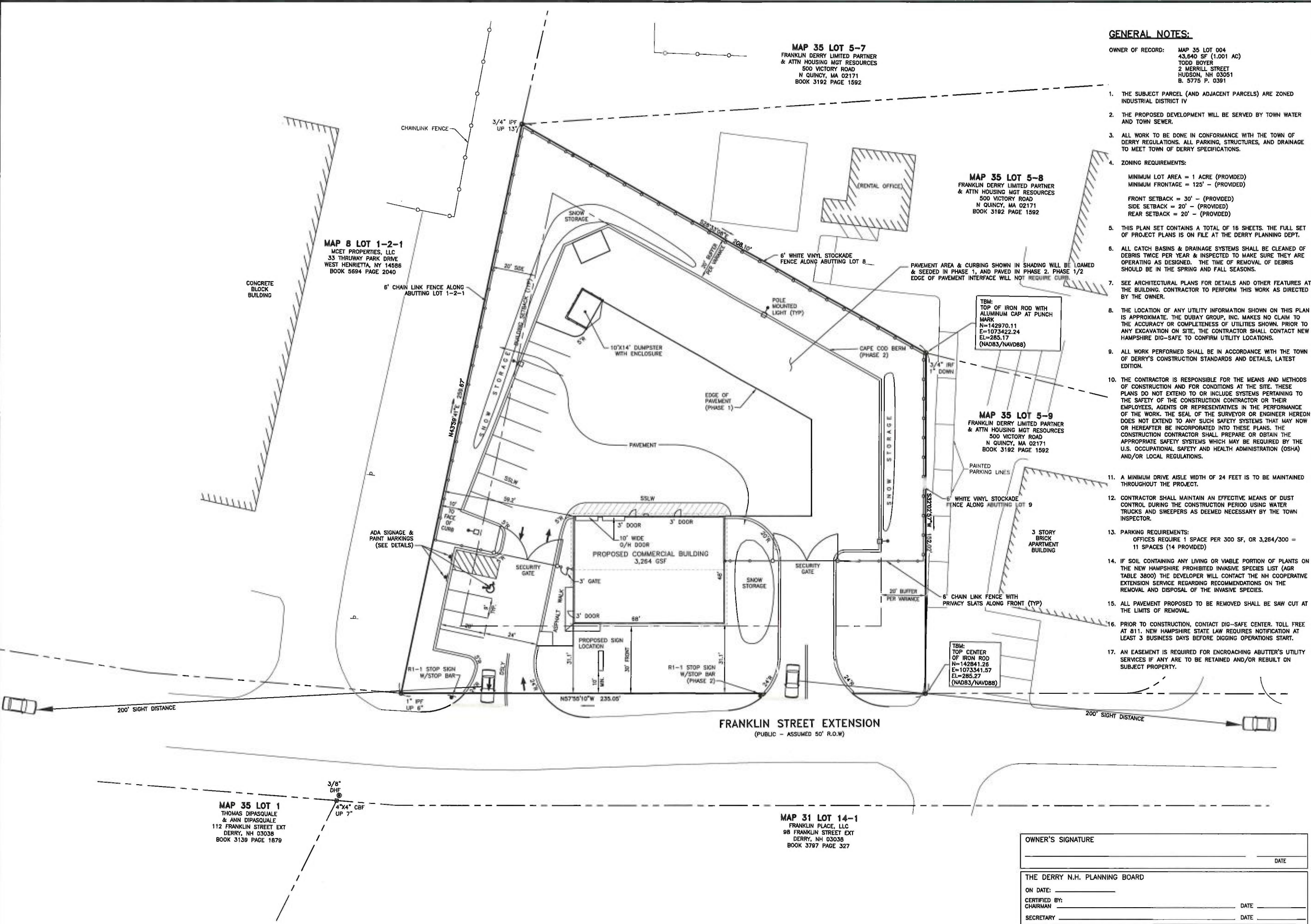


N:\PROJECTS\172-Boyer-Derry Townhouses\Draw\Current\172-SITE.dwg



MAP 35 LOT 5-7
FRANKLIN DERRY LIMITED PARTNER
& ATTN HOUSING MGT RESOURCES
500 VICTORY ROAD
N QUINCY, MA 02171
BOOK 3192 PAGE 1592

MAP 35 LOT 5-8
FRANKLIN DERRY LIMITED PARTNER
& ATTN HOUSING MGT RESOURCES
500 VICTORY ROAD
N QUINCY, MA 02171
BOOK 3192 PAGE 1592

MAP 35 LOT 5-9
FRANKLIN DERRY LIMITED PARTNER
& ATTN HOUSING MGT RESOURCES
500 VICTORY ROAD
N QUINCY, MA 02171
BOOK 3192 PAGE 1592

MAP 8 LOT 1-2-1
MCET PROPERTIES, LLC
33 THURWAY PARK DRIVE
WEST HENRIETTA, NY 14586
BOOK 5694 PAGE 2040

MAP 35 LOT 1
THOMAS DIPASQUALE
& ANN DIPASQUALE
112 FRANKLIN STREET EXT
DERRY, NH 03038
BOOK 3139 PAGE 1879

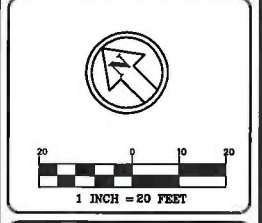
MAP 31 LOT 14-1
FRANKLIN PLACE, LLC
98 FRANKLIN STREET EXT
DERRY, NH 03038
BOOK 3797 PAGE 327

GENERAL NOTES:

- OWNER OF RECORD: MAP 35 LOT 004
43,640 SF (1.001 AC)
TODD BOYER
2 MERRILL STREET
HUDSON, NH 03051
B. 5775 P. 0391
- THE SUBJECT PARCEL (AND ADJACENT PARCELS) ARE ZONED INDUSTRIAL DISTRICT IV
 - THE PROPOSED DEVELOPMENT WILL BE SERVED BY TOWN WATER AND TOWN SEWER.
 - ALL WORK TO BE DONE IN CONFORMANCE WITH THE TOWN OF DERRY REGULATIONS. ALL PARKING, STRUCTURES, AND DRAINAGE TO MEET TOWN OF DERRY SPECIFICATIONS.
 - ZONING REQUIREMENTS:
MINIMUM LOT AREA = 1 ACRE (PROVIDED)
MINIMUM FRONTAGE = 125' - (PROVIDED)
FRONT SETBACK = 30' - (PROVIDED)
SIDE SETBACK = 20' - (PROVIDED)
REAR SETBACK = 20' - (PROVIDED)
 - THIS PLAN SET CONTAINS A TOTAL OF 16 SHEETS. THE FULL SET OF PROJECT PLANS IS ON FILE AT THE DERRY PLANNING DEPT.
 - 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.
 - SEE ARCHITECTURAL PLANS FOR DETAILS AND OTHER FEATURES AT THE BUILDING. CONTRACTOR TO PERFORM THIS WORK AS DIRECTED BY THE OWNER.
 - 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.
 - ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE TOWN OF DERRY'S CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.
 - 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.
 - A MINIMUM DRIVE AISLE WIDTH OF 24 FEET IS TO BE MAINTAINED THROUGHOUT THE PROJECT.
 - 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.
 - PARKING REQUIREMENTS:
OFFICES REQUIRE 1 SPACE PER 300 SF, OR 3,264/300 = 11 SPACES (14 PROVIDED)
 - IF SOIL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (AGR TABLE 3800) THE DEVELOPER WILL CONTACT THE NH COOPERATIVE EXTENSION SERVICE REGARDING RECOMMENDATIONS ON THE REMOVAL AND DISPOSAL OF THE INVASIVE SPECIES.
 - ALL PAVEMENT PROPOSED TO BE REMOVED SHALL BE SAW CUT AT THE LIMITS OF REMOVAL.
 - 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.
 - AN EASEMENT IS REQUIRED FOR ENCRoACHING ADJUTTER'S UTILITY SERVICES IF ANY ARE TO BE RETAINED AND/OR REBUILT ON SUBJECT PROPERTY.

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

Engineers
Planners
Surveyors
TheDubayGroup.com



REVISIONS:			
REV#	DATE	COMMENT	BY
1	9-17-19	MISC REVS	WA

DRAWN BY: WA
CHECKED BY: KRD
DATE: AUGUST 29, 2019
SCALE: 1"=20'
FILE: 272-SITE
DEED REF: -

PROJECT:
PAUL THE PLUMBER
SERVICE WITH A SMILE
111 FRANKLIN ST. EXTENSION
TAX MAP 35, LOT 4
DERRY, NEW HAMPSHIRE

OWNER'S SIGNATURE _____ DATE _____

THE DERRY N.H. PLANNING BOARD

ON DATE: _____

CERTIFIED BY: _____ DATE _____

CHAIRMAN _____

SECRETARY _____ DATE _____

SHEET TITLE:
SITE LAYOUT PLAN

PROJECT #272 SHEET 5 of 16

