

VARIANCE FOR RESIDENTIAL USE IN GC4 ZONE

LOT DETAILS:

- RESIDENTIAL LOT 1:** 2.0± ACRES, 150' OF FRONTAGE
- RESIDENTIAL LOT 2:** 2.0± ACRES, 175' OF FRONTAGE
- RESIDENTIAL LOT 3:** 2.1± ACRES, 150' OF FRONTAGE
- RESIDENTIAL LOT 4:** 2.0± ACRES, 150' OF FRONTAGE
- RESIDENTIAL LOT 5:** 2.2± ACRES, 410' OF FRONTAGE

ADDITIONAL FEATURES:

- SEPTIC TANKS:** 4,000 SF
- HOUSE FOOTPRINTS:** 2,640 SF, 2,800 SF, 2,800 SF, 2,800 SF, 3,675 SF
- WETLANDS:** 75' OF WETLAND BUFFER
- STARK ROAD**
- NH ROUTE 28 - ROCKINGHAM ROAD**
- ZONING:** LMDR ZONE, GCIV ZONE, LDR ZONE
- PROPOSED 50' ACCESS EASEMENT**
- MAP 3 LOT 129:** 10.11± AC
- MAP 3 LOT 76:** 0.92± AC
- MIN. BLDG. SETBACK LINE (175')**
- BILLBOARD EASEMENT**

CURRENT ZONING IS C-4 (GENERAL COMMERCIAL, IV) ZONING DISTRICT.			PROVIDED	
MIN. LOT SIZE:		REQUIRED	1.0 ACRE	2 AC.
MIN. LOT FRONTAGE:			125'	150'
MIN. BUILDING SETBACKS:				
FRONT		35'		35'
SIDE		20'		20'
REAR		20'		20'

WHERE PROPOSED USE IS RESIDENTIAL, LOT SIZE AND FRONTAGE TO FOLLOW LMDR (LOW-MEDIUM DENSITY RESIDENTIAL DISTRICT) ZONING DISTRICT.

MIN. LOT SIZE:	REQUIRED
MIN. LOT FRONTAGE:	2.0 ACRE
MIN. BUILDING SETBACKS:	150'
FRONT	35'
SIDE	15'
REAR	15'

* WITHOUT PUBLIC SEWER: ONE ACRE, PLUS 10,000 SQUARE FEET FOR EACH 200 GALLONS PER DAY OF SEWAGE EFFLUENT AFTER THE FIRST 200 GALLONS PER DAY, UNLESS THE OWNER CAN SHOW ADEQUATE PLANS FOR SEWAGE DISPOSAL ON A SMALLER LOT.

- USE RESIDENTIAL USE NOT PERMITTED, COMMERCIAL USE PERMITTED
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING SERVICES:

DRAINAGE	PRIVATE
SEWER	PRIVATE
WATER	PENNCHUCK EAST, PENNCHUCK
GAS	LIBERTY UTILITIES
ELECTRIC	EVERSOURCE
TELEPHONE	FIDUIM
CABLE	FIDUIM
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON GIS INFORMATION.
- TOPOGRAPHY WAS GENERATED FROM GIS INFORMATION.
- WETLANDS INFORMATION DEPICTED ON THIS PLAN IS FROM A DELINEATION CONDUCTED BY JOHN J. ST. JOHN ON OCTOBER 25TH, 2023
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF DERRY, NEW HAMPSHIRE, ROCKINGHAM COUNTY, COMMUNITY PANEL NUMBER 33015C0532E, EFFECTIVE DATE: MAY 17, 2025, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- WETLAND IMPACTS WILL REQUIRE AN APPLICATION TO NHDES WETLANDS BUREAU AND A VARIANCE FROM THE TOWN ZONING BOARD OF ADJUSTMENTS. OBTAINING THESE PERMITS WILL DEPEND ON THE WETLAND FUNCTION AND VALUES, AND SENSITIVITY OF THE PROJECT.
- TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS AND WELLS WILL BE REQUIRED TO CONFIRM THAT SERVICES CAN BE PROVIDED ON SITE, AND/OR AVAILABLE MUNICIPAL SEWER AND WATER CAPACITY WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.
- SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH DEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION, ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
- INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFMORAN INC. THIS PLAN IS ONLY FOR CONCEPTUAL PURPOSES. A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.

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