

Planning Department April 3, 2019

APPLICANT: Pinkerton Academy

DEVELOPER: Same

PROJECT: Athletic Field Access Road

LOCATION: Parcel ID 43006, 43008, 08068, 19 North Main Street, 39 North Main Street, 33 Tsienneto Road

PURPOSE: The purpose of this plan is for an extension to the existing PA Athletic Field access road out to Tsienneto Road with associated parking, drainage, lighting and grading.

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

WAIVERS: See letter dated March 11, 2019, from Fuss & O'Neill.

LDCR-Section 170-26.A(14)-vertical granite curbing.

LDCR-Section 170-26.A(17)-4:1 slope

LDCR-Section 170-61.A.4-partial boundary survey

STATE PERMITS: NHDES Alteration of Terrain Permit Pending.
NHDES Wetlands Permit Pending.

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

BY:

George H. Sioras, Planning Director

LEGEND

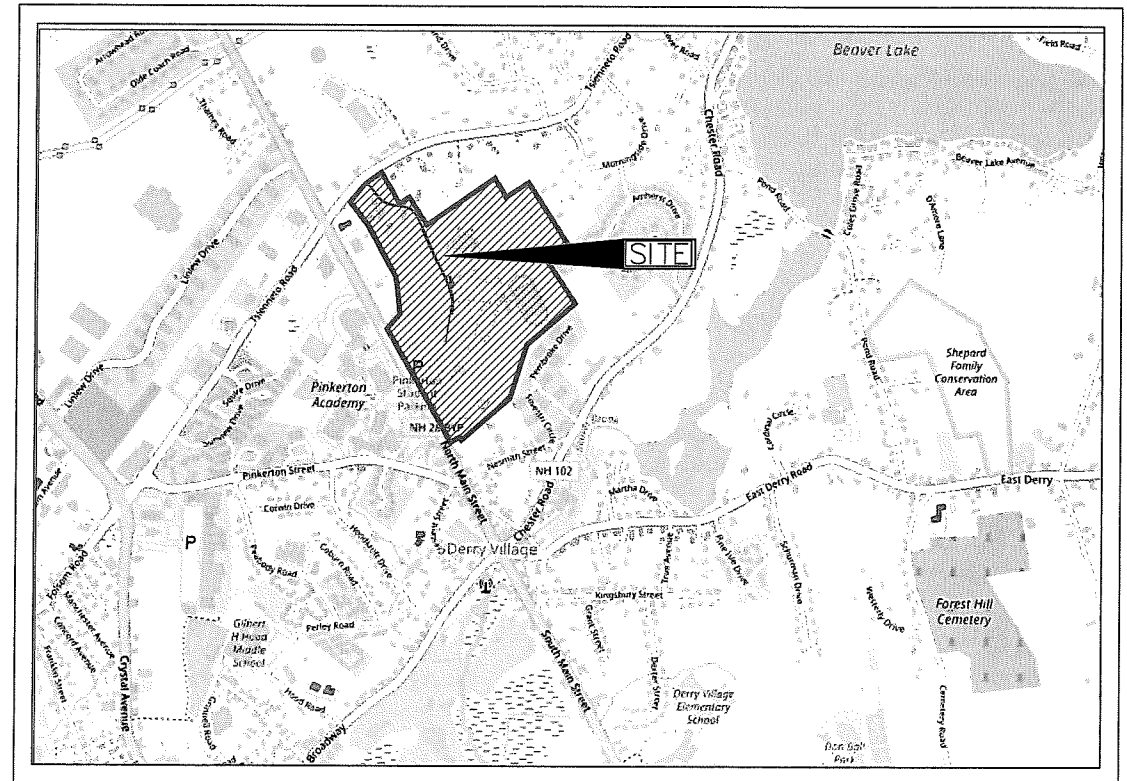
(STANDARD LEGEND - ALL SYMBOLS SHOWN DO NOT NECESSARILY APPEAR IN THE PLAN SET)

EXISTING	PROPOSED
UNDERGROUND UTILITIES — UGE	— UGE
TELEPHONE LINE — T	— T
GAS LINE — GAS	— GAS
WATER LINE — W	— W
OVERHEAD UTILITIES — OHW	— OHW
VERTICAL GRANITE CURB — VGC	— VGC
SLOPED GRANITE CURB — SGC	— SGC
BITUMINOUS CURB — BC	— BC
CHAIN LINK FENCE — X	— O
GUARD RAIL —	—
TREE LINE —	—
SPOT GRADE — x 200.0	X 200.0
SEWER MANHOLE —	—
CATCH BASIN —	—
DRAIN MANHOLE —	—
FIRE HYDRANT —	—
GAS GATE —	—
WATER VALVE —	—
ELECTRIC MANHOLE —	— EMH
TELEPHONE MANHOLE —	— TMH
STREET SIGN —	—
LIGHT POLE —	—
FLOOD LIGHT —	—
UTILITY POLE —	—
PERC TEST —	—
TEST PIT —	—
BENCHMARK —	—
GUY POLE —	—
IRON PIN, DRILL HOLE, BOUND —	—
DECIDUOUS TREE —	—
CONIFER TREE —	—
H.C. PAVEMENT MARKING —	—
TRAFFIC FLOW —	—
EXISTING STONE WALL —	—
EDGE OF WETLANDS —	—
PROPERTY LINE —	—
BARBED WIRE —	—
HAY BALES —	—
ZONING BOUNDARY — B-1, R-1	—
STANDARD DETAIL SYMBOL — 2/1340	—

SEE LANDSCAPE PLAN

RECEIVED
MAR 17 2019
PLANNING DEPARTMENT

**SITE DEVELOPMENT DRAWINGS
FOR
PINKERTON ACADEMY
ATHLETIC FIELDS
ACCESS ROAD**
OFF OF TSIENNETO ROAD &
LONDONDERRY TURNPIKE (NO. MAIN/RTE 28)
TAX MAP 8 LOT 68,
TAX MAP 43 LOTS 6 & 8
DERRY NH, 03038
PREPARED FOR
PINKERTON ACADEMY



LOCUS PLAN

SCALE: 1"=1,000'

NHDES AOT NOTES:

- DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN IN THE PLANS THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS.
- IF REQUIRED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ANY NHDES APPROVED ENVIRONMENTAL MONITORING DURING CONSTRUCTION.
- POST CONSTRUCTION, THE PROPERTY OWNER/OPERATOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL DRAINAGE AND STORMWATER PRACTICES. REFER TO THE ALTERATION OF TERRAIN/DRAINAGE CALCULATIONS FOR THE OPERATION AND MAINTENANCE MANUAL.
- REFER TO THE AOT PERMIT FOR ADDITIONAL CONDITIONS OF APPROVAL.

NPDES NOTE:

- THIS PROJECT DISTURBS 205,000±SF (4.6± AC) OF LAND WHICH EXCEEDS THE NPDES THRESHOLD AMOUNT OF 43,560 SF (1 AC). THEREFORE, THE PROJECT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/ DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL 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.

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APPROVED BY DERRY PLANNING BOARD ON

DATE _____

SIGNATURE - PLANNING BOARD CHAIR _____

SIGNATURE - PLANNING BOARD SECRETARY _____

PUBLIC WORKS DIRECTOR: Michelle 3/11/19

CODE ENFORCEMENT DEPARTMENT: 3-11-19

DERRY FIRE DEPARTMENT: 3-11-19

CONSERVATION COMMISSION CHAIR: 3-11-19

POLICE DEPARTMENT: 3-11-19

REQUIRED APPROVALS

PLANNING BOARD	PERMIT #	DATE APPROVED	EXPIRATION DATE
SITE PLAN	PENDING	PENDING	PENDING
170-26.A(14) - VERTICAL GRANITE CURBING	PENDING	PENDING	PENDING
170-26.A(17) - EMBANKMENT SLOPES STEEPER THAN 4:1	PENDING	PENDING	PENDING
170-61.A.4 - SURVEY CLOSURE	PENDING	PENDING	PENDING
CONDITIONAL USE PERMIT	PENDING	PENDING	PENDING
ZONING ORDINANCE 185-80.B.2 - ACCESS ROAD WETLAND IMPACT	PENDING	PENDING	PENDING
NHDES	PENDING	PENDING	PENDING
ALTERATION OF TERRAIN (AOT)	PENDING	PENDING	PENDING
WETLANDS PERMIT	PENDING	PENDING	PENDING



THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. FUSS & O'NEILL 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.

OWNER - TAX MAP 8 LOT 68,
TAX MAP 43 LOT 6 & 8.

DATE: 02/15/2019

REPRESENTATIVE: _____

FUSS & O'NEILL
540 COMMERCIAL STREET
DERRY, NH 03038
www.fuss.com

NO. DATE REVISION
3 03/12/19 REVS PER WETLANDS AND TRC COMMENTS
2 03/05/19 REVS PER TRC COMMENTS
1 02/24/19 REVS PER TRC MEETING

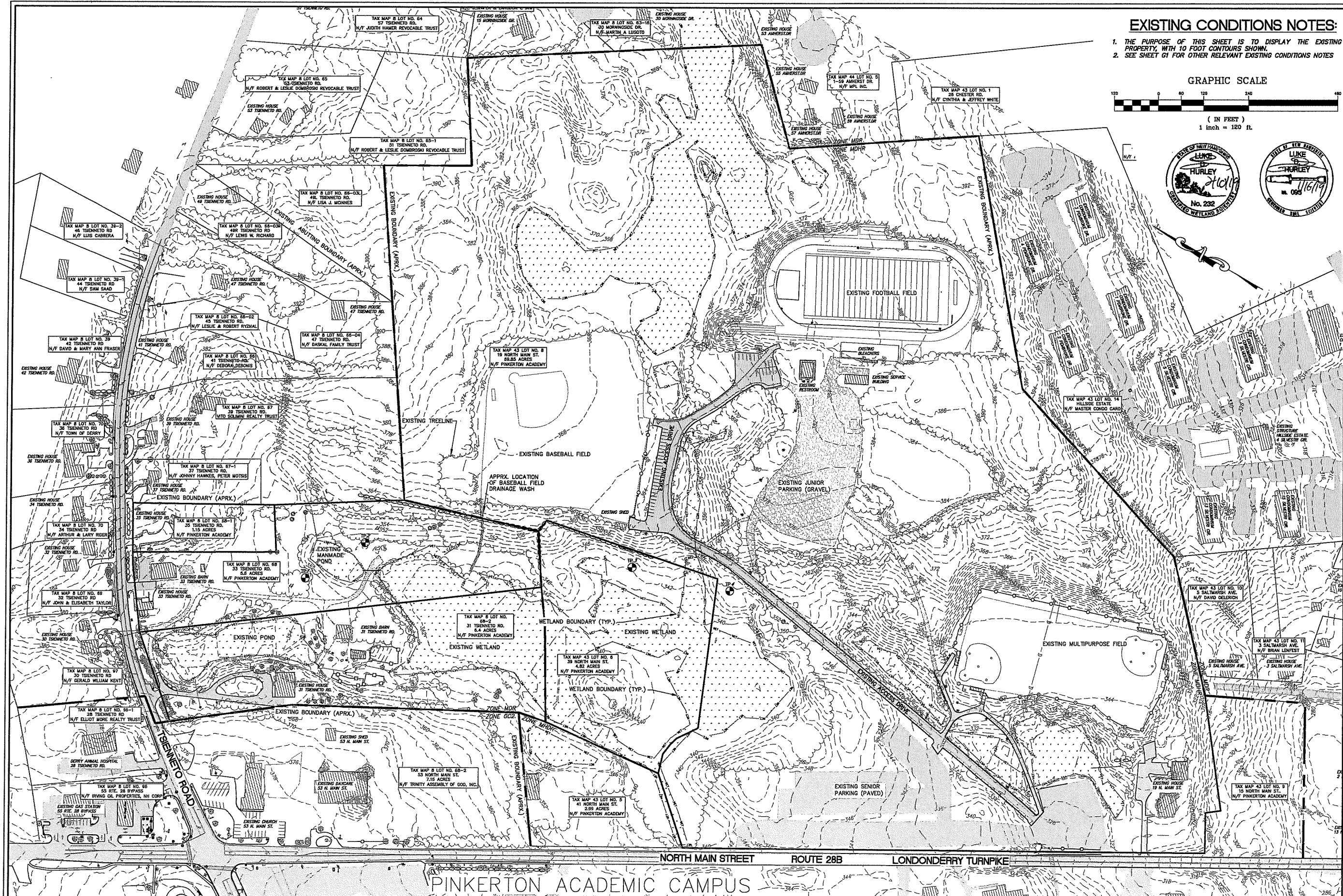
DRAWN: JWH
DESIGNED: JWH
CHECKED: ACD
APPROVED: BAP

PINKERTON ACADEMY STREET
5 PINKERTON STREET
DERRY, NH 03038

TAX MAP 8 LOT 68,
TAX MAP 43 LOTS 6 & 8
PINKERTON ACADEMY ACCESS ROAD
DERRY NH, 03038
COVER SHEET

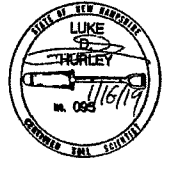
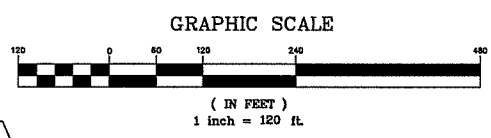
SCALE: AS SHOWN
JOB NO. 20170372
DATE: JAN 2019
DWG. T1

F:\PROJECTS\170372 PINKERTON ACADEMY AC CIVIL\DRAWINGS\20170372_A0-ROADWAY - COPY.DWG 3/7/2016 12:14 PM



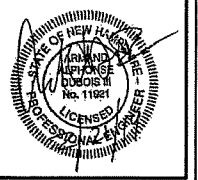
EXISTING CONDITIONS NOTES:

1. THE PURPOSE OF THIS SHEET IS TO DISPLAY THE EXISTING PROPERTY, WITH 10 FOOT CONTOURS SHOWN.
2. SEE SHEET G1 FOR OTHER RELEVANT EXISTING CONDITIONS NOTES



NO.	DATE	REVISION	DRAWN:	DESIGNED:	CHECKED:	APPROVED:
3	03/12/19	REVS PER WELANDS AND TRC COMMENTS	JWH	JWH	ACD	BAP
2	03/05/19	REVS PER TRC COMMENTS				
1	02/24/19	REVS PER TRC MEETING				

FUSS & O'NEILL
 540 COMMERCIAL STREET
 BOSTON, MASSACHUSETTS 02111
 www.fussoneill.com



CLIENT:
PINKERTON ACADEMY
 5 PINKERTON STREET
 DERRY, NH 03038

TAX MAP 8 LOT 68,
TAX MAP 43 LOTS 6 & 8
PINKERTON ACADEMY ACCESS ROAD
 DERRY NH, 03038
EXISTING CONDITIONS
PROPERTY OVERVIEW - TOPO PLAN

SCALE: 1"=120'	JOB NO. 20170372
DATE: JAN 2019	DWG.

GRAPHIC SCALE

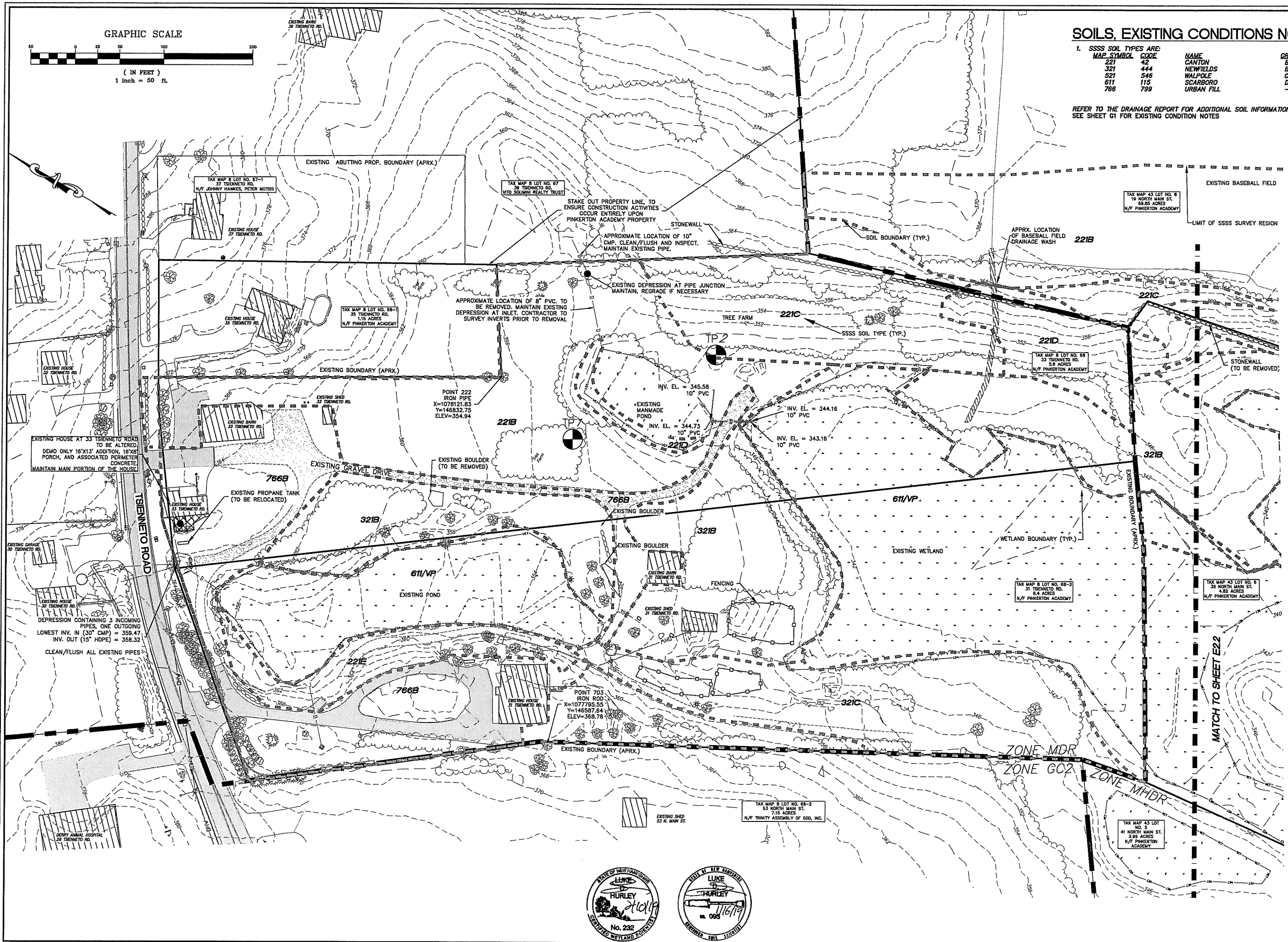


(IN FEET)
1 inch = 60 ft.

SOILS, EXISTING CONDITIONS NOTES:

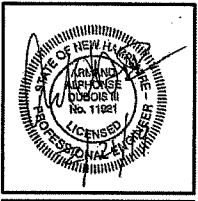
1. SSSS SOIL TYPES ARE:	MAP SYMBOL	CODE	NAME	GROUP
	221	42	CANTON	B
	321	444	NEWFIELDS	B
	521	546	WALPOLE	C
	611	115	SCARBORO	D
	766	799	URBAN FILL	I

REFER TO THE DRAINAGE REPORT FOR ADDITIONAL SOIL INFORMATION.
SEE SHEET G1 FOR EXISTING CONDITION NOTES



3	03/12/19	REVS PER WETLANDS AND TRC COMMENTS	APPROVED:
2	03/05/19	REVS PER TRC COMMENTS	ACD
1	02/24/19	REVS PER TRC MEETING	JWH
NO.	DATE	REVISION	CHECKED:
			APPROVED:
			BAP

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



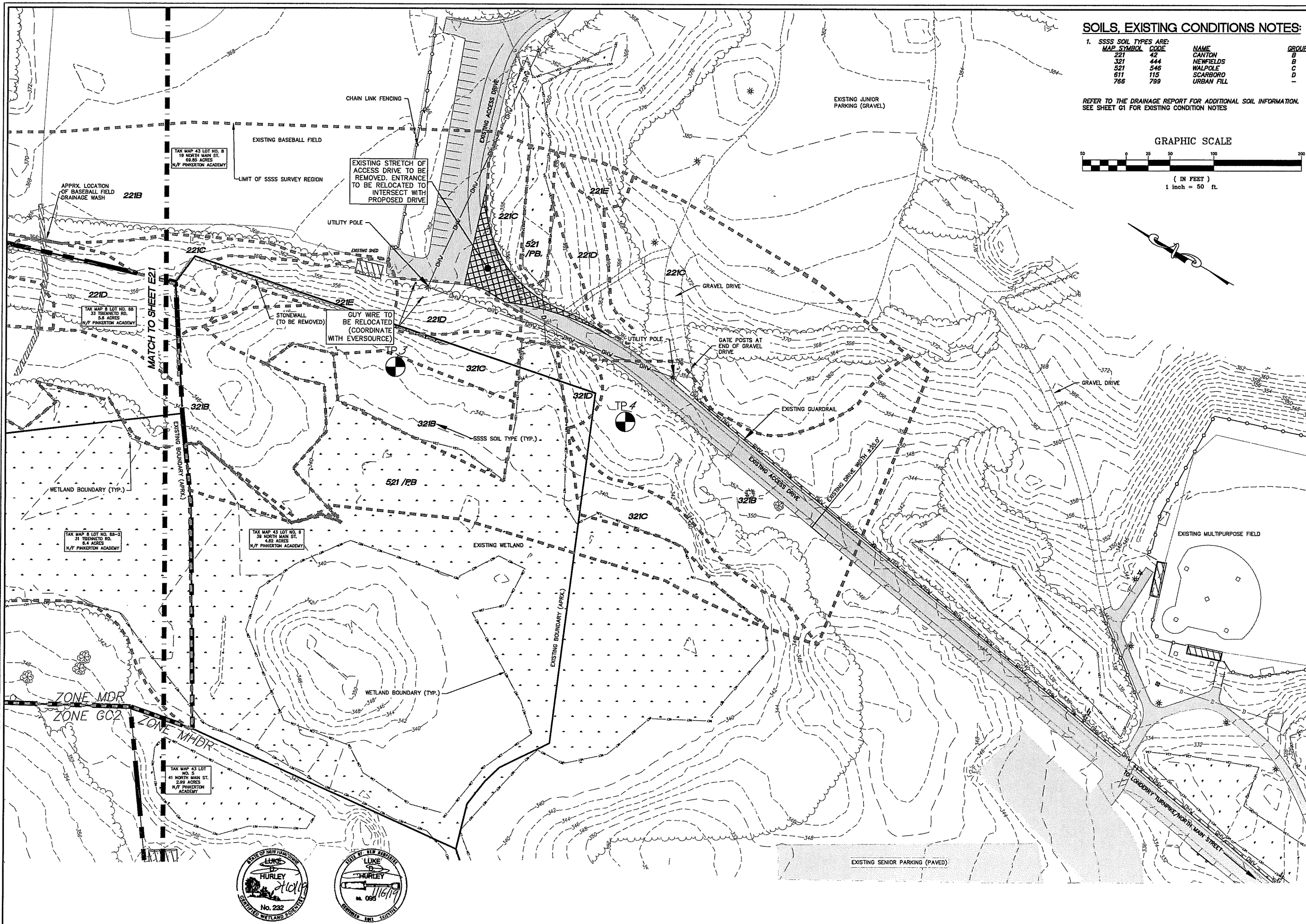
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5 PINKERTON STREET
DERRY, NH 03038

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TAX MAP 43 LOTS 6 & 8
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DERRY NH, 03038
EXISTING CONDITIONS
50 SCALE - NORTH DETAIL

SCALE: 1"=50'	JOB NO. 20170372
DATE: JAN 2019	DWG. E21

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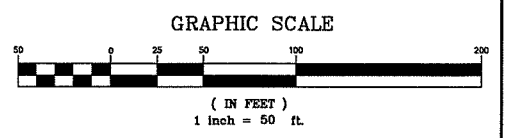


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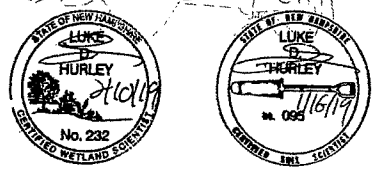
FUSS & O'NEILL
 50 COMMERCIAL STREET
 MANCHESTER, NEW HAMPSHIRE 03101
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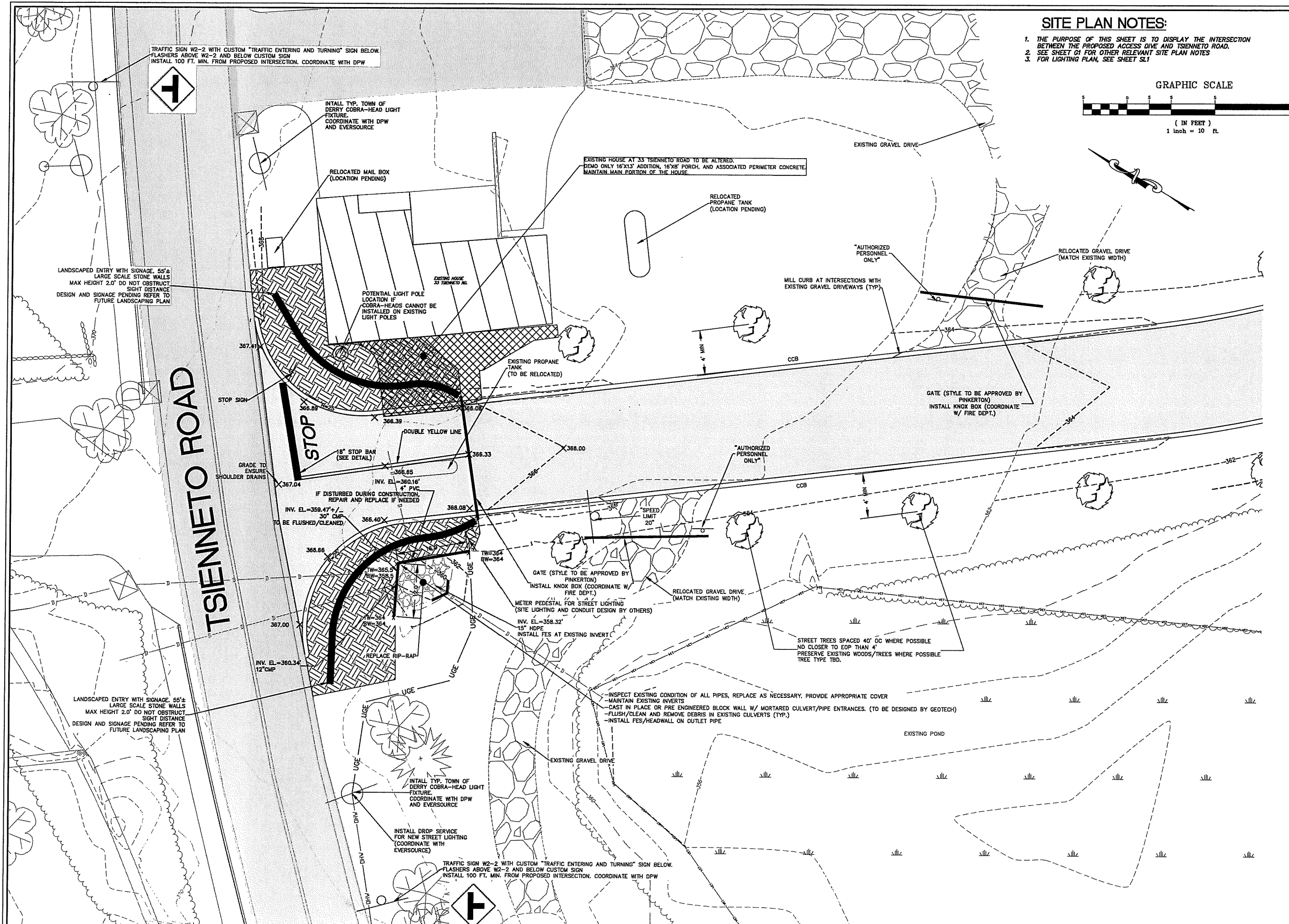
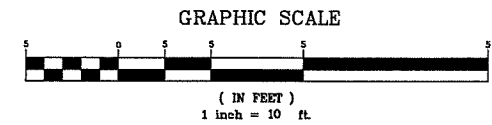
TAX MAP 8 LOT 68,
TAX MAP 43 LOTS 6 & 8
PINKERTON ACADEMY ACCESS ROAD
 DERRY NH, 03038
EXISTING CONDITIONS
50 SCALE - SOUTH AREA

SCALE: 1"=50'	JOB NO. 20170372
DATE: JAN 2019	DWG. E2.2



SITE PLAN NOTES:

1. THE PURPOSE OF THIS SHEET IS TO DISPLAY THE INTERSECTION BETWEEN THE PROPOSED ACCESS DIVE AND TSIENNETO ROAD.
2. SEE SHEET G1 FOR OTHER RELEVANT SITE PLAN NOTES
3. FOR LIGHTING PLAN, SEE SHEET SL1



TRAFFIC SIGN W2-2 WITH CUSTOM "TRAFFIC ENTERING AND TURNING" SIGN BELOW. FLASHERS ABOVE W2-2 AND BELOW CUSTOM SIGN. INSTALL 100 FT. MIN. FROM PROPOSED INTERSECTION. COORDINATE WITH DPW



INSTALL TYP. TOWN OF DERRY COBRA-HEAD LIGHT FIXTURE. COORDINATE WITH DPW AND EVERSOURCE

RELOCATED MAIL BOX (LOCATION PENDING)

EXISTING HOUSE AT 33 TSIENNETO ROAD TO BE ALTERED. DEMO ONLY 16'X13' ADDITION, 16'X4' PORCH, AND ASSOCIATED PERIMETER CONCRETE. MAINTAIN MAIN PORTION OF THE HOUSE.

RELOCATED PROPANE TANK (LOCATION PENDING)

LANDSCAPED ENTRY WITH SIGNAGE. 55'± LARGE SCALE STONE WALLS. MAX HEIGHT 2.0' DO NOT OBSTRUCT SIGHT DISTANCE. DESIGN AND SIGNAGE PENDING REFER TO FUTURE LANDSCAPING PLAN

POTENTIAL LIGHT POLE LOCATION IF COBRA-HEADS CANNOT BE INSTALLED ON EXISTING LIGHT POLES

MILL CURB AT INTERSECTIONS WITH EXISTING GRAVEL DRIVEWAYS (TYP.)

RELOCATED GRAVEL DRIVE (MATCH EXISTING WIDTH)

TSIENNETO ROAD

STOP

DOUBLE YELLOW LINE

18" STOP BAR (SEE DETAIL)

GRADE TO ENSURE SHOULDER DRAINS

INV. EL. = 359.47' ± 30" CMP TO BE FLUSHED/CLEANED

INV. EL. = 360.16' 4" PVC IF DISTURBED DURING CONSTRUCTION REPAIR AND REPLACE IF NEEDED

INV. EL. = 368.40' 4" PVC

INV. EL. = 360.34' 12" CMP

REPLACE RIP-RAP

EXISTING PROPANE TANK (TO BE RELOCATED)

"AUTHORIZED PERSONNEL ONLY"

GATE (STYLE TO BE APPROVED BY PINKERTON) INSTALL KNOX BOX (COORDINATE W/ FIRE DEPT.)

GATE (STYLE TO BE APPROVED BY PINKERTON) INSTALL KNOX BOX (COORDINATE W/ FIRE DEPT.)

METER PEDestal FOR STREET LIGHTING (SITE LIGHTING AND CONDUIT DESIGN BY OTHERS)

INV. EL. = 368.32' 15" HDPE INSTALL FES AT EXISTING INVERT

RELOCATED GRAVEL DRIVE (MATCH EXISTING WIDTH)

STREET TREES SPACED 40' OC WHERE POSSIBLE. NO CLOSER TO EOP THAN 4'. PRESERVE EXISTING WOODS/TREES WHERE POSSIBLE. TREE TYPE TBD.

- INSPECT EXISTING CONDITION OF ALL PIPES, REPLACE AS NECESSARY. PROVIDE APPROPRIATE COVER
- MAINTAIN EXISTING INVERTS
- CAST IN PLACE OR PRE-ENGINEERED BLOCK WALL W/ MORTARED CULVERT/PIPE ENTRANCES. (TO BE DESIGNED BY GEOTECH)
- FLUSH/CLEAN AND REMOVE DEBRIS IN EXISTING CULVERTS (TYP.)
- INSTALL FES/HEADWALL ON OUTLET PIPE

INSTALL TYP. TOWN OF DERRY COBRA-HEAD LIGHT FIXTURE. COORDINATE WITH DPW AND EVERSOURCE

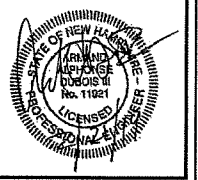
INSTALL DROP SERVICE FOR NEW STREET LIGHTING (COORDINATE WITH EVERSOURCE)

TRAFFIC SIGN W2-2 WITH CUSTOM "TRAFFIC ENTERING AND TURNING" SIGN BELOW. FLASHERS ABOVE W2-2 AND BELOW CUSTOM SIGN. INSTALL 100 FT. MIN. FROM PROPOSED INTERSECTION. COORDINATE WITH DPW



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TAX MAP 8 LOT 68,
 TAX MAP 43 LOTS 6 & 8
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 DERRY NH, 03038
PROPOSED INTERSECTION GRADING PLAN

SCALE: 1" = 10'	JOB NO. 20170372
DATE: JAN 2019	DWG. 02