

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT EXISTING AND PROPOSED CONDITIONS AT THE EAST DERRY STORE, MAP 39 LOT 33, 50 EAST DERRY ROAD IN SUPPORT OF A NEW VARIANCE CHANGE OF USE.
- 2) THIS PLAN IS BASED ON FIELD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN MAY OF 2017.
- 3) THIS PARCEL OF LAND (LOTS 7-1, 8 & 57) DOES NOT LIE IN A 100-YEAR FLOOD PLAIN AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) #330603034E FOR DERRY, NH, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) CURRENT HOURS OF OPERATION FOR EAST DERRY STORE ARE 6 A.M. - 9 P.M.
- 5) TEN EXISTING PARKING SPACES, CURRENTLY SERVING THE EAST DERRY STORE, WERE OBSERVED WHILE CONDUCTING THE FIELD SURVEY FOR THIS PLAN, ONE OF WHICH IS DESIGNATED AS HANDICAP PARKING; THESE PARKING SPACES ARE TO REMAIN; HOWEVER, APPROPRIATE SIGNAGE SHALL BE INSTALLED AND ENFORCED WHICH DESIGNATES SAID PARKING AS STORE USE ONLY WITH A 15 MINUTE TIME RESTRICTION.
- 6) THE PROPOSED ACCESS, PARKING AND UTILITY EASEMENT, AS SHOWN, IS INTENDED TO ENCOMPASS THE GRAVEL AND SEPTIC AREA BENEFITING MAP 39 LOT 33 PER EASEMENT RCRD BOOK 1072 PAGE 59 AND EXPAND TO INCLUDE A PROPOSED PARKING AREA. THE PROPOSED PARKING AREA IS INTENDED FOR THE BENEFIT OF MAP 39 LOTS 33 & 34. SAID EASEMENT CONTIGUOUS ALONG THE BOUNDARY BETWEEN MAP LOTS 32 & 35 TO THE CORNER OF LOT 33; THEN CONTIGUOUS ALONG THE NORTHERLY AND EASTERLY BOUNDARY LINES OF LOT 33, THEN CONTIGUOUS ALONG THE ROAD BY THE BOUNDARY OF LOT 34 TO THE LINE AS SHOWN.
- 7) PARKING REQUIREMENTS FOR PROPOSED USAGE:
25 PROPOSED RESTAURANT SEATS & 16 PROPOSED PATIO SEATS (ONE SPACE FOR EVERY 3 SEATS; 41/3 = 14) - REQUIRED SPACES = 14 SPACES
4 EMPLOYEES (ONE SPACE PER EMPLOYEE; 4X1 = 4) - REQUIRED SPACES = 4 TOTAL = 18 SPACES
PROVIDED: 18 SPACES (3 HANDICAP)

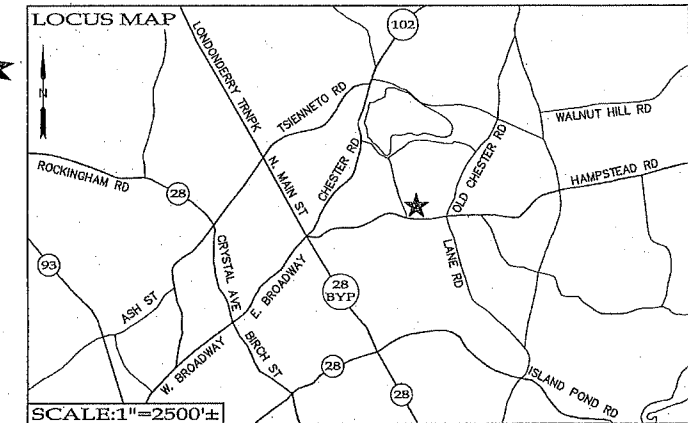
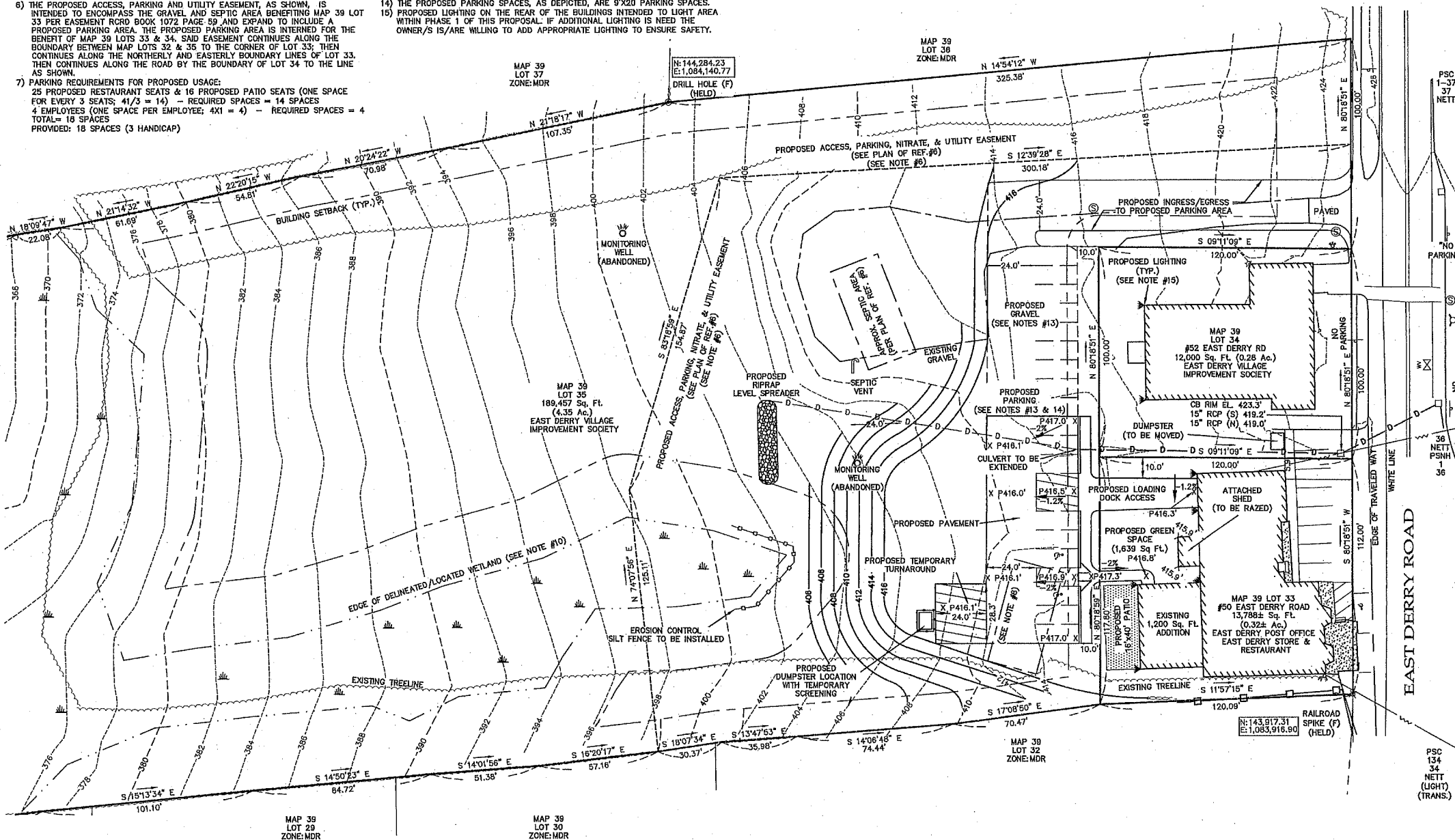
- 8) APPROXIMATE SEPTIC AREA PER PLAN OF REF. #1. SEE ALSO APPROVED SEPTIC DESIGN: 0A2001037503; (SEE EASEMENT IN RCRD BK 1072, PG 59). SEE SHEET 3 OF 3 FOR REDESIGNED SEPTIC TO ACCOMMODATE THE PROPOSED RESTAURANT AND RESULTING PARKING AREA.
- 9) BUILDING SETBACKS ARE NOT SHOWN FOR MAP 39 LOTS 33 & 34 AS THESE ARE PREEXISTING NON-CONFORMING LOTS.
- 10) LOCATION OF PREVIOUSLY DELINEATED WETLAND AS LOCATED ON NOVEMBER 27, 2008, BY JUSTIN J. ZEMBA, CWS OF PROMISED LAND SURVEY, LLC.
- 11) THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAN HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.
- 12) SNOW TO BE STORED ALONG THE PARKING PHASE 1 LINE UNTIL SUCH TIME AS PHASE 2 IS COMPLETED. THIS AREA FALLS WITHIN THE PARKING EASEMENT, AS SHOWN.
- 13) THE PROPOSED PARKING AREA IS TO BE CONSTRUCTED OF PAVEMENT, AS SHOWN. ADDITIONALLY, THE ACCESS AREA SHALL BE IMPROVED WITH ACCEPTABLE GRAVEL, SEE GRAVEL DETAIL.
- 14) THE PROPOSED PARKING SPACES, AS DEPICTED, ARE 9'X20' PARKING SPACES.
- 15) PROPOSED LIGHTING ON THE REAR OF THE BUILDINGS INTENDED TO LIGHT AREA WITHIN PHASE 1 OF THIS PROPOSAL. IF ADDITIONAL LIGHTING IS NEEDED THE OWNER/S IS/ARE WILLING TO ADD APPROPRIATE LIGHTING TO ENSURE SAFETY.

ZONING

MDR (MEDIUM DENSITY RESIDENTIAL DISTRICT) MINIMUM:
(DERRY ZONING ORDINANCE OF JULY 07, 2016)
AREA: 1.00 ACRES (BY SOILS)
FRONTAGE: 125'
WIDTH: 125' AT FRONT 35' SETBACK
SETBACKS:
FRONT - 35'
SIDE - 15'
REAR - 15'
WETLANDS > 1 Ac. IN SIZE - 75'
WETLANDS < 1 Ac. IN SIZE - 30'

IMPERVIOUS AREA (MAP 39 LOT 33)

EXISTING IMPERVIOUS SURFACE: 6,979 Sq. Ft. (50.6%)
PROPOSED IMPERVIOUS SURFACE: 7,692 Sq. Ft. (55.8%)



APPROVED BY THE TOWN OF DERRY
PLANNING BOARD ON: _____
CERTIFIED BY: _____
CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

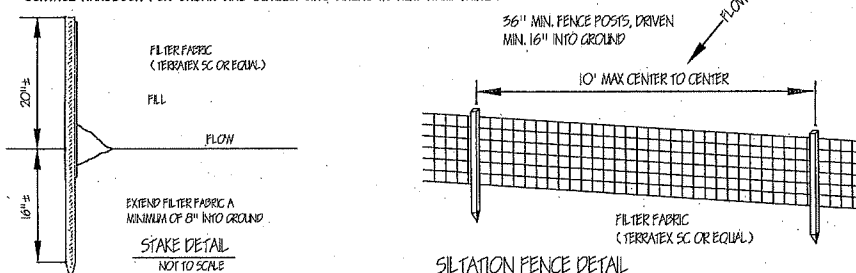
LAND OWNER OF RECORD
EAST DERRY VILLAGE IMPROVEMENT SOCIETY (MAP 39 LOTS 34 & 35)
PO BOX 131
EAST DERRY, NH 03041
RCRD BOOK 3168 PAGE 2583 & BOOK 5064 PAGE 2287
EAST DERRY VILLAGE IMPROVEMENT SOCIETY _____ DATE _____

LAND OWNER OF RECORD
JAY GOGA REALTY, LLC (MAP 39 LOT 33)
PO BOX 112
EAST DERRY, NH 03041
RCRD BOOK 5821 PAGE 1336
JAY GOGA REALTY, LLC _____ DATE _____

SITE PLAN
MAP 39 LOT 33
"EAST DERRY STORE & RESTAURANT"
50 EAST DERRY ROAD
DERRY, NEW HAMPSHIRE
JUNE 28, 2017
PREPARED FOR: JAY GOGA REALTY, LLC
PO BOX 112
EAST DERRY, NH 03041
SCALE: 1"=30' SHEET 2 OF 3

EROSION CONTROLS

- 1) SILT FENCE SHALL REMAIN IN PLACE UNTILL CONSTRUCTION IS COMPLETE.
- 2) ALL DISTURBED AREAS AND SIDE SLOPES WHICH ARE AT FINISH GRADE WITH NO FURTHER CONSTRUCTION TO TAKE PLACE SHALL BE LOAMED AND SEED.
- 3) ALL EROSION CONTROL PROCEDURES SHALL CONFORM TO THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE".



PAVEMENT DETAIL (TYP.)

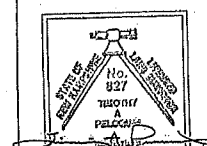
3" BITUMINOUS PAVEMENT
6" CRUSHED GRAVEL (304.3)
(COMPACTED TO 95% DENSITY)
12" BANK RUN GRAVEL (304.2)
(COMPACTED TO 95% DENSITY)

GRAVEL DETAIL (TYP.)

6" CRUSHED GRAVEL (304.3)
(COMPACTED TO 95% DENSITY)
12" BANK RUN GRAVEL (304.2)
(COMPACTED TO 95% DENSITY)

LAND SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS SITE PLAN WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAN HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET



TIMOTHY A. PELOQUIN, LLS

DATE 08-24-2017

PREPARED BY:

Promised Land Survey, LLC
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Derry, New Hampshire 03038
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www.PromisedLandSurvey.com
•Land Surveying •Mapping •Planning •Permitting •Layout

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	08/24/2017	ADDED PAVED AREA	NMM
1	07/26/2017	PER TRC COMMENTS DATED 07/07/2017	NMM