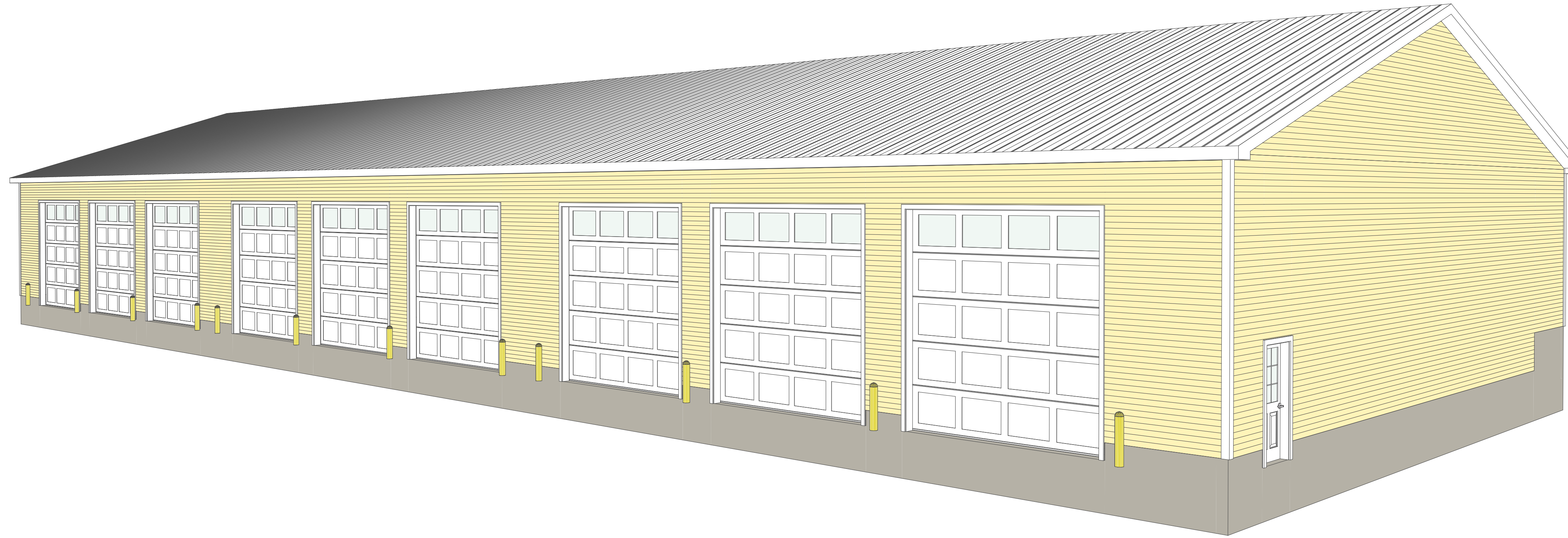


# Proposed Garage

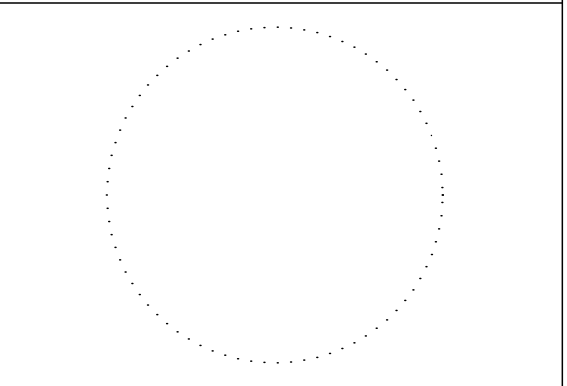


3D-01 Perspective  
SCALE: 1/4" = 1'-0"

SHEET INDEX		
ID	Name	Published
A3.1	SECTIONS	<input type="checkbox"/>
1	COVER SHEET	<input checked="" type="checkbox"/>
A1.1	FOUNDATION PLAN	<input checked="" type="checkbox"/>
A1.2	FIRST FLOOR PLAN	<input checked="" type="checkbox"/>
A1.3	ROOF PLAN	<input checked="" type="checkbox"/>
A2.1	ELEVATIONS	<input checked="" type="checkbox"/>

**GENERAL NOTES:**

1. THESE DRAWINGS WERE PREPARED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND OTHER APPLICABLE CODES.
2. THESE DRAWINGS REPRESENT AN OVERALL DESIGN CONCEPT. THEY ARE PREPARED WITH THE INTENT TO DEMONSTRATE THE OVERALL DESIGN ARRANGMENT AND METHODS OF ASSEMBLY TO THE VARIOUS COMPONENTS. THE CONTRACTOR SHALL HAVE REVIEWED THESE PLANS, SEEN THE SUBJECT PROPERTY AND BE CAPABLE OF EXECUTING THE WORK AS NECESSARY TO ACHIEVE THE INTENDED RESULT IN A MANNER CONSISTENT WITH QUALITY WORKMANSHIP WITHIN THE REGION.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS AND PHA/VA MPS.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO SEVEN OAKS DRAFTING AND DESIGN FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK.
5. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
6. SEVEN OAKS DRAFTING AND DESIGN ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS.
7. SEVEN OAKS DRAFTING AND DESIGN ASSUMES NO LIABILITY FOR WORK PERFORMED BASED ON THESE PLANS.
8. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING, BARRIERS, LIGHTING, COVERING, FIRE PREVENTION, ETC., NECESSARY FOR THE SAFETY OF ALL PERSONNEL AND THE PROPERTY THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
9. DETAILS ARE NOT INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS.



**PROJECT INFORMATION:**

**Proposed Garage**

Maple Street  
Derry, NH

**PREPARED FOR:**

**Benson Lumber**

6 Martin Street  
Derry, NH

<b>NOTE:</b> ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BEFORE WORK IS STARTED. SEVEN OAKS DRAFTING AND DESIGN, ITS EMPLOYEES OR ITS AFFILIATES ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THESE PLANS.	PROJECT ID: #Project ID	<b>DATE OF PLANS:</b> 9/7/2022
	DRAWN BY: Lee Pilkevsky	
	PROJECT STATUS: DESIGN DOCUMENTS - NOT FOR CONSTRUCTION	

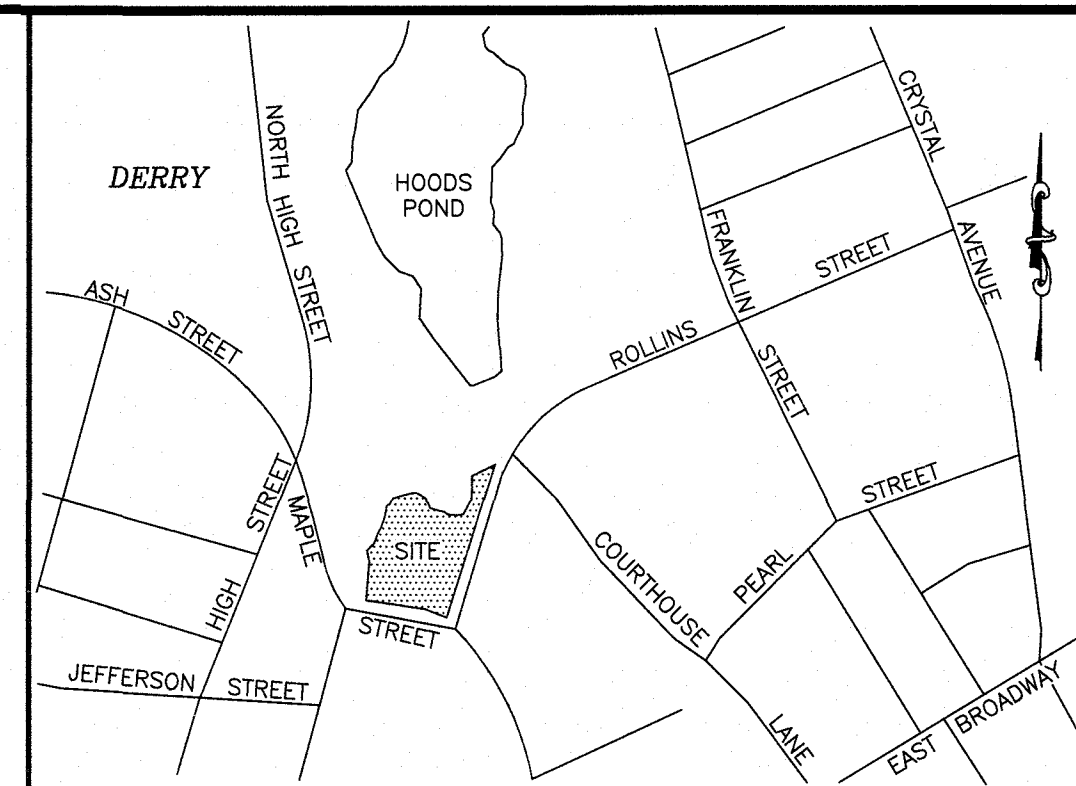
DATE	MARK	DESCRIPTION

**CONSULTANTS:**


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**LEGEND**

- IP-F IRON PIN FOUND
- DH-F DRILL HOLE FOUND
- UTILITY POLE
- ☆ SIGN
- ☆ LIGHT POLE
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ SEWER MANHOLE
- ⊕ DRAINAGE MANHOLE
- ⊕ ROUND CATCH BASIN
- ⊕ DOUBLE CATCH BASIN
- ⊕ CATCH BASIN
- ⊕ FLARED END SECTION
- ABUTTER LINE
- PROPERTY LINE
- STREAM
- WETLAND
- FLOOD LINE
- GUARDRAIL
- OHU OVERHEAD UTILITIES
- RETAINING WALL
- VGC VERTICAL GRANITE CURB
- SGC SLOPED GRANITE CURB
- BC BITUMINOUS CONCRETE CURB
- EOP EDGE OF PAVEMENT
- EOG EDGE OF GRAVEL
- SETBACK
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BITUMINOUS CURB
- PROPOSED RETAINING WALL



**LOCUS MAP**  
SCALE: 1"=500'

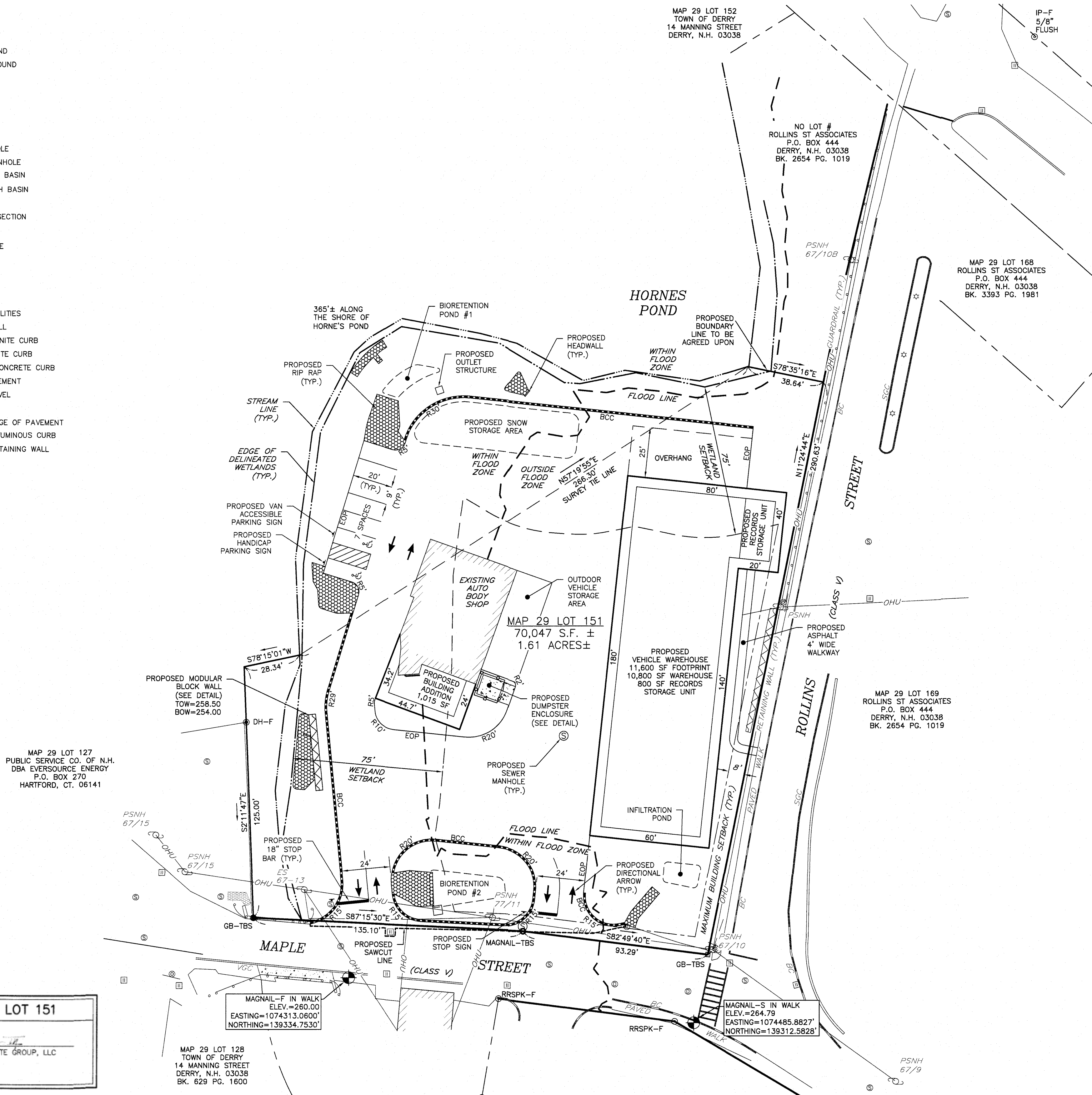


**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE RECONFIGURATION OF THE SITE TO ACCOMMODATE AN 11,600 SQUARE FOOT VEHICLE STORAGE WAREHOUSE AND A PROPOSED 1,015 SQUARE FOOT BUILDING ADDITION ON THE EXISTING AUTO BODY SHOP ON MAP 29 LOT 151 AND NO OTHER PURPOSE.
2. EXISTING AREA OF PARCEL = 70,047± S.F. OR 1.61± ACRES.
3. OWNER OF RECORD: HORNES POND REAL ESTATE GROUP, LLC  
36 GOLDEN GATE DRIVE  
HOOKSETT, N.H. 03106  
BK. 5613 PG. 2555
4. THE SUBJECT PARCEL IS LOCATED ENTIRELY WITHIN CENTRAL BUSINESS ZONING DISTRICT (CBD).
5. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:  

BUILDING SETBACKS	REQUIRED:	PROPOSED:
FRONT	8 FT. (MAXIMUM)	3.4 FT.
SIDE	5 FT.	41.3± FT.
REAR	10 FT.	25.6± FT.
MAXIMUM BUILDING HEIGHT	<350 FT/ ABOVE SEA LEVEL	28.0 FT. ABOVE SEA LEVEL
6. TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON ARE BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN JULY OF 2021.
7. HORIZONTAL DATUM IS NAD83, VERTICAL DATUM IS NGVD29 BASED ON GPS SURVEY METHODS POST PROCESSED THROUGH NOAA-OPUS. NORTH ORIENTATION IS NAD83.
8. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF DERRY, NEW HAMPSHIRE, ROCKINGHAM COUNTY, COMMUNITY PANEL NUMBER 3301500339E PANEL NUMBER 339 OF 681. EFFECTIVE DATE: MAY 17, 2005 INDICATES THAT PORTIONS OF THE SUBJECT PARCEL ARE LOCATED WITHIN FLOOD ZONE AE WITH BASE FLOOD ELEVATION OF 262'. REFERENCE VERTICAL DATUM NGVD 29.
9. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG-SAFE AT 811.
10. EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
11. PARKING REQUIREMENTS:  

WAREHOUSE:	1 SPACE PER 1,200 SF OF GROSS FLOOR AREA
SERVICE ESTABLISHMENT:	11,600 SF/1,200 SF = 9.7 OR 10 SPACES REQUIRED
	1 SPACE PER 250 SF OF GROSS FLOOR AREA
	4,230 SF/250 SF = 16.9 OR 17 SPACES REQUIRED
	10 SPACES + 17 SPACES = 27 SPACES REQUIRED
PROPOSED PARKING:	7 SPACES FOR AUTO BODY SHOP (INCLUDING 2 HC SPACES)
	20 SPACES WITHIN STORAGE BUILDING
	7 SPACES + 20 SPACES = 27 SPACES PROVIDED
12. THE FOLLOWING WAIVERS ARE REQUESTED OF THE PLANNING BOARD:  
  - LDCR 170-64(B)(1) (STREET TREE STRIP)
  - LDCR 170-64(B)(2) (TREES PER BUILDING PERIMETER)
  - SSDR 4-(B)(4)(d) (POST DEVELOPMENT RUNOFF VOLUME)
  - SSDR 4-(B)(1) (MAXIMUM EFFECTIVE IMPERVIOUS COVER)
13. THE FOLLOWING VARIANCES WERE GRANTED BY THE ZONING BOARD OF ADJUSTMENT AT THE APRIL 7, 2022 HEARING:  
  - ZONING ORDINANCE ARTICLE VI, SECTION 165-33.C.4 AND ARTICLE III, SECTION 165-20.0 (TO ALLOW CONSTRUCTION OF AN INDUSTRIAL BUILDING WITHIN 75 FEET FROM HORNES POND AND MORE THAN 8 FEET FROM THE FRONT PROPERTY LINE)
14. THE AREA OF DISTURBANCE IS APPROXIMATELY 62,899 SF OR 69.8% OF TOTAL SITE AREA.
15. PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND WALKWAYS SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. NO SNOW MAY BE PLOWED OR STORED ON THE ADJUTING PARCELS. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. FURTHERMORE, NO SALT OR CHEMICAL DE-ICERS ARE TO BE USED FOR WINTER MAINTENANCE, AND WINTER MAINTENANCE SHALL BE PERFORMED BY A GREEN SNO-PRO CERTIFIED (OR FUNCTIONAL EQUIVALENT CERTIFICATION) CONTRACTOR.
16. THE HOURS OF OPERATION FOR THE EXISTING AUTO BODY SHOP WILL BE FROM 8:00 AM TO 6:00 PM MONDAY THROUGH SATURDAY AND THE HOURS OF OPERATION FOR THE INDUSTRIAL BUILDING WILL BE FROM 6:00 AM TO 9:00 PM MONDAY THROUGH SATURDAY.
17. THE TOTAL NUMBER OF SHEETS IN THE COMPLETE PLAN SET IS 14 INCLUDING THE COVER SHEET. THE FULL SET OF PROJECT PLANS IS ON FILE AT THE DERRY PLANNING DEPARTMENT.



**TOWN OF DERRY PLANNING BOARD APPROVAL BLOCK**

DATE OF APPROVAL: \_\_\_\_\_

CERTIFIED BY CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_

SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

**NON-RESIDENTIAL SITE PLAN**  
**35 MAPLE STREET**  
MAP 29 LOT 151  
35 MAPLE STREET  
DERRY, NEW HAMPSHIRE  
ROCKINGHAM COUNTY

**OWNER/APPLICANT:**  
HORNES POND REAL ESTATE GROUP, LLC  
36 GOLDEN GATE DRIVE  
HOOKSETT, N.H. 03106  
BK. 5613 PG. 2555

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	8/16/22	REVISED PER TRC COMMENTS	PCM

DATE: JUNE 13, 2022 SCALE: 1" = 30'  
PROJECT NO: 21-0319-1 SHEET 3 OF 13

**OWNER OF MAP 29 LOT 151**

SIGNATURE: *Grant Bernier*  
HORNES POND REAL ESTATE GROUP, LLC  
DATE: 8/30/22

**TOWN OF DERRY DEPARTMENT HEAD SIGNATURES**

PUBLIC WORKS DIRECTOR: *Nile N* DATE: 8/13/22  
CODE ENFORCEMENT OFFICER: *Paul Meloy* DATE: 8/25/22  
FIRE DEPARTMENT: *Paul Meloy* DATE: 8/31/22  
POLICE DEPARTMENT: *Paul Meloy* DATE: 8/25/22  
CONSERVATION COMMISSION CHAIR: *James Dye* DATE: 8/10/22

