

Planning Department September 19, 2018

APPLICANT: Lifestyle Homes of NH, Inc.

DEVELOPER: Same

PROJECT: Village at Oakwood

LOCATION: Parcel ID 08039, 08039-004, 40 & 42 Tsienneto Road

PURPOSE: The purpose of this plan is for a 30-unit Independent Adult Condominium Community (55+ age restricted). The property is located in the Medium Density Residential District. The homes will be single-family, detached and connected to town water and sewer. The road will be private.

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

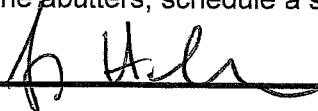
WAIVERS: LDCR-Section 170-26.A.14- to allow for Cape Cod Asphalt Berm curbing.
Section 170-26.C.4-to allow the road grade to be 8 percent.
Section 170-26/Table B- to allow a hammerhead turnaround at the end of the private street with only 5 units.

STATE PERMITS: NHDES Alteration of Terrain Permit (pending).

RECOMMENDATION: Staff would recommend the Planning Board hear the plan, take input from the abutters, schedule a site walk and continue the plan to October 3, 2018.

By:

Staff Report



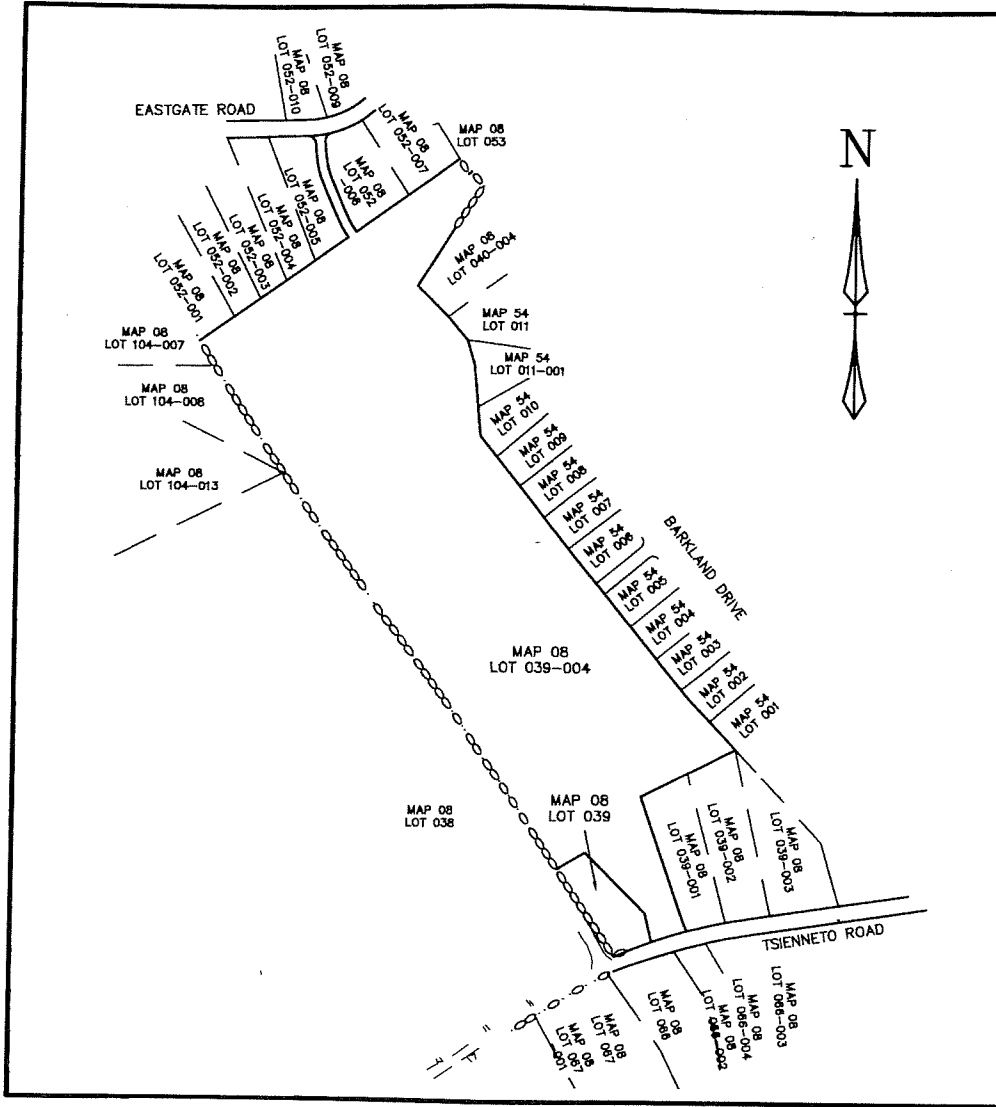
Derry, New Hampshire

NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 30 UNIT SINGLE FAMILY INDEPENDENT ADULT CONDOMINIUM COMMUNITY ON TAX MAP 8 LOT 39-4. THE PROPOSED UNITS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
A LOT LINE ADJUSTMENT AND CONSOLIDATION PLAN (PLAN REF. #1) IS BEING PROPOSED UNDER A SEPARATE APPLICATION WITH THIS PROJECT. LOT 39 (1.0 AC.) IS TO BE SERVICED BY MUNICIPAL WATER AND SEWER THROUGH THE VILLAGE AT OAKWOOD AND APPROPRIATE EASEMENTS FOR THESE UTILITY SERVICES ARE REQUIRED.
- MAP 8 LOT 39-4 (31.89 AC.) IS CURRENTLY VACANT AND HAS 113.36 FEET OF FRONTAGE ALONG TSIENNETO ROAD. A VARIANCE WAS GRANTED ON MARCH 1, 2018 TO ALLOW FOR LOT 39-4 TO HAVE 113.36' OF FRONTAGE WHERE 125' IS REQUIRED.
- A ROADWAY SLOPE AND DRAINAGE EASEMENT ALONG TSIENNETO ROAD IS PROPOSED.
- PRESENT ZONING: MEDIUM DENSITY RESIDENTIAL (MDR) - STANDARD SUBDIVISION**
MINIMUM LOT SIZE = 1 ACRE
MINIMUM ROAD FRONTAGE = 125'
MINIMUM BUILDING SETBACKS: FRONT = 35 FEET; SIDE = 15 FEET; REAR = 15 FEET
MINIMUM WETLAND SETBACK GREATER THAN 1.0 ACRE = 75'
INDEPENDENT ADULT COMMUNITY OVERLAY DISTRICT MIN. LOT REQUIREMENTS
PARCEL NET TRACT AREA = 4 CONTIGUOUS ACRES
MIN. BUILDING SEPARATION = 35 FEET
50% NET TRACT AREA AS OPEN SPACE
MAXIMUM NUMBER OF BEDROOMS PER UNIT: 2
- NET TRACT AREA CALCULATION (4 AC. MIN. REQUIRED):
TOTAL TRACT AREA = 31.89 AC.
LESS WETLANDS = -1.73 AC.
LESS SLOPES GREATER THAN 25% = -0.49 AC.
NET TRACT AREA = 29.67 AC.
- DENSITY CALCULATION:
TOTAL SINGLE FAMILY LOTS PER YIELD PLAN = 21 LOTS
21 LOTS x 1.5 = 31.5 UNITS ALLOWED (30 UNITS PROPOSED)
- OPEN SPACE CALCULATION:
50% OF NET TRACT AREA = 0.50 x 29.67 AC. = 14.84 AC. REQUIRED
OPEN SPACE PROVIDED = 18.6 AC., OF WHICH 1.72 AC. IS WETLAND AND 0.42 AC. IS SLOPE GREATER THAN 25%.
THE ONLY DISTURBANCE WITHIN THE OPEN SPACE NORTH OF THE WETLAND WILL BE FOR THE UNDERGROUND UTILITIES. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ACCESS OF TSIENNETO ROAD.
- MINIMUM 35' HORIZONTAL SEPARATION BETWEEN BUILDINGS.
- MINIMUM OCCUPIED SQUARE FOOTAGE PER UNIT IS 1,400 S.F.
- PARKING REQUIREMENTS: 2 SPACES PER UNIT.
- ALL UTILITIES WILL BE UNDERGROUND.
- FIRE SPRINKLERS ARE NOT PROPOSED. FIRE HYDRANTS ARE PROPOSED.
- THIS PLAN CONTAINS A TOTAL OF 28 SHEETS. SHEETS 1-3 ARE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE FULL SET OF PROJECT PLANS IS ON FILE AT THE TOWN OF DERRY PLANNING DEPARTMENT.
- THE WAYS SHOWN ON THIS PLAN ARE INTENDED BY THE APPLICANT AND THE TOWN OF DERRY TO BE PLATTED, CONSTRUCTED AND MAINTAINED AS PRIVATE WAYS. THE RECORDING OF THIS PLAN SHALL NOT BE CONSTRUED AS AN OFFER OF DEDICATION OF THESE WAYS AS PUBLIC HIGHWAYS UNDER THE NH LAW OF DEDICATION AND ACCEPTANCE.
- SECTION 165-146 2 - INDEPENDENT ADULT COMMUNITY: A RESIDENTIAL DEVELOPMENT OF DWELLING UNITS AND PERMITTED ACCESSORY USES WITH THE DWELLINGS LIMITED TO OCCUPANCY BY HOUSEHOLDS THAT EACH INCLUDE AT LEAST ONE PERSON AGE 55 OR OLDER CONSISTENT WITH THE FEDERAL FAIR HOUSING ACT. RESIDENTS OF AN INDEPENDENT ADULT COMMUNITY SHALL BE LIMITED BY DEED TO HOUSEHOLDS INCLUDING AT LEAST ONE PERMANENT RESIDENT AGE 55 OR OLDER, AND SHALL PROHIBIT OCCUPANCY BY ANY PERSON AGE 18 YEARS OR YOUNGER FOR MORE THAN NINETY DAYS IN ANY CALENDAR YEAR.
- SECTION 165-150 1 - GENERAL DEVELOPMENT STANDARDS: OCCUPANCY OF EACH UNIT SHALL BE RESTRICTED TO PERSONS 55 YEARS AND OLDER, WITH THE FOLLOWING EXCEPTIONS:
2 - A SPOUSE, PARTNER OR SIGNIFICANT OTHER UNDER THE AGE OF 55 OR A RESIDENT AGED 55 OR OLDER.
- THE CONDOMINIUM ASSOCIATION WILL BE RESPONSIBLE FOR PROVIDING REGULAR CURBSIDE TRASH REMOVAL. TRASH TO BE STORED INSIDE UNIT.
- STUMPS ARE TO BE GROUND ON-SITE OR HAULED OFF-SITE.
- GRASSED AREAS MAY HAVE AN UNDERGROUND IRRIGATION SYSTEM. IN THE EVENT OF TOWN WATER BAN DUE TO DROUGHT, THE ASSOCIATION SHALL FOLLOW SUIT AND CONFORM AS APPROPRIATE.
- THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE PER ROCKINGHAM COUNTY, COMMUNITY PANEL NUMBERS 33015C0337E AND 33015C0339E EFFECTIVE DATE: MAY 17, 2005
- NHDES ALTERATION OF TERRAIN APPROVAL NO. PENDING
- SECTION 165-153-3: LEGAL DOCUMENTS REQUIRED: THE PLANNING BOARD SHALL REQUIRE SUCH COVENANTS OR LEGAL RESTRICTIONS THAT IT DEEMS NECESSARY TO INSURE THE INTENT OF THIS ORDINANCE, INCLUDING DOCUMENTATION WITH RESPECT TO CONDOMINIUM LAND OWNERSHIP. THE PLANNING BOARD MAY, AS APPROPRIATE, REQUIRE REVIEW AND APPROVAL OF ANY SUCH DOCUMENTS BY LEGAL COUNSEL TO INSURE THAT THE FORM AND SUBSTANCE OF SUCH DOCUMENTS IS SUFFICIENT TO ACHIEVE AND PRESERVE THE REQUIREMENTS OF THIS SECTION. THE PROVISION AND REVIEW OF ANY DOCUMENTS REQUIRED HEREUNDER SHALL BE AT THE APPLICANT'S EXPENSE.
A. ASSURANCES OF INDEPENDENT ADULT RESIDENCY: THE APPLICANT SHALL PROVIDE DEED RESTRICTIONS, USE LIMITATIONS, COVENANTS, OR SOME OTHER LEGALLY ENFORCEABLE INSTRUMENT, WHICH SHALL PERMANENTLY RESTRICT OCCUPANCY OF THE HOUSING FACILITIES TO PERSONS WHO MEET ALL APPLICABLE RESTRICTIONS REGARDING AGE. THE LANGUAGE OF THE RESTRICTIONS AND/OR LIMITATIONS MUST BE SPECIFIC AND MUST CORRELATE WITH CURRENT FEDERAL AND STATE REQUIREMENTS FOR HOUSING FOR PERSONS 55 YEARS OF AGE OR OLDER UNDER THE FEDERAL FAIR HOUSING ACT. SAID ASSURANCES SHALL INCLUDE PROVISIONS FOR:
I. THE PUBLICATION OF, AND ADHERENCE TO, POLICIES AND PROCEDURES WHICH DEMONSTRATE AN INTENT BY THE OWNER(S) TO PROVIDE HOUSING FOR PERSONS FIFTY-FIVE (55) YEARS OF AGE OR OLDER; AND
II. ANNUAL VERIFICATION OF COMPLIANCE WITH THE AGE RESTRICTIONS BY RELIABLE SURVEYS AND AFFIDAVITS. NOTICE OF THE RESULTS OF THE ANNUAL VERIFICATION PROCESS IS TO BE PROVIDED TO THE CODE ENFORCEMENT DIRECTOR
- ALL ROADWAY AND UTILITIES SHALL BE PRIVATE, TO BE OWNED, MAINTAINED AND OPERATED BY THE OWNER.
- SNOW WILL BE REMOVED FROM SIDEWALKS AND DRIVEWAYS WITH A SNOW BLOWER. ROADWAY SNOW WILL BE STORED IF NECESSARY IN THE DESIGNATED SNOW STORAGE AREAS. IF REQUIRED EXCESS SNOW SHALL BE REMOVED FROM THE SITE.

"VILLAGE AT OAKWOOD"

DERRY, NH



TAX MAP SKETCH
SCALE: 1" = 300'

WAIVERS

WITH THE APPROVAL OF THIS PLAN, THE DERRY PLANNING BOARD HAS GRANTED THE FOLLOWING WAIVERS TO THE LAND DEVELOPMENT CONTROL REGULATIONS:

- SECTION 170-26.A.14: TO ALLOW FOR THE INSTALLATION OF CAPE COD ASPHALT BERM CURBING
- SECTION 170-26.C.4: TO ALLOW THE ROAD GRADE TO BE 8 PERCENT WHICH MEETS THE REQUIREMENTS OF THIS SECTION.
- SECTION 170-26 TABLE B: TO ALLOW A HAMMERHEAD TURNAROUND AT THE END OF THE PRIVATE STREET WITH ONLY 5 UNITS.

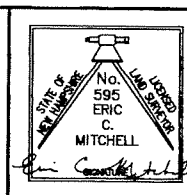
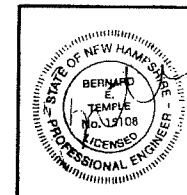
PLAN REFERENCE

- "LOT LINE ADJUSTMENT & LOT CONSOLIDATION PLAN "VILLAGES AT OAKWOOD" TAX MAP 8 LOTS 39, 39-4 & 39-5, 42 TSIENNETO ROAD DERRY, NH, OWNER OF RECORD: DAVID A. FRASER JR. & MARY ANN FRASER" DATED FEBRUARY 7, 2018, PREPARED BY THIS OFFICE. CURRENTLY UNDER REVIEW BY THE DERRY PLANNING DEPARTMENT.
- "FRASER ESTATES" TAX MAP 08 LOTS 039 & 039-004 42 TSIENNETO ROAD, DERRY, NH PREPARED FOR DAVID & MARY FRASER APRIL 14, 2006" LAST REVISED ON 10/03/07, PREPARED BY THIS OFFICE AND PREVIOUSLY APPROVED BY THE DERRY PLANNING BOARD. THE ORIGINAL APPROVAL HAS LAPSED.

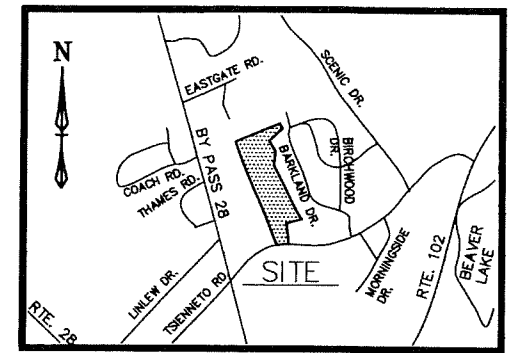
REV.	DATE	DESCRIPTION	BY
C	08/09/18	ADDRESS TRC COMMENTS	BT
B	8/22/18	ADDRESS TRC REVIEW COMMENTS	BT
A	05/02/18	REVISED PER TRC COMMENTS	BT

PRESENT OWNER OF RECORD:
LOT 039, TAX MAP 08
RCRD VOL 3273, PG 1475
DAVID A. & MARY ANN FRASER
42 TSIENNETO ROAD
DERRY, NH 03038

SIGNATURE _____
SIGNATURE _____



RECEIVED
AUG 17 2018
PLANNING DEPARTMENT



VICINITY PLAN
SCALE: 1" = 2,000'

SHEET INDEX

- | | |
|----------------|--------------------------------------|
| SHEET 1 | COVER SHEET |
| SHEETS 2 & 3 | SITE PLANS |
| SHEETS 4 & 5 | EXISTING CONDITIONS |
| SHEET 7 | GRADING & DRAINAGE PLAN |
| SHEETS 8 & 9 | PLAN & PROFILES |
| SHEET 10 | UTILITIES PLAN |
| SHEETS 11 & 12 | SEWER & WATER PROFILES |
| SHEETS 13 & 14 | CROSS COUNTRY SEWER PLANS & PROFILES |
| SHEETS 15 & 16 | SIGHT DISTANCE PLAN & PROFILES |
| SHEET 17 | LANDSCAPING & LIGHTING PLAN |
| SHEET 18 | YIELD PLAN |
| SHEETS 19-28 | DETAILS |

THIS PLAN HAS BEEN REVIEWED BY AND MEETS THE STANDARDS REQUIRED BY THESE AGENCIES:

PUBLIC WORKS DIRECTOR	<i>Will N</i>	8-28-18
CODE ENFORCEMENT	<i>Don't McLaughlin</i>	8-22-18
DERRY FIRE DEPARTMENT	<i>M. St.</i>	8-24-18
CONSERVATION COMMISSION	<i>[Signature]</i>	8-22-18
POLICE DEPARTMENT	<i>[Signature]</i>	8-24-18

APPROVED BY THE DERRY, NH PLANNING BOARD ON:
CERTIFIED BY: _____
CHAIRMAN: _____
SECRETARY: _____

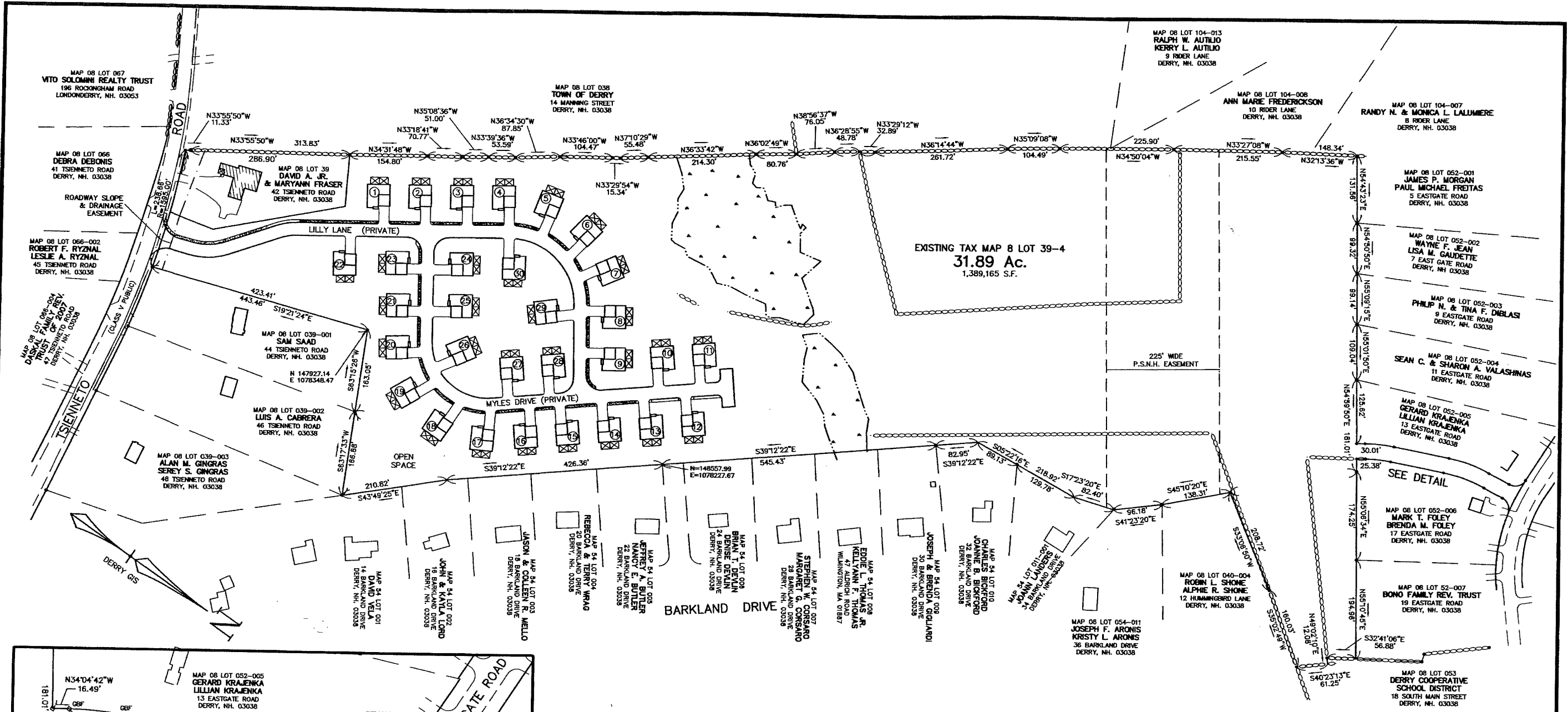
COVER SHEET
"VILLAGE AT OAKWOOD"
TAX MAP 8 LOT 39-4
42 TSIENNETO ROAD
DERRY, NH.

OWNER OF RECORD:
DAVID A. FRASER JR. & MARY ANN FRASER
42 TSIENNETO ROAD, DERRY, NH 03038

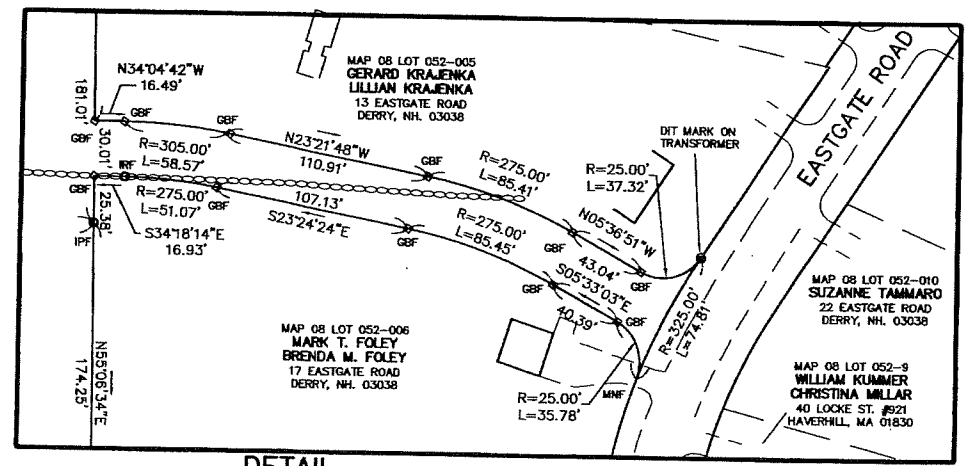
PREPARED FOR:
LIFESTYLE HOMES OF NH INC.
86 MACK HILL ROAD, AMHERST, NH 03031

FEBRUARY 7, 2018
SCALE: 1" = 50'

PREPARED BY:
ERIC C. MITCHELL & ASSOC. INC.
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181



EXISTING TAX MAP 8 LOT 39-4
31.89 Ac.
1,389,165 S.F.



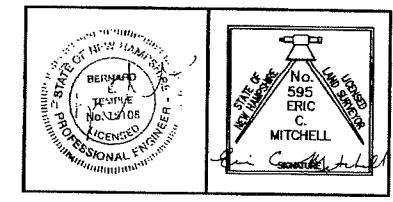
DETAIL
SCALE: 1" = 50'

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A	05/02/18	REVISED PER TRC COMMENTS	BT

REVISIONS

NOTES

- ALL DISTURBED AREAS TO BE LOAMED AND SEEDING.
- BUFFERING REQUIREMENTS OF DERRY LDCR SECTION 170-64.C.3 SHALL BE FULFILLED BY EXISTING AND PROPOSED VEGETATION AS SHOWN IN THIS PLAN SET. (35' FRONT YARD, 15' SIDE/REAR YARD)



APPROVED BY THE DERRY, NH
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CHAIRMAN: _____
SECRETARY: _____

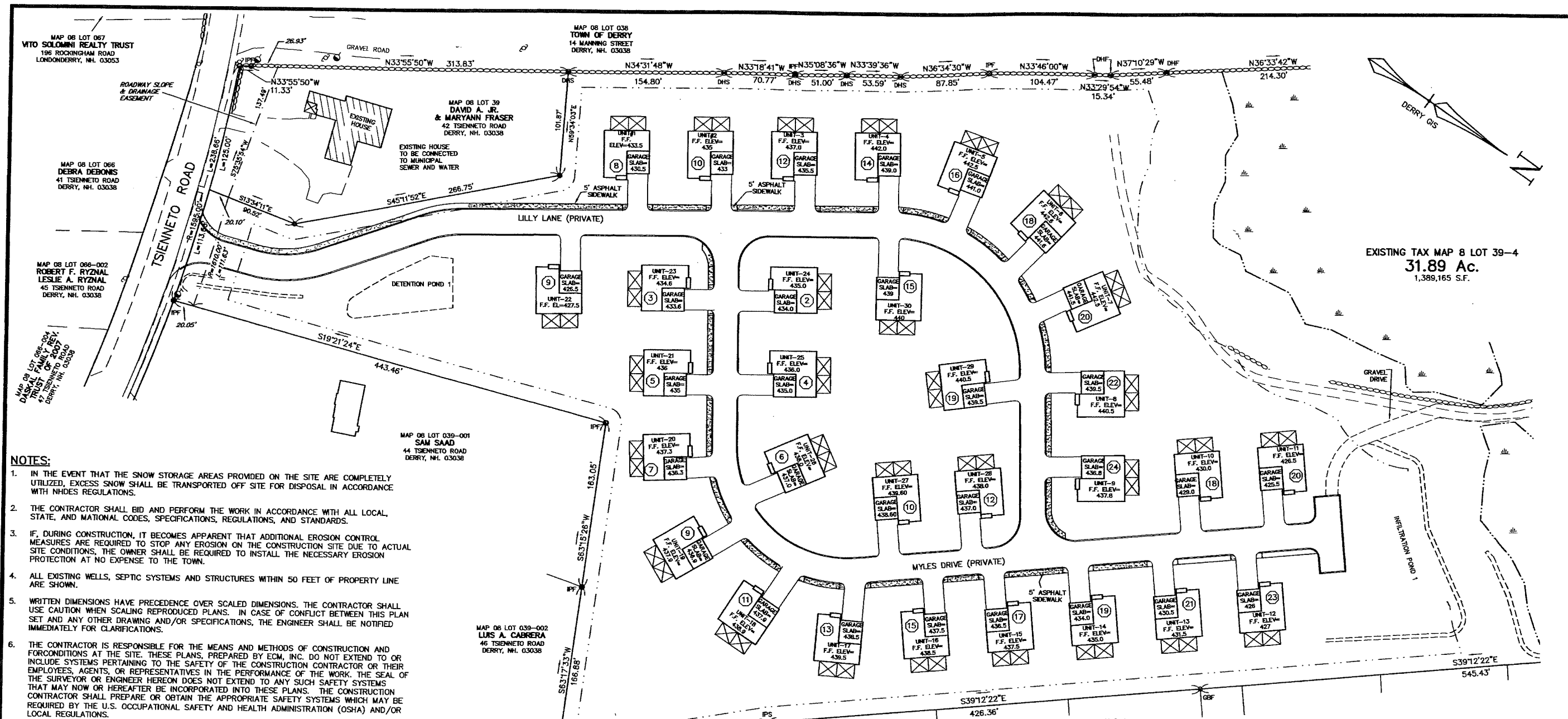
OVERALL SITE PLAN
"VILLAGE AT OAKWOOD"
TAX MAP 8 LOT 39-4
42 TSIENNETO ROAD
DERRY, NH.

OWNER OF RECORD:
**DAVID A. FRASER JR. &
MARY ANN FRASER**
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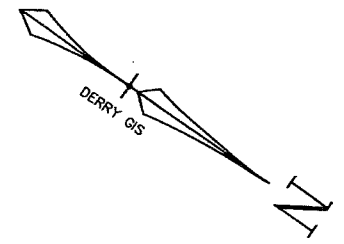
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FEBRUARY 7, 2018
SCALE: 1" = 100'

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- NOTES:**
- IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH NHDES REGULATIONS.
 - THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS.
 - IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
 - ALL EXISTING WELLS, SEPTIC SYSTEMS AND STRUCTURES WITHIN 50 FEET OF PROPERTY LINE ARE SHOWN.
 - 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 SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ECM, 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 HEREON 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.
 - THE CONTRACTOR SHALL BE AWARE OF HIS RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 11 UPTON DRIVE, WILMINGTON, MA. (1-888-344-7233; WWW.DIGSAFE.COM) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
 - IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIM/HER SELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS/HER INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
 - THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS/HER WORK AT ALL TIMES.
 - 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.
 - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
 - ALL WORK IS TO CONFORM TO TOWN OF DERRY REGULATIONS.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF DERRY LAND DEVELOPMENT CONTROL PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE TOWN ZONING ORDINANCE AND LAND DEVELOPMENT CONTROL PLAN REGULATIONS.
 - MAP 8 LOT 39-4 (31.89 Ac.) IS CURRENTLY VACANT AND HAS 113.36 FEET OF FRONTAGE ALONG TSIENNETO ROAD. A VARIANCE WAS GRANTED ON MARCH 1, 2018 TO ALLOW FOR LOT 39-4 TO HAVE 113.36' OF FRONTAGE WHERE 125' IS REQUIRED.



EXISTING TAX MAP 8 LOT 39-4
31.89 Ac.
1,389,165 S.F.

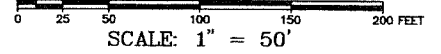
SITE PLAN

"VILLAGE AT OAKWOOD"
TAX MAP 8 LOT 39-4
42 TSIENNETO ROAD
DERRY, NH.

OWNER OF RECORD:
DAVID A. FRASER JR. & MARY ANN FRASER
42 TSIENNETO ROAD, DERRY, NH 03038

PREPARED FOR:
LIFESTYLE HOMES OF NH INC.
86 MACK HILL ROAD, AMHERST, NH 03031

FEBRUARY 7, 2018

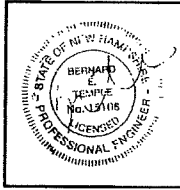


SCALE: 1" = 50'

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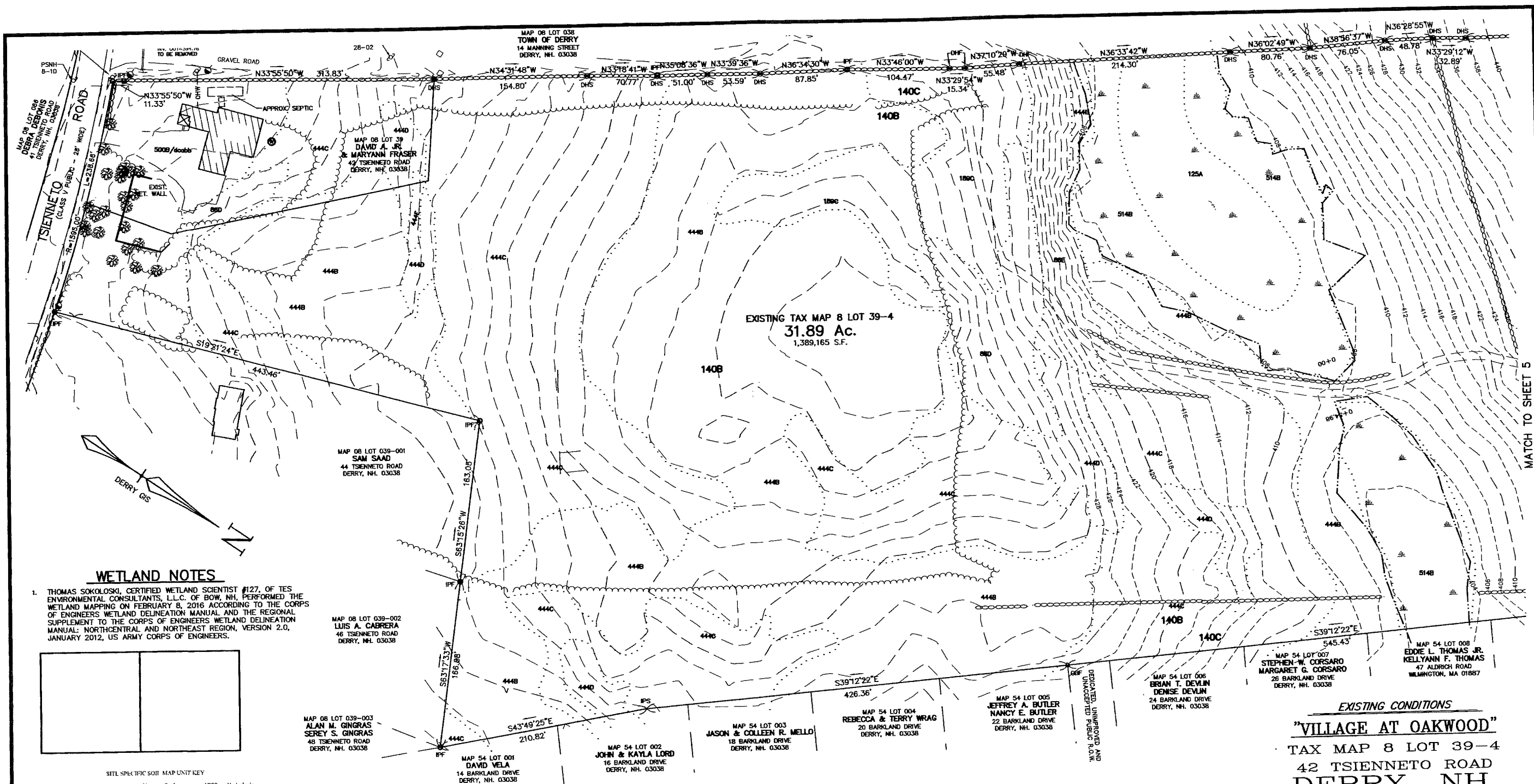
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A	05/02/18	REVISED PER TRC COMMENTS	BT

REVISIONS



APPROVED BY THE DERRY, NH
PLANNING BOARD ON:

CERTIFIED BY:
CHAIRMAN: _____
SECRETARY: _____



WETLAND NOTES

1. THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON FEBRUARY 8, 2016 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

SITL SPECIFIC SOIL MAP UNIT KEY

Symbol	Map Unit	Slope Class	Drainage Class	10SS Code	Hydrologic Soil Group
84D	Hollis fine sandy loam	15-25%	Well	224DH	D
84E	Hollis fine sandy loam	25%+	Well	224EH	D
125A	Scarboro muck peat, v. stony	0-7%	Very poorly	621A11	D
189C	Charfield Variant (HWD)	0-15%	Moderately well	327C3	B
444B	Newfields fine sandy loam	0-8%	Moderately well	321BH	B
444C	Newfields fine sandy loam	8-15%	Moderately well	321CH	B
444D	Newfields fine sandy loam	15-25%	Moderately well	321DH	B
444T	Newfields fine sandy loam	25%+	Moderately well	321TH	B
514B	Calcester fine sandy loam	0-8%	Poorly	321BH	C
500B	decarb (Mudstone, loamy)	0-8%	Moderately well	361BH	B

Refer to accompanying report for 5-unit supplemental symbol explanation.

This detailed Site-Specific Soil Map, performed on August 10, 2017 by Peter S. Schauer, Certified Soil Scientist #039 of Schauer Environmental Consultants, L.L.C. in Loudon, New Hampshire, conforms to the standards of SSSNNE Publication No. 3, as amended, "Site-Specific Soil Mapping Standards for New Hampshire and Vermont". This map has been prepared to comply with soil mapping requirements of RSA 485-A:17 and NHDES Env-Wq 1500. Alteration of Terrain. See accompanying report for methodology, map symbol legend, and interpretation.

REV.	DATE	DESCRIPTION	BY
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REVISIONS

SCS SOILS LEGEND

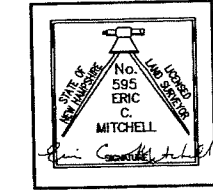
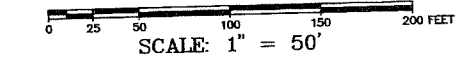
140B - CHATFIELD-HOLLIS-CANTON COMPLEX, 3-8% SLOPES, VERY STONY
 140C - CHATFIELD-HOLLIS-CANTON COMPLEX, 8-15% SLOPES, VERY STONY

EXISTING CONDITIONS
"VILLAGE AT OAKWOOD"
 TAX MAP 8 LOT 39-4
 42 TSIENNETO ROAD
 DERRY, NH.

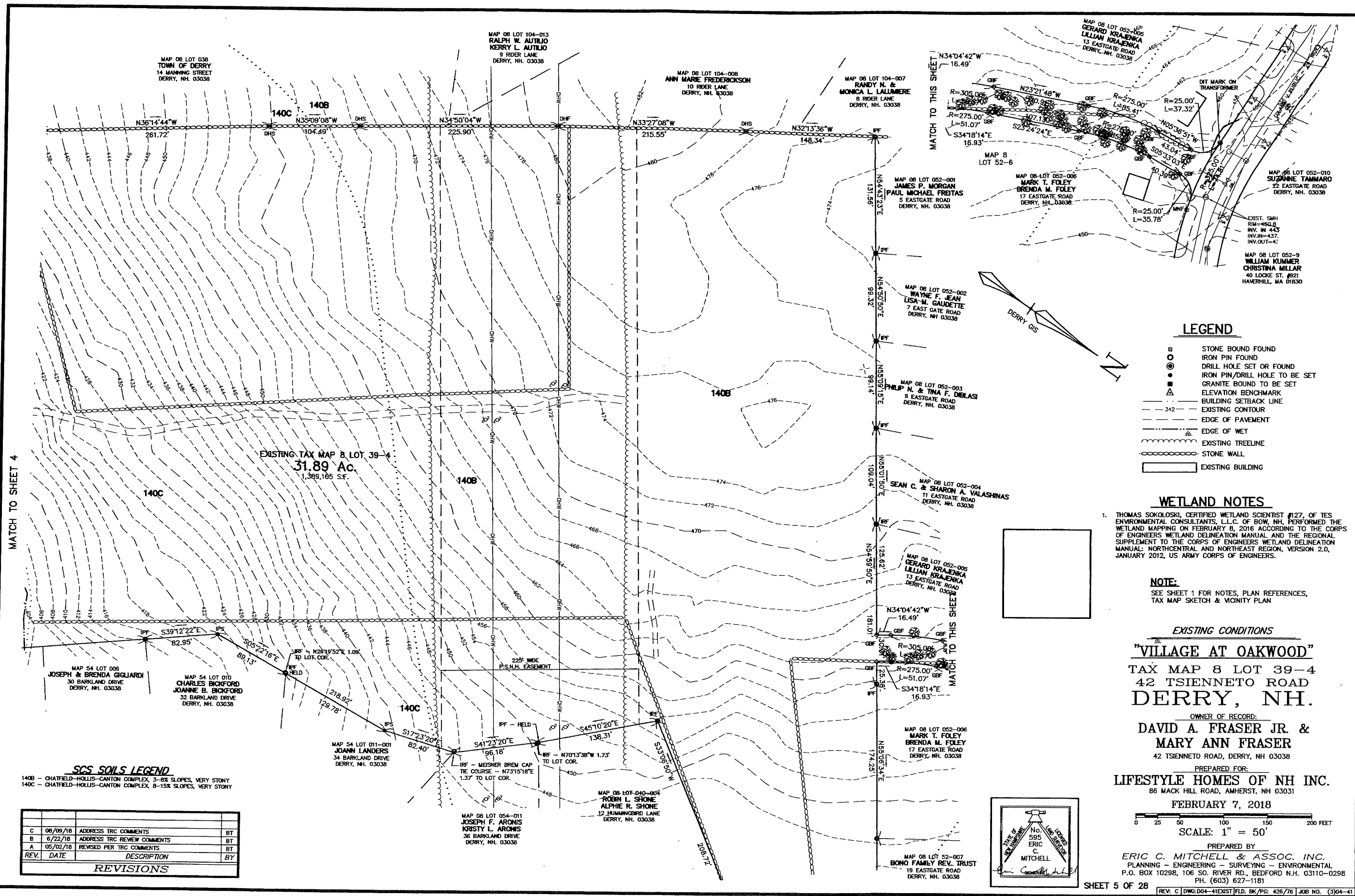
OWNER OF RECORD:
DAVID A. FRASER JR. & MARY ANN FRASER
 42 TSIENNETO ROAD, DERRY, NH 03038

PREPARED FOR:
LIFESTYLE HOMES OF NH INC.
 86 MACK HILL ROAD, AMHERST, NH 03031

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MATCH TO SHEET 4

MATCH TO THIS SHEET

MATCH TO THIS SHEET

EXISTING TAX MAP 8 LOT 39-4
31.89 Ac.
1,389,165 S.F.

LEGEND

- ⊕ STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE SET OR FOUND
- ⊙ IRON PIN/DRILL HOLE TO BE SET
- ⊠ GRANITE BOUND TO BE SET
- ▲ ELEVATION BENCHMARK
- BUILDING SETBACK LINE
- - - EXISTING CONTOUR
- EDGE OF PAVEMENT
- EDGE OF WET
- EXISTING TREELINE
- ⊖ STONE WALL
- ▭ EXISTING BUILDING

WETLAND NOTES

1. THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON FEBRUARY 8, 2018 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

NOTE:

SEE SHEET 1 FOR NOTES, PLAN REFERENCES, TAX MAP SKETCH & VICINITY PLAN

EXISTING CONDITIONS

"VILLAGE AT OAKWOOD"
TAX MAP 8 LOT 39-4
42 TSIENNETO ROAD
DERRY, NH.

OWNER OF RECORD:

**DAVID A. FRASER JR. &
MARY ANN FRASER**
42 TSIENNETO ROAD, DERRY, NH 03038

PREPARED FOR:

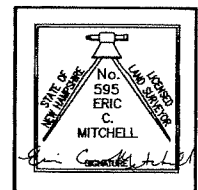
LIFESTYLE HOMES OF NH INC.
86 MACK HILL ROAD, AMHERST, NH 03031

FEBRUARY 7, 2018

SCALE: 1" = 50'

PREPARED BY:

ERIC C. MITCHELL & ASSOC. INC.
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181



SCS SOILS LEGEND

- 140B - CHATFIELD-HOLLIS-CANTON COMPLEX, 3-8% SLOPES, VERY STONY
- 140C - CHATFIELD-HOLLIS-CANTON COMPLEX, 8-15% SLOPES, VERY STONY

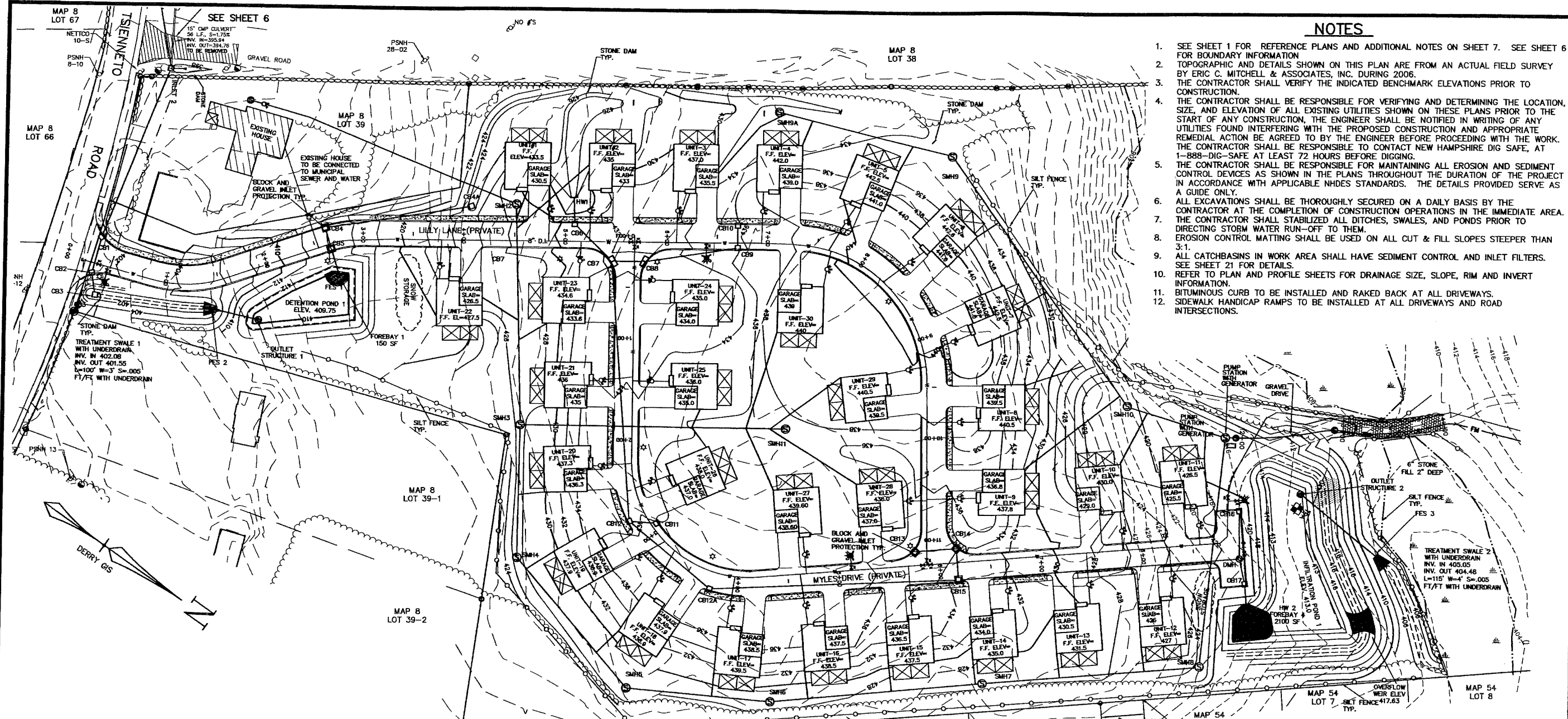
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A	05/02/18	REVISED PER TRC COMMENTS	BT
REV.	DATE	DESCRIPTION	BY

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NOTES

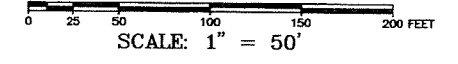
- SEE SHEET 1 FOR REFERENCE PLANS AND ADDITIONAL NOTES ON SHEET 7. SEE SHEET 6 FOR BOUNDARY INFORMATION.
- TOPOGRAPHIC AND DETAILS SHOWN ON THIS PLAN ARE FROM AN ACTUAL FIELD SURVEY BY ERIC C. MITCHELL & ASSOCIATES, INC. DURING 2006.
- THE CONTRACTOR SHALL VERIFY THE INDICATED BENCHMARK ELEVATIONS PRIOR TO CONSTRUCTION.
- 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.
- 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. THE DETAILS PROVIDED SERVE AS A GUIDE ONLY.
- ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- THE CONTRACTOR SHALL STABILIZED ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTING STORM WATER RUN-OFF TO THEM.
- EROSION CONTROL MATTING SHALL BE USED ON ALL CUT & FILL SLOPES STEEPER THAN 3:1.
- ALL CATCHBASINS IN WORK AREA SHALL HAVE SEDIMENT CONTROL AND INLET FILTERS. SEE SHEET 21 FOR DETAILS.
- REFER TO PLAN AND PROFILE SHEETS FOR DRAINAGE SIZE, SLOPE, RIM AND INVERT INFORMATION.
- BITUMINOUS CURB TO BE INSTALLED AND RAKED BACK AT ALL DRIVEWAYS.
- SIDEWALK HANDICAP RAMPS TO BE INSTALLED AT ALL DRIVEWAYS AND ROAD INTERSECTIONS.



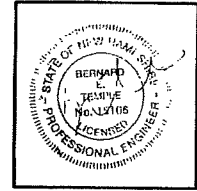
GRADING AND DRAINAGE PLAN
"VILLAGE AT OAKWOOD"
 TAX MAP 8 LOT 39-4
 42 TSIENNETO ROAD
 DERRY, NH.

OWNER OF RECORD:
DAVID A. FRASER JR. & MARY ANN FRASER
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PREPARED FOR:
LIFESTYLE HOMES OF NH INC.
 86 MACK HILL ROAD, AMHERST, NH 03011
 FEBRUARY 7, 2018



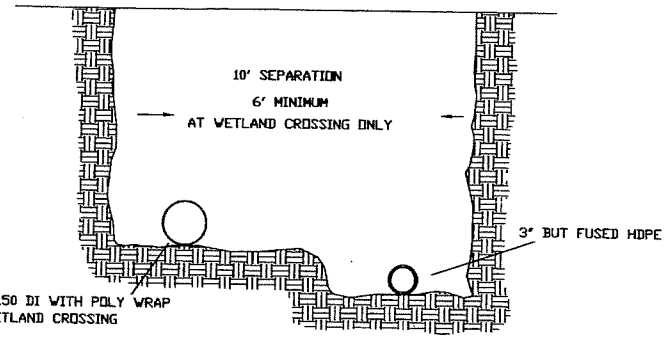
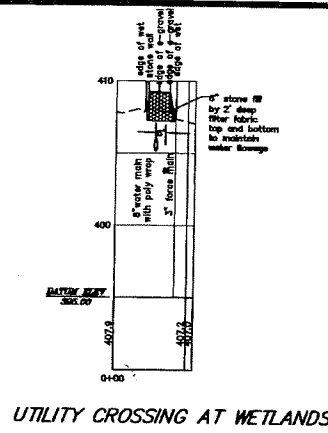
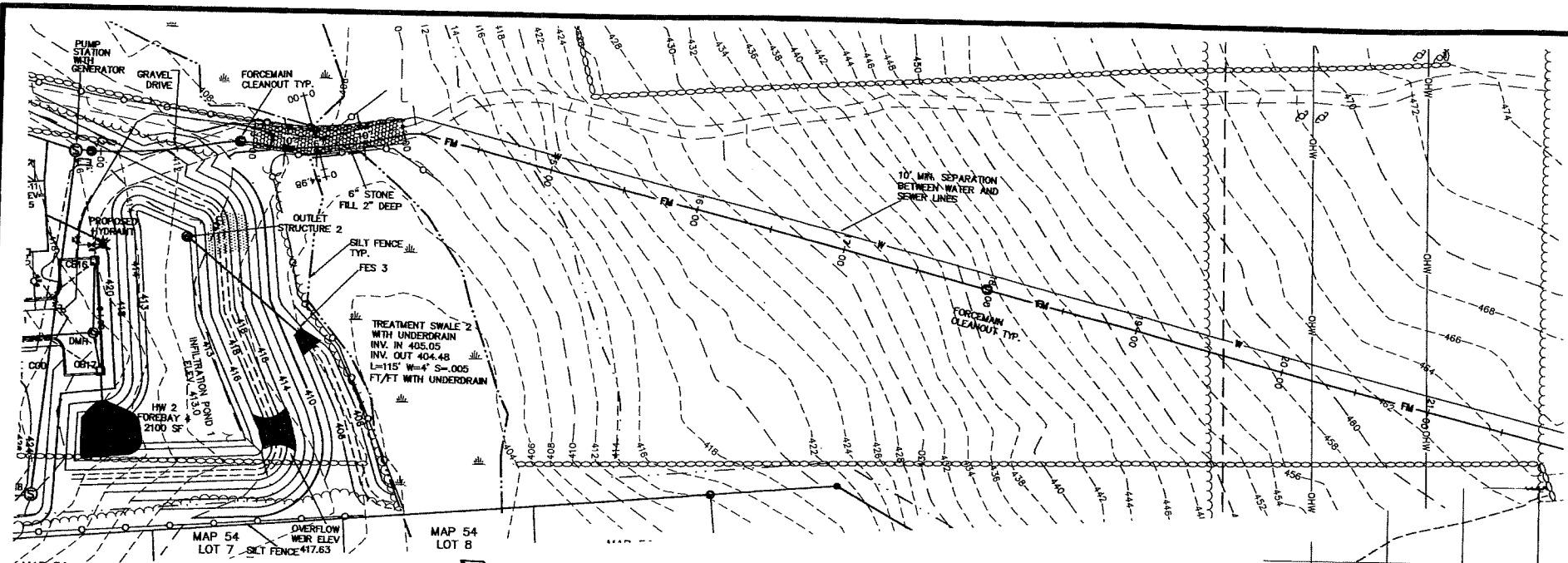
PREPARED BY:
ERIC C. MITCHELL & ASSOC. INC.
 PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
 P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD N.H. 03110-0298
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A	05/02/18	REVISED PER TRC COMMENTS	BT

REVISIONS

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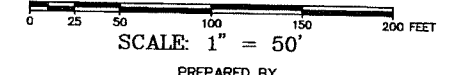
- GENERAL NOTES**
- SEWER FORCE MAIN TO BE 3\"/>
 - WATER MAIN TO BE 8\"/>
 - SEWER FORCE MAIN TO BE A MINIMUM OF 18\"/>
 - SEWER AND WATER TO HAVE A MINIMUM OF 10\"/>
 - AT THE WETLAND CROSSING AREA THE SEWER AND WATER SEPARATION MAY BE A MINIMUM OF 6\"/>
 - PIPE JOINTS ARE STAGGERED AT LEAST 10'
 - THE FORCE MAIN IS A MINIMUM OF 18\"/>
 - THE WATER MAIN SHALL BE ENCASED IN A POLYETHYLENE LINER 50' EACH SIDE OF CROSSING

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B	6/22/18	ADDRESS TRC REVIEW COMMENTS	BT
A	05/02/18	REVISED PER TRC COMMENTS	BT

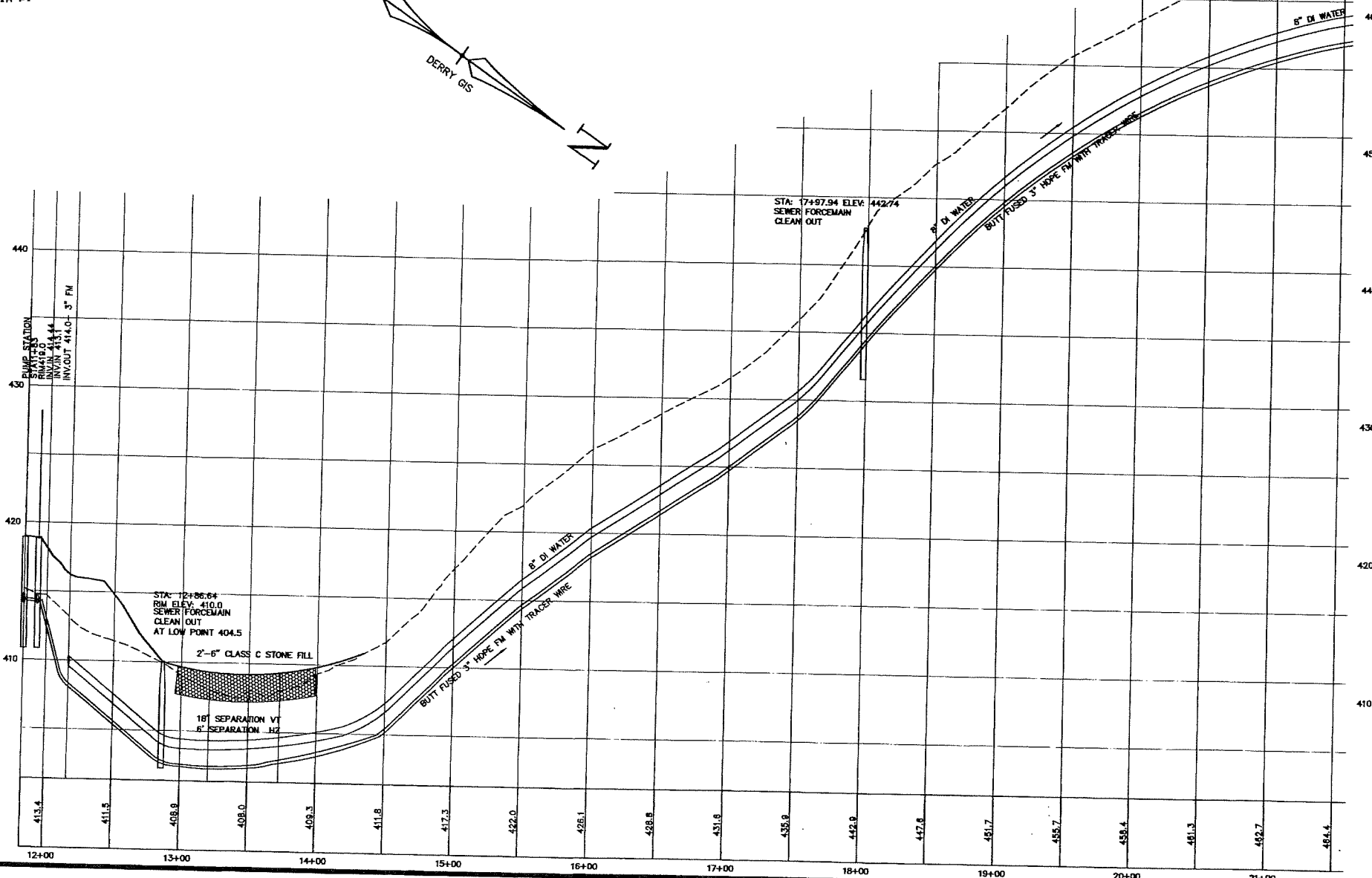
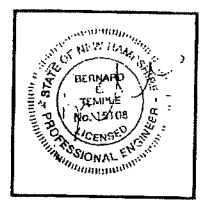
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CROSS COUNTRY PLAN PROFILE
"VILLAGE AT OAKWOOD"
 TAX MAP 8 LOT 39-4
 42 TSIENNETO ROAD
 DERRY, NH.

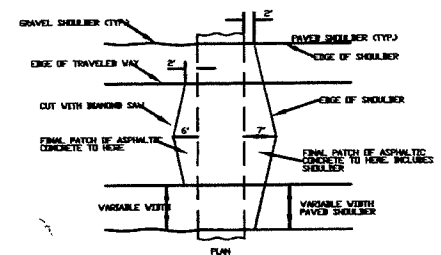
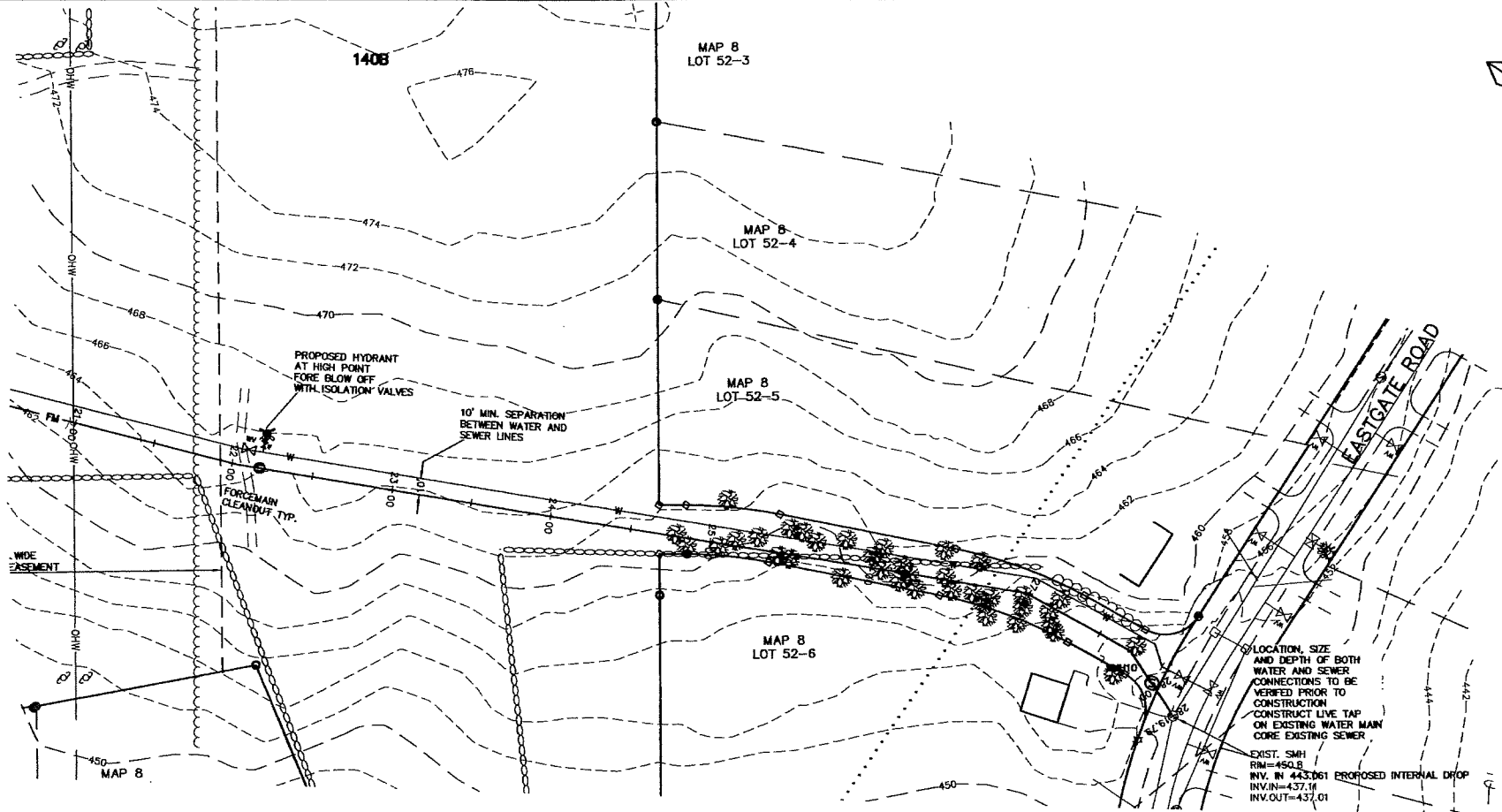
OWNER OF RECORD:
DAVID A. FRASER JR. & MARY ANN FRASER
 42 TSIENNETO ROAD, DERRY, NH 03038
 PREPARED FOR:
LIFESTYLE HOMES OF NH INC.
 86 MACK HILL ROAD, AMHERST, NH 03031
 FEBRUARY 7, 2018



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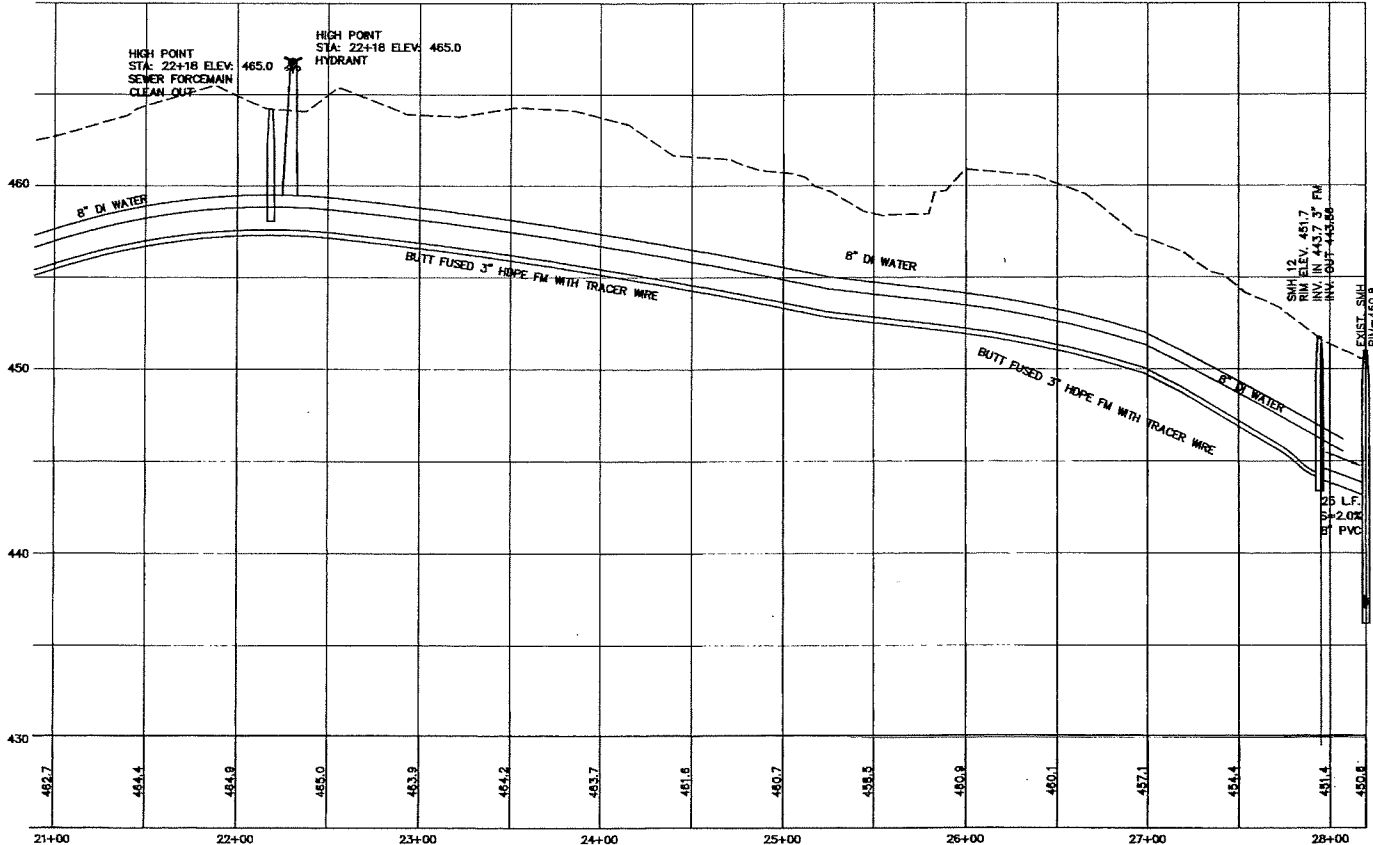
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TYPICAL PATCH DETAIL
NO SCALE

* A 2" TEMPORARY PATCH WITH 60 DAY SETTLEMENT TIME WILL BE PROVIDED. A MINIMUM OF 24" DEPTH OF STRUCTURAL GRAVEL AND 4" DEPTH (2 1/2" BASE, 1 1/2" TOP) PERMANENT PATCH WILL BE PROVIDED. PER TOWN REGULATIONS MILL AND INLAY 1.5" FOR PAVEMENT MATCH MINIMUM 50 EACH WAY OF TRENCH PATCH * PER TOWN SPECIFICATION

LOCATION, SIZE AND DEPTH OF BOTH WATER AND SEWER CONNECTIONS TO BE VERIFIED PRIOR TO CONSTRUCTION
 * CONSTRUCT LINE TAP ON EXISTING WATER MAIN
 * CORE EXISTING SEWER
 EXIST. SMH
 RM=450.8
 INV. IN=443.061 PROPOSED INTERNAL DROP
 INV. IN=437.11
 INV. OUT=437.01



PROPOSED INTERNAL DROP
 EXIST. SMH
 RM=450.8
 INV. IN=437.11
 INV. OUT=437.01
 INV. IN=443.061

LOCATION, SIZE AND DEPTH OF BOTH WATER AND SEWER CONNECTIONS TO BE VERIFIED PRIOR TO CONSTRUCTION
 25 L.F.
 3" P=2.0%
 8" PVC

REV.	DATE	DESCRIPTION	BY
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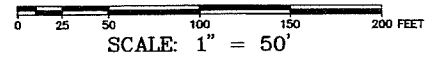
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GROSS COUNTRY PLAN PROFILE
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