

RECEIVED

AUG 1 2020

PLANNING DEPARTMENT

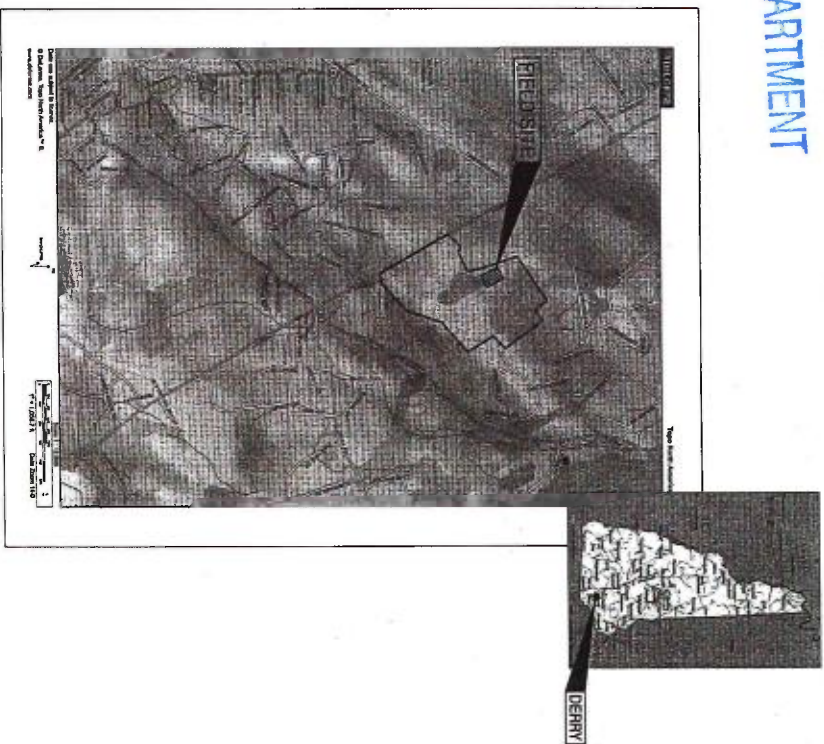
# PINKERTON ACADEMY

## DERRY, NEW HAMPSHIRE

# NATURAL TURF FIELD

ISSUED FOR PERMITTING

04-09-2020



LOCUS

### DRAWING LIST

- G1001 COVER SHEET
- C-001 SITE NOTES & LEGENDS
- C-100 EXISTING CONDITIONS PLAN
- CE001 EROSION & SEDIMENT CONTROL NOTES
- CE101 EROSION & SEDIMENT CONTROL PLAN
- CP100 SITE LAYOUT PLAN
- CG101 GRADING & DRAINAGE PLAN
- C-901 SITE DETAILS

### APPLICANT INFORMATION

**OWNER:**  
 PINKERTON ACADEMY  
 C/O DR. TIMOTHY FOWLER, HEADMASTER  
 5 PINKERTON STREET  
 DERRY, NEW HAMPSHIRE  
 PH: 603-437-8200

### CONSULTANT INFORMATION

**SUBRECTOR:**  
 FURS & ONYX  
 540 COMMERCIAL STREET  
 MANCHESTER, NEW HAMPSHIRE 03101  
 PH: 603-286-8223

**CIVIL ENGINEER/LANDSCAPE ARCHITECT:**  
 SMART, INC.  
 200 BRICKSTONE SQUARE, SUITE 302  
 ANDOVER, MASSACHUSETTS 01810  
 PH: 977-700-7678

### PLANNING BOARD / ZONING INFORMATION

**TAX MAP:** 4318  
**ZONING LOT AREA:** 3,042,698 SF (69.85 ACRES)  
**ZONING DISTRICT:** MHOR (MEDIUM/HIGH DENSITY RESIDENTIAL)  
**ZONING REQUIREMENTS (PER DERRY ZONING ORDINANCE MAY 7, 2020):**

REQUIREMENT	REQUIRED	PROVIDED
MINIMUM LOT AREA:	1 AC	69.85 AC
MINIMUM LOT WIDTH:	125 FEET	> 125 FEET
MINIMUM FRONT YARD DEPTH:	30 FEET	> 30 FEET
MINIMUM REAR YARD DEPTH:	20 FEET	> 20 FEET
BUILDING HEIGHT:	PER PLANNING BOARD	NONE PROPOSED
BUFFER ZONE WIDTH:	PER CHAPTER 119	40 FEET
OFF-STREET PARKING:		NONE PROPOSED

**EXISTING USE:** PRIVATE SCHOOL, ATHLETIC FIELDS  
**PROPOSED USE:** NATURAL TURF FIELD  
**MULTIPLE REQUIREMENTS:** NONE  
**INLAND WETLANDS:** FLAGGED BY WETLAND CONSULTING SERVICES (ROBERT PROKOP, CERTIFIED WETLAND SCIENTIST #4803) TOWN OF DERRY TREATMENT PLANT  
**SAWTRAY SEWER SOURCE:** TOWN OF DERRY  
**WATER SUPPLY SOURCE:** NONE

### ABUTTERS LIST

TAX MAP	LOT NO.	PARCEL ADDRESS	OWNER
43	5	41 NORTH MAIN ST.	PINKERTON ACADEMY
43	6	39 NORTH MAIN ST.	PINKERTON ACADEMY
08	08	33 TIBBENNETT RD.	PINKERTON ACADEMY
08	09	47 TIBBENNETT RD.	DISDAL FAMILY TRUST
08	06-03L	48 TIBBENNETT RD.	LENA W. RICHARD
08	65-1	51 TIBBENNETT RD.	LENA J. JAKUBIKS
08	64	57 TIBBENNETT RD.	ROBERT AND LESLE DOWBORSKI TRUST
08	63-1B	30 MORNINGSIDE DR.	JOHN J. LISBOTO
44	05	36 CHESTER RD.	JOHN A. LISBOTO
44	14	51 HILLSIDE ESTATE	CENTRA & JEFFREY WHITE
43	10	5 SALT MARSH AVE.	MASTRI CONDO OARD
43	09	15 NORTH MAIN ST.	DAVID ORENECH
43	01	22 NORTH MAIN ST.	PINKERTON ACADEMY



APPROVED BY TOWN OF DERRY PLANNING BOARD ON \_\_\_\_\_

DATE: \_\_\_\_\_

SIGNATURE - PLANNING BOARD CHAIR \_\_\_\_\_

SIGNATURE - PLANNING BOARD SECRETARY \_\_\_\_\_

SIGNATURE - PLANNING BOARD SECRETARY \_\_\_\_\_

PUBLIC WORKS DIRECTOR: *vic w* 7/29/20

CODE ENFORCEMENT DEPARTMENT: *[Signature]*

DERRY FIRE DEPARTMENT: *[Signature]*

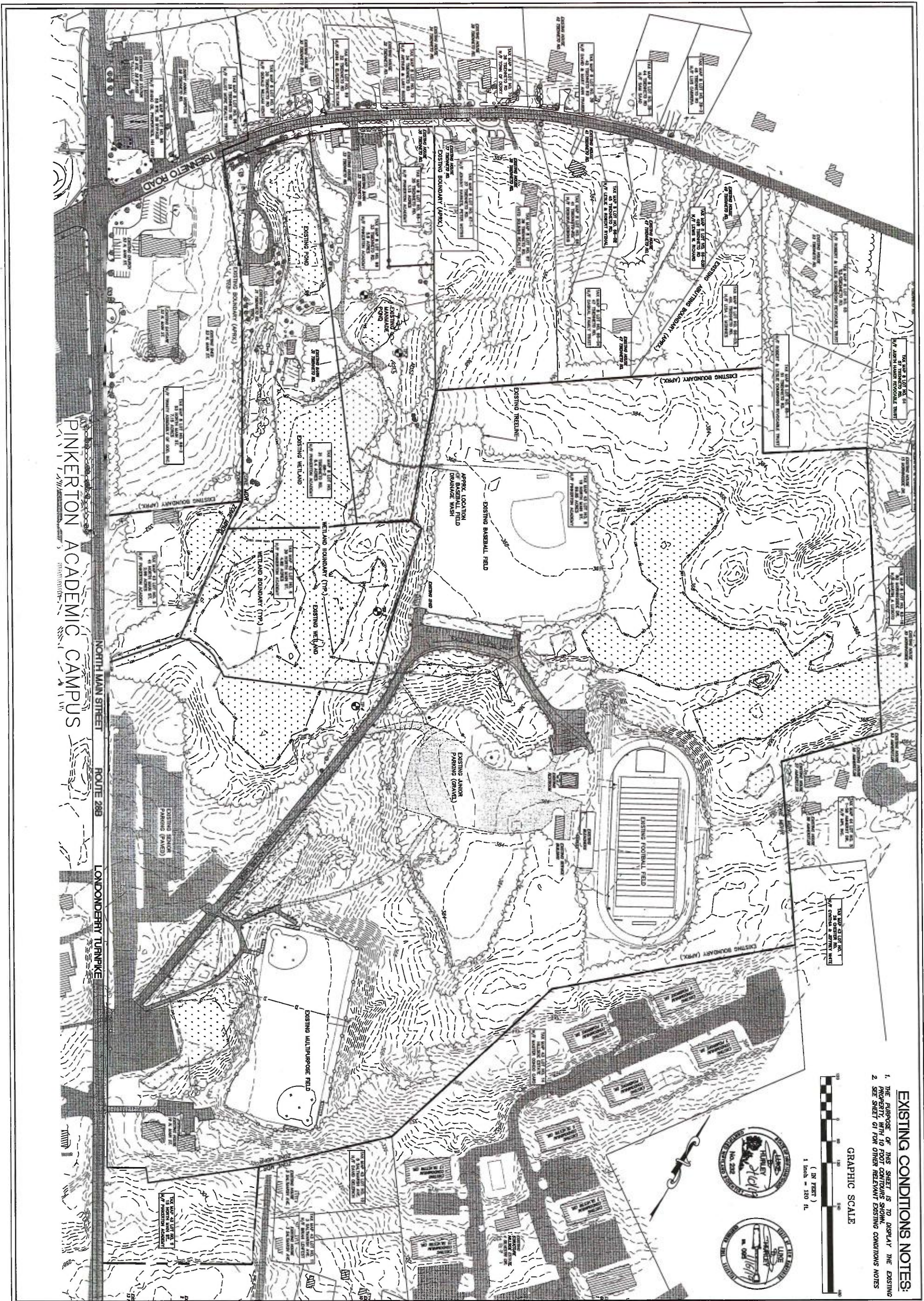
CONSERVATION COMMISSION CHAIR: *[Signature]*

POLICE DEPARTMENT: *[Signature]*

SIGNATURES ABOVE CONSTITUTE APPROVAL OF ALL PLANS AS LISTED. PLANS ARE ON FILE AT THE DERRY PLANNING DEPARTMENT.

<p>PROJECT MONTH: _____</p> <p>SCALE AS SHOWN: _____</p> <p>PROJECT MANAGER: MOC PROJECT NO.: 20205</p> <p>DATE OF RECORD: _____</p> <p>JOB CAPTAIN: MOC</p> <p>DRAWN BY: WSM</p> <p>SHEET FILE: G1001-20205 SHEET NO. 1</p>	<p>SMART Architects and Engineers          200 Brickstone Square, Suite 302          Andover, Massachusetts 01810          1.877.700.7678          www.smartinc.com</p>	<p>PLANNING BOARD</p> <p>ISSUED FOR PERMITTING</p> <p>04-09-2020</p> <p>CURRENT ISSUE STATUS: _____</p>	<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>REVISION PER TRIC COMMENTS</td> <td>04-09-2020</td> </tr> </tbody> </table>	REV	DESCRIPTION	DATE	1	REVISION PER TRIC COMMENTS	04-09-2020
REV	DESCRIPTION	DATE							
1	REVISION PER TRIC COMMENTS	04-09-2020							





**EXISTING CONDITIONS NOTES:**

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

GRAPHIC SCALE



NO.	DATE	REVISION
4	04/10/19	REVS PER AOT, WETLAND, VIB, 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

DRAWN:	DESIGNED:	CHECKED:	APPROVED:
JWH	JWH	AGD	BAP

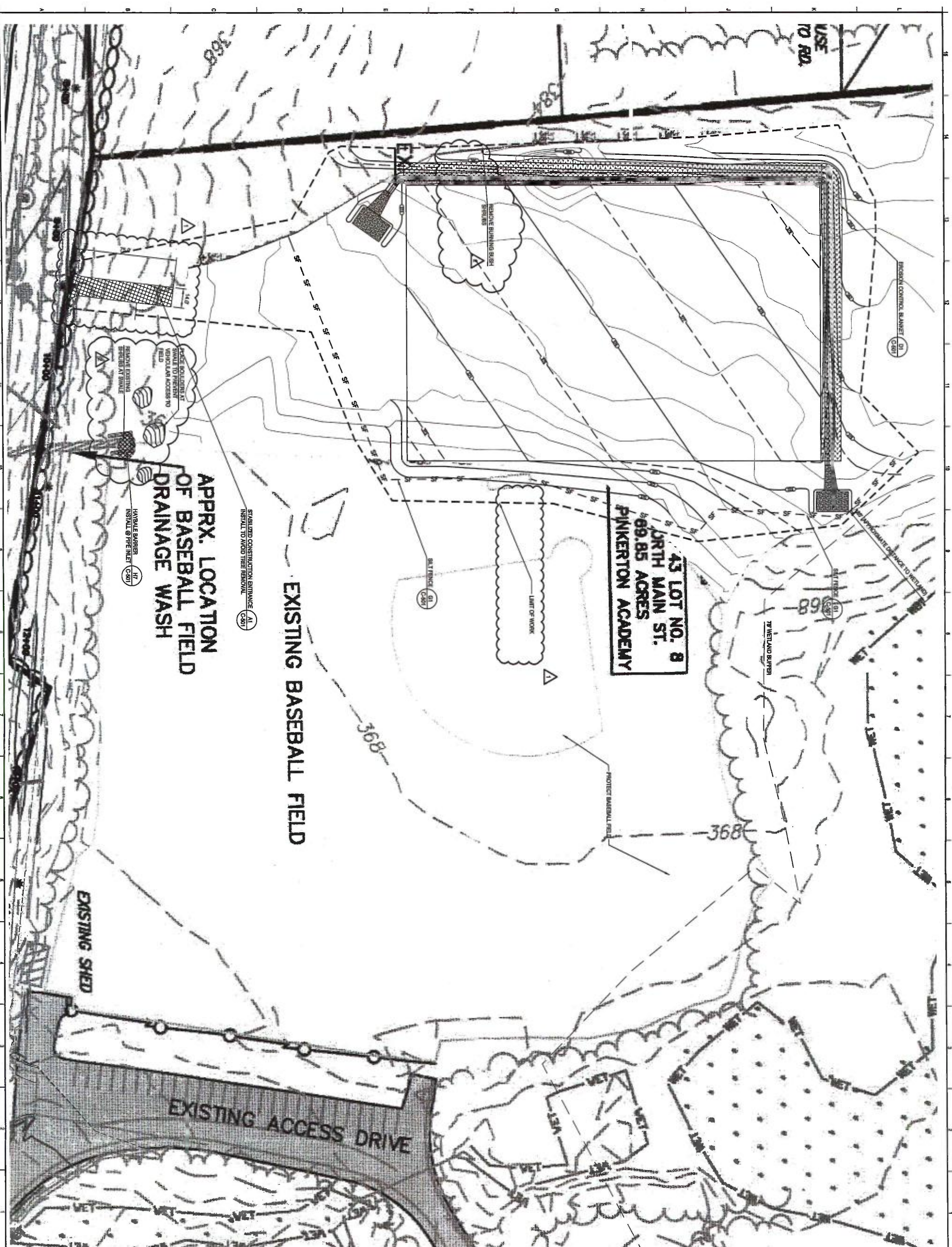
TAX MAP 8 LOT 66,  
TAX MAP 43 LOTS 6 & 8  
PINKERTON ACADEMY ACCESS ROAD  
DERRY NH, 03038  
**EXISTING CONDITIONS**  
PROPERTY OVERVIEW - TOPO PLAN

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



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





REV	DESCRIPTION	DATE
2	REVISED PER COM. COMMENTS	7/1/20
1	REVISED PER COM. COMMENTS	6/30/20
0	ISSUED FOR PERMITTING	4/30/20

REISSUED FOR PERMITTING  
6-30-2020

CURRENT ISSUE STATUS:

**PROJECT NORTH:**

**SMRT**  
Architects • Engineers • Planners

SMRT Architects and Engineers  
200 Biddeford Square, Suite 303  
Andover, Massachusetts 01810  
1.877.700.678  
www.smrtinc.com

**PINKERTON ACADEMY  
NATURAL TURF FIELD**  
19 North Main Street  
Tax Map 43, Lot 8  
DERRY, NEW HAMPSHIRE

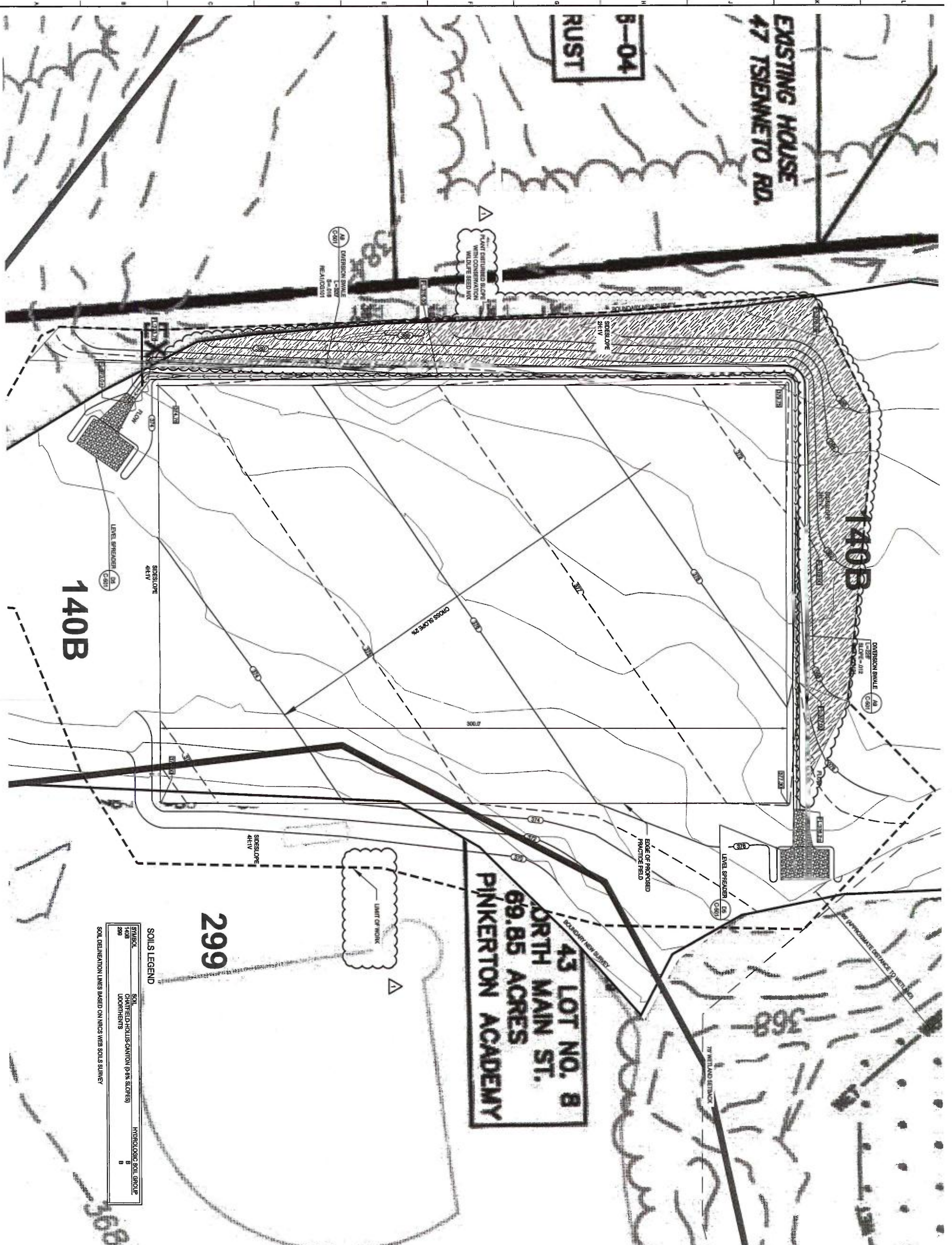
**EROSION & SEDIMENT  
CONTROL PLAN**

**PROJECT MANAGER:** MDC PROJECT NO. 2085

**JOB CAPTAIN:** MDC

**CE101**





**SOILS LEGEND**

SYMBOL	SOIL	HYDROLOGIC SOIL GROUP
140B	CHATELAIN-HOLLIS-CANTON (0-8% SLOPES)	B
299	UNOORHMENTS	B

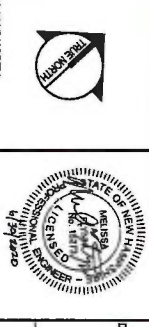
SOIL DEMONSTRATION LINES BASED ON NRCS WEA SOIL SURVEY

REV	DESCRIPTION	DATE
1	REVISED PER ADJ COMMENTS	6/30/20
0	ISSUED FOR PERMITTING	4/30/20

**REISSUED FOR PERMITTING**

06-30-2020

CURRENT ISSUE STATUS:



**PROJECT NORTH:**

**SMRT**  
SMRT Architects and Engineers  
200 Brickstone Square, Suite 303  
Andover, Massachusetts 01810  
1.877.700.7678  
www.smrtinc.com

**PINKERTON ACADEMY**  
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19 North Main Street  
Tax Map 43, Lot 8  
DERRY, NEW HAMPSHIRE

**GRADING & DRAINAGE PLAN**

PROJECT MANAGER:	KDC	PROJECT NO.:	20095
JOB CAPTAIN:	KDC		
			<b>CG101</b>