

Planning Department June 19, 2019

APPLICANT: SUSO, 4 Derry LP, State Asset Management-(Owner)
North Point Outdoors-(Applicant)

DEVELOPER: North Point Outdoors (Outdoor Property Services)

PROJECT: NA

LOCATION: Parcel ID 08280, 22 Ashleigh Drive

PURPOSE: The purpose of this plan is for a 15,200 sf commercial development located on Ashleigh Drive in the Industrial IV zoning District. (2-buildings).


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

WAIVERS: None Requested.

STATE PERMITS: Alteration of Terrain Permit (pending).

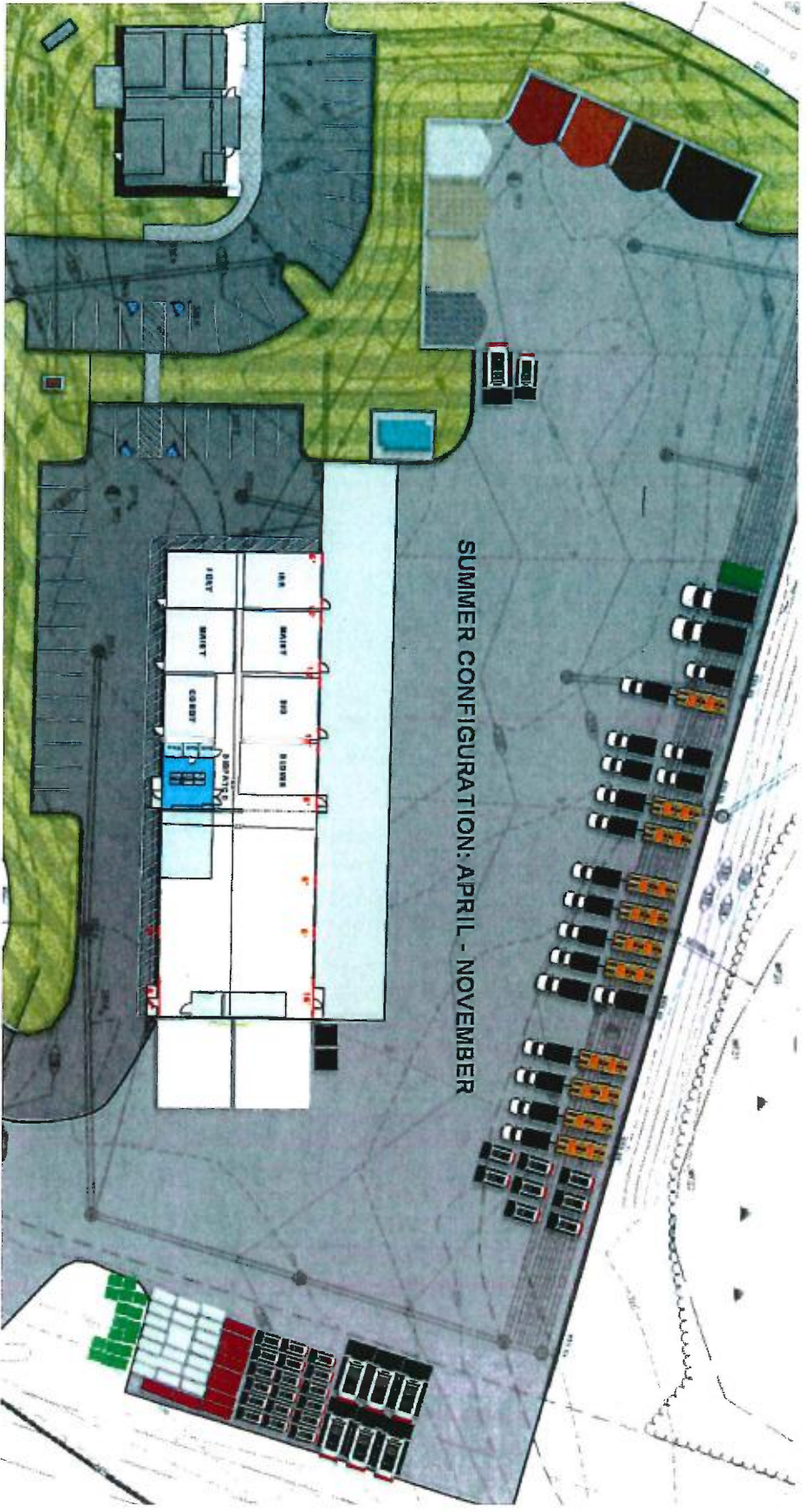
RECOMMENDATION: Staff would recommend approval of the site plan application.

BY:

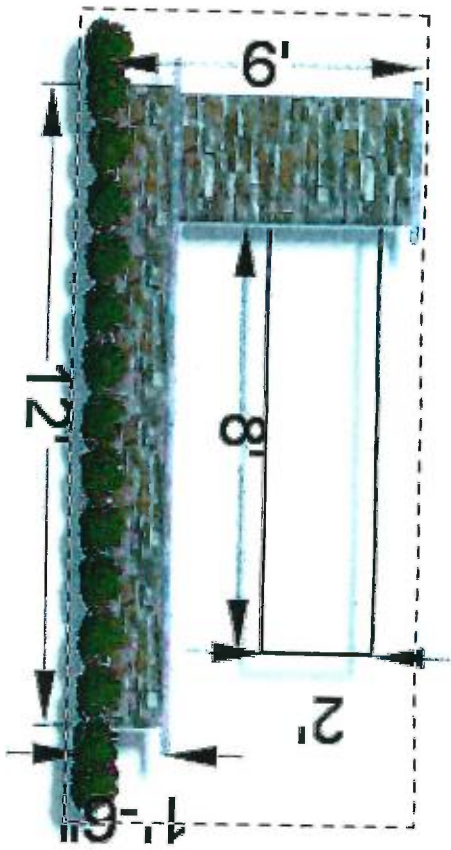
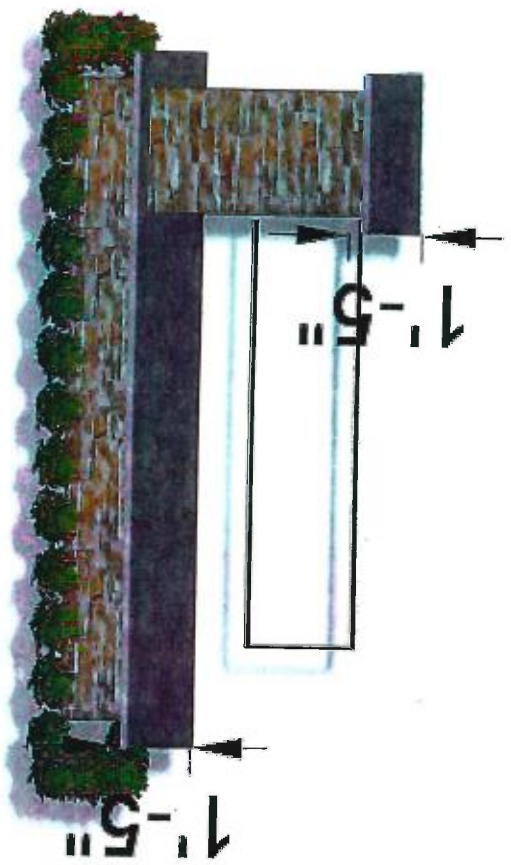

George H. Storas, Planning Director

Staff Report

Derry, New Hampshire



SUMMER CONFIGURATION: APRIL - NOVEMBER

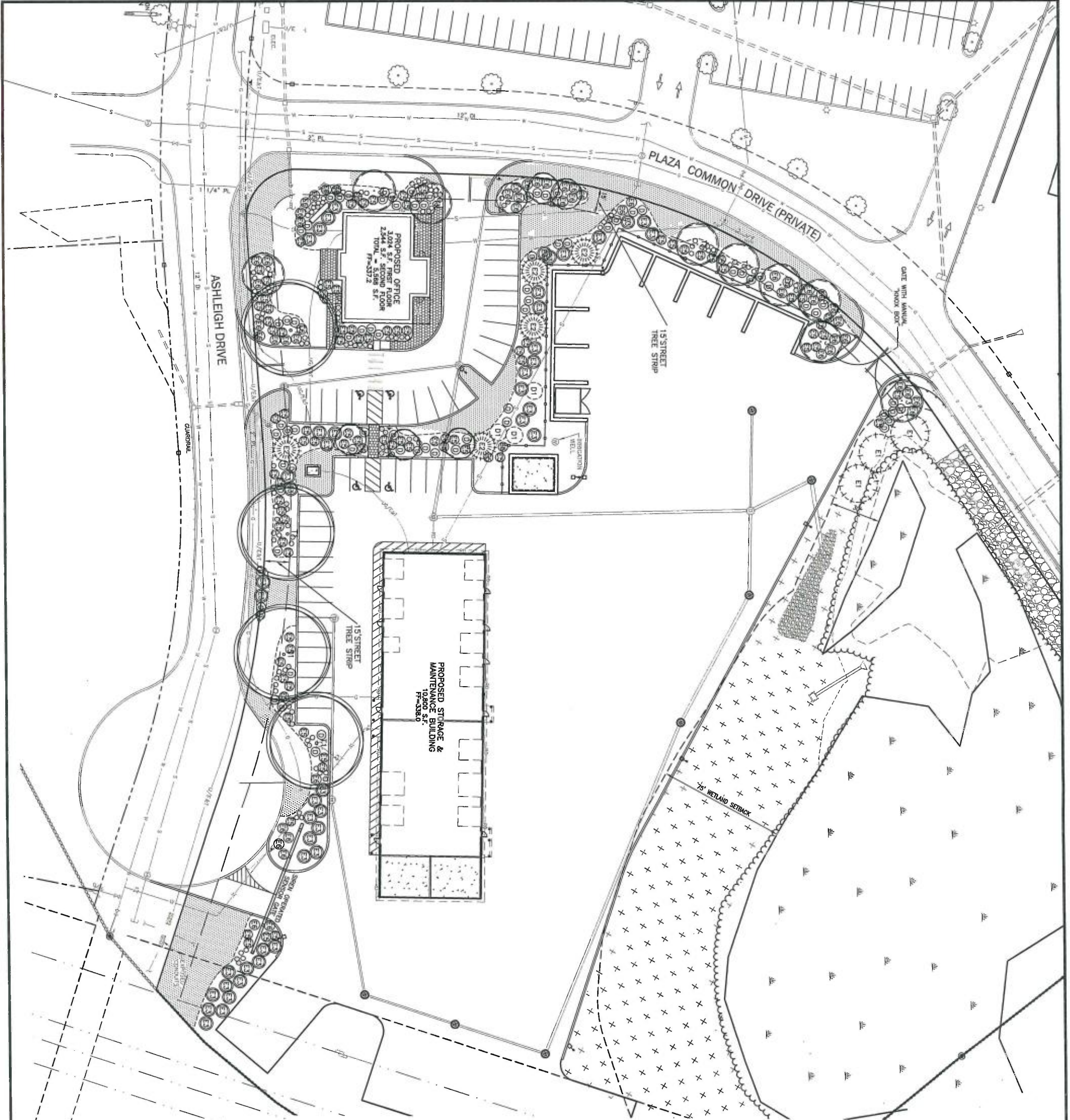




NORTHPOINT

OUTDOOR PROPERTY SERVICES

Landscape | Irrigation | Design/Build | Snow & Ice



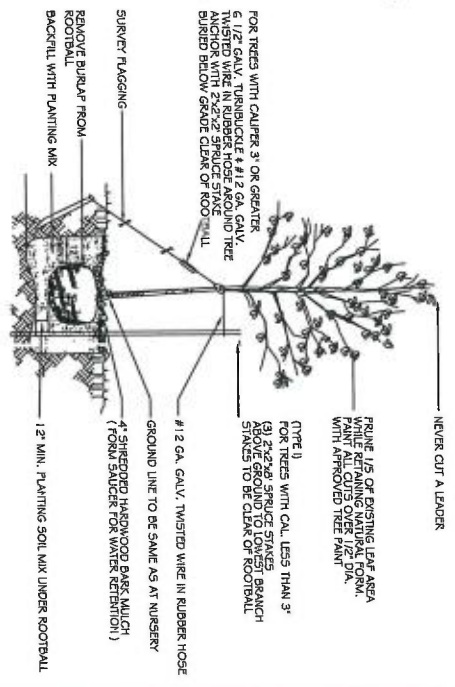
LANDSCAPE & BUFFERING REQUIREMENTS

- X1.170-G4 A.3 A MIN. OF 1/3 OF THE GROSS LOT AREA SHALL BE RESERVED AS GREEN SPACE. SEE SITE PLAN SET
- X1.170-G4 B.1 STREET TREE STRIP, 15 FEET IN WIDTH, RUNNING PARALLEL TO THE FRONTAGE 94.3 / 50' = 18.9 OR 19 TREES REQ. 19 TREES PROP
- X1.170-G4 B.2 A MINIMUM OF ONE DECIDUOUS OR ORNAMENTAL TREE WITH A MINIMUM CALIPER DIAMETER OF 2.5 INCHES, PER 30 L.F. OF BUILDING PERIMETER SHALL BE PLANTED WITHIN THE DEVELOPED PORTION OF ANY SITE.
PROPOSED BUILDING A - 200 L.F. / 30' = 6.7 OR 7 TREES REQUIRED
PROPOSED BUILDING B - 450 L.F. / 30' = 15 TREES REQUIRED
23 TREES REQUIRED - 8" CAL. TREES WILL BE RETAINED ON SITE PER 170-G4 B.1B)
- X1.170-G4 B.3 A MINIMUM OF ONE DECIDUOUS OR EVERGREEN SHRUB WITH A MINIMUM HEIGHT AND DIAMETER 18 INCHES, PER TWO REQUIRED PARKING SPACES SHALL BE PLANTED WITHIN THE DEVELOPED PORTION OF ANY SITE.
59 SPACES / 2 = 30 SHRUBS REQUIRED 30+ SHRUBS PROPOSED
- X1.170-G4 B.4 AT LEAST 25% OF TREES AND SHRUBS REQUIRED UNDER THIS SECTION SHALL BE PLANTED WITHIN CURBED, PAVED LANDSCAPED ISLANDS SITUATED WITHIN PARKING AREAS OR OTHER PAVED AREAS OF ANY SITE.



SIDE SLOPE AREAS TO BE SEEDED WITH ERVST SEED - MEADOW MIX (OR EQUIVALENT) - 20 LB PER ACRE, OR 1/2 LB PER 1,000 SQ. FT. ALLOW TO NATURALIZE

DECIDUOUS TREE PLANTING DETAIL



SLOPE PLANTING DETAIL



THE LOCATION OF UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. WE MAKE NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. 72 HOURS PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-DIG-SAFE.

The Dubay Group, Inc.
44 Range Road
Windsor, NH 03097
603-438-6462

Engineers
Planners
Surveyors

TheDubayGroup.com

REV	DATE	COMMENT	BY
1	3/21/19	WISC. REV'S	REX
2	5/17/19	WISC. REV'S	WK
3	5/28/19	WISC. REV'S	JMW

PROJECT: **MAP 8**
PARCEL 280-7
22 ASHLEIGH DRIVE
DERRY, NH

PREPARED FOR: **MH DEVELOPMENT LLC**
84 W. BROADWAY
DERRY, NH 03038

OWNER: **SUSO 4 DERRY LP**
C/O SLATE ASSET MANAGEMENT
121 KING STREET
W. SUITE 200
TORONTO, ONTARIO M5H3T9

DRAWN BY: **WA**
CHECKED BY: **MARCH 7, 2019**
DATE: **1"=30'**
SCALE: **354-LANDSCAPE and Details**
FILE: **DEED REF:**

PROJECT: **354** SHEET: **6** OF **19**

LANDSCAPE PLAN



GENERAL NOTES:

1. THE SUBJECT PARCEL IS ZONED INDUSTRIAL DISTRICT IV AND TOWN SEWER.
2. THE PROPOSED DEVELOPMENT WILL BE SERVED BY TOWN WATER AND TOWN SEWER.
3. ALL WORK TO BE DONE IN CONFORMANCE WITH THE TOWN OF DERRY REGULATIONS, ALL PARKING, STRUCTURES, AND DRAINAGE TO MEET TOWN OF DERRY SPECIFICATIONS.
4. ZONING REQUIREMENTS:

 - MINIMUM LOT AREA = 1 ACRE (PROVIDED)
 - MINIMUM FRONTAGE = 125' - (PROVIDED)
 - FRONT SETBACK = 30' - (PROVIDED)
 - SIDE SETBACK = 20' - (PROVIDED)
 - REAR SETBACK = 20' - (PROVIDED)

5. THE TOTAL AREA OF THE PARCEL TO BE DISTURBED BY SITE IMPROVEMENT ACTIVITIES IS GREATER THAN 100 SQ. METERS NECESSITATING A HIGHLY ALIENATION OF TERRAIN PERMIT.
6. 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. 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 DISPOSAL SITE. SEE SNOW STORAGE AREAS ON THIS PLAN.
7. THIS PLAN SET CONTAINS A TOTAL OF 16 SHEETS. THE FULL SET OF PROJECT PLANS IS ON FILE AT THE DERRY PLANNING DEPT.
8. ALL CATCH BASINS & DRAINAGE SYSTEMS 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.
9. SEE ARCHITECTURAL PLANS FOR DETAILS AND OTHER FEATURES AT THE OWNER.
10. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. THE DUBAY GROUP, INC. MAKES NO CLAIM TO THE ACCURACY OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN. THE LOCATION ON SITE OF ANY UTILITIES SHALL BE DETERMINED BY HAMPSHIRE DIG-SAFE TO CONFIRM UTILITY LOCATIONS.
11. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE TOWN OF DERRY'S CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR 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 HEREBY DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AND/OR LOCAL REGULATIONS.
13. A MINIMUM DRIVE AISLE WIDTH OF 24 FEET IS TO BE MAINTAINED THROUGHOUT THE PROJECT.
14. 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.
15. PARKING REQUIREMENTS:

 - OFFICES = 5,568 GSF x (1 SPACE/250 GSF) = 23 SPACES REQUIRED
 - WAREHOUSE = 10,800 SF x (1 SPACE/100 GSF) = 9 SPACES REQUIRED
 - TOTAL SPACES REQUIRED = 32 SPACES
 - TOTAL SPACES PROVIDED = 43 SPACES

16. ANY USING BOUNDARY MONUMENTIZATION SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR.
17. IF SOIL CONTAINING ANY LIVING OR VISIBLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (AS TABLE 3800) THE DEVELOPER WILL CONTACT THE NH COOPERATIVE EXTENSION SERVICE REGARDING RECOMMENDATIONS ON THE REMOVAL AND DISPOSAL OF THE INVASIVE SPECIES.
18. ALL PERMITS PROPOSED TO BE REMOVED SHALL BE SAW CUT AT THE LIMITS OF REMOVAL.
19. PRIOR TO CONSTRUCTION, CONTACT DIG-SAFE CENTER, TOLL FREE AT 811. NEW HAMPSHIRE STATE LAW REQUIRES NOTIFICATION AT LEAST 3 BUSINESS DAYS BEFORE DIGGING OPERATIONS START.
20. PERMITS:

 - INDICES ALTERATION OF TERRAIN PERMIT: _____
 - 21. REFER TO LOT LINE ADJUSTMENT PLAN, RPOD #A1370.

OWNER'S SIGNATURE _____ DATE _____

THE DERRY N.H. PLANNING BOARD

ON DATE: _____ DATE: _____

CERTIFIED BY: _____

CHAMAN _____

SECRETARY _____



The Dubay Group, Inc.
84 Bangor Road
Windham, NH 03097
603-458-6462

Engineers
Planners
Surveyors

TheDubayGroup.com

REV.	DATE	COMMENT	BY:
1	3/21/19	MISC. REVS	WA
3	5/17/19	MISC. REVS	WA
4	5/24/19	MISC. REVS	WA

DRAWN BY: WA
CHECKED BY: KRD
DATE: MARCH 7, 2019
SCALE: 1"=30'
FILE: 354-SITE
DEED REF: _____

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22 ASHLEIGH DRIVE
DERRY, NH

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84 W. BROADWAY
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OWNER: **SUSO 4 DERRY LP**
C/O SLATE ASSET MANAGEMENT
121 KING STREET
W. SUITE 200
TORONTO, ONTARIO M5H3T9

SHEET TITLE: **SITE LAYOUT PLAN**

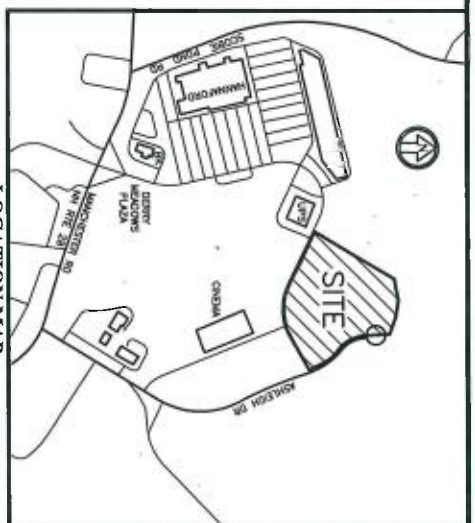
PROJECT #354 SHEET 5 of 19



NORTHPOINT

OUTDOOR PROPERTY SERVICES

SITE PLAN



SHEET INDEX

- 1 Title Sheet
- 2 General Notes
- 3 Existing Conditions Plan
- 4 Site Specific Soils Plan
- 5 Site Layout Plan
- 6-7 Landscape Plan & Details
- 8 Grading, Drainage, & Utility Plan
- 9 Erosion Control Plan
- 10 Lighting Plan
- 11 Impervious Area Summary
- 12-17 Site Details
- 18 Pre-Development Watershed Plan
- 19 Post-Development Watershed Plan

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

TOWN OF DERRY SIGNATURE BLOCK	DATE
<i>[Signature]</i>	5/24/19
<i>[Signature]</i>	5-23-19
<i>[Signature]</i>	5-17-18
<i>[Signature]</i>	5/22
<i>[Signature]</i>	5-23-19

OWNER'S SIGNATURE	DATE
THE DERRY N.H. PLANNING BOARD	
ON DATE: _____	DATE _____
CERTIFIED BY: _____	DATE _____
CHAIRMAN _____	DATE _____
SECRETARY _____	DATE _____



The Dubay Group, Inc.
 84 Range Road
 Winton, NH 03097
 603-459-9412

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 Planners
 Surveyors

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REV#	DATE	COMMENT	BY
1	3/21/19	MSC, REV5	WA
2	3/28/19	MSC, REV5	JMM
3	5/17/19	MSC, REV5	WA
4	5/24/19	MSC, REV5	JMM
5	5/28/19	MSC, REV5	JMM

DRAWN BY: WA KING
 CHECKED BY: MARCH 7, 2019
 DATE: _____
 SCALE: NOT TO SCALE
 FIELD REF: 34-COVER
 DEED REF: _____

PROJECT: **MAP 8**
PARCEL 280-7
 22 ASHLEIGH DRIVE
 DERRY, NH

PREPARED FOR: **MH DEVELOPMENT LLC**
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SHEET TITLE: _____
TITLE SHEET

PROJECT #354 SHEET 1 of 19