

Planning Department, July 20, 2022

APPLICANT: Keystone Derry, LLC

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. Per Deputy Police Chief Feole it is recommended that the plan go to the Highway Safety Committee for review.

WAIVERS: None Requested.

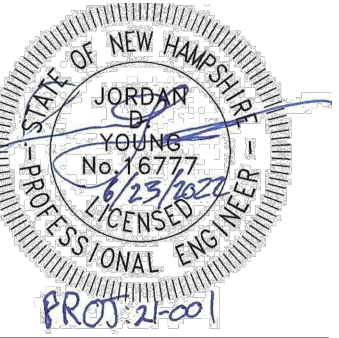
STATE PERMITS: NHDES-Sewer Discharge Permit
NHDES-Alteration of Terrain Permit
NHDES-Wetland Crossing Permit

RECOMMENDATION: Staff would recommend the Planning Board begin the discussion of the plan at the July 20th meeting, schedule a site walk, and continue the plan to the August 17th meeting. If the Board schedules a site walk a possible recommendation would be to do a balloon test to see the height of the residential buildings. This was done previously when new cell towers were built to get a perspective on the height of the towers.

BY:

George H. Sioras, Planning Director

SEALS:



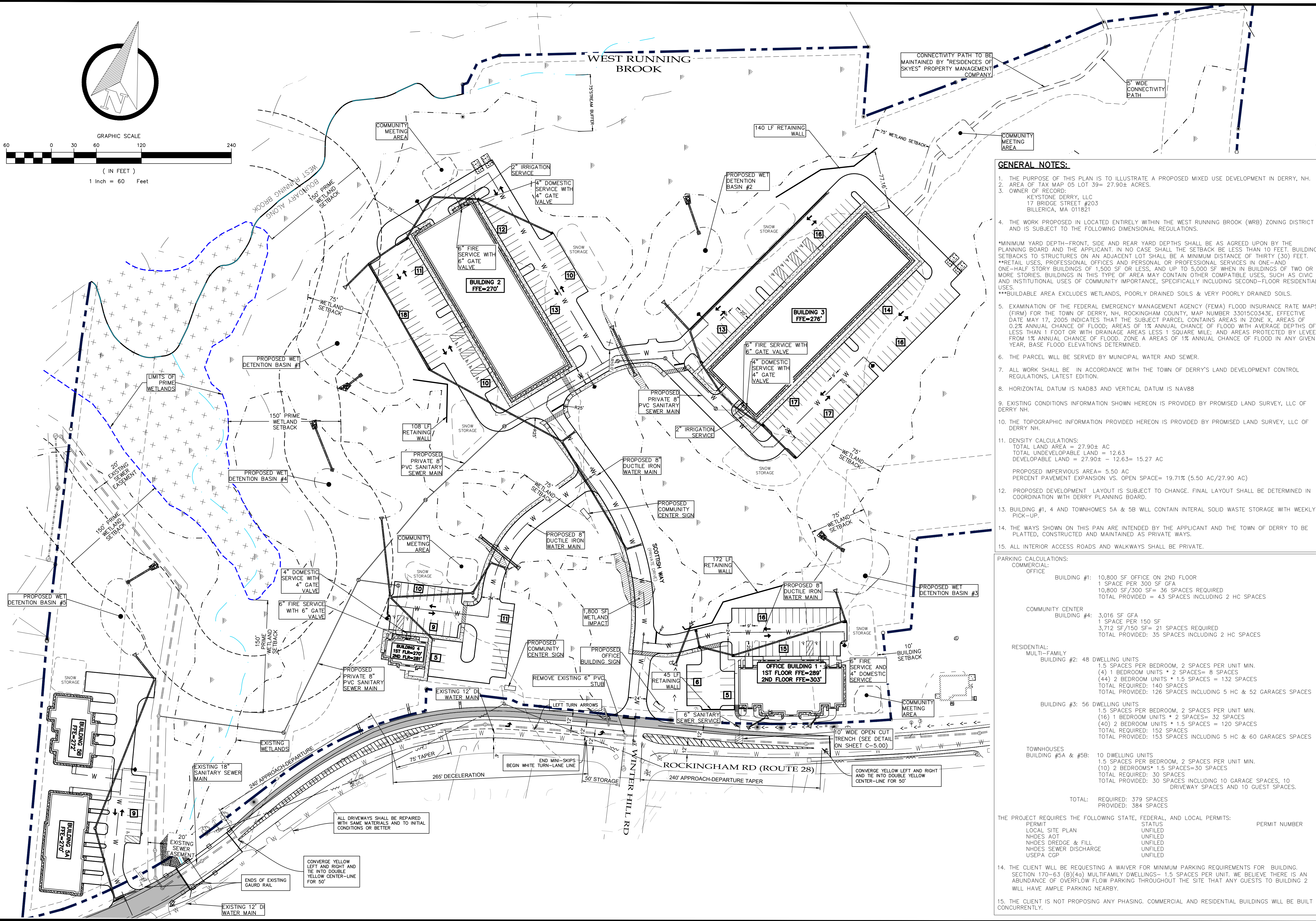
APPLICANT/DEVELOPER: KEYSTONE DERRY, LLC 17 BRIDGE STREET #203 BILLERICA MA, 01821 ATTN: ROBERT MACCORMACK OFFICE: 978-671-9597 EMAIL: robert@maccormackplumbing.com

THE RESIDENCES OF SKYE 74 ROCKINGHAM ROAD MUNICIPALITY: DERRY

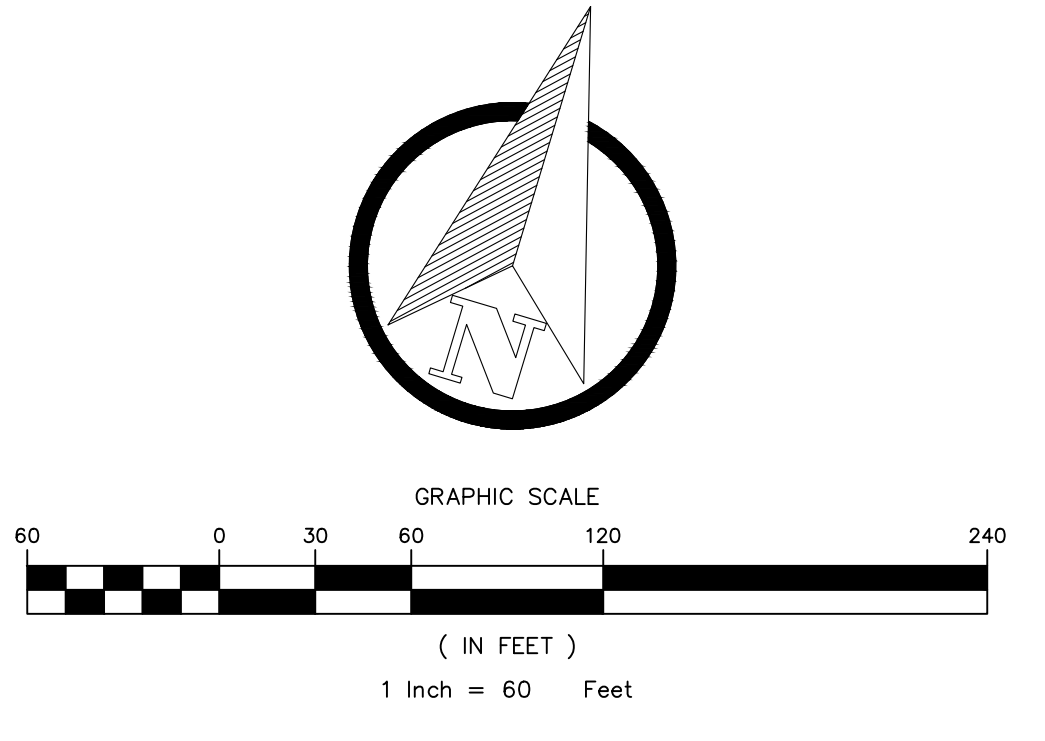
Table with 2 columns: Field and Value. Fields include SITE AREA (27.90± ACRES), PARCEL ID (05039), DESIGNED BY (JDY), DATE (2022.06.23), PROJECT (21-001), and REVISIONS.



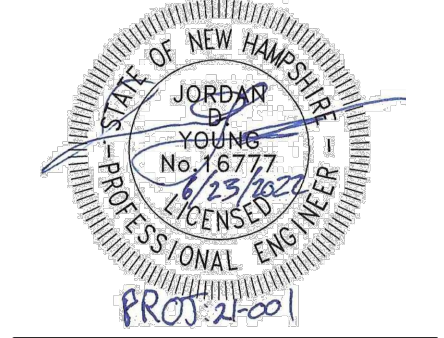
SHEET TITLE: OVERALL SITE LAYOUT & UTILITY PLAN SCALE: 1" = 60' SHEET NO.: C-2.00 (7 of 44)



GENERAL NOTES: 1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE A PROPOSED MIXED USE DEVELOPMENT IN DERRY, NH... 2. AREA OF TAX MAP 05 LOT 39= 27.90± ACRES... 3. OWNER OF RECORD: KEYSTONE DERRY, LLC... 4. THE WORK PROPOSED IS LOCATED ENTIRELY WITHIN THE WEST RUNNING BROOK (WRB) ZONING DISTRICT... 5. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS... 6. THE PARCEL SHALL BE SERVED BY MUNICIPAL WATER AND SEWER... 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF DERRY'S LAND DEVELOPMENT CONTROL REGULATIONS... 8. HORIZONTAL DATUM IS NAD83 AND VERTICAL DATUM IS NAV88... 9. EXISTING CONDITIONS INFORMATION SHOWN HEREON IS PROVIDED BY PROMISED LAND SURVEY, LLC OF DERRY NH... 10. THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS PROVIDED BY PROMISED LAND SURVEY, LLC OF DERRY NH... 11. DENSITY CALCULATIONS: TOTAL LAND AREA = 27.90± AC, TOTAL UNDEVELOPABLE LAND = 12.63, DEVELOPABLE LAND = 27.90± - 12.63= 15.27 AC... 12. PROPOSED DEVELOPMENT LAYOUT IS SUBJECT TO CHANGE... 13. BUILDING #1, 4 AND TOWNHOMES 5A & 5B WILL CONTAIN INTERNAL SOLID WASTE STORAGE... 14. THE WAYS SHOWN ON THIS PAN ARE INTENDED BY THE APPLICANT AND THE TOWN OF DERRY TO BE PLATTED... 15. ALL INTERIOR ACCESS ROADS AND WALKWAYS SHALL BE PRIVATE.



SEALS:



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OFFICE: 978-671-9597
EMAIL: robert@maccormackplumbing.com

STATE: NEW HAMPSHIRE
COUNTY: ROCKINGHAM

THE RESIDENCES OF SKYE
74 ROCKINGHAM ROAD

MUNICIPALITY: DERRY

SITE AREA: 27.90± ACRES

PARCEL ID: 05039

DESIGNED BY: JDY

DATE: 2022.06.23

PROJECT: 21-001

REVISIONS:

SHEET TITLE:
LANDSCAPING PLAN

SCALE: 1" = 60'

SHEET NO.:

L-1.00
(37 of 44)



LANDSCAPE REGULATIONS:

LAND DEVELOPMENT CONTROL REGULATIONS: (SECTION 170-64 LANDSCAPE AND BUFFERING REQUIREMENTS)

1. STREET TREE STRIP- NO CLOSER THAN 25' TO EACH OTHER

CALCULATION: 1 TREE/50 FT OF FRONTAGE
1,264 LF ROCKINGHAM RD/50= 25.28= 26 TREES

PROVIDED: EXISTING TREES EXCEEDS REQUIREMENTS

2. INTERNAL LANDSCAPING

CALCULATION: 1 DECIDUOUS OR ORNAMENTAL TREE/30 FEET OF BUILDING PERIMETER
2,727 LF/30=90.9= 91 TREES

PROVIDED: 91 TREES

CALCULATION: 1 DECIDUOUS OR EVERGREEN SHRUB/2 REQUIRED PARKING SPACES
391 SPACES/2= 196 SHRUBS

PROVIDED: 196 SHRUBS

3. 25% OF REQUIRED INTERNAL LANDSCAPING IS TO BE PROVIDED IN PARKING ISLANDS
49 SHRUBS AND 23 TREES

4. 5% OF INTERIOR ARE LANDSCAPED:

REQUIRED INTERIOR LANDSCAPING:
BUILDING #1 (OFFICE):11,584 SF X 5%= 579 SF; PROVIDED= 1,176 SF
BUILDING #2 (APARTMENT):29,058 SF X 5%= 1,453 SF;PROVIDED= 1,773 SF
BUILDING #3 (APARTMENT):33,404 SF X 5%= 1,670 SF;PROVIDED= 1,875 SF
BUILDING #4 (COMMUNITY CENTER):12,971 SF X 5%= 649 SF; PROVIDED= 1,044 SF
BUILDINGS #5A & 5B (TOWNHOMES):12,586 SF X 5%= 629 SF; PROVIDED= 2,891 SF

5. GREEN SPACE REQUIREMENT:

1/3 OF NET BUILDABLE AREA TO BE SET ASIDE AS GREEN SPACE:
NET BUILDABLE AREA= 15.32 AC
1/3 OF BUILDABLE AREA= 5.06 AC
PROVIDED GREENSPACE=9.82 AC

6. RESIDENTIAL BUFFER REQUIREMENTS

6.1. RETENTION OF EXISTING VEGETATION AND FOREST CANOPY. IN CASES WHERE EXISTING FOREST EXISTS ALONG A BOUNDARY SUBJECT TO THE RESIDENTIAL BUFFERING REQUIREMENTS OF THIS SECTION, EXISTING, HEALTHY FOREST CANOPY AND ASSOCIATED UNDER STORY VEGETATION MAY BE USED TO FULFILL THE REQUIREMENTS OF THIS SECTION. IN CASES WHERE EXISTING VEGETATION IS INSUFFICIENT TO PROVIDE FOR AN EFFECTIVE VISUAL SCREEN, THE PLANNING BOARD MAY REQUIRE SUPPLEMENTAL LANDSCAPE PLANTINGS FOR THE PURPOSES ENHANCING THE NATURAL BUFFERING CAPABILITIES OF THE NATIVE VEGETATION.

6.2. PLANTED BUFFER. AN APPLICANT MAY CREATE A TREED BUFFER THROUGH THE PLANTING OF A MINIMUM OF TWO STAGGERED ROWS OF CONIFEROUS TREES SPACED NOT FURTHER THAN 12- FEET ON CENTER AND NOT LESS THAN EIGHT FEET IN HEIGHT AT THE TIME OF PLANTING. CONVERSELY, CONIFEROUS TREES AT LEAST FIVE FEET IN HEIGHT AT THE TIME OF PLANTING MAY BE PLACED IN A REQUIRED RESIDENTIAL BUFFER PROVIDED THEY ARE PLANTED ON AN EARTHEN BERM AT LEAST THREE FEET IN HEIGHT.

6.3. USE OF FENCING. IN CASES WHERE REQUIRED RESIDENTIAL BUFFER WIDTHS ARE 20 FEET OR LESS, AN APPLICANT MAY ELECT TO ERECT A CONTINUOUS LENGTH OF SOLID FENCING OF A TYPE AND STYLE ACCEPTABLE TO THE PLANNING BOARD. FENCING USED TO FULFILL THIS REQUIREMENT SHALL NOT BE LESS THAN SIX FEET IN HEIGHT, NOR IMPEDE PROPER SIGHT DISTANCES AT INTERSECTIONS OF DRIVEWAYS AND STREETS. IN CASES WHERE APPLICANTS ELECT TO UTILIZE THIS OPTION, A MINIMUM OF ONE DECIDUOUS OR EVERGREEN SHRUB, WITH A MINIMUM HEIGHT AND DIAMETER OF EIGHTEEN INCHES, SHALL BE PLANTED ALONG THE FACE OF SAID FENCING AT A SPACING NOT TO EXCEED AN AVERAGE OF ONE SHRUB PER 10- FEET OF FENCE.

LANDSCAPE NOTES:

1. ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOW HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE; WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE). A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS; ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% PEATMOSS AND A GRANULAR HYDROGEL, TO ABSORB AND RETAIN WATER.

2. UNSUITABLE MATERIAL ENCOUNTERED IN PLANTING AREAS SHALL BE REMOVED AND REPLACED WITH TOPSOIL MIXTURE NOTED ABOVE. THE AREA OF REMOVAL SHALL BE TWICE THE DIAMETER OF THE ROOT BALL FOR THE SPECIFIED PLANT MATERIAL ALL TREES CALIPERS SHALL BE MEASURED FROM A HEIGHT OF 6" ABOVE THE GROUND.

3. ANY PROPOSED PLANT SUBSTITUTIONS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE LOCAL JURISDICTION PRIOR TO PLANTING.

LANDSCAPE IRRIGATION SYSTEM NOTES:

1. LANDSCAPE/IRRIGATION SYSTEM CONTRACTOR SHALL FURNISH & INSTALL AN UNDERGROUND IRRIGATION SYSTEM CAPABLE OF PROVIDING SEASONAL COVERAGE TO ALL AREAS OF PROPOSED PLANTING AND ALL AREAS TO BE LOAMED & SEEDED, AS SHOWN ON THIS PLAN.

2. PRIOR TO THE INSTALLATION OF IRRIGATION SYSTEM, LANDSCAPE/IRRIGATION SYSTEM CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS OF SYSTEM TOGETHER WITH CATALOGUE EQUIPMENT AND APPURTENANCES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL. INSTALLATION OF SYSTEM SHALL NOT COMMENCE UNTIL DESIGN ENGINEER HAS APPROVED SAID SHOP DRAWINGS IN WRITING AND INFORMED THE GENERAL CONTRACTOR.

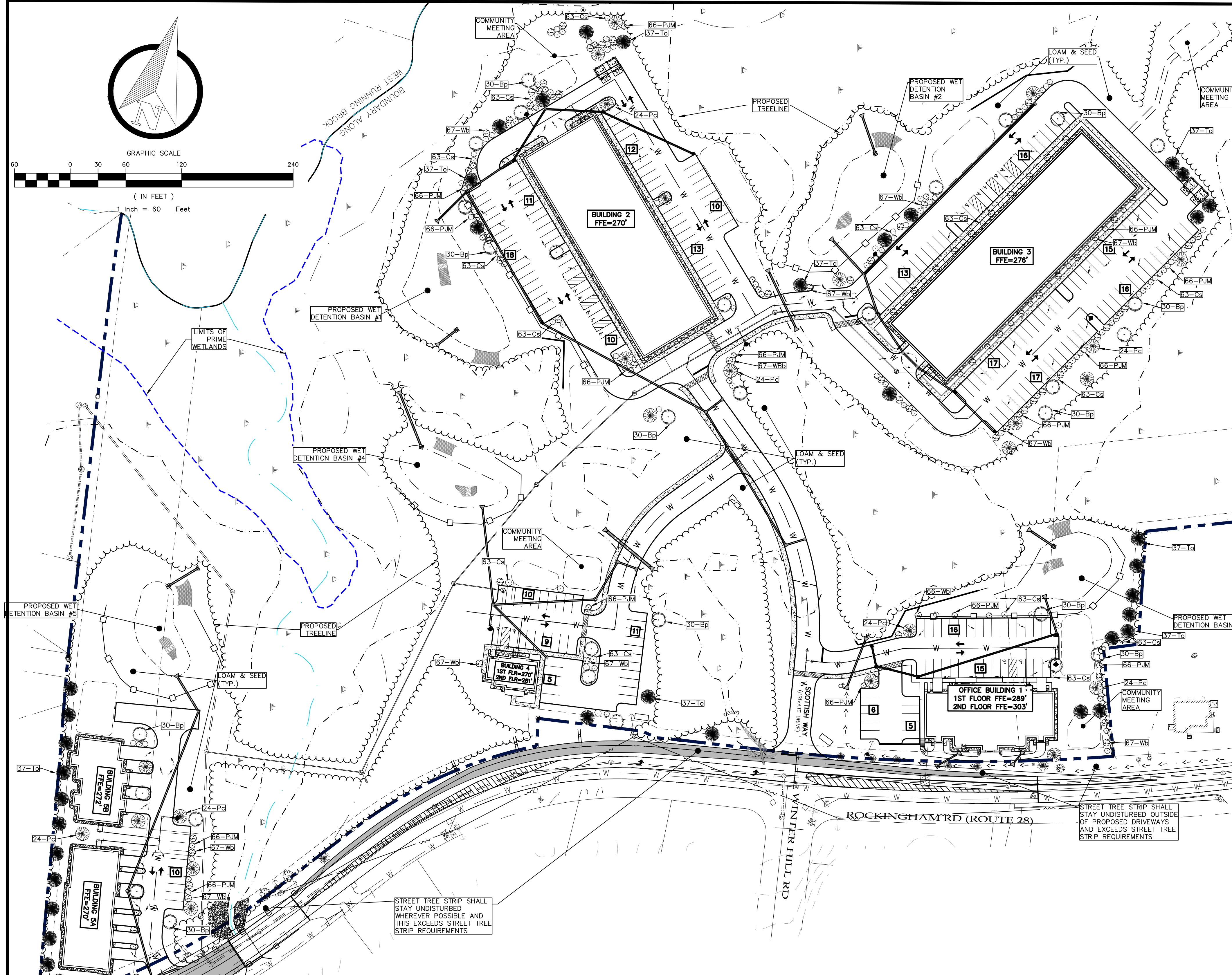
3. BACKFLOW PREVENTION AND WATER SUPPLY CONNECTIONS TO CONFORM TO THE REQUIREMENTS OF THE MANCHESTER WATER WORKS.

TURF ESTABLISHMENT SCHEDULE:

- PLACE 4" (MIN.) COMPACTED THICKNESS OF CLEAN SUITABLE LOAM.
- RAKE OUT LOAM TO FREE SOIL OF DEBRIS AND STONES GREATER THAN 1" IN DIAMETER.
- FINE GRADE SURFACE AND SUPPLEMENT WITH LOAM WHERE NEEDED TO CREATE A UNIFORM SURFACE.
- APPLY AGRICULTURE LIMESTONE AT A RATE OF 11-POUNDS PER 1,000 SF

SEEDING SPECIFICATIONS:

- SEED SHALL BE SPREAD UNIFORMLY BY BROADCASTING, DRILLING OR HYDROSEEDING. IF HYDROSEEDING, USE 4-TIMES THE RECOMMENDED RATE OF INOCULANT.
- SEEDING FOR PERMANENT COVER SHALL OCCUR BETWEEN APRIL 15 AND OCTOBER 1. WHEN SEEDING BETWEEN MAY 15 AND SEPTEMBER 1, ALL AREAS SEEDDED SHALL BE MULCHED WITH HAY, STRAW OR OTHER ACCEPTABLE MATERIAL AT A RATE OF 2 TONS PER ACRE.
- SEED MIXTURE FOR LAWN AREAS SHALL CONTAIN 45% TALL FESCUE, 45% CREEPING RED FESCUE AND 10% REDTOP APPLIED AT A RATE OF 4.5 POUNDS PER 1,000 SF.
- ALL STEEP SLOPE AREAS (3:1 OR STEEPER) SHALL BE HYDROSEEDDED WITH A MIXTURE CONTAINING 25% PERENNIAL RYEGRASS, 50% CROWNVEITCH AND 25% WILDFLOWER MIX APPLIED AT A RATE OF 4.5 POUNDS PER 1,000 SF.

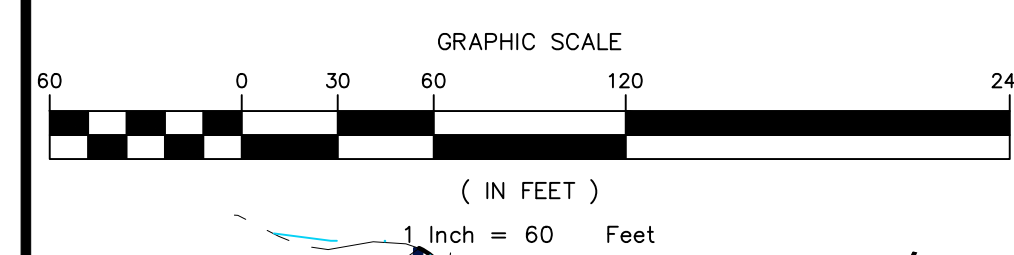


PROPOSED PLANTING SCHEDULE TREES

| SYMBOL | QUANTITY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|--------|----------|---------------------|-------------------|----------------|----------|
| Bp | 30 | BETULA PAPIRYFERA | PAPER BIRCH | 2.5" CAL (MIN) | AS SHOWN |
| Pc | 24 | AMELANCHIER ARBOREA | SERVICEBERRY | 2.5" CAL (MIN) | AS SHOWN |
| To | 37 | THUJA OCCIDENTALIS | TECHNY ARBORVITAE | 6-8' HGT. | AS SHOWN |

PROPOSED PLANTING SCHEDULE SHRUBS

| SYMBOL | QUANTITY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|--------|----------|-----------------------------|-------------------------------|------------|----------|
| Wb | 67 | ILEX VERTICILLATA | WINTERBERRY | 24-36" HGT | AS SHOWN |
| PJM | 66 | RHODODENDRON COMPACTA 'PJM' | COMPACT PJM RHODODENDRON | 18-24" HGT | AS SHOWN |
| Cs | 63 | CORNUS SERICEA 'ARTIC FIRE' | ARCTIC FIRE RED-OSIER DOGWOOD | 18-24" HGT | AS SHOWN |



128 WARREN STREET (REAR)
LOWELL, MA. 01852
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GFAX: 978-452-4713

GAVIN AND SULLIVAN ARCHITECTS, INC.

PROPOSED PLAN FOR:
KEYSTONE DERRY
74 ROCKINGHAM ROAD
DERRY, NH



DESIGN BY:

GAVIN AND SULLIVAN ARCHITECTS, INC.

128 WARREN STREET (REAR)

LOWELL, MA. 01852

APRIL 12, 2022

SHEET NO.
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APRIL 12, 2022

SHEET NO.
41 OF 44

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DERRY, NH



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128 WARREN STREET (REAR)

LOWELL, MA. 01852

APRIL 12, 2022

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PROPOSED MULTIFAMILY FOR:
KEYSTONE DERRY, LLC.
DERRY, NH



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GAVIN AND SULLIVAN ARCHITECTS, INC.

DESIGN BY:
GAVIN AND SULLIVAN ARCHITECTS, INC.
128 WARREN STREET (REAR)
LOWELL, MA. 01852
JUNE 2, 2022

SHEET NO.
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C4

SUBMITTAL DRAWING

REVISIONS:

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GAVIN AND SULLIVAN ARCHITECTS, INC.

PROPOSED MULTIFAMILY FOR:
KEYSTONE DERRY, LLC
DERRY, NH



SHEET NO.
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C6

DESIGN BY:
GAVIN AND SULLIVAN ARCHITECTS, INC.

128 WARREN STREET (REAR)
LOWELL, MA. 01852
JUNE 2, 2022

SUBMITTAL DRAWING

REVISIONS:

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