

Planning Department December 6, 2017

APPLICANT: Ajit Kumar (MPV Development, LLC)

DEVELOPER: Same.

PROJECT: Shepard Landing

LOCATION: Parcel ID 27094, 3 Nutfield Court

PURPOSE: The purpose of this plan is for a 32-unit, 2-bedroom, townhouse project. This property is located in the Industrial I zoning district. Please note that the ZBA granted a variance on November 5, 2015, to allow the townhouse project.

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

WAIVERS: See letter dated November 14, 2017, from The Dubay Group, Inc.

LDCR- Section 170-26 B(2)-Streets-Angle of Intersection.

LDCR- Section 170.26.C.1-Minimum Street Grade

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

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

BY:



Staff Report

Derry, New Hampshire

RESIDENTIAL SITE PLAN

SHEPARD LANDING

DERRY, NEW HAMPSHIRE



The Dubai Group, Inc.
84 Range Road
Windham, NH 03087
603-458-6462

Engineers
Planners
Surveyors
TheDubayGroup.com



REVISIONS:			
REV	DATE	COMMENT	BY
1	10/18/17	REVS PER TNC	JHD
2	11/8/17	REVS PER DPW	JHD

DRAWN BY: WA
CHECKED BY: DGM
DATE: AUG. 10, 2017
SCALE: NONE
FILE: 271-COVER
DEED REF: -

PROJECT:

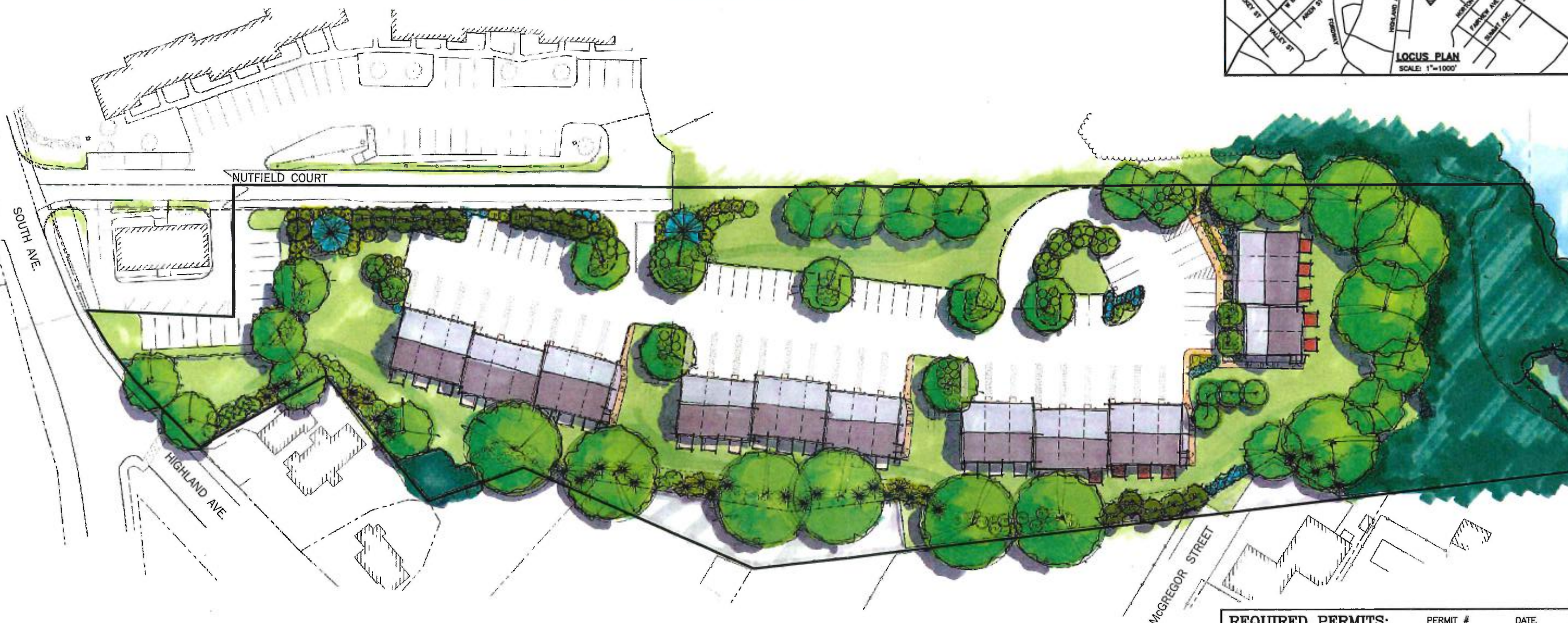
Shepard Landing
MAP 27 LOT 94
3 NUTFIELD COURT
DERRY, NH
FOR

MVP DEVELOPMENT
PO BOX 496
WINDHAM, NH 03087

SHEET TITLE:

TITLE SHEET

PROJECT 271 SHEET 1 of 25



RECEIVED

PLANNING DEPARTMENT

SHEET INDEX

- 1 Title Sheet
- 2 Existing Conditions Plan
- 3 Site Specific Soil Plan
- 4 Site Preparation Plan
- 5-6 Site Layout Plan
- 7-8 Grading, Drainage, & Utility Plans
- 9 Erosion Control Plan
- 10-12 Landscape Plans & Details
- 13 Lighting Plan
- 14 Sewer Profile
- 15 Nutfield Court Roadway Profile
- 16 Sight Distance Plan
- 17 Lot Coverage Calculations
- 18-23 Site Details
- 24 Pre Development Watershed Plan
- 25 Post Development Watershed Plan

REQUIRED PERMITS:	PERMIT #	DATE
1) NHDES SEWER CONNECTION PERMIT		
2) NHDES ALTERATION OF TERRAIN PERMIT		

TOWN OF DERRY SIGNATURE BLOCK	DATE 11/14/17
PUBLIC WORKS DIRECTOR	
CODE ENFORCEMENT OFFICER	DATE 11-9-17
FIRE DEPARTMENT	DATE 11-2-17
CONSERVATION COMMISSION CHAIR	DATE 11-9-17
POLICE DEPARTMENT	

OWNER'S SIGNATURE De DATE 11.14.2017

THE DERRY N.H. PLANNING BOARD

ON DATE:

CERTIFIED BY: DATE

CHAIRMAN

SECRETARY DATE

GENERAL NOTES:

OWNERS OF RECORD: MAP 27 LOT 94
MVP DEVELOPMENT, LLC
PO BOX 496
WINDHAM, NH 03087
BOOK 5627 PAGE 2611

1. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A THIRTY-TWO (32) UNIT MULTI-FAMILY (TWO BEDROOMS EACH) RESIDENTIAL DEVELOPMENT WITH SUPPORTING INFRASTRUCTURE.
2. THE SUBJECT PARCEL IS ZONED INDUSTRIAL 1 (IND. 1 DISTRICT).
3. THE PROPOSED LOT WILL BE SERVED BY TOWN WATER AND TOWN SEWER.
4. ALL WORK TO BE DONE IN CONFORMANCE WITH THE TOWN OF DERRY REGULATIONS. ALL ROADS, STRUCTURES, AND DRAINAGE TO MEET TOWN OF DERRY SPECIFICATIONS.
5. CURRENT MEDIUM HIGH DENSITY RESIDENTIAL ZONING REQUIREMENTS:

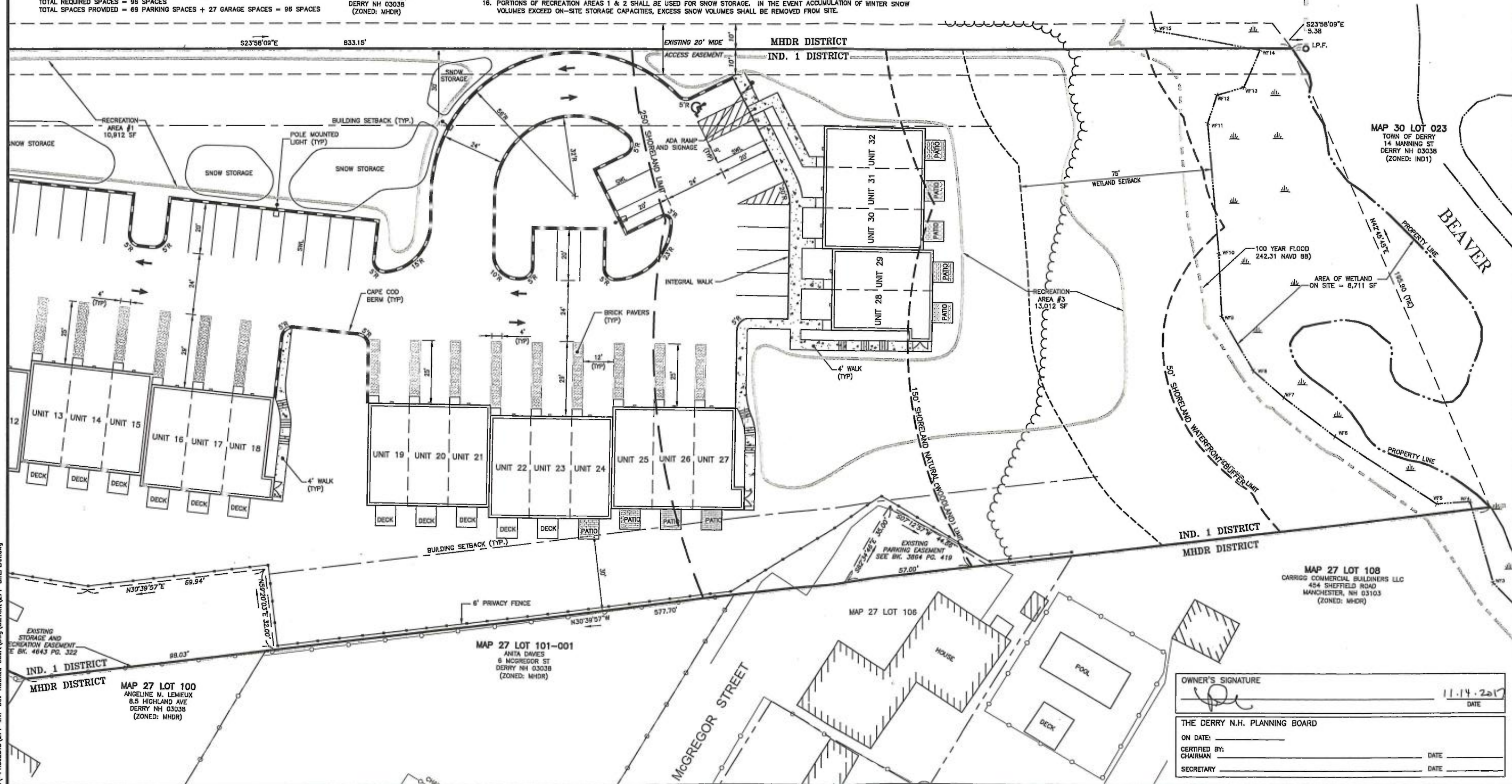
MINIMUM LOT AREA = 5,000 SF/DWELLING UNIT
MINIMUM FRONTAGE = 150'
MINIMUM LOT WIDTH = 150'
MAX. BUILDING HEIGHT = 110% AVG BUILDING HT OF BUILDINGS WITHIN 500FT RADIUS OF LOT
FRONT SETBACK = 35'
SIDE SETBACK = 30'
REAR SETBACK = 30'
BUILDING SEPARATION = 35'

6. PARKING CALCULATIONS:
REQUIRES 1.25 SPACES PER BEDROOM OR 2.5 SPACES PER DWELLING UNIT
32 UNITS @ 2 BEDROOMS/UNIT = 64 BEDROOMS
64 BEDROOMS * 1.5 SPACES/BEDROOM = 96 SPACES
TOTAL REQUIRED SPACES = 96 SPACES
TOTAL SPACES PROVIDED = 69 PARKING SPACES + 27 GARAGE SPACES = 96 SPACES

MAP 27 LOT 092
PLUTARCH REAL ESTATE LLC
ATTN: PEGASUS MOT
41 SOUTH MAIN ST
DERRY NH 03038
(ZONED: MHDR)

7. WAIVERS REQUESTED:
1. RELIEF FROM SECTION 170.26.B.2, MINIMUM ANGLE OF INTERSECTION. (SEE TABLE OF GEOMETRIC STANDARDS)
2. RELIEF FROM SECTION 170.26.C.1, MINIMUM STREET GRADE. (SEE TABLE OF GEOMETRIC STANDARDS).
8. THE TOTAL AREA OF THE PARCEL TO BE DISTURBED BY SITE IMPROVEMENT ACTIVITIES IS APPROXIMATELY 152,259 SQUARE FEET, NECESSITATING A NHDES ALTERATION OF TERRAIN PERMIT.
9. IN THE EVENT ACCUMULATIONS OF WINTER SNOW VOLUMES EXCEED ON-SITE STORAGE CAPACITIES, EXCESS VOLUMES OF SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A LEGAL DUMPING SITE.
10. ALL GRASS AND LANDSCAPED AREA MAINTENANCE SHALL BE PERFORMED WITH JUDICIOUS USE OF ORGANIC PESTICIDES, HERBICIDES AND FERTILIZERS, ALL OF WHICH SHALL BE APPLIED BY A LICENSED APPLICATOR.
11. ALL CATCH BASINS & THE INFILTRATION SYSTEM SHALL BE CLEANED OF DEBRIS TWICE PER YEAR & INSPECTED TO MAKE SURE THEY ARE OPERATING AS DESIGNED. THE TIME OF REMOVAL OF DEBRIS SHOULD BE IN THE SPRING AND FALL SEASONS.
12. SEE ARCHITECTURAL PLANS FOR WALKWAYS AND OTHER FEATURES AT THE BUILDINGS. CONTRACTOR TO PERFORM THIS WORK AS DIRECTED BY THE OWNER.
13. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. THE DUBAY GROUP, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT NEW HAMPSHIRE DIG-SAFE TO CONFIRM UTILITY LOCATIONS.
14. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE TOWN OF DERRY'S CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS 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.
16. PORTIONS OF RECREATION AREAS 1 & 2 SHALL BE USED FOR SNOW STORAGE. IN THE EVENT ACCUMULATION OF WINTER SNOW VOLUMES EXCEED ON-SITE STORAGE CAPACITIES, EXCESS SNOW VOLUMES SHALL BE REMOVED FROM SITE.

17. SNOW AND ICE CONTROL SHALL BE PERFORMED BY A "GREEN SNO-PRO" CERTIFIED CONTRACTOR FOLLOWING BEST MANAGEMENT PRACTICES FOR THE APPLICATION OF DE-ICING MATERIALS.
18. PROPOSED BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 101 AND WITH A FIRE ALARM SYSTEM. THE MAIN SPRINKLER CONTROL VALVES SHALL BE LOCATED IN A COMMON SPACE AND NOT BE LOCATED IN OR CONTROLLED BY ANY SINGLE DWELLING UNIT.
19. A MINIMUM DRIVE AISLE WIDTH OF 24 FEET IS TO BE MAINTAINED THROUGHOUT THE PROJECT. ALL CURBING WITHIN THE INTERIOR OF THE SITE SHALL BE CAPE COD BERM.
20. CONTRACTOR SHALL MAINTAIN AN EFFECTIVE MEANS OF DUST CONTROL DURING THE CONSTRUCTION PERIOD USING WATER TRUCKS AND SWEEPERS AS DEEMED NECESSARY BY THE TOWN INSPECTOR.
21. SEE SHEET 17 FOR LOT COVERAGE CALCULATIONS FOR THE DENSITY, RECREATION SPACE, AND OPEN SPACE CALCULATIONS.



The Dubay Group, Inc.
84 Range Road
Windham, NH 03087
603-458-6462

Engineers
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1 INCH = 20 FEET



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MAP 27 LOT 94
3 NUTFIELD COURT
DERRY, NH
FOR

MVP DEVELOPMENT
PO BOX 496
WINDHAM, NH 03087

SHEET TITLE:

**SITE
LAYOUT
PLAN - B**

PROJECT 271 SHEET 6 of 25

OWNER'S SIGNATURE _____ DATE 11.14.2017

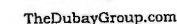
THE DERRY N.H. PLANNING BOARD

ON DATE: _____

CERTIFIED BY: _____ DATE _____

CHAIRMAN _____

SECRETARY _____



PROJECT 271 SHEET 5 of 25