

LEGEND

STONE WALL
PROPERTY LINE
TREE LINE
BUILDING SETBACK LINE
OVERHEAD UTILITIES
GB fnd
IR or IP fnd
DH fnd
UP fnd
MAILBOX
WELL
FIRE HYD. fnd
GRAPE VINE ROW
EDGE OF WET
SOIL TYPE
MONTAUK F.SLOAM
SOIL LINE
TEST PIT

44B
MONTAUK F.SLOAM

TEST PIT LOG LOGGED AUGUST 8, 2021

TEST PIT 1 (EDA)
0' - 5' 10YR 3/3 DARK BROWN, FINE SANDY LOAM, FRIABLE, GRANULAR
5' - 42' 10YR 6/6 BROWNISH YELLOWISH, LOAMY SAND, CLEAN FILL, FRIABLE, SINGLE GRAIN, GRANULAR
42' - 50' 10YR 5/8 YELLOWISH BROWN, SAND & GRAVEL, VERY FRIABLE, SINGLE GRAIN, WELL GRADED GRAVEL
50' - 58' 10YR 3/3 DARK BROWN, FINE SANDY LOAM, ORIGINAL TOP SOIL, FRIABLE, GRANULAR
58' - 96' 10YR 5/4 YELLOWISH BROWN, FINE LOAMY SAND, FRIABLE, GRANULAR

ROOTS TO 96"
ESHW = 90"
LEDGE - NONE
PERC RATE = 4 MIN/INCH @ 30"
NO WATER
RESTRICTIVE LAYER - NONE

TEST PIT 2 (DPI)
0' - 8' 10YR 3/3 DARK BROWN, FINE SANDY LOAM, FRIABLE, GRANULAR
8' - 36' 10YR 6/6 BROWNISH YELLOWISH, LOAMY SAND & GRAVEL, FRIABLE, SINGLE GRAIN, GRANULAR, 5% - 3' - 8" COBBLES
36' - 48' 10YR 5/2 BROWNISH, LOAMY SAND & GRAVEL, FIRM IN PLACE-FRIABLE IN HAND, SINGLE GRAIN, MASSIVE 5% - 3' - 8" COBBLES

ROOTS TO 48"
ESHW = 42"
LEDGE - NONE
PERC RATE = 4 MIN/INCH @ 24"
NO WATER
RESTRICTIVE LAYER - NONE

TEST PIT 3 (RGI)
0' - 8' 10YR 3/3 DARK BROWN, FINE LOAMY SAND, FRIABLE, GRANULAR
8' - 24' 10YR 5/6 YELLOWISH BROWNISH, FRIABLE, GRANULAR
24' - 48' 10YR 6/2 LIGHT BROWNISH GRAY, LOAMY SANDY SILT, FRIABLE, MASSIVE

ROOTS - 28"
ESHW = 24"
LEDGE - NONE
PERC RATE = 8 MIN/INCH @ 18"
OBSERVED WATER - 24" PERCHED

OBSERVED WATER DEPTH IN NEARBY DUG WELL = 6"

MAP 06 / LOT 046-004-002
FRANCISCO & RAISA ARAUJO
51 LAWRENCE ROAD
DERRY, NH 03038
BOOK 4526 / PAGE 371

MAP 06 / LOT 046-004-001
LINDA M. ORLOFF
55 LAWRENCE ROAD
DERRY, NH 03038
BOOK 5317 / PAGE 2119
(NEXT LOT OVER TO THE NORTH)

DERRY DEPARTMENT SIGN OFF BLOCK

PUBLIC WORKS DIRECTOR	DATE:
CODE ENFORCEMENT OFFICER	DATE:
DERRY FIRE DEPARTMENT	DATE:
CONSERVATION COMMISSION CHAIR	DATE:
POLICE DEPARTMENT	DATE:



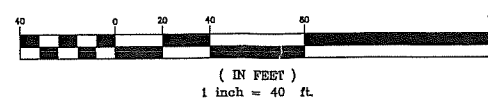
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2-01-2022	ENTRANCE MODIFIED, TRC COMMENTS ADDRESSED	EJS

WETLAND DELINEATION:

EARL J. SANDFORD, CERTIFIED WETLAND SCIENTIST #209, OF SANDFORD SURVEYING & ENGINEERING, INC. BEDFORD, NH, PERFORMED THE WETLAND MAPPING ON JUNE 21, 2021 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND AND THE DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

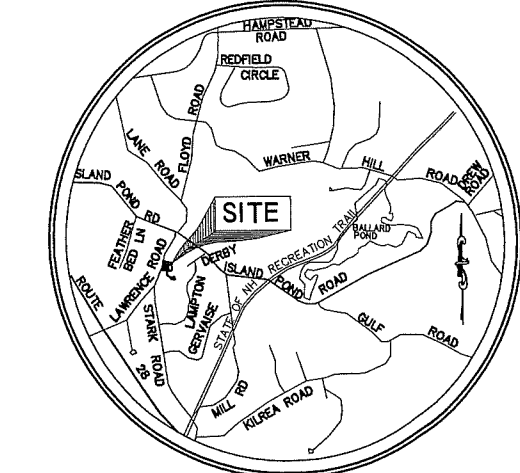
GRAPHIC SCALE



DERRY PLANNING BOARD APPROVAL

DATE: _____

CERTIFICATION OF BOUNDARY PRECISION
I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND WITH A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



LOCUS
DERRY, NH
NOT TO SCALE

REFERENCE PLANS:

1. "SUBDIVISION PLAN OF LAND IN DERRY, NH; TAX MAP 115 / LOT 846-4 AS DRAWN FOR: THE KATHLEEN MCCARTHY 49 LAWRENCE ROAD, DERRY, NH" DATED: DECEMBER 1990; BY TIMOTHY J. WININGS, L.L.S.; AND RECORDED RCRD D-21050.

GENERAL NOTES:

- REFERENCE THIS PARCEL AS DERRY TAX MAP 06 / LOT 046-004. THIS PARCEL MEETS THE DEFINITION OF A FARM OPERATION PER NH RSA 21:34. THE AREA OF PRODUCTIVE WINES ON SITE SOURCE OF PRODUCTION = 1.46 ACRES. CURRENT USE 1.25 DOMICLE 2.0 FARM
- OWNER OF RECORD:
MICHAEL A. APPOLO, III
49 LAWRENCE ROAD
DERRY, NH 03038
R.C.R.D. BK 3639 / PG 218 (08/31/2001)
- TOTAL AREA OF MAP 06 / LOT 046-004 = 141,625 SF OR 3.251 ACRES
- ZONED: LMDR-LOW/MED DENSITY RESIDENTIAL
MINIMUM LOT SIZE: 2.0 ACRES (SOILS BASED LOT SIZING)
MINIMUM FRONTAGE: 150 FEET
MINIMUM YARDS: FRONT = 35 FEET, SIDE AND REAR = 15 FEET
WETLAND SETBACK: 75 FEET > 1 ACRE / 30 FEET < 1 ACRE.
- THE PURPOSE OF THIS PLAN IS TO DEPICT EXISTING CONDITIONS OF SITE.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM PLANS OF RECORD AND ACTUAL FIELD SURVEY MADE ON THE GROUND.
- PARCEL IS SERVICED BY ON-SITE WELL AND SEPTIC SYSTEM (E.D.A.).
- PER FLOOD PANEL 33015C0532E THIS PARCEL DOES NOT FALL WITHIN THE NATIONAL FLOOD HAZARD ZONE.

PLAN INDEX

SHEET NO.	TITLE
1	EXISTING CONDITIONS PLAN 1"=40'
2	AGRI-TOURISM SITE PLAN 1"=20'
3	STORMWATER MANAGEMENT & EROSION CONTROL PLAN 1"=20'
4	STORMWATER MANAGEMENT DETAILS
5	DETAIL PLAN
6	PRE-DEVELOPMENT DRAINAGE PLAN
7	POST DEVELOPMENT DRAINAGE PLAN

EXISTING CONDITIONS PLAN
AGRI-TOURISM FACILITY IMPROVEMENT
MAP 06 / LOT 046-04
PREPARED FOR

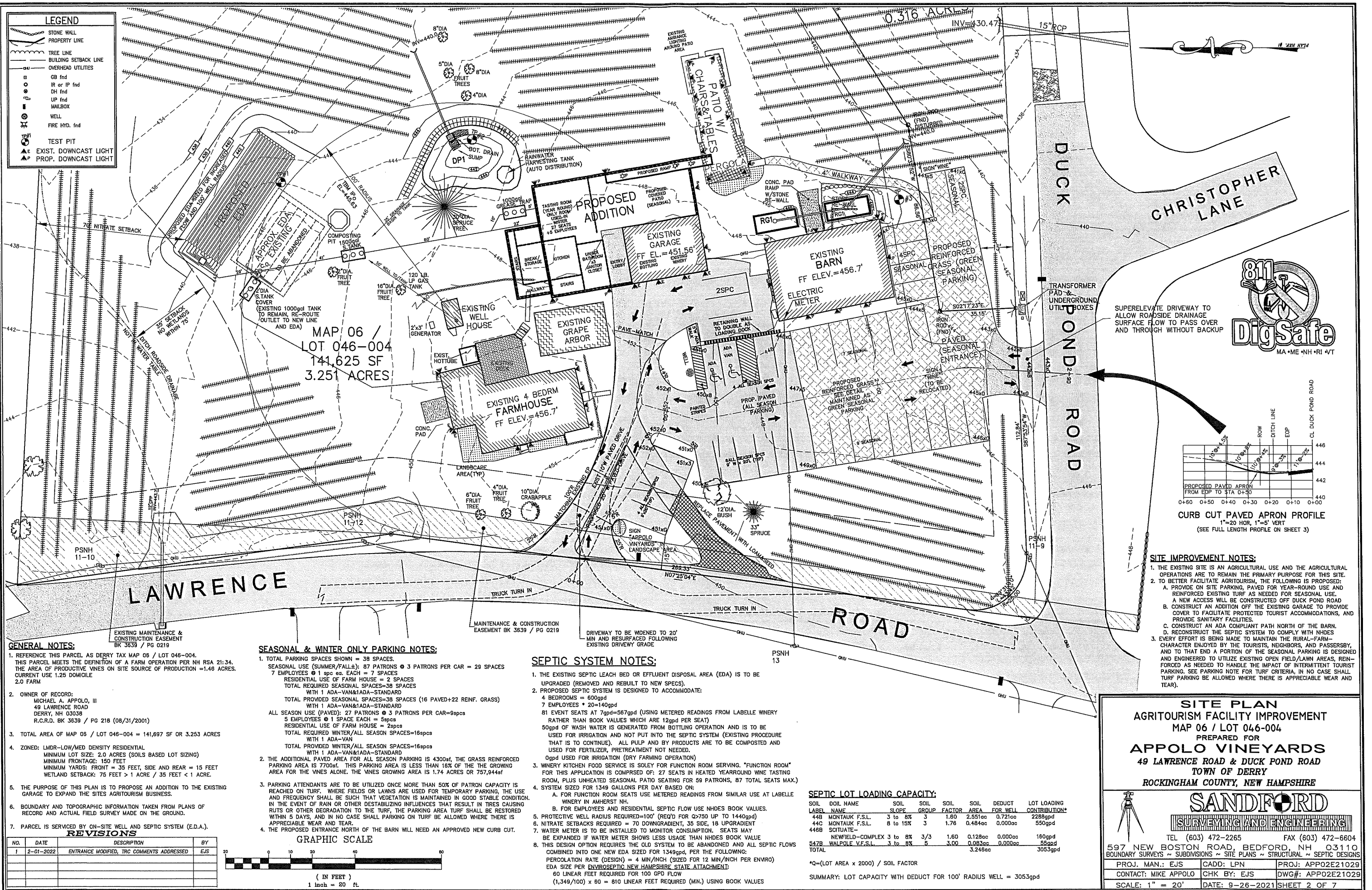
APPOLO VINEYARDS
49 LAWRENCE ROAD & DUCK POND ROAD
TOWN OF DERRY
ROCKINGHAM COUNTY, NEW HAMPSHIRE

SANDFORD
SURVEYING AND ENGINEERING

TEL (603) 472-2265 FAX (603) 472-6604

597 NEW BOSTON ROAD, BEDFORD, NH 03110
BOUNDARY SURVEYS ~ SUBDIVISIONS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS

PROJ. MAN.: EJS CADD: LPN PROJ: APP02E21029
CONTACT: MIKE APPOLO CHK BY: EJS DWG#: APP02E21029
SCALE: 1" = 40' DATE: 9-26-2021 SHEET 1 OF 7



LEGEND

- STONE WALL
- PROPERTY LINE
- TREE LINE
- BUILDING SETBACK LINE
- OVERHEAD UTILITIES
- GB fnd
- IR or IP fnd
- DH fnd
- UP fnd
- MAILBOX
- WELL
- FIRE HYD. fnd
- STONE CHECKDAM
- SILT BARRIER (BIG BERM PREFERRED)

MAP 06 / LOT 046-004
141,625 SF
3.251 ACRES

LAWRENCE ROAD

DUCK POND ROAD

CHRISTOPHER LANE

PROPOSED ADDITION

EXISTING GARAGE
FF ELEV.=451.56'

EXISTING BARN
FF ELEV.=456.7'

EXISTING 4 BEDRM FARMHOUSE
FF ELEV.=456.7'

EXISTING GRAPE ARBOR

EXISTING WELL HOUSE

EXISTING TANK COVER
(EXISTING 1000GAL TANK TO REMAIN, RE-ROUTE OUTLET TO NEW LINE AND EDA)

PROPOSED REINFORCED GRASS (GREEN SEASONAL PARKING)

PROPOSED RAMP XP

PATIO W/ CHAIRS & TABLES PERGOLA

ELECTRIC METER

TRANSFORMER PAD & UNDERGROUND UTIL BOXES

REPLACE PAVEMENT WITH LOAM/SEED

TRUCK TURN IN

MAINTENANCE & CONSTRUCTION EASEMENT BK 3639 / PG 0219

DRIVEWAY TO BE WIDENED TO 20' MIN AND RESURFACED FOLLOWING EXISTING DRIVEWAY GRADE

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

811 Dig Safe
MA • ME • NH • RI • VT

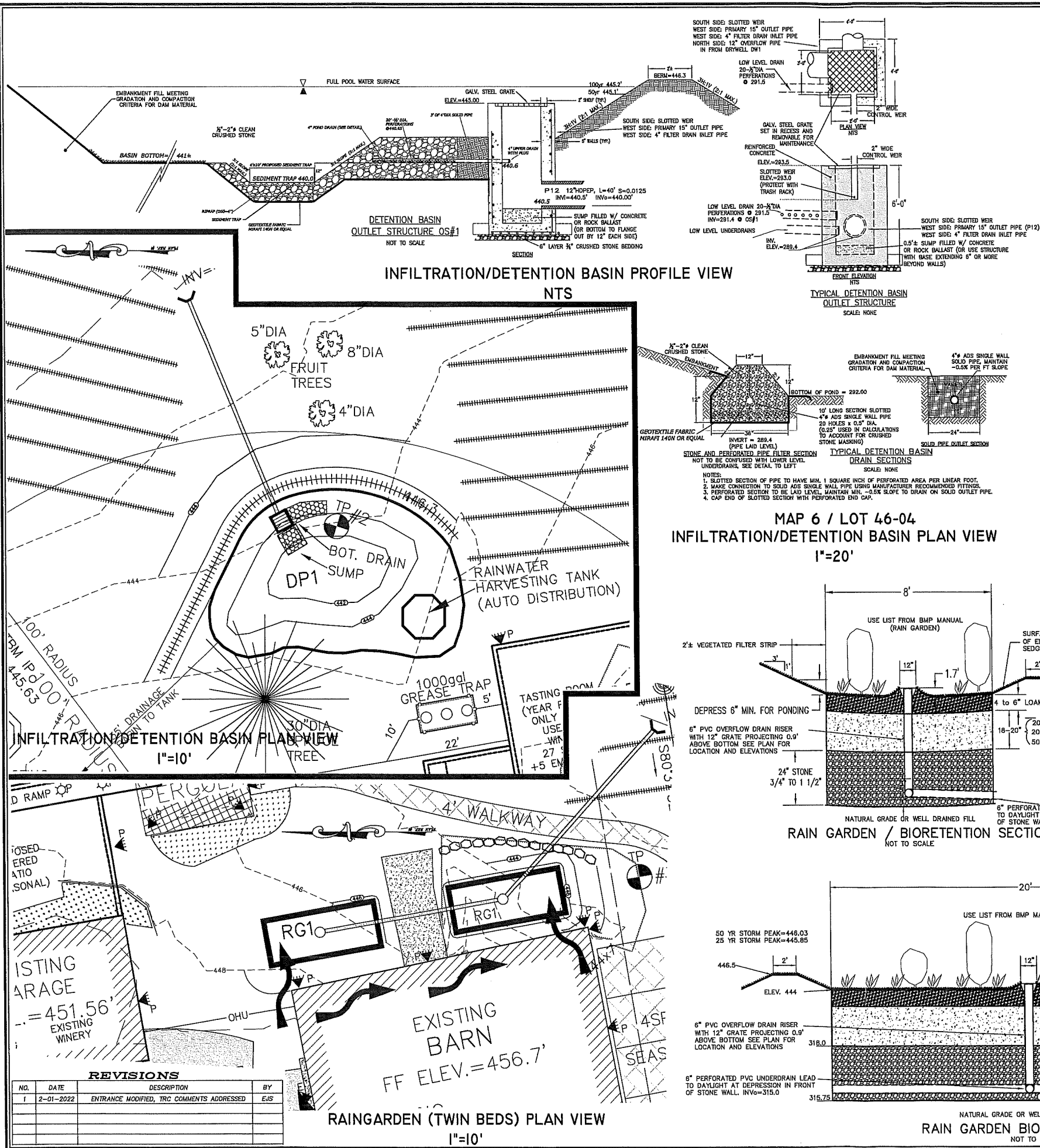
STORMWATER MANAGEMENT & EROSION CONTROL
AGRITOURISM FACILITY IMPROVEMENT
MAP 06 / LOT 046-004
PREPARED FOR
APPOLO VINEYARDS
49 LAWRENCE ROAD & DUCK POND ROAD
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597 NEW BOSTON ROAD, BEDFORD, NH 03110
BOUNDARY SURVEYS ~ SUBDIVISIONS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS

NO.	DATE	DESCRIPTION	BY
1	2-01-2022	ENTRANCE MODIFIED, TRC COMMENTS ADDRESSED	EJS
2	2-07-2022	PROFILE ADDED	EJS

PROJ. MAN.: EJS CADD: LPN PROJ: APP02E21029
CONTACT: MIKE APPOLO CHK BY: EJS DWG#: APP02E21029
SCALE: 1" = 20' DATE: 9-26-2021 SHEET 3 OF 7

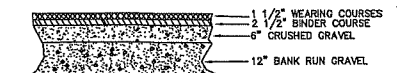
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1:2, Sandford Surveying & Engineering, P4-25 Lori



BIO RETENTION RAIN GARDEN PLANTING NOTES:
LOVE GRASS AND SEDGES SCATTERED THROUGHOUT.
JOE-PYE WEED CLUMPED IN WIDE AREAS.
SWITCH GRASS ON UPPERMOST EDGES.
SHRUBS SCATTERED THROUGHOUT.
5 SHRUBS PLUS 7 LOWBUSH BLUEBERRIES ON SOUTH EDGE.
5 JOE-PYE WEED.

SHRUB- Highbush Blueberry (*Vaccinium corymbosum*)
SHRUB- Arrowwood (*Viburnum dentatum*)
SHRUB- Winterberry (*Ilex verticillata*)
SHRUB- Lowbush Blueberry (*Vaccinium angustifolium*)
HERB- Joe-Pye Weed (*Eupatorium purpureum*)
HERB- Switch Grass (*Panicum sp.*)
HERB- Love Grass (*Eriogonum sp.*)
HERB- Sedges (*Carex sp.*)

NOTES:
VERIFY AVAILABILITY AND HEARTINESS FOR THE REGION AND SUBSTITUTE WHERE APPROPRIATE.



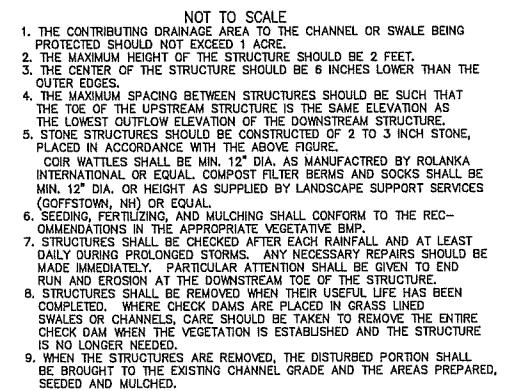
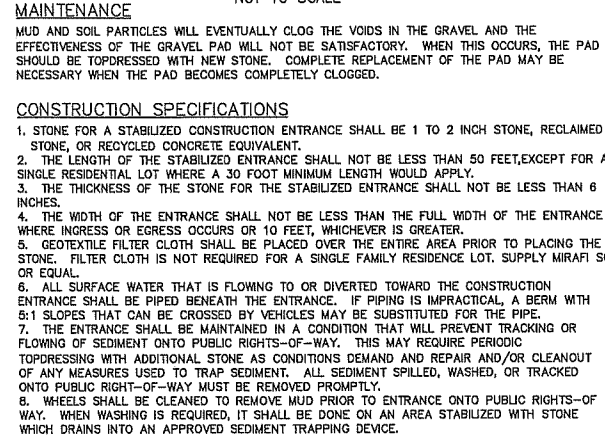
TYPICAL PAVEMENT SECTION
DRIVE & CAR PARKING AREAS
(NO SCALE)

STORMWATER DETAILS
AGRITOURISM FACILITY IMPROVEMENT
MAP 06 / LOT 046-004
PREPARED FOR
APPOLO VINEYARDS
49 LAWRENCE ROAD & DUCK POND ROAD
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PROJ. MAN.: EJS	CADD: LPN	PROJ: APP02E21029
CONTACT: MIKE APPOLO	CHK BY: EJS	DWG#: APP02E21029
SCALE: AS SHOWN	DATE: 9-26-2021	SHEET 4 OF 7



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	2-01-2022	ENTRANCE MODIFIED, TRC COMMENTS ADDRESSED	EJS

DETAILS
AGRI TOURISM FACILITY IMPROVEMENT
MAP 06 / LOT 046-004
 PREPARED FOR
APPOLE VINEYARDS
 49 LAWRENCE ROAD & DUCK POND ROAD
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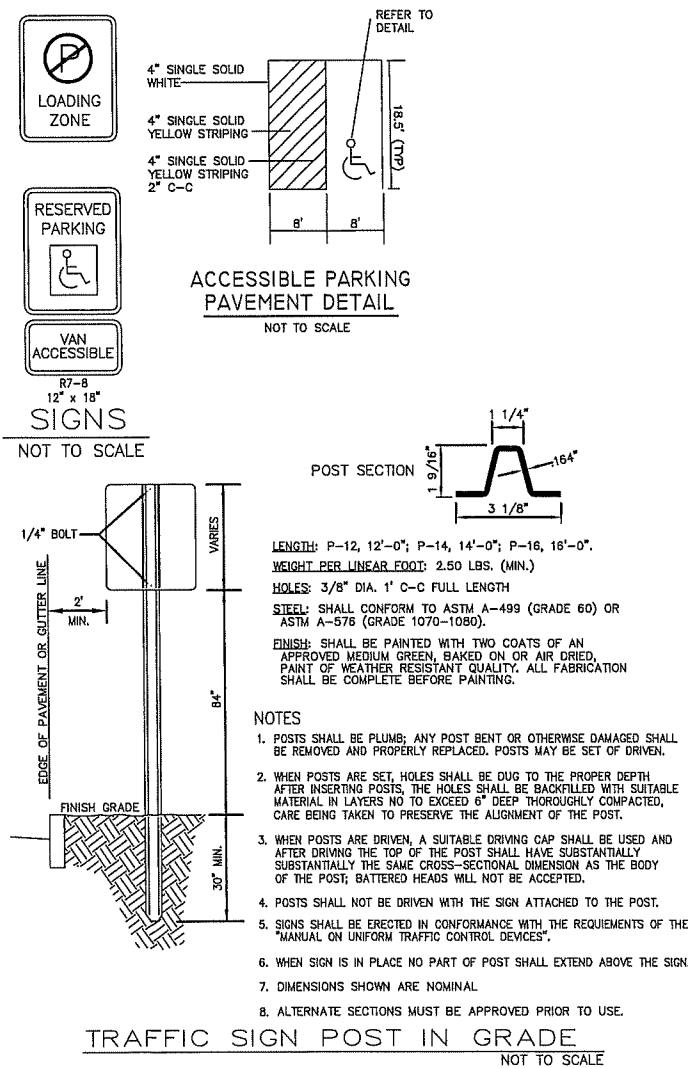
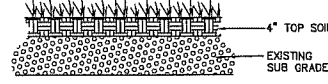


Diagram illustrating the dimensions of the unit:

- A**: Height
- B**: Width
- C**: Depth
- WALL MOUNT**: Side view showing the mounting bracket.

	A	B	C	EPA	Wt./lbs
CEI	16"	21.75"	5.9"	1.6	37
CEII	21"	30"	10"	2.9	82



TYPICAL LOAM & SEED
NOT TO SCALE



TEST PIT LOG

LOGGED AUGUST 8, 2021

TEST PIT 1 (EDA)
0' - 5" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, FRIABLE, GRANULAR
5' - 42" 10YR 6/6 BROWNISH YELLOWISH, LOAMY SAND, CLEAN FILL, FRIABLE, SINGLE GRAIN, GRANULAR
42" - 50" 10YR 5/8 YELLOWISH BROWN, SAND & GRAVEL, VERY FRIABLE, SINGLE GRAIN, WELL GRADED GRAVEL
50" - 58" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, ORIGINAL TOP SOIL, FRIABLE, GRANULAR
58" - 96" 10YR 5/4 YELLOWISH BROWN, FINE LOAMY SAND, FRIABLE, GRANULAR
ROOTS TO 96"
ESHWIT = 90"
LEDGE = NONE
PERC RATE = 4 MIN/INCH @ 30"
NO WATER
RESTRICTIVE LAYER = NONE

TEST PIT 2 (DP1)
0' - 8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, FRIABLE, GRANULAR
8" - 36" 10YR 6/6 BROWNISH YELLOWISH, LOAMY SAND & GRAVEL, FRIABLE, SINGLE GRAIN, GRANULAR, 5% - 3" - 5" COBBLES
36" - 48" 10YR 5/2 BROWNISH, LOAMY SAND & GRAVEL, FIRM IN PLACE-FRIABLE IN HAND, SINGLE GRAIN, MASSIVE 5% - 3" - 5" COBBLES
ROOTS TO 48"
ESHWIT = 42"
LEDGE = NONE
PERC RATE = 4 MIN/INCH @ 24"
NO WATER
RESTRICTIVE LAYER = NONE

TEST PIT 3 (RG1)
0' - 8" 10YR 3/3 DARK BROWN, FINE LOAMY SAND, FRIABLE, GRANULAR
8" - 24" 10YR 5/6 YELLOWISH BROWNISH, FRIABLE, GRANULAR
24" - 48" 10YR 6/2 LIGHT BROWNISH GRAY, LOAMY SANDY SILT, FRIABLE, MASSIVE
ROOTS - 28"
ESHWIT = 24"
LEDGE = NONE
PERC RATE = 8 MIN/INCH @ 18"
OBSERVED WATER - 24" PERCHED

OBSERVED WATER DEPTH IN NEARBY DUG WELL = 8'+

DRAINAGE WATERSHED AREAS

A1 59,100sf
A2 36,160sf
A3 110,060sf
A4 30,250sf
A5 45,360sf
Tot 280,930sf=6.449ac

NRCS SOILS KEY

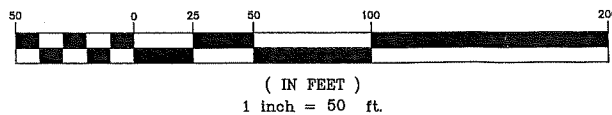
SOIL SYMBOL	DESCRIPTION	SLOPES	HYDRO GROUP
44B	MONTAUK FINE SANDY LOAM	3 TO 8%	C
45C	MONTAUK FINE SANDY LOAM	8 TO 15%	C
446B	SCITUATE-NEWFIELDS COMPLEX	3 TO 8%	C/B
547B	WALPOLE VERY FINE SANDY LOAM	3 TO 8%	C

THE SOIL INFORMATION IS TAKEN FROM NRCS WEB SOIL SURVEY.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2-01-2022	ENTRANCE MODIFIED, TRC COMMENTS ADDRESSED	EJS

GRAPHIC SCALE



WATERSHED NOTES

1. THE OFFSITE AREAS WA7 AND WA8 ARE THE SAME FOR BOTH PRE AND POST DEVELOPMENT. SEE THE GIS 400 SCALE PLAN FOR FULL OUTLINE OF OFFSITE WATERSHED AREAS.
2. THE FLOWS FOR WATERSHED AREA WA7 REPRESENTS ALL FLOWS TO BOWMAN BROOK PRIOR TO WHERE IT CROSSES INTO THE SUBJECT LOT.
3. THE FLOWS FOR WATERSHED AREA WA8 REPRESENTS ALL FLOWS TO A TRIBUTARY STREAM TO BOWMAN BROOK WHICH ENTERS THE SUBJECT LOT BEFORE JOINING WITH BOWMAN BROOK.
4. THE FLOWS GENERATED BY OFFSITE WATERSHED AREAS WA7 AND WA8 ARE BASED ON STREAMSAT ANALYSIS, DIRECTLY ENTERED INTO THE HYDROCAD MODEL WITH THE Tc AND CN VALUES CALIBRATED TO MATCH THE STREAMSAT FLOW.

PRE DRAINAGE PLAN
AGRI-TOURISM FACILITY IMPROVEMENT
MAP 06 / LOT 046-004
PREPARED FOR
APPOLO VINEYARDS
49 LAWRENCE ROAD & DUCK POND ROAD
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PROJ. MAN.: EJS CAD: LPN PROJ: APP02E21029
CONTACT: MIKE APPOLO CHK BY: EJS DWG#: APP02E21029
SCALE: 1" = 50' DATE: 3-26-2021 SHEET 6 OF 7

