

LEGEND:

TREELINE  
STONEWALL  
222 2 FT CONTOUR  
220 10 FT CONTOUR  
220 PROPOSED CONTOUR  
EOP EDGE OF PAVEMENT  
EOG EDGE OF GRAVEL  
EDGE OF WETLAND  
PROPOSED SILT FENCE  
PROPOSED ELECTRICAL SERVICE

UTILITY POLE w/ GUY WIRE  
WELL  
TP TEST PIT  
CONC. BOUND w/DRILL HOLE (FOUND)  
REBAR/OR IRON PIPE (FOUND)  
DRILL HOLE FOUND  
EX. BUILDING  
HISS SOIL SYMBOL  
HISS SOIL LINE

ABBREVIATIONS:

UP UTILITY POLE  
EOP EDGE OF PAVEMENT  
EOG EDGE OF GRAVEL  
STY STORY  
WD WOOD  
FR FRAME  
TYP TYPICAL  
PROP PROPOSED  
EDA EFFLUENT DISPOSAL AREA

RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS

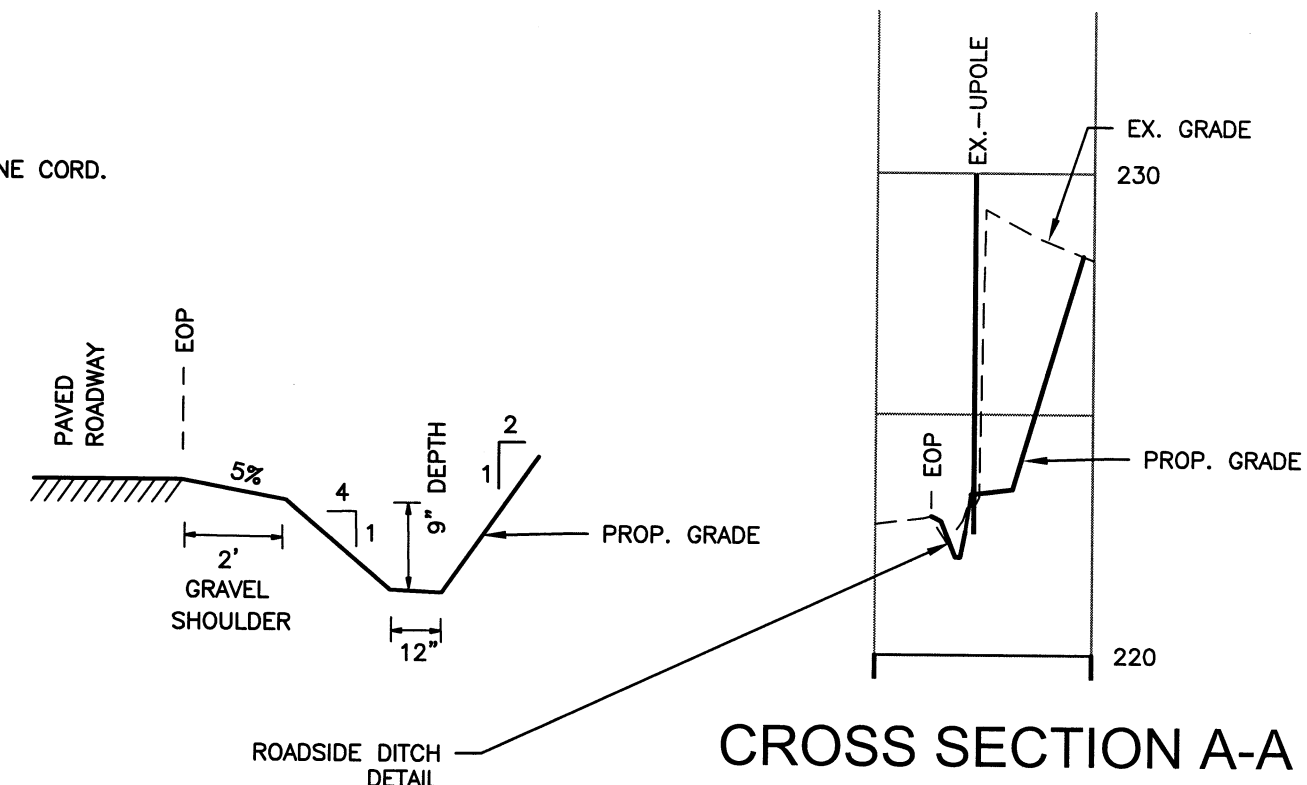
- NOTES:
- SEE SHEET 1 FOR ADDITIONAL NOTES AND INFORMATION.
  - WETLANDS & HISS SOILS MAPPED ON-SITE BY: BLUE MOON ENVIRONMENTAL CONCORD, NEW HAMPSHIRE 03301 NANCY B RENDALL CWS, CSS
  - BOUNDARY SURVEY COMPLETED IN CONJUNCTION WITH: RANGWAY LAND SURVEY & DESIGN 252 DANIEL PLUMMER ROAD GOFFSTOWN, NEW HAMPSHIRE 03045
  - THE PROPERTY IS CURRENTLY SERVICED BY EXISTING OVERHEAD UTILITY LINES. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. BENCHMARK, LLC MAKE NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT NEW HAMPSHIRE DIG SAFE AT 1-888-344-7233.
  - ALL EROSION CONTROL METHODS SHALL BE WILDLIFE FRIENDLY. CONTRACTOR SHALL USING WELDED PLASTIC OR "BIODEGRADABLE" EROSION CONTROL NETTING AT THIS JOB SITE. WILDLIFE FRIENDLY OPTIONS SUCH AS EROSION CONTROL MULCH BERMS OR WOVEN ORGANIC MATERIAL (IE COCO MATTING) SHOULD BE USED.
  - ANY BLASTING OPERATIONS SHALL BE CONDUCTED IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL ORDINANCES, AND THE CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES FOR BLASTING.
  - ALL WETLAND CROSSING WORK SHALL BE DONE DURING DRY CONDITIONS.
  - IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION MEASURES AT NO EXPENSE TO THE TOWN.
  - CONTRACTOR TO PROTECT BASE ELEVATION AREAS FROM SILTATION DURING CONSTRUCTION.
  - ANY DISCREPANCIES OR UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ENGINEER BEFORE CONTINUING WITH CONSTRUCTION.
  - DRIVEWAYS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12 INCH DEPTH OF NHDOT CRUSHED GRAVEL 304.3 SPECIFICATIONS FOR THE ENTIRE LENGTH.
  - PROPOSED DRIVEWAY SHALL HAVE AN PAVED APRON WITH A MINIMUM 2" THICKNESS OF BITUMINOUS ASPHALT BASE COURSE PAVEMENT BETWEEN THE EDGE OF PAVEMENT ALONG ISLAND POND ROAD AND EDGE OF RIGHT OF WAY.

**TAX MAP 17 LOT 005-004**

AREA = 124,156 SQ.FT. / 2.85 ACRES  
#356 ISLAND POND ROAD

**TAX MAP 17 LOT 005**

AREA = 130,702 SQ.FT. / 3.00 ACRES  
#358 ISLAND POND ROAD



**TOPOGRAPHICAL PLAN  
TAX MAP 17 LOT 005  
#356 ISLAND POND ROAD  
DERRY NEW HAMPSHIRE 03038**

OWNER OF RECORD/PREPARED FOR;  
GOLDEN ACRES LAND TRUST  
RED TUNDRA LLC TRUSTEE  
917 WHITNEYS GROVE RD  
DERRY, NH 03038  
RCRD BOOK 6133/PAGE 273

SCALE: 1"=40' SHEET 2 OF 4 OCTOBER 11, 2022

NHDOT & DERRY TRC	2/14/23
REVISIONS	DATE

**BENCHMARK LLC**  
Consulting Engineers Land Planners  
1F Commons Drive, Suite 35  
Londonderry, New Hampshire 03053  
Phone: (603) 437-5000

APPROVED BY THE TOWN OF DERRY, NH PLANNING BOARD

On Date: \_\_\_\_\_

Certified By: \_\_\_\_\_

CHAIRMAN

SECRETARY

**BENCHMARK**

TBM#1- MAG NAIL SET, IN PAVEMENT ALONG THE NORTHWESTERLY CORN OF ISLAND POND AND BARTLETT ROAD ELEVATION 223.93'

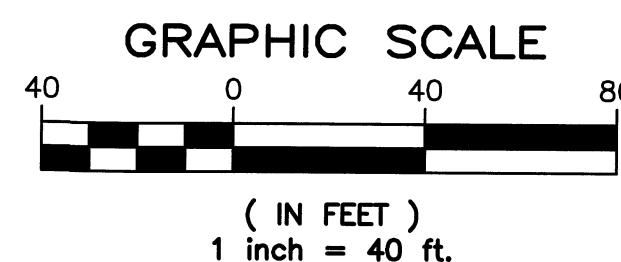
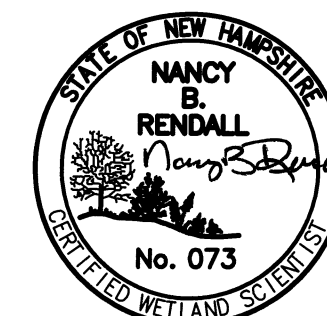
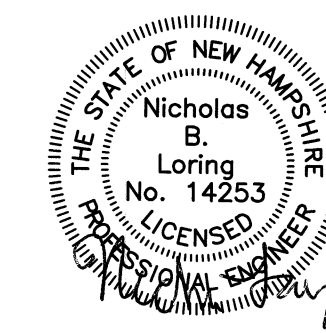
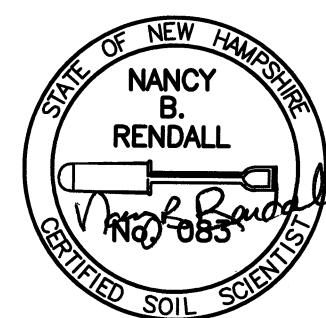
NORTH ORIENTATION IS NH GRID NAD83 & ELEVATION DATUM IS NAVD88 BASED ON GPS DATA.

**WETLAND NOTES:**

- Wetland boundaries as flagged were delineated by Nancy B. Rendall, Certified Wetland Scientist, #073 in October, 2021 and represent site conditions at that time.
- Wetland delineation was performed to the standards in the "Regional Supplement to the Corps of Engineers Wetland Delineation Manual Northcentral and Northeast Region (Version 2.0), USACE, January, 2012."
- Hydric soils were determined in accordance with the protocol in "Field Indicators of Hydric Soils in the United States - A Guide for Identifying and Delineating Hydric soils, NRCS, Version 8.0, 2016" and "Version 4 of the Field Indicators for Identifying Hydric Soils in New England."
- Determination of wetland vegetation was assessed using the National Wetland Plant List, Version 3.3. U.S. Army Corps of Engineers 2019.
- Wetlands were classified using the USFWS Methodology, "Classification of Wetlands and Deepwater Habitats, Cowardin, et al. 1979."

**SOIL MAPPING NOTES:**

This soil map was produced by Nancy B Rendall; NH Certified Soil Scientist #083. The soil map was prepared based on fieldwork conducted in the summer of 2022 and represents conditions of the site at the time of the field investigations. This soil map was prepared using the minimum standards for high intensity soil mapping, as referenced in the SSSNNE publication "Standards for a High Intensity Soil Map", (December, 2017). It is not a product of the USDA - NRCS.



TAX MAP 04 LOT 091-003  
N/F JARED ADAM DAVIES  
360 ISLAND POND ROAD  
DERRY NH 03038  
RCRD BOOK 6121/PAGE 781

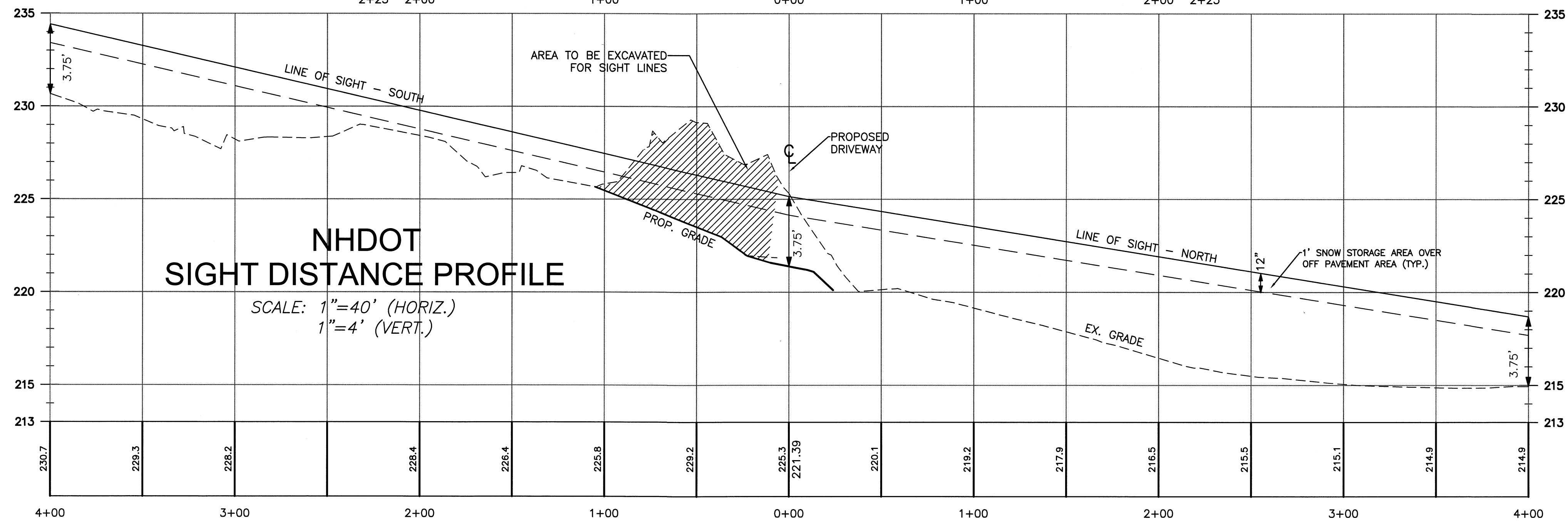
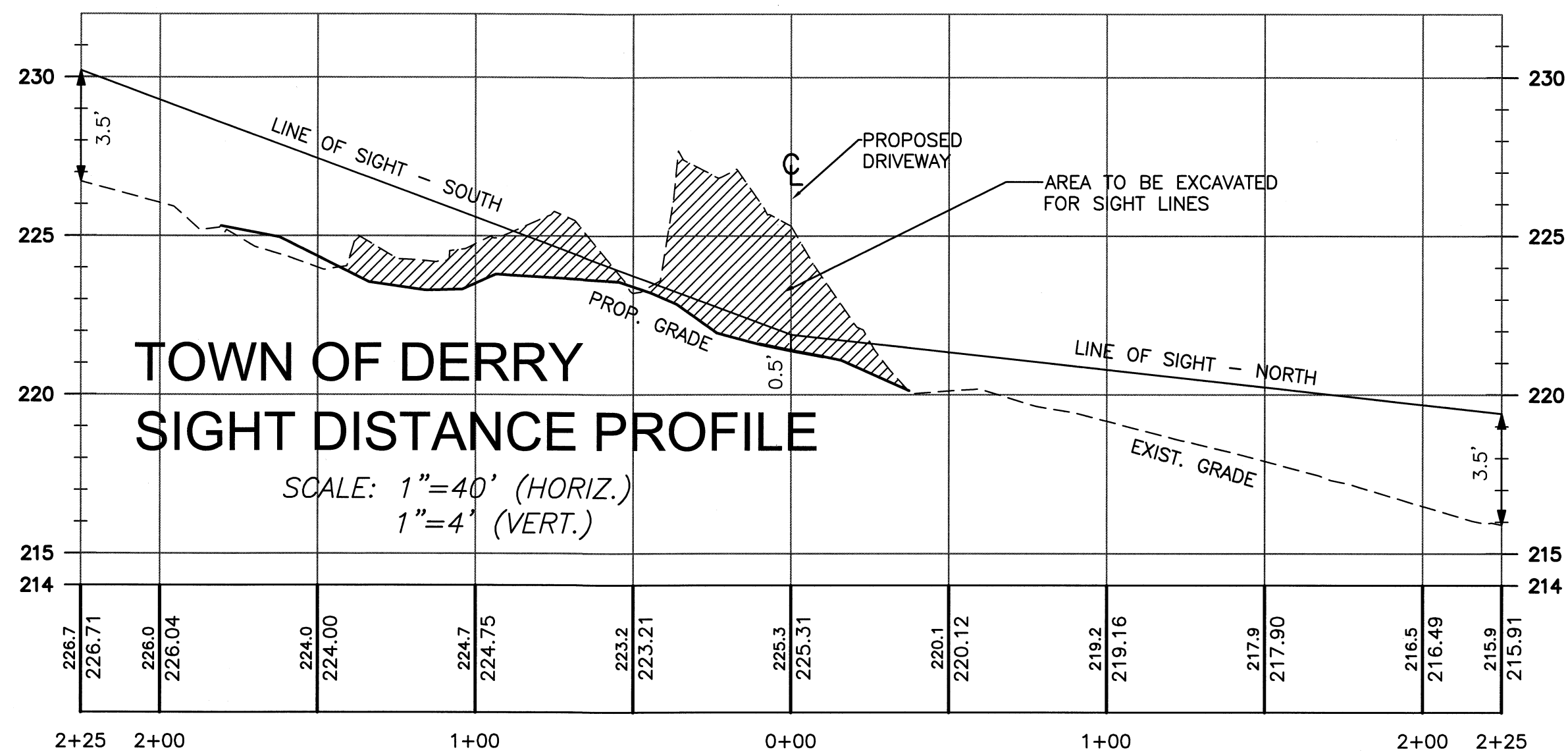
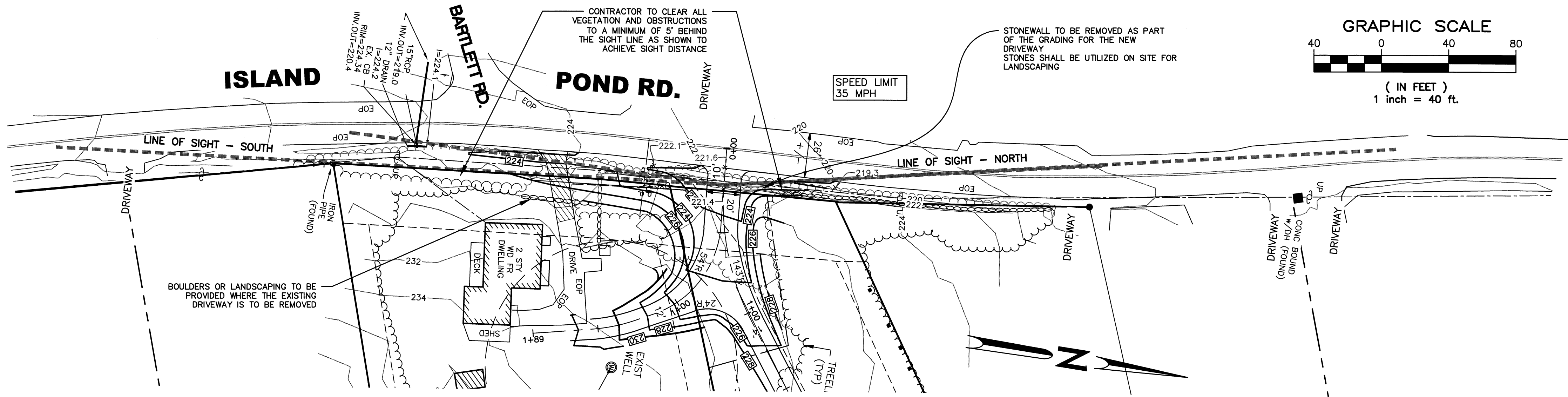
TAX MAP 04 LOT 091  
N/F CHASES GROVE TENANTS ASSOC. INC  
C/O A W SULLIVAN REALTY MANAGEMENT  
722 EAST INDUSTRIAL PARK UNIT 14  
MANCHESTER NEW HAMPSHIRE 03109  
RCRD BOOK 3787/PAGE 1286

TAX MAP 17 LOT 001  
N/F PETER C. & JUDITH L. MIZE  
353 ISLAND POND ROAD  
DERRY NH 03038  
RCRD BOOK 2267/PAGE 640

TAX MAP 17 LOT 005-003  
N/F HITTER FAMILY REVOCABLE TRUST  
NEIL D. HITTER & GAIL DASTOUS TRUSTEES  
354 ISLAND POND ROAD  
DERRY, NEW HAMPSHIRE 03038  
RCRD BOOK 5718/PAGE 1490

ISLAND POND ROAD  
BARTLETT RD (CLASS V)  
TAX MAP 04 LOT 089-004  
N/F JUSTIN J. & SHAYLIN J. ARSENEAU  
357 ISLAND POND ROAD  
DERRY NH 03038  
RCRD BOOK 6110/PAGE 1904

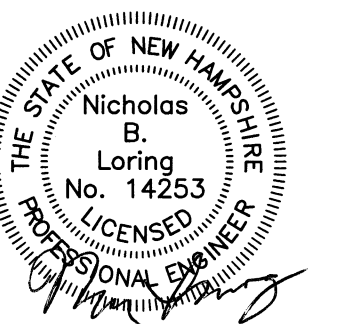




I HEREBY CERTIFY THAT THE 225' OF SIGHT DISTANCE AS REQUIRED BY THE TOWN OF DERRY WILL BE ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

I HEREBY CERTIFY THAT THE ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE NHDOT WILL BE ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

*Nicholas B. Loring* 3-15-23  
NICHOLAS B. LORING, PE



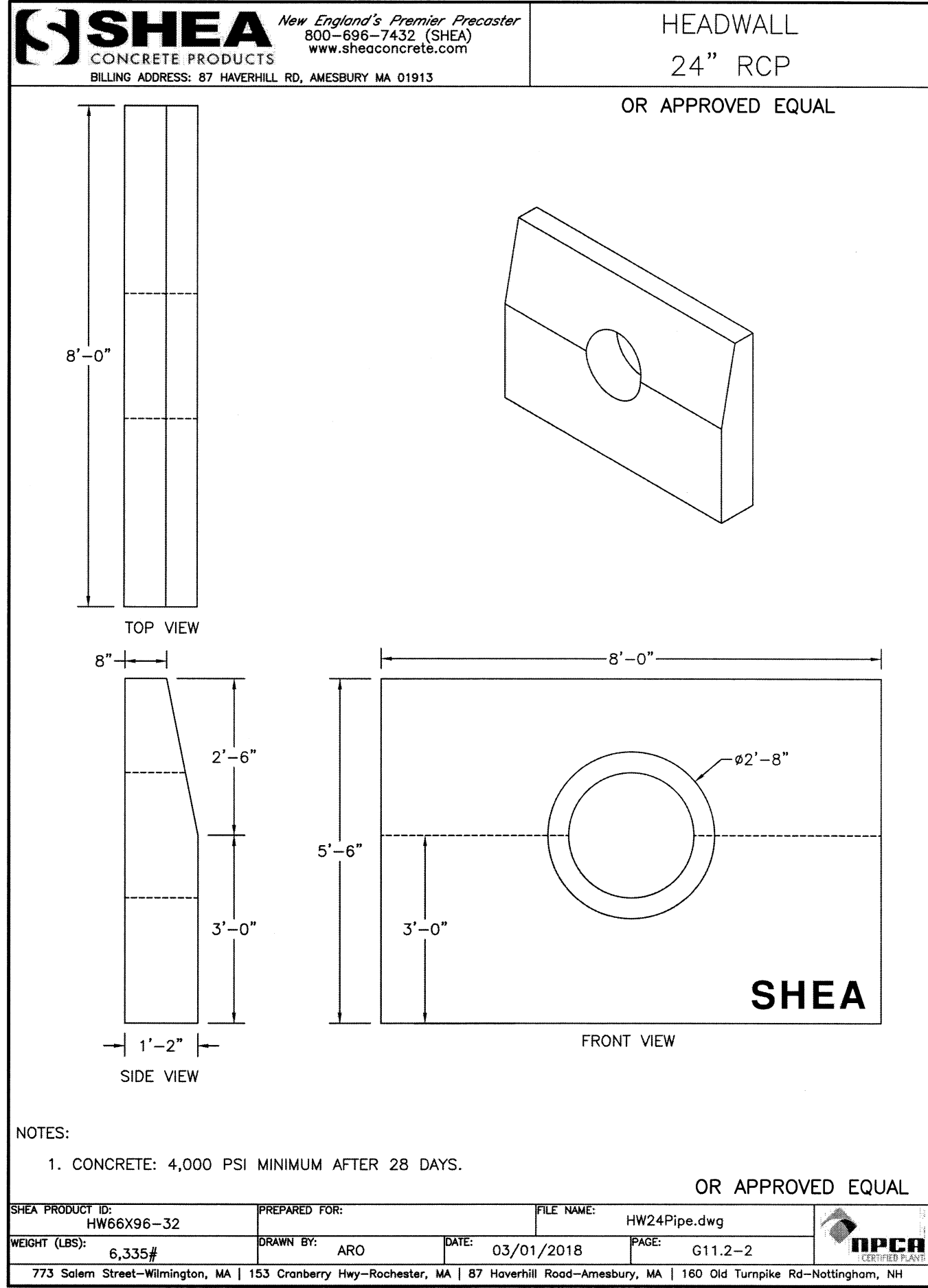
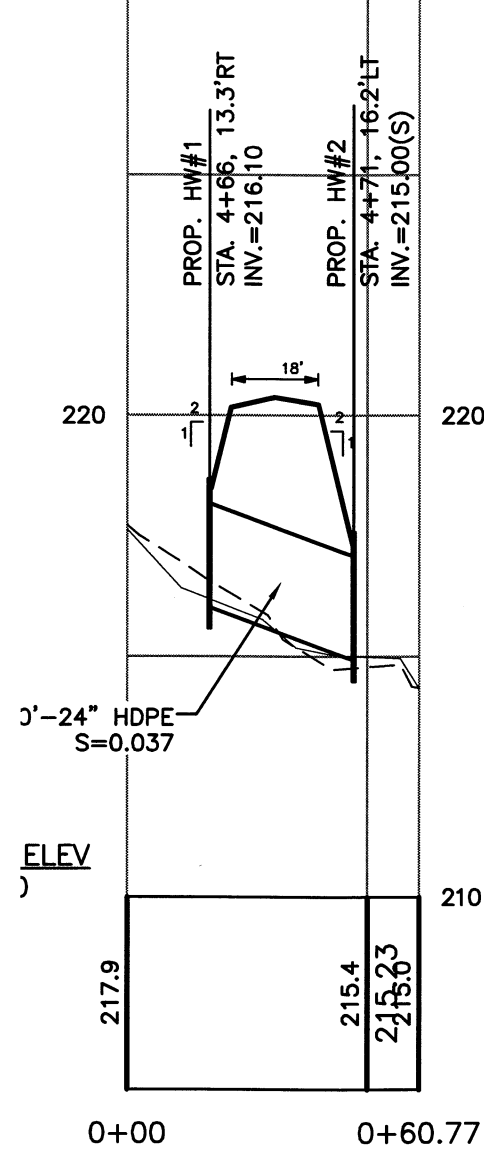
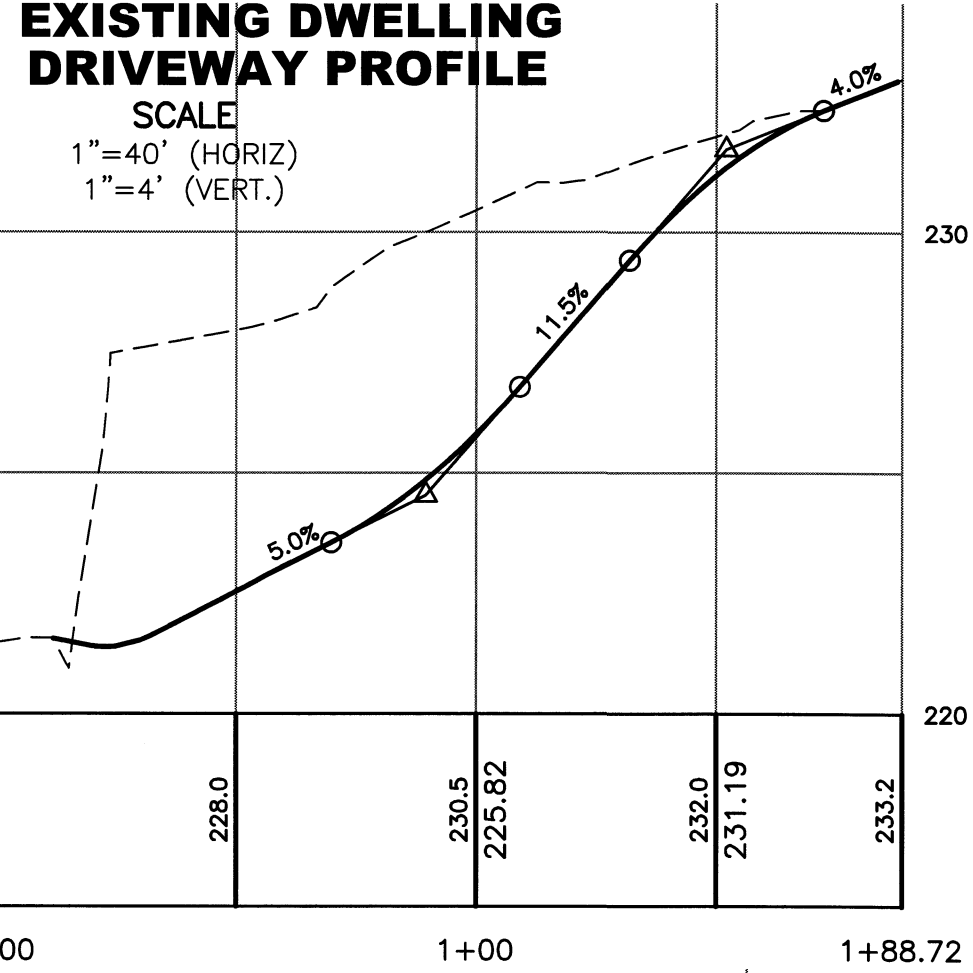
**SIGHT DISTANCE PLAN  
TAX MAP 17 LOT 005  
#356 ISLAND POND ROAD  
DERRY NEW HAMPSHIRE 03038**

OWNER OF RECORD/PREPARED FOR:  
GOLDEN ACRES LAND TRUST  
RED TUNDRA LLC TRUSTEE  
917 WHITNEYS GROVE RD  
DERRY, NH 03038  
RCRD BOOK 6133/PAGE 273  
SCALE: 1"=40' SHEET 3 OF 4 OCTOBER 11, 2022

NHDOT & DERRY TRC	2/14/23
REVISIONS	DATE



APPROVED BY THE TOWN OF DERRY, NH PLANNING BOARD  
On Date: \_\_\_\_\_  
Certified By: \_\_\_\_\_  
CHAIRMAN  
SECRETARY

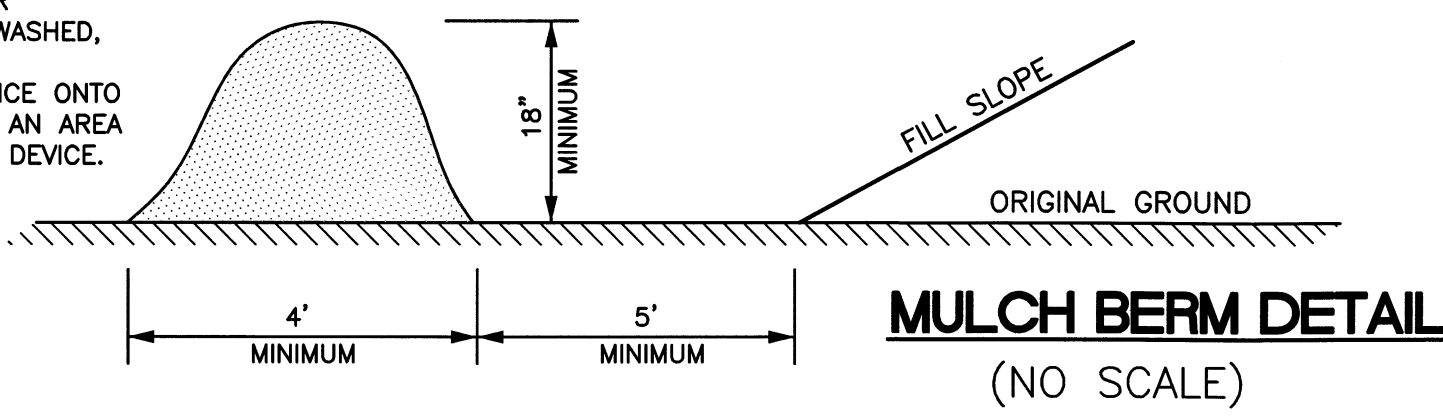


1. MINIMUM STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH CRUSHED STONE
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
3. THE WIDTH OF THE STABILIZED CONSTRUCTION ENTRANCE SHALL EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
4. THE PAD SHALL SLOPE AWAY FROM THE EXISTING ROAD
5. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
6. GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD
7. THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF SITE
8. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE
9. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED PROMPTLY.
10. IF NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

### NOTE

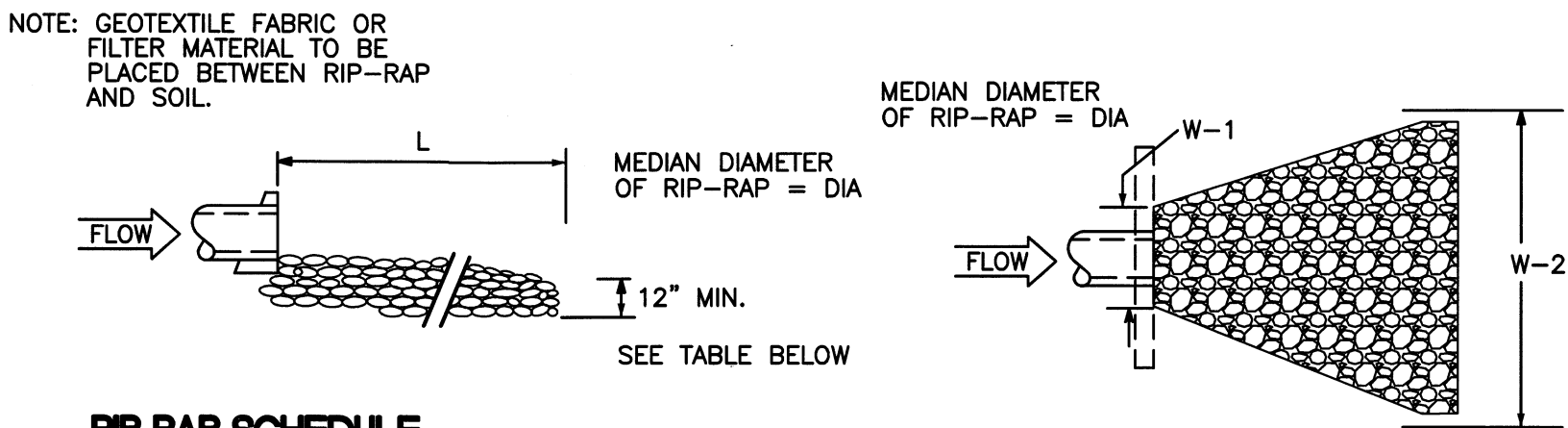
WOOD WASTE COMPOST/BARK MULCH FILTER BERMS MAY BE USED IN COMBINATION WITH SILT FENCE TO IMPROVE SEDIMENT REMOVAL AND PREVENT CLOGGING OF THE LARGER WOOD WASTE COMPOST/BARK BERM FILTER BY LARGER SEDIMENT PARTICLES.  
(SILT FENCE PLACED TO FILTER RUN-OFF BEFORE WOOD WASTE COMPOST/BARK BERM

## WETLAND CROSSING



## MULCH BERM CONSTRUCTION SPECIFICATIONS

1. THE WOOD WASTE COMPOST/BARK FILTER SHALL CONSIST OF A WOOD WASTE COMPOST BARK MULCH MIX OR RECYCLED, COMPOSTED BARK FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER FLUME LOG HANDLING STANDARDS  
THE MIX SHALL HAVE THE FOLLOWING STANDARDS  
MOISTURE CONTENT - 30% TO 60%  
pH - 5.0 TO 8.0  
SCREEN SIZE - 100% LESS THAN 75 MM,  
MAXIMUM 70% LESS THAN 25 MM  
NO LESS THAN 40% ORGANIC MATERIAL (DRY WEIGHT) BY LOSE OF IGNITION  
NO STONES GREATER THAN 2 INCHES IN DIAMETER
2. BERM MAY BE FORMED WITH A BARK BLOWER OR WITH OTHER EQUIPMENT. BERM SHALL BE A MINIMUM OF 18" AT THE BASE AND SHALL BE AT LEAST 12 INCHES IN HEIGHT.
3. FILTER BERM MAY BE PLACED DIRECTLY ON THE GROUND, NO TRENCHING OR STAKING IS REQUIRED.
4. FILL CONTINUOUS BERM WITH SAND, AGGREGATE ROCK, OR SOIL AS SPECIFIED
5. DRAINAGE OF PONDED WATER IS DEPENDENT UPON FABRIC FLOW RATES AND THE INFILL MATERIAL.
6. WHEN A CONTINUOUS BERM IS TO FUNCTION AS A SEDIMENT TRAP, AT LEAST 3 FEET (0.9 M) OF THE STRUCTURE MUST BE FILLED WITH  $\frac{3}{4}$ " TO 1.5" (20MM - 38MM) DIAMETER ROCK.
7. NON WOVEN FABRIC CAN BE DRAINED BY CUTTING VERTICAL SLITS IN THE UPSTREAM SIDE OF THE BERM.  
SURROUNDING THE DRAINAGE CHAMBER TO ALLOW FOR PASSAGE OF THE BERM, INTO THE ROCK CHAMBER APPROXIMATELY 4-6 INCHES (101-152MM) TO DISCHARGE THE PONDED WATER.WATER.
8. OPTIONALLY, INSERT A 2 INCH (51MM) PVC PIPE THOUGH THE DOWNSIDE  
ONCE A BERM HAS BEEN DEVELOPED, ADDITIONAL SEALING OF THE BOTTOM OCCURS BY HAVING SOMEONE "WALK" ALONG THE TOP OF THE BERM.



## RIP RAP SCHEDULE

DETAIL #	LOCATION	W-1 (FT)	W-2 (FT)	L (FT)	DIA. (IN)
A	HW#2 - CULVERT #1 OUTLET - STA. 4+64	6	*11	*10	6
*REQ. LENGTH MINIMIZED BY 50% BY INCREASING STONE DIA. TO MINIMIZE WETLAND IMPACTS					
NOTE: CONTRACTOR TO USE AS MUCH NATURAL ROUNDED STONE FROM SITE AS POSSIBLE					

## OUTLET PROTECTION DETAILS

(NO SCALE)

ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE BMP (BEST MANAGEMENT PRACTICES) AS SPECIFIED IN THE "STORMWATER MANAGEMENT AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE" AS PREPARED BY THE ROCKINGHAM COUNTY CONSERVATION DISTRICT.

## SILT FENCE DETAIL

NO SCALE

## SILT FENCE MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETED.

## CONSTRUCTION SPECIFICATIONS

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR "SILT FENCES".
  2. THE FABRIC SHALL BE STAPLED TO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
  3. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
  4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION AND BOTTOM.
  5. WHEN 2 SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED.
  6. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
  7. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.
- MULCH BERM, OR SIMILAR DURABLE SILTATION BARRIER, IN LIEU OF SILT FENCE, MAY BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AT THE TOE OF SLOPE.

X:\Jobs\Benchmark LLC\1722-Camasso Island Pond Road\1722-356 Island Pond Subdivision-im.dwg 4-DETAILS