

**Planning Department, June 5, 2018**

APPLICANT: Yvon Cormier Construction Corporation

DEVELOPER: Same as above.

PROJECT: NA.

LOCATION: Parcel ID 08280-004, 23 Ashleigh Drive

PURPOSE: The purpose of this site plan is for the addition of a 25,600 sf self-storage building to replace the existing outdoor canopy. The property is located in the Industrial IV zoning district.

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

WAIVERS: None Requested.

STATE PERMITS: NHDES Alteration of Terrain Permit. ( Approval obtained; copy in the file).

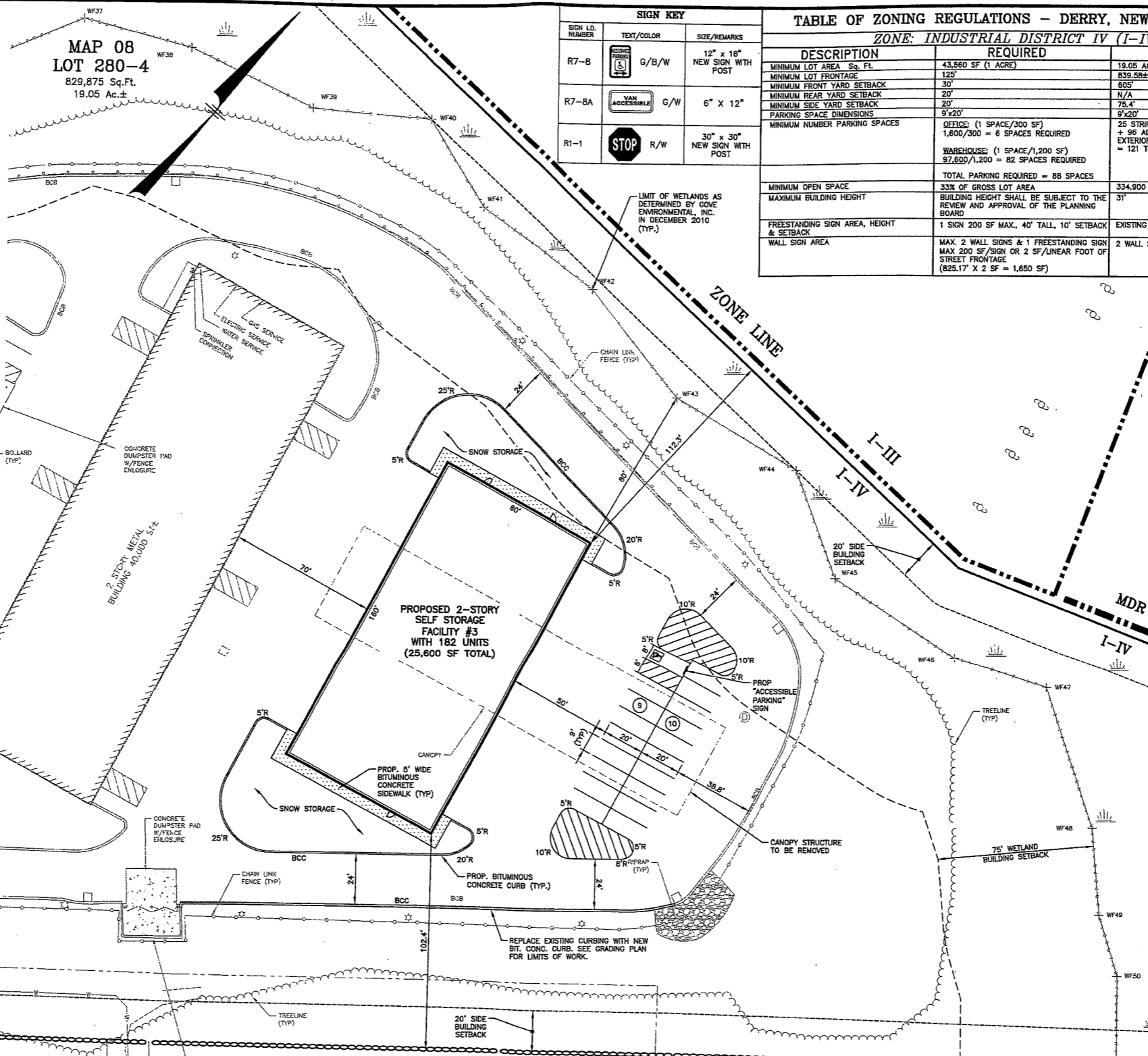
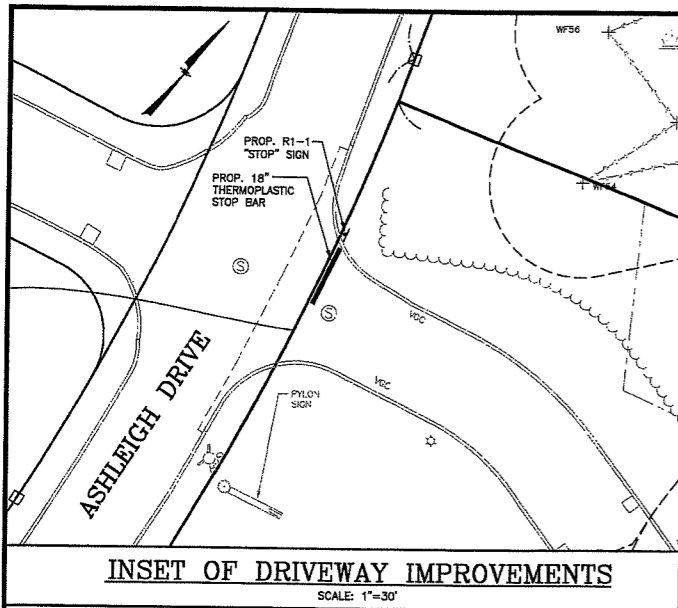
RECOMMENDATION: Staff would recommend approval of the site plan application.

BY:



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George H. Sioras, Planning Director

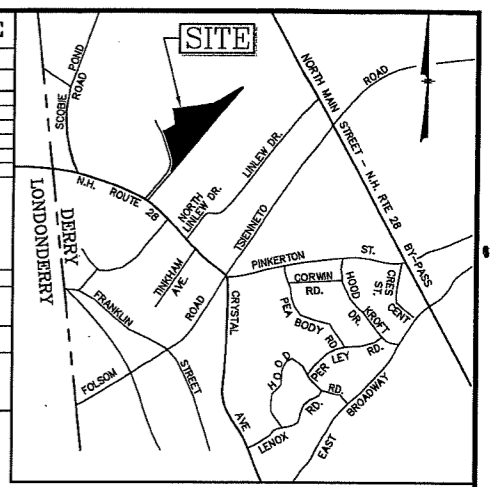


**SIGN KEY**

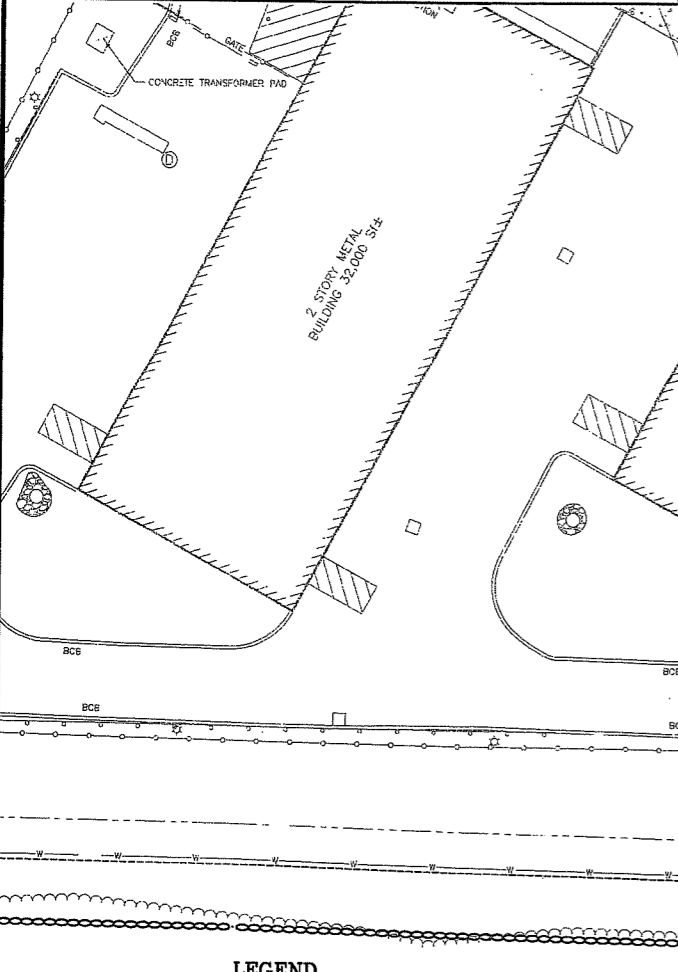
| SIGN I.D. NUMBER | TEXT/COLOR | SIZE/REMARKS                 |
|------------------|------------|------------------------------|
| R7-B             | G/B/W      | 12" x 18" NEW SIGN WITH POST |
| R7-BA            | G/W        | 6" x 12" VAN ACCESSIBLE      |
| R1-1             | R/W        | 30" x 30" NEW SIGN WITH POST |

**TABLE OF ZONING REGULATIONS - DERRY, NEW HAMPSHIRE**  
**ZONE: INDUSTRIAL DISTRICT IV (I-IV)**

| DESCRIPTION                              | REQUIRED  | PROVIDED  |
|--|---|---|
| MINIMUM LOT AREA - Sq. Ft.               | 43,560 SF (1 ACRE)  | 18.05 AC.±  |
| MINIMUM LOT FRONTAGE                     | 125'  | 839.58±   |
| MINIMUM FRONT YARD SETBACK               | 30'   | 605'  |
| MINIMUM REAR YARD SETBACK                | 20'   | N/A   |
| MINIMUM SIDE YARD SETBACK                | 20'   | 75.4'   |
| PARKING SPACE DIMENSIONS                 | 9'x20'  | 9'x20'  |
| MINIMUM NUMBER PARKING SPACES            | OFFICE: (1 SPACE/300 SF)<br>1,600/300 = 6 SPACES REQUIRED<br>WAREHOUSE: (1 SPACE/1,200 SF)<br>97,600/1,200 = 82 SPACES REQUIRED<br>TOTAL PARKING REQUIRED = 88 SPACES | 25 STRIPED SPACES PROVIDED + 66 ADDITIONAL SPACES AT EXTERIOR OVERHEAD DOORS = 121 TOTAL SPACES |
| MINIMUM OPEN SPACE                       | 33% OF GROSS LOT AREA   | 334,900 SF (40.3%)  |
| MAXIMUM BUILDING HEIGHT                  | BUILDING HEIGHT SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING BOARD   | 31'   |
| FREESTANDING SIGN AREA, HEIGHT & SETBACK | 1 SIGN 200 SF MAX., 40' TALL, 10' SETBACK   | EXISTING SIGN TO REMAIN   |
| WALL SIGN AREA                           | MAX. 2 WALL SIGNS & 1 FREESTANDING SIGN MAX 200 SF/SIGN OR 2 SF/LINEAR FOOT OF STREET FRONTAGE (825.17' X 2 SF = 1,650 SF)  | 2 WALL SIGNS @ 155 SF/SIGN  |

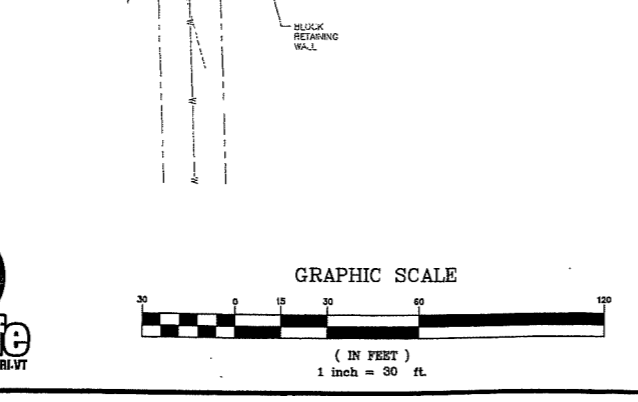


- NOTES:**
- TAX MAP 08 LOT 280-4
  - ZONING DISTRICT: INDUSTRIAL IV (I-IV)
  - LOT AREA = 19.05 Ac.±  
829,875 Sq.±
  - EXISTING USE: SELF STORAGE FACILITY WITH TWO (2) 2-STORY BUILDINGS & OVERHEAD CANOPY.  
PROPOSED USE: SELF-STORAGE FACILITY WITH TWO (2) 2-STORY BUILDINGS, DEMOLITION OF EXISTING CANOPY STRUCTURE AND CONSTRUCTION OF ONE (1) NEW 2-STORY BUILDING.
  - ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
  - THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
  - WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
  - THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE (811) PRIOR TO ANY EXCAVATION.
  - ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF DERRY AND THE STATE OF NEW HAMPSHIRE.
  - THE SITE IS NOT WITHIN THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE PANEL 527 OF 681, MAP NUMBER 33015C0527E, EFFECTIVE DATE: MAY 17, 2005.
  - A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
  - PROPOSED SNOW STORAGE AREAS ARE AS SHOWN. SNOW AND ICE REMOVAL SHALL BE PERFORMED BY A "GREEN SNO PRO" CERTIFIED CONTRACTOR FOLLOWING BEST MANAGEMENT PRACTICES FOR THE APPLICATION OF DE-ICING MATERIALS.
  - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY MHF DESIGN CONSULTANTS, INC., 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 AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
  - NHDES ALTERATION OF TERRAIN APPROVAL: AoT-0990
  - NHDOT DRIVEWAY PERMIT: N/A.
  - ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS ACCEPTABLE TO THE NHDOT AND TOWN OF DERRY DEPARTMENT OF PUBLIC WORKS SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
  - REFER TO PREVIOUSLY APPROVED WETLAND IMPACT PLANS-DRIVEWAY CROSSING, PREPARED BY THIS OFFICE DATED APRIL 8, 2011; LAST REVISED AUGUST 21, 2012 & APPROVED BY THE DERRY PLANNING BOARD ON 11/30/11, FOR PHASE I INFORMATION.
  - REFER TO PREVIOUS PLANNING BOARD APPROVALS AS GRANTED ON JULY 15, 2015.
  - EXISTING IMPERVIOUS COVERAGE = 174,933 SF  
PROPOSED IMPERVIOUS COVERAGE = 167,784 SF



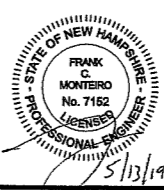
**LEGEND**

|                                   |                                      |
|-----------------------------------|--------------------------------------|
| ○ IRON PIN FOUND                  | ⊕ UTILITY POLE                       |
| □ CONCRETE BOUND FOUND            | ⊗ DRAIN MANHOLE                      |
| △ RAILROAD SPIKE FOUND            | ⊙ SEWER MANHOLE                      |
| ○ DRILL HOLE FOUND                | ⊙ TELEPHONE MANHOLE                  |
| — VERTICAL GRANITE CURB           | □ CATCH BASIN                        |
| — BITUMINOUS CONCRETE LIP CURBING | — WATER LINE                         |
| — OVERHEAD SERVICE WIRES          | ⊕ WATER VALVE                        |
| — DOUBLE SOLID YELLOW LINE        | ⊕ FIRE HYDRANT                       |
| — SINGLE SOLID WHITE LINE         | ⊕ GAS VALVE                          |
| — BROKEN WHITE LINE               | — GAS LINE                           |
| ⊕ SIGN                            | — UNDERGROUND TELEPHONE LINE         |
| ⊕ OBSERVATION WELL                | — UNDERGROUND ELECTRIC AND TELEPHONE |
| ⊕ TEST PIT                        | — WETLAND LINE                       |
| ⊕ TEST BORING                     | ⊕ SPOT ELEVATION                     |
| ⊕ PERCOLATION TEST                | — CONTOUR ELEVATION                  |
| — TREELINE                        |                                      |



**OWNER OF RECORD:**  
YVON CORMIER NORTH DEVELOPMENT  
3 CRENSHAW LANE  
ANDOVER, MA 01810  
BOOK 3250 PAGE 1871

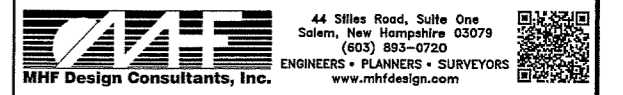
APPROVED BY THE TOWN OF DERRY, N.H.  
PLANNING BOARD ON: \_\_\_\_\_  
CERTIFIED BY: \_\_\_\_\_  
CHAIRMAN: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_



| NO. | DESCRIPTION                       | BY  | DATE    |
|-----|-----------------------------------|-----|---------|
| 2   | ADD STOP SIGN & STOP BAR PER TOWN | CMT | 5/10/19 |
| 1   | REVISIONS PER TRC COMMENTS        | CMT | 5/9/19  |

**SITE PLAN**  
ASSESSORS MAP 08 - LOT 280-4  
23 ASHLEIGH DRIVE  
DERRY, NH 03038  
PREPARED FOR:  
**YVON CORMIER CONSTRUCTION CORP.**  
3 CRENSHAW LANE  
ANDOVER, MA 01810

SCALE: 1" = 30'  
DATE: APRIL 12, 2019  
DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ PROJECT NO. \_\_\_\_\_ SHEET NO. \_\_\_\_\_  
CCC CMT 453818 5 OF 10



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