

Planning Department September 7, 2022

APPLICANT: Hyla Brook Land Holdings, LLC

DEVELOPER: Kim Livesay

PROJECT: Hyla Brook Wedding Venue

LOCATION: Parcel ID 03110, 140 Rockingham Road

PURPOSE: The purpose of this site plan is for a 12,681 sq. ft. wedding venue located in the General Commercial III District. A variance was granted unanimously the ZBA on March 4, 2021, to allow the wedding venue and accessory uses.

TOWN DEPARTMENT SIGNATURES: All town departments have reviewed and signed the plan, with the exception of the Conservation Commission chair.

WAIVERS: See letter dated August 22, 2022, from Granite Engineering, LLC.

LDCR-170-26.A.14-Vertical Granite Curbing

LDCR-170-26.A.15-Table of Geometric Standards

LDCR-170-26.C-Vertical Alignment of Streets

LDCR-170-61.A.34-Conservation Commission Chair Signature

LDCR-170-63.A.7-Landscaped Islands in Grouping of 20 Parking Spaces

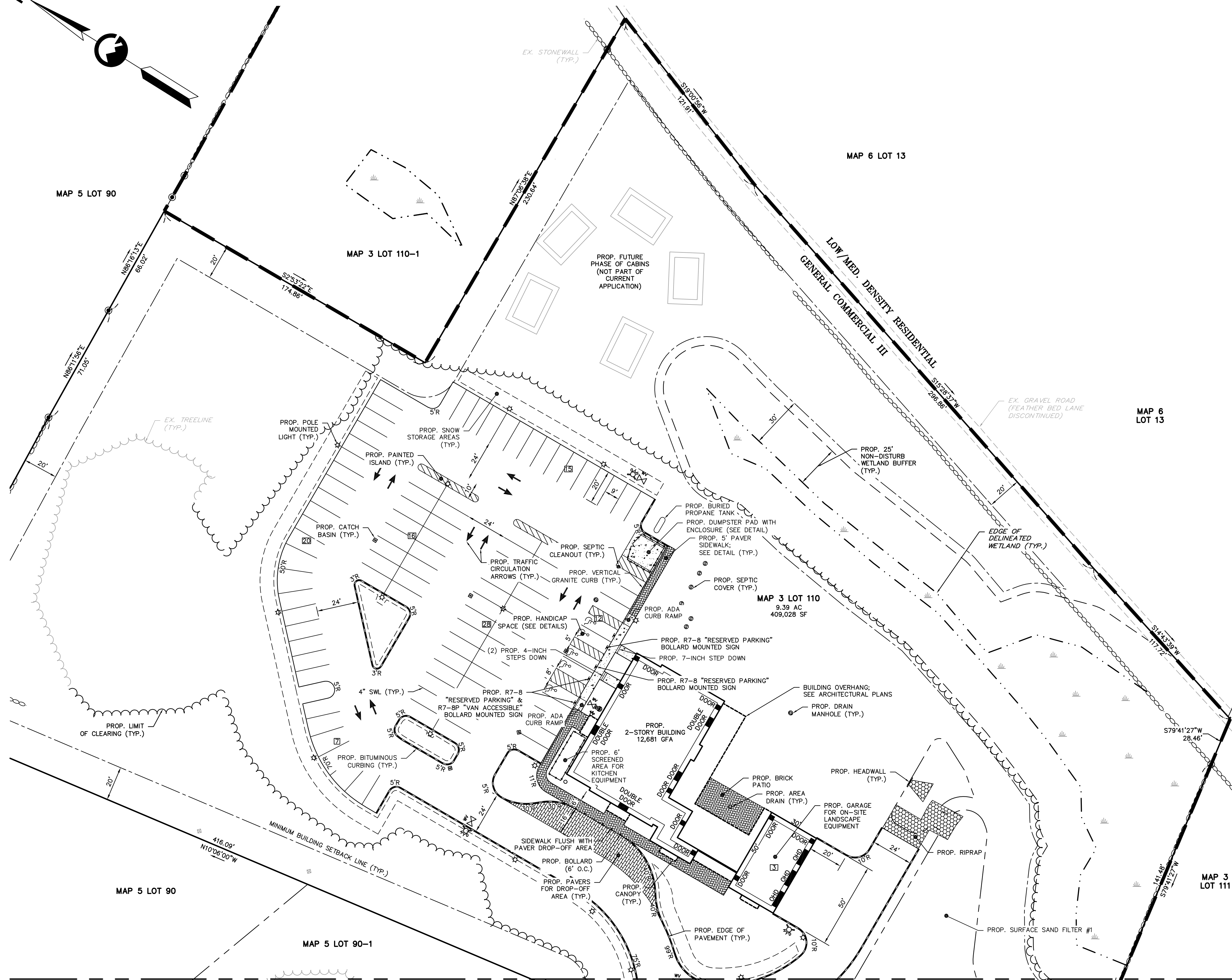
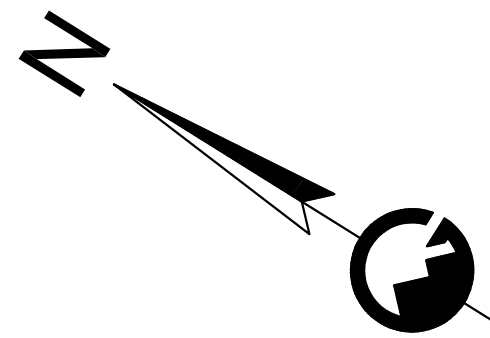
STATE PERMITS: NHDES-Alteration of Terrain Permit-Pending
NHDOT-Driveway Permit-Pending

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

BY:

Staff Report

Derry, New Hampshire

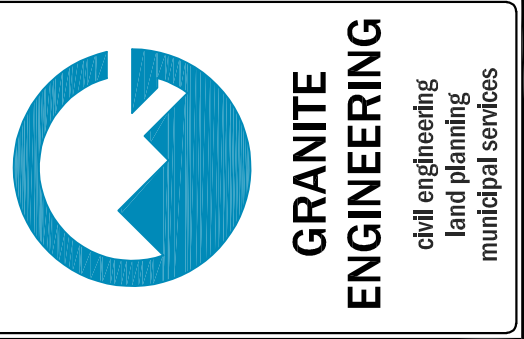
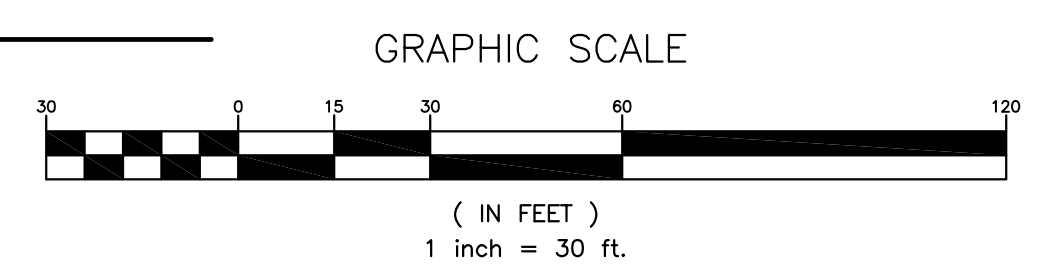


MATCH TO SHEET 6

- LEGEND**
- EX./PROP. UTILITY POLE
 - EX./PROP. LIGHT POLE
 - EX./PROP. WATER VALVE
 - EX./PROP. HYDRANT
 - EX. WATER SHUTOFF
 - PROP. SIGN
 - PROP. SEPTIC MANHOLE COVER
 - PROP. DRAIN MANHOLE
 - PROP. CATCH BASIN
 - PROP. P.I.V.
 - PROP. AREA DRAIN
 - ABUTTER LINE
 - PROPERTY LINE
 - ZONE LINE
 - MIN. BUILDING SETBACK
 - EX. EDGE OF PAVEMENT
 - EX. WETLAND
 - PROP. 25' WETLAND BUFFER
 - PROP. STORMWATER MANAGEMENT AREA
 - EX. GRAVEL
 - PROP. EDGE OF PAVEMENT
 - PROP. BITUMINOUS CURB
 - PROP. VERTICAL GRANITE CURB
 - PROP. BUILDING
 - PROP. FENCE
 - PROP. SNOW STORAGE
 - PROP. GRAVEL PATH
 - EX. STONEWALL
 - EX. TREELINE
 - PROP. TREELINE
 - PROP. RIP RAP
 - PROP. CONCRETE
 - PROP. PAVERS



SEE SHEET 1 FOR REFERENCE PLANS AND NOTES

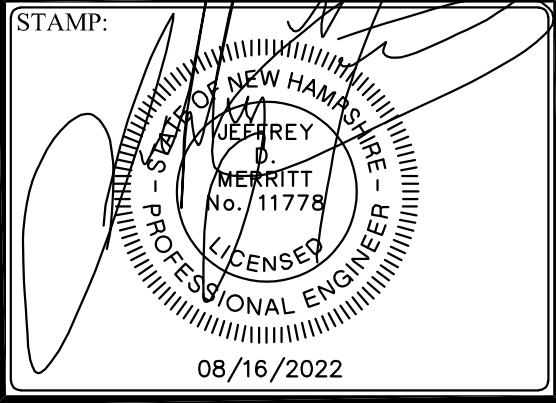


NO.	DATE	COMMENTS
0	07/14/2022	PROJECT SUBMITTAL
1	08/16/2022	REVISED PER TRC COMMENTS

OWNER AND APPLICANT:
HYLA BROOK LAND HOLDING LLC.
101 JENKINS FARM ROAD
CHESTER, NH 03036

GRANITE ENGINEERING
civil engineering • land planning • municipal services

150 Dow Street, Tower 2, Suite 421
Manchester, New Hampshire 03101
603.518.8030
www.GraniteEng.com



LOCATION:
TAX MAP 3 LOT 110
140 ROCKINGHAM ROAD
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

PROJECT:
HYLA BROOK WEDDING VENUE

TITLE:
SITE PLAN

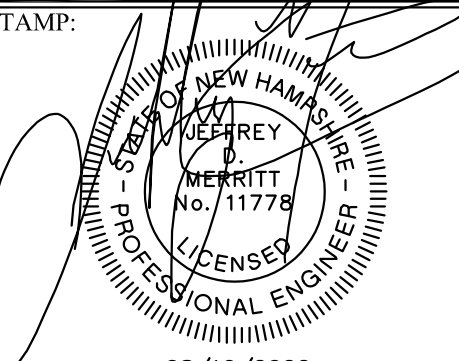
PROJECT No.:	DATE:	SCALE:
21-0824-1	JULY 14, 2022	HORIZ. 1"=30'
SHEET:	5 OF 30	

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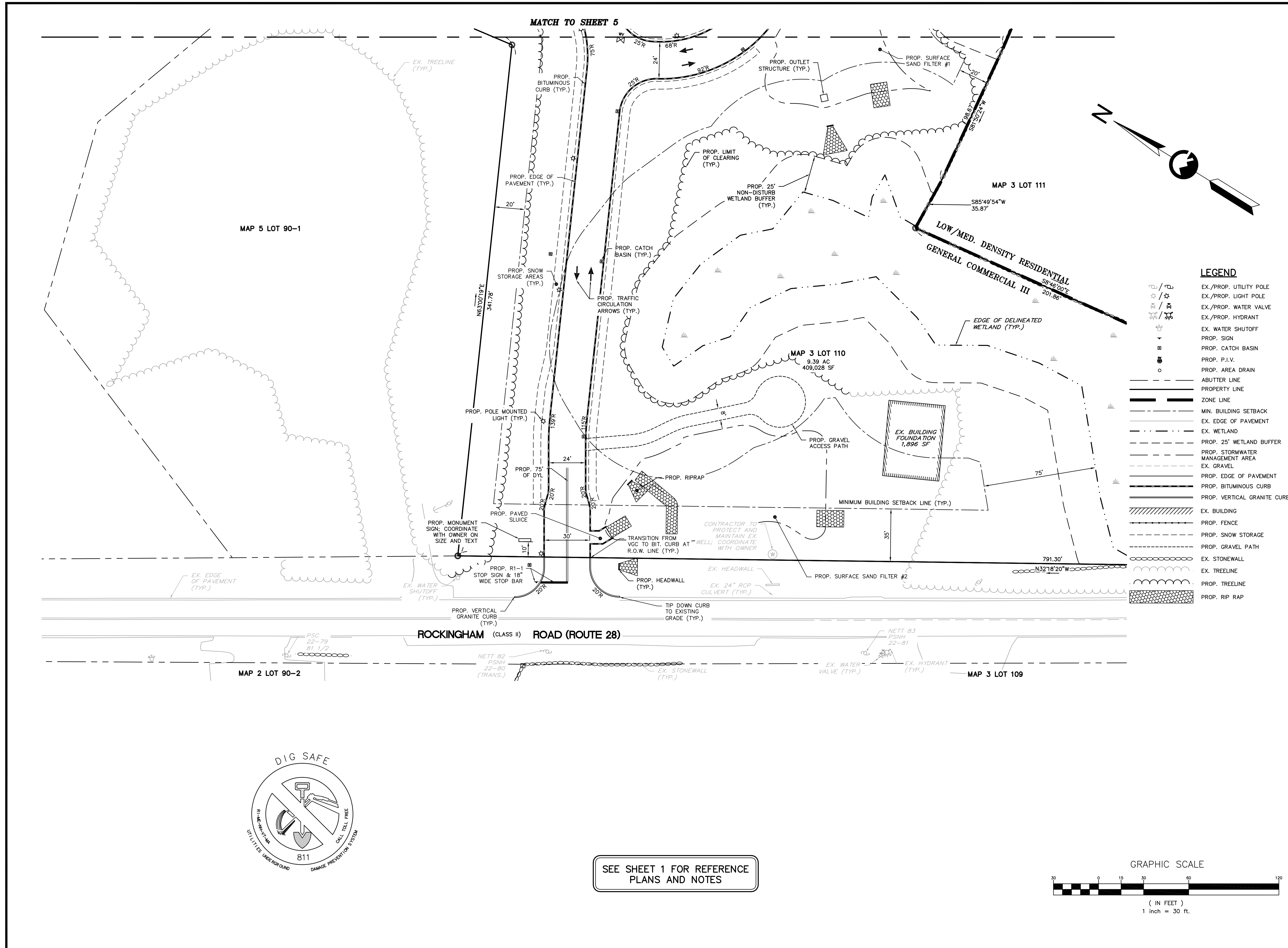
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 08/16/2022

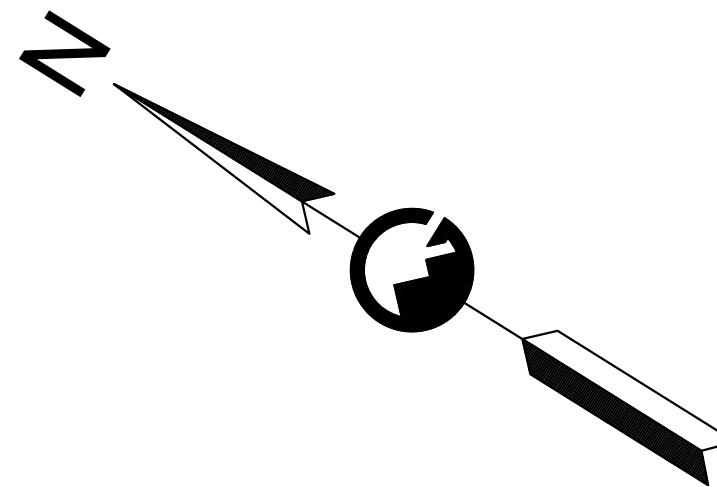
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TITLE:
SITE PLAN

PROJECT No. DATE: SCALE:
21-0824-1 JULY 14, 2022 HORIZ. 1"=30'
SHEET: 6 OF 30





PLANTING SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
DECIDUOUS TREES				
PC	<i>Pyrus calleryana</i>	Bradford Pear	2"-2.5" CAL	21
AR	<i>Acer rubrum</i> 'October Glory' or 'Red Sunset'	Red Maple	>2.5" CAL >8' HEIGHT	27
CK	<i>Cornus kousa</i>	Kousa Dogwood	2"-2.5" CAL	4
CONIFEROUS TREE				
TS	<i>Tsuga canadensis</i>	Canadian Hemlock	2"-2.5" CAL	2
PP	<i>Picea pungens</i>	Blue Spruce	2"-2.5" CAL	4
DECIDUOUS SHRUB				
SP	<i>Spiraea</i>	Meadowsweets	>18" HEIGHT/Ø	26
CONIFEROUS SHRUB				
BS	<i>Buxus sempervirens</i>	Boxwood	>18" HEIGHT/Ø	25

LANDSCAPE NOTES:

- CONTRACTOR SHALL OBTAIN APPROVAL FROM ENGINEER PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
- CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
- ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY ENGINEER. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANTS SHALL BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS. TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY LANDSCAPE ARCHITECT.
- ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.

LANDSCAPE LEGEND

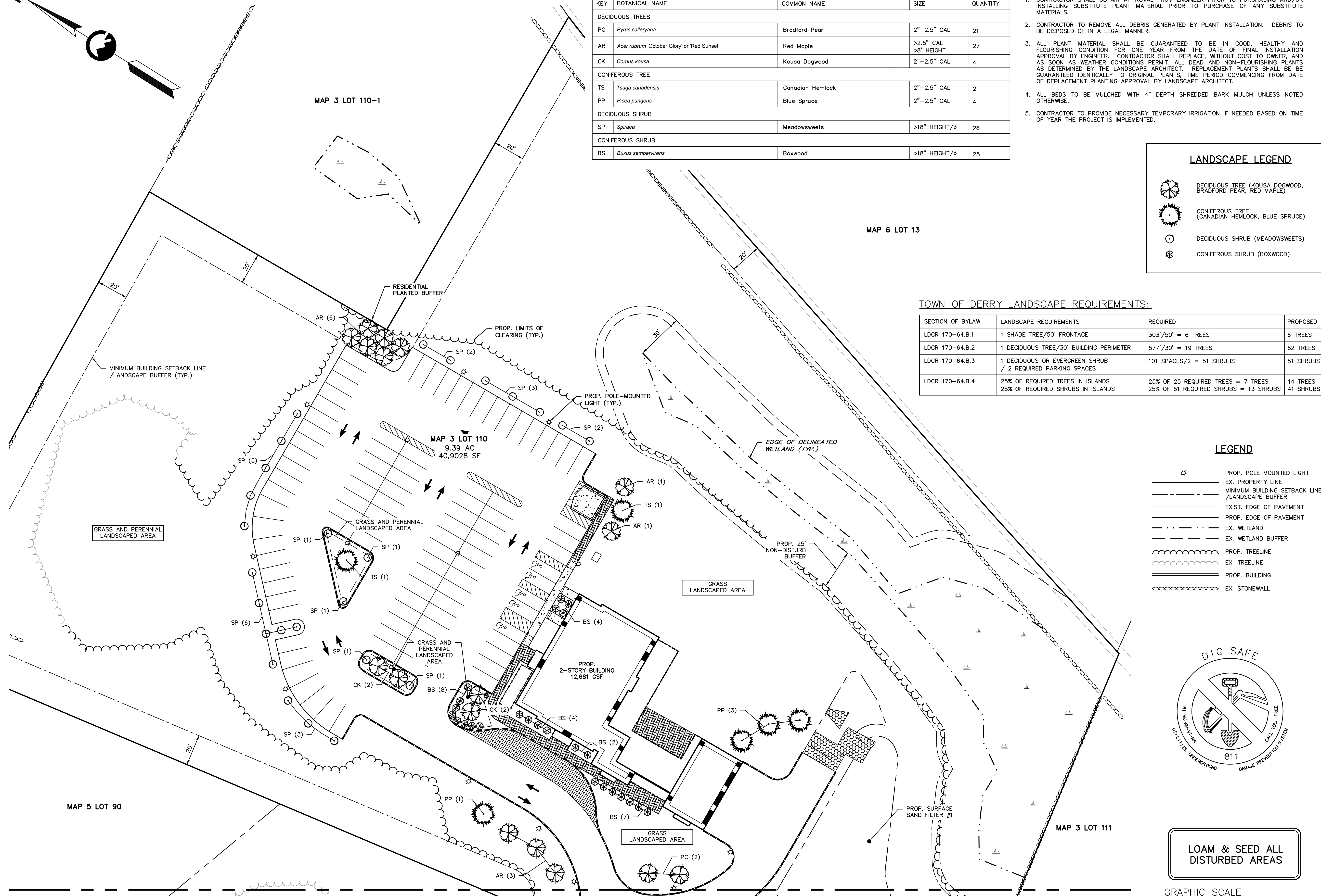
- DECIDUOUS TREE (KOUSA DOGWOOD, BRADFORD PEAR, RED MAPLE)
- CONIFEROUS TREE (CANADIAN HEMLOCK, BLUE SPRUCE)
- DECIDUOUS SHRUB (MEADOWSWEETS)
- CONIFEROUS SHRUB (BOXWOOD)

TOWN OF DERRY LANDSCAPE REQUIREMENTS:

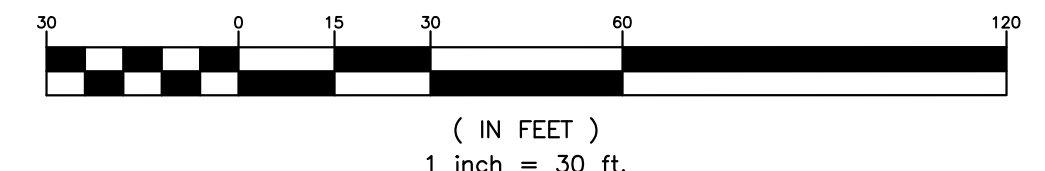
SECTION OF BYLAW	LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED
LDCR 170-64.B.1	1 SHADE TREE/50' FRONTAGE	303'/50' = 6 TREES	6 TREES
LDCR 170-64.B.2	1 DECIDUOUS TREE/30' BUILDING PERIMETER	577'/30' = 19 TREES	52 TREES
LDCR 170-64.B.3	1 DECIDUOUS OR EVERGREEN SHRUB / 2 REQUIRED PARKING SPACES	101 SPACES/2 = 51 SHRUBS	51 SHRUBS
LDCR 170-64.B.4	25% OF REQUIRED TREES IN ISLANDS 25% OF REQUIRED SHRUBS IN ISLANDS	25% OF 25 REQUIRED TREES = 7 TREES 25% OF 51 REQUIRED SHRUBS = 13 SHRUBS	14 TREES 41 SHRUBS

LEGEND

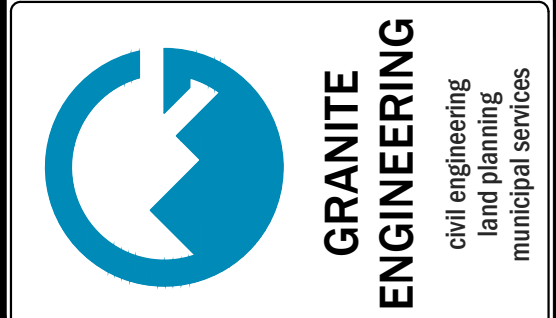
- PROP. POLE MOUNTED LIGHT
- EX. PROPERTY LINE
- MINIMUM BUILDING SETBACK LINE / LANDSCAPE BUFFER
- EXIST. EDGE OF PAVEMENT
- PROP. EDGE OF PAVEMENT
- EX. WETLAND
- EX. WETLAND BUFFER
- PROP. TREELINE
- EX. TREELINE
- PROP. BUILDING
- EX. STONEWALL



MATCH TO SHEET 21



LOAM & SEED ALL DISTURBED AREAS



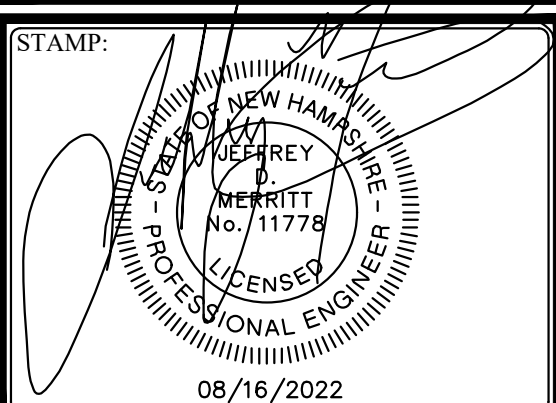
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TITLE:
LANDSCAPING PLAN

PROJECT No. DATE: SCALE:
21-0824-1 JULY 14, 2022 HORIZ. 1"=30'
SHEET: 20 OF 30

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STAMP: [Professional Engineer Seal for Jeffrey P. Merritt, No. 11778, State of New Hampshire, Professional Engineer]

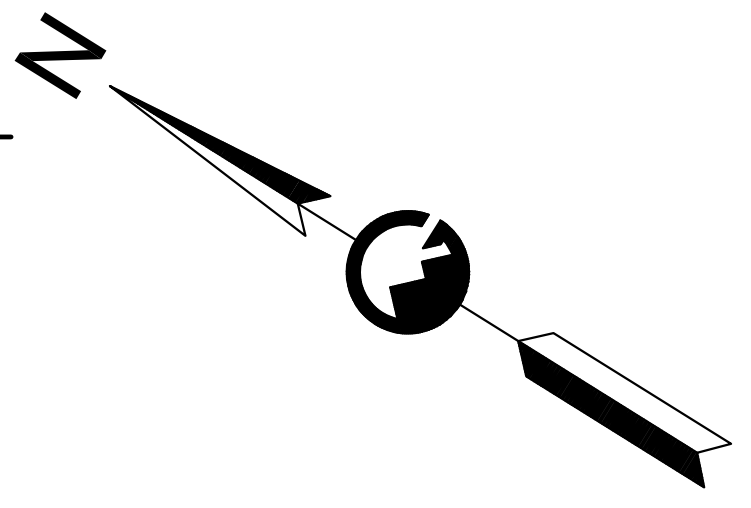
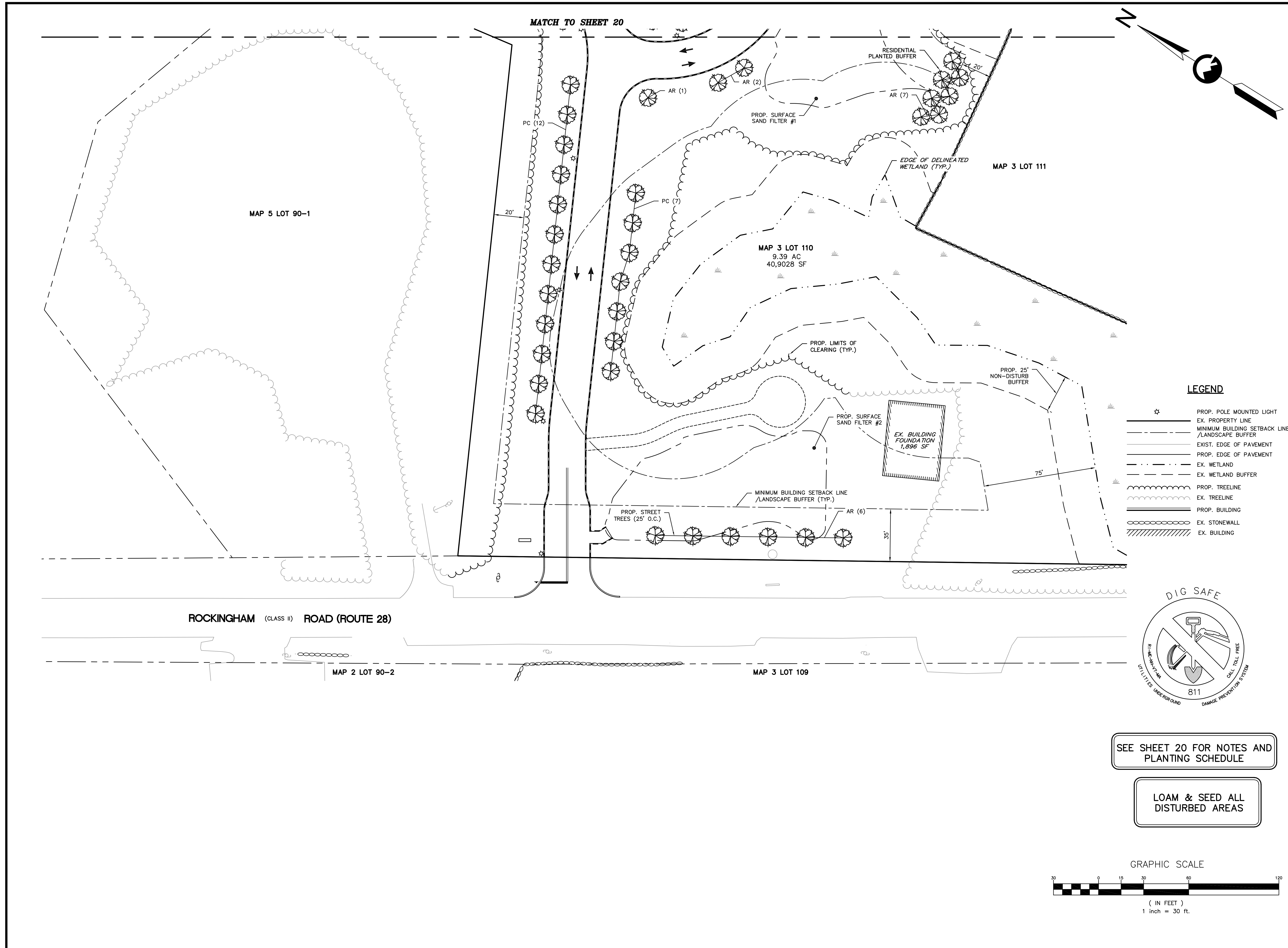
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LEGEND

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- EX. PROPERTY LINE
- - - MINIMUM BUILDING SETBACK LINE /LANDSCAPE BUFFER
- EXIST. EDGE OF PAVEMENT
- - - PROP. EDGE OF PAVEMENT
- · - · - EX. WETLAND
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- ~ ~ ~ PROP. TREELINE
- ~ ~ ~ EX. TREELINE
- ▬ PROP. BUILDING
- ▬▬▬ EX. STONEWALL
- ▨▨▨ EX. BUILDING



SEE SHEET 20 FOR NOTES AND PLANTING SCHEDULE

LOAM & SEED ALL DISTURBED AREAS

