

Planning Department, September 5, 2018

APPLICANT: 11 Tsienneto Road, LLC

DEVELOPER: Chris Nickerson

PROJECT: Office Medical building

LOCATION: Parcel ID 08073, 08074 & 08075, 11, 15 & 9 Tsienneto Road

PURPOSE: The purpose of this site plan is for a 17,669 sf medical office building located in the General Commercial II zoning district.

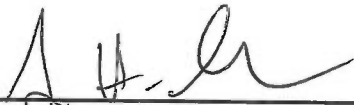
TOWN DEPARTMENT SIGNATURES: All town departments have reviewed and signed the plan.

WAIVERS: See letter dated August 14, 2018, from Keach-Nordstrom Associates, Inc.
LDCR-Section 170-25.5 Lots.
LDCR-Section 170-63.A.2 General Parking Requirements.
LDCR-Section 170-63.A.6 General Parking Requirements.
LDCR-Section 170-64.B.1 Landscape Standards.

STATE PERMITS: NHDES Sewer Connection permit.
EPA NPDES Construction General Permit.

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

BY:



George H. Sioras, Planning Director

TOWN OF DERRY DEPARTMENT HEAD SIGNATURES

PUBLIC WORKS DIRECTOR: *[Signature]* DATE: 8-14-18

CODE ENFORCEMENT OFFICER: *[Signature]* DATE: 8-9-18

FIRE DEPARTMENT: *[Signature]* DATE: 8-9-18

POLICE DEPARTMENT: *[Signature]* DATE: 8-7-18

CONSERVATION COMMISSION CHAIR: *[Signature]* DATE: 8/18

TOWN OF DERRY PLANNING BOARD

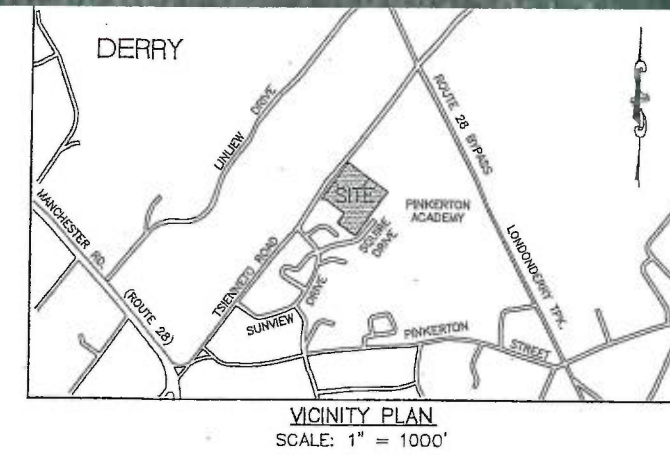
DATE OF APPROVAL: _____

CERTIFIED BY CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

OWNER OF MAP 8 LOTS 73 & 74

SIGNATURE: *[Signature]* DULY AUTHORIZED DATE: 11 AUG 2018
FOR 11 TSIENNETO ROAD LLC



NON-RESIDENTIAL SITE PLAN MEDICAL OFFICE BUILDING

MAP 8 LOTS 73 & 74 11 & 15 TSIENNETO ROAD DERRY, NEW HAMPSHIRE

RECEIVED

AUG 1 2018

PLANNING DEPARTMENT

OWNER/APPLICANT:
11 TSIENNETO ROAD, LLC
P.O. BOX 642
DERRY, NEW HAMPSHIRE 03038

PREPARED BY:
KEACH-NORDSTROM ASSOCIATES, INC.
10 COMMERCE PARK NORTH, SUITE 3B
BEDFORD, NEW HAMPSHIRE 03110
(603) 627-2881

WETLAND SCIENTIST:
BAG LAND CONSULTANTS
43 ROCKINGHAM STREET
CONCORD, NEW HAMPSHIRE 03301
(603) 228-5775

ARCHITECT:
BERARD MARTEL ARCHITECTURE, INC.
170 SOUTH RIVER ROAD
BEDFORD, NEW HAMPSHIRE 03110
(603) 626-7903

<u>SHEET TITLE</u>	<u>SHEET No.</u>
EXISTING CONDITIONS PLAN	1
NON-RESIDENTIAL SITE LAYOUT PLAN	2
GRADING AND DRAINAGE PLAN	3
UTILITY PLAN	4
EROSION CONTROL PLAN	5
LANDSCAPE PLAN	6
LIGHTING PLAN	7
SIGHT DISTANCE PLAN & PROFILE	8
PROFILES	9
CONSTRUCTION DETAILS	10 - 16
ARCHITECTURAL PLANS	



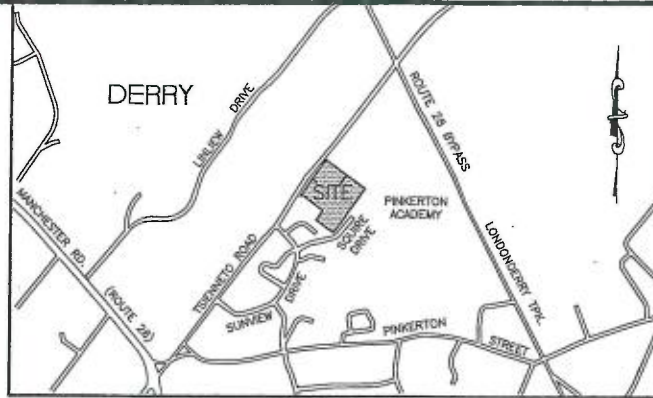
KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

AUGUST 3, 2018

PROJECT NO. 18-0212-1

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



VICINITY PLAN
SCALE: 1" = 1000'

NOTES:

- THE PURPOSE OF THIS PLAN IS TO PROPOSE A 17,669 SF MEDICAL OFFICE BUILDING AND ASSOCIATED ACCESS, PARKING AND CIRCULATION IMPROVEMENTS.
- EXISTING LOT AREAS:
MAP 8 LOT 73 = 128,087 SF, OR 2,940 ACRES
MAP 8 LOT 74 = 124,621 SF, OR 2,861 ACRES
- OWNER OF RECORD:
11 TSIENNETO ROAD LLC
PO BOX 642
WINDHAM, NH
R.C.R.D. BK. 4225 PG. 2340 (LOT 73)
R.C.R.D. BK. 4225 PG. 2344 (LOT 74)
- PARCELS LIE ENTIRELY WITHIN THE GENERAL COMMERCIAL II ZONING DISTRICT (G-CII) AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:

	REQUIRED:	PROVIDED:
- MINIMUM LOT AREA	30,000 SF	124,621 SF
- MINIMUM LOT FRONTAGE	200 FT	241.94 FT
- MINIMUM BUILDING SETBACKS:		
- FRONT	35 FT	55 FT
- SIDE	20 FT	20 FT
- REAR	20 FT	72 FT
- MINIMUM GREEN SPACE	33.33%	34.4%
- MINIMUM INTERIOR GREEN SPACE	5%	18.3%
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN MARCH OF 2018.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF DERRY NEW HAMPSHIRE, ROCKINGHAM COUNTY, COMMUNITY PANEL NUMBER 330126 0339E PANEL NUMBER 339 OF 681, EFFECTIVE DATE: MAY 17, 2005 INDICATES THAT THE SUBJECT PREMISES IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- PARKING CALCULATIONS:
REQUIRED: MEDICAL OFFICE BUILDING = 1 SPACE/200 SF
17,669/200 = 88.35 SPACES = 89 SPACES REQUIRED
PROVIDED: 93 SPACES PROPOSED (INCLUDES 4 ACCESSIBLE SPACES)
- WAIVERS REQUESTED:
- LDCR 170-25.5 - DRIVEWAY ACCESS NOT THROUGH OWN FRONTAGE
- LDCR 170-63.A.2 - PARKING WITHIN 15 FEET OF FRONT PROPERTY LINE
- LDCR 170-63.A.6 - NOT PROVIDE 15 FOOT WIDE CURBED, RAISED ISLAND BETWEEN PARKING & PUBLIC STREET
- LDCR 170-64.B.1 - NOT PROVIDE 15 FOOT STREET TREE STRIP ALONG LOT FRONTAGE
- WETLANDS WERE DELINEATED IN APRIL OF 2018 BY BRUCE A. GILDAY OF BAG LAND CONSULTANTS, INC. THE FOLLOWING STATE AND FEDERAL PERMITS ARE REQUIRED FOR THIS PROJECT:
- NHDES SEWER CONNECTION PERMIT
- EPA NPDES CONSTRUCTION GENERAL PERMIT

SEE SHEET 1 FOR REFERENCE PLANS

TOWN OF DERRY PLANNING BOARD

DATE OF APPROVAL: _____

CERTIFIED BY CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

OWNER OF MAP 8 LOTS 73 & 74

SIGNATURE: *[Signature]* DATE: 17 Aug 2018

FOR 11 TSIENNETO ROAD LLC

NON-RESIDENTIAL SITE LAYOUT PLAN
MEDICAL OFFICE BUILDING
MAP 8 LOTS 73 & 74
11 & 15 TSIENNETO ROAD
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

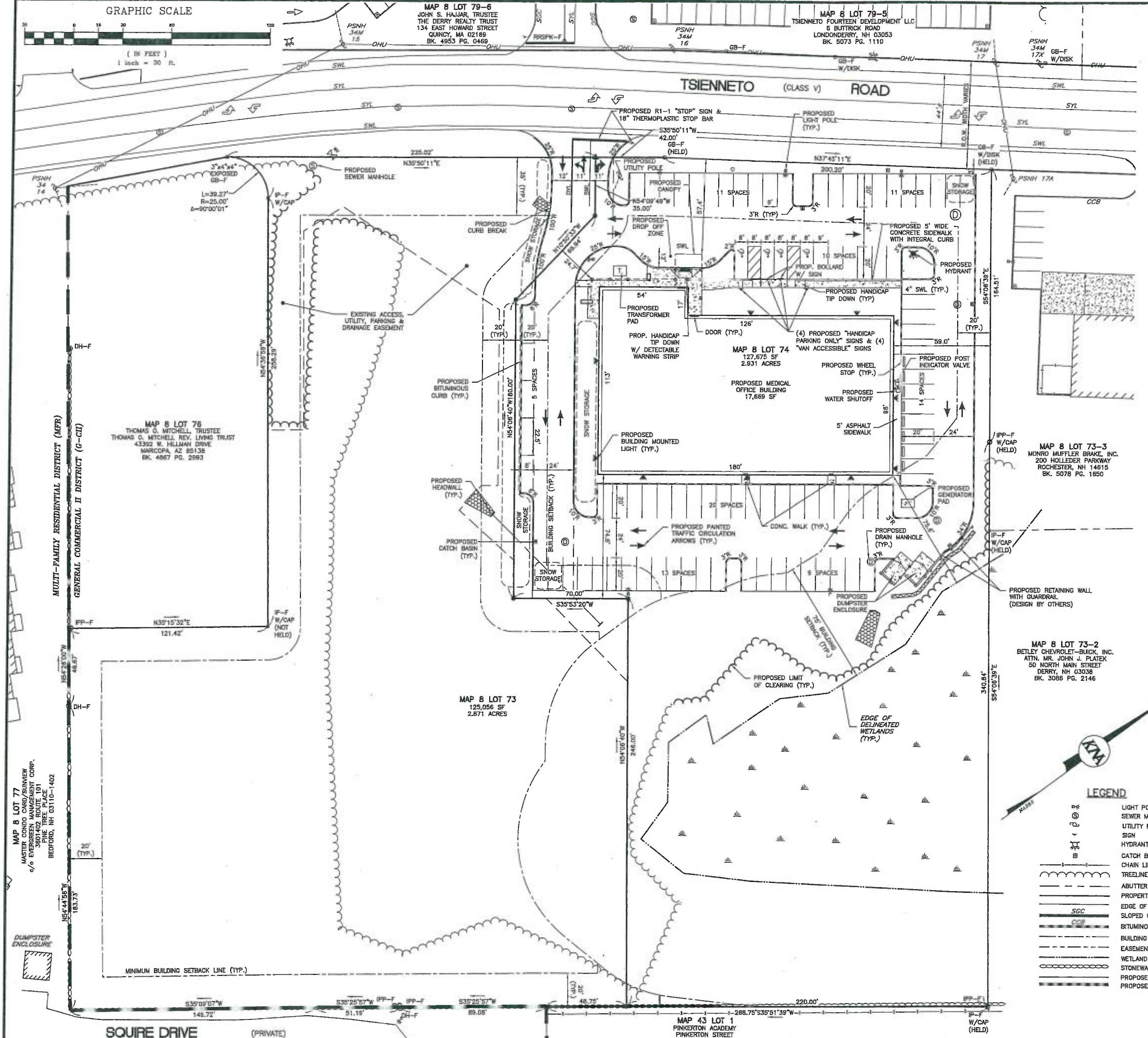
OWNER OF RECORD: 11 TSIENNETO ROAD, LLC PO BOX 642 WINDHAM, NH R.C.R.D. BK. 4225 PG. 2340 (LOT 73) R.C.R.D. BK. 4225 PG. 2344 (LOT 74)	APPLICANT: 11 TSIENNETO ROAD, LLC PO BOX 642 WINDHAM, NH
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KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3E, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: AUGUST 3, 2018 SCALE: 1" = 30'
PROJECT NO: 18-0212-1 SHEET 2 OF 16



LEGEND

(Symbol)	LIGHT POST
(Symbol)	SEWER MANHOLE
(Symbol)	UTILITY POLE
(Symbol)	SIGN
(Symbol)	HYDRANT
(Symbol)	CATCH BASIN
(Symbol)	CHAIN LINK FENCE
(Symbol)	TREELINE
(Symbol)	ABUTTER LINE
(Symbol)	PROPERTY LINE
(Symbol)	EDGE OF PAVEMENT
(Symbol)	SLOPED GRANITE CURB
(Symbol)	BITUMINOUS CURB
(Symbol)	BUILDING SETBACK
(Symbol)	EASEMENT
(Symbol)	WETLAND LINE
(Symbol)	STONEWALL
(Symbol)	PROPOSED EDGE OF PAVEMENT
(Symbol)	PROPOSED BITUMINOUS CURB

MAP 8 LOT 77
MASTER CONDO CARD/SURVIEW
O/O EVERGREEN MANAGEMENT CORP.
100 PINE TREE PLACE
BEDFORD, NH 03110-1402

MAP 8 LOT 78
THOMAS O. MITCHELL, TRUSTEE
THOMAS O. MITCHELL, REV. LIVING TRUST
43302 W. HILLMAN DRIVE
MARCOPA, AZ 85138
BK. 4867 PG. 2993

MAP 8 LOT 79-6
JOHN S. HAJJAR, TRUSTEE
THE DERRY REALTY TRUST
134 EAST HOWARD STREET
QUINCY, MA 02189
BK. 4953 PG. 0469

MAP 8 LOT 79-5
TSIENNETO FOURTEEN DEVELOPMENT LLC
6 BUTTRICK ROAD
LONDONDERRY, NH 03053
BK. 5073 PG. 1110

MAP 8 LOT 73-3
MONRO MUFFLER BRAKE, INC.
200 HOLLEDER PARKWAY
ROCHESTER, NH 14615
BK. 5078 PG. 1650

MAP 8 LOT 73-2
BETLEY CHEVROLET-BUICK, INC.
ATTN. MR. JOHN J. PLATEK
50 NORTH MAIN STREET
DERRY, NH 03038
BK. 3086 PG. 2146

MAP 43 LOT 1
PINKERTON ACADEMY
PINKERTON STREET
DERRY, NH 03038

SQUIRE DRIVE (PRIVATE)



ENTRY RENDERING

RECEIVED

JUL 12 2018

PLANNING DEPARTMENT

11 Tsienneto Road - Concept #3

Derry, New Hampshire