

Planning Department April 6, 2022

APPLICANT: Alrig, USA
(Owner: Panagiota Arfanakis Rev. trust)

DEVELOPER: Same

PROJECT: Aspen Dental

LOCATION: Parcel ID 08002, 38 Manchester Road

PURPOSE: The purpose of this plan is for a 3500 sf dental office and redevelopment of the parcel located in the Industrial IV District. The existing building will be torn down. This property is located adjacent to the Ocean State Job Lot entrance.

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

WAIVERS: See letter dated March 22, 2022, from Jones & Beach Engineers.
LDCR-Section 170-65(J)-topographical survey data.

STATE PERMITS: NHDOT Driveway permit (pending)

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

BY:

Planning Department April 6, 2022

George H. Sioras, Planning Director

COMMERCIAL SITE PLAN

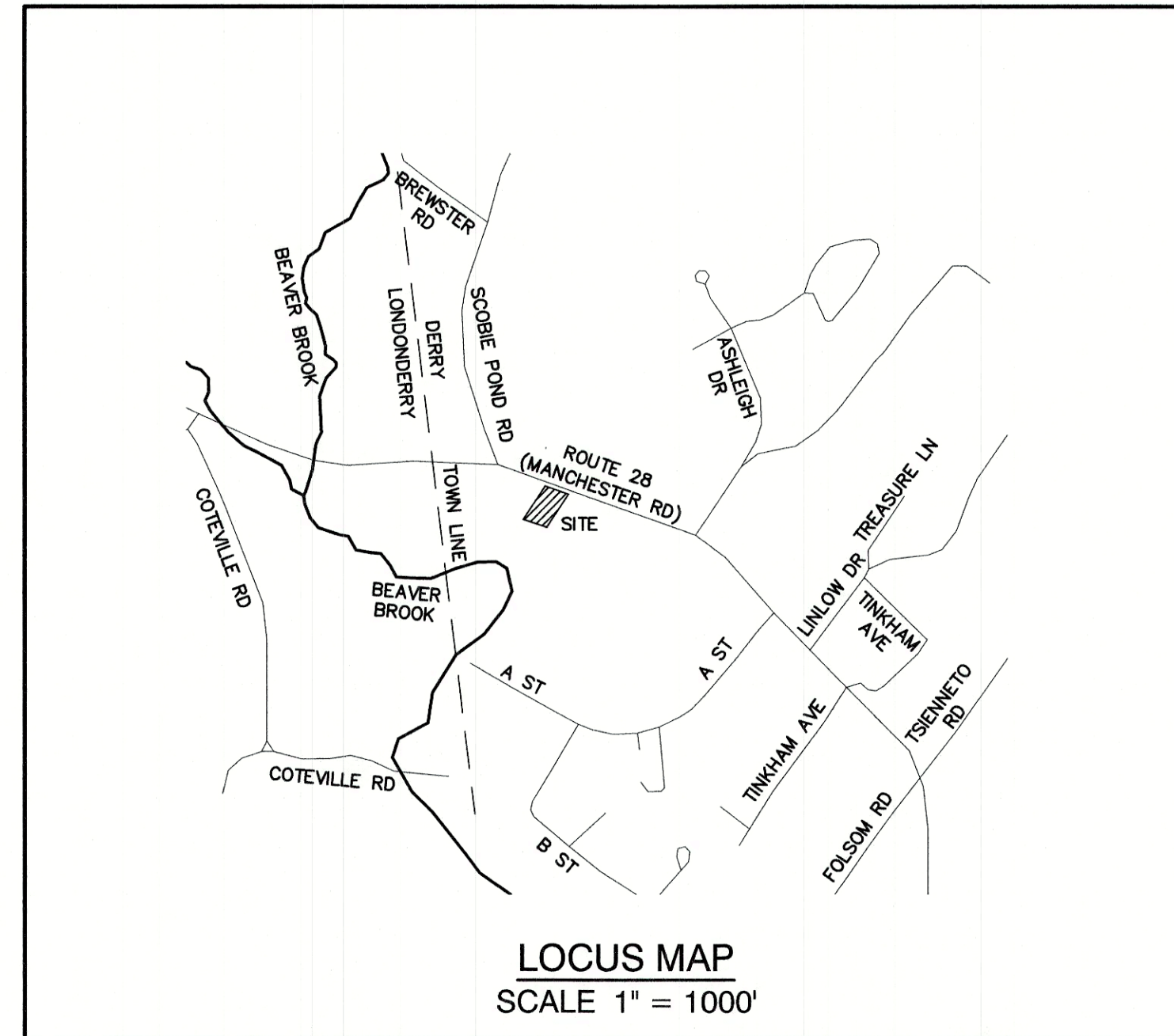
"ASPEN DENTAL"

TAX MAP 8, LOT 2

38 MANCHESTER RD., DERRY, NH

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	TREE LINE
---	---	STONEWALL
---	---	FENCE
---	---	SOIL BOUNDARY
---	---	FLOOD PLAIN LINE
---	---	EASEMENT
100	100	MAJOR CONTOUR
98	98	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	SLOPE GRANITE CURB
X	X	SILT FENCE
D	D	DRAINAGE LINE
S	S	SEWER LINE
G	G	GAS LINE
W	W	WATER LINE
WS	WS	WATER SERVICE
OHE	OHE	OVERHEAD ELECTRIC
UGE	UGE	UNDERGROUND ELECTRIC
○	○	GUARDRAIL
○	○	IRON PIPE/IRON ROD
○	○	DRILL HOLE
○	○	IRON ROD/DRILL HOLE
○	○	STONE/GRANITE BOUND
○	○	SPOT GRADE
○	○	PAVEMENT SPOT GRADE
○	○	CURB SPOT GRADE
○	○	BENCHMARK (TBM)
○	○	DOUBLE POST SIGN
○	○	SINGLE POST SIGN
○	○	TEST PIT
○	○	TREES AND BUSHES
○	○	UTILITY POLE
○	○	LIGHT POLES
○	○	DRAIN MANHOLE
○	○	HYDRANT
○	○	WATER GATE
○	○	WATER SHUT OFF
○	○	SINGLE GRATE CATCH BASIN
○	○	TRANSFORMER
○	○	CULVERT W/STRAIGHT HEADWALL
○	○	DRAINAGE FLOW DIRECTION
○	○	RIPRAP
○	○	STABILIZED CONSTRUCTION ENTRANCE
○	○	CONCRETE
○	○	GRAVEL
○	○	SNOW STORAGE



SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
A1	EASEMENT PLAN
DM-1	DEMOLITION PLAN
C2	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
L1	LANDSCAPE PLAN
L2	ELECTRICAL SITE LIGHTING PLAN
L2.1	EXTERIOR LIGHTING ENERGY CODE FORMS
S1	EFFLUENT DISPOSAL SYSTEM DESIGN
D1-D4	DETAIL SHEETS
E1	EROSION AND SEDIMENT CONTROL DETAILS
T1-T4	TRUCK TURNING PLAN

CIVIL ENGINEER / SURVEYOR
 JONES & BEACH ENGINEERS, INC.
 85 PORTSMOUTH AVENUE
 PO BOX 219
 STRATHAM, NH 03885
 (603) 772-4746
 CONTACT: PAIGE LIBBEY, P.E.
 EMAIL: PLIBBEY@JONESANDBEACH.COM

LANDSCAPE DESIGNER
 LM LAND DESIGN, LLC
 11 SOUTH ROAD
 BRENTWOOD, NH 03833
 (603) 770-7728
 CONTACT: LISE McNAUGHTON
 EMAIL: LMLANDDESIGN@GMAIL.COM

TRAFFIC ENGINEER
 STEPHEN G. PERNAW & COMPANY, INC.
 P.O. BOX 1821
 CONCORD, NH 03302
 (603) 731-8500
 CONTACT: STEPHEN G. PERNAW
 EMAIL: SGP@PERNAW.COM

ARCHITECTURAL DESIGNER
 DETROIT ARCHITECTURAL GROUP
 1644 FORD AVENUE
 WYANDOTTE, MI 48192
 (734) 556-2329
 CONTACT: BEAU WYNN
 EMAIL: BWYNN@DETROITARCH.COM

GAS
 LIBERTY UTILITIES
 130 ELM STREET
 MANCHESTER, NH 03101
 (603) 782-2321
 CONTACT: ANDREW MORGAN
 EMAIL: ANDREW.MORGAN@LIBERTYUTILITIES.COM

LIGHTING CONSULTANT
 SHREMSHOCK
 7775 WALTON PARKWAY, SUITE 250
 NEW ALBANY, OH 43054
 (614) 545-4550
 CONTACT: NICOLE EISENBRANDT
 EMAIL: NEISENBRANDT@SHREMSHOCK.COM

WATER
 DERRY DEPARTMENT OF PUBLIC WORKS
 14 MANNING STREET
 DERRY, NH 03038
 (603) 432-6144
 CONTACT: MIKE FOWLER, P.E.

TELEPHONE
 CONSOLIDATED COMMUNICATIONS
 1575 GREENLAND ROAD
 GREENLAND, NH 03840
 (603) 427-5525
 CONTACT: JOE CONSINDINE

ELECTRIC
 EVERSOURCE
 740 N COMMERCIAL ST
 PO BOX 330
 MANCHESTER, NH 03105-0330
 (800) 662-7764

PROJECT PARCEL
 TOWN OF DERRY
 TAX MAP 8, LOT 2

APPLICANT
 ALRIG USA
 30200 TELEGRAPH ROAD, SUITE 205
 BINGHAM FARMS, MI 48025

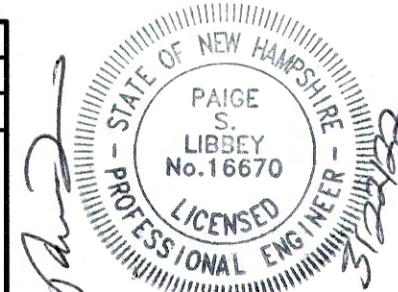
TOTAL LOT AREA
 42,339 SQ. FT.
 0.97 ACRES

APPROVED - DERRY, NH
 TECHNICAL REVIEW COMMITTEE
 [Signatures and Dates: 3-15-22, 3-17-22, 3/18/22, 3/21/22]
 DATE:

APPROVED - DERRY, NH
 PLANNING BOARD

 DATE:

Design: PSL Draft: DJM Date: 11/18/2021
 Checked: PSL Scale: AS NOTED Project No.: 21171
 Drawing Name: 21171-PLAN.dwg
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



REV.	DATE	REVISION	BY
5	3/22/22	REVISED PER DPW & FIRE DEPT COMMENTS	DJM
4	3/8/22	REVISED PER TOWN COMMENTS	DJM
3	2/7/22	REVISED PER NHDES COMMENTS	AMJ
2	2/3/22	MINOR SEPTIC REVISIONS FOR NHDES SUBMISSION	DJM
1	1/31/22	REVISED SITE LAYOUT	DJM

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746
 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

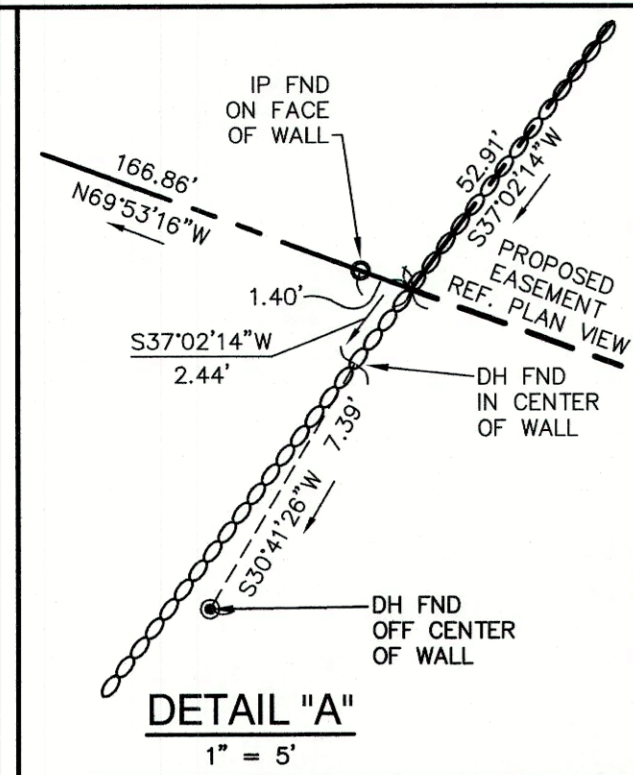
Plan Name: **COVER SHEET**
 Project: **ASPEN DENTAL
 38 MANCHESTER RD, DERRY, NH**
 Owner of Record: ARFANAKIS PANAGIOTA, TRUSTEE OF THE ARFANAKIS PANAGIOTA REVOCABLE TRUST
 45 BOYNTON ST., MANCHESTER, NH 03102 BK 4120 PG 2678

DRAWING No. **CS**
 SHEET 1 OF 20
 JBE PROJECT NO. 21171

ASPEN DENTAL - DERRY, NH
 JBE # 21171
 REVISION 5, 9/22/22

GENERAL LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINES
---	SETBACK LINES
---	TREE LINE
---	STONEWALL
---	FENCE
---	EASEMENT
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	WETLAND
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL
---	OHE
---	GAS LINE
---	FLOOD PLAIN LINE
---	IRON PIPE/IRON ROD
---	BOUND FOUND
---	ELECTRIC METER
---	ELECTRIC MANHOLE
---	CATCH BASIN
---	BENCHMARK (TBM)
---	DOUBLE POST SIGN
---	SINGLE POST SIGN
---	UTILITY POLE
---	TEST PIT
---	TREES
---	HYDRANT
---	WATER SHUT OFF
---	WATER GATE VALVE
---	CONCRETE
---	GRAVEL



TAX MAP 8 LOT 3
JOHN SHAW CONDOMINIUM
TAX MAP 8 LOT 3-1
VAN COTT MANAGEMENT, LLC
49 TECHNOLOGY DR. #59
BEDFORD, NH 03110
BK 6255 PG 0098
(CONDOMINIUM OWNER)

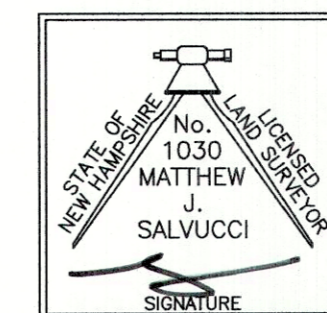
CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

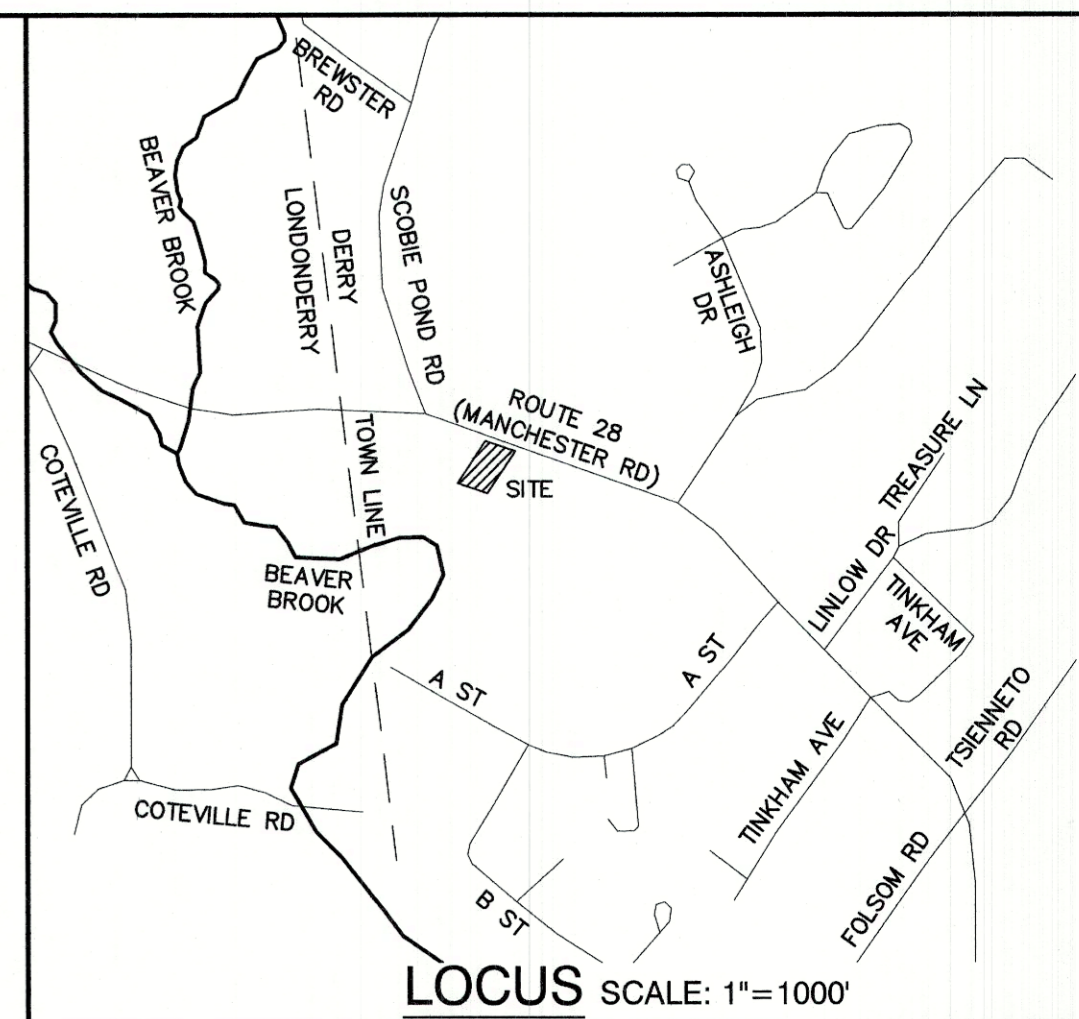


MATTHEW J. SALVUCCI, LLS 1030
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

3/2/22
DATE:

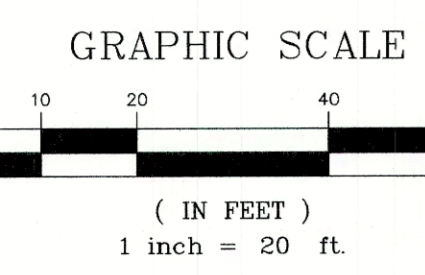
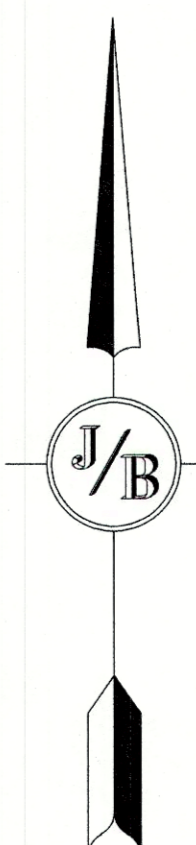
ABUTTER ACROSS MANCHESTER ROAD:

TAX MAP 8 LOT 280-2
SUSO 4 DERRY LP
400 RIVERPARK DR.
NORTH READING, MA 01864
BK 5577 PG 2675



EASEMENT NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED EASEMENT ON DERRY TAX MAP 8, LOT 284, TO BENEFIT DERRY TAX MAP 8, LOT 2.
- ZONING DISTRICT: INDUSTRIAL DISTRICT - IV (IND-IV)
LOT AREA MINIMUM = 43,560 SF (1 ACRE)
LOT FRONTAGE MINIMUM = 125'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 30'
SIDE SETBACK = 20'
REAR SETBACK = 20'
WETLAND SETBACK = 75' TO WETLAND GREATER THAN ONE ACRE, 30' TO WETLAND LESS THAN ONE ACRE
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE 'X' DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33015C0339E, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 339 OF 681, IN ROCKINGHAM COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS AND ABUTTING OWNERS ARE BASED ON THE TOWN OF DERRY TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF DERRY ASSESSORS OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.



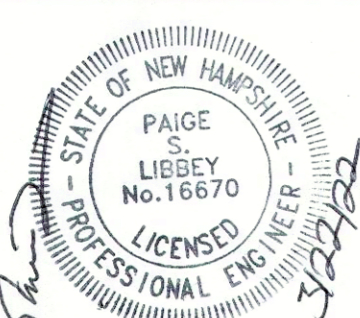
TAX MAP 8 LOT 284
OSJ OF DERRY, LLC
375 COMMERCE PARK RD.
NORTH KINGSTOWN, RI 02852
BK 5394 PG 1464

PLAN REFERENCES:

- "BOUNDARY PLAN, WAL-MART, DERRY, NH" DATED DECEMBER 24, 1990. PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. RCRD 21166.
- "ROUTE 28 LOT 083, A CONDOMINIUM, DERRY, LONDONDERRY, ROCKINGHAM COUNTY, N.H." DATED JULY 20, 1989. PREPARED BY BENCHMARK ENGINEERING, INC. RCRD 20784.
- "PLAN OF LAND IN DERRY, N.H. & LONDONDERRY, N.H. AS SURVEYED FOR WILFRED BARRIEAU" DATED OCTOBER 1957. PREPARED BY ROBERT W. THORNDIKE. RCRD 2676.
- STATE OF NEW HAMPSHIRE, STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED FEDERAL AID PROJECT NO 175, ROCKINGHAM, ROAD. DATED 1924. ON FILE WITH THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.

APPROVED - DERRY, NH PLANNING BOARD	PROJECT PARCEL TOWN OF DERRY TAX MAP 8, LOT 2
	APPLICANT ALRIG USA 30200 TELEGRAPH ROAD, SUITE 205 BINGHAM FARMS, MI 48025
	TOTAL LOT AREA 42,339 SQ. FT. 0.97 ACRES
DATE:	

Design: PSL	Draft: DJM	Date: 11/18/2021
Checked: PSL	Scale: AS NOTED	Project No.: 21171
Drawing Name: 21171-PLAN.dwg		
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REV.	DATE	REVISION	BY
5	3/22/22	REVISED PER DPW & FIRE DEPT COMMENTS	DJM
4	3/8/22	REVISED PER TOWN COMMENTS	DJM
3	2/7/22	REVISED PER NHDES COMMENTS	AMJ
2	2/3/22	MINOR SEPTIC REVISIONS FOR NHDES SUBMISSION	DJM
1	1/31/22	REVISED SITE LAYOUT	DJM

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

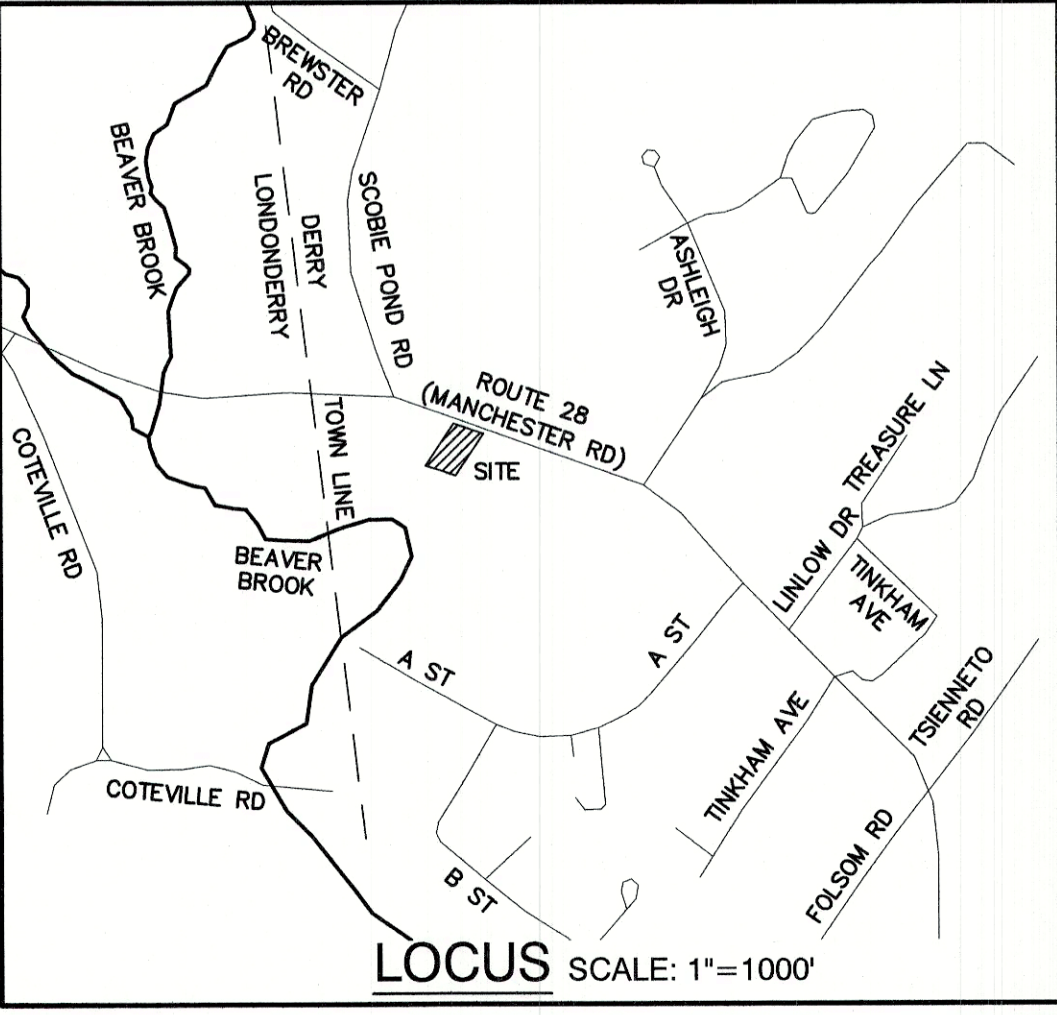
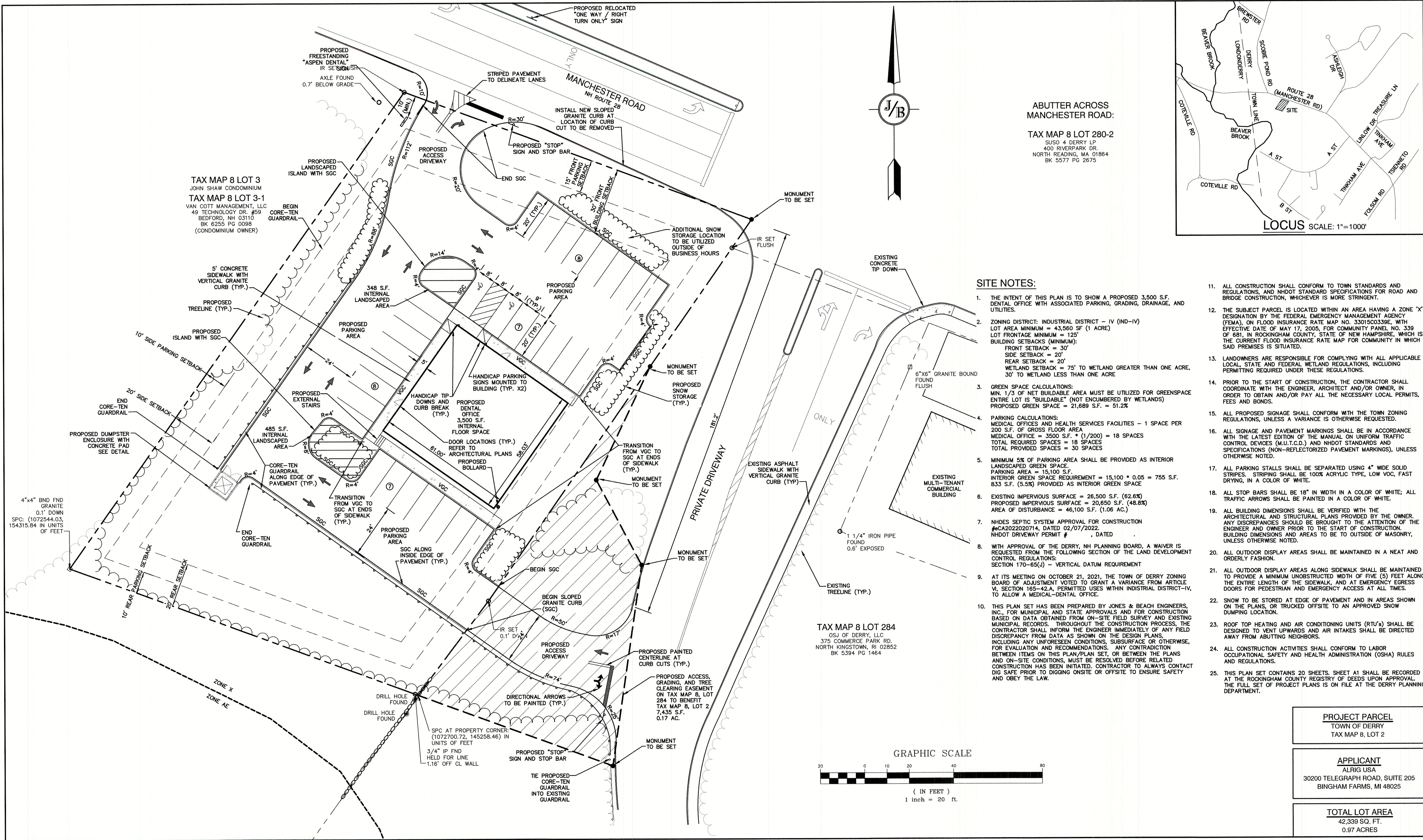
85 Portsmouth Ave. Stratham, NH 03885

Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EASEMENT PLAN
Project:	ASPEN DENTAL 38 MANCHESTER RD, DERRY, NH
Owner of Record:	ARFANAKIS PANAGIOTA, TRUSTEE OF THE ARFANAKIS PANAGIOTA REVOCABLE TRUST 45 BOYNTON ST., MANCHESTER, NH 03102 BK 4120 PG 2678

DRAWING No.	A1
SHEET 3 OF 20 JBE PROJECT NO. 21171	



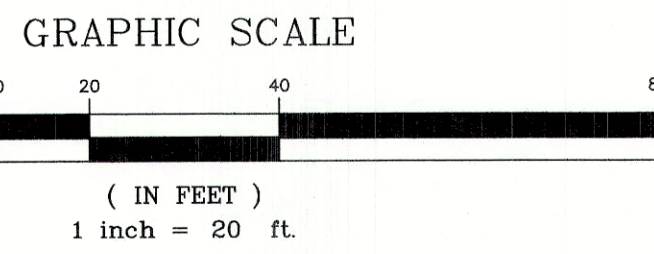
ABUTTER ACROSS MANCHESTER ROAD:
TAX MAP 8 LOT 280-2
 SUSO 4 DERRY LP
 400 RIVERPARK DR.
 NORTH READING, MA 01864
 BK 5577 PG 2675

TAX MAP 8 LOT 3
 JOHN SHAW CONDOMINIUM
TAX MAP 8 LOT 3-1
 VAN COTT MANAGEMENT, LLC
 49 TECHNOLOGY DR. #59
 BEDFORD, NH 03110
 BK 6255 PG 0098
 (CONDOMINIUM OWNER)

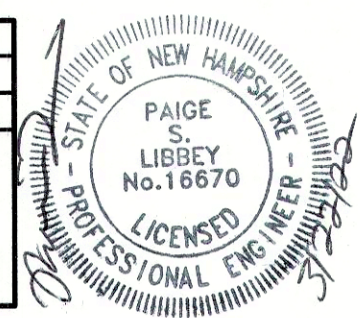
SITE NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED 3,500 S.F. DENTAL OFFICE WITH ASSOCIATED PARKING, GRADING, DRAINAGE, AND UTILITIES.
- ZONING DISTRICT: INDUSTRIAL DISTRICT - IV (IND-IV)
 LOT AREA MINIMUM = 43,560 SF (1 ACRE)
 LOT FRONTAGE MINIMUM = 125'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 30'
 SIDE SETBACK = 20'
 REAR SETBACK = 20'
 WETLAND SETBACK = 75' TO WETLAND GREATER THAN ONE ACRE,
 30' TO WETLAND LESS THAN ONE ACRE
- GREEN SPACE CALCULATIONS:
 MIN. 1/3 OF NET BUILDABLE AREA MUST BE UTILIZED FOR GREENSPACE
 ENTIRE LOT IS "BUILDABLE" (NOT ENCUMBERED BY WETLANDS)
 PROPOSED GREEN SPACE = 21,689 S.F. = 51.2%
- PARKING CALCULATIONS:
 MEDICAL OFFICES AND HEALTH SERVICES FACILITIES - 1 SPACE PER 200 S.F. OF GROSS FLOOR AREA
 MEDICAL OFFICE = 3500 S.F. * (1/200) = 18 SPACES
 TOTAL REQUIRED SPACES = 18 SPACES
 TOTAL PROVIDED SPACES = 30 SPACES
- MINIMUM 5% OF PARKING AREA SHALL BE PROVIDED AS INTERIOR LANDSCAPED GREEN SPACE
 PARKING AREA = 15,100 S.F.
 INTERIOR GREEN SPACE REQUIREMENT = 15,100 * 0.05 = 755 S.F.
 833 S.F. (5.5%) PROVIDED AS INTERIOR GREEN SPACE
- EXISTING IMPERVIOUS SURFACE = 26,500 S.F. (62.6%)
 PROPOSED IMPERVIOUS SURFACE = 20,650 S.F. (48.6%)
 AREA OF DISTURBANCE = 46,100 S.F. (1.06 AC.)
- NHDES SEPTIC SYSTEM APPROVAL FOR CONSTRUCTION
 #eCA202202714, DATED 02/07/2022.
 NHDOT DRIVEWAY PERMIT # _____, DATED _____
- WITH APPROVAL OF THE DERRY, NH PLANNING BOARD, A WAIVER IS REQUESTED FROM THE FOLLOWING SECTION OF THE LAND DEVELOPMENT CONTROL REGULATIONS:
 SECTION 170-65(j) - VERTICAL DATUM REQUIREMENT
- AT ITS MEETING ON OCTOBER 21, 2021, THE TOWN OF DERRY ZONING BOARD OF ADJUSTMENT VOTED TO GRANT A VARIANCE FROM ARTICLE VI, SECTION 165-42.A, PERMITTED USES WITHIN INDUSTRIAL DISTRICT-IV, TO ALLOW A MEDICAL-DENTAL OFFICE.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE 'X' DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33015C0339E, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 339 OF 681, IN ROCKINGHAM COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SIDE STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- ALL OUTDOOR DISPLAY AREAS SHALL BE MAINTAINED IN A NEAT AND ORDERLY FASHION.
- ALL OUTDOOR DISPLAY AREAS ALONG SIDEWALK SHALL BE MAINTAINED TO PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF FIVE (5) FEET ALONG THE ENTIRE LENGTH OF THE SIDEWALK, AND AT EMERGENCY EGRESS DOORS FOR PEDESTRIAN AND EMERGENCY ACCESS AT ALL TIMES.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
- ROOF TOP HEATING AND AIR CONDITIONING UNITS (RTU's) SHALL BE DESIGNED TO VENT UPWARDS AND AIR INTAKES SHALL BE DIRECTED AWAY FROM ADJUTING NEIGHBORS.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- THIS PLAN SET CONTAINS 20 SHEETS. SHEET A1 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL. THE FULL SET OF PROJECT PLANS IS ON FILE AT THE DERRY PLANNING DEPARTMENT.

TAX MAP 8 LOT 284
 OSJ OF DERRY, LLC
 375 COMMERCE PARK RD.
 NORTH KINGSTOWN, RI 02852
 BK 5394 PG 1464



Design: PSL Draft: DJM Date: 11/18/2021
 Checked: PSL Scale: AS NOTED Project No.: 21171
 Drawing Name: 21171-PLAN.dwg
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REV.	DATE	REVISION	BY
5	3/22/22	REVISED PER DPW & FIRE DEPT COMMENTS	DJM
4	3/8/22	REVISED PER TOWN COMMENTS	DJM
3	2/7/22	REVISED PER NHDES COMMENTS	AMJ
2	2/3/22	MINOR SEPTIC REVISIONS FOR NHDES SUBMISSION	DJM
1	1/31/22	REVISED SITE LAYOUT	DJM
REV.	DATE	REVISION	BY

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

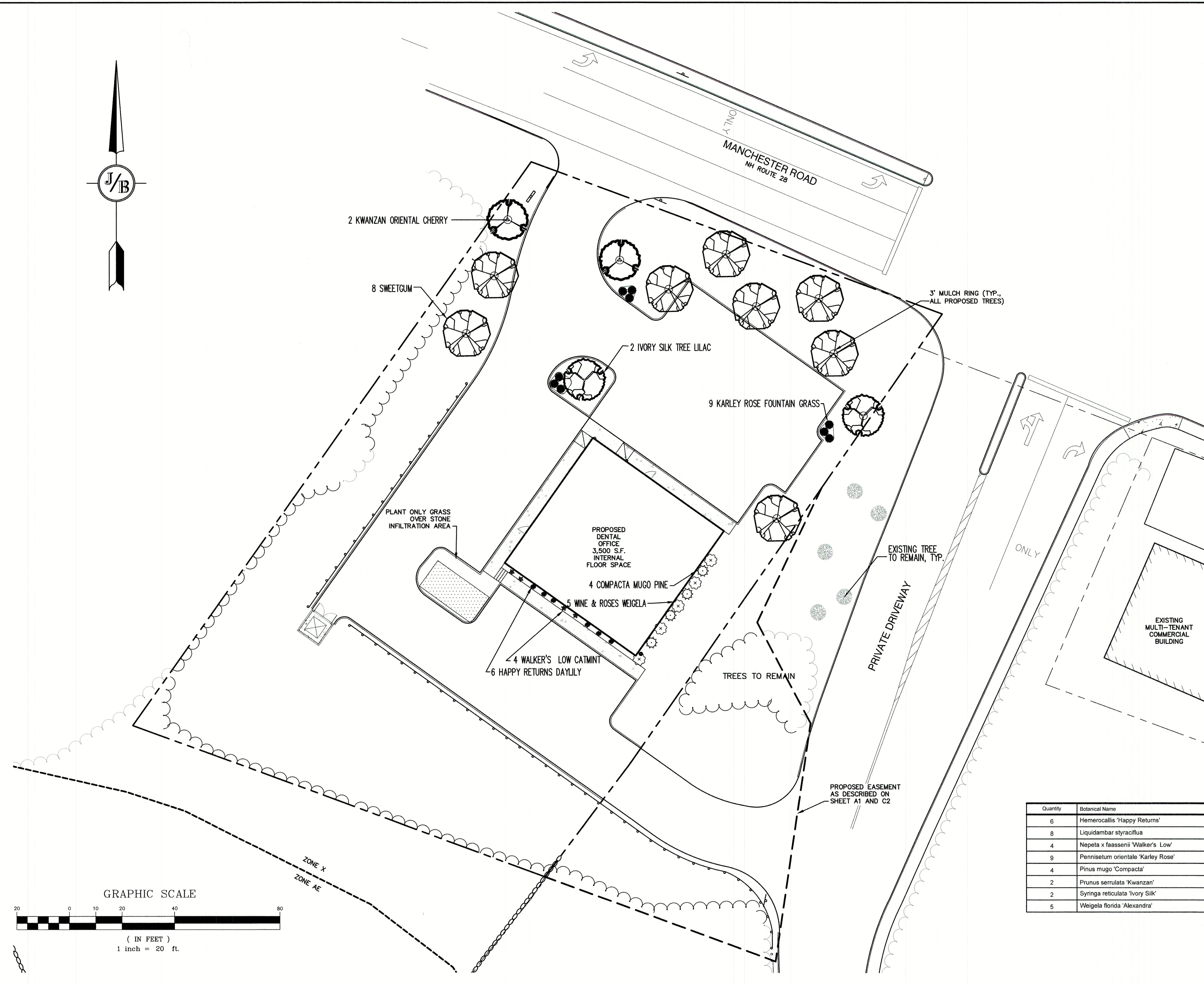
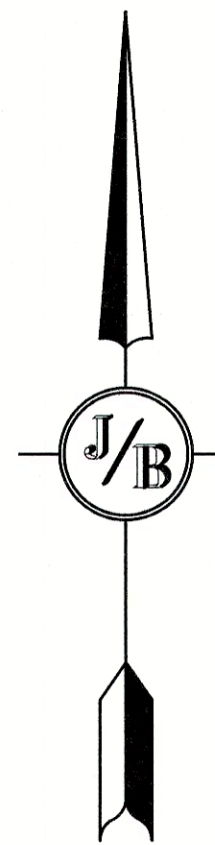
Plan Name: **SITE PLAN**
 Project: **ASPEN DENTAL 38 MANCHESTER RD, DERRY, NH**
 Owner of Record: ARFANAKIS PANAGIOTA, TRUSTEE OF THE ARFANAKIS PANAGIOTA REVOCABLE TRUST
 45 BOYNTON ST., MANCHESTER, NH 03102 BK 4120 PG 2678

DRAWING No.
C2
 SHEET 5 OF 20
 JBE PROJECT NO. 21171

PROJECT PARCEL
 TOWN OF DERRY
 TAX MAP 8, LOT 2

APPLICANT
 ALRIG USA
 30200 TELEGRAPH ROAD, SUITE 205
 BINGHAM FARMS, MI 48025

TOTAL LOT AREA
 42,339 SQ. FT.
 0.97 ACRES

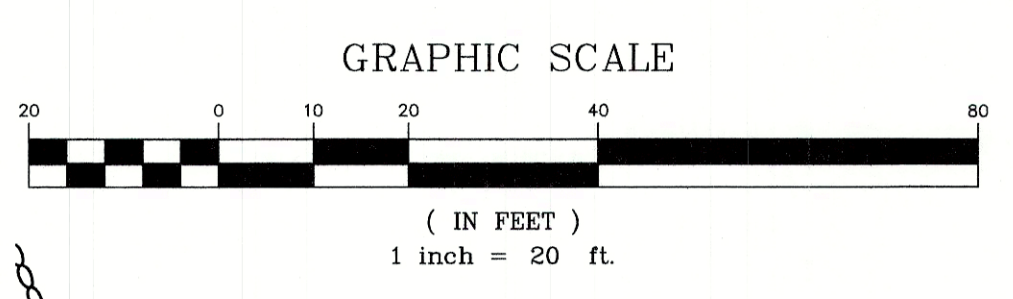


LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED THE LANDSCAPE DESIGNER.
5. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING FOR CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
6. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
7. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED.
8. ALL WORK AND PLANTS SHALL BE DONE, INSTALLED AND DETAILED IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
9. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
10. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE DESIGNER IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
11. FINAL ACCEPTANCE BY THE LANDSCAPE DESIGNER WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
12. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION, EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS SPECIFIED.
13. ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
14. THE CONTRACTOR SHALL REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC. FROM ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE. GRASS SEED OR PINE BARK MULCH SHALL BE APPLIED AS DEPICTED ON PLANS.
15. FINISHED GRADES IN LANDSCAPED ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" HIGHER THAN THE TOP OF THE SURROUNDING CURB.
16. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE DRIPLINE OF THE TREE. THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
17. ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF SHREDED PINE BARK MULCH OVER A 10 MIL WEED MAT EQUAL TO 'WEEDBLOCK' BY EASY GARDENER OR DEWITT WEED BARRIER.
18. ALL LANDSCAPED AREAS SHALL HAVE SELECT MATERIALS REMOVED TO A DEPTH OF AT LEAST 9" BELOW FINISH GRADE. THE RESULTING VOID IS TO BE FILLED WITH A MINIMUM OF 9" HIGH-QUALITY SCREENED LOAM AMENDED WITH 3" OF AGED ORGANIC COMPOST.
19. THIS PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO CIVIL/SITE DRAWINGS FOR OTHER SITE CONSTRUCTION INFORMATION.
20. SEE ALSO LANDSCAPING DETAILS ON SHEET D4.
21. ALL PLANTING SHALL CONFORM TO THE TOWN OF DERRY'S LANDSCAPE STANDARDS AND REGULATIONS.

TOWN OF DERRY LANDSCAPING REQUIREMENTS		
REQUIREMENT	REQUIREMENT	PROPOSAL
Street Tree Strip Requirement	One indigenous shade tree for each 50' frontage. 167' total	4 Trees required 4 Trees proposed
Building Perimeter Tree Requirement	One deciduous tree per 30' of building perimeter. 240' total	8 Trees required 8 Trees proposed
Parking Spaces Shrub Requirement	One shrub, minimum size of 18" for every 2 parking spaces	15 Shrubs required 28 Shrubs proposed
Preservation of Mature Trees	Healthy deciduous trees retained along Roadway	8+ Existing trees to Remain

Quantity	Botanical Name	Common Name	Size
6	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	1 Gallon
8	Liquidambar styraciflua	SWEETGUM	3" Caliper
4	Nepeta x faassenii 'Walker's Low'	WALKER'S LOW CATMINT	1 Gallon
9	Pennisetum orientale 'Karley Rose'	KARLEY ROSE FOUNTAIN GRASS	2 Gallon
4	Pinus mugo 'Compacta'	COMPACTA MUGO PINE	5 Gallon
2	Prunus serotina 'Kwanzan'	KWANZAN ORIENTAL CHERRY	2.5" Caliper
2	Syringa reticulata 'Ivory Silk'	IVORY SILK TREE LILAC	2.5" Caliper
5	Weigela florida 'Alexandra'	WINE & ROSES WEIGELA	5 Gallon



PROJECT PARCEL
TOWN OF DERRY
TAX MAP 8, LOT 2

APPLICANT
ALRIG USA
30200 TELEGRAPH ROAD, SUITE 205
BINGHAM FARMS, MI 48025

TOTAL LOT AREA
42,339 SQ. FT.
0.97 ACRES

Design: PSL Draft: DJM Date: 11/18/2021
 Checked: PSL Scale: AS NOTED Project No.: 21171
 Drawing Name: 21171-PLAN.dwg

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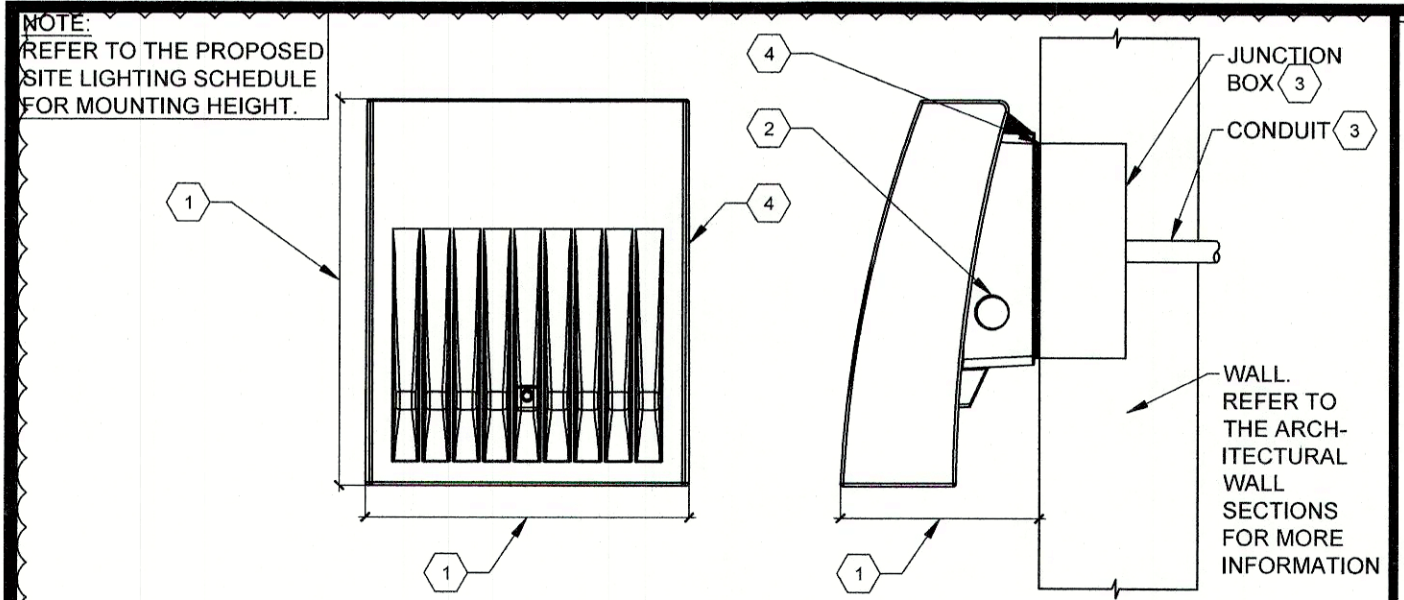
Plan Name: **LANDSCAPE PLAN**

Project: **ASPEN DENTAL
38 MANCHESTER RD, DERRY, NH**

Owner of Record: ARFANAKIS PANAGIOTA, TRUSTEE OF THE ARFANAKIS PANAGIOTA REVOCABLE TRUST
45 BOYNTON ST., MANCHESTER, NH 03102 BK 4120 PG 2678

DRAWING No. **L1**

SHEET 8 OF 20
JBE PROJECT NO. 21171



NOTE:
REFER TO THE PROPOSED SITE LIGHTING SCHEDULE FOR MOUNTING HEIGHT.

DETAIL # NOTES:

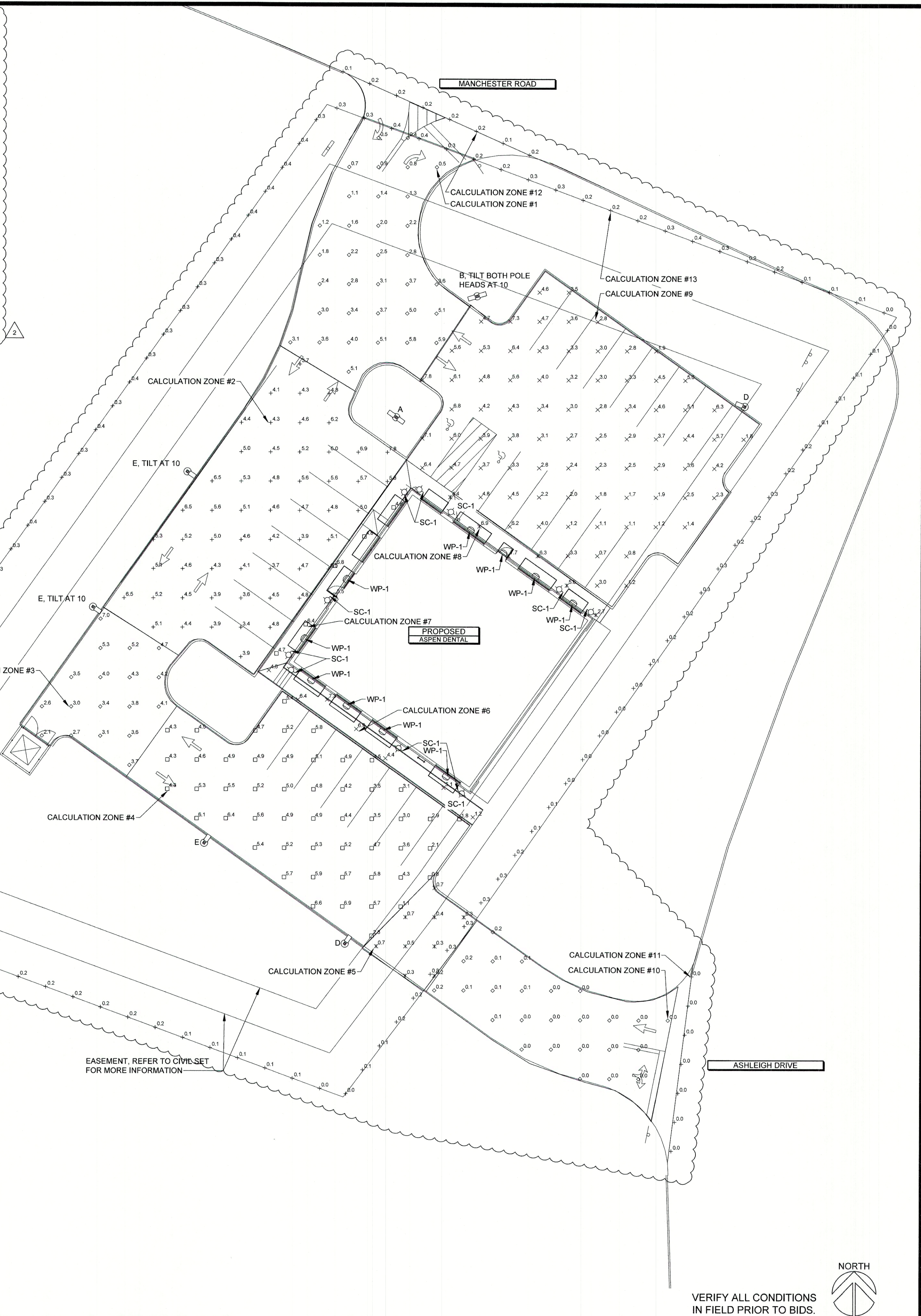
- REFER TO THE MODEL NUMBER LISTED IN THE PROPOSED SITE LIGHTING SCHEDULE ON THIS SHEET TO DETERMINE FIXTURE DIMENSIONS.
- PROVIDE WITH PHOTOCONTROL IF SPECIFIED IN THE PROPOSED SITE LIGHTING SCHEDULE ON THIS SHEET. REFER TO THE MANUFACTURER'S INSTRUCTIONS FOR MORE INFORMATION.
- CONFIRM JUNCTION BOX, CONDUIT, AND WIRE SIZES PRIOR TO INSTALLATION. REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MORE INFORMATION.
- SEAL WATER TIGHT PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

STANDARD WALL PACK DETAIL N.T.S. S

STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
1. DRIVEWAY (FROM MANCHESTER ROAD)	◇	2.7 fc	5.9 fc	0.4 fc	14.8:1	6.8:1
2. PARKING AREA (SIDE OF BUILDING)	+	4.9 fc	7.8 fc	3.4 fc	2.3:1	1.4:1
3. DRIVEWAY (DUMPSTER)	◇	3.9 fc	7.0 fc	2.1 fc	3.3:1	1.9:1
4. PARKING AREA (REAR)	□	4.6 fc	6.9 fc	0.8 fc	8.6:1	5.8:1
5. DRIVEWAY (FROM ASHLEIGH DRIVE)	×	0.5 fc	0.7 fc	0.2 fc	3.5:1	2.5:1
6. WALKWAY (PLAN SOUTH)	×	5.1 fc	7.3 fc	1.2 fc	6.1:1	4.3:1
7. WALKWAY (PLAN WEST)	□	5.5 fc	6.8 fc	4.7 fc	1.4:1	1.2:1
8. WALKWAY (PLAN NORTH)	×	5.6 fc	7.7 fc	2.7 fc	2.9:1	2.1:1
9. PARKING AREA (FRONT)	×	3.7 fc	7.6 fc	0.7 fc	11.1:1	5.3:1
10. DRIVEWAY (PLAN SOUTH - PAST PROPERTY LINE)	◇	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
11. LIGHT LEVEL AT ASHLEIGH DRIVE	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
12. LIGHT LEVEL AT MANCHESTER ROAD	+	0.2 fc	0.2 fc	0.1 fc	2.0:1	2.0:1
13. PROPERTY LINE	+	0.2 fc	0.4 fc	0.0 fc	N/A	N/A

PHOTOMETRIC STATISTICS N



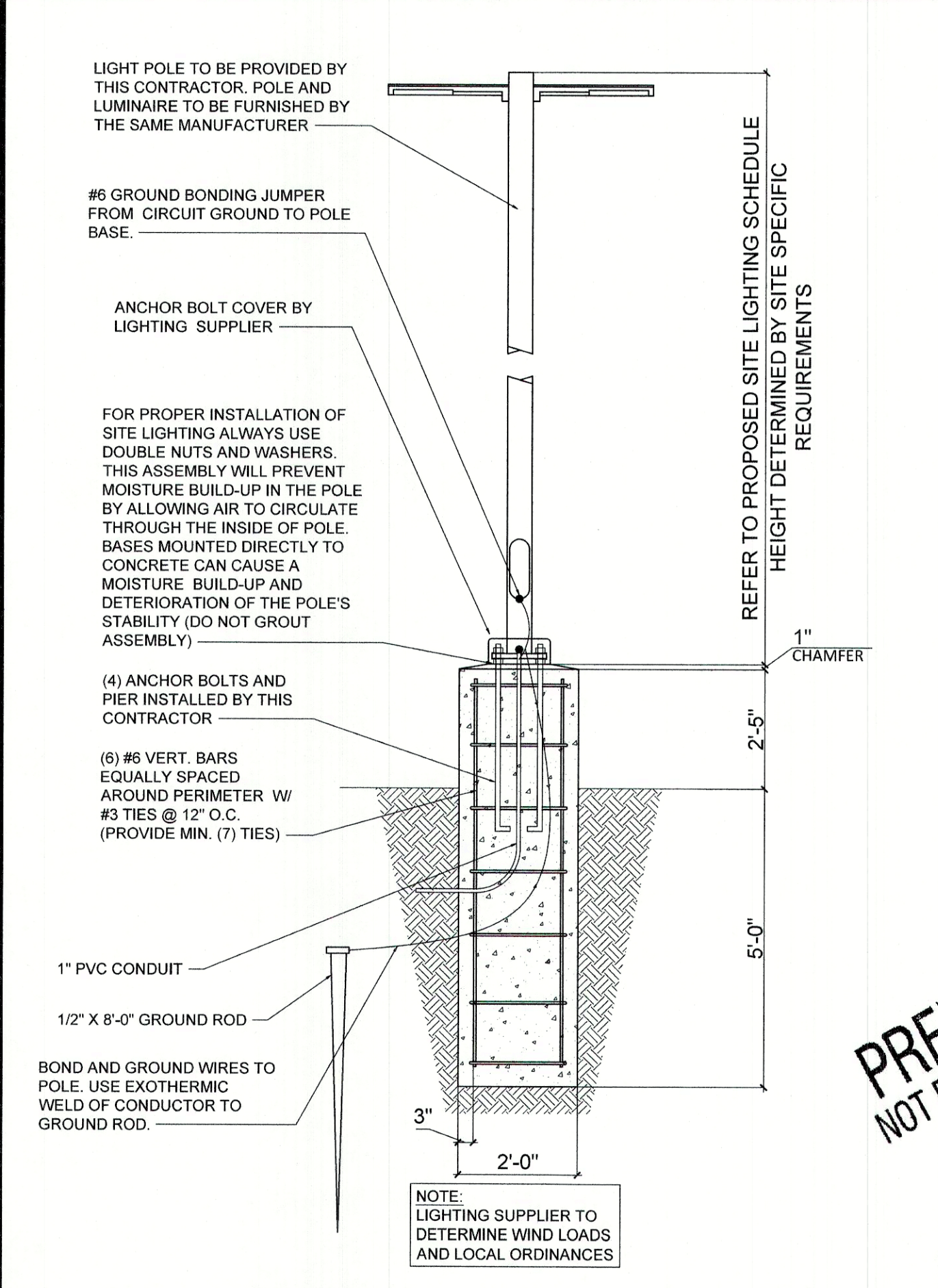
ELECTRICAL SITE LIGHTING PLAN N

MARK	SYMBOL	#	DESCRIPTION	INPUT (W)	LIGHT LOSS FACTOR	HEIGHT
WP-1	⊞	10	LUMARK #XTOR1B-Y-BK-PC1. CROSSOUR WALL PACK (1) 3000K LED WITH PHOTOCONTROL	12.2	0.9	11'-0"
WP-2	⊞	0	LUMARK #XTOR1B-Y-BK-PC1. CROSSOUR WALL PACK (1) 3000K LED WITH PHOTOCONTROL	12.2	0.9	15'-6"
WP-3	⊞	0	LUMARK #XTOR6BRL-Y-BK-PC1. CROSSOUR WALL PACK (1) 3000K LED WITH PHOTOCONTROL	58.0	0.9	15'-6"
WP-4	⊞	0	LUMARK #XTOR12BRL-Y-BK-PC1. CROSSOUR WALL PACK (1) 3000K LED WITH PHOTOCONTROL	102.0	0.9	15'-6"
SC-1	⊙	12	OXYGEN LIGHTING #3-712-222-EM. LEDA OUTDOOR WALL LIGHT - WALL SCONCE - BRONZE WITH EMERGENCY BATTERY BACKUP. 3000K COLOR TEMPERATURE. COORDINATE FIXTURE TYPE WITH OWNER PRIOR TO BID.	12.1	0.9	REFER TO ARCHITECTURAL ELEVATIONS
A	⊞	1	LITHONIA LIGHTING #DSX1 LED P7 40K T5W MVOLT HS PER. D-SERIES LED AREA LUMINAIRE. (2) 40K LED WITH HOUSE SIDE SHIELD AND PHOTOCONTROL	366.0	0.9	20'-0"
B	⊞	1	TWIN ORIENTATION POLE LIGHT. THE RIGHT HATCHED POLE HEAD IS P3 40K LCCO. AND THE LEFT HATCHED POLE HEAD IS P1 40K BLC. REFER TO THE SPECIFICATION BELOW FOR MORE INFORMATION.	156	TOTAL	
B	⊞	1	LITHONIA LIGHTING #DSX1 LED P3 40K LCCO MVOLT PER. D-SERIES LED AREA LUMINAIRE. (1) 40K LED WITH LEFT CORNER CUTOFF AND PHOTOCONTROL	102	0.9	20'-0"
C	⊞	0	LITHONIA LIGHTING #DSX1 LED P1 40K BLC MVOLT PER. D-SERIES LED AREA LUMINAIRE. (1) 40K LED WITH PHOTOCONTROL	54.0		
C	⊞	0	LITHONIA LIGHTING #DSX1 LED P7 40K LCCO MVOLT PER. D-SERIES LED AREA LUMINAIRE. (1) 40K LED WITH LEFT CORNER CUTOFF AND PHOTOCONTROL	183.0	0.9	20'-0"
D	⊞	2	LITHONIA LIGHTING #DSX1 LED P3 40K LCCO MVOLT PER. D-SERIES LED AREA LUMINAIRE. (1) 40K LED WITH LEFT CORNER CUTOFF AND PHOTOCONTROL	102.0	0.9	20'-0"
E	⊞	3	LITHONIA LIGHTING #DSX1 LED P9 40K T5W MVOLT HS PER. D-SERIES LED AREA LUMINAIRE. (1) 40K LED WITH HOUSE SIDE SHIELD AND PHOTOCONTROL	241.0	0.9	20'-0"
F	⊞	0	LITHONIA LIGHTING #DSX1 LED P3 40K BLC MVOLT PER. D-SERIES LED AREA LUMINAIRE. (1) 40K LED WITH PHOTOCONTROL	102.0	0.9	20'-0"

LIGHTING SCHEDULE NOTES:

- ANY FIXTURE TILT WILL BE NOTED ON THE EXTERIOR SITE LIGHTING PLAN, L2.
- FIELD VERIFY ALL CONDITIONS PRIOR TO BID AND THE START OF WORK.
- THIS CONTRACTOR IS RESPONSIBLE FOR PROVIDING ELECTRICAL SERVICE TO ALL PROPOSED LIGHTING FIXTURES, WHICH IS INCLUSIVE OF A WIRING PLAN.
- THIS CONTRACTOR SHALL PROVIDE AN AS-BUILT PLAN OF THE WIRING AND SHALL PROVIDE COPIES TO THE OWNER.
- COORDINATE THE LIGHTING CONTROL WITH THE SHELL BUILDING ELECTRICAL ENGINEER.

PROPOSED SITE LIGHTING SCHEDULE C



STANDARD POLE DETAIL N.T.S. A

REVISIONS:

NO.	DATE	DESCRIPTION
1	07/06/2022	ISSUE FOR PERMITS
2	07/06/2022	TIC COMMENTS

DATE ISSUED: 11/18/2021

SHREMSHOCK

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ALRIG USA
ASPEN DENTAL
SHELL BUILDING
38 MANCHESTER ROAD
DERRY, NH 03038

ELECTRICAL SITE LIGHTING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SHOWN AND SEALED FOR SUCH PROJECTS. CONDITIONS ON THE SITE PROVIDED OR OTHERWISE SHOWN ON THE SEAL. THIS BUILDING USE IS ONLY APPLICABLE IN AREAS MEETING THE STATED DESIGN CRITERIA.

SAI # 210539
DRAWING NUMBER: L2

CHECKED BY: NRE
DRAWN BY: NRE

PLOTTED: 2/28/2022 11:59 AM