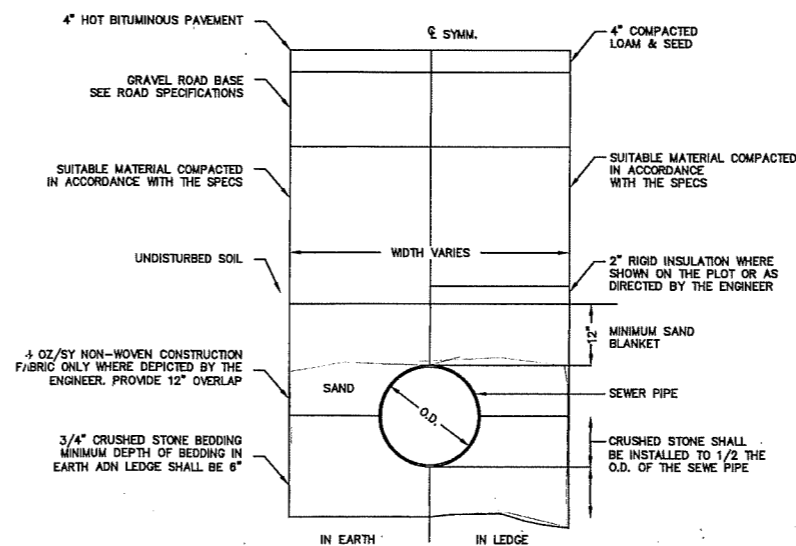
- 1) DRIVEWAY SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" DEPTH NHDOT CRUSHED GRAVEL 304.3 FOR THE ENTIRE LENGTH.
- 2) ALL LOAM AND ORGANIC MATERIAL SHALL BE REMOVED DOWN TO AN ACCEPTABLE SUBSURFACE.
- 3) THE DRIVEWAY SHALL HAVE A MINIMUM CLEAR UNOBSTRUCTED WIDTH OF 12' IF THE DRIVEWAY IS UNDER 150' IN 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) NO DRIVEWAY SHALL EXCEED AN EXCESS OF A 15% GRADE.

**SIGHT DISTANCE CERTIFICATIONS**

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. PELOUIN, ILLS  
DATE: 06-10-2021

**TYP. SEWER TRENCH DETAIL (N.T.S.)**



**DRIVEWAY PLAN & DETAILS**  
MAP 9 LOTS 140 & 140-1  
59 & 61 BEAVER LAKE AVE  
DERRY, NEW HAMPSHIRE  
APRIL 29, 2021

PREPARED FOR/OWNER OF RECORD:  
GEORGE E. SIMARD REVOC. TRUST  
GEORGE SIMARD TRUSTEE  
PO BOX 216  
EAST DERRY, NH 03038

SCALE: 1"=40' SHEET 4 OF 4

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
1	06/10/2021	PER TRC COMMENTS