

**Planning Department, July 24, 2019**

APPLICANT: MPV Development, LLC

DEVELOPER: Same

PROJECT: NA

LOCATION: Parcel ID 29149, 18 Maple Street

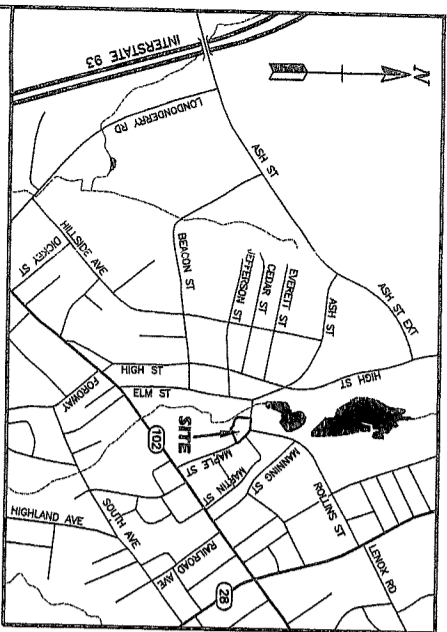
PURPOSE: The purpose of this plan is for a 6-unit townhouse development located in the Medium-High Density Residential District. The parcel is currently vacant and serviced by town water and sewer. Please note that the Planning Board approved a 9-unit townhouse development back in September 2005 and extended that approval to March 2007. That approval has expired. A new application is being submitted under the new density requirements in the MHDR district which now allows for only 6 units; the previous density allowed 9 units.

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

WAIVERS: Please see letters dated June 7, 2019 from Bedford Design Consultants.

LDCCR-Section 170-64.B.1-15' Street Tree  
LDCCR-Section 170-61.A.(12)-High Intensity Soil Mapping  
LDCCR-Section 170-64.C.2ii-Residential Buffer

STATE PERMITS: NA



LOCUS MAP  
1"=1,000'

RECEIVED

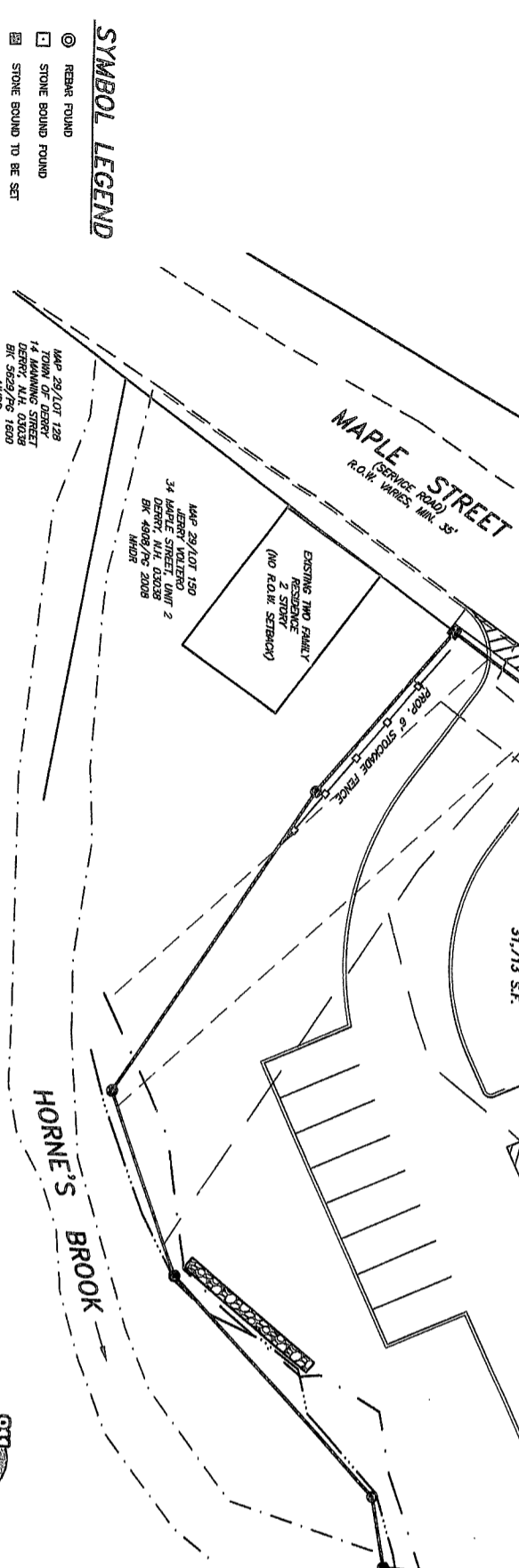
JUN 27 2019

PLANNING DEPARTMENT

MAP 29/LOT 131  
HORNES POND RESIDENTIAL  
36 GOLDEN GATE DRIVE  
HOOKSETT, N.H. 03106  
BR 5613/76 2355  
MADR

# MVP DEVELOPMENT RESIDENTIAL MULTI-FAMILY

18 MAPLE STREET  
DERRY, NEW HAMPSHIRE



MAP 29/LOT 189  
ROLLS ASSOCIATES  
P.O. BOX 44  
DERRY, N.H. 03038  
BR 2654/76 1019  
CBD

MAP 29/LOT 175  
JAMES & HEATHER DEANAY  
27 MAPLE STREET  
DERRY, N.H. 03038  
BR 5449/76 803  
CBD

MAP 29/LOT 178  
GDS REALTY ASSOC.  
P.O. BOX 444  
DERRY, N.H. 03038  
BR 2807/76 2310  
CBD

MAP 29/LOT 177  
SANDRA & DENNIS SALAM  
17 HORNES BROOK DRIVE  
DERRY, N.H. 03038  
BR 5783/76 511  
CBD

MAP 29/LOT 148  
AUNT RILMA  
P.O. BOX 496  
WINDHAM, N.H. 03097  
BR 3117/76 2841  
MADR

MAP 29/LOT 147  
CAROL BOURNEAU  
708 MAPLE STREET  
CADYVILLE, N.Y. 12918  
BR 2327/76 1236  
CBD

MAP 29/LOT 146  
DAVID MACKAUSKI &  
DAVID BOURNEAU  
708 MAPLE STREET  
CADYVILLE, N.Y. 12918  
BR 1306/76 1261  
CBD

- SYMBOL LEGEND**
- ⊙ REBAR FOUND
  - STONE BOUND FOUND
  - ▣ STONE BOUND TO BE SET
  - WETLAND



**TOWN OF DERRY SIGNATURE BLOCK**

PUBLIC WORKS DIRECTOR: *[Signature]* DATE: 6-12-19

CODE ENFORCEMENT OFFICER: *[Signature]* DATE: 6-12-19

FIRE DEPARTMENT: *[Signature]* DATE: 6-17-19

CONSERVATION COMMISSION CHAIR: *[Signature]* DATE: 6-14-19

PUBLIC DEPARTMENT: *[Signature]* DATE: 6-17-19

OWNER'S SIGNATURE: *[Signature]* DATE: 6-20-19

AUNT RILMA WINDHAM

**TAX MAP 29 LOT 149**

**COVER SHEET**

**RESIDENTIAL MULTI-FAMILY**

LOCATED AT:  
18 MAPLE STREET  
DERRY, NEW HAMPSHIRE

PREPARED FOR/OWNER:  
MVP DEVELOPMENT  
P.O. BOX 496  
WINDHAM, NH 03087

SCALE: 1" = 20'

DESIGN: J.S.T. DATE: MAY 14, 2019 SHEET 1 OF 17

DRAWN: J.S.T. CHECKED: J.S.T. DATE: 1332-03

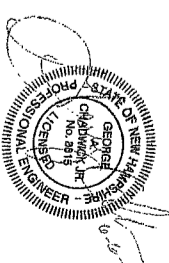
DESIGNER: J.S.T. DATE: 1332-03

DATE: 6-4-19 PER 5-31-19 TRC REVIEW MEETING

DESCRIPTION: DERRY, NH

BY: J.S.T. REV: A

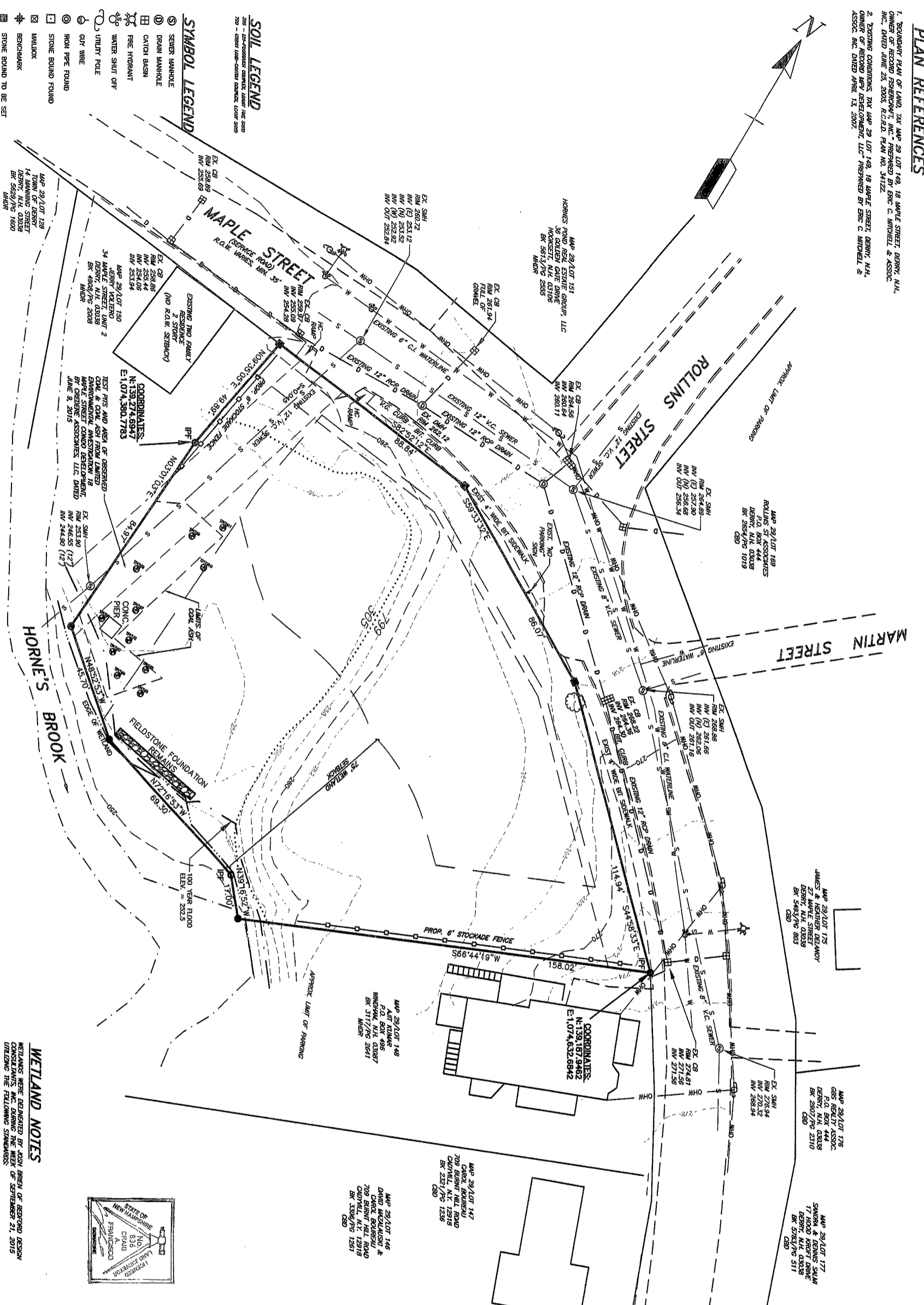
PLAN INDEX	SHEET NO
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
FRONT SETBACK DETERMINATION PLAN	3
SITE PLAN	4
GRADING PLAN	5
UTILITY PLAN	6
LANDSCAPE PLAN	7
LIGHTING PLAN	8
SIGHT DISTANCE PLAN	9
DETAIL SHEETS	10-14
BUILDING ELEVATIONS	15-17



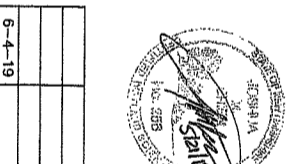
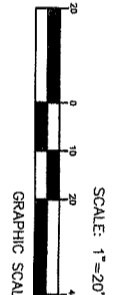
**Bedford Design Consultants Inc.**  
ENGINEERS AND SURVEYORS  
177 East Industrial Park Drive, Manchester, NH 03109  
Telephone: (603) 622-5533 Fax: (603) 622-4740  
www.bedforddesign.com

**PLAN REFERENCES**

1. BOUNDARY PLAN OF LAND, TRX MAP 29 LOT 149, 18 MAPLE STREET, DERRY, N.H., OWNER OF RECORD: PERRY, INC. PREPARED BY: C. MITCHELL & ASSOC. INC. DATED JUNE 25, 2009. P.C.D. PLAN NO. 34122.
2. EXISTING CONDITIONS, TRX MAP 29 LOT 149, 18 MAPLE STREET, DERRY, N.H., OWNER OF RECORD: MVP DEVELOPMENT, LLC. PREPARED BY: C. MITCHELL & ASSOC. INC. DATED APRIL 19, 2009.



- SOIL LEGEND**
- EX. CB 09 R/W 258.89 INV 255.89  
 EX. CB 09 R/W 258.89 INV 255.89  
 EX. CB 09 R/W 258.89 INV 255.89
- SYMBOL LEGEND**
- SEWER MAINLINE
  - DRAIN MAINLINE
  - CATCH BASIN
  - FIRE HYDRANT
  - WATER SHUT OFF
  - UTILITY POLE
  - GUY WIRE
  - IRON PIPE FOUND
  - STONE BOUND TO BE SET
  - BENCHMARK
  - REBAR TO BE SET
  - DRAIN LINE
  - SEWER LINE
  - OVERHEAD ELECTRIC WIRE
  - WATER LINE
  - GAS LINE
  - WETLAND
  - STONE WALL
  - WETLAND SYMBOL



**WETLAND NOTES**

WETLANDS WERE DELINEATED BY JOHN BRUNY OF RECORD DESIGN CONSULTANTS, INC. DURING THE WEEK OF SEPTEMBER 21, 2015 UTILIZING THE FOLLOWING STANDARDS:

1. US ARMY CORPS OF ENGINEERS INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DETERMINATION MANUAL: BRD/CEI TR-09-19 (OCT 2009).
2. FIELD MANUALS OF SOFT SOILS IN THE UNITED STATES: A GUIDE FOR IDENTIFYING AND DETERMINING HOBBS SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: 1989 NORTHEAST (REGION 1) (PANTER & NEED, JR.).
4. THE U.S. FISH AND WILDLIFE SERVICE MANUAL PWS/065-79/21 CLASSIFICATION OF WETLANDS AND WETLAND DETERMINATION METHODS OF THE UNITED STATES (COMMON ET AL. 1979).

**TAX MAP 29 LOT 149**

**EXISTING CONDITIONS PLAN**

PREPARED FOR:

**MVP DEVELOPMENT, LLC**

LOCATED AT:

**18 MAPLE STREET**

**DERRY, NEW HAMPSHIRE, 03038**

SCALE: 1" = 20'

MAY 14, 2019

SHEET 2 OF 17

DESIGN: M.D.M. DRAWN: C.A.F. CHECKED: E.B. PG. 1332-03  
 DATE: MAY 14, 2019

**Bedford Design Consultants, Inc.**

ENGINEERS AND SURVEYORS

177 East Industrial Park Drive, Manchester, NH 03109

Telephone: (603) 623-5533 Fax: (603) 622-4740

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**NOTES**

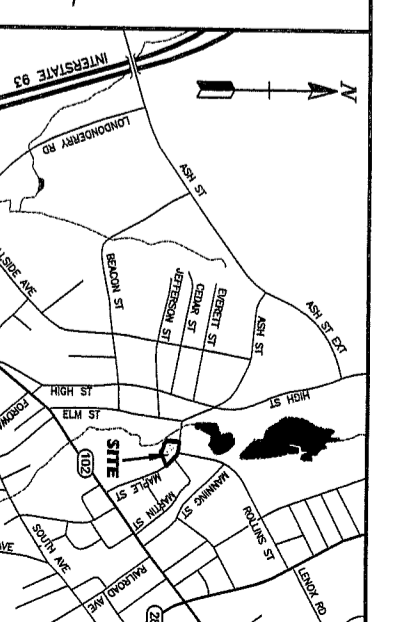
1. OWNER OF RECORD: TRX MAP 29 LOT 149, M.V.P. DEVELOPMENT, LLC, P.O. BOX 498, DERRY, NH 03038, BOOK 429 PAGE 2231
2. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF MAP 29 LOT 149.
3. TOTAL PARCEL AREA = 31,715 SQ. FT. OR 0.73 ACRES.
4. UNDERLYING ZONE UNDER ENVIRONMENTAL REQUIREMENTS: MANDATORY LOT AREA 5,000 S.F./LOT MINIMUM FRONT SETBACK 150' MINIMUM SIDE SETBACK (S) 12' SIDE SETBACK 30' REAR SETBACK 30' BUILDING HEIGHT 110' SURROUNDING BUILDING HEIGHT 200'
5. A PORTION OF THE SUBJECT PROPERTY IS IN THE 100 YEAR FLOOD ZONE. BASE ELEVATION (FLOOD LINE) IS 222.5 FEET AS SHOWN ON THE REFERENCED PLAN DATED MAY 17, 2009.
6. HORIZONTAL DATUM: NORTH STATE PLANE, NAD 83. VERTICAL DATUM: NGVD 83.
7. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DRESSAGE PRIOR TO ANY EXCAVATION.
8. NO FIELD SURVEYS OR FIELD RESEARCH WAS PERFORMED BY BEDFORD DESIGN CONSULTANTS. THIS PLAN IS A COMPILATION OF THE REFERENCED PLANS.
9. THE REFERENCED PLAN CALLS FOR A 20" WHITE SEWER EMBEDED NO RECORD FOUND AT ROCKINGHAM REGISTER OF DEEDS.

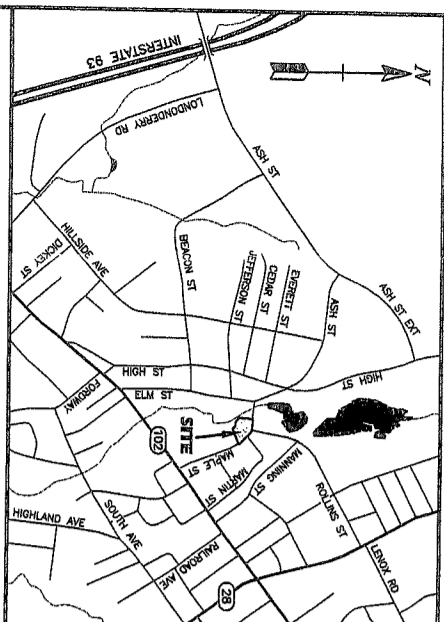
**SURVEY CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAN IS A COMPILATION OF THE REFERENCED PLANS AND THE PROPERTY LINES SHOWN HAVE AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

\_\_\_\_\_  
 LICENSED LAND SURVEYOR

DATE: 5-14-19



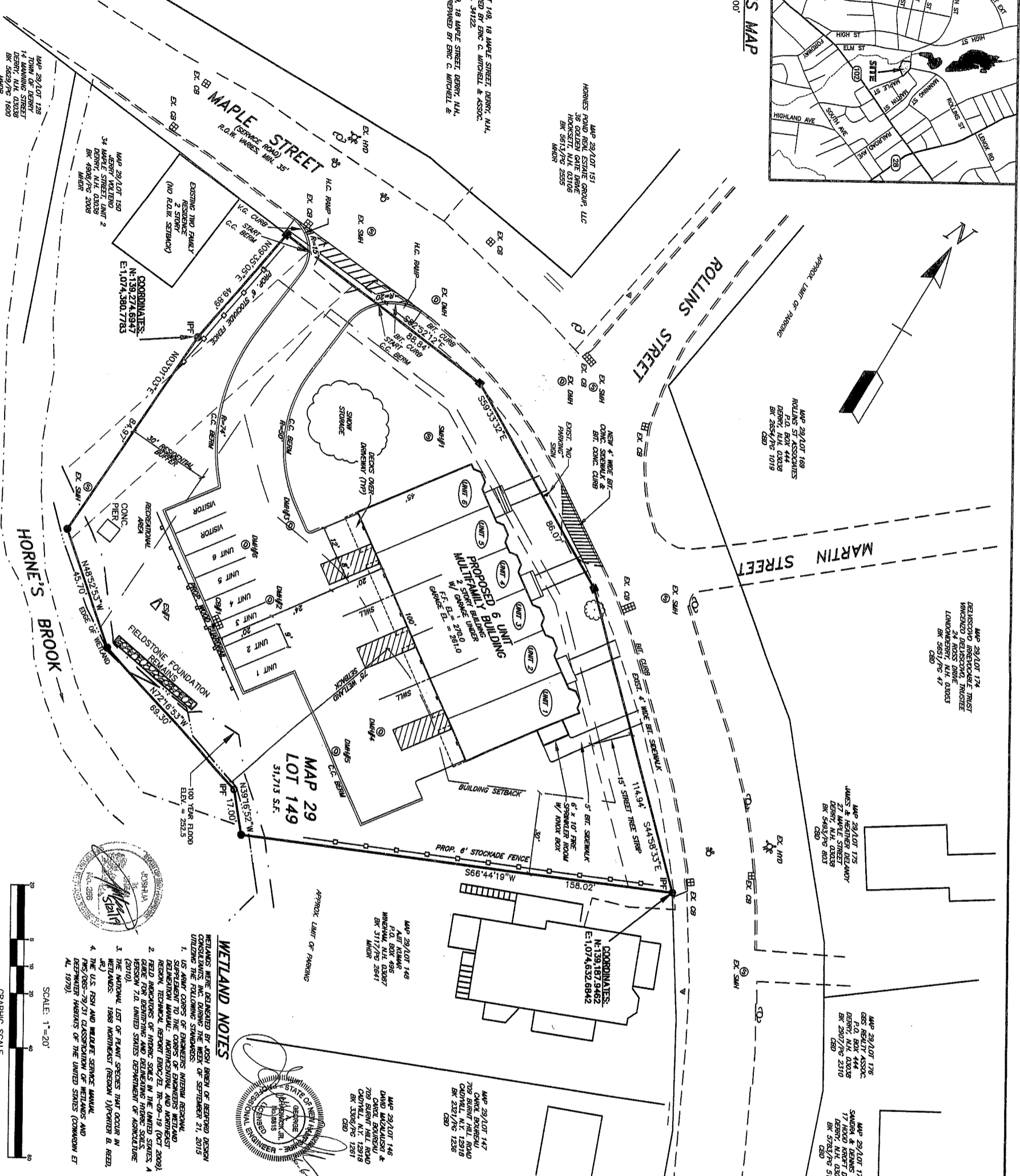


LOCUS MAP  
1"=1,000'

**PLAN REFERENCES**

- BOUNDARY PLAN OF LAND, TAX MAP 29 LOT 149, 18 MAPLE STREET, DERRY, N.H., OWNER OF RECORD FISHERBURY, INC., PREPARED BY ENG. C. MITCHELL & ASSOC., INC., DATED JUNE 25, 2005, R.F.D. PLAN NO. 34122.
- EXISTING CONDITIONS, TAX MAP 29 LOT 149, 18 MAPLE STREET, DERRY, N.H., OWNER OF RECORD HAY DEVELOPMENT, LTD. PREPARED BY ENG. C. MITCHELL & ASSOC., INC., DATED APRIL 13, 2007.

- SYMBOL LEGEND**
- SEWER MANHOLE
  - DRAIN MANHOLE
  - CATCH BASIN
  - FIRE HYDRANT
  - WATER SHUT OFF
  - UTILITY POLE
  - GUT WIRE
  - IRON PIPE FOUND
  - STONE BOUND FOUND
  - RAILBOX
  - BENCHMARK
  - STONE BOUND TO BE SET
  - REBAR TO BE SET
  - DRAIN LINE
  - SEWER LINE
  - OVERHEAD ELECTRIC WIRE
  - WATER LINE
  - GAS LINE
  - SCS SOIL LINE
  - WETLAND
  - STONE WALL
  - WETLAND STRAIGHT



**WETLAND NOTES**

WETLANDS WERE DETERMINED BY ASH BROWN OF BEDFORD DESIGN CONSULTANTS, INC. ON SEPTEMBER 21, 2015 USING THE FOLLOWING STANDARDS:

- US ARMY CORPS OF ENGINEERS NATIONAL REGULAR DETERMINATION MANUAL, NORTHEASTERN AND WESTERN REGION, REVISION REPORT EDC/EL TR-09-19 (OCT 2009).
- FIELD MANUAL OF WETLAND SOILS IN THE UNITED STATES, A TECHNICAL MANUAL, NATIONAL SYSTEM OF WETLANDS, VERSION 7.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
- THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, 1988 NORTHWEST REGION (1) (PAPER BY REED, R.J.).
- THE U.S. FISH AND WILDLIFE SERVICE MANUAL (MAY/JUNE 1971) CLASSIFICATION OF WETLANDS AND MARSHES OF THE UNITED STATES (COMMON ET AL. 1973).

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CONSTRUCTION OF A 6 UNIT MULTIFAMILY DEVELOPMENT WITH ASSOCIATED PARKING AND FENCES.
- TAX MAP 29 LOT 149 OWNERS OF RECORD/APPLICANT: TAX MAP 29 LOT 149 FISHERBURY, INC. P.O. BOX 448 WINDHAM, NH 03097 DEED BK: 5627 PG: 2811
- TOTAL AREA OF NEW PARCEL IS 31,713 SF (0.73 ACRES)
- THE PARCEL IS ZONED LARGE DIMENSIONAL REQUIREMENTS

**TABLE:**

MINIMUM LOT AREA	PROPOSED
5,000 S.F./UNIT (*)	5,000 S.F./UNIT
MINIMUM FRONTAGE	289'
MINIMUM WIDTH	254'
MINIMUM SETBACK	15'
MINIMUM SIDE SETBACK	15'
MINIMUM REAR SETBACK	30'
MINIMUM BUILDING HEIGHT	110' SURROUNDING
MINIMUM BUILDING LENGTH	200'
MINIMUM DISTANCE BETWEEN BLDG.	35'
MINIMUM RECREATION SPACE	5,000+ S.F.
MINIMUM GREEN SPACE	14,000+ S.F.
	16,210 S.F.

**TAX MAP 29 LOT 149**

**SITE PLAN**

**RESIDENTIAL MULTI-FAMILY**

LOCATED AT:  
18 MAPLE STREET  
DERRY, NEW HAMPSHIRE

PREPARED FOR/OWNER:  
MAY DEVELOPMENT  
P.O. BOX 448  
WINDHAM, NH 03087

SCALE: 1" = 20'

DESIGNER: [Signature] DATE: MAY 14, 2019 SHEET 4 OF 17

DRAWN: [Signature] CHECKED: [Signature] DATE: 1332-03

**WETLANDS**

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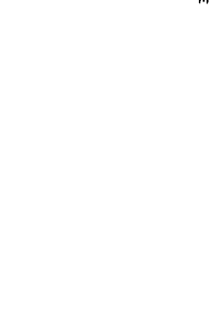
- US ARMY CORPS OF ENGINEERS NATIONAL REGULAR DETERMINATION MANUAL, NORTHEASTERN AND WESTERN REGION, REVISION REPORT EDC/EL TR-09-19 (OCT 2009).
- FIELD MANUAL OF WETLAND SOILS IN THE UNITED STATES, A TECHNICAL MANUAL, NATIONAL SYSTEM OF WETLANDS, VERSION 7.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
- THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, 1988 NORTHWEST REGION (1) (PAPER BY REED, R.J.).
- THE U.S. FISH AND WILDLIFE SERVICE MANUAL (MAY/JUNE 1971) CLASSIFICATION OF WETLANDS AND MARSHES OF THE UNITED STATES (COMMON ET AL. 1973).

**SURVEY CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAN IS A COMPILATION OF THE REFERENCED PLANS AND THE PROPERTY LINES SHOWN HAVE AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

DATE: 6-4-19

DATE: 6-4-19



**Digsafe**  
LICENSED LAND SURVEYOR

THE DERRY PLANNING BOARD  
ON DATE: \_\_\_\_\_  
CERTIFIED BY: \_\_\_\_\_  
CHAIRMAN: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_

DESCRIPTION	DATE	BY	REV
PER 5-31-19 TRC REVIEW MEETINGS <td></td> <td>GAC</td> <td>A</td>		GAC	A

**Bedford Design Consultants, Inc.**  
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