



## **Brandy Rock Estates Derry, New Hampshire**

**Location:** Gulf Road  
**Surveyor:** Promised Land Surveying, LLC  
**Designed:** 2006-2007  
**Status:** Under Construction (2008)

Northpoint Engineering collaborated with Promised Land Surveying in the land planning, engineering and permitting of a subdivision on 55-acres in southeastern Derry. The proposed development created 12 new single-family house lots and executed lot-line adjustments on two existing single-family properties. The proposed lots will be accessed off a new 1800 linear foot cul-de-sac and will be serviced by onsite private wells and subsurface disposal systems.

The property's topography and onsite wetland complexes complicated site design. A great deal of time was taken to minimize excavation required for the road construction and minimize wetland impacts. Three wetland crossing were permitted as part of the proposed improvements, one roadway crossing and two driveway crossings. A comprehensive stormwater management system was designed for the project including a closed drainage system, stormwater treatment measures, and stormwater management basin. Given the challenging grades on the property, drive-ways were designed to verify their feasibility.

Northpoint participated as part of the design team as the project navigated thru the Technical Review, Planning Board, Conservation Commission and NHDES permitting process. The project obtained the required Conditional Use Permit from the Planning Board for the wetlands impacts, NHDES Subdivision Approval, NHDES Alteration of Terrain Permit, NHDES Wetlands Dredge & Fill Permit, Planning Board Subdivision Approval. Construction is expected to commence in 2008.