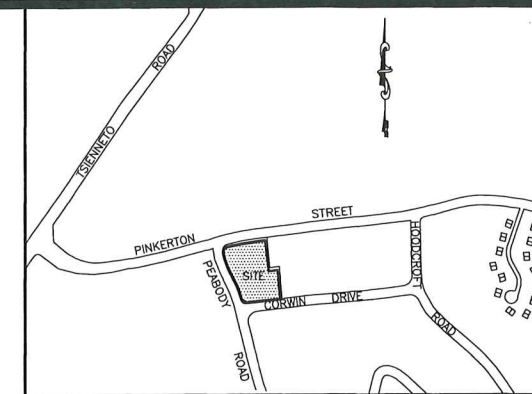


LOCUS PLAN
NOT TO SCALE



LOCATION PLAN
SCALE: 1"=500'

NON-RESIDENTIAL SITE PLAN DENTAL OFFICE EXPANSION

MAP 36; LOT 26
32 PINKERTON STREET
DERRY, NEW HAMPSHIRE



TOWN OF DERRY DEPARTMENT HEAD SIGNATURES	
PUBLIC WORKS DIRECTOR: <i>nce</i>	DATE: 8/31/23
CODE ENFORCEMENT OFFICER: <i>Ant Maly</i>	DATE: 9-8-23
FIRE DEPARTMENT: <i>Paul G. Gosselin</i>	DATE: 9-5-23
POLICE DEPARTMENT: <i>ML</i>	DATE: 9-1-23
CONSERVATION COMMISSION CHAIR: <i>Jared Dyer</i>	DATE: 8-31-23

OWNER/APPLICANT:
HOYADOCS, LLC
30 PINKERTON STREET
DERRY, N.H. 03038
BK. 5237 PG. 1426

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



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

MAY 24, 2023
LAST REVISED: AUGUST 29, 2023
PROJECT NO. 22-0317-1

SHEET TITLE

SHEET No.

EXISTING CONDITIONS PLAN	1
REMOVALS/DEMOLITION PLAN	2
NON-RESIDENTIAL SITE PLAN	3
GRADING AND DRAINAGE PLAN	4
EROSION CONTROL PLAN	5
LANDSCAPE PLAN	6
LIGHTING PLAN	7
SIGHT DISTANCE PLAN & PROFILE	8
CONSTRUCTION DETAILS	9 - 11

LEGEND

- IP-F IRON PIPE FOUND
- IR-S IRON ROD SET
- MS-S MAG SPIKE SET
- DH-F DRILL HOLE FOUND
- CNCF-F CONCRETE FOUND FOUND
- UTILITY POLE
- ★ SIGN
- ★ LIGHT POLE
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- G GAS LINE
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- VGC VERTICAL GRANITE CURB
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- CCB CAPE COD BERM
- EOP EDGE OF PAVEMENT
- 10' CONTOUR
- 2' CONTOUR
- SOIL LINE
- SETBACK

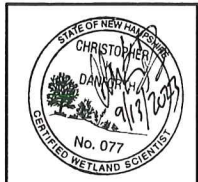
SCS SOILS LEGEND

- 140B** CHATFIELD-HOLLIS-CANTON COMPLEX
0 TO 8 PERCENT SLOPES, ROCKY
 - 299** UDORTHENTS, SMOOTHED
- SOURCE: USDA-SCS WEB SOIL SURVEY
ROCKINGHAM COUNTY



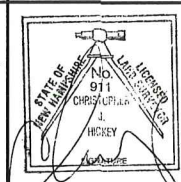
UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND/OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



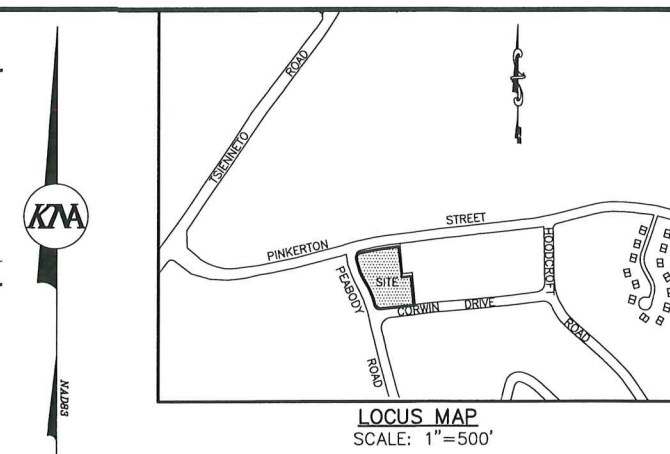
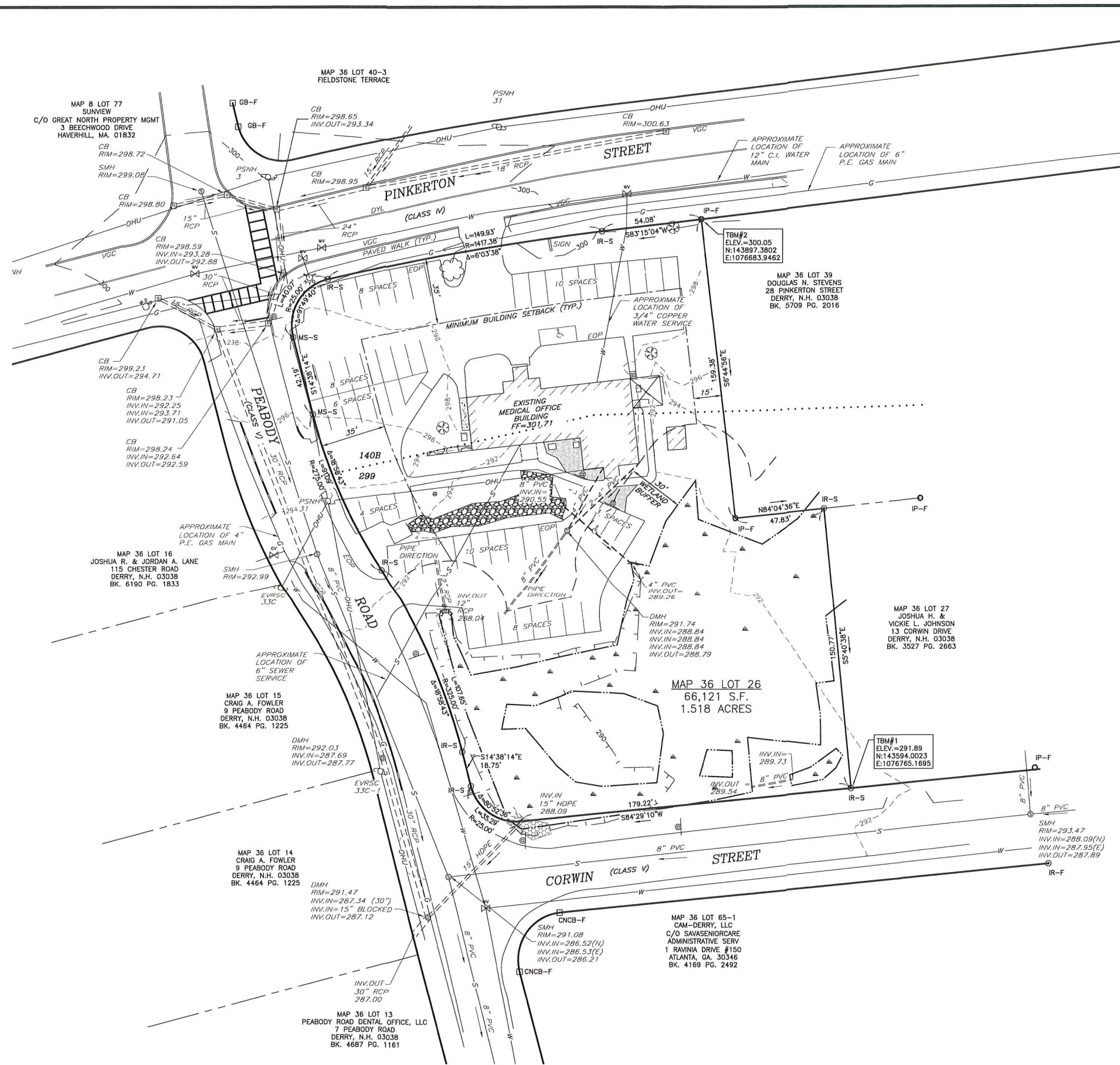
WETLAND CERTIFICATION
 JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN MAY OF 2022 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 6.1, 2017. DOMINANCE OF HYDROPHITIC VEGETATION WAS DETERMINED USING THE USACE 2020 NATIONAL WETLAND PLANT LIST, NWPL 2020 VERSION 3.5 HTTP://WETLAND-PLANTS.USACE.ARMY.MIL.

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING JUNE & JULY OF 2022. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OF BETTER.
 [Signature]
 LICENSED LAND SURVEYOR
 DATE: 9/13/23



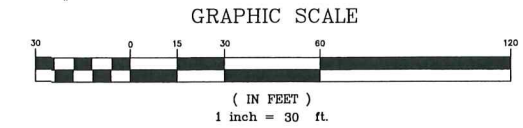
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	7/13/23	REVISED PER TRC COMMENTS	PCM
2	8/29/23	REVISED PER DPW COMMENTS	PCM

DATE: MAY 24, 2023
 PROJECT NO: 22-0317-1
 SCALE: 1" = 30'
 SHEET 1 OF 11



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS PRESENT ON OF MAP 36 LOT 26 IN THE TOWN OF DERRY, NEW HAMPSHIRE.
 - EXISTING AREA OF PARCEL = 66,121 S.F. OR 1.518 ACRES.
 - OWNER OF RECORD:
HOYADOCs, LLC
32 PINKERTON STREET
DERRY, N.H. 03038
BK. 5237 PG. 1426
 - THE SUBJECT PARCEL IS LOCATED ENTIRELY WITHIN THE MEDIUM-HIGH RESIDENTIAL (MHDR) AND GROUNDWATER RESOURCE CONSERVATION DISTRICTS (GRCD).
 - DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:
- FRONT 35 FT.
- SIDE 15 FT.
- REAR 15 FT.
 - TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON ARE BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN MAY AND JULY OF 2022.
 - HORIZONTAL DATUM IS NAD83, VERTICAL DATUM IS NAVD88 BASED ON GPS SURVEY METHODS POST PROCESSED THROUGH NOAA-OPUS. NORTH ORIENTATION IS NAD83.
 - 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 3301SC0339E PANEL NUMBER 339 OF 681, EFFECTIVE DATE: MAY 17, 2005 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN FLOOD HAZARD ZONE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG-SAFE AT 811.
 - EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.

- REFERENCE PLANS:**
- "HOODCROFT SUBDIVISION BLOCK NO. 2 REVISED PLAN OF LAND IN DERRY, N.H." SCALE: 1"=100'. DATED: MARCH 1, 1968. PREPARED BY: JOHN CALLAHAN ASSOCIATES R.C.R.D. PLAN #1224
 - "SITE PLAN 'WEST' SUNVIEW CONDOMINIUM DERRY, N.H." SCALE: 1"=40'. DATED: MARCH 1, 1984. PREPARED BY: THOMAS F. MORAN INC. R.C.R.D. PLAN #15127
 - "CONDOMINIUM CONVERSION SITE PLAN FIELDSTONE TERRACE CONDOMINIUMS." SCALE: 1"=40'. DATED: MARCH 26, 1986. PREPARED BY: HOLDEN ENGINEERING & SURVEYING INC. R.C.R.D. PLAN #15985
 - "BOUNDARY PLAN MCKERLEY HEALTH CARE CENTER." SCALE: 1"=40'. DATED: APRIL 5, 1989. PREPARED BY: THOMAS F. MORAN INC. R.C.R.D. PLAN #19510
 - "SUBDIVISION PLAN PREPARED FOR: CAM-DERRY, LLC." SCALE: 1"=40'. DATED: JULY 26, 2018. PREPARED BY: MILLMAN NATIONAL LAND SERVICES R.C.R.D. PLAN #41108



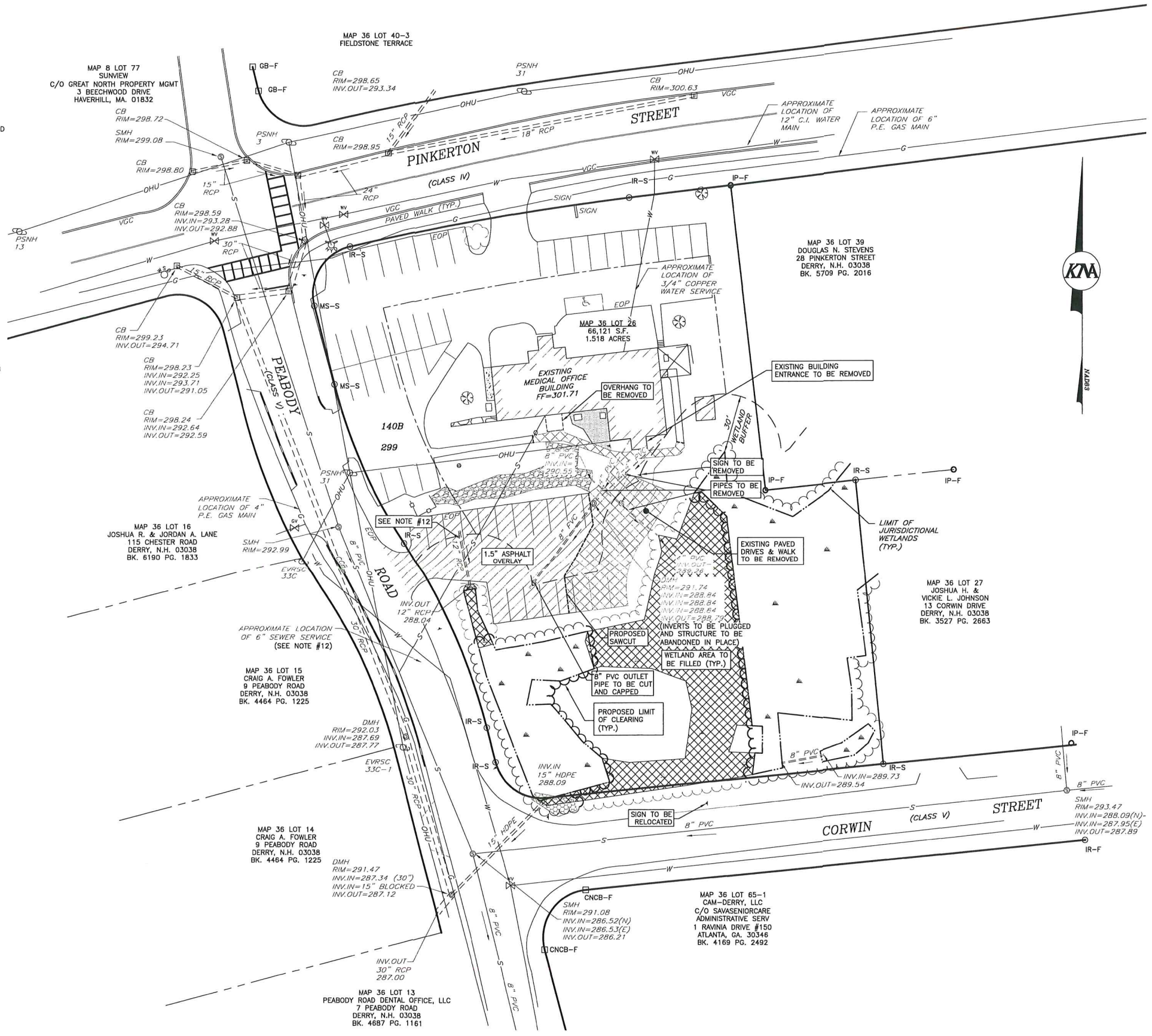
**EXISTING CONDITIONS PLAN
 DENTAL OFFICE EXPANSION**
 MAP 36 LOT 26
 32 PINKERTON STREET
 DERRY, NEW HAMPSHIRE
 ROCKINGHAM COUNTY

OWNER/APPLICANT:
 HOYADOCs, LLC
 32 PINKERTON STREET
 DERRY, N.H. 03038
 BK. 5237 PG. 1426

KEACH-NORDSTROM ASSOCIATES, INC.
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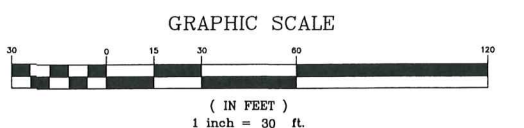
LEGEND

- IP-F IRON PIPE FOUND
- IR-S IRON ROD SET
- MS-S MAG SPIKE SET
- DH-F DRILL HOLE FOUND
- CNCB-F CONCRETE BOUND FOUND
- UTILITY POLE
- ☆ SIGN
- ☆ LIGHT POLE
- ⊗ WATER VALVE
- ⊗ HYDRANT
- ⊗ SEWER MANHOLE
- ⊗ DRAINAGE MANHOLE
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- ABUTTER LINE
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- WETLAND
- OHU WETLAND BUFFER
- OHU OVERHEAD UTILITIES
- G GAS LINE
- W-W WATER LINE
- S SEWER LINE
- DRAINAGE LINE
- VGC VERTICAL GRANITE CURB
- SGC SLOPED GRANITE CURB
- CCB CAPE COD BERM
- EOP EDGE OF PAVEMENT
- SETBACK
- ▨ REMOVALS
- ▨ LIMIT OF 1.5" OVERLAY



REMOVALS/DEMOLITION NOTES:

1. ALL STUMPS, ROOTS, BRANCHES, BRUSH, WOODS AND OTHER PERISHABLE MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF BY AN APPROVED METHOD.
2. ITEMS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE TOWN OF DERRY REQUIREMENTS, UNLESS OTHERWISE SHOWN HEREON OR DIRECTED BY OWNER.
3. ALL EXISTING PAVEMENT AND GRAVEL WITHIN THE CROSS HATCHED AREA IS TO BE REMOVED DURING THE DEMOLITION PHASE OF THE PROJECT. EXCESS MATERIAL FROM THESE AREAS SHALL BE APPROPRIATELY DISPOSED OF OFFSITE BY AN APPROVED METHOD.
4. THE CONTRACTOR SHALL CONTROL ALL DUST GENERATED DURING THE REMOVAL PHASE AND CONSTRUCTION PHASE SO THAT NO DUST LEAVES THE SITE.
5. ANY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AT THE SITE CONTRACTORS EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
7. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
8. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO DEMOLITION ACTIVITIES AND COORDINATE DISCONNECTIONS WITH THE TOWN.
9. PRIOR TO CONSTRUCTION, A SITE EVALUATION OF THE INVASIVE PLANTS SHALL BE CONDUCTED AND ANY INVASIVE PLANTS SHALL BE REMOVED IN ACCORDANCE WITH NH AGR 3800.
10. ALL BUILDING DEMOLITION SHOWN HEREON IS FOR REFERENCE ONLY (SEE ARCHITECTURAL PLANS FOR SCOPE).
11. ALL ORGANIC MATERIAL SHALL BE REMOVED AND ADDITIONAL STONE FILL WITH FILTER FABRIC MAY BE REQUIRED.
12. CONTRACTOR TO VERIFY THE LOCATION AND INVERTS OF EXISTING SEWER SERVICE AND EXISTING 12" RCP DRAIN PIPE PRIOR TO CONSTRUCTION AND NOTIFY THE DESIGN ENGINEER IF ANY CONFLICTS WITH THE PROPOSED DRAINAGE ARE ANTICIPATED.



REMOVALS/DEMOLITION PLAN
DENTAL OFFICE EXPANSION
 MAP 36 LOT 26
 32 PINKERTON STREET
 DERRY, NEW HAMPSHIRE
 ROCKINGHAM COUNTY

OWNER/APPLICANT:
 HOYADOC, LLC
 32 PINKERTON STREET
 DERRY, N.H. 03038
 BK. 5237 PG. 1426

KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2861

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	7/13/23	REVISED PER TRC COMMENTS	PCM
2	8/25/23	REVISED PER DPW COMMENTS	PCM

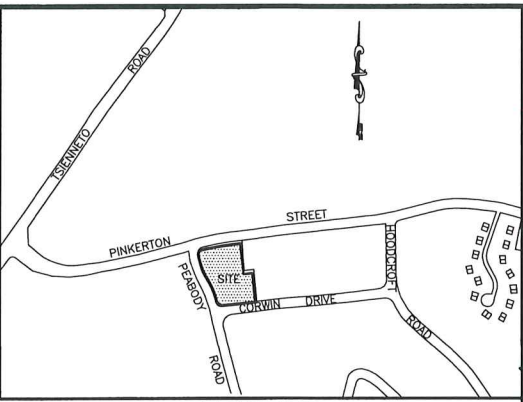
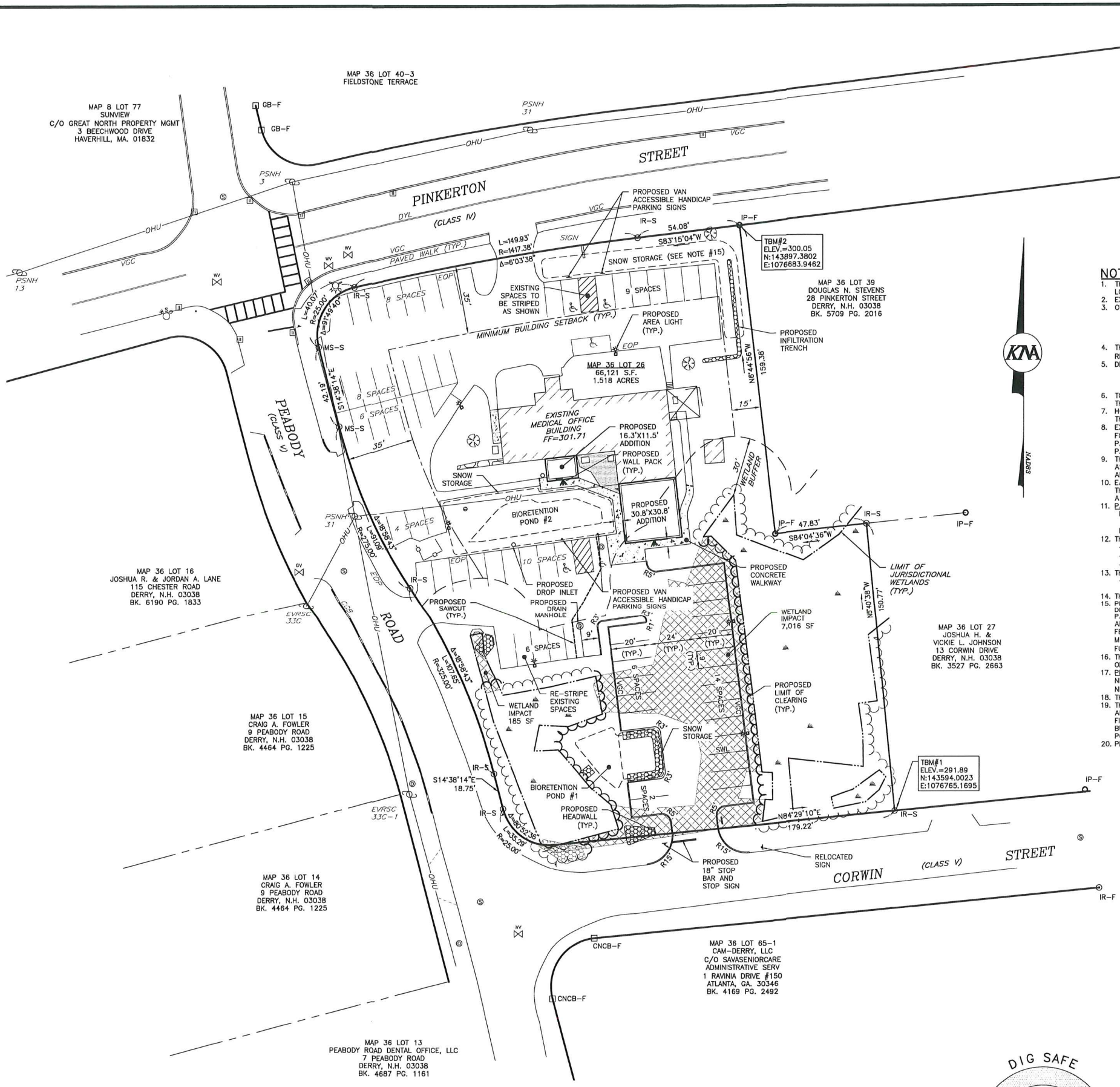
DATE: MAY 24, 2023 SCALE: 1" = 30'
 PROJECT NO: 22-0317-1 SHEET 2 OF 11



SEE SHEET 1 FOR
REFERENCE PLANS

LEGEND

- IP-F IRON PIPE FOUND
- IR-S IRON ROD SET
- MS-S MAG SPIKE SET
- DH-F DRILL HOLE FOUND
- CNCB-F CONCRETE BOUND FOUND
- UTILITY POLE
- ☆ SIGN
- ☆ LIGHT POLE
- ⊗ WATER VALVE
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- ABUTTER LINE
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- WETLAND
- WETLAND BUFFER
- OHU OVERHEAD UTILITIES
- VGC VERTICAL GRANITE CURB
- SGC SLOPED GRANITE CURB
- CCB CAPE COD BERM
- EOP EDGE OF PAVEMENT
- SETBACK
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED VERTICAL GRANITE CURB



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT TWO PROPOSED BUILDING ADDITIONS AND AN ASSOCIATED PARKING LOT EXPANSION ON MAP 36 LOT 26 IN THE TOWN OF DERRY, NEW HAMPSHIRE.
 - EXISTING AREA OF PARCEL = 66,121 S.F. OR 1.518 ACRES.
 - OWNER OF RECORD:
HOYADOCs, LLC
32 PINKERTON STREET
DERRY, N.H. 03038
BK. 5237 PG. 1426
 - THE SUBJECT PARCEL IS LOCATED ENTIRELY WITHIN THE MEDIUM-HIGH RESIDENTIAL (MHDR) AND GROUNDWATER RESOURCE CONSERVATION DISTRICTS (GRCD).
 - DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:
FRONT 35 FT.
SIDE 15 FT.
REAR 15 FT.
 - TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON ARE BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN MAY AND JULY OF 2022.
 - HORIZONTAL DATUM IS NAD83, VERTICAL DATUM IS NAVD83 BASED ON GPS SURVEY METHODS POST PROCESSED THROUGH NOAA-OPUS, NORTH ORIENTATION IS NAD83.
 - 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 33015C0333E, PANEL NUMBER 339 OF 681, EFFECTIVE DATE: MAY 17, 2005 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN FLOOD HAZARD ZONE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG-SAFE AT 811.
 - EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
 - PARKING REQUIREMENTS:**
MEDICAL OFFICE: 1 SPACE PER 200 SF OF GROSS FLOOR AREA
4,290 SF/200 SF = 21.5 OR 22 SPACES REQUIRED
74 SPACES PROVIDED (INCLUDING 5 HC SPACES)
 - PROPOSED PARKING:**
-LDCR 170-29(K): MINIMUM DEPTH OF PIPE COVER
-LDCR 170-63(A)(2): PARKING SPACES CLOSER THAN 15 FEET FROM FRONT PROPERTY LINE
-LDCR 170-64(B)(1): STREET TREES REQUIRED
 - THE FOLLOWING VARIANCE WAS GRANTED BY THE ZONING BOARD OF ADJUSTMENT AT THE MAY 4, 2023 HEARING:
-ZONING ORDINANCE ARTICLE III, SECTION 165-20.0: TO ALLOW THE CONSTRUCTION OF A BUILDING ADDITION 10.2 FEET FROM A WETLAND WHERE 30 FEET IS REQUIRED.
 - THE AREA OF DISTURBANCE IS APPROXIMATELY 23,858 SF OR 36% OF TOTAL SITE AREA.
 - PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND WALKWAYS SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. NO SNOW MAY BE PLOWED OR STORED ON THE ABUTTING PARCELS. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. FURTHERMORE, NO SALT OR CHEMICAL DE-ICERS ARE TO BE USED FOR WINTER MAINTENANCE, AND WINTER MAINTENANCE SHALL BE PERFORMED BY A GREEN SNO-PRO CERTIFIED (OR FUNCTIONAL EQUIVALENT CERTIFICATION) CONTRACTOR.
 - THE TOTAL NUMBER OF SHEETS IN THE COMPLETE PLAN SET IS 10 INCLUDING THE COVER SHEET. THE FULL SET OF PROJECT PLANS IS ON FILE AT THE DERRY PLANNING DEPARTMENT.
 - PERMITS REQUIRED:**
STATUS PERMIT NUMBER
NHDES DREDGE AND FILL PERMIT PENDING N/A
NPDES NOTICE OF INTENT PENDING N/A
 - THE EXISTING GROSS FLOOR AREA OF THE BUILDING IS 6,348 SF AND 8,433 SF AFTER THE ADDITION.
 - THE NET BUILDABLE AREA FOR THE SITE IS 54,609 SF IN THE PRE-DEVELOPMENT CONDITION. THE NET BUILDABLE AREA FOR THE SITE IS 59,735 SF IN THE POST-DEVELOPMENT CONDITION AFTER THE WETLANDS HAVE BEEN FILLED. THE PROJECT PROVIDES 21,850 SF OF GREEN SPACE WHICH IS APPROXIMATELY 40% OF THE NET BUILDABLE AREA IN THE PRE-DEVELOPMENT CONDITION AND 37% OF THE NET BUILDABLE AREA IN THE POST-DEVELOPMENT CONDITION.
 - PROPOSED BUILDING HEIGHT IS 24.30 FT.

TOWN OF DERRY PLANNING BOARD APPROVAL BLOCK

DATE OF APPROVAL: _____

CERTIFIED BY CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

**NON-RESIDENTIAL SITE PLAN
DENTAL OFFICE EXPANSION**
MAP 36 LOT 26
32 PINKERTON STREET
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

OWNER/APPLICANT:
HOYADOCs, LLC
32 PINKERTON STREET
DERRY, N.H. 03038
BK. 5237 PG. 1426

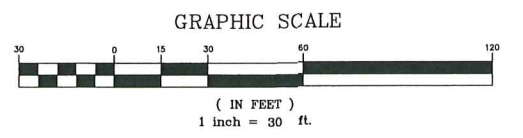
KM KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	7/13/23	REVISED PER TRC COMMENTS	PCM
2	8/25/23	REVISED PER DPW COMMENTS	PCM

DATE: MAY 24, 2023 SCALE: 1" = 30'
PROJECT NO: 22-0317-1 SHEET 3 OF 11

OWNER OF MAP 36 LOT 26

SIGNATURE: _____ HOYADOCs, LLC
DATE: _____



Project: 22-0317-1.dwg, 8/25/23, 11:58 AM, DWG, 10:45:00 AM, 10/25/23, 11:58 AM, DWG, 10:45:00 AM

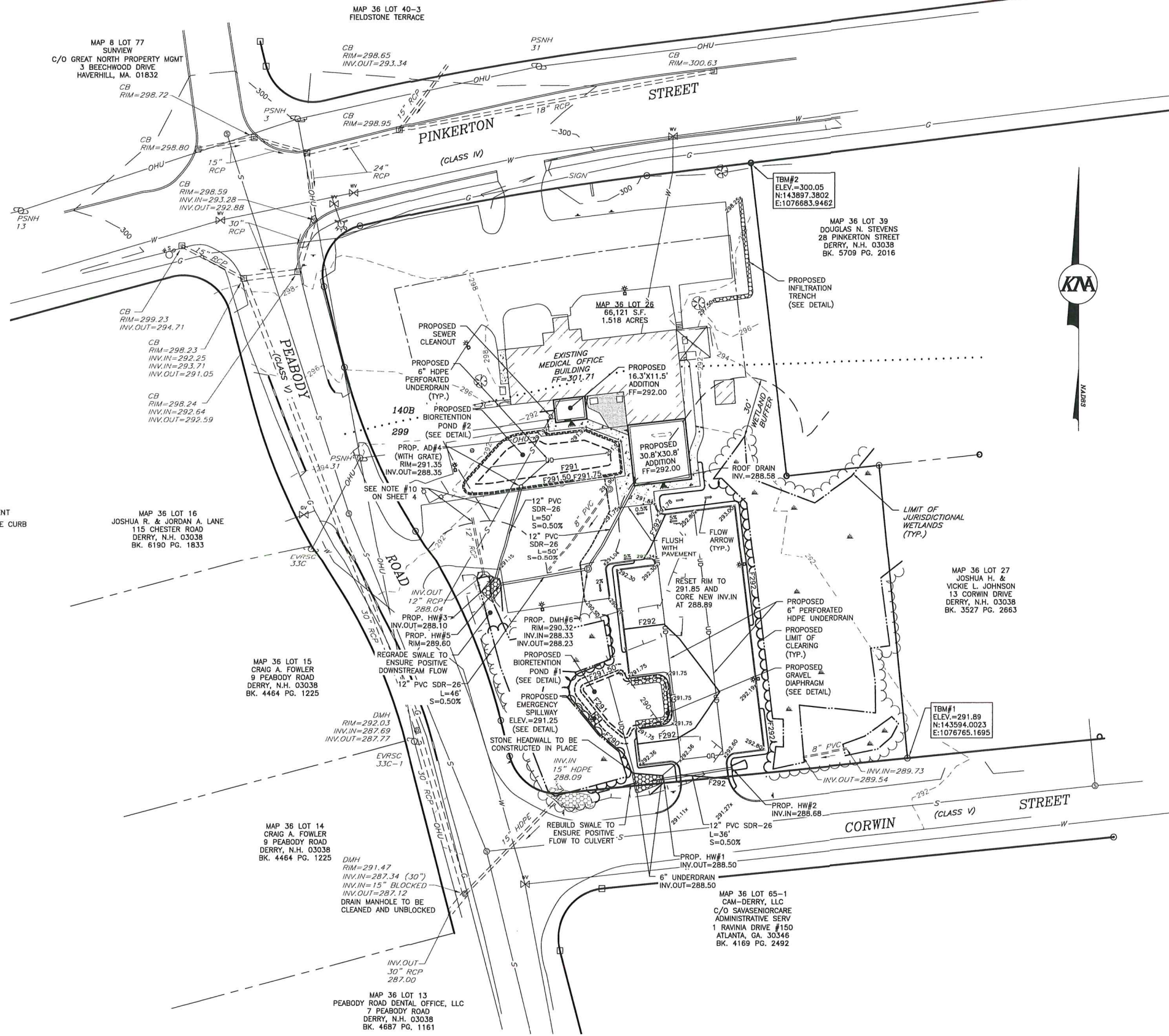
LOAM & SEED ALL DISTURBED AREAS (TYP.)

LEGEND

- IP-F IRON PIPE FOUND
- IR-S IRON ROD SET
- MS-S MAG SPIKE SET
- DH-F DRILL HOLE FOUND
- CNCB-F CONCRETE BOUND FOUND
- UTILITY POLE
- ▽ SIGN
- ☆ LIGHT POLE
- ☆ WATER VALVE
- ☆ HYDRANT
- SEWER MANHOLE
- DRAINAGE MANHOLE
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- ABUTTER LINE
- PROPERTY LINE
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- OHU OVERHEAD UTILITIES
- G GAS LINE
- W-W WATER LINE
- S-S SEWER LINE
- DRAINAGE LINE
- VGC VERTICAL GRANITE CURB
- SGC SLOPED GRANITE CURB
- CCB CAPE COD BERM
- EOP EDGE OF PAVEMENT
- 10' CONTOUR
- 2' CONTOUR
- SOIL LINE
- SETBACK
- PROPOSED DRAINAGE LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED VERTICAL GRANITE CURB
- PROPOSED 2' CONTOUR

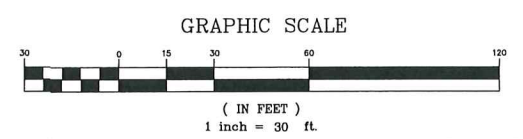
SCS SOILS LEGEND

- 140B CHATFIELD-HOLLIS-CANTON COMPLEX
0 TO 8 PERCENT SLOPES, ROCKY
 - 299 UDORTHENTS, SMOOTHED
- SOURCE: USDA-SCS WEB SOIL SURVEY
ROCKINGHAM COUNTY



CONSTRUCTION NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING & DRAINAGE SYSTEMS FOR THIS SITE.
2. 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. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
3. PARKING LOT CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS.
4. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED.
5. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. SEE DETAILS FOR DRAINAGE SPECIFICATIONS.
7. 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 TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
8. CONTRACTOR SHALL REPLACE ANY DRAINAGE STRUCTURES OF DAMAGED DURING CONSTRUCTION OR FOUND TO BE IN POOR CONDITION.
9. A OUT VOLUME OF 1,619 CUBIC FEET IS REMOVED FROM THE TOTAL STORAGE VOLUME CONTAINED WITHIN THE FLOOD ZONE UNDER ELEVATION 262 IN THE POST DEVELOPMENT SCENARIO.
10. CONTRACTOR TO VERIFY THE LOCATION AND INVERTS OF EXISTING SEWER SERVICE AND EXISTING 12" RCP DRAIN PIPE PRIOR TO CONSTRUCTION AND NOTIFY THE DESIGN ENGINEER IF ANY CONFLICTS WITH THE PROPOSED DRAINAGE ARE ANTICIPATED.



**GRADING AND DRAINAGE PLAN
DENTAL OFFICE EXPANSION**
MAP 36 LOT 26
32 PINKERTON STREET
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

OWNER/APPLICANT:
HOYADOC, LLC
32 PINKERTON STREET
DERRY, N.H. 03038
BK. 5237 PG. 1426

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

NPDES NOTE
THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

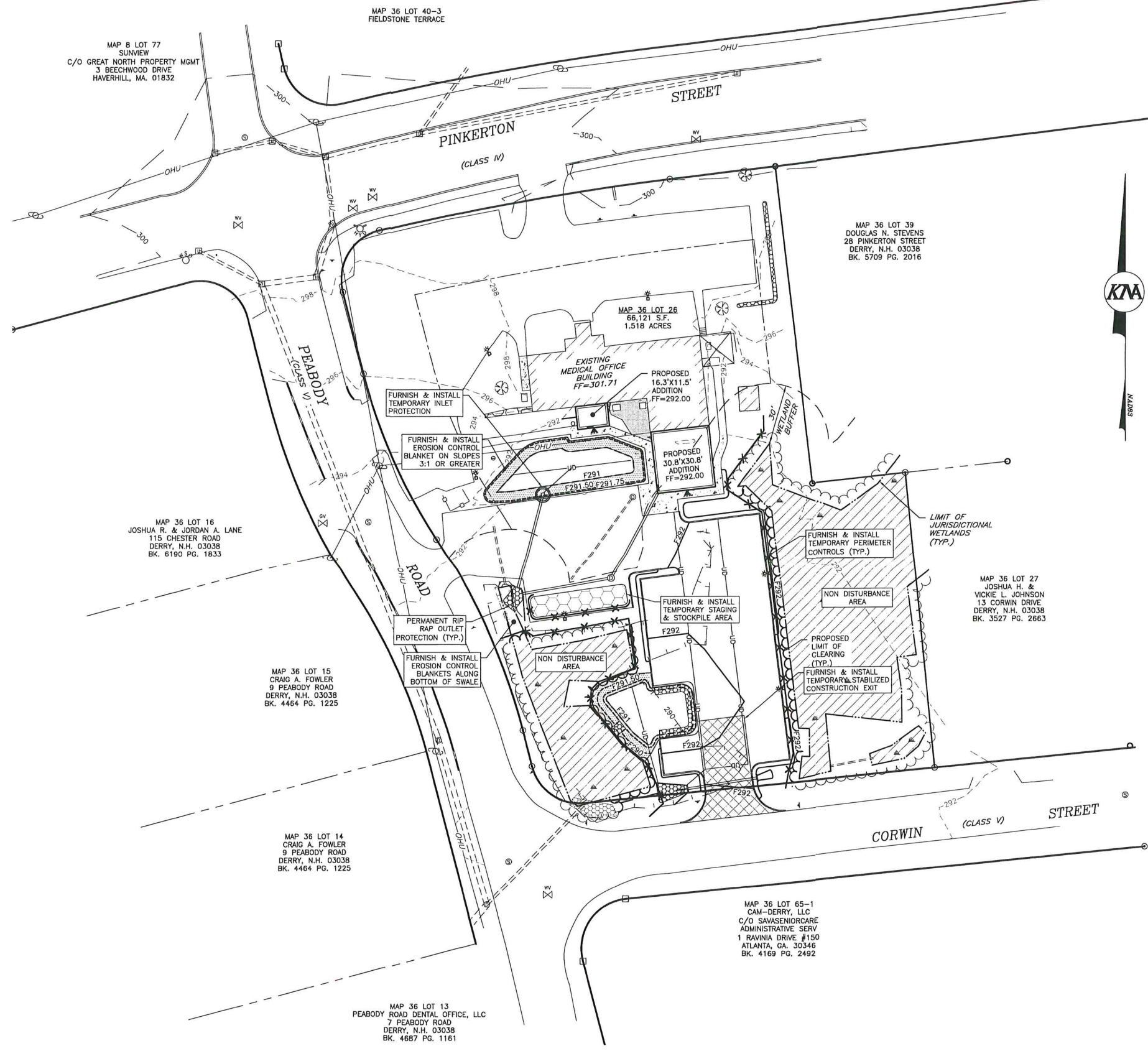
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2	8/25/23	REVISED PER DPW COMMENTS	PCM

DATE: MAY 24, 2023 SCALE: 1" = 30'
PROJECT NO: 22-0317-1 SHEET 4 OF 11

**LOAM & SEED ALL
DISTURBED AREAS (TYP.)**

LEGEND

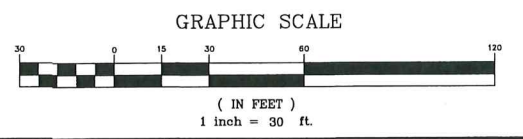
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- ⊙ CNCB-F CONCRETE BOUND FOUND
- UTILITY POLE
- ▽ SIGN
- ☆ LIGHT POLE
- ⊗ WATER VALVE
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- ⊙ DRAINAGE MANHOLE
- ⊙ CATCH BASIN
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- PROPERTY LINE
- WETLAND
- WETLAND BUFFER
- OHU OVERHEAD UTILITIES
- DRAINAGE LINE
- VGC VERTICAL GRANITE CURB
- SGC SLOPED GRANITE CURB
- CCB CAPE COD BERM
- EOP EDGE OF PAVEMENT
- 10' CONTOUR
- 2' CONTOUR
- SETBACK
- PROPOSED DRAINAGE LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED VERTICAL GRANITE CURB
- PROPOSED 2' CONTOUR



- EROSION CONTROL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED ONSITE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES AS WELL AS THE PERMANENT EROSION CONTROL MEASURES.
 2. ALL MEASURES IN THE PLAN SHALL MEET AS A MINIMUM THE BEST MANAGEMENT PRACTICES SET FORTH IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL TITLED "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION," DATED DECEMBER 2010, AS AMENDED FROM TIME TO TIME.
 3. WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR SUPPLEMENTED. THE STRIPPING OF VEGETATION, WHEN NECESSARY, SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
 4. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
 5. THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
 6. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA USING APPROVED MEASURES. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDIMENT.
 7. OFFSITE SURFACE WATER AND RUNOFF FROM UNDISTURBED AREAS SHALL BE DIVERTED AWAY FROM DISTURBED AREAS WHERE FEASIBLE OR CARRIED NON-EROSIVELY THROUGH THE PROJECT AREA. INTEGRITY OF DOWNSTREAM DRAINAGE SYSTEMS SHALL BE MAINTAINED.
 8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
 9. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS UNLESS CONDITIONS DICTATE OTHERWISE.
 10. THE TOWN OF DERRY SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.

EROSION & SEDIMENT CONTROL LEGEND

- PERMANENT OUTLET PROTECTION APRON (RIP RAP)
- TEMPORARY INLET CONTROLS
- TEMPORARY PERIMETER CONTROLS
- STABILIZED CONSTRUCTION EXIT
- NON DISTURBANCE AREA
- STAGING AND STOCKPILE AREA
- EROSION CONTROL BLANKETS



**EROSION CONTROL PLAN
DENTAL OFFICE EXPANSION
MAP 36 LOT 26
32 PINKERTON STREET
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY**

OWNER/APPLICANT:
HOYADOCs, LLC
32 PINKERTON STREET
DERRY, N.H. 03038
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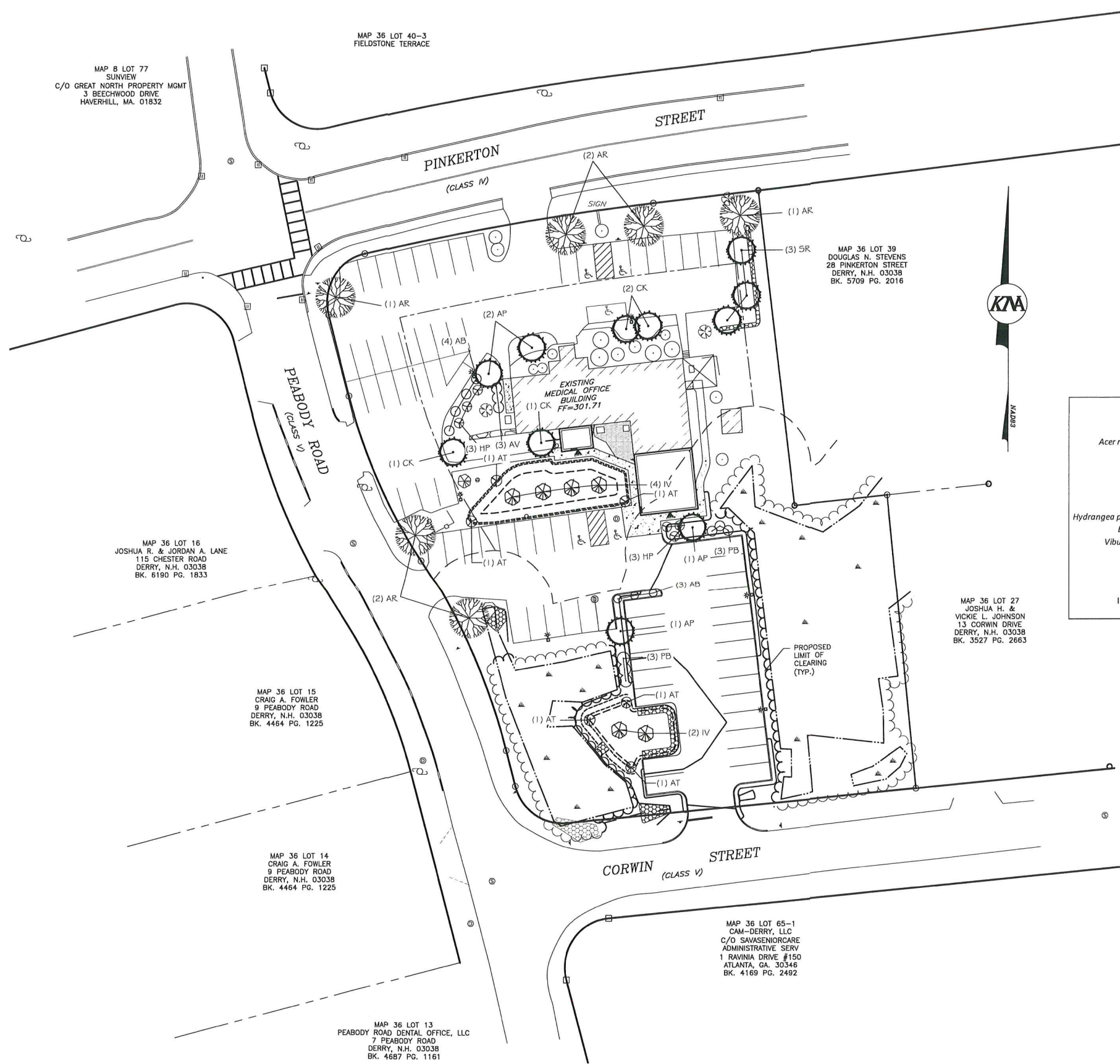
DATE: MAY 24, 2023 SCALE: 1" = 30'
PROJECT NO: 22-0317-1 SHEET 5 OF 11

LEGEND

- IP-F IRON PIPE FOUND
- ⊙ IR-S IRON ROD SET
- ⊙ MS-S MAG SPIKE SET
- ⊙ DH-F DRILL HOLE FOUND
- ⊙ CNCB-F CONCRETE BOUND FOUND
- ⊕ UTILITY POLE
- ⊕ SIGN
- ⊕ LIGHT POLE
- ⊕ WATER VALVE
- ⊕ HYDRANT
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- SGC SLOPED GRANITE CURB
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- SETBACK
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED VERTICAL GRANITE CURB

MAP 8 LOT 77
SUNVIEW
C/O GREAT NORTH PROPERTY MGMT
3 BEECHWOOD DRIVE
HAVERHILL, MA. 01832

MAP 36 LOT 40-3
FIELDSTONE TERRACE



LANDSCAPE NOTES:

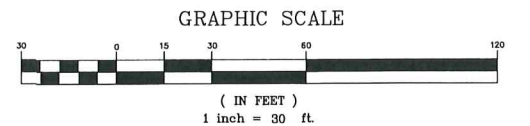
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE LANDSCAPING WHICH PROVIDES CLIMATIC RELIEF AND AESTHETIC APPEAL.
2. ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOWN HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE; WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
3. IF THE SOIL CONDITIONS ARE EXTREMELY SANDY, ALL TREES SHALL HAVE A 6" LAYER OF COMPACTED TOPSOIL PLACED IN THE BASE OF THE PLANT PIT AS A MOISTURE RETENTION LAYER. THE PLANT PIT SIDEWALLS SHALL BE OVER EXCAVATED BY AN ADDITIONAL 12" BEYOND THE NORMAL OUTSIDE RADIUS OF THE HOLE. A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS; ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% COMPOST AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
4. PLANTING BEDS AND SAUCERS SHALL RECEIVE A FOUR INCH (4") MINIMUM THICKNESS OF PINE/HEMLOCK BARK MULCH OVER A 5 OZ. POLYPROPYLENE WEED CONTROL FABRIC.
5. MINIMUM TOPSOIL DEPTH IN LAWN AREAS AND ALL OTHER DISTURBED AREAS SHALL BE 6".
6. MULCH SHALL BE MINIMUM 3" THICKNESS CONSISTING OF 50% SHREDDED BARK AND 50% WOOD CHIPS. 3/4 TO 2 INCH IN SIZE, UNIFORMLY MIXED AND FREE OF ELM WOOD. MULCH TO BE PLACED UNIFORMLY OVER THE PLANTING BED ALLOWING NO WEED BARRIER TO BE SEEN.
7. PAVEMENT AND ROAD BASE MATERIAL ENCOUNTERED IN ANY LAWN OR PLANTING BED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AND SUITABLE AMENDED SOIL INSTALLED AS SPECIFIED IN THE TURF ESTABLISHMENT SCHEDULE.
8. THE APPLICANT OR THEIR SUCCESSORS SHALL BE RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL PLANTING AND OTHER LANDSCAPE FEATURES. PLANT MATERIALS SHALL BE MAINTAINED ALIVE, HEALTHY AND FREE FROM PESTS AND DISEASE.
9. ONLY LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZERS SHOULD BE USED.
10. ALL LANDSCAPED AREAS SHALL BE IRRIGATED.

LANDSCAPE CALCULATIONS:

- STREET TREE STRIP:**
TREES REQUIRED = 1 SHADE TREE / 50' OF STREET FRONTAGE
718 LF OF FRONTAGE / 50 = 14 TREES REQUIRED
TREES PROPOSED = 6 TREES PROVIDED (WAIVER REQUESTED)
- BUILDING PERIMETER:**
TREES REQUIRED = 1 DECIDUOUS OR ORNAMENTAL TREE / 30' OF BUILDING PERIMETER
378 LF BUILDING PERIMETER / 30 = 13 TREES REQUIRED
EXISTING ORNAMENTAL TREES = 2 TREES
PROPOSED TREES = 11 TREES
TOTAL TREES PROPOSED = 13 PROVIDED
- PARKING LOT LANDSCAPE:**
SHRUBS REQUIRED = 1 DECIDUOUS OR EVERGREEN SHRUB / 2 REQUIRED PARKING SPACES
74 SPACES / 2 = 37 SHRUBS REQUIRED
EXISTING SHRUBS = 16 SHRUBS
SHRUBS PROPOSED = 21 SHRUBS
TOTAL SHRUBS PROVIDED = 37 SHRUBS PROVIDED

PLANTING SCHEDULE

Botanical Name/Common Name	Size	Label	Quantity	Mature Height
Trees				
<i>Acer rubrum</i> 'Autumn Radiance' / Autumn Radiance Red Maple	2.5-3" CAL.	AR	6	40-60'
<i>Cornus kousa</i> / Kousa Dogwood	2.5-3" CAL.	CK	4	20-30'
<i>Syringa reticulata</i> / Japanese Lilac Tree	2.5-3" CAL.	SR	3	20-30'
<i>Acer palmatum</i> / Japanese Red Maple	2.5-3" CAL.	AP	4	20-30'
Shrubs				
<i>American Box</i> 'Sempervirens' / American Boxwood	2-2.5'	AB	7	15-Oct
<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Panicle Hydrangea	2-2.5'	HP	6	2-3'
<i>Buddleia</i> 'Pugster Blue' / Pugster Blue Butterfly Bush	18-24"	PB	6	2-3'
<i>Viburnum dentatum</i> 'Autumn Jazz' / Autumn Jazz Viburnum	#5	AV	3	8-10'
BIORETENTION PONDS				
Shrubs				
<i>Ilex verticillata</i> 'After Glow' / Afterglow Winterberry	4-5' B&B	IV	6	4-5'
<i>Asclepias tuberosa</i> / Butterfly Milkweed	#1 Gal.	AT	6	1-3'



**LANDSCAPE PLAN
DENTAL OFFICE EXPANSION**
MAP 36 LOT 26
32 PINKERTON STREET
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

OWNER/APPLICANT:

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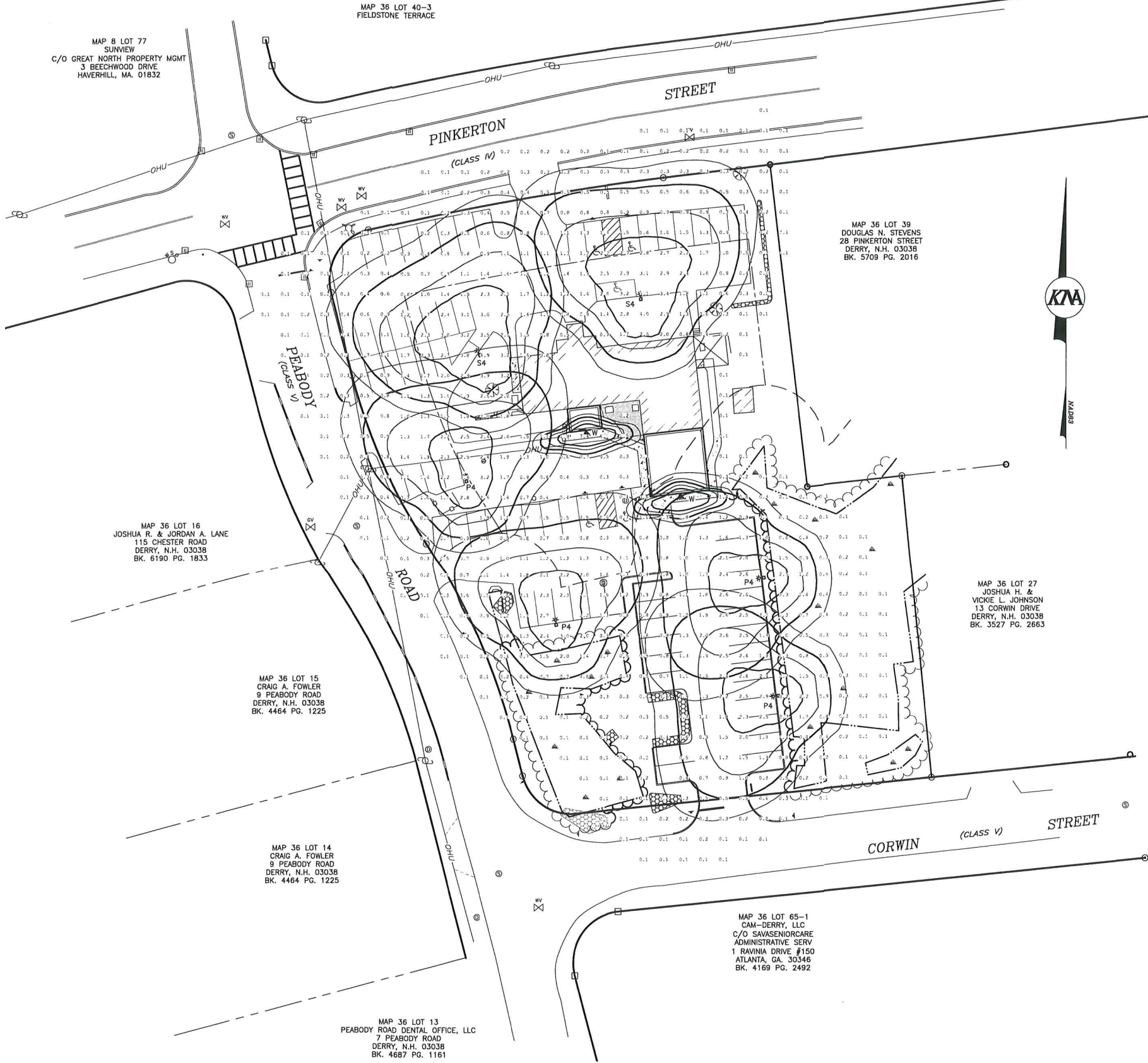
DATE: MAY 24, 2023 SCALE: 1" = 30'
PROJECT NO: 22-0317-1 SHEET 6 OF 11



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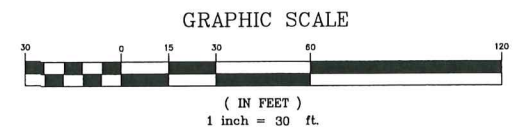
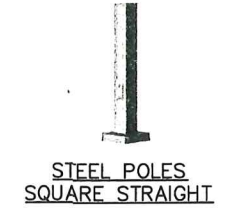
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- EOP EDGE OF PAVEMENT
- SETBACK
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED VERTICAL GRANITE CURB



- LIGHTING NOTES:**
- ALL LIGHTS/FIXTURES SHALL BE AS SPECIFIED BY EXPOSURE LIGHTING.
 - ALL PROPOSED FIXTURES ARE TO BE FULL CUTOFF.
 - POLE MOUNTED FIXTURES SHALL BE 20' ABOVE FINISH GRADE.
 - ALL FINAL SITE LIGHTING AND CONDUIT LAYOUT SHALL BE COORDINATED WITH LOCAL UTILITY PROVIDER.
 - PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ELECTRICIAN FOR THE EXACT LOCATION, LAYOUT, CONDUIT SIZE AND CIRCUITS ASSOCIATED WITH THE SITE LIGHTING.
 - SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION REGARDING LIGHT INSTALLATION AND WIRING REQUIREMENTS.
 - ALL LIGHTING MUST COMPLY WITH THE TOWN OF HOOKSETT SITE PLAN REGULATIONS.

LUMINAIRE SCHEDULE				
SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION
⊕	4	P4	SINGLE	MRM-LED-09L-SIL-FT-UNV-DIM-30-70CRI-CXX / 4SQ B3 S11G 20 S GA 4BC (20' AFG)
⊕	2	W	SINGLE	AWL-3K / WALL MTD 9' AFG
⊕	2	S4	SINGLE	MRM-LED-12L-SIL-FT-UNV-DIM-30-70CRI-CXX / 4SQ B3 S11G 20 S GA 4BC (20' AFG)



LIGHTING PLAN
DENTAL OFFICE EXPANSION
MAP 36 LOT 26
32 PINKERTON STREET
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

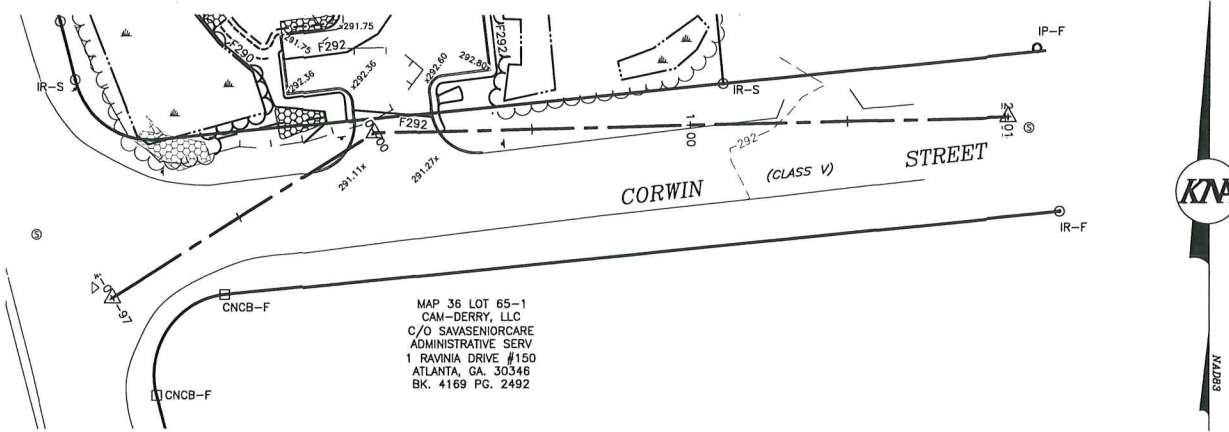
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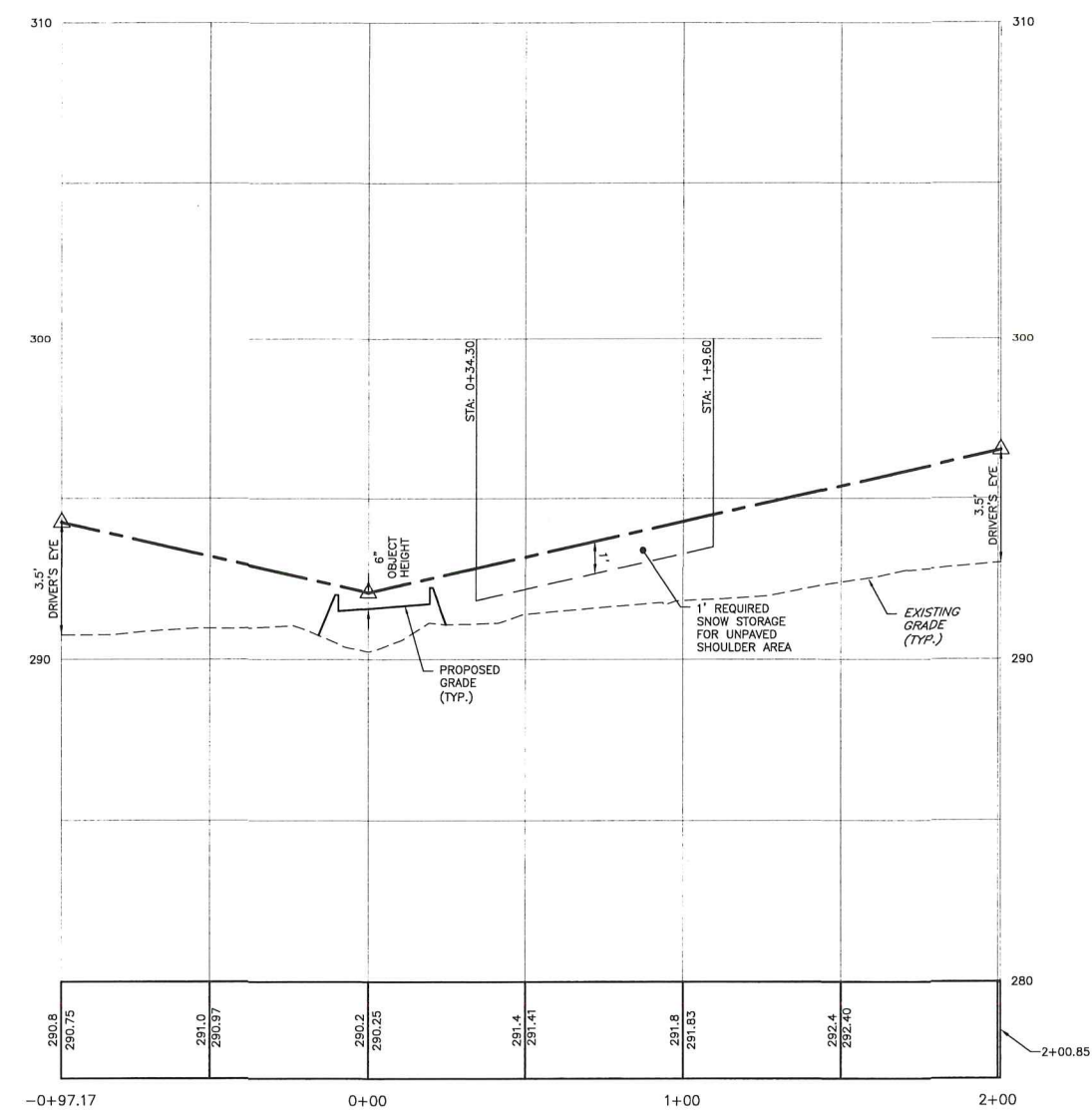
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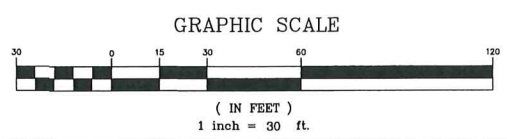


SIGHT DISTANCE PLAN
SCALE: 1" = 30'

- LEGEND**
- IP-F IRON PIPE FOUND
 - ⊙ IR-S IRON ROD SET
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 - ⊙ DH-F DRILL HOLE FOUND
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 - VGC VERTICAL GRANITE CURB
 - SGC SLOPED GRANITE CURB
 - CCB CAPE COD BERM
 - EOP EDGE OF PAVEMENT
 - 10' CONTOUR
 - 2' CONTOUR
 - SETBACK
 - PROPOSED TREELINE
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED VERTICAL GRANITE CURB
 - PROPOSED 2' CONTOUR



SIGHT DISTANCE PROFILE
SCALE: 1" = 30' (HORIZ.)
1" = 3' (VERT.)



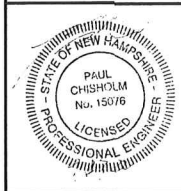
SIGHT DISTANCE PLAN & PROFILE
DENTAL OFFICE EXPANSION
MAP 36 LOT 26
32 PINKERTON STREET
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

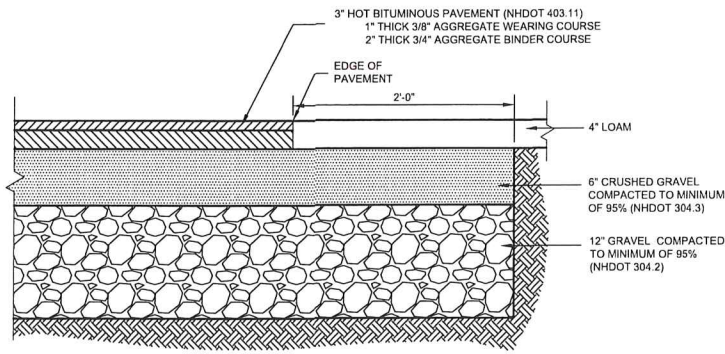
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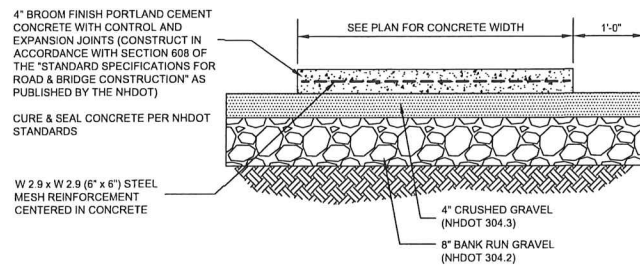
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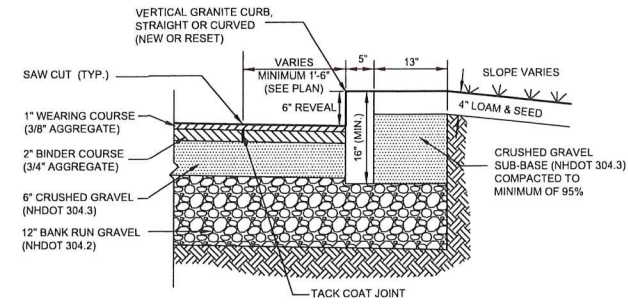




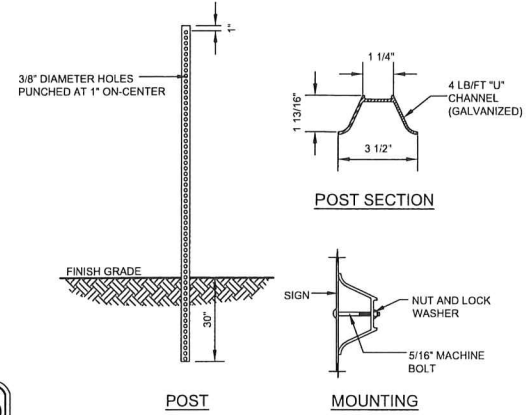
DRIVEWAY AND PARKING LOT SECTION
NOT TO SCALE
(MARCH 2008)



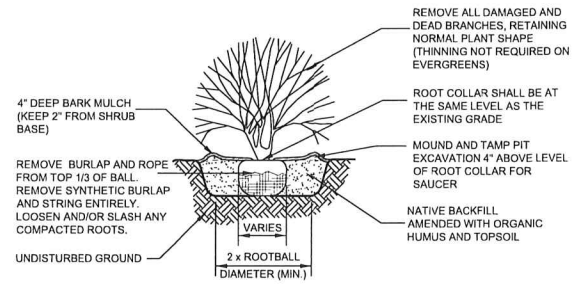
CONCRETE WALK DETAIL
NOT TO SCALE
(MARCH 2008)



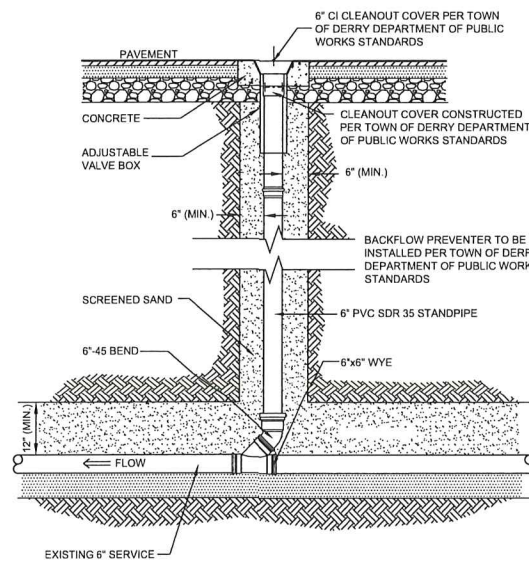
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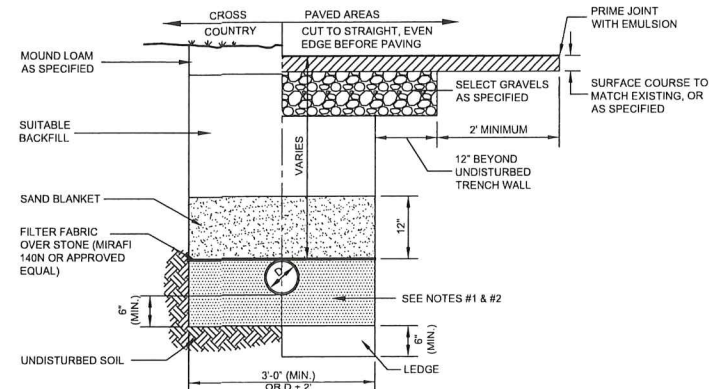
STEEL SIGN POST DETAIL
NOT TO SCALE
(MARCH 2008)



BALLED & BURLAP SHRUB PLANTING DETAIL
NOT TO SCALE
(JANUARY 2012)



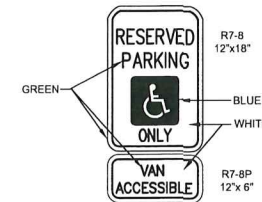
SEWER SERVICE CLEANOUT
NOT TO SCALE



STORM DRAINAGE TRENCH DETAIL
NOT TO SCALE
(MARCH 2008)



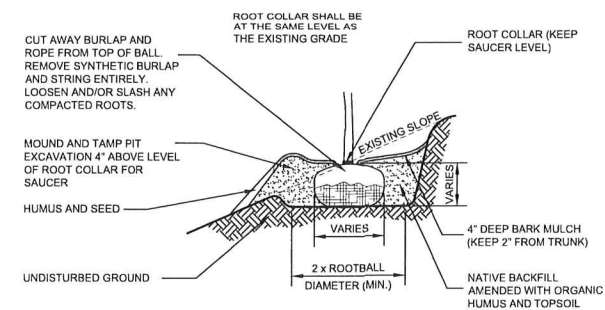
HANDICAP PARKING SIGN DETAIL
NOT TO SCALE
(MARCH 2008)



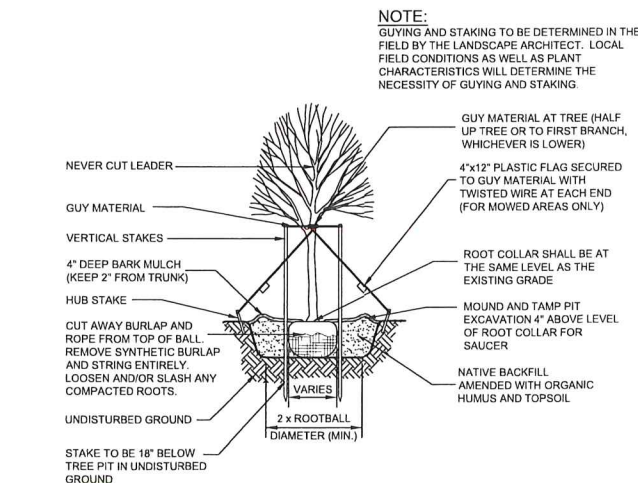
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(NOVEMBER 2016)



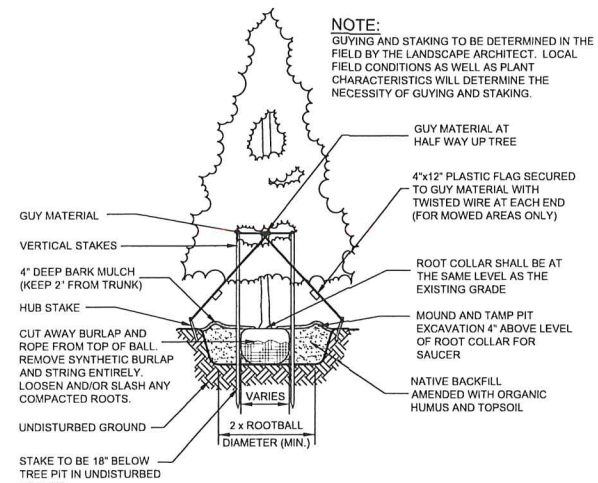
STOP SIGN DETAIL
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(MARCH 2008)



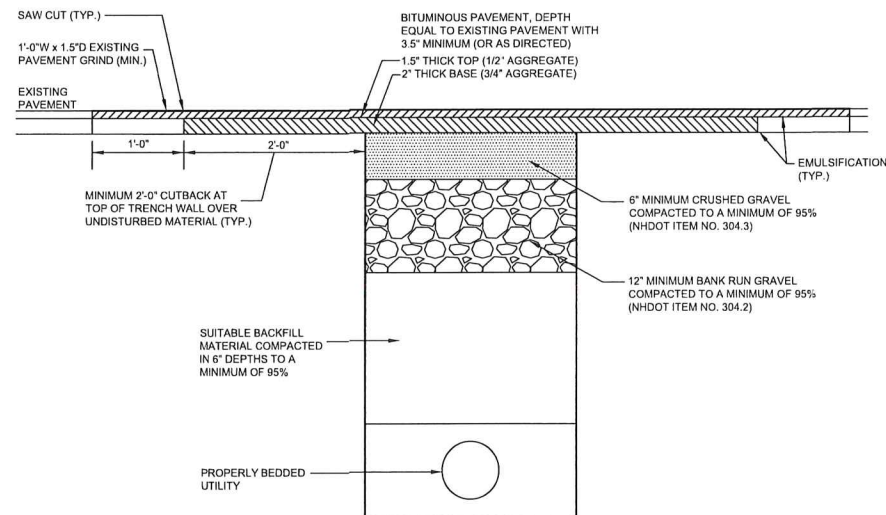
TYPICAL PLANTING PIT ON SLOPE 4:1 OR GREATER
NOT TO SCALE
(JANUARY 2012)



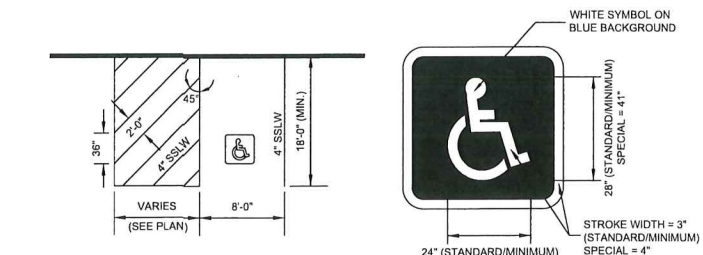
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE
(JANUARY 2012)



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE
(JANUARY 2012)



PERMANENT PAVEMENT REPAIR
NOT TO SCALE
(MARCH 2008)



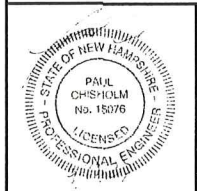
HANDICAP STRIPING DETAIL
NOT TO SCALE
(MARCH 2012)

CONSTRUCTION DETAILS
DENTAL OFFICE EXPANSION

MAP 36 LOT 26
32 PINKERTON STREET
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

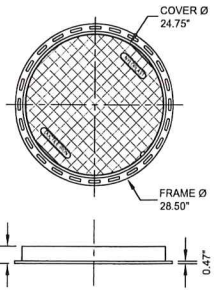
OWNER/APPLICANT:
HOYADOCS, LLC
32 PINKERTON STREET
DERRY, N.H. 03038
BK. 5237 PG. 1426

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881

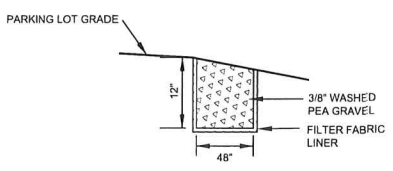


REVISIONS			
No.	DATE	DESCRIPTION	BY
1	7/13/23	REVISED PER TRC COMMENTS	PCM
2	8/29/23	REVISED PER DPW COMMENTS	PCM

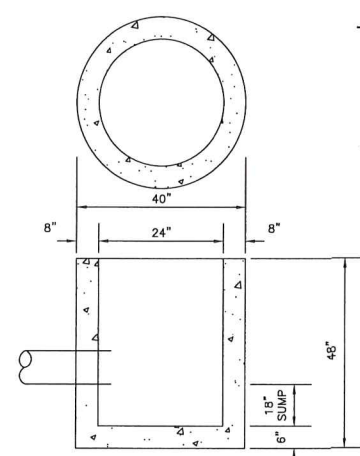
DATE: MAY 24, 2023 SCALE: AS SHOWN
PROJECT NO: 22-0317-1 SHEET 9 OF 11



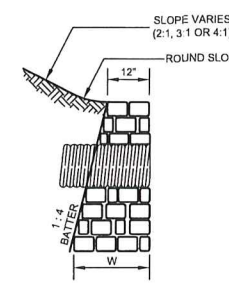
SOLID
APPROXIMATE WEIGHT WITH FRAME = 138.00 LBS.
NYLOPLAST 24" COVERS
NOT TO SCALE



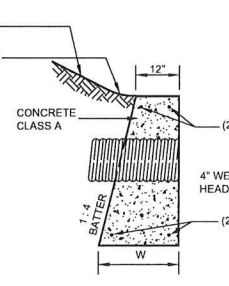
STONE DIAPHRAGM DETAIL
NOT TO SCALE



PRECAST REINFORCED DROP INLET
NOT TO SCALE



MORTAR RUBBLE MASONRY SECTION ON CENTERLINE



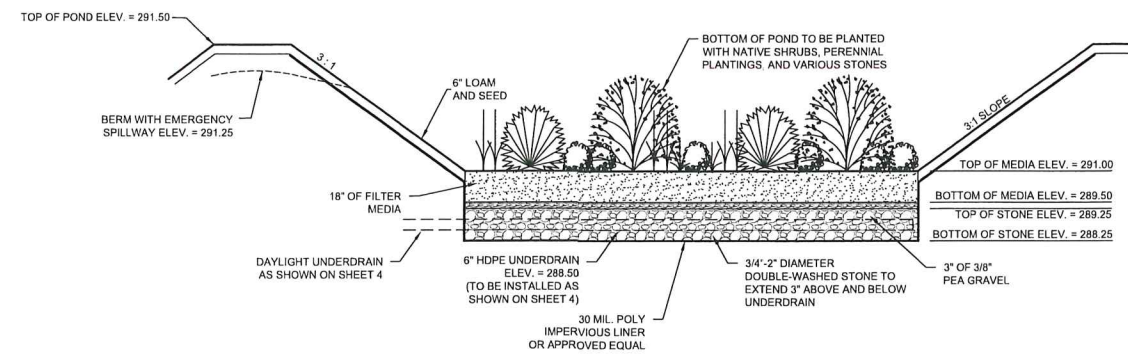
CONCRETE SECTION ON CENTERLINE

NOTE:
DIMENSIONS SHOWN ARE TO PAYMENT LINES. MORTAR RUBBLE MASONRY TO BE STEPPED OUTSIDE PAYMENT LINES ON SLOPING FACES.

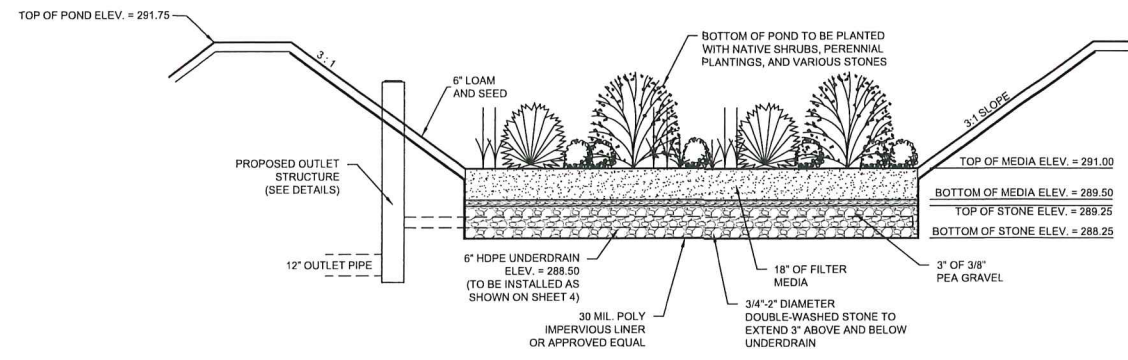
DIAMETER D (INCH)	AREA OF PIPE (SF)	MASONRY PER FOOT OF WALL (CU. YD.)	MASONRY PER HOLE (CU. FT.)	MASONRY PER STANDARD HEADER (CU. YD.)	STEEL PER STANDARD HEADER (LB)	LENGTH OF BARS	PIPE EXC. PER HEADER 1' DEPTH (CU. YD.)	HEADER EXC. PER HEADER 1' DEPTH (CU. YD.)	ITEM 209 PER LINEAR FOOT	HEADER LENGTH L	HEADER HEIGHT H	FILL HEIGHT FH	WIDTH AT BOTTOM OF HEADER W	MASONRY IN CORNER FRUSTRUM (CU. YD.)	HEADER EXC. PER HEADER 1' DEPTH (CU. YD.)
12"	0.79	0.166	1.08	0.61	9	3'-2"	0.111	0.789	0.30	3'-6"	3'-6"	10"	1'-10 1/2"	0.28	1.057
15"	1.23	0.202	1.73	0.85	11	3'-10"	0.120	0.947	0.35	4'-6"	3'-9"	1'-4"	1'-11 1/4"	0.31	1.232
18"	1.77	0.222	2.52	1.13	14	5'-2"	0.130	1.111	0.39	5'-6"	4'-0"	1'-4"	2'-0"	0.35	1.406
24"	3.14	0.260	4.71	1.78	20	7'-2"	0.148	1.451	0.48	7'-6"	4'-6"	1'-10"	2'-1 1/2"	0.42	1.776
30"	4.91	0.301	7.67	2.58	25	9'-2"	0.185	1.810	0.65	9'-6"	5'-0"	2'-4"	2'-3"	0.51	2.164
36"	7.07	0.344	11.49	3.53	31	11'-2"	0.222	2.187	0.85	11'-5"	5'-6"	2'-10"	2'-4 1/2"	0.61	2.572
42"	9.62	0.389	16.21	4.85	36	13'-2"	0.259	2.581	1.07	13'-8"	6'-0"	3'-4"	2'-8"	0.72	3.000
48"	12.57	0.438	21.99	6.55	42	15'-2"	0.298	3.000	1.31	15'-8"	6'-6"	3'-10"	2'-7 1/2"	0.84	3.447
54"	15.90	0.486	28.83	7.44	47	17'-2"	0.333	3.432	1.58	17'-5"	7'-0"	4'-4"	2'-9"	0.98	3.914
60"	19.63	0.538	36.82	9.13	52	19'-2"	0.370	3.882	1.87	19'-6"	7'-6"	4'-10"	2'-10 1/2"	1.12	4.401
66"	23.76	0.593	46.03	11.04	58	21'-2"	0.407	4.350	2.17	21'-6"	8'-0"	5'-4"	3'-0"	1.28	4.907
72"	28.27	0.649	56.55	13.17	63	23'-2"	0.445	4.838	2.50	23'-8"	8'-6"	5'-10"	3'-11/2"	1.46	5.433

NOTE: STEEL QUANTITIES ARE FOR CONCRETE HEADWALLS ONLY.

MORTAR RUBBLE MASONRY AND CONCRETE HEADWALLS
NOT TO SCALE
(MARCH 2008)



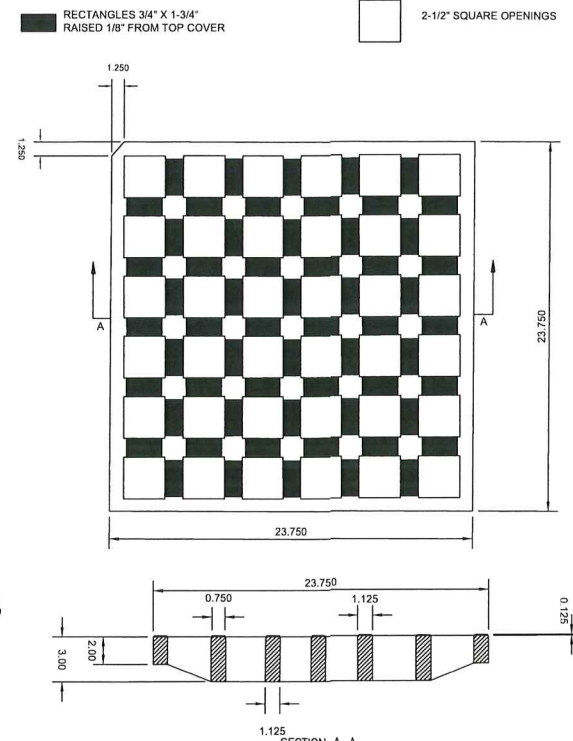
BIORETENTION POND #1 SECTION
NOT TO SCALE



BIORETENTION POND #2 SECTION
NOT TO SCALE

MAINTENANCE REQUIREMENTS:

- BIORETENTION PONDS:**
- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY AND FOLLOWING ANY RAINFALL EVENT EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
 - TRASH AND DEBRIS SHOULD BE REMOVED AT EACH INSPECTION.
 - INLET AND OUTLET STRUCTURES SHOULD BE REPAIRED AT EACH INSPECTION AND ANY DEBRIS REMOVED.
 - INSPECTION OF PRE-TREATMENT MEASURES AT LEAST TWICE ANNUALLY AND REMOVAL OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
 - PHOTOS OF PRACTICES SHALL BE TAKEN AND STORED DURING EACH INSPECTION.
 - AT LEAST ONCE ANNUALLY, THE SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF THE POND DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO THE REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE BASIN BOTTOM.

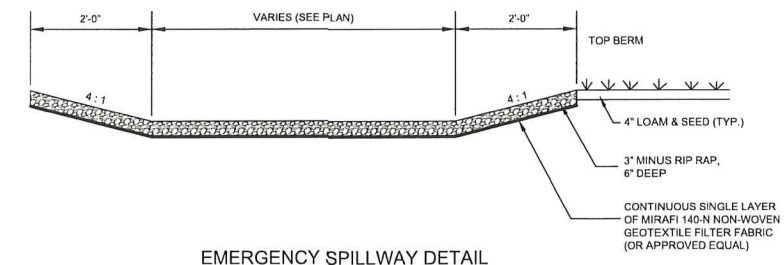


24" SQUARE GRATE
NOT TO SCALE

COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	
		SIEVE NO.	PERCENT BY WEIGHT PASSING STANDARD SIEVE
FILTER MEDIA OPTION A			
ASTM C-33 CONCRETE SAND	50 TO 55		
LOAMY SAND TOPSOIL, WITH FINES AS INDICATED	20 TO 30	200	15 TO 25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	<5
FILTER MEDIA OPTION B			
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	<5
LOAMY COARSE SAND	70 TO 80	10	85 TO 100
		20	70 TO 100
		60	15 TO 40
		200	8 TO 15

CONSTRUCTION PRACTICE REQUIREMENTS:

- STORMWATER PONDS, INFILTRATION BASINS, AND SWALES MUST BE INSTALLED BEFORE ROUGH GRADING TO SITE.
- RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPs ARE STABILIZED.
- STORMWATER PONDS, INFILTRATION BASINS, AND SWALES MUST BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
- AFTER THE INFILTRATION SYSTEM AREA IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
- DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- INFILTRATION BASIN FLOOR PREPARATION WILL INCLUDE GRASS TURF THAT CAN BE INUNDATED FOR UP TO 72 HOURS.
- INFILTRATION AREAS ARE TO BE PROTECTED FROM OVER-COMPACTION DURING CONSTRUCTION.



EMERGENCY SPILLWAY DETAIL
NOT TO SCALE
(MARCH 2008)

TABLE 7-24 - RECOMMENDED RIP RAP GRADATION RANGES

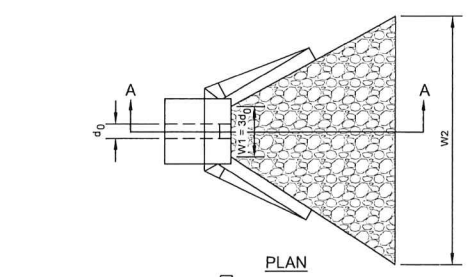
PERCENT OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100%	1.5 TO 2.0 d50
85%	1.3 TO 1.8 d50
50%	1.0 TO 1.5 d50
15%	0.3 TO 0.5 d50

CONSTRUCTION SPECIFICATIONS:

- THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- FRACTURED ROCK USED FOR FILTER OR RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
- STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

MAINTENANCE:

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR RAIN EVENT. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED, OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.



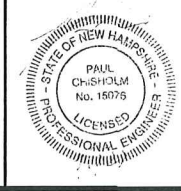
PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL
NOT TO SCALE
(MARCH 2008)

LOCATION	La	W1	W2	d50	DEPTH
PROP. HW #1	15'	3'	9'	3"	8"
PROP. HW #3	9'	3'	12'	3"	8"

CONSTRUCTION DETAILS
DENTAL OFFICE EXPANSION
MAP 36 LOT 26
32 PINKERTON STREET
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

OWNER/APPLICANT:
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10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (803) 627-2881



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	7/13/23	REVISED PER TRC COMMENTS	PCM
2	8/29/23	REVISED PER DPW COMMENTS	PCM

DATE: MAY 24, 2023 SCALE: AS SHOWN
PROJECT NO: 22-0317-1 SHEET 10 OF 11

