

DEERING RESERVOIR SHORELAND PLAN

TAX MAP 235 - LOT 24

606 CELLAR HOLE ROAD DEERING, NH 03244

SYMBOLS LEGEND

EXISTING SYMBOLS	PROPOSED SYMBOLS
— - - - - EXISTING PROPERTY LINE	— - - - - PROPOSED LOT LINE
— - - - - EXISTING ABUTTERS PROPERTY LINE	— - - - - PROPOSED EASEMENT LINE
— - - - - EXISTING EASEMENT LINE	— - - - - PROPOSED 2 FOOT CONTOUR
— - - - - EXISTING RIGHT OF WAY	— - - - - PROPOSED 10 FOOT CONTOUR
— - - - - EXISTING PROPERTY SETBACK LINE	— - - - - PROPOSED 1 FOOT CONTOUR
— - - - - EXISTING PROPERTY LINE TO BE REMOVED	x50.5 PROPOSED SPOT GRADE
— - - - - 498 EXISTING 2 FOOT CONTOUR	— - - - - PROPOSED BUILDING
— - - - - 500 EXISTING 10 FOOT CONTOUR	— - - - - PROPOSED WATER LINE
— x — x EXISTING FENCE LINE	— - - - - PROPOSED SEWER
— oooooo — EXISTING STONE WALL	— - - - - PROPOSED SEWER SERVICE WITH CLEAN-OUT
— wavy — EXISTING TREE LINE	— - - - - PROPOSED DRAIN LINE
— - - - - EXISTING WATER LINE	— - - - - PROPOSED ROOF DRAIN
— - - - - S EXISTING SEWER LINE	— - - - - PROPOSED UNDER DRAIN
— - - - - SS EXISTING SEWER SERVICE W.CLEAN OUT	— - - - - PROPOSED GAS LINE
— - - - - D EXISTING DRAIN LINE	— - - - - PROPOSED OVERHEAD ELECTRIC
— - - - - G EXISTING GAS LINE	— - - - - PROPOSED OVERHEAD ELECTRIC
— - - - - E EXISTING ELECTRIC LINE	— - - - - PROPOSED EROSION CONTROL SILT FENCE
— - - - - OHE EXISTING OVERHEAD ELECTRIC	— - - - - PROPOSED DRAIN MANHOLE
— - - - - EWB EXISTING WETLAND BOUNDARY	— - - - - PROPOSED CATCH BASIN
— - - - - B EXISTING BUILDING	— - - - - PROPOSED DRAINAGE OUTLET STRUCTURE
— - - - - D EXISTING DRAIN MANHOLE	— - - - - PROPOSED SEWER MANHOLE
— - - - - C EXISTING CATCH BASIN	— - - - - PROPOSED WATER GATE VALVE
— - - - - S EXISTING SEWER MANHOLE	— - - - - PROPOSED WELL
— - - - - W EXISTING WATER GATE VALVE	— - - - - PROPOSED GAS GATE VALVE
— - - - - F EXISTING FIRE HYDRANT	— - - - - PROPOSED FES WITH RIP-RAP OUTLET PROTECTION
— - - - - W EXISTING WELL	— - - - - STONE BOUND TO BE SET
— - - - - FEX EXISTING FES WITH RIP-RAP OUTLET PROTECTION	— - - - - RE-BAR TO BE SET
— - - - - G EXISTING GAS GATE	— - - - - PROPOSED LIGHT POLE
— - - - - T EXISTING TREE AND CALIPER	— - - - - PROPOSED DRAINAGE FLOW ARROWS
— - - - - HT EXISTING HARDWOOD TREE	— - - - - PROPOSED PAVEMENT
— - - - - ST EXISTING SOFTWOOD TREE	— - - - - PROPOSED PAVED SIDEWALK
— - - - - LP EXISTING LIGHT POLE	— - - - - PROPOSED GRAVEL DRIVE
— - - - - P EXISTING POWER POLE	— - - - - PROPOSED DREDGE AND FILL PERM. DISTURBANCE
— - - - - TBM TEMPORARY BENCH MARK (TBM)	— - - - - PROPOSED DREDGE AND FILL TEMP. DISTURBANCE
— - - - - TP TEST PIT LOCATION (TP)	— - - - - EROSION CONTROL LAYERS
— - - - - SURVEY TRAVERSE MARKER	— - - - - PROPOSED HAY BAIL / SILT FENCE
— - - - - SURVEY TRAVERSE LINE	— - - - - PROPOSED SLOPE PROTECTION BLANKET
— - - - - MONUMENTS	— - - - - PROPOSED CHANNEL PROTECTION BLANKET
— - - - - SBF STONE BOUND FOUND (SBF)	— - - - - PROPOSED TEMPORARY CHECK DAMN
— - - - - IRF IRON ROD FOUND (IRF)	— - - - - PROPOSED CONSTRUCTION ENTRANCE
— - - - - DHF DRILL HOLE FOUND (DHF)	— - - - - REVISION CLOUD
— - - - - IFF IRON PIPE FOUND (IFF)	
— - - - - RTF RAILROAD TIE FOUND (RTF)	
— - - - - RBF RE-BAR FOUND (RBF)	
— - - - - PHOTO PLAN	
— - - - - PHOTO NUMBER AND DIRECTION	
— - - - - SHORELAND PLANS	
— - - - - DISTURBED AREA	
— - - - - UNDISTURBED / NATURAL AREA	
— - - - - SHORELAND SEGMENT LINES	
— - - - - SHORELAND SETBACK LINE	
— - - - - EXISTING TREE AND CALIPER	



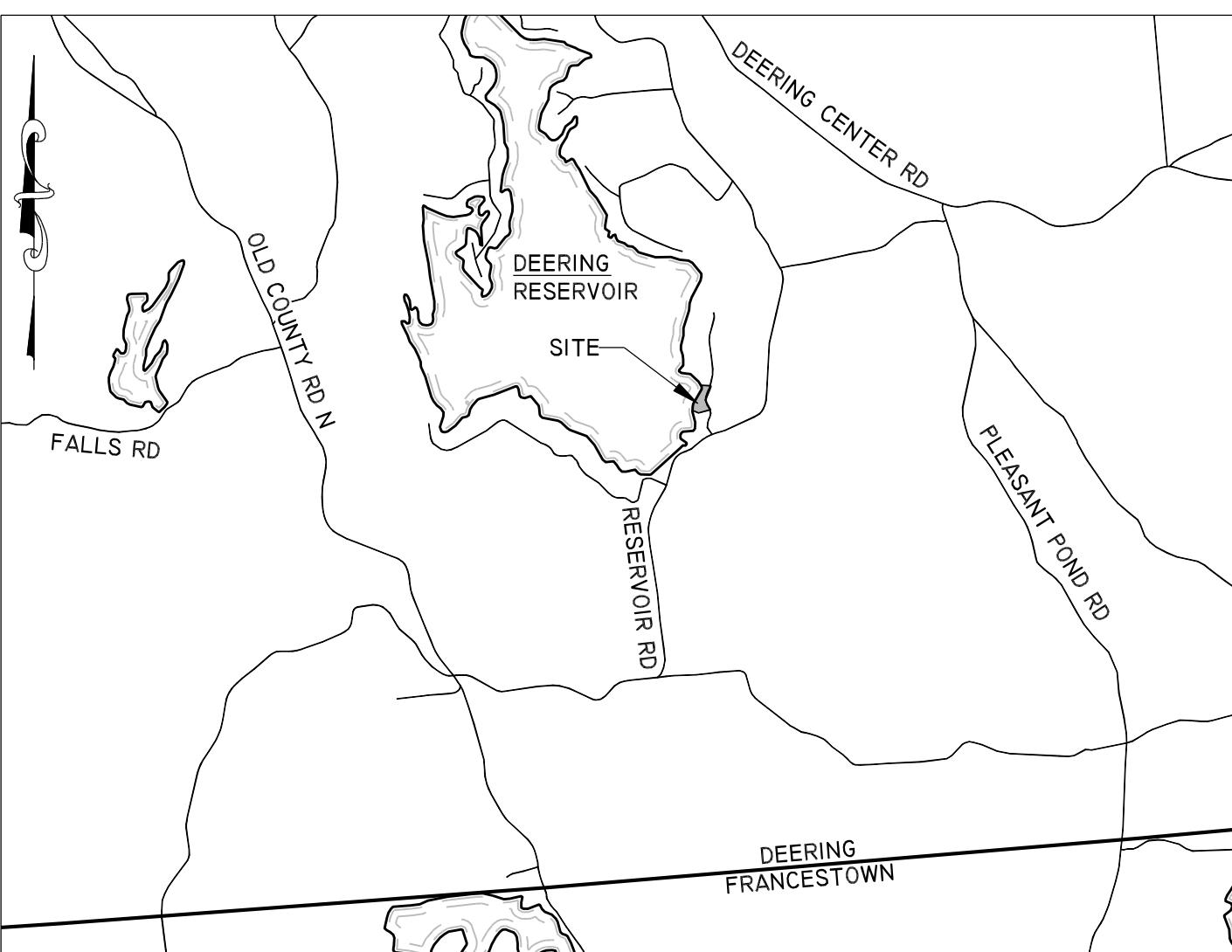
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NOTE:

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF DEERING, NH REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

VICINITY PLAN

I"=2500'



LIST OF DRAWINGS

DWG	SHT NO.	DESCRIPTION
C-I	1 OF 5	COVER SHEET
E-SHR	2 OF 5	EXISTING CONDITIONS SHORELAND PLAN
P-SHR	3 OF 5	PROPOSED CONDITIONS SHORELAND PLAN
D-I	4 OF 5	DETAILS
D-2	5 OF 5	DETAILS

PROFESSIONAL CONSULTANTS LIST

ENGINEER:	HESS ENGINEERING & CONSTRUCTION CONSULTANTS, LLC 63 WEST STREET - P.O. BOX 991 ASHLAND, NH 03217 PH: (603) 968-5664
SURVEYOR:	BROWN ENGINEERING & SURVEYING, LLC PO BOX 703 ASHLAND, NH 03217 PH: (603) 744-1044

INITIAL PLAN SET SUBMISSION DATE

JUNE 2, 2025

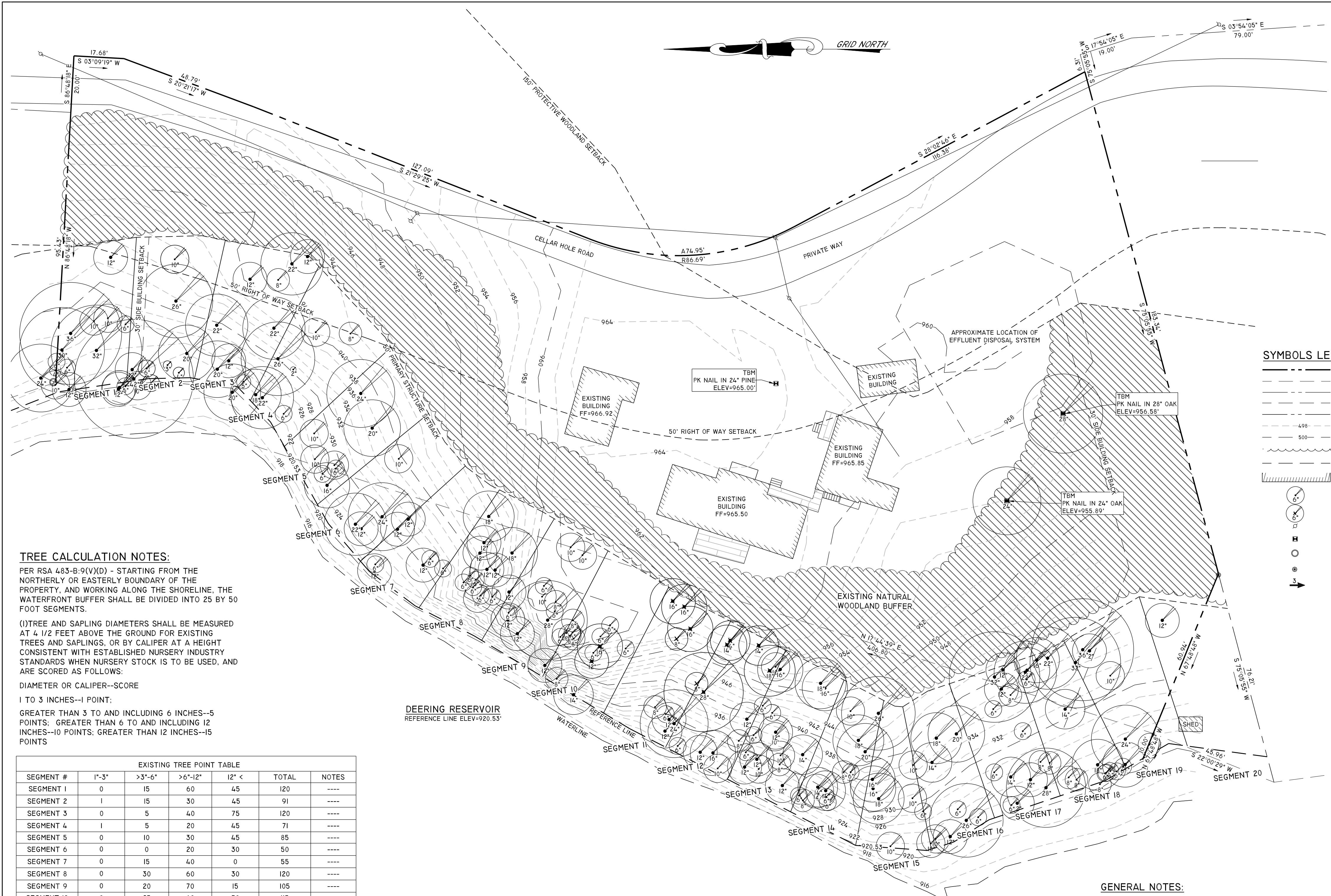
LATEST REVISION DATE

NO.	DATE	DESCRIPTION	BY

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OWNER/APPLICANT:
BENJAMIN F. BAUER
60 PAYSON ROAD
BELMONT, MA 02478



SYMBOLS LEGEND

—	EXISTING PROPERTY LINE
- - -	EXISTING PROPERTY TIE LINE
- - - -	EXISTING ABUTTERS PROPERTY LINE
- - - - -	EXISTING PROPERTY SETBACK LINE
- - - - - -	EXISTING PROPERTY LINE TO BE REMOVED
- - - - - - -	EXISTING 2 FOOT CONTOUR
- - - - - - - -	EXISTING 10 FOOT CONTOUR
- - - - - - - - -	EXISTING TREE LINE
- - - - - - - - - -	EXISTING WATER EDGE LINE
—	EXISTING BUILDING
○	EXISTING TREE AND CALIPER
○	PROPOSED TREE TO BE REMOVED
■	EXISTING POWER POLE
■	TEMPORARY BENCH MARK (TBM)
■	IRON PIPE FOUND (IPF)
■	RE-BAR FOUND (RBF)
—	PHOTO NUMBER AND DIRECTION

EXISTING SHORELAND IMPERVIOUS CALCULATIONS	
HOUSE / ATTACHED DECK	1,912 SF
EXISTING ACCESSORY BUILDINGS	664 SF
ROAD/GRAVEL	3,768 SF
SHED	43 SF
TOTAL LOT IMPERVIOUS	6,387 SF
TOTAL LOT WITHIN 250'	70,131 SF
SHORELAND BUFFER	
PERCENT OF LOT IMPERVIOUS	9.1 %
AREA OF LOT BETWEEN 50' AND 150'	36,426 SF
25% OF TOTAL PROTECTED WOODLAND	9,107 SF
EXISTING UNALTERED WOODLAND	17,722 SF
UNALTERED WOODLAND AREA	9,107 SF
REQUIRED TO REMAIN	

EXISTING SHORELAND PLAN

TAX MAP 235 LOT 24

606 CELLAR HOLE ROAD, DEERING, NH 03244

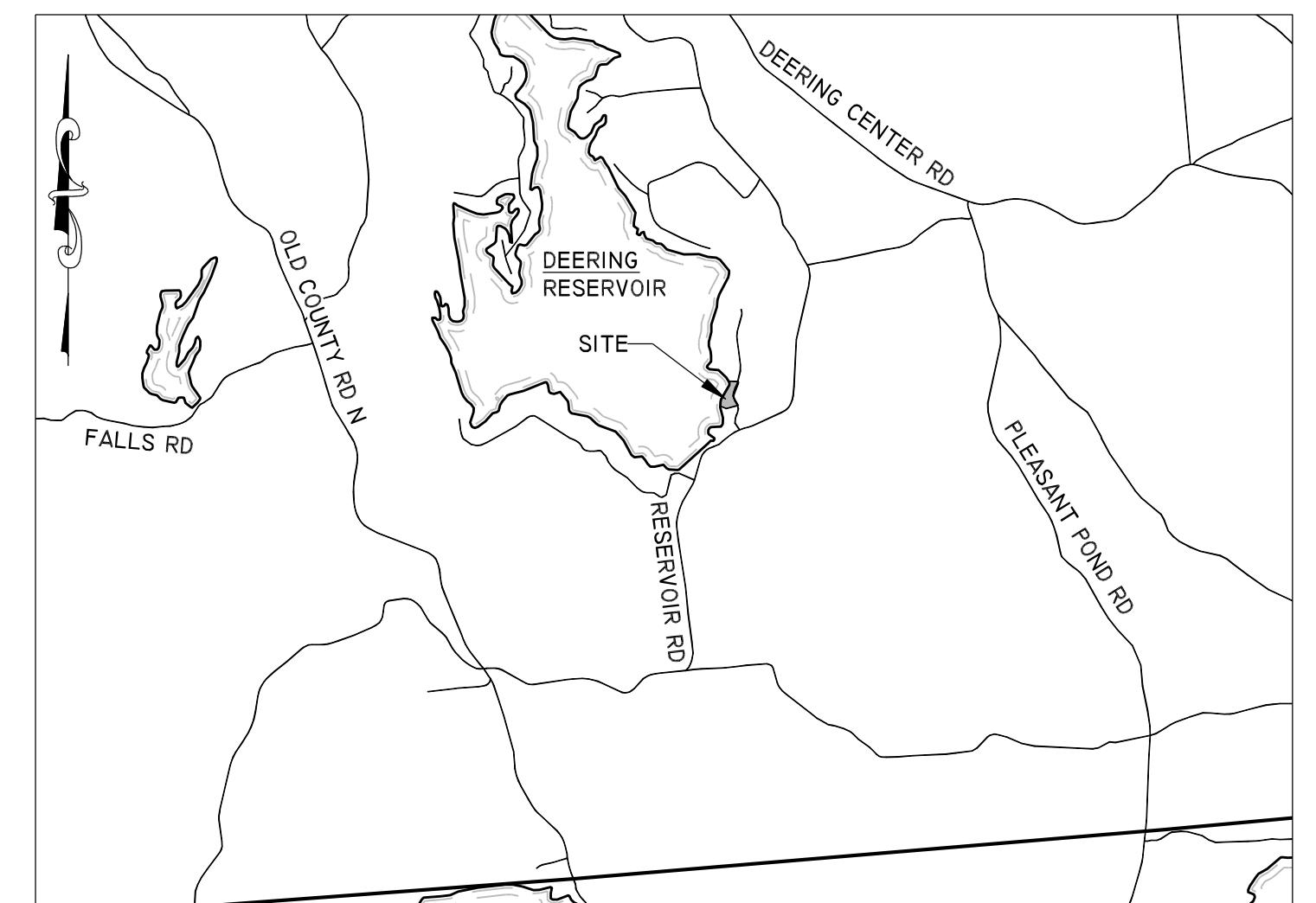
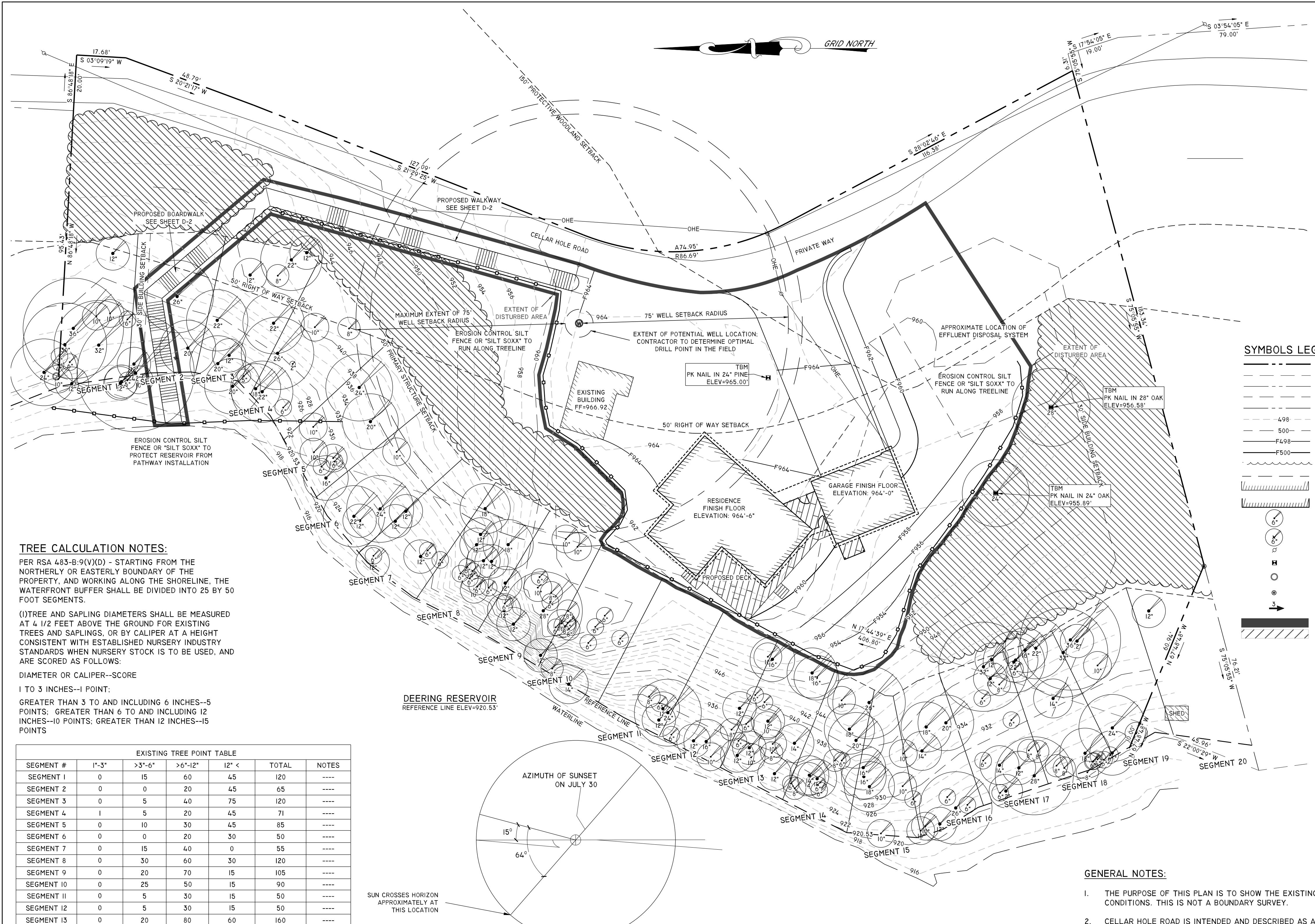
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BOOK 9113 PAGE 2129

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REV.	DATE	DESCRIPTION	BY

DATE: 6/2/2025
JOB NO: 24046

E-SHR
1 OF 5



SYMBOLS LEGEND

—	EXISTING PROPERTY LINE
- - -	EXISTING PROPERTY TIE LINE
- - - - -	EXISTING ABUTTERS PROPERTY LINE
- - - - - - -	EXISTING PROPERTY SETBACK LINE
- - - - - - - - -	EXISTING PROPERTY LINE TO BE REMOVED
— 498	EXISTING 2 FOOT CONTOUR
— 500	EXISTING 10 FOOT CONTOUR
— F498	PROPOSED 2 FOOT CONTOUR
— F500	PROPOSED 10 FOOT CONTOUR
— - - - -	EXISTING TREE LINE
— - - - - - -	EXISTING WATER EDGE LINE
— - - - - - - - -	EXISTING BUILDING
— - - - - - - - - -	PROPOSED BUILDING
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— TBM	TEMPORARY BENCH MARK (TBM)
— IFF	IRON PIPE FOUND (IFF)
— RBF	RE-BAR FOUND (RBF)
— 3	PHOTO NUMBER AND DIRECTION
— - - - -	DISTURBED AREA
— / / / / /	UNDISTURBED / NATURAL AREA

PROPOSED SHORELAND IMPERVIOUS CALCULATIONS	
HOUSE / ATTACHED DECK	3,311 SF
EXISTING ACCESSORY BUILDINGS	429 SF
ROAD/GRAVEL	5,597 SF
SHED	43 SF
PATHWAY	1,326 SF
TOTAL LOT IMPERVIOUS	10,706 SF
TOTAL LOT WITHIN 250'	70,131 SF
SHORELAND BUFFER	
PERCENT OF LOT IMPERVIOUS	15.3 %
AREA OF LOT BETWEEN 50' AND 150'	36,426 SF
25% OF TOTAL PROTECTED WOODLAND	9,107 SF
PROPOSED UNALTERED WOODLAND	14,042 SF
UNALTERED WOODLAND AREA	9,107 SF
REQUIRED TO REMAIN	

PROPOSED SHORELAND PLAN

TAX MAP 235 LOT 24
 606 CELLAR HOLE ROAD, DEERING, NH 03244

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 BENJAMIN F. BAUER
 60 PAYSON ROAD
 BELMONT, MA 02478
 BOOK 9113 PAGE 2129

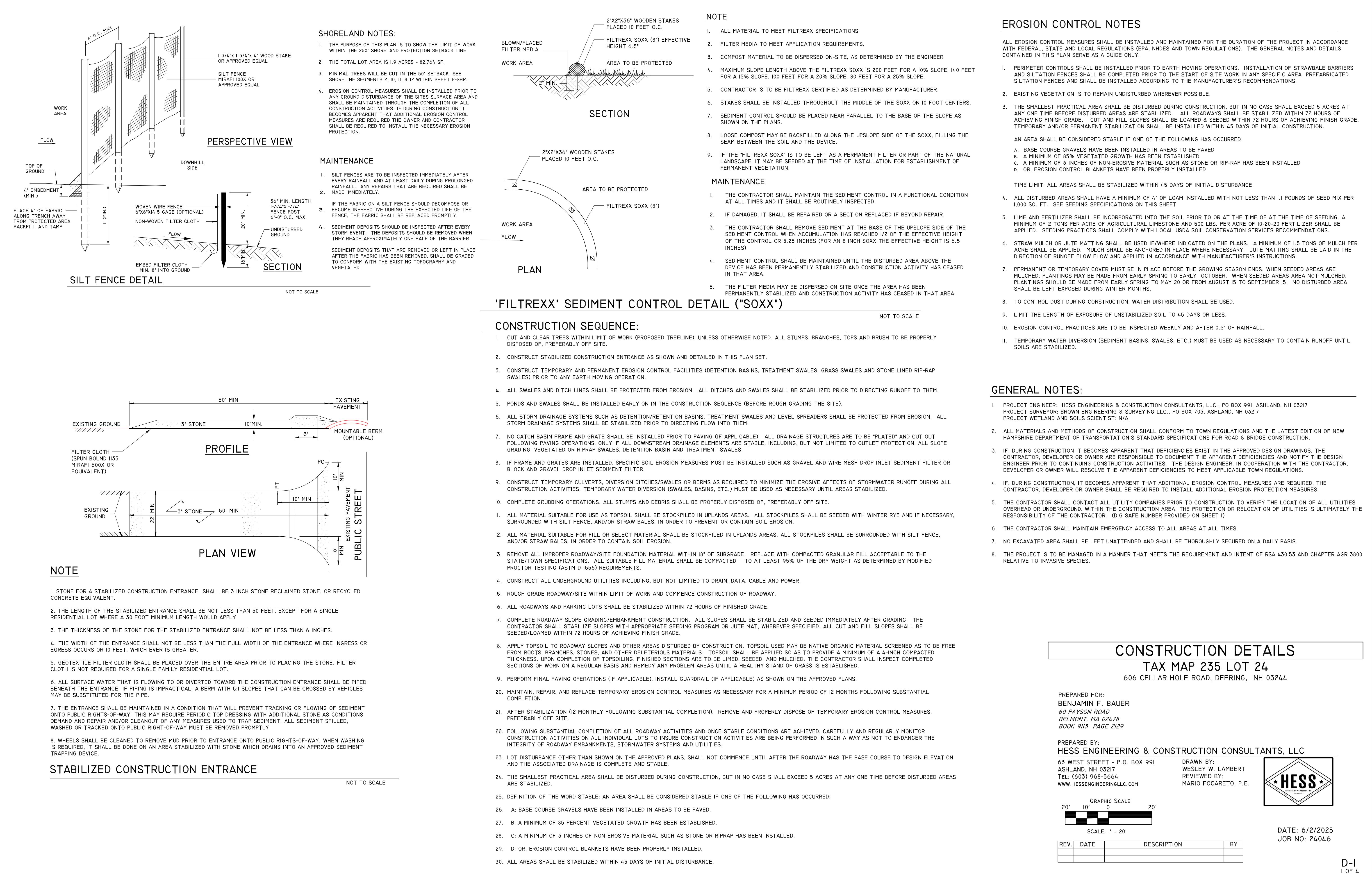
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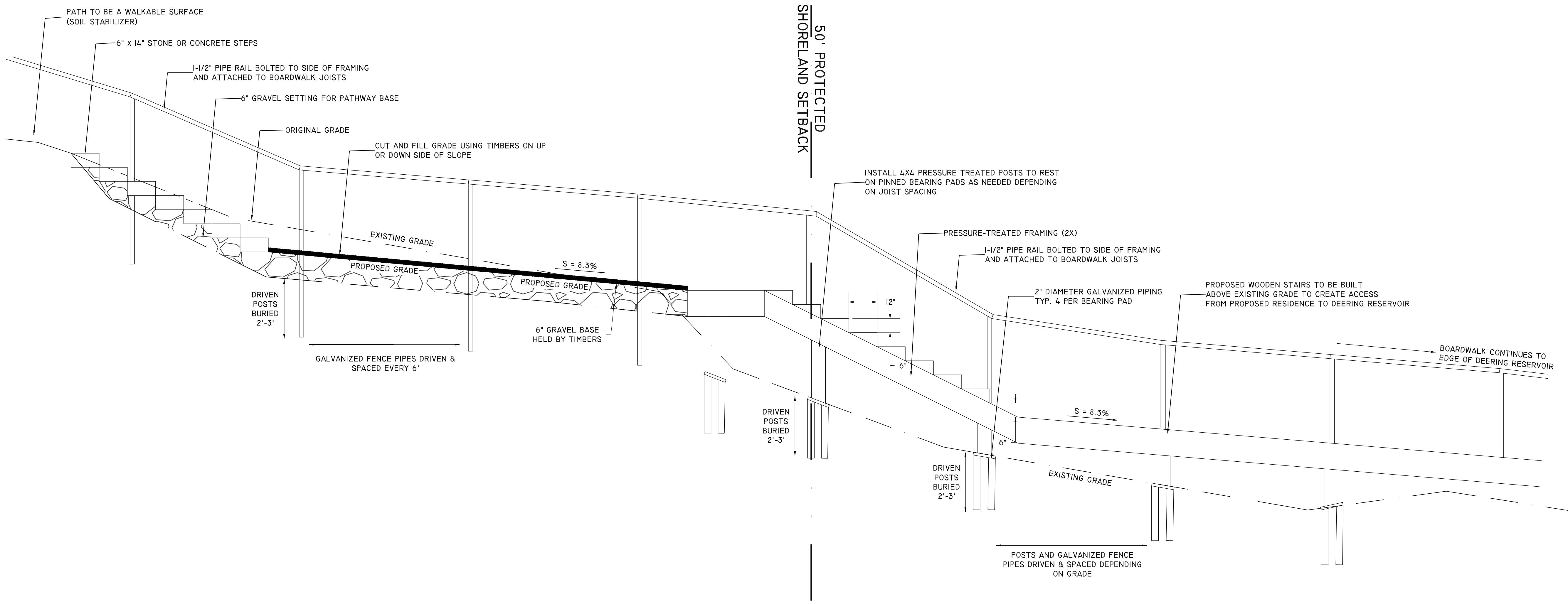
DRAWN BY:
 WESLEY W. LAMBERT
 REVIEWED BY:
 MARIO FOCARETO, P.E.



DATE: 6/2/2025
 JOB NO: 24046

REV.	DATE	DESCRIPTION	BY





PATH ON GRADE OUTSIDE OF 50' SETBACK

NOTES:
 1. STEPS ARE TO BE STONE OR CONCRETE, AND:
 2. LOCATION OF THE STEPS ALONG THE LENGTH OF THE PATH WILL BE DETERMINED BY THE CONTRACTOR BASED ON EXISTING TOPOGRAPHY AND SURFACE CONDITIONS

NOT TO SCALE

ELEVATED BOARDWALK AND STEPS WITHIN 50' SETBACK

NOTES:
 1. THIS DETAIL ONLY APPLIES TO PORTIONS OF THE PATHWAY WITHIN THE PROTECTED SHORELAND;
 2. BEARING PADS ARE TO BE 12"x12"x3" (LWH) PVC;
 3. SHIMS ARE TO BE USED ON BEARING PADS WHERE DEEMED NECESSARY BY THE CONTRACTOR;
 4. BEARING POINTS AND GROUND PENETRATIONS ARE TO BE SPACED AS FAR APART AS POSSIBLE;
 5. SPACING OF STAIRCASE SECTIONS WILL BE DETERMINED BY THE CONTRACTOR TO KEEP THE SURFACE OF BOARDWALK AS CLOSE TO THE GROUND AS POSSIBLE (E.G., 14"-20")

NOT TO SCALE

CONSTRUCTION DETAILS

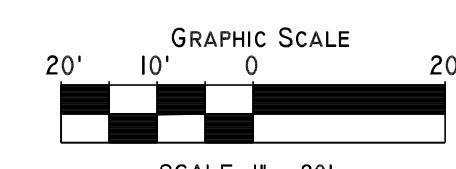
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