

DEPARTMENT HEAD SIGNATURE BLOCK

	12/24/22
POLICE	DATE
	12/27/22
FIRE	DATE
	12-27-22
PUBLIC WORKS	DATE
CODE ENFORCEMENT	DATE
N/A	
CONSERVATION COMMISSION	DATE

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 7 LOT 84 INTO FOUR LOTS: 3 SINGLE FAMILY LOTS AND 1 REMAINING LOT OF 85,324 SQ. AC.
- 2) THIS PLAN IS BASED ON FIELD AND RECORD EVIDENCE LAST OBSERVED IN NOVEMBER OF 2022.
- 3) SURVEY MONUMENTS DEPICTED AS "TO BE SET" SHALL BE SET OR BONDED PRIOR TO THE DERRY PLANNING BOARD SIGNING OF THIS PLAN.
- 4) THERE IS A WETLAND DESIGNATED AS A PRIME WETLAND ON THE PARENT PARCEL. PROPOSED DEVELOPMENT IS NOT WITHIN 150' OF THE PRIME WETLAND BUFFER.
- 5) AN AREA DESIGNATED AS THE "CONSERVATION CORRIDOR OVERLAY DISTRICT" LIES ON THE PARENT PARCEL. THE PROPOSED DEVELOPMENT AREA IS NOT WITHIN 125' OF THE DESIGNATED AREA.
- 6) TOWN OF HAMPSTEAD MAP 2 LOT 72, #534 HAMPSTEAD RD, WAS CONVEYED UNDER THE PROVISIONS OF RSA 874:55 "LAND AFFECTED BY MUNICIPAL BOUNDARIES"; SEE RCRD BOOK 6444 PAGE 1995 & PLAN No. D-41225, WHICH IS REFERENCED IN SAID BOOK & PAGE. AS SUCH, THE SUBJECT PARCEL LIES WITHIN THE MUNICIPAL BOUNDARIES OF THE TOWN OF DERRY.
- 7) ALL NEW DRIVEWAYS SHALL BE BUILT IN ACCORDANCE WITH SECTION 170-26, D. OF THE DERRY LAND DEVELOPMENT CONTROL REGULATIONS (LDCR).
- 8) NEW LOTS SHALL VOLUNTARILY BE EQUIPPED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM, CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES (NEPA 13R & 130). ALL NEW LOTS SHALL COMPLY WITH THE GUIDELINES OF LDCR 170-30 IN REFERENCE TO FIRE PROTECTION/SUPPRESSION.
- 9) ALL NEW LOTS ARE TO BE SERVICED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- 10) ALL NEW LOTS ARE TO BE SERVICED BY UNDERGROUND UTILITIES. LOCATION TO BE DETERMINED BY EVIDENCE AND NOT TO CONFLICT WITH DRAINAGE OR WETLANDS. NEW POLES, IF NECESSARY, RECOMMENDED ARE TO BE LOCATED AT OR NEAR PROPERTY CORNERS.
- 11) DERRY CONSERVATION COMMISSION URGES THE APPLICANT TO MITIGATE THE INVASIVE VEGETATION ON THE PARCEL USING APPROPRIATE CONTROL MEASURES PURSUANT TO STATE RULES AND GUIDELINES.

PLANS OF REFERENCE

- 1) "SUBDIVISION PLAN OF TAX MAP 7 LOT 85"; PREPARED FOR: PAUL P. COLLETTE; PREPARED BY: VERNON W. DINGMAN, II; DATED: MAY 7, 1984. SEE RCRD PLAN D-12425.
- 2) "SUBDIVISION PLAN OF TAX MAP 7 LOT 85-1, 85-2"; PREPARED FOR: PAUL P. COLLETTE; PREPARED BY: VERNON W. DINGMAN, II; DATED: AUGUST, 1984. SEE RCRD PLAN D-12898.
- 3) "TAX MAP 7 LOT 84 LOT LINE CHANGE & SUBDIVISION PLAN"; FOR: REFINED ROOFING & CONSTRUCTION, LLC; PREPARED BY: LAVILLE ASSOC.; DATED: JULY 20, 2021; NOT FOUND RECORDED; FOUND ON FILE AT NHDES: ES42021062203.

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) #33015C0363E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005, AS SHOWN.

DATUM

HORIZONTAL: NAD83-2011
 VERTICAL: NAVD83
 VERTICAL: NAVD83-2011
 HORIZONTAL: NAD83-2011
 VERTICAL: NAVD83
 VERTICAL: NAVD83-2011
 HORIZONTAL: NAD83-2011
 VERTICAL: NAVD83
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 HORIZONTAL: NAD83-2011
 VERTICAL: NAVD83

STATE

- 1) NHDES SUBDIVISION APPROVAL: PENDING AT TIME OF SUBMISSION TO TOWN
- 2) NO MATERIAL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARC3600 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

WETLAND NOTE:

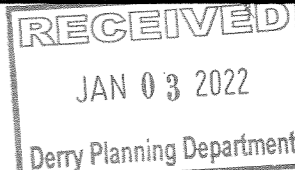
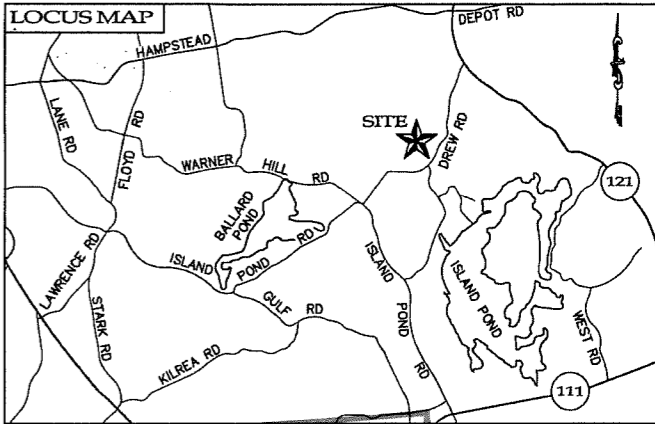
WETLANDS WERE IDENTIFIED UTILIZING THE STANDARDS SET FORTH IN THE 1987 ACCE FEDERAL TECHNICAL REPORT (Y-87-1). WETLANDS WERE DELINEATED BY BAG LAND CONSULTANTS, 43 ROCKINGHAM STREET, CONCORD, N.H. (603-228-5775), CWS 688. WETLANDS AS DEPICTED ARE FROM: NHDES PLAN ES42021062203, NHDES PLAN ES42021070828, AND DIGITAL INFORMATION PROVIDED BY JAMES LAVELLE ASSOC. (SEE PLAN OF REF. #3).

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, ES42021062203 & ES42021070828. 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.
 A.18: TRAFFIC IMPACT STATEMENT. THE PROPOSAL IS 3 ROAD FRONTAGE SINGLE FAMILY LOTS.
 ARTICLE V SECTION 170-25:
 B & C: HIGH INTENSITY SOIL MAPPING FOR THE ENTIRE SITE.

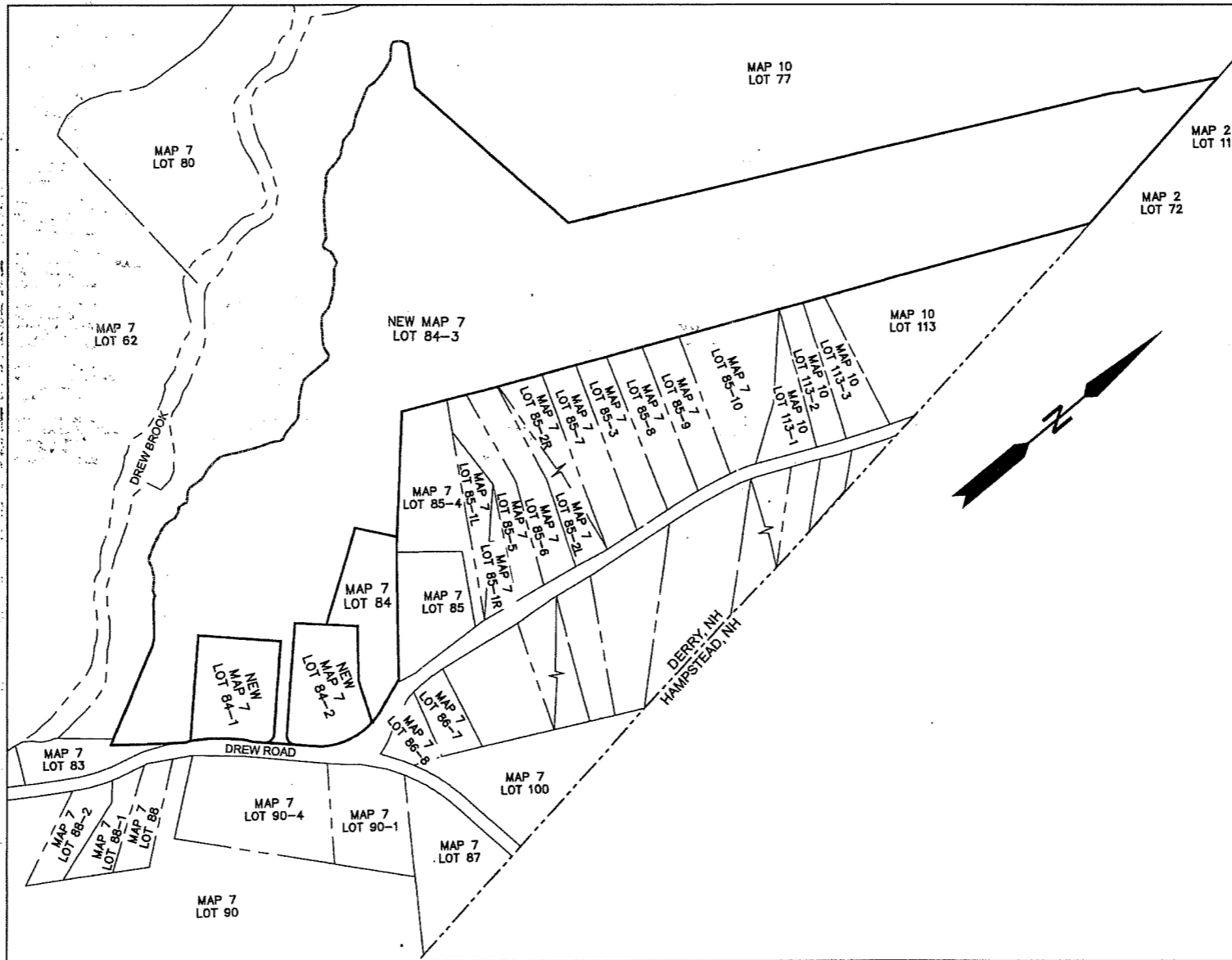
ZONING

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'



ABUTTERS

MAP 7 LOT 82, 80, & 90 N/F TOWN OF DERRY 14 MANNING ST DERRY, NH 03038	MAP 7 LOT 85-6 N/F DAVID & YUN ESTES & HEE SOOK LEE 70 DREW RD DERRY, NH 03038	MAP 7 LOT 88-2 N/F WILLIAM A. MICHELE A. BENOIT 47 DREW RD DERRY, NH 03038
MAP 7 LOT 83 N/F MICHAEL & MICHELLE BORAZEK 52 DREW RD DERRY, NH 03038	MAP 7 LOT 85-7 N/F JOHN J. ELIZABETH R. WALDIE 80 DREW RD DERRY, NH 03038	MAP 7 LOT 90-1 N/F ELIZABETH M. MORLAN 81 DREW RD DERRY, NH 03038
MAP 7 LOT 85 N/F RAYMOND B. & LYNN L. BELANGER 68 DREW RD DERRY, NH 03038	MAP 7 LOT 85-9 N/F PATRICIA A. MEHARG RICHARD A. SENNOTT 88 DREW RD DERRY, NH 03038	MAP 7 LOT 90-4 N/F RICHARD M. LAROCHE 55 DREW RD DERRY, NH 03038
MAP 7 LOT 85-11 N/F DAVID FOLEY MICHELLE PREW 72 DREW RD DERRY, NH 03038	MAP 7 LOT 85-8 N/F JAMES E. & PAULA M. RODDY 84 DREW RD DERRY, NH 03038	MAP 7 LOT 100 N/F DAVID J. DUPONT, JR & NICOLE MAJO 63 S DREW RD DERRY, NH 03038
MAP 7 LOT 85-1R N/F JAMES SILVA 65 HANCOCK ST HAVERHILL, MA 01832	MAP 7 LOT 86-7 N/F BRENDA S. MASIKO KEITH M. BEHSMAN 100 PADDOCK LN BOXBOROUGH, MA 01719	MAP 10 LOT 113 N/F RYAN THOMAS STOREY REV. TRUST RACHEL MARIE NORRIS REV. TRUST 88 DREW RD DERRY, NH 03038
MAP 7 LOT 85-2L N/F SHEPARD HENRY JR 78 DREW RD DERRY, NH 03038	MAP 7 LOT 86-8 N/F PAGLUCA 2018 TRUST & GUY F. & JEAN M. PAGLUCA TRUSTEE 65 DREW RD DERRY, NH 03038	MAP 10 LOT 113-1 N/F STEPHEN J. & TRACY A. ST AMAND QUINTILIANI 10 GAITA DR DERRY, NH 03038
MAP 7 LOT 85-2R N/F DOROTHY J. THERRAULT 78 DREW RD DERRY, NH 03038	MAP 7 LOT 87 N/F JARED L. KUPIDURA & SAMANTHA YOHN 63 DREW RD DERRY, NH 03038	MAP 10 LOT 113-2 N/F JOSEPH F. TREMPER & MEGAN E. MARTINEAU 92 DREW RD DERRY, NH 03038
MAP 7 LOT 85-3 N/F ANDREW & JEANNE A. GREGG 82 DREW RD DERRY, NH 03038	MAP 7 LOT 88 N/F MICHAELA ORSINO WILLIAM T. POUND 51 DREW RD DERRY, NH 03038	N/F 10 LOT 113-3 ELIZABETH L. KEVLIK 94 DREW RD DERRY, NH 03038
MAP 7 LOT 85-4 N/F JULIA C. REDMAN 70 DREW RD DERRY, NH 03038	MAP 7 LOT 88-1 N/F GREGORY P. HABIB 49 DREW RD DERRY, NH 03038	HAMPSTEAD MAP 2 LOT 11 N/F JOAN M. MEYERS, TRUSTEE JOAN M. MEYERS REVOC. TRUST 542 MAIN ST HAMPSTEAD, NH 03841
MAP 7 LOT 85-5 N/F DENNIS E. ISBELL CAROL A. WALSH 74 DREW RD DERRY, NH 03038		MAP 2 LOT 72 N/F TRAVIS & SRI DION 534 MAIN ST HAMPSTEAD, NH 03841



LEGEND

□ BOUND	☀ TREE - CONIFEROUS
○ GUYWIRE	☀ TREE - DECIDUOUS
○ IRON PIPE/REBAR	○ UTILITY POLE
□ MAILBOX/PAPER BOX	☀ WETLAND
— SIGN	
--- 240 --- CONTOUR MAJOR	
--- 238 --- CONTOUR MINOR	
--- DELINEATED WETLAND	
--- DRAINAGE LINE	
--- EDGE OF PAVEMENT	
--- OVERHEAD ELECTRIC	
--- RETAINING WALL	
--- TREE LINE	
--- UNDERGROUND UTILITY	
--- WETLAND EDGE	
▨ BUILDING	

SHEET INDEX

DESCRIPTION	SHEET NO.
OVERVIEW SUBDIVISION PLAN	1
TOPOGRAPHIC SUBDIVISION PLAN	2
SUBDIVISION PLAT	3
SIGHT DISTANCE & DETAILS PLAN/S	4-5

NOTE:
 SHEETS 1 AND 3 OF 5 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. ALL 5 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 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 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, NH PLANNING BOARD ON

CHAIRMAN	DATE
SECRETARY	DATE

OVERVIEW 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)

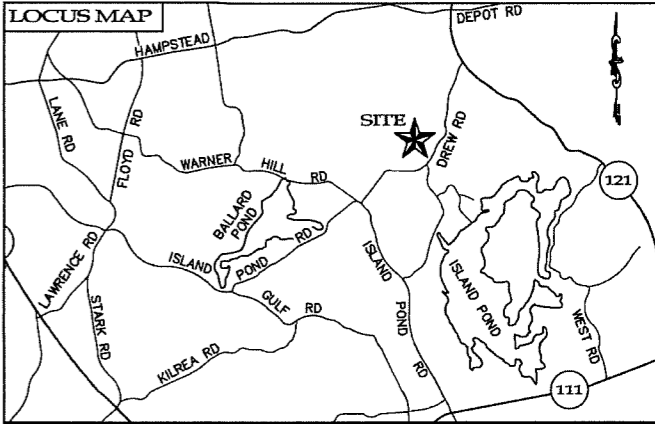
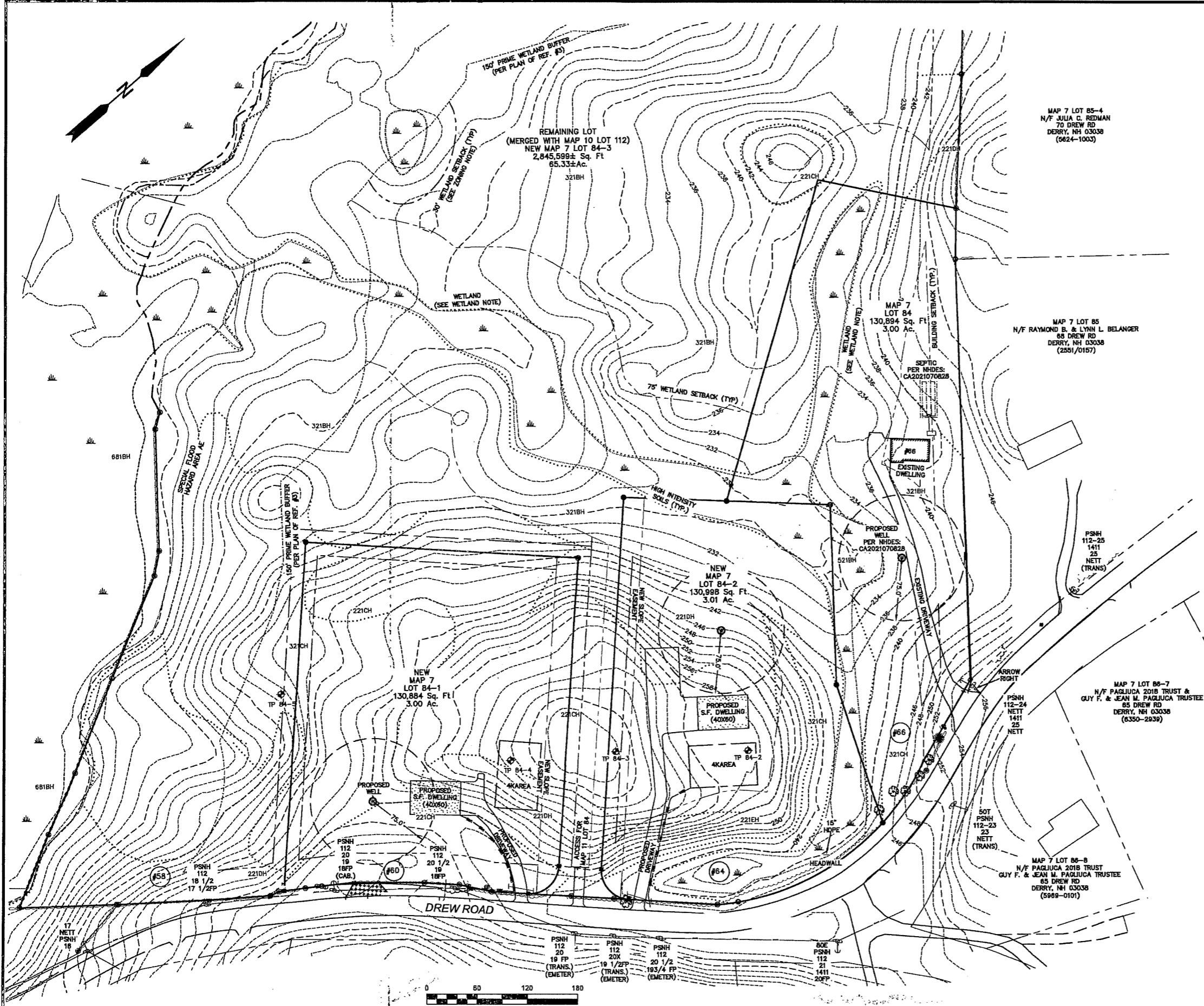
SCALE: 1"=300' SHEET 1 OF 5

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	11/29/2022	REVISED LOT LAYOUT	NMM
1	11/09/2022	PER TRC COMMENTS ON 11-04-2022	NMM
			BY



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), ZBWI (NASHUA, NH), & MASA (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 ECA202107082B, AND DIGITAL INFORMATION PROVIDED BY JAMES LAVELLE ASSOC. (SEE PLAN OF REF. #3).

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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.

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

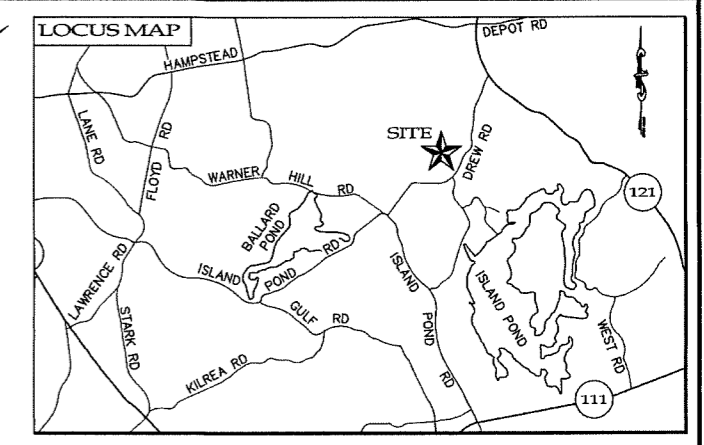
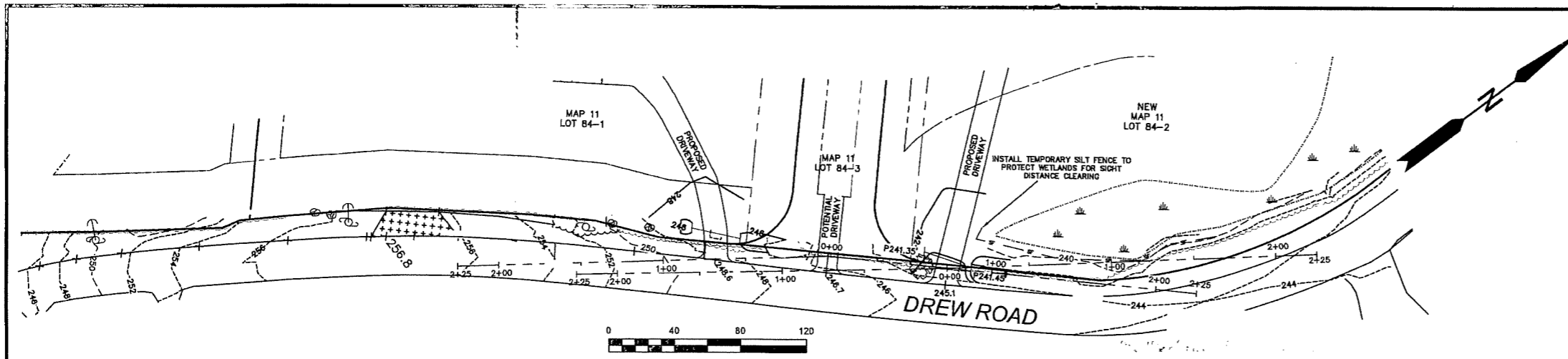
LAND OWNER OF RECORD: SHADE TREE FARM, LLC
 534 MAIN STREET
 HAMPSTEAD, NH 03841
 (RCRD BOOK 6444 PAGE 1955)

SCALE: 1"=60' SHEET 2 OF 5

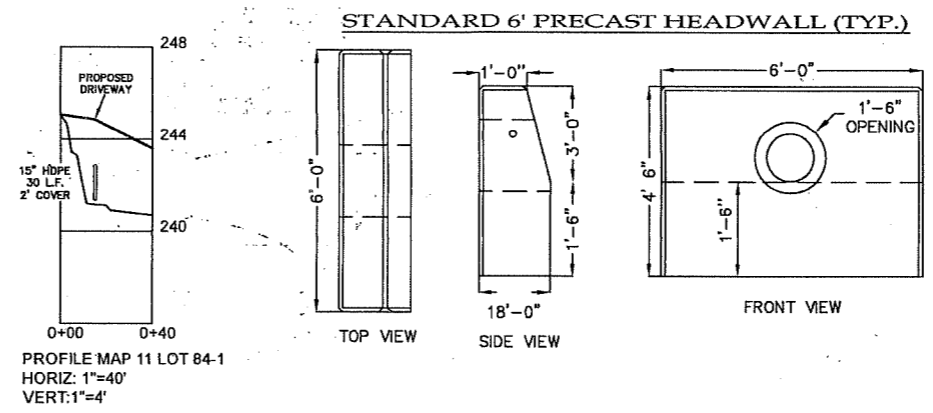
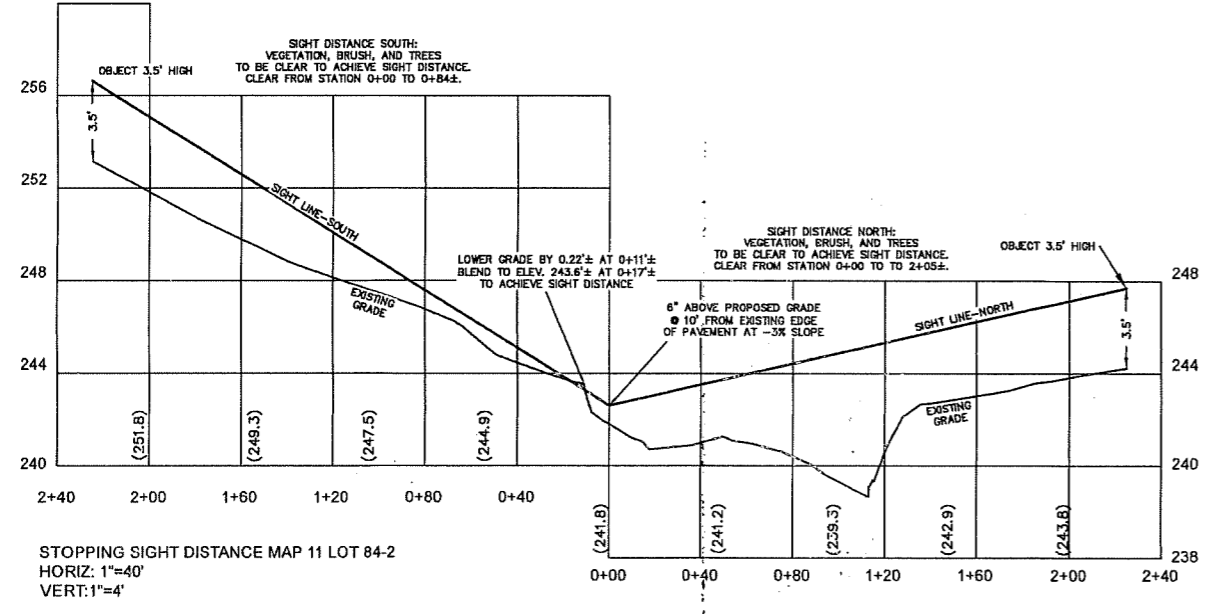
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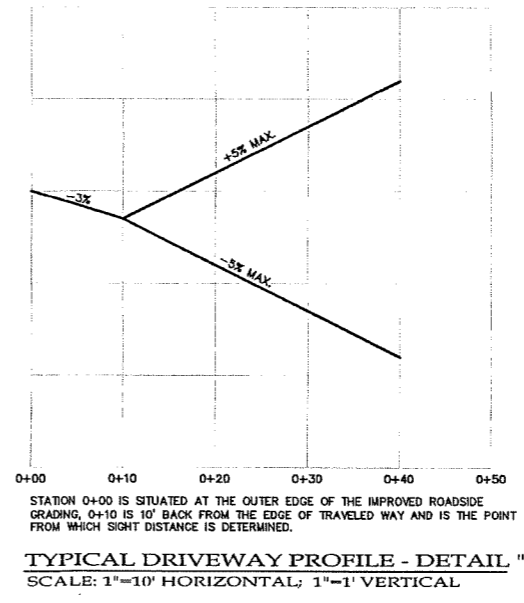
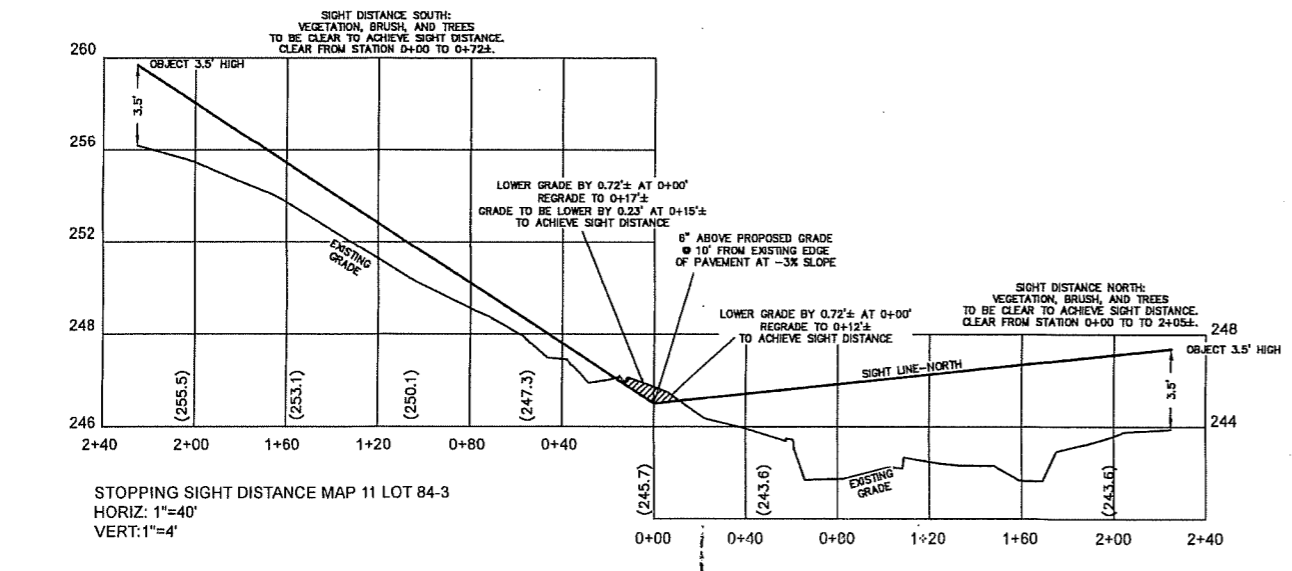
- DRIVEWAY CONSTRUCTION:**
- 1) DRIVEWAY SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" DEPTH NHDOT CRUSHED GRAVEL 304.3 FOR THE ENTIRE LENGTH.
 - 2) ALL LOAM AND ORGANIC MATERIAL SHALL BE REMOVED DOWN TO AN ACCEPTABLE SUBSURFACE.
 - 3) THE DRIVEWAY SHALL HAVE A MINIMUM CLEAR UNOBSTRUCTED WIDTH OF 12' IF 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
HAMPSTEAD, NH 03841
(RCRD BOOK 6444 PAGE 1955)

AS SHOWN SHEET 4 OF 5

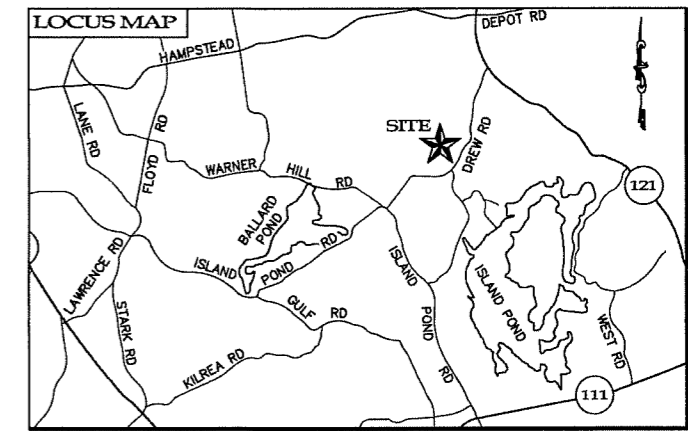
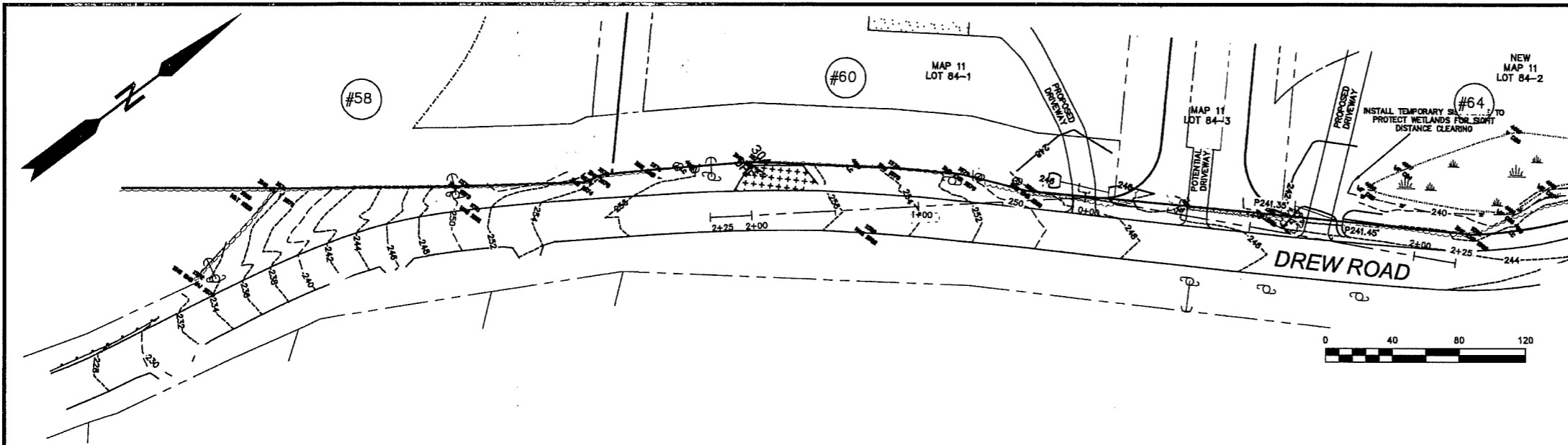
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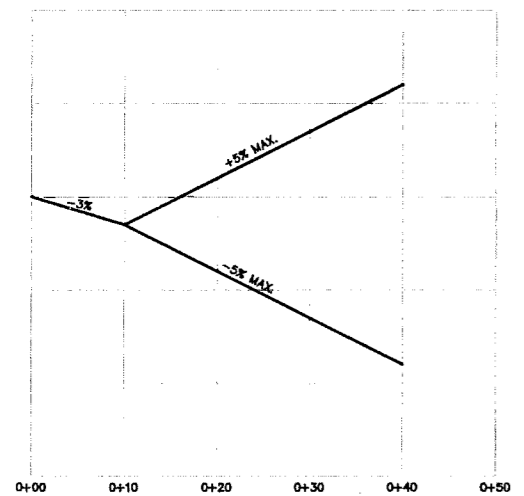
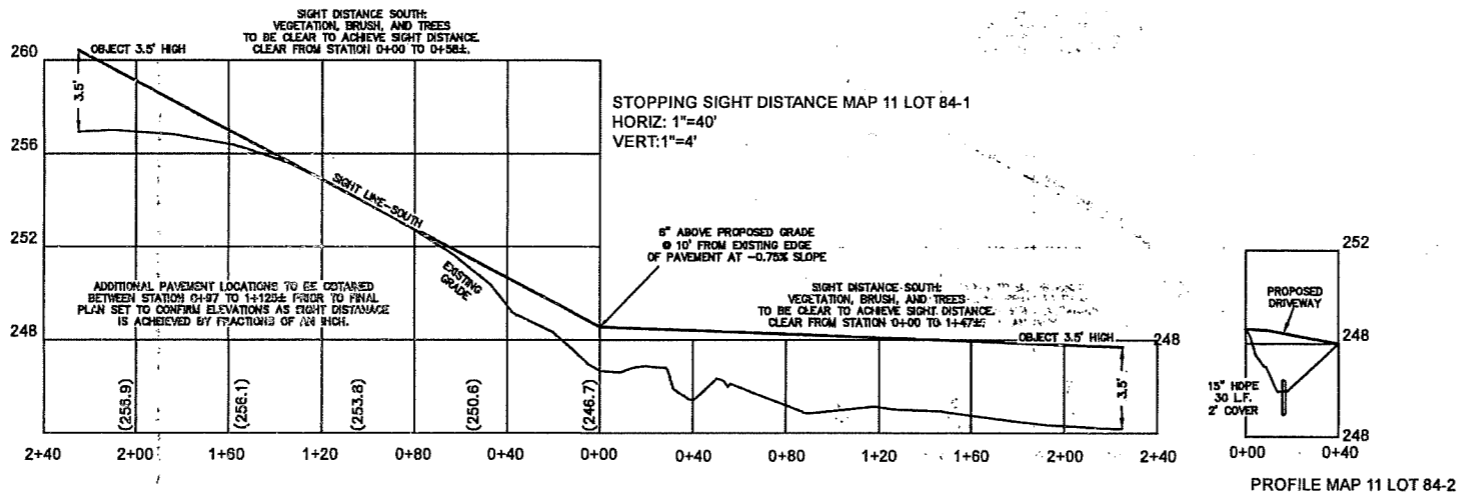


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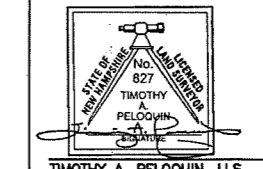


STATION 0+00 IS SITUATED AT THE OUTER EDGE OF THE IMPROVED ROADSIDE GRADING. 0+10 IS 10' BACK FROM THE EDGE OF TRAVELED WAY AND IS THE POINT FROM WHICH SIGHT DISTANCE IS DETERMINED.

TYPICAL DRIVEWAY PROFILE - DETAIL "A"
SCALE: 1"=10' HORIZONTAL; 1"=1' VERTICAL

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

12-21-2022
DATE

**SIGHT DISTANCE & DETAILS PLAN
MAP 7 LOT 84-1
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)

AS SHOWN SHEET 5 OF 5

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REVISIONS

NO.	DATE	DESCRIPTION	BY
3	12/20/2022	REVISED LOT NUMBERING & ADDRESSES	NMM
2	11/29/2022	REVISED LOT LAYOUT	NMM
1	11/09/2022	PER TRC COMMENTS ON 11-04-2022	NMM

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