

Planning Department, February 19, 2020

APPLICANT: Stinson Hills, LLC
LaMontagne Builders, Inc.

DEVELOPER: Same as above.

PROJECT: Folsom Road Professional Office Park

LOCATION: Parcel ID 35011-001, 14 Folsom Road

PURPOSE: The purpose of this site plan is for a 28,000 SF professional office building with a mix of office and medical space. The property is located in the General Commercial Zoning District.

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

WAIVERS: See letter dated December 26, 2019, from Fuss & O'Neill.

LDGR-Section 170-26.C.4.D-Roadway Greater than 6.0%.
LDGR-Section 170-63.B.4-Parking density requirements by use.
LDGR-Section 170-64.B.1-A 15' street tree strip.
LDGR-Section 170-64.B.2-Deciduous or ornamental tree per building perimeter.

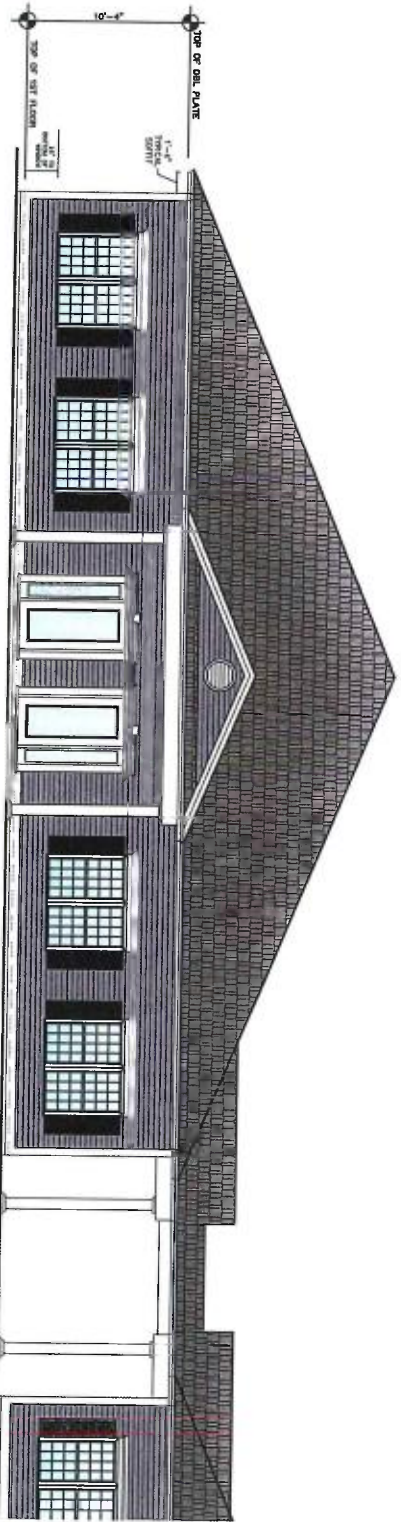
STATE PERMITS: NHDES Alteration of Terrain Permit has been obtained. (Copy in file).

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

BY:


George H. Siokas, Planning Director

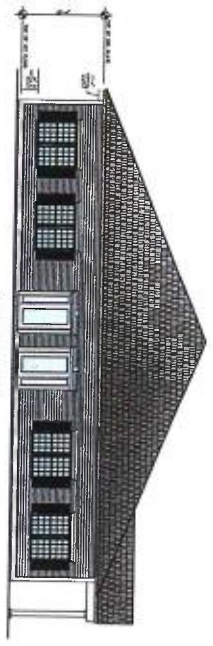
FRONT ELEVATION
 NOTE: TOP OF FIRST FLOOR WINDOWS @ 7'-2 1/2"
 TOP OF SECOND FLOOR WINDOWS @ 7'-4 1/2"
 SCALE: 1/4" = 1'-0"



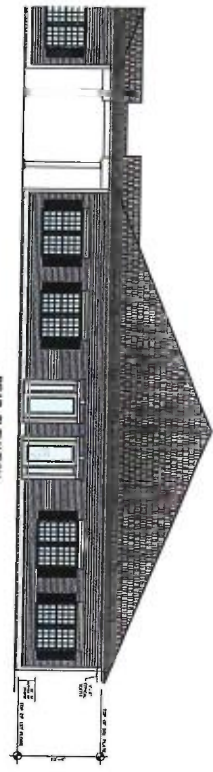
NOTE: CHANGES ARE SUBJECT TO CHANGE UPON FINAL ARCHITECTURAL DESIGN.

| REVISIONS | |
|-----------|------|
| REV | DATE |
| | |
| | |
| | |

LEFT ELEVATION
 NOTE: TOP OF FIRST FLOOR WINDOWS @ 7'-2 1/2"
 TOP OF SECOND FLOOR WINDOWS @ 7'-4 1/2"
 SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
 NOTE: TOP OF FIRST FLOOR WINDOWS @ 7'-2 1/2"
 TOP OF SECOND FLOOR WINDOWS @ 7'-4 1/2"
 SCALE: 1/8" = 1'-0"



REAR ELEVATION
 NOTE: TOP OF FIRST FLOOR WINDOWS @ 7'-2 1/2"
 TOP OF SECOND FLOOR WINDOWS @ 7'-4 1/2"
 SCALE: 1/8" = 1'-0"



LOT#: 35011-001

PROJECT: 14 FOLSOM ROAD

MODEL: UNIT PLAN

7/31/19

LaMontagne Builders inc.

© 2019 BY LAMONTAGNE BUILDERS, INC. NO PART OF THESE PLANS MAY BE REPRODUCED BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF LAMONTAGNE BUILDERS, INC.

BECAUSE OF CONTINUOUS IMPROVEMENTS, EXISTING FLOOR PLANS AND MATERIALS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SOME HOMES ARE BUILT MIRROR IMAGE TO THOSE SHOWN. ALSO, IN THE INTEREST OF VARIETY, DOOR, WINDOW, GARAGE POSITIONS AND ELEVATION TREATMENTS MAY VARY. LAMONTAGNE BUILDERS, INC. RESERVES THE RIGHT TO SET GRADES, ELEVATIONS, AND REVERSE PLANS AS DEEMED APPROPRIATE FOR THE SUBDIVISION.

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO CREATE A DRAINAGE EASEMENT TO BENEFIT THE TOWN OF DERRY FOR FUTURE DRAINAGE IMPROVEMENTS ON MAP 35 LOT 11-001, 14 FOLSOM ROAD IN DERRY, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN APRIL OF 2019 IN CONJUNCTION WITH SITE DESIGN INFORMATION OBTAINED FROM FUS & O'NEILL.
- 3) THIS PARCEL OF LAND (MAP 35 LOT 11-001) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FIRM (FLOOD INSURANCE RATE MAP) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #350503339E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) THIS PARCEL OF LAND (MAP 35 LOT 11-001) IS SERVICED BY MUNICIPAL WATER AND SEWER.
- 5) UNDERGROUND UTILITIES (AT A MINIMUM, MUNICIPAL WATER, SEWER, AND GAS) EXIST ALONG FOLSOM ROAD. THESE UNDERGROUND UTILITIES SHOULD BE LOCATED AND MARKED TO OBTAIN ACCURATE LOCATIONS. CONTRACT DISSAFE (311) PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY.

PLANS OF REFERENCE

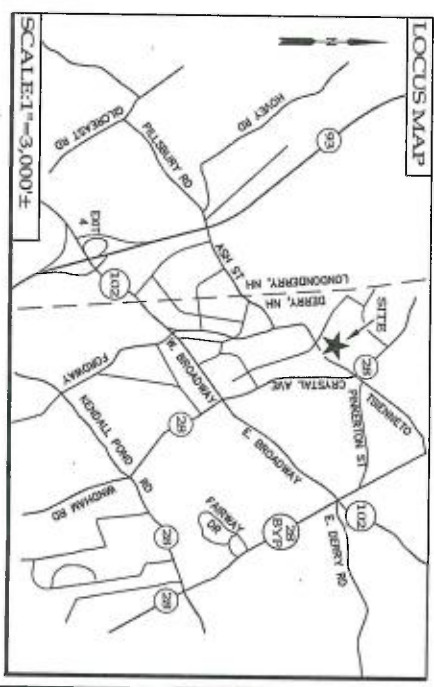
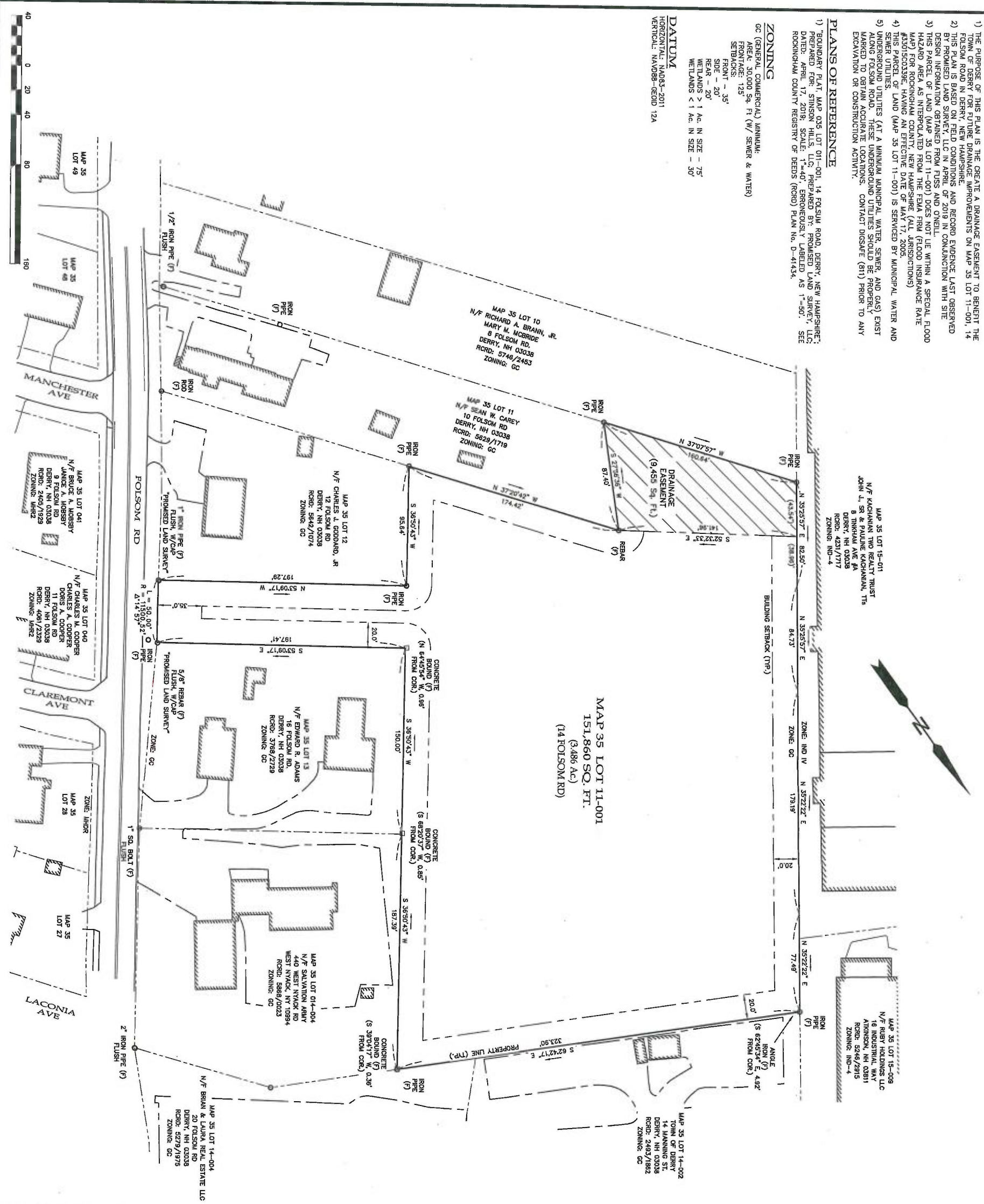
- 1) BOUNDARY PLAT, MAP 035 LOT 011-001, 14 FOLSOM ROAD, DERRY, NEW HAMPSHIRE, PREPARED FOR: STINSON HILLS, LLC, PREPARED BY: PROMISED LAND SURVEY, LLC, DATED: APRIL 17, 2019; SCALE: 1"=40', ERROROUSLY LABELED AS 1"=50'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN NO. 0-41434.

ZONING

GC (GENERAL COMMERCIAL) MINIMUM:
 AREA: 30,000 SQ. FT. (W/ SEWER & WATER)
 FRONTAGE: 125'
 SETBACKS:
 SIDE - 15'
 REAR - 20'
 WETLANDS > 1 Ac. IN SIZE - 75'
 WETLANDS < 1 Ac. IN SIZE - 30'

DATUM

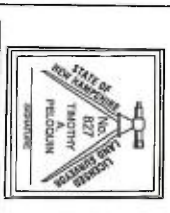
HORIZONTAL: NAD83-2011
 VERTICAL: NAVD83-GEOD 12A



MAP 35 LOT 11-001
 151,860 SQ. FT.
 (3.486 Ac.)
 (14 FOLSOM RD.)

LAND OWNER OF RECORD
 STINSON HILLS LLC
 317 SOUTH RIVER RD
 BEDFORD, NH 03110
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5839 / PAGE 0277

LAND SURVEYOR'S CERTIFICATION
 I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
 I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE TOWN OF DERRY, NH IN ACCORDANCE WITH RSA 676:18 IV.



TIMOTHY A. PELOUQUIN, L.L.S.
 DATE

EASEMENT PLAT
 MAP 35 LOT 011-001
 14 FOLSOM ROAD
 DERRY, NEW HAMPSHIRE
 JANUARY 16, 2020

PREPARED FOR:
 STINSON HILLS LLC
 317 SOUTH RIVER RD
 BEDFORD, NH 03110

PREPARED BY:
Promised Land Survey, LLC
 PO Box 447
 Derry, New Hampshire 03038
 Tel. (603) 432-2112
 www.PromisedLandSurvey.com

• Land Surveying • Mapping • Planning • Permitting • Layout

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |
| | | | |

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO CREATE A DRAINAGE EASEMENT TO BENEFIT THE TOWN OF DERRY FOR FUTURE DRAINAGE IMPROVEMENTS ON MAP 35 LOT 11-001, 14 FOLSOM RD.
- 2) THIS PLAN IS BASED ON FIELD SURVEYS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN APRIL OF 2019 IN CONJUNCTION WITH THE DESIGN INFORMATION OBTAINED FROM PLANS AND OTHER.
- 3) THIS PARCEL OF LAND (MAP 35 LOT 11-001) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FIRM (FLOOD INSURANCE RATE MAP) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33015C0339E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) THIS PARCEL OF LAND (MAP 35 LOT 11-001) IS SERVICED BY MUNICIPAL WATER AND SEWER UTILITIES.
- 5) UNDERGROUND UTILITIES (AT A MINIMUM MUNICIPAL WATER, SEWER, AND GAS) EXIST UNDER THE ROAD. THESE UNDERGROUND UTILITIES SHOULD BE PROPERLY MARKED BY THE ROAD CONTRACT LOCATIONS. CONTRACT DISSAFE (811) PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY.

PLANS OF REFERENCE

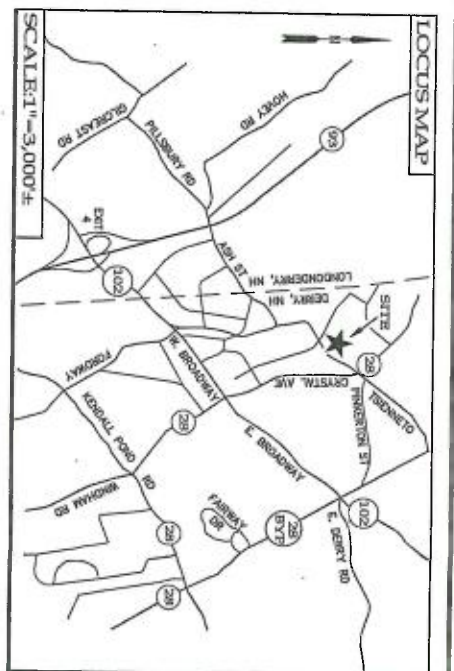
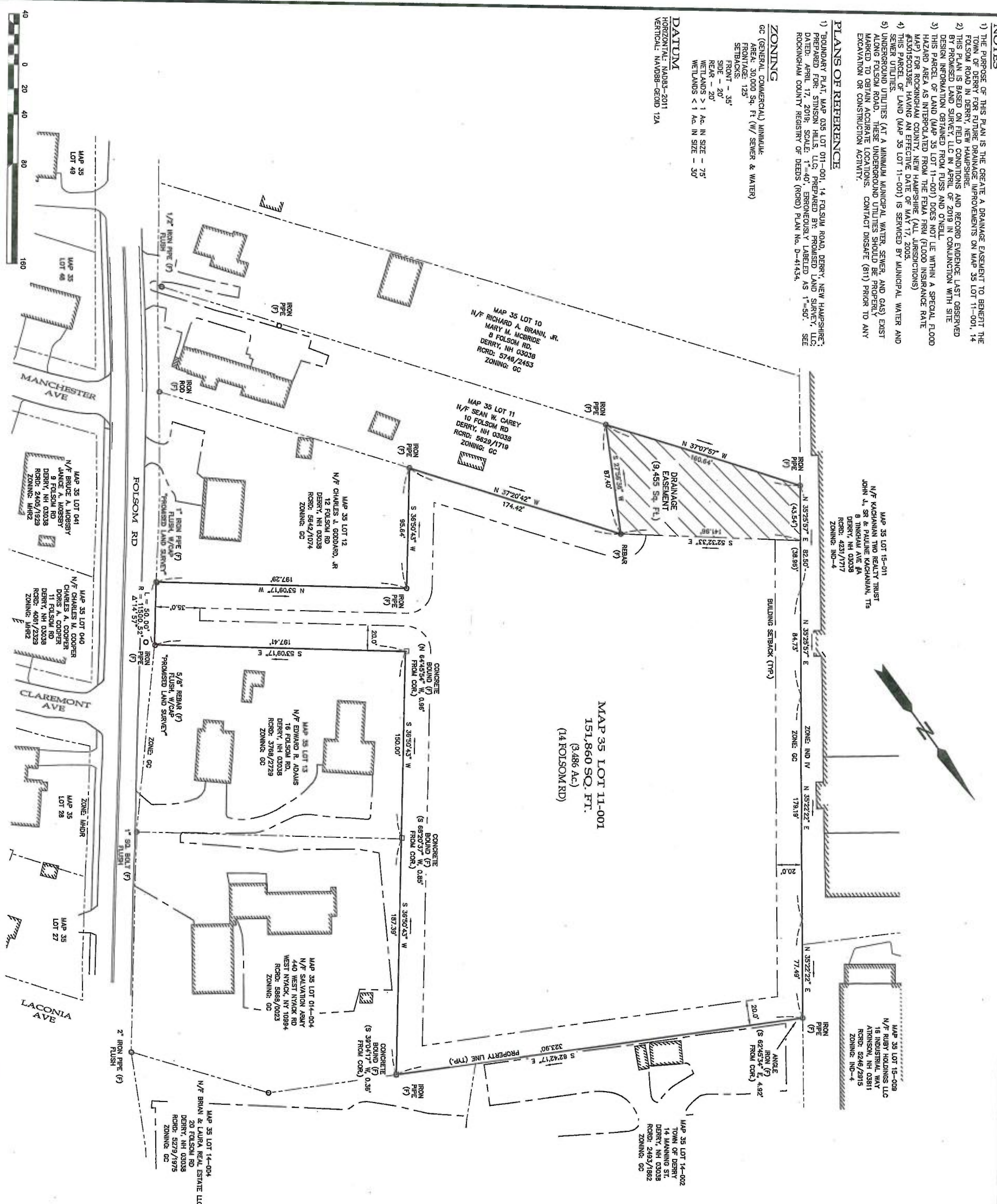
- 1) BOUNDARY PLAT, MAP 035 LOT 01-001, 14 FOLSOM ROAD, DERRY, NEW HAMPSHIRE, PREPARED FOR: STINSON HILLS, LLC, PREPARED BY: PROMISED LAND SURVEY, LLC, DATED: APRIL 17, 2019, SCALE: 1"=40', ERRONEOUSLY LABELED AS 1"=50'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RORD) PLAN No. D-41434.

ZONING

GC (GENERAL COMMERCIAL) MINIMUM:
 AREA: 30,000 SQ. FT. (W/ SEWER & WATER)
 FRONTAGE: 125'
 SETBACKS:
 FRONT - 35'
 SIDE - 20'
 REAR - 20'
 WETLANDS > 1 AC. IN SIZE - 75'
 WETLANDS < 1 AC. IN SIZE - 50'

DATUM

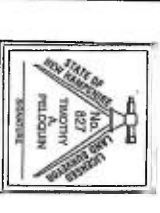
HORIZONTAL: NAD83-2011
 VERTICAL: NAVD83-GEOD 12A



MAP 35 LOT 11-001
 151,860 SQ. FT.
 (3.486 AC.)
 (14 FOLSOM RD)

LAND OWNER OF RECORD
 STINSON HILLS LLC
 317 SOUTH RIVER RD
 BEDFORD, NH 03110
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5539 / PAGE 0277

LAND SURVEYOR'S CERTIFICATION
 I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
 I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE TOWN OF DERRY, NH IN ACCORDANCE WITH RSA 676:18 IV.



TIMOTHY A. PELOUQUIN, L.L.S.
 DATE

EASEMENT PLAT
 MAP 35 LOT 011-001
 14 FOLSOM ROAD
 DERRY, NEW HAMPSHIRE
 JANUARY 16, 2020

PREPARED FOR:
 STINSON HILLS LLC
 317 SOUTH RIVER RD
 BEDFORD, NH 03110

PREPARED BY:
Promised Land Survey, LLC
 PO Box 447
 Derry, New Hampshire 03038
 Tel: (603) 432-2112
 www.PromisedLandSurvey.com

• Land Surveying • Mapping • Planning • Permitting • Layout

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |

FOLSOM ROAD PROFESSIONAL OFFICE PARK

DERRY · NEW HAMPSHIRE · 03038

14 FOLSOM ROAD / TAX MAP 35 LOT 011-001

DECEMBER 02, 2019

PLANNING DEPARTMENT

PREPARED FOR STINSON HILLS, LLC.

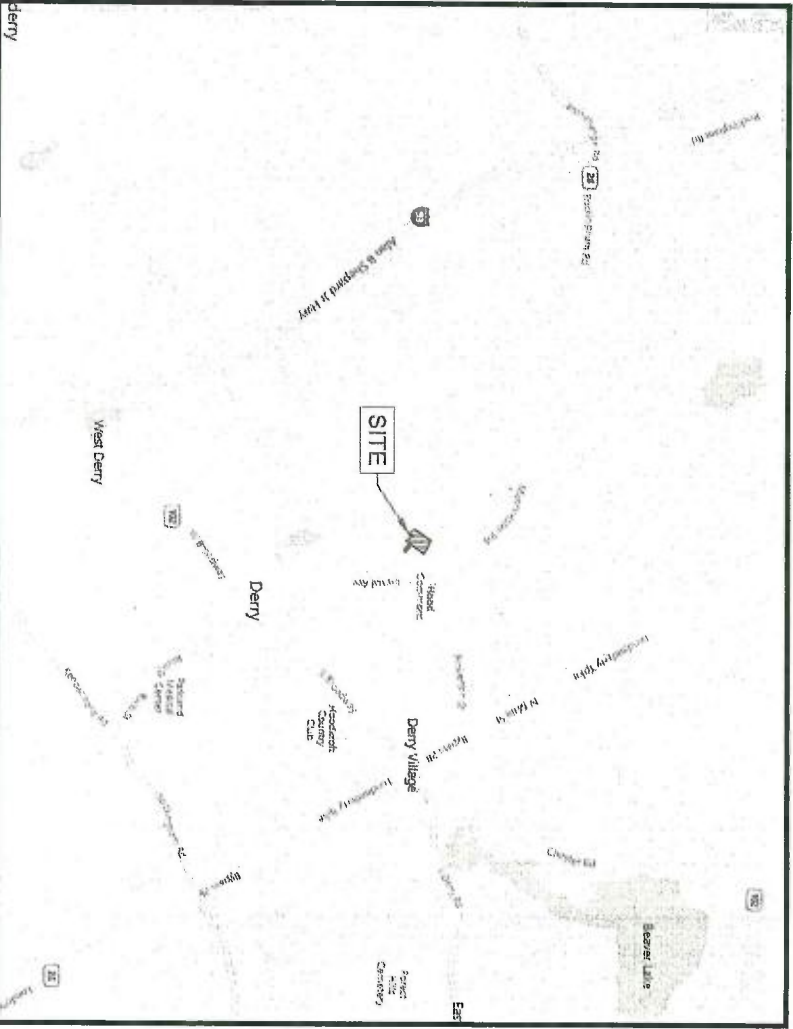
317 SOUTH RIVER ROAD
BEDFORD, NH 03110



FUSS & O'NEILL
50 COMMERCIAL STREET
MANCHESTER, NEW HAMPSHIRE 03101
603.668.8223
www.fandoo.com

SHEET INDEX

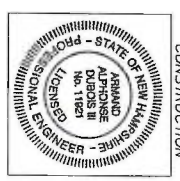
| SHEET NO. | SHEET NAME | REVISION DATE |
|-----------------|---|---------------|
| COV-01 | COVER SHEET | 12/02/2019 |
| GEN-01 - GEN-03 | GENERAL NOTES | 12/02/2019 |
| B1 | BOUNDARY PLAN (REFERENCE PLAN) | 12/02/2019 |
| EXC | EXISTING CONDITIONS PLAN | 12/02/2019 |
| CSI | CIVIL SITE PLAN | 12/02/2019 |
| CG | CIVIL GRADING AND DRAINAGE | 12/02/2019 |
| CU-01 | CIVIL UTILITY PLAN | 12/02/2019 |
| CU-02 | CIVIL UTILITY PLAN - SITE LIGHTING | 12/02/2019 |
| CT | CIVIL TRAFFIC PLAN - CIRCULATION | 12/02/2019 |
| PRO1 | CIVIL SITE DRIVEWAY PROFILE | 12/02/2019 |
| PRO2 | CIVIL SITE DRIVEWAY SIGHT DISTANCE | 12/02/2019 |
| PRO3 | CIVIL SITE UTILITY PROFILE PLAN | 12/02/2019 |
| L-1 | LANDSCAPE PLAN | 12/02/2019 |
| L-2 | LANDSCAPE DETAILS | 12/02/2019 |
| CD-01 | CIVIL DETAILS - PAVEMENT, SITE, & SIDEWALK | 12/02/2019 |
| CD-02 | CIVIL DETAILS - SIGNAGE & PAVEMENT MARKINGS | 12/02/2019 |
| CD-03 | CIVIL DETAILS - SITE LIGHTING AND ELECTRIC | 12/02/2019 |
| CD-04 | CIVIL DETAILS - SEWER | 12/02/2019 |
| CD-05 | CIVIL DETAILS - WATER | 12/02/2019 |
| CD-06 | CIVIL DETAILS - STORMWATER | 12/02/2019 |
| CD-07 | CIVIL DETAILS - STORMWATER & TESTPIT DATA | 12/02/2019 |
| CD-08 | CIVIL DETAILS - EROSION CONTROL | 12/02/2019 |
| CD-09 | CIVIL DETAILS - EROSION CONTROL | 12/02/2019 |
| CD-10 | ARCHITECTURAL PLANS (BY OTHERS) | 12/02/2019 |



LOCATION MAP

SCALE: 1" = 200'

PLANS UNDER DESIGN DEVELOPMENT. ISSUED FOR INTERIM REVIEW ONLY. NOT FOR CONSTRUCTION.



THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. FUS & 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.

APPROVED BY DERRY PLANNING BOARD ON

DATE

SIGNATURE - PLANNING BOARD CHAIR
SIGNATURE - PLANNING BOARD SECRETARY
PUBLIC WORKS DIRECTOR: *M. J. ...* 12-11-19
CODE ENFORCEMENT DEPARTMENT: *...* 12-11-19
DERRY FIRE DEPARTMENT: *...* 12-11-19
CONSERVATION COMMISSION CHAIR: *...* 12-11-19
POLICE DEPARTMENT: *...* 12-11-19

REQUIRED APPROVALS

| PLANNING BOARD | PERMIT # | DATE APPROVED | EXPIRATION DATE |
|--|----------|---------------|-----------------|
| SITE PLAN | | | |
| WATERS 170-26-C.A.D. | PENDING | PENDING | PENDING |
| 170-63-B.4 - ROADWAY GREATER THAN 6.0% | PENDING | PENDING | PENDING |
| 170-64-B.1 - PARKING DENSITY REQUIREMENTS | PENDING | PENDING | PENDING |
| 170-64-B.2 - 15' STREET TREE STIP | PENDING | PENDING | PENDING |
| ORNAMENTAL TREE PER BUILDING PERIMETER | PENDING | PENDING | PENDING |
| ZONING BOARD | | | |
| VARIANCE | | | |
| 165-101.A.9 - SIGN WITHIN 10' OF LOT LINE AND NOW EXCEEDS 25' PER LF OF FRONTAGE | PENDING | PENDING | PENDING |
| 165-101.3.A.4 - ADOBERGATE AREA OF SIGNS TO EXCEED 25' PER LF OF FRONTAGE | PENDING | PENDING | PENDING |
| NEEDS | | | |
| ALTERATION OF TERRAIN (AOT) | AOT-1722 | 12/17/2019 | 12/17/2014 |
| SEWER CONNECTION PERMIT | PENDING | PENDING | PENDING |

OWNER - TAX MAP 35 LOT 11-1

ROBERT LAMONTAGNE - OWNER
STINSON HILLS, LLC

PROJ. No.: 20190136.A10
DATE: JULY 2019

COV-01

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING BOUNDARY OF RECORD OF MAP 35 LOT 11-001.
- 2) SURVEYED IN ACCORDANCE WITH THE REQUIREMENTS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEYING, INC. ON 04/17/2019.
- 3) THIS PARCEL OF LAND (MAP 35 LOT 11-001) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FLOOD INSURANCE RATE (FIR) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE, (MAP 35 LOT 11-001) IS SHOWN AS BEING IN AN UNDESIGNATED AREA AS OF MAY 17, 2004.
- 4) THIS PARCEL OF LAND (MAP 35 LOT 11-001) IS BOUNDARY LINES SHOWN BY SURVEYAL WHOLE AND SECTA UNITS.

PLANS OF REFERENCE

- 1) SUBDIVISION & PLAN OF PROPERTY, PREPARED FOR TINKHAM ENTERPRISES, INC.; PREPARED BY PROMISED LAND SURVEYING, INC. ON 04/17/2019. SCALE: 1"=50'. SEE ROCKINGHAM COUNTY REGISTER OF DEEDS FOR RECORD.
- 2) SUBDIVISION PLAT MAP 122 LOT 3511, 10 FOLSOM ROAD, DERRY, NEW HAMPSHIRE, PREPARED BY AUSTIN HOMES, INC.; OWNERS: JOSEPH W. & RITA L. DALETTE; PREPARED BY PROMISED LAND SURVEYING, INC. ON 08/27/2004. SCALE: 1"=50'. SEE ROAD PLAN NO. D-32154.

WELLAND NOTE:

ON FEBRUARY 14, 2019, THE ENVIRONMENTAL CONSULTANTS, L.L.C. PREPARED AN ON-SITE INSPECTION OF THIS PARCEL. MAP 35 LOT 11-001 AND DETERMINED THAT THE AREAS THAT HAD PREVIOUSLY BEEN IDENTIFIED AS WETLANDS ON THE PLAN OF REFERENCE DO NOT EXIST. THEREFORE, THE WETLANDS ARE DELETED FROM THE PLAN OF REFERENCE AND THAT THERE ARE NO AREAS ON THE PARCEL THAT MEET THE US COAST & GEODETIC SURVEY'S CRITERIA FOR IDENTIFICATION OF WETLANDS. THESE FINDINGS ARE CONSISTENT WITH A PREVIOUS SITE VISIT CONDUCTED ON AUGUST 22, 2007 REACHING THE SAME CONCLUSION.

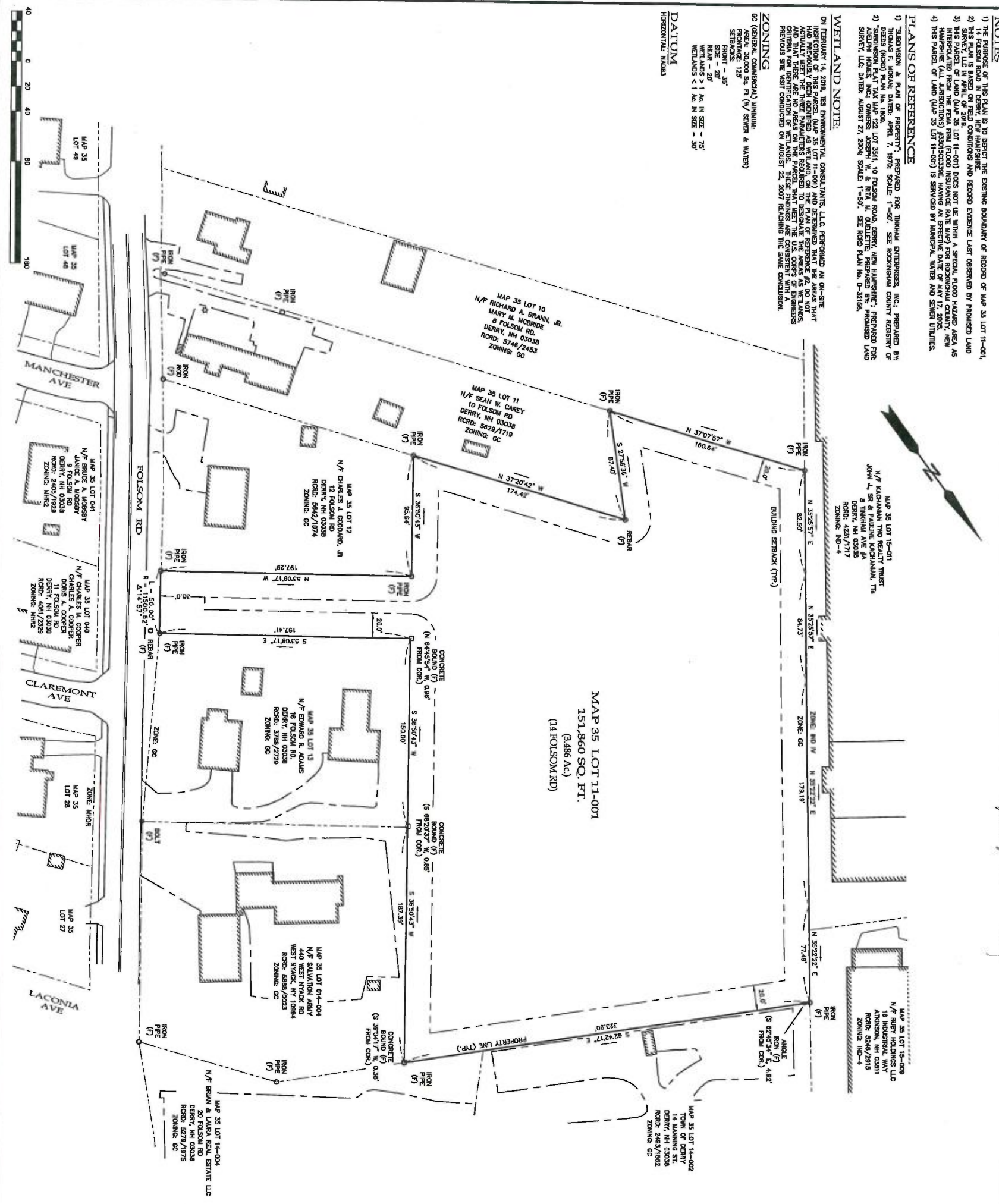
ZONING

GC (GENERAL COMMERCIAL) MINIMUM:

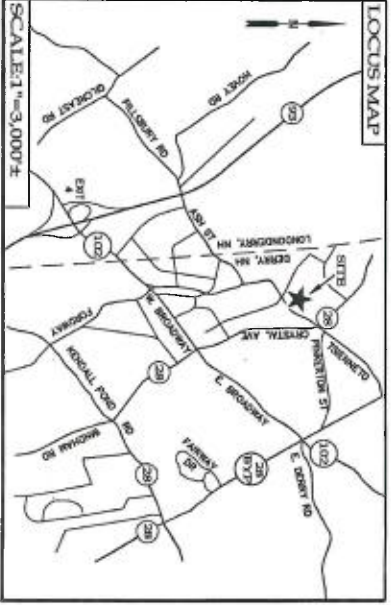
- AREA: 30,000 SQ. FT. (W/ SEWER & WATER)
- REAR YARD: 125'
- REAR SETBACK: 35'
- REAR - 20'
- WELLANDS: > 1 AC. IN SIZE - 20'

DATUM

HORIZONTAL: NAD83



0 - 41248
 Registered of Deeds, Rockingham County, NH
 04/17/2019 09:18:59 AM
 Layer: 0
 Plot: 26.80



MAP 35 LOT 11-001
 151,860 SQ. FT.
 (3.486 AC.)
 (14 FOLSOM RD)

LAND SURVEYOR'S CERTIFICATION
 I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE TOWN OF DERRY, NH IN ACCORDANCE WITH RSA 676:16 N.

THOMAS A. PELLOQUIN, LLS
 DATE: 04-17-2019

BOUNDARY PLAT
 MAP 35 LOT 011-001
 14 FOLSOM ROAD
 DERRY, NEW HAMPSHIRE
 APRIL 17, 2019

PREPARED FOR: STINSON HILLS LLC
 317 SOUTH RIVER RD
 BEDFORD, NH 03110

PREPARED BY: Promised Land Survey, LLC
 60 Crystal Ave., Unit A
 Derry, New Hampshire 03038
 Tel: (603) 432-2112 Fax: (603) 432-8800
 www.PromisedLandSurvey.com

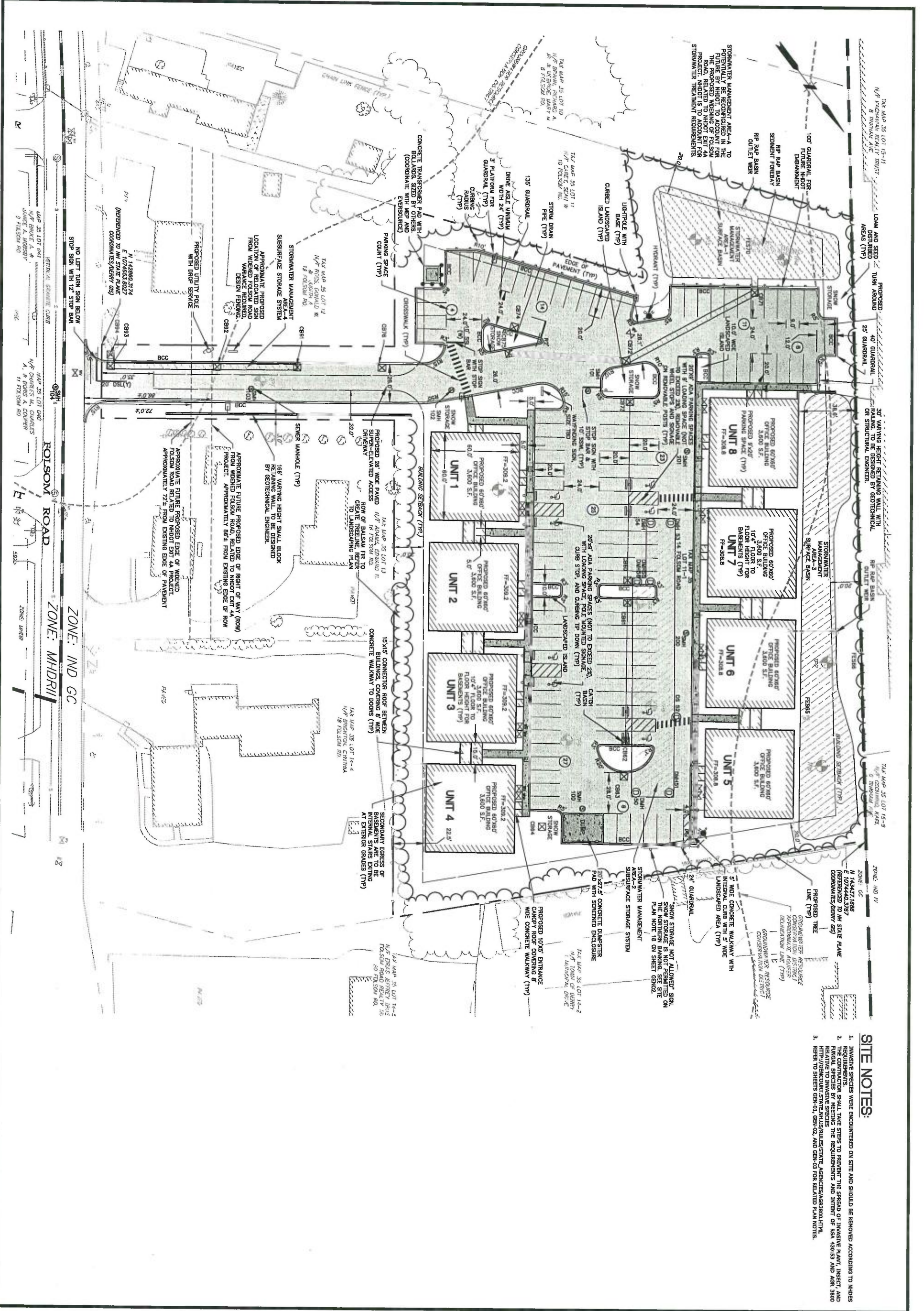
REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |

Land Surveying • Mapping • Planning • Permitting • Layout

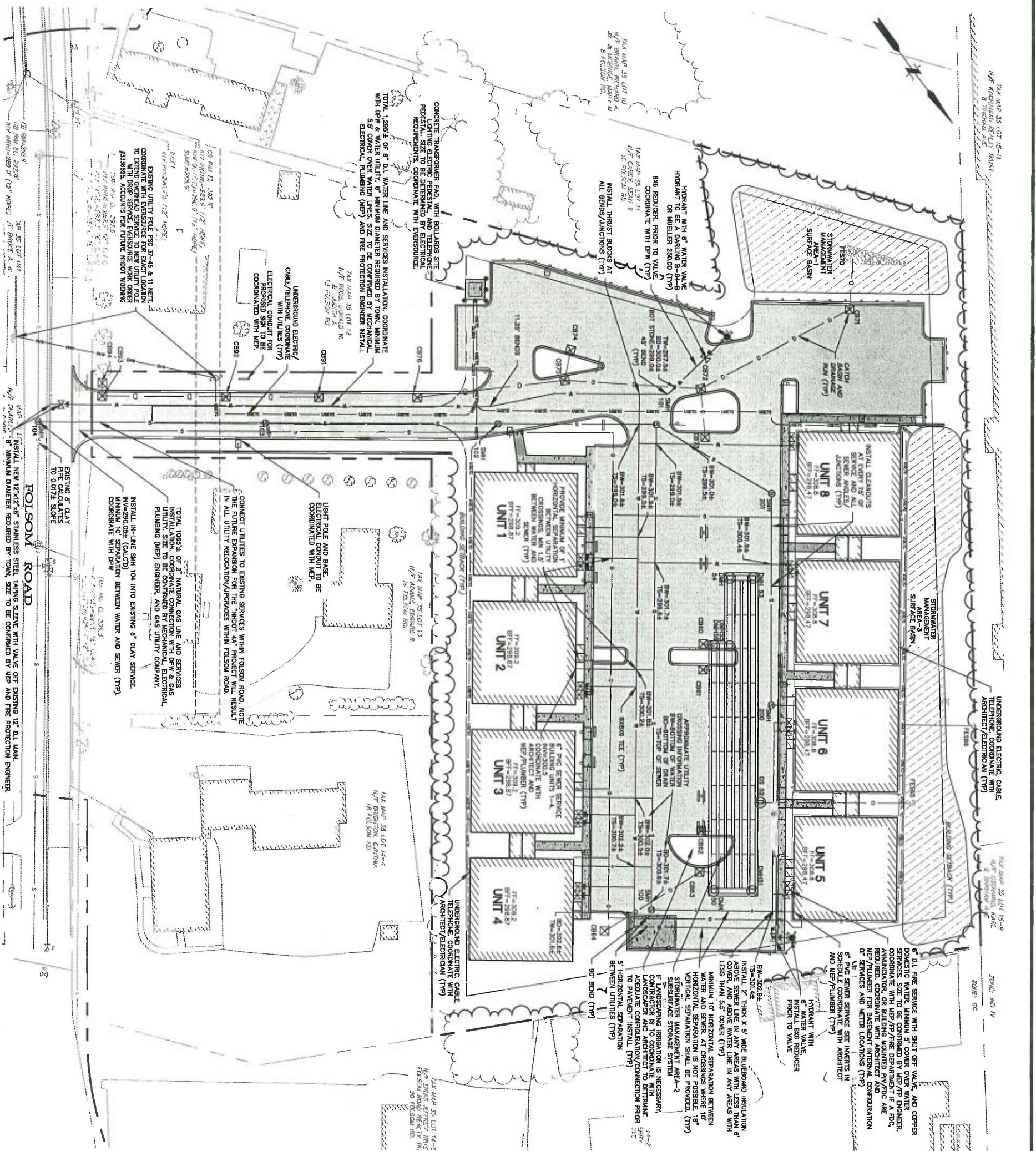
D-41434

PLS PROJECT #2684



- SITE NOTES:**
1. INVASIVE SPECIES WERE ENCOUNTERED ON SITE AND SHOULD BE REMOVED ACCORDING TO NHDES REQUIREMENTS. SHALL TAKE STEPS TO ASSESS THE SCOPE OF INVASIVE PLANT, INSECT AND FUNGAL SPECIES BY MEANS OF THE REQUIREMENTS AND INTENT OF RSA 651:9 AND ASN 3899 RELATIVE TO INVASIVE SPECIES. [HTTP://RESOURCES.STATE.NH.US/FULSTATE/AGENCIES/AG3899.HTML](http://resources.state.nh.us/fulstate/agencies/ag3899.html).
 2. REFER TO SHEETS GEN-01, GEN-02, AND GEN-03 FOR RELATED PLAN NOTES.
 - 3.

| <p>PROJ. No.: 20190136A10 DATE: OCTOBER 2019</p> <p>CS1</p> | <p>STINSON HILLS, LLC. CIVIL SITE PLAN TAX MAP 35 LOT 11-1 14 FOLSOM ROAD NEW HAMPSHIRE</p> | | <p>SCALE: HORIZ.: 1"=30' VERT.: 1"=30'</p> | | <table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>REVS PER TRC/DPW AND AOT</th> <th>DESCRIPTION</th> <th>ACD/BAP DESIGNER</th> <th>BAP REVIEWER</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>12/2/2019</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | No. | DATE | REVS PER TRC/DPW AND AOT | DESCRIPTION | ACD/BAP DESIGNER | BAP REVIEWER | 1. | 12/2/2019 | | | | |
|---|---|--|--|--|--|------|--------------------------|--------------------------|------------------|------------------|--------------|----|-----------|--|--|--|--|
| | | | No. | | | DATE | REVS PER TRC/DPW AND AOT | DESCRIPTION | ACD/BAP DESIGNER | BAP REVIEWER | | | | | | | |
| 1. | 12/2/2019 | | | | | | | | | | | | | | | | |
| <p>DATUM: HORIZ.: NAD83-2011 VERT.: NAVD88</p> <p>30' 15' 0' 30'</p> <p>GRAPHIC SCALE</p> | | | | | | | | | | | | | | | | | |



UTILITY NOTES:

- REFER TO SHEETS GEN-01, GEN-02, AND GEN-03 FOR RELATED PLAN NOTES.
- REFER TO SHEET GEN-03 FOR DRAINAGE SCHEDULE.

PROPOSED SEWER SCHEDULE

PROPOSED STRUCTURES:

| | |
|---|--------------------------------------|
| SMH 100 RIM = 307.8 | INV. IN (6" PVC) = 300.20 (UNIT 5) |
| INV. OUT (6" PVC) = 300.10 (SMH 101) | L = 279', 6" PVC, S = 0.005 |
| SMH 101 RIM = 307.4 | INV. IN (6" PVC) = 298.65 (SMH 100) |
| INV. IN (6" PVC) = 298.65 (SMH 201) | INV. OUT (6" PVC) = 298.55 (SMH 202) |
| L = 92', 6" PVC, S = 0.005 | |
| SMH 102 RIM = 307.5 | INV. IN (6" PVC) = 298.05 (SMH 101) |
| INV. OUT (6" PVC) = 297.95 (SMH 103) | L = 132', 6" PVC, S = 0.054 |
| SMH 103 RIM = 298.3 | INV. IN (6" PVC) = 290.8 (SMH 102) |
| INV. OUT (6" PVC) = 290.8 (TIE INTO EXISTING FOLSOM RD SEWER) | L = 130', 6" PVC, S = 0.005 |

SMH 104 RIM = 298.95
 INV. IN (6" CLAY) = 290.55 (SOUTHWEST EXISTING FOLSOM ROAD SEWER)
 INV. OUT (6" CLAY) = 290.05 (SOUTHWEST EXISTING FOLSOM RD SEWER)
 NOTE: INVERT OF EXISTING FOLSOM ROAD SEWER IS CALCULATED.
 CONTRACTOR TO FIELD VERIFY/CONFIRM.
 REPLACE CLAY CONNECTION ENDS WITH PVC, ENSURE STRUCTURAL STABILITY
 OF CLAY JOINTS, COORDINATE COULDS AND INSTALL WITH DPM.

SMH 200 RIM = 308.0
 INV. IN (6" PVC) = 300.50 (UNIT 6)
 INV. OUT (6" PVC) = 300.40 (SMH 200)
 L = 119', 6" PVC, S = 0.005

SMH 201 RIM = 307.5
 INV. IN (6" PVC) = 299.80 (SMH 200)
 INV. OUT (6" PVC) = 299.70 (SMH 101)
 L = 74', 6" PVC, S = 0.0142

BUILDING UNIT 1
 INV. OUT (6" PVC) = 300.5
 L = 46', 6" PVC, S = 0.032

BUILDING UNIT 2
 INV. OUT (6" PVC) = 300.5
 L = 46', 6" PVC, S = 0.032

BUILDING UNIT 3
 INV. OUT (6" PVC) = 300.5
 L = 46', 6" PVC, S = 0.015

BUILDING UNIT 4
 INV. OUT (6" PVC) = 300.5
 L = 46', 6" PVC, S = 0.01

BUILDING UNIT 5
 INV. OUT (6" PVC) = 301.0
 L = 60', 6" PVC, S = 0.010

BUILDING UNIT 6
 INV. OUT (6" PVC) = 301.0
 L = 12', 6" PVC, S = 0.042

BUILDING UNIT 7
 INV. OUT (6" PVC) = 300.5
 L = 12', 6" PVC, S = 0.03

BUILDING UNIT 8
 INV. OUT (6" PVC) = 300.5
 L = 12', 6" PVC, S = 0.052

SEWER SCHEDULE NOTES:

- MINIMUM 6" COVER OVER ALL SEWER LINES, AND 5" MINIMUM COVER FOR SEWER SERVICES.
- REFER TO DETAILS SHEET FOR STRUCTURE AND PIPE RUN DETAILS.

PROPOSED SEWER FLOWS

| | |
|--|-------------------------|
| PER TABLE 1008-1 OF ENR-WQ 1000 | = 5 GPD/100 SF |
| UNRESERVED OFFICE SPACE | = 3,600 SF X 8 UNITS |
| TOTAL ESTIMATE FLOW | = 28,800 SF |
| DESIGN FOR MINIMUM TOTAL ESTIMATE FLOW | = 1,440 GALLONS PER DAY |



SCALE:

HORIZ.: 1"=30'

VERT.: 1"=30'

DATUM:

HORIZ.: NAD83-2011

VERT.: NAVD88

GRAPHIC SCALE: 0, 15, 30 feet

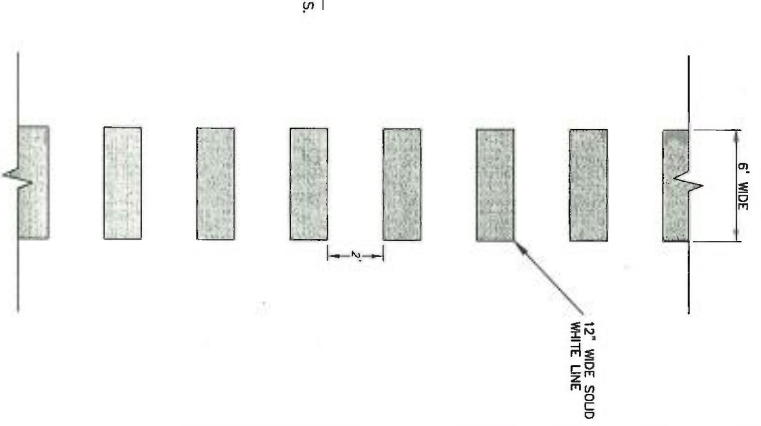
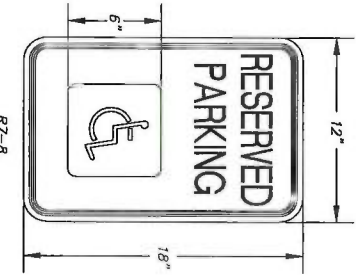
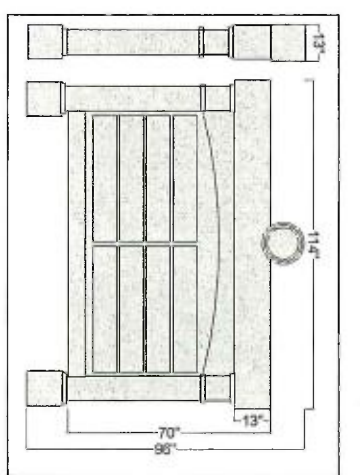
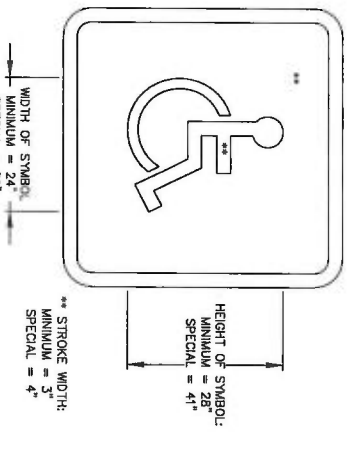
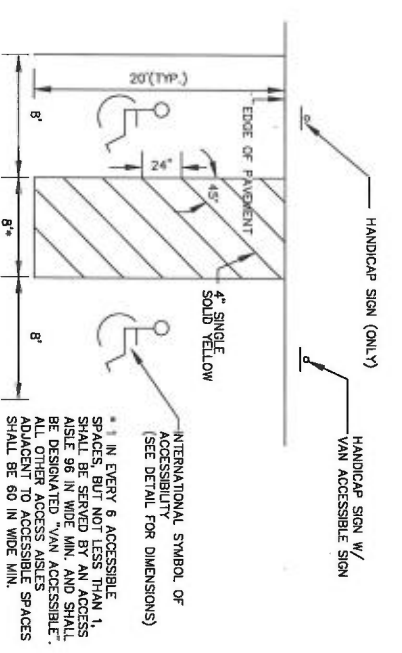
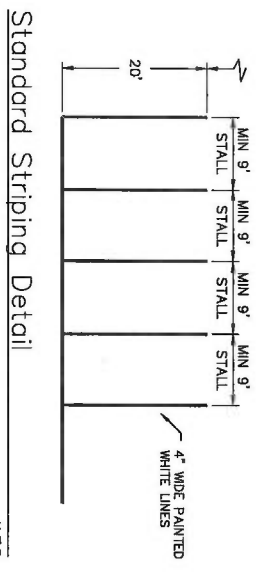
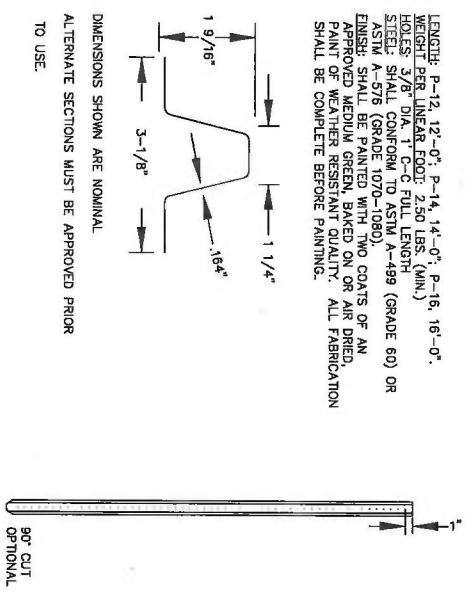
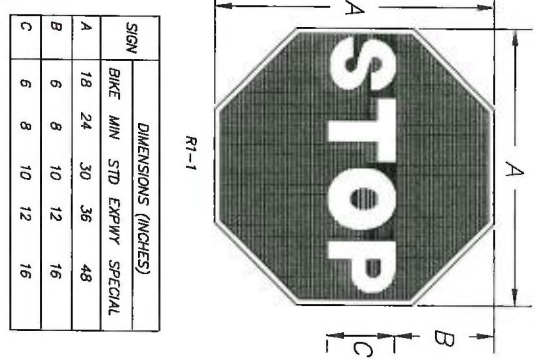
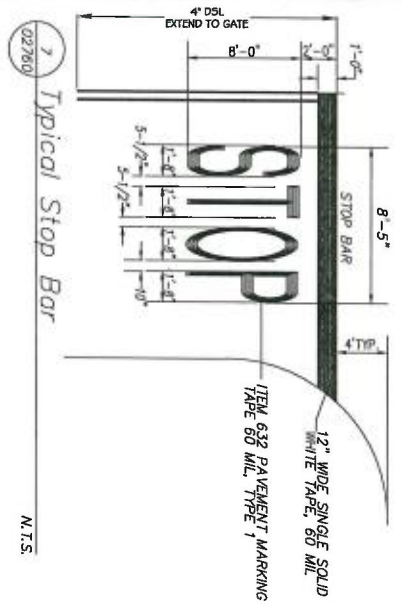
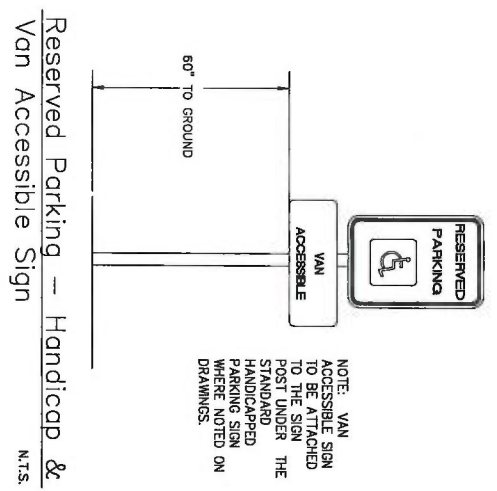
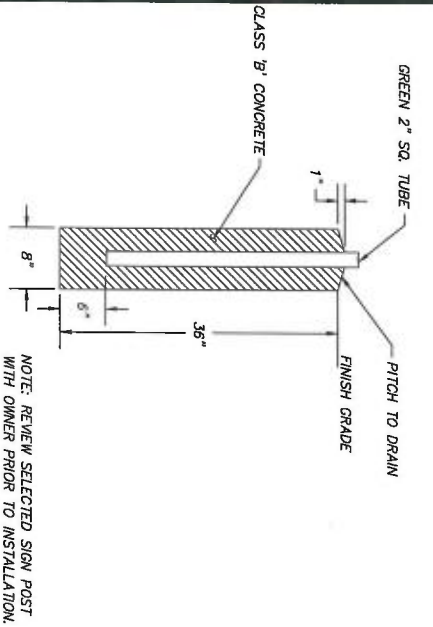
FUSS & O'NEILL
 50 COMMERCIAL STREET
 MANCHESTER, NEW HAMPSHIRE 03101
 603.899.1939
 www.fuso.com

STINSON HILLS, LLC.
CIVIL UTILITY PLAN
 TAX MAP 35 LOT 11-1
 14 FOLSOM ROAD
 DERRY NEW HAMPSHIRE

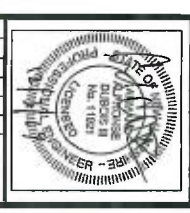
CU1

PROJ. NO.: 20190136_A10
 DATE: OCTOBER 2019

| No. | DATE | REVS PER TRC/DPW AND AOT | DESCRIPTION | ACD/BAP | BAP |
|-----|-----------|--------------------------|-------------|---------|-----|
| 1 | 12/2/2019 | | | | |



| No. | DATE | REVS PER TRC/DPW AND AOT | DESCRIPTION | ACD/BAP | BAP |
|-----|-----------|--------------------------|-------------|---------|-----|
| 1 | 12/2/2019 | | | | |



SCALE:
 HORZ.: N/A
 VERT.: N/A

DATUM:
 HORZ.: N/A
 VERT.: N/A

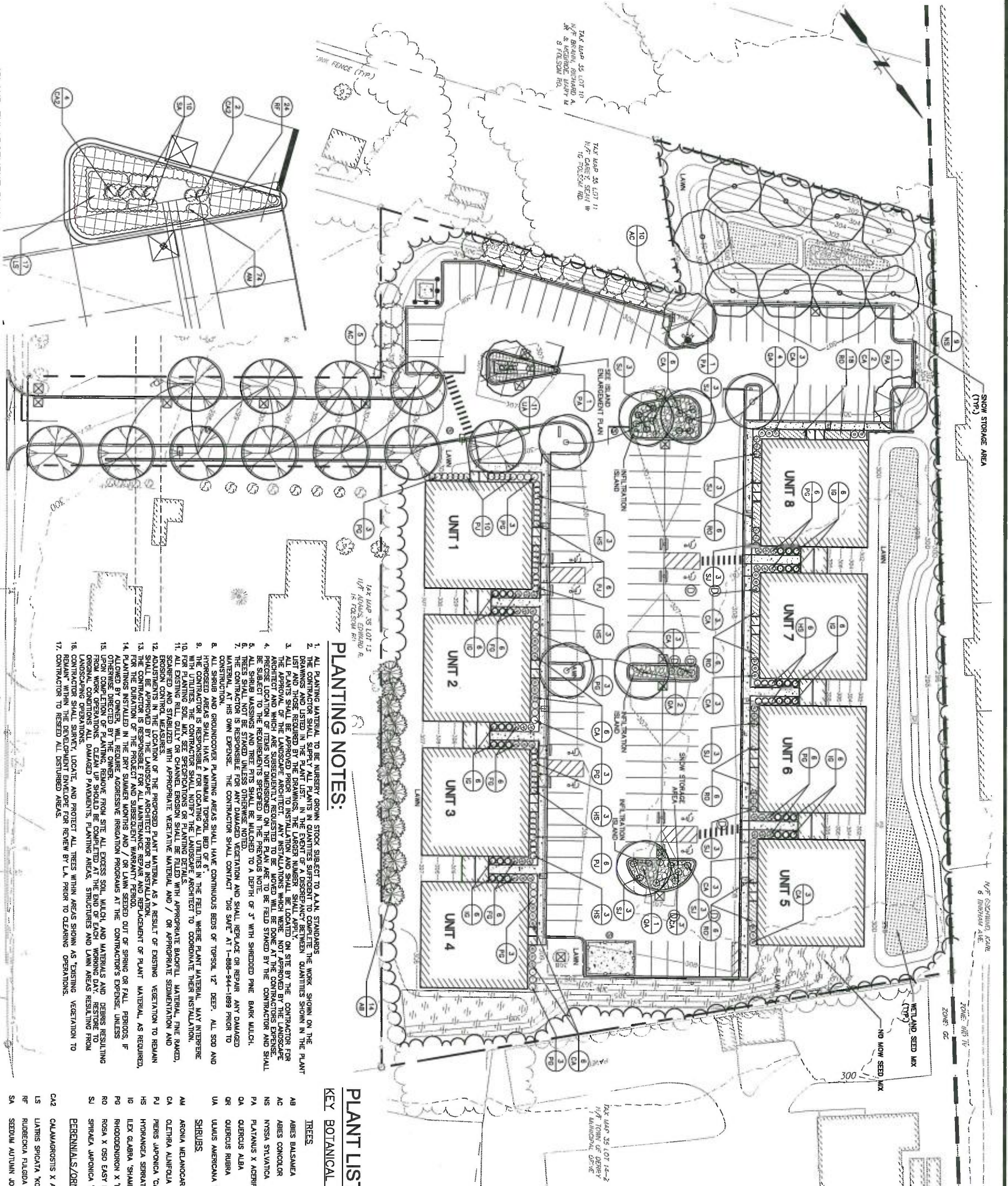
GRAPHIC SCALE

FUSS & O'NEILL
 50 COMMERCIAL STREET
 MANCHESTER, NEW HAMPSHIRE 03101
 603.919.1919
 www.fussdo.com

STINSON HILLS, LLC.
 CIVIL DETAILS
 SIGNAGE & PAVEMENT MARKINGS
 TAX MAP 35 LOT 11-1
 14 FOLSOM ROAD
 DERRY NEW HAMPSHIRE

PROJ. NO.: 20190136.A10
 DATE: OCTOBER 2019
CD-02

ISLAND ENLARGEMENT PLAN



- PLANTING NOTES:**
1. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO A.A.N. STANDARDS
 2. THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE LIST AND THOSE REQUIRED BY THE DRAWINGS. THE LARGER NUMBERS SHALL APPLY.
 3. ALL PLANTS SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE LOCATED ON SITE BY THE CONTRACTOR FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN AND TO BE FIELD STAVED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
 4. ALL SHRUB MASSINGS AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDED PINE BARK MULCH.
 5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGED MATERIAL AT HIS OWN EXPENSE. THE CONTRACTOR SHALL CONTACT "1-888-944-1889" PRIOR TO CONSTRUCTION.
 6. PROPOSED AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL 12" DEEP. ALL SOIL AND PROPOSED AREAS SHALL HAVE A MINIMUM OF 10% ORGANIC MATTER.
 7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD, WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
 8. FOR EXISTING UTILITIES, THE CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS TO PROTECT THEM. ALL UTILITIES SHALL BE MARKED AND STABILIZED WITH APPROPRIATE VEGETATIVE MATERIAL AND / OR APPROPRIATE SEDIMENTATION AND EROSION CONTROL MEASURES.
 9. ADJUSTMENTS IN THE LOCATION OF THE PROPOSED PLANT MATERIAL AS A RESULT OF EXISTING VEGETATION TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND REPLACEMENT OF PLANT MATERIAL, AS REQUIRED, FOR THE DURATION OF THE PROJECT AND SUBSEQUENT WARRANTY PERIOD.
 10. PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND / OR LAWN SEEDS OUT OF SPRING OR FALL PERIODS, IF OTHERWISE DIRECTED BY THE OWNER.
 11. UPON COMPLETION OF PLANTING, REMOVE FROM SITE ALL EXCESS SOIL, MULCH, AND MATERIALS AND DEBRIS RESULTING FROM WORK OPERATIONS. CLEAN UP SHOULD BE COMPLETED AT THE END OF EACH WORKING DAY. RESTORE TO LANDSCAPING OPERATIONS. DAMAGED PARALLELS, PLANTING AREAS, STRUCTURES AND LAWN AREAS RESULTING FROM REMOVAL WITHIN THE DEVELOPMENT ENVELOPE FOR REVIEW BY L.A. PRIOR TO CLEANING OPERATIONS.
 12. CONTRACTOR TO RESEED ALL DISTURBED AREAS.

ZONE: IND GC
 ZONE: MDDR

FOLSOM ROAD

ISLAND ENLARGEMENT PLAN

PLANT LIST

KEY BOTANICAL NAME

COMMON NAME

SIZE

| KEY | BOTANICAL NAME | COMMON NAME | SIZE |
|--|--|----------------------------------|--------------|
| AB | ABIES BALSAMICA | BALSAM FIR | 8'-10' HT. |
| AC | ABIES CONCOLOR | WHITE FIR | 8'-10' HT. |
| NS | ABIES SYLVAITICA | BLACK GUM | 3'-3.5' CAL. |
| PA | PLATANUS X ACERIFOLIA | LONDON PLANE TREE | 3'-3.5' CAL. |
| QA | QUERCUS ALBA | SWAMP WHITE OAK | 3'-3.5' CAL. |
| QR | QUERCUS RUBRA | NORTHERN RED OAK | 3'-3.5' CAL. |
| UA | ULMUS AMERICANA 'PRINCETON' | PRINCETON ELM | 3'-3.5' CAL. |
| AM | ARONIA MELANOCARPA | LANDSCAPE MOUND ARONIA | 1 GAL. |
| CA | CLETHRA ALNIFOLIA 'CRYSTALINA' | CRISTALINA SUMMERSWEET | 3 GAL. |
| PJ | PERIS JAPONICA 'CAVATINE' | CAVATINE PERIS | 3 GAL. |
| IG | HYDRANGEA SERPENTIA 'TURF STUFF' | TURF STUFF HYDRANGEA | 3 GAL. |
| IS | ILEX GLABRA 'SHAMROCK' | SHAMROCK HEDGEHERRY | 3 GAL. |
| PG | RHODOCODENDRON X 'PURPLE GEM' | PURPLE GEM RHODOCODENDRON | 3 GAL. |
| RO | ROSA X OSO EAST 'MANO SALSA' | MANO SALSA LANDSCAPE ROSE | 2 GAL. |
| SJ | SPIREEA JAPONICA 'ANTHONY WATERS' | ANTHONY WATERS JAPANESE SPIREA | 3 GAL. |
| PERENNIALS / ORNAMENTAL GRASSES | | | |
| CA2 | CALAMAGROSTIS X ACUTIFLORA 'KARL FORSTNER' | KARL FORSTNER FEATHER REED GRASS | 1 GAL. |
| LS | LATRIS SPICATA 'KOBOLD' | BLAZING STAR | 1 GAL. |
| RF | RUBROCKIA FLUIDA | BLACK EYED SUSAN | 1 GAL. |
| SA | SEEDUM AUTIUM 'JOY' | AUTIUM JOY SEEDUM | 1 GAL. |

LEGEND

- PROPOSED WETLAND SEED MIX
- PROPOSED NO MOW SEED MIX
- PROPOSED WASHED STONE
- PROPOSED SHRUB MASS
- PROPOSED PERENNIALS
- PROPOSED SHADE TREES
- PROPOSED EVERGREEN TREES
- PROPOSED SHRUBS

SITE NOTES:

1. REFER TO SHEET GEN-01 FOR RELATED PLAN NOTES.

| ZONING CODE SUMMARY | | |
|---|-----------------------|---------------------|
| Zoning District | GC General Commercial | Provided |
| Section 170:4 | Required GC | Provided |
| Minimum Shrub Trees | 64 | Total FT. 1,520 FT. |
| (1 Tree per 23 sq. ft. of building perimeter shall be provided within the developed portion of any site.) | | Total Tree Dv. 30 |
| Minimum Shrub | 59 | Total Space: 119 |
| (1 Shrub 2 spacing spaces shall be provided per 23 sq. ft. of building perimeter of any site.) | | Total shrub Dv. 242 |
| Minimum Planting Zone | Zone 5b | Zone 5b |
| Minimum Deciduous Shrub Tree Size | 2.5' - high CAL. | 3' - high CAL. |
| Minimum Evergreen Size | 8 FT. - Height | 8 FT. - Height |
| Minimum Shrub Height | 18 inch | N/A |

SEED MIX:
 WEST WETLAND MIX
 SEEDING RATE: 1.19/1,000 SQ. FT. TOTAL SEED AREA: 3,333 SQ. FT.
 SEEDING RATE: 5.19/1,000 SQ. FT. TOTAL SEED AREA: 5,240 SQ. FT.

FOLSOM ROAD

ISLAND ENLARGEMENT PLAN

STINSON HILLS, LLC.
 LANDSCAPE PLAN
 TAX MAP 35 LOT 11-1
 14 FOLSOM ROAD
 NEW HAMPSHIRE

FUSS & O'NEILL
 50 COMMERCIAL STREET, UNIT 25
 MANCHESTER, NEW HAMPSHIRE 03101
 603.998.8888
 www.fussdo.com

PLANS UNDER DESIGN
 DEVELOPMENT. ISSUED
 FOR INTERIM REVIEW
 ONLY. NOT FOR
 CONSTRUCTION

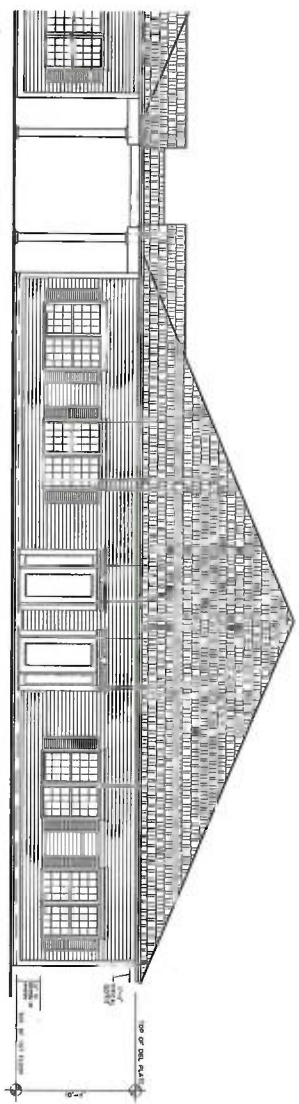
| NO. | DATE | DESCRIPTION | ACD/BAP DESIGNER | BAP REVIEWER |
|-----|------|-------------|------------------|--------------|
| | | | | |

SCALE:
 HORIZ.: 1"=30'
 VERT.:
 DATUM:
 HORIZ.: NAD83-2011
 VERT.: NAVD88

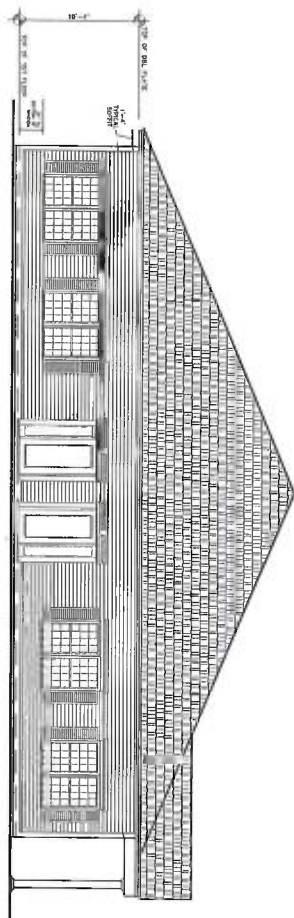
GRAPHIC SCALE

PROJ. NO.: 20190136.A10
 DATE: OCTOBER 2019

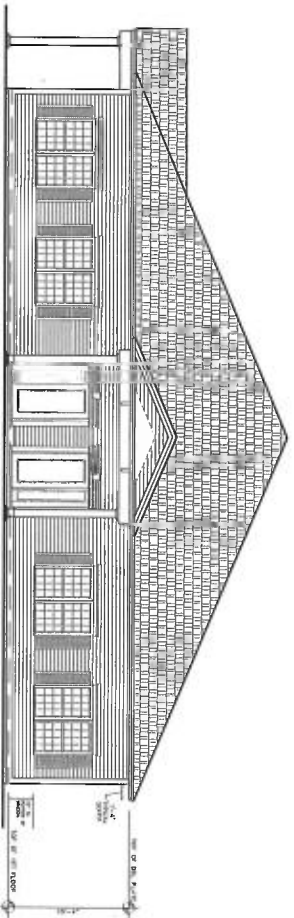
L-1



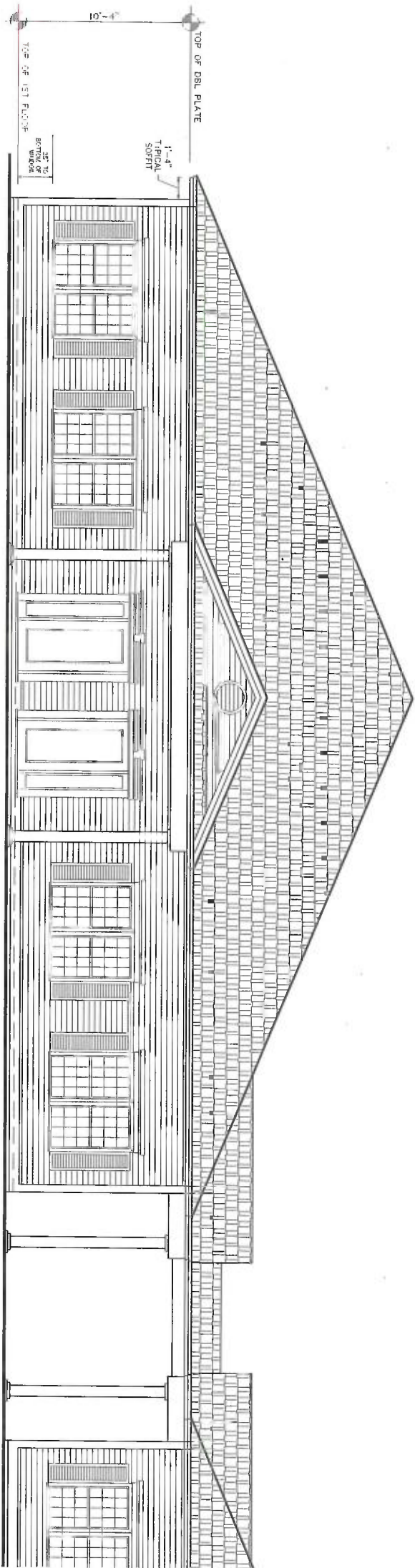
REAR ELEVATION
 NOTE: TOP OF FIRST FLOOR WINDOWS @ 2'-2 1/2"
 TOP OF SECOND FLOOR WINDOWS @ 7'-4 1/2"
 SCALE: 1/8" = 1'-0"



LEFT ELEVATION
 NOTE: TOP OF FIRST FLOOR WINDOWS @ 2'-2 1/2"
 TOP OF SECOND FLOOR WINDOWS @ 7'-4 1/2"
 SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
 NOTE: TOP OF FIRST FLOOR WINDOWS @ 2'-2 1/2"
 TOP OF SECOND FLOOR WINDOWS @ 7'-4 1/2"
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION
 NOTE: TOP OF FIRST FLOOR WINDOWS @ 2'-2 1/2"
 TOP OF SECOND FLOOR WINDOWS @ 7'-4 1/2"
 SCALE: 1/4" = 1'-0"

| REVISIONS | |
|-----------|-----------|
| EDIT DATE | EDIT NAME |
| | |
| | |
| | |

LOT# 35011-001

PROJECT: 14 FOLSOM ROAD

MODEL: UNIT PLAN

7/31/19

LaMontagne Builders inc.

DUE TO CONTINUOUS IMPROVEMENTS, EXISTING FLOOR PLANS AND MATERIALS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SOME HOMES ARE BUILT MIRROR IMAGE TO THOSE SHOWN. ALSO, IN THE INTEREST OF VARIETY, DOOR, WINDOW, GARAGE POSITIONS AND ELEVATION TREATMENTS MAY VARY. LAMONTAGNE BUILDERS, INC. RESERVES THE RIGHT TO SET GRADES, ELEVATIONS, AND REVERSE PLANS AS DEEMED APPROPRIATE FOR THE SUBDIVISION.

© 2019 BY LAMONTAGNE BUILDERS, INC. NO PART OF THESE PLANS MAY BE REPRODUCED BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF LAMONTAGNE BUILDERS, INC.