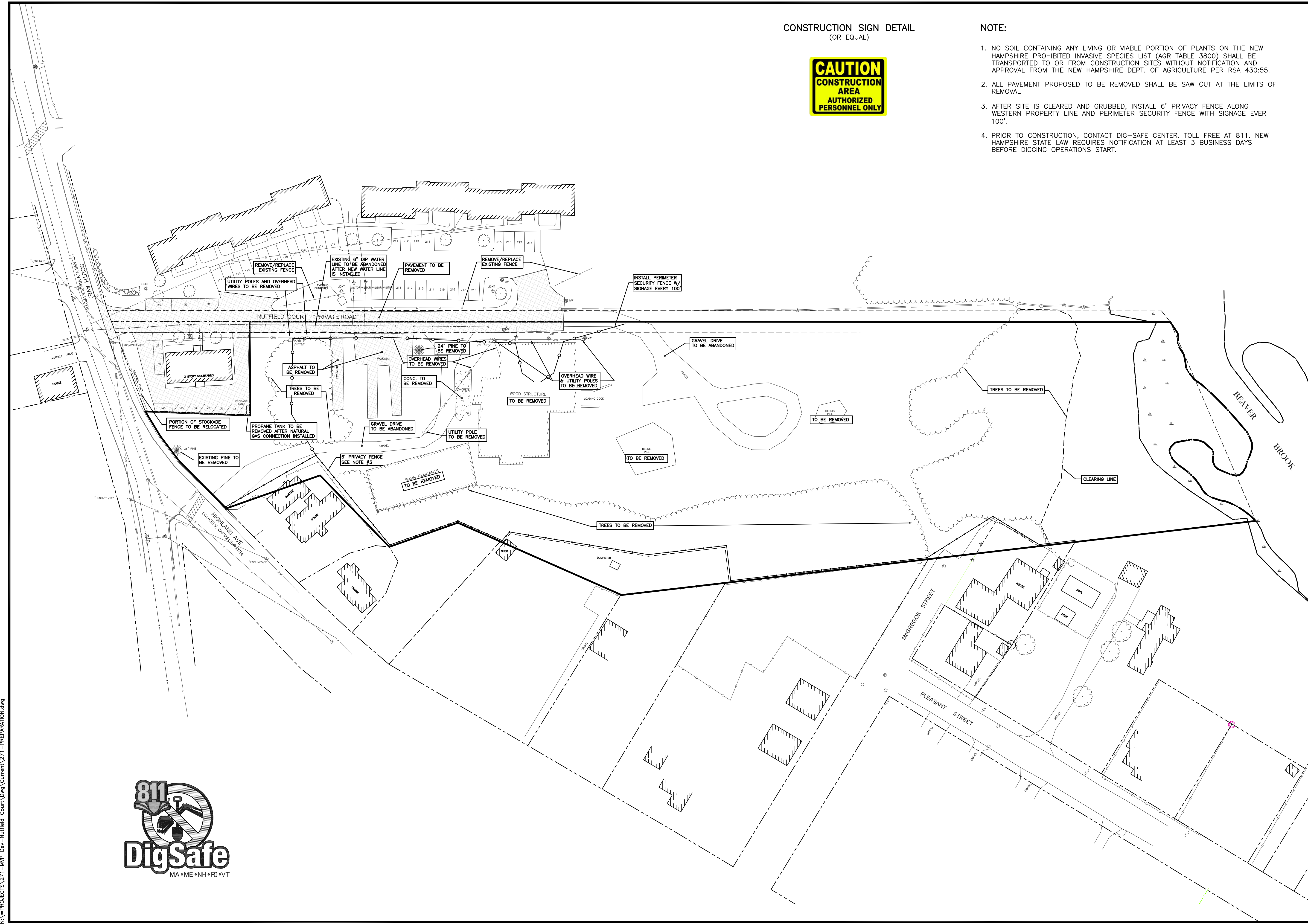


CONSTRUCTION SIGN DETAIL
(OR EQUAL)



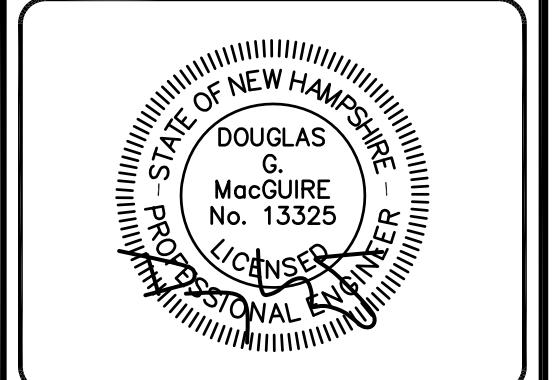
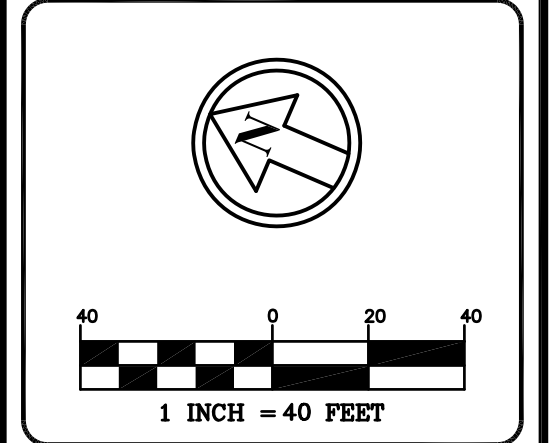
NOTE:

1. NO SOIL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (AGR TABLE 3800) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPT. OF AGRICULTURE PER RSA 430:55.
2. ALL PAVEMENT PROPOSED TO BE REMOVED SHALL BE SAW CUT AT THE LIMITS OF REMOVAL
3. AFTER SITE IS CLEARED AND GRUBBED, INSTALL 6' PRIVACY FENCE ALONG WESTERN PROPERTY LINE AND PERIMETER SECURITY FENCE WITH SIGNAGE EVERY 100'.
4. 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.



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

Engineers
Planners
Surveyors
TheDubayGroup.com



REV.	DATE	REVISIONS:	BY:
1	10/18/17	REVS PER TRC	JHD
3	1/10/18	REVS PER REVIEW COMMENTS	JHD

DRAWN BY: WA
CHECKED BY: DGM
DATE: AUG. 10, 2017
SCALE: 1"=40'
FILE: 271-PREPARATION
DEED REF: -

PROJECT:

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

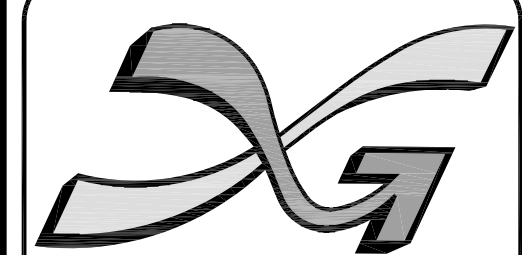
MPV DEVELOPMENT
PO BOX 496
WINDHAM, NH 03087

SHEET TITLE:

SITE PREPARATION PLAN

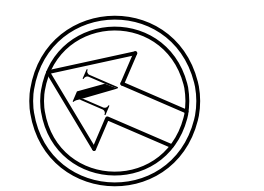


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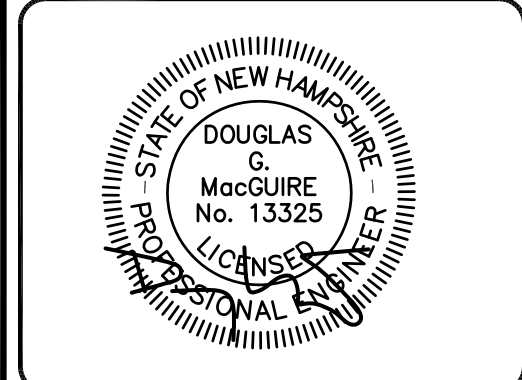


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1 INCH = 20 FEET



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1	10/18/17	REVS PER TRC		JHD
3	1/10/18	REVS PER REVIEW COMMENTS		JHD

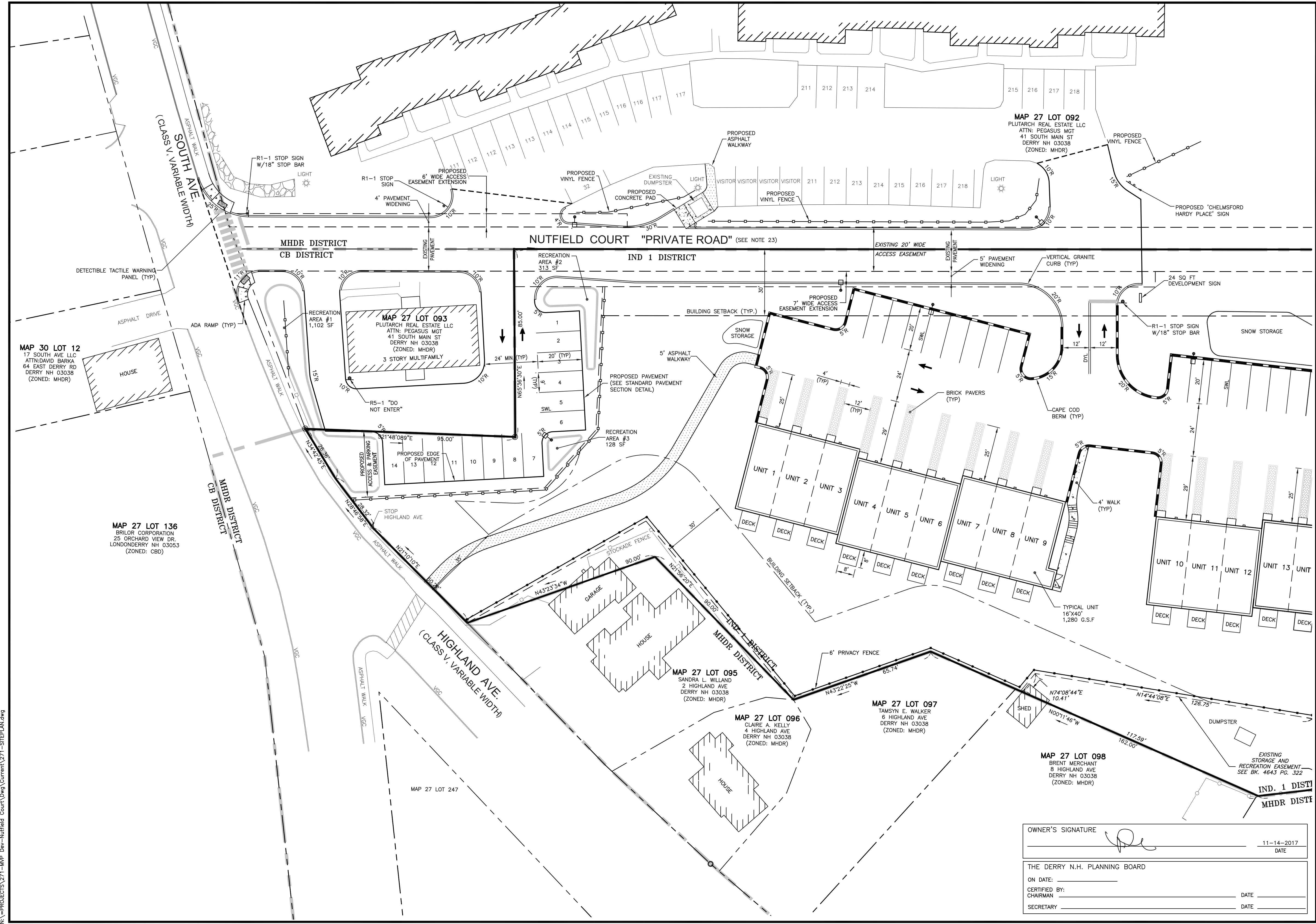
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 CHECKED BY: DGM
 DATE: AUG. 10, 2017
 SCALE: 1"=20'
 FILE: 271-SITEPLAN
 DEED REF: -

PROJECT:

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

MPV DEVELOPMENT
 PO BOX 496
 WINDHAM, NH 03087

SHEET TITLE:
SITE LAYOUT PLAN - A



OWNER'S SIGNATURE:
 DATE: 11-14-2017

THE DERRY N.H. PLANNING BOARD
 ON DATE: _____
 CERTIFIED BY: _____ DATE: _____
 SECRETARY: _____ DATE: _____

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GENERAL NOTES:

OWNERS OF RECORD: MAP 27 LOT 94 183,174 SF (4.2 AC)
 MPV DEVELOPMENT, LLC
 PO BOX 496
 WINDHAM, NH 03087
 BOOK 5627 PAGE 2611

- THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A THIRTY-TWO (32) UNIT MULTI-FAMILY (TWO BEDROOMS EACH) RESIDENTIAL DEVELOPMENT WITH SUPPORTING INFRASTRUCTURE.
- THE SUBJECT PARCEL IS ZONED INDUSTRIAL I (IND. I DISTRICT) AND IS SITUATED IN THE GROUNDWATER RESOURCE (OVERLAY) CONSERVATION DISTRICT.
- THE PROPOSED LOT WILL BE SERVED BY TOWN WATER AND TOWN SEWER.
- ALL WORK TO BE DONE IN CONFORMANCE WITH THE TOWN OF DERRY REGULATIONS. ALL ROADS, STRUCTURES, AND DRAINAGE TO MEET TOWN OF DERRY SPECIFICATIONS.
- 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'

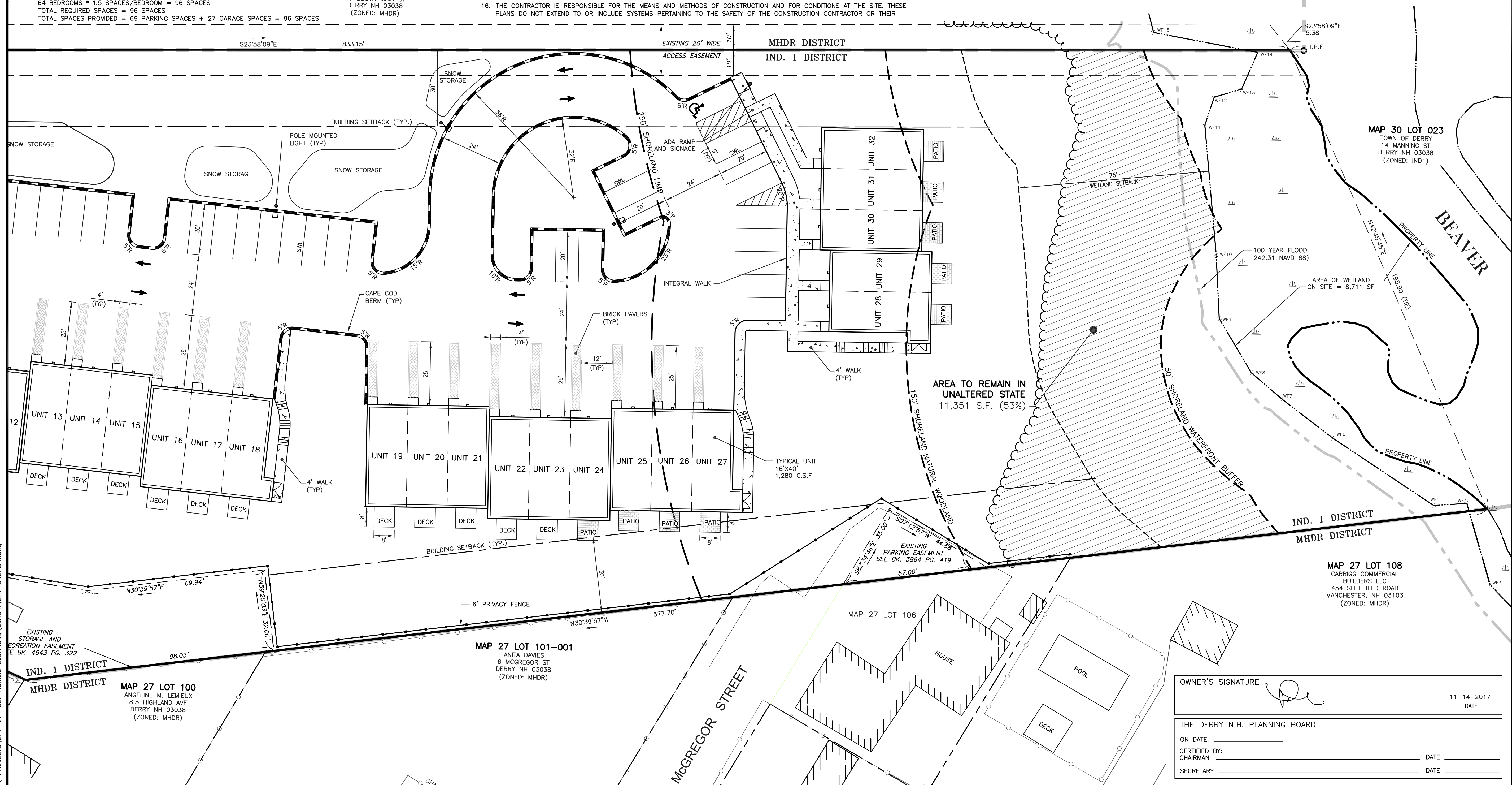
6. PARKING CALCULATIONS:
 REQUIRES 1.25 SPACES PER BEDROOM OR 2.5 SPACES PER DWELLING UNIT
 32 UNITS @ 2 BEDROOMS/UNIT = 64 BEDROOMS
 64 BEDROOMS * 1.5 SPACES/BEDROOM = 96 SPACES
 TOTAL REQUIRED SPACES = 96 SPACES
 TOTAL SPACES PROVIDED = 69 PARKING SPACES + 27 GARAGE SPACES = 96 SPACES

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

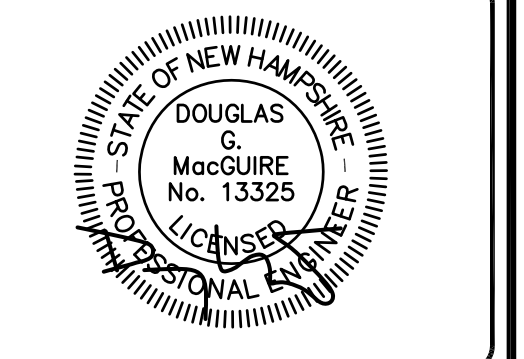
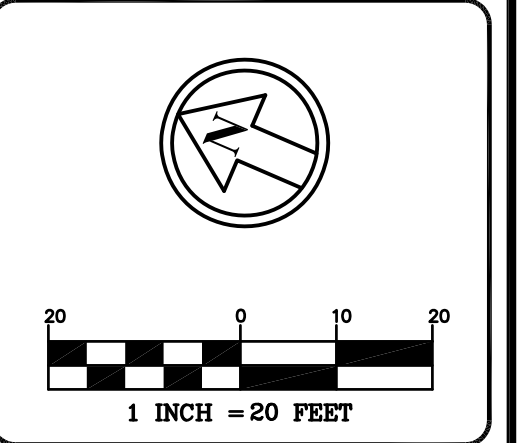
- WAIVERS REQUESTED:
 1. RELIEF FROM SECTION 170.26.B.2, MINIMUM ANGLE OF INTERSECTION. (SEE TABLE OF GEOMETRIC STANDARDS)
 2. RELIEF FROM SECTION 170.26.C.1, MINIMUM STREET GRADE. (SEE TABLE OF GEOMETRIC STANDARDS)
- THIS PROJECT WAS GRANTED A VARIANCE (CASE # 15-124) FROM ARTICLE VI, SECTION 165-39A OF THE DERRY ZONING ORDINANCE (TO CONSTRUCT MULTIFAMILY IN AN INDUSTRIAL ZONE) WITH THE FOLLOWING CONDITIONS:
 1. SUBJECT TO PLANNING BOARD APPROVAL.
 2. SUBJECT TO OBTAINING ALL STATE AND TOWN PERMITS AND INSPECTIONS.
 3. SUBJECT TO REGULATIONS FOR MULTI-FAMILY IN THE MEDIUM HIGH DENSITY (MHDR) ZONING DISTRICT.
- 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.
- 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.
- 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.
- 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.
- SEE ARCHITECTURAL PLANS FOR WALKWAYS AND OTHER FEATURES AT THE BUILDINGS. 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.

- 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.
- 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.
- 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.
- 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.
- 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.
- SEE SHEET 17 FOR LOT COVERAGE CALCULATIONS FOR THE DENSITY, RECREATION SPACE, AND OPEN SPACE CALCULATIONS.
- "THE WAYS SHOWN ON THIS PLAN ARE INTENDED BY THE APPLICANT AND THE TOWN OF DERRY TO BE PLATTED, CONSTRUCTED AND MAINTAINED AS PRIVATE WAYS. THE RECORDING OF THIS PLAN SHALL NOT BE CONSTRUED AS AN OFFER OF DEDICATION OF THOSE WAYS AS PUBLIC HIGHWAYS UNDER NEW HAMPSHIRE LAW OF DEDICATION AND ACCEPTANCE."
- THIS PLAN SET CONTAINS A TOTAL OF 25 SHEETS; SHEETS 5, 6 & E1 WILL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS; AND THE FULL SET OF PROJECT PLANS IS ON FILE AT THE DERRY PLANNING DEPARTMENT.



The Dubai Group, Inc.
 84 Range Road
 Windham, NH 03087
 603-458-6462
 Engineers
 Planners
 Surveyors
 TheDubayGroup.com



REV.	DATE	REVISIONS:	BY:
1	10/18/17	REVS PER TRC	JHD
2	11/8/17	REVS PER DPW	JHD
3	1/10/18	REVS PER REVIEW COMMENTS	JHD

DRAWN BY: WA
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 DATE: AUG. 10, 2017
 SCALE: 1"=20'
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 DEED REF: -

PROJECT:

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

MPV DEVELOPMENT
 PO BOX 496
 WINDHAM, NH 03087

SHEET TITLE:
SITE LAYOUT PLAN - B

OWNER'S SIGNATURE:
 DATE: 11-14-2017
 THE DERRY N.H. PLANNING BOARD
 ON DATE: _____
 CERTIFIED BY: _____ DATE: _____
 SECRETARY: _____ DATE: _____

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