

Planning Department, August 17, 2022

APPLICANT: Keystone Derry, LLC
(Robert MacCormack)

DEVELOPER: Same as above.

PROJECT: The Residences of Skye

LOCATION: Parcel ID 05039, 74 Rockingham Road

PURPOSE: The purpose of this site plan is for a mixed-use development for a 10,800 sf office building, 3,016 sf community center; 114 residential units and associated parking and infrastructure. The property is located in the West Running Brook Zoning District.

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

WAIVERS: Zoning Ordinance-Section 165-32.4.1.2.c-Overall Street Layout.
Zoning Ordinance-Section 165-32.4.1.2.d-Cul-De-Sacs.
LDCR-Section 170-63.C.4.a-Parking Density Requirements.

STATE PERMITS: NHDES-Sewer Discharge Permit
NHDES-Alteration of Terrain Permit
NHDES-Wetland Crossing Permit

RECOMMENDATION: Based upon Planning Department staff review of the revised plans as submitted by the applicant, in addition to Planning Board, the public, and staff comments and questions from the July 20,2022 Planning Board meeting, a review by the Highway Safety Committee, and conducting a site walk on August 3, 2022, staff would recommend approval of both the waiver requests and site plan application.

BY:

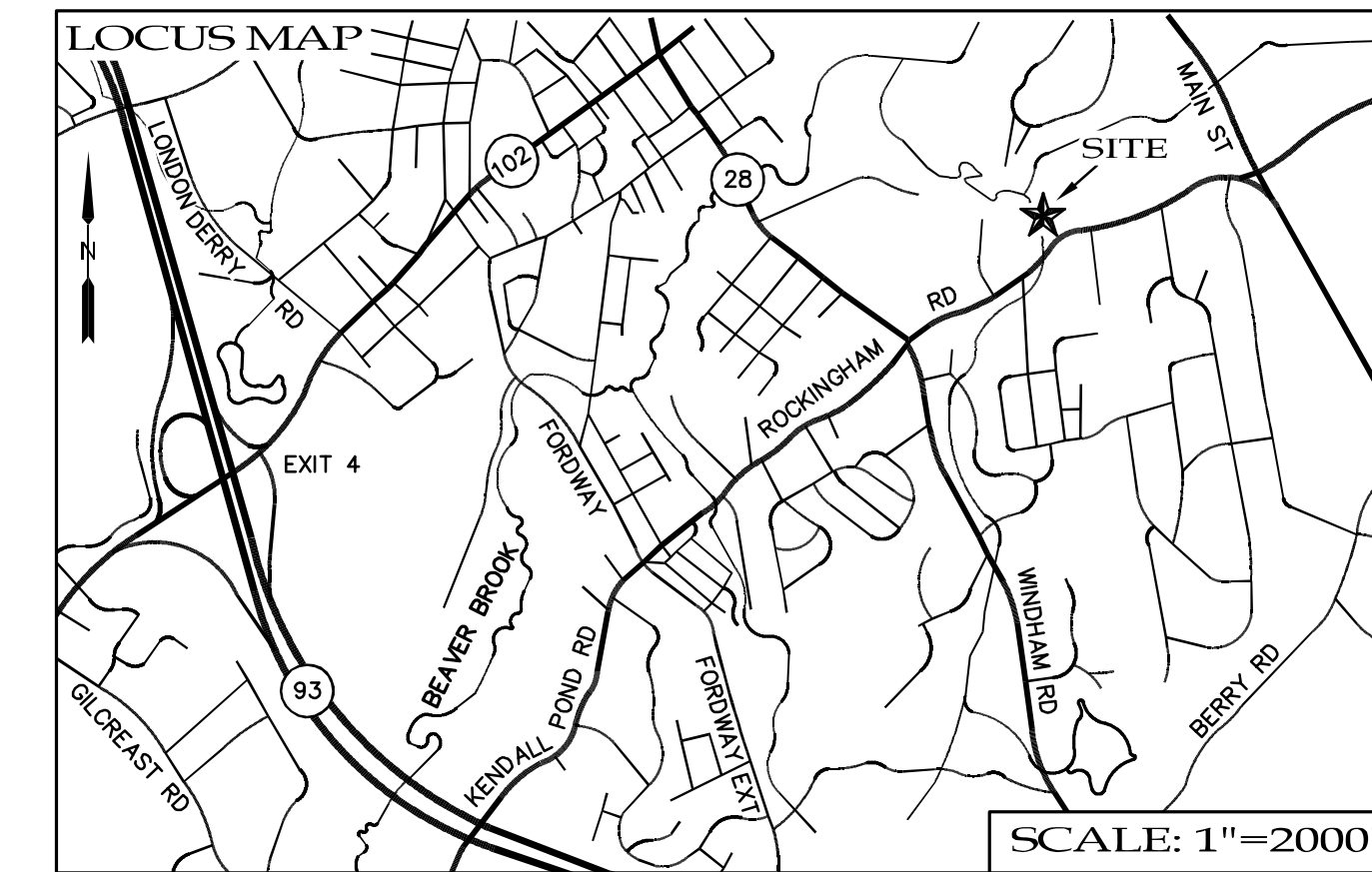


George H. Sioras, Planning Director

DEPARTMENT HEAD SIGNATURE BLOCK:

<i>[Signature]</i>	6/28/22
POLICE	DATE
<i>[Signature]</i>	6-30-22
CODE	DATE
<i>[Signature]</i>	6/30/22
PUBLIC WORKS	DATE
<i>[Signature]</i>	6/30/22
FIRE	DATE
<i>[Signature]</i>	6/28
CONSERVATION COMMISSION	DATE

"THE RESIDENCES OF SKYE" MAP 5 LOT 39 74 ROCKINGHAM ROAD DERRY, NEW HAMPSHIRE



PROFESSIONALS WORKING ON THIS PLAN:

LAND OWNER:
KEYSTONE DERRY, LLC
17 BRIDGE ST, #203
BILLERICA, MA 01821
(978) 265-7508



LAND SURVEYOR:
PROMISED LAND SURVEY, LLC
P.O. BOX 447
DERRY, NEW HAMPSHIRE 03038
(603) 432-2112



CIVIL ENGINEER:
ATLANTIC CIVIL ENGINEERING, PLLC
13 OLD CHESTER RD
DERRY, NEW HAMPSHIRE 03038
(802) 355-6592

ARCHITECT:
GAVIN AND SULLIVAN ARCHITECTS, INC.
128 WARREN ST.
LOWELL, MASSACHUSETTS 01825
(978) 453-9730



WETLAND SCIENTIST:
WEST ENVIRONMENTAL, INC
48 STEVENS HILL RD
NOTTINGHAM, NH 03290
(603) 734-4298



SOIL SCIENTIST:
TES ENVIRONMENTAL CONSULTANTS, LLC
1949 ROUTE 3A, UNIT 1
BOW, NEW HAMPSHIRE 03303
(603) 856-8925



TRAFFIC ENGINEER:
STEPHEN G. PERNAW & COMPANY, INC.
P.O. BOX 1721
CONCORD, NH 03302
(603) 731-8500



DESCRIPTION

DESCRIPTION	SHEET
COVER SHEET	C-0.00
OVERVIEW SHEET	C-0.01
EXISTING CONDITIONS (EAST)	C-1.00
EXISTING CONDITIONS (WEST)	C-1.01
BOUNDARY PLAT (EAST)	C-1.02
BOUNDARY PLAT (WEST)	C-1.03
C-2.00- OVERALL SITE LAYOUT & UTILITY PLAN	C-2.00
MAIN ENTRANCE PLAN AND PROFILE	C-2.01
STORMWATER CROSSINGS-PLAN AND PROFILES-I, II, & III	C-2.02-2.04
SANITARY SEWER OUTFALL PLAN AND PROFILE	C-2.05
SCOTTISH WAY- SIGHT DISTANCE PLAN	C-2.06
TOWNHOMES- SIGHT DISTANCE PLAN	C-2.07
GRADING & DRAINAGE PLAN	C-3.00
GRADING & DRAINAGE PLAN-APARTMENT "BUILDING #2"	C-3.01
GRADING & DRAINAGE PLAN-APARTMENT "BUILDING #3"	C-3.02
GRADING & DRAINAGE PLAN-OFFICE "BUILDING #1"	C-3.03
GRADING & DRAINAGE PLAN-COMMUNITY CENTER "BUILDING #4"	C-3.04
GRADING & DRAINAGE PLAN-TOWNHOMES "BUILDING 5A & 5B"	C-3.05
EROSION & SEDIMENT CONTROL- INITIAL CONDITIONS	C-4.00
EROSION & SEDIMENT CONTROL- GRADED CONDITIONS	C-4.01
EROSION & SEDIMENT CONTROL- DETAILS I & II	C-4.02-4.03
SITE DETAILS I, II, & III	C-5.00-5.02
STORMWATER DRAINAGE CALCULATIONS	C-6.00
STORMWATER MANAGEMENT PLAN-DRAINAGE MAP	C-6.01
STORMWATER MANAGEMENT BMP #1-#5 DETAILS	C-6.02-6.06
ROCKINGHAM ROAD WIDENING PLAN	C-7.00
ROCKINGHAM ROAD WIDENING STRIPING PLAN	C-7.01
ROCKINGHAM ROAD WIDENING- PLAN & PROFILE	C-7.02
ROCKINGHAM ROAD WIDENING- CROSS SECTIONS	C-7.03
LANDSCAPING PLAN	L-1.00
PRIME WETLAND BUFFER RESTORATION PLAN	L-1.01
PHOTOMETRICS PLAN	P-1.00
ARCHITECTURAL RENDERINGS	42 - 48

SHEET INDEX:

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

CERTIFIED BY:

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

COVER SHEET
"THE RESIDENCES OF SKYE"
MAP 5 LOT 39
74 ROCKINGHAM ROAD
DERRY, NEW HAMPSHIRE
APRIL 14, 2022

LAND OWNER: KEYSTONE DERRY LLC
17 BRIDGE ST #203
BILLERICA, MA 01821

SCALE: 1"=150' C-0.00 (1 OF 48)

LAND OWNER OF RECORD:
KEYSTONE DERRY LLC
17 BRIDGE ST #203
BILLERICA, MA 01821
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6310 PAGE 1230

KEYSTONE DERRY LLC _____ DATE _____

THIS PLAN SET, KNOWN AS AND ENTITLED "THE RESIDENCES OF SKYE", CONTAINS A TOTAL OF 48 SHEETS. SHEETS 1 THRU 6 ARE OVERVIEW AND SURVEY RELATED, SHEETS 7 THRU 41 ARE ENGINEERING RELATED, AND SHEETS 42 THRU 48 ARE ARCHITECTURAL RENDERINGS. ALL 48 SHEETS CONSTITUTE THE INTENDED APPROVED SET TO BE ON FILE AT THE DERRY PLANNING DEPARTMENT. NO PLANS ARE INTENDED TO BE RECORDED.

NO.	DATE	DESCRIPTION	BY
3	08-10-2022	PER PLANNING BOARD & REVIEW ENG'R COMMENTS	TAP
2	06-21-2022	PER TRC COMMENTS ("SECOND ROUND")	TAP
1	05-17-2022	PER TRC COMMENTS	NMM



NOTES

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING LOT CONDITIONS OF MAP 05 LOT 039, LOCATED AT #74 ROCKINGHAM ROAD, DERRY, ROCKINGHAM COUNTY, NEW HAMPSHIRE.
- THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN NOVEMBER OF 2019.
- THE TOPOGRAPHY DEPICTED ON THIS PLAN IS BASED ON DIGITAL TOPOGRAPHY CREATED FROM A POINT CLOUD OBTAINED FROM LIDAR/UNLIDED, IN CONJUNCTION WITH AN ACTUAL FIELD SURVEY PERFORMED BY PROMISED LAND SURVEY.
- A PORTION OF THIS PARCEL (MAP 05 LOT 039) LIES WITH THE SPECIAL FLOOD HAZARD AREAS OF ZONE X, ZONE A, & ZONE AE, AS INTERPOLATED FROM THE FEMA FIRM (FLOOD INSURANCE RATE MAP) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #3301500343E, HAVING AN EFFECTIVE DATE OF MAY 17, 2008.
- THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE(S) WHEN PLOTTED ON 22x34 (ANSI D) SIZED PAPER.
- THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAN HAS A LINEAR ERROR OF 1:99,502.
- UNDERGROUND UTILITIES, AS SHOWN, ARE BASED ON ACTUAL FIELD LOCATIONS AND INFORMATION OBTAINED FROM PLAN OF REFERENCE #6; INVERT INFORMATION SHOWN IS BASED ON SAID PLAN. INVERT INFORMATION SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ADDITIONALLY, PRIOR TO ANY CONSTRUCTION ACTIVITY, PLEASE CONTACT DIG-SAFE AT 811 TO BE AWARE OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN.
- PLAN OF REFERENCE #6 DEPICTS A PERMANENT EASEMENT, AS SHOWN. NO INSTRUMENT OR PLAN WAS UNCOVERED AT THE ROCKINGHAM REGISTRY OF DEEDS THAT VERIFIES SAID EASEMENT. ADDITIONAL EASEMENTS AND RIGHTS MAY EXIST.
- RCRD BOOK 5440 PAGE 0476 DESCRIBES ACCESS EASEMENTS TO UTILITY POLES IDENTIFIED AS "91-27" & "91/28". SAID EASEMENTS ARE 20' WIDE CENTERED UPON THE ANCHORS AS CONSTRUCTED.

PLANS OF REFERENCE

- "PLAN OF LAND IN DERRY, N.H.", AS DRAWN FOR: OSCAR WATT; PREPARED BY: EDWARD N. HERBERT, SURVEYOR; DATED: JULY, 1970; SCALE: 1"=100'. SEE ROCKINGHAM COUNTRY REGISTRY OF DEEDS (RCRD) PLAN No. D-2047.
- "TOWN OF DERRY, N.H., MAP 5 PARCEL 42"; PREPARED FOR: R.K. CONSTRUCTION, INC.; PREPARED BY: EDWARD N. HERBERT & ASSOC., INC.; DATED: SEPTEMBER, 1984; SCALE: 1"=50'. SEE RCRD PLAN No. D-13105.
- "DANBURY PLACE LOT CONSOLIDATION PLAN"; PREPARED FOR: ESPANA BUILDING & DEVELOPMENT, INC.; PREPARED BY: ERIC C. MITCHELL & ASSOC., INC.; DATED: MAY 9, 1988; SEE RCRD PLAN No. D-18839.
- "PERIMETER BOUNDARY SURVEY, 'THE FAIRWAYS', SOUTH MAIN STREET, DERRY, NEW HAMPSHIRE"; PREPARED FOR: GREENWAYS LIMITED PARTNERSHIP; PREPARED BY: CLD CONSULTING ENGINEERS, INC.; DATED: MAY, 2001; SCALE: 1"=100'. SEE RCRD PLAN No. D-28980.
- "SITE PLAN, LOT 5-34, 'ROCKINGHAM PUBLIC STORAGE', DERRY, NEW HAMPSHIRE"; PREPARED BY: MERIDIAN LAND SERVICES; DATED: APRIL, 2000; SCALE: 1"=40'. SEE RCRD PLAN No. D-32442.
- "WATER & SEWER PLAN AND PROFILE"; PREPARED FOR: THE TOWN OF DERRY; PREPARED BY: UNDERWOOD ENGINEERS; DATED: JULY, 2014; FOUND ON FILE AT THE DERRY TOWN HALL.
- NHDOT PROJECT No. 198-6 PLAN; DATED: 1988.

ZONING

WRB (WEST RUNNING BROOK DISTRICT) MINIMUM:
 AREA: NONE
 FRONTAGE: 50'
 SETBACKS: (DETERMINED BY PB)
 FRONT - IN NO CASE LESS THAN: 10'
 SIDE - IN NO CASE LESS THAN: 10'
 REAR - IN NO CASE LESS THAN: 10'
 BUILDING: 30' SEPARATION
 WETLANDS > 1 Ac. IN SIZE: 75'
 WETLANDS < 1 Ac. IN SIZE: 30'

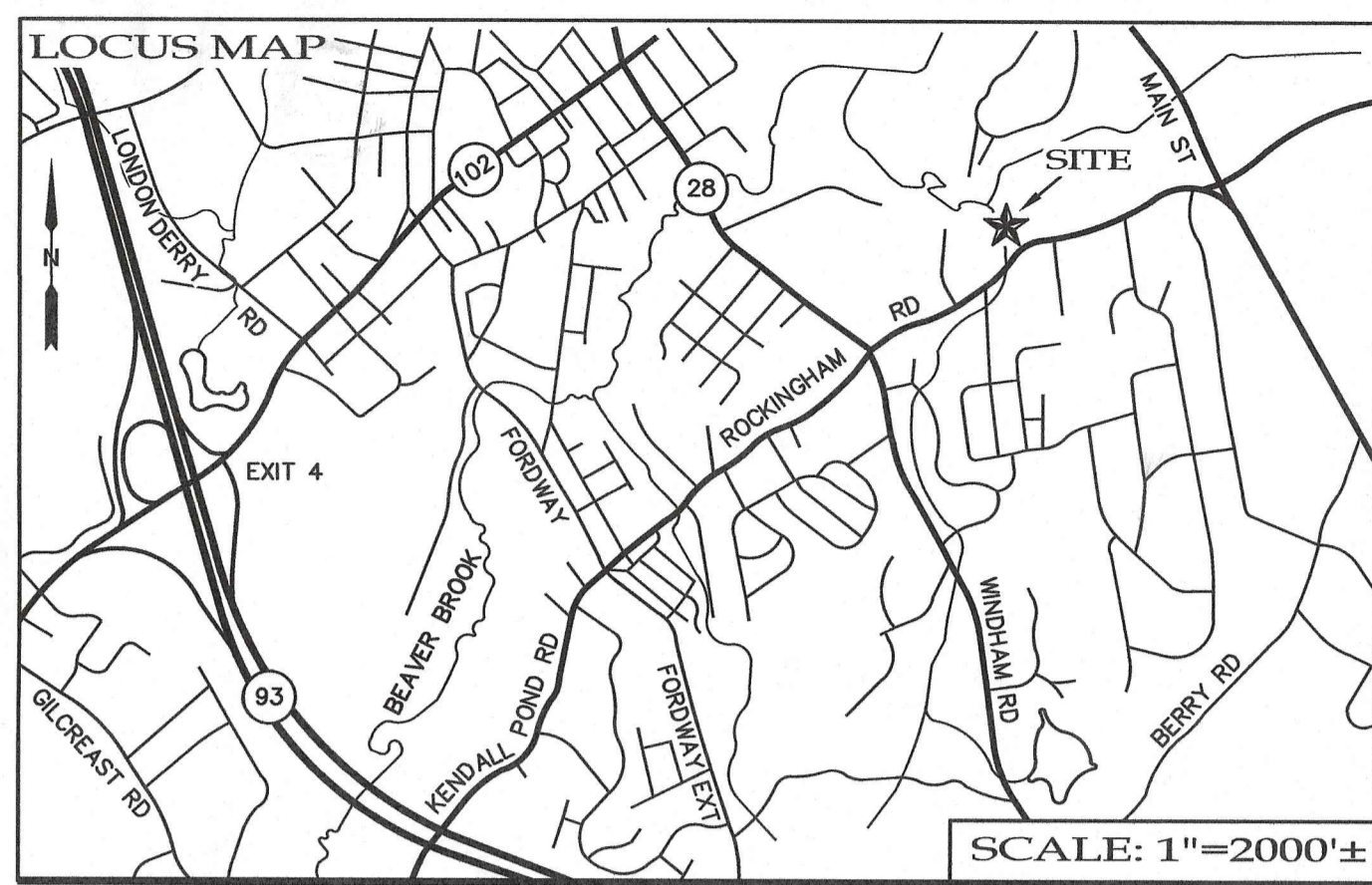
** A SPECIAL EXCEPTION WAS GRANTED FOR THIS PROJECT FROM ARTICLE X, SECTION 165-80.A.4 TO ALLOW GRADING AND DRAINAGE/STORMWATER MANAGEMENT ACTIVITIES WITHIN THE OUTERMOST 75' OF THE PRIME WETLANDS BUFFER FROM THE DERRY ZONING BOARD OF ADJUSTMENT ON MAY 18, 2022 BY A 5-0 VOTE.

STATE

- NHDES SEWER DISCHARGE PERMIT: PENDING
- NHDES ALTERATION OF TERRAIN (Aot) PERMIT: PENDING
- NHDES MINIMUM WETLAND CROSSING PERMIT: PENDING

DATUM

HORIZONTAL: NH NAD83
 VERTICAL: NAVD88



LEGEND

- BOUND
- CATCH BASIN
- GUYWIRE
- HYDRANT-FIRE
- IRON PIPE/REBAR
- SEWER MANHOLE
- SIGN
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- UTILITY POLE
- WATER GATE
- WATER SHUTOFF
- WETLAND
- CONTOUR MAJOR
- CONTOUR MINOR
- CURBING
- DELINEATED WETLAND
- DRAINAGE LINE
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC
- PRIME WETLAND
- PRIME WETLAND BUFFER
- SCS SOILS
- SETBACK BUILDING
- SEWER LINE
- TREE LINE
- WATER LINE
- BUILDING
- CONCRETE
- CRUSHED STONE
- LANDSCAPING

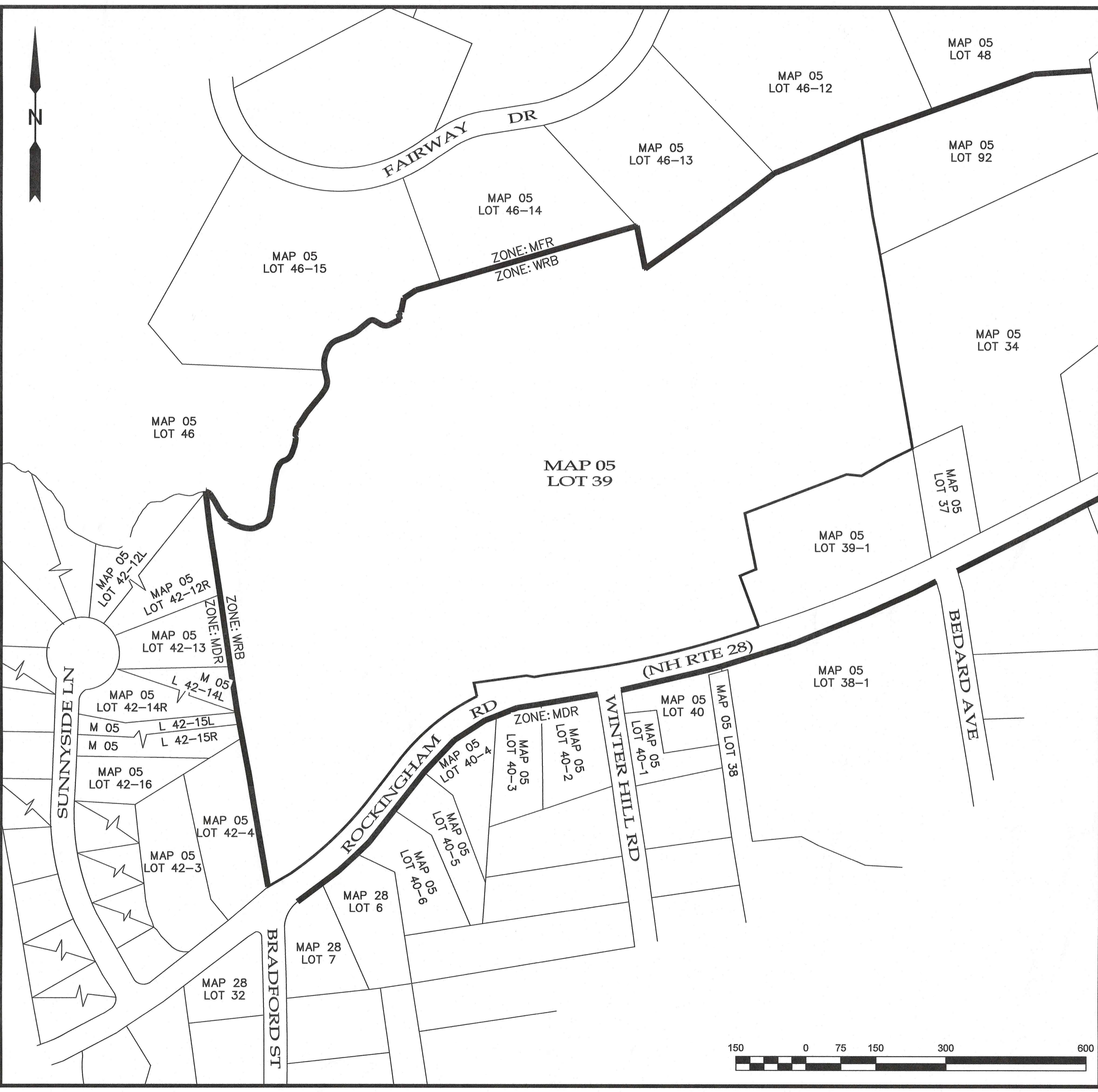
SOILS LEGEND (SCS)

- 24B AGAWAM FINE SANDY LOAM, 0-8%, WELL DRAINED.
- 24C AGAWAM FINE SANDY LOAM, 8-15%, WELL DRAINED.
- 24D AGAWAM FINE SANDY LOAM, 15-25%, WELL DRAINED.
- 24E AGAWAM FINE SANDY LOAM, 25%+, WELL DRAINED.
- 29B WOODBRIDGE FINE SANDY LOAM, 0-8%, MODERATELY WELL DRAINED.
- 29C WOODBRIDGE FINE SANDY LOAM, 8-15%, MODERATELY WELL DRAINED.
- 42B CANTON FINE SANDY LOAM, 0-8%, WELL DRAINED.
- 42C CANTON FINE SANDY LOAM, 8-15%, WELL DRAINED.
- 42D CANTON FINE SANDY LOAM, 15-25%, WELL DRAINED.
- 42E CANTON FINE SANDY LOAM, 25%+, WELL DRAINED.
- 66B PAXTON FINE SANDY LOAM, 0-8%, WELL DRAINED.
- 66C PAXTON FINE SANDY LOAM, 8-15%, WELL DRAINED.
- 66D PAXTON FINE SANDY LOAM, 15-25%, WELL DRAINED.
- 66E PAXTON FINE SANDY LOAM, 25%+, WELL DRAINED.
- 115A SCARBORO MUCKY SANDY LOAM, 0-3%, VERY POORLY DRAINED.
- 395A CHOCORUA MUCKY PEAT, 0-3%, VERY POORLY DRAINED.
- 444B NEWFIELDS FINE SANDY LOAM, 0-8%, MODERATELY WELL DRAINED.
- 444C NEWFIELDS FINE SANDY LOAM, 8-15%, MODERATELY WELL DRAINED.
- 500B/DCCBB UDORTHENTS, LOAMY, 0-8%, MODERATELY WELL DRAINED.
- 513C NINIGRET FINE SANDY LOAM, 8-15%, MODERATELY WELL DRAINED.
- 514B LEICESTER FINE SANDY LOAM, 0-8%, POORLY DRAINED.

THIS DETAILED SITE-SPECIFIC SOIL MAP, PREPARED ON MARCH 2, 2022 BY THOMAS E. SOKOLOSKI, CERTIFIED SOIL SCIENTIST #065 OF TES ENVIRONMENTAL CONSULTANTS, L.L.C., IN BOW, NEW HAMPSHIRE, CONFORMS TO THE STANDARDS OF SSSNIE PUBLICATION NO. 3, VERSION 7.0, "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT", MARCH 2021. THIS MAP HAS BEEN PREPARED TO COMPLY WITH SOIL MAPPING REQUIREMENTS OF RSA 485-A: 17 AND NHDES ENV-WQ 1500. ALTERATION OF TERRAIN. SEE ACCOMPANYING REPORT FOR METHODOLOGY, MAP SYMBOL LEGEND, AND INTERPRETATIONS. USE OF THE MAP SYMBOL DENOMINATORS FOR DISTURBED OR ALTERED SOILS, WHERE GIVEN, IS AT THE DISCRETION OF THE CERTIFIED SOIL SCIENTIST. THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR USE IN SUPPORT OF A NEW HAMPSHIRE ALTERATION TERRAIN PERMIT APPLICATION. IT WAS PRODUCED BY A CERTIFIED SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A NARRATIVE REPORT THAT ACCOMPANIES THIS MAP.

WETLAND NOTE:

THE WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL, INC. ACCORDING TO THE FOLLOWING STANDARDS:
 - US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY 1987).
 - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (OCTOBER 2012).
 - FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND VERSION 4 NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), U.S. FISH AND WILDLIFE SERVICE, 2013.
 - CODE OF ADMINISTRATIVE RULES, WETLANDS BOARD, STATE OF NH (CURRENT)



ABUTTERS

- MAP 05 LOT 34
N/F STORE IT NOW LLC
C/O ALL AROUND SELF STORAGE
93 EDDY RD
MANCHESTER, NH 03102
RCRD: 5153/0360
- MAP 05 LOT 37
N/F CALM REALTY, LLC
1 OVERLOOK DR
DERRY, NH 03038
RCRD: 6382/2701
- MAP 05 LOT 38
N/F ADFE M. OMEARA
RICHARD T. FORTIN, JR
1 CABOT DR
DERRY, NH 03038
RCRD: 5994/0403
- MAP 05 LOT 38-1
N/F WATTS AUTO SALVAGE, LLC
PO BOX 332
DERRY, NH 03038
RCRD: 4364/0267
- MAP 05 LOT 39-1
N/F SOLID GOLD INVESTMENT GRP LLC
60 FROST RD
DERRY, NH 03038
RCRD: 5990/2339
- MAP 05 LOT 40
N/F GARY D. & DARLENE M. MOSER
101 ROCKINGHAM RD
DERRY, NH 03038
RCRD: 2473/0631
- MAP 05 LOT 40-1
N/F CHARLES M. HENRY, JR
2 WINTER HILL RD
DERRY, NH 03038
RCRD: 5684/0441
- MAP 05 LOT 40-2
N/F EKIM ASSOC LMT PARTNERSHIP
182 ROCKINGHAM RD
DERRY, NH 03038
RCRD: 3106/2402
- MAP 05 LOT 40-3
N/F JURINA M. QUINONES
99 ROCKINGHAM RD
DERRY, NH 03038
RCRD: 5836/0296
- MAP 05 LOT 40-4
N/F MICHAEL D. & JUNE M. O'SULLIVAN
97 ROCKINGHAM RD
DERRY, NH 03038
RCRD: 3186/1643
- MAP 05 LOT 40-6
N/F GERARD A. GAGNE, JR.
93 ROCKINGHAM RD
DERRY, NH 03038
RCRD: 3462/1563
- MAP 05 LOT 42-3
N/F JOSE A. LOPEZ
11 GREENOUGH RD
PLAISTOW, NH 03885
RCRD: 5836/2933
- MAP 05 LOT 42-4
N/F JAMES U. & KAREN K. DUFFY
PO BOX 4
DERRY, NH 03038
RCRD: 2568/0651
- MAP 05 LOT 42-12L
N/F MARK JAMES DEMAREE
17L SUNNYSIDE LN
DERRY, NH 03038
RCRD: 6146/2749
- MAP 05 LOT 42-12R
N/F JOSEPH R. & SABREINA L. CROOKS
17R SUNNYSIDE LN
DERRY, NH 03038
RCRD: 6345/1019
- MAP 05 LOTS 42-13 & 42-14L
N/F MICHAEL CHOY
13A SUNNYSIDE LN
DERRY, NH 03038
RCRD: 5954/0335
- MAP 05 LOT 42-12R
N/F JAMES E. CHOY
13R SUNNYSIDE LN
DERRY, NH 03038
RCRD: 4030/1000
- MAP 05 LOT 42-15L
N/F CHRISTIAN W. GARRITY
JENNIFER L. MARTIN
95 MERRILL AVE
HAVERHILL, MA 01830
RCRD: 5842/0632
- MAP 05 LOT 42-15R
N/F MICHAEL, JR. & AMY ROMANO
11R SUNNYSIDE LN
DERRY, NH 03038
RCRD: 5378/0791
- MAP 05 LOT 42-16
N/F MICHELLE L. ORMOND
9A SUNNYSIDE LN
DERRY, NH 03038
RCRD: 5809/0789
- MAP 05 LOTS: 46, 46-12, 46-13, 46-14, & 46-15
N/F CHARTWELL NH ASSOC. LLC
23 HIGHLAND CIR
3RD FLOOR
NEEDHAM, MA 02494
RCRD: 5757/1479
- MAP 05 LOT 48
N/F 49 SOUTH MAIN STREET
DERRY, LLC
49 SOUTH MAIN STREET
DERRY, NH 03038
RCRD: 5181/1809
- MAP 05 LOT 92
N/F TOWN OF DERRY
14 MANNING ST
DERRY, NH 03038
RCRD: 2967/0108
- MAP 28 LOT 6
N/F TODD & DAWN BLISS
91 ROCKINGHAM RD
DERRY, NH 03038
RCRD: 5597/1067
- MAP 28 LOT 7
N/F JACKY X. ZHENG
89 ROCKINGHAM RD
DERRY, NH 03038
RCRD: 5681/1561
- MAP 28 LOT 32
N/F HEATHER M. MARTIN
22 BRADFORD ST
DERRY, NH 03038
RCRD: 5800/2904



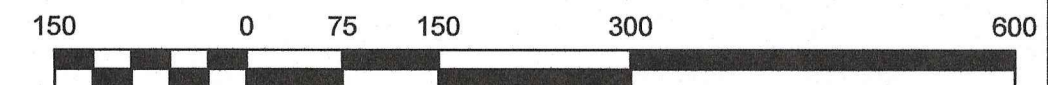
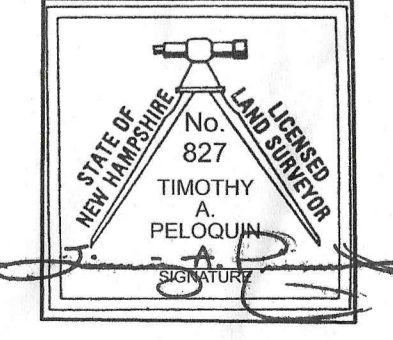
LAND OWNER OF RECORD:
 KEYSTONE DERRY LLC
 17 BRIDGE ST #203
 BILLERICA, MA 01821
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6310 PAGE 1230

OVERVIEW SHEET
"THE RESIDENCES OF SKYE"
 MAP 5 LOT 039
 74 ROCKINGHAM ROAD
 DERRY, NEW HAMPSHIRE
 APRIL 14, 2022
 LAND OWNER: KEYSTONE DERRY LLC
 17 BRIDGE ST #203
 BILLERICA, MA 01821
 SCALE: 1"=150' C-0.01 (2 OF 48)

PREPARED BY:

Promised Land Survey, LLC
 P.O. Box 447
 Derry, New Hampshire 03038
 Tel: (603) 432-2112
 www.PromisedLandSurvey.com
 • Land Surveying • Mapping • Planning • Permitting • Layout

REVISIONS			
NO.	DATE	DESCRIPTION	BY
2	06-21-2022	PER TRC COMMENTS ("SECOND ROUND")	TAP
1	05-17-2022	PER TRC COMMENTS	NMM



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PROPOSED RENDERINGS FOR:
THE RESIDENCES OF SKYE
74 ROCKINGHAM ROAD
DERRY, NH
DATE: AUGUST 10, 2022



DESIGNED BY:
GAVIN AND SULLIVAN ARCHITECTS, INC.

(42 of 48) 128 WARREN STREET
LOWELL, MA 01852



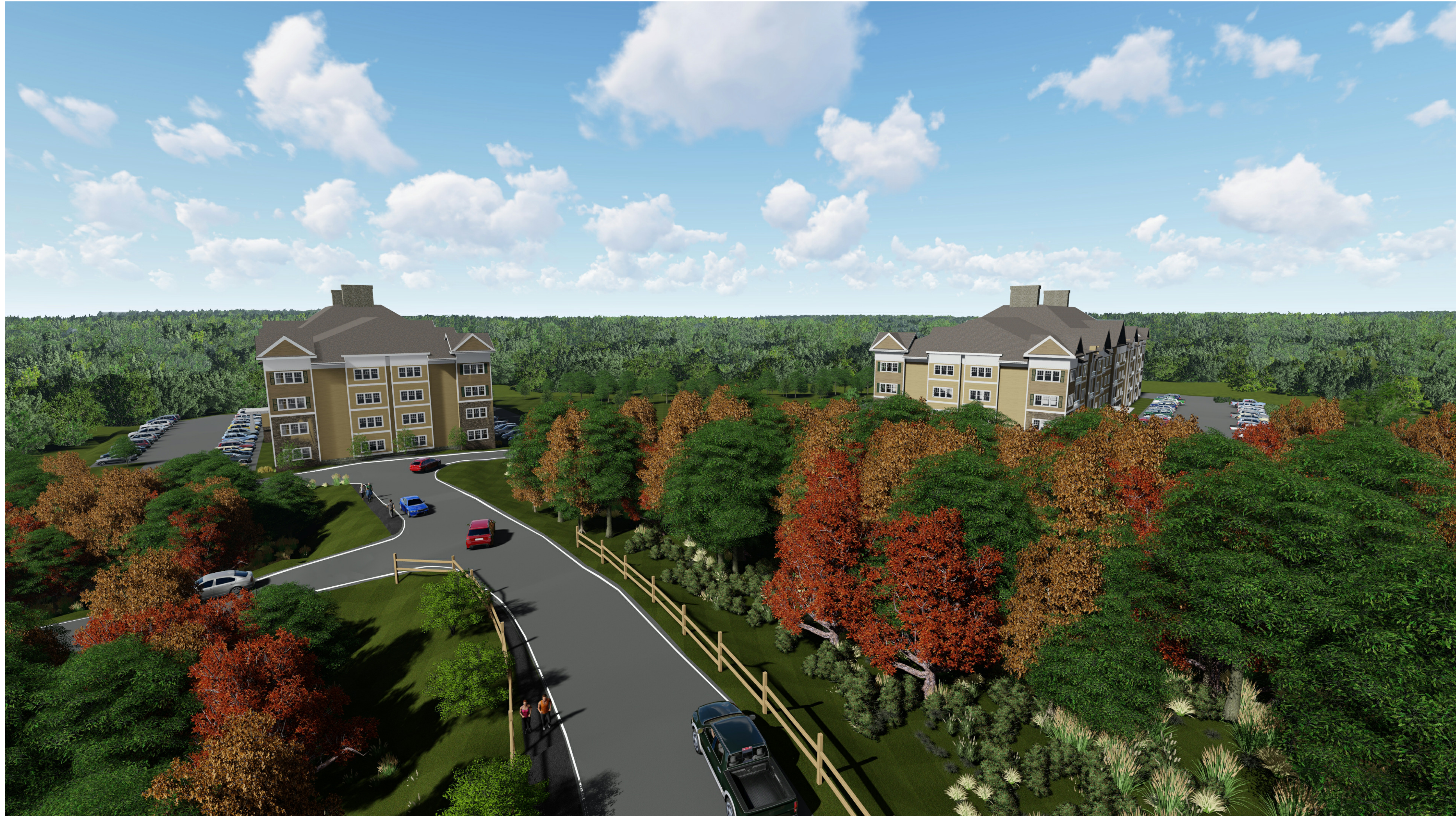
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THE RESIDENCES OF SKYE
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DATE: AUGUST 10, 2022



DESIGNED BY:
GAVIN AND SULLIVAN ARCHITECTS, INC.

(43 of 48)

128 WARREN STREET
LOWELL, MA 01852



PROPOSED RENDERINGS FOR:
THE RESIDENCES OF SKYE
74 ROCKINGHAM ROAD
DERRY, NH
DATE: AUGUST 10, 2022

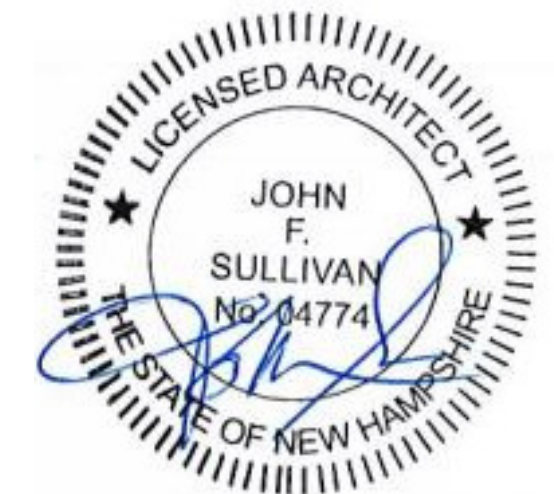


DESIGNED BY:
GAVIN AND SULLIVAN ARCHITECTS, INC.

(44 of 48) 128 WARREN STREET
LOWELL, MA 01852



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THE RESIDENCES OF SKYE
74 ROCKINGHAM ROAD
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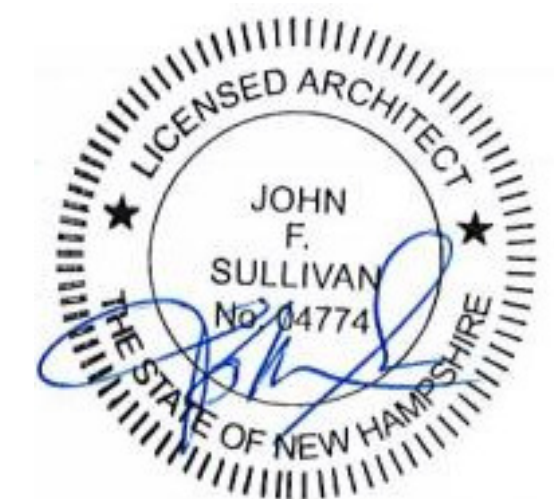


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(45 of 48) 128 WARREN STREET
LOWELL, MA 01852



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THE RESIDENCES OF SKYE
74 ROCKINGHAM ROAD
DERRY, NH
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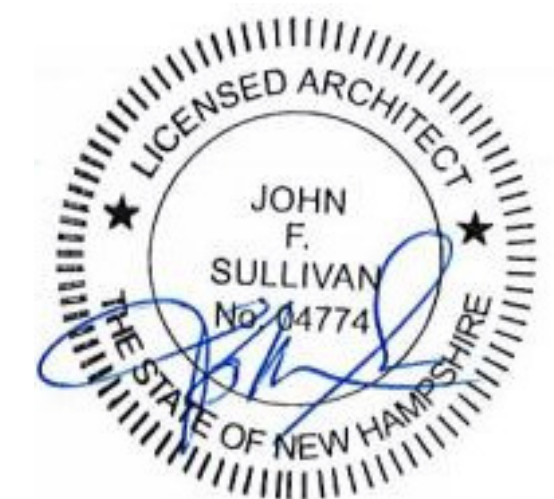


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THE RESIDENCES OF SKYE
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DATE: AUGUST 10, 2022

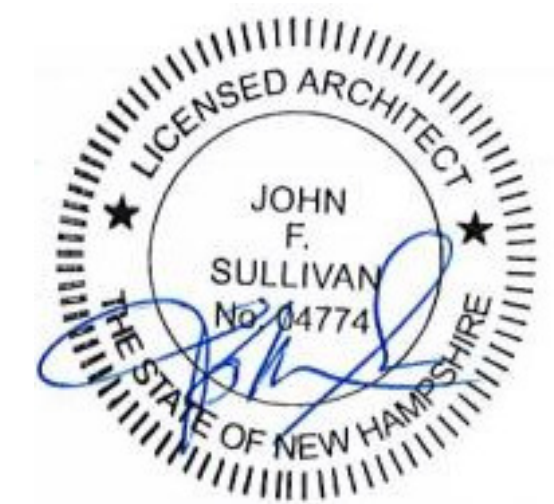


DESIGNED BY:
GAVIN AND SULLIVAN ARCHITECTS, INC.

(47 of 48) 128 WARREN STREET
LOWELL, MA 01852



PROPOSED RENDERINGS FOR:
THE RESIDENCES OF SKYE
74 ROCKINGHAM ROAD
DERRY, NH
DATE: AUGUST 10, 2022



DESIGNED BY:
GAVIN AND SULLIVAN ARCHITECTS, INC.

(48 of 48) 128 WARREN STREET
LOWELL, MA 01852