

**Planning Department May 15, 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 has been obtained (Copy in file).  
NHDES Wetlands Permit has been obtained (Copy in file).

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

BY:

  
George H. Storas, Planning Director

PB 5-15-19

**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	
CHAIN LINK FENCE	
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	

SEE LANDSCAPE PLAN

**RECEIVED**

MAY - 8 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.
- PER THE ALTERATION OF TERRAIN PERMIT, IT SHALL BE THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO ACQUIRE NHDES APPROVED ENVIRONMENTAL MONITORING DURING CONSTRUCTION, FOR WEEKLY MONITORING AND REPORTING.
- ENV-WQ REQUIRES THAT THE PERMIT HOLDER AND A QUALIFIED ENGINEER MUST SUBMIT A CERTIFICATION INDICATING THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, OR THAT DEVIATIONS WERE MADE THAT DID NOT REQUIRE AN AMENDED PERMIT OR NEW PERMIT.
- 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.
- SALT SHALL BE APPLIED BY A GREEN SNOW PRO CERTIFIED CONTRACTOR. REFER TO THE INSPECTION AND MAINTENANCE MANUAL FOR THE WINTER MAINTENANCE AND SALT MINIMIZATION PLAN WITH ASSOCIATED INFORMATION.
- 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.
- A COPY OF THE NOI AND SWPPP SHALL BE PROVIDED TO THE TOWN PLANNING DEPT. AND/OR DPW.

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E2.1-E2.2	EXISTING CONDITIONS - 50 SCALE PLANS	04/10/2019
C1.1	SITE PLAN PROPOSED ROADWAY	04/10/2019
C1.2	PROPOSED ROADWAY PAVEMENT MARKINGS AND SIGNAGE PLAN	04/10/2019
C2	PROPOSED INTERSECTION GRADING PLAN	04/10/2019
P1-P3	PROFILE AND GRADING PLAN	04/10/2019
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SD1	SIGHT DISTANCE PLAN	04/10/2019
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D2	SITE, SIGNAGE, AND STRIPING DETAILS	04/10/2019
D3	SITE LIGHTING/ILLUMINATION DETAILS	04/10/2019
D4	TESTPIT DATA AND STORMWATER DETAILS	04/10/2019
D5	STORMWATER DETAILS	04/10/2019
D6	EROSION CONTROL DETAILS	04/10/2019
D7	EROSION CONTROL DETAILS	04/10/2019

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: Ray 3-11-19

DERRY FIRE DEPARTMENT: 3-11-19

CONSERVATION COMMISSION CHAIR: 3-11-19

POLICE DEPARTMENT: 3-11-19

**REQUIRED APPROVALS**

	PERMIT #	DATE APPROVED	EXPIRATION DATE
<b>PLANNING BOARD</b>			
<b>SITE PLAN</b>			
<b>WARRANTS:</b>			
170-26.A(14) - VERTICAL GRANITE CURBING	PENDING	PENDING	PENDING
170-26.A(15) - MINIMUM CENTERLINE RADIUS LESS THAN 300'	PENDING	PENDING	PENDING
170-26.A(17) - EMBANKMENT SLOPES STEEPER THAN 4:1	PENDING	PENDING	PENDING
170-26.A(18) - GUARDRAILS REQUIRED ON SLOPES STEEPER THAN 4:1	PENDING	PENDING	PENDING
170-61.A.4 - SURVEY CLOSURE	PENDING	PENDING	PENDING
<b>CONDITIONAL USE PERMIT</b>			
ZONING ORDINANCE 165-80.B.2 - ACCESS ROAD WETLAND IMPACT	PENDING	PENDING	PENDING
<b>NHDES</b>			
ALTERATION OF TERRAIN (Aot)	Aot-1590	04/26/2019	04/26/2024
WETLANDS PERMIT	2019-00604	04/26/2019	04/26/2024



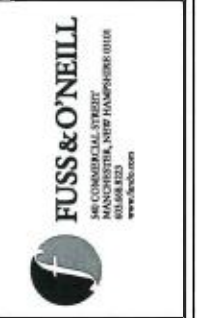
THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. FUSS & O'NEILL MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. 72 HOURS PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-DIG-SAFE.

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

DATE: 02/15/2019

REPRESENTATIVE: \_\_\_\_\_

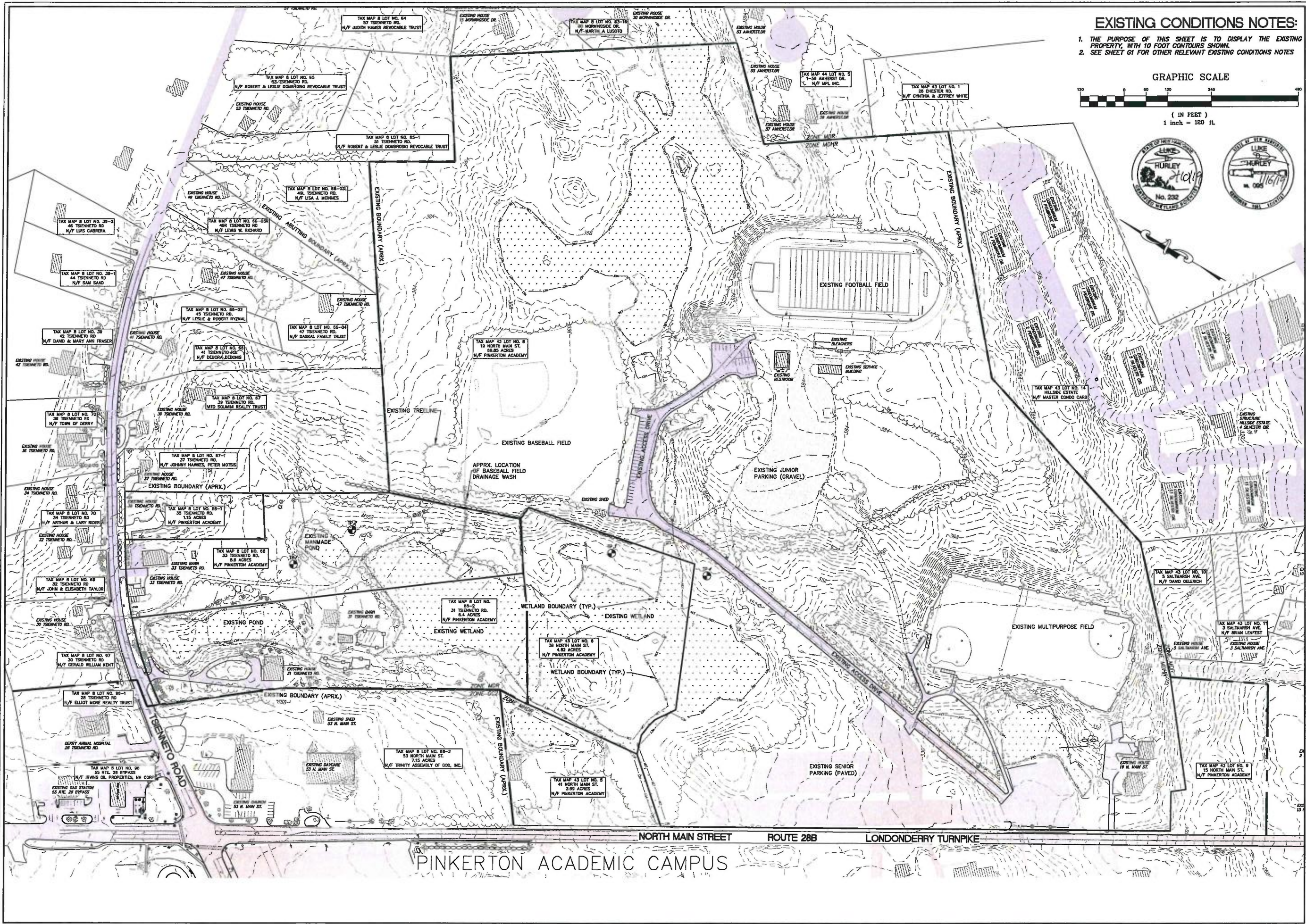
NO.	DATE	REVISION	DESIGNED:	CHECKED:	APPROVED:
5	05/09/19	UPDATED WATER LIST PER V&B COMMENTS	JWH	ACD	BAP
4	04/10/19	REVS PER AOT, WETLAND, V&B, AND PB COMMENTS			
3	03/12/19	REVS PER WETLANDS AND TRC COMMENTS			
2	03/05/19	REVS PER TRC COMMENTS			
1	02/24/19	REVS PER TRC MEETING			



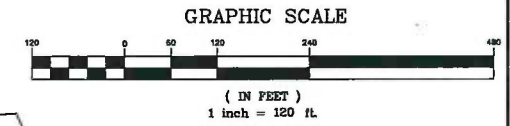
PINKERTON ACADEMY  
5 PINKERTON STREET  
DERRY, NH 03038

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

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



**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



4	04/10/19	REVS PER AOT, WETLAND, VIB, AND PB COMMENTS	APPROVED:	BAP
3	03/12/19	REVS PER WETLANDS AND TRC COMMENTS	CHECKED:	ACD
2	03/05/19	REVS PER TRC COMMENTS	DESIGNED:	JWH
1	02/24/19	REVS PER TRC MEETING	DRAWN:	JWH
		NO. DATE REVISION		

**FUSS & O'NEILL**  
 340 COMMERCIAL STREET  
 SUITE 200  
 DERRY, NH 03038  
 www.fussandoneill.com



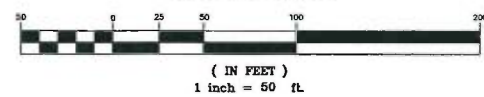
**PINKERTON ACADEMY**  
 5 PINKERTON STREET  
 DERRY, NH 03038

**TAX MAP 8 LOT 66,**  
**TAX MAP 43 LOTS 6 & 8**  
**PINKERTON ACADEMY ACCESS ROAD**  
**DERRY NH, 03038**  
**EXISTING CONDITIONS**  
**PROPERTY OVERVIEW - TOPO PLAN**

SCALE:	JOB NO.
1"=120'	20170372
DATE:	DWG.
JAN 2019	E1

**PINKERTON ACADEMIC CAMPUS**

GRAPHIC SCALE

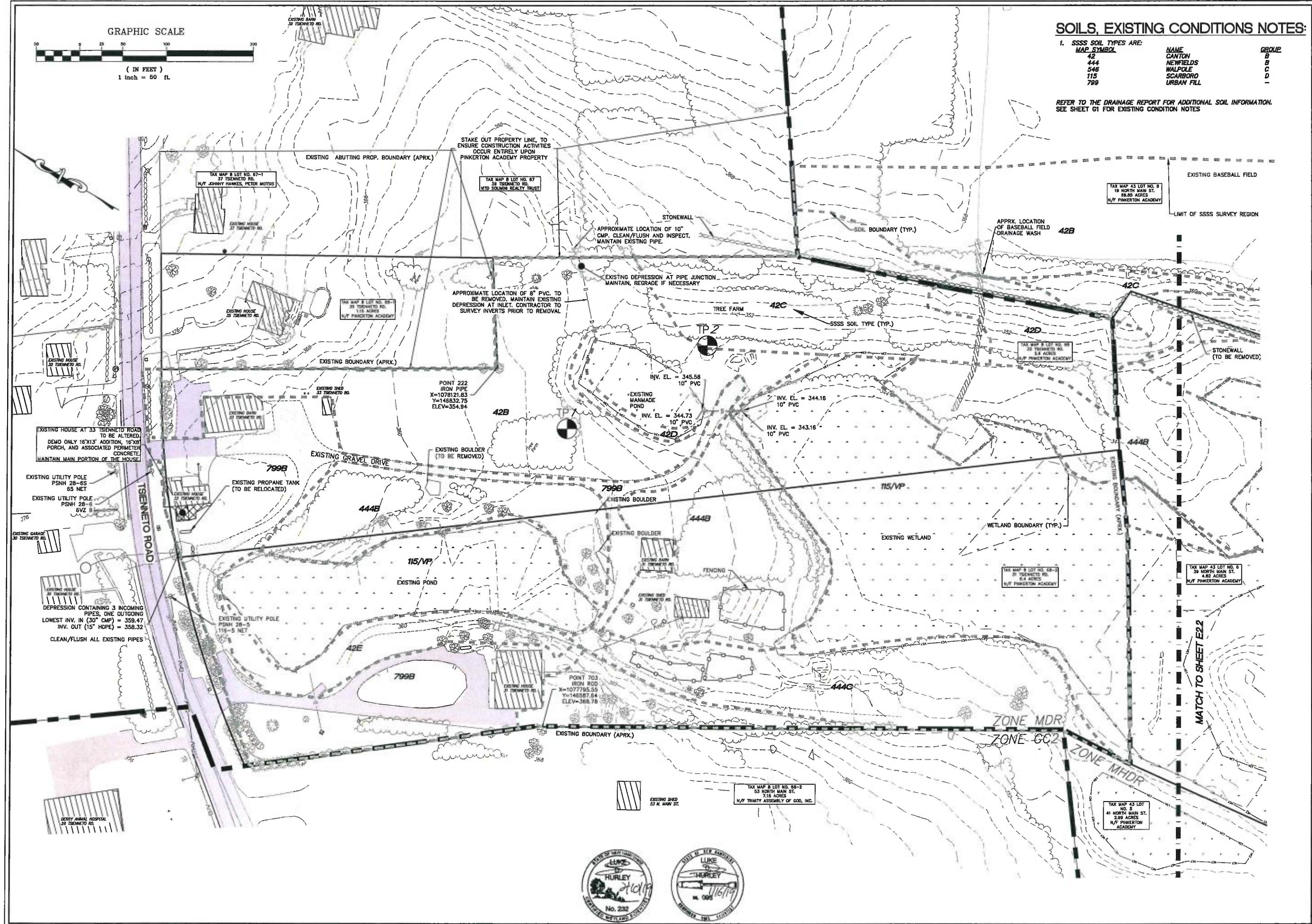


SOILS, EXISTING CONDITIONS NOTES:

1. SSSS SOIL TYPES ARE:

MAP SYMBOL	NAME	GROUP
42	CANTON	B
444	NEWFIELDS	B
546	WALPOLE	C
115	SCARBORO	D
799	URBAN FILL	I

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



4	04/10/19	REVS PER AOT, WETLAND, VIB, AND PB COMMENTS	DESIGNED:	JWH	CHECKED:	ACD	APPROVED:	BAP
3	03/12/19	REVS PER WETLANDS AND TRC COMMENTS	DESIGNED:	JWH	CHECKED:	ACD	APPROVED:	BAP
2	03/05/19	REVS PER TRC COMMENTS	DESIGNED:	JWH	CHECKED:	ACD	APPROVED:	BAP
1	02/24/19	REVS PER TRC MEETING	DESIGNED:	JWH	CHECKED:	ACD	APPROVED:	BAP



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**  
 50 SCALE - NORTH DETAIL

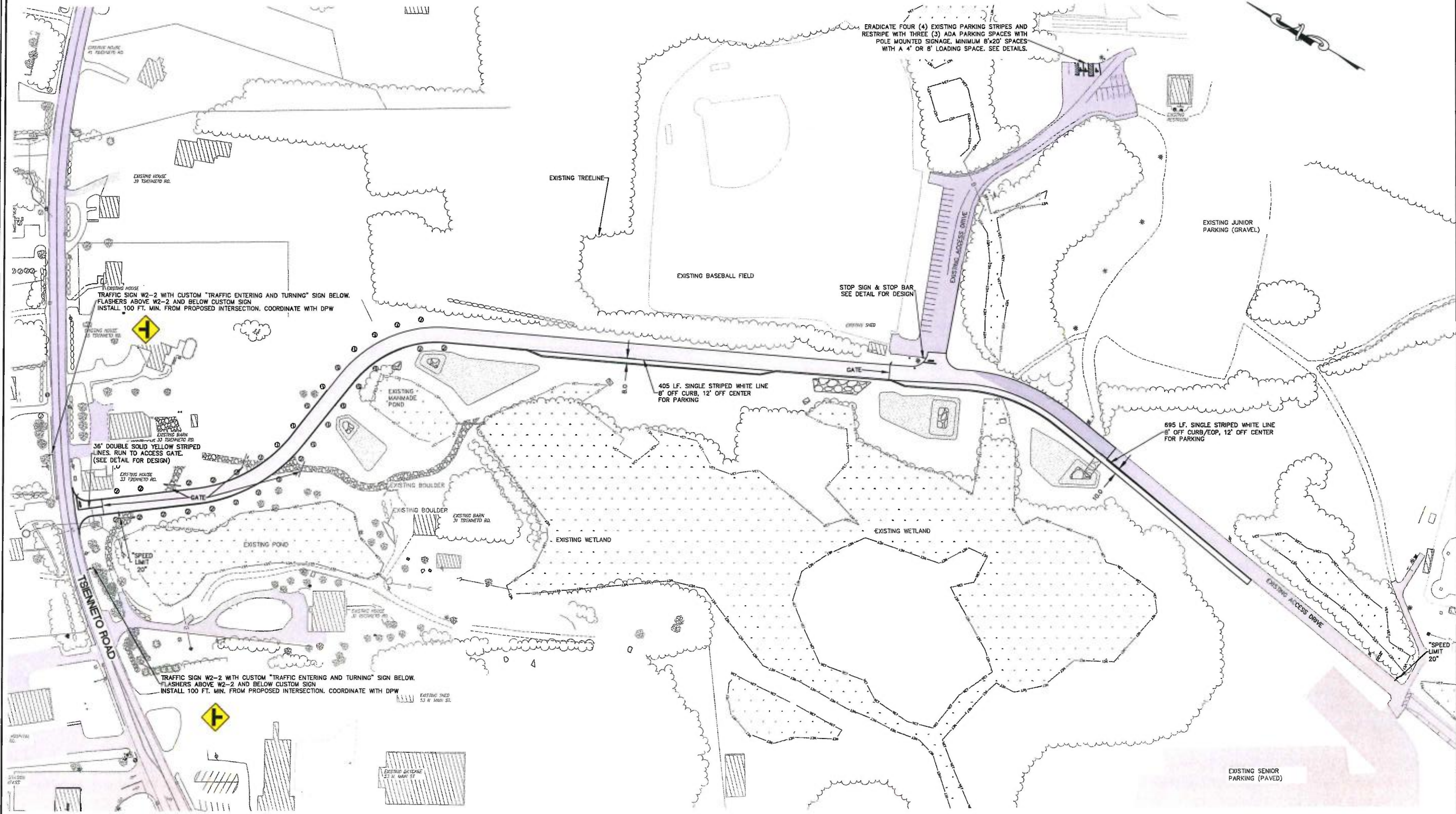
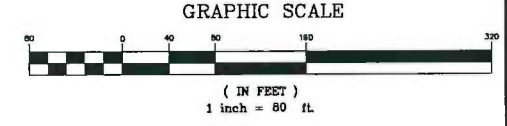
SCALE:	JOB NO.
1"=50'	20170372
DATE:	DWG.
JAN 2019	<b>E21</b>

P:\PROJECTS\170372 PINKERTON ACADEMY ACCESS ROAD\170372\_L01-ROADWAY.DWG 4/23/2019 10:50 AM



### SITE PLAN NOTES:

1. THE PURPOSE OF THIS SHEET IS TO DISPLAY PROPOSED STRIPING AND SIGNAGE
2. SEE SHEET G1 FOR OTHER RELEVANT SITE PLAN NOTES
3. FOR LIGHTING, SEE SHEET SL1



NO.	DATE	REVISION
1	02/24/19	REVISED PER TRC MEETING
2	03/05/19	REVISED PER TRC COMMENTS
3	03/12/19	REVISED PER WETLANDS AND TRC COMMENTS
4	04/10/19	REVISED PER AOT, WETLAND, VHB, AND PB COMMENTS

DRAWN:	JMH	DESIGNED:	JMH	CHECKED:	ACD	APPROVED:	BHP
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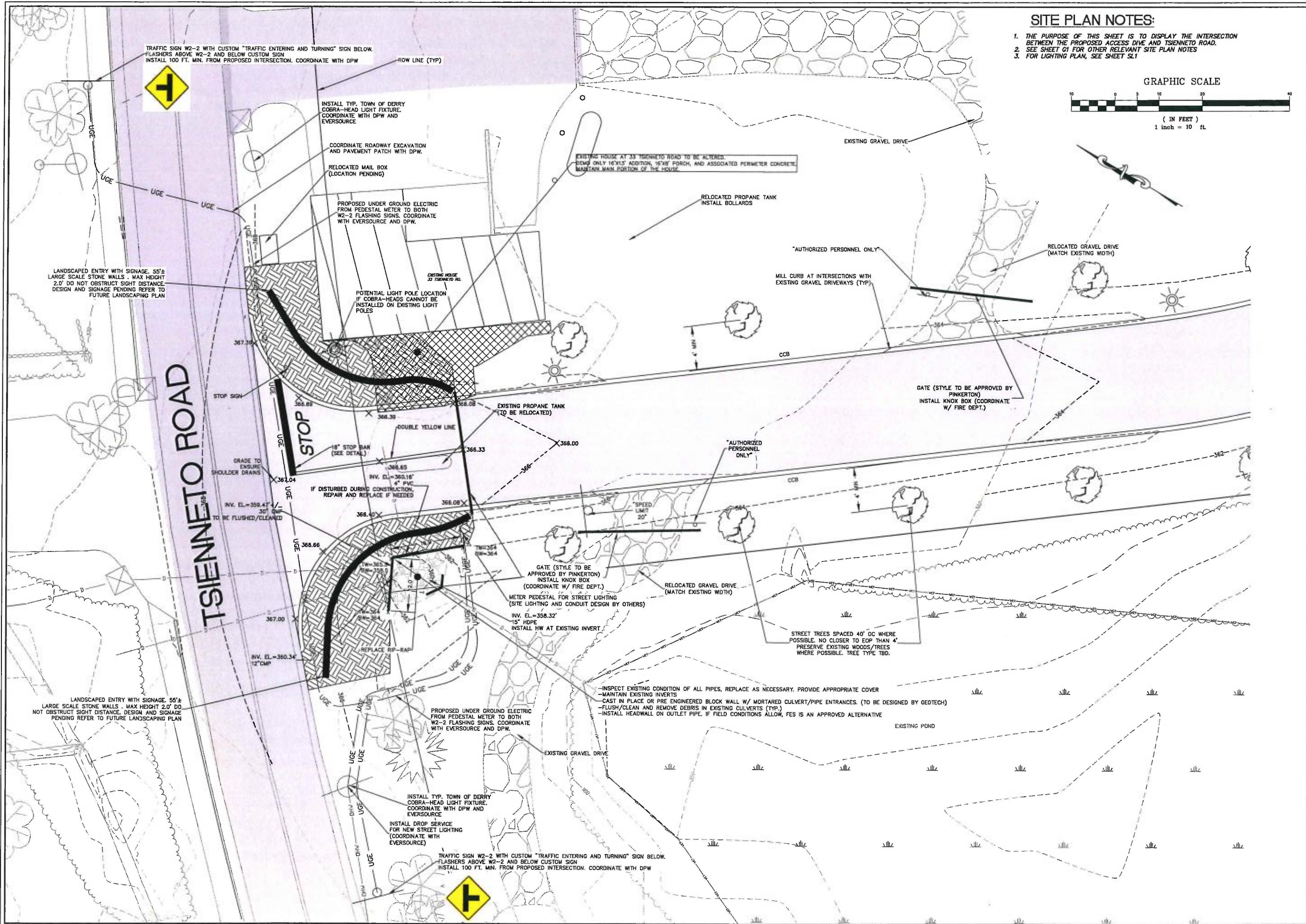
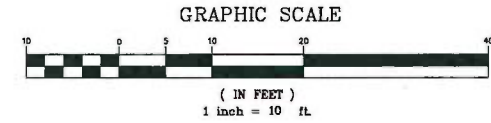
CLIENT:  
**PINKERTON ACADEMY**  
5 PINKERTON STREET  
DERRY, NH 03038

TAX MAP 8 LOT 6B,  
TAX MAP 43 LOTS 6 & 8  
**PINKERTON ACADEMY ACCESS ROAD**  
DERRY NH, 03038  
**PAVEMENT MARKING & SIGNAGE**  
PROPOSED ROADWAY

SCALE:	JOB NO.
1"=80'	20170372
DATE:	DWG.
JAN 2019	<b>C12</b>

**SITE PLAN NOTES:**

1. THE PURPOSE OF THIS SHEET IS TO DISPLAY THE INTERSECTION BETWEEN THE PROPOSED ACCESS DRIVE AND TSIENNETO ROAD.
2. SEE SHEET 01 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



ROW LINE (TYP)

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

COORDINATE ROADWAY EXCAVATION AND PAVEMENT PATCH WITH DPW.

RELOCATED MAIL BOX (LOCATION PENDING)

PROPOSED UNDER GROUND ELECTRIC FROM PEDESTAL METER TO BOTH W2-2 FLASHING SIGNS. COORDINATE WITH EVERSOURCE AND DPW.

EXISTING HOUSE AT 33 TSIENNETO ROAD TO BE ALTERED. DEMO ONLY 16'x15' ADDITION, 16'x6' PORCH, AND ASSOCIATED PERIMETER CONCRETE. MAINTAIN MAIN PORTION OF THE HOUSE.

RELOCATED PROPANE TANK. INSTALL BOLLARDS

\*AUTHORIZED PERSONNEL ONLY

RELOCATED GRAVEL DRIVE (MATCH EXISTING WIDTH)

MILL CURB AT INTERSECTIONS WITH EXISTING GRAVEL DRIVEWAYS (TYP)

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

EXISTING HOUSE 33 TSIENNETO RD.

EXISTING PROPANE TANK (TO BE RELOCATED)

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

**STOP**

18" STOP BAR (SEE DETAIL)

IF DISTURBED DURING CONSTRUCTION, REPAIR AND REPLACE IF NEEDED

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.=358.32' 15" HDPE INSTALL HW AT EXISTING INVERT

- 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 HEADWALL ON OUTLET PIPE, IF FIELD CONDITIONS ALLOW, FES IS AN APPROVED ALTERNATIVE

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

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

PROPOSED UNDER GROUND ELECTRIC FROM PEDESTAL METER TO BOTH W2-2 FLASHING SIGNS. COORDINATE WITH EVERSOURCE AND DPW.

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



NO.	DATE	REVISION	DESIGNED:	CHECKED:	APPROVED:
4	04/10/19	REVS PER AOT, WETLAND, VHB, AND PB COMMENTS	JWH	ACD	BAP
3	03/12/19	REVS PER WETLANDS AND TRC COMMENTS	JWH		
2	03/05/19	REVS PER TRC COMMENTS	JWH		
1	02/24/19	REVS PER TRC MEETING	JWH		

**FUSS & O'NEILL**  
 SAN COMMERCIAL STREET  
 401 MAIN ROAD  
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**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  
**PROPOSED INTERSECTION**  
**GRADING PLAN**

SCALE: 1" = 10'	JOB NO. 20170372
DATE: JAN 2019	DWG. <b>C2</b>



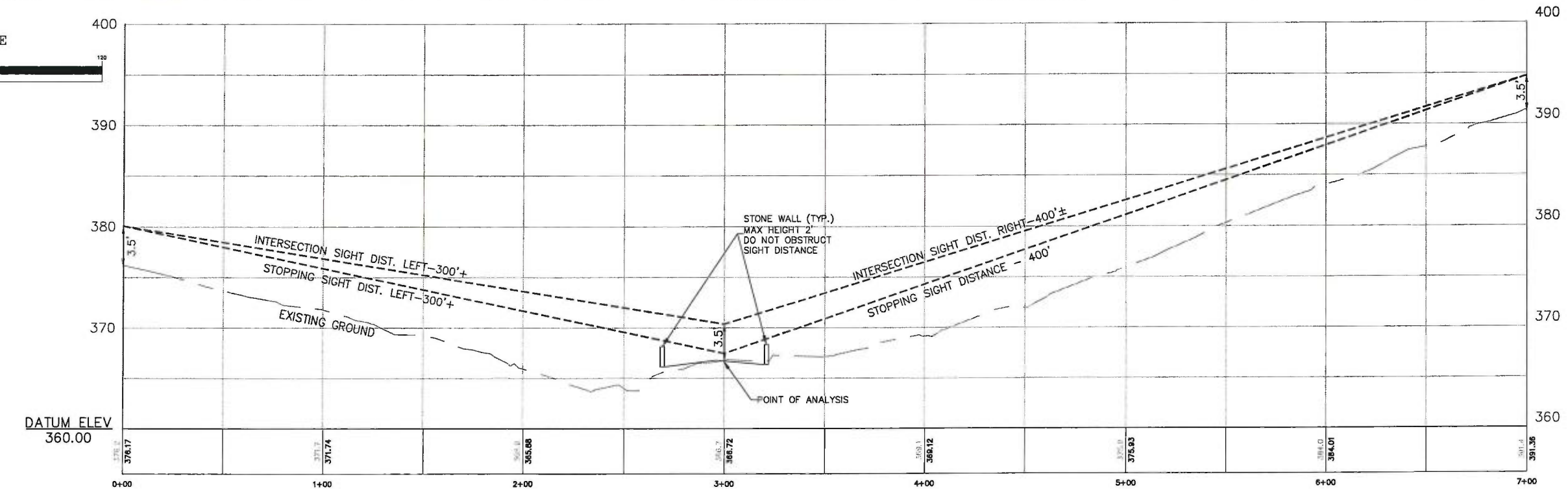
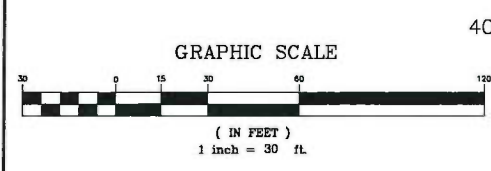
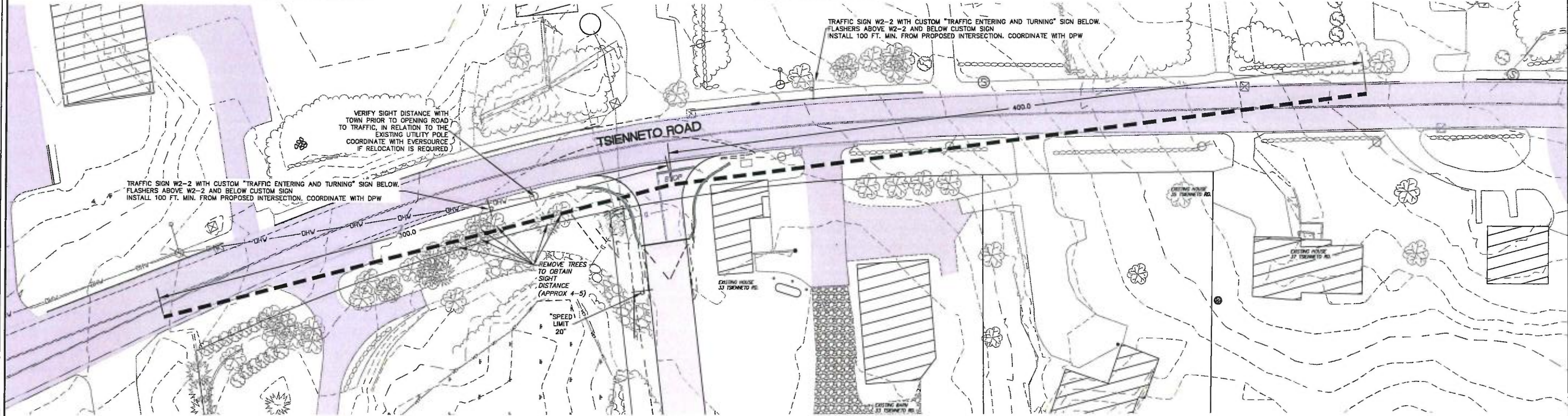
LEFT, FACING SW



RIGHT, FACING NE

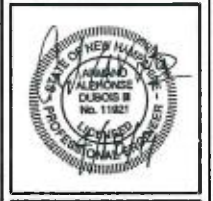
**SIGHT DISTANCE PROFILE NOTES:**

- PURPOSE OF THIS PLAN: TO ILLUSTRATE SIGHT DISTANCE AT THE EXISTING DRIVEWAY INTERSECTION TSIENNETO ROAD.
- DESIGN CRITERIA IS BASED ON TOWN OF DERRY LAND DEVELOPMENT CONTROL REGULATIONS 170-26.D: 200' SIGHT DISTANCE IS REQUIRED FOR A 30 MPH ROAD.
- ADDITIONAL DESIGN CRITERIA IS BASED ON "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" 6TH EDITION, AASHTO RELEASED 2011. PER CHAPTER 9.5 INTERSECTION SIGHT DISTANCE:
  - 3' 6" ABOVE THE PAVEMENT FOR DRIVER'S EYE AND ROADWAY OBJECT
  - DECISION POINT IS 14.5' FROM THE EDGE OF TRAVEL WAY
  - LOOKING LEFT SIGHT DISTANCE IS 300'+
  - LOOKING RIGHT SIGHT DISTANCE IS 400'±
- IT SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN ALL SEASON SIGHT DISTANCE VISIBILITY BY TRIMMING OF VEGETATION AS NEEDED/REQUIRED AND PROPER ON-SITE SNOW REMOVAL/STORAGE
- SEE OTHER PLANS FOR RELATED PLAN NOTES.



4	04/10/19	REVS PER AOT, NETLAND, VIB, AND PB COMMENTS	APPROVED:	BAP
3	03/12/19	REVS PER NETLANDS AND TRC COMMENTS	CHECKED:	ACD
2	03/05/19	REVS PER TRC COMMENTS	DESIGNED:	JMH
1	02/24/19	REVS PER TRC MEETING	DRAWN:	JMH
		NO. DATE REVISION		

**FUSS & O'NEILL**  
 CIVIL ENGINEERS  
 100 W. WASHINGTON ST.  
 MANCHESTER, NH 03101  
 www.fussandoneill.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  
**SIGHT DISTANCE PLAN**

SCALE: H: 1" = 30' V: 1" = 5'	JOB NO. 20170372
DATE: JAN 2019	DWG. <b>SD1</b>