

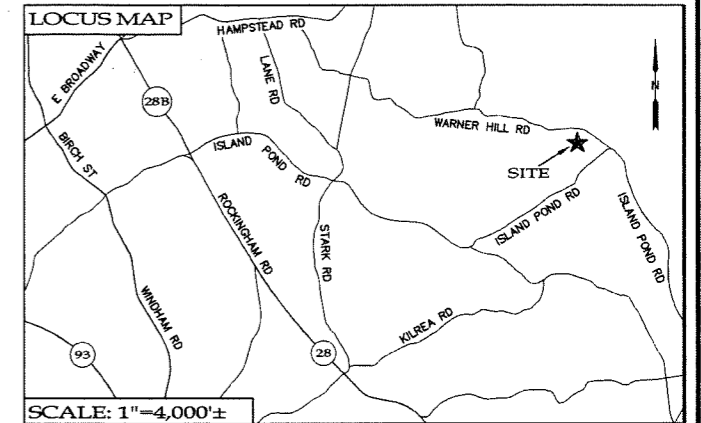
DEPARTMENT HEAD SIGNATURE BLOCK:

[Signature] **David Michard** 11/17/22
 POLICE DATE
[Signature] 11/17/22
 FIRE DATE
[Signature] 11/17/22
 PUBLIC WORKS DATE
[Signature] 11-19-22
 CODE ENFORCEMENT DATE
 n/a
 CONSERVATION COMMISSION DATE



ABUTTERS

MAP 07 LOT 013 (SUBJ), 13-1, 13-4, & 13-5 N/F CHERYL O'CONNELL REV. TR CHERYL C. O'CONNELL, TR 189 WARNER HILL RD DERRY, NH 03038	MAP 07 LOT 12-1 N/F TERREN KELLOWAY HEATHER KELLOWAY 252 ISLAND POND RD DERRY, NH 03038	MAP 07 LOT 13-7 N/F RAYMOND J. DUPUIS IRREV. TR. DONNA & ANDREA GRANDE, TRs 1837 TRAPELO RD WALTHAM, MA 02451	MAP 07 LOT 18 N/F LESLIE M. GILL 173 WARNER HILL RD DERRY, NH 03038	MAP 07 LOT 26 N/F JONATHAN LYON MELISSA LYON 10 GILL RD DERRY, NH 03038	MAP 07 LOT 40-4 N/F MATTHEW J. RICHARDS ALLISON RICHARDS 188 WARNER HILL RD DERRY, NH 03038
MAP 07 LOT 09 N/F STATE OF NH (DNCR) LANDS MANAGEMENT BUREAU 172 PEMBROKE RD CONCORD, NH 03301	MAP 07 LOT 12-2 N/F JARED J. BARTOLOTTA MARY A. BARTOLOTTA 246 ISLAND POND RD DERRY, NH 03038	MAP 07 LOT 14 N/F JASON & KERRY KING REV. TR. JASON D. & KERRY KING, TRs 248 ISLAND POND RD DERRY, NH 03038	MAP 07 LOT 19 N/F LARRY T. MCLAUGHLIN SANDRA L. MCLAUGHLIN 171 WARNER HILL RD DERRY, NH 03038	MAP 07 LOT 27 N/F SHARON ANNE DONNELAN 10 RHODODENDRON AVE C/O MR/MRS MARCGREEN MEDFIELD, MA 02052	MAP 07 LOT 54 N/F SUSAN DOWNING KOHN PETER KOHN 257 ISLAND POND RD DERRY, NH 03038
MAP 07 LOT 11R N/F PETER JENSEN JENNIFER JENSEN 239R ISLAND POND RD DERRY, NH 03038	MAP 07 LOT 13-2 N/F GERARD COURCY CLAIRE H. COURCY 187 WARNER HILL RD DERRY, NH 03038	MAP 07 LOT 15 N/F JOSEPH E. HINES REV. TR. JOSEPH E. HINES, TR 288 ISLAND POND RD DERRY, NH 03038	MAP 07 LOT 20 N/F LINDA RUTH GARROW 167 WARNER HILL RD DERRY, NH 03038	MAP 07 LOT 40 N/F TIMOTHY W. PRUE JENNIFER R. GANIM SMITH 166 WARNER HILL RD DERRY, NH 03038	MAP 07 LOT 55 N/F JOHN F. BURKE, JR. 185 WARNER HILL RD DERRY, NH 03038
MAP 07 LOT 11L N/F JULIA K. POWERS 238L ISLAND POND RD DERRY, NH 03038	MAP 07 LOT 13-3 N/F KEVIN GAFFNEY 165 WARNER HILL RD DERRY, NH 03038	MAP 07 LOT 16 N/F WILLIAM ARSENAULT 163 ISLAND POND RD DERRY, NH 03038	MAP 07 LOT 23 N/F OSSAMA E. SAKR 18 PLEASANT VALLEY RD AMESBURY, MA 01913	MAP 07 LOT 40-2-1 N/F TIMOTHY W. PRUE ESTHER R. PRUE 162 WARNER HILL RD DERRY, NH 03038	
MAP 07 LOT 12 N/F JAMES COLORUSSO, JR. 4 WHITFORD RD NASHUA, NH	MAP 07 LOT 13-6 N/F ANTONIO TERNULLO SANDRA TERNULLO 179 WARNER HILL RD DERRY, NH 03038	MAP 07 LOT 17 N/F CHRISTINA B. KARANGOZE ALEXANDER J. KARANGOZE 181 WARNER HILL RD DERRY, NH 03038	MAP 07 LOT 24 N/F STEPHEN D. BOILARD 200 HAMPSTEAD RD DERRY, NH 03038	MAP 07 LOT 40-3 N/F JOHN & KAREN MANELAS JOINT REV. TR. JOHN A. & KAREN E. MANELAS, TRs 6 LONGVIEW CR PELHAM, NH 04037	
			MAP 07 LOT 25 N/F JOANNE GILL REV. TR. 2017 8 GILL RD DERRY, NH 03038		



NOTES

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF TAX MAP 07 LOT 013 LOCATED AT 175 WARNER HILL ROAD IN DERRY, NEW HAMPSHIRE.
- THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN NOVEMBER OF 2022.
- THIS PARCEL OF LAND (MAP 07 LOT 013) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FIRM FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #3301500363E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 22x34 (ANSI D) SIZED PAPER.
- THE MEASUREMENTS DEPICTED HEREON ARE BASED ON US SURVEY FEET.
- THE TOPOGRAPHY DEPICTED HEREON IS BASED ON A LIGHT DETECTION AND RANGING (LIDAR) MODEL OBTAINED FROM NIGRANT.
- NO DEVELOPMENT IS PROPOSED ON EITHER OF THESE TWO PARCELS AS PART OF THIS APPLICATION.
- ANY FUTURE DEVELOPMENT OR CONSTRUCTION MUST ADHERE TO THE LATEST EDITION OF THE TOWN OF DERRY LDR, INCLUDING BUT NOT LIMITED TO DRIVEWAY CONSTRUCTION/SIGHT DISTANCE, DRAINAGE, AND UTILITY CONSTRUCTION.
- NEW LOTS SHALL VOLUNTARILY BE EQUIPPED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM, CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES (NFPA 13R & 1.3D).

PLANS OF REFERENCE

- PLAN OF LAND IN DERRY, NH.; PREPARED FOR: BERNARD DESMOND; PREPARED BY: ROBERT W. THORNDIKE, DATED: SEPTEMBER, 1963; SCALE: 1"=100'; NOT FOUND RECORDED.
- PLAN OF LOTS IN DERRY, N.H. AS DRAWN FOR HENRY A. WEBER; PREPARED BY: EDWARD N. HERBERT; DATED: MARCH, 1964; SCALE: 1"=50'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) BK.1857, Pg. 364.
- PLAN OF SUBDIVISION OF R.M. CROPLEY, (OWNER OF RECORD & SUBDIVIDER) LAND IN DERRY, N.H. (TAX MAP #13); PREPARED FOR: MRS. R.M. CROPLEY; PREPARED BY: B.V. PEARSON; DATED: 20 NOV, 1971; SCALE: 1"=20'. SEE RCRD PLAN No. D-2839.
- SUBDIVISION OF TAX LOT 7-13 AS DRAWN FOR: MRS. M. CROPLEY; PREPARED BY: BEVERLY V. PEARSON; DATED: 24 SEPT, 1975; SCALE: 1"=40'. SEE RCRD PLAN No. C-5534.
- PLAN OF LAND IN DERRY, N.H.; OWNED BY: BERNARD H. DESMOND HEIRS; PREPARED BY: EDWARD N. HERBERT; DATED: DEC., 1976; SCALE: 1"=50'. SEE RCRD PLAN No. C-8681.
- SUBDIVISION PLAN IN DERRY OF LOT NO. 0713; AS DRAWN FOR: MARJORIE CROPLEY; PREPARED BY: KIMBALL SURVEY CO.; DATED: MARCH, 1986; SCALE: 1"=50'. SEE RCRD PLAN No. D-14931.
- SUBDIVISION PLAN OF MAP 120 LOT 0740, FINAL PLAN; PREPARED FOR: ALMEDO TRUST LDR, DALE HALCHAK, TR.; PREPARED BY: EDWARD N. HERBERT ASSOC., INC.; DATED: SEPT., 2003; SCALE: 1"=100'. SEE RCRD PLAN No. D-32443.
- "CENTREED FOUNDATION PLAN"; PREPARED BY: ERIC C. MITCHELL AND ASSOC. INC.; DATED: DECEMBER 07, 2005; SCALE: 1"=50'; NOT FOUND RECORDED.
- SUBDIVISION PLAN OF LAND OF ASSESSOR'S MAP 7, LOT 12." PREPARED FOR: ARTHUR & RUTH PROVENCAL; PREPARED BY: TIMOTHY J. WININGS; DATED: JULY, 2015; SCALE: 1"=50'; SEE RCRD PLAN No. D-39448.

VARIANCE

ON SEPTEMBER 15, 2022 THE ZONING BOARD OF ADJUSTMENTS GRANTED A VARIANCE TO THE TERMS OF ARTICLE VI, SECTION 165-48, B. 2, & 3, OF THE TOWN OF DERRY, NEW HAMPSHIRE ZONING ORDINANCE. THIS VARIANCE ALLOWS A 2-LOT SUBDIVISION WITH ONE OF THE PROPOSED LOTS TO HAVE LESS THAN 200 FEET OF FRONTAGE AND LOT WIDTH AT 175 WARNER HILL ROAD, PID 07013, ZONED LDR.

WAIVER REQUESTS

AS PART OF THIS APPLICATION, A WAIVER FROM THE FOLLOWING TOWN OF DERRY, NH LAND DEVELOPMENT CONTROL REGULATIONS:

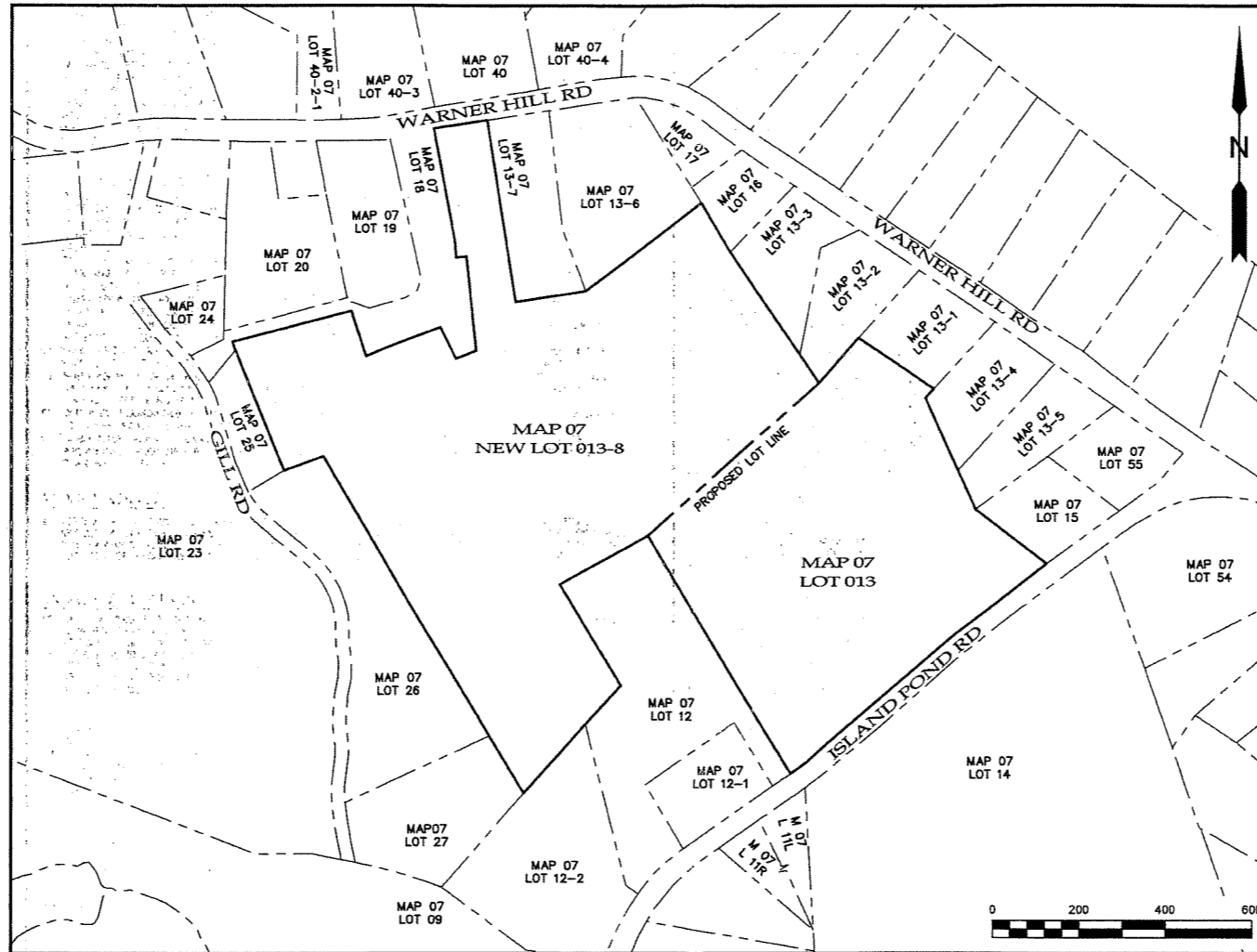
- ARTICLE V, SECTION 170-24, A. 12 - HIGH INTENSITY SOIL DETERMINATION
- ARTICLE V, SECTION 170-24, A. 13 - WETLANDS
- ARTICLE V, SECTION 170-25, B. - MINIMUM LOT AREA BY SOIL TYPE
- ARTICLE V, SECTION 170-25, F. - TEST PITS
- ARTICLE V, SECTION 170-26, D. - STOPPING/SIGHT DISTANCE

ZONING

LDR (LOW DENSITY RESIDENTIAL) MINIMUM:
 AREA: 3.00 ACRES (BY SOILS)
 FRONTAGE: 200'
 WIDTH: 200' 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: NH NAD83-2011
 VERTICAL: NAVD88-GEOD 12A



SHEET INDEX

DESCRIPTION	SHEET NO.
OVERVIEW PLAN	1
TOPOGRAPHIC PLAN	2
SUBDIVISION PLAT	3

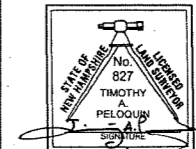
NOTE:
 SHEETS 1 AND 3 OF 3 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. ALL 3 SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.

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 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

11-21-22
 DATE

LAND OWNER OF RECORD

CHERYL C. O'CONNELL REVOCABLE TRUST
 189 WARNER HILL RD
 DERRY, NH 03038
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 4645 / PAGE 1021

TRUSTEE OF CHERYL C. O'CONNELL REV. TRUST

DATE

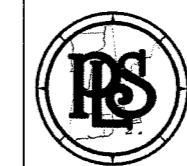
OVERVIEW PLAN
 MAP 07 LOT 13
 175 WARNER HILL RD
 DERRY, NEW HAMPSHIRE
 OCTOBER 12, 2022

LAND OWNER OF RECORD/
 PREPARED FOR: SARA J. BARTON CAROLINE DODGE
 240 SUGAR PINE DR 189 WARNER HILL RD
 PINEHURST, NC 28374 DERRY, NH 03038

SCALE: 1"=200'

SHEET 1 OF 3

PREPARED BY:



Promised Land Survey, LLC

P.O. Box 447
 Derry, New Hampshire 03038
 Tel: (603) 432-2112
 www.PromisedLandSurvey.com
 • Land Surveying • Mapping • Planning • Permitting • Layout

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	11/09/2022	PER TRC COMMENTS	BJW
1	10/12/2022	PER ZBA NOTICE OF DECISION	BJW



NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF TAX MAP 07 LOT 013 LOCATED AT 175 WARNER HILL ROAD IN DERRY, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN NOVEMBER OF 2021.
- 3) THIS PARCEL OF LAND (MAP 07 LOT 013) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #3301500363E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
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ZONING

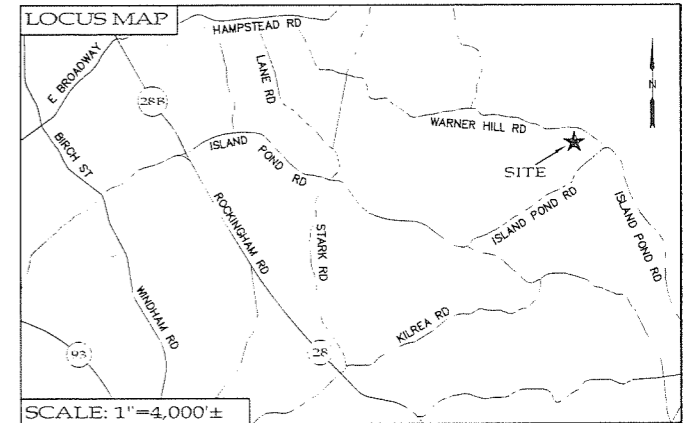
LDR (LOW DENSITY RESIDENTIAL) MINIMUM:
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 WIDTH: 200' AT FRONT 35' SETBACK
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 REAR - 15'
 WETLANDS > 1 AC IN SIZE - 75'
 WETLANDS < 1 AC IN SIZE - 30'

DATUM

HORIZONTAL: NH NAD83-2011
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- 1) "PLAN OF LAND IN DERRY, NH."; PREPARED FOR: BERNARD DESMOND; PREPARED BY: ROBERT W. THORNDIKE; DATED: SEPTEMBER, 1963; SCALE: 1"=100'; NOT FOUND RECORDED.
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- 5) "PLAN OF LAND IN DERRY, N.H."; OWNED BY: BERNARD H. DESMOND HEIRS; PREPARED BY: EDWARD N. HERBERT; DATED: DEC., 1976; SCALE: 1"=50'. SEE RORD PLAN No. C-6661.
- 6) "SUBDIVISION PLAN IN DERRY OF LOT NO. 0713"; AS DRAWN FOR: MARJORIE CROPLEY; PREPARED BY: KIMBALL SURVEY CO.; DATED: MARCH, 1986; SCALE: 1"=50'. SEE RORD PLAN No. D-14931.
- 7) "SUBDIVISION PLAN OF MAP 120 LOT 0740, FINAL PLAN"; PREPARED FOR: ALMEDO TRUST LDR, DALE HALOCHAK, TR.; PREPARED BY: EDWARD N. HERBERT ASSOC., INC.; DATED: SEPT., 2003; SCALE: 1"=100'. SEE RORD PLAN No. D-32443.
- 8) "CERTIFIED FOUNDATION PLAN"; PREPARED BY: ERIC C. MITCHELL AND ASSOC. INC.; DATED: DECEMBER 07, 2005; SCALE: 1"=60'; NOT FOUND RECORDED.
- 9) "SUBDIVISION PLAN OF LAND OF ASSESSOR'S MAP 7, LOT 12." PREPARED FOR: ARTHUR & RUTH PROVENCAL; PREPARED BY: TIMOTHY J. WININGS; DATED: JULY, 2015; SCALE: 1"=50'; SEE RORD PLAN No. D-39446.



WAIVER REQUESTS

- AS PART OF THIS APPLICATION, A WAIVER FROM THE FOLLOWING TOWN OF DERRY, NH LAND DEVELOPMENT CONTROL REGULATIONS:
- ARTICLE V, SECTION 170-24. A. 12 - HIGH INTENSITY SOIL DETERMINATION
 - ARTICLE V, SECTION 170-24. A. 13 - WETLANDS
 - ARTICLE V, SECTION 170-25. B. - MINIMUM LOT AREA BY SOIL TYPE
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TIMOTHY A. PELOQUIN, LLS DATE

LAND OWNER OF RECORD

CHERYL C. O'CONNELL REVOCABLE TRUST
 189 WARNER HILL RD
 DERRY, NH 03038
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 4645 / PAGE 1021

TRUSTEE OF CHERYL C. O'CONNELL REV. TRUST DATE

SUBDIVISION PLAT
 MAP 07 LOT 13
 175 WARNER HILL RD
 DERRY, NEW HAMPSHIRE
 OCTOBER 12, 2022

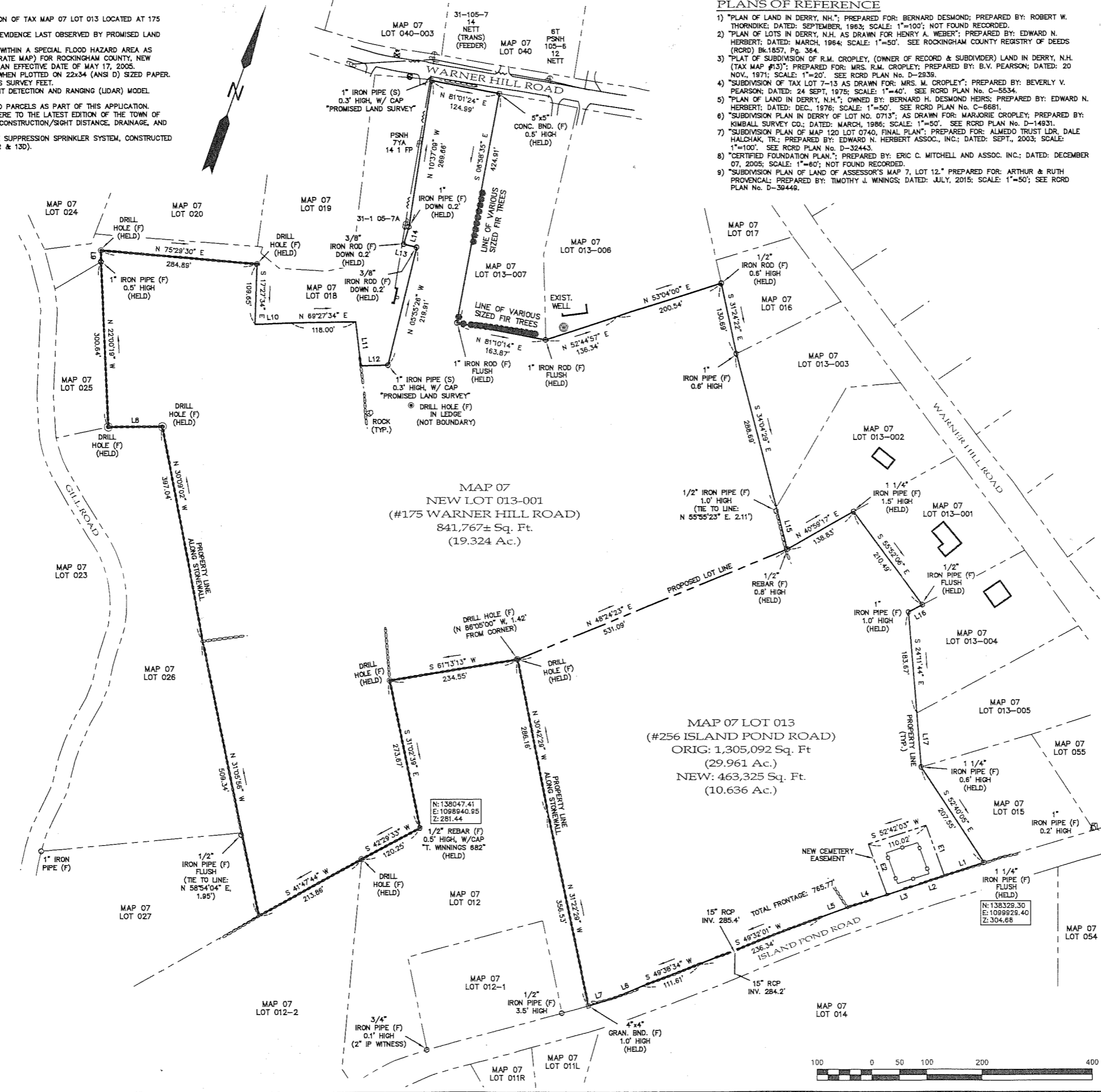
LAND OWNER OF RECORD/
 PREPARED FOR: SARA J. BARTON CAROLINE DODGE
 240 SUGAR PINE DR 189 WARNER HILL RD
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SCALE: 1"=100' SHEET 3 OF 3

PREPARED BY:
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 •Land Surveying •Mapping •Planning •Permitting •Layout

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	11/09/2022	PER TRC COMMENTS	BJW
1	10/12/2022	PER ZBA NOTICE OF DECISION	BJW



BEARING TABLE

LINE	BEARING	DISTANCE
L1	S 51°54'35" W	75.55'
L2	S 51°54'35" W	57.00'
L3	S 52°53'04" W	53.20'
L4	S 52°53'04" W	75.61'
L5	S 50°00'37" W	50.85'
L6	S 48°00'57" W	59.70'
L7	S 53°44'35" W	45.91'
L8	S 70°11'21" W	97.91'
L9	N 19°18'38" W	20.57'
L10	N 68°07'34" E	66.00'
L11	S 26°01'35" E	81.15'
L12	N 68°48'46" E	50.01'
L13	S 84°34'18" W	23.80'
L14	N 03°23'04" W	32.63'
L15	S 34°04'29" E	79.31'
L16	S 42°12'19" W	28.68'
L17	S 24°11'44" E	88.79'
E1	N 39°38'39" W	97.40'
E2	S 39°31'29" E	98.01'

N:\Carlson\2019\2778\DWG\42778st.dwg

NOTES

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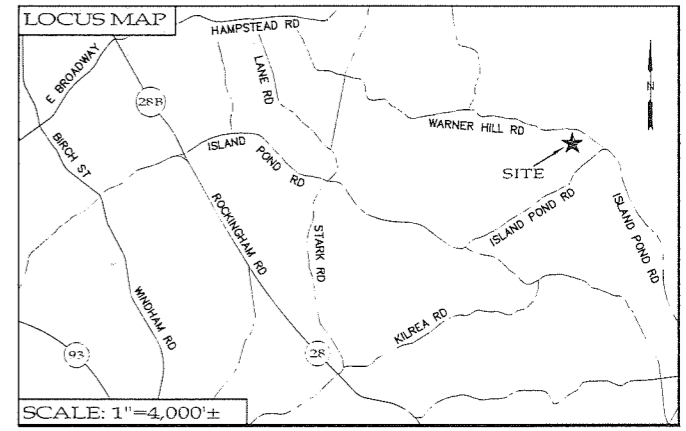
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LDR (LOW DENSITY RESIDENTIAL) MINIMUM:
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 SIDE - 15'
 REAR - 15'
 WETLANDS > 1 AC. IN SIZE - 75'
 WETLANDS < 1 AC. IN SIZE - 30'

PLANS OF REFERENCE

- 1) "PLAN OF LAND IN DERRY, NH."; PREPARED FOR: BERNARD DESMOND; PREPARED BY: ROBERT W. THORNDIKE; DATED: SEPTEMBER, 1983; SCALE: 1"=100'; NOT FOUND RECORDED.
- 2) "PLAN OF LOTS IN DERRY, N.H. AS DRAWN FOR HENRY A. WEBER"; PREPARED BY: EDWARD N. HERBERT; DATED: MARCH, 1864; SCALE: 1"=50'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) BK-1857, Pg. 364.
- 3) "PLAT OF SUBDIVISION OF R.M. CROPLEY, (OWNER OF RECORD & SUBDIVIDER) LAND IN DERRY, N.H. (TAX MAP #13)"; PREPARED FOR: MRS. R.M. CROPLEY; PREPARED BY: B.V. PEARSON; DATED: 20 NOV., 1871; SCALE: 1"=20'. SEE RCRD PLAN No. D-2938.
- 4) "SUBDIVISION OF TAX LOT 7-13 AS DRAWN FOR MRS. M. CROPLEY"; PREPARED BY: BEVERLY V. PEARSON; DATED: 24 SEPT, 1975; SCALE: 1"=40'. SEE RCRD PLAN No. C-5534.
- 5) "PLAN OF LAND IN DERRY, N.H."; OWNED BY: BERNARD H. DESMOND HEIRS; PREPARED BY: EDWARD N. HERBERT; DATED: DEC., 1976; SCALE: 1"=50'. SEE RCRD PLAN No. C-6881.
- 6) "SUBDIVISION PLAN IN DERRY OF LOT NO. 0713"; AS DRAWN FOR: MARJORIE CROPLEY; PREPARED BY: KIMBALL SURVEY CO.; DATED: MARCH, 1986; SCALE: 1"=50'. SEE RCRD PLAN No. D-14931.
- 7) "SUBDIVISION PLAN OF MAP 120 LOT 0740, FINAL PLAN"; PREPARED FOR: ALMEDO TRUST LDR, DALE HALCHAK, TR.; PREPARED BY: EDWARD N. HERBERT ASSOC., INC.; DATED: SEPT., 2003; SCALE: 1"=100'. SEE RCRD PLAN No. D-32443.
- 8) "CERTIFIED FOUNDATION PLAN"; PREPARED BY: ERIC C. MITCHELL AND ASSOC. INC.; DATED: DECEMBER 07, 2005; SCALE: 1"=80'; NOT FOUND RECORDED.
- 9) "SUBDIVISION PLAN OF LAND OF ASSESSOR'S MAP 7, LOT 12." PREPARED FOR: ARTHUR & RUTH PROVENCAL; PREPARED BY: TIMOTHY J. WININGS; DATED: JULY, 2015; SCALE: 1"=50'; SEE RCRD PLAN No. D-39449.

DATUM
 HORIZONTAL: NH NAD83-2011
 VERTICAL: NAVD88-GEOD 12A

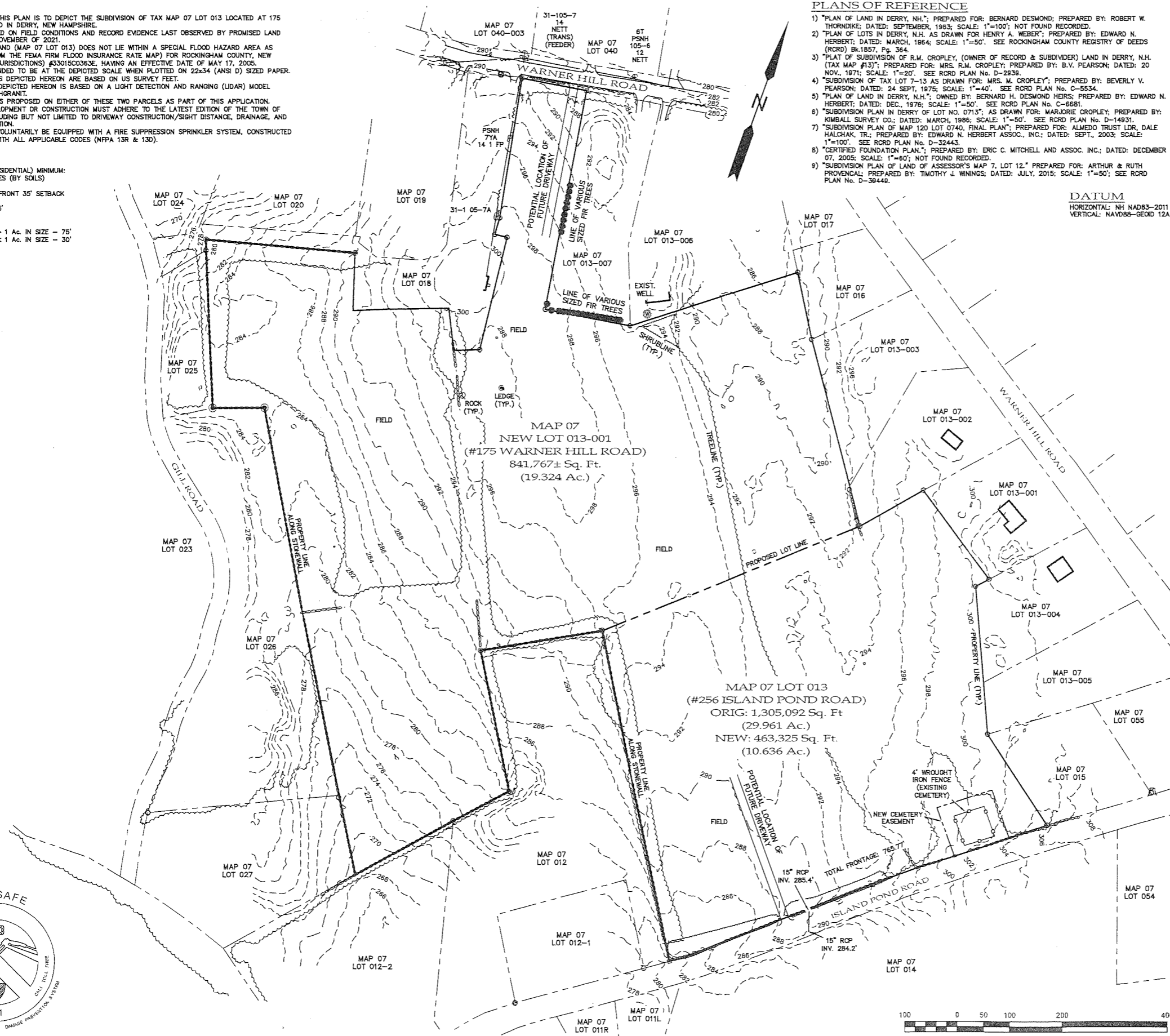


VARIANCE

ON SEPTEMBER 15, 2022 THE ZONING BOARD OF ADJUSTMENTS GRANTED A VARIANCE TO THE TERMS OF ARTICLE VI, SECTION 185-48 B, 2, & 3 OF THE TOWN OF DERRY, NEW HAMPSHIRE ZONING ORDINANCE. THIS VARIANCE ALLOWS A 2-LOT SUBDIVISION WITH ONE OF THE PROPOSED LOTS TO HAVE LESS THAN 200 FEET OF FRONTAGE AND LOT WIDTH AT 175 WARNER HILL ROAD, PID 07013, ZONED LDR.

WAIVER REQUESTS

- AS PART OF THIS APPLICATION, A WAIVER FROM THE FOLLOWING TOWN OF DERRY, NH LAND DEVELOPMENT CONTROL REGULATIONS:
- ARTICLE V; SECTION 170-24. A. 12 - HIGH INTENSITY SOIL DETERMINATION
 - ARTICLE V; SECTION 170-24. A. 13 - WETLANDS
 - ARTICLE V; SECTION 170-25. E - MINIMUM LOT AREA BY SOIL TYPE
 - ARTICLE V; SECTION 170-25. F. - TEST PITS
 - ARTICLE V; SECTION 170-26. D. - STOPPING/SIGHT DISTANCE



STATE OF NEW HAMPSHIRE
 No. 627
 TIMOTHY A. PELOQUIN
 SIGNATURE

LAND OWNER OF RECORD
 CHERYL C. O'CONNELL REVOCABLE TRUST
 CHERYL C. O'CONNELL, TR.
 189 WARNER HILL RD
 DERRY, NH 03038
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 4645 / PAGE 1021

TOPOGRAPHIC PLAN
 MAP 07 LOT 13
 175 WARNER HILL RD
 DERRY, NEW HAMPSHIRE
 OCTOBER 12, 2022

LAND OWNER OF RECORD/
 PREPARED FOR: SARA J. BARTON CAROLINE DODGE
 240 SUGAR PINE DR 189 WARNER HILL RD
 PINEHURST, NC 28374 DERRY, NH 03038

SCALE: 1"=100' SHEET 2 OF 3

PREPARED BY:
Promised Land Survey, LLC
 P.O. Box 447
 Derry, New Hampshire 03038
 Tel: (603) 432-2112
 www.PromisedLandSurvey.com
 •Land Surveying •Mapping •Planning •Permitting •Layout

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	11/09/2022	PER TRC COMMENTS	BJW
1	10/12/2022	PER ZBA NOTICE OF DECISION	BJW

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