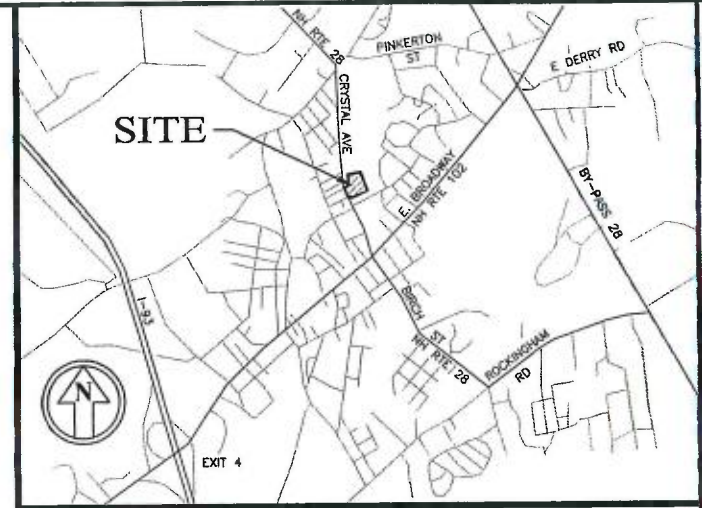


SITE PLAN

REDEVELOPMENT

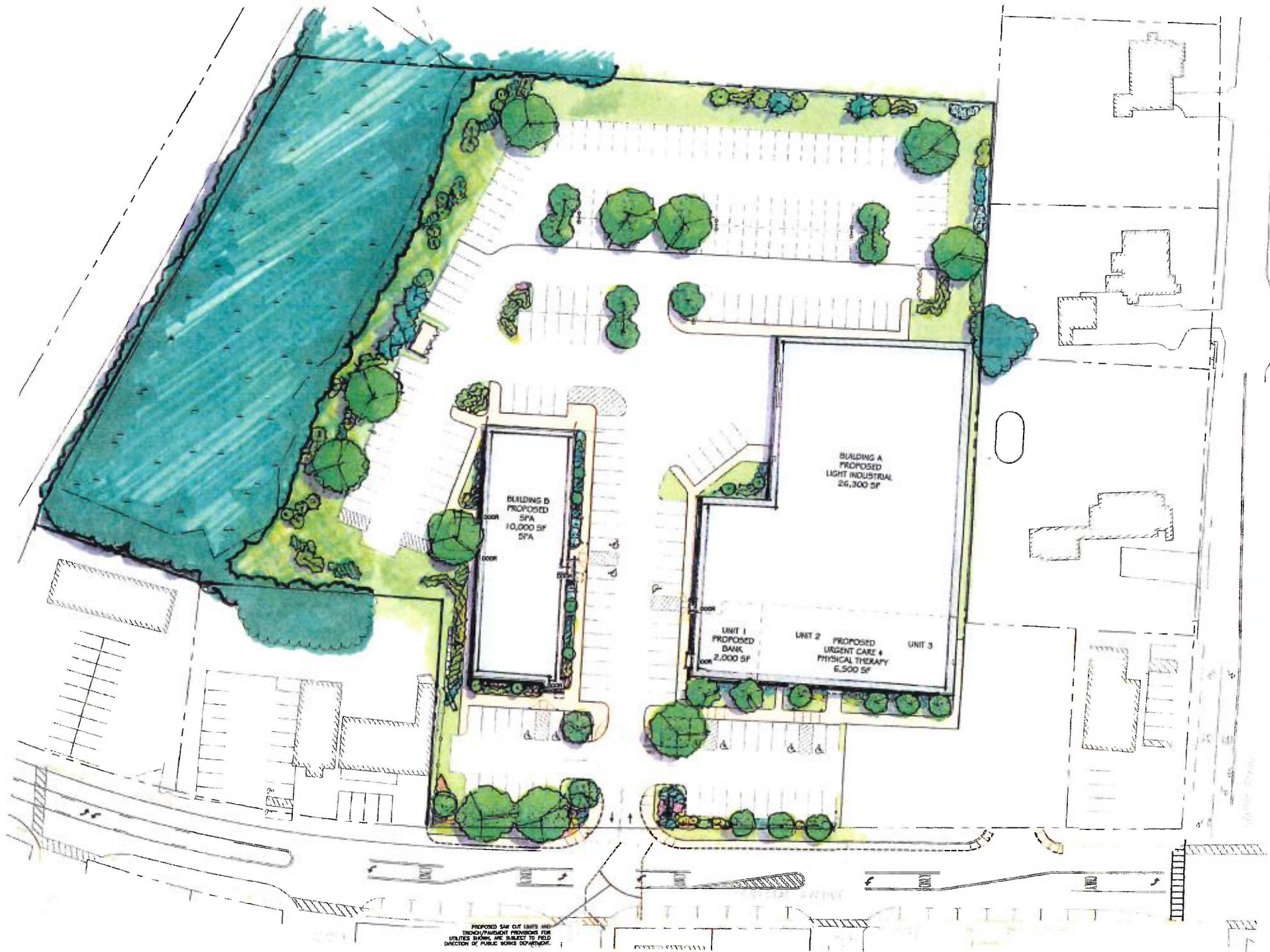
DERRY, NEW HAMPSHIRE



The Dubai Group, Inc.
 84 Range Road
 Windham, NH 03087
 603-458-6462

Engineers
 Planners
 Surveyors

TheDubayGroup.com



SHEET INDEX

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- 3 EXISTING CONDITIONS PLAN
- 4 HIGH INTENSITY & SITE SPECIFIC SOILS PLAN
- 5 SITE PLAN
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- 12 IMPERVIOUS AREA SUMMARY
- 13-19 SITE DETAILS
- 20 PRE DEVELOPMENT WATERSHED PLAN
- 21 POST DEVELOPMENT WATERSHED PLAN

REVISIONS:			
REV#	DATE	COMMENT	BY
1	6/25/18	REVS PER TRC	WA

DRAWN BY: _____ WA
 CHECKED BY: _____ KRD
 DATE: JUNE 14, 2018
 SCALE: NTS
 FILE: 313-COVER
 DEED REF: _____

PROJECT:

SITE PLAN REDEVELOPMENT
 MAP 32 LOT 30
 23 CRYSTAL AVE.
 DERRY, NH

OWNER

23 CRYSTAL AVE, LLC
 1662 ELM STREET
 MANCHESTER, NH 03101

TOWN OF DERRY SIGNATURE BLOCK

M. J. ... DATE 6/27/18
 PUBLIC WORKS DIRECTOR

... DATE 6-27-18
 CODE ENFORCEMENT OFFICER

... DATE 6-26-18
 FIRE DEPARTMENT

... DATE 6/29/18
 CONSERVATION COMMISSION CHAIR

... DATE 6-28-18
 POLICE DEPARTMENT

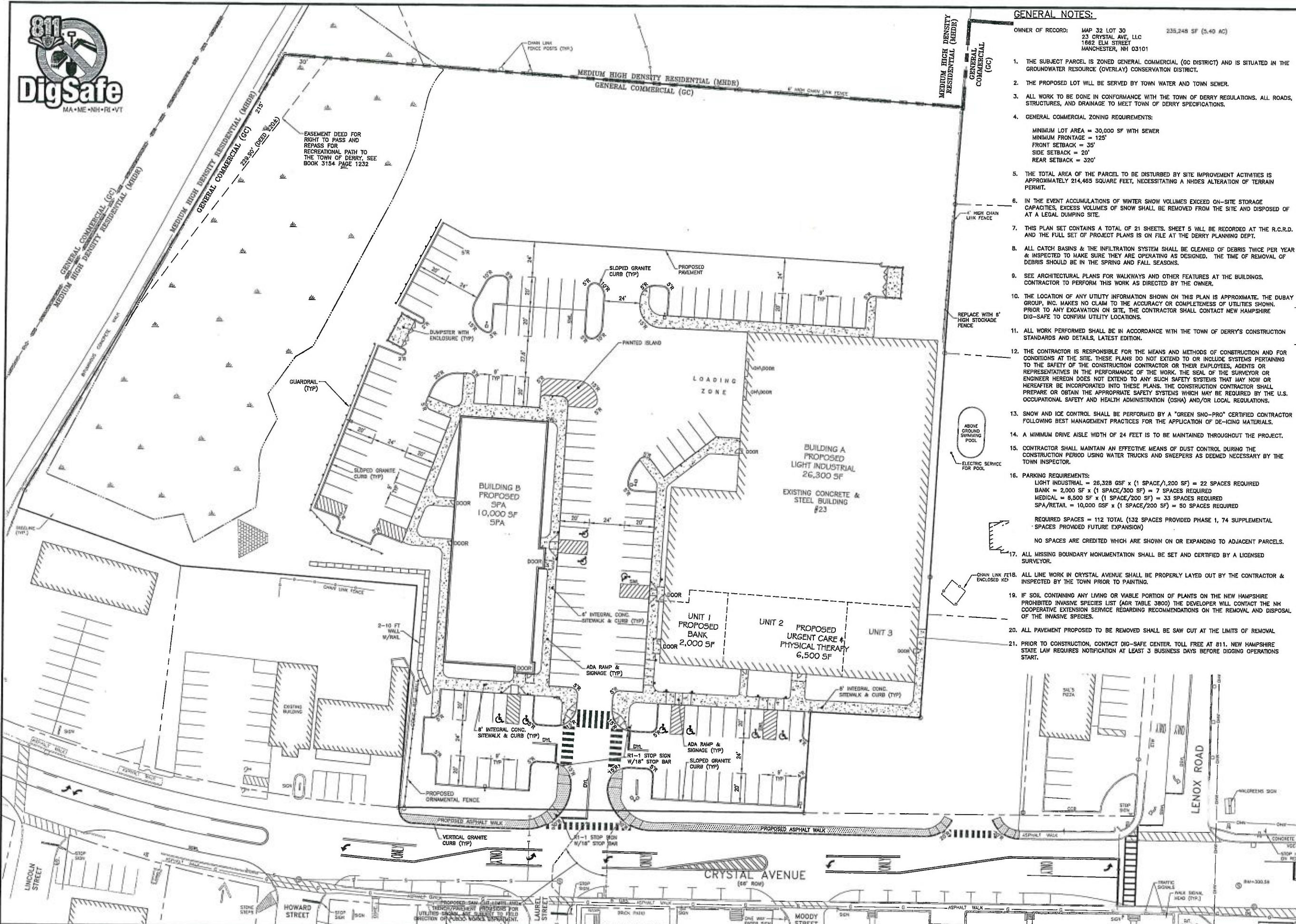
OWNER'S SIGNATURE *...* DATE 6/29/18
 CRYSTAL REALTY ASSOCIATES INC

THE DERRY N.H. PLANNING BOARD

ON DATE: _____
 CERTIFIED BY: _____ DATE _____
 SECRETARY: _____ DATE _____

SHEET TITLE:

TITLE SHEET



- GENERAL NOTES:**
- OWNER OF RECORD: MAP 32 LOT 30 235,248 SF (5.40 AC)
 23 CRYSTAL AVE, LLC
 1662 ELM STREET
 MANCHESTER, NH 03101
- THE SUBJECT PARCEL IS ZONED GENERAL COMMERCIAL (GC DISTRICT) AND IS SITUATED IN THE GROUNDWATER RESOURCE (OVERLAY) CONSERVATION DISTRICT.
 - THE PROPOSED LOT WILL BE SERVED BY TOWN WATER AND TOWN SEWER.
 - ALL WORK TO BE DONE IN CONFORMANCE WITH THE TOWN OF DERRY REGULATIONS. ALL ROADS, STRUCTURES, AND DRAINAGE TO MEET TOWN OF DERRY SPECIFICATIONS.
 - GENERAL COMMERCIAL ZONING REQUIREMENTS:
 MINIMUM LOT AREA = 30,000 SF WITH SEWER
 MINIMUM FRONTAGE = 125'
 FRONT SETBACK = 35'
 SIDE SETBACK = 20'
 REAR SETBACK = 320'
 - THE TOTAL AREA OF THE PARCEL TO BE DISTURBED BY SITE IMPROVEMENT ACTIVITIES IS APPROXIMATELY 214,465 SQUARE FEET, NECESSITATING A NHDES ALTERATION OF TERRAIN PERMIT.
 - IN THE EVENT ACCUMULATIONS OF WINTER SNOW VOLUMES EXCEED ON-SITE STORAGE CAPACITIES, EXCESS VOLUMES OF SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A LEGAL DUMPING SITE.
 - THIS PLAN SET CONTAINS A TOTAL OF 21 SHEETS. SHEET 5 WILL BE RECORDED AT THE R.C.R.D. AND THE FULL SET OF PROJECT PLANS IS ON FILE AT THE DERRY PLANNING DEPT.
 - ALL CATCH BASINS & THE INFILTRATION SYSTEM SHALL BE CLEANED OF DEBRIS TWICE PER YEAR & INSPECTED TO MAKE SURE THEY ARE OPERATING AS DESIGNED. THE TIME OF REMOVAL OF DEBRIS SHOULD BE IN THE SPRING AND FALL SEASONS.
 - SEE ARCHITECTURAL PLANS FOR WALKWAYS AND OTHER FEATURES AT THE BUILDINGS. CONTRACTOR TO PERFORM THIS WORK AS DIRECTED BY THE OWNER.
 - THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. THE DUBAY GROUP, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT NEW HAMPSHIRE DIG-SAFE TO CONFIRM UTILITY LOCATIONS.
 - ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE TOWN OF DERRY'S CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
 - SNOW AND ICE CONTROL SHALL BE PERFORMED BY A "GREEN SNO-PRO" CERTIFIED CONTRACTOR FOLLOWING BEST MANAGEMENT PRACTICES FOR THE APPLICATION OF DE-ICING MATERIALS.
 - A MINIMUM DRIVE AISLE WIDTH OF 24 FEET IS TO BE MAINTAINED THROUGHOUT THE PROJECT.
 - CONTRACTOR SHALL MAINTAIN AN EFFECTIVE MEANS OF DUST CONTROL DURING THE CONSTRUCTION PERIOD USING WATER TRUCKS AND SWEEPERS AS DEEMED NECESSARY BY THE TOWN INSPECTOR.
 - PARKING REQUIREMENTS:
 LIGHT INDUSTRIAL = 26,328 GSF x (1 SPACE/1,200 SF) = 22 SPACES REQUIRED
 BANK = 2,000 SF x (1 SPACE/300 SF) = 7 SPACES REQUIRED
 MEDICAL = 6,500 SF x (1 SPACE/200 SF) = 33 SPACES REQUIRED
 SPA/RETAIL = 10,000 GSF x (1 SPACE/200 SF) = 50 SPACES REQUIRED
 REQUIRED SPACES = 112 TOTAL (132 SPACES PROVIDED PHASE 1, 74 SUPPLEMENTAL SPACES PROVIDED FUTURE EXPANSION)
 NO SPACES ARE CREDITED WHICH ARE SHOWN ON OR EXPANDING TO ADJACENT PARCELS.
 - ALL MISSING BOUNDARY MONUMENTATION SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR.
 - ALL LINE WORK IN CRYSTAL AVENUE SHALL BE PROPERLY LAYED OUT BY THE CONTRACTOR & INSPECTED BY THE TOWN PRIOR TO PAINTING.
 - IF SOIL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (AGR TABLE 3800) THE DEVELOPER WILL CONTACT THE NH COOPERATIVE EXTENSION SERVICE REGARDING RECOMMENDATIONS ON THE REMOVAL AND DISPOSAL OF THE INVASIVE SPECIES.
 - ALL PAVEMENT PROPOSED TO BE REMOVED SHALL BE SAW CUT AT THE LIMITS OF REMOVAL.
 - PRIOR TO CONSTRUCTION, CONTACT DIG-SAFE CENTER. TOLL FREE AT 811. NEW HAMPSHIRE STATE LAW REQUIRES NOTIFICATION AT LEAST 3 BUSINESS DAYS BEFORE DIGGING OPERATIONS START.



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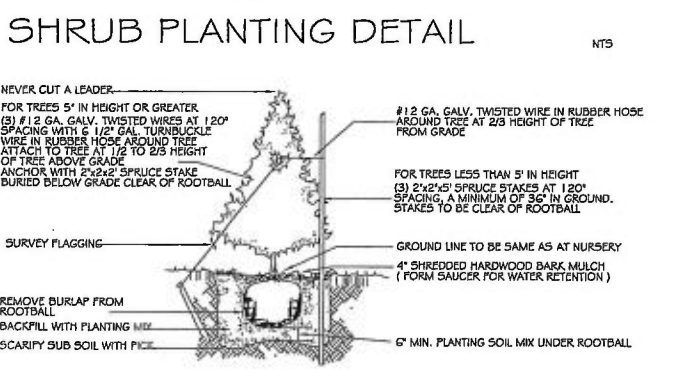
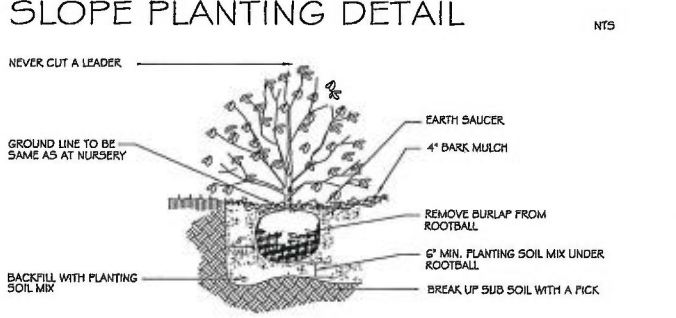
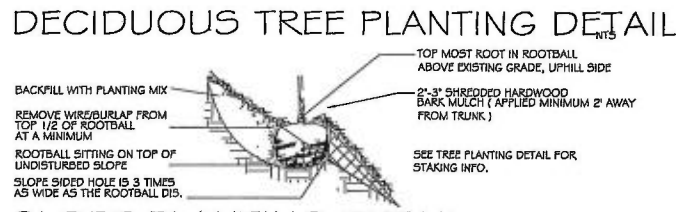
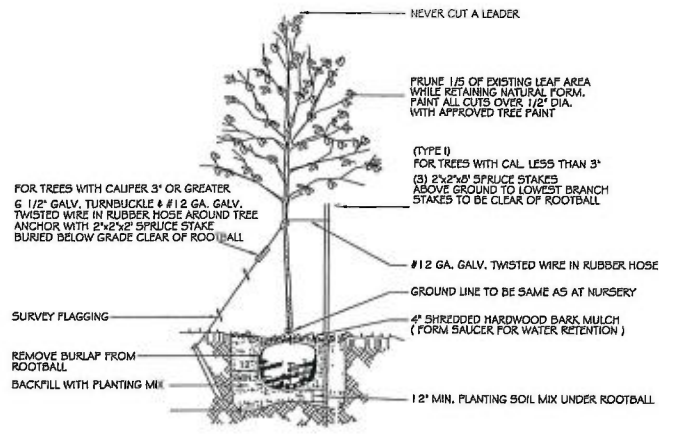
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SITE PLAN REDEVELOPMENT
 MAP 32 LOT 30
 23 CRYSTAL AVE.
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OWNER:
23 CRYSTAL AVE, LLC
 1662 ELM STREET
 MANCHESTER, NH 03101

SHEET TITLE:
SITE PLAN

PROJECT #313 SHEET 5 of 21

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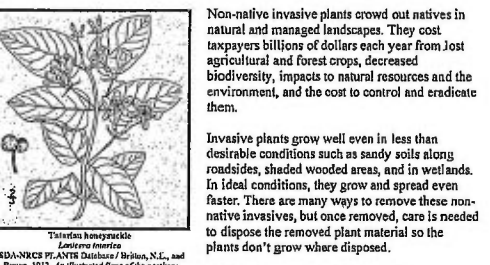


LANDSCAPE NOTES:

1. BASE INFORMATION SHOWN ON THIS PLAN IS NOT NECESSARILY CORRECT OR COMPLETE AND WAS TAKEN ENTIRELY FROM BASE PLANS PROVIDED BY THE ARCHITECT/ENGINEER. PRIOR TO CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING AND NEWLY INSTALLED UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS.
2. WHEREVER POSSIBLE EXISTING TREES SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION. DISTURBED SIDE SLOPES SHALL BE ALLOWED TO NATURALLY VEGETATE TO SUSTAIN EXISTING WILDLIFE AND PLANT LIFE.
3. THE PROPOSED DECIDUOUS TREES SHALL BE A MIN. 2.5" CALIPER WITH EVERGREENS AT 6" HT.
4. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED WITH A MINIMUM OF 6" SUITABLE LOAM, EXCEPT UNDER THE MULCH BEDS. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. (SEE PLANS BY ENGINEER)
5. PLANTS SHALL NOT BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA OF THE PLANTING.
6. ALL TREES SHALL BE BALLED AND BURLAPPED UNLESS OTHERWISE NOTED.
7. ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
8. WHERE APPLICABLE THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
9. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY. HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
10. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
11. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
12. INsofar as it is PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
13. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60 (REV. 1996) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
14. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
15. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME 50 AS TO

UNIVERSITY of NEW HAMPSHIRE COOPERATIVE EXTENSION Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasive Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquis Land Conservancy and the NH Invasive Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Knowing how a particular plant reproduces indicates its method of spread and helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transport any living and viable portion of any plant species, which includes all of their seeds and vegetative, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr. 3802.01)

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the information is located with herbicide and kill in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

Woody Plants	Method of Reproducing	Methods of Disposal
Norway maple (<i>Acer platanoides</i>) European barberry (<i>Berberis vulgaris</i>) Japanese barberry (<i>Berberis thunbergii</i>) nutmeg olive (<i>Elaeagnus umbellata</i>) burning bush (<i>Elaeagnus alata</i>) Morrow's honeysuckle (<i>Lonicera morrowii</i>) Tatarian honeysuckle (<i>Lonicera tatarica</i>) thorny bush honeysuckle (<i>Lonicera x bella</i>) common buckthorn (<i>Rhamnus cathartica</i>) glossy buckthorn (<i>Fraxinus alnus</i>)	Fruit and Seeds	Prior to fruit/seed ripening: Seedlings and small plants: • Pull or cut and leave on site with roots exposed. No special care needed. Larger plants: • Use as firewood. • Make a brush pile. • Chip. • Burn. After fruit/seed is ripe: Don't remove from site: • Burn. • Make a covered brush pile. • Chip once all fruit has dropped from branches. • Leave remaining chips on site and monitor.
oriental bittersweet (<i>Celastrus orbiculatus</i>) mulligon rose (<i>Rosa multiflora</i>)	Fruits, Seeds, Plant Fragments	Prior to fruit/seed ripening: Seedlings and small plants: • Pull or cut and leave on site with roots exposed. No special care needed. Larger plants: • Make a brush pile. • Burn. After fruit/seed is ripe: Don't remove from site: • Burn. • Make a covered brush pile. • Chip - only after material has fully dried (1 year) and all fruit has dropped from branches. Leave remaining chips on site and monitor.

How and When to Dispose of Invasives?
To prevent seed from spreading, remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag "head first" at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can't be burned. Invasive plants with easily airborne seeds (like black swallow-wort with mature seed pods (indicated by their brown color) shouldn't be burned as the seeds may disperse by the hot air created by the fire.

Bagging (sterilization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don't reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drownings: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution: seeds may still be viable after using this method. Do this before seeds are set. This method isn't used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.



Be diligent looking for seedlings for years in areas where removal and disposal took place.

Non-Woody Plants	Method of Reproducing	Methods of Disposal
garlic mustard (<i>Alliaria petiolata</i>) spotted knewweed (<i>Ceanothus americanus</i>) • Sap of related knewweed can cause skin irritation and blisters. Wear gloves when handling. black swallow-wort (<i>Cynanchum altissimum</i>) • May cause skin rash. Wear gloves and bag stems when handling. pale swallow-wort (<i>Cynanchum obovatum</i>) giant hogweed (<i>Aconitum napellus</i>) • Can cause major skin rash. Wear gloves and bag stems when handling. deadly nightshade (<i>Atropa belladonna</i>) genetial pepperweed (<i>Lepidium latifolium</i>) purple loosestrife (<i>Lythrum salicaria</i>) Japanese silk grass (<i>Alopecurus virginicus</i>) mills & silene weed (<i>Polygonum perfoliatum</i>)	Fruit and Seeds	Prior to flowering: Depends on mode of infestation: Small infestation: • Pull or cut plant and leave on site with roots exposed. Large infestation: • Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting.) • Monitor. Remove any re-sprouting material. Drying and following flowering: Do nothing until the following year or remove flowering heads and bag and let rot. Small infestation: • Pull or cut plant and leave on site with roots exposed. Large infestation: • Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting.) • Monitor. Remove any re-sprouting material.
common reed (<i>Phragmites australis</i>) Japanese knotweed (<i>Polygonum cuspidatum</i>) Bottleneck knotweed (<i>Polygonum hybridum</i>)	Fruits, Seeds, Plant Fragments	Small infestation: • Bag all plant material and let rot. • Never pile and use remaining material as compost. • Burn. Large infestation: • Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. • Monitor and remove any sprouting material. • Pile, let dry, and burn.

LANDSCAPE LEGEND:

PHASE I	PHASE II	
4	- SYRINGA RETICULATA / JAPANESE LILAC TREE	2.5' CAL.
7	4 PYRUS CALLERYANA CHANTICLEER / CHANTICLEER FLOWERING PEAR	2.5' CAL.
6	5 ACER FREMANII ARMSTRONG / ARMSTRONG MAPLE	2.5' CAL.
4	- QUERCUS ROBUR REGAL PRINCE / REGAL PRINCE OAK	2.5' CAL.
8	- LIQUIDAMBAR STYRACIFLUA SLENDER SILHOUETTE / SWEETGUM, SLENDER SILHOUETTE	2.5' CAL.
4	2 ABIES CONCOLOR / WHITE FIR	8" HT B&B
60	- TAXUS MEDIA EVER LOW / EVELOW YEW	24'-30'
7	- TAXUS MEDIA TAUNTONII / TAUNTON YEW	3' B&B
10	7 THUJA OCCIDENTALIS NIGRA / TECHNY ABORVITAE	7'-8'
8	6 ILEX MESERVEAE BLUE PRINCE & PRINCESS / BLUE PRINCE & PRINCESS HOLLY	3'-4' B&B
15	- JUNIPERIS FRITZERIANA COMPACTA / COMPACT PFITZER JUNIPER	30"
4	JUNIPERUS CHINENSIS BLUE POINT / BLUE POINT JUNIPER	4' B&B
29	3 JUNIPERUS CHINENSIS SEA GREEN / SEAGREEN JUNIPER	30" B&B
29	9 JUNIPERUS CHINENSIS GOLD STAR / GOLD STAR JUNIPER	30"
10	- JUNIPERUS HORIZONTALIS DEPRESSA FLUMOSA / ANDORA JUNIPER	5 GAL.
32	12 JUNIPERUS VIRGINIANA GREY OWL / GREY OWL JUNIPER	30" B&B
3	- LEUCOTHOE FONTANISANIA GIRARDS RAINBOW / GIRARDS RAINBOW LEUCOTHOE	5 GAL.
50	- ROSA NOALA / NOALA CARPET ROSE	3 GAL.
19	9 SPIRAEA BUMALDA ANTHONY WATERER / ANTHONY WATERER SPIREA	5 GAL.
5	SPIRAEA JAPONICA LITTLE PRINCESS/LITTLE PRINCESS SPIRAEA	5 GAL.
7	4 VIBURNUM TRILOBUM / AMERICAN CRANBERRY	3'-4' B&B
30	WEIGELA FLORIDA MIDNIGHT WINE / MIDNIGHT WINE WEIGELA	3 GAL.
5	SYRINGA BLOOMERANG / BLOOMERANG LILAC	5 GAL.
7	CLETHRA ALNIFOLIA HUMMINGBIRD / HUMMINGBIRD SUMMERSWEET	5 GAL.
2	CORNUS RACEMOSA - GREY DOGWOOD	7 GAL.
3	CORNUS SERICEA - RED-OSIER DOGWOOD	5 GAL.
5	ILEX VERTICILLATA MARYLAND BEAUTY - MARYLAND BEAUTY WINTERBERRY	5 GAL.
2	HAMAMELIS VERNALIS - VERNAL WITCHHAZEL	4'-5' B&B

SIDE SLOPE AREAS TO BE SEEDED WITH ERNST SEED - MEADOW MIX (OR EQUIVALENT) - 20 LB PER ACRE, OR 1/2 LB PER 1,000 SQ FT. ALLOW TO NATURALIZE.

PERENNIALS:

O 117 PERENNIALS 2 GAL. (PLANT IN CLUMPS OF 3 AND 5)



THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. WE MAKE NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. 72 HOURS PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-DIG-SAFE.

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REVISIONS:

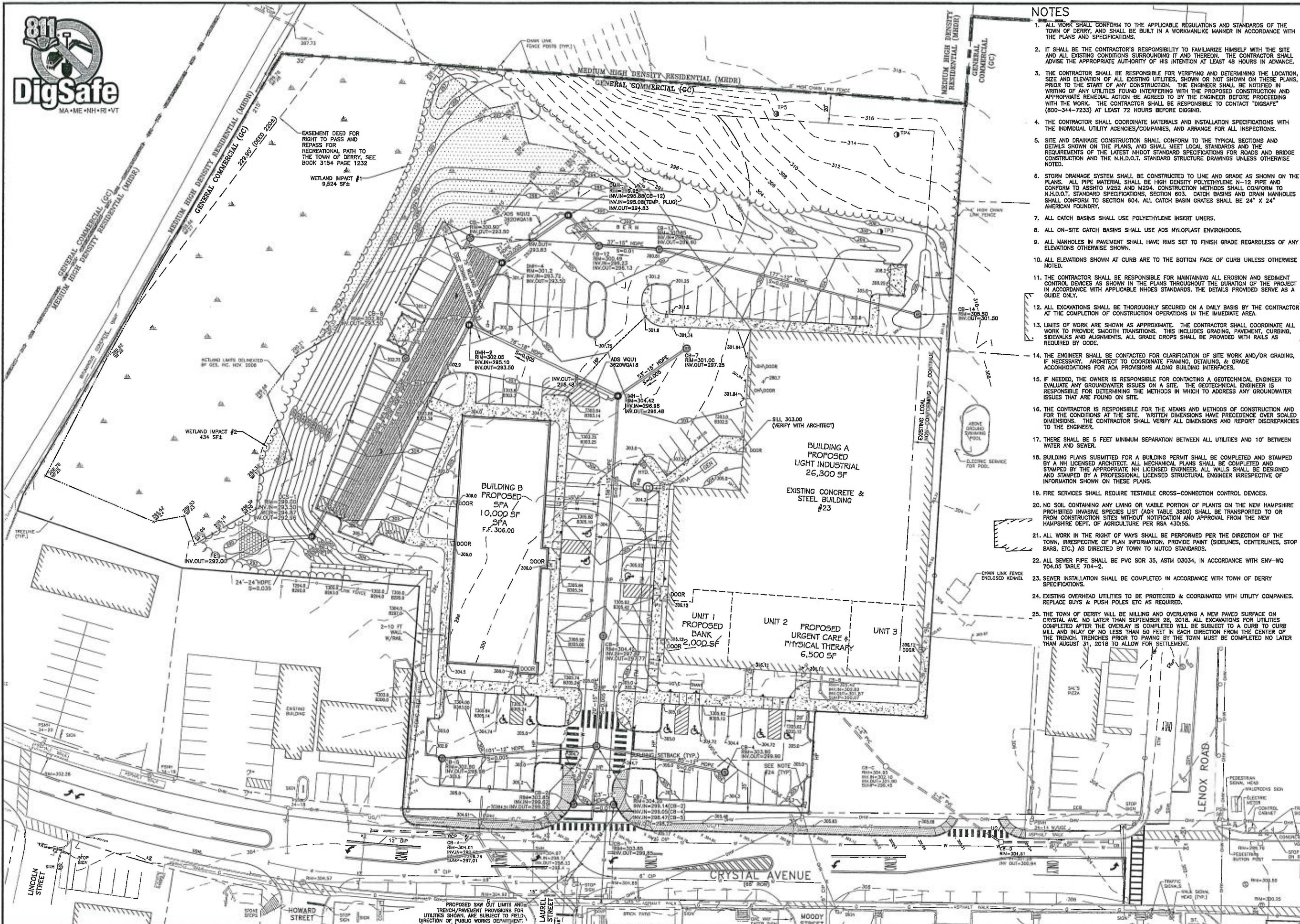
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DERRY, NH

OWNER:
23 CRYSTAL AVE, LLC
1662 ELM STREET
MANCHESTER, NH 03101

SHEET TITLE:
LANDSCAPE DETAILS



NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF DERRY, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTION AT LEAST 48 HOURS IN ADVANCE.
3. 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 APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (800-344-7233) AT LEAST 72 HOURS BEFORE DIGGING.
4. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
5. SITE AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST AASHTO STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE N.H.D.O.T. STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
6. STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL BE HIGH DENSITY POLYETHYLENE N-12 PIPE AND CONFORM TO ASSHTO M252 AND M294. CONSTRUCTION METHODS SHALL CONFORM TO N.H.D.O.T. STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE 24" X 24" AMERICAN FOUNDRY.
7. ALL CATCH BASINS SHALL USE POLYETHYLENE INSERT LINERS.
8. ALL ON-SITE CATCH BASINS SHALL USE ADS NYLOPLAST ENVIROHOODS.
9. ALL MANHOLES IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
10. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM FACE OF CURB UNLESS OTHERWISE NOTED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN IN THE PLANS THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS. THE DETAILS PROVIDED SERVE AS A GUIDE ONLY.
12. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
13. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS AND ALIGNMENTS. ALL GRADE DROPS SHALL BE PROVIDED WITH RAILS AS REQUIRED BY CODE.
14. THE ENGINEER SHALL BE CONTACTED FOR CLARIFICATION OF SITE WORK AND/OR GRADING, IF NECESSARY. ARCHITECT TO COORDINATE FRAMING, DETAILING, & GRADE ACCOMMODATIONS FOR ADA PROVISIONS ALONG BUILDING INTERFACES.
15. IF NEEDED, THE OWNER IS RESPONSIBLE FOR CONTACTING A GEOTECHNICAL ENGINEER TO EVALUATE ANY GROUNDWATER ISSUES ON A SITE. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR DETERMINING THE METHODS IN WHICH TO ADDRESS ANY GROUNDWATER ISSUES THAT ARE FOUND ON SITE.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER.
17. THERE SHALL BE 5 FEET MINIMUM SEPARATION BETWEEN ALL UTILITIES AND 10' BETWEEN WATER AND SEWER.
18. BUILDING PLANS SUBMITTED FOR A BUILDING PERMIT SHALL BE COMPLETED AND STAMPED BY A NH LICENSED ARCHITECT. ALL MECHANICAL PLANS SHALL BE COMPLETED AND STAMPED BY THE APPROPRIATE NH LICENSED ENGINEER. ALL WALLS SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL LICENSED STRUCTURAL ENGINEER IRRESPECTIVE OF INFORMATION SHOWN ON THESE PLANS.
19. FIRE SERVICES SHALL REQUIRE TESTABLE CROSS-CONNECTION CONTROL DEVICES.
20. NO SOIL CONTAINING ANY LIVING OR VIBILE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (AGR TABLE 3800) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPT. OF AGRICULTURE PER RSA 430:55.
21. ALL WORK IN THE RIGHT OF WAYS SHALL BE PERFORMED PER THE DIRECTION OF THE TOWN, IRRESPECTIVE OF PLAN INFORMATION. PROVIDE PAINT (SIDELINES, CENTERLINES, STOP BARS, ETC.) AS DIRECTED BY TOWN TO MUTCD STANDARDS.
22. ALL SEWER PIPE SHALL BE PVC SDR 35, ASTM D3034, IN ACCORDANCE WITH ENV-WQ 704.05 TABLE 704-2.
23. SEWER INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH TOWN OF DERRY SPECIFICATIONS.
24. EXISTING OVERHEAD UTILITIES TO BE PROTECTED & COORDINATED WITH UTILITY COMPANIES. REPLACE GUYS & PUSH POLES ETC AS REQUIRED.
25. THE TOWN OF DERRY WILL BE MILLING AND OVERLAYING A NEW PAVED SURFACE ON CRYSTAL AVE. NO LATER THAN SEPTEMBER 28, 2018. ALL EXCAVATIONS FOR UTILITIES COMPLETED AFTER THE OVERLAY IS COMPLETED WILL BE SUBJECT TO A CURB TO CURB MILL AND INLAY OF NO LESS THAN 50 FEET IN EACH DIRECTION FROM THE CENTER OF THE TRENCH. TRENCHES PRIOR TO PAVING BY THE TOWN MUST BE COMPLETED NO LATER THAN AUGUST 31, 2018 TO ALLOW FOR SETTLEMENT.



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 Engineers
 Planners
 Surveyors
 TheDubaiGroup.com



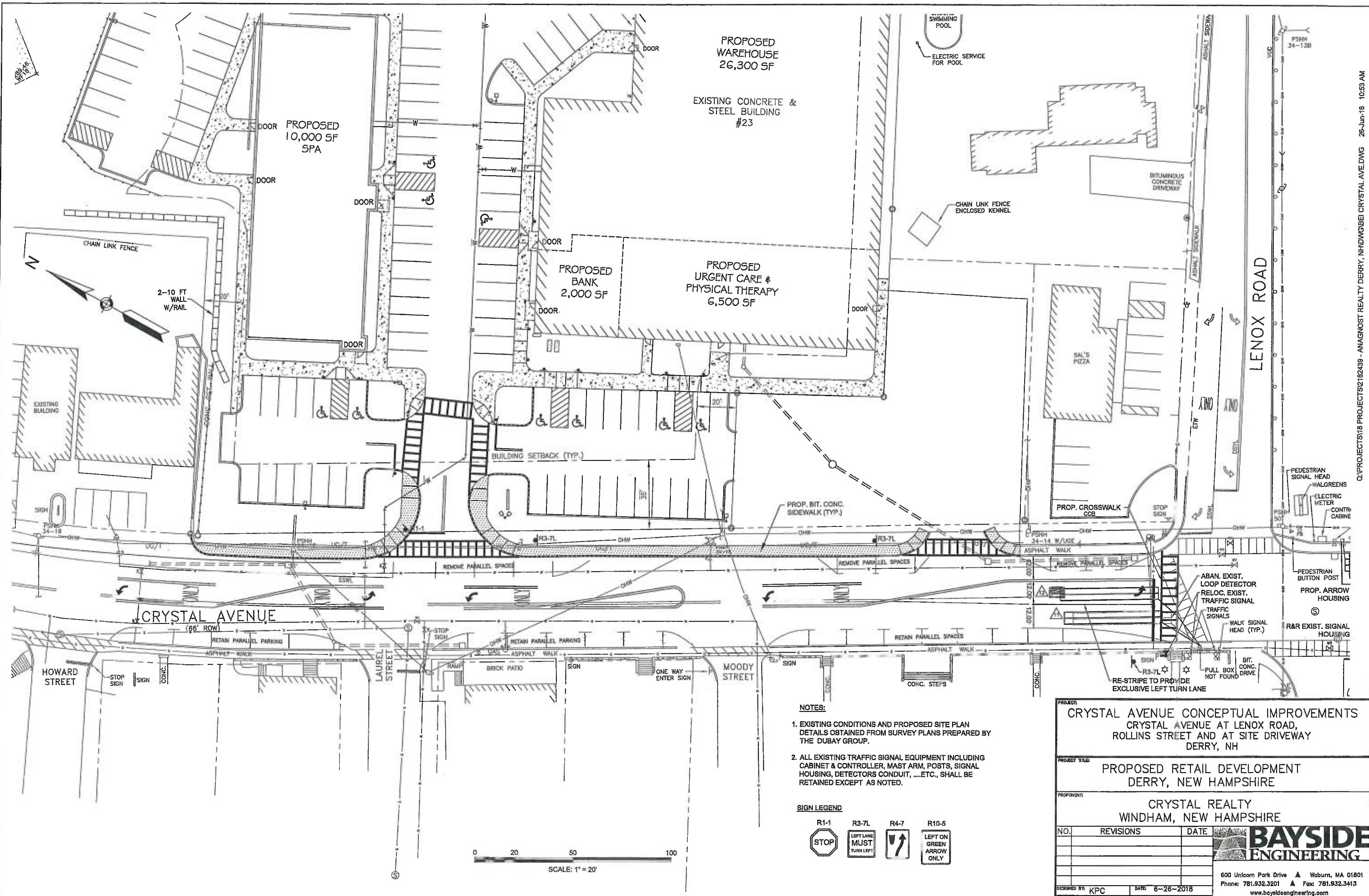
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1	6/25/18	REVS PER TRC		WA

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 CHECKED BY: DCM
 DATE: JUNE 14, 2018
 SCALE: 1"=30'
 FILE: 313-GU
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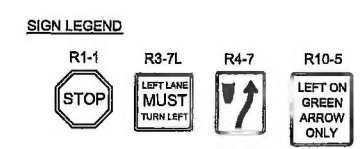
PROJECT:
SITE PLAN REDEVELOPMENT
 MAP 32 LOT 30
 23 CRYSTAL AVE.
 DERRY, NH
 OWNER
23 CRYSTAL AVE, LLC
 1662 ELM STREET
 MANCHESTER, NH 03101

SHEET TITLE:
GRADING & DRAINAGE PLAN

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- NOTES:**
- EXISTING CONDITIONS AND PROPOSED SITE PLAN DETAILS OBTAINED FROM SURVEY PLANS PREPARED BY THE DUBAY GROUP.
 - ALL EXISTING TRAFFIC SIGNAL EQUIPMENT INCLUDING CABINET & CONTROLLER, MAST ARM, POSTS, SIGNAL HOUSING, DETECTORS CONDUIT,ETC., SHALL BE RETAINED EXCEPT AS NOTED.



PROJECT:
CRYSTAL AVENUE CONCEPTUAL IMPROVEMENTS
CRYSTAL AVENUE AT LENOX ROAD,
ROLLINS STREET AND AT SITE DRIVEWAY
DERRY, NH

PROPOSITOR:
CRYSTAL REALTY
WINDHAM, NEW HAMPSHIRE

NO.	REVISIONS	DATE

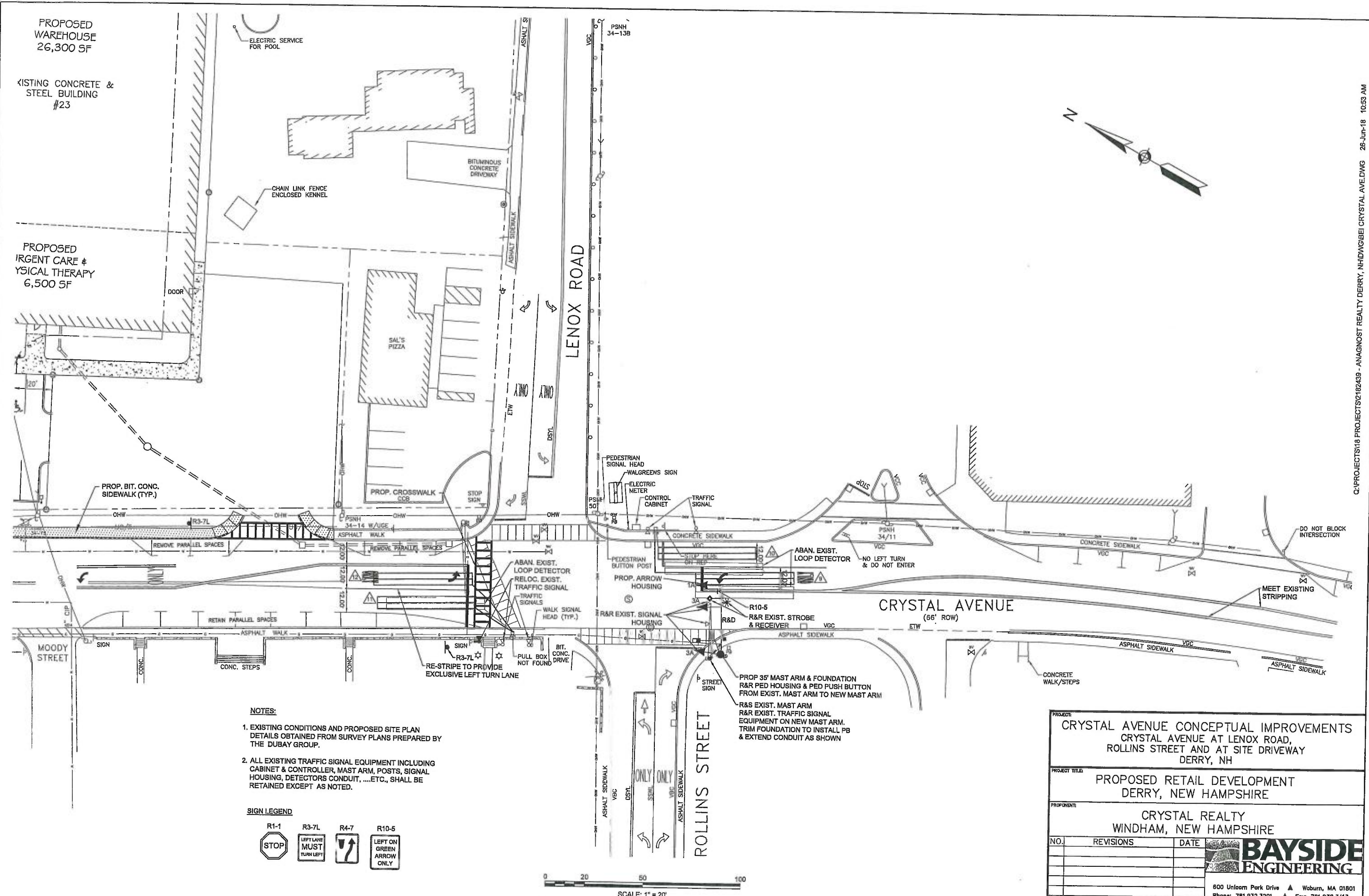
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CHECKED BY: **DATE:** **DATE:** 6-26-2018

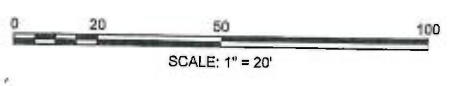
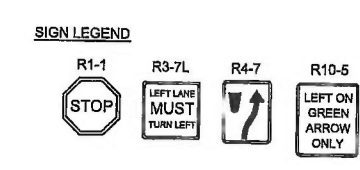
DRAFTED BY: KPT **DATE:** 6-26-2018 **SHEET:** 1 **OF:** 2

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- EXISTING CONDITIONS AND PROPOSED SITE PLAN DETAILS OBTAINED FROM SURVEY PLANS PREPARED BY THE DUBAY GROUP.
 - ALL EXISTING TRAFFIC SIGNAL EQUIPMENT INCLUDING CABINET & CONTROLLER, MAST ARM, POSTS, SIGNAL HOUSING, DETECTORS CONDUIT,ETC., SHALL BE RETAINED EXCEPT AS NOTED.



PROJECT:			CRYSTAL AVENUE CONCEPTUAL IMPROVEMENTS CRYSTAL AVENUE AT LENOX ROAD, ROLLINS STREET AND AT SITE DRIVEWAY DERRY, NH		
PROJECT TITLE:			PROPOSED RETAIL DEVELOPMENT DERRY, NEW HAMPSHIRE		
PROFONENT:			CRYSTAL REALTY WINDHAM, NEW HAMPSHIRE		
NO.	REVISIONS	DATE	<p>600 Uniform Park Drive ▲ Woburn, MA 01801 Phone: 781.932.3201 ▲ Fax: 781.932.3413 www.baysideengineering.com</p>		
DESIGNED BY:	KPC	DATE: 6-26-2018	SHEET: 2 OF 2		
CHECKED BY:		DATE:			
DRAFTED BY:	KPT	DATE: 6-26-2018			