

SITE DEVELOPMENT PLANS PROPOSED RETAIL MOTOR FUEL OUTLET

for
ASSESSORS MAP 31 LOT 43
56 CRYSTAL AVE
DERRY, NH

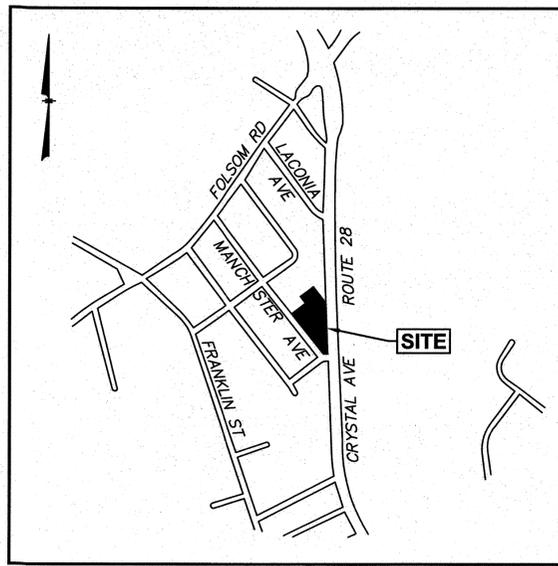
Prepared for:
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RECEIVED
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PREPARED FOR
256 INVESTMENT
ASSOCIATES, LLC
P.O. BOX 172
NEW CASTLE, NH 03854

PROPOSED RETAIL MOTOR FUEL OUTLET
56 CRYSTAL AVE
DERRY, NH



LOCATION MAP
(NOT TO SCALE)

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REVISIONS

NO.	REVISION	DATE
2	REV. SHEETS 2, 6 & 16	1/24/24
1	REV. SHEETS 1-16 & SG	1/8/24
OCTOBER 5, 2023		
DRAWN/DESIGN BY	CHECKED BY	
CCC/NID	DRJ	

TITLE SHEET

SCALE: NOT TO SCALE
PROJECT NO. NEX-2200411
1 OF 16

OWNER OF RECORD
TWO FIFTY SIX INVEST ASSOCIATES, LLC
40 SAWYERS POINT ROAD
MIRROR LAKE, NH 03853

WILLIAM R. CROWDER, MANAGER 256 INVESTMENT ASSOCIATES, LLC

APPROVING AGENCY	CERTIFIED BY	DATE
PUBLIC WORKS DIRECTOR	<i>[Signature]</i>	1/26/24
CODE ENFORCEMENT OFFICER	<i>[Signature]</i>	1/31/24
CONSERVATION COMMISSION	NA	
FIRE DEPARTMENT	<i>[Signature]</i>	2/1/24
POLICE DEPARTMENT	<i>[Signature]</i>	1/24/24

LEGEND

- STONE BOUND (SB)
IRON PIPE (IP)
IRON ROD (IR)
DRAIN MANHOLE (DMH)
SEWER MANHOLE (SMH)
CATCH BASIN (CB)
ROUND CATCH BASIN (RCB)
UTILITY POLE W/RISER
GUY WIRE
WATER GATE
BOLLARD
CLEANOUT
INVERT (INV)
TREE
LIGHT
SIGN
MONITOR WELL
GAS METER
ELECTRIC METER
HANDICAPPED PARKING SPACE
IRRIGATION CONTROL VALVE
PARKING SPACE COUNT
CONCRETE
LANDSCAPED AREA (LSA)
BUILDING
EASEMENT LINE
1' CONTOUR
5' CONTOUR
PROPERTY LINE
ABUTTERS LINE
EDGE OF PAVEMENT
CURB
WOOD FENCE
WATER LINE
SEWER LINE
DRAIN LINE
FINISHED FLOOR ELEVATION
BITUMINOUS
CONCRETE
GRANITE
BOTTOM CENTER
REINFORCED CONCRETE PIPE
POLYVINYL CHLORIDE PIPE
CORRUGATED METAL PIPE
VITRIFIED CLAY PIPE
TOP OF WATER
NOW OR FORMERLY
BOOK
PAGE
TO BE REMOVED
NUMBER OF PARKING SPACES
TIP DOWN CURB
PROP. BIT. CONCRETE CURB (BCC)
PROP. VERTICAL GRANITE CURB (VGC)
PROP. XXXX CURB (XXX)
PROP. XXXX CURB (XXX)
PROP. CLEANOUT
PROP. CATCH BASIN
PROP. DRAIN MANHOLE
MEET EXISTING GRADE
PROP. SPOT ELEVATION
PROP. CONTOUR ELEVATION
TOP OF WALL ELEV.
BOTTOM OF WALL ELEV.
GRADE BREAK
TEST PIT
PROP. GATE VALVE
PROP. SEDIMENT CONTROL FENCE

GENERAL NOTES:

- 1) EXISTING BOUNDARY AND PLANNIMETRIC INFORMATION AS SHOWN IS FROM THE FOLLOWING PLAN REFERENCE: EXISTING CONDITIONS; PREPARED FOR PHOENIX REALTY GROUP; PREPARED BY ALLEN & MAJOR ASSOCIATES, INC.; DATE: 2/17/23 (REV. 06/02/2023); SCALE 1"=20'.
2) TAX MAP 31 LOT 43
3) ZONING DISTRICT: GENERAL COMMERCIAL DISTRICT (GC)
4) LOT AREA = 49,407 Sq.Ft. = 1.13 Ac.±
5) EXISTING USE: WENDY'S RESTAURANT WITH DRIVE THRU PROPOSED USE: RETAIL MOTOR FUEL OUTLET WITH A 4,970 SF SANDWICH/CONVENIENCE STORE AND FUELING AREA WITH 6 FUEL DISPENSER ISLANDS AND OVERHEAD CANOPY.
6) ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, AS AMENDED.
7) THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
8) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
9) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 811 PRIOR TO ANY EXCAVATION.
10) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF DERRY AND THE STATE OF NEW HAMPSHIRE.
11) THE SURVEY TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 3301500339E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
12) ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY THE DEVELOPER.
13) A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
14) PROPOSED SNOW STORAGE AREAS ARE SHOWN ON THE SITE PLAN. ANY EXCESS SNOW TO BE TRUCKED OFF-SITE.
15) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY GREENMAN-PEDERSEN, INC., 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 AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
16) ALL UNDERGROUND STORAGE TANKS, PRODUCT PIPING AND VENT LINES SHALL COMPLY WITH CURRENT STATE AND E.P.A. REGULATIONS.
17) SELF-SERVICE APPROVAL IS REQUIRED FROM THE OFFICE OF THE STATE FIRE MARSHAL. SEE APPROVED FIRE SUPPRESSION PLAN FOR LAYOUT OF SPILL CONTAINMENT GROOVES (POSITIVE LINING BARRIER).
18) SNOW AND ICE REMOVAL SHALL BE PERFORMED BY A GREEN-SNO PRO CERTIFIED CONTRACTOR FOLLOWING BEST MANAGEMENT PRACTICES FOR THE APPLICATION OF DE-ICING MATERIALS.
19) THE FOLLOWING WAIVERS ARE REQUESTED FROM THE PLANNING BOARD:
- FROM SECTION 170-63.A.2 TO ALLOW A REDUCTION OF THE FRONT PARKING SETBACK FROM 15 FT TO 7.5 FT.
- FROM SECTION 170-63.A.8 TO ALLOW A REDUCTION IN INTERNAL LANDSCAPING FROM 5% TO 3.7%.
- FROM SECTION 170-64.B.1 TO ALLOW A REDUCTION IN THE NUMBER OF STREET TREES FROM 14 REQUIRED TO 6 PROPOSED.
- FROM SECTION 170-64.B.4 TO ALLOW A REDUCTION OF TREES WITHIN LANDSCAPED ISLANDS FROM 3 REQUIRED TO 1 PROPOSED.
- FROM SECTION 170-63.A.2 TO ALLOW THE DUMPSTER WITHIN THE FRONT SETBACK.
20) THE FOLLOWING VARIANCES WERE GRANTED BY THE ZONING BOARD ON MAY 18, 2023:
- FOR RELIEF FROM ARTICLE VI SECTION 165-32.1.B.3.a TO ALLOW A REDUCTION TO 20' FOR THE FRONT YARD DEPTH.
- FOR RELIEF FROM ARTICLE VI SECTION 165-32.1.B.3.b TO ALLOW REDUCTIONS TO 9' AND 15' FOR THE SIDE YARD DEPTH.
DEMOLITION NOTES:
1) A DEMOLITION PERMIT MUST BE OBTAINED FROM THE TOWN OF DERRY PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING UTILITY DISCONNECTIONS MUST BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.
2) ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR TO INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
3) PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
4) DEMOLISH CONCRETE IN ALL SECTIONS.
5) BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.
6) CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT INJURY, DAMAGE TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
7) REFRAIN FROM USING EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
8) CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
9) USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURE AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
10) ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
11) COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, WOOD MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY, GRADE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
12) REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND DEPARTMENTS.
13) DISCONNECT, SHUT OFF AND SEAL ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO INSURE THE CONTINUATION OF SERVICE.
14) PROTECT EXISTING DRAINAGE SYSTEM(S) AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING DURING CONSTRUCTION. SEE DETAIL SHEETS FOR EROSION CONTROL DEVICES.
15) ALL WORK WITHIN ROADWAY RIGHT-OF-WAYS TO CONFORM TO TOWN STANDARDS.
16) THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
17) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY DIG SAFE (DIAL 811) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER DEPARTMENT TO MARK OUT THEIR UTILITIES.
18) NOTES ON THIS PLAN THAT READ "TBR" REPRESENT FEATURES TO BE REMOVED. ANY FEATURES NOT LABELED "TBR" OR "TO BE REMOVED" SHALL BE CONSIDERED EXISTING TO REMAIN.
19) SEE LANDSCAPE PLAN FOR LIMITS OF CLEARING AND GRUBBING. AFTER CLEARING, STRIP AND STOCKPILE TOP SOIL PER LANDSCAPE PLAN, IF APPLICABLE.
20) CONTRACTOR SHALL CONTACT THE FIRE DEPARTMENT TO REMOVE THE EXISTING FIRE ALARM PRIOR TO DEMOLITION.

GRADING & DRAINAGE NOTES:

- 1) ALL SITE DRAINAGE PIPE SHALL BE CORRUGATED HIGH-DENSITY POLYETHYLENE PIPE WITH STANDARD JOINTS, DUAL-WALL, SMOOTH INTERIOR, AS MANUFACTURED BY ADS, INC. OR APPROVED EQUAL, UNLESS OTHERWISE NOTED ON PLAN. THE UNDERGROUND DETENTION SYSTEM SHALL HAVE WATER TIGHT (WT) JOINTS MEETING ASTM D3212 SPECIFICATIONS.
2) ALL ROOF AND CANOPY DRAIN PIPE SHALL BE 6" PVC (SDR-35), EXCEPT WITHIN 10' OF A BUILDING FOUNDATION WHERE CAST IRON PIPE SHALL BE USED. MIN. SLOPE=1%.
3) ELEVATIONS ARE BASED ON NAVD88 DATUM.
4) ALL PROPOSED ELEVATIONS AS SHOWN ARE BOTTOM OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
5) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.
6) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7) ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.
8) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (DIAL 811) PRIOR TO COMMENCING ANY EXCAVATION.
9) THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE (ACTUAL DISTURBANCE = 50,000 SF±). THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. A NOTICE OF INTENT (NOI) SHALL BE FILED WITH THE EPA AT LEAST 14 CALENDAR DAYS PRIOR TO CONSTRUCTION. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO THE EPA WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE; OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
10) ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.
11) ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO NHDOT AND THE TOWN DEPARTMENT OF PUBLIC WORKS, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
12) ALL ADA ACCESSIBLE WALKWAYS CANNOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE, RAMPS CANNOT EXCEED 8.33% RUNNING SLOPE AND 2% CROSS SLOPE, AND ACCESSIBLE PARKING STALLS AND ACCESS AISLES CANNOT EXCEED 2% SLOPE IN ANY DIRECTION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
13) SEE UTILITY PLAN FOR DETAILED UTILITY LAYOUT.
14) CONTRACTOR IS TO FIELD ADJUST GRADES FOR THE TANK PAD TO SHED WATER
15) ALL PROPOSED CATCH BASINS SHALL HAVE 4' SUMPS AND OUTLETS EQUIPPED WITH "ELIMINATOR" OIL HOODS OR APPROVED EQUAL.
16) ALL PIPE DATA IS CALCULATED TO CENTER OF STRUCTURE, TYP.
17) CONTRACTOR TO REFER TO THE OPERATION & MAINTENANCE (O&M) MANUAL FOR STORMWATER MANAGEMENT SYSTEMS & SITE MAINTENANCE DURING AND AFTER CONSTRUCTION.
18) FINAL DESIGN OF PROPOSED DRAINAGE VAULT SHALL BE PREPARED BY A LICENSED STRUCTURAL ENGINEER. ELEVATIONS SHOWN MAY CHANGE PENDING FINAL VAULT DESIGN.
19) CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING THE DRAINAGE WATER DURING THE CONSTRUCTION OF THE PROPOSED DRAINAGE MAIN.
20) CONTRACTOR SHALL SUBMIT A DETAILED BYPASS PLAN FOR COMPLETING THE SEWER REALIGNMENT THAT MUST BE APPROVED BY THE TOWN'S ENGINEER PRIOR TO THE START OF WORK.

UTILITY NOTES:

- 1) ALL SANITARY SEWER PIPE SHALL BE PVC (SDR-35), UNLESS OTHERWISE NOTED.
2) ALL WATER PIPE SHALL BE COPPER (TYPE K), UNLESS OTHERWISE NOTED.
3) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.
4) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.
5) ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.
6) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 811 PRIOR TO ANY EXCAVATION.
7) ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
8) THIS SITE IS SERVED BY MUNICIPAL SEWER AND WATER.
9) ALL ELECTRIC, TELEPHONE AND CABLE TV LINES ARE TO BE UNDERGROUND AND INSTALLED IN CONFORMANCE WITH APPLICABLE UTILITY CO. SPECIFICATIONS.
10) ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.
11) ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO NHDOT AND TOWN DEPARTMENT OF PUBLIC WORKS, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
12) ELECTRICAL CONDUIT WITHIN 20' OF TANKS OR DISPENSERS MAY NEED TO BE RIGID METAL CONDUIT WITH CONCRETE ENCASUREMENT. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND/OR TOWN ELECTRICAL INSPECTOR AS REQUIRED.
13) REFER TO DETAIL SHEETS FOR ALL UTILITY DETAILS AND ADDITIONAL INFORMATION.
14) SEWER "DOGHOUSE" MANHOLES ARE NOT ALLOWED ON CLAY SEWER MAINS.
15) THE NEW SEWER MAIN BETWEEN SMH-2 AND EXISTING SMH IN MANCHESTER AVE. MUST BE INSTALLED AND TESTED PRIOR TO DIVERTING SEWER FLOW TO THE NEW SEWER MAIN. ONCE ABANDONED, THE EXISTING CLAY SEWER MAIN SHALL BE REMOVED AND DISPOSED OF.
16) CONTRACTOR SHALL SUBMIT A DETAILED BYPASS PLAN FOR COMPLETING THE DRAINAGE REALIGNMENT THAT MUST BE APPROVED BY THE TOWN'S ENGINEER PRIOR TO THE START OF WORK.
17) CONTRACTOR SHALL PERFORM FURTHER INVESTIGATION, AND TEST PITS IF NECESSARY, TO DETERMINE INLET SIZE/LOCATIONS FOR VAULT #1 AND OUTLET SIZE/LOCATION FOR VAULT #2.

EROSION CONTROL PLAN:

- 1) THE EROSION CONTROL PROCEDURES SHALL CONFORM TO THE NH STORMWATER MANUAL, VOLUME 3, EROSION & SEDIMENT CONTROLS DURING CONSTRUCTION, DECEMBER 2008, OR LATEST EDITION.
2) DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED: THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME AS APPROVED BY THE ENGINEER. LAND SHOULD NOT BE LEFT EXPOSED DURING THE WINTER MONTHS.
3) ALL PERMANENT STORM WATER STRUCTURES SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
A) BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
B) A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
C) A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
D) OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
4) SEDIMENT CONTROL FENCE SHALL BE INSTALLED AND MAINTAINED DURING AND AFTER DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER AND FROM LAND UNDERGOING DEVELOPMENT. WHERE POSSIBLE, NATURAL DRAINAGE WAYS SHOULD BE UTILIZED AND LEFT OPEN TO REMOVE EXCESS SURFACE WATER. SEDIMENT CONTROL FENCE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
5) ALL DISTURBED AREAS AND SIDE SLOPES WHICH ARE FINISHED GRADED, WITH NO FURTHER CONSTRUCTION TO TAKE PLACE, SHALL BE LOAMED AND SEEDED WITHIN 72 HOURS AFTER FINAL GRADING. A MINIMUM OF 4" OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. THE SEED MIX SHALL BE AS DESIGNATED BELOW.
6) ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION. THE MAXIMUM LENGTH OF TIME FOR THE EXPOSURE OF DISTURBED SOILS SHALL BE 45 DAYS. HAY OR STRAW MULCH SHALL BE APPLIED TO ALL FRESHLY SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE. BALES SHALL BE UNSPOILED, AIR DRIED, AND FREE FROM WEED, SEEDS AND ANY COARSE MATERIAL.
7) DURING GRADING OPERATIONS INSTALL SEDIMENT CONTROL FENCE ALONG TOE OF SLOPE OF FILL AREAS WHERE SHOWN. BARRIERS ARE TO BE MAINTAINED UNTIL DISTURBED AREAS ARE PAVED OR GRASSSED.
8) THE FILL MATERIAL SHALL BE OF APPROVED SOIL TYPE FREE FROM STUMPS, ROOTS, WOOD, ETC. TO BE PLACED IN 12" LIFTS OR AS SPECIFIED. BULLDOZERS, TRUCKS, TRACTORS, OR ROLLERS MAY BE USED FOR COMPACTION BY ROUTING THE EQUIPMENT TO ALL AREAS OR EACH LAYER.
9) AVOID THE USE OF FUTURE OPEN SPACES (LOAM & SEED) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ROADS.

TEMPORARY EROSION CONTROL MEASURES:

- 1) THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2) SEDIMENT CONTROL FENCE SHALL BE INSTALLED AS REQUIRED. FENCE IS TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
3) BALED HAY AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY. NO SALT HAY SHALL BE USED.
4) FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC.
5) STOCKPILED MATERIALS SHALL BE PLACED ONLY IN AREAS SHOWN ON THE PLANS. STOCKPILES SHALL BE PROTECTED BY SEDIMENT CONTROL FENCING AND SEEDED TO PREVENT EROSION. THESE MEASURES SHALL REMAIN UNTIL ALL MATERIAL HAS BEEN PLACED OR DISPOSED OFF SITE.
6) ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED. A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA.
7) SEED MIX SHALL BE EQUAL PARTS OF RED FESCUE (CREEPING), KENTUCKY BLUE GRASS, REDTOP, PERENNIAL RYEGRASS.
8) AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED.
9) PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
10) ALL CATCH BASIN INLETS WILL BE PROTECTED WITH INLET PROTECTION AND/OR SILT SACKS.
11) ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AND CLEANED AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
12) ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA OR DEWATERING FILTER BAG.
13) TO PREVENT TRACKING OF SEDIMENT ONTO THE EXISTING ROADS, ALL CONSTRUCTION TRAFFIC CAN ONLY EXIT THE SITE OVER THE CONSTRUCTION ENTRANCES SHOWN ON THIS PLAN.

CONSTRUCTION SEQUENCE:

- 1) SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY ON-SITE CONSTRUCTION AS SHOWN. ADDITIONAL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICAL.
2) REMOVE AND STOCKPILE SOIL AS REQUIRED. STOCKPILE SHALL BE SURROUNDED WITH SEDIMENT CONTROL FENCING TO PREVENT EROSION.
3) CONSTRUCT DRIVEWAYS AND PERFORM SITE GRADING.
4) INSTALL UNDERGROUND UTILITIES & DRAINAGE.
5) BEGIN TEMPORARY AND PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED OR MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
6) DAILY, OR AS REQUIRED, CONSTRUCT, INSPECT, AND IF NECESSARY, RECONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, SEDIMENT CONTROL FENCES, HAYBALES AND SEDIMENT TRAPS INCLUDING MULCHING AND SEEDING.
7) BEGIN EXCAVATION FOR AND CONSTRUCTION OF BUILDINGS.
8) FINISH PAVING ALL DRIVES AND PARKING AREAS. CLEAN ALL DRAINAGE STRUCTURES.
9) COMPLETE PERMANENT SEEDING AND LANDSCAPING.
10) AFTER GRASS HAS BEEN FULLY GERMINATED IN ALL SEEDED AREAS, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

WINTER STABILIZATION NOTES:

- MAINTENANCE REQUIREMENTS: MAINTENANCE MEASURES SHOULD CONTINUE AS NEEDED THROUGHOUT CONSTRUCTION, INCLUDING THE OVER-WINTER PERIOD AFTER EACH RAINFALL, SNOWSTORM, OR PERIOD OF THAWING AND RUNOFF. THE SITE CONTRACTOR SHOULD CONDUCT AN INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUING FUNCTION. FOR ANY AREA STABILIZED TEMPORARILY OR PERMANENTLY PRIOR TO THE ONSET OF THE WINTER SEASON, THE CONTRACTOR SHOULD CONDUCT AN INSPECTION IN THE SPRING TO ASCERTAIN THE CONDITION OF VEGETATION COVER, AND REPAIR ANY DAMAGE AREAS OR BARE SPOTS AND RESEED AS REQUIRED TO ACHIEVE AN ESTABLISHED VEGETATIVE COVER (AT LEAST 85% OF AREA VEGETATED WITH HEALTHY, VIGOROUS GROWTH).
SPECIFICATIONS: TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE FOLLOWING STABILIZATION TECHNIQUES SHOULD BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15TH THROUGH MAY 1ST:
1) THE AREA OF EXPOSED, UNSTABILIZED SOIL SHOULD BE LIMITED TO ONE ACRE AND SHOULD BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT. SUBJECT TO APPLICABLE REGULATIONS, THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF ACTIVITIES ARE CONDUCTED ACCORDING TO A WINTER CONSTRUCTION PLAN, DEVELOPED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF NEW HAMPSHIRE OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AS CERTIFIED BY THE CSPESC COUNCIL OF ENVIRONMENTAL INTERNATIONAL, INC.
2) STABILIZATION AS FOLLOWS SHOULD BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS:
A. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE SECURED WITH ANCHORED NETTING, OR 2 INCHES OF EROSION CONTROL MIX (SEE DESCRIPTION OF EROSION CONTROL MIX BERMS FOR MATERIAL SPECIFICATION).
B. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER OATHAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEEDED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL MIX BERMS FOR MATERIAL SPECIFICATION.
C. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER OATHAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEEDED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL MIX BERMS FOR MATERIAL SPECIFICATION.
3) ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.
4) STOCKPILES OF SOIL MATERIALS MUST BE PROTECTED AND STABILIZED BY OCTOBER 15.
5) ALL MULCH APPLIED DURING WINTER SHOULD BE ANCHORED (E.G., BY NETTING, TRACKING, WOOD CELLULOSE FIBER).
6) STOCKPILES OF SOIL MATERIALS SHOULD BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. MULCHING SHOULD BE DONE WITHIN 24 HOURS OF STOCKING, AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. NO SOIL STOCKPILE SHOULD BE PLACED (EVEN COVERED WITH MULCH) WITHIN 100 FEET FROM ANY WETLAND OR OTHER WATER RESOURCE AREA.
7) FROZEN MATERIALS, (E.G., FROST LAYER THAT IS REMOVED DURING WINTER CONSTRUCTION), SHOULD BE STOCKPILED SEPARATELY AND IN A LOCATION THAT IS AWAY FROM ANY AREA AND NEEDING TO BE PROTECTED. STOCKPILES OF FROZEN MATERIAL CAN MELT IN THE SPRING AND BECOME UNWORKABLE AND DIFFICULT TO TRANSPORT DUE TO THE HIGH MOISTURE CONTENT IN THE SOIL.
8) INSTALLATION OF EROSION CONTROL BLANKETS SHOULD NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH DEPTH OR ON FROZEN GROUND.
9) ALL GRASS-LINED DITCHES AND CHANNELS SHOULD BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE STABILIZED TEMPORARILY OR PERMANENTLY WITH STOCKPILE MATERIALS APPROPRIATE FOR THE DESIGN FLOOD CONDITIONS, AS DETERMINED BY A QUALIFIED PROFESSIONAL ENGINEER OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AS CERTIFIED BY THE CSPESC COUNCIL OF ENVIRONMENTAL INTERNATIONAL, INC. IF A STOCKPILE Lining IS NECESSARY, THE CONTRACTOR MAY NEED TO RE-GRADE THE DITCH AS REQUIRED TO PROVIDE ADEQUATE CROSS-SECTION AFTER ALLOWING FOR PLACEMENT OF THE STONE.
10) ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.
11) AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
12) STOCKPILES OF SOIL MATERIALS MUST BE PROTECTED AND STABILIZED BY OCTOBER 15. STOCKPILES OF SOIL MATERIALS MUST BE PROTECTED AND STABILIZED BY OCTOBER 15. STOCKPILES OF SOIL MATERIALS MUST BE PROTECTED AND STABILIZED BY OCTOBER 15.
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LANDSCAPE PLAN:

- 1) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).
2) A 4" DIA. TREE RING WITH 3" AGED PINE BARK MULCH TO BE INSTALLED AT BASE OF ALL TREES IN LAWN AREAS.
3) 3" AGED PINE BARK MULCH SHALL BE APPLIED TO ALL SHRUB AND GROUNDCOVER BEDS.
4) LANDSCAPE STONE SHALL BE TAN RIVERBED STONE. STONE SHALL BE (18) INCHES IN DIAMETER AND (12) INCHES DEEP. ALL FINES SHALL BE SCREENED FROM THE AGGREGATE. THE MATERIAL SHALL BE FREE OF ORGANIC AND INORGANIC DEBRIS AND TRASH. SUBMIT SAMPLE IN A 5-GALLON BUCKET TO THE DEVELOPER FOR APPROVAL.
5) A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUNDCOVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
6) THE CONTRACTOR SHALL PROVIDE TESTING OF SOILS IN PLANTING LOCATIONS. THE CONTRACTOR SHALL PROVIDE TEST RESULTS AND RECOMMENDATIONS AS NECESSARY FOR SOIL AMENDMENT TO THE ENGINEER FOR THEIR APPROVAL. BACKFILL SHALL BE A BLEND OF ONE-PART LOAM BORROW, ONE PART ORGANIC MATERIAL AND TWO-PARTS EXISTING SUBSOIL.
7) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED AS INDICATED ON PLANS.
8) NEW ENGLAND WETMIX SHALL CONTAIN THE FOLLOWING SPECIES: FOX SEDGE (CAREX VULPINOIDEA), LURID SEDGE (CAREX LURIDA), BLUNT BROOM SEDGE (CAREX SCOPARIA), BLUE VERVAIN (VERBENA HASTATA), FOWL BLUEGRASS (POA PALUSTRIS), HOP SEDGE (CAREX LUPULINA), GREEN BURLRUSH (SCIRPUS ATROVIRENS), CREEPING SPIKE RUSH (ELEOCHARIS PALUSTRIS), FRINGED SEDGE (CAREX CRINITA), SCRUB RUSH (LUNOCHUS SPICATUS), SPOTTED JOE PEE WEEED (EUPATORIUM MACULATUM), RATTLESNAKE GRASS (GLYCERIA CANADENSIS), SWAMP ASTER (ASTER PUNICEUS), BLUEFLAG (IRIS VERSICOLOR), SWAMP MILKWEED (ASCLEPIAS INCARNATA), SQUARE STEMMED MONKEY FLOWER (MIMULUS RINGENS).
9) ALL SEED, SHRUB AND TREE AREAS SHALL RECEIVE 6" PH CORRECTED TOPSOIL. AFTER TOPSOIL IS SPREAD EVENLY OVER ENTIRE AREA, ALL CLODS, LUMPS, STONES AND OTHER DELETERIOUS MATERIAL SHALL BE RAKED UP AND REMOVED.
10) APPLICATION OF GRASS SEED, FERTILIZERS AND STRAW MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:
LIMESTONE: 100 LBS./1,000 SQUARE FEET.
FERTILIZER: 500 LBS/ACRE OF 10-20-20 OR 1000 LBS/ACRE OF 5-10-10.
STRAW MULCH: APPROXIMATELY 3 TONS/ACRE.
NEW ENGLAND NATIVE WARM SEASON GRASS MIX: 23 LBS/ACRE
SEED MIX (SLOPES LESS THAN 4:1) LBS/ACRE
CREEPING RED FESCUE 20
TALL FESCUE 15
PERENNIAL RYEGRASS 5
REDTOP 2
TOTAL 42
SLOPE MIX (SLOPES GREATER THAN 4:1) LBS/ACRE
CREEPING RED FESCUE 20
TALL FESCUE 20
BIRDSFOOT TREEFOIL 2
TOTAL 48
11) NEWLY GRADED AREAS REQUIRING SLOPE PROTECTION OUTSIDE OF NORMAL SEEDING SEASON SHALL RECEIVE STRAW MULCH AT THE APPROXIMATE RATE OF NO MORE THAN 3 TONS PER ACRE.
12) ANY CHANGES IN PLANT LOCATIONS OR TYPES SHALL BE APPROVED BY THE DEVELOPER, LANDOWNER AND TOWN PRIOR TO INSTALLATION.
13) CLEAR AND GRUB (TO LIMITS REQUIRED ON GRADING PLAN) TO REMOVE VEGETATION, TREES, ROCKS, DEBRIS, ROOTS, ETC. STUMPS SHALL BE REMOVED AND DISPOSED OF OFF SITE IN ACCORDANCE WITH STATE REGULATIONS. AFTER CLEARING, STRIP AND STOCKPILE ALL ON-SITE TOPSOIL FOR REUSE TO THE MAXIMUM EXTENT POSSIBLE.
14) FOR SEED AREAS USE EXISTING TOPSOIL, IF AVAILABLE. FOR A 4" DEPTH AND TOP DRESS WITH 2" OF SCREENED TOPSOIL, UNLESS OTHERWISE NOTED ON PLAN. ALL LOAM OR TOPSOIL IMPORTED OR RE-UTILIZED FROM ON SITE SHALL BE TESTED AND AMENDED AS DIRECTED BY DEVELOPER TO MEET MINIMUM REQUIREMENTS.
15) PLANTINGS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR AFTER WRITTEN ACCEPTANCE BY THE DEVELOPER.
16) EXPOSED SOILS SHALL BE SEEDED OR STRAW MULCHED WITHIN 72 HOURS OF FINAL GRADING.
17) ALL WORK SHALL BE COORDINATED WITH APPLICABLE EPA NPDES/SWPPP PERMIT WORK AS REQUIRED.
18) THE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM TO PROVIDE COMPLETE COVERAGE OF ALL SEED AREAS AND SHRUB BEDS WITHIN THE LEASE AREA. THE SYSTEM SHALL INCLUDE A TIMER AND SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.

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PROPOSED RETAIL MOTOR FUEL OUTLET
56 CRYSTAL AVE
DERRY, NH

STATE OF NEW HAMPSHIRE
NICOLE DUQUETTE No.11779
LICENSED PROFESSIONAL ENGINEER
1-25-24

Table with 3 columns: NO., REVISION, DATE. Row 1: 2, REV. PER TOWN ENGINEER'S COMMENTS, 1/24/24. Row 2: 1, REV.S PER TRC COMMENTS, 1/8/24.

OCTOBER 5, 2023
DRAWN/DISIGN BY CCC/NID CHECKED BY DRJ

GENERAL NOTES
SCALE: NOT TO SCALE
PROJECT NO. NEX-2200411
2 OF 16



LOCUS MAP
(NOT TO SCALE)

BENCHMARK SUMMARY		
TBM #	DESCRIPTION	ELEV.
1	RAILROAD SPIKE IN UP#34/27B	291.93
2	RAILROAD SPIKE IN UP#37/44D	289.56

PARKING SUMMARY	
STANDARD STALLS	43
HANDICAPPED STALLS	2
TOTAL STALLS	45

LEGEND					
STONE BOUND (SB)	□	MONITOR WELL	⊙	WATER LINE	—W—
IRON PIPE (IP)	○	GAS METER	⊕	SEWER LINE	—S—
IRON ROD (IR)	◊	ELECTRIC METER	⊖	DRAIN LINE	—D—
DRAIN MANHOLE (DMH)	⊙	HANDICAPPED PARKING SPACE	♿	FINISHED FLOOR ELEVATION	FFE
SEWER MANHOLE (SMH)	⊙	IRRIGATION CONTROL VALVE	⊕	BITUMINOUS	BIT.
CATCH BASIN (CB)	□	PARKING SPACE COUNT	16	CONCRETE	CONC.
ROUND CATCH BASIN (RCB)	⊙	CONCRETE	▨	GRANITE	GRAN.
UTILITY POLE	⊕	LANDSCAPED AREA (LSA)	▨	BOTTOM CENTER	(BC)
UTILITY POLE W/RISER	⊕	BUILDING	▨	REINFORCED CONCRETE PIPE	RCP
GUY WIRE	—	EASEMENT LINE	—	POLYVINYL CHLORIDE PIPE	PVC
WATER GATE	⊕	1' CONTOUR	---53---	CORRUGATED METAL PIPE	CMP
BOLLARD	⊕	5' CONTOUR	---55---	VITRIFIED CLAY PIPE	VCP
CLEANOUT	⊕	PROPERTY LINE	---	TOP OF WATER	TW
INVERT (INV)	⊕	ABUTTERS LINE	---	NOW OR FORMERLY	N/F
TREE	⊕	EDGE OF PAVEMENT	---	BOOK	BK.
LIGHT	⊕	CURB	---	PAGE	PG.
SIGN	⊕	WOOD FENCE	---		

LOCUS REFERENCES

- TOWN OF DERRY TAX MAP 31, LOT 43
- R.C.R.D. BOOK 3105, PAGE 1754
- PLAN ENTITLED, "CONSOLIDATION PLAN OF ASSESSOR'S LOTS 43 & 43-1 ON MAP 31 AND LOTS 32 & 33 ON MAP 35 FOR 256 INVESTMENT ASSOCIATES, LLC CRYSTAL AVENUE (N.H. RTE 28) COUNTY OF ROCKINGHAM DERRY, N.H.", SCALE 1"=20', DATED JUNE 20, 1985 LAST REVISED JULY 3, 1985, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-14726.

PLAN REFERENCES

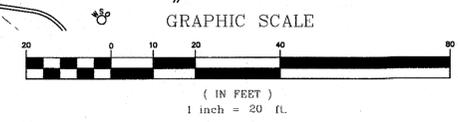
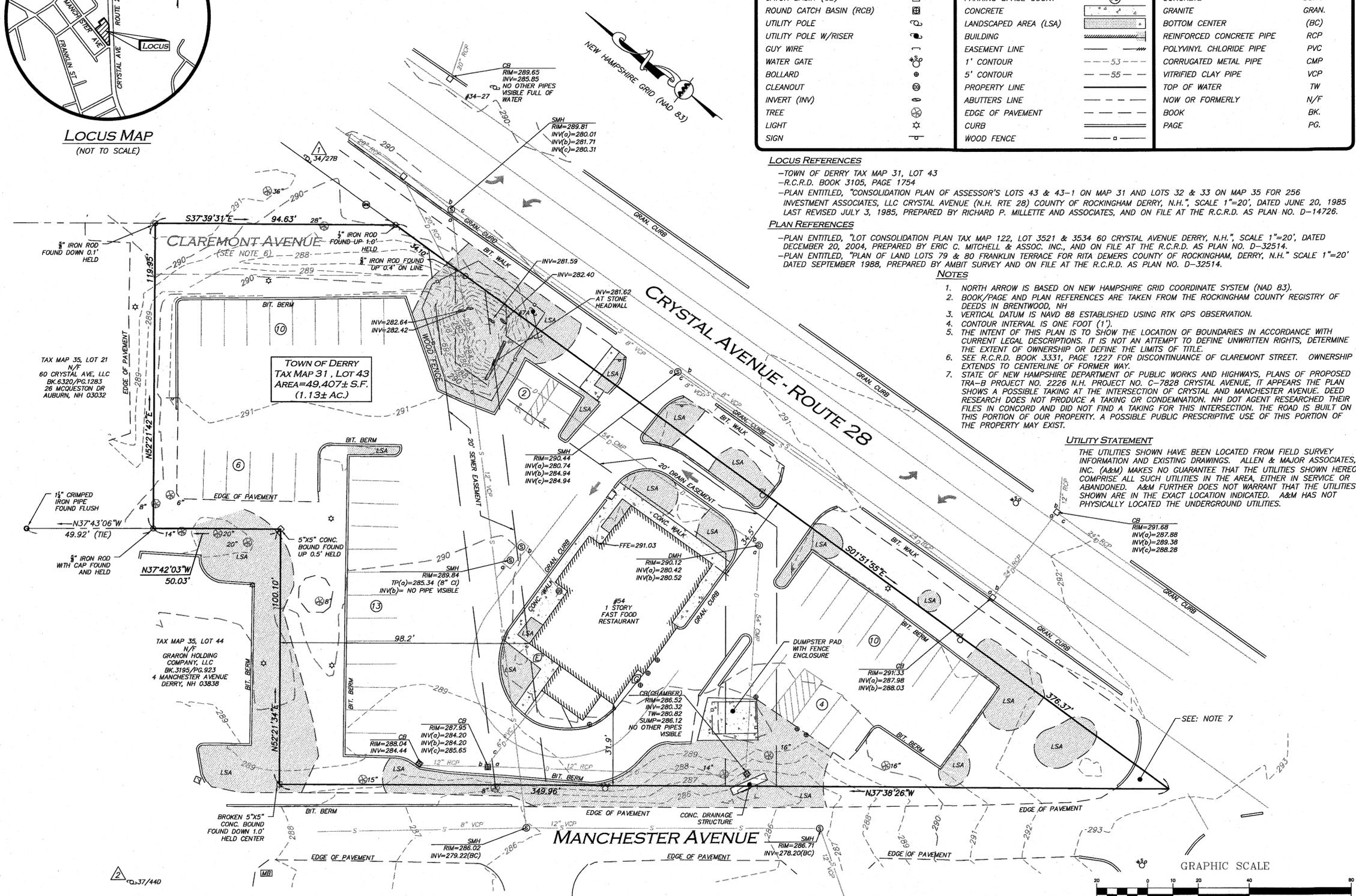
- PLAN ENTITLED, "LOT CONSOLIDATION PLAN TAX MAP 122, LOT 3521 & 3534 60 CRYSTAL AVENUE DERRY, N.H.", SCALE 1"=20', DATED DECEMBER 20, 2004, PREPARED BY ERIC C. MITCHELL & ASSOC. INC., AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-32514.
- PLAN ENTITLED, "PLAN OF LAND LOTS 79 & 80 FRANKLIN TERRACE FOR RITA DEMERS COUNTY OF ROCKINGHAM, DERRY, N.H." SCALE 1"=20' DATED SEPTEMBER 1988, PREPARED BY ANBIT SURVEY AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-32514.

NOTES

- NORTH ARROW IS BASED ON NEW HAMPSHIRE GRID COORDINATE SYSTEM (NAD 83).
- BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BRENTWOOD, NH.
- VERTICAL DATUM IS NAVD 88 ESTABLISHED USING RTK GPS OBSERVATION.
- CONTOUR INTERVAL IS ONE FOOT (1').
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- SEE R.C.R.D. BOOK 3331, PAGE 1227 FOR DISCONTINUANCE OF CLAREMONT STREET. OWNERSHIP EXTENDS TO CENTERLINE OF FORMER WAY.
- STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLANS OF PROPOSED TRA-B PROJECT NO. 2226 N.H. PROJECT NO. C-7829 CRYSTAL AVENUE, IT APPEARS THE PLAN SHOWS A POSSIBLE TAKING AT THE INTERSECTION OF CRYSTAL AND MANCHESTER AVENUE. DEED RESEARCH DOES NOT PRODUCE A TAKING OR CONDEMNATION. NH DOT AGENT RESEARCHED THEIR FILES IN CONCORD AND DID NOT FIND A TAKING FOR THIS INTERSECTION. THE ROAD IS BUILT ON THIS PORTION OF OUR PROPERTY. A POSSIBLE PUBLIC PRESCRIPTIVE USE OF THIS PORTION OF THE PROPERTY MAY EXIST.

UTILITY STATEMENT

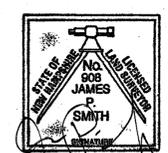
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



R:\PROJECTS\3119-01A\SURVEY\DRAWINGS\CURRENT\3-3119-01A-EC.DWG

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN FEBRUARY 6, 2023 AND FEBRUARY 16, 2023 AND HAD AN ERROR OF CLOSURE OF NO GREATER THAN 1/10,000.

ALLEN & MAJOR ASSOCIATES, INC.



JAMES P. SMITH NH LLS #908 DATE 5-02-23

REV	DATE	DESCRIPTION
A	05/02/2023	PARKING SPACE COUNT

APPLICANT/OWNER:
PHOENIX REALTY GROUP
PO BOX 172
NEW CASTLE, NH 03854

PROJECT:
ROUTE 28
CRYSTAL AVENUE
DERRY, NH

PROJECT NO. 3119-01A DATE: 2/17/23

SCALE: 1" = 20' DWG. NAME: S-3119-01A-EC

DRAFTED BY: AJR CHECKED BY: JPS

PREPARED BY:

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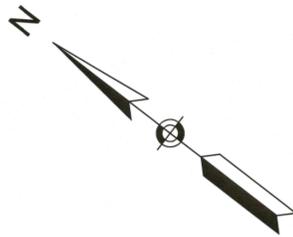
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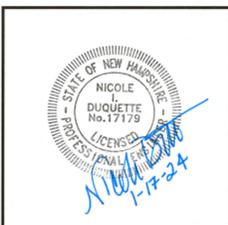


NOTES:
 1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

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PROPOSED RETAIL MOTOR FUEL OUTLET
56 CRYSTAL AVE
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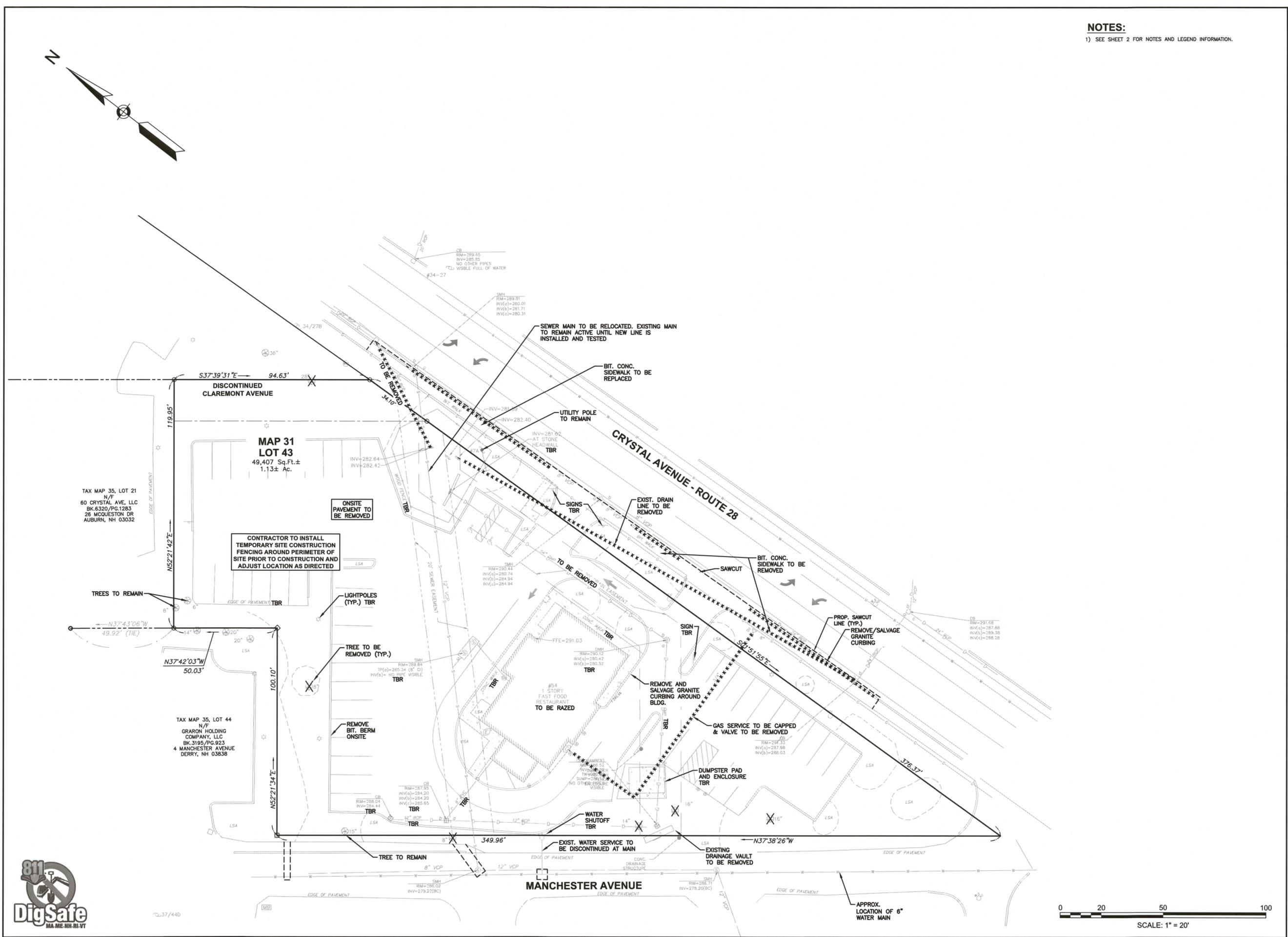


REVISIONS		
NO.	REVISION	DATE
1	REVISIONS PER TRC COMMENTS	1/8/24

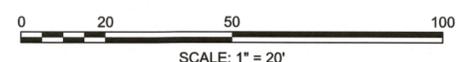
OCTOBER 5, 2023
 DRAWN/DESIGN BY: CCC/NID
 CHECKED BY: DRJ

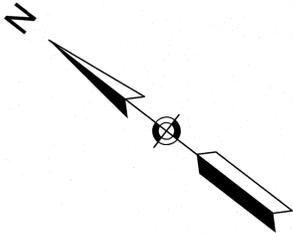
DEMOLITION PLAN

SCALE: 1"=20'
 PROJECT NO. NEX-2200411
 4 OF 16



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DRAINAGE STRUCTURES

- CB-1 (PS)
RIM=290.50
INV.OUT=286.50
- CB-2
RIM=289.40
INV.OUT=285.40
- CB-3
RIM=289.00
INV.OUT=285.00
- CB-4
RIM=289.75
INV.OUT=285.75
- CO-1
RIM=290.50
INV.IN=284.80(YD-1)
INV.OUT=284.80
- DMH-1
RIM=290.60
INV.IN=285.70(INF-1)
INV.IN=285.10(CB-4)
INV.OUT=285.00
- DMH-2
RIM=290.50
INV.IN=284.70(DMH-1)
INV.IN=287.90(CANOPY)
INV.OUT=284.60
- DMH-3
RIM=290.50
INV.IN=284.55(CB-2)
INV.IN=284.55(DMH-2)
INV.OUT=284.95(DMH-4)
INV.OUT=284.45(OWS-1)
- DMH-4
RIM=289.70
INV.IN=284.55(DMH-3)
INV.IN=283.85(OWS-1 OUT)
INV.OUT=283.60
- DMH-5
RIM=289.50
INV.IN=283.50(DMH-4)
INV.OUT=283.40
- DMH-6 (8" DIA.)
RIM=290.10
INV.IN=281.40(DV-1-OUT)
INV.OUT=281.40
- DMH-7 (8" DIA.)
RIM=291.60
INV.IN=280.80(DMH-6)
INV.IN=286.30(CB-1 (PS))
INV.IN=285.00(EX. CB-2)
INV.OUT=280.80
- DMH-8
RIM=290.50
INV.IN=283.90(EX. CB-1)
INV.IN=283.90(YD-2)
INV.OUT=283.80
- DMH-9
RIM=290.80
INV.IN=283.65(DMH-8)
INV.OUT=283.55
- YD-1
RIM=288.50
INV.OUT=285.00
- YD-2
RIM=289.30
INV.IN=284.60(CO-1)
INV.OUT=284.50
- 2,500 GALLON OIL/WATER SEPARATOR (OWS-1)
RIM=290.1±
INV.IN=284.35
INV.OUT=284.10 (SEE DETAIL)
- PROP. DRAINAGE VAULT #1 (DV-1)
RIM=290.5±
INV.IN=VARIES(EX.)
INV.OUT=281.50 (SEE DETAIL)
- PROP. DRAINAGE VAULT #2 (DV-2)
RIM=288.0±
CURB INLET=285.00
INV.IN=283.10(DMH-5)
INV.IN=280.32(DMH-7)
INV.OUT=280.32 (SEE DETAIL)

(PS) DENOTES HYDRODYNAMIC PARTICLE SEPARATOR. FIRST DEFENSE FD-4HC BY HYDRO INTERNATIONAL OR APPROVED EQUAL.
 (YD) DENOTES PRECAST CONCRETE YARD DRAIN. SEE DETAIL.
 DRAIN MANHOLES AND DRAINAGE VAULTS SHALL BE EQUIPPED WITH 30" OPENINGS FOR 30" COVERS.

DRAINAGE PIPE SCHEDULE					
FROM STRUCTURE NUMBER	PIPE SIZE (INCHES)	TYPE OF PIPE	APPROX. PIPE LENGTH (FEET)	SLOPE OF PIPE (FT./FT.)	TO STRUCTURE NUMBER
CB-1(PS)	12	HDPE	24	0.008	DMH-7
CB-2	12	HDPE	54	0.016	DMH-3
CB-3	12	HDPE	45	0.007	DMH-2
CB-4	12	HDPE	73	0.009	DMH-1
CO-1	6	HDPE	18	0.011	YD-2
DMH-1	12	HDPE	48	0.006	DMH-2
DMH-2	12	HDPE	8	0.006	DMH-3
DMH-3	12	HDPE	26	0.015	DMH-4
DMH-3	6	HDPE	11	0.009	OWS-1 IN
DMH-4	15	HDPE	13	0.008	DMH-5
DMH-5	15	HDPE	62	0.005	EX-DV
DMH-6	54	RCP*	127	0.005	DMH-7
DMH-7	54	RCP*	99	0.005	EX-DV
DMH-8	20	HDPE	30	0.005	DMH-9
DMH-9	20	HDPE	23	0.006	DV-1-IN
DV-1-OUT	54	RCP*	17	0.006	DMH-6
EX. CB-1	20	HDPE	24	0.087	DMH-8
EX. CB-2	24	HDPE	89	0.033	DMH-7
INF-1	6	HDPE	63	0.021	DMH-1
OWS-1 OUT	6	HDPE	9	0.016	DMH-4
YD-1	6	HDPE	20	0.010	CO-1
YD-2	6	HDPE	59	0.010	DMH-8

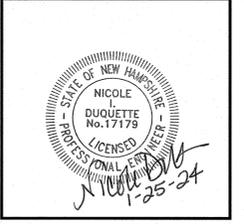
* RCP SHALL BE CLASS IV OR V PIPE

NOTES:
 1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

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 Salem, NH 03079

PREPARED FOR
 256 INVESTMENT ASSOCIATES, LLC
 P.O. BOX 172
 NEW CASTLE, NH 03854

PROPOSED RETAIL MOTOR FUEL OUTLET
56 CRYSTAL AVE
DERRY, NH



REVISIONS		
NO.	REVISION	DATE
2	REV. PER TOWN ENGINEER'S COMMENTS	1/24/24
1	REVISIONS PER TRC COMMENTS	1/8/24

OCTOBER 5, 2023
 DRAWN/DESIGN BY: CCC/NID CHECKED BY: DRJ

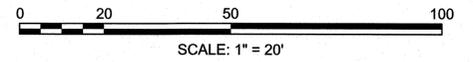
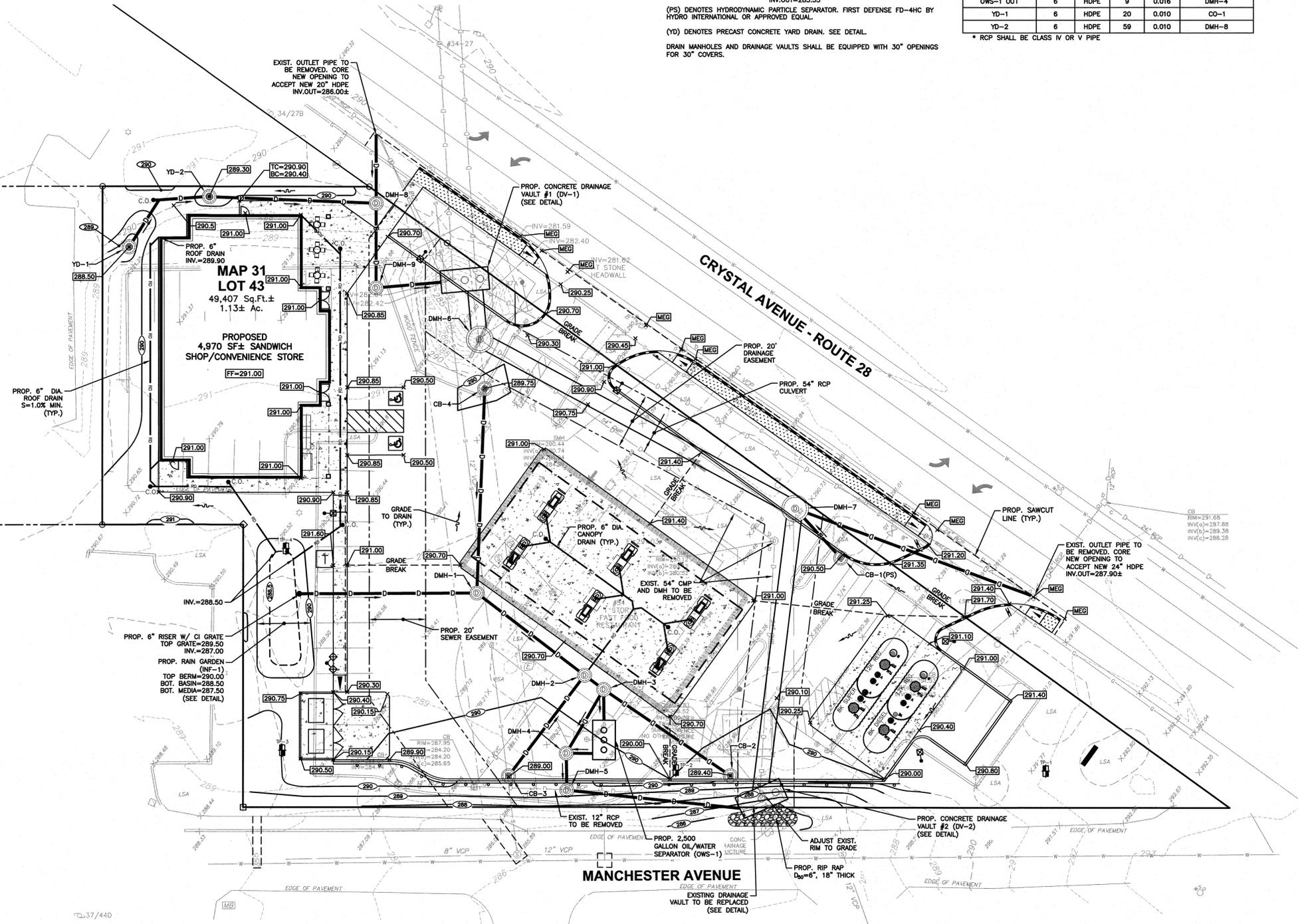
GRADING & DRAINAGE PLAN

SCALE: 1"=20'

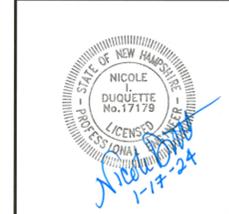
PROJECT NO. NEX-2200411

6 OF 16

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**PROPOSED RETAIL MOTOR FUEL OUTLET
56 CRYSTAL AVE
DERRY, NH**



REVISIONS		
NO.	REVISION	DATE
1	REV. S PER TRC COMMENTS	1/8/24

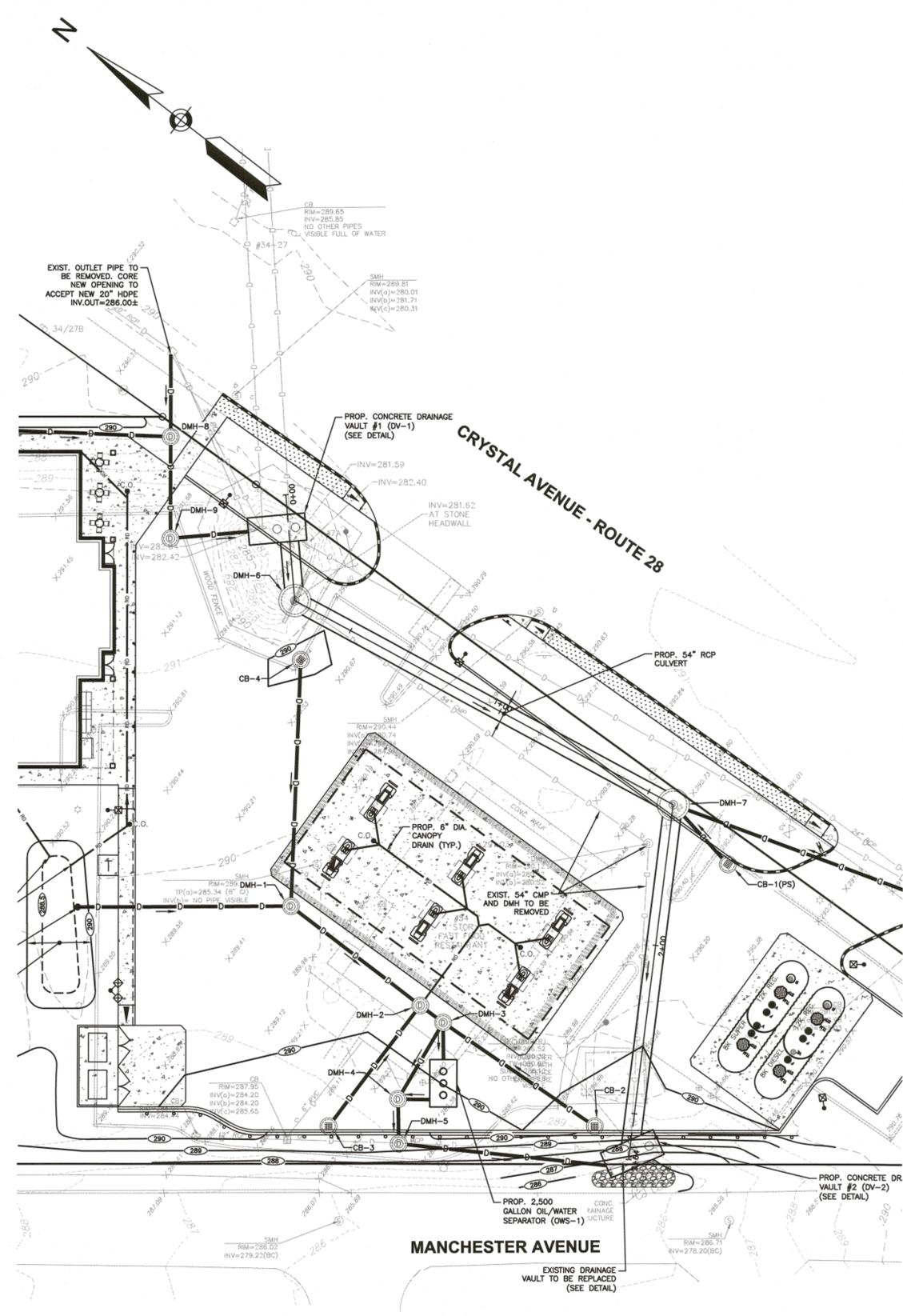
OCTOBER 5, 2023

DRAWN/DESIGN BY CCC/NID	CHECKED BY DRJ
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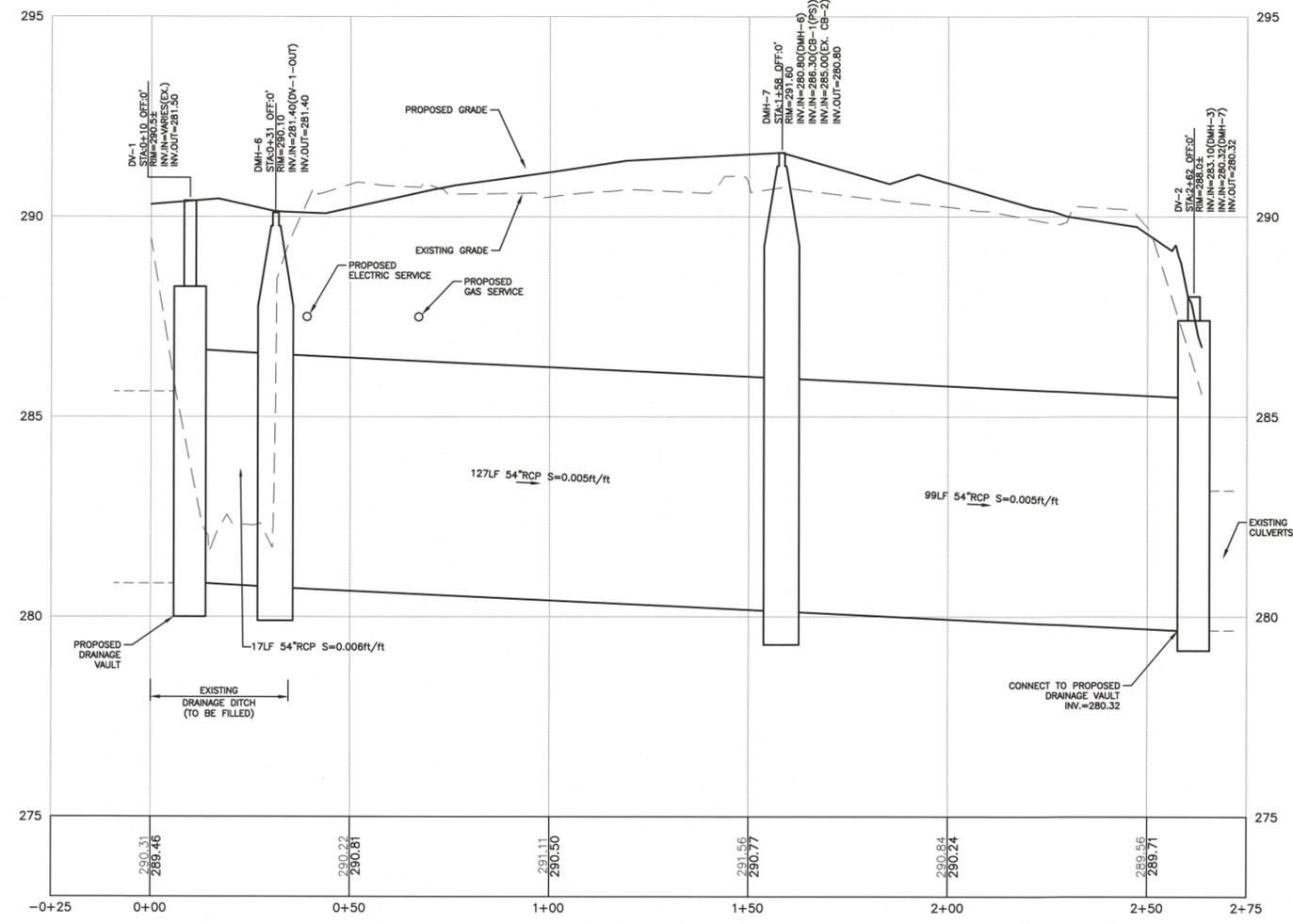
**DRAINAGE
PLAN &
PROFILE**

SCALE: 1"=20'
PROJECT NO.
NEX-2200411
7 OF 16

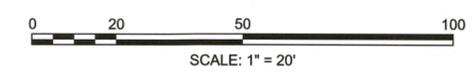
NOTES:
1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.



PLAN
SCALE: 1"=20'

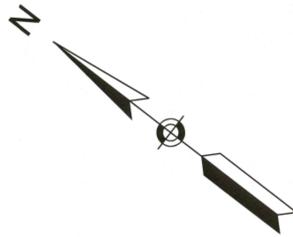


PROFILE
SCALE: 1"=20'H/2'V



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NOTES:

1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

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P.O. BOX 172
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FROM: STRUCTURE NUMBER	PIPE SIZE (inches)	TYPE OF PIPE	APPROX. PIPE LENGTH (feet)	SLOPE OF PIPE (ft./ft.)	TO: STRUCTURE NUMBER
SMH-1	12	SDR 35 PVC	19	0.003	SMH-1
SMH-2	12	SDR 35 PVC	155	0.003	SMH-2
SMH-3	12	SDR 35 PVC	72	0.003	EX SMH
BLDG.(K)	6	SDR 35 PVC	10	0.055	GR. TRAP
GR. TRAP	6	SDR 35 PVC	29	0.140	MAIN
BLDG.(S)	6	SDR 35 PVC	35	0.140	MAIN

SEWER STRUCTURES

SMH-1
RIM=290.3±
INV.IN=279.96
INV.OUT=279.96

SMH-2
RIM=290.7±
INV.IN=279.90
INV.OUT=279.90

SMH-3
RIM=290.5±
INV.IN=279.44
INV.OUT=279.44

1,500 GAL. GREASE TRAP
RIM=290.25
INV.IN=283.45
INV.OUT=283.70

PROPOSED RETAIL MOTOR FUEL OUTLET
56 CRYSTAL AVE
DERRY, NH



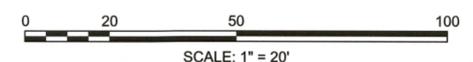
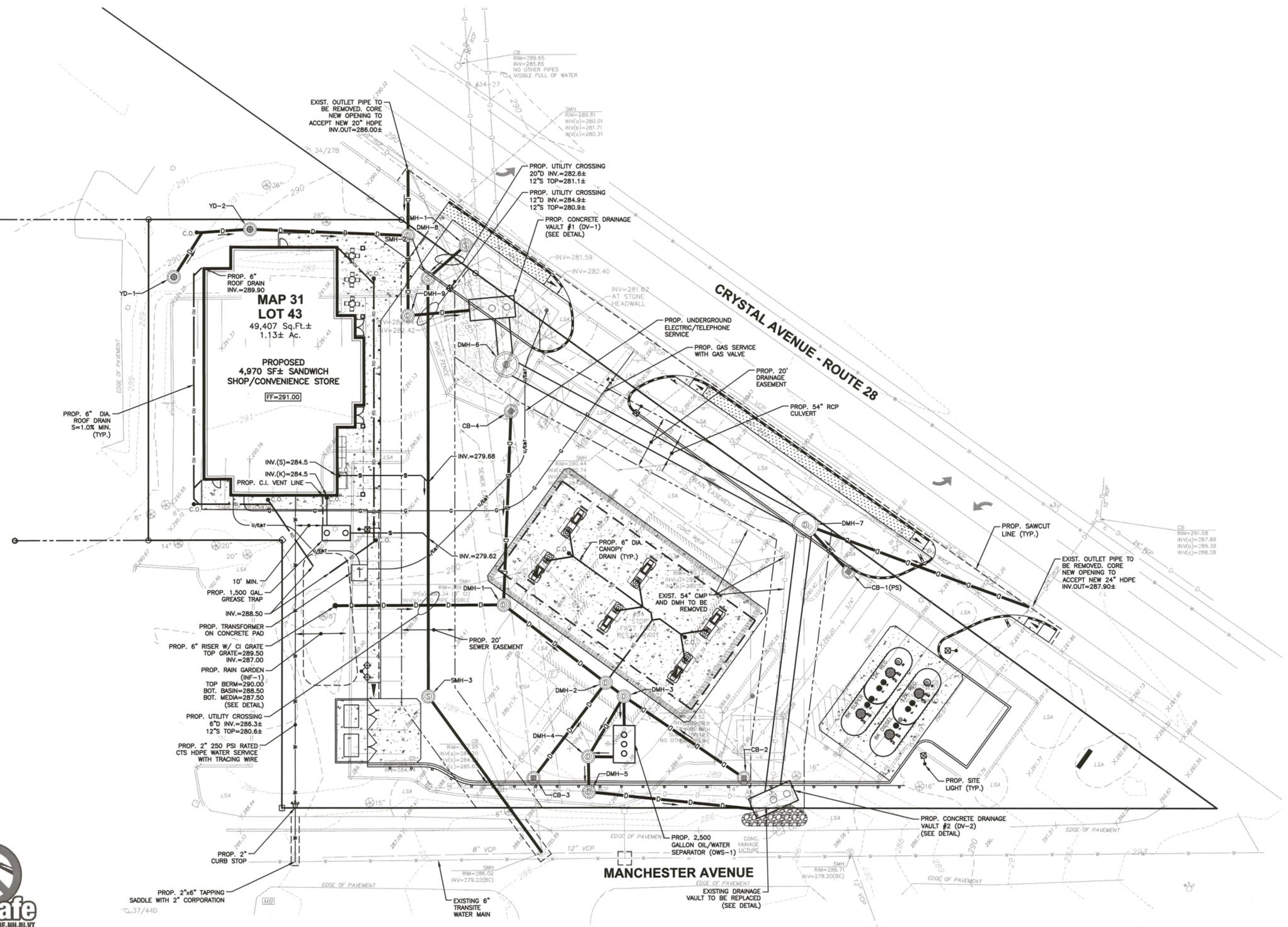
REVISIONS

NO.	REVISION	DATE
1	REVISIONS PER TRC COMMENTS	1/8/24
OCTOBER 5, 2023		
DRAWN/DESIGN BY CCC/NID		CHECKED BY DRJ

UTILITY PLAN

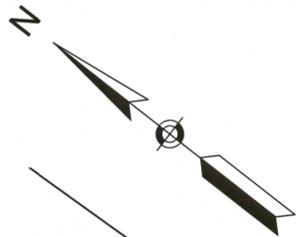
SCALE: 1"=20'

PROJECT NO.
NEX-2200411



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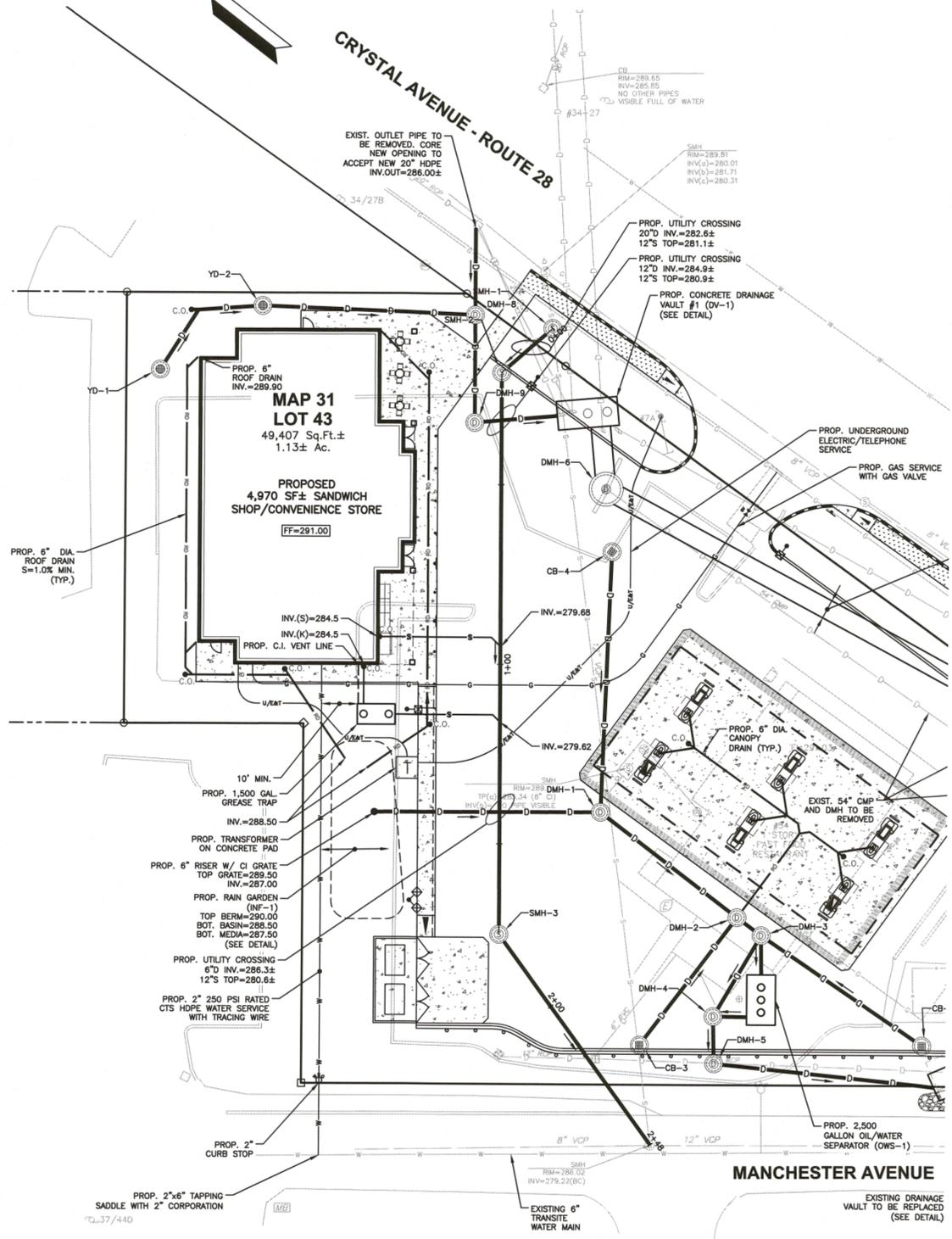


NOTES:
 1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

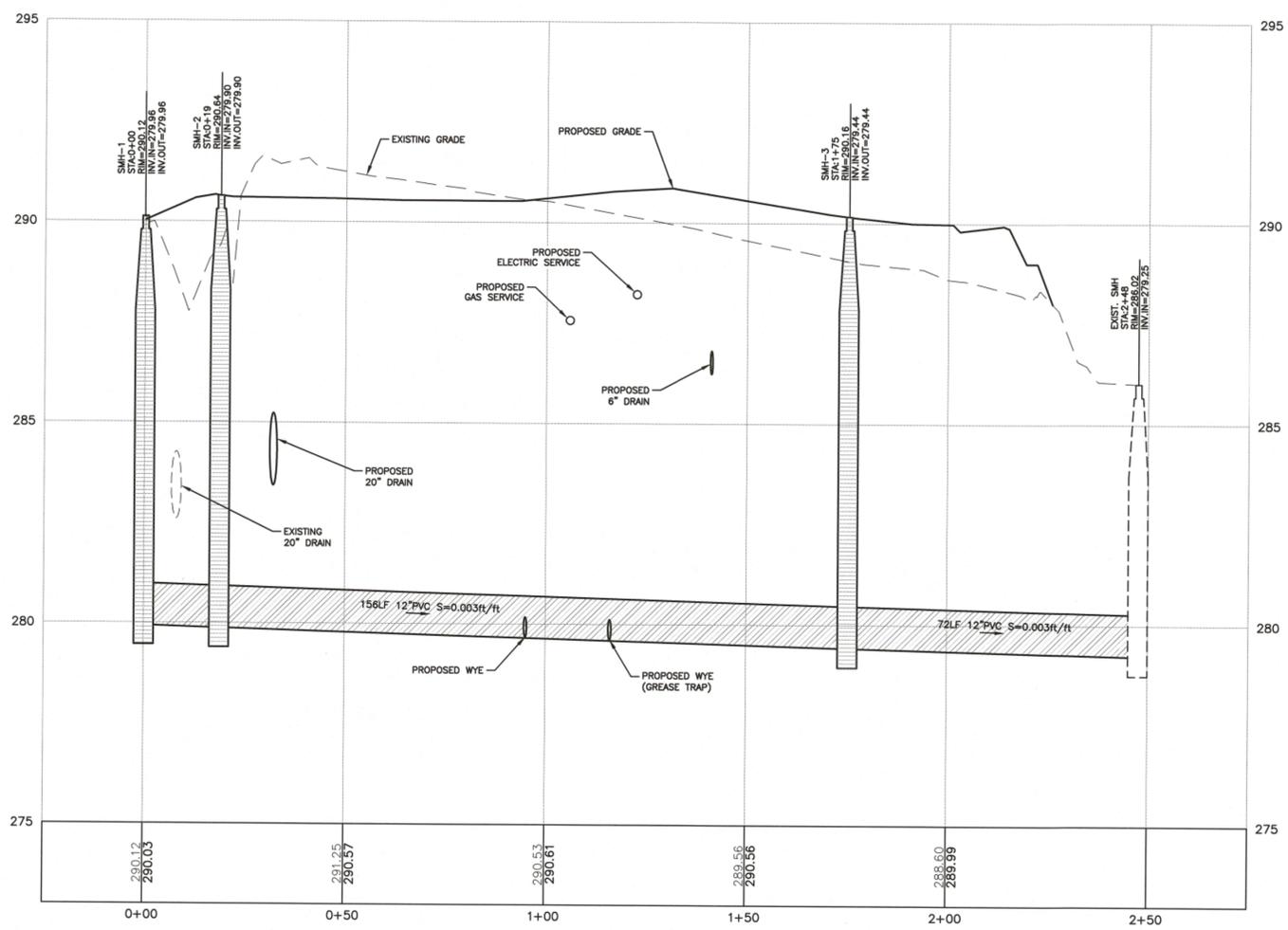
GPI Engineering Design Planning Construction Management
 603.893.0720 GPINET.COM
 Greenman-Pedersen, Inc.
 44 Stiles Road, Suite One
 Salem, NH 03079

PREPARED FOR
 256 INVESTMENT ASSOCIATES, LLC
 P.O. BOX 172
 NEW CASTLE, NH 03854

PROPOSED RETAIL MOTOR FUEL OUTLET
56 CRYSTAL AVE
DERRY, NH



PLAN
 SCALE: 1"=20'



PROFILE
 SCALE: 1"=20'H/2'V

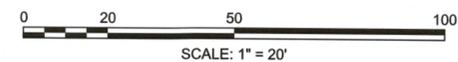
REVISIONS		
NO.	REV. S PER TRC COMMENTS	1/8/24
1	REV. S PER TRC COMMENTS	1/8/24
	REVISION	DATE
OCTOBER 5, 2023		
DRAWN/DESIGN BY	CHECKED BY	
CCC/NID	DRJ	

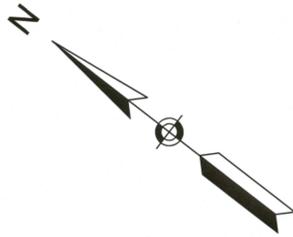
SEWER PLAN & PROFILE

SCALE: 1"=20'

PROJECT NO. NEX-2200411

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NOTES:
 1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

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PROPOSED RETAIL MOTOR FUEL OUTLET
56 CRYSTAL AVE
DERRY, NH



REVISIONS		
NO.	REVISION	DATE
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OCTOBER 5, 2023
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EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=20'

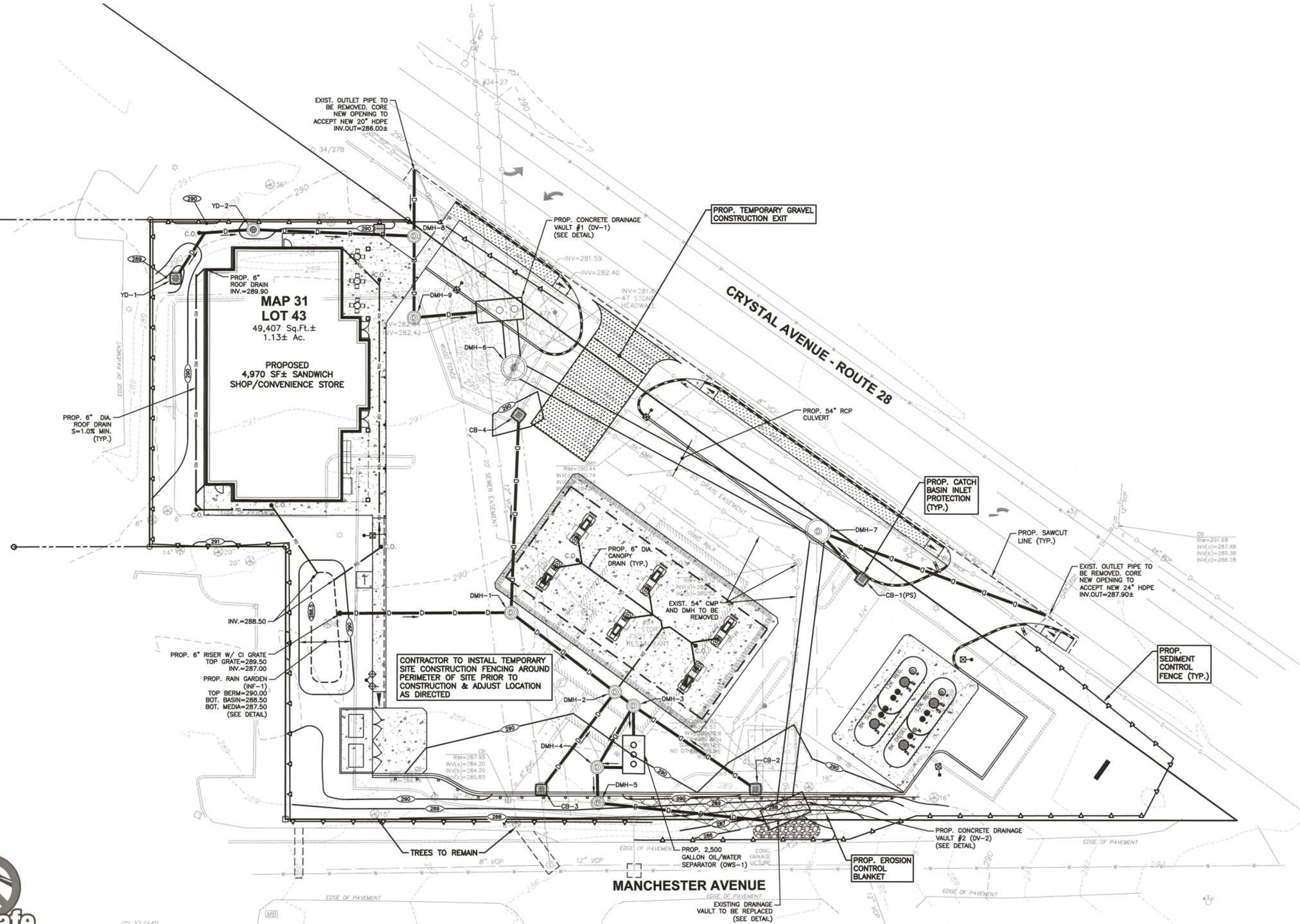
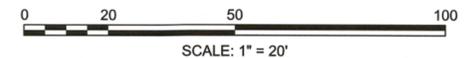
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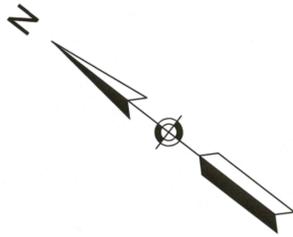
10 OF 16

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CD:37/440





PLANTING SCHEDULE					
PLANT	QNTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALL SIZE	REMARKS
TREES					
AR	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"-3" CAL., B&B	
OC	2	CRATAEGUS CRUGALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	2 1/2"-3" CAL., B&B	
GT	4	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	2 1/2"-3" CAL., B&B	
SHRUBS					
CA	5	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	2'-3" HT., 3 GAL.	
CS	20	CORNUS SERICEA 'KELSEY'	KELSEY'S RED-OSIER DOGWOOD	18"-24" HT., 1 GAL.	
IG	23	ILEX GLABRA 'SHAMROCK'	SHAMROCK HIBERNY	2'-2 1/2" HT., 3 GAL.	
IV	6	ILEX VERTICILLATA 'SPARKLEBERRY'	SPARKLEBERRY WINTERBERRY	2'-3" HT., 3 GAL.	
NM	1	ILEX VERTICILLATA 'SOUTHERN GENTLEMAN'	SOUTHERN GENT. WINTERBERRY	2'-3" HT., 3 GAL.	
PF	7	POTENTILLA FRUTICOSA 'GOLDSTAR'	GOLDSTAR BUSH CINQUEFOIL	2'-3" HT., 3 GAL.	
SJ	17	SPIREA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	18"-24" SPR., 3 GAL.	
TO	14	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5'-6" HT., B&B	
PERENNIALS & GRASSES					
HD	24	HEMEROCALLIS 'STELLA DE ORO'	DWARF YELLOW DAYLILY	1 GAL.	
PLUGS					
EP	8	EUPATORIUM PURPUREUM	JOE PYE WEED	5" PLUG	18" O.C.
RG	8	RUDBECKIA FULGIDA 'GOLDSTRUM'	'GOLDSTRUM' BLACK-EYED SUSAN	5" PLUG	18" O.C.
SS	8	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	'THE BLUES' LITTLE BLUESTEM	5" PLUG	18" O.C.

X PLANT QUANTITY
XX PLANT DESIGNATION

PROPOSED LOAM AND HYDROSEED
PROPOSED NEW ENGLAND WET MIX
PROPOSED LANDSCAPE STONE

LANDSCAPE REQUIREMENTS		
TOWN OF DERRY - LAND DEVELOPMENT CONTROL REGULATIONS	REQUIRED	PROVIDED
PARKING REQUIREMENTS - GENERAL PARKING REQUIREMENTS	A MINIMUM OF 5% OF THE INTERIOR AREA OF ANY PROPOSED PARKING AREA AND AISLES SHALL BE PROVIDED AS INTERIOR LANDSCAPED GREEN SPACE IN ALL PARKING LOTS CONTAINING MORE THAN 20-PARKING SPACES. REQUIRED: 8,928.3 X 5% = 446.4 SF INTERIOR LANDSCAPING	INTERIOR LANDSCAPING 333 SF OR 3.7%*
SECTION 170-63.A.1 LANDSCAPE AND BUFFERING REQUIREMENTS - LANDSCAPE STANDARDS	A STREET TREE STRIP, 15- FEET IN WIDTH, RUNNING PARALLEL TO THE FRONTAGE...SHALL BE PROVIDED...WITHIN ANY STREET TREE STRIP, A MINIMUM OF ONE INDIGENOUS SHADE TREE, WITH A MINIMUM CALIPER OF 2.5 INCHES AND BRANCHING HEIGHT OF NOT LESS THAN 8 FEET AT THE TIME OF PLANTING SHALL BE PROVIDED FOR EACH 50 FEET OF STREET FRONTAGE. REQUIRED: CRYSTAL AVENUE: 313.5 FT / 50 FT = 7 TREES MANCHESTER AVENUE: 349.85 FT / 50 FT = 7 TREES	CRYSTAL AVENUE: 2 TREES* MANCHESTER AVENUE: 1 EXISTING TREES 5 PROPOSED TREES 6 TOTAL*
SECTION 170-64.B.2 LANDSCAPE AND BUFFERING REQUIREMENTS - LANDSCAPE STANDARDS	A MINIMUM OF ONE DECIDUOUS OR ORNAMENTAL TREE, WITH A MINIMUM CALIPER DIAMETER OF 2.5 INCHES, PER 30 FEET OF BUILDING PERIMETER SHALL BE PLANTED WITHIN THE DEVELOPED PORTION OF ANY SITE. REQUIRED: 308 FT / 30FT = 11 TREES	2 EXISTING TREES 9 PROPOSED TREES 11 TOTAL
SECTION 170-64.B.3 LANDSCAPE AND BUFFERING REQUIREMENTS - LANDSCAPE STANDARDS	A MINIMUM OF ONE DECIDUOUS OR EVERGREEN SHRUB, WITH A MINIMUM HEIGHT AND DIAMETER OF 18 INCHES, PER TWO REQUIRED PARKING SPACES SHALL BE PLANTED WITHIN THE DEVELOPED PORTION OF ANY SITE. REQUIRED: 34 PARKING SPACES / 2 = 17 SHRUBS	78 SHRUBS
SECTION 170-64.B.4 LANDSCAPE AND BUFFERING REQUIREMENTS - LANDSCAPE STANDARDS	AT LEAST 25% OF TREES AND SHRUBS REQUIRED UNDER THIS SECTION SHALL BE PLANTED WITHIN CURBED, RAISED LANDSCAPED ISLANDS SITUATED WITHIN PARKING AREAS OR OTHER PAVED AREAS OF ANY SITE. REQUIRED: 17 SHRUBS X 25% = 5 SHURBS 11 TREES X 25% = 2.75 TREES	14 SHRUBS 1 TREE*

* WAIVER REQUESTED

NOTES:
1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.
2) OPEN SPACE: 13,960 SF/49,407 SF = 28.3%



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256 INVESTMENT ASSOCIATES, LLC
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NEW CASTLE, NH 03854

PROPOSED RETAIL MOTOR FUEL OUTLET
56 CRYSTAL AVE
DERRY, NH



REVISIONS		
NO.	REVISION	DATE
1	REV. S PER TRC COMMENTS	1/8/24

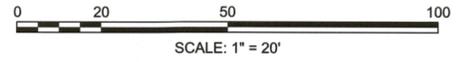
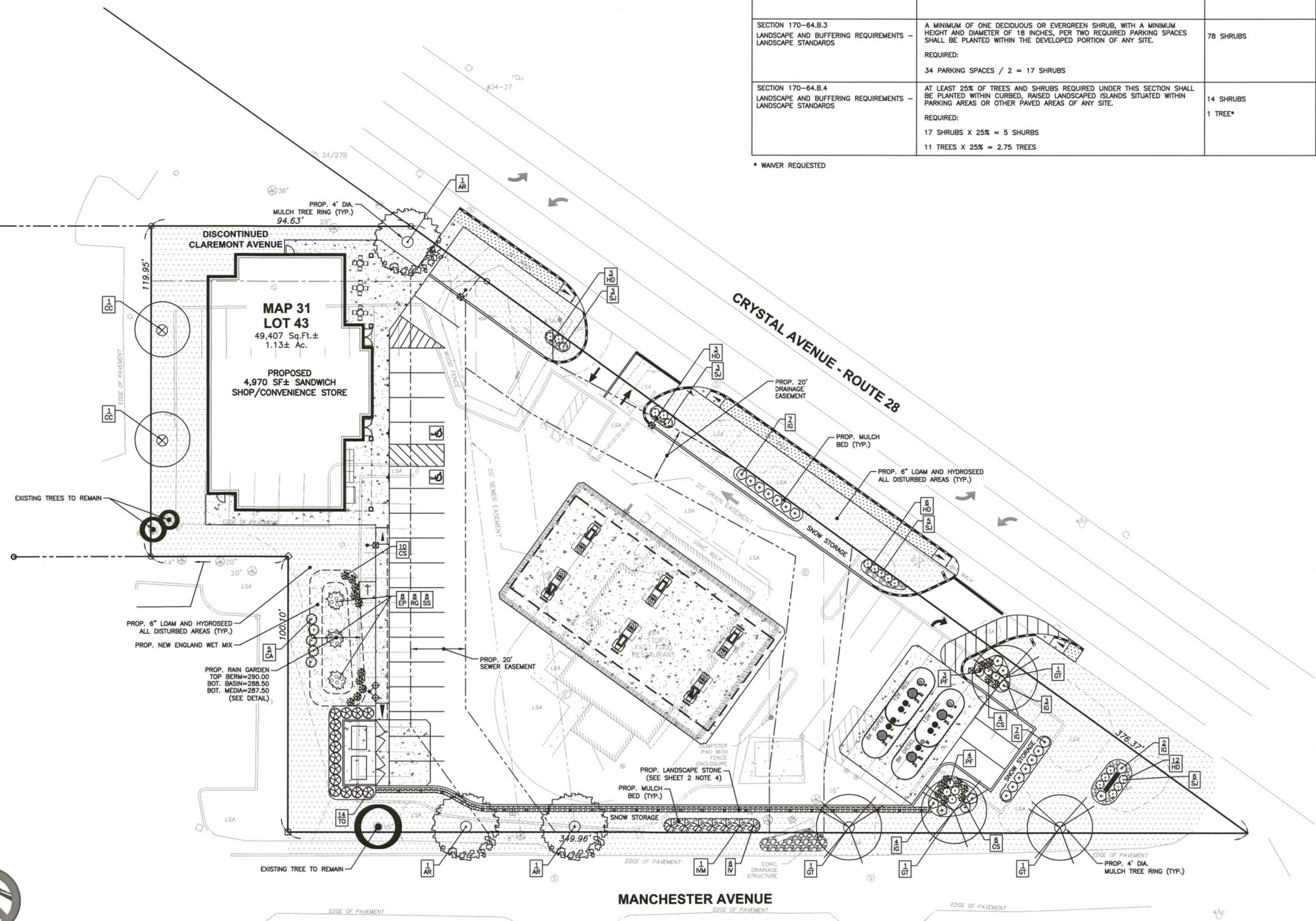
OCTOBER 5, 2023
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LANDSCAPE PLAN

SCALE: 1"=20'

PROJECT NO. NEX-2200411

11 OF 16



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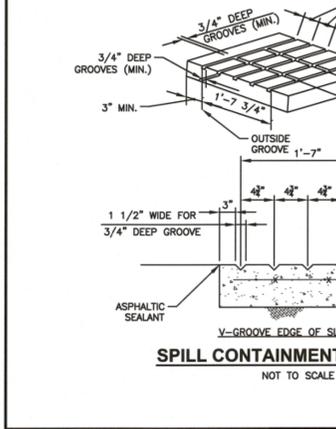
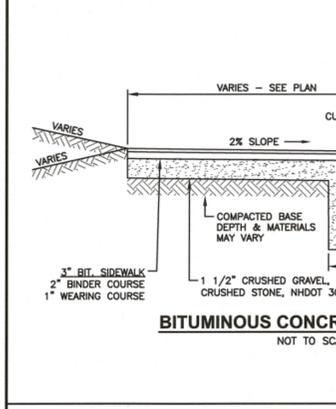
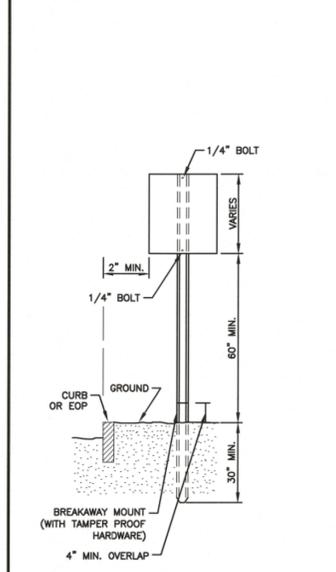
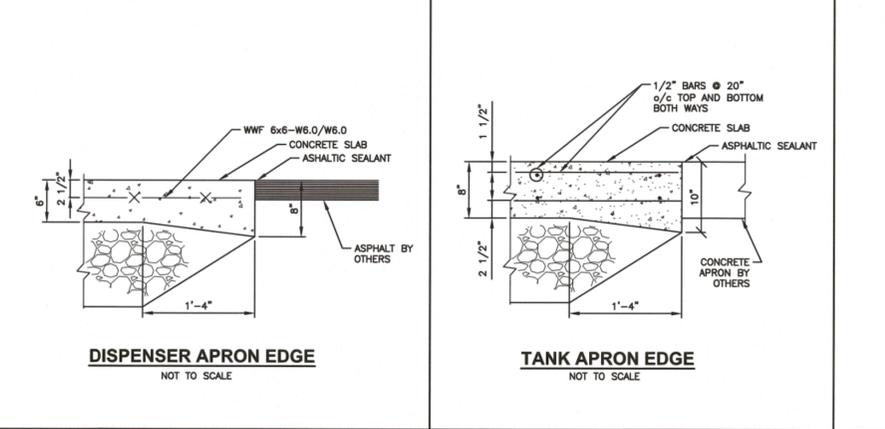
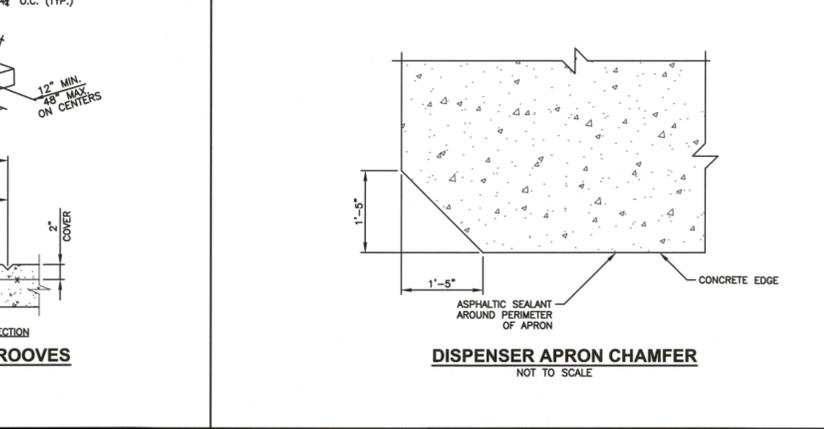
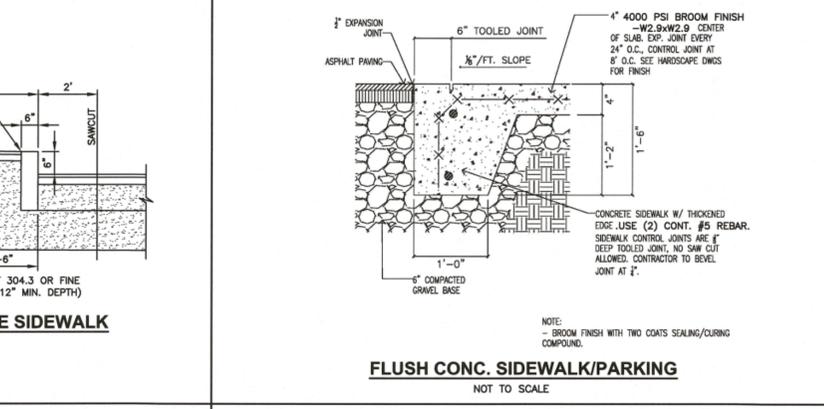
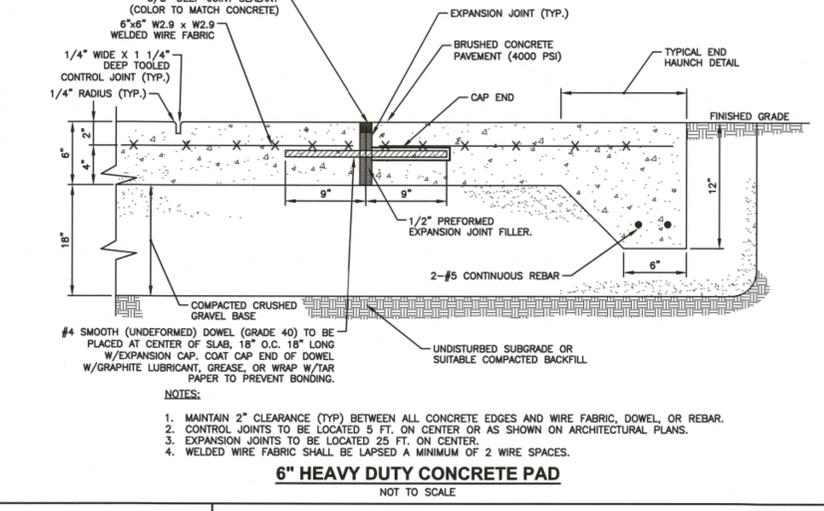
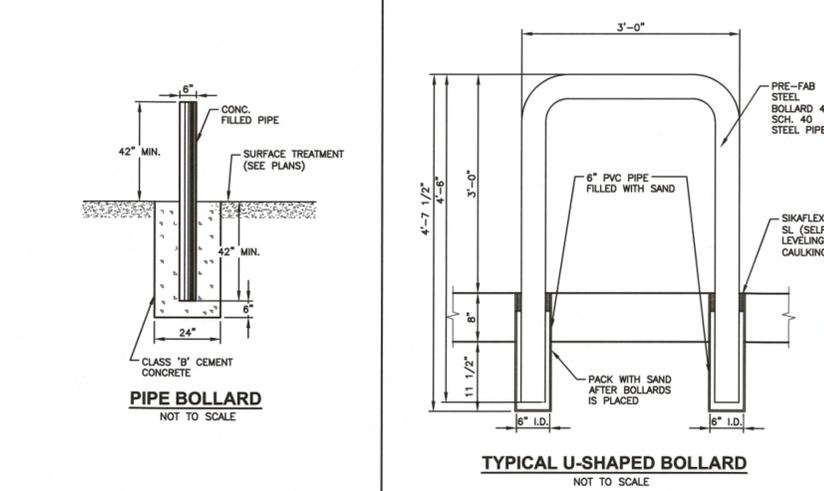
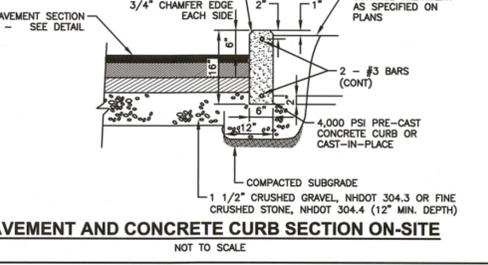
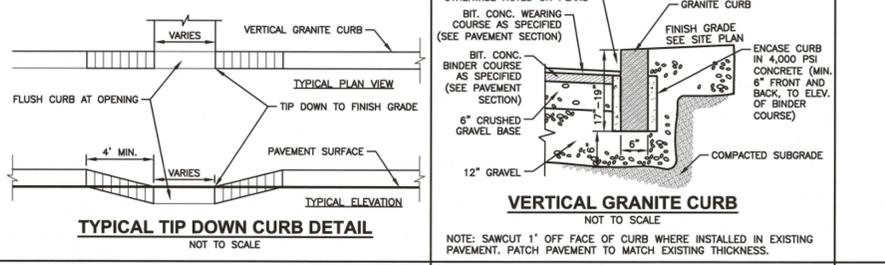
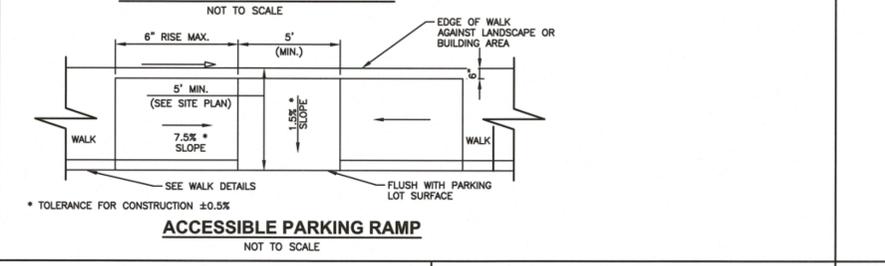
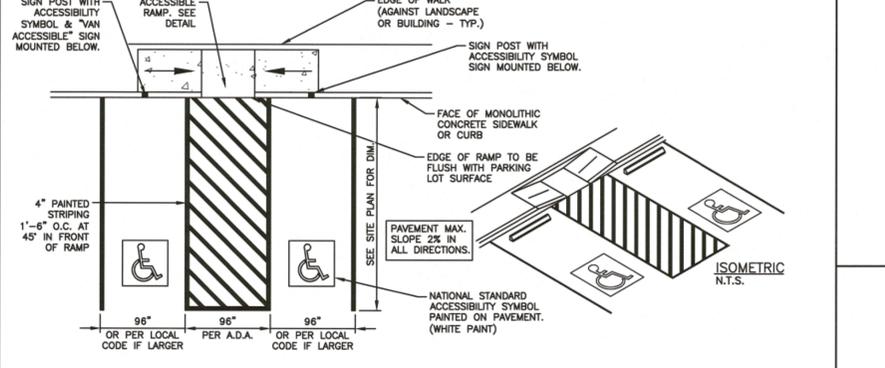
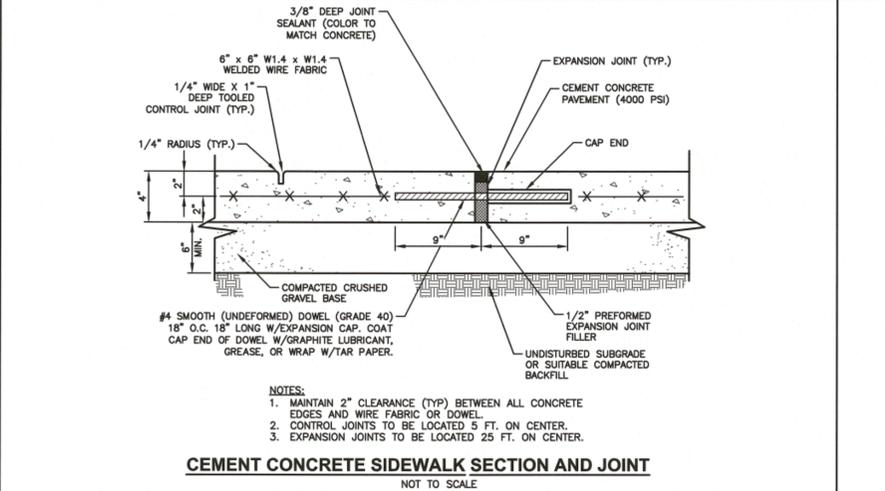
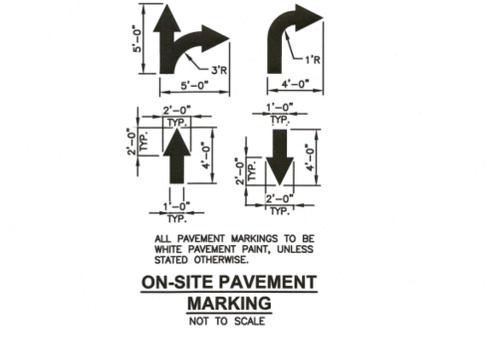
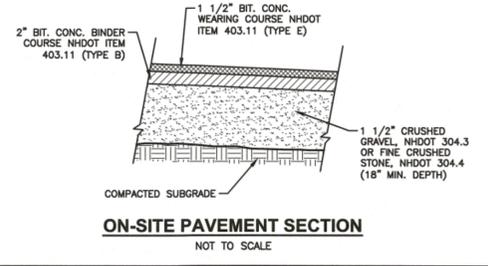
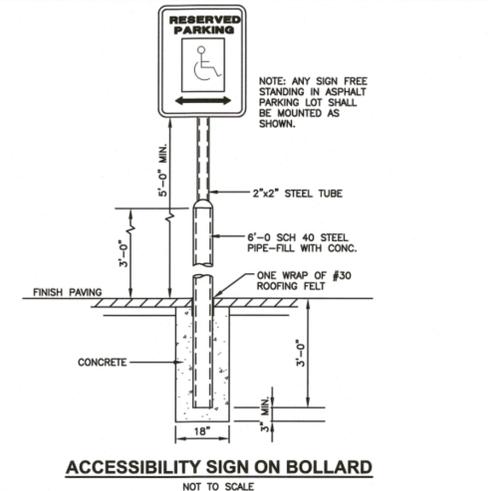
PROPOSED RETAIL MOTOR FUEL OUTLET
56 CRYSTAL AVE
DERRY, NH



REVISIONS		
NO.	REVISION	DATE
1	REV. S PER TRC COMMENTS	1/8/24

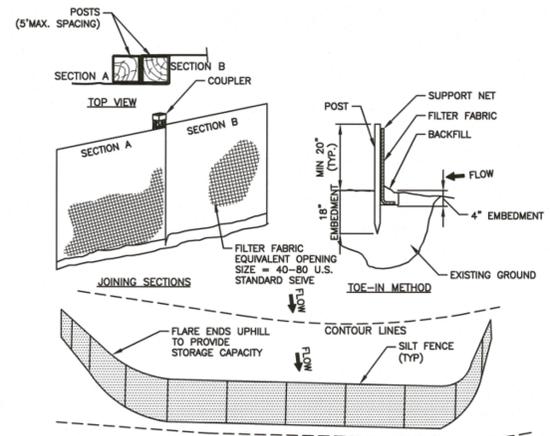
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CHECKED BY: DRJ

DETAIL SHEET



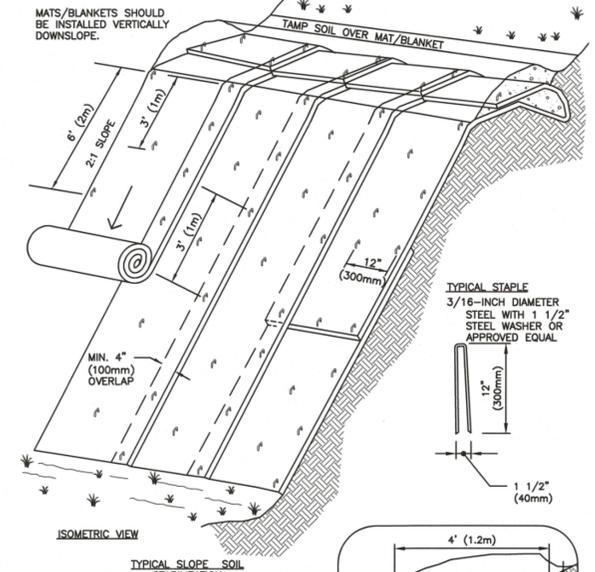
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PROPOSED RETAIL MOTOR FUEL OUTLET
56 CRYSTAL AVE
DERRY, NH



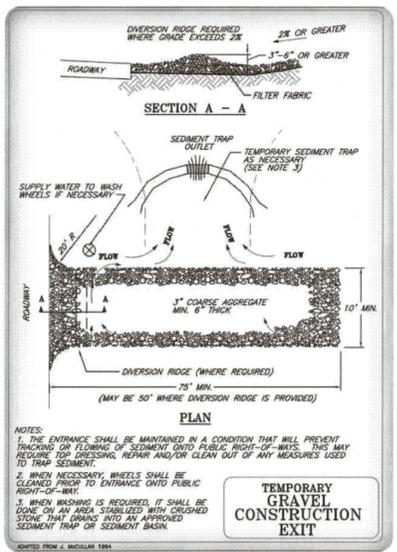
- CRITERIA FOR SILT FENCES:**
- SILT FENCE FILTER CLOTH: THE FABRIC FOR THE SILT FENCE SHALL MEET THE FOLLOWING SPECIFICATIONS:

FABRIC PROPERTIES:	MINIMUM ACCEPTABLE VALUES	TEST METHOD
GRAB TENSILE STRENGTH (lbf)	90	ASTM D1682
ELONGATION AT FAILURE (%)	50	ASTM D1682
MULLEN BURST STRENGTH (PSI)	180	ASTM D3786
PUNCTURE STRENGTH (lbf)	40	ASTM D751
EQUIVALENT OPENING SIZE	40-80	US STD SIEVE
 - FENCE POSTS (FOR FABRICATED UNITS) - THE POSTS SHALL BE A MINIMUM OF 3/8 INCHES LONG. WOOD POSTS WILL BE OF SOUND QUALITY HARDWOOD WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES. STEEL POSTS WILL BE STANDARD T OR U SECTIONS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT. MAXIMUM SPACING SHALL BE 6 LINEAR FEET.
 - WIRE FENCE (FOR FABRICATED UNITS) - WIRE FENCING SHALL BE A MINIMUM 14.5 GAUGE WITH A MAXIMUM 6 INCH MESH OPENING.
 - PREFABRICATED UNITS - PREFABRICATED UNITS MAY BE USED IN LIEU OF THE ABOVE METHOD PROVIDING: (1) THE FILTER CLOTH AND FENCE POSTS MEET THE ABOVE CRITERIA; AND (2) THE UNIT IS INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- MAINTENANCE:**
- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
 - IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
 - SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 - SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.
- CONSTRUCTION SPECIFICATIONS:**
- THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
 - THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND (4\"/>

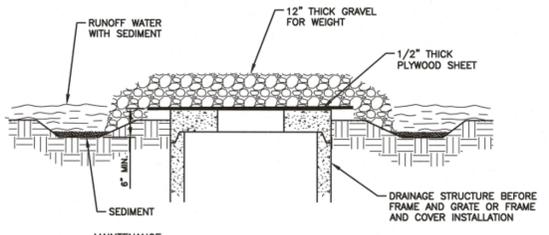


- NOTES:**
- BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6\"/>
 - ROLL THE BLANKET DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW. LAY BLANKETS LOOSELY & MAINTAIN DIRECT CONTACT WITH SOIL - DO NOT STRETCH.
 - THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
 - WHEN BLANKETS MUST BE SPICED DOWN THE SWALE, PLACE BLANKET END OVER END WITH 6 INCH (MIN.) OVERLAP AND ANCHOR DOWN SLOPE BLANKET IN A 6 INCH DEEP TRENCH.
 - BLANKETS SHALL BE STAPLED ENOUGH TO ANCHOR BLANKET WHILE MAINTAINING CONTACT WITH SOIL. STAPLES SHALL BE PLACED DOWN THE CENTER & STAGGERED WITH THE STAPLES PLACED ALONG EDGES. PATTERN & AMOUNT OF STAPLES VARIES BY MANUFACTURER, SO FOLLOW MANUFACTURER'S RECOMMENDATIONS.
 - BLANKET SHALL BE NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL.
- MAINTENANCE & MATS:**
- BLANKETS SHALL BE INSPECTED WEEKLY DURING CONSTRUCTION & AFTER A RAINFALL IN EXCESS OF 1/2\"/>
 - FAILURES SHALL BE REPAIRED IMMEDIATELY. IF ANY OF THE FOLLOWING OCCUR: SLOPE WASHOUT, MAT DISPLACEMENT, DAMAGE TO MAT, THE AFFECTED AREA SHALL BE REPAIRED & RESEDED & MAT SHALL BE REPLACED OR RE-INSTALLED.

BLANKET SLOPE PROTECTION FOR EROSION CONTROL
 NOT TO SCALE

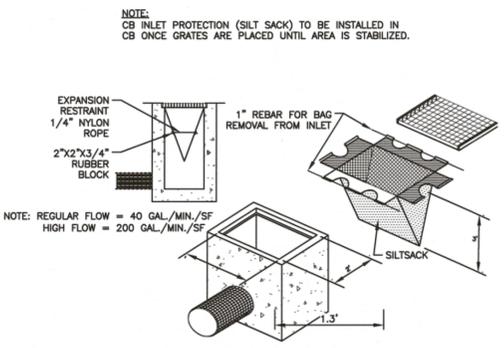


GRAVEL CONSTRUCTION EXIT
 NOT TO SCALE

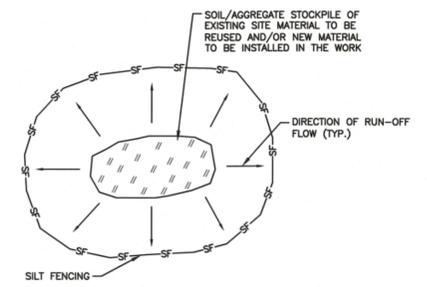


- MAINTENANCE:**
- ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY.
 - SEDIMENT SHOULD BE REMOVED FROM THE TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF OF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURAL OR VEGETATIVE MEANS.
 - THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.
 - ALL STRUCTURES WITH INLET PROTECTION MUST BE CLEANED AT THE END OF CONSTRUCTION AND WHEN THE SITE IS FULLY STABILIZED.

INLET PROTECTION DETAIL
 NOT TO SCALE



SILT SACK DETAIL-ON OR OFF SITE
 NOT TO SCALE

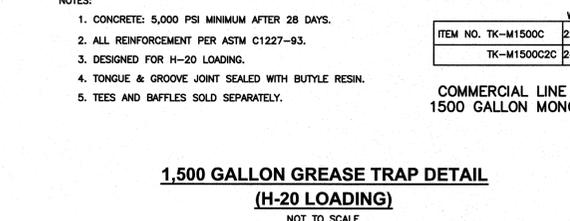
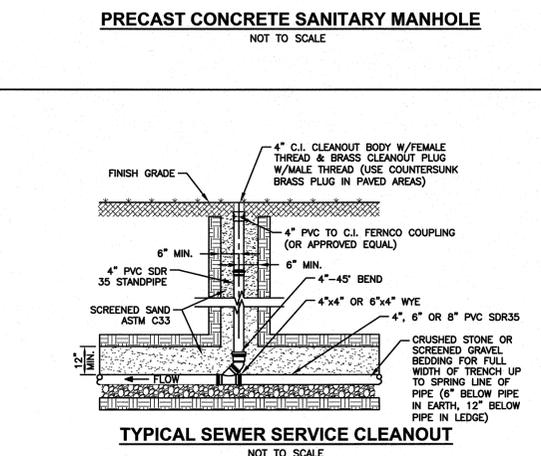
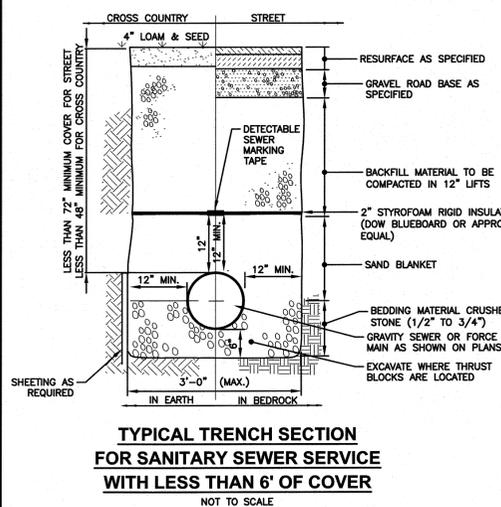
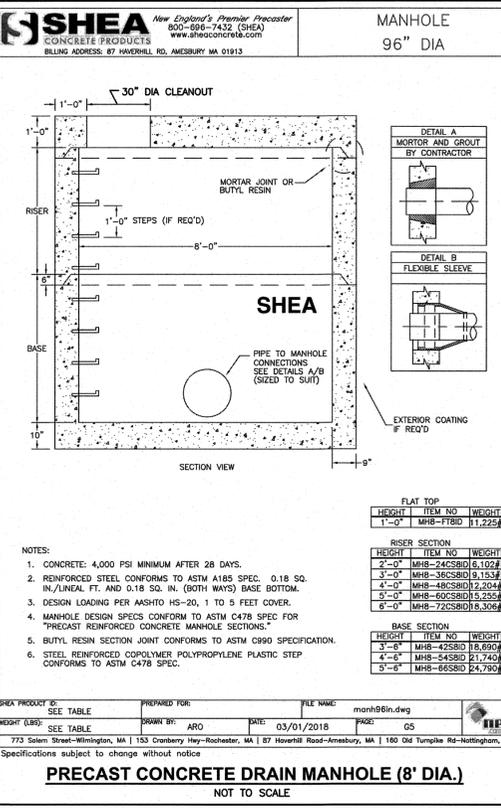
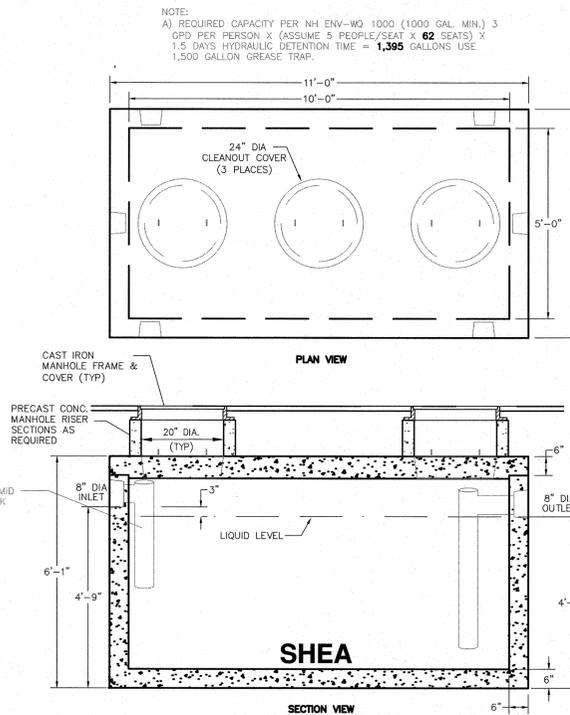
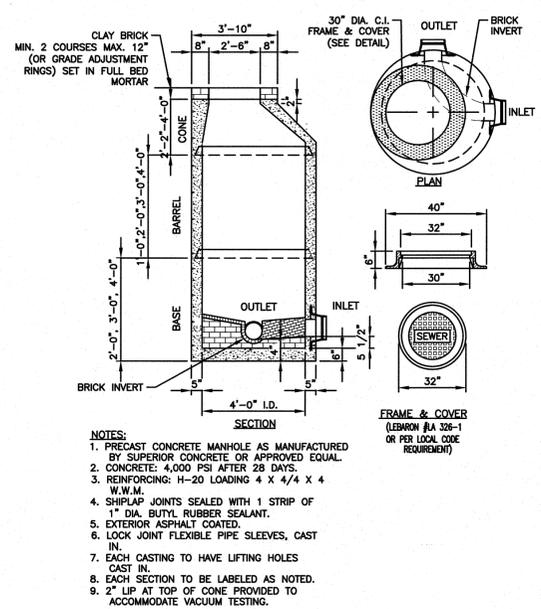
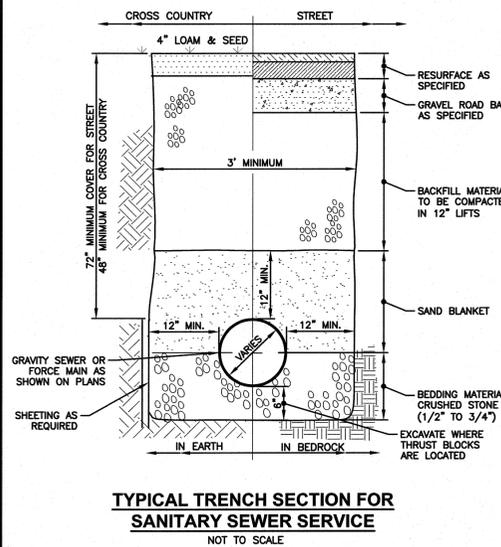
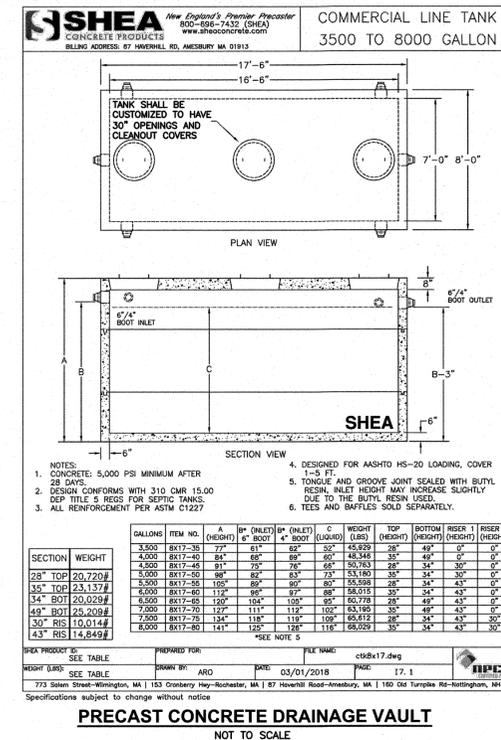
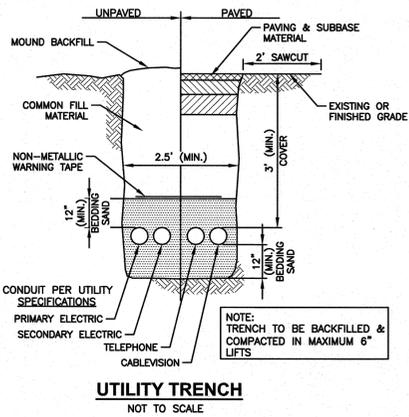
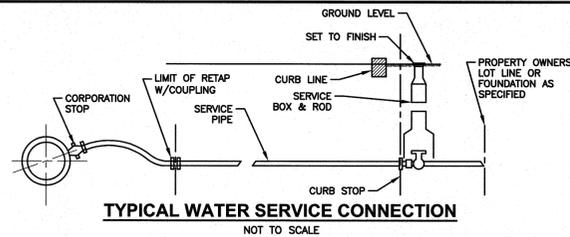
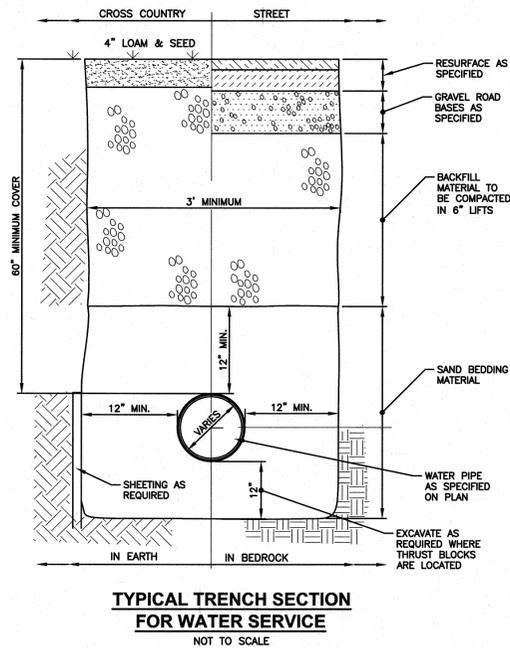
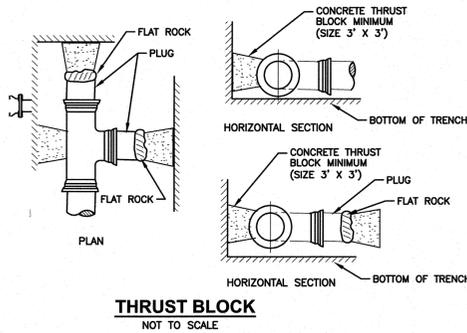


- NOTES:**
- ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
 - SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
 - RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
 - STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

MATERIALS STOCKPILE
 NOT TO SCALE

REVISIONS		
NO.	REVISION	DATE
1	REV. S PER TRC COMMENTS	1/8/24

OCTOBER 5, 2023
 DRAWN/DESIGN BY: CCC/NID
 CHECKED BY: DRJ



GPI Engineering Design Planning Construction Management
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PREPARED FOR
256 INVESTMENT ASSOCIATES, LLC
P.O. BOX 172
NEW CASTLE, NH 03854

PROPOSED RETAIL MOTOR FUEL OUTLET
56 CRYSTAL AVE
DERRY, NH

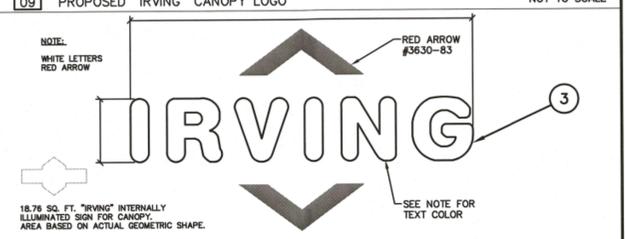
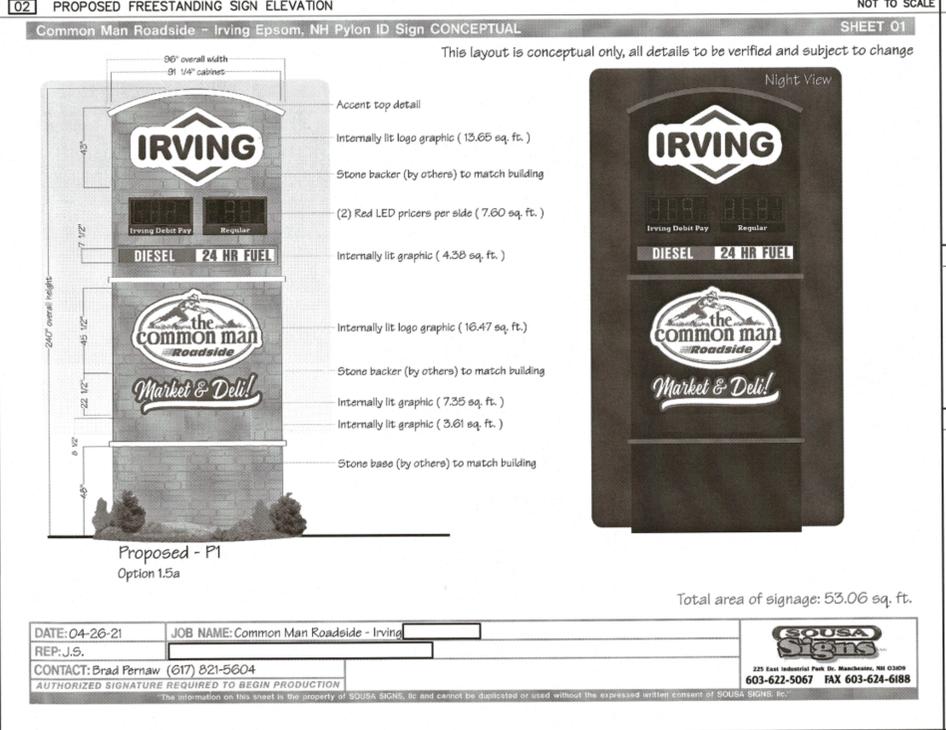
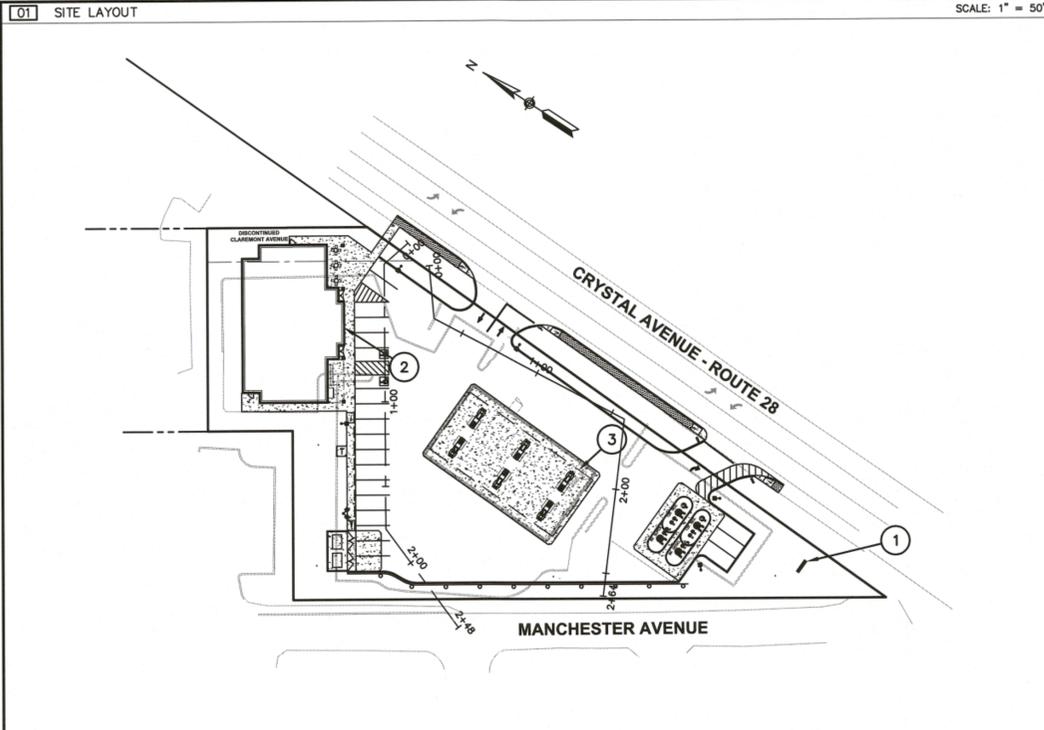
STATE OF NEW HAMPSHIRE
NICOLE DUQUETTE
LICENSED PROFESSIONAL ENGINEER
1-25-24

REVISIONS		
NO.	REVISION	DATE
2	REV. PER TOWN ENGINEER'S COMMENTS	1/24/24
1	REVISIONS PER TRC COMMENTS	1/8/24

OCTOBER 5, 2023
DRAWN/DESIGN BY: CCC/NID
CHECKED BY: DRJ

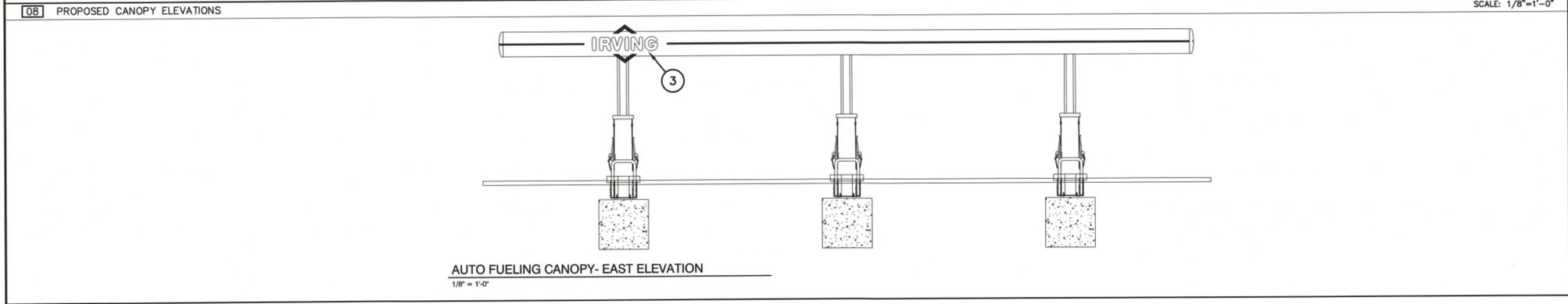
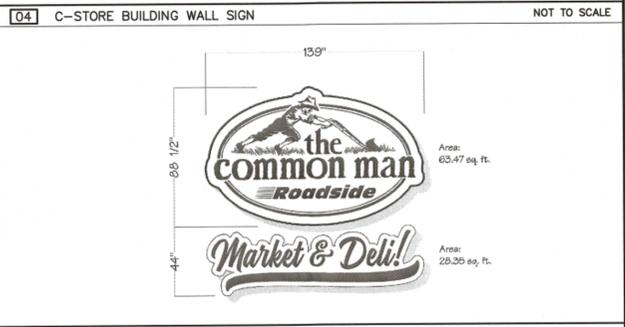
SCALE:
PROJECT NO. NEX-2200411
16 OF 16

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06 PROPOSED SIGN SCHEDULE NOT TO SCALE

PROPOSED SIGN SCHEDULE						
MARK	DESCRIPTION	SIZE	AREA	QTY.	TOTAL SF	ILLUM'D.
1	FREESTANDING SIGN	SEE DETAIL 2	53.1	1	53.1	YES (INTERNAL)
2	C-STORE WALL SIGN	SEE LOGO DETAIL 4	91.8	1	91.8	YES (INTERNAL)
3	"IRVING" CANOPY - LOGO SIGN	SEE LOGO DETAIL 9	18.76	1	18.76	YES (INTERNAL)



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PROPOSED RETAIL MOTOR FUEL OUTLET
56 CRYSTAL AVE
DERRY, NH

REVISIONS

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OCTOBER 5, 2023
 DRAWN/DESIGN BY: CCC/NID CHECKED BY: DRJ

SIGN & GRAPHICS PLAN

SCALE: AS SHOWN
 PROJECT NO. NEX-2200411
 1 OF 1

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