

PROPOSED SITE DEVELOPMENT PLANS

for

Assessors Map 08 - Lot 280-6
29-33 Ashleigh Drive
Derry, New Hampshire 03038

Prepared for:

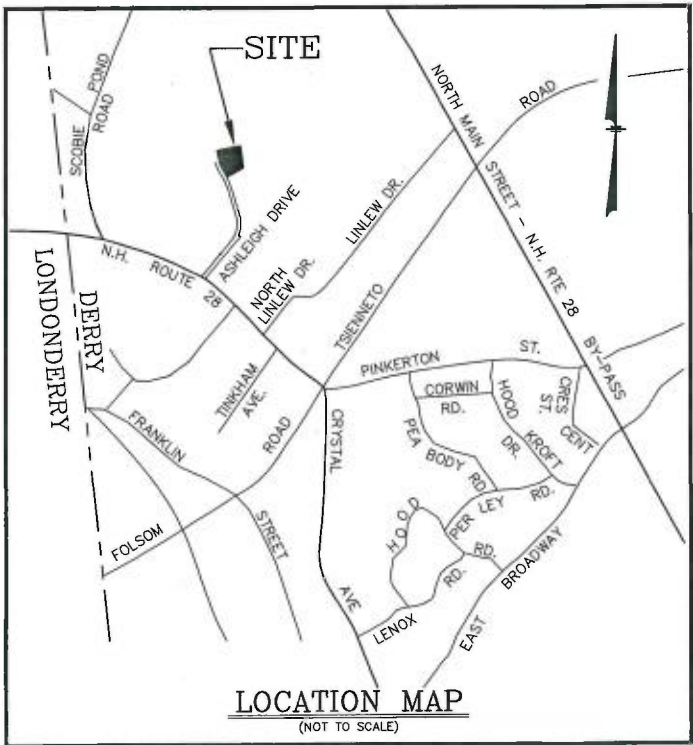
29 ASHLEIGH DRIVE, LLC

29 Ashwood Avenue
Wilmington, MA 01887

RECEIVED

MAR 27 2018

PLANNING DEPARTMENT



INDEX TO DRAWINGS

1. TITLE SHEET
2. EXISTING CONDITIONS PLAN
3. SITE PLAN
4. GRADING & DRAINAGE PLAN
5. EROSION CONTROL PLAN
6. UTILITY PLAN
7. LANDSCAPE PLAN
8. DETAILS
9. DETAILS
10. DETAILS
11. DETAILS
12. DETAILS
- 1 OF 1. LIGHTING PLAN (RLA)
- 1 OF 1. BUILDING FLOOR PLANS - MAIN (A-1)
- 1 OF 1. BUILDING FLOOR PLANS - 2ND (A-2)
- 1 OF 1. BUILDING ELEVATIONS (A-3)

NO.	DESCRIPTION	BY	DATE
3	REVISE SHEETS 1-7	CMT	3/26/18
2	REVISE SHEETS 2-9, RLA, A1-A3	CMT	3/22/18
1	REVISE SHEET 5	CMT	1/3/18

TITLE SHEET

ASSESSORS MAP 08 - LOT 280-6
29-33 ASHLEIGH DRIVE
DERRY, NH 03038
PREPARED FOR:
29 ASHLEIGH DRIVE, LLC
29 ASHWOOD AVE
WILMINGTON, MA 01887

OWNER OF RECORD
29 ASHLEIGH DRIVE, LLC
23 BIRCH STREET
DERRY, NH 03038

DENNIS SULLIVAN FOR 29 ASHLEIGH DRIVE, LLC

APPROVING AGENCY
PUBLIC WORKS DIRECTOR
CODE ENFORCEMENT OFFICER
CONSERVATION COMMISSION
FIRE DEPARTMENT
POLICE DEPARTMENT

CERTIFIED BY
[Signature]
[Signature]
[Signature]
[Signature]

DATE

3/26/18
3-26-18
3-26-18
3-26-18



44 Stiles Road, Suite One
Salem, New Hampshire 03079
(603) 893-0720
ENGINEERS • PLANNERS • SURVEYORS
www.mhfdesign.com

SCALE: AS NOTED	DATE: NOVEMBER 16, 2017	DRAWING NO. 425417.DWG
DRAWN BY: CCC	CHECKED BY: FCM	PROJECT NO. 425417
		SHEET NO. 1 OF 12

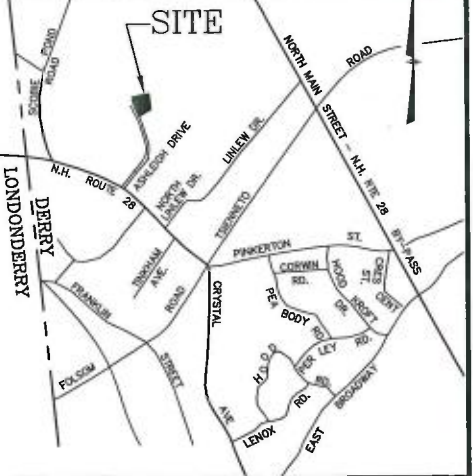
LEGEND			
○	IRON PIN FOUND	○	UTILITY POLE
□	CONCRETE BOUND FOUND	○	DRAIN MANHOLE
△	RAILROAD SPIKE FOUND	○	SEWER MANHOLE
○	DRILL HOLE FOUND	○	TELEPHONE MANHOLE
—	OVERHEAD SERVICE WIRES	□	CATCH BASIN
—	DOUBLE SOLID YELLOW LINE	—	WATER LINE
—	SINGLE SOLID WHITE LINE	—	WATER VALVE
+	SIGN	—	FIRE HYDRANT
+	OBSERVATION WELL	—	GAS VALVE
+	TEST PIT	—	GAS LINE
+	PERCOLATION TEST	—	UNDERGROUND TELEPHONE LINE
—	TREELINE	—	UNDERGROUND ELECTRIC
—	SPOT ELEVATION	—	WETLAND LINE
—	CONTOUR ELEVATION	—	VERTICAL GRANITE CURB
①	NUMBER OF PARKING SPACES	—	BITUMINOUS CONCRETE CURB

TABLE OF ZONING REGULATIONS - DERRY, NEW HAMPSHIRE

ZONE: INDUSTRIAL DISTRICT IV (I-IV)

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA Sq. Ft.	43,560 SF (1 ACRE)	108,664 SF
MINIMUM LOT FRONTAGE	125'	393.27'
MINIMUM FRONT YARD SETBACK	30'	98.9'
MINIMUM REAR YARD SETBACK	20'	122.9'
MINIMUM SIDE YARD SETBACK	20'	48.0'
PARKING SPACE DIMENSIONS	9'x20'	9'x20'
MINIMUM NUMBER PARKING SPACES	* MED. OFFICE & HEALTH SERVICE FACILITIES 1 SPACE/200 SF GFA 5,836 SF + 4,919 SF = 10,755 SF GFA/200 = 54 SPACES REQUIRED	PROPOSED USE: 24 GUESTS / 14 EMPLOYEES (MAX SHIFT) 26 SPACES PROVIDED (WAIVER REQUIRED)
MINIMUM PARKING AREA GREEN SPACE	5% PARKING LOT AREA REQ'D = 6,421 SF x 0.05 = 421 SF	1,708 SF
MAXIMUM BUILDING HEIGHT	BUILDING HEIGHT SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING BOARD	37'-4"
MINIMUM OPEN SPACE	33% OF GROSS LOT AREA (EXCL. WETLANDS)	57,765 SF = 53.2%
FREESTANDING SIGN AREA, HEIGHT & SETBACK	1 SIGN 200 SF MAX., 40' TALL, 10' SETBACK	1 SIGN 22 SF, 7.1' TALL, 10' SETBACK
WALL SIGN AREA	MAX. 2 WALL SIGNS & 1 FREESTANDING SIGN MAX 200 SF/SIGN FOR 2 SF/LINEAR FOOT OF STREET FRONTAGE (393.27' x 2 SF = 786 SF)	< 786 SF

* A VARIANCE WAS GRANTED BY THE DERRY ZONING BOARD OF ADJUSTMENT ON AUGUST 17, 2017 FOR THE CONSTRUCTION AND OPERATION OF A FACILITY PROVIDING SHORT TERM IMPATIENT CARE TO INDIVIDUALS WHO ARE IN NEED OF RESIDENTIAL DETOXIFICATION SERVICES RELATED TO PRESCRIPTION DRUGS, ADDICTION AND ALCOHOLISM, AND SHORT TERM STABILIZATION.

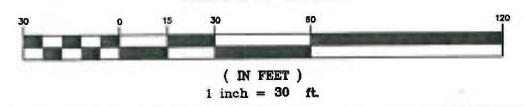


LOCATION MAP (NOT TO SCALE)

NOTES:

- TAX MAP 08 LOT 280-6
- ZONING DISTRICT: INDUSTRIAL IV (I-IV)
- LOT AREA = 108,664 SF OR 2.49 AC±
- EXISTING USE: VACANT LAND
PROPOSED USE: PROPOSED HEALTH SERVICE BUILDING
- ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
- THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE (811) PRIOR TO ANY EXCAVATION.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF DERRY AND THE STATE OF NEW HAMPSHIRE.
- THE SITE IS NOT WITHIN THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE PANEL 527 OF 661, MAP NUMBER 3301500527, EFFECTIVE DATE: MAY 17, 2005.
- A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
- PROPOSED SNOW STORAGE AREAS ARE AS SHOWN.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY MHF DESIGN CONSULTANTS, 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 AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- NHDES ALTERATION OF TERRAIN APPROVAL: PENDING
- NHDOT DRIVEWAY PERMIT: N/A
- NHDES SEWER EXTENSION PERMIT: N/A
- ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS ACCEPTABLE TO THE NHDOT AND TOWN OF DERRY DEPARTMENT OF PUBLIC WORKS SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
- THIS SITE PLAN CONTAINS A TOTAL OF 12 SHEETS AND ARE ON FILE AT THE TOWN OF DERRY PLANNING DEPARTMENT, WHICH IN ITS ENTIRETY CONSTITUTE THE SITE PLAN AS APPROVED BY THE PLANNING BOARD.

GRAPHIC SCALE



SIGN KEY		
SIGN NO. NUMBER	TEXT/COLOR	SIZE/REMARKS
R1-1	STOP R/W	30" x 30" NEW SIGN WITH POST
R7-8	G/B/W	12" x 18" NEW SIGN WITH POST
R7-8A	G/W	6" x 12"

PHASE 1 & 2 (ROADWAY CONSTRUCTION & SELF STORAGE FACILITY LOCATED ON LOT 280-4)
NHDES AOT-0423
WETLANDS PERMIT #2011-01046
SEWER CONNECTION PERMIT # D2012-0517
(SEE PLAN REFERENCE #1)

PLAN REFERENCE:

- "WETLAND IMPACT PLANS-DRIVEWAY CROSSING" SITE PLAN SET; PREPARED FOR YVON CORMIER CONSTRUCTION CORP.; PREPARED BY MHF DESIGN CONSULTANTS, INC.; DATE: APRIL 8, 2011 (REV. 8/21/12); SHEETS 1-8.

APPROVED BY THE TOWN OF DERRY, N.H.
PLANNING BOARD ON:

CERTIFIED BY: _____
CHAIRMAN

SECRETARY: _____



MHF Design Consultants, Inc.
44 Stiles Road, Suite One
Salem, New Hampshire 03079
(603) 893-0720
ENGINEERS • PLANNERS • SURVEYORS
www.mhfdesign.com

SCALE: 1" = 30'	DATE: NOVEMBER 16, 2017	DRAWING NO. 4254SP.DWG
DRAWN BY: JAT	CHECKED BY: CMT	PROJECT NO. 425417
		SHEET NO. 3 OF 12





DRAINAGE PIPE SCHEDULE					
FROM STRUCTURE NUMBER	PIPE SIZE (INCHES)	TYPE OF PIPE	APPROX. PIPE LENGTH (FEET)	SLOPE OF PIPE (FT./FT.)	TO STRUCTURE NUMBER
YD-1	12	HDPE	65	0.011	CB-1
CB-1	12	HDPE	133	0.005	DMH-2(FD)
CB-3	12	HDPE	64	0.006	DMH-1
DMH-1	12	HDPE	93	0.005	CB-4
CB-4	12	HDPE	145	0.006	CB-2
CB-2	12	HDPE	59	0.005	DMH-2(FD)
DMH-2(FD)	15	HDPE	42	0.006	HW-1
OCS-1	12	HDPE	30	0.033	FES-1

DRAINAGE STRUCTURES

CB-1
RIM=333.70
INV.=329.60(YD-1)
INV.=329.50

CB-2
RIM=334.95
INV.=329.20(CB-4)
INV.=329.10

CB-3
RIM=336.10
INV.=331.10

CB-4
RIM=336.10
INV.=330.10(YD-2)
INV.=330.00

DMH-1
RIM=337.44
INV.=330.70(CB-3)
INV.=330.60

DMH-2(FD)
RIM=335.83
INV.=328.80(CB-2)
INV.=328.80(CB-1)
INV.=328.55

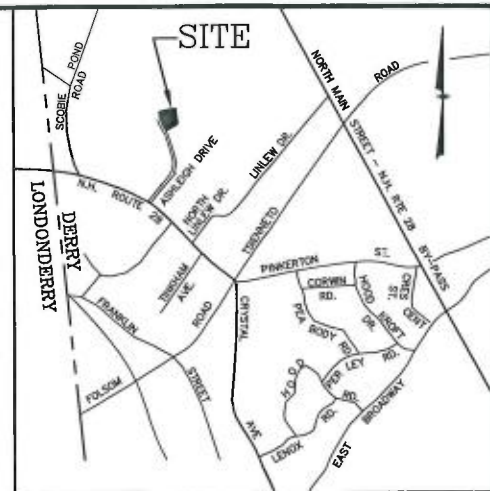
OUTLET CONTROL
STRUCTURE #1 (OCS-1)
RIM=331.00
INV.=329.00
INV.=328.00
(SEE DETAIL)

FES-1
INV.=328.00(OCS-1)

HW-1
INV.=328.30

YD-1
RIM=334.50
INV.=330.70

FD = FIRST DEFENSE UNIT
(OR APPROVED EQUAL)

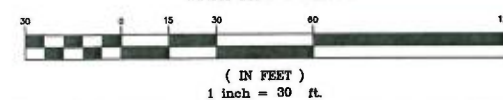


LOCATION MAP (NOT TO SCALE)

NOTES:

- 1) ALL SITE DRAINAGE PIPE SHALL BE CORRUGATED HIGH-DENSITY POLYETHYLENE PIPE, DUAL-WALL, SMOOTH INTERIOR AS MANUFACTURED BY ADS, INC., OR APPROVED EQUAL, UNLESS OTHERWISE NOTED ON PLAN.
- 2) ELEVATIONS ARE BASED ON NAVD83 DATUM.
- 3) ALL PROPOSED ELEVATIONS AS SHOWN ARE BOTTOM OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
- 4) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE LOCAL AUTHORITIES AND THE DEVELOPER PRIOR TO INSTALLATION.
- 5) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.
- 6) ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS. ALL CASTINGS ARE AMERICAN FOUNDARY PER DPW REQUIREMENTS.
- 7) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (811) PRIOR TO COMMENCING ANY EXCAVATION.
- 8) THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE (TOTAL DISTURBED LAND AREA = 66,000 SF). THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE; OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
- 9) BENCHMARK SHOWN IS TEMPORARY AND A NEW BENCHMARK IS TO BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 10) ALL CATCH BASINS SHALL BE EQUIPPED WITH SNOUT OIL HOODS OR APPROVED EQUAL.
- 11) ALL PIPE DATA IS CALCULATED TO CENTER OF STRUCTURE, TYP.
- 12) CONTRACTOR TO INSTALL DRAINAGE FACILITIES STARTING AT THE LOWEST DOWNSTREAM STRUCTURE WITHIN THE DRAINAGE SYSTEM AND WORK BACKWARDS INTO SITE.
- 13) OWNER & CONTRACTOR TO REFER TO THE OPERATION & MAINTENANCE (O&M) MANUAL FOR STORMWATER MANAGEMENT SYSTEMS FOR SITE MAINTENANCE DURING AND AFTER CONSTRUCTION.

GRAPHIC SCALE



MAP 08 LOT 280-4
829,906 S.F.
19.05 AC.±

LIMITS OF WETLAND DELINEATION UPDATED ON
LOT 280-6 BY GOVE ENVIRONMENTAL
SERVICES INC. ON SEPTEMBER 5, 2017

PHASE 1 & 2 (ROADWAY
CONSTRUCTION & SELF STORAGE
FACILITY LOCATED ON LOT 280-4)
NHDES AOT-0423
WETLANDS PERMIT #2011-01046
SEWER CONNECTION PERMIT
D2012-0517
(SEE PLAN REFERENCE #1)

LEGEND

○	IRON PIN FOUND	○	UTILITY POLE
□	CONCRETE BOUND FOUND	⊙	DRAIN MANHOLE
△	RAILROAD SPIKE FOUND	⊙	SEWER MANHOLE
○	DRILL HOLE FOUND	⊙	TELEPHONE MANHOLE
—	OVERHEAD SERVICE WIRES	□	CATCH BASIN
—	DOUBLE SOLID YELLOW LINE	—	WATER LINE
—	SINGLE SOLID WHITE LINE	—	WATER VALVE
—	SIGN	—	FIRE HYDRANT
—	OBSERVATION WELL	—	GAS VALVE
—	TEST PIT	—	GAS LINE
—	PERCOLATION TEST	—	UNDERGROUND TELEPHONE LINE
—	TREELINE	—	UNDERGROUND ELECTRIC
—	SPOT ELEVATION	—	WETLAND LINE
—	CONTOUR ELEVATION	—	VERTICAL GRANITE CURB
①	NUMBER OF PARKING SPACES	—	BITUMINOUS CONCRETE CURB



NO.	REVISIONS	BY	DATE
2	MISC. REVISIONS	CMT	3/26/18
1	REVISE PER TRC COMMENTS	CMT	3/22/18

GRADING & DRAINAGE PLAN

ASSESSORS MAP 08 - LOT 280-6

29-33 ASHLEIGH DRIVE

DERRY, NH 03038

PREPARED FOR:

29 ASHLEIGH DRIVE, LLC

29 ASHWOOD AVE

WILMINGTON, MA 01887



44 Stiles Road, Suite One
Salem, New Hampshire 03079
(603) 893-0720
ENGINEERS • PLANNERS • SURVEYORS
www.mhfdesign.com

SCALE: 1"= 30'	DATE: NOVEMBER 16, 2017	DRAWING NO. 425417.DWG
DRAWN BY: JAT	CHECKED BY: CMT	SHEET NO. 4 OF 12

