

NOTES

- 1) PRIOR TO SUBDIVISION, MAP 11 LOT 58 CONTAINED 2,595,994 Sq. Ft. (59,60 AC.) FURTHER DESCRIBED IN RECORD DRAWING PLAN No. 6287 (Ac.) SMOO LOTS A-E BY PROMISED LAND SURVEY IN OCTOBER, 2021.
- 2) THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY IN OCTOBER, 2021.
- 3) THE TOPOGRAPHY AS SHOWN IS BASED ON INFORMATION OBTAINED FOR GRANIT LUDAR, A SINGLE FAMILY LOT TO BE SERVED BY PRIVATE, ON-SITE, WELL AND SEPTIC.
- 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 MAP (FLOOD INSURANCE RATE MAP) TOWN OF DERRY, FLOOD HAZARD BOUNDARY DEVELOPMENT AREA AS SHOWN.

ZONING

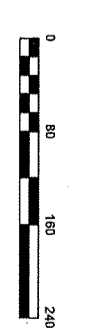
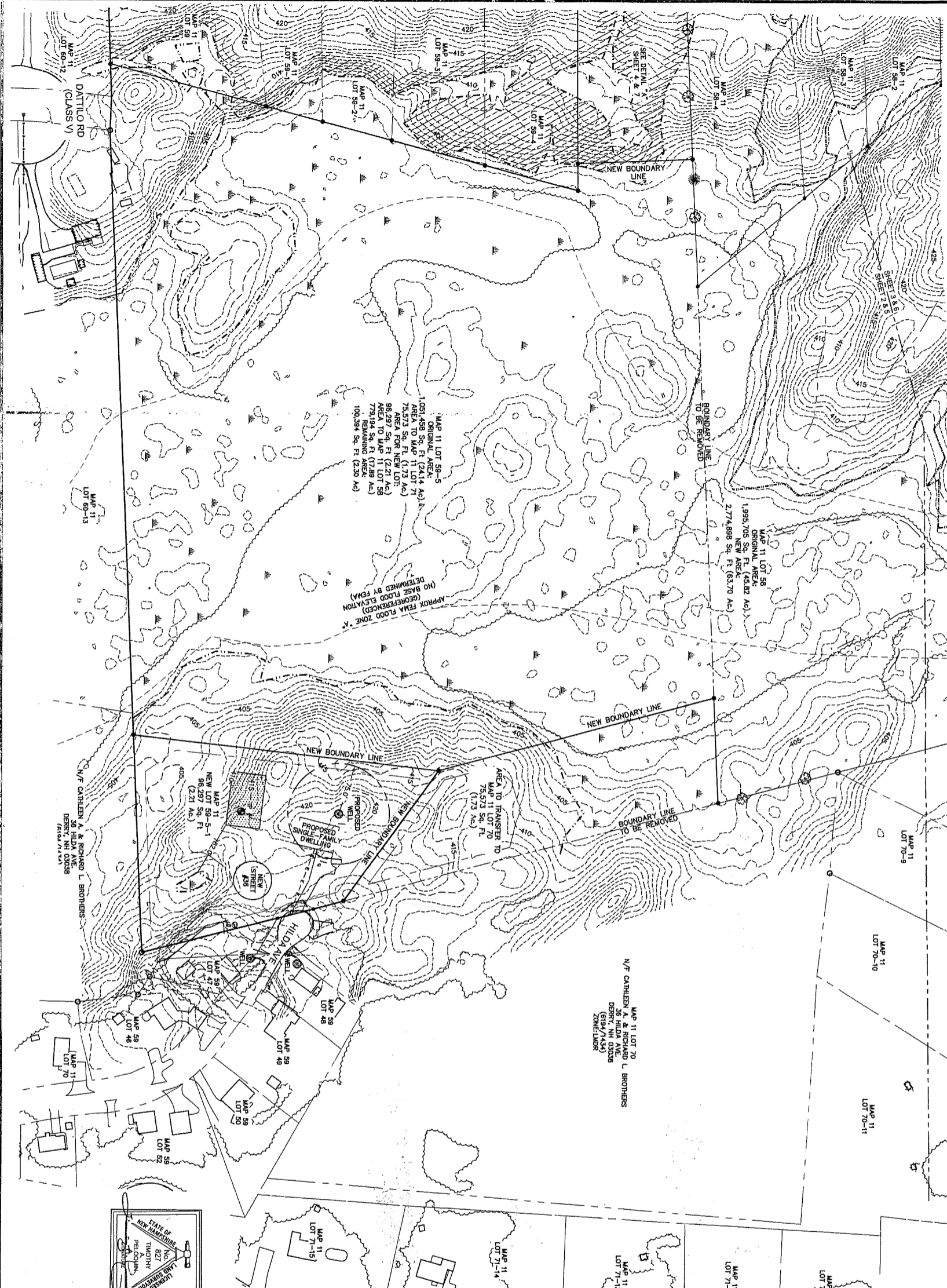
LUDR (LOW-MEDIUM DENSITY RESIDENTIAL) MINIMUM AREA: 2.00 ACRES (BY SOULS) MINIMUM SETBACKS: 30' FRONT - 35' SIDE - 15' REAR - 15' WETLANDS < 1 Ac. IN SIZE - 75' > 1 Ac. IN SIZE - 30'

WETLAND NOTE:

ALL FORESTED WETLAND SURVEY DATA OF 2020, NEW CONSULTANTS, LLC OR CENTER FOR LAND AND WATER CONSERVATION, INC. HAS BEEN VERIFIED BY ENGINEERS WITH AN ELEVATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND CLASSIFICATION SYSTEM, NORTH CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2018, AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND CLASSIFICATION SYSTEM, NORTH CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2018. FLOODING - PALESTINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED, FLOODED/SATURATED, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED, FLOODED/SATURATED, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED, FLOODED/SATURATED, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED, FLOODED/SATURATED, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED.

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 GRID) WITH A DATUM OF NORTH AMERICAN DATUM 83 (NAD83) WHICH HAD A CLOSURE OF 1:86,388. HORIZONTAL DATUM: NAD83/2011. VERTICAL DATUM: NAVD83/2011.



"DENALI ESTATES"
 TOPOGRAPHIC SUBDIVISION PLAN
 MAP 11 LOTS 58 & MAP 11 LOT 70
 DERRY, NEW HAMPSHIRE
 APRIL 26, 2022

LAND OWNERS OF RECORD:
 JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 (6107/2314 & 6228/817)

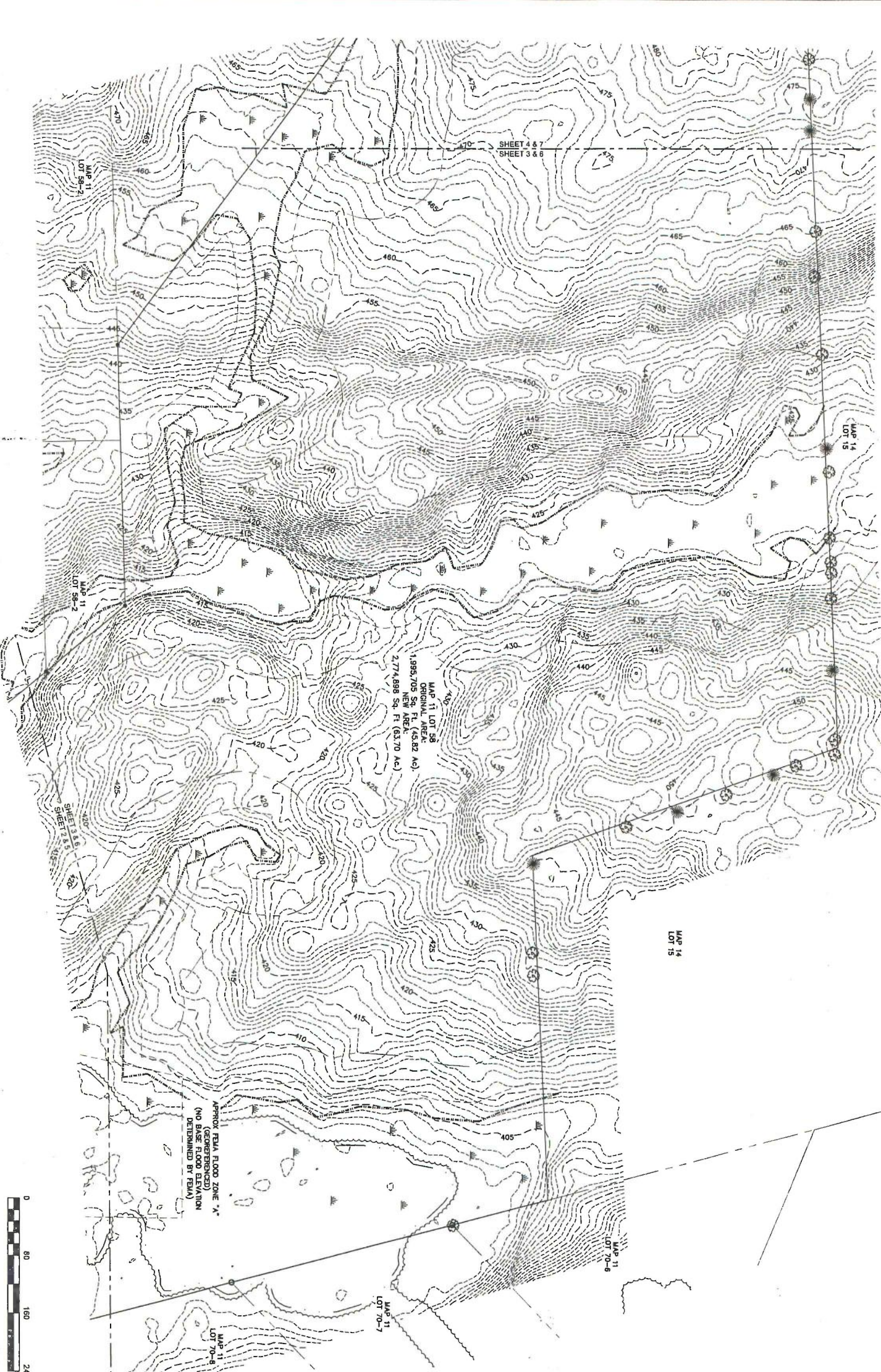
CATHLEEN A. & RICHARD L. BROTHERS
 36 HILDA AVE
 DERRY, NH 03038
 (6194/1434)

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



NO.	DATE	DESCRIPTION	TAP
1	07-20-2022	PER TRC COMMENTS OF 05-20-2022	BT



NOTES

- 1) PRIOR TO SUBDIVISION, MAP 11 LOT 58 CONTAINED 2,595,994 SQ. FT. (59.60 AC.) AND MAP 14 LOT 14 CONTAINED 1,020,868 SQ. FT. (23.67 AC.) SAID LOTS ARE HEREBY DESCRIBED IN REFS. 6228 AND 818 & 817.
- 2) THIS PLAN IS BASED ON FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY IN OCTOBER, 2021.
- 3) THE TOPOGRAPHY AS SHOWN IS BASED ON INFORMATION OBTAINED FOR GRANT LOTS, DERRY, NH, AND ACTUAL GROUND LOCATIONS. THE EXIST. WELLS AND SPRINGS ARE SHOWN AS NOTED ON THE PLAN.
- 4) A PORTION OF THIS PARCEL OF LAND (MAP 11 LOT 58) LIES IN A 100-YEAR FLOOD FRM (FLOOD INSURANCE RATE MAP), TOWN OF DERRY, FLOOD HAZARD BOUNDARY MAP (EFFECTIVE DATE 05/17/2008. THIS AREA IS NOT WITHIN THE DEVELOPMENT AREA, AS SHOWN.

ZONING

LOW-MEDIUM DENSITY RESIDENTIAL (L1) UNIMPL. AREA: 2.00 ACRES (BY SOILS)

FRONTAGE: 150'

REAR: 35' AT FRONT 35' SETBACK

SIDE: 15'

REAR: 15'

WETLANDS > 1 AC. IN SIZE - 75'

WETLANDS < 1 AC. IN SIZE - 30'


WETLAND NOTE:

THIS SITE IS LOCATED WITHIN AN AREA OF FLOOD RISK WITH CONSULTANTS, LLC OF GORTON BARRISTER HAS REVIEWED THE WETLAND MAPPING ACCORDING TO THE CODES OF ENGINEERS WETLAND Delineation MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, AND CLASSIFIED AS FOLLOWS:

WETLANDS - PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED, FLOODPLAIN, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED, RIVERINE, INTERMITTENT, STREAMBED, RIBBLE.

REVISIONS

NO.	DATE	DESCRIPTION	TAP
1	07-20-2022	PER TRC COMMENTS OF 05-20-2022	



Promised Land Survey, LLC

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Derry, New Hampshire 03038
Tel: (603) 432-2112
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"DENALI ESTATES"

TOPOGRAPHIC SUBDIVISION
LOT LINE ADJUSTMENT & SUBDIVISION PLAT
MAP 11 LOTS 58, 59-5, 59, & 70
DERRY, NEW HAMPSHIRE
APRIL 26, 2022

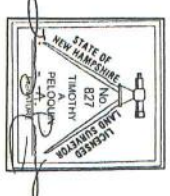
LAND OWNERS OF RECORD:
JAL, LLC
5 MADON RD
DERRY, NH 03038
(610)7/2514 & 6228/817

CATHLEEN A. & RICHARD L. BROTHERS
36 HILDA AVE
DERRY, NH 03038
(619)4/1434

SCALE: 1"=80'

PREPARED BY:

SHEET 3 OF 8



NOTES

- 1) PRIOR TO SUBDIVISION, MAP 11 LOT 58 CONTAINED 2,585,994 Sq. Ft. (59.60 Ac.) AND MAP 14 LOT 14 CONTAINED 1,030,885 Sq. Ft. (23.67 Ac.) SAID LOTS ARE FURTHER DESCRIBED IN ROAD BOOK 6228 PAGE 615 & 617.
- 2) BY PROPOSED LAND SURVEY IN OCTOBER, 2022, FIELD LOCATIONS LAST OBSERVED IN OCTOBER, 2022.
- 3) THE TOPOGRAPHY AS SHOWN IS BASED ON INFORMATION OBTAINED FOR GRANT U2A4, DERRY GAS, AND ACTUAL GROUND LOCATIONS.
- 4) SINGLE FAMILY LOT TO BE SERVED BY PRIVATE, ON-SITE, WELL AND SEWER. FLOOD PLAIN AS INTERPOLATED FROM THE FEMA NATIONAL FLOOD INSURANCE PROGRAM MAP 6030700345E, EFFECTIVE DATE 05/17/2005. THIS AREA IS NOT WITHIN THE DEVELOPMENT AREA, AS SHOWN.

ZONING

UDR (LOW-MEDIUM DENSITY RESIDENTIAL) UNIMPL.
 AREA: 2.00 ACRES (97 SOLS)
 FRONTAGE: 150'
 WIDTH: 150' AT FRONT 35' SETBACK
 SETBACK: FRONT - 35'
 REAR - 15'
 WETLANDS < 1 Ac. IN SIZE - 75'

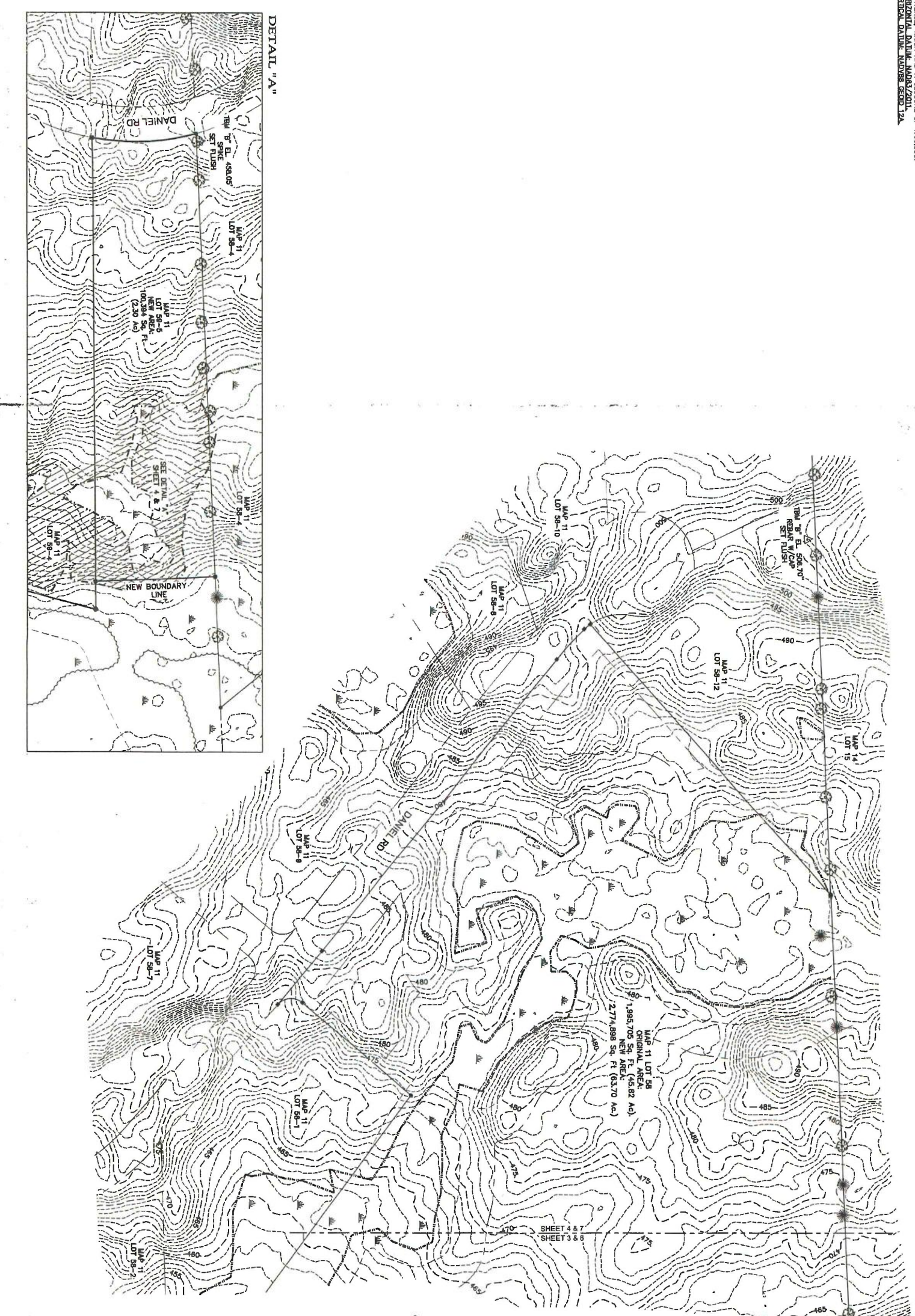
WETLAND NOTE:

ON PLOTTED: CERTIFIED WETLAND SCIENTIST #101 OF FORD NEW CONSULTANTS, LLC OF CENTER FOR WETLANDS RESEARCH AND CONSERVATION, INC. HAS CONDUCTED A WETLAND AND WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

ECOE - PAULSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED
 ECOS - PAULSTRINE, SCRUB/SHRUB, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED
 ECOW - PAULSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 ECOW - PAULSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 ECOW - PAULSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 ECOW - PAULSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED

DATUM

VERTICAL AND HORIZONTAL DATA SHOWN BASED ON GPS OBSERVATIONS BY PROPOSED LAND SURVEY. ALL HORIZONTAL AND VERTICAL DATA IS BASED ON THE NAD 83 DATUM. ALL POINTS LISTED ELEVATION OF 228.84'. ALL GPS CONTROL POINTS HAD A 'PACKED FIX SOLUTION' AND WERE INSTRUMENT (LEICA TS16) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE, WHICH HAD A CLOSURE OF 1:95,398.



REVISIONS

NO.	DATE	PER TRC COMMENTS OF 05-20-2022 DESCRIPTION	TWP BY
1	07-20-2022	PER TRC COMMENTS OF 05-20-2022 DESCRIPTION	

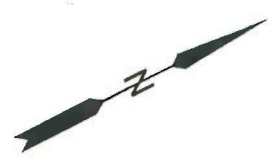
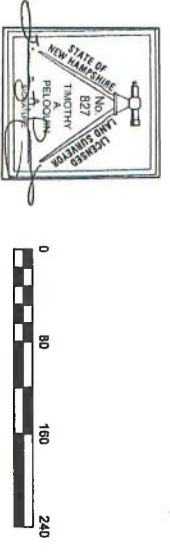
"DENALI ESTATES"
 TOPOGRAPHIC SUBDIVISION
 LOT LINE ADJUSTMENT & SUBDIVISION PLAT
 MAP 11 LOTS 58, 59-5, 59, & 70
 DERRY, NEW HAMPSHIRE
 APRIL 26, 2022

LAND OWNERS OF RECORD: CATHEEN A. & RICHARD L. BROTHERS
 5 MADDEN RD
 DERRY, NH 03038
 (6107/2314 & 6228/617)

JAL, LLC
 38 HILDA AVE
 DERRY, NH 03038
 (6194/1434)

SCALE: 1"=80'
 SHEET 4 OF 8

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NOTES

- 1) PRIOR TO SUPERSEDE, MAP 11 LOT 58 CONTAINED 2.86394 AC. (68.80 AC.) OF LAND. THIS PLAT CORRECTS THE AREA TO 2.21 AC. (50.70 AC.)
- 2) THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY IN OCTOBER, 2021.
- 3) DERRY GIS DATA AND LOCATION INFORMATION OBTAINED FROM GRANIT LUMBER, 2021.
- 4) SINGLE FAMILY LOT TO BE SERVED BY PRIVATE, ON-LOT, WELL AND SEPTIC SYSTEMS.
- 5) 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 MAP (FEMA FIRM NO. 17073, 2802). THIS AREA IS NOT WITHIN THE DEVELOPMENT AREA, AS SHOWN.

ZONING

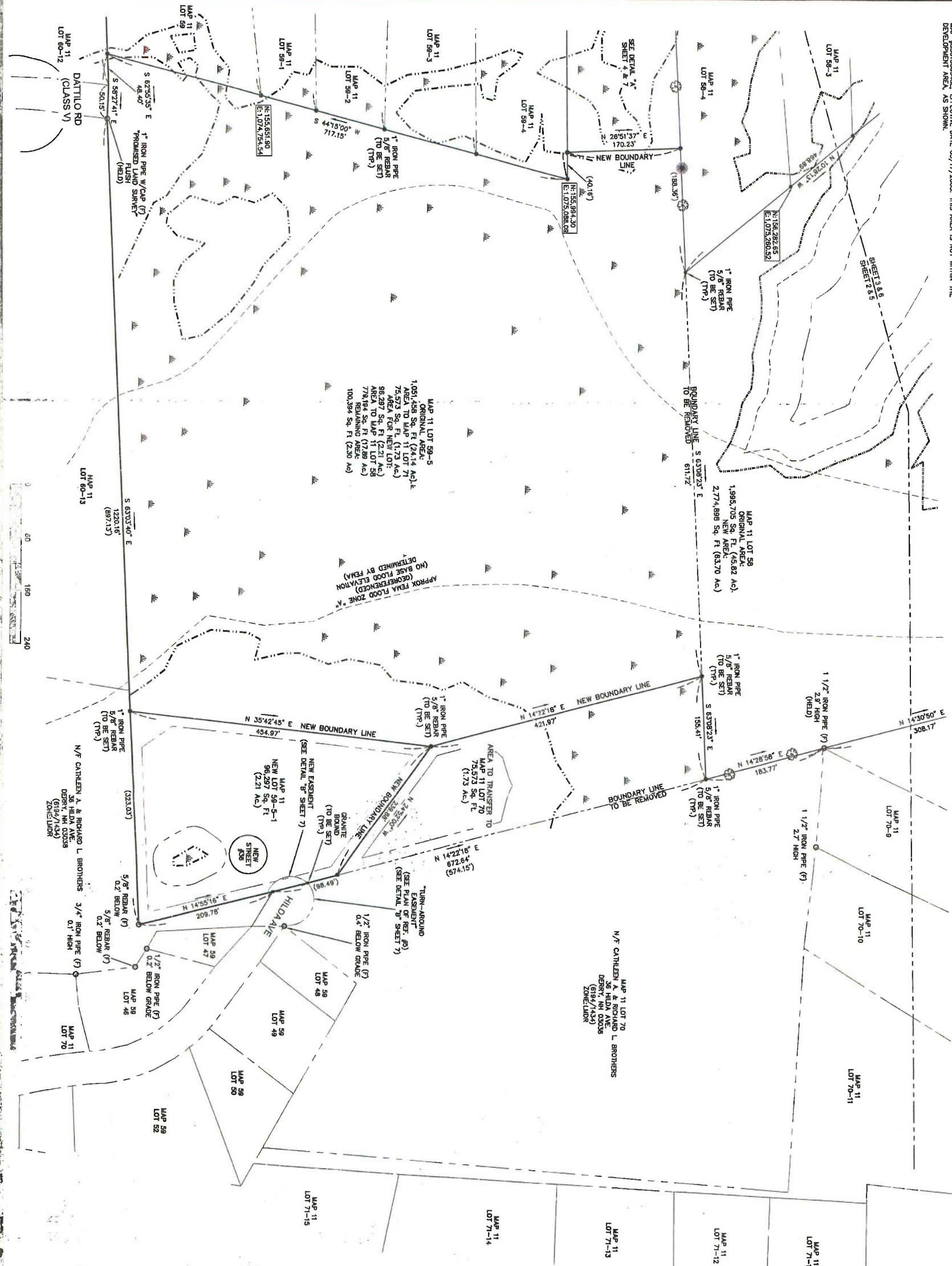
LUMBER (LOW-MED DENSITY RESIDENTIAL) MINIMUM:
 FRONT YARD SETBACKS (BY SOULS)
 WIDTH: 150' AT FRONT 35' SETBACK
 SETBACKS:
 FRONT - 35'
 SIDE - 15'
 REAR - 15'
 WETLANDS > 1 AC. IN SIZE - 75'
 WETLANDS < 1 AC. IN SIZE - 30'

WETLAND NOTE:

THE FOLLOING IDENTIFIED WETLAND SPANNT 61% OF POND VIEW CONSULTANTS, LLC OF CENTER BARNSTED, NH PERFORMED THE WETLAND MAPPING ACCORDING TO THE CORPS OF ENGINEERS WETLAND DETERMINATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS 2012 US ARMY CORPS OF ENGINEERS WETLAND CLASSIFICATION. THE WETLANDS ARE CLASSIFIED AS:
 E1C1 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED
 E2C1 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED
 E2C2 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C3 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C4 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C5 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C6 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C7 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C8 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C9 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C10 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C11 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C12 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C13 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C14 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C15 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C16 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C17 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C18 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C19 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C20 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C21 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C22 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C23 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C24 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C25 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C26 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C27 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
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 E2C30 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C31 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
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 E2C42 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C43 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
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 E2C70 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
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 E2C75 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C76 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C77 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C78 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C79 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C80 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C81 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C82 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
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 E2C98 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C99 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
 E2C100 - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED

DATUM

VERTICAL AND HORIZONTAL DATA SHOWN BASED ON GPS OBSERVATIONS BY PROMISED LAND SURVEY. THE DATUM IS THE NAD 83 DATUM. THE DATUM POINTS ARE THE POST LISTED ELEVATION OF 229.84'. ALL GPS CONTROL POINTS HAD A THIRDED TR SOLUTION AND WERE INSTRUMENT (LEICA TS18) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE, WHICH HAD A CLOSURE OF 1:85,398.
 HORIZONTAL DATUM: NAD 83 (2011)
 VERTICAL DATUM: NAVD 83 (2011)
 HORIZONTAL DATUM: NAD 83 (2011)
 VERTICAL DATUM: NAVD 83 (2011)



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 NH LUMBER ETHICS AND STANDARDS. THIS SURVEY HAS A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTY THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2 OF SAID STANDARDS.
 08-07-2022
 TIMOTHY A. PELLOUIN, L.L.S. DATE

LAND OWNER OF RECORD
 JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 RCRD 6228/817 & 6228/2314 (MAP 11 LOTS 58 & 59-1)
 JAL, LLC DATE
 CATHLEEN A. & RICHARD L. BROTHERS DATE
 36 HILDA AVE
 DERRY, NH 03038
 RCRD 6194/1434 (MAP 11 LOT 70)
 CATHLEEN A. & RICHARD L. BROTHERS DATE

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:
 CHAIRMAN DATE
 SECRETARY DATE

"DENALI ESTATES"
SUBDIVISION & LOT LINE ADJUSTMENT PLAT
 MAP 11 LOTS 58, 59-5, 59, & 70
 DERRY, NEW HAMPSHIRE
 APRIL 26, 2022
 LAND OWNERS OF RECORD: CATHLEEN A. & RICHARD L. BROTHERS
 JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 (6107/2314 & 6228/817)
 SCALE: 1"=80'
 SHEET 5 OF 8

PROMISED 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

NO.	DATE	DESCRIPTION	BY
1	07-20-2022	PER TRC COMMENTS OF 05-20-2022	TAP
NO.			



NOTES

- PRIOR TO SUBDIVISION, MAP 11 LOT 58 CONTAINED 2,595,994 Sq. Ft. (59.80 Ac.) AND MAP 14 LOT 14 CONTAINED 1,020,885 Sq. Ft. (23.47 Ac.) SAID LOTS ARE BEING RECLASSIFIED TO AGRICULTURAL USE AS OF OCTOBER 2021.
- THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEYING AND FIELD LOCATIONS LAST OBSERVED BY THE TOWN OF DERRY ON OCTOBER 2021.
- THE TOPOGRAPHY AS SHOWN IS BASED ON INFORMATION OBTAINED FOR GRANT UPDAR, WHICH IS THE MOST CURRENT AVAILABLE INFORMATION FOR THE PROJECT. THIS INFORMATION WAS OBTAINED FROM A 1:12,500 SCALE DEMOGRAPHIC OF THE TOWN OF DERRY, NH, WHICH IS THE MOST CURRENT AVAILABLE INFORMATION FOR THE PROJECT. THIS INFORMATION WAS OBTAINED FROM A 1:12,500 SCALE DEMOGRAPHIC OF THE TOWN OF DERRY, NH, WHICH IS THE MOST CURRENT AVAILABLE INFORMATION FOR THE PROJECT.
- ADDITIONAL FIELD SURVEY INFORMATION IS PROVIDED ON SHEETS 6, 7, 8, 9, AND 10 OF THIS PLAN AS INTERPOLATED FROM THE FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) OF DERRY, NH, WHICH IS THE MOST CURRENT AVAILABLE INFORMATION FOR THE PROJECT. THIS INFORMATION WAS OBTAINED FROM A 1:12,500 SCALE DEMOGRAPHIC OF THE TOWN OF DERRY, NH, WHICH IS THE MOST CURRENT AVAILABLE INFORMATION FOR THE PROJECT.
- THE BOUNDARY OF THIS PARCEL IS BASED ON INFORMATION OBTAINED FROM A 1:12,500 SCALE DEMOGRAPHIC OF THE TOWN OF DERRY, NH, WHICH IS THE MOST CURRENT AVAILABLE INFORMATION FOR THE PROJECT. THIS INFORMATION WAS OBTAINED FROM A 1:12,500 SCALE DEMOGRAPHIC OF THE TOWN OF DERRY, NH, WHICH IS THE MOST CURRENT AVAILABLE INFORMATION FOR THE PROJECT.

DATUM

VERTICAL AND HORIZONTAL DATA SHOWN BASED ON GPS OBSERVATIONS BY PROMISED LAND SURVEYING AND FIELD SURVEY INFORMATION OBTAINED FROM A 1:12,500 SCALE DEMOGRAPHIC OF THE TOWN OF DERRY, NH, WHICH IS THE MOST CURRENT AVAILABLE INFORMATION FOR THE PROJECT. THIS INFORMATION WAS OBTAINED FROM A 1:12,500 SCALE DEMOGRAPHIC OF THE TOWN OF DERRY, NH, WHICH IS THE MOST CURRENT AVAILABLE INFORMATION FOR THE PROJECT.

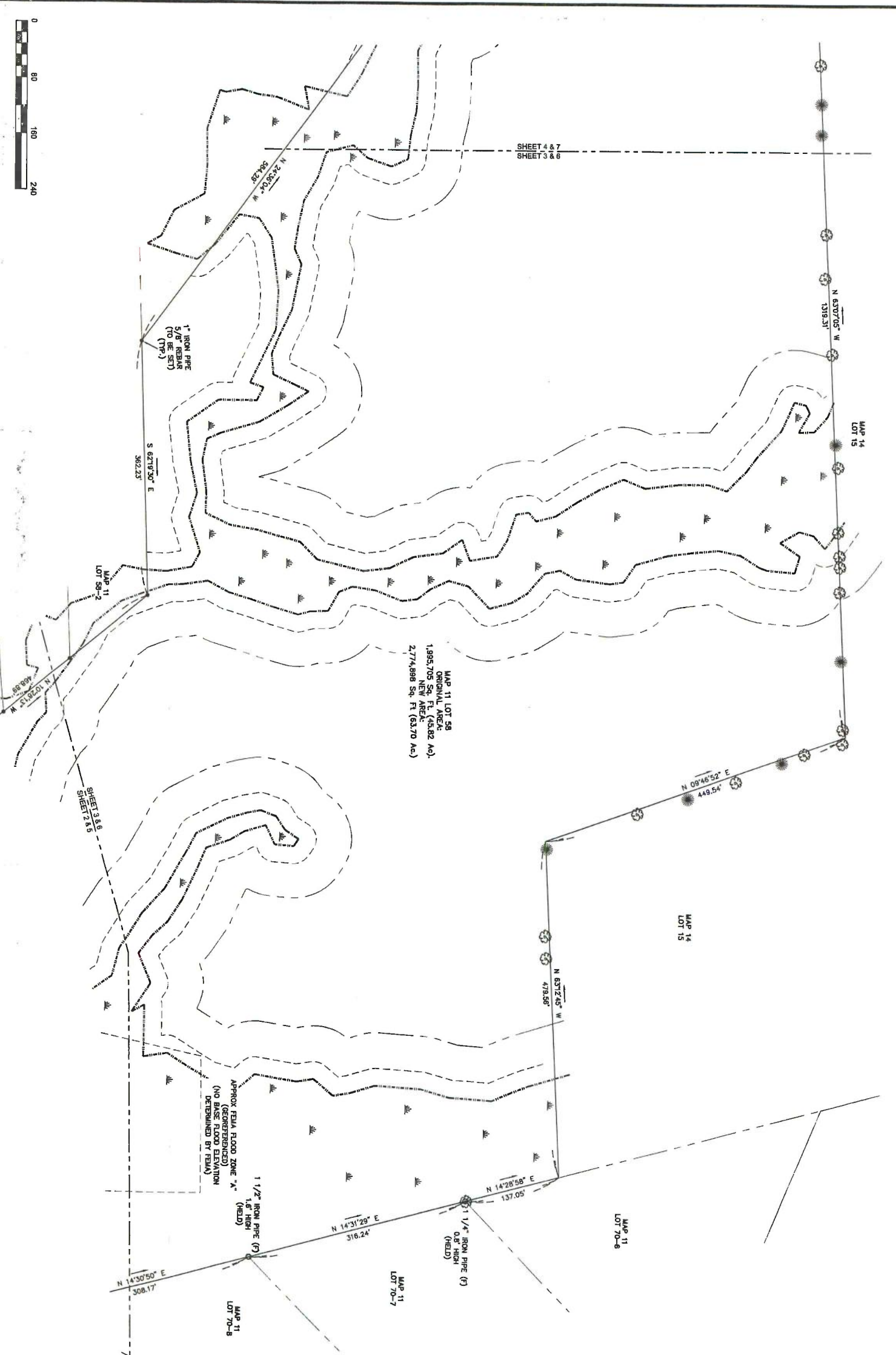
VERTICAL DATUM: NAD83
HORIZONTAL DATUM: NAD83

ZONING


LOW (LOW-MEDIUM DENSITY RESIDENTIAL) MINIMUM:
AREA: 2.00 ACRES (BT SOILS)
FRONTAGE: 150'
WIDTH: 150' AT FRONT 35' SETBACK
DEPTH: 150'
REAR: 15'
SIDE: 15'
WETLANDS: 2.1 AC. IN SIZE - 75'

WETLAND NOTE:

FOR FURTHER INFORMATION, THE CLIENT IS ADVISED THAT THE TOWN OF DERRY, NH, HAS A WETLANDS DEPARTMENT AND THE REGIONAL OFFICE OF THE U.S. ARMY CORPS OF ENGINEERS. THE CLIENT IS ADVISED THAT THE TOWN OF DERRY, NH, HAS A WETLANDS DEPARTMENT AND THE REGIONAL OFFICE OF THE U.S. ARMY CORPS OF ENGINEERS. THE CLIENT IS ADVISED THAT THE TOWN OF DERRY, NH, HAS A WETLANDS DEPARTMENT AND THE REGIONAL OFFICE OF THE U.S. ARMY CORPS OF ENGINEERS.



NO.	DATE	DESCRIPTION	TAP	BY
1	07-20-2022	PER TRC COMMENTS OF 05-20-2022		


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PREPARED BY:
 JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 (6107/2314 & 6228/817)
 SCALE: 1"=80'
 SHEET 6 OF 8

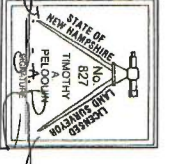
LAND OWNERS OF RECORD:
 CATHLEEN A. & RICHARD L. BROTHERS
 36 HILDA AVE
 DERRY, NH 03038
 (6194/1434)

"DENALI ESTATES"
SUBDIVISION & LOT LINE ADJUSTMENT PLAT
 MAP 11 LOTS 58, 59-5, 59, & 70
 DERRY, NEW HAMPSHIRE
 APRIL 26, 2022

CHAIRMAN	DATE
SECRETARY	DATE

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

LAND OWNER OF RECORD
 JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 RCOD 6228/817 & 6228/2314 (MAP 11 LOTS 58 & 59-1)
 JAL, LLC
 CATHLEEN A. & RICHARD L. BROTHERS
 36 HILDA AVE
 DERRY, NH 03038
 RCOD 6194/1434 (MAP 11 LOT 70)
 CATHLEEN A. & RICHARD L. BROTHERS


LAND SURVEYORS CERTIFICATION
 I CERTIFY THAT THIS BOUNDARY PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A MINIMUM 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 678:18 IV.
 THE SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE NH RSA ETC. AND THE MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTEEN THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2 OF SAID STANDARDS.
 05-02-2022
 TIMOTHY A. PELLOQUIN, LLS

NOTES

- 1) FROM TO SUBDIVISION MAP 11 LOT 58 CONTAINED 2,595,394 Sq. Ft. (59.80 Ac.) AND MAP 14 LOT 14 CONTAINED 1,995,700 Sq. Ft. (45.82 Ac.) FURTHER DESCRIBED IN RECORD BOOK 6228 PAGE 817 & 817.
- 2) THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY IN OCTOBER, 2021.
- 3) DERRY GIS AND ACTUAL GROUND CONDITIONS INFORMATION OBTAINED FOR GRANITE UOAR, 4) SINGLE FAMILY LOT TO BE SERVED BY PRIVATE, ON-SITE, WELL AND SEPTIC.
- 5) A PORTION OF THIS PARCEL OF LAND (MAP 11 LOT 58) LIES IN A 100-YEAR FLOOD PLAIN AS REPRODUCED FROM THE FEMA NATIONAL FLOOD INSURANCE PROGRAM FIRM (NO. 17014C0100) DATED 08/17/2003. THIS AREA IS NOT WITHIN THE DEVELOPMENT AREA, AS SHOWN.

DATAUM

VERTICAL AND HORIZONTAL DATA SHOWN BASED ON GPS OBSERVATIONS BY PROMISED LAND SURVEY, LLC ON MARCH 03, 2022 USING LEICA GS15 RTK GPS. OBSERVATIONS WERE POST PROCESSED USING SMARTNET STATION NHHA (MANCHESTER, NH - LEICA GRID) WITH A LISTED ELEVATION OF 229.24'. ALL GPS CONTROL POINTS HAD A PHASED FIX SOLUTION (FIXED POINTS: MAP 11 LOT 70) AND WERE OBSERVED ON THE SAME DATE AS THE TRAVERS, WHICH HAD A CLOSURE OF 1:85,336.

HORIZONTAL DATUM: NAD83/2011.
 VERTICAL DATUM: NAVD83/2011.

ZONING

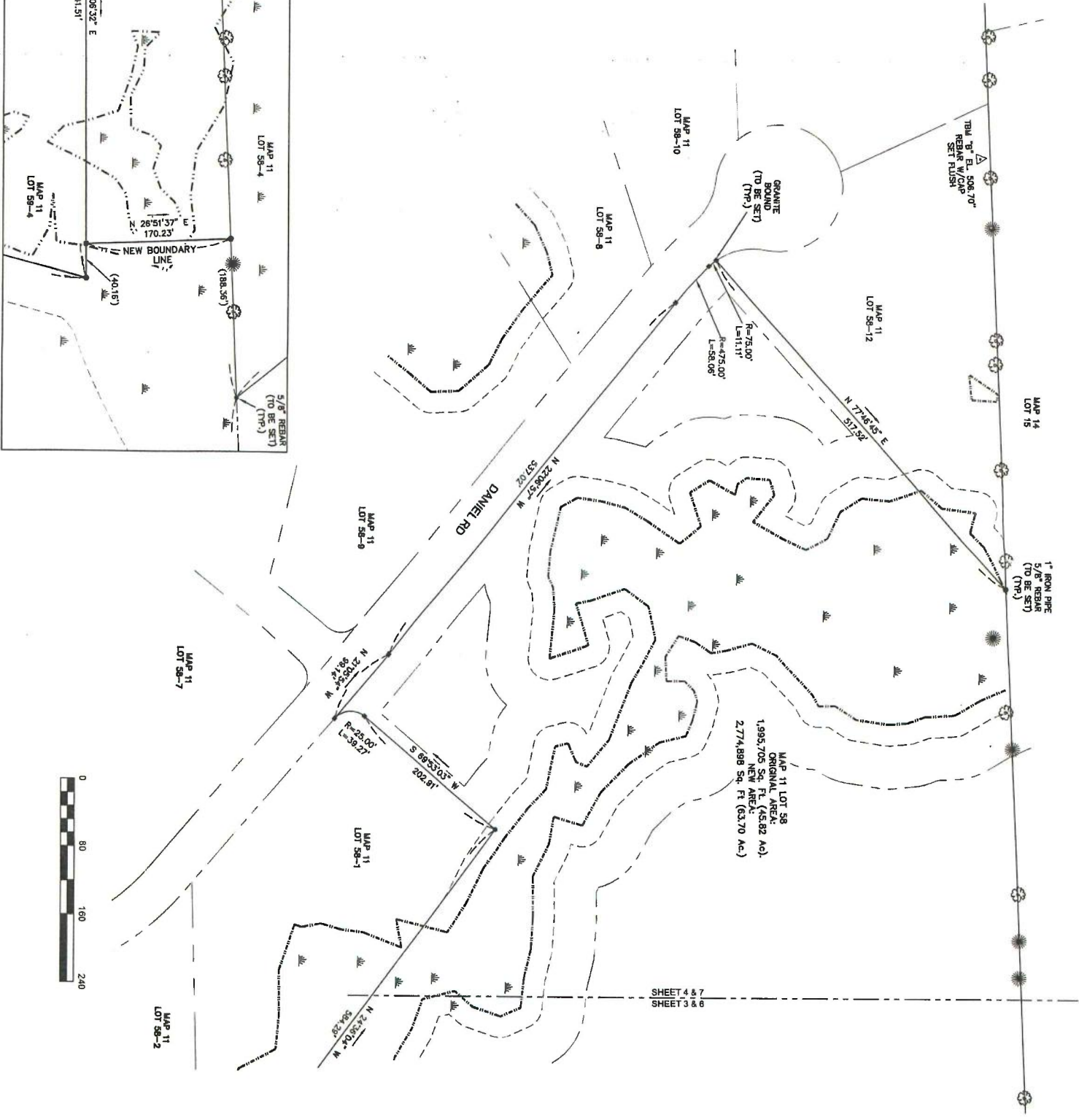
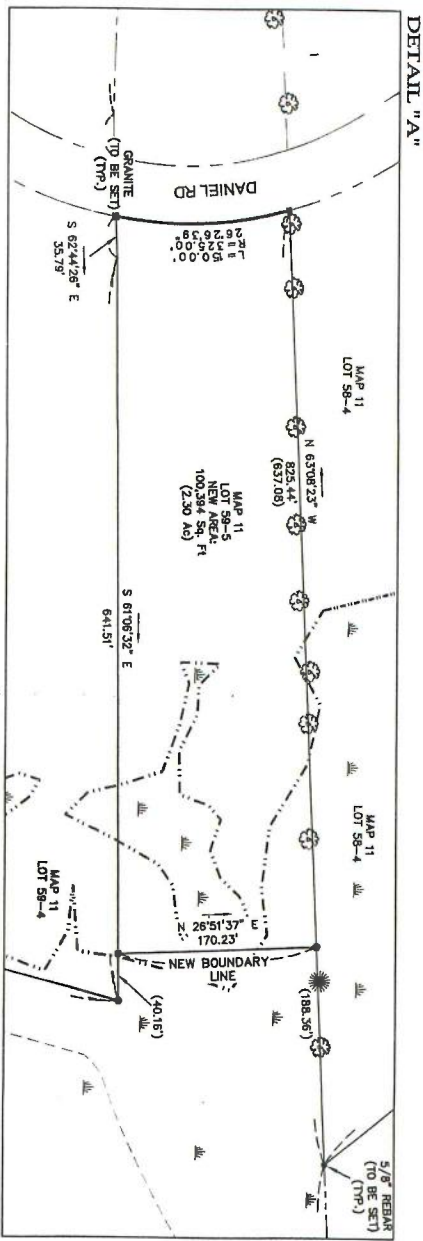
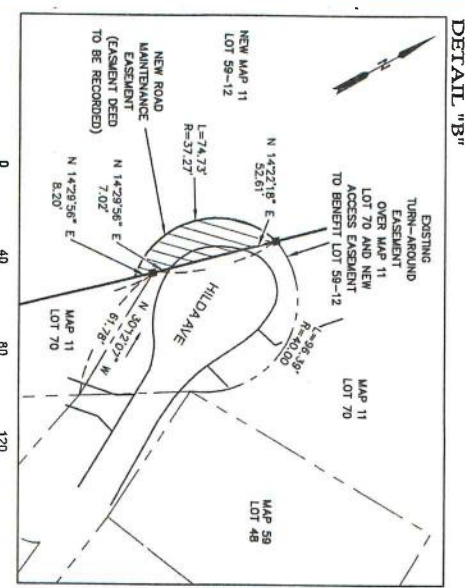
UOAR (LOW-MEDIUM DENSITY RESIDENTIAL) UNILNCL.
 AREA: 200 ACRES (81 SOLS)
 WIDTH: 150' AT FRONT 35' SETBACK

SETBACKS:
 FRONT - 35'
 SIDE - 15'
 REAR - 15'
 WETLANDS < 1 AC. IN SIZE - 75'
 WETLANDS < 1 AC. IN SIZE - 30'

WETLAND NOTE:

AN ENGINEER, GEORGE WETLAND ENGINEER, P.L.L.C. OF CENTER BARNSTED, NH PERFORMED THE WETLAND MAPPING ACCORDING TO THE CORPS OF ENGINEERS WETLAND Delineation MANUAL, AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND Delineation MANUAL, NORTHEASTERN AND NORTHWESTERN REGION, VERSION 2.0, JANUARY 2008, AND THE WETLAND Delineation Manual, NORTHEASTERN AND NORTHWESTERN REGION, VERSION 2.0, JANUARY 2008, AND THE WETLAND Delineation Manual, NORTHEASTERN AND NORTHWESTERN REGION, VERSION 2.0, JANUARY 2008.

WETLAND CLASSIFICATIONS:
 B1E1 - PALESTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED
 B2E1 - PALESTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED
 B2E2 - PALESTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED
 B2E3 - RIVERINE, INTERMITTENT, STRIPED, RUBBLE



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.

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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 MINIMAL LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTEEN THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2 OF SAID STANDARDS.

DATE: 08-07-2022
 TIMOTHY A. PELLOUIN, L.L.S.

LAND OWNER OF RECORD
 JAL, LLC
 5 MADEN RD
 DERRY, NH 03038
 RCRD 6228/817 & 6228/2314 (MAP 11 LOTS 58 & 58-1)

CHAIRMAN
 CATHLEEN A. & RICHARD L. BROTHERS
 36 HILDA AVE
 DERRY, NH 03038
 RCRD 6194/1434 (MAP 11 LOT 70)

SECRETARY
 CATHLEEN A. & RICHARD L. BROTHERS

"DENALI ESTATES"
SUBDIVISION & LOT LINE ADJUSTMENT PLAT
 MAP 11 LOTS 58, 59-5, 59, & 70
 DERRY, NEW HAMPSHIRE
 APRIL 26, 2022

LAND OWNERS OF RECORD:
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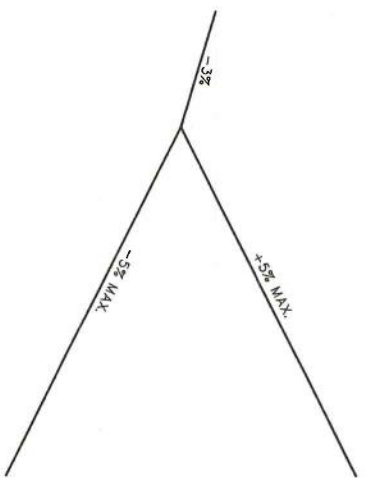
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0+00 0+10 0+20 0+30 0+40 0+50
 STATION 0+00 IS SITUATED AT THE OUTER EDGE OF THE IMPROVED ROADSIDE GRADING. 0+10 IS 10' BACK FROM THE EDGE OF TRAVELED WAY AND IS THE POINT FROM WHICH SIGHT DISTANCE IS DETERMINED.

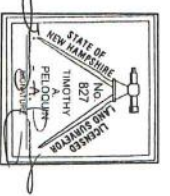
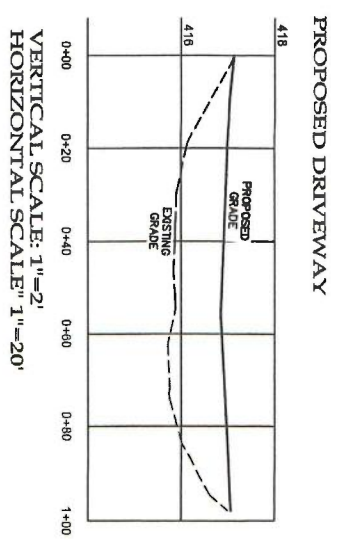
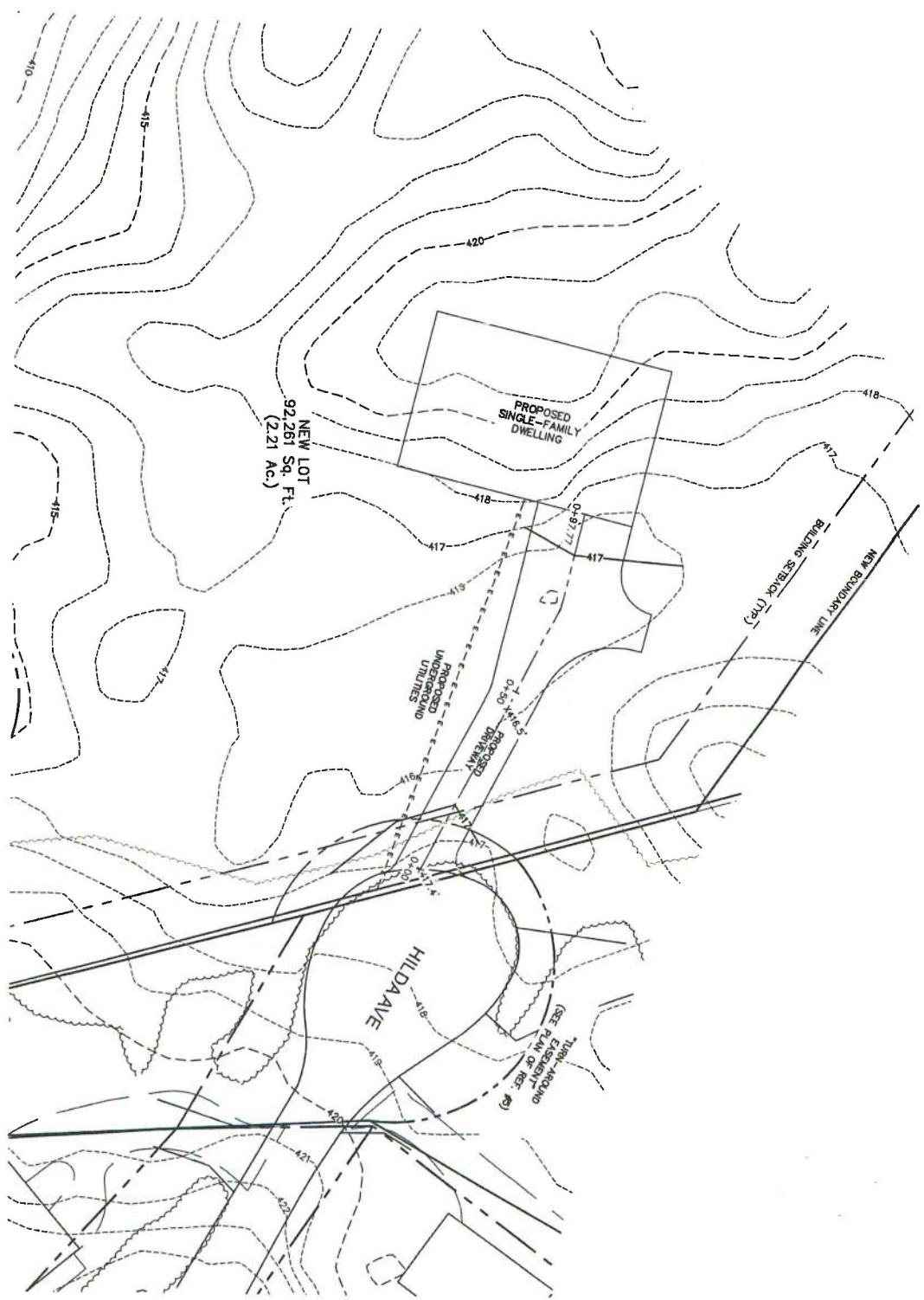
TYPICAL DRIVEWAY PROFILE

DRIVEWAY CONSTRUCTION:

- 1) DRIVEWAY SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" DEPTH HOTOT 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' FROM THE UNDERLYING DRIVEWAY TO 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 GRADERS.
- 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 HOTOT CRUSHED GRAVEL, 304.3 FOR THE ENTIRE LENGTH.
- 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.



"DENALIS ESTATES"
 DRIVEWAY DETAILS
 MAP 11 LOTS 58, 59-5, 59, & 70
 DERRY, NEW HAMPSHIRE
 APRIL 26, 2022

LAND OWNERS OF RECORD: CATHLEEN A. & RICHARD L. BROTHERS
 JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 (6107/2314 & 6228/8177)
 (6194/1434)
 SCALE: 1"=30'
 SHEET 8 OF 8

PREPARED BY:
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