DEPARTMENT HEAD SIGNATURE BLOCK:

POLICE DEPARTMENT	12-16-21 DATE
FIRE DEPARTMENT	12/16/21 DATE
PUBLIC WORKS	12/16/21 DATE
CODE ENFORCEMENT	12/15/21 DATE
CONSERVATION COMMISSION	12/21/21 DATE

RECEIVED
DEC 20 2021
Derry Planning Department

NOTES

1) THE PURPOSE OF THIS PLAN IS TO DEPICT A SUBDIVISION OF TAX MAP 11 LOT 58 & MAP 14 LOT 14, LOCATED AT THE END OF THE DANIEL ROAD EXTENSION, IN DERRY, NEW HAMPSHIRE INTO TWELVE, SINGLE-FAMILY, RESIDENTIAL LOTS WHICH WILL BE SERVICED BY MUNICIPAL WATER AND PRIVATE SEPTICS, AND 2 REMAINDER LOTS GREATER THAN 5 Ac.
2) PRIOR TO SUBDIVISION, MAP 11 LOT 58 CONTAINED 2,595,994 Sq. Ft. (59.60 Ac.) AND MAP 14 LOT 14 CONTAINED 1,030,865 Sq. Ft. (23.67 Ac.) SAID LOTS ARE FURTHER DESCRIBED IN RCRD BOOK 6228 PAGE 815 & 817.
3) THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY IN OCTOBER, 2021.
4) A PORTION OF THIS PARCEL OF LAND (MAP 11 LOT 58) 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.
5) SURVEY MONUMENTS DEPICTED "TO BE SET" SHALL BE SET PRIOR TO THE DERRY PLANNING BOARD SIGNING OF THIS PLAT, OR BONDED. ALL MARKERS SHALL CONFORM TO ARTICLE V., SECTION 170-25.G. OF THE DERRY LDCR.
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.

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 "PHASE 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: NAVD88 GEOID 12A.

WAIVER REQUESTS

THE FOLLOWING WAIVER IS REQUESTED FROM THE LAND CONTROL DEVELOPMENT REGULATIONS: SECTION 170-28.B.5 - STREET, WHICH REQUIRES THAT CUL-DE-SAC LENGTHS BE NO GREATER THAN 2,000' FROM THE NEAREST THOUGH STREET.

WETLAND NOTE:

JIM FOUGERE, CERTIFIED WETLAND SCIENTIST #161 OF POND VIEW CONSULTANTS, LLC. 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.
WETLAND CLASSIFICATIONS:
PFO1E - PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED.
PSS1E - PALUSTRINE, SCRUB/SHRUB, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED.
PFO1C - PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED.
R4SB2 - RIVERINE, INTERMITTENT, STREAMBED, RUBBLE.

PLANS OF REFERENCE

1) "ADDITION TO WILDWOOD ESTATES."; PREPARED FOR: STONINGTON DEVELOPMENT CO.; PREPARED BY: THOMAS F. MORAN; DATED: JANUARY 28, 1977; RCRD PLAN No. D-6657.
2) "TOWN OF DERRY MAP 11 PARCEL 42."; PREPARED FOR: ROBERT FOSS; PREPARED BY: EDWARD N. HERBERT; DATED: OCTOBER 04, 1982; SEE RCRD PLAN No. D-11069.
3) "SUBDIVISION PLAN OVERLEDGE."; PREPARED BY: THOMAS F. MORAN, INC.; DATED: FEBRUARY 06, 1987. SEE RCRD PLAN No. D-18002.
4) "SUBDIVISION PLAN."; PREPARED FOR: STONEMARK INVESTMENTS, INC; PREPARED BY: BENCHMARK ENGINEERING, INC.; DATED: FEBRUARY, 1990; SEE RCRD PLAN No. D-20429.
5) "LOT PLAN." PREPARED FOR: STONEMARK HOMES, INC.;PREPARED BY: BENCHMARK ENGINEERING, INC.; DATED: APRIL 18, 2018; SEE RCRD PLAN No. D-40875.
6) "TAX MAP COMPILATION PLAN."; PREPARED FOR: TATE FAMILY INVESTMENTS, LLC; PREPARED BY: JEFFEREY LAND SURVEY, LLC; DATED: FEBRUARY 19, 2020; NOT FOUND RECORDED.
7) "DENALI ESTATES."; PREPARED FOR: JAL, LLC; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: DECEMBER 10, 2020; SEE RCRD PLAN No. D-43000.

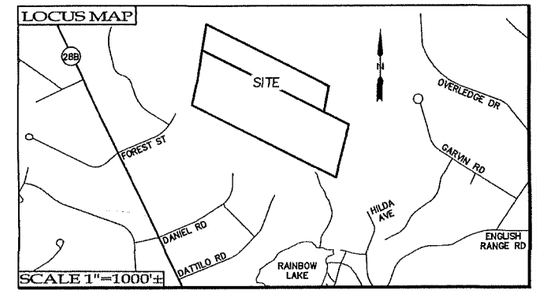
STATE

1) NHDES SUBDIVISION APPROVAL: PENDING
2) NHDES AOT PERMIT APPROVAL: PENDING
3) NHDES MINOR WETLAND IMPACT APPROVAL: N/A
4) NO MATERIAL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (AR03800 TABLE 3500.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55

ZONING

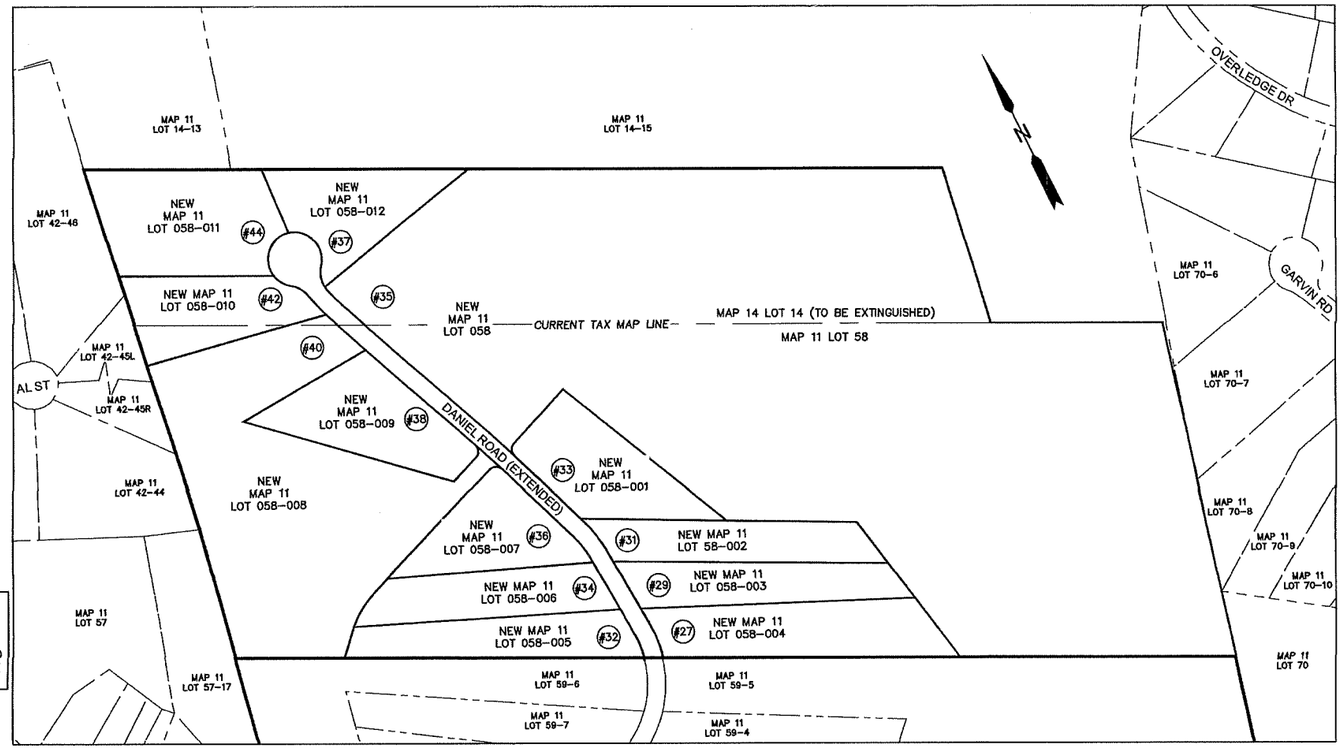
LMDR (LOW-MEDIUM DENSITY RESIDENTIAL) MINIMUM:
AREA: 2.00 ACRES (BY SOILS)
FRONTAGE: 150'
WIDTH: 150' AT FRONT 35' SETBACK
SETBACKS:
FRONT - 35'
SIDE - 15'
REAR - 15'
WETLANDS > 1 Ac. IN SIZE - 75'
WETLANDS < 1 Ac. IN SIZE - 30'

LOCUS MAP



LEGEND

- BOUND
- BOUND TO BE SET
- CATCH BASIN
- GUYWIRE
- HYDRANT-FIRE
- IRON PIPE/REBAR
- IRON PIPE/REBAR TO BE SET
- TREE - CONIFEROUS
- TREE - DECIDIOUS
- UTILITY POLE
- WATER GATE
- WATER SHUTOFF
- WETLAND
- -480- CONTOUR MAJOR
- -479- CONTOUR MINOR
- CURBING
- DELINEATED WETLAND
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC
- RETAINING WALL
- TREE LINE
- W WATER LINE
- WETLAND CLASSIFICATION
- SUITABLE 4000 Sq. Ft. LEACHING AREA
- BUILDING



NOTE:
SHEETS S1 AND S8-S13 OF THIS 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.

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	S1
TOPOGRAPHIC SUBDIVISION PLAN	S2-S7
SUBDIVISION PLAT	S8-S13
ROADWAY PLAN & PROFILE	C1-C4
GRADING, DRAINAGE, EROSION CONTROL & REMOVALS PLAN	C5-C7
DRAINAGE PROFILES	C8
DETAILS	C9-C14

ABUTTERS

MAP 11 LOT 42-44
N/F WILLIAM MICHAEL & DIANE T. GLASHEEN
21 AL ST
DERRY, NH 03038
(2466/0394)

MAP 11 LOT 42-45R
N/F KEITH T. & ELIZABETH M. MCLAUGHLIN
229 NORTH RD
SANDOWN, NH 03873
(5746/2636)

MAP 11 LOT 42-45L
N/F WILLIAM M. JURCSAK
23L AL ST
DERRY, NH 03038
(3839/0059)

MAP 11 LOT 42-46
N/F ANNA LEMIEUX TRUSTEE
SAPIA REALTY TRUST
14 AL ST
DERRY, NH 03038
(5168/1155)

MAP 11 LOTS 57 & 57-1
N/F TOWN OF DERRY
14 MANNING ST
DERRY, NH 03038
(2967/0105)

MAP 11 LOTS 59-5 & 59-6
N/F JAL, LLC
5 MADDEN RD
DERRY, NH 03038
(6228/817)

MAP 11 LOT 70
N/F CATHLEEN A. & RICHARD L. BROTHERS
6 DRURY LN
DERRY, NH 03038
(6194/1434)

MAP 11 LOT 70-6
N/F STEVEN J. REYNOLDS
22 GARVIN RD
DERRY, NH 03038
(6018/1987)

MAP 11 LOT 70-7
N/F CRAIG W. & JEANETTE L. CATTON
20 GARVIN RD
DERRY, NH 03038
(3333/1006)

MAP 11 LOT 70-8
N/F RHONDA ROGERS
PAULETTE HICKS
18 GARVIN RD
DERRY, NH 03038
(5945/1329)

MAP 11 LOT 70-9
N/F CHRISTOPHER RODONIS
16 GARVIN RD
DERRY, NH 03038
(5037/0561)

MAP 11 LOT 70-10
N/F THOMAS & THERESA BEAUMIER
4 GARVIN RD
DERRY, NH 03038
(4325/1677)

MAP 14 LOT 13
N/F TOWN OF DERRY
14 MANNING ST
DERRY, NH 03038
(2050/0064)

MAP 14 LOT 15
N/F TOWN OF DERRY
14 MANNING ST
DERRY, NH 03038
(1202/0160)

0 200 400 600

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.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 827 TIMOTHY A. PELOQUIN

TIMOTHY A. PELOQUIN, LLS	12-14-2021 DATE

LAND OWNER OF RECORD

JAL, LLC
5 MADDEN RD
DERRY, NH 03038
RCRD BOOK 6228/PAGE 817 (MAP 11 LOT 58) & PAGE 815 (MAP 14 LOT 14)

JAL, LLC	DATE

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

CHAIRMAN	DATE
SECRETARY	DATE

COVER SHEET
"DENALI ESTATES - PHASE II"
MAP 11 LOT 58 & MAP 14 LOT 14
DERRY, NEW HAMPSHIRE
OCTOBER 20, 2021

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

SCALE: 1"=200'
SHEET S1 OF S13

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

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	11/22/2021	TAX MAP & LOT NO. REVISED AND ADDED STREET #'S	TAP

N:\CARLSON2020\2802\DWG\d2802_SUBDIV

PLS PROJECT #2802