

Planning Department September 5, 2018

APPLICANT: Pinkerton Academy

DEVELOPER: Same.

PROJECT: NA

LOCATION: Parcel ID 08068-002, 31 Tsienneto Road

PURPOSE: The purpose of this site plan is for the conversion of the existing home to an educational use (Ombudsman program)

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

WAIVERS: See letter dated August 13, 2018, from Fuss & O'Neill.

LDCR-Section 170-61.A.4-Final Application Phase Submittals-partial boundary.

LDCR-Section 170-61.A.12-waiver high-intensity soils.

LDCR-Section 170-65.B Stormwater Management Requirements-slight drainage increase.

STATE PERMITS: None Required.

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

BY:



George H. Sioras, Planning Director

LEGEND

(STANDARD LEGEND - ALL SYMBOLS SHOWN DO NOT NECESSARILY APPEAR IN THE PLAN SET)

| | EXISTING | PROPOSED |
|-----------------------------|----------|--------------------|
| UNDERGROUND UTILITIES | — UGE — | — UGE — |
| PROPANE LINE | — G — | — G — |
| WATER LINE | — W — | — W — |
| DRAIN LINE | — D — | — D — |
| SEWER LINE | — S — | — S — |
| UNDERDRAIN | — UD — | — UD — |
| OVERHEAD UTILITIES | — OHW — | — OHW — |
| UNDERGROUND UTILITIES | — UGE — | — UGE — |
| SLOPED GRANITE CURB | — SGC — | — SGC — |
| BITUMINOUS CURB | — BC — | — BC — |
| CHAIN LINK FENCE | — X — | — X — |
| GUARD RAIL | — GR — | — GR — |
| TREE LINE | — TL — | — TL — |
| SPOT GRADE | | X 200.0 |
| EROSION RIPRAP/STONE | | — RS — |
| PROPOSED DRAINAGE FEATURE | | — DF — |
| SEWER MANHOLE | ⊙ | ⊙ |
| SEWER SERVICE CLEANOUT | ⊙ | ⊙ |
| CATCH BASIN | ⊙ | ⊙ |
| DRAIN MANHOLE | ⊙ | ⊙ |
| 2" FLUSHING HYDRANT | ⊙ | ⊙ |
| FIRE HYDRANT | ⊙ | ⊙ |
| PROPANE TANK | ⊙ | ⊙ |
| WATER VALVE | ⊙ | ⊙ |
| STREET SIGN | ⊙ | ⊙ |
| LIGHT POLE | ⊙ | ⊙ |
| UTILITY POLE | ⊙ | ⊙ |
| TEST PIT | ⊙ | ⊙ |
| GUY POLE | ⊙ | ⊙ |
| IRON PIN, DRILL HOLE, BOUND | ⊙ | ⊙ |
| TREE | ⊙ | ⊙ |
| PROPOSED LANDSCAPING | | SEE LANDSCAPE PLAN |
| H.C. PAVEMENT MARKING | | SEE LANDSCAPE PLAN |
| EXISTING STONE WALL | — SW — | |
| EDGE OF WETLANDS | — WET — | |
| WETLANDS | — W — | |
| EDGE OF SWAMP | — SW — | |
| PROPERTY LINE | — PL — | |
| SILT FENCE | — SILT — | |
| SOILS DELINEATION | — SD — | |
| ZONING BOUNDARY | — ZB — | |
| STANDARD DETAIL SYMBOL | ⊙ | ⊙ |

RECEIVED

AUG 14 2018

PLANNING DEPARTMENT

**SITE PLAN DRAWINGS
FOR
OMBUDSMON PROGRAM
31 TSIENNETO ROAD
TAX MAP 8 LOT 68-2
DERRY NH, 03038
PREPARED FOR
PINKERTON ACADEMY**

NPDES NOTE:

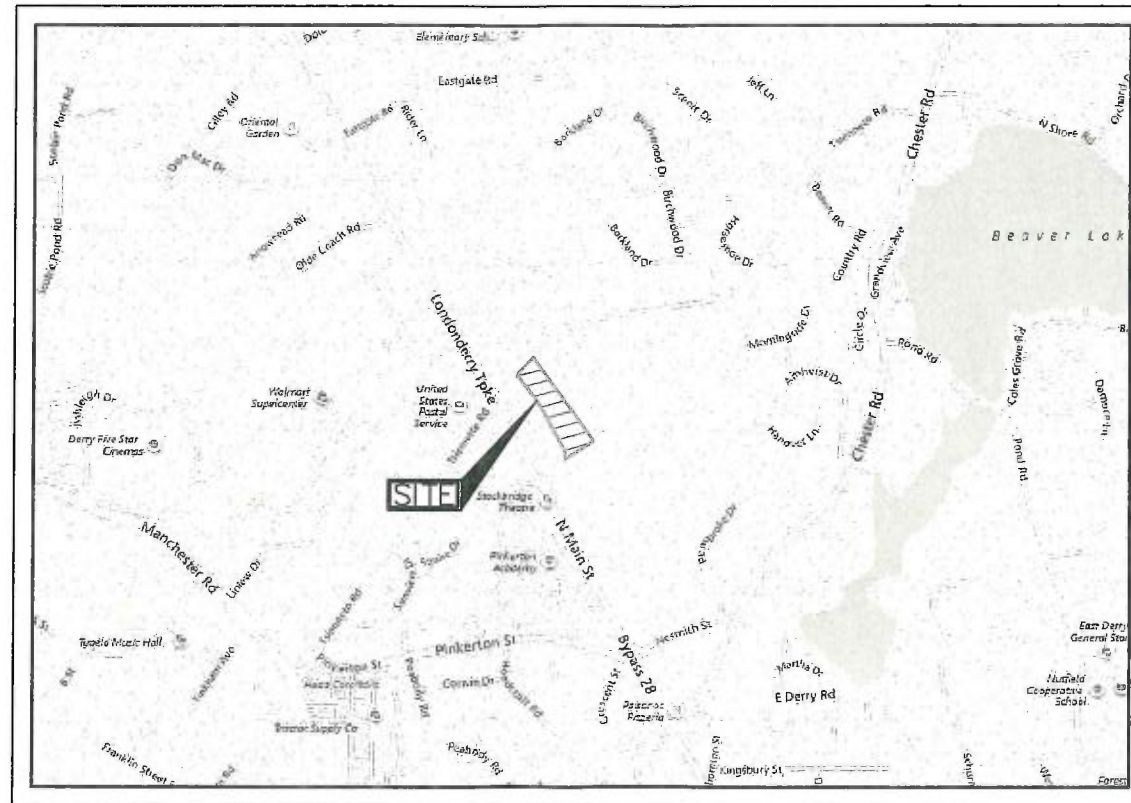
1. THIS PROJECT DISTURBS 9,000-SF (0.2-AC) OF LAND WHICH DOES NOT EXCEED THE NPDES THRESHOLD AMOUNT OF 43,560 SF (1 AC). THEREFORE, THE PROJECT WILL NOT BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA). IF THE PROJECT IMPACTS MORE THAN 1 ACRE, THE OWNER/ DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) WOULD BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT NPDES PERMIT.

REFERENCE PLANS

1. "LOT NO. 868 PLAN OF LAND OF CARL DAILY, DERRY, NEW HAMPSHIRE" LAST REVISED JANUARY 21, 1988. PREPARED BY JOHN T. HILLS ENG. INC. 722 E. INDUSTRIAL PARK DRIVE #8, MANCHESTER NH 03103. APPROVED BY THE DERRY PLANNING BOARD ON FEBRUARY 3, 1988. PLAN NO D-17615 IN THE M.C.R.D.

INDEX

| DWG | SHEET NUMBER | SHEET NAME | REVISION DATE |
|-----|--------------|---|---------------|
| T1 | 1 | COVER SHEET | - |
| E1 | 2 | EXISTING CONDITIONS PLAN OVERVIEW | - |
| E2 | 3 | EXISTING CONDITIONS PLANS | - |
| C1 | 4 | SITE PLAN | - |
| C2 | 5 | GRADING, DRAINAGE, AND EROSION CONTROL PLAN | - |
| SD1 | 6 | SIGHT DISTANCE | - |
| D1 | 7 | SITE DETAILS | - |
| D2 | 8 | EROSION CONTROL DETAILS | - |



LOCUS PLAN

SCALE: 1"=1,000'

REQUIRED APPROVALS

| | PERMIT # | DATE APPROVED | EXPIRATION DATE |
|--|----------|---------------|-----------------|
| PLANNING BOARD | | | |
| SITE PLAN WAIVERS | | | |
| 170-65.B - STORMWATER MANAGEMENT REQUIREMENT- PEAK RUNOFF RATE | PENDING | PENDING | PENDING |
| 170-61.A.4 - FULL BOUNDARY LINE DATA REQUIREMENT | PENDING | PENDING | PENDING |
| 170-61.A.12 - HIGH INTENSITY SOIL SURVEY MAPPING REQUIREMENT | PENDING | PENDING | PENDING |
| ZONING BOARD | | | |
| USE VARIANCE | PENDING | PENDING | PENDING |



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. F&O MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. 72 HOURS PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-DIG-SAFE.

APPROVED BY DERRY PLANNING BOARD ON

DATE _____

SIGNATURE - PLANNING BOARD CHAIR _____

SIGNATURE - PLANNING BOARD SECRETARY _____

PUBLIC WORKS DIRECTOR: _____

CODE ENFORCEMENT DEPARTMENT: _____

DERRY FIRE DEPARTMENT: _____

POLICE DEPARTMENT: _____

OWNER - TAX MAP 8 LOT 68-2

SCALE: AS SHOWN

DATE: AUGUST 2018

REPRESENTATIVE _____ DATE _____

JOB NO. 20170372

DWG. T1

SHEET #1

FUSS & O'NEILL
540 COMMERCIAL STREET
MANCHESTER, NEW HAMPSHIRE 03103
www.fussandoneill.com

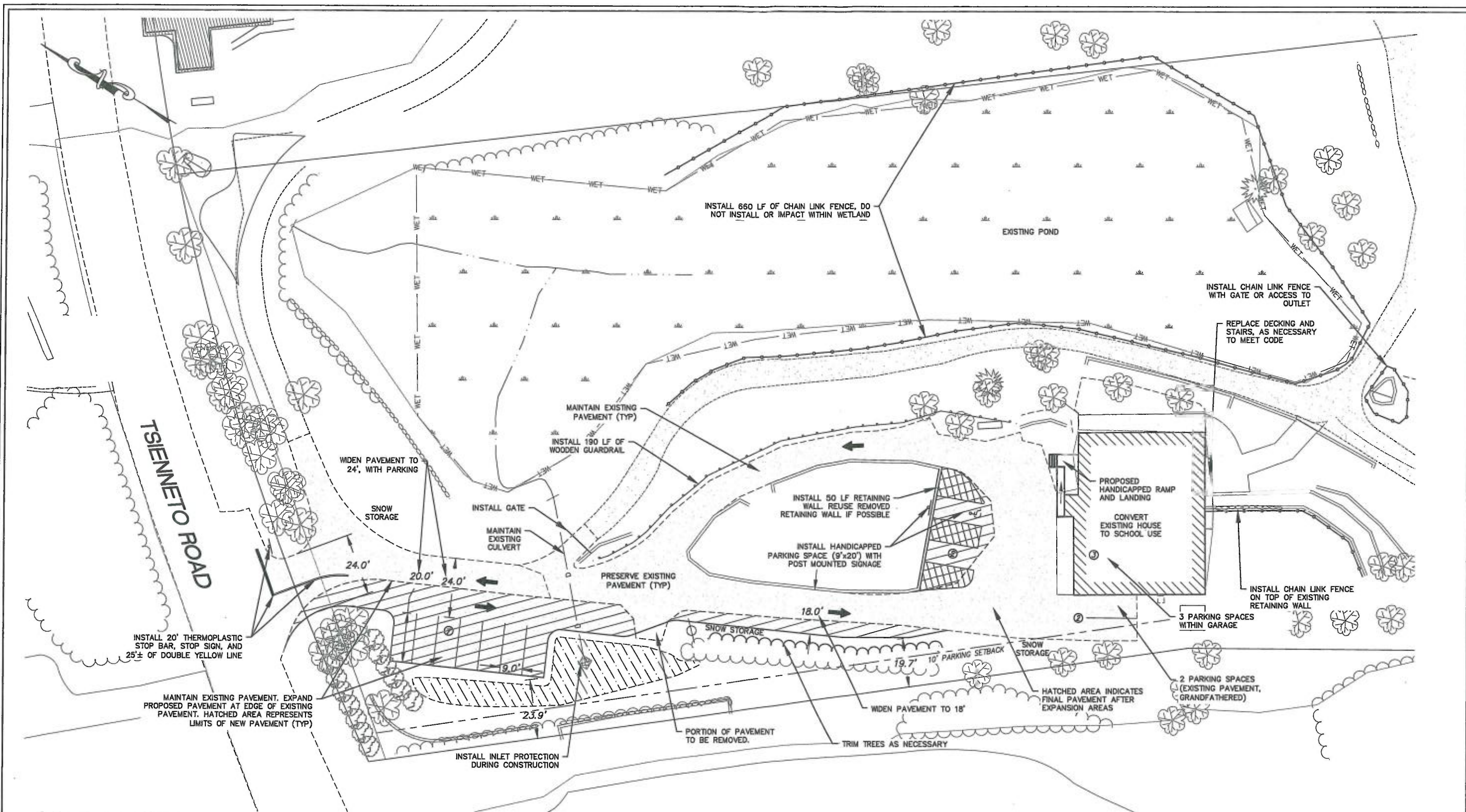
PLANNING BOARD
ISSUED UNDER THE TERMS
OF THE M.C.R.D.

PINKERTON ACADEMY
5 PINKERTON STREET
DERRY, NH 03038

TAX MAP 8 LOT 68-2

31 TSIENNETO RD
DERRY, NH
COVER SHEET

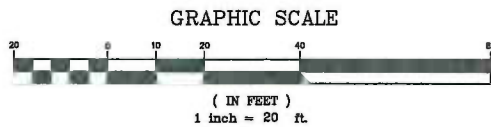
NO. DATE REVISION
DRAWN: ACD
DESIGNED: BAP/ACD
CHECKED: BAP
APPROVED: BAP



SITE PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE IMPROVEMENTS UPON THE SUBJECT PARCEL LOT LOCATED ON TAX MAP 8 LOT 68-2 WITH AN ADDRESS OF 31 TSIENNETO ROAD, DERRY, NH 03038. OWNER IS PINKERTON ACADEMY, 5 PINKERTON STREET, DERRY NH 03038. DEED REFERENCE IS BOOK 5898 PAGE 2209, RECORDED AT THE R.C.R.D.
- PROPERTY LINE INFORMATION (BEARINGS AND DISTANCES) AND TOPOGRAPHIC INFORMATION FOR THIS PARCEL WAS CREATED USING REFERENCE PLAN #1. F&O FIELD SURVEY WAS PERFORMED DURING JANUARY THROUGH MARCH OF 2018.
- EXISTING ELEVATIONS AND CONDITIONS PARTIALLY FROM GROUND SURVEY BY THIS OFFICE, TOWN OF DERRY GIS MAPPING, AND ONLINE NOAA CONTOURS. NO REPRESENTATION FOR WARRANTY IS MADE AS TO NON-SURVEY FEATURES OF REFERENCE BY F&O.
- THE SUBJECT PROPERTY AND ABUTTING PROPERTIES ARE LOCATED WITHIN THE MEDIUM DENSITY RESIDENTIAL (MDM) ZONING DISTRICT. ZONING REQUIREMENTS:

| | REQUIRED | EXISTING | PROPOSED |
|----------------------|----------|-----------|----------|
| MIN. LOT SIZE | 1 ACRE | 6.4 ACRES | N/C |
| MIN. FRONTAGE | 125 FEET | >125 FEET | N/C |
| MIN. LOT WIDTH | 125 FEET | >125 FEET | N/C |
| MIN. SIDE YARD DEPTH | 15 FEET | >15 FEET | N/C |
- THE EXISTING PROPERTY IS SERVICED BY PUBLIC WATER, SEWER.
- THERE ARE WETLANDS ON THE SITE. WETLAND AND SOIL DELINEATION WAS PERFORMED BY LUKE HURLEY OF GOLF ENVIRONMENTAL SERVICES, LLC, IN JULY 2018. SEE EXISTING CONDITIONS PLAN FOR WETLAND DELINEATION STANDARDS.
- PARKING CALCULATION
 PROVIDED - 14 TOTAL
 3 GARAGE & 2 EXTERIOR SPACES (EXISTING)
 2 AT "CUL DE SAC"
 7 ALONG EXPANDED DRIVEWAY
- SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
- HORIZONTAL DATUM IS NAD83/02, VERTICAL DATUM IS NAVD88.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE LOCATION OF EXISTING FEATURES BOTH ABOVE GROUND AND BELOW. NO GUARANTEE IS MADE BY THIS OFFICE OR INDIVIDUALS OF LOCATION OF EXISTING FEATURES. UNDERGROUND UTILITIES ARE APPROXIMATE BASED ON REFERENCES LOCATED ON THE COVER SHEET.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT NEW HAMPSHIRE DIG SAFE, AT 1-888-DIG-SAFE, AT LEAST 72 HOURS BEFORE DIGGING.
- IF ANY ERROR OR OMISSION IN THESE PLANS IS DISCOVERED BY THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IMMEDIATELY IN WRITING FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR SHALL DISCONTINUE WORK IN THE AFFECTED PROJECT AREA UNTIL AGREEMENT HAS BEEN REACHED WITH THIS FIRM ON CORRECTIVE ACTION.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF DERRY SITE PLAN REGULATIONS, TOWN OF DERRY DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS, AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL CONSTRUCTION DETAILS SHALL BE IN ACCORDANCE WITH THE TOWN OF DERRY.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY CLIFFUSS&O'NEILL, 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 OR ENGINEER HERE ON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS, IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY THEIR WORK AT ALL TIMES.
- SNOW SHALL BE STORED IN OPEN AREAS ONSITE. SNOW SHALL NOT BLOCK SIGHT DISTANCES AND SHALL BE TRANSPORTED OFFSITE OR INTO OPEN AREAS IF NEEDED. OFFSITE TRANSPORT OF SNOW SHALL BE DONE SO IN ACCORDANCE WITH NHDES REGULATIONS.
- PLAN SET CONSISTS OF 8 SHEETS. NO SHEETS ARE PLANNED TO BE RECORDED AT THE REGISTRY OF DEEDS. ALL PLANS TO BE KEPT ON FILE AT THE TOWN OF DERRY PLANNING DEPT.



| | | | | | |
|-----|------|----------|-----------|----------|-----------|
| NO. | DATE | REVISION | DESIGNED: | CHECKED: | APPROVED: |
| | | | BAP/ACD | BAP | BAP |
| | | | ACD | | |

FUSS & O'NEILL
 50 COMMERCIAL STREET
 MANCHESTER, NEW HAMPSHIRE 03103
 www.fussandoneill.com | www.fuss.com



CLIENT: PINKERTON ACADEMY
 5 PINKERTON STREET
 DERRY, NH

TAX MAP 8 LOT 68-2
 OMBUDSMON PROGRAM
 31 TSIENNETO RD
 DERRY, NH
 SITE PLAN

SCALE: 1"=20'
 JOB NO. 20170372

DATE: AUGUST 2018
 DWG. C1
 SHEET #4