

Planning Department December 19, 2018

APPLICANT: Slate Asset Management LP
SUSO 4 Derry LP

DEVELOPER: NA

PROJECT: NA

LOCATION: Parcel ID 08280-007 & 08280-002, 22 Ashleigh Drive & 35 Manchester Road

PURPOSE: The purpose of this plan is for a lot-line adjustment between the two above referenced parcels located in the Industrial IV District.

TOWN DEPARTMENT SIGNATURES: NA.

WAIVERS: See letter dated November 26, 2018, from MHF Design Consultants, Inc.

LDCR Section 170-24.A.12-High Intensity Soil Mapping
Section 170-24.A.13-Wetland Mapping

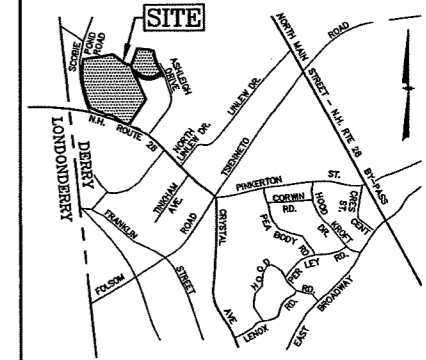
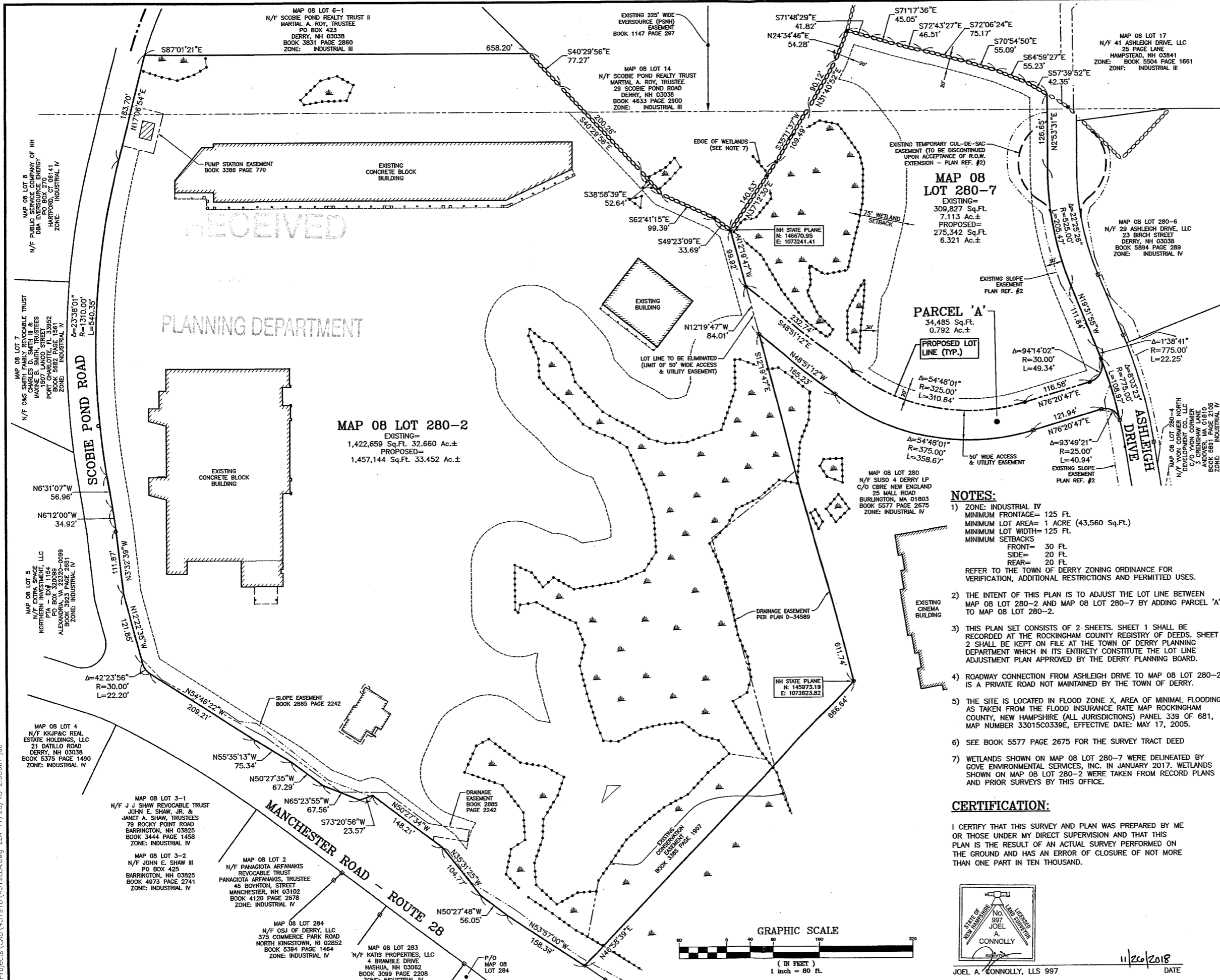
STATE PERMITS: NA

RECOMMENDATION: Staff would recommend approval of both the waiver requests and lot-line adjustment plan.

By:



George H. Sioras, Planning Director



LOCATION MAP
(NOT TO SCALE)

PLAN REFERENCES:

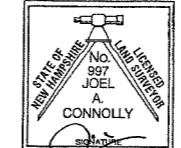
- 1) ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN D-25281.
- 2) R.C.R.D. PLAN D-30898.
- 3) R.C.R.D. PLAN D-31338.
- 4) R.C.R.D. PLAN D-34589.
- 5) R.C.R.D. PLAN D-38567.
- 6) R.C.R.D. PLAN D-40225.

NOTES:

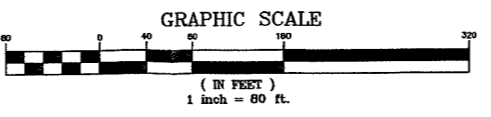
- 1) ZONE: INDUSTRIAL IV
MINIMUM FRONTAGE= 125 FT.
MINIMUM LOT AREA= 1 ACRE (43,560 Sq.Ft.)
MINIMUM LOT WIDTH= 125 FT.
MINIMUM SETBACKS
FRONT= 30 FT.
SIDE= 20 FT.
REAR= 20 FT.
REFER TO THE TOWN OF DERRY ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.
- 2) THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN MAP 08 LOT 280-2 AND MAP 08 LOT 280-7 BY ADDING PARCEL 'A' TO MAP 08 LOT 280-2.
- 3) THIS PLAN SET CONSISTS OF 2 SHEETS. SHEET 1 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. SHEET 2 SHALL BE KEPT ON FILE AT THE TOWN OF DERRY PLANNING DEPARTMENT WHICH IN ITS ENTIRETY CONSTITUTE THE LOT LINE ADJUSTMENT PLAN APPROVED BY THE DERRY PLANNING BOARD.
- 4) ROADWAY CONNECTION FROM ASHLEIGH DRIVE TO MAP 08 LOT 280-2 IS A PRIVATE ROAD NOT MAINTAINED BY THE TOWN OF DERRY.
- 5) THE SITE IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOODING AS TAKEN FROM THE FLOOD INSURANCE RATE MAP ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) PANEL 339 OF 681, MAP NUMBER 33015C0339E, EFFECTIVE DATE: MAY 17, 2005.
- 6) SEE BOOK 5577 PAGE 2675 FOR THE SURVEY TRACT DEED
- 7) WETLANDS SHOWN ON MAP 08 LOT 280-7 WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. IN JANUARY 2017. WETLANDS SHOWN ON MAP 08 LOT 280-2 WERE TAKEN FROM RECORD PLANS AND PRIOR SURVEYS BY THIS OFFICE.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.



JOEL A. CONNOLLY, LLS 997



OWNER OF RECORD
SUSO 4 DERRY LP
By: SUSO 4 DERRY GP LLC, its general partner
By: SLATE RETAIL HOLDING (No. 4) L.P., its manager
By: SLATE RETAIL HOLDING (No. 4) GP LLC, its general partner

By: Paul F. Wells, Manager

APPROVED BY THE TOWN OF DERRY, N.H.
PLANNING BOARD ON:

CERTIFIED BY: _____
CHAIRMAN

SECRETARY _____

NO.	DESCRIPTION	BY	DATE

LOT LINE ADJUSTMENT PLAN

ASSESSORS MAP 8 LOTS 280-2 & 280-7
35 MANCHESTER ROAD & 22 ASHLEIGH DRIVE
DERRY, NEW HAMPSHIRE 03038
PREPARED FOR:
SUSO 4 DERRY LP
121 KING STREET W, SUITE 200
TORONTO, ON M5H 3T9

SCALE:	DATE:	DRAWING NO.:
1"=80'	NOVEMBER 26, 2018	451918.dwg
DRAWN BY:	CHECKED BY:	PROJECT NO.:
JAC	JAC	451918
SHEET NO.:		
1 OF 2		

