

**OWNER/APPLICANT**  
 KEVIN & KATHRYN COYLE  
 78 OLD CHESTER ROAD  
 DERRY, NH 03038

**SURVEYOR**  
 THOMAS P. HUOT, LLS  
 S&H LAND SERVICES, LLC  
 1600 CANDIA ROAD, SUITE 5  
 MANCHESTER, NH 03104

**ENGINEER**  
 JON ROKEH, PE  
 ROKEH CONSULTING, LLC  
 89 KING ROAD  
 CHICHESTER, NH 03258

**WETLAND SCIENTIST**  
 ALDEN BEAUCHEMIN, CWS  
 KEYLAND ENTERPRISES, LLC  
 412 WEST RIVER ROAD  
 HOOKSETT, NH 03106

**TECHNICAL REVIEW SIGNATURES**

*MIC R* 1/25/18  
 PUBLIC WORKS DIRECTOR

*Paul Mackay* 1-25-18  
 CODE ENFORCEMENT OFFICER

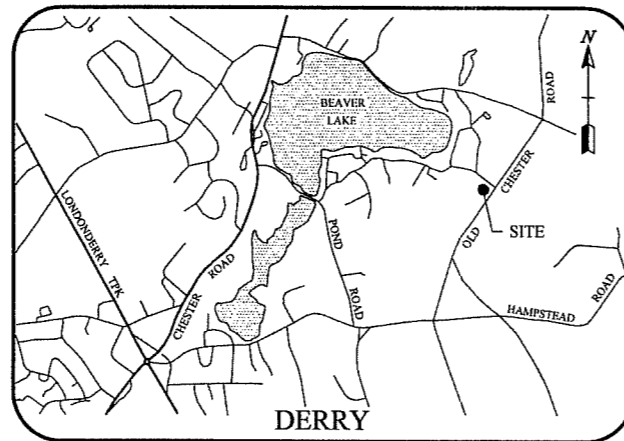
*[Signature]* 1-26-18  
 DERRY FIRE DEPARTMENT

*Paul Davis* 1-25-18  
 CONSERVATION COMMISSION

*[Signature]* 1-29-18  
 DERRY POLICE DEPARTMENT

**SUBDIVISION PLAN**  
**TAX MAP 9 LOT 139**  
**KEVIN & KATHRYN COYLE**  
**40 OLD CHESTER ROAD**  
**DERRY, NEW HAMPSHIRE**

RECEIVED  
 JAN 1 2018  
 PLANNING DEPARTMENT



**LOCUS MAP**  
 NOT TO SCALE

**INDEX**

1. SUBDIVISION PLAN
2. TOPOGRAPHIC PLAN
3. SEWER EXTENSION PLAN
4. SEWER & DRIVE PROFILES
5. DETAIL SHEET

RECEIVED

2018  
 DEPARTMENT

PREPARED BY:

**S&H LAND SERVICES, LLC**  
**SHLANDSERVICES.COM**  
 1600 CANDIA ROAD, SUITE #5 - MANCHESTER, NH  
 PHONE: (603)-628-8500, FAX: (603)-546-7791

1	1/22/18	PER TECHNICAL REVIEW COMMITTEE COMMENTS	JRD
NO.	DATE	DESCRIPTION	BY
SCALE: 1"=20'		DATE: NOV. 27, 2017	FB.20 PG.13 & TSC3 JOB #2017231

**REFERENCE PLANS**

- "SUBDIVISION PLAT OF TAX LOT 52-40 IN DERRY N.H." LAST REVISED FEBRUARY 14, 1979 AND PREPARED BY B.V. PEARSON ASSOCIATES, ENGINEERS - LAND SURVEYORS R.C.R.D. PLAN #D-8485.
- "TOWN OF DERRY, N.H., MAP 52 PARCEL 36, OWNER: RONALD DAROIS, 259 SHORE DR., SALEM, N.H." DATED SEPTEMBER 1983 AND PREPARED BY EDWARD N. HEBERT, ASSOC. INC. R.C.R.D. PLAN #C-11915.
- "PLOT PLAN LOTS 9-136 & 9-137, OLD CHESTER ROAD, DERRY, NH" DATED JANUARY 8, 2008 AND PREPARED BY B. V. PEARSON ASSOCIATES, INC. R.C.R.D. PLAN #D-35402.

**WETLAND CERTIFICATION**

WETLANDS SHOWN ON THIS PLAN HAVE BEEN DELINEATED IN NOVEMBER 2017 IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, AND THE N.E. REGIONAL SUPPLEMENT, DATED JANUARY 2012, BY ALDEN BEAUCHEMIN, N.H. CERTIFIED WETLAND SCIENTIST #29, OF KEYLAND ENTERPRISES, LLC, 412 WEST RIVER ROAD, HOOKSETT, NH 03106, (603) 485-5125.

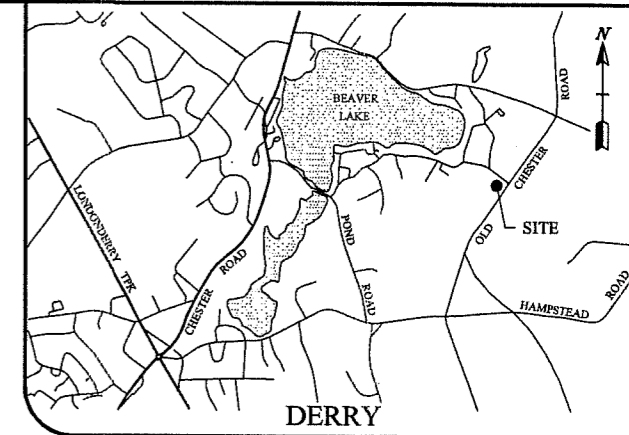


**OWNERS' SIGNATURES**

KEVIN L. COYLE \_\_\_\_\_ DATE \_\_\_\_\_  
 KATHRYN N. COYLE \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES**

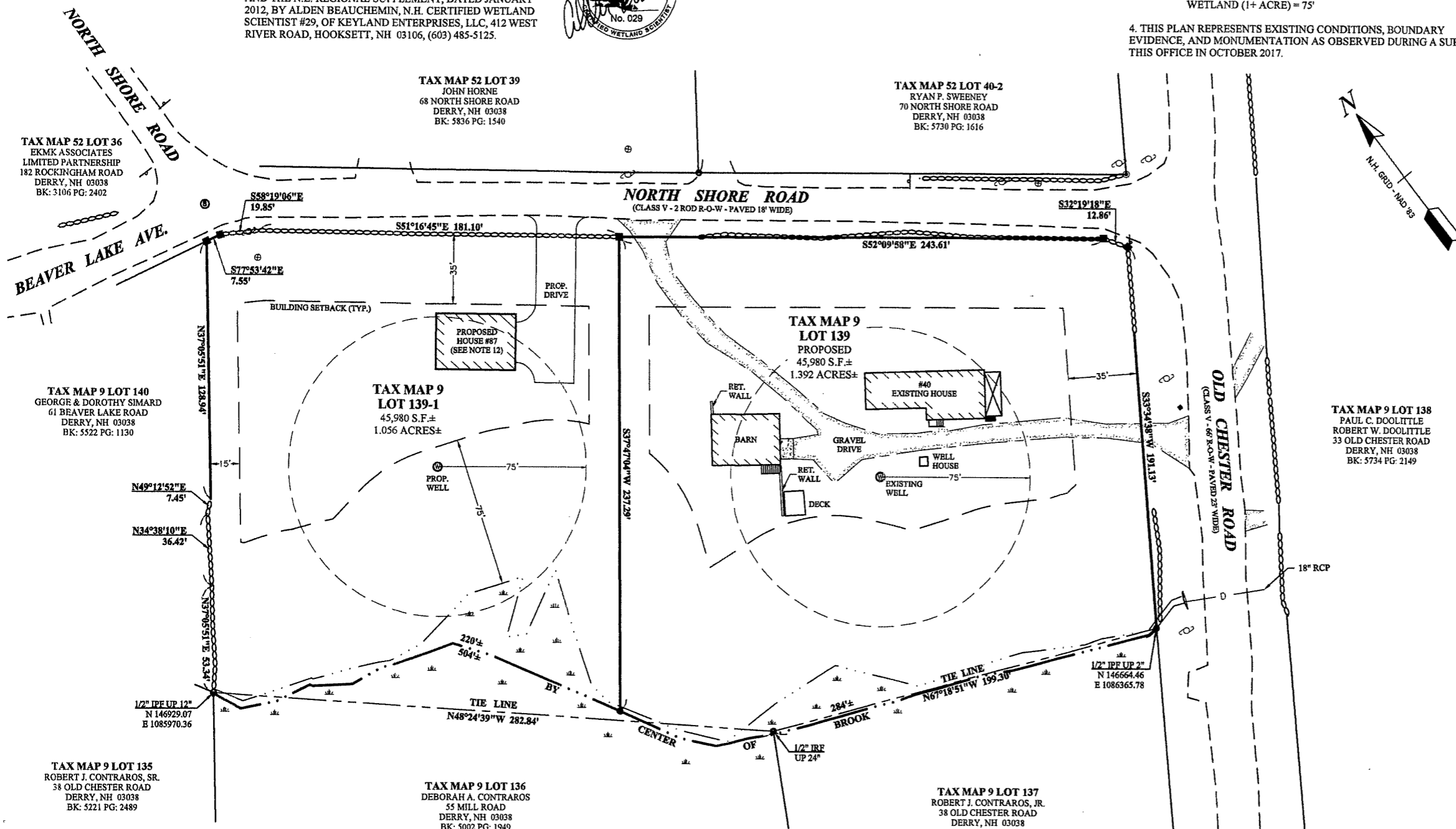
- OWNERS OF RECORD:  
 TAX MAP 9 LOT 139  
 KEVIN & KATHRYN COYLE  
 78 OLD CHESTER ROAD  
 DERRY, NH 03038  
 BK: 5866 PG: 1051
- THE INTENT OF THIS PLAN IS SUBDIVIDE TAX MAP 9 LOT 139 INTO 2 SINGLE-FAMILY HOUSE LOTS.
- THE SUBJECT PARCEL IS ZONED "MDR". REQUIREMENTS ARE AS FOLLOWS:  
 MINIMUM LOT SIZE = 1 ACRE  
 MINIMUM FRONTAGE = 125'  
 MINIMUM BUILDING SETBACKS:  
 FRONT = 35'  
 SIDE = 15'  
 REAR = 15'  
 WETLAND (1+ ACRE) = 75'
- THIS PLAN REPRESENTS EXISTING CONDITIONS, BOUNDARY EVIDENCE, AND MONUMENTATION AS OBSERVED DURING A SURVEY BY THIS OFFICE IN OCTOBER 2017.



**LOCUS MAP**  
 1" = 2,000'

**NOTES CONTINUED**

- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE. MAP NUMBER 33015C0343E. EFFECTIVE DATE MAY 17, 2005.
- ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE TO MARK OUT UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.
- THIS PLAN SET IS COMPRISED OF 7 SHEETS. SHEET 1 IS TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. ALL SHEETS TO REMAIN ON FILE WITH THE TOWN OF DERRY.
- THIS PROPOSAL DOES NOT REQUIRE A SPECIAL PERMIT PURSUANT TO SECTION 165-115B.1 OF THE TOWN OF DERRY ZONING ORDINANCE.
- NHDES SUBDIVISION APPROVAL IS NOT REQUIRED (PUBLIC SEWER).
- THE DEVELOPER HAS VOLUNTARILY OPTED TO INSTALL A RESIDENTIAL SPRINKLER SYSTEM. IN THE EVENT THE SPRINKLER SYSTEM IS NOT INSTALLED, A CISTERN IS REQUIRED. THE LOCATION AND DESIGN OF THE CISTERN IS TO BE APPROVED BY THE FIRE DEPARTMENT.
- WAIVERS ARE REQUESTED FROM SECTION 170-24.A.12 TO FORGO HISS MAPPING AS THE DEVELOPMENT WILL BE CONNECTED TO THE MUNICIPAL SEWER SYSTEM, AND FROM SECTION 170-31.A TO ALLOW OVERHEAD UTILITIES FROM THE EXISTING UTILITY POLES ALONG NORTH SHORE ROAD.
- HOUSE LAYOUT SHOWN FOR CONCEPTUAL PURPOSES ONLY, AND IS SUBJECT TO CHANGE.
- THE PROPERTY IS NOT IN CURRENT USE.



**SYMBOL LEGEND**

- S - SEWER LINE
- - - OVERHEAD WIRES
- - - EDGE OF GRAVEL
- - - EDGE OF PAVEMENT
- - - EDGE OF WETLAND
- - - TIE LINE
- - - SIGN
- TREE
- IRON ROD OR DRILL HOLE TO BE SET
- STONE BOUND TO BE SET
- BOUND FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- UTILITY POLE
- ⊗ GUY ANCHOR

**SURVEYOR'S CERTIFICATION**

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

LICENSED LAND SURVEYOR \_\_\_\_\_

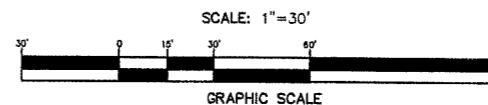
DATE \_\_\_\_\_

APPROVED: TOWN OF DERRY  
 PLANNING BOARD

DATE APPROVED \_\_\_\_\_

**SUBDIVISION PLAN**  
**TAX MAP 9 LOT 139**  
 LAND OF:  
**KEVIN & KATHRYN COYLE**  
 LOCATED AT:  
**40 OLD CHESTER ROAD**  
**DERRY, NEW HAMPSHIRE**

SHEET 1 OF 5

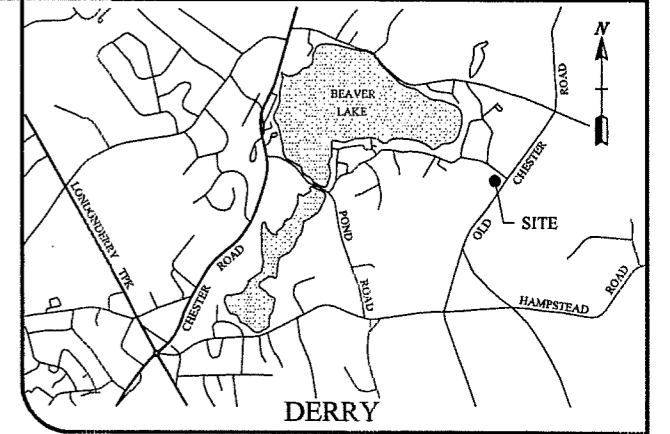
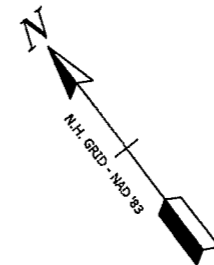
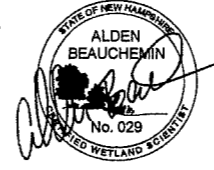


NO.	DATE	DESCRIPTION	BY
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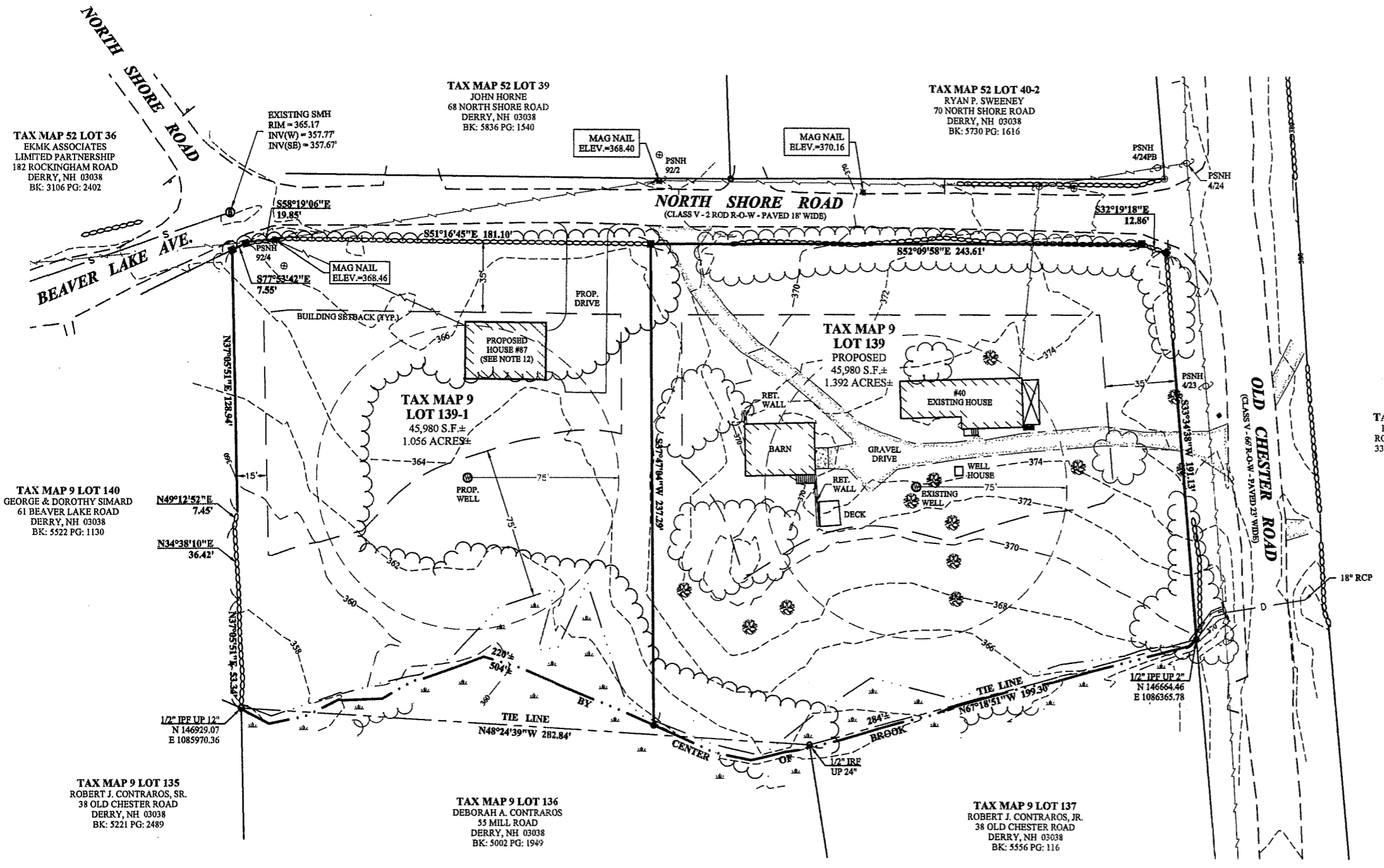
**S&H LAND SERVICES, LLC**  
**SHLANDSERVICES.COM**  
 1800 CANADA ROAD, SUITE #5 - MANCHESTER, NH  
 PHONE: (603)-628-8500, FAX: (603)-546-7791

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**DERRY**  
**LOCUS MAP**  
1" = 2,000'



**TAX MAP 52 LOT 36**  
EKMK ASSOCIATES LIMITED PARTNERSHIP  
182 ROCKINGHAM ROAD  
DERRY, NH 03038  
BK: 3106 PG: 2402

**TAX MAP 52 LOT 39**  
JOHN HORNE  
68 NORTH SHORE ROAD  
DERRY, NH 03038  
BK: 5836 PG: 1540

**TAX MAP 52 LOT 40-2**  
RYAN P. SWEENEY  
70 NORTH SHORE ROAD  
DERRY, NH 03038  
BK: 5730 PG: 1616

**TAX MAP 9 LOT 139-1**  
45,980 S.F. ±  
1.056 ACRES ±

**TAX MAP 9 LOT 139**  
PROPOSED  
45,980 S.F. ±  
1.392 ACRES ±

**TAX MAP 9 LOT 138**  
PAUL C. DOOLITTLE  
ROBERT W. DOOLITTLE  
33 OLD CHESTER ROAD  
DERRY, NH 03038  
BK: 5734 PG: 2149

**TAX MAP 9 LOT 140**  
GEORGE & DOROTHY SIMARD  
61 BEAVER LAKE ROAD  
DERRY, NH 03038  
BK: 5522 PG: 1130

**TAX MAP 9 LOT 135**  
ROBERT J. CONTRAROS, SR.  
38 OLD CHESTER ROAD  
DERRY, NH 03038  
BK: 5221 PG: 2489

**TAX MAP 9 LOT 136**  
DEBORAH A. CONTRAROS  
53 MILL ROAD  
DERRY, NH 03038  
BK: 5002 PG: 1949

**TAX MAP 9 LOT 137**  
ROBERT J. CONTRAROS, JR.  
38 OLD CHESTER ROAD  
DERRY, NH 03038  
BK: 5556 PG: 116

**APPROVED: TOWN OF DERRY**  
**PLANNING BOARD**

DATE APPROVED

**TOPOGRAPHIC PLAN**  
**TAX MAP 9 LOT 139**  
LAND OF:  
**KEVIN & KATHRYN COYLE**  
LOCATED AT:  
**40 OLD CHESTER ROAD**  
**DERRY, NEW HAMPSHIRE**

SHEET 2 OF 5

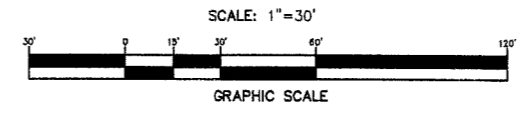
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LICENSED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**SYMBOL LEGEND**

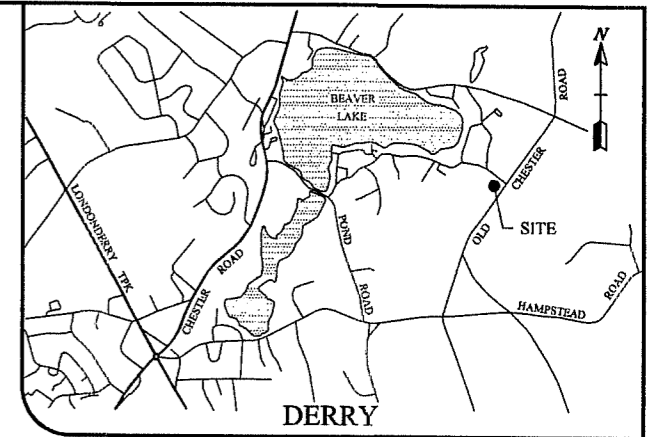
- S — SEWER LINE
- OVERHEAD WIRES
- - - EDGE OF GRAVEL
- - - EDGE OF PAVEMENT
- - - EDGE OF WETLAND
- TREELINE
- SIGN
- TREE
- IRON ROD OR DRILL HOLE TO BE SET
- STONE BOUND TO BE SET
- BOUND FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- UTILITY POLE
- ⊗ GUY ANCHOR



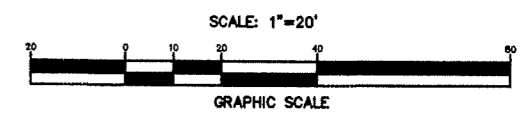
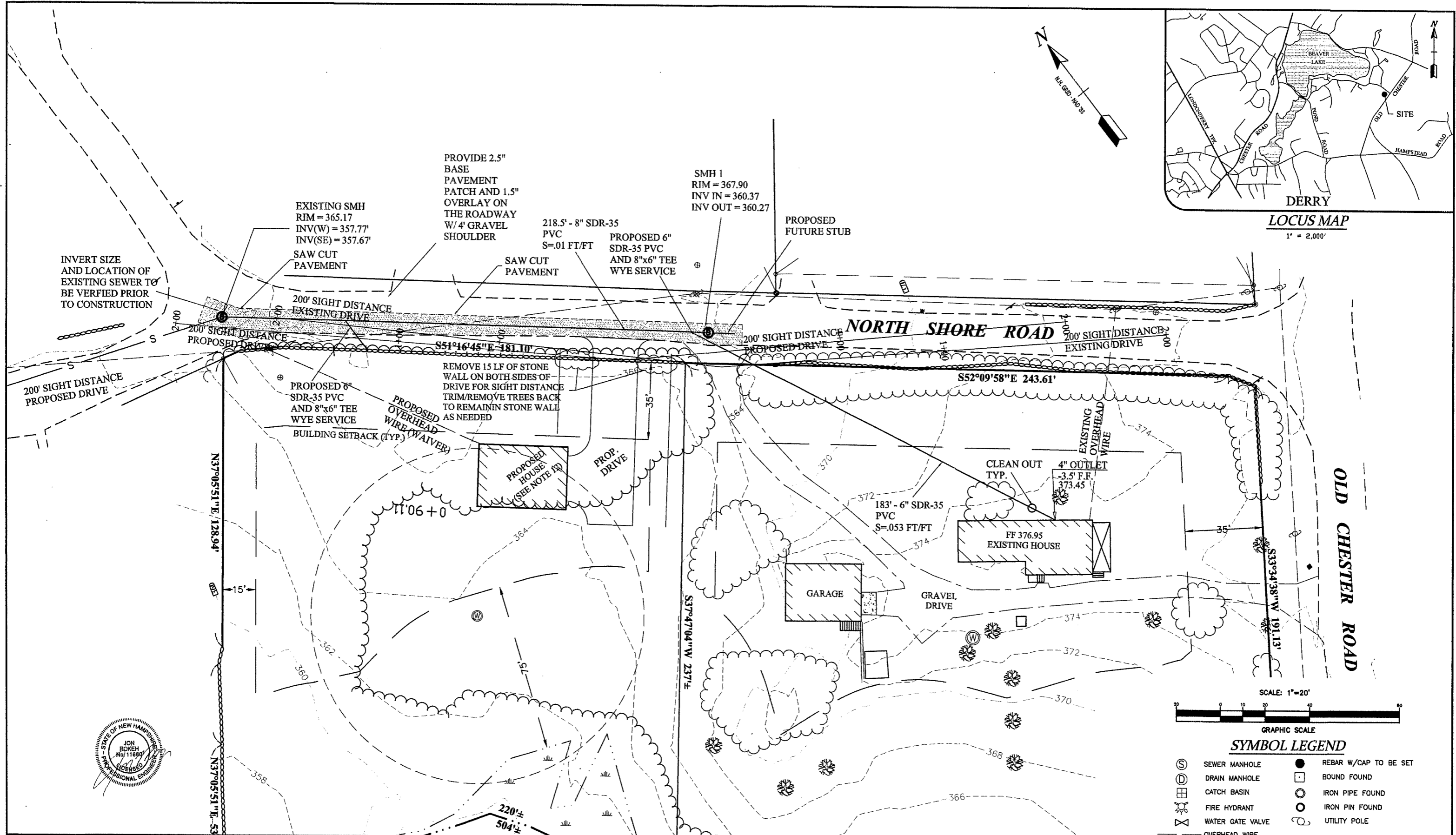
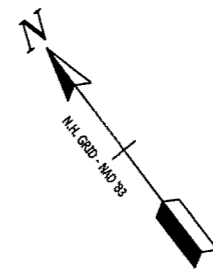
NO.	DATE	DESCRIPTION	BY
1	1/22/18	PER TECHNICAL REVIEW COMMITTEE COMMENTS	JRD

SCALE: 1"=30' DATE: OCTOBER 24, 2017 FB. 19 PG. 60 JOB #2017231

**S&H LAND SERVICES, LLC**  
**SHLANDSERVICES.COM**  
1600 CANDA ROAD, SUITE #5 - MANCHESTER, NH  
PHONE: (603)-628-8500, FAX: (603)-546-7791

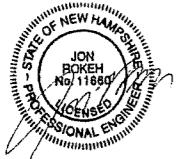


**DERRY**  
**LOCUS MAP**  
 1" = 2,000'



**SYMBOL LEGEND**

	SEWER MANHOLE		REBAR W/CAP TO BE SET
	DRAIN MANHOLE		BOUND FOUND
	CATCH BASIN		IRON PIPE FOUND
	FIRE HYDRANT		IRON PIN FOUND
	WATER GATE VALVE		UTILITY POLE
	OVERHEAD WIRE		



**OWNERS / DEVELOPERS**  
 KEVIN AND KATHRYN COYLE  
 40 OLD CHESTER ROAD  
 DERRY, NH 03038

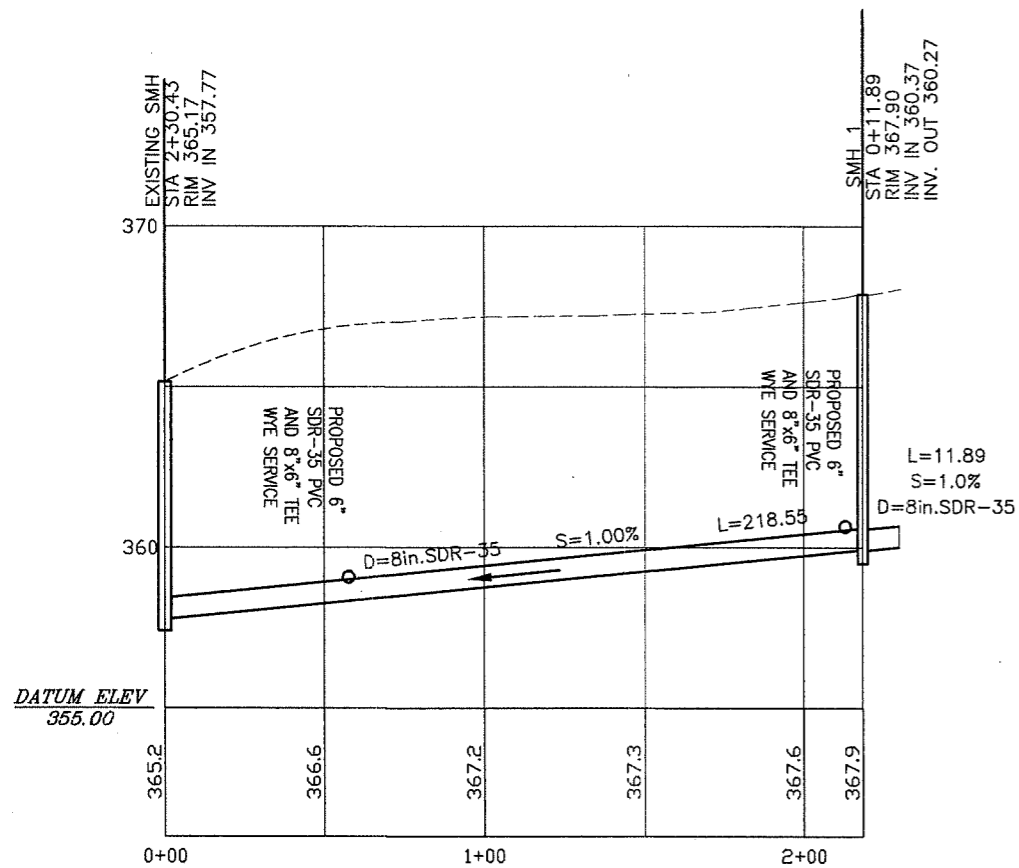
**SEWER EXTENSION PLAN**  
**KEVIN & KATHRYN COYLE SUBDIVISION**  
**TAX MAP 9, LOT 139**  
 OLD CHESTER ROAD AND NORTH SHORE ROAD - DERRY, NH

**REVISIONS**

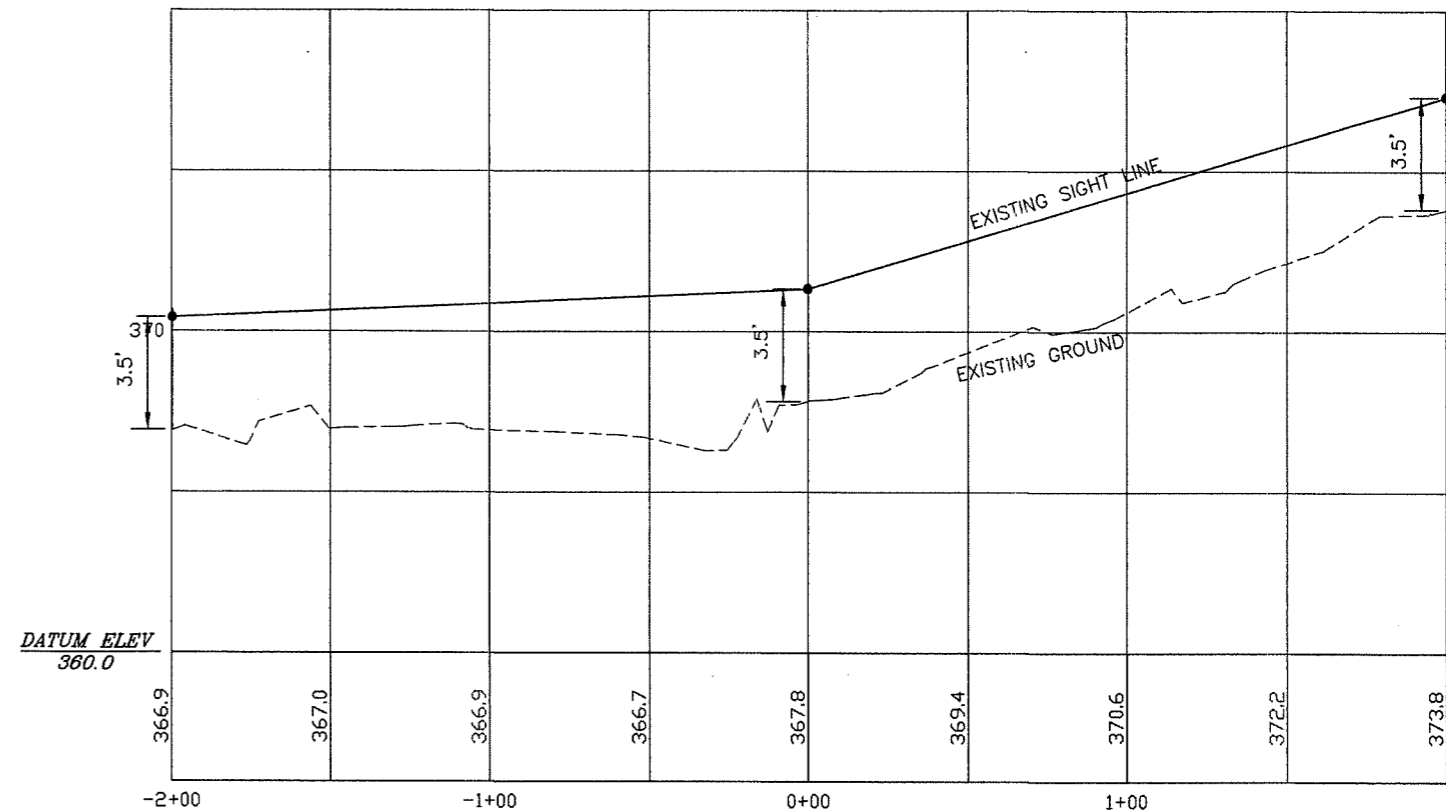
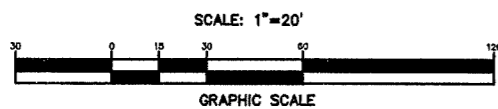
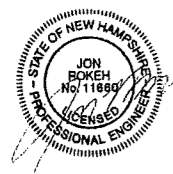
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1-10-17	EDITS PER TRC COMMENTS	JR	JR
1-24-17	EDITS PER TOWN COMMENTS	JR	JR

**Rokeh Consulting, LLC**  
 89 KING ROAD, CHICHESTER, NH 03258  
 PH: 603-387-8688

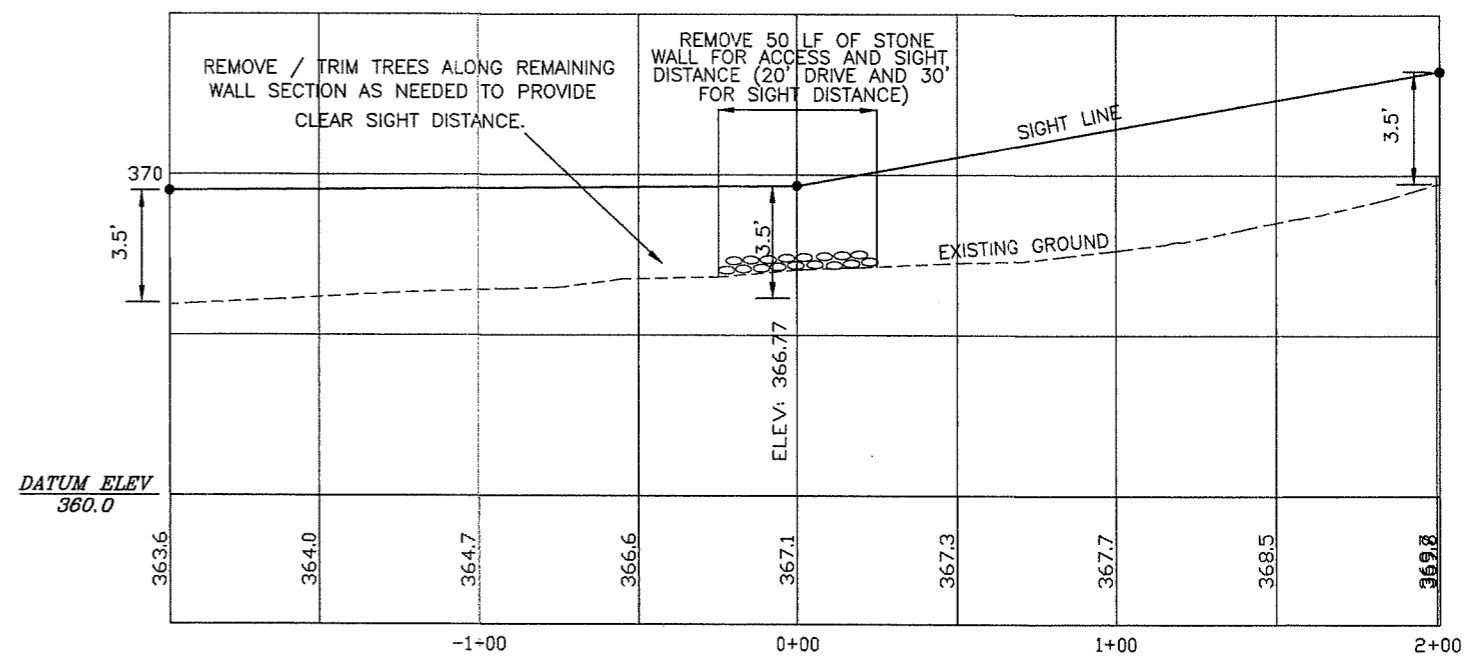
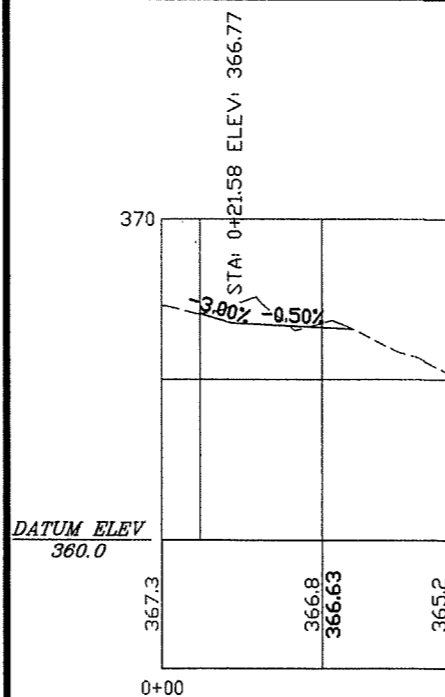
SCALE: 1" = 20'  
 DR. BY: JR CK. BY: JR  
 JOB NO. 2017.062  
 DATE: 11-14-17  
 SHEET NO. 3 OF 5



SEWER PROFILE



EXISTING HOUSE DRIVEWAY SIGHT DISTANCE



PROPOSED LOT DRIVEWAY SIGHT DISTANCE

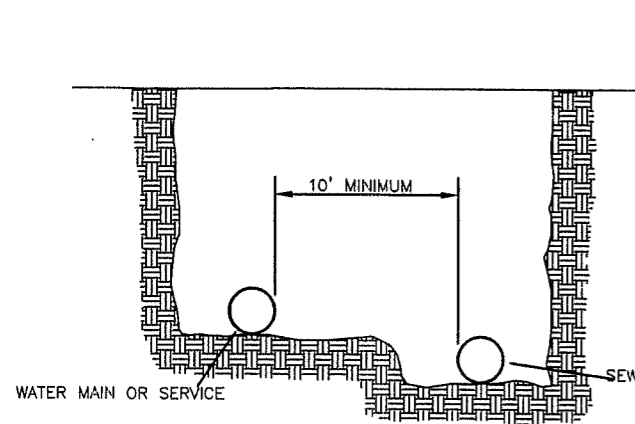
OWNERS / DEVELOPERS  
KEVIN AND KATHRYN COYLE  
40 OLD CHESTER ROAD  
DERRY, NH 03038

SEWER AND DRIVE PROFILES  
KEVIN & KATHRYN COYLE SUBDIVISION  
TAX MAP 9, LOT 139  
OLD CHESTER ROAD AND NORTH SHORE ROAD - DERRY, NH

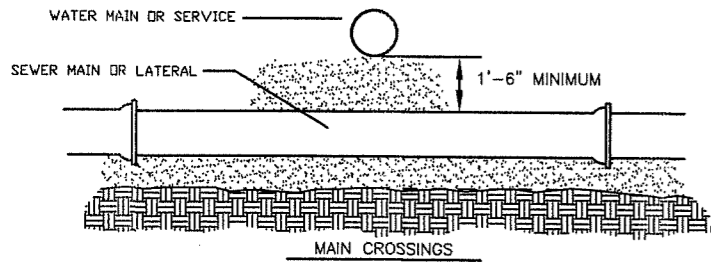
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1-10-17	EDITS PER TRC COMMENTS	JR	JR
1-24-17	EDITS PER TOWN COMMENTS	JR	JR

**Rokeh Consulting, LLC**  
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PH: 603-387-8688

SCALE: 1" = 20'  
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JOB NO. 2017.062  
DATE: 11-14-17  
SHEET NO. 4 OF 5

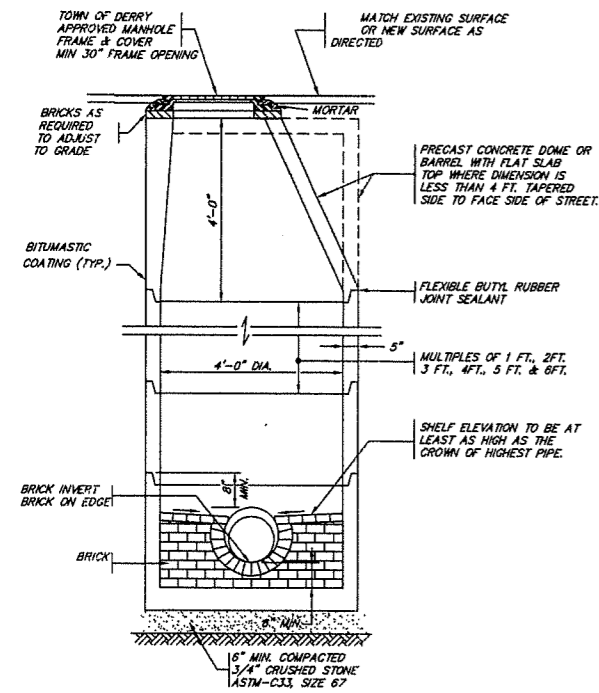


**PARALLEL INSTALLATION**



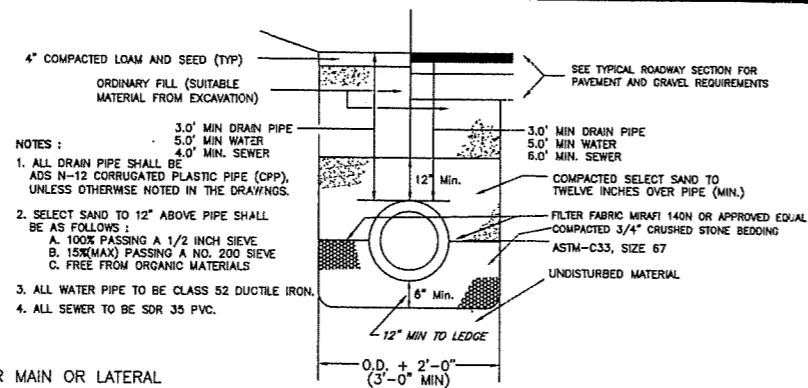
**WATER MAIN/SEWER MAIN SEPARATION**

NOT TO SCALE



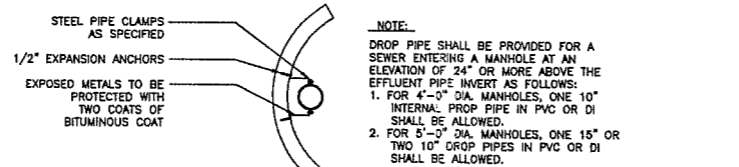
**PRECAST SEWER MANHOLE**

(NOT TO SCALE)



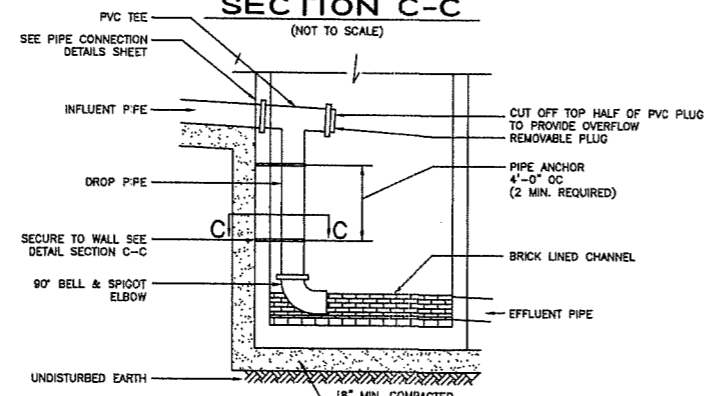
**TYPICAL SEWER/ DRAIN PIPE TRENCH**

(NOT TO SCALE)



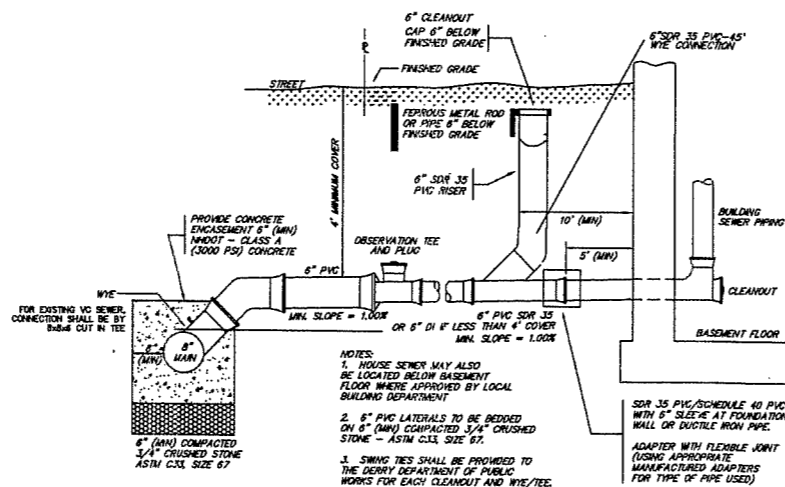
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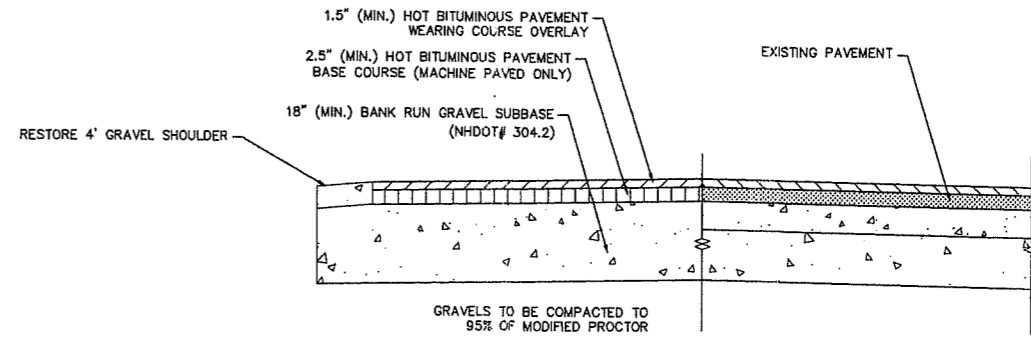
**SEWER DROP CONNECTION**

(NOT TO SCALE)



**LATERAL SEWER CONNECTION**

(NOT TO SCALE)



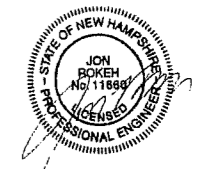
**TYPICAL PATCH DETAIL**

NO SCALE

**GENERAL NOTES**

- ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE TOWN OF DERRY REGULATIONS; AND ALL ROAD AND DRAINAGE STRUCTURES SHALL MEET NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDT), STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1990, (AND ALL SUBSEQUENT AMENDMENTS). DRAINAGE DESIGN IS BASED ON THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE" AUGUST 1992, WHICH IS AVAILABLE FROM THE ROCKINGHAM COUNTY CONSERVATION DISTRICT OFFICE.
- BACKFILL OF TRENCHES SHALL BE IN 6" LIFTS, COMPACTED TO 95% MAX. DRY DENSITY UNDER ALL PAVED AND SHOULDER AREAS AND 92% MAX. DRY DENSITY UNDER OTHER ALL AREAS IN ACCORDANCE WITH NH DOT-STANDARD SPECIFICATIONS-SECTION 304.
- THE CONTRACTOR SHALL BE AWARE OF HIS RESPONSIBILITY TO CONTACT "DIG SAFE" AT 111 SO. BEDFORD STREET, BURLINGTON, MA (1-800-225-4977) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
- ALL WORK ADJACENT TO A STREET SHALL BE PERFORMED IN ACCORDANCE WITH THE STREET OPENING REQUIREMENTS OF THE TOWN OF DERRY.
- ALL CULVERTS, DRAINAGE STRUCTURES, WATER LINE, SEWER, AND ROAD CONSTRUCTION SHALL BE SUBJECT TO PARTIAL AND FINAL INSPECTION PRIOR TO ACCEPTANCE BY THE TOWN OF DERRY. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND COORDINATING INSPECTION BY THE TOWN ENGINEER.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 4" TOPSOIL AND SEED OVER ALL DISTURBED UNPAVED AREAS UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL APPLY FOR A DERRY TRENCH OPENING PERMIT PRIOR TO CONSTRUCTION.
- ALL PAVING WORK MUST BE PRE-APPROVED TO PERFORM STREET PAVING PER TOWN OF DERRY STANDARDS.
- 2 1/2" BASE COURSE PATCH FOR THE HALF LANE SHALL BE MACHINE PAVED ONLY.
- OVERLAY SECTION SHALL REQUIRE MILLING TAPERS, READJUSTMENT OF SMH COVERS, FULL TACK COAT. ADJUSTMENTS SHALL BE PERFORMED FOLLOWING ONE WINTER SEASON AFTER THE PERMANENT PATCH IS COMPLETED.

BLASTING NOTE:  
ANY BLASTING REQUIRED SHALL COMPLY WITH ALL TOWN AND STATE REGULATIONS.



OWNERS / DEVELOPERS  
KEVIN AND KATHRYN COYLE  
40 OLD CHESTER ROAD  
DERRY, NH 03038

SEWER EXTENSION DETAILS  
KEVIN & KATHRYN COYLE SUBDIVISION  
TAX MAP 9, LOT 139  
OLD CHESTER ROAD AND NORTH SHORE ROAD - DERRY, NH

REVISIONS		DWN BY	CK BY
DATE	DESCRIPTION		
1-10-17	EDITS PER TRC COMMENTS	JR	JR
1-24-17	EDITS PER TOWN COMMENTS	JR	JR

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SCALE: NTS  
DR. BY: JR CK. BY: JR  
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SHEET NO. 5 OF 5