

Planning Department, April 5, 2023

APPLICANT: Golden Acres Land Trust
Red Tundra, LLC, Trustee

DEVELOPER: NA

PROJECT: NA

LOCATION: Parcel ID 17005, 356 Island Pond Road

PURPOSE: The purpose of this plan is for a two-lot subdivision located in the Low-Density Residential District (3-acre minimum lot size, 200 feet road frontage). The ZBA granted a variance on May 20, 2021, to allow for the lots to have less than the required area, frontage, and lot width. One parcel is 3.00 acres, and one parcel is 2.85 acres. There is an existing single-family home on the parcel. One new building lot is being created.

TOWN DEPARTMENT SIGNATURES: All town departments have reviewed and signed the plan.

WAIVERS: See letter dated March 14, 2023, from Benchmark Engineering.
LDCR-Section 170-25.A.5-Driveway Access
LDCR-Section 170-30.A-Underground Utilities

STATE PERMITS: NHDES-Approval for Subdivision obtained. (Copy in file).
NHDES-Wetlands and Non-Site Specific Permit obtained. (Copy in file).
NHDOT-Application for Driveway Permit-Pending. (Copy in file).
Island Pond Road is a state road.

RECOMMENDATION: Staff would recommend approval of both the waiver requests and subdivision plan.

LEGEND:

- TREELINE
- STONEWALL
- 2 FT CONTOUR
- 10 FT CONTOUR
- PROPOSED CONTOUR
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EDGE OF WETLAND
- PROPOSED SILT FENCE
- PROPOSED ELECTRICAL SERVICE
- UTILITY POLE w/ GUY WIRE
- WELL
- TEST PIT
- CONC BOUND w/DRILL HOLE (FOUND)
- REBAR/OR IRON PIPE (FOUND)
- DRILL HOLE FOUND
- EX. BUILDING
- HISS SOIL SYMBOL
- HISS SOIL LINE

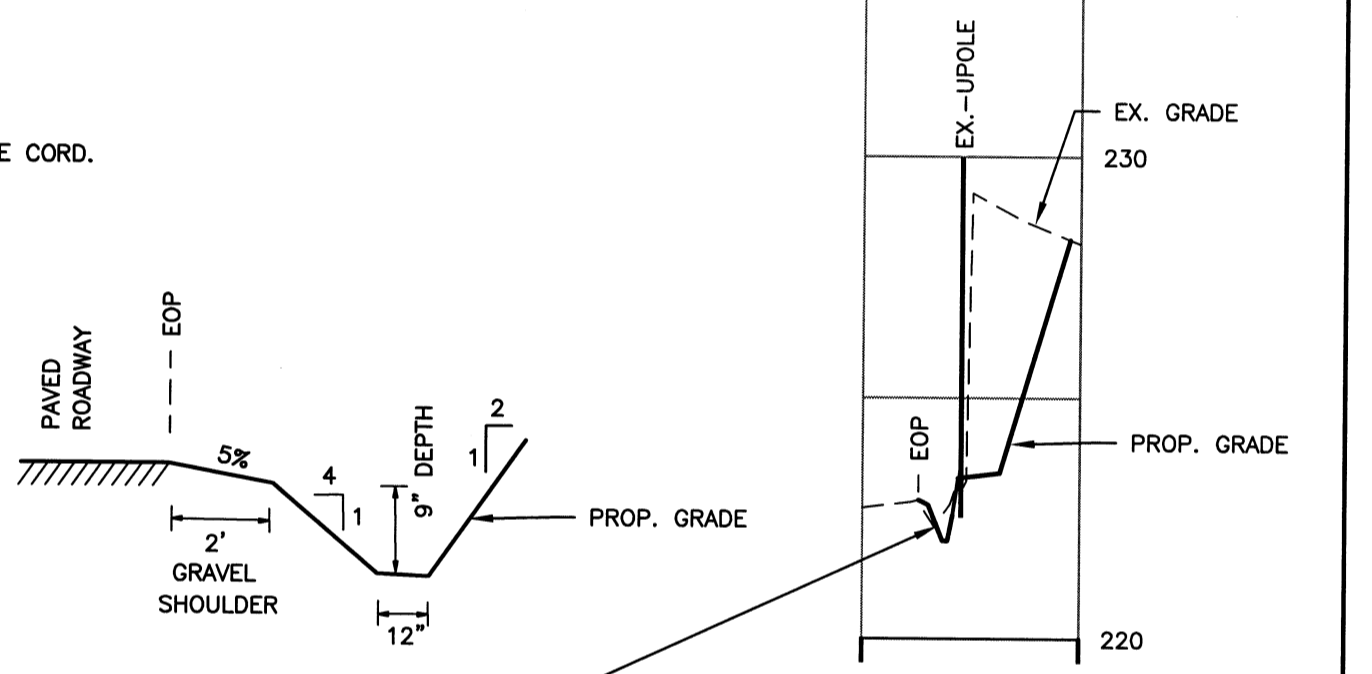
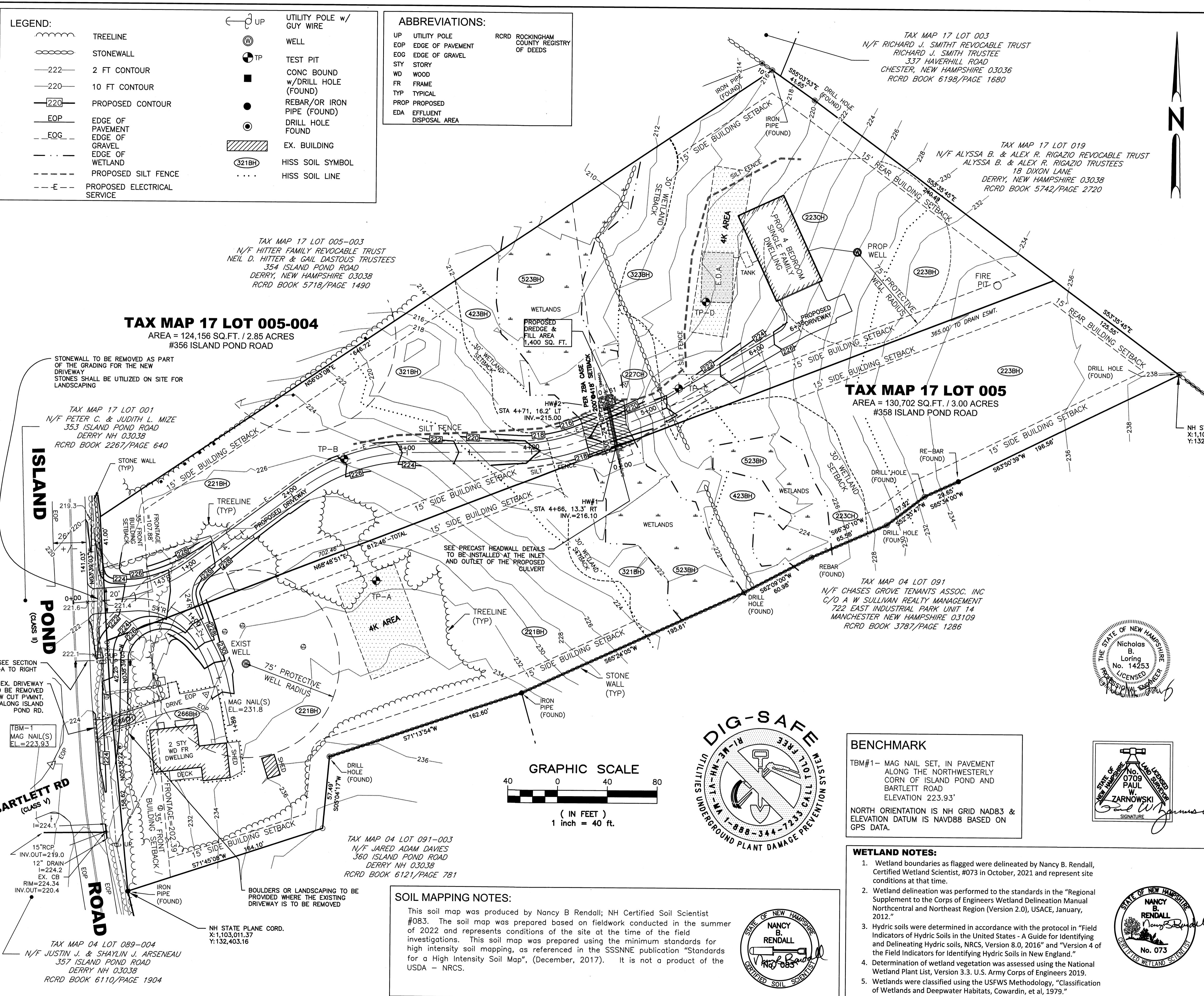
ABBREVIATIONS:

- 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

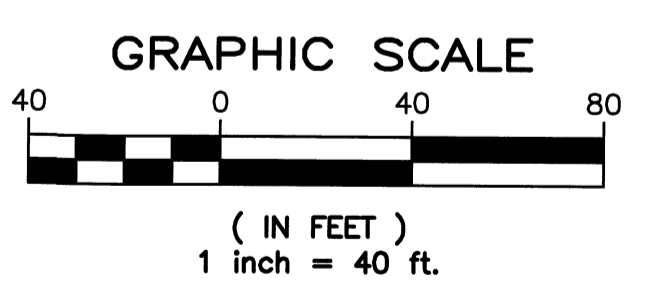
- NOTES:**
- SEE SHEET 1 FOR ADDITIONAL NOTES AND INFORMATION.
 - WETLANDS & HISS SOILS MAPPED ON-SITE BY: BLUE MOON ENVIRONMENTAL CONCORD, NEW HAMPSHIRE 03301 NANCY B RENDALL CWS, CSS
 - BOUNDARY SURVEY COMPLETED IN CONJUNCTION WITH: RANGWAY LAND SURVEY & DESIGN 252 DANIEL PLUMMER ROAD GOFFSTOWN, NEW 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.
 - IF 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



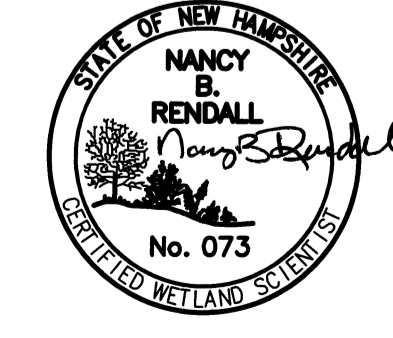
CROSS SECTION A-A
 SCALE: 1"=40' (HORIZ.)
 1"=4' (VERT.)



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.



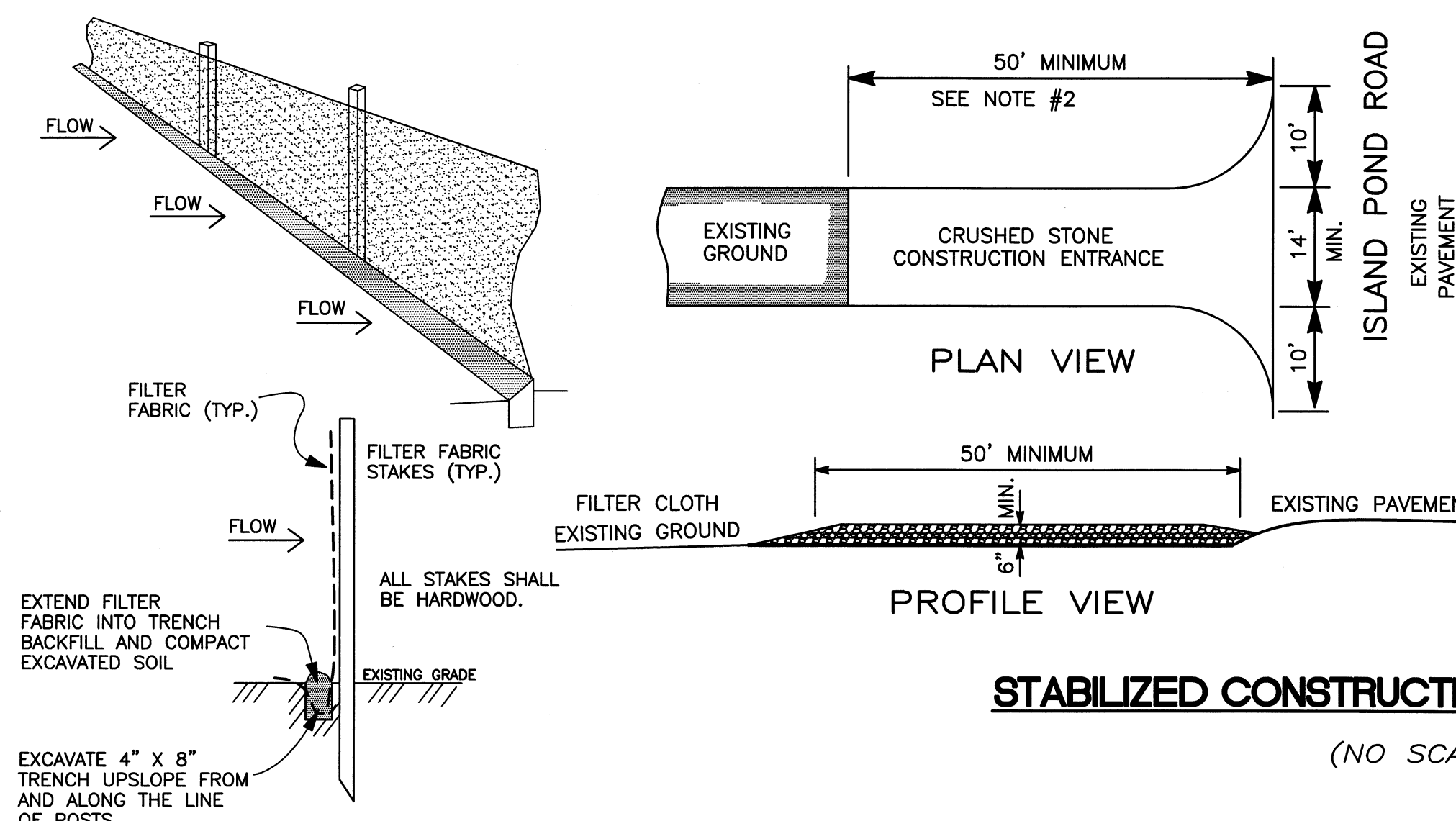
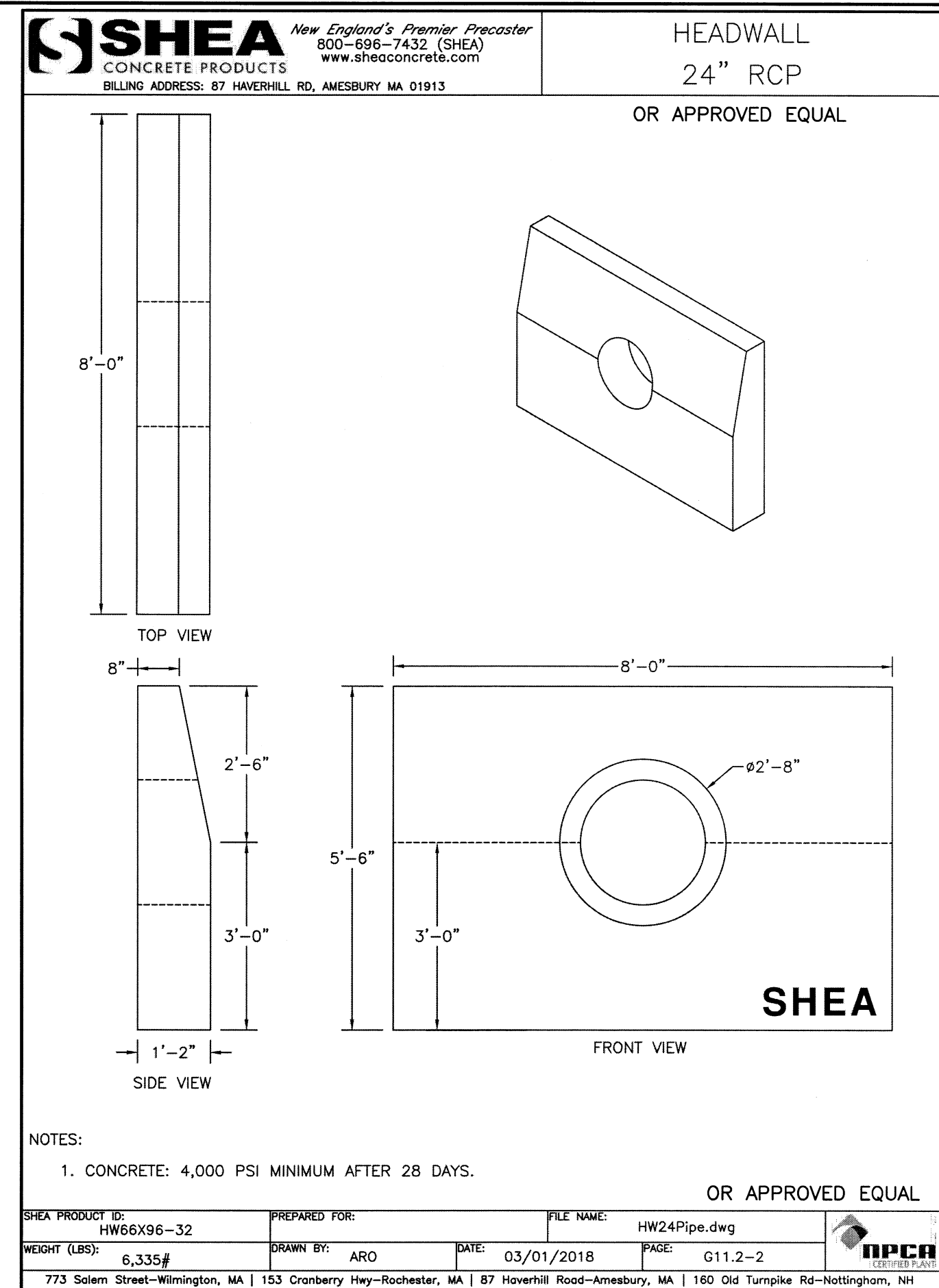
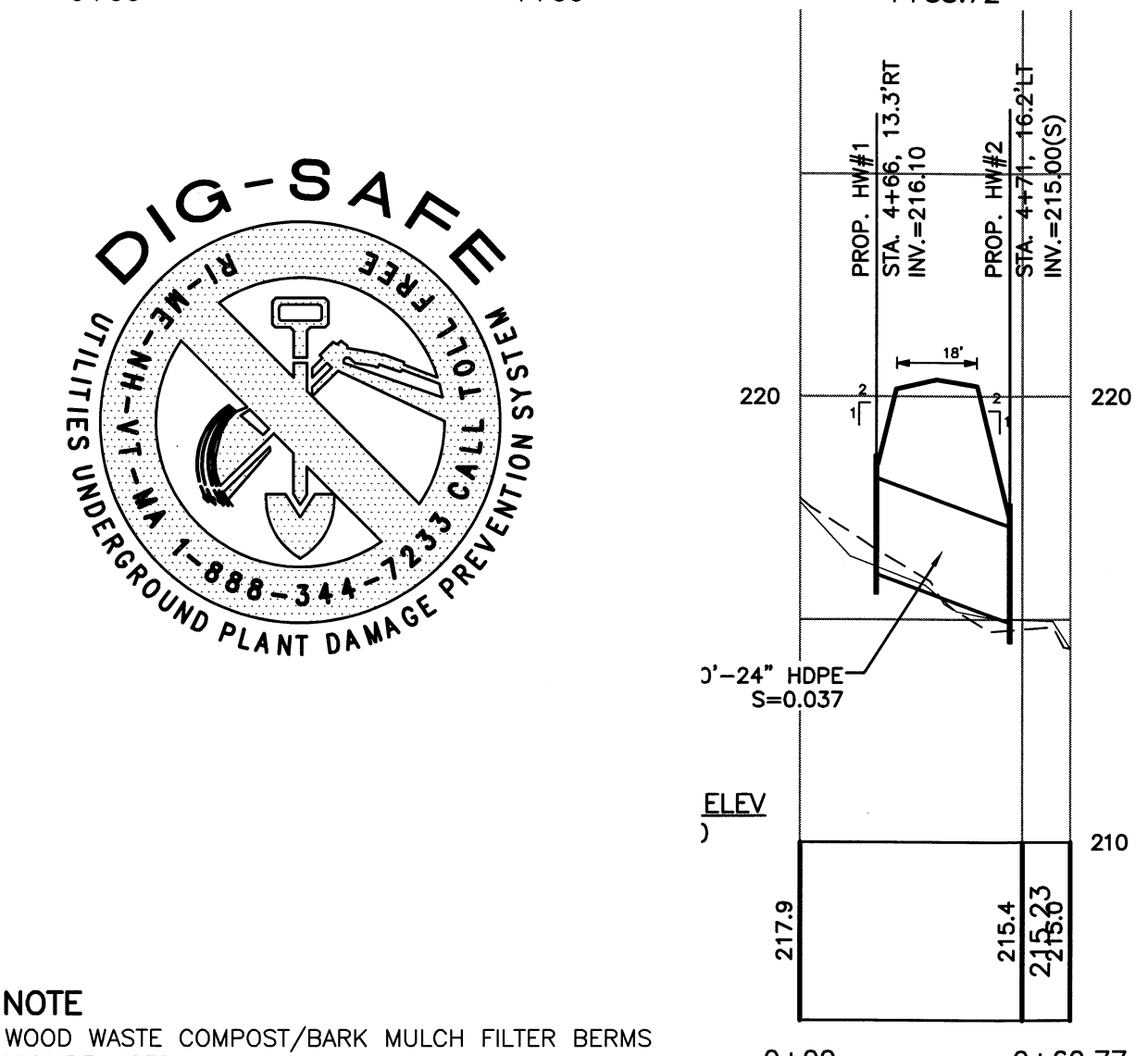
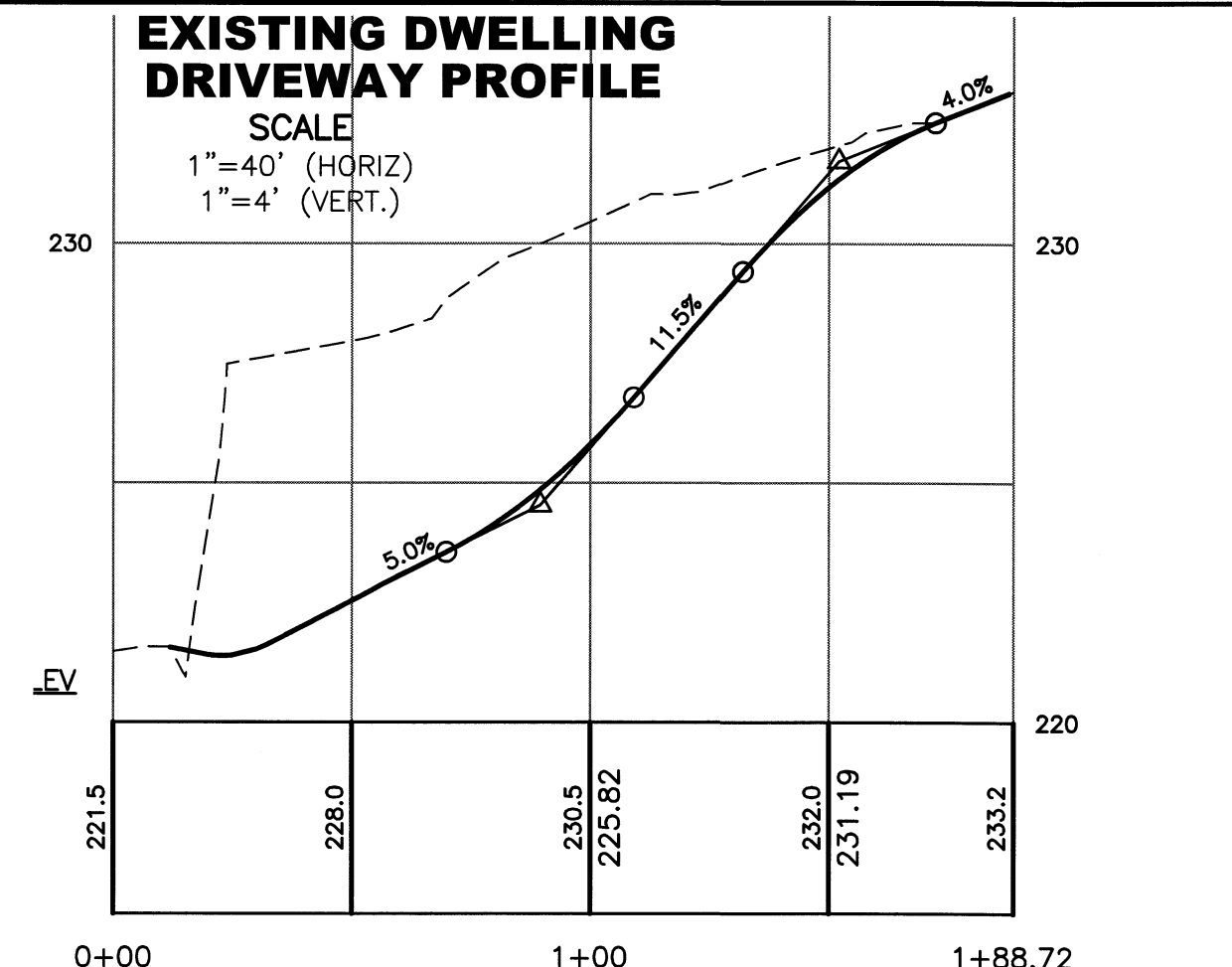
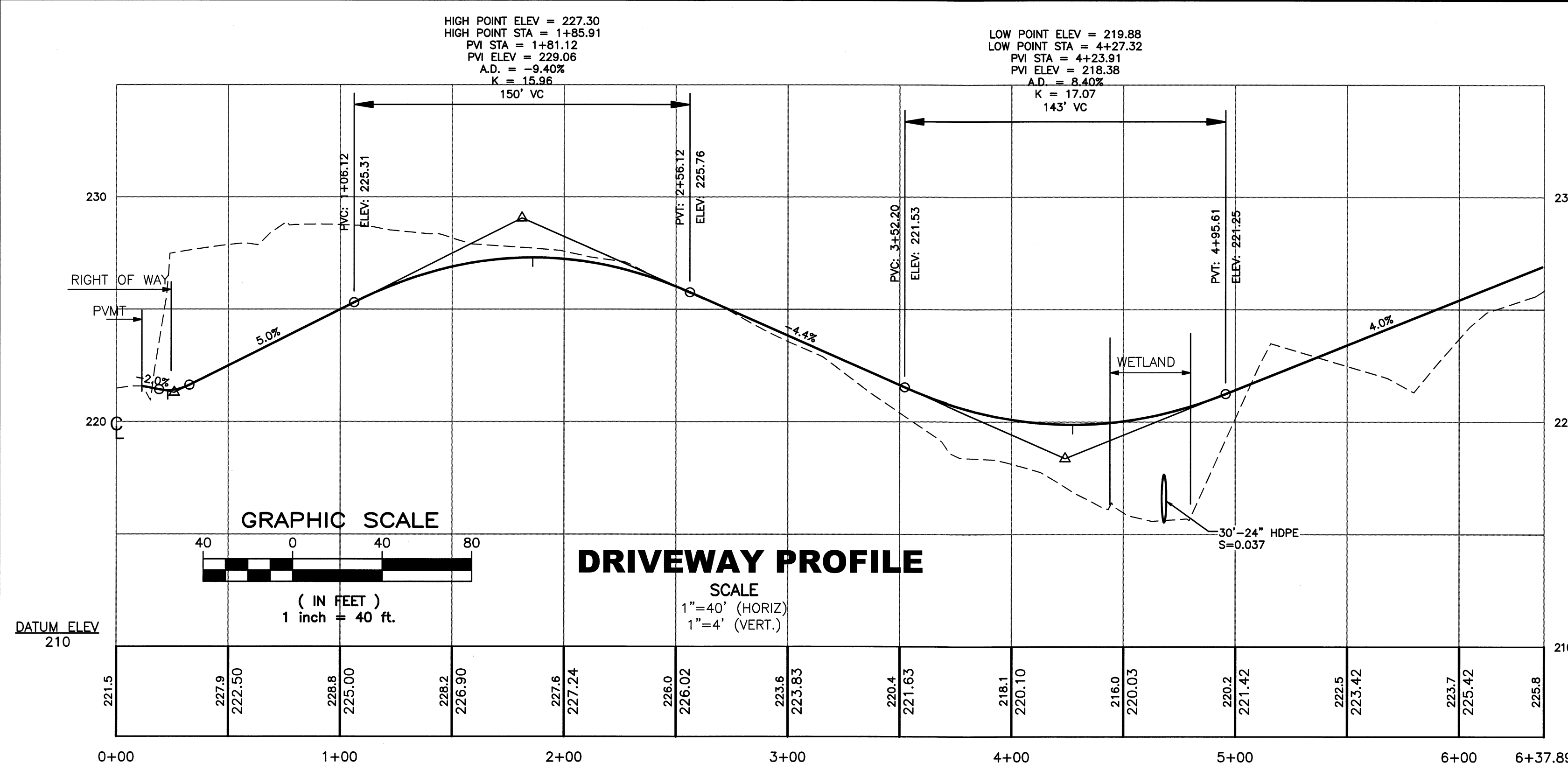
TOPOGRAPHICAL PLAN
TAX MAP 17 LOT 005
#356 ISLAND POND ROAD
DERRY NEW HAMPSHIRE 03038

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

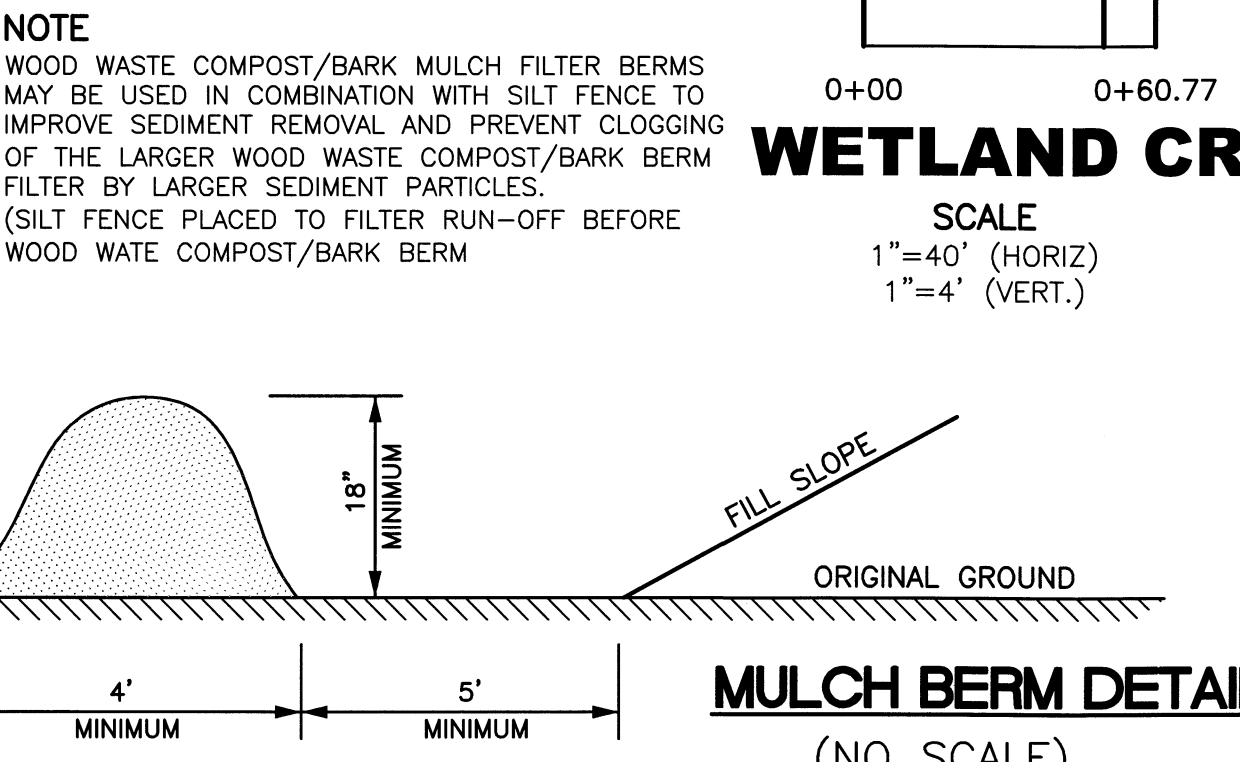
REVISIONS	DATE



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

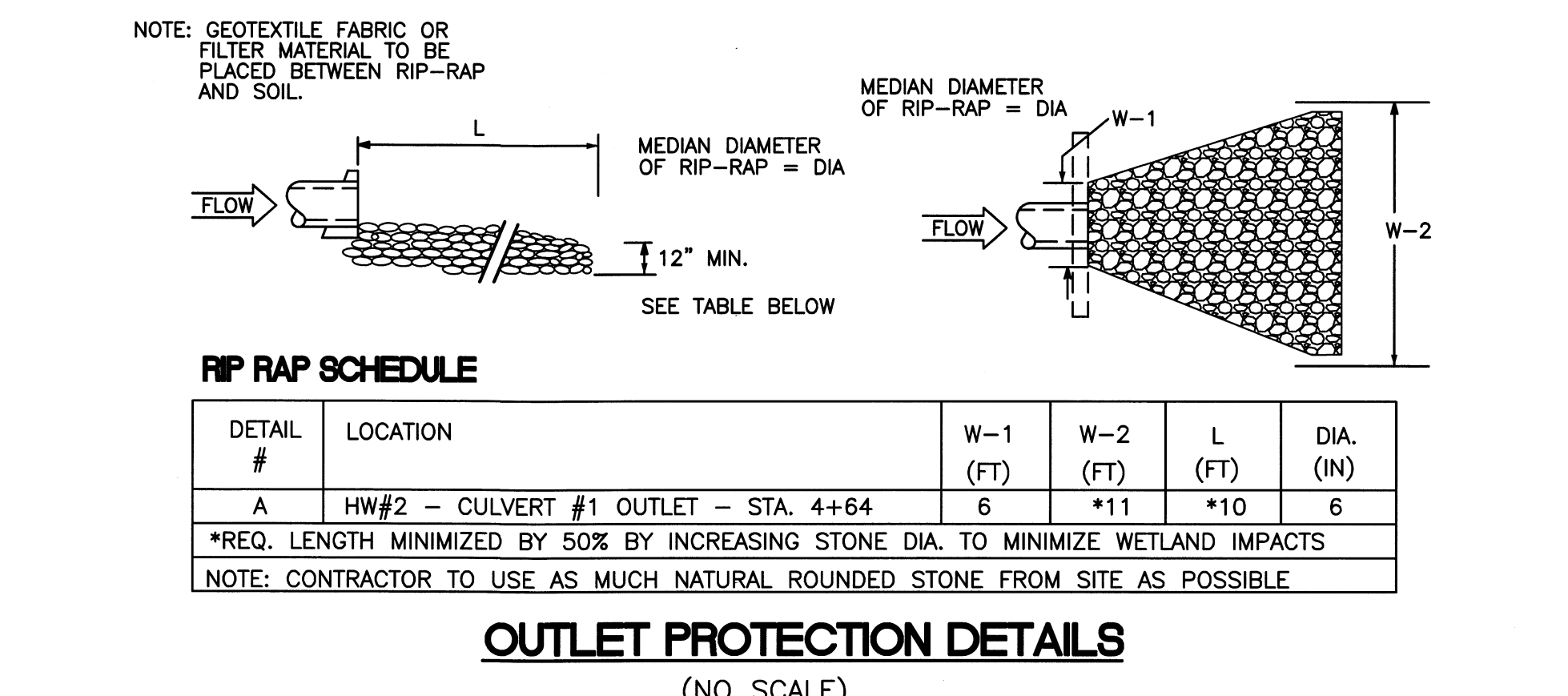


- CONSTRUCTION SPECIFICATIONS**
- MINIMUM STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH CRUSHED STONE
 - THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE
 - THE WIDTH OF THE CONSTRUCTION ENTRANCE SHALL EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICH EVER IS GREATER.
 - THE PAD SHALL SLOPE AWAY FROM THE EXISTING ROAD
 - THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
 - GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD
 - 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
 - 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
 - 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.
 - 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.



- MULCH BERM CONSTRUCTION SPECIFICATIONS**
- 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 STONES GREATER THAN 2 INCHES IN DIAMETER
 - 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.
 - FILTER BERM MAY BE PLACED DIRECTLY ON THE GROUND, NO TRENCHING OR STAKING IS REQUIRED
 - FILL CONTINUOUS BERM WITH SAND, AGGREGATE ROCK, OR SOIL AS SPECIFIED
 - DRAINAGE OF PONDED WATER IS DEPENDENT UPON FABRIC FLOW RATES AND THE INFILL MATERIAL
 - WHEN A CONTINUOUS BERM IS TO FUNCTION AS A SEDIMENT TRAP, AT LEAST 3 FEET (0.9 M) OD THE STRUCTURE MUST BE FILLED WITH 3/4" TO 1.5" (20MM - 38MM) DIAMETER ROCK.
 - NON WOVEN FABRIC CAN BE DRAINED BY CUTTING VERTICAL SLITS IN THE UPSTREAM SIDE OF THE FABRIC
 - 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.
 - OPTIONALLY, INSERT A 2 INCH (51MM) PVC PIPE THROUGH THE DOWNSIDE
 - ONCE A BERM HAS BEEN DEVELOPED, ADDITIONAL SEALING OF THE BOTTOM OCCURS BY HAVING SOMEONE "WALK" ALONG THE TOP OF THE BERM.

- SILT FENCE MAINTENANCE**
- 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.
 - IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
 - 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.
 - 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 VEGETATED.
- CONSTRUCTION SPECIFICATIONS**
- THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
 - THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
 - WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION AND BOTTOM.
 - WHEN 2 SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED.
 - 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.
 - 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.



DETAILS TAX MAP 17 LOT 005 #356 ISLAND POND ROAD DERRY NEW HAMPSHIRE 03038

OWNER OF RECORD/PREPARED FOR:
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SCALE: AS NOTED SHEET 4 OF 4 OCTOBER 11, 2022

REVISIONS	DATE

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

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