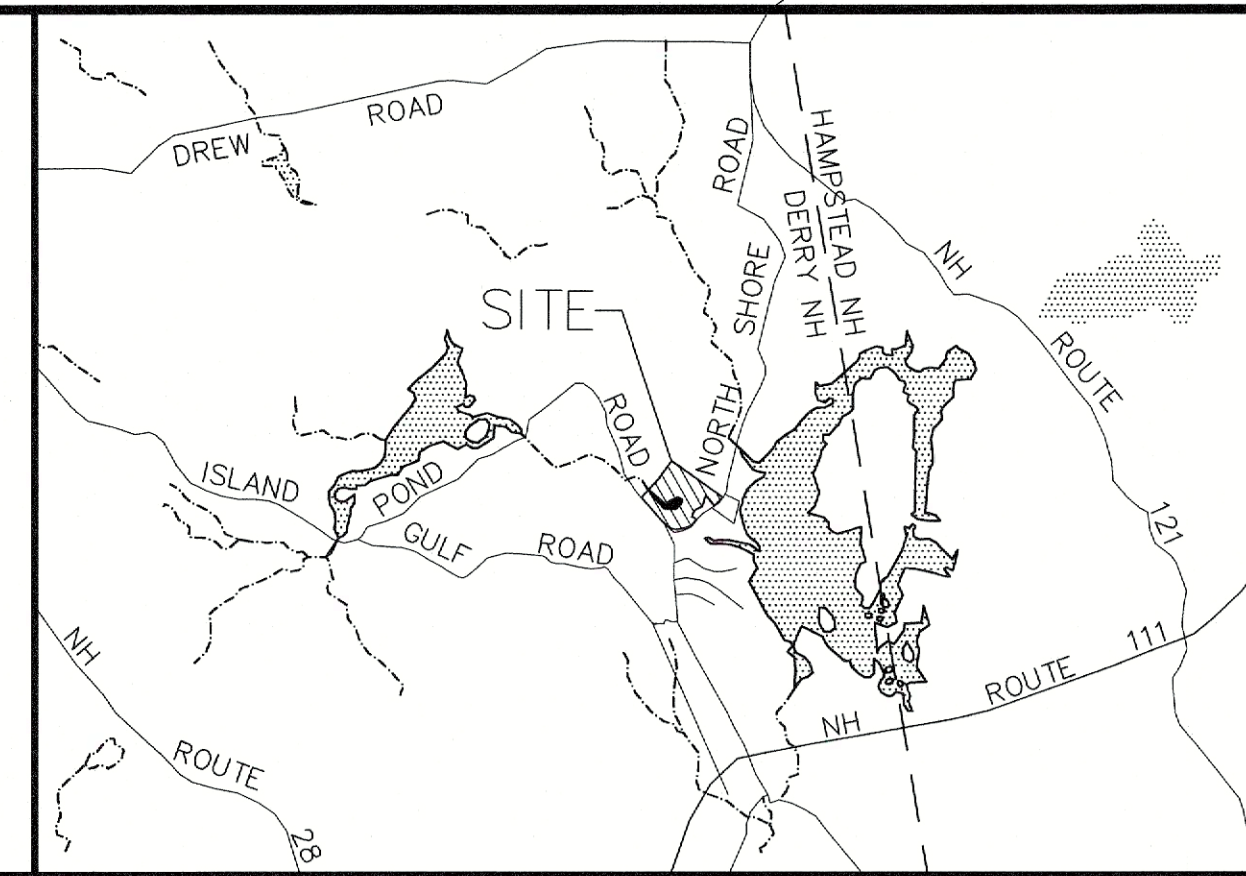


# DAVIS SUBDIVISION

112 NORTH SHORE ROAD  
DERRY, NEW HAMPSHIRE 03038

PLAN INDEX	SHEET NO
COVER SHEET	1
SUBDIVISION PLAN & LOT LINE ADJUSTMENT PLAN	2-3
TOPOGRAPHIC PLAN & LOT LINE ADJUSTMENT PLAN	4-5
SIGHT DISTANCE PLAN	6
COMMON DRIVEWAY PROFILE	7

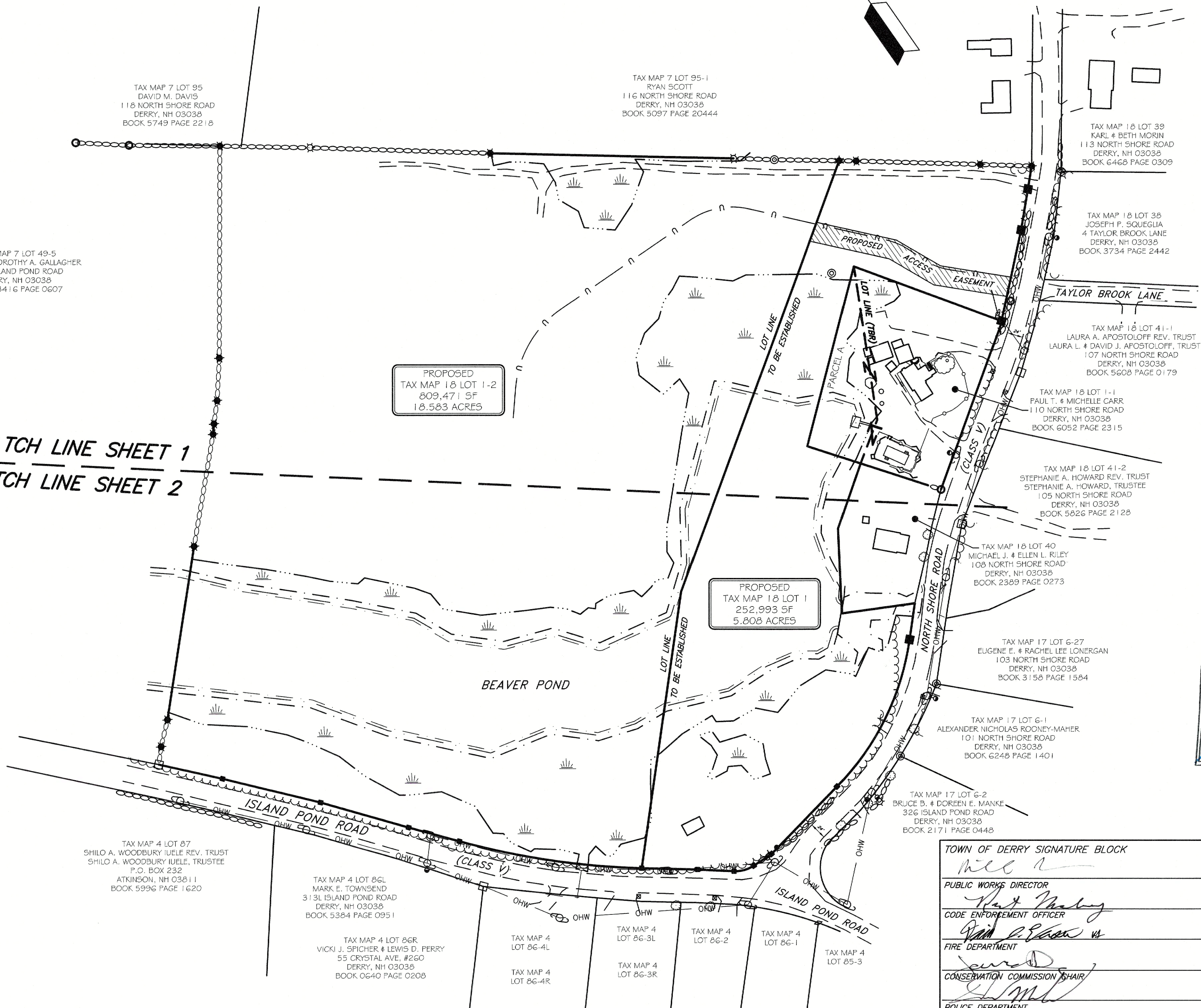


**LOCUS MAP**  
1" = 2,000' (+)

## ADDITIONAL ABUTTERS

- TAX MAP 4 LOT 86-4L  
DAVID & SHELIA ARMILLO  
3151 ISLAND POND ROAD  
DERRY, NH 03038  
BOOK 3188 PAGE 2634
- TAX MAP 4 LOT 86-4R  
ROBERT & PAULA JARREL  
315R ISLAND POND ROAD  
DERRY, NH 03038  
BOOK 5893 PAGE 2307
- TAX MAP 4 LOT 86-3L  
JOHN J. PRICE  
317L ISLAND POND ROAD  
DERRY, NH 03038  
BOOK 6173 PAGE 0501
- TAX MAP 4 LOT 86-3R  
COLLEEN A. CEBULA  
317R ISLAND POND ROAD  
DERRY, NH 03038  
BOOK 4950 PAGE 0332
- TAX MAP 4 LOT 86-2  
CYNTHIA FLOURDE  
319B ISLAND POND ROAD  
DERRY, NH 03038  
BOOK 5162 PAGE 0618
- TAX MAP 4 LOT 86-1  
COLTER PROPERTIES LLC  
14 TANGER WAY  
LONDONDERRY, NH 03053  
BOOK 5743 PAGE 2347
- TAX MAP 4 LOT 85-3  
JEAN ROCK & SUZANNE MORIN REV. TRUST  
JEAN ROCK & SUZANNE MORIN, TRUSTEES  
329 ISLAND POND ROAD  
DERRY, NH 03038  
BOOK 6468 PAGE 0311
- TAX MAP 7 LOT 95  
DAVID M. DAVIS  
118 NORTH SHORE ROAD  
DERRY, NH 03038  
BOOK 5749 PAGE 2218
- TAX MAP 7 LOT 95-1  
RYAN SCOTT  
116 NORTH SHORE ROAD  
DERRY, NH 03038  
BOOK 5097 PAGE 20444
- TAX MAP 18 LOT 38  
KAREL & BETH MORIN  
113 NORTH SHORE ROAD  
DERRY, NH 03038  
BOOK 6468 PAGE 0309
- TAX MAP 18 LOT 38  
JOSEPH P. SQUEGLIA  
4 TAYLOR BROOK LANE  
DERRY, NH 03038  
BOOK 3754 PAGE 2442
- TAX MAP 18 LOT 41-1  
LAURA A. APOSTOLOFF REV. TRUST  
LAURA L. & DAVID J. APOSTOLOFF, TRUSTEES  
107 NORTH SHORE ROAD  
DERRY, NH 03038  
BOOK 5608 PAGE 0179
- TAX MAP 18 LOT 1-1  
PAUL T. & MICHELLE CARR  
110 NORTH SHORE ROAD  
DERRY, NH 03038  
BOOK 6052 PAGE 2315
- TAX MAP 18 LOT 41-2  
STEPHANIE A. HOWARD REV. TRUST  
STEPHANIE A. HOWARD, TRUSTEE  
105 NORTH SHORE ROAD  
DERRY, NH 03038  
BOOK 5826 PAGE 2128
- TAX MAP 18 LOT 40  
MICHAEL J. & ELLEN L. RILEY  
108 NORTH SHORE ROAD  
DERRY, NH 03038  
BOOK 2389 PAGE 0273
- TAX MAP 17 LOT 6-27  
EUGENIE E. & RACHEL LEE LONERGAN  
103 NORTH SHORE ROAD  
DERRY, NH 03038  
BOOK 3158 PAGE 1584
- TAX MAP 17 LOT 6-1  
ALEXANDER NICHOLAS ROONEY-MAHER  
101 NORTH SHORE ROAD  
DERRY, NH 03038  
BOOK 6248 PAGE 1401
- TAX MAP 17 LOT 6-2  
BRUCE B. & DORREEN E. MANKE  
326 ISLAND POND ROAD  
DERRY, NH 03038  
BOOK 2171 PAGE 0448
- TAX MAP 4 LOT 87  
SHILO A. WOODBURY IJELLE REV. TRUST  
SHILO A. WOODBURY IJELLE, TRUSTEE  
P.O. BOX 232  
ATKINSOIN, NH 03811  
BOOK 5996 PAGE 1620
- TAX MAP 4 LOT 86L  
MARK E. TOWNSEND  
313L ISLAND POND ROAD  
DERRY, NH 03038  
BOOK 5384 PAGE 0951
- TAX MAP 4 LOT 86R  
VICKI J. SPRICHER & LEWIS D. FERRY  
55 CRYSTAL AVE. #260  
DERRY, NH 03038  
BOOK 0640 PAGE 0208
- TAX MAP 4 LOT 86-4L
- TAX MAP 4 LOT 86-4R
- TAX MAP 4 LOT 86-3L
- TAX MAP 4 LOT 86-3R
- TAX MAP 4 LOT 86-2
- TAX MAP 4 LOT 86-1
- TAX MAP 4 LOT 85-3

MATCH LINE SHEET 1  
MATCH LINE SHEET 2

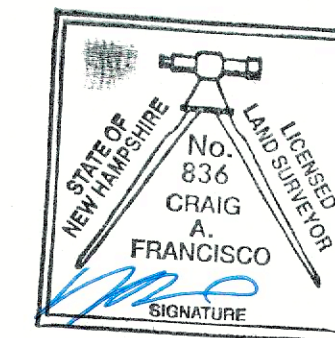
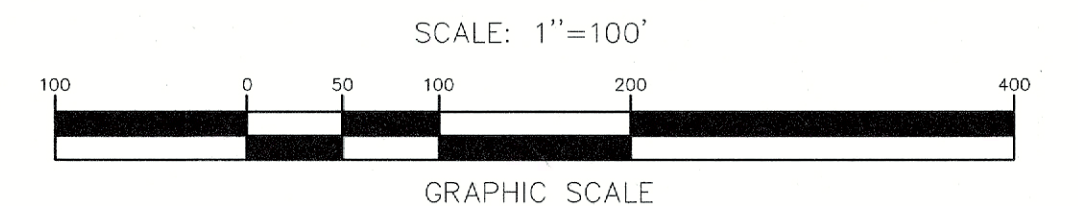


OVERVIEW PLAN

SCALE: 1" = 100'

## NOTES

- OWNERS OF RECORD:  
TAX MAP 18 LOT 1  
HEATHER M. DAVIS  
110 NORTH SHORE RD  
DERRY, NH 03038  
BOOK 6220 PAGE 1546  
TAX MAP 18 LOT 1-1  
PAUL T. & MICHELLE CARR  
110 NORTH SHORE RD  
DERRY, NH 03038  
BOOK 6052 PAGE 2315
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- EXISTING LOT AREAS  
TAX MAP 18 LOT 1: 1,078,317 SF OR 24.755 AC  
TAX MAP 18 LOT 1-1: 45,997 SF OR 1.056 AC  
PROPOSED LOT AREAS  
TAX MAP 18 LOT 1: 252,993 SF OR 5.808 AC  
TAX MAP 18 LOT 1-1: 61,850 SF OR 1.420 AC  
TAX MAP 18 LOT 1-2: 809,471 SF OR 18.583 AC
- THIS PARCEL IS ZONED: LDR - LOW DENSITY RESIDENTIAL  
DIMENSIONAL REQUIREMENTS REQUIRED  
MINIMUM LOT AREA 3 AC  
MINIMUM LOT FRONTAGE 200'  
MINIMUM LOT WIDTH 200'  
FRONT YARD SETBACK 35'  
SIDE YARD SETBACK 15'  
REAR YARD SETBACK 15'  
WETLAND SETBACK 75' (30' WHEN LESS THAN 1 ACRE)
- A PORTION OF THESE PARCELS ARE LOCATED IN ZONE AE OF THE 100 YEAR FLOOD PLAIN AND ANOTHER PORTION IS IN ZONE X. PER THE FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, PANEL 551 OF 681, MAP NUMBER 33019C0551E, EFFECTIVE DATE MAY 17, 2005.
- LOT 1 IS IN CURRENT USE.
- NO TREES GREATER THAN 15" DBH WITHIN 25 FEET OF THE WETLAND BOUNDARY ON LOT 18-001-2 SHALL BE CUT.
- ALL UTILITIES ARE TO BE UNDERGROUND.
- THE HOUSES WILL BE VOLUNTARILY EQUIPPED WITH RESIDENTIAL FIRE SPRINKLERS AND WILL COMPLY WITH NFPA 13D. IN THE EVENT A RESIDENTIAL SPRINKLER SYSTEM IS NOT INSTALLED, A FIRE CISTERN WILL BE INSTALLED. THE DESIGN AND LOCATION IS TO BE APPROVED BY DERRY FIRE DEPARTMENT.
- TAX MAP AND LOT NUMBERS REFER TO TOWN OF DERRY, NH ASSESSORS MAPS.
- SHEETS 2 & 3 OF THIS PLAN SET WILL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. ALL 7 SHEETS OF THIS PLAN SET WILL BE ON FILE AT THE TOWN OF DERRY PLANNING DEPARTMENT.



TOWN OF DERRY SIGNATURE BLOCK	
<i>Heather M. Davis</i>	DATE: 2/8/24
<i>Paul J. Carr</i>	DATE: 2/8/24
<i>John J. Price</i>	DATE: 2/8/24
<i>Stephanie A. Howard</i>	DATE: 2/13/24
<i>Michael J. Riley</i>	DATE: 2/9/24
<i>Heather M. Davis</i>	DATE: 2/8/24
<i>Paul J. Carr</i>	DATE: 2/8/24

8/31/23	REVISED PER 8/24/23 TRC COMMENTS	MKH	A
DATE	DESCRIPTION	BY	REV.
<b>TAX MAP 18 LOT 1 &amp; 1-1</b>			
<b>SUBDIVISION PLAN &amp; LOT LINE ADJUSTMENT</b>			
<b>DAVIS SUBDIVISION</b>			
LOCATED AT:			
<b>112 NORTH SHORE RD</b>			
<b>DERRY, NEW HAMPSHIRE, 03038</b>			
PREPARED FOR/OWNER:			
HEATHER M. DAVIS & PAUL T. CARR			
ISLAND POND ROAD & NORTH SHORE ROAD			
DERRY, NEW HAMPSHIRE			
SCALE: 1" = 100'	JUNE 1, 2023	SHEET 1 OF 7	
DESIGN: C.A.F.	DRAWN: M.K.H.	CHECKED: C.A.F.	FB: 638 PG: 002 1591-01
<b>Bedford Design Consultants Inc.</b>			
ENGINEERS AND SURVEYORS			
592 Harvey Road, Manchester, NH 03103			
Telephone: (603) 622-5533			
www.bedforddesign.com			





**PLAN REFERENCES:**

- "SUBDIVISION PLAN IN DERRY, MAP 112 TAX LOT 18-1 AS DRAWN FOR JOYCE ST. AMAND, 124 GOODHUE RD., DERRY NH" DATED NOVEMBER 1985, PREPARED BY MICHAEL J. KIMBALL, LLS #620 OF KIMBALL SURVEY CO, RCRD PLAN #D15063.
- "A SURVEY AND PLAT OF A LOT LINE ADJUSTMENT BETWEEN HANTS COUNTY PROPERTIES, INC. (DERRY TAX LOT 112-07095) AND AND ELSPETH JEAN O' HALLORAN (DERRY TAX LOT 112-07095-1)" PREPARED BY RICHARD S. LADD, LLS #490 OF R.S.L. LAYOUT & DESIGN, INC, RCRD PLAN NO. 26126.
- "PLAN OF LAND IN DERRY, N.H., MAP 7 PARCEL 49, OWNED BY J.A.G REALTY P.O. BOX 345, DERRY, NH" DATED NOV 1977, PREPARED BY EDWARD N. HERBERT, RLS #3, RCRD PLAN NO. 7848.
- "A SURVEY AND PLAT OF A SUBDIVISION PREPARED FOR HANTS COUNTY PROPERTIES, INC. AND CRAIG SAMSON SITUATED IN THE CITY OF DERRY, N.H." DATED MAY 24, 1988, LAST REVISED JULY 19, 1989, PREPARED BY RICHARD S. LADD, LLS #490 OF R.S.L. LAYOUT & DESIGN, INC, RCRD PLAN NO. 19615.

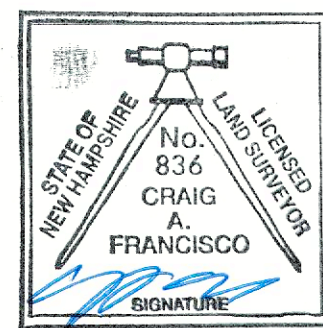
**WETLAND CERTIFICATION**

WETLANDS WERE DELINEATED BY LUKE D. HURLEY, CWS OF GOVE ENVIRONMENTAL SERVICES, INC. IN OCTOBER, 2020 UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2. UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).



TAX MAP 7 LOT 95-1  
RYAN SCOTT  
116 NORTH SHORE ROAD  
DERRY, NH 03038  
BOOK 5097 PAGE 20444



**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
EL1	N 47°14'43" E	30.05
EL2	S 46°01'37" E	111.23
EL3	S 42°48'25" E	78.22
EL4	S 42°26'24" E	122.81
EL5	N 55°12'08" E	30.27
EL6	S 42°26'24" E	123.44
EL7	N 24°48'25" W	77.26
EL8	N 46°01'37" W	107.32

**LOT LINE ADJUSTMENT TABLE**

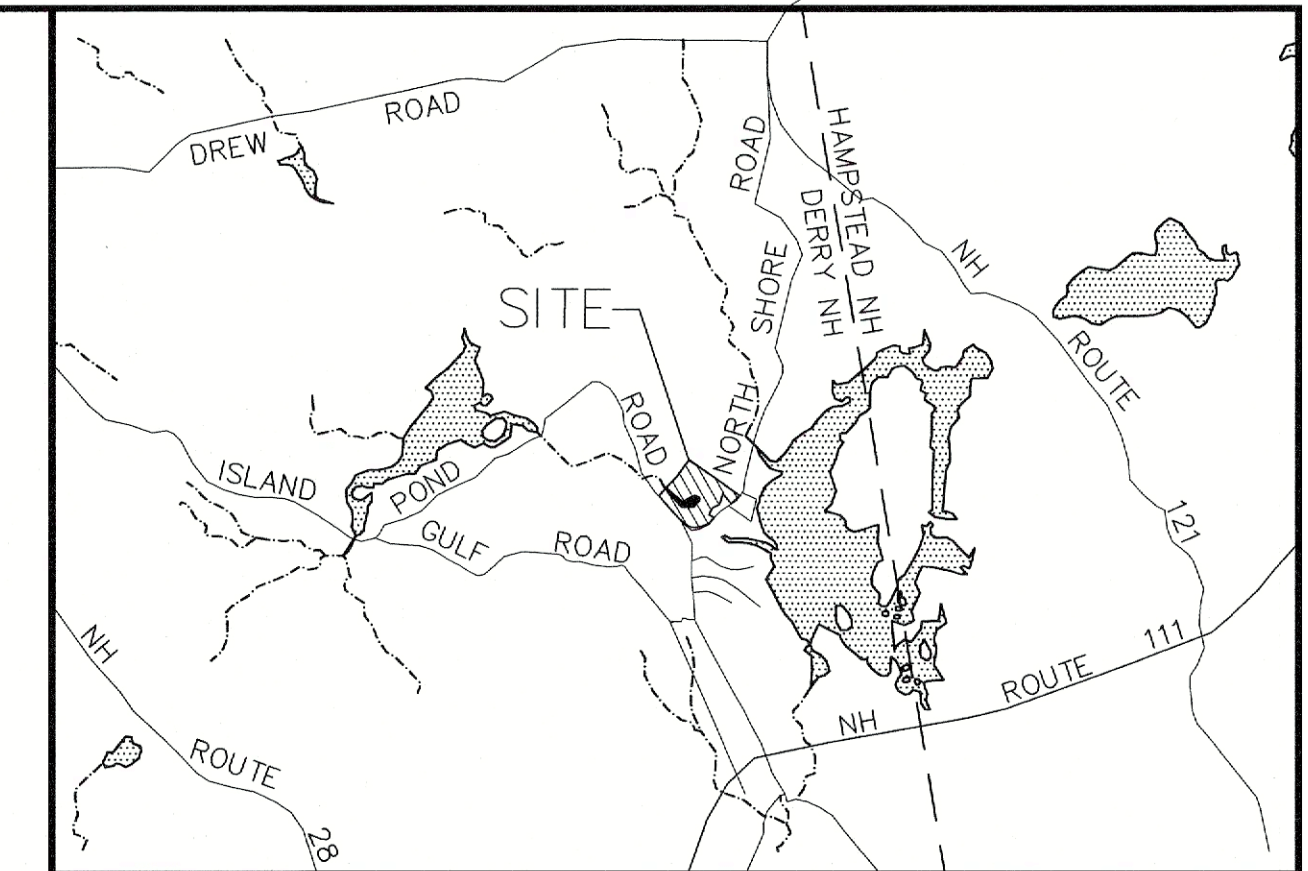
EXISTING LOT 1-1	45,997 SQ. FT	1.056 ACRES
PARCEL A	15,853 SQ. FT	0.364 ACRES
PROPOSED LOT 1-1	61,850 SQ. FT	1.420 ACRES

**SURVEYOR CERTIFICATION**

"I CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."

"I HEREBY CERTIFY THAT THIS PLAN 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)."

*[Signature]*  
LICENSED LAND SURVEYOR SEAL  
DATE: 2-14-28



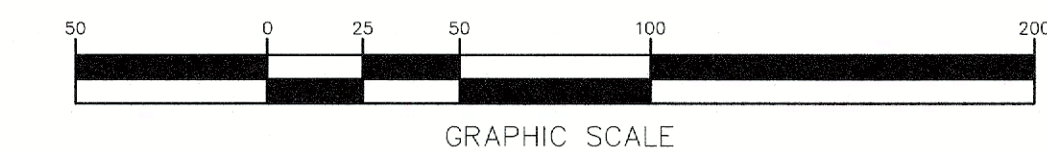
**LOCUS MAP**

SCALE: 1"=2000'

**LEGEND**

- BOUNDARY/PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- LOT LINE TO BE REMOVED
- EXISTING ROAD/DRIVEWAY
- EDGE OF JURISDICTIONAL WETLANDS
- WETLAND SETBACK
- APPROX. 100-YEAR FLOODPLAIN
- EDGE OF POND
- MATCH LINE
- EXISTING TREE LINE
- EXISTING STONE WALL
- EXISTING OVERHEAD WIRES
- RETAINING WALL
- CHAINLINK FENCE
- GRANITE BOUND FOUND
- GRANITE BOUND TO BE SET
- 3/4" REBAR W/CAP SET
- REBAR FOUND
- IRON PIPE FOUND
- DRILL HOLE SET
- DRILL HOLE FOUND
- IRON PIN FOUND
- UTILITY POLE
- WETLAND SYMBOL
- WELL
- GUY WIRE
- MAILBOX
- SIGN
- EXISTING ACCESS EASEMENT

SCALE: 1"=50'



TAX MAP 7 LOT 95  
DAVID M. DAVIS  
116 NORTH SHORE ROAD  
DERRY, NH 03038  
BOOK 5749 PAGE 2218

TAX MAP 7 LOT 49-5  
JOHN J. & DOROTHY A. GALLAGHER  
310 ISLAND POND ROAD  
DERRY, NH 03038  
BOOK 3416 PAGE 0607

PROPOSED  
TAX MAP 18 LOT 1-2  
809,471 SF  
18.583 ACRES

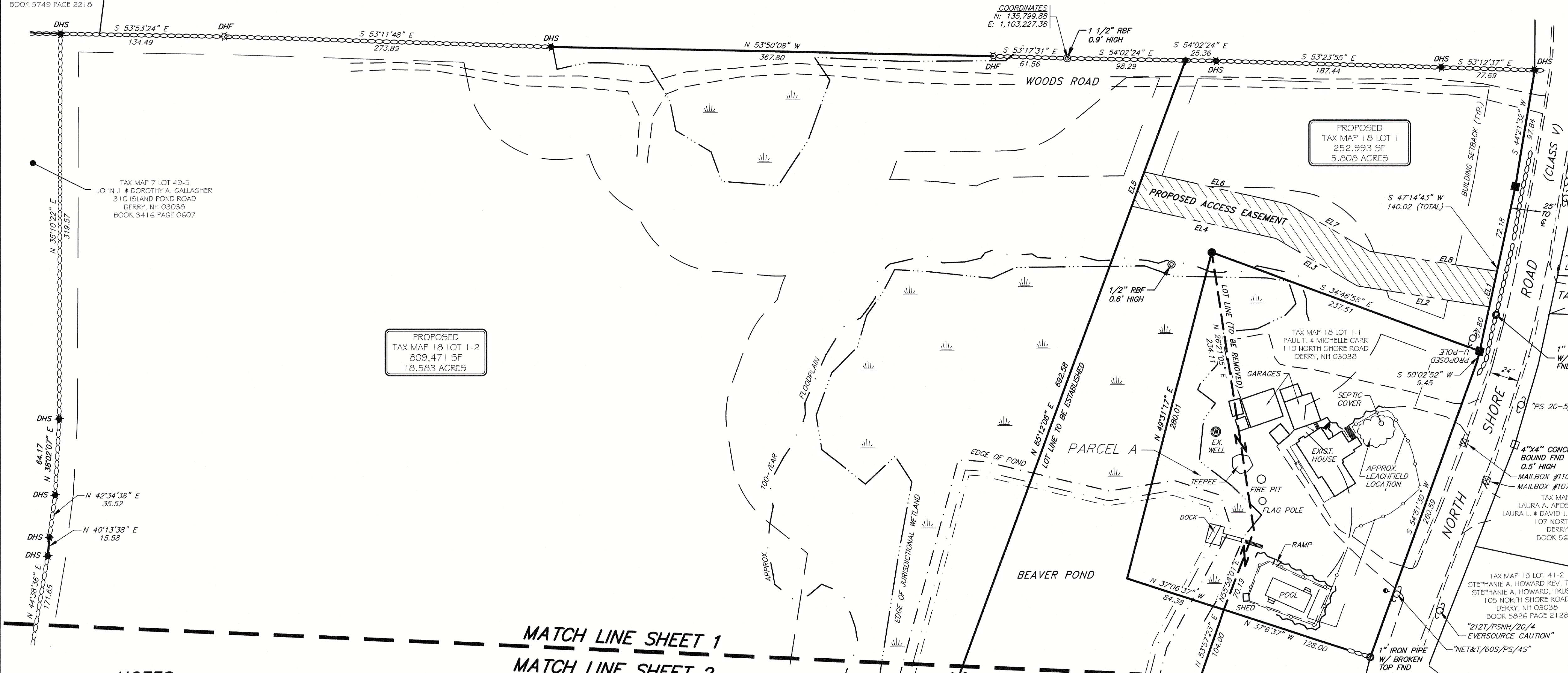
PROPOSED  
TAX MAP 18 LOT 1  
252,993 SF  
5.808 ACRES

TAX MAP 18 LOT 39  
KARL & BETH MORIN  
113 NORTH SHORE ROAD  
DERRY, NH 03038  
BOOK 6468 PAGE 0309

TAX MAP 18 LOT 36  
JOSEPH P. SOLEGIA  
4 TAYLOR BROOK LANE  
DERRY, NH 03038  
BOOK 3734 PAGE 2442

TAX MAP 18 LOT 41-1  
LAURA A. APOSTOLOFF REV. TRUST  
LAURA L. & DAVID J. APOSTOLOFF, TRUSTEES  
107 NORTH SHORE ROAD  
DERRY, NH 03038  
BOOK 5608 PAGE 0179

TAX MAP 18 LOT 41-2  
STEPHANIE A. HOWARD REV. TRUST  
STEPHANIE A. HOWARD, TRUSTEE  
105 NORTH SHORE ROAD  
DERRY, NH 03038  
BOOK 5826 PAGE 2128



MATCH LINE SHEET 1  
MATCH LINE SHEET 2

**NOTES**

- OWNERS OF RECORD:  
TAX MAP 18 LOT 1  
HEATHER M. DAVIS  
110 NORTH SHORE RD  
DERRY, NH 03038  
BOOK 6220 PAGE 1546  
TAX MAP 18 LOT 1-1  
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TAX MAP 18 LOT 1: 1,078,317 SF OR 24.755 AC  
TAX MAP 18 LOT 1-1: 45,997 SF OR 1.056 AC  
PROPOSED LOT AREAS  
TAX MAP 18 LOT 1: 252,993 SF OR 5.808 AC  
TAX MAP 18 LOT 1-1: 61,850 SF OR 1.420 AC  
TAX MAP 18 LOT 1-2: 809,471 SF OR 18.583 AC
- THIS PARCEL IS ZONED: LDR - LOW DENSITY RESIDENTIAL

DIMENSIONAL REQUIREMENTS	REQUIRED
MINIMUM LOT AREA	3 AC
MINIMUM LOT FRONTAGE	200'
MINIMUM LOT WIDTH	200'
FRONT YARD SETBACK	35'
SIDE YARD SETBACK	15'
REAR YARD SETBACK	15'
WETLAND SETBACK	75' (30' WHEN LESS THAN 1 ACRE)

- A PORTION OF THESE PARCELS ARE LOCATED IN ZONE AE OF THE 100 YEAR FLOOD PLAIN AND ANOTHER PORTION IS IN ZONE X, PER THE FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, PANEL 551 OF 681, MAP NUMBER 33015C0551E, EFFECTIVE DATE MAY 17, 2005.
- LOT 1 IS IN CURRENT USE.
- NO TREES GREATER THAN 15" DBH WITHIN 25 FEET OF THE WETLAND BOUNDARY ON LOT 18-001-2 SHALL BE CUT.
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OWNER'S SIGNATURE  
HEATHER M. DAVIS  
PAUL T. CARR

THE DERRY PLANNING BOARD  
ON DATE: \_\_\_\_\_  
CERTIFIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIRMAN  
SECRETARY \_\_\_\_\_ DATE: \_\_\_\_\_

DATE	DESCRIPTION	BY	REV.
8/31/23	REVISED PER 8/24/23 TRC COMMENTS	MKH	A

**TAX MAP 18 LOT 1 & 1-1**  
SUBDIVISION PLAN & LOT LINE ADJUSTMENT  
DAVIS SUBDIVISION  
LOCATED AT:  
112 NORTH SHORE RD  
DERRY, NEW HAMPSHIRE, 03038  
PREPARED FOR/OWNER:  
HEATHER M. DAVIS & PAUL T. CARR  
ISLAND POND ROAD & NORTH SHORE ROAD  
DERRY, NEW HAMPSHIRE

SCALE: 1" = 50'      JUNE 1, 2023      SHEET 2 OF 7

DESIGN:	DRAWN:	CHECKED:	FB:	PG:
C.A.F.	M.K.H.	C.A.F.	638	002

**Bedford Design Consultants Inc.**  
ENGINEERS AND SURVEYORS  
592 Harvey Road, Manchester, NH 03103  
Telephone: (603) 622-5533  
www.bedforddesign.com



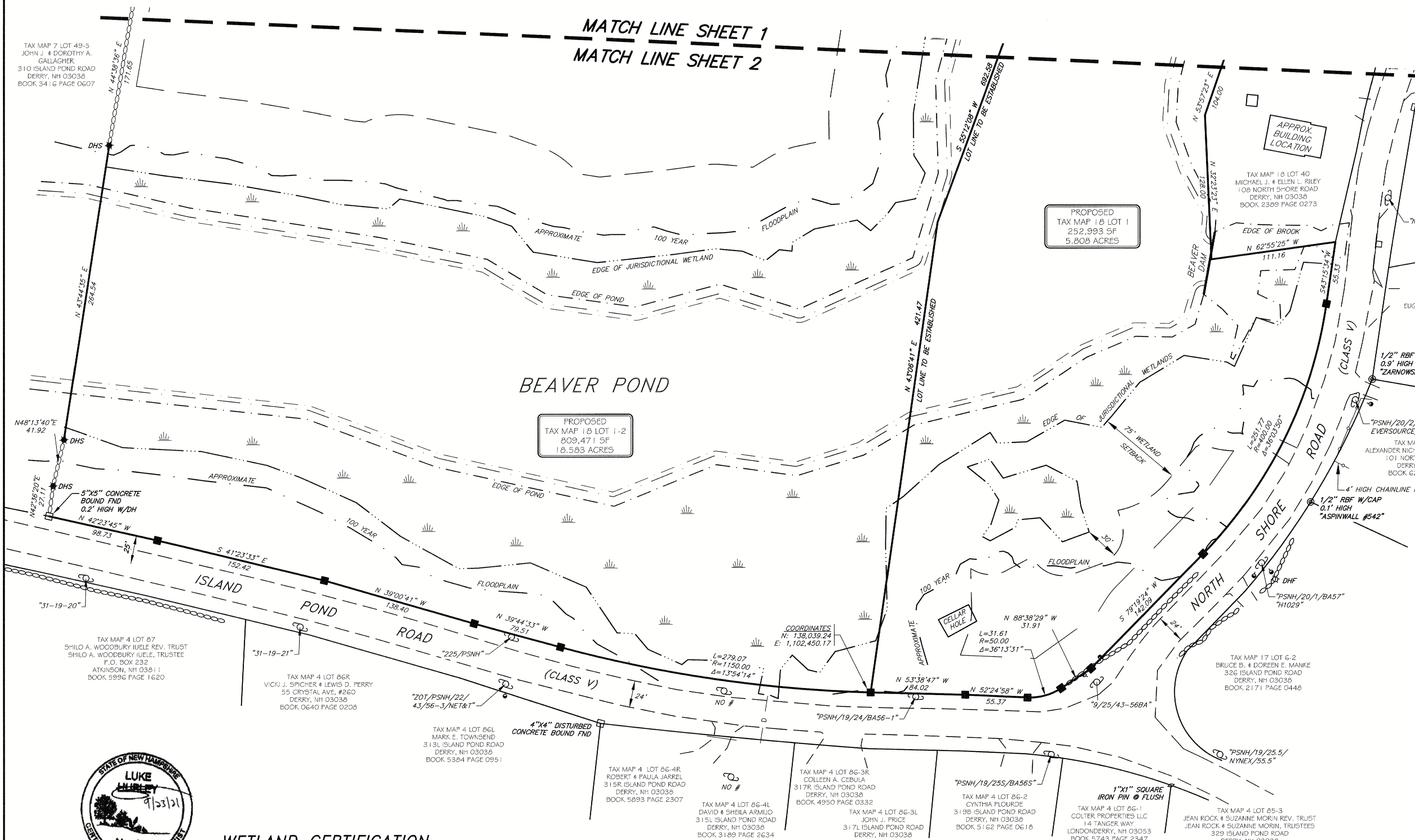
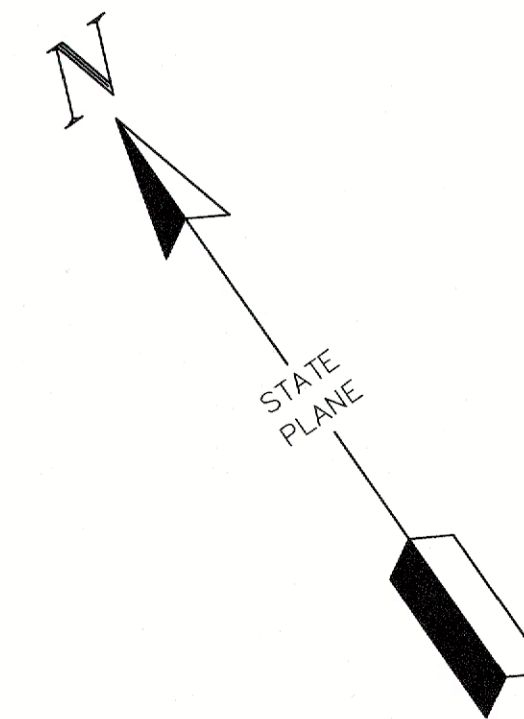


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**LEGEND**

- BOUNDARY/PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- LOT LINE TO BE REMOVED
- EXISTING ROAD/DRIVEWAY
- EDGE OF JURISDICTIONAL WETLANDS
- WETLAND SETBACK
- APPROX. 100-YEAR FLOODPLAIN
- EDGE OF POND
- MATCH LINE
- EXISTING TREE LINE
- EXISTING STONE WALL
- OHW
- EXISTING OVERHEAD WIRES
- RETAINING WALL
- CHAINLINK FENCE
- GRANITE BOUND FOUND
- GRANITE BOUND TO BE SET
- 3/4" REBAR W/CAP SET
- REBAR FOUND
- IRON PIPE FOUND
- DRILL HOLE SET
- DRILL HOLE FOUND
- IRON PIN FOUND
- UTILITY POLE
- WETLAND SYMBOL
- WELL
- GLY WIRE
- MAILBOX
- SIGN
- EXISTING ACCESS EASEMENT



OWNER'S SIGNATURE  
Heather M. Davis  
HEATHER M. DAVIS

PAUL R. CARR

THE DERRY PLANNING BOARD

ON DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

CERTIFIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_

SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

**TAX MAP 18 LOT 1-1**  
**SUBDIVISION PLAN & LOT LINE ADJUSTMENT**  
**DAVIS SUBDIVISION**  
LOCATED AT:  
**112 NORTH SHORE RD**  
**DERRY, NEW HAMPSHIRE, 03038**  
PREPARED FOR/OWNER:  
HEATHER M. DAVIS & PAUL T. CARR  
ISLAND POND ROAD & NORTH SHORE ROAD  
DERRY, NEW HAMPSHIRE

SCALE: 1" = 50'	JUNE 1, 2023	SHEET 3 OF 7
DESIGN: C.A.F.	DRAWN: M.K.H.	CHECKED: C.A.F.
FB: 638	PG: 002	1591-01

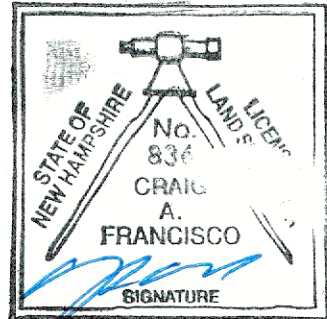
**Bedford Design Consultants Inc.**  
ENGINEERS AND SURVEYORS  
592 Harvey Road, Manchester, NH 03103  
Telephone: (603) 622-5533  
www.bedforddesign.com

**WETLAND CERTIFICATION**

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  - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
  - NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
  - NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).

**SURVEYOR CERTIFICATION**

"I CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."  
"I HEREBY CERTIFY THAT THIS PLAN 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 SEAL  
DATE: 2-14-24



DATE	DESCRIPTION	BY	REV.
8/31/23	REVISED PER 8/24/23 TRC COMMENTS	MKH	A

TAX MAP 7 LOT 49-5  
JOHN J. & DOROTHY A. GALLAGHER  
310 ISLAND POND ROAD  
DERRY, NH 03038  
BOOK 3416 PAGE 0607

TAX MAP 18 LOT 40  
MICHAEL J. & ELLEN L. RILEY  
108 NORTH SHORE ROAD  
DERRY, NH 03038  
BOOK 2389 PAGE 0273

TAX MAP 18 LOT 41-2  
STEPHANIE A. HOWARD REV. TRUST  
STEPHANIE A. HOWARD, TRUSTEE  
105 NORTH SHORE ROAD  
DERRY, NH 03038  
BOOK 2389 PAGE 2128

TAX MAP 17 LOT 6-27  
EUGENE E. & RACHEL LEE LONERGAN  
103 NORTH SHORE ROAD  
DERRY, NH 03038  
BOOK 3158 PAGE 1584

TAX MAP 17 LOT 6-1  
ALEXANDER NICHOLAS ROONEY-MAHER  
101 NORTH SHORE ROAD  
DERRY, NH 03038  
BOOK 6248 PAGE 1401

TAX MAP 17 LOT 6-2  
BRUCE B. & DOREEN E. MANKE  
326 ISLAND POND ROAD  
DERRY, NH 03038  
BOOK 2171 PAGE 0416

TAX MAP 4 LOT 87  
SHILO A. WOODBURY IUELE REV. TRUST  
SHILO A. WOODBURY IUELE, TRUSTEE  
P.O. BOX 232  
ATKINSON, NH 03811  
BOOK 5996 PAGE 1620

TAX MAP 4 LOT 86R  
VICKI J. SPICHER & LEWIS D. PERRY  
55 CRYSTAL AVE., #260  
DERRY, NH 03038  
BOOK 0640 PAGE 0208

TAX MAP 4 LOT 86L  
MARK E. TOWNSEND  
313L ISLAND POND ROAD  
DERRY, NH 03038  
BOOK 5384 PAGE 0951

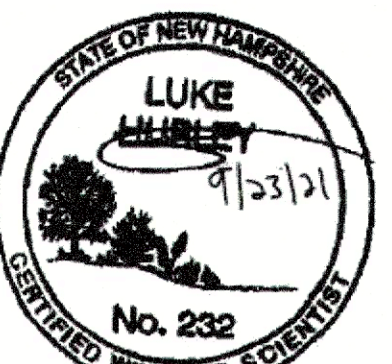
TAX MAP 4 LOT 86-4R  
ROBERT & PAULA JARREL  
315R ISLAND POND ROAD  
DERRY, NH 03038  
BOOK 5893 PAGE 2307

TAX MAP 4 LOT 86-3R  
COLLEEN A. CEBULA  
317R ISLAND POND ROAD  
DERRY, NH 03038  
BOOK 4950 PAGE 0332

TAX MAP 4 LOT 86-2  
CYNTHIA FLOURDE  
319B ISLAND POND ROAD  
DERRY, NH 03038  
BOOK 5162 PAGE 0618

TAX MAP 4 LOT 85-1  
COLTER PROPERTIES LLC  
14 TANGER WAY  
LONDONDERRY, NH 03053  
BOOK 5743 PAGE 2347

TAX MAP 4 LOT 85-3  
JEAN ROCK & SUZANNE MORIN REV. TRUST  
JEAN ROCK & SUZANNE MORIN, TRUSTEES  
329 ISLAND POND ROAD  
DERRY, NH 03038  
BOOK 6468 PAGE 0311





**PLAN REFERENCES:**

- "SUBDIVISION PLAN IN DERRY, MAP 112 TAX LOT 18-1 AS DRAWN FOR JOYCE ST. AMAND, 124 GOODHUE RD., DERRY, NH DATED NOVEMBER 1985, PREPARED BY MICHAEL J. KIMBALL, LLS #620 OF KIMBALL SURVEY CO, RCRD PLAN #015063.
- "A SURVEY AND PLAT OF A LOT LINE ADJUSTMENT BETWEEN HANTS COUNTY PROPERTIES, INC. (DERRY TAX LOT 112-07095) AND AND ELSPETH JEAN O' HALLORAN (DERRY TAX LOT 112-07095-1)" PREPARED BY RICHARD S. LADD, LLS #490 OF R.S.L. LAYOUT & DESIGN, INC, RCRD PLAN NO. 26126.
- "PLAN OF LAND IN DERRY, N.H., MAP 7 PARCEL 49, OWNED BY J.A.G REALTY P.O. BOX 345, DERRY, NH DATED NOV 1977, PREPARED BY EDWARD N. HERBERT, RLS #3, RCRD PLAN NO. 7848.
- "A SURVEY AND PLAT OF A SUBDIVISION PREPARED FOR HANTS COUNTY PROPERTIES, INC. AND CRAIG SAMSON SITUATED IN THE CITY OF DERRY, N.H., DATED MAY 24, 1989, LAST REVISED JULY 19, 1989, PREPARED BY RICHARD S. LADD, LLS #490 OF R.S.L. LAYOUT & DESIGN, INC, RCRD PLAN NO. 19615.

**WETLAND CERTIFICATION**

WETLANDS WERE DELINEATED BY LUKE D. HURLEY, CWS # 232 OF GOVE ENVIRONMENTAL SERVICES, INC. IN OCTOBER, 2020 UTILIZING THE FOLLOWING STANDARDS:

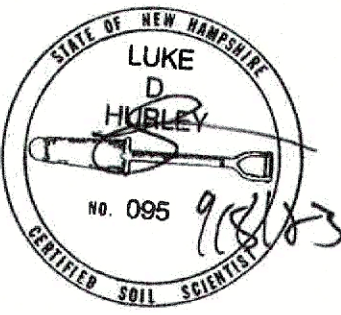
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).

**HIGH INTENSITY SOIL LEGEND**

- 221BH WELL DRAINED GLACIAL TILL MATERIAL, WITH NO RESTRICTIVE FEATURES, 0 - 8% SLOPES.
- 221CH WELL DRAINED GLACIAL TILL MATERIAL, WITH NO RESTRICTIVE FEATURES, 8 - 15% SLOPES.
- 221DH WELL DRAINED GLACIAL TILL MATERIAL, WITH NO RESTRICTIVE FEATURES, 15 - 25% SLOPES.
- 228BH WELL DRAINED GLACIAL TILL MATERIAL, WITH VARIABLE DEPTH TO BEDROCK, 0 - 8% SLOPES.
- 228CH WELL DRAINED GLACIAL TILL MATERIAL, WITH VARIABLE DEPTH TO BEDROCK, 8 - 15% SLOPES.
- 228DH WELL DRAINED GLACIAL TILL MATERIAL, WITH VARIABLE DEPTH TO BEDROCK, 15 - 25% SLOPES.
- 311BH MODERATELY WELL DRAINED GLACIOFLUVIAL DEPOSITS, WITH NO RESTRICTIVE FEATURES, 0 - 8% SLOPES.
- 311CH MODERATELY WELL DRAINED GLACIOFLUVIAL DEPOSITS, WITH NO RESTRICTIVE FEATURES, 8 - 15% SLOPES.
- 311DH MODERATELY WELL DRAINED GLACIOFLUVIAL DEPOSITS, WITH NO RESTRICTIVE FEATURES, 15 - 25% SLOPES.
- 321BH MODERATELY WELL DRAINED GLACIAL TILL DEPOSITS WITH NO RESTRICTIVE FEATURES, 0 - 8% SLOPES.
- 321CH MODERATELY WELL DRAINED GLACIAL TILL DEPOSITS WITH NO RESTRICTIVE FEATURES, 8 - 15% SLOPES.
- 321DH MODERATELY WELL DRAINED GLACIAL TILL DEPOSITS WITH NO RESTRICTIVE FEATURES, 15 - 25% SLOPES.
- 411BH SOMEWHAT POORLY DRAINED GLACIOFLUVIAL DEPOSITS, WITH NO RESTRICTIVE FEATURES, 0 - 8% SLOPES.
- 411CH SOMEWHAT POORLY DRAINED GLACIOFLUVIAL DEPOSITS, WITH NO RESTRICTIVE FEATURES, 8 - 15% SLOPES.
- 511BH POORLY DRAINED GLACIOFLUVIAL DEPOSITS, WITH NO RESTRICTIVE FEATURES, 0 - 8% SLOPES.
- 521BH POORLY DRAINED GLACIAL TILL MATERIAL, WITH NO RESTRICTIVE FEATURES, 0 - 8% SLOPES.
- 611BH VERY POORLY DRAINED GLACIAL TILL MATERIAL, WITH NO RESTRICTIVE FEATURES, 0 - 8% SLOPES.

**SOIL CERTIFICATION**

THE SOILS ON THIS PROPERTY WERE MAPPED BY LUKE D. HURLEY, CSS # 095 OF GOVE ENVIRONMENTAL SERVICES INC. UTILIZING THE STANDARDS SET FORTH IN THE SSSNNE, SPECIAL PUBLICATION NO. 1; "HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE" APRIL 2008.



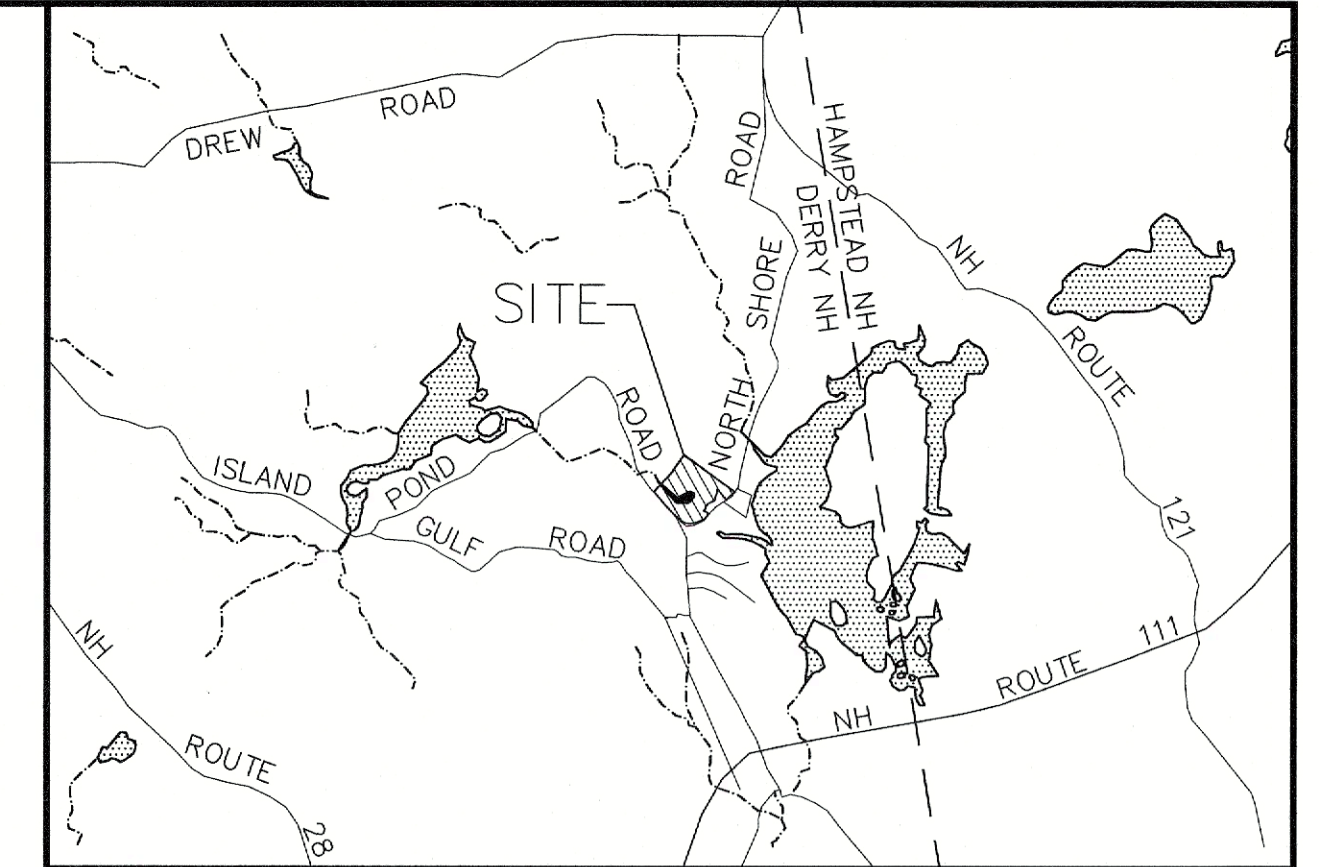
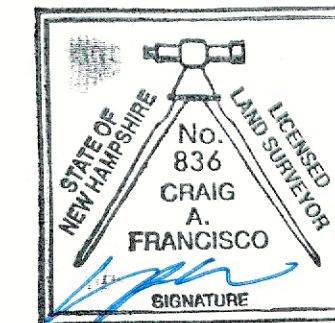
**SURVEYOR CERTIFICATION**

"I CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."

"I HEREBY CERTIFY THAT THIS PLAN 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)."

LUKE D. HURLEY  
LICENSED LAND SURVEYOR SEAL

2.24.23  
DATE

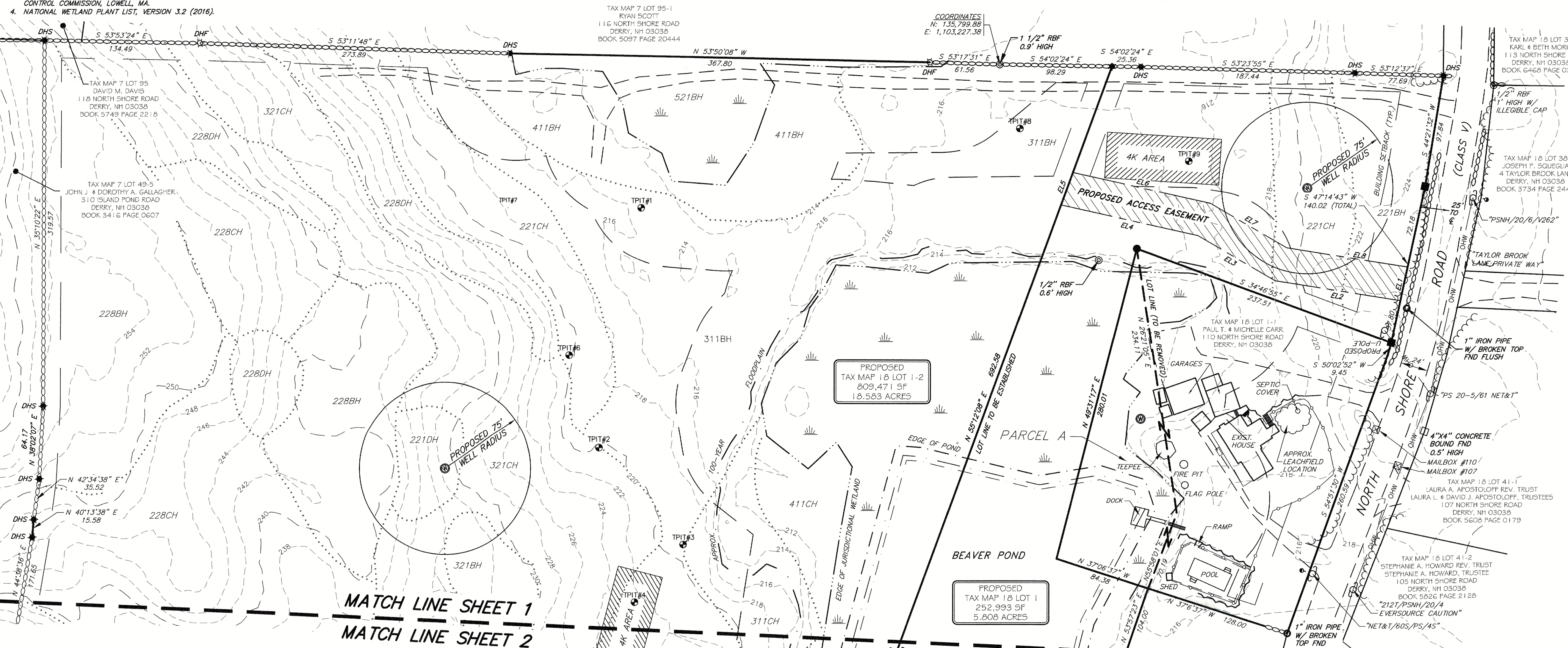


**LOCUS MAP**

SCALE: 1"=2000'

**LEGEND**

- BOUNDARY/PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- LOT LINE TO BE REMOVED
- EXISTING ROAD/DRIVEWAY
- EDGE OF JURISDICTIONAL WETLANDS
- WETLAND SETBACK
- APPROX. 100-YEAR FLOODPLAIN
- EDGE OF POND
- MATCH LINE
- EXISTING TREE LINE
- EXISTING STONE WALL
- HISS SOIL LINES
- OHW
- EXISTING OVERHEAD WIRES
- RETAINING WALL
- CHAINLINK FENCE
- EXISTING CONTOUR
- GRANITE BOUND FOUND
- GRANITE BOUND TO BE SET
- 3/4" REBAR W/CAP SET
- REBAR FOUND
- IRON PIPE FOUND
- DRILL HOLE SET
- DRILL HOLE FOUND
- IRON PIN FOUND
- UTILITY POLE
- WETLAND SYMBOL
- WELL
- GUY WIRE
- MAILBOX
- SIGN
- TEST PIT LOCATION
- EXISTING ACCESS EASEMENT



**TEST PIT DATA ON SHEET 4**

**NOTES**

- OWNERS OF RECORD:  
TAX MAP 18 LOT 1  
HEATHER M. DAVIS  
110 NORTH SHORE RD  
DERRY, NH 03038  
BOOK 6220 PAGE 1546  
TAX MAP 18 LOT 1-1  
PAUL T. & MICHELLE CARR  
110 NORTH SHORE RD  
DERRY, NH 03038  
BOOK 6052 PAGE 2315
- THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN TAX MAP 18 LOTS 1 & 1-1 AND TO SUBDIVIDE LOT 1 INTO TWO RESIDENTIAL LOTS. PARCEL A WOULD BE ANNEXED TO LOT 1-1. THESE LOTS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC.
- EXISTING LOT AREAS:  
TAX MAP 18 LOT 1: 1,078,317 SF OR 24.755 AC  
TAX MAP 18 LOT 1-1: 45,997 SF OR 1.056 AC  
PROPOSED LOT AREAS:  
TAX MAP 18 LOT 1: 252,993 SF OR 5.808 AC  
TAX MAP 18 LOT 1-1: 61,850 SF OR 1.420 AC  
TAX MAP 18 LOT 1-2: 809,471 SF OR 18.583 AC
- THIS PARCEL IS ZONED: LDR - LOW DENSITY RESIDENTIAL

DIMENSIONAL REQUIREMENTS	REQUIRED
MINIMUM LOT AREA	3 AC
MINIMUM LOT FRONTAGE	200'
MINIMUM LOT WIDTH	200'
FRONT YARD SETBACK	35'
SIDE YARD SETBACK	15'
REAR YARD SETBACK	15'
WETLAND SETBACK	75' (30' WHEN LESS THAN 1 ACRE)

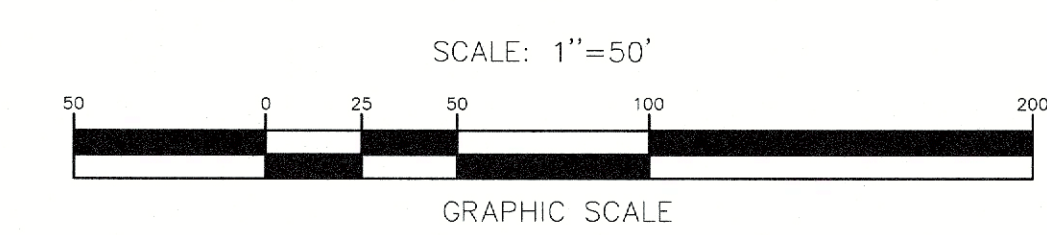
- A PORTION OF THESE PARCELS ARE LOCATED IN ZONE AE OF THE 100 YEAR FLOOD PLAIN AND ANOTHER PORTION IS IN ZONE X, PER THE FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, PANEL 551 OF 681, MAP NUMBER 33015C0551E, EFFECTIVE DATE MAY 17, 2005.
- LOT 1 IS IN CURRENT USE.
- NO TREES GREATER THAN 15" DBH WITHIN 25 FEET OF THE WETLAND BOUNDARY ON LOT 18-001-2 SHALL BE CUT.
- ALL UTILITIES ARE TO BE UNDERGROUND.
- THE HOUSES WILL BE VOLUNTARILY EQUIPPED WITH RESIDENTIAL FIRE SPRINKLERS AND WILL COMPLY WITH NFPA 13D. IN THE EVENT A RESIDENTIAL SPRINKLER SYSTEM IS NOT INSTALLED, A FIRE CISTERN WILL BE INSTALLED. THE DESIGN AND LOCATION IS TO BE APPROVED BY DERRY FIRE DEPARTMENT.
- TAX MAP AND LOT NUMBERS REFER TO TOWN OF DERRY, NH ASSESSORS MAPS.
- SHEETS 2 & 3 OF THIS PLAN SET WILL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. ALL 7 SHEETS OF THIS PLAN SET WILL BE ON FILE AT THE TOWN OF DERRY PLANNING DEPARTMENT.

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 47°14'43" E	30.05
L2	S 46°01'37" E	111.23
L3	S 24°48'25" E	78.22
L4	S 42°26'24" E	242.04
L5	N 68°51'46" W	48.23
L6	S 89°06'11" E	190.43
L7	N 63°52'08" W	45.84
L8	S 44°45'52" E	141.85
L9	N 62°23'16" E	31.40
L10	N 44°45'52" W	127.54
L11	N 63°52'08" W	34.07
L12	N 89°06'11" W	189.06
L13	N 68°51'46" W	60.62
L14	N 42°26'24" W	253.73
L15	N 24°48'25" W	77.26
L16	N 46°01'37" W	107.32

**LOT LINE ADJUSTMENT TABLE**

EXISTING LOT 1-1	45,997 SQ. FT	1.056 ACRES
PARCEL A	15,853 SQ. FT	0.364 ACRES
PROPOSED LOT 1-1	61,850 SQ. FT	1.420 ACRES



**TAX MAP 18 LOT 1 & 1-1**  
**TOPOGRAPHIC PLAN & LOT LINE ADJUSTMENT**  
**DAVIS SUBDIVISION**  
 LOCATED AT:  
**112 NORTH SHORE RD**  
**DERRY, NEW HAMPSHIRE, 03038**  
 PREPARED FOR/OWNER:  
 HEATHER M DAVIS & PAUL T. CARR  
 ISLAND POND ROAD & NORTH SHORE ROAD  
 DERRY, NEW HAMPSHIRE

SCALE: 1" = 50'      JUNE 1, 2023      SHEET 4 OF 7

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1591-01
C.A.F.	M.K.H.	C.A.F.	638	002	

**Bedford Design Consultants Inc.**  
 ENGINEERS AND SURVEYORS  
 592 Harvey Road, Manchester, NH 03103  
 Telephone: (603) 622-5533  
 www.bedforddesign.com

8/31/23	REVISED PER 8/24/23 TRC COMMENTS	MKH	A
DATE	DESCRIPTION	BY	REV.





**PLAN REFERENCES:**

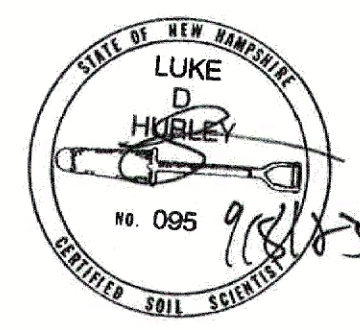
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- "A SURVEY AND PLAT OF A LOT LINE ADJUSTMENT BETWEEN HANTS COUNTY PROPERTIES, INC. (DERRY TAX LOT 112-07095) AND AND ELSPETH JEAN O' HALLORAN (DERRY TAX LOT 112-07095-1)" PREPARED BY RICHARD S. LADD, LLS #490 OF R.S.L. LAYOUT & DESIGN, INC, RCRD PLAN NO. 26126.
- "PLAN OF LAND IN DERRY, N.H., MAP 7 PARCEL 49, OWNED BY J.A.G REALTY P.O. BOX 345, DERRY, NH DATED NOV 1977, PREPARED BY EDWARD N. HERBERT, RLS #3, RCRD PLAN NO. 7848.
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**SOIL CERTIFICATION**

THE SOILS ON THIS PROPERTY WERE MAPPED BY LUKE D. HURLEY, CSS # 095 OF GOVE ENVIRONMENTAL SERVICES INC. UTILIZING THE STANDARDS SET FORTH IN THE SSSNNE, SPECIAL PUBLICATION NO. 1; "HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE" APRIL 2008.

**HIGH INTENSITY SOIL LEGEND**

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- 221CH WELL DRAINED GLACIAL TILL MATERIAL, WITH NO RESTRICTIVE FEATURES, 8 - 15% SLOPES.
- 221DH WELL DRAINED GLACIAL TILL MATERIAL, WITH NO RESTRICTIVE FEATURES, 15 - 25% SLOPES.
- 228BH WELL DRAINED GLACIAL TILL MATERIAL, WITH VARIABLE DEPTH TO BEDROCK, 0 - 8% SLOPES.
- 228CH WELL DRAINED GLACIAL TILL MATERIAL, WITH VARIABLE DEPTH TO BEDROCK, 8 - 15% SLOPES.
- 228DH WELL DRAINED GLACIAL TILL MATERIAL, WITH VARIABLE DEPTH TO BEDROCK, 15 - 25% SLOPES.
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- 311CH MODERATELY WELL DRAINED GLACIOFLUVIAL DEPOSITS, WITH NO RESTRICTIVE FEATURES, 8 - 15% SLOPES.
- 311DH MODERATELY WELL DRAINED GLACIOFLUVIAL DEPOSITS, WITH NO RESTRICTIVE FEATURES, 15 - 25% SLOPES.
- 321BH MODERATELY WELL DRAINED GLACIAL TILL DEPOSITS WITH NO RESTRICTIVE FEATURES, 0 - 8% SLOPES.
- 321CH MODERATELY WELL DRAINED GLACIAL TILL DEPOSITS WITH NO RESTRICTIVE FEATURES, 8 - 15% SLOPES.
- 321DH MODERATELY WELL DRAINED GLACIAL TILL DEPOSITS WITH NO RESTRICTIVE FEATURES, 15 - 25% SLOPES.
- 321EH MODERATELY WELL DRAINED GLACIAL TILL DEPOSITS WITH NO RESTRICTIVE FEATURES, 25% + SLOPES.
- 411BH SOMEWHAT POORLY DRAINED GLACIOFLUVIAL DEPOSITS, WITH NO RESTRICTIVE FEATURES, 0 - 8% SLOPES.
- 411CH SOMEWHAT POORLY DRAINED GLACIOFLUVIAL DEPOSITS, WITH NO RESTRICTIVE FEATURES, 8 - 15% SLOPES.
- 511BH POORLY DRAINED GLACIAL TILL MATERIAL, WITH NO RESTRICTIVE FEATURES, 0 - 8% SLOPES.
- 511CH POORLY DRAINED GLACIAL TILL MATERIAL, WITH NO RESTRICTIVE FEATURES, 8 - 15% SLOPES.
- 611BH VERY POORLY DRAINED GLACIAL TILL MATERIAL, WITH NO RESTRICTIVE FEATURES, 0 - 8% SLOPES.



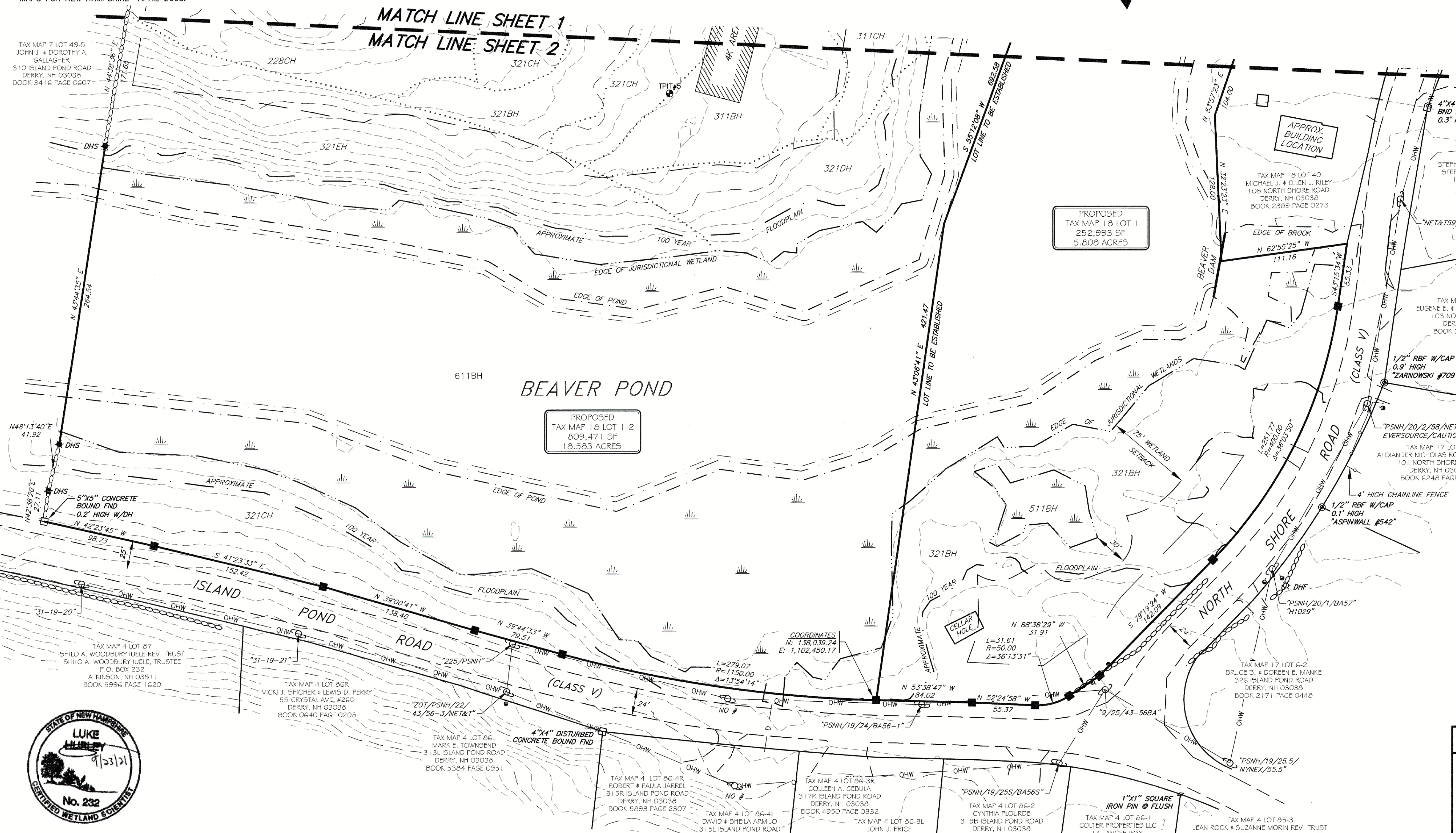
**TEST PIT DATA**

TEST PITS PERFORMED BY JEFFREY S. TERRIO, SEPTIC DESIGNER #1292 OF BEDFORD DESIGN CONSULTANTS ON 11/13/20

- TEST PIT NO. 1
  - 0-32 10YR5/6 GRAVEL FILL
  - 32-38 10YR3/2 FINE SANDY LOAM, GRANULAR, FRIABLE (ORIG. GROUND)
  - 38-70 5Y3/2 GRAVELLY SAND, MASSIVE, FRIABLE
  - NO SHWT 870", NO WATER, NO LEDGE
- TEST PIT NO. 2
  - 0-4 10YR3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
  - 4-29 10YR5/6 GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
  - 29-65 2.5Y6/4 GRAVELLY SANDY LOAM, MASSIVE, FIRM
  - ROOTS TO 36", SHWT AT 36", NO LEDGE, NO WATER @ 65"
  - PERC RATE 12 MIN/INCH AT 25"
- TEST PIT NO. 3
  - 0-4 10YR3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
  - 4-30 10YR5/6 GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
  - 30-36 2.5Y6/4 GRAVELLY SANDY LOAM, MASSIVE, FRIABLE
  - ROOTS TO 24", NO SHWT AT 36", LEDGE AT 36", NO WATER @ 36"
- TEST PIT NO. 4
  - 0-4 10YR3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
  - 4-25 10YR5/6 GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
  - 25-65 2.5Y6/4 GRAVELLY SANDY LOAM, MASSIVE, FRIABLE
  - ROOTS TO 37", NO SHWT AT 60", NO LEDGE AT 65", NO WATER @ 65"
- TEST PIT NO. 5
  - 0-4 10YR3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
  - 4-27 10YR5/6 GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
  - 27-42 2.5Y6/4 GRAVELLY SANDY LOAM, MASSIVE, FIRM
  - ROOTS TO 32", SHWT AT 36", LEDGE AT 42", NO WATER @ 42"
  - PERC RATE 12 MIN/INCH AT 28"
- TEST PIT NO. 6
  - 0-4 10YR3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
  - 4-28 10YR5/6 GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
  - 28-58 2.5Y6/4 GRAVELLY SANDY LOAM, MASSIVE, FRIABLE (BOULDERS)
  - ROOTS TO 32", NO SHWT AT 55", NO LEDGE AT 58", NO WATER @ 58"
- TEST PIT NO. 7
  - 0-4 10YR3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
  - 4-32 10YR5/6 GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
  - 32-64 2.5Y6/4 GRAVELLY SAND, SINGLE GRAIN, LOOSE
  - ROOTS TO 46", NO SHWT AT 64", NO LEDGE AT 64", NO WATER @ 64"
  - PERC RATE 2 MIN/INCH AT 26"
- TEST PIT NO. 8
  - 0-3 10YR3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
  - 3-30 10YR5/6 GRAVELLY LOAMY SAND, GRANULAR, FRIABLE (COBBLES)
  - 30-50 2.5Y6/4 GRAVELLY SANDY LOAM, GRANULAR, FRIABLE (COBBLES)
  - 50-72 2.5Y6/4 GRAVELLY SANDY LOAM, MASSIVE, FRIABLE
  - ROOTS TO 42", SHWT AT 56", NO LEDGE AT 72", NO WATER @ 72"
- TEST PIT NO. 9
  - 0-4 10YR3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
  - 4-16 10YR5/6 GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
  - 16-30 2.5Y6/4 GRAVELLY SANDY LOAM, GRANULAR, FRIABLE
  - 30-72 2.5Y6/2 SANDY LOAM, MASSIVE, FRIABLE, (MOIST)
  - ROOTS TO 28", SHWT AT 30", NO LEDGE AT 72", NO WATER @ 72"

**LEGEND**

- BOUNDARY/PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- LOT LINE TO BE REMOVED
- EXISTING ROAD/DRIVEWAY
- EDGE OF JURISDICTIONAL WETLANDS
- WETLAND SETBACK
- APPROX. 100-YEAR FLOODPLAIN
- EDGE OF POND
- MATCH LINE
- EXISTING TREE LINE
- EXISTING STONE WALL
- OHW
- EXISTING OVERHEAD WIRES
- RETAINING WALL
- CHAINLINK FENCE
- EXISTING CONTOUR
- GRANITE BOUND FOUND
- GRANITE BOUND TO BE SET
- 3/4" REBAR W/CAP SET
- REBAR FOUND
- IRON PIPE FOUND
- DRILL HOLE SET
- DRILL HOLE FOUND
- IRON PIN FOUND
- UTILITY POLE
- WETLAND SYMBOL
- WELL
- GUY WIRE
- MAILBOX
- SIGN
- TEST PIT LOCATION
- EXISTING ACCESS EASEMENT



**WETLAND CERTIFICATION**

WETLANDS WERE DELINEATED BY LUKE D. HURLEY, CWS OF GOVE ENVIRONMENTAL SERVICES, INC. IN OCTOBER, 2020 UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).

**SURVEYOR CERTIFICATION**

"I CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."

"I HEREBY CERTIFY THAT THIS PLAN 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)."

DATE: 2-14-24  
 LICENSED LAND SURVEYOR SEAL

**TAX MAP 18 LOT 1-1**  
**TOPOGRAPHIC PLAN & LOT LINE ADJUSTMENT**  
**DAVIS SUBDIVISION**  
 LOCATED AT:  
**112 NORTH SHORE RD**  
**DERRY, NEW HAMPSHIRE, 03038**  
 PREPARED FOR/OWNER:  
 HEATHER M. DAVIS & PAUL T. CARR  
 ISLAND POND ROAD & NORTH SHORE ROAD  
 DERRY, NEW HAMPSHIRE

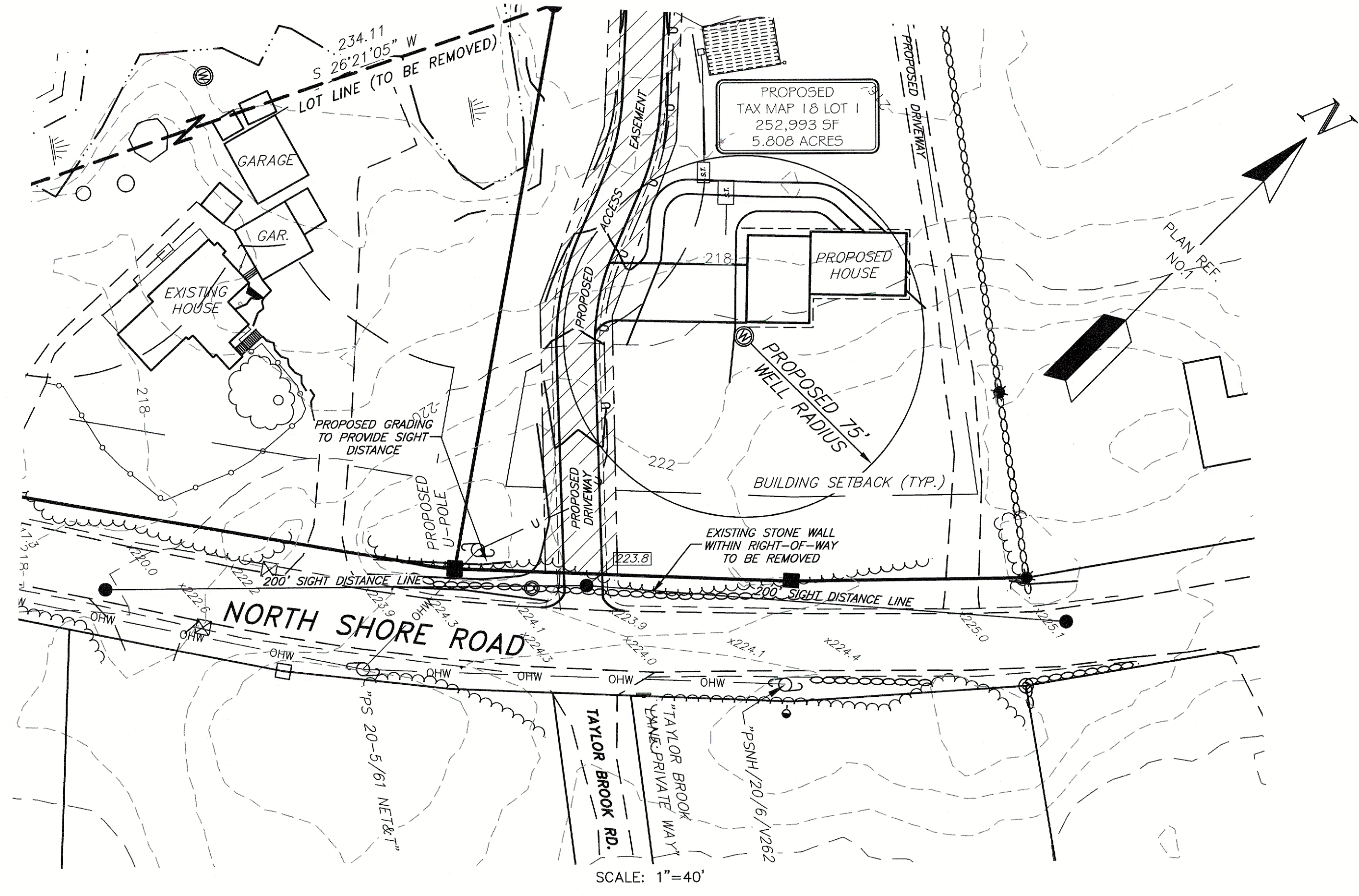
SCALE: 1" = 50'	JUNE 1, 2023	SHEET 5 OF 7
DESIGN: C.A.F.	DRAWN: M.K.H.	CHECKED: C.A.F.
	FB: 638	PG: 002

**Bedford Design Consultants Inc.**  
 ENGINEERS AND SURVEYORS  
 592 Harvey Road, Manchester, NH 03103  
 Telephone: (603) 622-5533  
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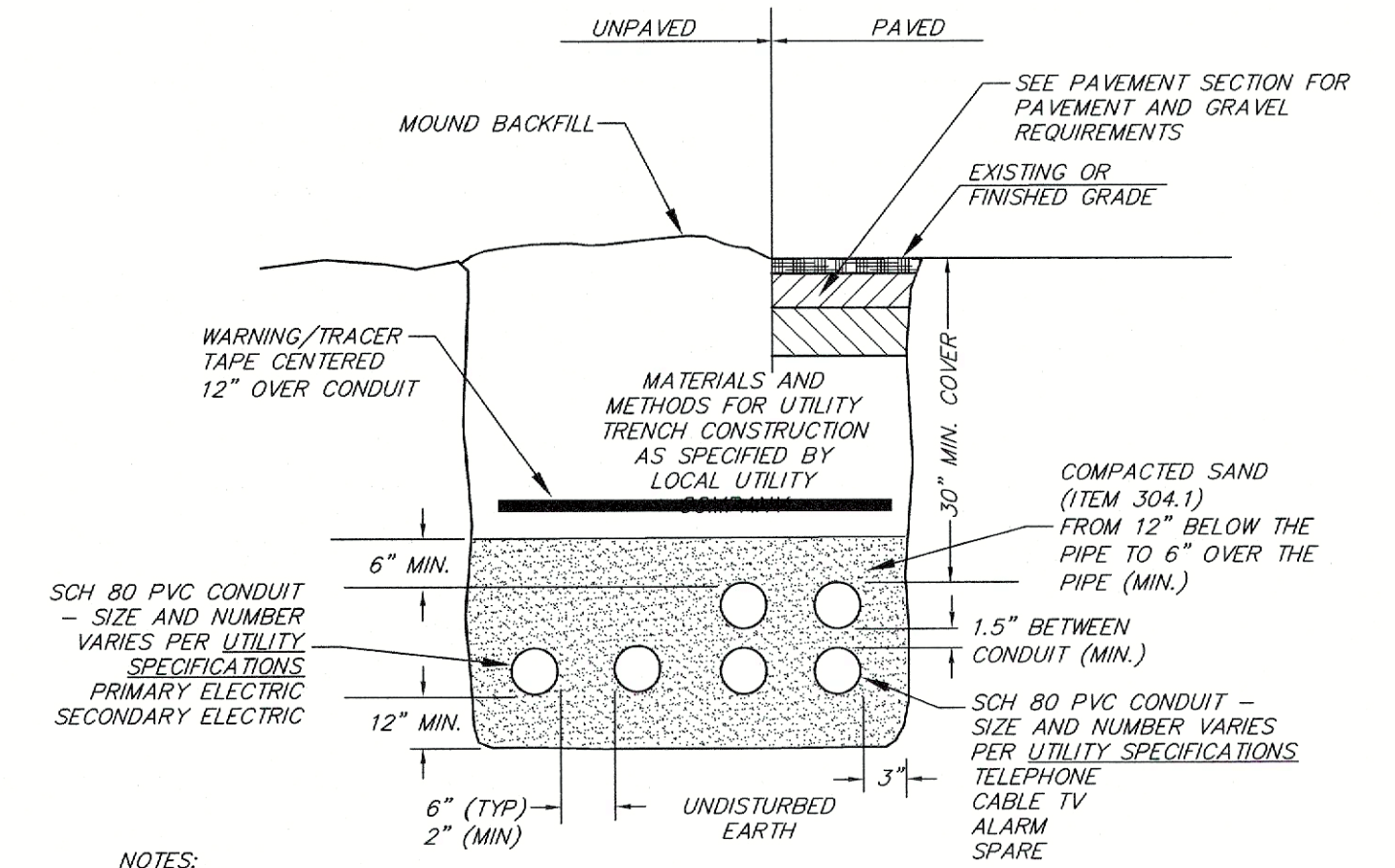
8/31/23	REVISED PER 8/24/23 TRC COMMENTS	MKH	A
DATE	DESCRIPTION	BY	REV.





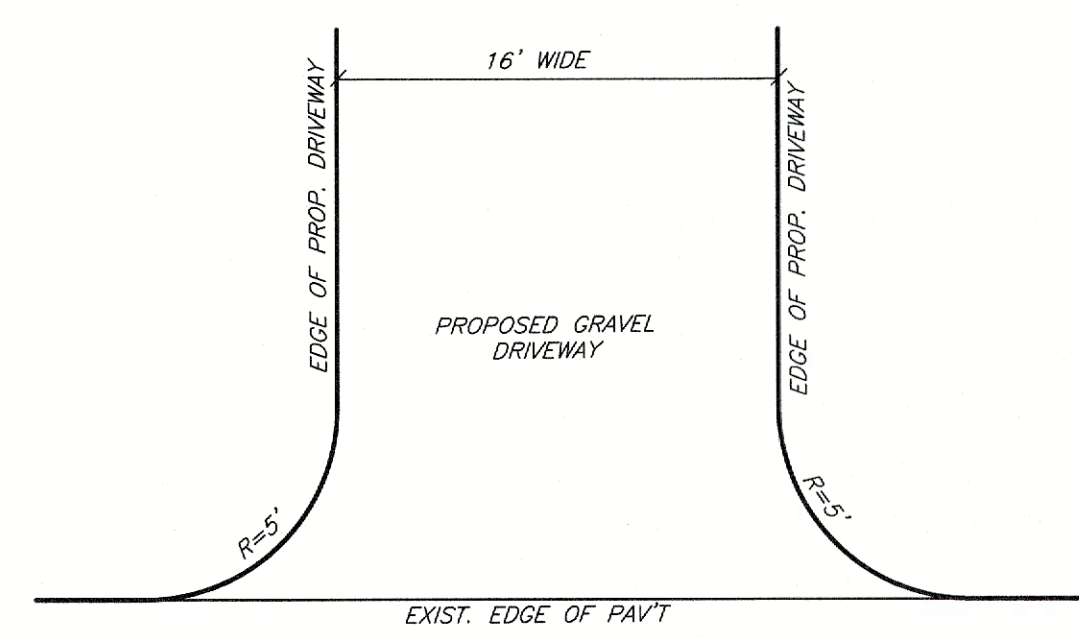


- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE CONSTRUCTION OF PRIVATE DRIVEWAYS FROM NORTH SHORE ROAD TO SERVICE LOTS 18-001 AND 18-001-2.
  2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF DERRY AND SHALL BE BUILT IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
  3. CONTRACTOR SHALL COORDINATE ALL WORK WITH SUBCONTRACTORS, UTILITY COMPANIES, AND THE TOWN OF DERRY, AND SHALL BE RESPONSIBLE FOR COORDINATION OF ALL PERMITS, INSPECTIONS, AND MAINTENANCE/PROTECTION OF ALL TRAFFIC AND PEDESTRIANS.
  4. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY COMPANIES, AND SHALL ARRANGE FOR ALL REQUIRED INSPECTIONS.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROXIMATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
  6. WORK WITHIN THE TOWN OF DERRY RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT. CONTRACTOR TO CONTACT THE PUBLIC WORKS DIVISION TO APPLY FOR THESE PERMITS.
  7. ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO N.H.D.O.T., DERRY POLICE DEPARTMENT, AND DERRY DEPARTMENT OF PUBLIC WORKS SHALL BE EMPLOYED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
  8. CONTRACTOR TO CONFIRM THE BENCHMARKS PRIOR TO COMMENCEMENT OF WORK.

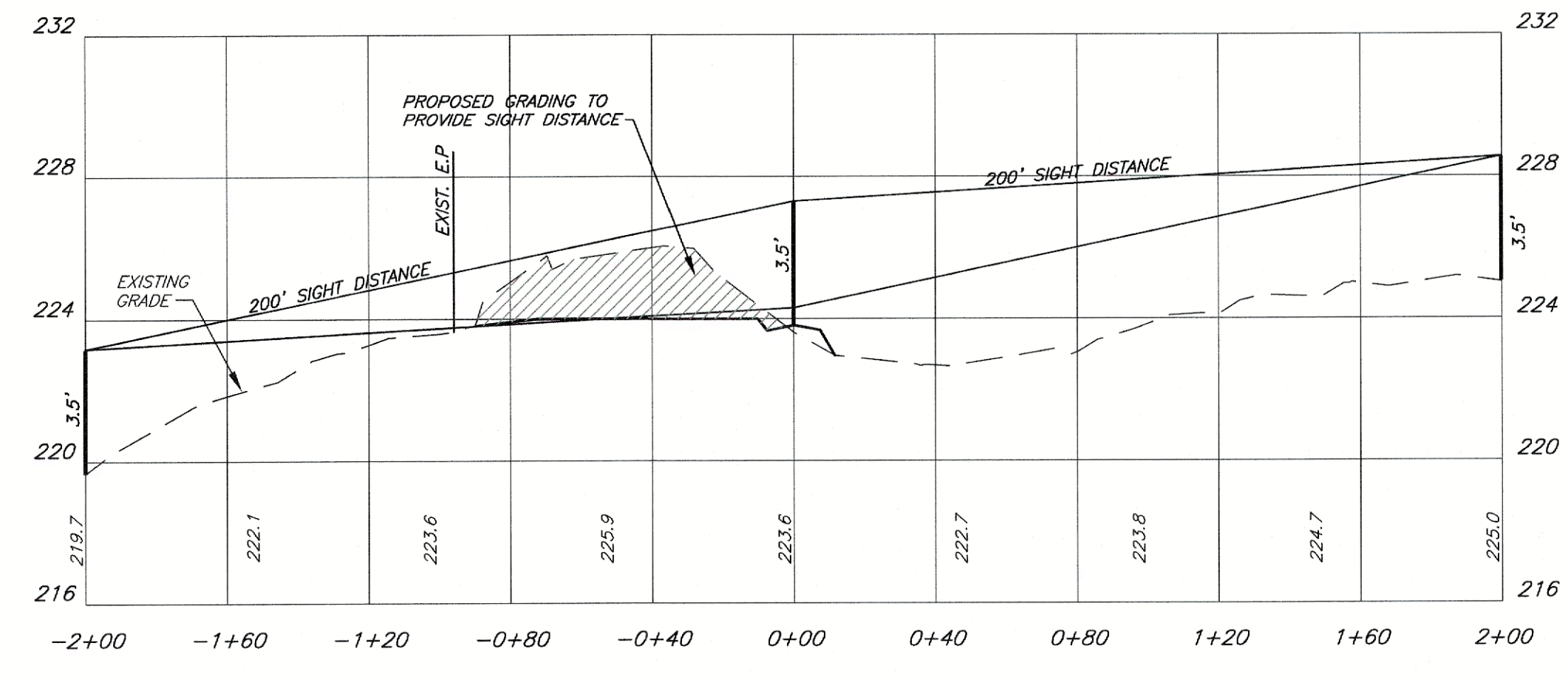


- NOTES:**
1. NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS
  2. A SUITABLE PULLING STRING, CAPABLE OF 200 POUNDS OF PULL, SHALL BE INSTALLED IN THE CONDUIT PRIOR TO INSTALLING THE CONDUIT. THE STRING SHALL BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT.
  3. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODES.
  4. CONTRACTOR SHALL CONFIRM SIZE OF ELECTRICAL CONDUIT MEETS THE MINIMUM SIZE CRITERIA REQUIRED BASED ON THE NATIONAL ELECTRIC CODE FOR THE SIZE OF THE CONDUCTOR WITHIN EACH CONDUIT.

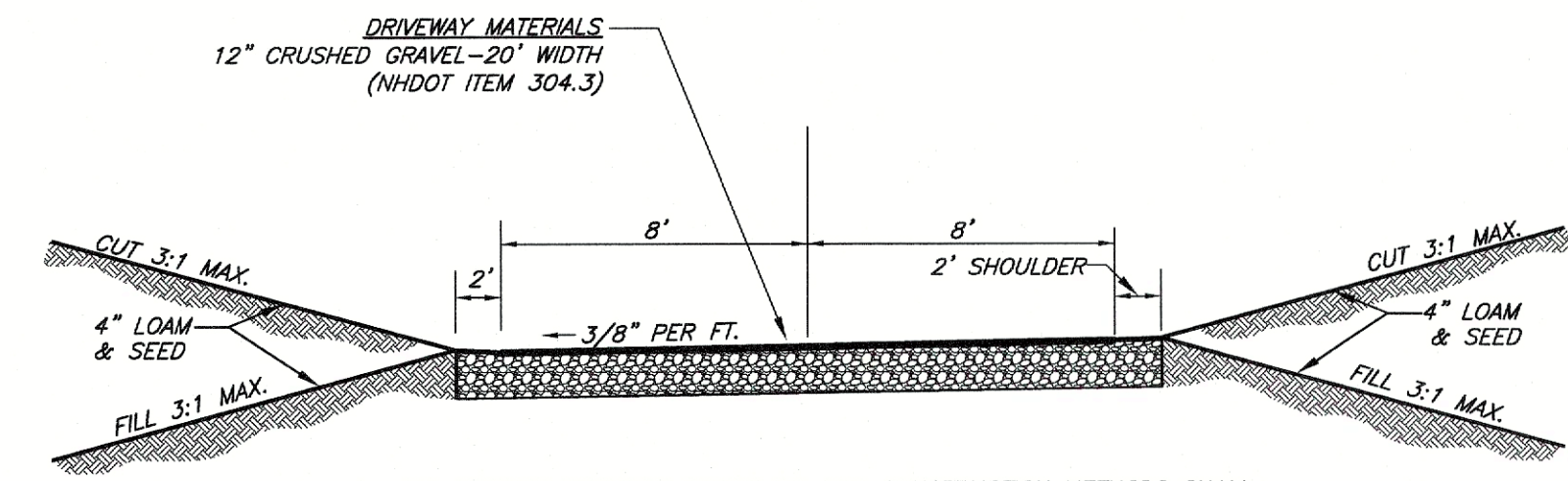
**ELECTRICAL/LIGHTING/COMMUNICATIONS UTILITY TRENCH DETAIL**  
NOT TO SCALE



**DRIVEWAY ENTRANCE DETAIL**  
NOT TO SCALE

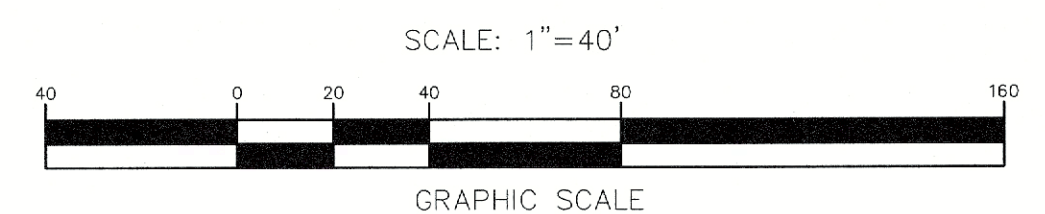
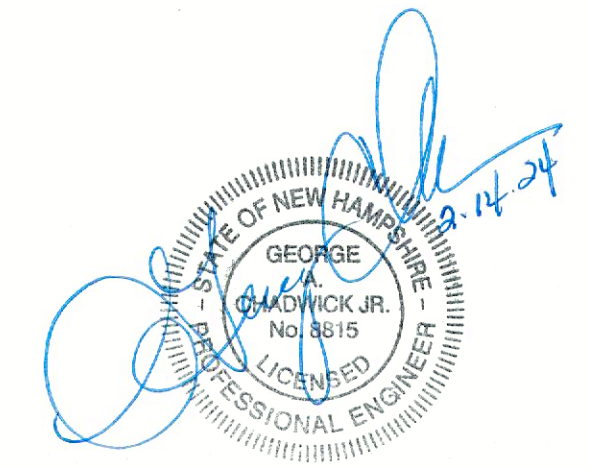


**SHARED DRIVEWAY SIGHT DISTANCE**



1. ALL PRIVATE DRIVEWAY MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST N.H.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, INCLUDING SUBSEQUENT AMENDMENTS AND EDITIONS.
2. PROVIDE 4" (MIN) COMPACTED LOAM AND SEED ON ALL SIDE SLOPES AND DRAINAGE SWALES UNLESS OTHERWISE NOTED.
3. ALL LEDGE SHALL BE REMOVED TO 6" BELOW SUBGRADE.

**TYPICAL PRIVATE DRIVEWAY CROSS SECTION**  
NOT TO SCALE



**TAX MAP 18 LOT 1 & 1-1**  
**DRIVEWAY SIGHT DISTANCE PLAN**  
**DAVIS SUBDIVISION**  
 LOCATED AT:  
**112 NORTH SHORE RD**  
**DERRY, NEW HAMPSHIRE, 03038**  
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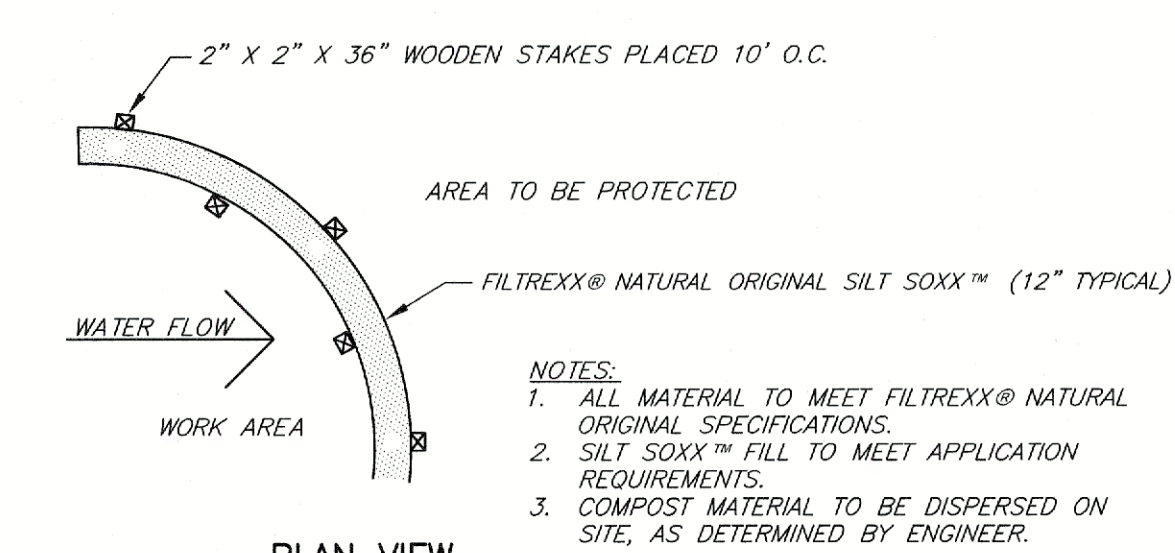
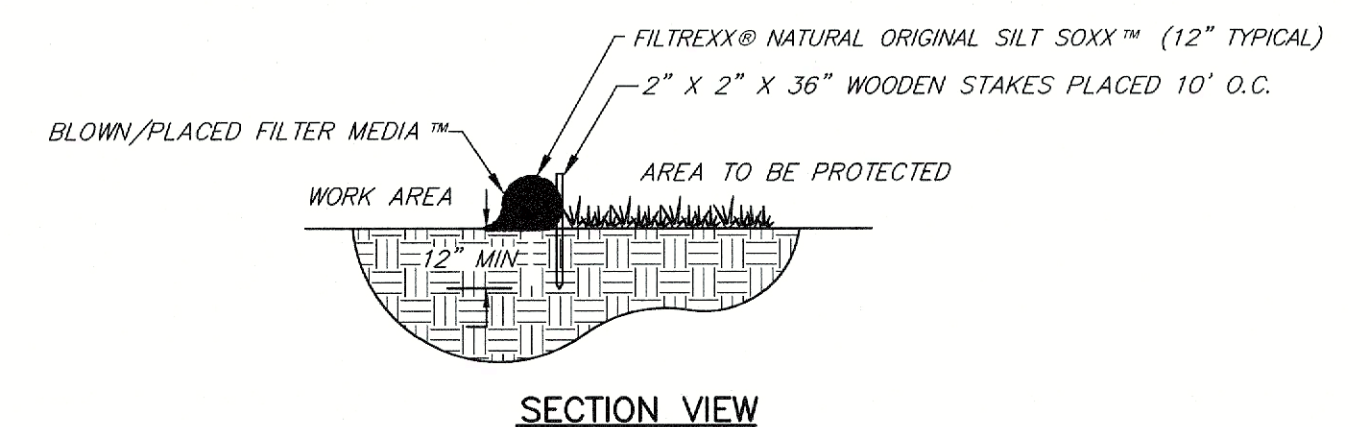
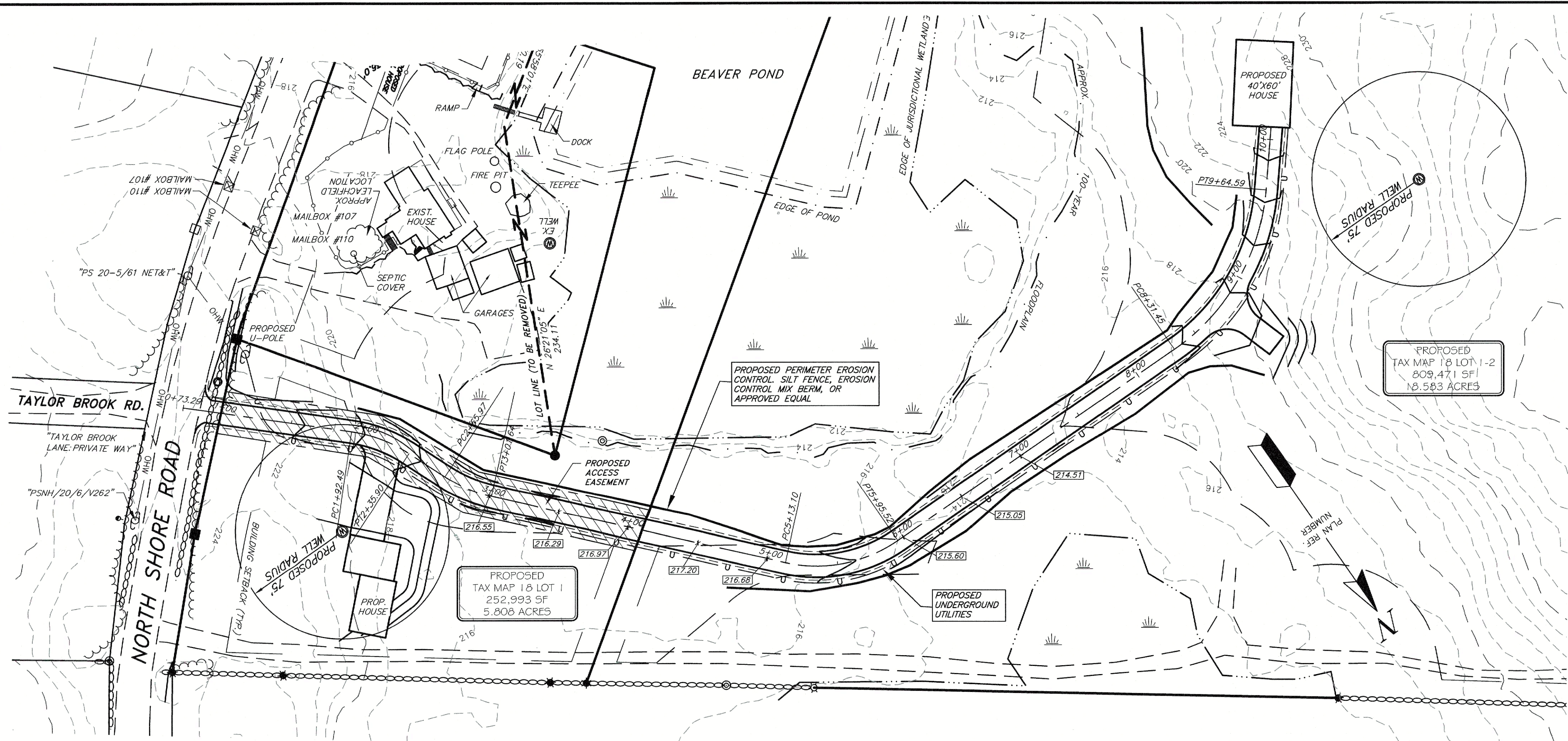
SCALE: AS SHOWN	JUNE 1, 2023	SHEET 6 OF 7
DESIGN: J.S.T.	DRAWN: J.S.T.	CHECKED: G.A.C.
FB: 638	PG: 002	1591-01

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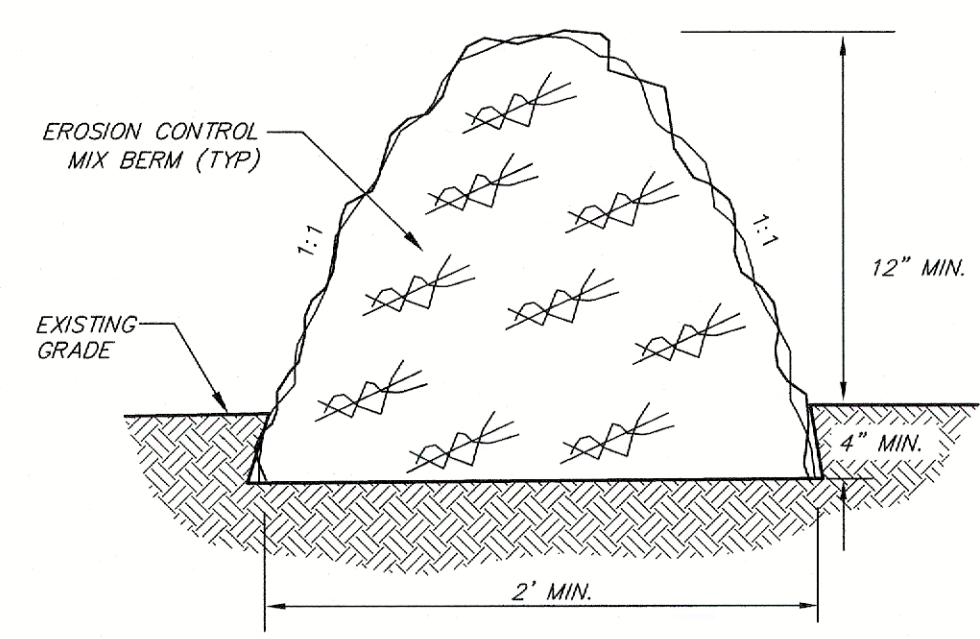


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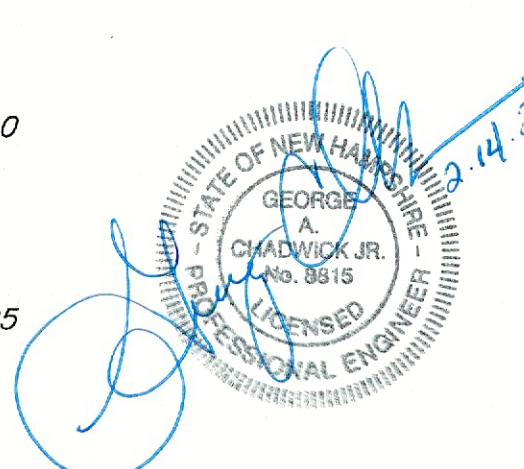
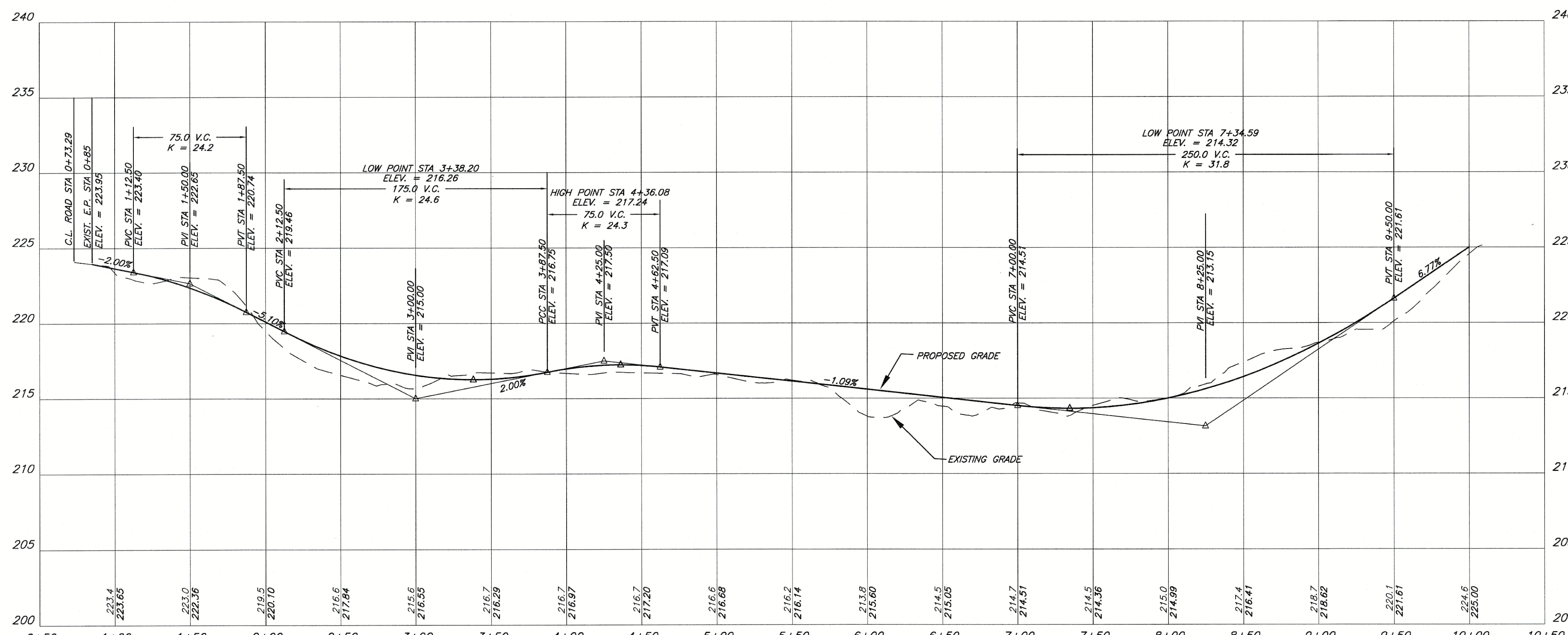
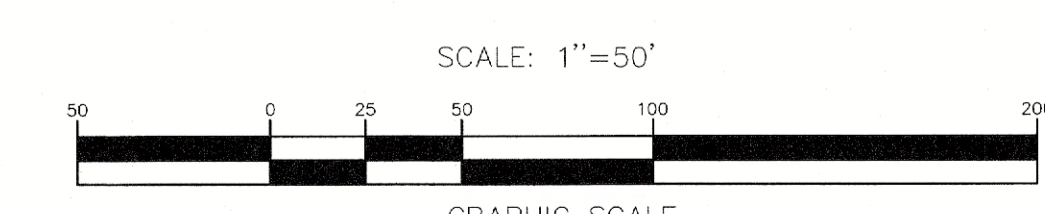


**FILTREXX NATURAL ORIGINAL SILT SOXX DETAIL**  
NOT TO SCALE



- A. EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:
- USED ONLY IN AREAS WHERE EROSION WILL OCCUR IN THE FORM OF SHEET EROSION ONLY AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR OTHER DRAINAGE WAY ABOVE THE BERM;
  - THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE;
  - THE BERMS SHALL BE USED ONLY IF THE AREA UPSLOPE OF THE BERM HAS A SLOPE OF LESS THAN 5%;
  - THE BERMS SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE;
  - THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 25% AND 65% DRY WEIGHT BASIS THAT IS: FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS; AND NOT COMPRISED OF WOOD CHIPS, BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS;
  - THE MIX SHALL NOT CONTAIN SILTS, CLAYS, OR FINE SANDS;
  - THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 100% PASSING A 3-INCH SCREEN, 90% TO 100% PASSING A 1-INCH SCREEN, 70% TO 100% PASSING A 0.75-INCH SCREEN, AND 30% TO 75% PASSING A 0.25-INCH SCREEN; AND
  - THE MIX SHALL HAVE A PH BETWEEN 5.0 AND 8.0.
  - WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR PROCESSED WOOD PRODUCTS SHALL NOT BE USED AS THE ORGANIC MATERIAL.

**EROSION CONTROL MIX BERM**  
NOT TO SCALE



8/31/23	REVISED PER 8/24/23 TRC COMMENTS	JST	A
DATE	DESCRIPTION	BY	REV.
<b>TAX MAP 18 LOT 1 &amp; 1-1</b>			
<b>COMMON DRIVEWAY PROFILE</b>			
<b>DAVIS SUBDIVISION</b>			
LOCATED AT:			
<b>112 NORTH SHORE RD</b>			
<b>DERRY, NEW HAMPSHIRE, 03038</b>			
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DERRY, NEW HAMPSHIRE			
SCALE: 1" = 50' HOR	JUNE 1, 2023	SHEET 7 OF 7	
SCALE: 1" = 5' VERT			
DESIGN: J.S.T.	DRAWN: J.S.T.	CHECKED: C.A.F.	FB: 638 PG: 002
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