



LOCUS MAP
NOT TO SCALE

OWNER:
PUFFIN REALTY HOLDINGS, LLC
220 LINDEN STREET
HOLYOKE, MA 01040
PHONE: 617.549.3046

APPLICANT:
MAVERICK CDJR, INC.
220 LINDEN STREET
HOLYOKE, MA 01040
PHONE: 617.549.3046

ARCHITECT:
PRAXIS3
100 PEACHTREE STREET, SUITE 1450
ATLANTA, GA, 30303
PHONE: 404.875.4500

CIVIL ENGINEER / LANDSCAPE ARCHITECT:
ALLEN & MAJOR ASSOCIATES, INC.
400 HARVEY ROAD
MANCHESTER, NH 03103
PHONE: 603.627.5500

SURVEYOR:
PROMISED LAND SURVEY, LLC
60 CRYSTAL AVENUE, UNIT A
DERRY, NH 03038
PHONE: 603.432.2112

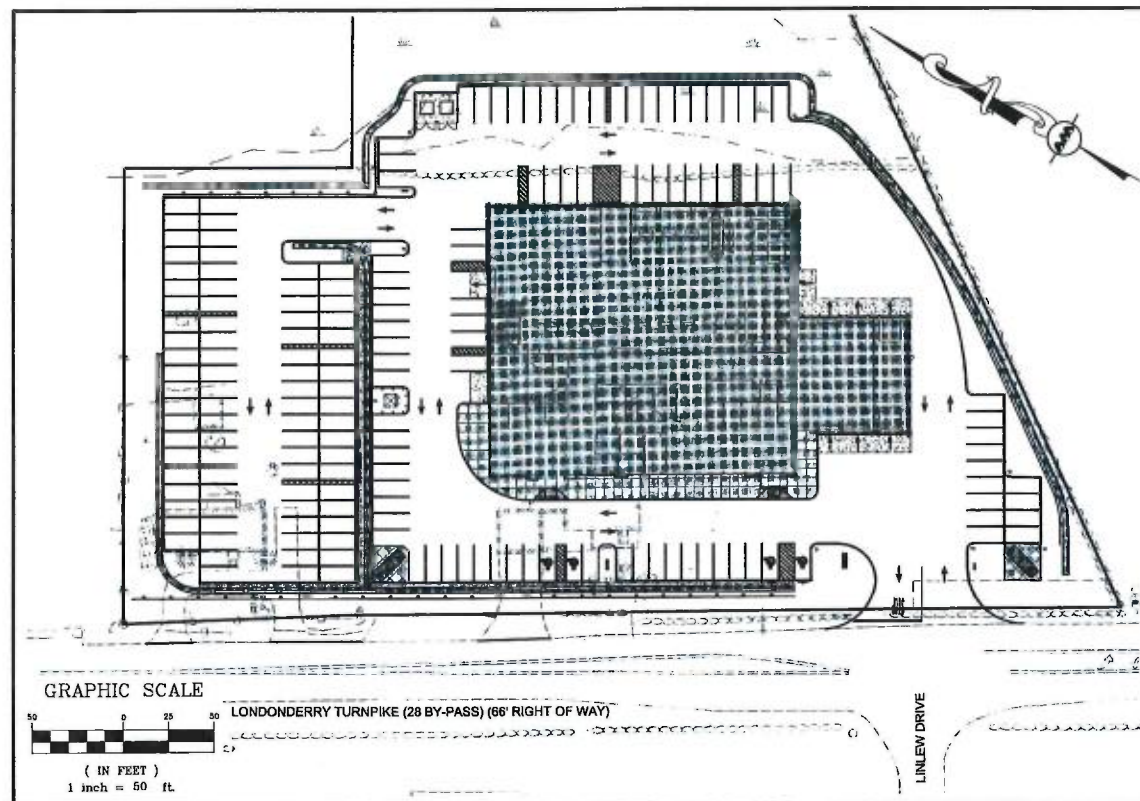
GEOTECHNICAL ENGINEER:
MILLER ENGINEERING & TESTING, INC.
100 SHEFFIELD ROAD
MANCHESTER, NH 03108
PHONE: 603.668.6016

SITE DEVELOPMENT PLANS FOR AUTOMOTIVE DEALERSHIP

#57 & #61 28 BY-PASS (MAP 8, LOTS 98 & 99)
DERRY, NH 03038

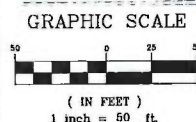


MAVERICK
MOTOR GROUP



LIST OF DRAWINGS

| DRAWING TITLE | SHEET NO. | ISSUED | REVISION 1 | REVISION 2 |
|---------------------------------|-----------|----------|------------|------------|
| EXISTING CONDITIONS PLAN | I | 01-16-18 | - | - |
| SITE SPECIFIC SOIL MAPPING | C-1 | 02-02-18 | - | - |
| SITE PLAN | C-2 | 02-02-18 | 02-26-18 | 03-23-18 |
| OVERALL GRADING & DRAINAGE PLAN | C-3 | 02-02-18 | 02-26-18 | 03-23-18 |
| GRADING & DRAINAGE PLAN | C-3A | 02-02-18 | 02-26-18 | 03-23-18 |
| GRADING & DRAINAGE PLAN | C-3B | 02-02-18 | 02-26-18 | 03-23-18 |
| GRADING & DRAINAGE PLAN | C-3C | 02-02-18 | 02-26-18 | 03-23-18 |
| GRADING & DRAINAGE PLAN | C-3D | 02-02-18 | 02-26-18 | 03-23-18 |
| UTILITIES PLAN | C-4 | 02-02-18 | 02-26-18 | 03-23-18 |
| EROSION CONTROL PLAN | C-5 | 02-02-18 | 02-26-18 | 03-23-18 |
| SITE LIGHTING PLAN | C-6 | 02-02-18 | 02-26-18 | 03-23-18 |
| DETAILS | C-7 | 02-02-18 | 02-26-18 | - |
| DETAILS | C-8 | 02-02-18 | 02-26-18 | - |
| DETAILS | C-9 | 02-02-18 | 02-26-18 | 03-23-18 |
| DETAILS | C-10 | 02-02-18 | 02-26-18 | 03-23-18 |
| DETAILS | C-11 | 02-02-18 | 02-26-18 | 03-23-18 |
| LANDSCAPE PLAN | L-1 | 02-02-18 | 02-26-18 | 03-23-18 |
| LANDSCAPE NOTES | L-2 | 02-02-18 | 02-26-18 | - |
| LANDSCAPE DETAILS | L-3 | 02-02-18 | 02-26-18 | - |
| FIRST FLOOR PLAN | - | - | - | - |
| SECOND FLOOR PLAN | - | - | - | - |
| BUILDING ELEVATIONS | - | - | - | - |



LONDONDERRY TURNPIKE (28 BY-PASS) (66' RIGHT OF WAY)

LINEW DRIVE

PREPARED BY:



ALLEN & MAJOR
ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH
Copyright © 2018 Allen & Major Associates, Inc.
All Rights Reserved



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

RECEIVED

PLANNING DEPARTMENT

ISSUED FOR REVIEW: FEBRUARY 2, 2018
REVISION 1: FEBRUARY 26, 2018

REVISION 2: MARCH 23, 2018

TOWN OF DERRY SIGNATURE BLOCK

PUBLIC WORKS DIRECTOR

CODE ENFORCEMENT OFFICER

FIRE DEPARTMENT

CONSERVATION COMMISSION CHAIR

POLICE DEPARTMENT

3/27/18

DATE

3-26-18

DATE

3-26-18

DATE

3-26-18

DATE

3-26-18

DATE

OWNER'S SIGNATURE (AUTHORIZED AGENT)

MAVERICK CDJR, INC. LLC REPRESENTATIVE

DATE

THE TOWN OF DERRY PLANNING BOARD

DATE OF APPROVAL:

CERTIFIED BY CHAIRMAN

SECRETARY

DATE

DATE

PARKING SUMMARY

"USES NOT LISTED" (VEHICLE SALES, SERVICE, PARTS, CARWASH, IT/ELEC ROOMS)
ONE SPACE PER 500 S.F. OF GROSS FLOOR AREA (SEE NOTE #1 BELOW)
(32,717 S.F.) / (1 PER 500 S.F.) = 66

OFFICE:
ONE SPACE PER 300 S.F. OF GROSS FLOOR AREA
(4,250 S.F.) / (1 PER 300 S.F.) = 14

TOTAL PARKING REQUIRED = 80

ADA SPACES REQUIRED:
(76-100) EXTERIOR CUSTOMER & EMPLOYEE PARKING SPACES PROVIDED, 4 ADA
PARKING REQUIRED, 1 SPACE BEING VAN ACCESSIBLE.

ADA SPACES PROVIDED:
4 TOTAL WITH 4 BEING VAN ACCESSIBLE.

| CUSTOMER & EMPLOYEE PARKING (EXTERIOR) | CUSTOMER SERVICE BAY PARKING (INTERIOR) | CUSTOMER SERVICE DRIVE PARKING (INTERIOR) | INVENTORY SURFACE PARKING (EXTERIOR) | INVENTORY SHOWROOM PARKING (INTERIOR) | TOTAL ONSITE PARKING |
|---|--|--|---|--|----------------------------|
| 81 | 17 | 4 | 95 | 13 | 210 |

- NOTES:
- "USE NOT LISTED": PARKING REQUIREMENT IS SUBJECT TO PLANNING BOARD.
 - 10' LANDSCAPED ISLAND BETWEEN GROUPS OF 20 OR MORE PARKING SPACES.
 - 5% OF THE INTERIOR AREA OF PARKING AREA AND AISLES SHALL BE PROVIDED AS INTERIOR LANDSCAPED GREEN SPACE.
 - ANY FRACTION OF PARKING REQUIREMENTS SHALL BE ROUNDED UP.
 - STANDARD PARKING SPACE 9'x20'.
 - HANDICAPPED SPACES CONFORM TO ADA.
 - TWO WAY AISLES SHALL BE A MINIMUM OF 24' WIDE.
 - ONE-WAY AISLES SHALL BE A MINIMUM OF 18' WIDE.

MAP 8 LOT 97
N/F WILLIAM GERALD KENT JR
51A LORING ST, LAWRENCE, MA 01843
(5647/1831), ZONE:MDR

MAP 8 LOT 97
N/F WILLIAM GERALD KENT JR
51A LORING ST, LAWRENCE, MA 01843
(5647/1831), ZONE:MDR

8" REBAR (FOUND)
N=147,514.39
E=1,077,336.35

MAP 8 LOT 98
AREA:
158,028 Sq. Ft.
(3.63 Ac.)
ZONE:GC2

MAP 8 LOT 96-1
N/F MORE ELLIOT TRUSTEE
MORE ELLIOT REALTY TRUST
58 OLD CENTER RD
DEERFIELD, NH 03037-1409
(3357/186)
ZONE:GC2

MAP 8 LOT 100
N/F SEAN F. & MEGAN P. KYLE
6 BROOKVIEW DR
DERRY, NH 03038
(5054/2534)
ZONE:GC2

MAP 8 LOT 100
N/F SEAN F. & MEGAN P. KYLE
6 BROOKVIEW DR
DERRY, NH 03038
(5054/2534)
ZONE:GC2

MAP 8 LOT 99
AREA:
30,939 Sq. Ft.
(0.71 Ac.)
ZONE:GC2

MAP 8 LOT 96
N/F IRVING OIL
PROPERTIES NH CORP
ATTN: CORPORATE
REAL ESTATE
PO BOX 868
CALAIS, ME 04819
(5729/0994)
ZONE:GC2

2" IRON PIPE
(FOUND)
N=147,804.29
E=1,076,783.33

DIG SAFE
BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

ZONING SUMMARY TABLE GENERAL COMMERCIAL II (GC2) DISTRICT

| ITEM | REQUIRED | PROPOSED |
|------------------------------|-----------------|----------------|
| MINIMUM LOT SIZE | 30,000 S.F. (1) | 188,967 S.F. |
| MINIMUM FRONTAGE | 200 FEET | 547.55 FEET |
| MINIMUM LOT WIDTH | 200 FEET | 531.8 FEET (2) |
| MINIMUM FRONT SETBACK | 35 FEET | 72.7 FEET |
| MINIMUM SIDE SETBACK | 20 FEET | 40.6 FEET |
| MINIMUM REAR SETBACK | 20 FEET | 296.6 FEET |
| OPEN SPACE | 33% | 43.9% |
| FRONT PAVEMENT SETBACK | 15 FEET | 16.3 FEET |
| SIDE/REAR PAVEMENT SETBACK | 10 FEET | 10.6 FEET |
| WETLAND SETBACK | 75 FEET | 24.6 FEET (3) |
| INTERIOR PARKING GREEN SPACE | 5% | 5.5% |

- ZONING SUMMARY TABLE NOTES:
- PROPERTY WILL BE SERVICED BY PUBLIC SEWER.
 - LOT WIDTH IS MEASURED AT 35 FOOT FRONT SETBACK LINE.
 - DIMENSIONAL VARIANCE GRANTED FOR REDUCTION IN WETLAND SETBACK ON FEBRUARY 1, 2018.

LEGEND

| | |
|--------------------------|--|
| PROPERTY LINE | |
| SIGN | |
| BOLLARD | |
| BUILDING | |
| BUILDING INTERIOR | |
| VERTICAL GRANITE CURB | |
| RETAINING WALL | |
| PARKING STRIPING | |
| ROADWAY STRIPING | |
| TRAFFIC ARROW | |
| HEAVY DUTY CONCRETE | |
| CONCRETE SIDEWALK | |
| HEAVY DUTY PAVEMENT | |
| ADA ACCESSIBLE RAMP | |
| ADA DET. WARNING SURFACE | |
| SNOW STORAGE | |
| SETBACK LINE | |
| SAW-CUT LINE | |
| PARKING COUNT | |
| STEEL GUARDRAIL | |
| CHAIN LINK FENCE | |
| PVC SCREEN FENCE | |
| DECORATIVE FENCE | |
| TREE LINE | |
| TRANSFORMER | |

- NOTES:
- THE OWNER OF RECORD OF MAP 8 LOT 98 (#57) AND 99 (#61) IS PUFFIN REALTY HOLDINGS, LLC, #61 LONDONDERRY TURNPIKE, DERRY, NH 03038. BOOK AND PAGE (5818/2244) AND (5825/0944).
 - THE PURPOSE OF THIS SITE PLAN IS TO DEPICT THE CONSTRUCTION OF A PROPOSED AUTOMOTIVE DEALERSHIP WITH ASSOCIATED SITE IMPROVEMENTS.
 - FOR ZONING INFORMATION REFER TO ZONING SUMMARY TABLE SHOWN HEREON.
 - FOR PARKING INFORMATION REFER TO PARKING SUMMARY TABLE SHOWN HEREON.
 - THE BUILDING IS TO BE SERVICED BY MUNICIPAL WATER AND SEWER.
 - SNOW AND ICE REMOVAL SHALL BE PERFORMED BY A GREEN SNOWPRO CERTIFIED CONTRACTOR FOLLOWING BEST MANAGEMENT PRACTICES FOR THE APPLICATION OF DE-ICING MATERIALS. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH THE NHDES REGULATIONS.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. CURB RADI SHALL BE 3' UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE TOWN OF DERRY ZONING ORDINANCE AND SITE PLAN REGULATIONS.
 - ALL WORK IS TO CONFORM TO THE TOWN OF DERRY DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
 - THIS SITE PLAN CONTAINS A TOTAL OF 20 SHEETS (PLUS 3 ARCHITECTURAL DRAWINGS). THE SITE PLAN IS ON FILE AT THE TOWN OF DERRY PLANNING DEPARTMENT, WHICH IN ITS ENTIRETY CONSTITUTES THE SITE PLAN AS APPROVED BY THE PLANNING BOARD.
 - THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF PUBLIC WORKS TO DISCUSS SITE INSPECTIONS, ASSOCIATED FEES, SCHEDULES, ETC.
 - ALL SITE ITEMS SHALL BE LAID OUT AND AS-BUILT BY A LICENSED LAND SURVEYOR.

OWNER'S SIGNATURE (AUTHORIZED AGENT)

MAVERICK CDJR, INC. LLC REPRESENTATIVE DATE

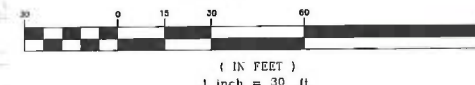
THE TOWN OF DERRY PLANNING BOARD

DATE OF APPROVAL:

CERTIFIED BY CHAIRMAN DATE

SECRETARY DATE

GRAPHIC SCALE



LONDONDERRY TURNPIKE (28 BY-PASS) (66' RIGHT OF WAY)

R:\PROJECTS\2408-01\CIVIL\DRAWINGS\CURRENT\C-2408-01_LAYOUT & MATERIALS.DWG



MAVERICK
MOTOR GROUP

JEWETT
CONSTRUCTION CO., INC.
DESIGN BUILDERS
CONSTRUCTION MANAGERS



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

| REV | DATE | DESCRIPTION |
|-----|----------|----------------------|
| 2 | 03-23-18 | PER NHDOT REVIEW |
| 1 | 02-26-18 | PER DERRY TRC REVIEW |

OWNER:
PUFFIN REALTY HOLDINGS, LLC
220 LINDEN STREET
HOLYOKE, MA 01040

APPLICANT:
MAVERICK CDJR, INC.
220 LINDEN STREET
HOLYOKE, MA 01040

PROJECT:
AUTOMOTIVE DEALERSHIP
#57 & #61 28 BY-PASS
(MAP 8, LOTS 98 & 99)
DERRY, NH 03038

PROJECT NO. 2408-01 DATE: 02-02-18

SCALE: 1" = 30' DWG. NAME: SEE BELOW

DESIGNED BY: BDJ CHECKED BY: BDJ

PREPARED BY:



ALLEN & MAJOR
ASSOCIATES, INC.

civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

400 HARVEY ROAD
MANCHESTER, NH 08103
TEL: (603) 627-5500
FAX: (603) 627-5501

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT.
CLIENT/CUSTOMER'S REPRESENTATIVE OR CONSULTANT MAY BE
PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC
MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC
APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE
MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR
OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL
INDICATION OF THE DOCUMENT'S AUTHORITY ON THE MAGNETIC
MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND
SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF
ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE:

SHEET No. C-2

Copyright ©2018 Allen & Major Associates, Inc.
All Rights Reserved