Londonderry Heritage/Historic District Commission Meeting

January 22, 2026 - 7:00 P.M.

SUNNYCREST CONFERENCE ROOM

AGENDA

I. Open Meeting

II. Approval of minutes from prior meeting

III. Election of Officers

IV. Applications for Advisory input to the Planning Board

A. Site plan for a two story 41,700 square foot building with 12 indoor pickleball courts along with 21 outdoor pickleball courts and associated site improvements in the Commercial II (C-II), 2 Highlander Way, Map 28, Lot 10-0, City of Manchester (Owner), Benton Family Trust (Applicant); 5 Highlander Way, Map 28, Lots 10-4, Benton Family Realty LLC (Owner/Applicant), Commercial II (C-II) Zoning District; 3385 Brown Avenue, Map 28, Lot 9, City of Manchester (Owner), Benton Family Trust (Applicant)

Documents:

17562-06 SITE PLANS R00.2.PDF
CONDITIONAL USE PERMIT APPLICATION - COMPLETE.PDF

B. Site plan for a retail car dealership and associated site improvements in the Commercial 2 (C-II) Zoning District. 6 Dickey Street, Tax Map 10, Lot 109, Leon & Tamara Lampes (Owner/Applicant).

Documents:

SITE PLAN APPLICATION.PDF
18301 SITE PLAN SET_2025-11-07.PDF

C. Subdivision for 16 residential lots and associated site improvements in the Agricultural Residential (AR-1) District. 35 Elwood Road, Map 5 Lot 39; 16 Dan Hill Road, Map 5 Lot 39-5; 54A Elwood Road, Map 5 Lot 40; 68 Rear Elwood Road, and Map 5 Lot 72, Estate of Wayne Elwood c/o Linda & Christina Elwood (owner) & Belize Real Estate Holdings, LLC (applicant).

Documents:

SUBDIVISION APPLICATION AND CHECKLIST EXHIBIT 5.PDF
ELWOOD PLAN SET_2025.12.22 (1).PDF

D. Site plan for renovation of an existing building to add a restaurant and associated parking in support of an agritourism operation at 230 Mammoth Road (Map 06, Lot 21), zoned Agricultural-Residential (AR-1). MHO Acquisition, LLC, (owner/applicant).

Documents:

APPLICATION (1).PDF
5375-44 MACKS APPLES-LONDONDERRY SUBMITAL PLAN SET.PDF

V. Other business

VI. Public input

VII. Adjournment

EXECUTIVE COUNTRY CLUB
RACQUET SPORTS DEVELOPMENT

2 & 5 HIGHLANDER WAY
LONDONDERRY, NEW HAMPSHIRE

GENERAL INFORMATION

OWNER

MAP 28 LOT 10-0
CITY OF MANCHESTER
C/O AIRPORT AUTHORITY
1 AIRPORT ROAD, SUITE 300
MANCHESTER, NH 03103

MAP 28 LOT 10-9
CITY OF MANCHESTER
C/O AIRPORT AUTHORITY
1 AIRPORT ROAD, SUITE 300
MANCHESTER, NH 03103

MAP 28 LOT 10-4
BENTON FAMILY REALTY LLC
1 HIGHLANDER WAY
MANCHESTER, NH 03103

APPLICANT / PREPARED FOR

BENTON FAMILY REALTY LLC
1 HIGHLANDER WAY
MANCHESTER, NH 03103

RESOURCE LIST

COMMUNITY DEVELOPMENT DEPARTMENT
268 B MAMMOTH ROAD
LONDONDERRY, NH 03053
(603) 432-1100 EXT. 129
KELLIE WALSH, TOWN PLANNER

PUBLIC WORKS
268 B MAMMOTH ROAD
LONDONDERRY, NH
(603) 432-1100 EXT. 152
DAVE WHOLLEY, DIRECTOR

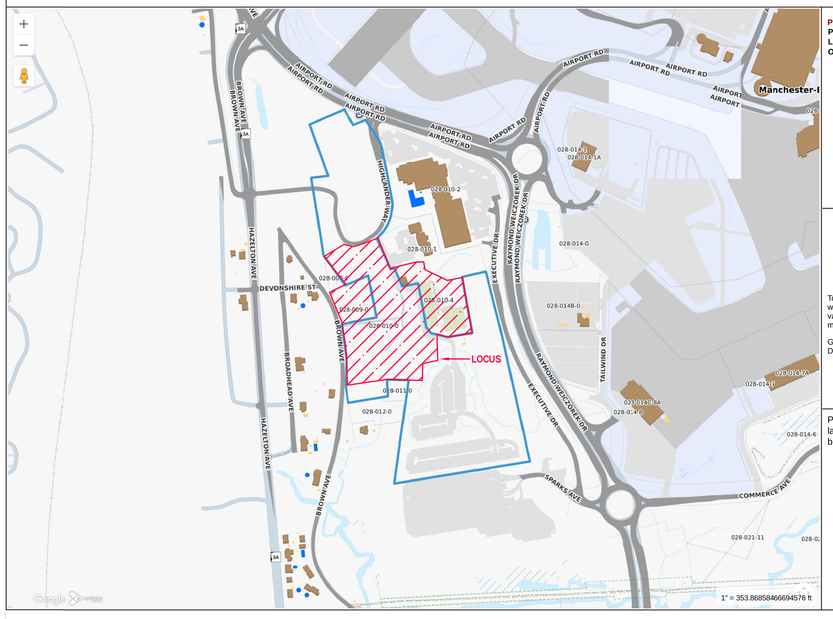
POLICE DEPARTMENT
268 A MAMMOTH ROAD
LONDONDERRY, NH 03053
(603) 432-1118
FAX (603) 432-1117
CHIEF KIM BERNARD

FIRE DEPARTMENT
280 MAMMOTH ROAD
LONDONDERRY, NH
(603) 432-1124
FAX (603) 432-1129
CHIEF DARREN O'BRIEN

HEALTH DEPARTMENT
268 B MAMMOTH ROAD
LONDONDERRY, NH 03053
(603) 432-1100 EXT. 115

Town of Londonderry, NH — November 17, 2025

Executive Map



Property Information
Property ID 028-010-0
Location 2 HIGHLANDER WY
Owner CITY OF MANCHESTER

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Londonderry, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 03/31/2025
Data updated 03/31/2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HORIZONTAL SCALE 1"=400'
400 200 0 400

INDEX OF SHEETS

SHEET	SHEET TITLE
C-1	COVER
C-2	NOTES & LEGEND
SHEET 1 - 5	EXISTING CONDITIONS PLAN
C-3	SITE PREPARATION & DEMOLITION PLAN
C-4	OVERALL SITE LAYOUT PLAN
C-5	SITE LAYOUT PLAN
C-6	GRADING & DRAINAGE PLAN
C-8	UTILITY PLAN
C-9	SEWER PLAN & PROFILE
C-10	LANDSCAPE PLAN
C-11	EROSION CONTROL PLAN
C-12	EROSION CONTROL NOTES
C-13	LIGHTING PLAN
C-14 – C-22	DETAILS SHEET
T-1	TURNING MOVEMENT PLAN
REFERENCE PLANS BY ASSOCIATED PROFESSIONALS	
–	ARCHITECTURAL PLANS

PERMITS/APPROVALS

	NUMBER	APPROVED	EXPIRES
LONDONDERRY PLANNING BOARD SITE PLAN REVIEW	–	–	–
LONDONDERRY SEWER PERMIT	–	–	–
LONDONDERRY STORMWATER PERMIT	–	–	–
NHDES ALTERATION OF TERRAIN PERMIT	–	–	–

VARIANCES (APPROVED IN SUMMER 2025)

MAP 028 LOT 010-4
1. SEC. 4.3.3.A - TO ALLOW A SIDE YARD BUILDING/STRUCTURE ENCROACHMENT OF 24.9 FT, OR A SETBACK OF 5.1 FT, WHERE 30 FT IS REQUIRED.
2. SEC. 4.3.2.A - TO ALLOW 0 FT. OF FRONTAGE WHERE 150 FT IS REQUIRED.
3. 4.4.3.3.B.2 a & b - TO NOT PROVIDE A 50 FT PERMANENTLY LANDSCAPED BUFFER ZONE WHERE AN EXISTING DRIVEWAY IS WITHIN 200 FT OF THE AR-1 ZONING DISTRICT.
4. 4.3.3.B.1 - TO ALLOW AN ENCROACHMENT OF 15 FT, OR A 0 FT PERIMETER LANDSCAPE BUFFER, WHERE 15 FT IS REQUIRED IN C-II ZONE.

MAP 028 LOT 010-0
5. SEC. 4.3.3.B.1 - TO ALLOW AN ENCROACHMENT OF UP TO 15 FT, OR A 0 FT PERIMETER LANDSCAPE BUFFER, WHERE 15 FT (30 FT AT RIGHT-OF-WAY) IS REQUIRED IN C-II ZONE.

APPROVED BY THE LONDONDERRY NH PLANNING BOARD — FOR PHASE _____
ON DATE: _____
CERTIFIED BY:

OWNER'S SIGNATURE

(MAP 28 LOT 10-4) BENTON FAMILY REALTY TRUST — DATE

(MAP 28 LOTS 9-0, 10-0) CITY OF MANCHESTER — DATE

TAX MAP 28 LOTS 9, 10, &10-4

COVER

EXECUTIVE COUNTRY CLUB- RACQUET SPORTS DEVELOPMENT
2 & 5 HIGHLANDER WAY, LONDONDERRY, NH
OWNER: MAP 28 LOTS 9, 10
CITY OF MANCHESTER (C/O MANCHESTER AIRPORT AUTHORITY)
1 AIRPORT RD, SUITE 300, MANCHESTER, NH 03103
OWNER: MAP 28 LOT 10-4
BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103
APPLICANT
BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

NOVEMBER 18, 2025

11/18 /2025

ABUTTERS LIST
EXECUTIVE HEALTH & SPORTS CENTER, LONDONDERRY NH

JOB # 17562.06

MAP 028 LOTS 004-0, 009-0, 010-0, 011-0, 012-0, 014-0; MAP 710 LOTS ,1A, 2, 3, 7, 7F;
MAP 866 LOTS 4, 5, 7, 12, 13, 14, 16, 16A
CITY OF MANCHESTER
C/O MANCHESTER AIRPORT AUTHORITY
1 AIRPORT ROAD, SUITE 300
MANCHESTER, NH 03103

MAP 028 LOT 006-0
TOWN OF LONDONDERRY
268B MAMMOTH ROAD
LONDONDERRY, NH 03053

MAP 028 LOT 008-0; MAP 710 LOT 4
BLUE SKY HOLDINGS, LLC
51 MICHAEL STREET
MANCHESTER, NH 03104

MAP 866 LOTS 9 AND 10
KATHLEEN Y. WIBBER
3526 BROWN AVENUE
MANCHESTER, NH 03103

MAP 028 LOT 014C-8A
UNITED PARCEL SERVICE
ATTN: CORPORATE REAL ESTATE
56 GLENLAKE PKWY, NE
ATLANTA, GA 30328

MAP 028 LOT 005-0
CITY OF MANCHESTER
C/O MANCHESTER AIRPORT AUTHORITY
1 AIRPORT ROAD, SUITE 100
MANCHESTER, NH 03103

MAP 710 LOT 5
CITY OF MANCHESTER
C/O 3F LLC
70 LOWELL STREET
MANCHESTER, NH 03101

MAP 028 LOTS 010-2, 010-4
BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY
MANCHESTER, NH 03103

MAP 028 LOT 010-1
TT OF HILLSBOROUGH, LLC
505 SOUTH FLAGLER DRIVE, STE 1400
WEST PALM BEACH, FL 33401

MAP 028 LOT 013-0 & MAP 710 LOT 1
JEFFREY W. & ANNIE MARIE CHICK
3563 BROWN AVENUE
MANCHESTER, NH 03103

MAP 028 LOT 014-10 & MAP 710 LOT 55
STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION
P.O. BOX 483
7 HAZEN DRIVE
CONCORD, NH 03302-0483

MAP 028 LOT 014B-0
HERTZ CORPORATION
8501 WILLIAMS ROAD
ESTERO, FL 33928

MAP 028 LOT 014-10
STATE OF NEW HAMPSHIRE
P.O. BOX 483
CONCORD, NH 03302

MAP 866 LOT 1
SCOTT RILEY
3600 BROWN AVENUE
MANCHESTER, NH 03103

TFMORAN, INC.
48 CONSTITUTION DRIVE
BEDFORD, NH 03110
ATTN: ROBERT DUVAL

MAP 866 LOT 19
ARCHIE F. SYRENE
142 LOWELL ST APT 6
MANCHESTER, NH 03104

MAP 866 LOT 6
ROGER A. BOUTIN
254 WOODCREST CT
MANCHESTER, NH 03109

MAP 710 LOT 8
CITY OF MANCHESTER
ONE CITY HALL PLAZA
MANCHESTER, NH 03101

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DIG SAFE
811 DIG SAFE
CALL BEFORE YOU DIG
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

REV	DATE	DESCRIPTION	DR	CK

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

PROJ. NO.	DR	JSH
17562.06	CK	RED

CADFILE: 17562-06 COVER-DETAILS

C-1

LEGEND

PROPOSED

- PROPERTY LINE
- ZONING LINE
- EASEMENT
- BASELINE
- FLOODPLAIN
- EDGE OF WATERBODY
- EDGE OF WETLAND
- SETBACK (WETLAND)
- SETBACK (STRUCTURE)
- SETBACK (PARKING)
- SETBACK (LANDSCAPE)
- GRAVEL ROAD
- EOP — EDGE OF PAVEMENT
- VGC — VERTICAL GRANITE CURB
- SGC — SLOPED GRANITE CURB
- CC — CONCRETE CURB
- ICC — INTEGRATED CONCRETE CURB
- BIT — BITUMINOUS ASPHALT CURB
- CCB — CAPE COD BERM
- SAWCUT
- BUILDING
- BUILDING ROOF OVERHANG
- BUILDING FOUNDATION
- BUILDING ENTRANCE
- OVERHEAD DOOR
- TREE LINE
- FENCE (CHAIN LINK)
- FENCE (WIRE)
- FENCE (STOCKADE)
- GUARDRAIL
- STONE WALL [POINTS TOWARD HIGH SIDE]
- RETAINING WALL
- SF — SILT FENCE
- SS — SILT SOCK
- XXXX — SOIL BOUNDARY
- LIMIT OF GRADING
- 100 — CONTOUR
- TC100.50 / BC100.00 OR 100.00 — SPOT GRADE
- (##) — PARKING COUNT
- DSLY — YELLOW DOUBLE SOLID LINE
- SSLY — YELLOW SINGLE SOLID LINE
- SSLW — WHITE SINGLE SOLID LINE
- SBLW — WHITE SINGLE BROKEN LINE
- STOP — STOP BAR
- CROSSWALK
- ACCESSIBLE PARKING SYMBOL
- PAVEMENT ARROW
- TRAFFIC FLOW ARROW (NOT PAINTED)
- SIGN (SINGLE POST)
- SIGN (DOUBLE POST)
- SIGN (PYLON)
- SIGN (MONUMENT)
- BOLLARD
- D — DUMPSTER PAD

PROPOSED

- CONCRETE
- GRAVEL
- HEAVY DUTY PAVEMENT
- CONSTRUCTION ENTRANCE
- SNOW STORAGE
- RIPRAP
- INLET PROTECTION
- FLOW ARROW
- RIDGE — GRADE BREAK RIDGE
- DRAIN LINE
- DRAINAGE SWALE
- STORMWATER BMP
- S — SEWER LINE
- FM — SEWER FORCE MAIN LINE
- W — WATER LINE
- G — GAS LINE
- OHE — OVERHEAD UTILITY LINE
- UGE — UNDERGROUND UTILITY LINE
- CATCH BASIN
- DRAIN INLET
- OUTLET CONTROL STRUCTURE
- ROOF DRAIN
- DRAIN CLEANOUT
- DRAIN MANHOLE
- FARED END SECTION
- SEWER CLEAN OUT
- SEWER MANHOLE
- SEWER VENT
- DRAIN/SEWER/WATER PLUG OR CAP
- HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER GATE VALVE
- WATER SHUTOFF
- THRUST BLOCK
- WATER METER
- WATER MANHOLE
- WELL
- GAS GATE VALVE
- GAS SHUT OFF
- GAS METER
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- TRAFFIC CONTROL CABINET
- ELECTRIC HANDHOLE
- ELECTRIC PULL BOX
- ELECTRIC METER
- FLOOD LIGHT
- LIGHT POLE
- UTILITY POLE
- GUY POLE
- T — TRANSFORMER PAD
- B-# — BORING LOCATION
- TP-# — TEST PIT LOCATION
- IT-# — INFILTRATION TEST LOCATION
- MW-# — MONITORING WELL

ABBREVIATIONS

GENERAL

ABAN	ABANDON
AC	ACRES
ADJ	ADJUST
APPROX	APPROXIMATE
BC	BOTTOM OF CURB
BIT	BITUMINOUS
BK/PG	BOOK & PAGE
BLDG	BUILDING
BMP	BEST MANAGEMENT PRACTICE
BS	BOTTOM OF SLOPE
BW	BOTTOM OF WALL
CONC	CONCRETE
COORD	COORDINATE
DIA	DIAMETER
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EXIST	EXISTING
FFE	FINISHED FLOOR ELEVATION
FND	FOUNDATION
HP	HIGH POINT
INV	INVERT ELEVATION
IT	INFILTRATION TEST
L	LENGTH
LF	LINEAR FEET
LSA	LANDSCAPE AREA
MAX	MAXIMUM
MIN	MINIMUM
N/F	NOW OR FORMERLY
NHFG	NEW HAMPSHIRE FISH & GAME
NTS	NOT TO SCALE
OC	ON CENTER
PAVE	PAVEMENT
PERF	PERFORATED
PROP	PROPOSED
R	RADIUS
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
REM	REMOVE
RET	RETAIN
RIM	RIM ELEVATION
ROW	RIGHT OF WAY
S	SLOPE
SF	SQUARE FEET
SW	SIDEWALK
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
TP	TEST PIT
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
WCR	ACCESSIBLE WHEELCHAIR RAMP
W/	WITH

UTILITIES

CB	CATCH BASIN
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COND	CONDUIT
DCB	DOUBLE CATCH BASIN
DIP	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
FES	FLARED END SECTION
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
LP	LIGHT POLE
OCS	OUTLET CONTROL STRUCTURE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
SMH	SEWER MANHOLE
SOS	SEDIMENT OIL SEPARATOR
TSV	TAPPING SLEEVE, VALVE, AND BOX
UP	UTILITY POLE

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DIG SAFE — CALL 811 IT'S THE LAW — CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

GENERAL NOTES

1. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
2. ALL IMPROVEMENTS SHOWN ON THE SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS.
3. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF LONDONDERRY, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK TO CONFORM TO TOWN OF LONDONDERRY DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS. ALL WORK WITHIN THE RIGHT-OF-WAY OF THE TOWN AND/OR STATE SHALL COMPLY WITH APPLICABLE STANDARDS. COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY WITH APPROPRIATE TOWN, COUNTY, AND/OR STATE AGENCY.
4. AN ALTERATION OF TERRAIN PERMIT IS REQUIRED PER ENV-WQ 1503.02. THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WQ 1500 OR AS APPLICABLE.
5. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
6. PRIOR TO COMMENCING ANY SITE WORK ALL LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD.
7. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY SHEET. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
8. TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
9. ALL DEMOLITION SHALL INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND ANY OTHER ADJACENT OPERATING FACILITIES. PRIOR WRITTEN PERMISSION FROM THE OWNER/DEVELOPER AND LOCAL PERMITTING AUTHORITY IS REQUIRED IF CLOSURE/OBSTRUCTIONS TO ROADS, STREET, WALKWAYS, AND OTHERS IS DEEMED NECESSARY. CONTRACTOR TO PROVIDE ALTERNATE ROUTES AROUND CLOSURES/OBSTRUCTIONS PER LOCAL/STATE/FEDERAL REGULATIONS.
10. REFER TO ARCHITECTURAL PLANS FOR LAYOUT OF BUILDING FOUNDATIONS AND CONCRETE ELEMENTS WHICH ABUT THE BUILDING SUCH AS STAIRS, SIDEWALKS, LOADING DOCK RAMPS, PADS, AND COMPACTOR PADS. DO NOT USE SITE PLANS FOR LAYOUT OF FOUNDATIONS.
11. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
12. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
13. CONTRACTOR'S GENERAL RESPONSIBILITIES:
    - A. BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS.
    - B. NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OF PROPOSED LAYOUT AND/OR EXISTING FEATURES.
    - C. EMPLOY A LICENSED SURVEYOR TO DETERMINE ALL LINES AND GRADES AND LAYOUT OF SITE ELEMENTS AND BUILDINGS.
    - D. THE CONTRACTOR SHALL BE RESPONSIBLE TO BECOME FAMILIAR WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
    - E. TAKE APPROPRIATE MEASURES TO REDUCE, TO THE FULLEST EXTENT POSSIBLE, NOISE, DUST AND UNSIGHTLY DEBRIS FROM CONSTRUCTION ACTIVITIES.
    - F. MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
    - G. IN ACCORDANCE WITH RSA 430:53 AND AGR 3800, THE CONTRACTOR SHALL NOT TRANSPORT INVASIVE SPECIES OFF THE PROPERTY, AND SHALL DISPOSE OF INVASIVE SPECIES ON-SITE IN A LEGAL MANNER.
    - H. COORDINATE WITH ALL UTILITY COMPANIES AND CONTACT DIGSAFE (811 OR 888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
    - I. PROTECT NEW AND EXISTING BURIED UTILITIES DURING INSTALLATION OF ALL SITE ELEMENTS. DAMAGED UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
    - J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, 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 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 US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
    - K. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
    - L. VERIFY LAYOUT OF PROPOSED BUILDING FOUNDATIONS WITH ARCHITECT AND THAT PROPOSED FOUNDATION MEETS PROPERTY LINE SETBACKS PRIOR TO COMMENCING ANY FOUNDATION CONSTRUCTION.
    - M. PROVIDE AN AS-BUILT PLAN AT THE COMPLETION OF THE PROJECT TO THE PLANNING DIRECTOR AND PER TOWN REGULATIONS.
    - N. IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS, AND BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE REQUIRED.
    - O. AT COMPLETION OF CONSTRUCTION, THE SITE CONTRACTOR SHALL PROVIDE A LETTER CERTIFYING THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND A LETTER STAMPED BY A QUALIFIED ENGINEER THAT THEY HAVE OBSERVED ALL UNDERGROUND DETENTION SYSTEMS, INFILTRATION SYSTEMS, OR FILTERING SYSTEMS PRIOR TO BACKFILL, AND THAT SUCH SYSTEMS CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS.
14. SUBJECT PROPERTIES ARE LOCATED WITHIN THE ST. GOBAIN CONSENT DECREE AREA. AS SUCH, EXPORT OF SOILS IS REGULATED UNDER ENV-OR 600 (CONTAMINATED SITE MANAGEMENT RULES)

GRADING NOTES

1. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WQ 1500 AS APPLICABLE.
2. THE CONTRACTOR SHALL PREPARE, MAINTAIN, AND EXECUTE A S.W.P.P.P. IN ACCORDANCE WITH EPA REGULATIONS AND THE CONSTRUCTION GENERAL PERMIT.
3. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN eNOI AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
5. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ABOUT SOIL AND GROUNDWATER CONDITIONS. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEERS RECOMMENDED METHODS TO ADDRESS ANY SOIL AND GROUNDWATER ISSUES THAT ARE FOUND ON SITE.
6. COORDINATE WITH GEOTECHNICAL/STRUCTURAL PLANS FOR SITE PREPARATION AND OTHER BUILDING INFORMATION.
7. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED GRADING AT BUILDING, AND SIZE AND LOCATION OF ALL BUILDING SERVICES.
8. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ROOF DRAIN INFORMATION.
9. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS, AND ALIGNMENTS.
10. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS AND LOADING AREAS.
11. THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE AND SHALL NOT POND WATER DEEPER THAN 1/4" FOR A PERIOD OF MORE THEN 15 MINUTES AFTER FLOODING.
12. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
13. ALL SIDEWALK AND OTHER CURB REVEALS SHALL BE 6" WITH A TOLERANCE OF PLUS OR MINUS 3/8". WHERE SIDEWALK IS TO BE FLUSH, THE PAVEMENT REVEAL SHALL BE 1/4" WITH A TOLERANCE OF 1/8".
14. THE FINISHED GRADE AT BOTTOM OF ALL ACCESSIBLE RAMPS SHALL BE FLUSH WITH PAVEMENT WITH A TOLERANCE OF PLUS OR MINUS 1/4".
15. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF FINISHED PAVEMENT.
16. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
17. STORMWATER DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO NHDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
18. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
19. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER AND MULCH.
20. DENSITY REQUIREMENTS:

MINIMUM DENSITY*	LOCATION
95%	BELOW PAVED OR CONCRETE AREAS
95%	TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL
90%	BELOW LOAM AND SEED AREAS

*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM D-6938.

UTILITY NOTES

1. ALL PROPOSED UTILITY WORK, INCLUDING MATERIAL, INSTALLATION, TERMINATION, EXCAVATION, BEDDING, BACKFILL, COMPACTION, TESTING, CONNECTIONS, AND CONSTRUCTION SHALL BE COORDINATED WITH AND COMPLETED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS, CODES, AND STANDARDS OF ALL CORRESPONDING UTILITY ENTITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
3. COORDINATE ALL WORK ADJACENT TO PROPOSED BUILDINGS WITH ARCHITECTURAL BUILDING DRAWINGS. CONFIRM UTILITY PENETRATIONS AND INVERT ELEVATIONS ARE COORDINATED PRIOR TO INSTALLATION.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE EXACT LOCATION OF NEW UTILITY CONNECTIONS SHALL BE DETERMINED BY THE CONTRACTOR IN COORDINATION WITH UTILITY COMPANY, COUNTY AGENCY, AND/OR PRIVATE UTILITY COMPANY.
6. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE UTILITY INSTALLATION COMPLETE AND OPERATIONAL.
7. ALL UTILITY COMPANIES REQUIRE INDIVIDUAL CONDUITS. CONTRACTOR TO COORDINATE WITH TELEPHONE, CABLE, AND ELECTRIC COMPANIES REGARDING NUMBER, SIZE, AND TYPE OF CONDUITS REQUIRED PRIOR TO INSTALLATION OF ANY CONDUIT.
9. SANITARY SEWER SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. ALL SEWER MAINS AND FITTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM F 679 (SDR 35 MINIMUM). FORCE MAINS AND FITTINGS SHALL CONFORM TO NH CODE OF ADMINISTRATIVE RULES ENV-WQ 700. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH NH CODE OF ADMINISTRATIVE RULES ENV-WQ 700. SANITARY MANHOLES SHALL CONFORM TO NHDES WATER DIVISION WASTEWATER ENGINEERING BUREAU STANDARDS AND SPECIFICATIONS SHOWN HEREON.
10. ON-SITE WATER DISTRIBUTION SHALL BE TO MANCHESTER WATER WORKS STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM OF 5.5' COVER. WHERE WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10' MINIMUM. WHERE A SANITARY LINE CROSSES A WATER LINE, ENCASE THE SANITARY LINE IN 6" THICK CONCRETE FOR A DISTANCE OF 10' EITHER SIDE OF THE CROSSING, OR SUBSTITUTE RUBBER-GASKETED PRESSURE PIPE FOR THE SAME DISTANCE. WHEN SANITARY LINES PASS BELOW WATER LINES, LAY PIPE SO THAT NO JOINT IN THE SANITARY LINE WILL BE CLOSER THAN 3' HORIZONTALLY TO THE
11. THRUST BLOCKS SHALL BE PROVIDED AT ALL LOCATIONS WHERE WATER LINE CHANGES DIRECTIONS OR CONNECTS TO ANOTHER WATER LINE. ALL THRUST BLOCKS SHALL BE PRECAST CONCRETE.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
13. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES.
14. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS, TESTING AND RELATED SERVICES AND SUBMIT COPIES OF ACCEPTANCE TO THE OWNER, UNLESS OTHERWISE INDICATED.
15. PROVIDE PERMANENT PAVEMENT REPAIR FOR ALL UTILITY TRENCHES IN EXISTING ROAD OR PAVEMENT TO REMAIN. SAW CUT TRENCH, PAVEMENT AND GRANULAR BASE THICKNESS TO MATCH EXISTING PAVEMENT. OBTAIN ALL PERMITS REQUIRED FOR TRENCHING.
16. UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND STRUCTURES, PIPES, CHAMBERS, ETC. SHALL BE COVERED WITH A MINIMUM OF 18" OF COMPACTED SOIL BEFORE EXPOSURE TO VEHICLE LOADS.
17. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE
SEWER	TOWN OF LONDONDERRY
WATER	MANCHESTER WATER WORKS
GAS	LIBERTY UTILITIES
ELECTRIC	EVERSOURCE
TELEPHONE	CONSOLIDATED COMMUNICATIONS
CABLE	COMCAST

TAX MAP 28 LOTS 9, 10, &10-4

NOTES & LEGEND

EXECUTIVE COUNTRY CLUB- RACQUET SPORTS DEVELOPMENT
2 & 5 HIGHLANDER WAY, LONDONDERRY, NH

OWNER: MAP 28 LOTS 9, 10
CITY OF MANCHESTER (C/O MANCHESTER AIRPORT AUTHORITY)
1 AIRPORT RD, SUITE 300, MANCHESTER, NH 03103

OWNER: MAP 28 LOT 10-4
BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

APPLICANT
BENTON FAMILY REALTY, LLC
NDER WAY, MANCHESTER, NH 03103

NOVEMBER 18, 2025

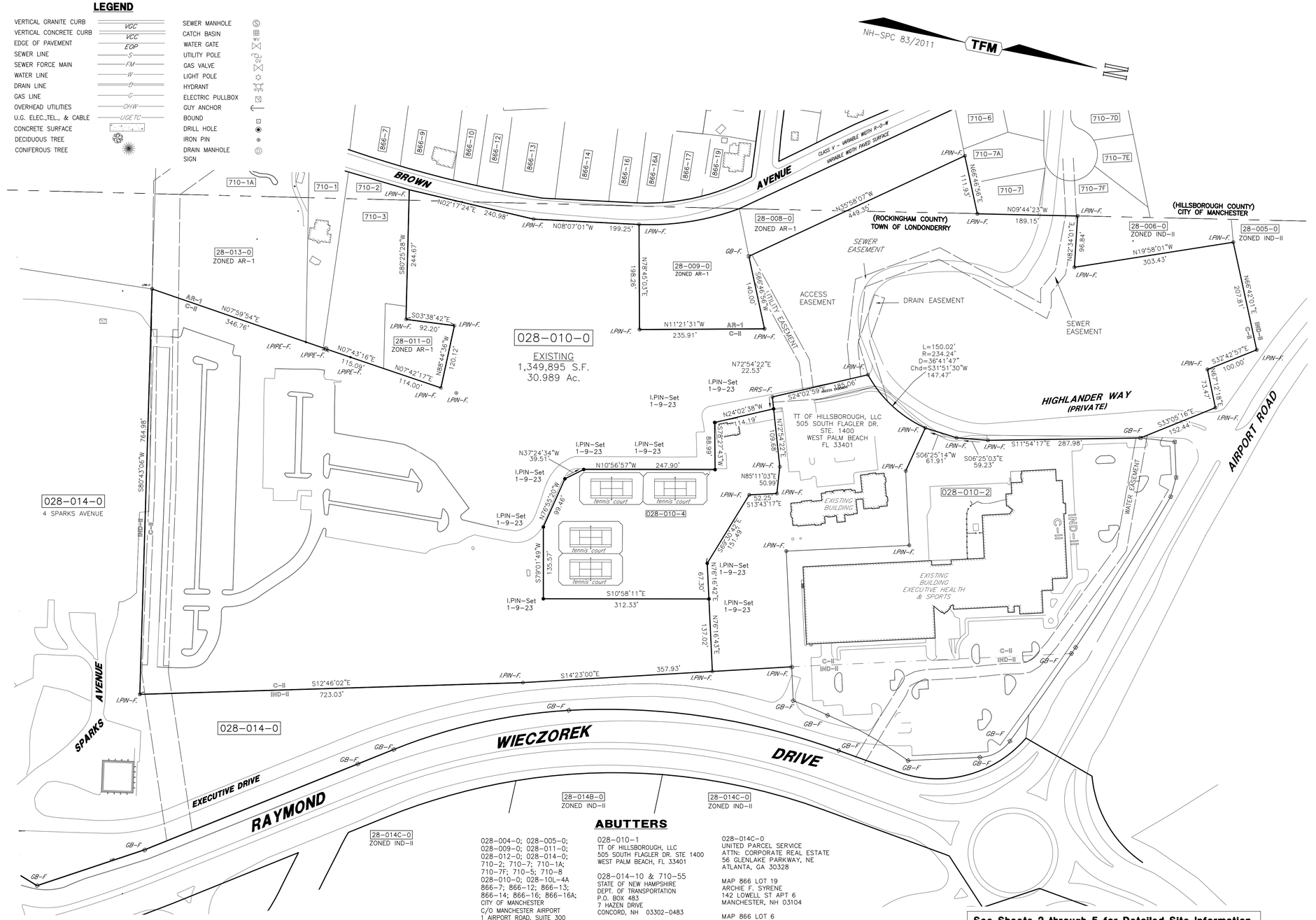
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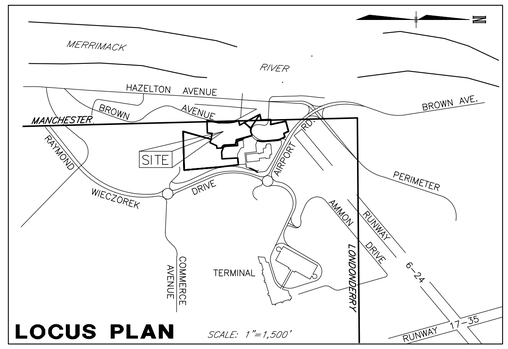
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FILE	DR	JSH	CADFILE		
17562.06	CK	RED	17562-06 COVER-DETAILS		C-2

LEGEND

VERTICAL GRANITE CURB	VGC	SEWER MANHOLE	
VERTICAL CONCRETE CURB	VCC	CATCH BASIN	
EDGE OF PAVEMENT	EOP	WATER GATE	
SEWER LINE	S	UTILITY POLE	
SEWER FORCE MAIN	FM	GAS VALVE	
WATER LINE	W	LIGHT POLE	
DRAIN LINE	D	HYDRANT	
GAS LINE	G	ELECTRIC PULLBOX	
OVERHEAD UTILITIES	OHW	GUY ANCHOR	
U.G. ELEC.,TEL., & CABLE	UGETC	BOUND	
CONCRETE SURFACE		DRILL HOLE	
DECIDUOUS TREE		IRON PIN	
CONIFEROUS TREE		DRAIN MANHOLE	
		SIGN	





LOCUS PLAN

SCALE: 1"=1,500'

NOTES

1. OWNERS OF RECORD: MAP 28 LOT 010-0
   CITY OF MANCHESTER
   AIRPORT ROAD, SUITE 300
   MANCHESTER, NH 03103
   DEED REFERENCE: BK. 5130 PG. 2103
   MAP 28 LOT 010-2
   BENTON FAMILY REALTY, LLC
   1 HIGHLANDER WAY
   MANCHESTER, NH 03103
   DEED REFERENCE: BK. PG.
2. 28-10-0 INDICATES TAX MAP AND LOT NUMBER.
3. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS PRESENT AS OF NOVEMBER 25, 2025 ON TAX MAP 28 LOTS 10, & IN THE TOWN OF LONDONDERRY AS SHOWN HEREON AND NO OTHER PURPOSE.
4. CURRENT ZONING IS COMMERCIAL II AND INDUSTRIAL II

COMMERCIAL II	INDUSTRIAL II
LOT SIZE (MIN):1 ACRE	LOT SIZE (MIN):1 ACRE
LOT FRONTAGE (MIN): 150 FT	LOT FRONTAGE (MIN): 150 FT
BUILDING SETBACKS (MIN)	BUILDING SETBACKS (MIN)
FRONT 60 FT	FRONT 30 FT
SIDE 30 FT	SIDE 20 FT
REAR 30 FT	REAR 20 FT
GREEN SPACE (MIN): 33%	GREEN SPACE (MIN): 33%
LANDSCAPE PERIMETER BUFFER: 15 FT (30 FT AT RIGHT-OF-WAY)	LANDSCAPE PERIMETER BUFFER: 15 FT (20 FT AT RIGHT-OF-WAY)

5. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF NEW HAMPSHIRE, ROCKINGHAM COUNTY, COMMUNITY PANEL NUMBER 33015C0315E EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
6. BENCHMARK USED: NHDOT CONTROL POINT "GELINAS 1946", VERTICAL DATUM NAVD 88.
7. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) MAY DETERMINE.
8. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TF MORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
9. THE PROPERTY WILL CONTINUE TO BE SERVED BY THE FOLLOWING: DRAINAGE: PRIVATE, SEWER: LONDONDERRY SEWER DEPARTMENT, WATER: MANCHESTER WATER WORKS, GAS: NATIONAL GRID, ELECTRIC: PSNH, TELEPHONE: FAIRPOINT COMMUNICATIONS, CABLE: COMCAST.
10. EXISTING USES: HEALTH CLUB, RECREATIONAL FACILITIES & ACTIVITIES, OFFICES.
11. PROPOSED USES: HEALTH CLUB, RECREATIONAL FACILITIES & ACTIVITIES, OFFICES. NO CHANGE.

REFERENCE PLANS

1. ALTA/ACSM LAND TITLE SURVEY – URBAN "PERIMETER ROAD LONDONDERRY & MANCHESTER, NH" OWNER OF RECORD: GAEL TERRA ASSOCIATES AND THE CITY OF MANCHESTER. PREPARED BY ALLEN B. SWANSON, INC., DATED 1 SEPTEMBER 1993 AS RECORDED WITH R.C.R.D. PLAN NO. D-23784
2. MASTER PLAN SITE PLAN (LOT 10, MAP 28) "PROPOSED HOTEL EXPANSION" HIGHLANDER WAY, LONDONDERRY, NH. OWNER OF RECORD: THREE F, LLC. PREPARED BY HAYNER/SWANSON, INC. DATED 25 APRIL 2001
3. "SITE & UTILITIES PLAN" EXECUTIVE HEALTH CLUB PERIMETER ROAD, LONDONDERRY, NH PREPARED BY KIMBALL CHASE COMPANY, INC. DATED: 12/18/86
4. "HIGHLANDER INN COMPLEX – LOT D" TAX MAP 28, LOT 10, 2 HIGHLANDER WAY, LONDONDERRY, NH. PREPARED BY KEACH-NORDSTORM ASSOC., INC. DATED: AUGUST 1998
5. "EASEMENT PLAN" MANCHESTER AIRPORT, EXECUTIVE HEALTH & SPORTS CENTER AND THE HIGHLANDER. TAX MAP 28, LOTS 10 & 14 & 14-9, LONDONDERRY, NH. PREPARED BY JOSEPH M. WICHERT, LLS, INC. DATED: 20 FEBRUARY 2001

Graphic Scale

100' 50' 0' 100' 200' 300' 400'

1" = 100'

ABUTTERS

028-004-0; 028-005-0; 028-009-0; 028-011-0; 028-012-0; 028-014-0; 710-2; 710-7; 710-1A; 710-7F; 710-5; 710-8
028-010-0; 028-10L-4A
866-7; 866-12; 866-13; 866-14; 866-16; 866-16A;
CITY OF MANCHESTER
C/O MANCHESTER AIRPORT
1 AIRPORT ROAD, SUITE 300
MANCHESTER, NH 03103

028-006-0
TOWN OF LONDONDERRY
268B MAMMOTH ROAD
LONDONDERRY, NH 03053

028-008-0 & 710-4
BLUE SKY HOLDINGS, LLC
51 MICHAEL STREET
MANCHESTER, NH 03104

866-9; 866-10
KATHLEEN Y. WIBBER
3526 BROWN AVENUE
MANCHESTER, NH 03103

028-010-1
TT OF HILLSBOROUGH, LLC
505 SOUTH FLAGLER DR. STE 1400
WEST PALM BEACH, FL 33401

028-014-10 & 710-55
STATE OF NEW HAMPSHIRE
DEPT. OF TRANSPORTATION
P.O. BOX 483
7 HAZEN DRIVE
CONCORD, NH 03302-0483

028-014B-0
HERTZ CORPORATION
8501 WILLIAMS ROAD
ESTERO, FL 33928

028-10C-3; 028-10C-4
028-10-2, 028-010-4
BENTON FAMILY REALTY LLC
1 HIGHLANDER WAY
MANCHESTER, NH 03103

028-10C-0
EXECUTIVE CONDO ASSOC.
C/O BENTON FAMILY REALTY TR.
1 HIGHLANDER WAY
LONDONDERRY, NH 03053

028-014C-0
UNITED PARCEL SERVICE
ATTN: CORPORATE REAL ESTATE
56 GLENLAKE PARKWAY, NE
ATLANTA, GA 30328

MAP 866 LOT 19
ARCHIE F. SYRENE
142 LOWELL ST APT 6
MANCHESTER, NH 03104

MAP 866 LOT 6
ROGER A. BOUTIN
254 WOODCREST CT
MANCHESTER, NH 03109

MAP 866 LOT 1
SCOTT RILEY
3600 BROWN AVENUE
MANCHESTER, NH 03103

028-013-0 & 710-1
JEFFREY W. & ANNIE MARIE CHICK
3563 BROWN AVE.
MANCHESTER, NH 03103

MAP 710 LOT 5
CITY OF MANCHESTER
C/O 3F LLC
70 LOWELL STREET
MANCHESTER, NH 03101

See Sheets 2 through 5 for Detailed Site Information, Topography, Utilities, etc. at 40 Scale

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (RSA 676:18-III)

Michael R Dahlberg — 12-02-2025
LICENSED LAND SURVEYOR — DATE

STATE OF NEW HAMPSHIRE No. 714 MICHAEL R. DAHLBERG LICENSED LAND SURVEYOR
Michael R Dahlberg
SIGNATURE

OWNER'S SIGNATURE

BENTON FAMILY TRUST/EXECUTIVE HEALTH & SPORTS CENTER — DATE

CITY OF MANCHESTER, NEW HAMPSHIRE — DATE

TAX MAP 28 LOTS 010-0 & 014-0

EXISTING CONDITIONS PLAN

EXECUTIVE HEALTH & SPORTS CENTER

1 HIGHLANDER WAY, LONDONDERRY, NH

OWNER
CITY OF MANCHESTER
1 AIRPORT ROAD, SUITE 300, MANCHESTER, NH

APPLICANT
BENTON FAMILY TRUST
1 HIGHLANDER WAY, LONDONDERRY, NH

PREPARED FOR
EXECUTIVE HEALTH & SPORTS CENTER
1 HIGHLANDER WAY, LONDONDERRY, NH 03053

SCALE: 1" = 100' **NOVEMBER 25, 2025**

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

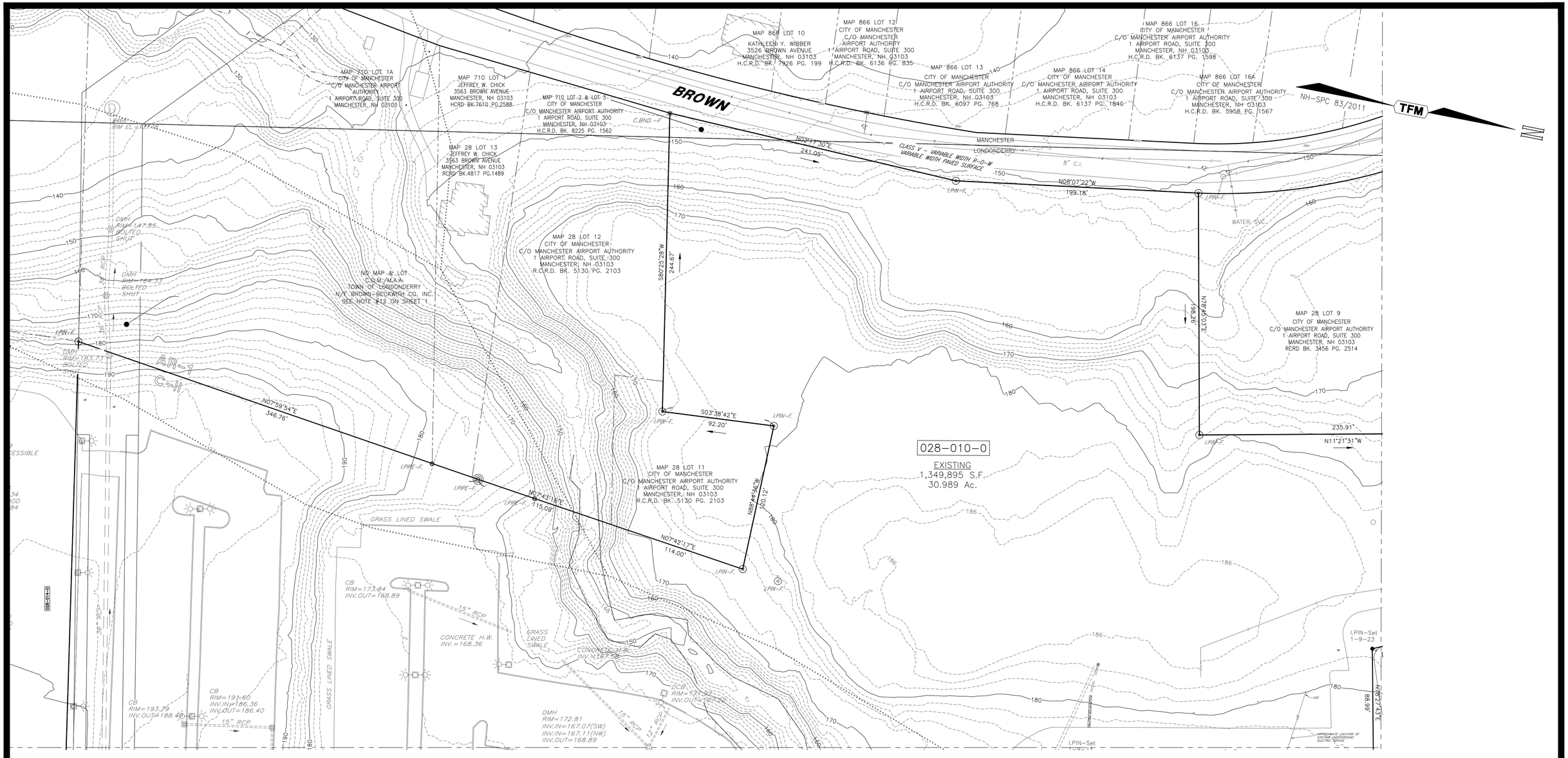
FILE	17562.06	DR	MRD	FB	–	SHEET 1 OF 5
		CK	MRD	CADFILE	17562.06 EXC	

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION "IT'S THE LAW"
811 Dig Safe MA-ME-NH-RI-VT

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REV.	DATE	DESCRIPTION	DRAWN	CHECK

12/02/2025 3:18pm – mdahlberg – F:\TFM Projects\17562\Carlson Survey\Dwgs\EXCON NOVEMBER 2025\17562-06 EXCON EXECUTIVE HEALTH 11-25-25.dwg



Graphic Scale

40' 20' 0' 40' 80' 120' 160'

1" = 40'

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION
"IT'S THE LAW"
811 Dig Safe
ME-NH-RI-VT

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REV.	DATE	DESCRIPTION	DRAWN	CHECK

LEGEND

VERTICAL GRANITE CURB		WATER GATE	WV
VERTICAL CONCRETE CURB	VCC	UTILITY POLE	
EDGE OF PAVEMENT	EOP	GAS VALVE	GV
SIGN		LIGHT POLE	
GUY ANCHOR		HYDRANT	
SEWER LINE	-S-	ELECTRIC PULLBOX	
SEWER FORCE MAIN	-FM-	CONCRETE SURFACE	
WATER LINE	-W-	DECIDUOUS TREE	
DRAIN LINE	-D-	CONIFEROUS TREE	
GAS LINE	-G-	BOUND	
OVERHEAD UTILITIES	-OHW-	DRILL HOLE	
U.G. ELEC.,TEL., & CABLE	-UGT-UGE-UGU-	IRON PIN	
SEWER MANHOLE	S	DRAIN MANHOLE	D
CATCH BASIN			

WETLAND SCIENTIST CERTIFICATION:

JURISDICTIONAL WETLANDS SHOWN (WHERE INDICATED AS NON-RECORD) ON THIS PLAN WERE DELINEATED DURING SEPTEMBER OF 2025, BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITIED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, NWPL 2016 VERSION 3.3 HTTP://WETLAND_PLANTS.USACE.ARMY.MIL.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

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Michael R Dahlberg — 12-02-25
LICENSED LAND SURVEYOR — DATE

STATE OF NEW HAMPSHIRE — No. 714 — MICHAEL R. DAHLBERG — LICENSED LAND SURVEYOR
Michael R Dahlberg
SIGNATURE

TAX MAP 28 LOTS 010-0 & 014-0

TOPOGRAPHIC EXISTING CONDITIONS PLAN

EXECUTIVE HEALTH & SPORTS CENTER

1 HIGHLANDER WAY, LONDONDERRY, NH

OWNER
CITY OF MANCHESTER
1 AIRPORT ROAD, SUITE 300, MANCHESTER, NH

APPLICANT
BENTON FAMILY TRUST
1 HIGHLANDER WAY, LONDONDERRY, NH 03053

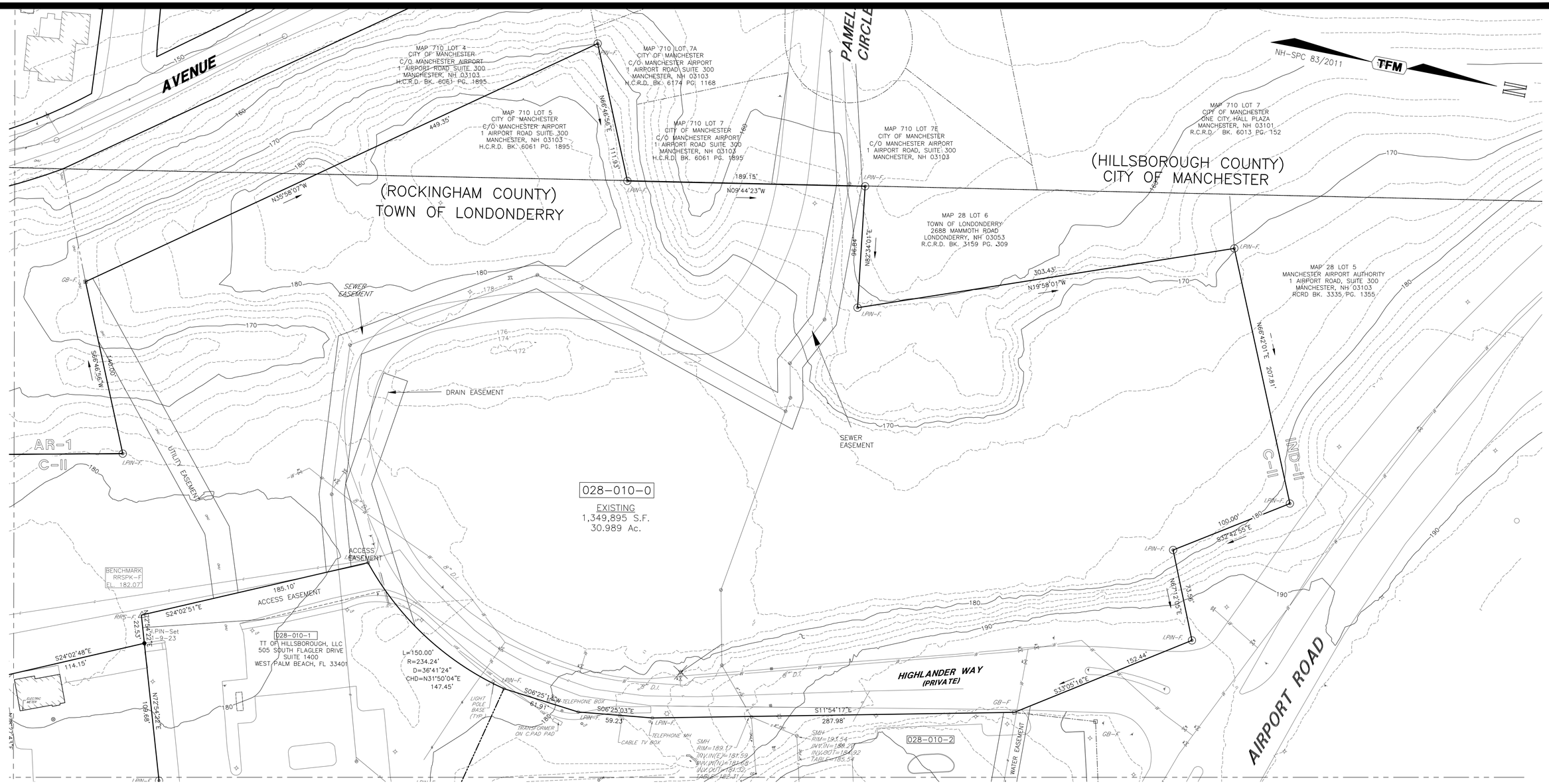
PREPARED FOR
EXECUTIVE HEALTH & SPORTS CENTER
1 HIGHLANDER WAY, LONDONDERRY, NH 03053

SCALE: 1" = 40' **NOVEMBER 26, 2025**

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
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FILE	17562.06	DR	MRD	FB	–	SHEET 2 OF 5
		CK	MRD	CADFILE	17562-06 EXC	

12/02/2025 3:15pm – mdahlberg – F:\TFM Projects\17562\Carlson Survey\Dwgs\EXCON NOVEMBER 2025\17562-06 EXCON EXECUTIVE HEALTH 11-25-25.dwg



Graphic Scale

40' 20' 0' 40' 80' 120' 160'

1" = 40'

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION "IT'S THE LAW"

811 Dig Safe MA·ME·NH·RI·VT

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VERTICAL CONCRETE CURB	VCC	UTILITY POLE	
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DRAIN LINE	D	CONIFEROUS TREE	
GAS LINE	G	BOUND	
OVERHEAD UTILITIES	OHW	DRILL HOLE	
U.G. ELEC.,TEL., & CABLE	UGETC	IRON PIN	
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CATCH BASIN			

WETLAND SCIENTIST CERTIFICATION:

JURISDICTIONAL WETLANDS SHOWN (WHERE INDICATED AS NON-RECORD) ON THIS PLAN WERE DELINEATED DURING SEPTEMBER OF 2025, BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITIED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, NWPL 2016 VERSION 3.3 HTTP://WETLAND_PLANTS.USACE.ARMY.MIL.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (RSA 676:18-III)

Michael R Dahlberg — 12-02-25

LICENSED LAND SURVEYOR — DATE

STATE OF NEW HAMPSHIRE — No. 714 — MICHAEL R. DAHLBERG — LICENSED LAND SURVEYOR

Michael R Dahlberg
SIGNATURE

TAX MAP 28 LOTS 010-0 & 014-0

TOPOGRAPHIC EXISTING CONDITIONS PLAN

EXECUTIVE HEALTH & SPORTS CENTER

1 HIGHLANDER WAY, LONDONDERRY, NH

OWNER
CITY OF MANCHESTER
1 AIRPORT ROAD, SUITE 300, MANCHESTER, NH

APPLICANT
BENTON FAMILY TRUST
1 HIGHLANDER WAY, LONDONDERRY, NH 03053

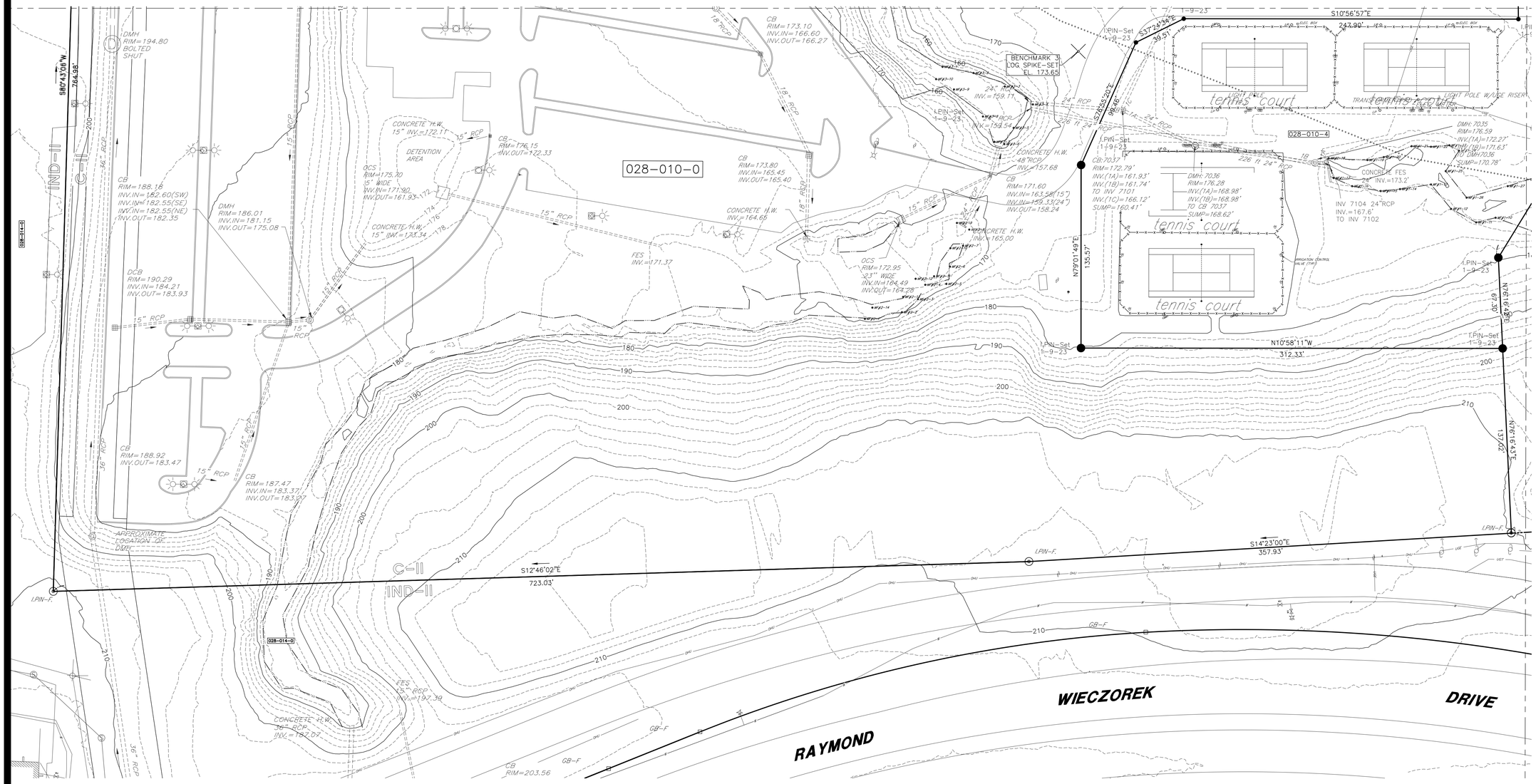
PREPARED FOR
EXECUTIVE HEALTH & SPORTS CENTER
1 HIGHLANDER WAY, LONDONDERRY, NH 03053

SCALE: 1" = 40' **NOVEMBER 26, 2025**

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

FILE	17562.06	DR	MRD	FB	–	SHEET 3 OF 5
		CK	MRD	CADFILE	17562-06 EXC	

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LEGEND

VERTICAL GRANITE CURB	VGC
VERTICAL CONCRETE CURB	VCC
EDGE OF PAVEMENT	EOP
SIGN	
GUY ANCHOR	
SEWER LINE	S
SEWER FORCE MAIN	FM
WATER LINE	W
DRAIN LINE	D
GAS LINE	G
OVERHEAD UTILITIES	OHW
U.G. ELEC.,TEL., & CABLE	UGETC
SEWER MANHOLE	S
CATCH BASIN	
WATER GATE	W
UTILITY POLE	
GAS VALVE	GV
LIGHT POLE	
HYDRANT	
ELECTRIC PULLBOX	
CONCRETE SURFACE	
DECIDUOUS TREE	
CONIFEROUS TREE	
BOUND	
DRILL HOLE	
IRON PIN	
DRAIN MANHOLE	D

Graphic Scale

40' 20' 0' 40' 80' 120' 160'

1" = 40'

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION "IT'S THE LAW"

811 Dig Safe MA•ME•NH•RI•VT

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REV.	DATE	DESCRIPTION	DRAWN	CHECK

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Michael R Dahlberg 12-02-25

LICENSED LAND SURVEYOR — DATE

STATE OF NEW HAMPSHIRE — No. 714 — MICHAEL R DAHLBERG — LICENSED LAND SURVEYOR — SIGNATURE

TAX MAP 28 LOTS 010-0 & 014-0

TOPOGRAPHIC EXISTING CONDITIONS PLAN

EXECUTIVE HEALTH & SPORTS CENTER

1 HIGHLANDER WAY, LONDONDERRY, NH

OWNER: **CITY OF MANCHESTER**
1 AIRPORT ROAD, SUITE 300, MANCHESTER, NH

APPLICANT: **BENTON FAMILY TRUST**
1 HIGHLANDER WAY, LONDONDERRY, NH 03053

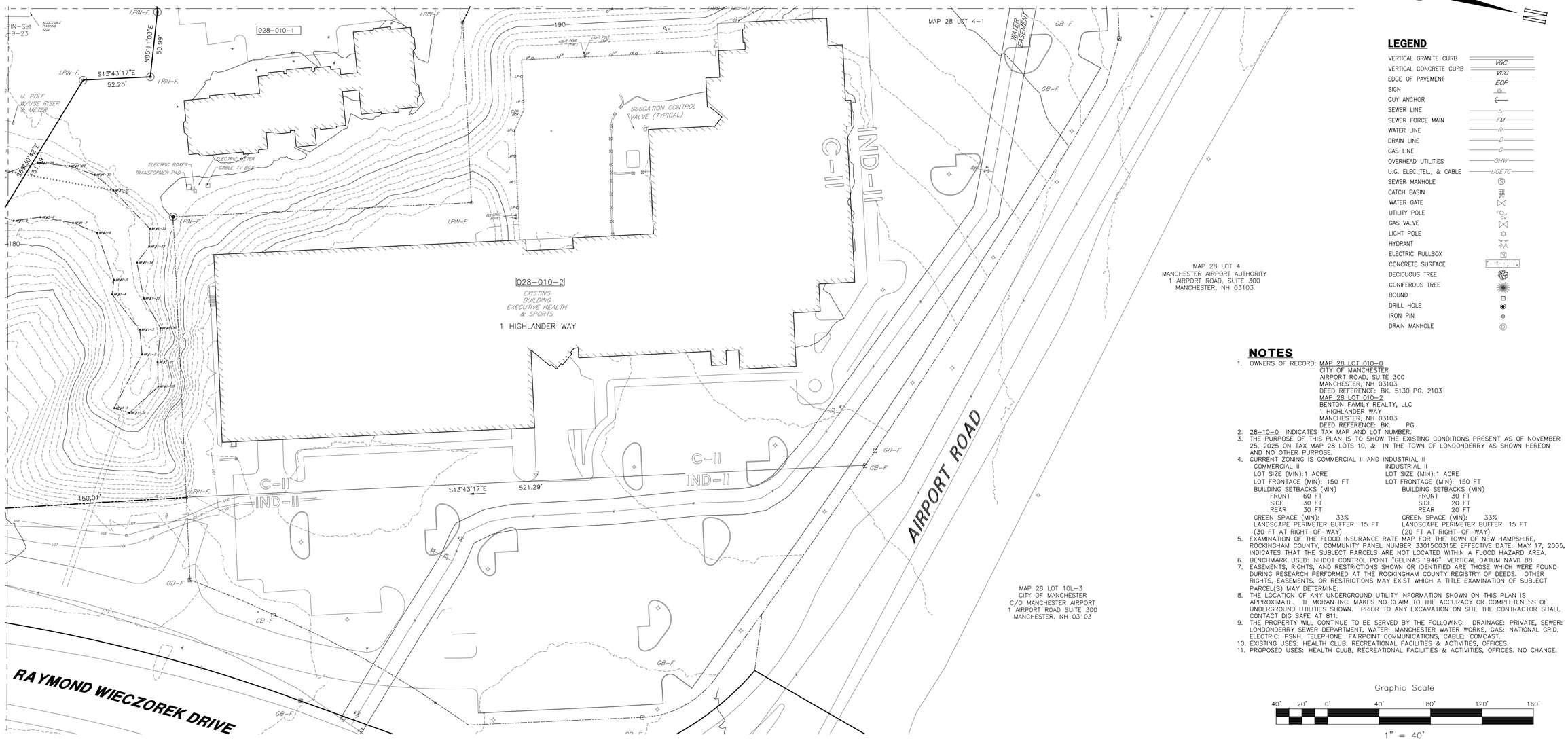
PREPARED FOR
EXECUTIVE HEALTH & SPORTS CENTER
1 HIGHLANDER WAY, LONDONDERRY, NH 03053

SCALE: 1" = 40' **NOVEMBER 26, 2025**

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

FILE	17562.06	DR	MRD	FB	–	SHEET 4 OF 5
		CK	MRD	CADFILE	17562-06 EXC	

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LEGEND

VERTICAL GRANITE CURB	VGC
VERTICAL CONCRETE CURB	VCC
EDGE OF PAVEMENT	EOP
SIGN	
GUY ANCHOR	
SEWER LINE	S
SEWER FORCE MAIN	FM
WATER LINE	W
DRAIN LINE	D
GAS LINE	G
OVERHEAD UTILITIES	OHW
U.G. ELEC.,TEL., & CABLE	UGETC
SEWER MANHOLE	
CATCH BASIN	
WATER GATE	
UTILITY POLE	
GAS VALVE	
LIGHT POLE	
HYDRANT	
ELECTRIC PULLBOX	
CONCRETE SURFACE	
DECIDUOUS TREE	
CONIFEROUS TREE	
BOUND	
DRILL HOLE	
IRON PIN	
DRAIN MANHOLE	

NOTES

1. OWNERS OF RECORD: MAP 28 LOT 010-0
   CITY OF MANCHESTER
   AIRPORT ROAD, SUITE 300
   MANCHESTER, NH 03103
   DEED REFERENCE: BK. 5130 PG. 2103
   MAP 28 LOT 010-2
   BENTON FAMILY REALTY, LLC
   1 HIGHLANDER WAY
   MANCHESTER, NH 03103
   DEED REFERENCE: BK. PG.
2. 28-10-0 INDICATES TAX MAP AND LOT NUMBER.
3. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS PRESENT AS OF NOVEMBER 25, 2025 ON TAX MAP 28 LOTS 10, & IN THE TOWN OF LONDONDERRY AS SHOWN HEREON AND NO OTHER PURPOSE.
4. CURRENT ZONING IS COMMERCIAL II AND INDUSTRIAL II

COMMERCIAL II	INDUSTRIAL II
LOT SIZE (MIN):1 ACRE	LOT SIZE (MIN):1 ACRE
LOT FRONTAGE (MIN): 150 FT	LOT FRONTAGE (MIN): 150 FT
BUILDING SETBACKS (MIN)	BUILDING SETBACKS (MIN)
FRONT 60 FT	FRONT 30 FT
SIDE 30 FT	SIDE 20 FT
REAR 30 FT	REAR 20 FT
GREEN SPACE (MIN): 33%	GREEN SPACE (MIN): 33%
LANDSCAPE PERIMETER BUFFER: 15 FT (30 FT AT RIGHT-OF-WAY)	LANDSCAPE PERIMETER BUFFER: 15 FT (20 FT AT RIGHT-OF-WAY)

5. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF NEW HAMPSHIRE, ROCKINGHAM COUNTY, COMMUNITY PANEL NUMBER 33015C0315E EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
6. BENCHMARK USED: NHDOT CONTROL POINT "GELINAS 1946". VERTICAL DATUM NAVD 88.
7. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) MAY DETERMINE.
8. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TF MORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
9. THE PROPERTY WILL CONTINUE TO BE SERVED BY THE FOLLOWING: DRAINAGE: PRIVATE, SEWER: LONDONDERRY SEWER DEPARTMENT, WATER: MANCHESTER WATER WORKS, GAS: NATIONAL GRID, ELECTRIC: PSNH, TELEPHONE: FAIRPOINT COMMUNICATIONS, CABLE: COMCAST.
10. EXISTING USES: HEALTH CLUB, RECREATIONAL FACILITIES & ACTIVITIES, OFFICES.
11. PROPOSED USES: HEALTH CLUB, RECREATIONAL FACILITIES & ACTIVITIES, OFFICES. NO CHANGE.

Graphic Scale

40' 20' 0' 40' 80' 120' 160'

1" = 40'

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Michael R Dahlberg 12-02-25

LICENSED LAND SURVEYOR DATE

STATE OF NEW HAMPSHIRE No. 714 MICHAEL R. DAHLBERG LICENSED LAND SURVEYOR SIGNATURE

Michael R Dahlberg

TAX MAP 28 LOTS 010-0 & 014-0

TOPOGRAPHIC EXISTING CONDITIONS PLAN

EXECUTIVE HEALTH & SPORTS CENTER

1 HIGHLANDER WAY, LONDONDERRY, NH

OWNER	APPLICANT
CITY OF MANCHESTER	**BENTON FAMILY TRUST**
1 AIRPORT ROAD, SUITE 300, MANCHESTER, NH	1 HIGHLANDER WAY, LONDONDERRY, NH 03053

PREPARED FOR

EXECUTIVE HEALTH & SPORTS CENTER

1 HIGHLANDER WAY, LONDONDERRY, NH 03053

SCALE: 1" = 40' **NOVEMBER 26, 2025**

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FILE	DR	FB		
17562.06	MRD	–		SHEET 5 OF 5
	CK	CADFILE		
	MRD	17562-06 EXC		

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION "IT'S THE LAW"
811 Dig Safe MA-ME-NH-RI-VT

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NOTES

1. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
2. THE CONTRACTOR SHALL VERIFY ALL SURVEY INFORMATION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
3. STUMPS SHALL NOT BE BURIED ON SITE; STUMPS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
4. THE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
5. EXISTING UTILITY SERVICES TO BE DISCONTINUED ARE TO BE CAPPED AS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES.
6. CONSTRUCTION DEBRIS AND ANY INVASIVE SPECIES SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF THEIR INTENTION AT LEAST 48 HOURS IN ADVANCE.

TAX MAP 28 LOTS 9, 10, &10-4

SITE PREPARATION & DEMOLITION PLAN

EXECUTIVE COUNTRY CLUB- RACQUET SPORTS DEVELOPMENT

2 & 5 HIGHLANDER WAY, LONDONDERRY, NH

OWNER: MAP 28 LOTS 9, 10

CITY OF MANCHESTER (C/O MANCHESTER AIRPORT AUTHORITY)
1 AIRPORT RD, SUITE 300, MANCHESTER, NH 03103

OWNER: MAP 28 LOT 10-4

BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

APPLICANT

BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

NOVEMBER 18, 2025

HORIZONTAL SCALE 1"=40'
40 20 0 40

REV	DATE	DESCRIPTION	DR	CK

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Civil Engineers
Structural Engineers
Traffic Engineers
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Landscape Architects
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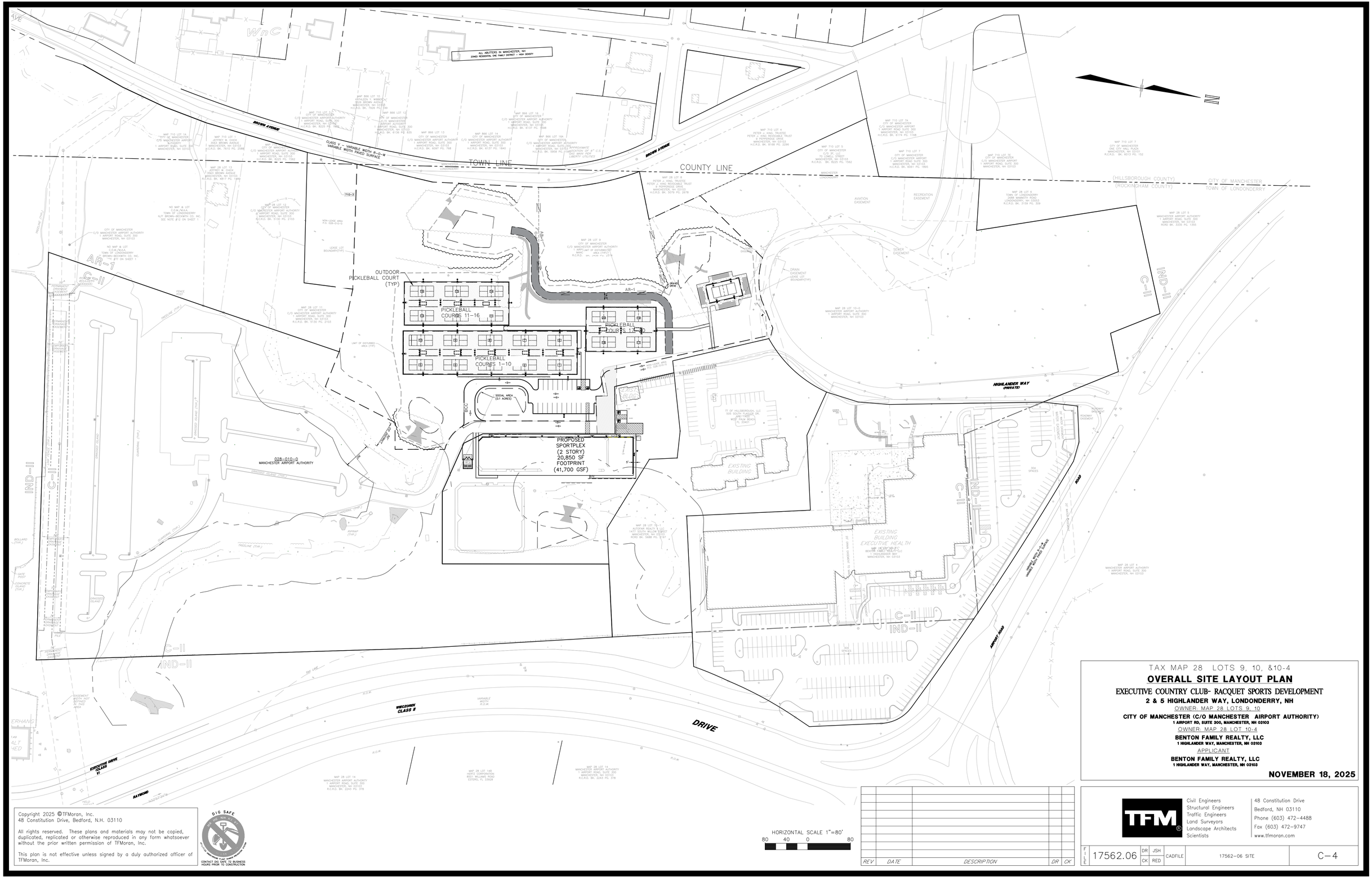
FILE		DR	JSH			
	17562.06	CK	RED	CADFILE	17562-06 SITE	C-3

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DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



TAX MAP 28 LOTS 9, 10, &10-4

OVERALL SITE LAYOUT PLAN

EXECUTIVE COUNTRY CLUB- RACQUET SPORTS DEVELOPMENT

2 & 5 HIGHLANDER WAY, LONDONDERRY, NH

OWNER: MAP 28 LOTS 9, 10

CITY OF MANCHESTER (C/O MANCHESTER AIRPORT AUTHORITY)
1 AIRPORT RD, SUITE 300, MANCHESTER, NH 03103

OWNER: MAP 28 LOT 10-4

BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

APPLICANT

BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

NOVEMBER 18, 2025

REV	DATE	DESCRIPTION	DR	CK

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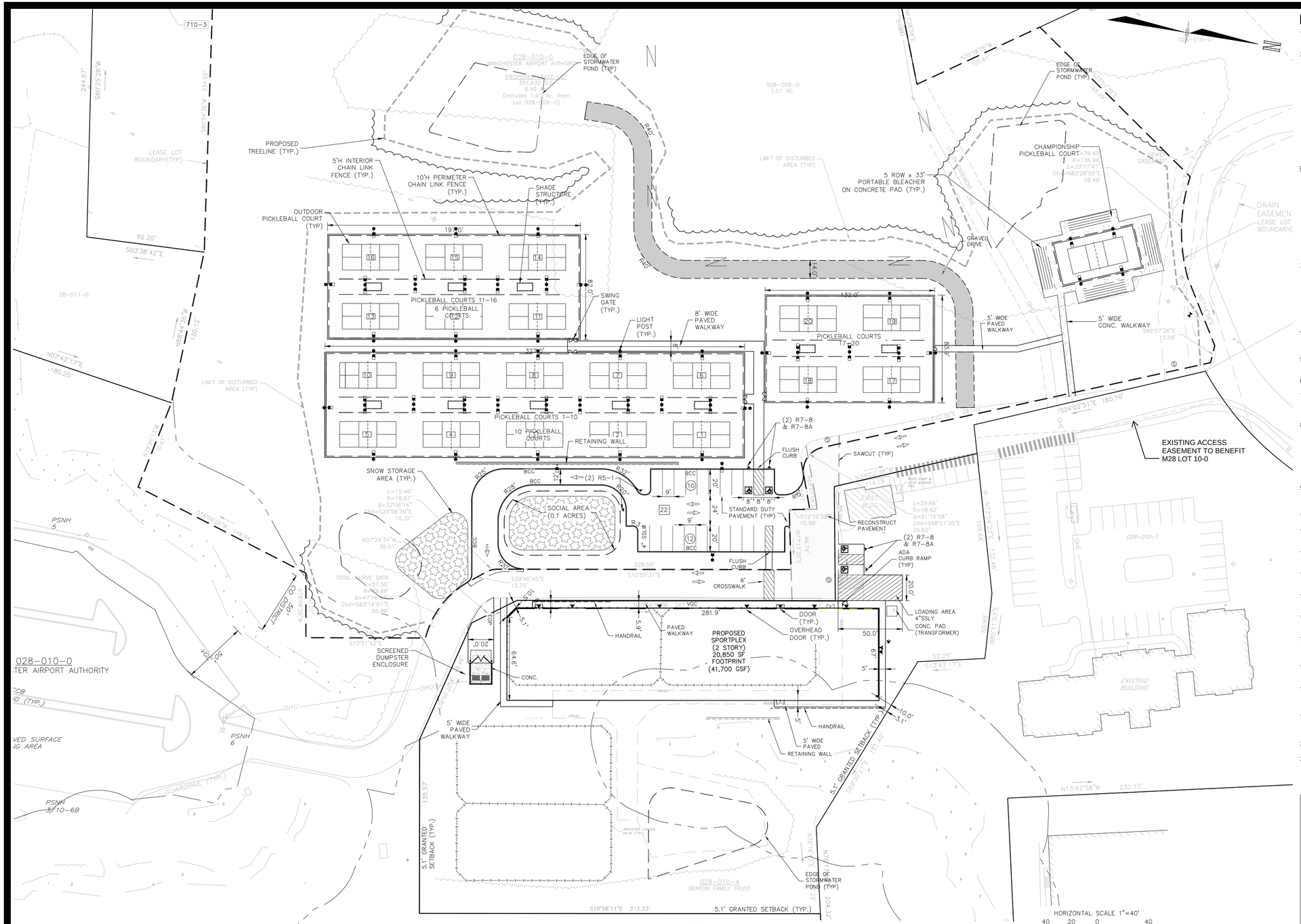
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FILE	DR	CADFILE		
17562.06	JSH / CK RED		17562-06 SITE	C-4



NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED EXPANSION TO THE EXISTING EXECUTIVE HEALTH & SPORTS CENTER WITH ASSOCIATED SITE IMPROVEMENTS.

2. CURRENT ZONING IS COMMERCIAL II

		PROVIDED LOT 10	PROVIDED LOT 10-4
COMMERCIAL II (REQUIRED)			
LOT SIZE (MIN):	1 ACRE	24.67 AC.	2.2 AC
LOT FRONTAGE (MIN):	150 FT	440.2'	0'
BUILDING SETBACKS (MIN)			
FRONT	60 FT	177.4'(LIGHT POLE)	N/A
SIDE	30 FT	N/A	5.1' VARIANCE GRANTED
REAR	30 FT	>30'	N/A
MAX. BUILDING HEIGHT:		N/A	<50'
MAX. BUILDING COVERAGE:		N/A	41.7% VARIANCE GRANTED
GREEN SPACE (MIN):	33%	>33%	54.8%
LANDSCAPE PERIMETER: (30 FT AT RIGHT-OF-WAY)	15 FT	0' VARIANCE GRANTED	0' VARIANCE GRANTED

PARKING CALCULATIONS:

EXISTING PARKING (PER LONDONDERRY ZONING):
EXISTING TENNIS COURTS: 1 SPACE/3 USERS = 8 COURTS X 4 USERS/3 SPACES/USER = 32 SPACES
EXISTING HEALTH CLUB: 4 SPACES/1,000 SF=(43,000 SF X 4 SPACES/1000 SF)=172 SPACES
EXISTING MEDICAL OFFICE: 4.5 SPACES/1000 SF=(7,000 SF X 4.5 SPACES/1000 SF)= 32 SPACES
PROPOSED OUTDOOR SPORTS COURT: 3 SPACES/COURT = 3 SPACES X 21 COURTS = 63 SPACES
PROPOSED MEMBERSHIP CLUB: 4 SPACES/1,000 SF = (12,000 SF X 4 SPACES/1000 SF) = 48 SPACES

TOTAL SPACES REQUIRED = 277
PROVIDED: 304 EXISTING SPACES, INCLUDING 7 HANDICAP
PROPOSED: 33 SPACES, INCLUDING 4 HANDICAP
TOTAL SPACES PROVIDED: 335 SPACES

3. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE
SEWER	TOWN OF LONDONDERRY
WATER	MANCHESTER WATER WORKS
GAS	LIBERTY UTILITIES
ELECTRIC	EVERSOURCE
TELEPHONE	CONSOLIDATED COMMUNICATIONS
CABLE	COMCAST

4. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH N.H.D.E.S. REGULATIONS. IF SNOW IS STORED WITHIN PARKING AREA KEEP CATCH BASINS CLEAR.

5. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.

6. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.

7. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.

8. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, 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 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.

9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.

10. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.

11. LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY/TOWN ZONING ORDINANCE AND SITE PLAN REGULATIONS.

12. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY SHEET. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.

13. ALL WORK IS TO CONFORM TO TOWN OF LONDONDERRY DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.

14. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.

15. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.

16. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.

17. TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.

18. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF LONDONDERRY CONSTRUCTION STANDARDS AND DETAILS (LATEST ADDITION). THESE CONSTRUCTION STANDARDS SHALL TAKE PRECEDENCE IN THE EVENT OF CONFLICTS BETWEEN PLANS, DETAILS OR OTHER DRAWINGS.

19. IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 676:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

20. TRASH COLLECTION WILL BE PRIVATE.

21. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.

NOTES (CONTINUED)

22. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.

23. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF LONDONDERRY SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

24. IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 676:12, ALL OFF-SITE IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY (AND/OR THE NHDOT, IF APPLICABLE) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

25. THE APPROVED SITE PLANS SHALL BE ON FILE AT THE TOWN OF LONDONDERRY PLANNING DEPARTMENT.

TAX MAP 28 LOTS 9, 10, &10-4

SITE LAYOUT PLAN

EXECUTIVE COUNTRY CLUB- RACQUET SPORTS DEVELOPMENT

2 & 5 HIGHLANDER WAY, LONDONDERRY, NH

OWNER: MAP 28 LOTS 9, 10

CITY OF MANCHESTER (C/O MANCHESTER AIRPORT AUTHORITY)
1 AIRPORT RD, SUITE 300, MANCHESTER, NH 03103

OWNER: MAP 28 LOT 10-4

BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

APPLICANT

BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

NOVEMBER 18, 2025

APPROVED BY THE LONDONDERRY NH PLANNING BOARD FOR PHASE _____
ON DATE: _____
CERTIFIED BY: _____

OWNER'S SIGNATURE

_____ _____
BETNON FAMILY TRUST/EXECUTIVE HEALTH & SPORTS CENTER DATE

_____ _____
CITY OF MANCHESTER DATE

REV	DATE	DESCRIPTION	DR	CK

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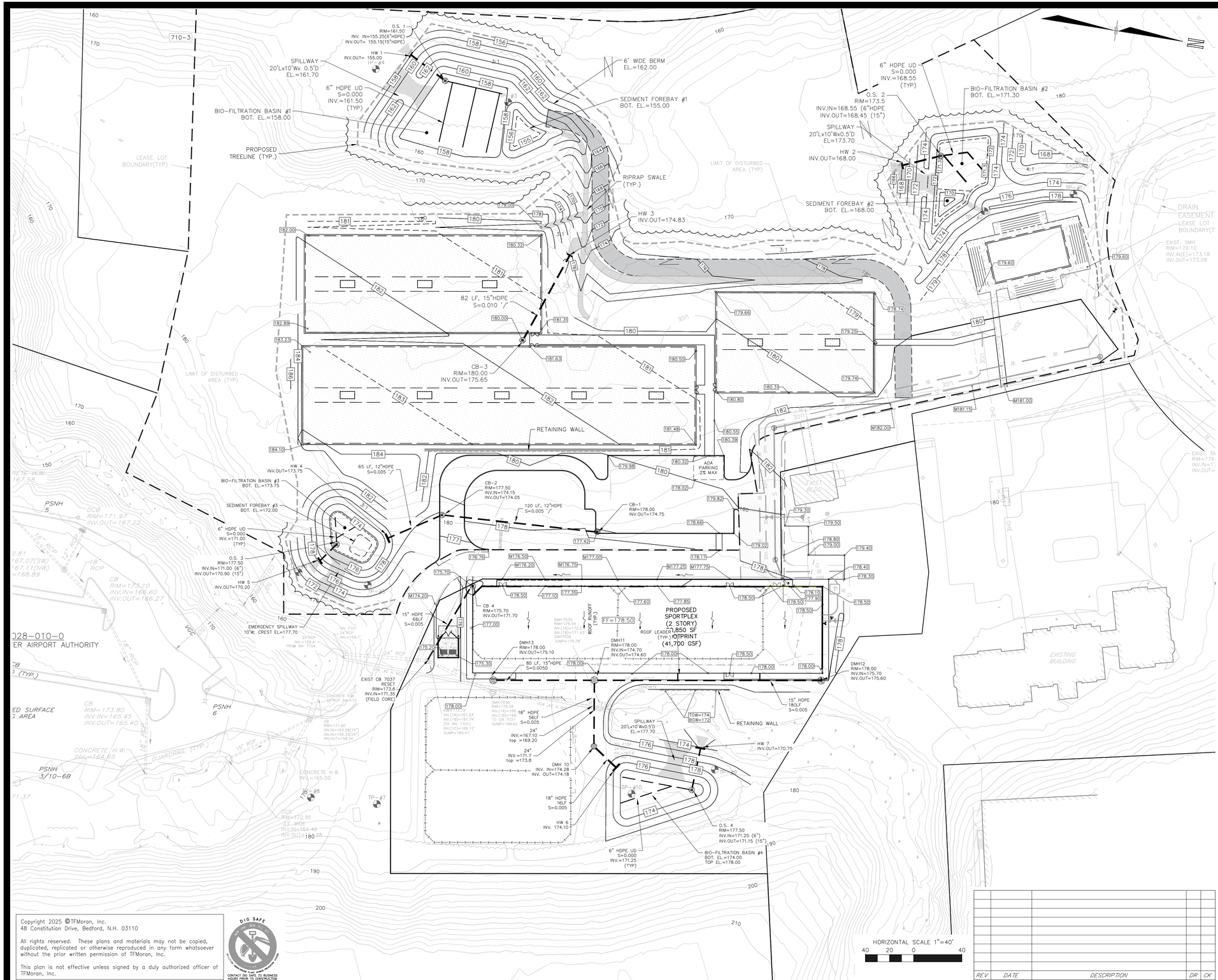
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DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
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FILE	DR	JSH			
17562.06	CK	RED	CADFILE	17562-06 SITE	C-5



NOTES

1. ALL WORK SHALL CONFORM TO THE TOWN OF LONDONDERRY CONSTRUCTION STANDARDS, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
6. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL CONFORM TO TOWN OF LONDONDERRY TYPICAL DETAILS FOR SITE & ROADWAY INFRASTRUCTURE AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
7. STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO NHDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
8. ALL MANHOLES IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
9. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
10. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
11. IN ACCORDANCE WITH RSA 430:53 AND Agr 3800, THE CONTRACTOR SHALL NOT TRANSPORT INVASIVE SPECIES OFF THE PROPERTY, AND SHALL DISPOSE OF INVASIVE SPECIES ON-SITE IN A LEGAL MANNER.
12. THE SITE CONTRACTOR SHALL PREPARE, MAINTAIN, AND EXECUTE A S.W.P.P.P. IN ACCORDANCE WITH EPA REGULATIONS AND THE CONSTRUCTION GENERAL PERMIT. THE CONTRACTOR SHALL ALSO OBTAIN A LONDONDERRY STORMWATER PERMIT.
13. THE SITE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN eNOI AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE.
14. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED GRADING AT BUILDING, AND SIZE AND LOCATION OF ALL BUILDING SERVICES.
15. COORDINATE WITH GEOTECHNICAL/STRUCTURAL PLANS FOR SITE PREPARATION AND OTHER BUILDING INFORMATION.
16. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ROOF DRAIN INFORMATION.
17. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS AND ALIGNMENTS.
18. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ABOUT GROUNDWATER CONDITIONS. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEERS RECOMMENDED METHODS TO ADDRESS ANY GROUNDWATER ISSUES THAT ARE FOUND ON SITE.
19. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER.
20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
21. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
22. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
23. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
24. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
25. TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
28. AT COMPLETION OF CONSTRUCTION, THE SITE CONTRACTOR SHALL PROVIDE A LETTER CERTIFYING THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND A LETTER STAMPED BY A QUALIFIED ENGINEER THAT THEY HAVE OBSERVED ALL UNDERGROUND DETENTION SYSTEMS, INFILTRATION SYSTEMS, OR FILTERING SYSTEMS PRIOR TO BACKFILL, AND THAT SUCH SYSTEMS CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS.
29. THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE REQUIRED.

TAX MAP 28 LOTS 9, 10, &10-4

GRADING & DRAINAGE PLAN

EXECUTIVE COUNTRY CLUB- RACQUET SPORTS DEVELOPMENT

2 & 5 HIGHLANDER WAY, LONDONDERRY, NH

OWNER: MAP 28 LOTS 9, 10

CITY OF MANCHESTER (C/O MANCHESTER AIRPORT AUTHORITY)
1 AIRPORT RD, SUITE 200, MANCHESTER, NH 03103

OWNER: MAP 28 LOT 10-4

BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

APPLICANT

BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

NOVEMBER 18, 2025

REV	DATE	DESCRIPTION	DR	CK

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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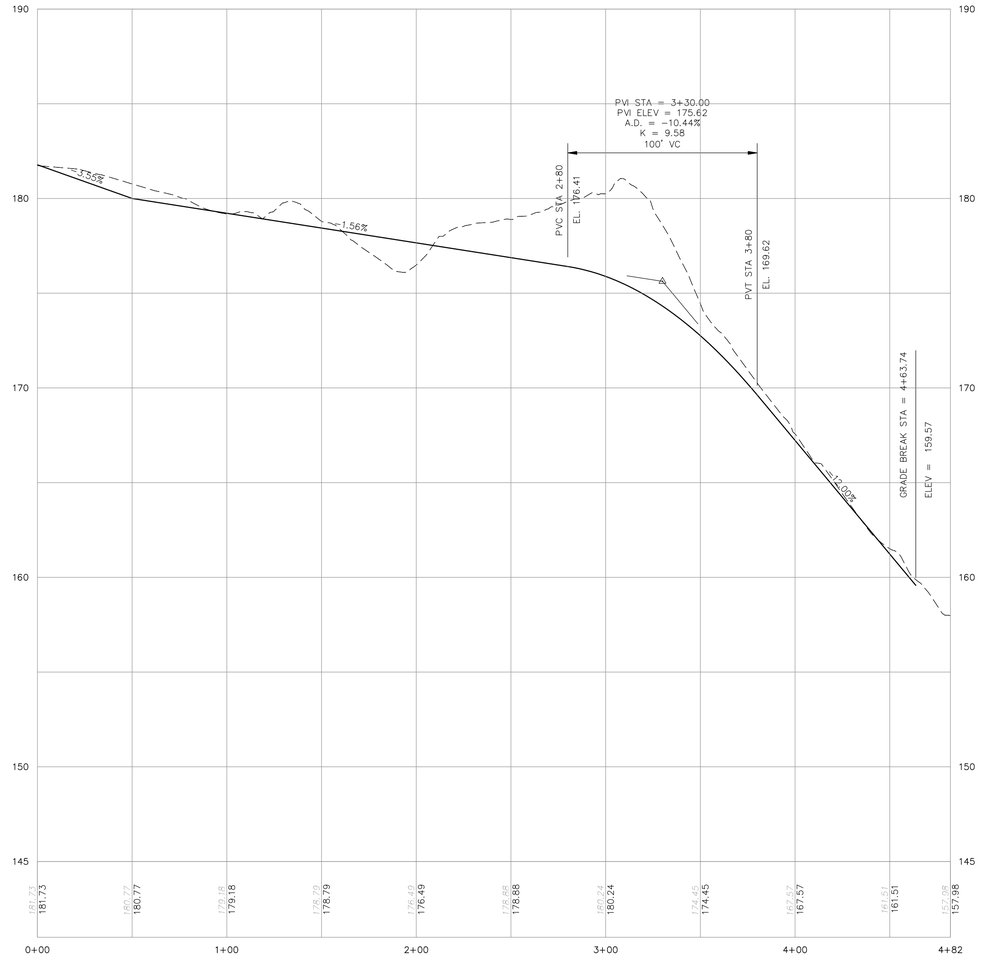
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17562.06	CK	RED	CADFILE	17562-06 SITE	C-6

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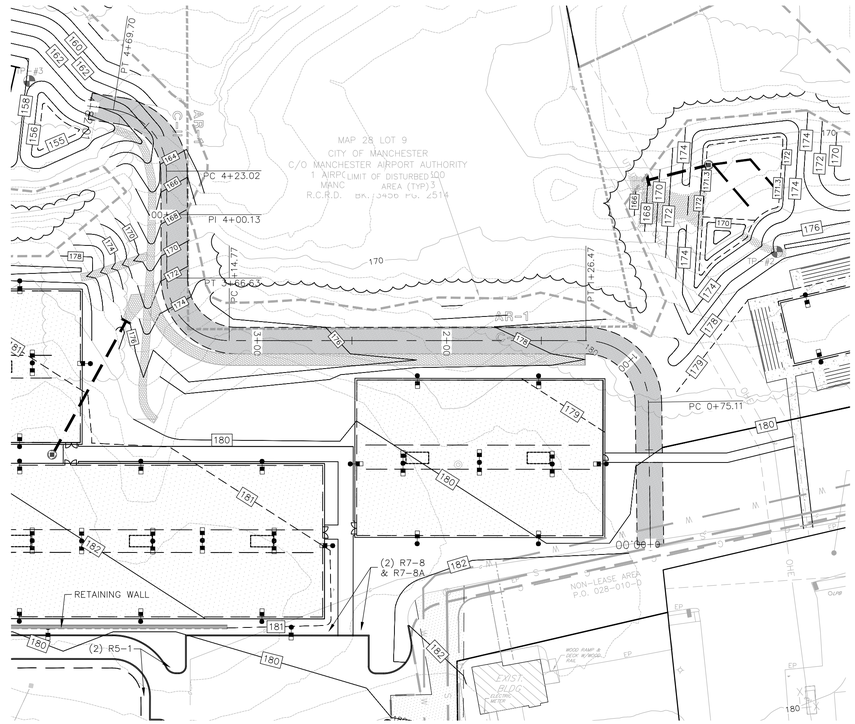
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DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



ALIGNMENT (1"=40')



TAX MAP 28 LOTS 9, 10, &10-4

DRIVE PROFILE

EXECUTIVE COUNTRY CLUB- RACQUET SPORTS DEVELOPMENT

2 & 5 HIGHLANDER WAY, LONDONDERRY, NH

OWNER: MAP 28 LOTS 9, 10

CITY OF MANCHESTER (C/O MANCHESTER AIRPORT AUTHORITY)
1 AIRPORT RD, SUITE 300, MANCHESTER, NH 03103

OWNER: MAP 28 LOT 10-4

BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

APPLICANT

BENTON FAMILY REALTY, LLC
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NOVEMBER 18, 2025

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DIG SAFE
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HORIZONTAL SCALE 1"=40'
40 20 0 40
VERTICAL SCALE 1"=4'
4 0 4

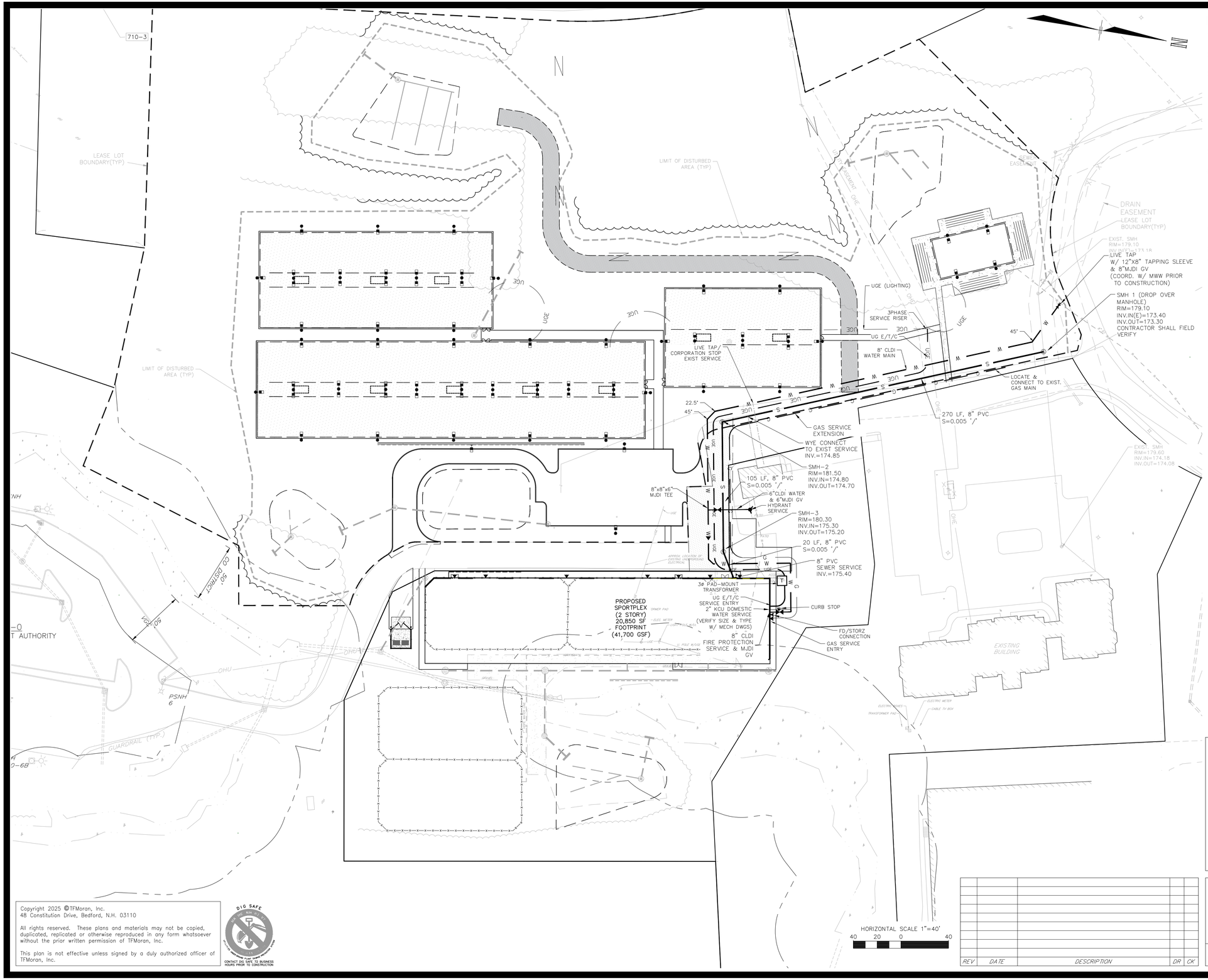
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Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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NOTES

1. ALL WORK SHALL CONFORM TO THE TOWN OF LONDONDERRY CONSTRUCTION STANDARDS, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
6. ALL MANHOLES IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
7. ON-SITE WATER DISTRIBUTION SHALL BE TO MANCHESTER WATER WORKS CONSTRUCTION STANDARDS. WATER MAINS SHALL HAVE A MINIMUM OF 5.5 FEET COVER. WHERE WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10 FEET MINIMUM. THRUST BLOCKS SHALL BE USED AT ALL BENDS IN THE WATER MAINS.
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
9. VERIFY UTILITY CONNECTIONS TO BUILDING WITH ARCHITECTURAL DRAWINGS.
10. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
11. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS AND ALIGNMENTS.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER.
13. UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND STRUCTURES, PIPES, CHAMBERS, ETC. SHALL BE COVERED WITH A MINIMUM OF 18" OF COMPACTED SOIL BEFORE EXPOSURE TO VEHICLE LOADS.
14. THE CONNECTION(S) OF THE PROPOSED SEWER TO THE EXISTING SEWER SHALL BE INSPECTED BY AUTHORIZED TOWN OF LONDONDERRY DEPARTMENT OF ENGINEERING & ENVIRONMENTAL SERVICES PERSONNEL BEFORE ANY BACKFILLING. INSPECTION HOURS ARE BETWEEN 9:00 AM AND 4:30 PM, MONDAY THRU FRIDAY, WITH A MINIMUM NOTICE OF 2 BUSINESS DAYS.
15. PROPOSED PVC SEWER PIPE SHALL BE PRESSURE TESTED BY AN APPROVED THIRD-PARTY TESTING FIRM WITH TOWN OF LONDONDERRY DEPARTMENT OF ENGINEERING & ENVIRONMENTAL SERVICES PERSONNEL, OR AUTHORIZED REPRESENTATIVE, PRESENT ON SITE AS A WITNESS.
16. ALL SEWER CONSTRUCTION AND USE SHALL CONFORM TO THE NHDES ENV-WQ 700 STANDARDS, THE TOWN OF LONDONDERRY TYPICAL DETAILS FOR SITE & ROADWAY INFRASTRUCTURE AND THE TOWN OF LONDONDERRY SEWER USE ORDINANCE.

TAX MAP 28 LOTS 9, 10, &10-4

UTILITY PLAN

EXECUTIVE COUNTRY CLUB- RACQUET SPORTS DEVELOPMENT

2 & 5 HIGHLANDER WAY, LONDONDERRY, NH

OWNER: MAP 28 LOTS 9, 10

CITY OF MANCHESTER (C/O MANCHESTER AIRPORT AUTHORITY)
1 AIRPORT RD, SUITE 300, MANCHESTER, NH 03103

OWNER: MAP 28 LOT 10-4

BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

APPLICANT

BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

NOVEMBER 18, 2025

REV	DATE	DESCRIPTION	DR	CK

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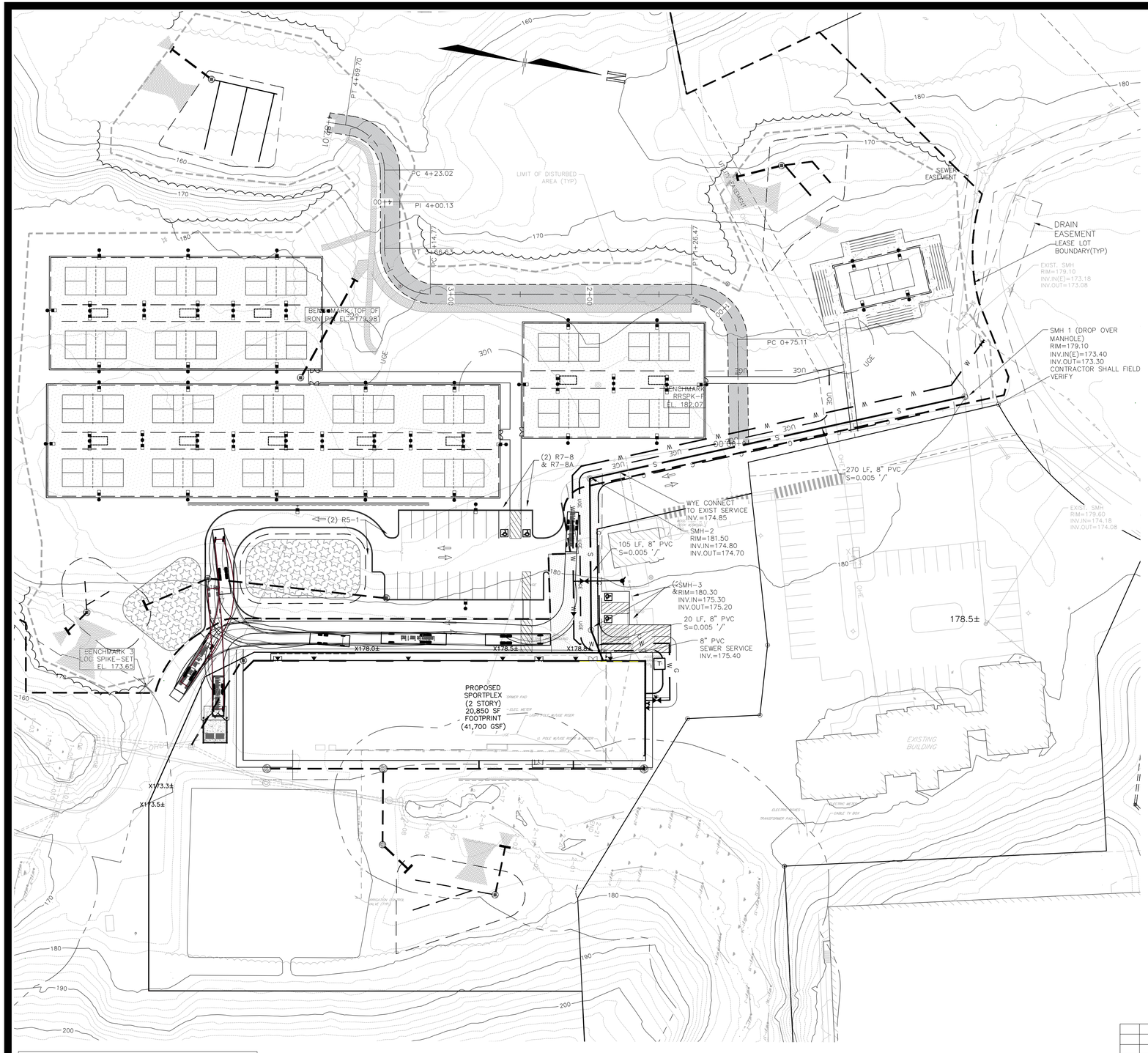
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	CK RED			



TAX MAP 28 LOTS 9, 10, &10-4

SEWER PLAN & PROFILE

EXECUTIVE COUNTRY CLUB- RACQUET SPORTS DEVELOPMENT

2 & 5 HIGHLANDER WAY, LONDONDERRY, NH

OWNER: MAP 28 LOTS 9, 10

CITY OF MANCHESTER (C/O MANCHESTER AIRPORT AUTHORITY)
1 AIRPORT RD, SUITE 300, MANCHESTER, NH 03103

OWNER: MAP 28 LOT 10-4

BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

APPLICANT

BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

NOVEMBER 18, 2025

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DIG SAFE
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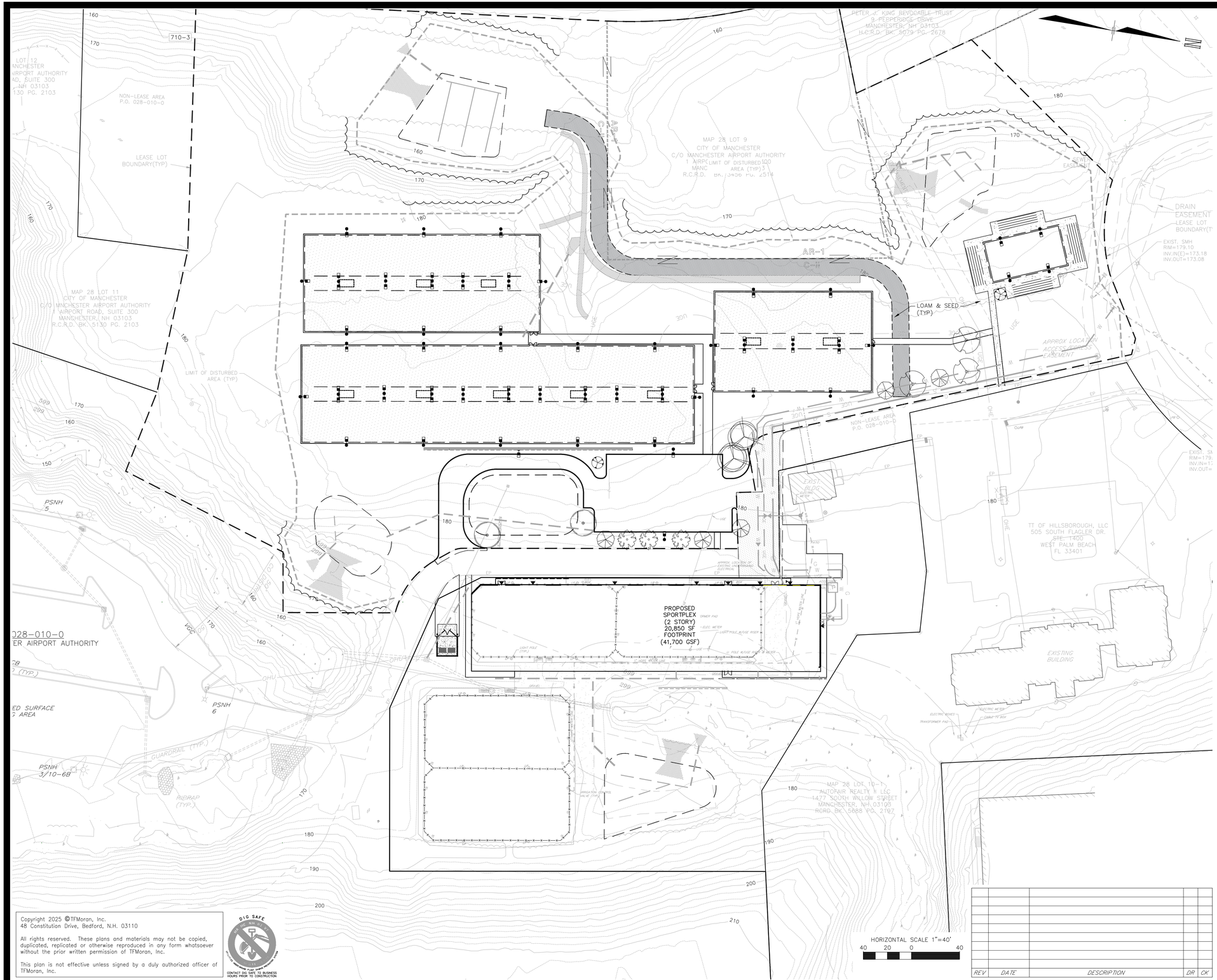
HORIZONTAL SCALE 1"=40'
40 20 0 40
VERTICAL SCALE 1"=4'
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LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	3	ACER RUBRUM 'BOWHALL' BOWHALL RED MAPLE	2 1/2" TO 3" CAL.	B&B
	2	BETULA NIGRA 'DURA HEAT' DURA HEAT RIVER BIRCH	12' TO 14' CLUMP	B&B
	5	CRATAEGUS CRUSGALLI I. 'CRUSADER' CRUSADER THORNLESS HAWTHORN	2 1/2" TO 3" CAL.	B&B
	2	QUERCUS RUBRA RED OAK	2 1/2" TO 3" CAL.	B&B
	3	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM	2 1/2" TO 3" CAL.	B&B
	2	SYRINGA VULGARIS COMMON PURPLE LILAC	3 GAL.	CONT.

LANDSCAPE REQUIREMENTS

GREEN SPACE REQUIREMENT:
20' GREEN SPACE BUFFER ALONG ROW.
15' GREEN SPACE BUFFER ALONG SIDE AND REAR LOT LINES.

INTERIOR PARKING LANDSCAPE AREA REQUIREMENTS:
(3.10g1. OF SITE PLAN REGS)
FRONT PARKING LOT: 10% LANDSCAPE AREA REQUIRED.
REQUIRED: FRONT PARKING LOT: 1,795 SF
PROVIDED: 6,437 SF
SIDE PARKING LOT: 8% LANDSCAPE AREA
REQUIRED. SIDE PARKING LOT: N/A
PROVIDED: N/A
REAR PARKING LOT: 5% LANDSCAPE AREA
REQUIRED. SIDE PARKING LOT: N/A.
PROVIDED: N/A

INTERNAL PARKING LOT LANDSCAPING:
(3.10g3. OF SITE PLAN REGS)
1 TREE/15 PARKING SPACES (31 SPACES/15) = 2 TREES
TOTAL TREES REQUIRED = 2
TOTAL TREES PROVIDED = 3

PARKING LOT PERIMETER LANDSCAPING:
(3.10g5. OF SITE PLAN REGS)
1 SHADE TREE/20' OF PARKING PERIMETER = 416 L.F./20' = 21 SHADE TREES
TOTAL TREES REQUIRED = 21
* TREES PROVIDED = 9 TREES

LANDSCAPE NOTES

(SEE DETAILS FOR ADDITIONAL NOTES)

GENERAL

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS, AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT SITE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. LANDSCAPE QUANTITIES SHOWN ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN LANDSCAPE LEGEND.
4. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK AND VERIFY THAT THE PLANS IN THE CONTRACTOR'S POSSESSION ARE THE MOST CURRENT PLANS AVAILABLE AND ARE THE APPROVED PLAN SET FOR USE IN CONSTRUCTION.
5. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) [FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN] IN THE AMERICAN STANDARD FOR NURSERY STOCK (AS AMENDED) [ANSI Z60.1-1996].
6. ALL PLANTS SHALL BE FIRST CLASS AND SHALL BE REPRESENTATIVE OF THEIR NORMAL SPECIES AND/OR VARIETIES. ALL PLANTS MUST HAVE GOOD, HEALTHY, WELL-FORMED UPPER GROWTH AND A LARGE, FIBEROUS, COMPACT ROOT SYSTEM.
7. ALL PLANTS SHALL BE FREE FROM DISEASE AND INSECT PESTS AND SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS PERTAINING TO PLANT DISEASES AND INFESTATIONS.
8. ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT.
9. IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
10. ALL INVASIVE PLANT SPECIES FROM THE "NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST", TO BE REMOVED SHALL BE DONE SO IN ACCORDANCE WITH THE "INVASIVE SPECIES ACT, HB 1258-FN."

GUARANTEE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR A PERIOD OF ONE YEAR, BEGINNING AT THE START OF THE MAINTENANCE PERIOD.

TAX MAP 28 LOTS 9, 10, &10-4

LANDSCAPE PLAN

EXECUTIVE COUNTRY CLUB- RACQUET SPORTS DEVELOPMENT

2 & 5 HIGHLANDER WAY, LONDONDERRY, NH

OWNER MAP 28 LOTS 9, 10

CITY OF MANCHESTER (C/O MANCHESTER AIRPORT AUTHORITY)
1 AIRPORT RD, SUITE 300, MANCHESTER, NH 03103

OWNER MAP 28 LOT 10-4

BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

APPLICANT

BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

NOVEMBER 18, 2025

REV	DATE	DESCRIPTION	DR	CK

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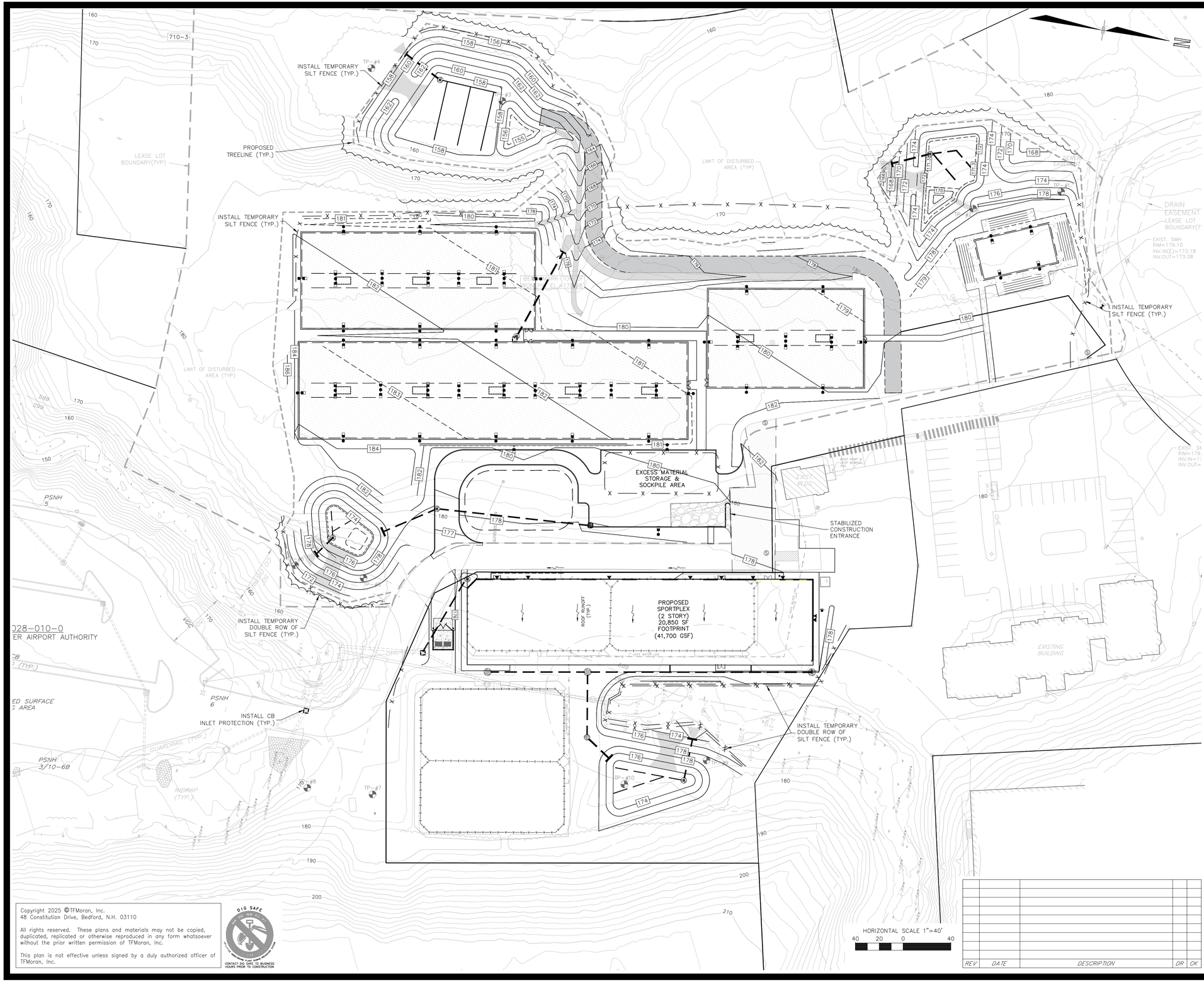
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FILE	DR	JSH			
17562.06	CK	RED	CADFILE	17562-06 SITE	C-10



NOTES

1. SEE NOTES ON SHEET C-2, EROSION CONTROL NOTES ON SHEET C-11, EROSION CONTROL DETAILS ON SHEET C-13, AND THE APPROVED SWPPP, AS APPLICABLE.
2. INSTALL SILT BARRIER ALONG THE PERIMETER OF THE AREA TO BE DISTURBED AS FIRST ORDER OF WORK.
3. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED. INLET PROTECTION BARRIERS SHALL BE IN PLACE AT ALL CATCH BASINS PRIOR TO THE DISTURBANCE OF SOIL.
4. DUST CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IT SHALL BE ACCOMPLISHED BY THE UNIFORM APPLICATION OF CALCIUM CHLORIDE AT THE RATE OF 1-1/2 POUNDS PER SQUARE YARD BY MEANS OF A LIME SPREADER OR OTHER APPROVED METHOD. WATER MAY ALSO BE USED FOR DUST CONTROL, AND APPLIED BY SPRINKLING WITH WATER TRUCK DISTRIBUTORS, AS REQUIRED.
5. THE SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION IF THE DISTURBANCE EXCEEDS ONE ACRE. THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH EPA REGULATIONS AND THE CONSTRUCTION GENERAL PERMIT WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. THE SITE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN eNOI AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE FOR, OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
6. SILT PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS CONTAINED IN THIS PLAN SET.
7. CONSTRUCT JUTE MATTING ON ALL SLOPES STEEPER THAN 3:1, DISTURBED AREAS SLOPING TOWARDS WETLANDS AND ALL LOCATIONS SHOWN ON PLAN.
8. INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER EACH RAIN STORM OF 0.10" OR GREATER. REPAIR/MODIFY SILT BARRIER AS NECESSARY TO MAXIMIZE FILTER EFFICIENCY. REMOVE SEDIMENT WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
9. PROVIDE SILT BARRIERS AT THE BASE OF CUT AND FILL SLOPES UNTIL COMPLETION OF THE PROJECT OR UNTIL VEGETATION BECOMES ESTABLISHED ON SLOPES. EROSION PROTECTION BELOW FILL SLOPES SHALL BE PLACED IMMEDIATELY AFTER CLEARING, PRIOR TO EMBANKMENT CONSTRUCTION.
10. ALL DISTURBED AREAS SHALL BE REVEGETATED AS QUICKLY AS POSSIBLE. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING.
11. ALL WORK AREAS TO BE STABILIZED AT THE END OF EACH WORK DAY AND PRIOR TO ANY PREDICTED SIGNIFICANT RAIN EVENT.
12. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
    A. BASE COURSE GRAVELS, WHICH MEET THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2, ARE INSTALLED IN AREAS TO BE PAVED
    B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
    C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED
    D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED
13. ALL CATCH BASINS, MANHOLES, AND DRAIN LINES SHALL BE THOROUGHLY CLEANED OF ALL SEDIMENT AND DEBRIS AFTER ALL AREAS HAVE BEEN STABILIZED.
14. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLOPE STABILITY DURING CONSTRUCTION.
15. THE EROSION CONTROL PRACTICES SHOWN ON THESE PLANS ARE ILLUSTRATIVE ONLY AND SHALL BE SUPPLEMENTED BY THE SITE CONTRACTOR AS NEEDED.
16. THE TOWN SHOULD RESERVE THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION.
17. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
18. TURTLES MAY BE ATTRACTED

TAX MAP 28 LOTS 9, 10, &10-4

EROISON CONTROL PLAN

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SOIL CHARACTERISTICS

THE SOIL IN THE VICINITY OF THE SITE CONSISTS OF WINDSOR–URBAN LAND COMPLEX, UDORTHENTS AND URBAN LAND–HOOSIC COMPLEX. WINDSOR–URBAN LAND COMPLEX IS A HSG (HYDROLOGIC SOIL GROUP) A SOIL. UDORTHENTS AND URBAN LAND–HOOSIC ARE AN UNDEFINED SOIL GROUP.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 243,500 SQUARE FEET (5.59 ACRES). CONSTRUCTION SHALL BE PHASED TO LIMIT DISTURBED AREAS TO LESS THAN 5 ACRES.

CRITICAL NOTE: THIS DRAWING IS PROVIDED FOR GENERAL GUIDANCE. ALL SPECIAL EROSION CONTROL MEASURES MUST BE EXECUTED IN ACCORDANCE WITH APPLICABLE CURRENT STATE AND LOCAL REGULATIONS, APPROVED SWPPP, AND PERMIT REQUIREMENTS.

SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL PERIMETER CONTROLS, STABILIZED CONSTRUCTION ENTRANCE, AND TEMPORARY EROSION CONTROL MEASURES PER APPROVED SITE DEVELOPMENT PLANS, PERMITS, OR SWPPP IF REQUIRED, PRIOR TO EARTH MOVING OPERATIONS.
2. DEMOLISH EXISTING SITE WORK DESIGNATED FOR REMOVAL.
3. INSTALL SWALES BEFORE ROUGH GRADING THE SITE.
4. COMPLETE MAJOR GRADING OF SITE.
5. CONSTRUCT BUILDING PAD, STORMWATER SYSTEM, AND SITE UTILITIES.
6. CONSTRUCT PARKING LOT.
7. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND SITE IS STABILIZED, REMOVE ALL INLET PROTECTION, SILT BARRIERS, AND SEDIMENT THAT HAS BEEN TRAPPED BY THESE DEVICES.
8. CONSULT APPLICABLE REGULATIONS, PERMITS, CONDITIONS, AND APPROVED SWPPP FOR CONDITIONS RELATED TO NOTICE OF TERMINATION, IF REQUIRED.

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN TWENTY ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

1. BASE COURSE GRAVELS, WHICH MEET THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2, HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
3. A MINIMUM OF 3" OF NON–EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT BARRIERS. ALL STORM DRAIN INLETS SHALL BE PROVIDED WITH BARRIER FILTERS. STONE RIPRAP SHALL BE PROVIDED AT THE OUTLETS OF DRAINAGE PIPES WHERE EROSIVE VELOCITIES ARE ENCOUNTERED.

OFF SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED.

INSTALLATION, MAINTENANCE, AND INSPECTION OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN.

1. STABILIZATION OF ALL SWALES, DITCHES, AND PONDS IS REQUIRED PRIOR TO DIRECTING FLOW TO THEM.
2. THE SMALLEST PRACTICAL PORTION OF THE SITE WILL BE DENUDED AT ONE TIME. (5 AC MAX)
3. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
4. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT BARRIER WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE BARRIER.
5. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
6. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
7. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
8. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE, AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

B. FILTERS / BARRIERS

1. SILT SOCKS

   A. KNOTTED MESH NETTING MATERIAL SHALL BE DELIVERED TO SITE IN A 5 MIL CONTINUOUS, TUBULAR, HDPE 3/8" MATERIAL, FILLED WITH COMPOST CONFORMING TO THE FOLLOWING REQUIREMENTS:

PHYSICAL PROPERTY	TEST	REQUIREMENTS
PH	TMECC 04.11–A	5.0 TO 8.0
PARTICLE SIZE	TMECC 02.02–B	2" SIEVE AND MIN. 60% GREATER THAN THE ⅜" SIEVE
MOISTURE CONTENT		STND TESTING < 60%

   MATERIAL SHALL BE RELATIVELY FREE OF INERT OR FOREIGN MAN–MADE MATERIALS

   MATERIAL SHALL BE WEED FREE AND DERIVED FROM A WELL–DECOMPOSED SOURCE OF ORGANIC MATTER, FREE FROM ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH.

   B. SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK SHALL BE REMOVED ONCE IT HAS REACHED 1/3 OF THE EXPOSED HEIGHT OF THE SILT SOCK.

   C. SILT BARRIER SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREAS HAS BEEN PERMANENTLY STABILIZED.

2. SEQUENCE OF INSTALLATION

   SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.

3. MAINTENANCE

   A. SILT BARRIERS SHALL BE INSPECTED WEEKLY AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.

   B. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

   C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) THE HEIGHT OF THE BARRIER.

   D. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

C. MULCHING

1. TIMING

   IN ORDER FOR MULCH TO BE EFFECTIVE, IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO (2) TYPES OF STANDARDS WHICH SHALL BE USED TO ASSURE THIS:

   A. APPLY MULCH PRIOR TO ANY STORM EVENT.

   THIS IS APPLICABLE WHEN WORKING WITHIN 100' OF WETLANDS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE, TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.

   B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD.

   THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON AN AREA, WHERE THE LENGTH OF TIME VARIES WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.

2. GUIDELINES FOR WINTER MULCH APPLICATION.

   WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.

3. MAINTENANCE

   ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.

D. VEGETATIVE PRACTICE

1. AFTER ROUGH GRADING OF THE SUBGRADE HAS BEEN COMPLETED AND APPROVED, THE SUB GRADE SURFACE SHALL BE SCARIFIED TO A DEPTH OF 4". THEN, FURNISH AND INSTALL A LAYER OF LOAM PROVIDING A ROLLED THICKNESS AS SPECIFIED IN THESE PLANS. ANY DEPRESSIONS WHICH MAY OCCUR DURING ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM, REGRADED AND REROLLED UNTIL THE SURFACE IS TRUE TO THE FINISHED LINES AND GRADES. ALL LOAM NECESSARY TO COMPLETE THE WORK UNDER THIS SECTION SHALL BE SUPPLIED BY THE SITE SUBCONTRACTOR.
2. ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, DEBRIS, GLASS, STUMPS, LITTER, AND OTHER FOREIGN MATERIAL, AS WELL AS STONES OVER 1" IN DIAMETER, SHALL BE REMOVED FROM THE LOAM AND DISPOSED OF OFF SITE. THE LOAM SHALL BE RAKED SMOOTH AND EVEN.
3. THE LOAM SHALL BE PREPARED TO RECEIVE SEED BY REMOVING STONES, FOREIGN OBJECTS AND GRADING TO ELIMINATE WATER POCKETS AND IRREGULARITIES PRIOR TO PLACING SEED. FINISH GRADING SHALL RESULT IN STRAIGHT UNIFORM GRADES AND SMOOTH, EVEN SURFACES WITHOUT IRREGULARITIES TO LOW POINTS.
4. SHAPE THE AREAS TO THE LINES AND GRADES REQUIRED. THE SITE SUBCONTRACTOR'S ATTENTION IS DIRECTED TO THE SCHEDULING OF LOAMING AND SEEDING OF GRADED AREAS TO PERMIT SUFFICIENT TIME FOR THE STABILIZATION OF THESE AREAS. IT SHALL BE THE SITE SUBCONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE AREAS DURING THE CONSTRUCTION PERIOD AND REGRADE, LOAM AND RESEED ANY DAMAGED AREAS.
5. ALL AREAS DISTURBED BY CONSTRUCTION WITHIN THE PROPERTY LINES AND NOT COVERED BY STRUCTURES, PAVEMENT, OR MULCH SHALL BE LOAMED AND SEEDED.
6. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.
7. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10–20–20 FERTILIZER.
8. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4 1/2 POUNDS AND 5 1/2 POUNDS PER INCH OF WIDTH.
9. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4" AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.
10. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH THAT BLOWS OR WASHES AWAY SHALL BE REPLACED IMMEDIATELY AND ANCHORED USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.
12. THE SITE SUBCONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED, INCLUDING CUTTING, AS SPECIFIED HEREIN AFTER UNDER MAINTENANCE AND PROTECTION.
13. UNLESS OTHERWISE APPROVED, SEEDING SHALL BE DONE DURING THE APPROXIMATE PERIODS OF EARLY SPRING TO SEPTEMBER 30, WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE FOR SUCH WORK. IN NO CASE SHALL THE WEED CONTENT EXCEED 1 PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. FOR TEMPORARY PLANTINGS AFTER SEPTEMBER 30, TO EARLY SPRING AND FOR TEMPORARY PROTECTION OF DISTURBED AREAS:

    A. FOLLOW ABOVE SLOPE, LOAM DEPTH AND GRADING REQUIREMENTS.
    B. FERTILIZER SHALL BE SPREAD AND WORKED INTO THE SURFACE AT A RATE OF 500 POUNDS PER ACRE.

    MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:

WINTER RYE (FALL SEEDING)	2.5 LBS/1,000 SF
OATS (SPRING SEEDING)	2.0 LBS/1,000 SF
MULCH	1.5 TONS/ACRE

E. CATCH BASIN INLET PROTECTION

1. INLET BASKET STRUCTURE

   A. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY PRIOR TO DISTURBING PAVEMENT AND SHALL REMAIN IN PLACE AND MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.

   B. MOLD 6X6, 42 LB. WIRE SUPPORT AROUND INLET FRAME AND GRATE AND EXTEND 6" BEYOND SIDES. SECURE FILTER FABRIC TO WIRE SUPPORT.

   C. THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:

      GRAB STRENGTH: 45 LB. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D1682)
      MULLEN BURST STRENGTH: MIN. 60PSI (ASTM D774)

   D. THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 GPM.

   E. THE INLET PROTECTION SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.

   F. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

F. WINTER CONSTRUCTION SEQUENCE

1. ALL PROPOSED POST–DEVELOPMENT LANDSCAPED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1 AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENT.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15TH, INCOMPLETE PARKING AREAS WHERE ACTIVE CONSTRUCTION HAS STOPPED FOR THE WINTER ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOWFALL AFTER EACH STORM EVENT.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

FOR SINGLE/DUPLEX FAMILY SUBDIVISIONS, WHEN LOT DEVELOPMENT IS NOT PART OF THE PERMIT, THEN LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

WASTE DISPOSAL

1. WASTE MATERIALS
   ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE
   ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE
   ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION

1. MATERIAL MANAGEMENT PRACTICES
   THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:

   GOOD HOUSEKEEPING:
   THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:

   A. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.

   B. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.

   C. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.

   D. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.

   E. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.

   F. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

   HAZARDOUS PRODUCTS:
   THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

   A. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.

   B. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.

   C. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

2. PRODUCT SPECIFICATION PRACTICES
   THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:

   PETROLEUM PRODUCTS:
   ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

   FERTILIZERS:
   FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

   PAINTS:
   ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

   CONCRETE TRUCKS:
   CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA DESIGNATED ON SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

A. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

C. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

D. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

E. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.

F. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT RECURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.

G. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY–TO–DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

DUST CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL METHODS SHALL INCLUDE, BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

TAX MAP 28 LOTS 9, 10, &10-4

EROSION CONTROL NOTES

EXECUTIVE COUNTRY CLUB- RACQUET SPORTS DEVELOPMENT
2 & 5 HIGHLANDER WAY, LONDONDERRY, NH

OWNER: MAP 28 LOTS 9, 10
CITY OF MANCHESTER (C/O MANCHESTER AIRPORT AUTHORITY)
1 AIRPORT RD, SUITE 300, MANCHESTER, NH 03103

OWNER: MAP 28 LOT 10-4
BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

APPLICANT
BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

NOVEMBER 18, 2025

REV	DATE	DESCRIPTION	DR	CK

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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FILE		DR	JSH			
	17562.06	CK	RED	CADFILE	17562-06 SITE	C–12

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DIG SAFE
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LIGHTING CALCULATIONS

PARKING SPACES AT COMPETITION COURT
Illuminance (Fc)
Average = 2.28
Maximum = 3.3
Minimum = 0.6
Avg/Min Ratio = 3.80
Max/Min Ratio = 5.50

LARGE PARKING LOT
Illuminance (Fc)
Average = 2.59
Maximum = 4.5
Minimum = 1.0
Avg/Min Ratio = 2.59
Max/Min Ratio = 4.50

COMPETITION COURT
Illuminance (Fc)
Average = 64.38
Maximum = 69.5
Minimum = 55.6
Avg/Min Ratio = 1.16
Max/Min Ratio = 1.25

TYPICAL COURT FOUR COURT AREA
Illuminance (Fc)
Average = 40.93
Maximum = 51.8
Minimum = 25.3
Avg/Min Ratio = 1.62
Max/Min Ratio = 2.05

TYPICAL END COURT_1 TEN COURT AREA
Illuminance (Fc)
Average = 42.04
Maximum = 52.1
Minimum = 23.9
Avg/Min Ratio = 1.76
Max/Min Ratio = 2.18

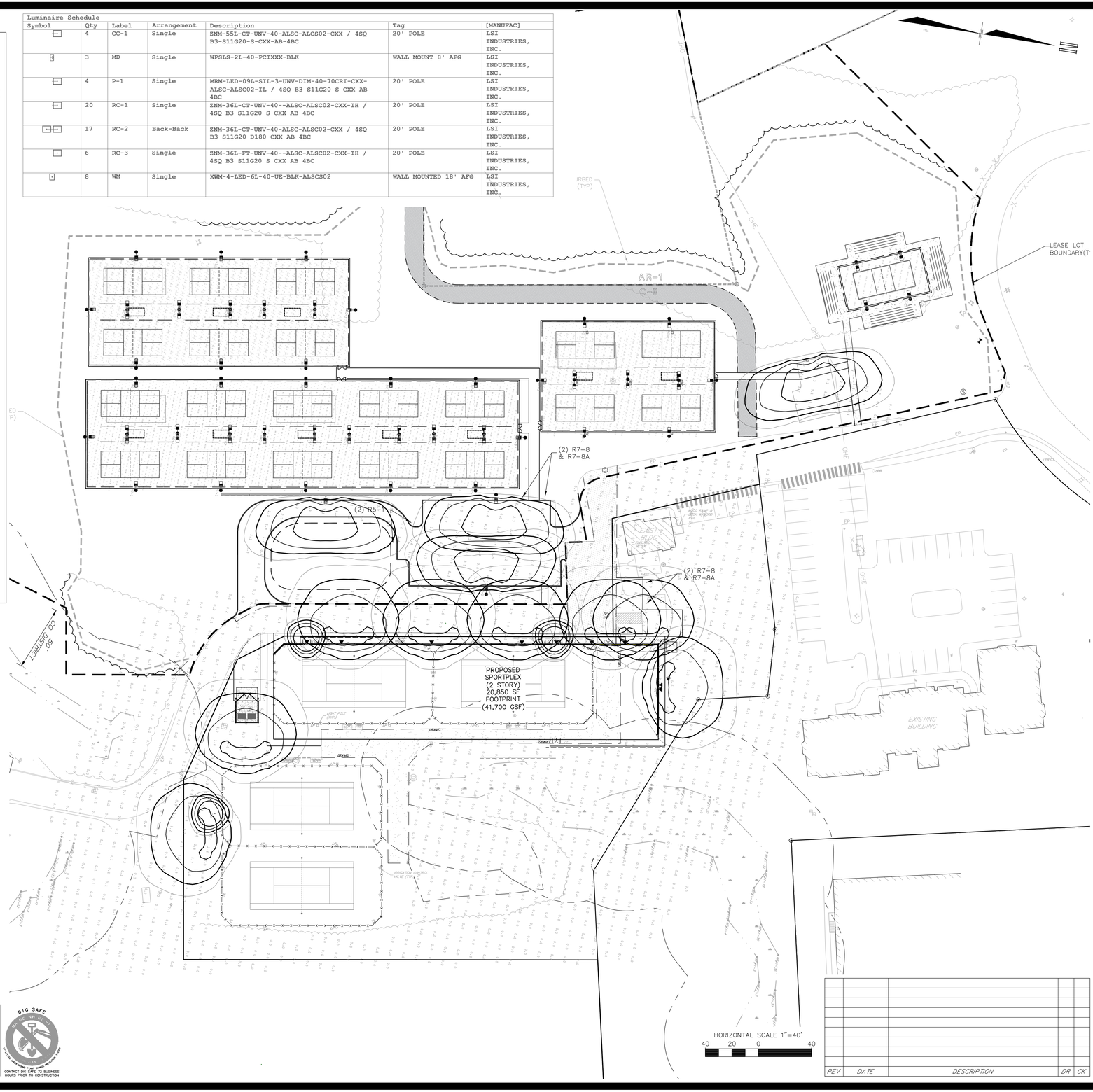
TYPICAL INNER COURT TEN COURT AREA
Illuminance (Fc)
Average = 43.34
Maximum = 53.6
Minimum = 29.6
Avg/Min Ratio = 1.46
Max/Min Ratio = 1.81

TYPICAL CENTER COURT SIX COURT AREA
Illuminance (Fc)
Average = 41.92
Maximum = 53.7
Minimum = 28.0
Avg/Min Ratio = 1.50
Max/Min Ratio = 1.92

TYPICAL END COURT SIX COURT AREA
Illuminance (Fc)
Average = 41.38
Maximum = 51.6
Minimum = 30.0
Avg/Min Ratio = 1.38
Max/Min Ratio = 1.72

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	[MANUFAC]
⊟	4	CC-1	Single	ZNM-55L-CT-UNV-40-ALSC-ALCS02-CXX / 4SQ B3-S11G20-S-CXX-AB-4BC	20' POLE	LSI INDUSTRIES, INC.
⊡	3	MD	Single	WPSLS-2L-40-PCIXXX-BLK	WALL MOUNT 8' AFG	LSI INDUSTRIES, INC.
⊟	4	P-1	Single	MRM-LED-09L-SIL-3-UNV-DIM-40-70CRI-CXX-ALSC-ALSC02-IL / 4SQ B3 S11G20 S CXX AB 4BC	20' POLE	LSI INDUSTRIES, INC.
⊟	20	RC-1	Single	ZNM-36L-CT-UNV-40--ALSC-ALSC02-CXX-IH / 4SQ B3 S11G20 S CXX AB 4BC	20' POLE	LSI INDUSTRIES, INC.
⊟⊟	17	RC-2	Back-Back	ZNM-36L-CT-UNV-40-ALSC-ALSC02-CXX / 4SQ B3 S11G20 D180 CXX AB 4BC	20' POLE	LSI INDUSTRIES, INC.
⊟	6	RC-3	Single	ZNM-36L-FT-UNV-40--ALSC-ALSC02-CXX-IH / 4SQ B3 S11G20 S CXX AB 4BC	20' POLE	LSI INDUSTRIES, INC.
⊡	8	WM	Single	XWM-4-LED-6L-40-UE-BLK-ALSCS02	WALL MOUNTED 18' AFG	LSI INDUSTRIES, INC.



NOTES

1. LIGHTING PLAN AND CALCULATIONS PREPARED BY EXPOSURE LIGHTING.



LSI - MIRADA MEDIUM (MRM)

POLE MOUNTED 20' ABOVE F.G. NOT TO SCALE



LSI - ZONE MEDIUM (ZNM)

POLE MOUNTED 20' ABOVE F.G. NOT TO SCALE



LSI - STEEL POLES

SQUARE STRAIGHT POLE NOT TO SCALE



LSI - SLIM WALL PACK (WPSLS)

WALL MOUNTED 8' ABOVE F.G. NOT TO SCALE



LSI - MIRADA MEDIUM WALL SCONCE (XWM)

WALL MOUNTED 18' ABOVE F.G. NOT TO SCALE

TAX MAP 28 LOTS 9, 10, &10-4

LIGHTING PLAN

EXECUTIVE COUNTRY CLUB- RACQUET SPORTS DEVELOPMENT
2 & 5 HIGHLANDER WAY, LONDONDERRY, NH
OWNER: MAP 28 LOTS 9, 10
CITY OF MANCHESTER (C/O MANCHESTER AIRPORT AUTHORITY)
1 AIRPORT RD, SUITE 300, MANCHESTER, NH 03103
OWNER: MAP 28 LOT 10-4
BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103
APPLICANT
BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

NOVEMBER 18, 2025

REV	DATE	DESCRIPTION	DR	CK

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DIG SAFE
811 BIG RED
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FILE	DR	JSH
17562.06	CK	RED
CADFILE	17562-06 SITE	C-13

CONSTRUCTION SEQUENCE NOTES

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. CUT AND CLEAR TREES WITHIN AREA OF DISTURBANCE UNLESS OTHERWISE NOTED.
3. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES PRIOR TO ANY EARTH MOVING OPERATION.
4. DEMOLISH EXISTING STRUCTURES.
5. ROUGH GRADE SITE OR PHASED WORK AREA. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING. ALL DISTURBED AREAS SHALL BE STABILIZED NO LATER THAN 72 HOURS AFTER CONSTRUCTION ACTIVITY CEASES. IF EARTHWORK TEMPORARILY CEASES ON A PORTION OF OR THE ENTIRE SITE, AND WILL NOT RESUME WITHIN 21 DAYS, THE AREA SHALL BE STABILIZED.

   AN AREA SHALL BE CONSIDERED STABILIZED IF:
   A) BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
   B) A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   C) A MINIMUM OF .3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED, OR
   D) EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
6. CONSTRUCT CULVERTS, DETENTION BASINS AND TREATMENT SWALES. PLACE HEADWALLS, RIP-RAP AND OTHER DRAINAGE FACILITIES ACCORDING TO PLAN. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS/BASINS PRIOR TO DIRECTING FLOW TO THEM.
7. INSTALL ALL UNDERGROUND UTILITIES.
8. CONSTRUCT BUILDINGS.
9. CONSTRUCT PARKING AND FINISH GRADE SITE ACCORDING TO PLAN. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
10. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES PERIODICALLY AND IMMEDIATELY AFTER STORM EVENTS.
11. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
12. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE ALL AREAS ARE STABILIZED WITH A SUITABLE STAND OF GRASS, PAVEMENT OR COMPACTED GRAVELS.

* REFER TO THE STORM WATER MANAGEMENT PLAN FOR EROSION CONTROL MEASURES AND SPECIFIC INFORMATION.

GENERAL NOTES

1. ALL IN PAVEMENT MANHOLES SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
2. WHERE DEPTH OF COVER IS LESS THAN 3 FEET CLASS V REINFORCED CONCRETE PIPE SHALL BE USED.
3. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
5. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
6. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS. THESE DETAILS SERVE AS A GUIDE ONLY.
7. REFER TO THE TOWN STANDARD DETAILS, LATEST REVISION, FOR ADDITIONAL INFORMATION AND CRITERIA.
8. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTING FLOW TO THEM.
9. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.

WINTER CONSTRUCTION

IN ADDITION TO THE OTHER NOTES CONTAINED ON THIS PLAN, THE FOLLOWING MUST BE IMPLEMENTED:

1. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED AS SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
2. AN AREA WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIER.
3. TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSURE OR PRIOR TO ANY STORM EVENT, BUT AFTER EVERY WORKDAY IN AREAS WITHIN 100 FEET FROM A PROTECTED NATURAL RESOURCE.
4. AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED THE SAME DAY.
5. IN THE EVENT OF A SNOWFALL GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM THE AREAS DUE TO BE SEEDED AND MULCHED.
6. LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.
7. A DITCH THAT WILL BE CONSTRUCTED DURING THE WINTER MUST BE STABILIZED WITH RIPRAP.

OVERWINTER STABILIZATION

1. PERMANENT STABILIZATION CONSISTS OF AT LEAST 85% VEGETATION, PAVEMENT/GRAVEL BASE OR RIPRAP.
2. ALL PROPOSED VEGETATED AREAS THAT DO NO EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
3. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
4. AFTER NOVEMBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OR 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
5. DO NOT EXPOSE SLOPES OR LEAVE SLOPES EXPOSED OVER THE WINTER OR FOR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY PROTECTED WITH MULCH.
6. APPLY HAY MULCH AT TWICE THE STANDARD RATE (150 LBS. PER 1,000 SF). THE MULCH MUST BE THICK ENOUGH SUCH THAT THE GROUND SURFACE WILL NOT BE VISIBLE AND MUST BE ANCHORED.
7. USE MULCH AND MULCH NETTING OR AN EROSION CONTROL MULCH BLANKET OR MIX FOR ALL SLOPES GREATER THAN 8% OR OTHER AREAS EXPOSED TO DIRECT WIND.
8. INSTALL AN EROSION CONTROL BLANKET IN ALL DRAINAGE WAYS (BOTTOM AND SIDES) WITH A SLOPE GREATER THAN 3%.
9. SEE THE VEGETATION MEASURES FOR MORE INFORMATION ON SEEDING DATES AND TYPES.

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DIG SAFE
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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

EROSION CONTROL NOTES

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

1. INSTALLATION OF SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA. PREFABRICATED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A VEGETATIVE COVER OF GREATER THAN 85%. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
4. THE AREA OF LAND EXPOSED AND THE TIME OF EXPOSURE SHALL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
5. ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4" OF LOAM. ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

   TYPICAL LAWN MIX (MIN. 200 LBS/ACRE):
   33% CREEPING RED FESCUE (MIN. 66 LBS/ACRE)
   42% PERENNIAL RYEGRASS (MIN. 84 LBS/ACRE)
   21% KENTUCKY BLUEGRASS (MIN. 42 LBS/ACRE)
   4% REDTOP (MIN. 8 LBS/ACRE)

   TEMPORARY LAWN MIX: (MIN. 47 LBS/ACRE)
   100% ANNUAL RYE

   WILDFLOWER SLOPE (NHDOT TYPE 45) MIX 3:1 OR GREATER SLOPES (MIN. 160 LBS/ACRE):
   38% CREEPING RED FESCUE (MIN. 60 LBS/ACRE)
   32% PERENNIAL RYEGRASS (MIN. 51 LBS/ACRE)
   5% REDTOP (MIN. 8 LBS/ACRE)
   5% ALSIKE CLOVER (MIN. 8 LBS/ACRE)
   5% BIRDSFOOT TREFOIL (MIN. 8 LBS/ACRE)
   3% LANCE-LEAF COREOPSIS (MIN. 3 LBS/ACRE)
   3% OXEYE DAISY (MIN. 3 LBS/ACRE)
   3% BUTTERFLY WEED (MIN. 3 LBS/ACRE)
   3% BLACKEYED SUSAN (MIN. 3 LBS/ACRE)
   3% WILD LUPINE (MIN. 3 LBS/ACRE)

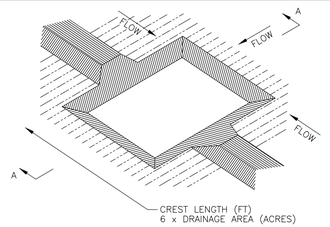
   GENERAL SLOPE (NHDOT TYPE 44) MIX 3:1 OR GREATER SLOPES (MIN. 160 LBS/ACRE):
   44% CREEPING RED FESCUE (MIN. 70 LBS/ACRE)
   38% PERENNIAL RYEGRASS (MIN. 60 LBS/ACRE)
   6% REDTOP (MIN. 10 LBS/ACRE)
   6% ALSIKE CLOVER (MIN. 10 LBS/ACRE)
   6% BIRDSFOOT TREFOIL (MIN. 10 LBS/ACRE)

   A. PLACING LOAM ON SITE
      a. ALL SUBGRADE ELEVATIONS SHOULD BE UNIFORMLY GRADED TO RECEIVE LOAM AND SHALL BE INSPECTED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO PLACEMENT OF LOAM.
   a. PLACE LOAM TO FORM A MINIMUM DEPTH OF 4" WHEN ROLLED, UNLESS OTHERWISE INDICATED.
   b. ALL DEPRESSIONS EXPOSED DURING THE ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM.

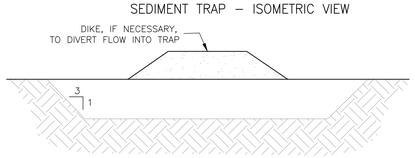
   B. SEED BED PREPARATION
   AFTER FINISH GRADING AND JUST BEFORE SEEDING, THE AREAS TO BE SEEDED SHALL BE LOOSENED TO PROVIDE A ROUGH, FIRM BUT FINELY PULVERIZED SEEDBED. THE INTENT IS A TEXTURE CAPABLE OF RETAINING WATER, SEED AND FERTILIZER WHILE REMAINING STABLE AND ALLOWING SEED TIME TO GERMINATE. SEED SHALL BE APPLIED TO THE CONDITIONED SEEDBED NOT MORE THAN 48 HOURS AFTER THE SEEDBED HAS BEEN PREPARED.
6. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF AT THE TIME OF SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS. PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.
7. HAY MULCH OR JUTE MATTING SHALL BE USED WHERE INDICATED ON THE PLANS. A MINIMUM OF 1.5 TONS OF MULCH PER ACRE SHALL BE APPLIED. MULCH SHALL BE ANCHORED IN PLACE WHERE NECESSARY. JUTE MATTING SHALL BE LAID IN THE DIRECTION OF RUNOFF FLOW AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
8. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS AREA NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS.
9. WATER SHALL BE USED FOR DUST CONTROL IN APPROPRIATE AREAS.

STOCKPILE NOTES

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CONCENTRATED FLOWS OF STORMWATER, DRAINAGE COURSES AND INLETS.
2. PROTECT ALL STOCKPILES FROM STORMWATER RUN-ON USING TEMPORARY PERIMETER MEASURES SUCH AS DIVERSIONS, BERMS, SANDBAGS OR OTHER APPROVED PRACTICES.
3. STOCKPILES SHOULD BE SURROUNDED BY SEDIMENT BARRIERS, SUCH AS SILT FENCE OR SILT SOCK, TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.
4. IMPLEMENT WIND EROSION CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.
5. PLACE BAGGED MATERIALS ON PALLETS AND UNDER COVER.
6. INACTIVE STOCKPILES
   a. INACTIVE SOIL STOCKPILES sHOULD BE COVERED WITH ANCHORED TARPS OR PROTECTED WITH SOIL STABILIZATION MEASURES (TEMPORARY SEED AND MULCH OR OTHER TEMPORARY PRACTICE) AND TEMPORARY PERIMETER SEDIMENT BARRIERS AT ALL TIMES.
   b. INACTIVE STOCKPILES OF CONCRETE RUBBLE, ASPHALT CONCRETE RUBBLE, AGGREGATE MATERIALS AND OTHER SIMILAR MATERIALS SHOULD BE PROTECTED WITH TEMPORARY SEDIMENT PERIMETER BARRIERS AT ALL TIMES. IF THE MATERIALS ARE A SOURCE OF DUST, THEY SHOULD ALSO BE COVERED.
7. ACTIVE STOCKPILES
   a. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY LINEAR SEDIMENT BARRIERS PRIOR TO THE ONSET OF PRECIPITATION. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
   b. WHEN A STORM EVENT IS PREDICTED, STOCKPILES SHOULD BE PROTECTED WITH AN ANCHORED PROTECTIVE COVERING.



SEDIMENT TRAP – ISOMETRIC VIEW



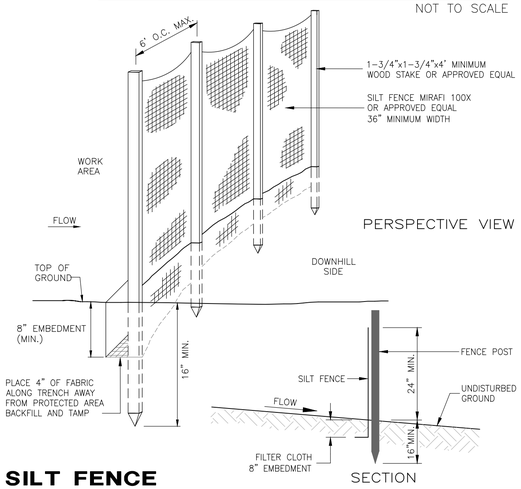
SECTION A–A

NOTES

1. SEDIMENT TRAP TO BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL BASINS/PONDS ARE STABILIZED. IF IT IS DETERMINED THAT CONSTRUCTION OF A SEDIMENT TRAP IS WARRANTED, CONSULT WITH ENGINEER TO DETERMINE APPROPRIATE NUMBER AND DIMENSIONS.

SEDIMENT TRAP

NOT TO SCALE

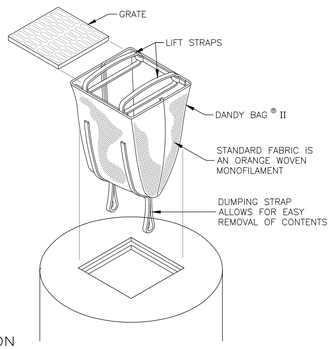


PERSPECTIVE VIEW

SECTION

SILT FENCE

NOT TO SCALE



INSTALLATION

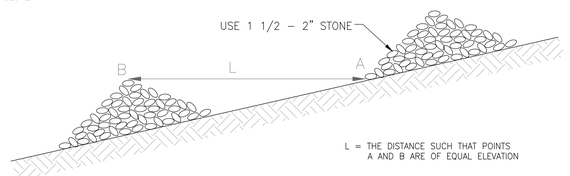
INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY BAG® II SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY BAG® II. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

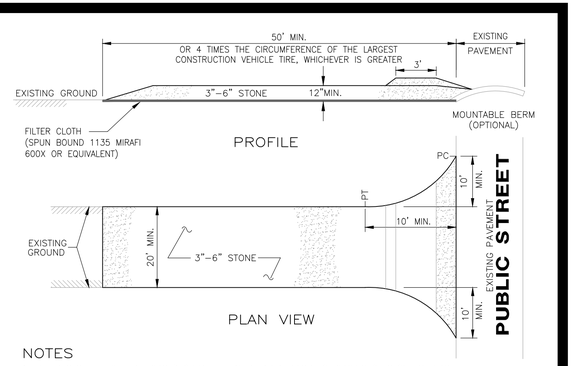
DANDY BAG® II

NOT TO SCALE



STONE CHECK DAM

NOT TO SCALE

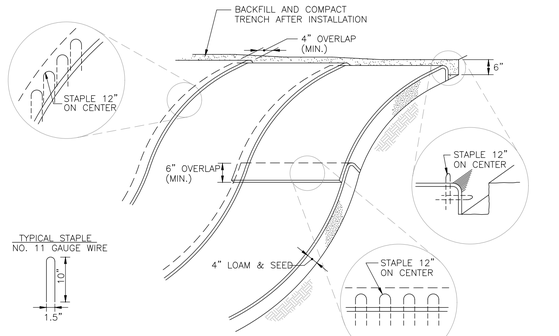


NOTES

1. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE SURFACE.
2. WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
3. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
4. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN STORM EVENT.

USDA - SCS STABILIZED CONSTRUCTION ENTRANCE

SEE PLAN FOR PROPOSED LOCATION NOT TO SCALE



NOTES

1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH. BACKFILL AND COMPACT TRENCH AFTER STAPLING.
2. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
4. WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE BLANKET END OVER END WITH 6 INCH (MIN.) OVERLAP AND ANCHOR DOWN SLOPE BLANKET IN A 6 INCH DEEP TRENCH.
5. BLANKET SHALL BE NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL.

BLANKET SLOPE PROTECTION

FOR EROSION CONTROL NOT TO SCALE

TAX MAP 28 LOTS 9, 10, &10-4

DETAILS SHEET

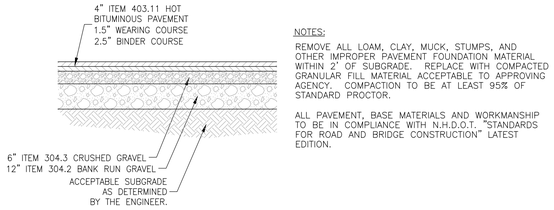
EXECUTIVE COUNTRY CLUB- RACQUET SPORTS DEVELOPMENT
2 & 5 HIGHLANDER WAY, LONDONDERRY, NH
OWNER: MAP 28 LOTS 9, 10
CITY OF MANCHESTER (C/O MANCHESTER AIRPORT AUTHORITY)
1 AIRPORT RD, SUITE 300, MANCHESTER, NH 03103
OWNER: MAP 28 LOT 10-4
BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103
APPLICANT
BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

NOVEMBER 18, 2025

REV	DATE	DESCRIPTION	DR	CK

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
48 Constitution Drive
Bedford, NH 03110
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Fax (603) 472-9747
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FILE	DR	CK	CADFILE		
17562.06	JSH	RED	17562-06 COVER-DETAILS		C-14



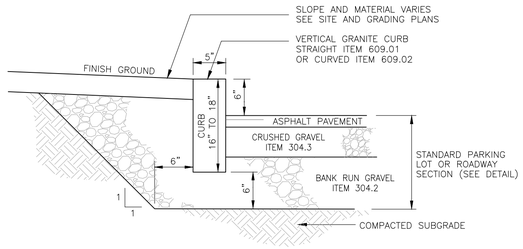
NOTES:

REMOVE ALL LOAM, CLAY, MUCK, STUMPS, AND OTHER IMPROPER PAVEMENT FOUNDATION MATERIAL WITHIN 2' OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL MATERIAL ACCEPTABLE TO APPROVING AGENCY. COMPACTION TO BE AT LEAST 95% OF STANDARD PROCTOR.

ALL PAVEMENT, BASE MATERIALS AND WORKMANSHIP TO BE IN COMPLIANCE WITH N.H.D.O.T. "STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.

TYPICAL PAVEMENT SECTION

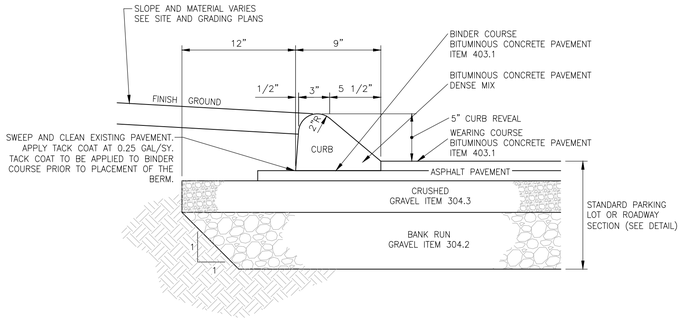
NOT TO SCALE



NOTE: PROVIDE TRANSITIONS & RAMPS PER A.D.A.

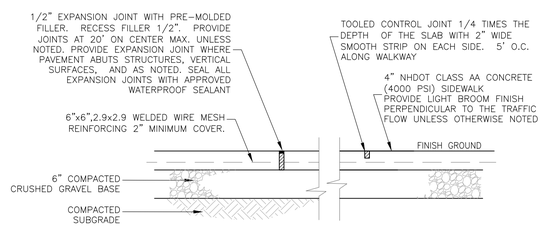
VERTICAL GRANITE CURB

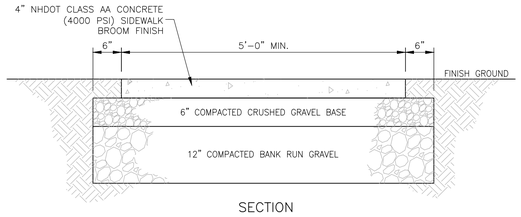
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BITUMINOUS CONCRETE CURB

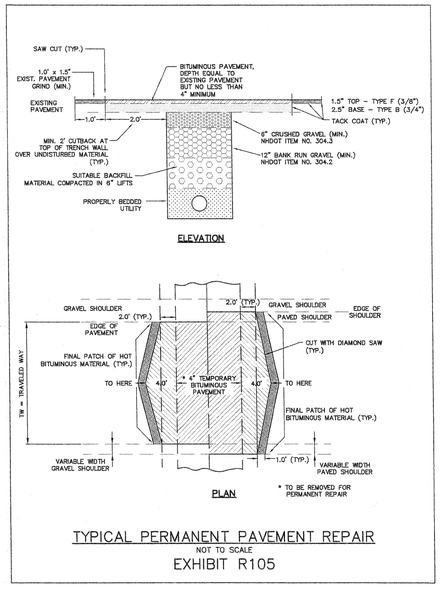
NOT TO SCALE





CONCRETE SIDEWALK

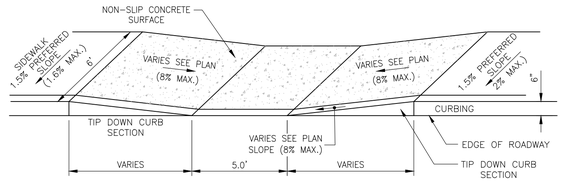
NOT TO SCALE



TYPICAL PERMANENT PAVEMENT REPAIR

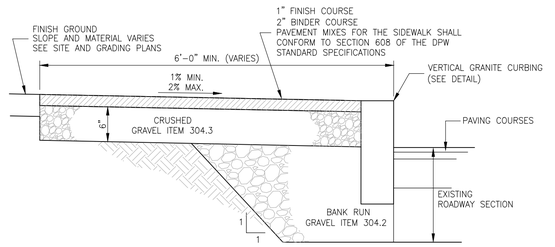
NOT TO SCALE

EXHIBIT R105



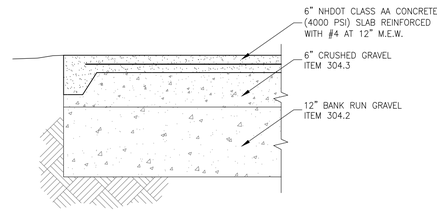
ACCESSIBLE RAMP RECESSED IN WALK

NOT TO SCALE



BITUMINOUS SIDEWALK

NOT TO SCALE



CONCRETE PAD

FOR EXTERIOR BUILDING PADS & DUMPSTER NOT TO SCALE

TAX MAP 28 LOTS 9, 10, &10-4

DETAILS SHEET

EXECUTIVE COUNTRY CLUB- RACQUET SPORTS DEVELOPMENT

2 & 5 HIGHLANDER WAY, LONDONDERRY, NH

OWNER: MAP 28 LOTS 9, 10

CITY OF MANCHESTER (C/O MANCHESTER AIRPORT AUTHORITY)

1 AIRPORT RD, SUITE 300, MANCHESTER, NH 03103

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BENTON FAMILY REALTY, LLC

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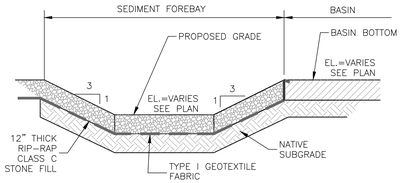
FILE		DR	JSH			
	17562.06	CK	RED	CADFILE	17562-06 COVER-DETAILS	C-15

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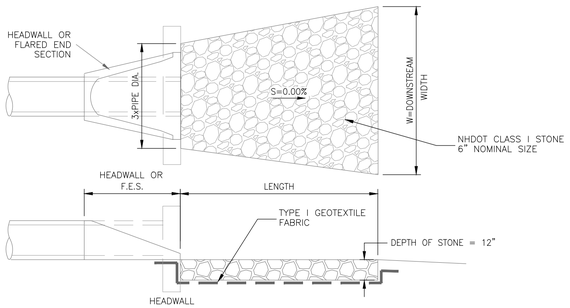
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DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



SEDIMENT FOREBAY

NOT TO SCALE



OUTLET	Do (ft.)	Q25 (cfs)	Tw (ft.)	LENGTH (ft.)	WIDTH up (ft.)	WIDTH dn (ft.)	d50 (in.)*
HW-2	1.25	2.0	0.8	13.0	3.8	9.0	0.6
HW-1	1.00	1.6	0.7	11.8	3.0	7.7	0.7
							*Note:6"min.

Notes:

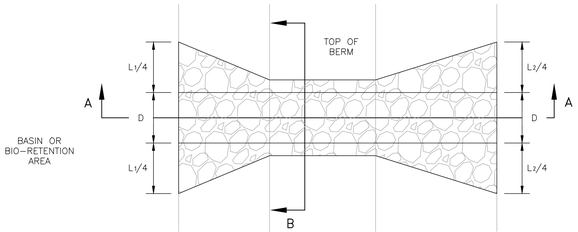
1 Use NHDOT Class C Stone

2 Depth of Stone to be 12" min. or 1.5 times d50 - which ever is larger

3 Design storm: 25-year storm

OUTLET APRON

NOT TO SCALE



RIPRAP EMERGENCY SPILLWAY

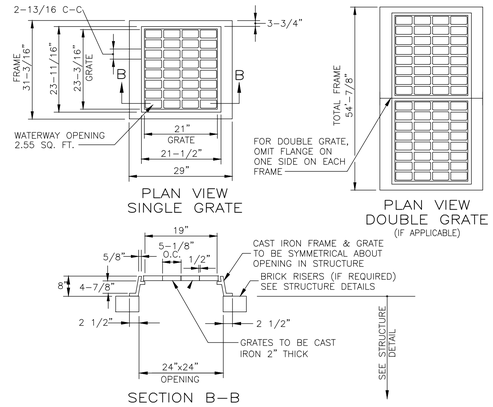
NOT TO SCALE

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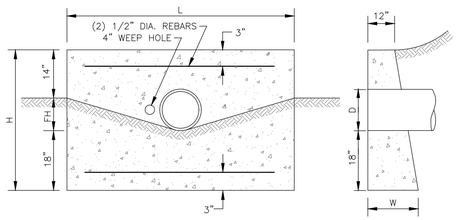
DIG SAFE NH 811 — CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



FRAME AND GRATE

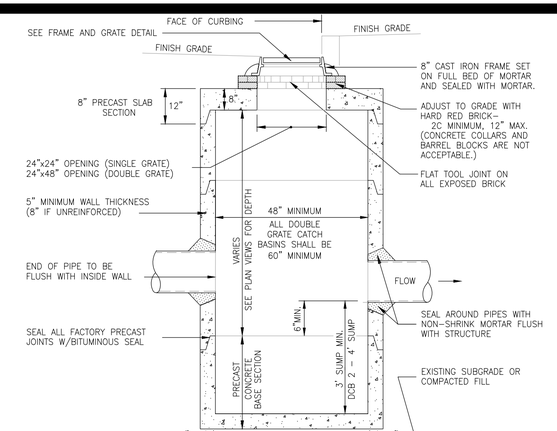
NHDOT TYPE B ALT 1 NOT TO SCALE

NOMINAL PIPE SIZE D	LENGTH OF BARS	L	H	FH	W
12	3'-2"	3'-6"	3'-6"	0'-10"	1'-10.5"
15	4-2	4-6	3-9	1-1	1-11.25
18	5-2	5-6	4-0	1-4	2-0
24	7-2	7-6	4-6	1-10	2-1.5
30	9-2	9-6	5-0	2-4	2-3
36	11-2	11-6	5-6	2-10	2-4.5
42	13-2	13-6	6-0	3-4	2-6
48	15-2	15-6	6-6	3-10	2-7.5



CONCRETE HEADWALL

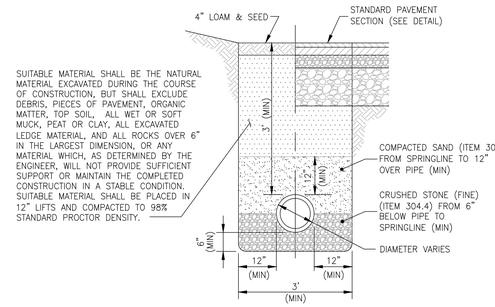
SINGLE PIPE SYSTEM NOT TO SCALE



NOTE: ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C-478

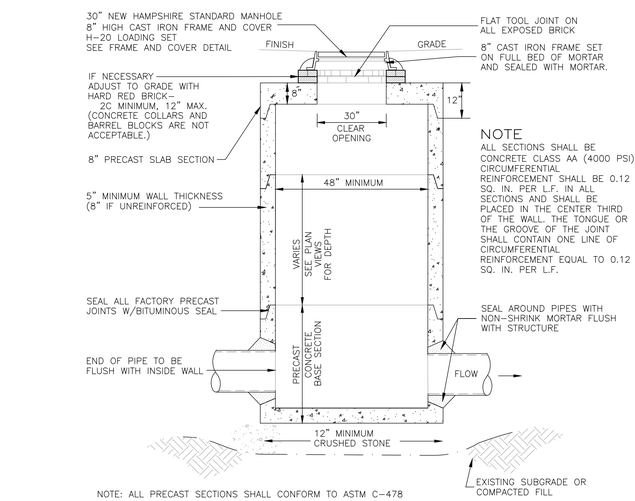
CATCH BASIN

SLAB TOP NOT TO SCALE



STORM DRAIN TRENCH

NOT TO SCALE



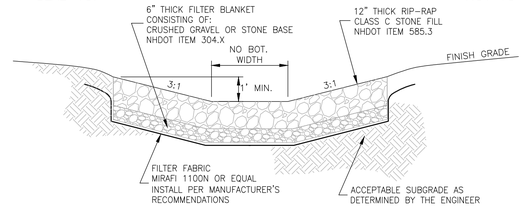
NOTE

ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER L.F. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER L.F.

NOTE: ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C-478

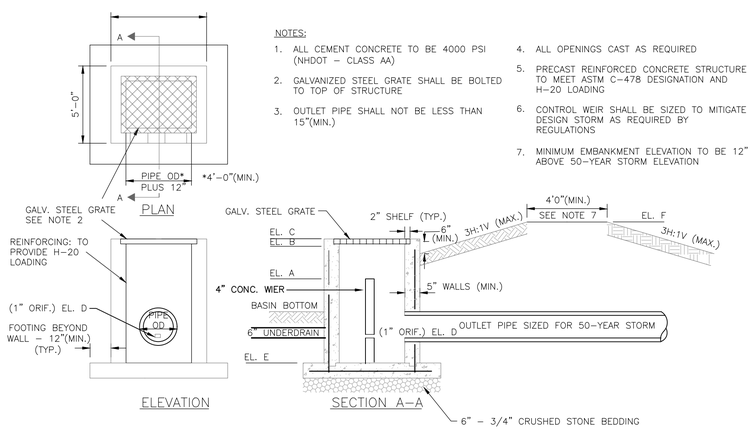
DRAIN MANHOLE

SLAB TOP NOT TO SCALE



RIP RAP SWALE

NOT TO SCALE



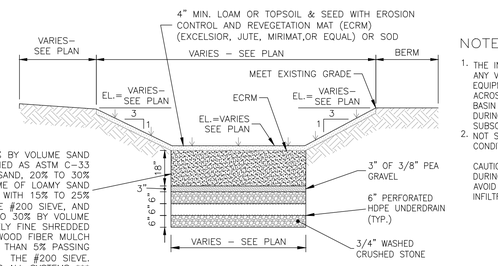
NOTES:

1. ALL CEMENT CONCRETE TO BE 4000 PSI (NHDOT - CLASS AA)
2. GALVANIZED STEEL GRATE SHALL BE BOLTED TO TOP OF STRUCTURE
3. OUTLET PIPE SHALL NOT BE LESS THAN 15"(MIN.)
4. ALL OPENINGS CAST AS REQUIRED
5. PRECAST REINFORCED CONCRETE STRUCTURE TO MEET ASTM C-478 DESIGNATION AND H-20 LOADING
6. CONTROL WEIR SHALL BE SIZED TO MITIGATE DESIGN STORM AS REQUIRED BY REGULATIONS
7. MINIMUM EMBANKMENT ELEVATION TO BE 12" ABOVE 50-YEAR STORM ELEVATION

LOCATION	ELEV A	ELEV B	ELEV C	ELEV D	ELEV E	ELEV F
OS1	160	161.5	161.5	155.15	154	162
OS2	172.3	173.3	173.3	168.45	167.3	173.5
OS3	176.5	177.5	177.5	170.9	169.75	178
OS4	-	-	177.5	171.15	170	178

OUTLET STRUCTURE AT DETENTION BASIN

NOT TO SCALE



NOTES

1. THE INSTALLER SHALL NOT ALLOW ANY VEHICULAR OR CONSTRUCTION EQUIPMENT TRAVEL TO OCCUR ACROSS THE PROPOSED RECHARGE BASIN AREA AT ANY TIME EXCEPT DURING EXCAVATION OF TOPSOIL, SUBSOIL AND OTHER MATERIALS
2. NOT SUITABLE FOR BED BOTTOM CONDITIONS.

CAUTION SHOULD BE EXERCISED DURING SITE PREPARATION TO AVOID COMPACTION OF THE INFILTRATIVE SURFACE.

TYPICAL INFILTRATION BASIN

NOT TO SCALE

TAX MAP 28 LOTS 9, 10, &10-4

DETAILS SHEET

EXECUTIVE COUNTRY CLUB- RACQUET SPORTS DEVELOPMENT

2 & 5 HIGHLANDER WAY, LONDONDERRY, NH

OWNER: MAP 28 LOTS 9, 10

CITY OF MANCHESTER (C/O MANCHESTER AIRPORT AUTHORITY)

1 AIRPORT RD, SUITE 300, MANCHESTER, NH 03103

OWNER: MAP 28 LOT 10-4

BENTON FAMILY REALTY, LLC

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APPLICANT

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NOVEMBER 18, 2025

REV	DATE	DESCRIPTION	DR	CK

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GENERAL NOTES

1) MINIMUM SIZE PIPE FOR SEWER SERVICE SHALL BE SIX (6) INCHES.

2) PIPE AND JOINT MATERIALS:
   A. PLASTIC SEWER PIPE
      1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (RIBBED WALL)	8" THROUGH 36"
D2680	*ABS (COMPOSITES WALL)	8" THROUGH 15"

*PVC: POLY VINYL CHLORIDE
*ABS: ACRYLONITRILE-BUTADIENE-STYRENE

      2. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.

      ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2680, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322).

      JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2680, FORMING A CHEMICAL WELDED JOINT.

3) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.

4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER-TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.

5) SEWER SERVICE INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 6 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10, BEDDING AND RE-FILL FOR DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.

   THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4" INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.

6) TESTING: THE COMPLETED SEWER SERVICE SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS: (PRIOR TO BACKFILLING)

   A. AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.

   LEAKAGE OBSERVED DURING TESTING SHALL BE IN ANY ONE OF THE ABOVE ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG-UP IF NECESSARY AND RE-LAID SO AS TO ASSURE WATER TIGHTNESS.

7) ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR OTHER SIMILAR CONNECTIONS CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.

8) WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE.

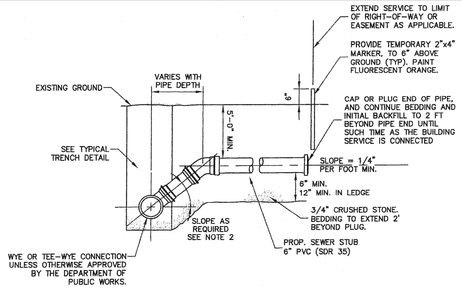
9) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-67.

100% PASSING	1 INCH SCREEN
90%-100% PASSING	3/4 INCH SCREEN
20%-55% PASSING	3/8 INCH SCREEN
0%-10% PASSING	#4 SIEVE
0%-5% PASSING	#8 SIEVE

   WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 1/2 INCH SHALL BE USED.

10) LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.

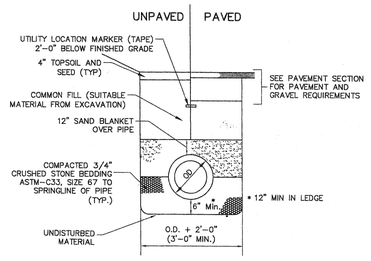
11) CHIMNEYS: IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE SEWER CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.



NOTES:
1. ALL SERVICE CONNECTIONS TO BE 6" MINIMUM UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
2. USE CHIMNEY DETAIL WHERE SERVICE CONNECTION ENTERS SEWER AT GREATER THAN 60° TO THE HORIZONTAL.

SEWER SERVICE CONNECTION

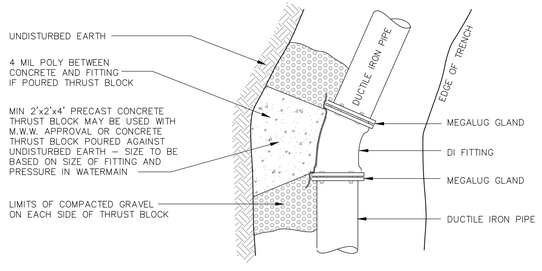
NOT TO SCALE



TYPICAL SEWER PIPE TRENCH

NOT TO SCALE

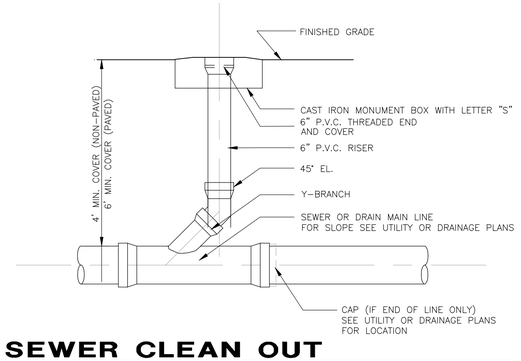
TABLE OF DIMENSIONS											
PIPE SIZE	90° BEND		45° BEND		22½° BEND		11¼° BEND		TEE & PLUG	
	WIDTH	HGT.	WIDTH	HGT.	WIDTH	HGT.	WIDTH	HGT.	WIDTH	HGT.
6"	33"	21"	18"	21"	12"	18"	9"	12"	21"	24"
8"	45"	27"	24"	27"	18"	21"	12"	15"	27"	33"
10"	60"	36"	36"	36"	24"	30"	18"	21"	36"	42"
12"	66"	39"	36"	42"	24"	30"	18"	21"	39"	45"
14"	72"	45"	42"	48"	27"	36"	18"	27"	45"	54"



NOTE
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO M.W.W. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.

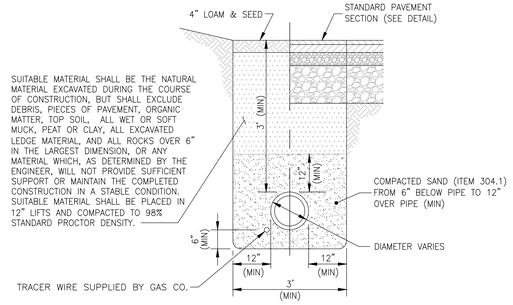
THRUST BLOCKING BEHIND FITTINGS INSTALLATION

NOT TO SCALE



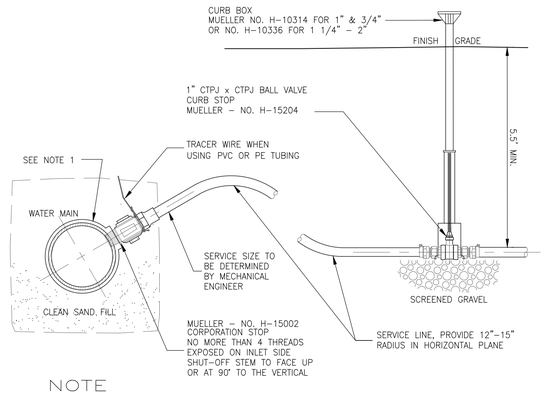
SEWER CLEAN OUT

NOT TO SCALE



GAS MAIN TRENCH

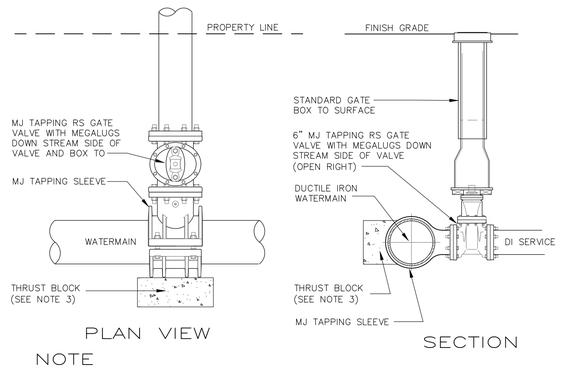
NOT TO SCALE



NOTE
1. IF WATERMAIN IS PVC OR TRANSITE, A DOUBLE STAINLESS STEEL STRAP TAPPING SADDLE MUST BE USED TO CONNECT THE CORPORATION TO THE WATERMAIN.

DOMESTIC SERVICE CONNECTION

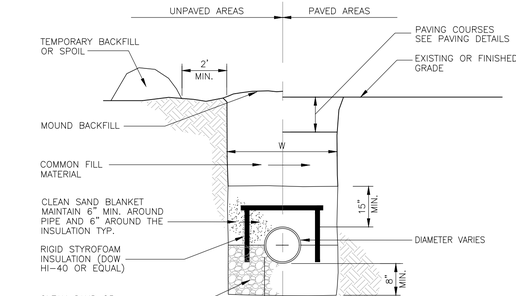
NOT TO SCALE



NOTE
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO M.W.W. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. MIN 2'x2'x4' PRECAST CONCRETE THRUST BLOCK MAY BE USED WITH M.W.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH - SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATERMAIN.

WET TAP TEE INSTALLATION

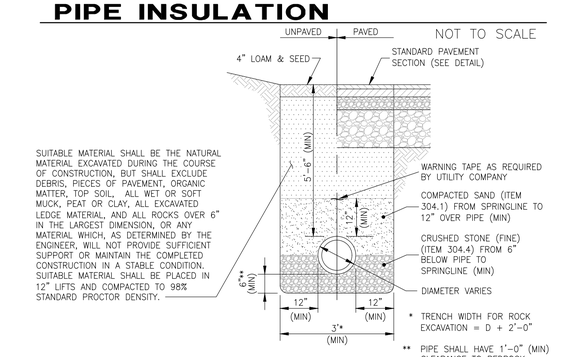
NOT TO SCALE



NOTE:
W=MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.

PIPE INSULATION

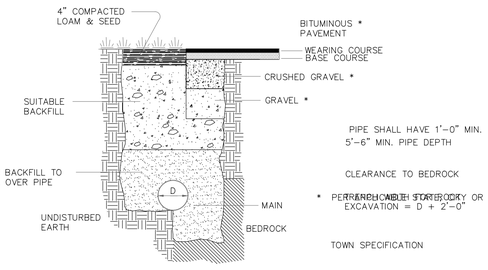
NOT TO SCALE



WATER MAIN TRENCH

M.W.W.

NOT TO SCALE



* PERMEABLE MATERIAL FOR ROCK EXCAVATION = D + 2'-0"

WATER SERVICE TRENCH

NOT TO SCALE

TAX MAP 28 LOTS 9, 10, &10-4

DETAILS SHEET

EXECUTIVE COUNTRY CLUB- RACQUET SPORTS DEVELOPMENT

2 & 5 HIGHLANDER WAY, LONDONDERRY, NH

OWNER: MAP 28 LOTS 9, 10

CITY OF MANCHESTER (C/O MANCHESTER AIRPORT AUTHORITY)

1 AIRPORT RD, SUITE 300, MANCHESTER, NH 03103

OWNER: MAP 28 LOT 10-4

BENTON FAMILY REALTY, LLC

1 HIGHLANDER WAY, MANCHESTER, NH 03103

APPLICANT

BENTON FAMILY REALTY, LLC

NDER WAY, MANCHESTER, NH 03103

NOVEMBER 18, 2025

REV	DATE	DESCRIPTION	DR	CK

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

FILE		DR	JSH			
	17562.06	CK	RED	CADFILE	17562-06 COVER-DETAILS	C-17

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DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

GENERAL NOTES

1. IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
2. BARRELS, CONE SECTIONS AND CONCRETE GRADE RINGS SHALL BE PRECAST REINFORCED CONCRETE AND SHALL CONFORM ENV-WQ 704.12 & 704.13.
3. PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478-06.
4. BASE SECTIONS SHALL BE OF MONOLITHIC CONSTRUCTION TO A POINT AT LEAST 6 INCHES ABOVE THE CROWN OF THE INCOMING PIPE.
5. MANHOLE CONE SECTIONS SHALL BE ECCENTRIC IN SHAPE.
6. ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OR TRADEMARK OF THE MANUFACTURER IMPRESSED OR INDELIBLY MARKED ON THE INSIDE WALL.
7. ALL PRECAST SECTIONS AND BASES SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP-PROOFING COATING.
8. SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.
9. HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF AN OVERLAPPING TYPE, SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW OF AN ELASTOMERIC OR MASTIC-LIKE SEALANT. APPROVED ELASTOMERIC SEALANTS ARE:

   SIKAFLEX-12-SL

   SONNEBORN BUILING PRODUCTS-SONOLASTIC SL-1
10. THE MINIMUM INTERNAL DIAMETER OF MANHOLES SHALL BE 48 INCHES. FOR SEWERS LARGER THAN 24-INCH DIAMETER. MANHOLE DIAMETERS SHALL BE INCREASED SO AS TO PROVIDE AT LEAST 12-INCHES OF SHELF ON EACH SIDE OF THE SEWER.
11. LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE TO ENV-WQ 704.17.
    (a) ALL MANHOLES SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST IN ACCORDANCE WITH THE ASTM C1244 STARNDARD IN EFFECT WHEN THE TESTING IS PERFORMED.
    (b) THE MANHOLE VACUUM TEST SHALL CONFORM TO THE FOLLOWING:
        1. THE INITIAL VACUUM GUAGE TEST PRESSURE SHALL BE 10 INCHES Hg.
        2. THE MINIMUM ACCEPTABLE TEST HOLD TIME FOR 1-INCH Hg PRESSURE DROP TO 9 INCHES SHALL BE:
           A. NOT LESS THAN 2 MINUTES FOR MANHOLES LESS THAN 10 FEET DEEP.
           B. NOT LESS THAN 2.5 MINUTES FOR MANHOLES 10 TO 15 FEET DEEP.
           C. NOT LESS THAN 3 MINUTES FOR MANHOLES MORE THAN 15 FEET DEEP.
    (c) THE MANHOLE SHALL BE REPAIRED AND RETESTED IF THE TEST HOLD TIMES FAIL TO ACHIEVE THE ACCEPTANCE LIMITS SPECIFIED IN (b) ABOVE.
    (d) INVERTS AND SHELVES SHALL NOT BE INSTALLED UNTIL AFTER SUCCESSFUL TESTING IS COMPLETE.
    (e) FOLLOWING COMPLETION OF THE LEAKAGE TEST, THE FRAME AND COVER SHALL BE PLACED ON TOP OF THE MANHOLE OR SOME OTHER MEANS USED TO PREVENT ACCIDENTAL ENTRY BY UNAUTHORIZED PERSONS, CHILDREN OR ANIMALS, UNTIL THE CONTRACTOR IS READY TO MAKE FINAL ADJUSTMENT TO GRADE.
12. BRICK MASONRY FOR SHELF, INVERT AND GRADE ADJUSTMENT SHALL COMPLY WITH ASTM C32-05, CLAY OR SHALE, FOR GRADE SS HARD BRICK.
13. MORTAR SHALL BE COMPOSED OF PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION. PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE:
    (a) 4.5 PARTS SAND AND 1.5 PARTS CEMENT; OR
    (b) 4.5 PARTS SAND, 1 PART CEMENT AND 0.5 PART HYDRATED LIME

    CEMENT SHALL BE TYPE II PORTLAND CEMENT CONFORMING TO ASTM C150-05. HYDRATED LIME SHALL BE TYPE S CONFORMING TO ASTM C207-06 "STANDARD SPECIFICATIONS FOR HYDRATED LIME FOR MASONRY PURPOSES". SAND SHALL CONSIST OF INERT NATURAL SAND CONFORMING TO ASTM C33-03 "STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES".
14. INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED OR PRECAST CONCRETE SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.
15. FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN, CLASS 30, CONFORMING TO ASTM A48/48M AND PROVIDE A 30-INCH CLEAR OPENING. 3-INCH WORD (MINIMUM HEIGHT) LETTERS "SEWER" SHALL BE PLAINLY CAST INTO THE TOP SURFACE. THE CASTING SHALL BE OF EVEN GRAINED CAST IRON, SMOOTH, AND FREE FROM SCALE, LUMPS, BLISTERS, SAND HOLES AND DEFECTS. CONTACT SURFACES OF COVERS AND FRAMES SHALL BE MACHINED AT THE FOUNDRY TO PREVENT ROCKING OF COVERS IN ANY ORIENTATION.
16. BEDDING: PRECAST BASES SHALL BE PLACED ON A 6-INCH LAYER OF COMPACTED BEDDING MATERIAL THAT CONFORMS TO ASTM C33-03 NO. 67 STONE AND FREE FROM CLAY, LOAM AND ORGANNIC MATTER. THE EXCAVATION SHALL BE PROPERLY DEWATERED WHILE PLACING BEDDING MATERIAL AND SETTING OF THE BASE OR POURING CONCRETE. WATER-STOPS SHALL BE USED AT THE HORIZONTAL JOINT OF THE CAST-IN-PLACE MANHOLES.

100% PASSING	1" SCREEN
90-100% PASSING	3/4" SCREEN
20-55% PASSING	3/8" SCREEN
0-10% PASSING	#4 SIEVE
0-5% PASSING	#8 SIEVE

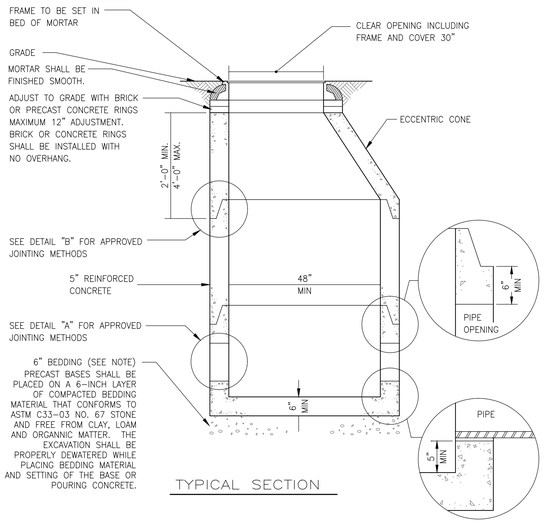
17. FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WIbHIN THE FOLLOWING DISTANCES FROM ANY MANHOLE CONNECTION: (a) WITHIN 48 INCHES FOR REINFORCED CONCRETE PIPE (RCP). (b) WITHIN 60 INCHES FOR PVC PIPE LARGER THAN 15" DIAMETER.
18. NO FLEXIBLE JOINT SHALL BE REQUIRED FOR DUCTILE IRON PIPE OR PVC PIPE UP THROUGH 15-INCH DIAMETER.
19. PIPE TO MANHOLE JOINTS SHALL BE ONLY AS FOLLOWS:
    A. ELASTOMERIC, RUBBER SLEEVE WITH WATERTIGHT JOINTS AT THE MANHOLE OPENING AND PIPE SURFACES.
    B. CAST INTO WALL OR SECUREED WITH STAINLESS STEEL CLAMPS.
    C. ELASTOMERIC SEALING RING CAST IN THE MANHOLE OPENING WITH THE SEAL FORMED ON THE SURFACE OF THE PIPE BY COMPRESSION OF THE RING.
    D. NON-SHRINK GROUTED JOINTS WHERE WATERTIGHT BONDING TO THE MANHOLE AND PIPE CAN BE OBTAINED.
20. THE INVERT OF THE INCOMING PIPE SHALL BE NO MORE THAN 6 INCHES ABOVE THE OUTGOING PIPE UNLESS A DROP ENTRY IS USED.

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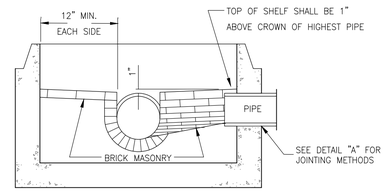
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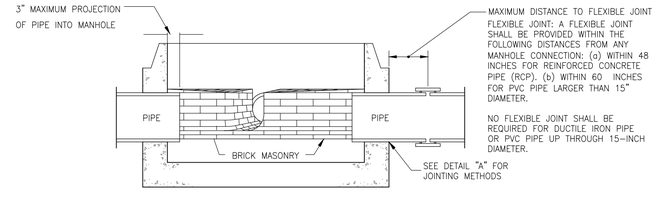
DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



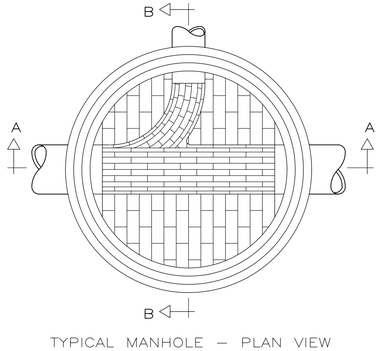
TYPICAL SECTION



SECTION "B-B"

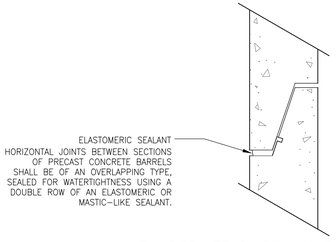


SECTION "A-A"



TYPICAL MANHOLE - PLAN VIEW

STANDARD MANHOLE

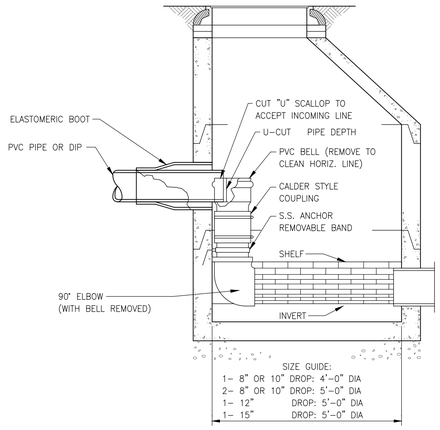


ELASTOMERIC SEALANT

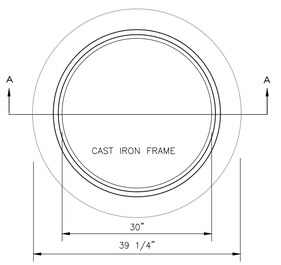
NOTES:
ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

STATE OF NEW HAMPSHIRE APPROVED PRODUCTS
A) SIKAFLEX-12-SL
B) SONNEBORN BUILDING PRODUCTS SONOLASTIC SL-1

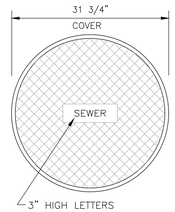
DETAIL "B" - HORIZONTAL JOINTS



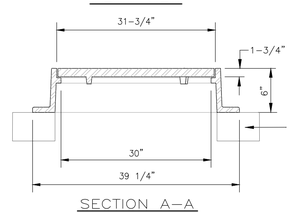
INSIDE DROP MANHOLE



PLAN VIEW



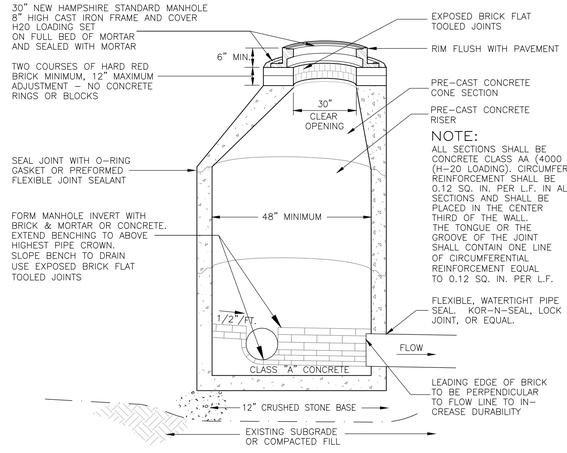
COVER



SECTION A-A

MANHOLE FRAME & COVER

HEAVY DUTY



NOTE:
ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 PSI) (H-20 LOADING). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER L.F. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER L.F.

MORTAR SHALL CONSIST OF:
1 PART BY VOLUME PORTLAND CEMENT, 2 PARTS BY VOLUME, DAMP WASHED COARSE SAND AND POTABLE WATER TO PRODUCE A CONSISTENCY OF STIFF PASTE. SEAL ALL PRECAST JOINTS WITH MORTAR.

SEWER MANHOLE

NOT TO SCALE

KOR-N-SEAL JOINT SLEEVE
(OR ACCEPTABLE SUBSTITUTE)

TAX MAP 28 LOTS 9, 10, &10-4

DETAILS SHEET

EXECUTIVE COUNTRY CLUB- RACQUET SPORTS DEVELOPMENT
2 & 5 HIGHLANDER WAY, LONDONDERRY, NH
OWNER: MAP 28 LOTS 9, 10
CITY OF MANCHESTER (C/O MANCHESTER AIRPORT AUTHORITY)
1 AIRPORT RD, SUITE 300, MANCHESTER, NH 03103
OWNER: MAP 28 LOT 10-4
BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103
APPLICANT
BENTON FAMILY REALTY, LLC
NDER WAY, MANCHESTER, NH 03103

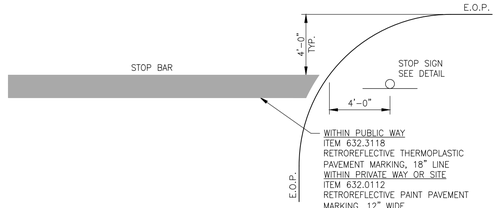
NOVEMBER 18, 2025

REV	DATE	DESCRIPTION	DR	CK

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Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
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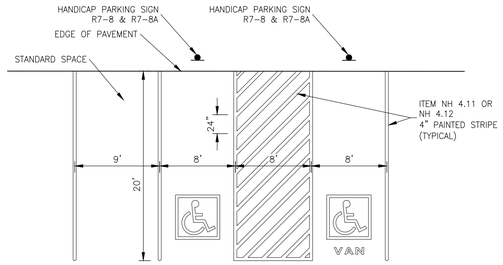
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C-18



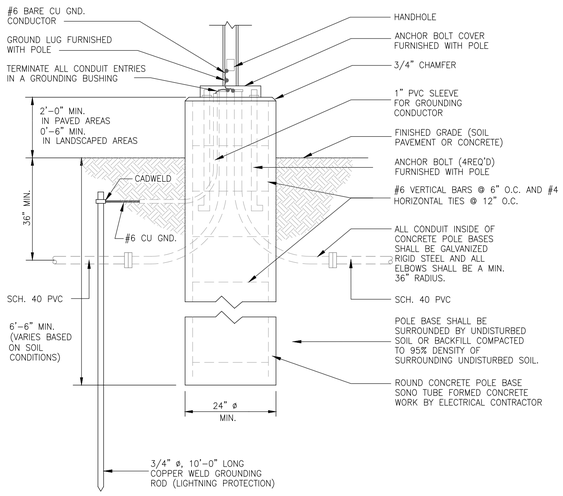
STOP BAR

NOT TO SCALE



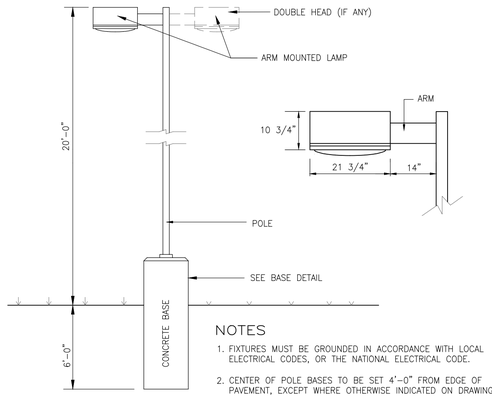
PARKING STRIPING DETAIL

NOT TO SCALE



LIGHT POLE BASE

NOT TO SCALE



NOTES

1. FIXTURES MUST BE GROUNDED IN ACCORDANCE WITH LOCAL ELECTRICAL CODES, OR THE NATIONAL ELECTRICAL CODE.
2. CENTER OF POLE BASES TO BE SET 4'-0" FROM EDGE OF PAVEMENT, EXCEPT WHERE OTHERWISE INDICATED ON DRAWING.
3. LIGHTING SHOWN HERE IS AREA LIGHTING, SUPPLEMENTAL BUILDING-MOUNTED FIXTURES AT DOORWAYS, ETC. MAY BE REQUIRED.
4. SEE LIGHTING PLAN FOR FIXTURE SCHEDULE.

LIGHT POLE

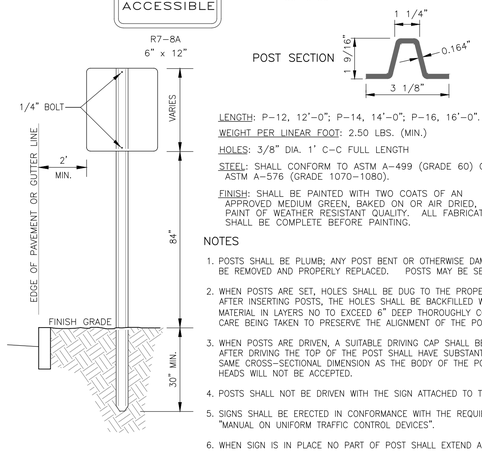
NOT TO SCALE

DUMPSTER ENCLOSURE - VINYL

SEE PLANS FOR LAYOUT

NOT TO SCALE





POST SECTION

LENGTH: P-12, 12'-0"; P-14, 14'-0"; P-16, 16'-0".

WEIGHT PER LINEAR FOOT: 2.50 LBS. (MIN.)

HOLES: 3/8" DIA. 1' C-C FULL LENGTH

STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070-1080).

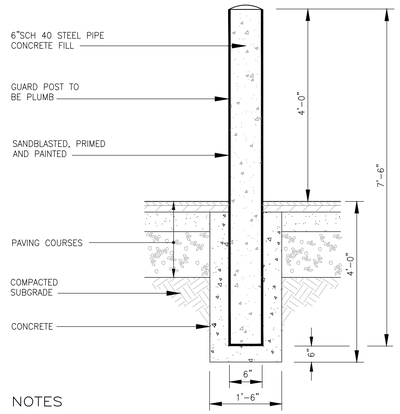
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN, BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

NOTES

1. POSTS SHALL BE PLUMB; ANY POST BENT OR OTHERWISE DAMAGED SHALL BE REMOVED AND PROPERLY REPLACED. POSTS MAY BE SET OR DRIVEN.
2. WHEN POSTS ARE SET, HOLES SHALL BE DUG TO THE PROPER DEPTH, AFTER INSERTING POSTS, THE HOLES SHALL BE BACKFILLED WITH SUITABLE MATERIAL IN LAYERS NO TO EXCEED 6" DEEP THOROUGHLY COMPACTED, CARE BEING TAKEN TO PRESERVE THE ALIGNMENT OF THE POST.
3. WHEN POSTS ARE DRIVEN, A SUITABLE DRIVING CAP SHALL BE USED AND AFTER DRIVING THE TOP OF THE POST SHALL HAVE SUBSTANTIALLY THE SAME CROSS-SECTIONAL DIMENSION AS THE BODY OF THE POST; BATTERED HEADS WILL NOT BE ACCEPTED.
4. POSTS SHALL NOT BE DRIVEN WITH THE SIGN ATTACHED TO THE POST.
5. SIGNS SHALL BE ERECTED IN CONFORMANCE WITH THE REQUIEMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
6. WHEN SIGN IS IN PLACE NO PART OF POST SHALL EXTEND ABOVE THE SIGN.
7. DIMENSIONS SHOWN ARE NOMINAL.
8. ALTERNATE SECTIONS MUST BE APPROVED PRIOR TO USE.

TRAFFIC SIGN POST IN GRADE

NOT TO SCALE

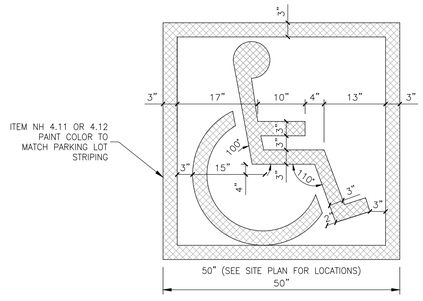


NOTES

1. BOLLARD TO CONFORM TO NHDOT SPECIFICATIONS
2. INSTALL POYLY COVER TO BOLLARDS ALONG BUILDING (GRAY POLYETHELENE COVER FROM IDEAL SHIELD 313-842-7290)

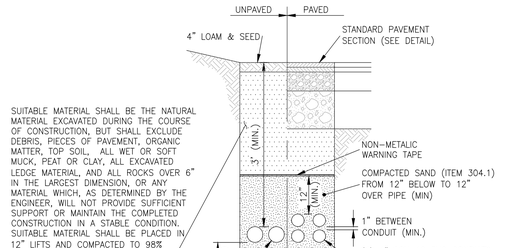
BOLLARD

NOT TO SCALE



PAINTED HANDICAP SYMBOL

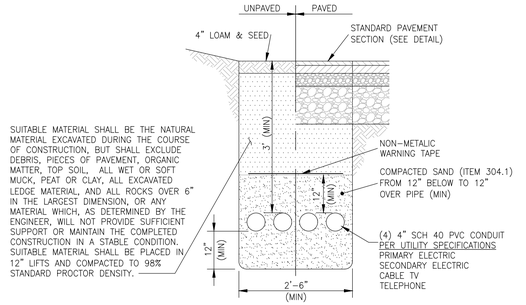
NOT TO SCALE



*CONTRACTOR TO VERIFY CONDUIT SIZE, NUMBER AND MATERIAL WITH INDIVIDUAL UTILITY PROVIDERS PRIOR TO CONSTRUCTION.

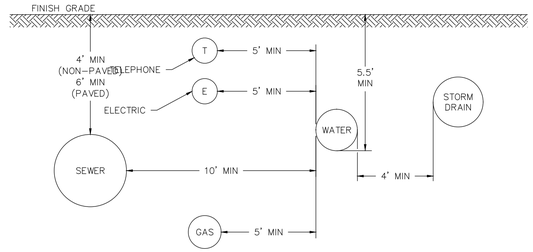
UTILITY TRENCH

NOT TO SCALE



UTILITY TRENCH

NOT TO SCALE



NOTES:

1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO TOWN OF LONDONDERRY AND M.W.W. TECHNICAL SPECIFICATIONS.
2. ALL WATER MAIN SHOULD HAVE A MINIMUM DEPTH OF 5.5' FROM INVERT (BOTTOM) OF PIPE TO FINISH GRADE.

TYPICAL UTILITY SEPARATION

NOT TO SCALE

TAX MAP 28 LOTS 9, 10, &10-4

DETAILS SHEET

EXECUTIVE COUNTRY CLUB- RACQUET SPORTS DEVELOPMENT

2 & 5 HIGHLANDER WAY, LONDONDERRY, NH

OWNER: MAP 28 LOTS 9, 10

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1 AIRPORT RD, SUITE 300, MANCHESTER, NH 03103

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APPLICANT

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HDER WAY, MANCHESTER, NH 03103

NOVEMBER 18, 2025

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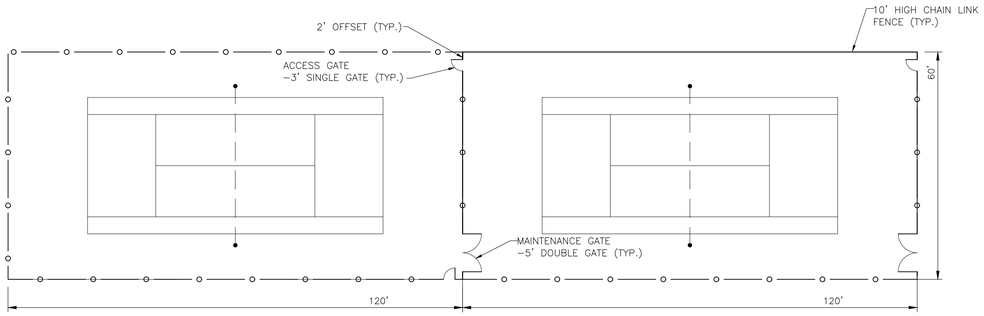
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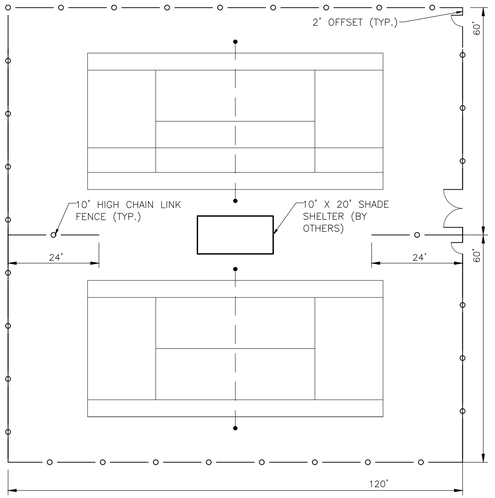
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FILE	DR	JSH	CADFILE		
17562.06	CK	RED	17562-06 COVER-DETAILS		C-19

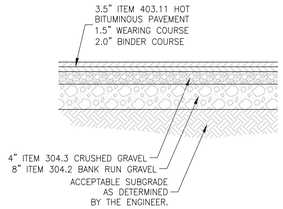




FENCE LAYOUT

SCHEMATIC REPRESENTATION

1' = 20'



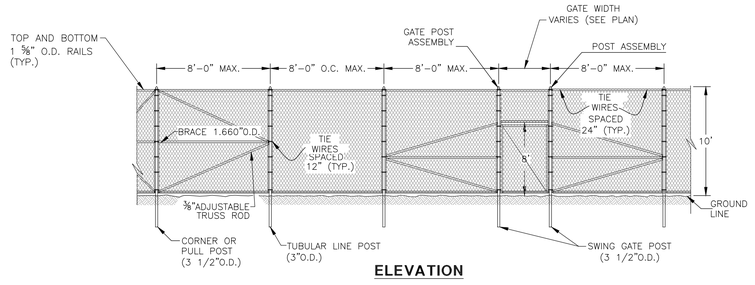
NOTES:

REMOVE ALL LOAM, CLAY, MUCK, STUMPS, AND OTHER IMPROPER PAVEMENT FOUNDATION MATERIAL WITHIN 2' OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL MATERIAL ACCEPTABLE TO APPROVING AGENCY. COMPACTION TO BE AT LEAST 95% OF STANDARD PROCTOR.

ALL PAVEMENT, BASE MATERIALS AND WORKMANSHIP TO BE IN COMPLIANCE WITH N.H.D.O.T. "STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.

TYPICAL RACQUET COURT SECTION

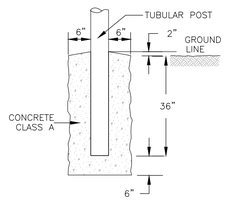
NOT TO SCALE



ELEVATION

NOTES:

1. PROVIDE 9' OPEN MESH VINYL COATED WINDSCREEN – DARK GREEN. (INSTALL PER MANUFACTUR'S RECOMMENDATIONS.)
2. ALL POST, RAILS, TIES AND FABRIC TO BE GALVANIZED GREEN VINYL-COATED.
3. FABRIC SHALL BE 11 GAUGE, 1¾" DIAMOND PATTERN OR 9 GAUGE, 2" DIAMOND PATTERN WITH KNUCKLED SELVAGE TOP AND BOTTOM.
4. FENCE FRAME WORK TO BE HIGH STRENGTH STEEL PIPE.
5. INSTALL FABRIC ON COURT SIDE OF POSTS.



FOOTING DETAIL

10' CHAIN LINK FENCE DETAIL

NOT TO SCALE

TAX MAP 28 LOTS 9, 10, &10-4

DETAILS SHEET

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NOVEMBER 18, 2025

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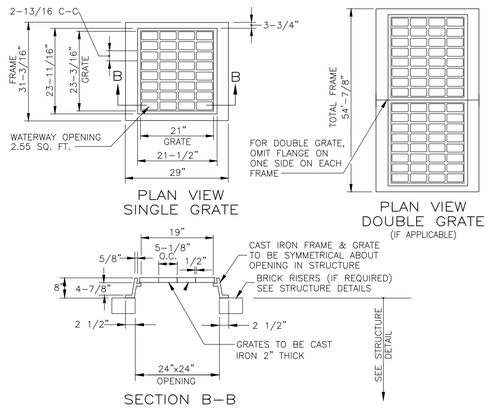
FILE		DR	JSH			
	17562.06	CK	RED	CADFILE	17562-06 COVER-DETAILS	C-19

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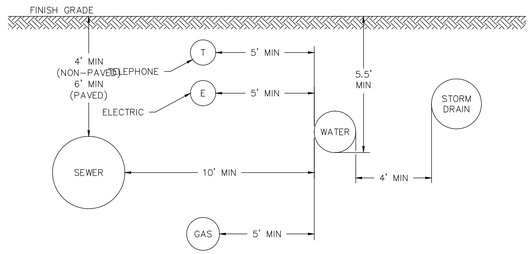
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FRAME AND GRATE

NHDOT TYPE B ALT 1

NOT TO SCALE

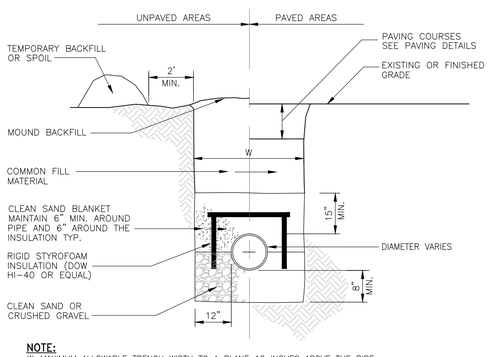


NOTES:

1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO TOWN OF LONDONDERRY AND M.W.W. TECHNICAL SPECIFICATIONS.
2. ALL WATER MAIN SHOULD HAVE A MINIMUM DEPTH OF 5.5' FROM INVERT (BOTTOM) OF PIPE TO FINISH GRADE.

TYPICAL UTILITY SEPARATION

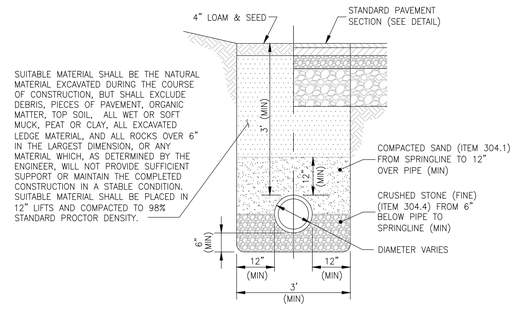
NOT TO SCALE



NOTE:
W=MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.

PIPE INSULATION

NOT TO SCALE



STORM DRAIN TRENCH

NOT TO SCALE

TAX MAP 688 LOTS 121 & 122

CONSTRUCTION DETAILS

GAS/CONVENIENCE STORE & COFFEE SHOP

2035 & 2055 BROWN AVENUE, MANCHESTER, NH 03103

OWNED BY/PREPARED FOR

4KV, LLC

169 NOTTINGHAM ROAD, DEERFIELD, NH 03037

NOVEMBER 25, 2025

REV	DATE	DESCRIPTION	DR	CK

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DIG SAFE STOP. THINK. CALL. DIG SAFE. 811 SAFELY MARK PROPOSED PLANT SAFELY BEFORE YOU DIG CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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FILE					
17471.02	DR JSH / CK RED	CADFILE	17471-02 COVER-DETAILS	C-18

LANDSCAPE NOTES

(SEE DETAILS FOR ADDITIONAL NOTES)

SITE AND SOIL PREPARATION

1. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR LEDGE, NOTIFY LANDSCAPE ARCHITECT/ENGINEER BEFORE PLANTING.

2. ALL DISTURBED AREAS & PLANTING AREAS, INCLUDING AREAS TO BE SODDED, SHALL RECEIVE THE FOLLOWING SOIL PREPARATION PRIOR TO PLANTING: A MINIMUM OF 6 INCHES OF LIGHTLY COMPACTED TOPSOIL SHALL BE INSTALLED OVER THE SUBSOIL IF TOPSOIL HAS BEEN REMOVED OR IS NOT PRESENT.

3. LOAM SHALL CONSIST OF LOOSE FRIABLE TOPSOIL WITH NO ADMIXTURE OF REFUSE OR MATERIAL TOXIC TO PLANT GROWTH. LOAM SHALL BE FREE FROM STONES, LUMPS, STUMPS, OR SIMILAR OBJECTS LARGER THAN TWO INCHES (2") IN GREATEST DIAMETER, SUBSOIL, ROOTS, AND WEEDS. THE MINIMUM AND MAXIMUM PH VALUE SHALL BE FROM 5.5 TO 7.0. LOAM SHALL CONTAIN A MINIMUM OF TWO PERCENT (2%) AND A MAXIMUM OF FIVE PERCENT (5%) ORGANIC MATTER AS DETERMINED BY LOSS BY IGNITION. SOIL TEXTURE SHALL BE SANDY CLAY LOAM OR SANDY LOAM WITH CLAY CONTENT BETWEEN 15 AND 25%, AND A COMBINED CLAY/SILT CONTENT OF NO MORE THAN 55%. NOT MORE THAN SIXTY-FIVE PERCENT (65%) SHALL PASS A NO. 200 SIEVE AS DETERMINED BY THE WASH TEST IN ACCORDANCE WITH ASTM D1140. IN NO INSTANCE SHALL MORE THAN 20% OF THAT MATERIAL PASSING THE #4 SIEVE CONSIST OF CLAY SIZE PARTICLES.

4. NATURAL TOPSOIL NOT CONFORMING TO THE PARAGRAPH ABOVE OR CONTAINING EXCESSIVE AMOUNTS OF CLAY OR SAND SHALL BE TREATED BY THE CONTRACTOR TO MEET THOSE REQUIREMENTS.

5. SUBMIT TEST RESULTS OBTAINED FROM SOURCE TO ENGINEER/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL, PRIOR TO SPREADING OPERATIONS.

6. APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT TO USE THE TOPSOIL WILL DEPEND UPON THE RESULTS OF THE SOIL TESTS.

7. THE BURDEN OF PROOF OF SOIL AMENDMENT INSTALLATION RESTS WITH THE CONTRACTOR. SOIL TESTS MAY BE REQUIRED AT THE CONTRACTOR'S EXPENSE IN ORDER TO CONFIRM AMENDMENT INSTALLATION.

SEEDING

1. ROUGH GRADING SHALL BE COMPLETED PRIOR TO THE START OF PLANTING IN ANY GIVEN AREA OF THE PROJECT SITE.

2. SEEDING SHALL BE DONE BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 15, EXCEPT FOR RESEEDING OF BARE SPOTS AND MAINTENANCE. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVING OR AREAS THAT HAVE NOT BEEN OTHERWISE DEVELOPED SHALL BE SEEDED OR SODDED. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. AFTER OCTOBER 15 DISTURBED SOILS SHALL BE PROTECTED IN ACCORDANCE WITH THE WINTER CONSTRUCTION NOTES.

ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

PARK SEED MIX (NHDOT TYPE 15) MIN. 120 LBS/ACRE:

33% CREEPING RED FESCUE	(MIN. 40 LBS/ACRE)
42% PERENNIAL RYEGRASS	(MIN. 50 LBS/ACRE)
21% KENTUCKY BLUEGRASS	(MIN. 25 LBS/ACRE)
4% REDTOP	(MIN. 5 LBS/ACRE)

TEMPORARY LAWN MIX: (MIN. 47 LBS/ACRE)
100% ANNUAL RYE

SLOPE SEED (WF) (NHDOT TYPE 45) MIX 3:1 OR GREATER SLOPES (MIN. 95 LBS/ACRE):

38% CREEPING RED FESCUE	(MIN. 35 LBS/ACRE)
32% PERENNIAL RYEGRASS	(MIN. 30 LBS/ACRE)
5% REDTOP	(MIN. 5 LBS/ACRE)
5% ALSIKE CLOVER	(MIN. 5 LBS/ACRE)
5% BIRDSFOOT TREFOIL	(MIN. 5 LBS/ACRE)
3% LANCE-LEAF COREOPSIS	(MIN. 4 LBS/ACRE)
3% OXEYE DAISY	(MIN. 3 LBS/ACRE)
3% BLACKEYED SUSAN	(MIN. 4 LBS/ACRE)
3% WILD LUPINE	(MIN. 4 LBS/ACRE)

SLOPE SEED (NHDOT TYPE 44) MIX 3:1 OR GREATER SLOPES (MIN. 80 LBS/ACRE):

44% CREEPING RED FESCUE	(MIN. 35 LBS/ACRE)
38% PERENNIAL RYEGRASS	(MIN. 30 LBS/ACRE)
6% REDTOP	(MIN. 5 LBS/ACRE)
6% ALSIKE CLOVER	(MIN. 5 LBS/ACRE)
6% BIRDSFOOT TREFOIL	(MIN. 5 LBS/ACRE)

PLANTING

1. EXCAVATE PITS, PLANTERS, BEDS AND TRENCHES WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO PROVIDE PROPER DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.

2. ANY LEDGE OR RUBBLE MATERIAL SHALL BE FRACTURED TO A DEPTH OF 3 FEET AND EXCAVATED TO A DEPTH OF 30 INCHES FOR TREE POCKETS AND 18 INCHES FOR SHRUB BEDS. THIS PROCEDURE SHALL BE HANDLED BY THE SITE CONTRACTOR. SITE TOPSOIL SHALL BE DEPOSITED IN ALL EXCAVATED POCKETS.

3. DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.

4. FILL EXCAVATIONS FOR TREES AND SHRUBS WITH WATER AND ALLOW TO PERCOLATE OUT BEFORE PLANTING.

5. DISH TOP OF BACKFILL TO ALLOW FOR MULCH – PLANT SAUCERS SHALL BE AS SHOWN ON DETAIL SHEETS; 6' DIAMETER FOR ALL DECIDUOUS TREES, AND FOR EVERGREEN TREES A RADIUS 2' BEYOND THE OUTER MOST BRANCHES.

6. MULCH TREES, SHRUBS, PLANTERS AND BEDS. PROVIDE NOT LESS THAN 3" THICKNESS OF BARK MULCH, 3/8"-2" OF WIDTH, AND WORK INTO TOP OF BACKFILL. FINISH LEVEL WITH ADJACENT FINISH GRADES AS DIRECTED IN THE FIELD.

7. TREEGATOR WATERING SYSTEM OR APPROVED EQUAL SHALL BE INSTALLED FOR ALL DECIDUOUS TREES AT TIME OF PLANTING AND REMOVED BEFORE FROST. WATERING RATE TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS.

8. ALL PLANT MATERIALS SHALL HAVE DEAD OR DAMAGED BRANCHES REMOVED AT TIME OF PLANTING. ALL TAGS AND RIBBONS SHALL BE REMOVED AT THIS TIME.

9. THE CONTRACTOR SHALL REQUEST A FINAL OBSERVATION BY THE OWNER'S REPRESENTATIVE UPON COMPLETION OF INSTALLATION.

LANDSCAPE MAINTENANCE

LAWN

1. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED, BUT NOT LESS THAN THE FOLLOWING PERIODS:

   A. SEEDED LAWNS: 60 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.

      1. WHEN FULL MAINTENANCE PERIOD HAS NOT ELAPSED BEFORE END OF PLANTING SEASON, OR IF LAWN IS NOT FULLY ESTABLISHED, CONTINUE MAINTENANCE DURING NEXT PLANTING SEASON.

   B. SODDED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
   C. PLUGGED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
   D. SPRIGGED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.

2. MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.

   A. IN AREAS WHERE MULCH HAS BEEN DISTURBED BY WIND OR MAINTENANCE OPERATIONS, ADD NEW MULCH. ANCHOR AS REQUIRED TO PREVENT DISPLACEMENT.

3. WATERING: PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND KEEP LAWN UNIFORMLY MOIST TO A DEPTH OF FOUR INCHES (100 mm).

   A. SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.
   B. WATER LAWN AT A MINIMUM RATE OF ONE INCH (25 mm) PER WEEK.

4. MOW LAWN AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIC HEIGHT WITHOUT CUTTING MORE THAN 40 PERCENT OF GRASS HEIGHT. REMOVE NO MORE THAN 40 PERCENT OF GRASS-LEAF GROWTH IN INITAL OR SUBSEQUENT MOWINGS. DO NOT DELAY MOWING UNTIL GRASS BLADES BEND OVER AND BECOME MATTED. DO NOT MOW WHEN GRASS IS WET. SCHEDULE INITIAL AND SUBSEQUENT MOWINGS TO MAINTAIN THE FOLLOWING GRASS HEIGHT.

5. LAWN POSTFERTILIZATION: APPLY FERTILIZER AFTER INITIAL MOWING AND WHEN GRASS IS DRY.

   A. USE FERTILIZER THAT WILL PROVIDE ACTUAL NITROGEN OF AT LEAST 1 lb/1,000 SF (0.45 kg/92.9 SM) TO LAWN AREA.

MEADOW

1. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE MEADOW IS ESTABLISHED, BUT FOR NOT LESS THAN 40 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.

2. MAINTAIN AND ESTABLISH MEADOW BY WATERING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH.

3. WATERING: PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND KEEP MEADOW UNIFORMLY MOIST.

   A. SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.
   B. WATER LAWN AT A MINIMUM RATE OF 1/2 INCH (13 mm) PER WEEK FOR 4 WEEKS.

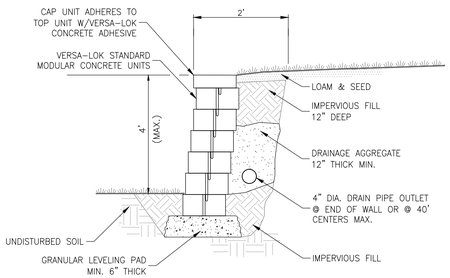
TREES AND SHRUBS:

1. PRUNING SHOULD BE STARTED EARLY AND KEPT UP AT REGULAR INTERVALS. TREES SHOULD BE PRUNED AND SHAPED TO AVOID SPLITTING LATER IN LIFE. BROKEN TOPS AND BRANCHES SHOULD BE REMOVED AS SOON AS POSSIBLE AFTER INJURY. BROKEN, WEAK OR DISEASED BRANCHES SHOULD BE REMOVED FIRST, DEAD BRANCHES SECOND AND HEALTHY BRANCHES LAST.

2. TREES AND SHRUBS SHOULD BE PROTECTED AGAINST DAMAGE INCURRED WITH LAWN MOWERS AND GARDEN EQUIPMENT. KEEPING GRASS AWAY FROM TREE TRUNKS WITH THE USE OF MULCH IS RECOMMENDED.

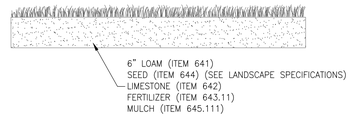
3. THE USE OF ROAD SALT AROUND TREES AND SHRUBS SHOULD BE AVOIDED OR MINIMIZED.

4. LANDSCAPED AREAS SHALL BE ROUTINELY MAINTAINED FREE OF DEBRIS AND LITTER. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTAINENCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



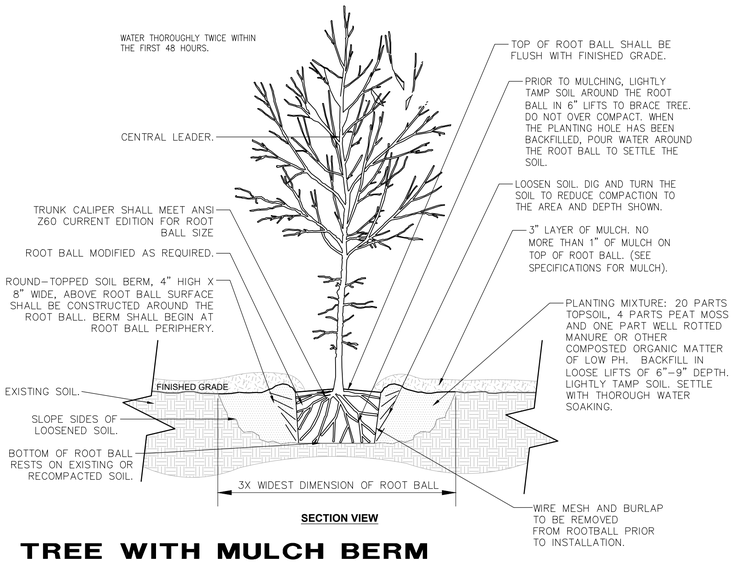
UNREINFORCED RETAINING WALL

VERSA-LOK (OR EQUAL) NOT TO SCALE



LOAM & SEED

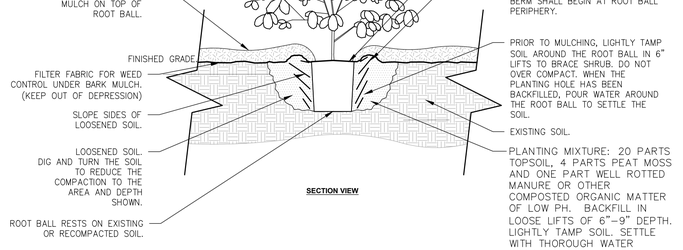
NOT TO SCALE



SECTION VIEW

TREE WITH MULCH BERM

NOT TO SCALE



SECTION VIEW

SHRUB PLANTING

NOT TO SCALE

TAX MAP 28 LOTS 9, 10, &10-4

DETAILS SHEET

EXECUTIVE COUNTRY CLUB- RACQUET SPORTS DEVELOPMENT
2 & 5 HIGHLANDER WAY, LONDONDERRY, NH

OWNER: MAP 28 LOTS 9, 10
CITY OF MANCHESTER (C/O MANCHESTER AIRPORT AUTHORITY)
1 AIRPORT RD, SUITE 300, MANCHESTER, NH 03103

OWNER: MAP 28 LOT 10-4
BENTON FAMILY REALTY, LLC
1 HIGHLANDER WAY, MANCHESTER, NH 03103

APPLICANT
BENTON FAMILY REALTY, LLC
HDER WAY, MANCHESTER, NH 03103

NOVEMBER 18, 2025

REV	DATE	DESCRIPTION	DR	CK

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

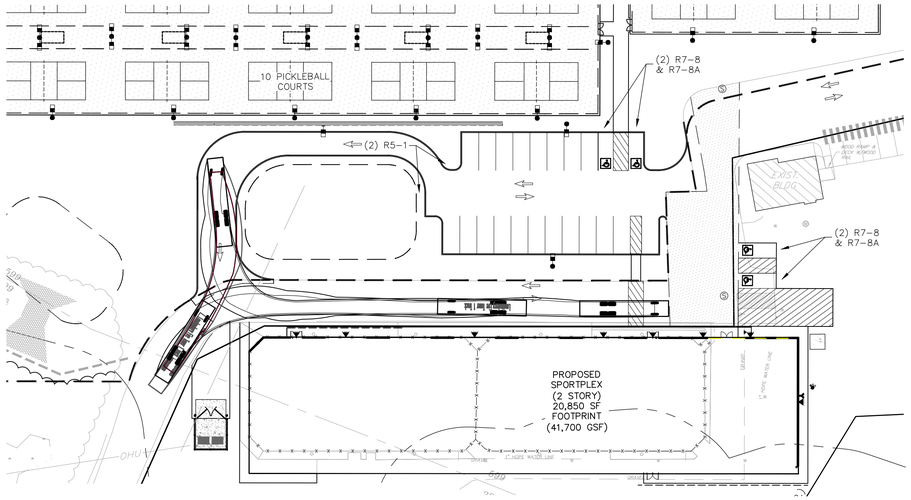
FILE					
17562.06	DR JSH / CK RED	CADFILE	17562-06 COVER-DETAILS	C-20

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DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION


10 PICKLEBALL COURTS
(2) R5-1
(2) R7-8 & R7-8A
(2) R7-8 & R7-8A
EXIST. BLDG.
PROPOSED SPORTPLEX (2 STORY) 20,850 SF FOOTPRINT (41,700 GSF)
EXIST. BLDG.
EXIST. BLDG.
EXIST. BLDG.

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

November 20, 2025

Kristan Farr
Town Planner
Town of Londonderry
268B Mammoth Road
Londonderry, NH 03053

Re: Executive Country Club- Raquet Sports Development
Conditional Use Permit A
2 & 5 Highlander Way
Londonderry, NH

Dear Ms. Farr:

On behalf of our client, Benton Family Trust ("the Applicant"), TFMoran, Inc. an Application of a Conservation Overlay district Conditional Use Permit for the proposed development located at 1 Highlander Way in Londonderry. The proposed project is located on Map 28 Lots 10-0 and 10-4. The undeveloped northern portion of parcel of 10-0 is being leased from Manchester-Boston Regional Airport (MHT) by the applicant. The southern portion of Lot 10-0 contains MHT Parking Lot F (to remain). This proposed project will convert undeveloped portions of Lot 10-0 into 21 Pickleball courts, associated parking, and a social area. The parcel of 10-4 contains four tennis courts, associated gravel walkway, and grassed area, and a 875 SF tennis equipment shed with rest rooms (to remain). The Applicant is proposing to construct a building where 2 of the existing tennis courts are located, with associated drainage improvements. These areas will be serviced by a shared driveway off Highlander Way. This proposed development is an amenity to the existing Executive Health and Sports club located at 1 Highlander Way.

An existing wetland area with associated stream is located on site. This stream and area enters the site from the North, travels approximately halfway through the lot, and enters a 24" culvert which outlets to the abutting lot of 28-10-0.

The project does not propose any wetland impacts. The project will impact wetland buffer zone areas, including construction of a building and walkway within the buffer zone of the wetland area. This construction will be no closer than the preexisting disturbed areas. Additionally, stormwater management practices will be constructed within the buffer zone. These stormwater practices are designed to control volume and attenuate stormwater flows to be less than preexisting conditions.

The proposed project meets the conditional use permit criteria in accordance with Section 2.6.3 of the Zoning Ordinance as follows:

1. The proposed construction is essential to the productive use of the land not within the CO District.

   The proposed building will be constructed on top of the preexisting disturbed areas and the proposed stormwater management areas are to be constructed downgradient of the impervious areas.

2. Design and construction materials will be such as to minimize impacts upon the wetland and will include restoration of the site consistent within the permitted use:

The proposed impervious areas will be no closer to the wetland areas than the existing conditions. All stormwater runoff from impervious areas will caught and flows will be attenuated to be a reduction of preexisting conditions. The existing condition provides no treatment of stormwater runoff, the proposed project will be an improvement of water quality to the wetland areas.

3. There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impacts upon the wetlands. Nothing in this section shall limit the applicant from exploring alternatives with abutting property owners:

The proposed impervious area will be no closer to the wetland area than existing conditions. The stormwater management areas are downgradient to impervious areas and are located in the most feasible areas for the proposed projects. There is no feasible alternative location for the proposed project and stormwater areas.

4. Economic advantage is not the sole reason for the proposed location of the construction.

The proposed location of the project is due to existing conditions, site constraints, and existing topography.

We trust this information and enclosed plans are useful in your consideration of our request and look forward to working with the Board on this project.

Sincerely,
TFMORAN INC.

Jason Hill, PE
Project Manager

Cc: Client
File
Enclosures

Application for a Conservation Overlay District Conditional Use Permit
Form A - For a Use permitted by Conditional Use Permit

Conditional Use permit is as part of a: ■ Site Plan ❑ Subdivision

I. General Information:

A. Name of Project: Executive Health and Sports Center Racquet Sports Development

B. Location of Project: 1 Highlander Way (Street) _____ 28 (Map #) 10-4 (Lot #)

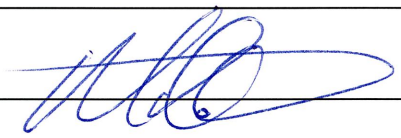
C. Applicant:

Name: Benton Family Trust

Address: 1 Highlander Way, Londonderry NH

Phone: (603)-668-4753

Fax: _____

Signature: 

II. Required Information:

■ Plans showing existing and proposed conditions.
■ Wetland delineation certified by a Certified Wetlands Scientist and mapped by a licensed land surveyor.
■ Areas on plans highlighted to show areas where conditional use permit is sought
■ Narrative description of project and conditional use permit request.
■ Criteria for conditional use permit described (see below).

III. Optional Information:

■ Aerial Photographs
❑ Site Photographs

IV. Conditional Use Permit Criteria

Address, in the provided boxes, the following criteria in accordance with Section 2.6.3 of the Zoning Ordinance:

1. The proposed construction is essential to the productive use of land not within the CO District.

See Narrative

2. Design and construction materials will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.

See Narrative

3. There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact upon the wetlands. Nothing in this section shall limit the applicant from exploring alternatives with abutting property owners:

See Narrative

4. Economic advantage is not the sole reason for the proposed location of the construction:

See Narrative

5. Square Footage of Wetland Impacts: 0

6. Square footage of Buffer Impacts: 19,150



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DIG SAFE
CONTACT DIG SAFE - 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

REV	DATE	DESCRIPTION	DR	CK

TAX MAP 28 LOTS 9, 10, &10-4

BUFFER IMPACT PLAN

EXECUTIVE HEALTH & SPORTS CENTER RACQUET SPORTS DEVELOPMENT

1 HIGHLANDER WAY, LONDONDERRY, NH

APPLICANT

BENTON FAMILY TRUST

1 HIGHLANDER WAY, MANCHESTER, NH 03103

PREPARED FOR

EXECUTIVE HEALTH & SPORTS CENTER

1 HIGHLANDER WAY, MANCHESTER, NH 03103

NOVEMBER 18, 2025

TFM
Civil Engineers
Structural Engineers
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www.tfmoran.com

FILE	DR	JSH	CADFILE		
17562.06	CK	RED		17562-06 SITE	C-1

LONDONDERRY PLANNING BOARD
SITE PLAN APPLICATION & CHECKLIST

Planning Department Date Stamp

☒ Design Review ☐ Formal Application

All information provided and submitted with this Application Checklist shall conform to the Londonderry Site Plan Regulations. ***Please note that the Planning Board may not accept and consider the application complete if the required items as outlined in the checklist are missing from the submittal.***

I. General Information:

☐ Site Plan Amendment

A. Project Name: Broadway Auto Sales

B. Project Location: 6 Dickey Street — 10 (Map) 109 (Lot) Zone: C-II

C. Primary Contact: Jason Hill, PE Phone: (603) 472-4488

☐ Applicant ☐ Owner ☒ Engineer/Surveyor E-Mail: jhill@tfmoran.com

D. Applicant's Name: Leon & Tamara Lampes

Address: 6 Dickey Street City: Derry State: NH Zip: 03038

Phone: (603) 434-8020 Fax: E-Mail: pegasus.i@comcast.net

Applicant Signature: Date: 12/4/25

E. Owner's Name: Leon & Tamara Lampes

Address: 6 Dickey Street City: Derry State: NH Zip: 03038

Phone: (603) 434-8020 Fax: E-Mail: pegasus.i@comcast.net

Owner's Signature: Date: 12/4/25

F. Engineer/Surveyor (Firm Name): TFMoran, Inc.

Address: 48 Constitution Drive City: Bedford State: NH Zip: 03110

Phone: (603) 472-4488 Fax: E-Mail: jhill@tfmoran.com

1) Name of Licensed Land Surveyor: Michael Dahlberg, LLS, RPLS, PLS

Signature: Michael R. Dahlberg LLS

2) Name of Licensed Professional Engineer: Robert Duval, PE

Signature:

3) Name of Certified Soil Scientist: Bruce Gilday, CSS

4) Name of Certified Wetland Scientist: Christopher Danforth, CWS

5) Name of Licensed Traffic Engineer: Jennifer Porter, PE

G. Lot Area (SF) 17,670 Existing Building Footprint (SF): 847 Proposed Addition (SF) 0

[X] Change or [ ] Additional Use(s): Proposed retail car dealership

Site Plan Application Checklist

[X] Additional Pavement (SF): 5,582 [ ] Other Modification: _____

II. General Requirements (All Applications):

		Provided	N/A
1.	Executed Site Plan Application Form	☒	
2.	Complete Abutters list, 3 sets mailing labels	☒	
3.	Application Fees	☒	
4.	Four (4) sets of plans and electronic "PDF" plans (See #11)	☒	
5.	Copies of proposed easement deeds, protective covenants or other legal documents	☒	☐
6.	Waiver request(s) with justifications	☒	☐
7.	Technical reports and supporting documents (Drainage report, Traffic Study, etc.)	☒	☐
8.	Completed Site Plan Application Checklist	☒	
9..	Escrow Agreement and Fees	☒	☐
10..	Conditional Use Permit request(s) with justifications per Zoning	☐	☒
11.	Response Letter to DRC Review and 2 highlighted plans (Plans may substitute for 2 sets required in #4 above)	☒	☐

III. General Plan Information (All Plans):

		Provided	N/A
1.	Size and presentation of sheet(s) per requirements of the site plan regulations	☒	
2.	Title block information:		
	a. Drawing title	☒	
	b. Name of site plan	☒	
	c. Location of site plan	☒	
	d. Tax map & lot #s of subject parcel(s)	☒	
	e. Name & address of owner(s)	☒	
	f. Date of plan	☒	
	g. Scale of plan	☒	
	h. Sheet number	☒	
	i. Name, address, & telephone number of design firm	☒	
	j. Name and address of Applicant	☒	
3.	Revision block	☒	
4.	Planning Board approval block provided on appropriate sheets (Cover sheet, site plan, landscape plan only)	☒	
5.	Certification block (for engineer, surveyor, soil scientist, or wetland scientist)	☒	
6.	Match lines (if any)	☐	☒

Site Plan Application Checklist

			Provided	N/A
IV.	**Master Site Plan Sheet**: (Applicant may provide separate Title Sheet)			
1.	The following notes shall be provided:			
	a.	Purpose of plan	☒	
	b.	Tax map and lot #s of all subject parcels	☒	
	c.	Area (existing & proposed) of subject parcel(s)	☒	
	d.	Zoning designation of subject parcel(s)	☒	
	e.	Min. lot area, frontages & setback dimensions	☒	
	f.	Existing and proposed uses	☒	
	g.	Parking calculations, as outlined in the Regulations	☒	
	h.	% green area, as outlined in the Zoning Ordinance	☒	
	i.	% building coverage, as outlined in the Zoning Ordinance	☒	
	j.	Sanitary sewer source (name of provider company if offsite)	☒	
	k.	Water supply source (name of provider company if offsite)	☒	
	l.	Zoning variances/special exceptions with conditions	☒	☐
	m.	List FEMA sheet(s) used to identify 100-year flood elevation. (Note if no flood zone present as applicable)	☒	
	n.	List of required permits and permit approval numbers	☒	☐
	o.	List of Planning Board waivers and Conditional Use Permits with Regulation or Ordinance section reference (if applicable)	☒	☐
	p.	Note identifying which plans are on file at the Town	☒	☐
	q.	Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Owner shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."	☒	☐
	r.	Note the following: "If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town."	☒	☐
	s.	Note the following: "All materials and methods of construction shall conform to Town of Londonderry Site Plan Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."	☒	☐
	t.	Note the following: "In accordance with Section 6.01 of the Londonderry Site Plan Regulations and RSA § 676:13, all improvements specified on these site plans shall be constructed, completed, and inspected and approved by the Town of Londonderry prior to the issuance of a certificate of occupancy."	☒	☐

	u. For sites requiring off-site improvements, note the following: "In accordance with Section 6.01 of the Londonderry Site Plan Regulations and RSA § 676:12, all off-site improvements specified on these site plans shall be constructed, completed, and inspected and approved by the Town of Londonderry (and/or the NHDOT, if applicable) prior to the issuance of a certificate of occupancy."	☐	☒
2.	Vicinity plan (at a scale of 1"=2500')	☒	
3.	Plan index indicating all sheets	☒	☐

V. **Existing Conditions Plan:**

		Provided	N/A
1.	Surveyor's certification stamped and signed by LLS	☒	
2.	Boundary of entire property by metes and bounds	☒	☐
3.	Boundary monuments:		
	a. Monuments found	☒	☐
	b. Monuments to be set	☒	☐
4.	Map # and Lot #, name addresses, and zoning of all abutting land owners	☒	
5.	Existing streets:		
	a. Name labeled	☒	☐
	b. Status noted or labeled	☒	☐
	c. Right-of-way dimensioned	☒	☐
	d. Pavement width dimensioned	☒	☐
6.	Municipal boundaries (if any)	☒	☐
7.	Existing easements (identified by type)	☐	☒
8.	North arrow	☒	
9.	Locus map (at a scale of 1" = 2,500)	☒	
10.	Limits of wetlands & CO District Boundary	☐	☒
11.	Wetland delineation criteria & Certification	☒	☐
12.	SCS Soils (Boundary & Type)	☒	
13.	Owner(s) signature(s)	☒	
14.	All required setbacks (including any applicable buffers)	☒	
15.	Existing physical features:		
	Buildings	☒	☐
	Wells	☒	☐
	Septic systems	☒	☐
	Stone walls	☐	☒
	Paved drives	☒	☐
	Gravel drives	☒	☐
16.	Location & name (if any) of any streams or waterbodies	☐	☒
17.	Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study or as determined by drainage study	☐	☒
18.	Location of existing overhead utility lines, poles, towers, etc.	☒	☐
19.	Plan and deed references	☒	☐
20.	Zoning District boundary lines (if any)	☒	☐

VI. **Improvement Plans (Grading Plan, Utility Plan, etc. and Stamped by Engineer Licensed in NH):**

		Provided	N/A
1.	**Grading and Drainage Plan:**		
a.	Existing topography (two-foot contour interval minimum)	☒	☐
b.	Proposed contours	☒	☐
c.	Existing spot elevations	☒	☐
d.	Proposed spot elevations	☒	☐
e.	Existing edge of pavement	☒	☐
f.	Proposed edge of pavement	☒	☐
g.	Existing curb line	☒	☐
h.	Proposed curb line	☒	☐
i.	Existing buildings and structures	☒	☐
j.	Proposed buildings and structures	☒	☐
k.	Existing retaining walls	☒	☐
l.	Proposed retaining walls	☒	☐
m.	Existing stone walls	☒	☐
n.	Proposed and reconstructed stone walls	☒	☐
o.	Wetland Mapping		
	1.) Wetland limits identified	☐	☒
	2.) Impact Area in square feet for each individual location	☐	☒
	3.) Mitigation areas (as may be required)	☐	☒
p.	Existing treeline	☒	☐
q.	Proposed treeline	☒	☐
r.	Benchmarks	☒	☐
s.	Existing drainage systems:		
	1) Pipes/culverts (each location):		
	i. Type	☐	☒
	ii. Size	☐	☒
	iii. Length and slope	☐	☒
	iv. Inverts	☐	☒
	v. End sections/Headwalls	☐	☒
	2) Structures (catch basins, drain manholes, special structures):		
	i. Location (station and off-set)	☐	☒
	ii. Type	☐	☒
	iii. Size	☐	☒
	iv. Rim Elevations	☐	☒
	v. Inverts	☐	☒
	3) Swales/Ditches/Waterways:		
	i. Flow arrows (direction of flow)	☒	☐
	ii. Topography	☒	☐
	iii. Spot elevations	☒	☐
t.	Proposed Drainage Systems:		
	1) Pipes/culverts (each location):		
	i. Type	☒	☐
	ii. Size	☒	☐
	iii. Length and slope	☒	☐
	iv. Inverts	☒	☐
	v. End sections/headwalls	☒	☐
	vi. Identify minimum cover and location	☒	☐
	vii. Outlet erosion protection	☒	☐

Site Plan Application Checklist

		Provided	N/A
2)	Structures (catchbasins, drain manholes, special structures):		
	i. Location (sta. and off-set)	☒	☐
	ii. Type	☒	☐
	iii. Size	☒	☐
	iv. Rim elevations	☒	☐
	v. Inverts	☒	☐
3)	Swales/ditches/waterways:		
	i. Flow arrows (direction of flow)	☒	☐
	ii. Grading	☒	☐
	iii. Spot elevations	☒	☐
	iv. Erosion protection (riprap, matting, etc.)	☒	☐
u.	Temporary erosion protection during construction:		
	1) Silt fence, haybales, etc.	☒	☐
	2) Matting, mulch, etc.	☒	☐
v.	Tree protection for existing areas and/or individual trees 15" in diameter or greater	☐	☒
w.	Plan note stating that the edge of the Conservation Overlay District and Non-Distubance Zones shall be appropriately delineated in the field prior to construction	☐	☒

2. Utilities Plan:

		Provided	N/A
a.	Existing sanitary sewer system:		
	1) Pipes:		
	i. Type	☒	☐
	ii. Size	☒	☐
	iii. Length and slope	☒	☐
	2) Structures:		
	i. Location (sta. and off-set)	☒	☐
	ii. Type	☒	☐
	iii. Size	☒	☐
	iv. Rim elevations	☒	☐
	v. Inverts	☒	☐
b.	Proposed sanitary sewer system:		
	1) Pipes (gravity):		
	i. Type	☐	☒
	ii. Size	☐	☒
	iii. Length and slope	☐	☒
	iv. Separation (18" below water)	☐	☒
	v. Identify minimum cover and locations	☐	☒
	2) Force Main:		
	i. Type	☐	☒
	ii. Size	☐	☒
	iii. Direction of flow (flow arrows)	☐	☒
	iv. Bends and thrust blocking	☐	☒
	v. Air relief valves and structures	☐	☒
	vi. Clean-out structures	☐	☒
	vii. Identify minimum cover and locations	☐	☒
	3) Structures:		
	i. Location (sta. and off-set)	☐	☒
	ii. Type	☐	☒
	iii. Size	☐	☒
	iv. Rim elevations	☐	☒
	v. Inverts	☐	☒
	4) Service laterals to each individual lot:		
	i. Type	☐	☒

		Provided	N/A
ii.	Size	☐	☒
iii.	Length and slope	☐	☒
iv.	Separation (18" below water)	☐	☒
v.	Minimum cover and locations identified	☐	☒
vi.	Location of connection	☐	☒
c.	Existing Water System:		
1)	Pipes:		
i.	Type	☒	☐
ii.	Size	☒	☐
2)	Hydrants	☒	☐
3)	Valves	☒	☐
4)	Bends and thrust blocks	☒	☐
5)	Tees	☒	☐
d.	Proposed Water System:		
1)	Pipes:		
i.	Type	☐	☒
ii.	Size	☐	☒
2)	Hydrants		
i.	Locations approved by Fire Department	☐	☒
3)	Valves	☐	☒
4)	Bends and thrust blocks	☐	☒
5)	Tees	☐	☒
e.	Existing Gas Lines:		
1)	Pipes:		
i.	Type	☒	☐
ii.	Size	☒	☐
2)	Valves	☒	☐
f.	Proposed Gas Lines:		
1)	Pipes:		
i.	Type	☐	☒
ii.	Size	☐	☒
2)	Valves	☐	☒
3)	Services to each lot	☐	☒
g.	Telephone/Electrical/Cable:		
1)	U-poles	☒	☐
2)	Pedestals/transformers	☒	☐
3)	Overhead lines	☒	☐
4)	Underground lines	☐	☒
5)	Services to each lot	☒	☐

3. **Roadways:** If streets are to be built as part of a site plan (e.g., for a multi-family residential site plan), then the design of such streets shall comply with Section 3.09 of the Londonderry Subdivision Regulations, please see Subdivision Application Checklist.

VII. Landscape Plan (Section 3.09):

		Provided	N/A
1.	General Information		
a.	Native Plants as suggested by Appendix LS1	☒	☐
b.	No use of Invasive materials as listed in Appendix LS2	☒	☐
c.	Plant materials meet winter hardiness requirement	☒	☐

Site Plan Application Checklist

			Provided	N/A
	d.	Proposed materials are of proper caliper or height	☒	☐
	e.	Stone walls incorporated into Landscape Plan	☒	☐
	f.	Existing vegetation preservation (no-cut) areas described by metes and bounds and monumented	☒	☐
	g.	Landscaping Calculations	☒	☐
	h.	Plant Schedule	☒	☐
	i.	Landscaping Details	☒	☐
	j.	Tree Protection Detail	☐	☒
	k.	Note on Plan stating No Plant Conflicts with Snow Storage Areas, Light Fixtures, Underground Utilities	☒	☐
	l.	Note on Plan stating No Landscaping Conflicts with Sight Distance	☒	☐
	m.	Submit a Landscape Master Sheet for Review (Landscaping, site features, snow storage, light poles, detention basin edges, grading, utilities)	☒	☐
2.		Parking Lot Landscaping		
	a.	Interior landscaping percentage based on Section 3.11e	☒	☐
	b.	Interior shade trees @ 1 per 15 parking spaces	☒	☐
	c.	Perimeter shade trees @ 1 per 20 parking spaces OR 1 per 50 feet of perimeter with buffer required	☐	☒
	d.	Screening provides proper vertical opacity per Section 3.11e	☒	☐

VIII. Illumination Plan & Lighting Details (Section 3.13):

		Provided	N/A
1.	Full Cut-Off Fixtures with plan note stating all lights are full cut-off fixtures as required	☐	☒
2.	Shielded, downcast building/external signage lighting	☐	☒
3.	No direct light source at residential property lines	☐	☒
4.	Plan to scale with illumination levels shown in footcandles	☐	☒
5.	Specification (details) for all proposed lighting fixtures including photometric data, designation as IESNA "cut-off" fixtures, Color Rendering Index (CRI) of all lamps (bulbs), and other descriptive information about fixtures	☐	☒
6.	Proposed mounting height of all exterior lighting fixtures	☐	☒
7.	Illumination levels not to exceed 0.2 footcandles at any property line (Except at driveway intersections per Regulations)	☐	☒
8.	Gas Station Canopies to meet requirements of Appendix Light 2	☐	☒

IX. Building Design & Renderings (Section 3.12):

1.	Building Elevations/Renderings in compliance with Section 3.13	☐	☒
2.	Signage renderings/details	☐	☒
3.	Large Retail Establishments - Comply with Section 3.13H	☐	☒

Site Plan Application Checklist

X. Construction Detail Drawings:

Note: *Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Londonderry Department of Public Works requirements, and Subdivision & Site Plan Regulations*

		Provided	N/A
1.	Typical cross-section of pavement	☒	☐
2.	Typical driveway apron detail	☒	☐
3.	Curbing detail	☒	☐
4.	Guardrail detail	☐	☒
5.	Sidewalk detail	☐	☒
6.	Traffic signs and pavement markings	☒	☐
7.	Typical underdrain trench detail	☐	☒
8.	Drainage structure(s):		
	a. Catchbasin (including frame and grate)	☐	☒
	b. Manhole (including frame and cover)	☐	☒
	c. Outlet structure (detention basins)	☐	☒
	d. Headwalls	☐	☒
	e. Flared end sections	☐	☒
9.	Outlet protection riprap apron	☐	☒
10.	Level spreader	☐	☒
11.	Treatment swale	☒	☐
12.	Typical section at detention basin	☐	☒
13.	Typical pipe trench:		
	a. Drainage	☐	☒
	b. Sewer	☐	☒
	c. Water	☐	☒
	d. Utilities	☐	☒
14.	Sewer structures:		
	a. Manholes (including frame and cover, inverts)	☐	☒
	b. Drop manholes	☐	☒
	c. Special structures (pump stations, blowoffs, etc.)	☐	☒
	d. Pipe manhole joint details	☐	☒
15.	Typical sewer lateral service connection detail	☐	☒
16.	Project specific sewer details (sleeves, etc.)	☐	☒
17.	Typical sewer notes (per NHDES & Sewer Div. requirements)	☐	☒
18.	Hydrant detail	☐	☒
19.	Thrust block details	☐	☒
20.	Valve box detail	☐	☒
21.	Typical water connection service detail	☐	☒
22.	Erosion control details:		
	a. Haybale barriers at waterways	☐	☒
	b. Silt fence	☒	☐
	c. Stone check dam	☐	☒
	d. Stone construction entrance	☐ X	☐
	e. Inlet filter basket	☐ X	☐
	f. Haybale barrier at catchbasin	☐	☒

			Provided	N/A
24.	Notes:			
	a.	General notes as required by the Department of Public Works	☒	☐
	b.	Construction sequence	☒	☐
	c.	Erosion control notes	☒	☐
	d.	Turf establishment notes	☒	☐
	e.	Sewer construction notes (as required by Sewer Ordinance)	☐	☒
	f.	Water system construction notes (as required by local water company)	☐	☒
25.	Tree protection details		☐	☒

XI. Supporting Documentation:

			Provided	N/A
(1.)	Traffic Impact Analysis:			
	a.	Traffic Impact analysis as required by Section 3.14	☒	☐
2.	Stormwater management report including the following:			
	a.	Table of contents	☒	☐
	b.	Narrative statement (including conclusions)	☒	☐
	c.	Summary table comparing existing and post-development conditions	☒	☐
	d.	Summary table of data for each pipe & piping system:		
		1.) Discharge	☒	☐
		2.) Depth of flow	☒	☐
		3.) Velocity	☒	☐
	e.	Summary table of data for each swale & channel:		
		1.) Discharge	☒	☐
		2.) Depth of flow	☒	☐
		3.) Velocity	☒	☐
	f.	Project location plan (on USGS quadrangle)	☒	☐
	g.	Watershed area plan for existing condition	☒	☐
	h.	Watershed area plan for post-development condition	☒	☐
	i.	Runoff calculations for existing & post-development conditions	☒	☐
	j.	Flood routing calculations for each detention basin	☒	☐
	k.	Design for water quality treatment facilities (level spreaders, treatment swales, etc.)	☒	☐
	l.	Riprap design calculations	☒	☐
	m.	Report stamped by licensed professional engineer in NH	☒	☐
3.	Fiscal impact study provided (if required)		☐	☒
4.	Off-site improvements:			
	a.	Design plans included in the project drawings	☐	☒
	b.	Arrangements and agreements	☐	☒
	c.	Easements	☐	☒
(5.)	Utility clearance letters (as applicable):			
	a.	Electric	☐	☒
	b.	Telephone	☐	☒
	c.	Cable television	☐	☒
	d.	Gas	☐	☒
	e.	Water	☐	☒
	f.	Sewer	☐	☒
6.	Other project-specific information as required by the Design Review Committee (DRC)		☒	☐

Site Plan Application Checklist

XII. Required Project Permits (as applicable to applications):

		Provided	N/A	App Submitted
1.	NHDES site-specific approval	☐	☒	☐
2.	NHDES wetlands permit	☐	☒	☐
3.	NHDES sewer discharge permit	☐	☒	☐
4.	NHDES water supply permit	☐	☒	☐
5.	NHDES dam permit	☐	☒	☐
6.	NHDOT driveway permit	☐	☒	☐
7.	Londonderry ZBA variance(s)/special exception(s)	☒	☐	☒
8.	Londonderry sewer discharge permit	☐	☒	☐
9.	Army Corps of Engineers	☐	☒	☐
10.	Federal Aviation Administration	☐	☒	☐
11.	Other federal, state or local permits (if applicable) for project	☐	☒	☐

XIII. Acknowledgment and Signature:

The undersigned acknowledges he/she has read and understands all of the Town's current zoning, subdivision, site plan, and health regulations and requirements for obtaining all required local, state, and federal permits.

(Signature of person preparing plans)

Jason Hill, PE
(Name)

Project Manager - TFMoran, Inc.
(Title)

12-01-2025
(Date)

CHANGE OF USE PLAN

6 DICKEY STREET, LONDONDERRY, NH

GENERAL INFORMATION

OWNER/PREPARED FOR

MAP 10 LOT 109 (LONDONDERRY)
TAMARA & HARRY LAMPES
6 DICKEY STREET
DERRY, NH 03038
BK.6561 PG.2390

RESOURCE LIST (LONDONDERRY)

PLANNING & ECONOMIC DEVELOPMENT
268B MAMMOTH ROAD
LONDONDERRY, NH 03053
603-432-1100 EXT. 129
KELLIE CARON

BUILDING & ZONING ENFORCEMENT
268B MAMMOTH ROAD
LONDONDERRY, NH 03053
603-432-1100 EXT. 161
NICK CODNER

PUBLIC WORKS
268B MAMMOTH ROAD
LONDONDERRY, NH 03053
603-432-1100 EXT. 152
DAVE WHOLLEY

ENGINEERING & ENVIRONMENTAL SERVICES
268B MAMMOTH ROAD
LONDONDERRY, NH 03053
603-432-1100 EXT. 146
JOHN TROTTIER, PE

POLICE DEPARTMENT
268B MAMMOTH ROAD
LONDONDERRY, NH 03053
603-432-1118
KIM ALAN BERNARD; CHIEF

FIRE DEPARTMENT
280 MAMMOTH ROAD
LONDONDERRY, NH 03053
603-432-1124
BO BUTLER; CHIEF

RESOURCE LIST (DERRY)

PLANNING DEPARTMENT
14 MANNING ROAD
DERRY, NH 03038
603-432-6110
GEORGE SIORAS, AICP, PLANNING DIRECTOR

BUILDING & CODE ENFORCEMENT
14 MANNING ROAD
DERRY, NH 03038
603-432-6148
ROBERT MACKEY, CODE ENFORCEMENT DIR.

PUBLIC WORKS
14 MANNING ROAD
DERRY, NH 03038
603-432-6144
MIKE FOWLER, PE DIRECTOR

POLICE DEPARTMENT
1 MUNICIPAL DRIVE
DERRY, NH 03038
603-432-6119
GEORGE R FEOLE, CHIEF OF POLICE

FIRE DEPARTMENT
14 MANNING ROAD
DERRY, NH 03038
603-432-6121
JAMES RICHARDSON; CHIEF

DERRY WATER
14 MANNING STREET
DERRY, NH 03038
603-432-6147
TOM CARRIER

ABUTTERS

MAP 10 LOT 104
SYLVESTRE ERIC J. + JANEL HELEN
15 DICKEY ST
DERRY, NH 03038
BK.6011 PG.2553

MAP 10 LOT 105 (LONDONDERRY)
MAP 26 LOT 61 (DERRY)
WAYNE D. MACDONALD
11 DICKEY ST
DERRY, NH 03038
BK.4612 PG.2713

MAP 10 LOT 106 (LONDONDERRY)
MAP 26 LOT 60 (DERRY)
RICHARD W. & RICHARD E. BOULETTE
4 LINWOOD AVE
DERRY, NH 03038
BK.3061 PG.178

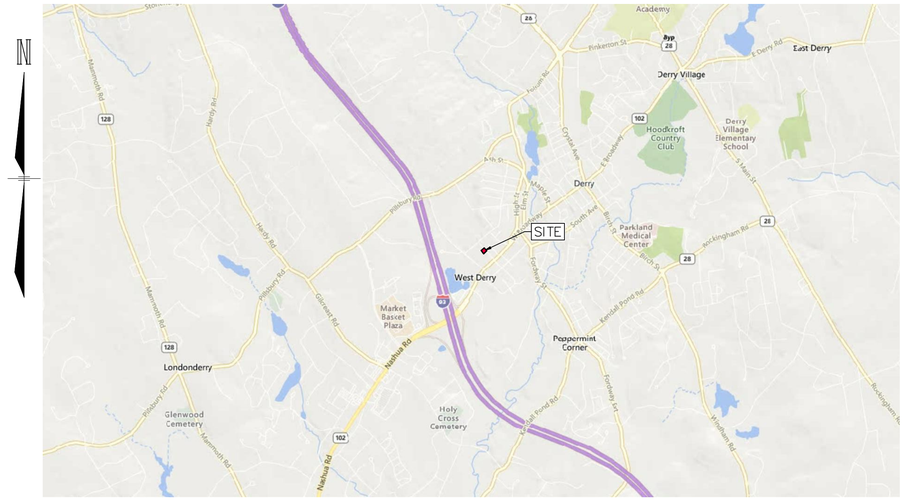
MAP 10 LOT 108
THOMPSON HOLDING LLC
3 MARMON DR
NASHUA, NH 03060
BK.6437 PG.524

MAP 10 LOT 110
CARRIE A. BROLLIER
14 DICKEY ST
DERRY, NH 03038
BK.6435 PG.840

MAP 10 LOT 115
TWELVE LONDONDERRY ROAD REALTY LLC
71 MAMMOTH RD
LONDONDERRY, NH 03053
BK. 5956 PG.882

MAP 10 LOT 121
WINDHAM REALTY LLC
8 ACTION BLVD
LONDONDERRY, NH 03053
BK.6474 PG.198

VICINITY PLAN



HORIZONTAL SCALE 1"=500'
2500 1250 0 2500

INDEX OF SHEETS

SHEET	SHEET TITLE
C-1	COVER
C-2	NOTES & LEGEND
EC-1	EXISTING CONDITIONS PLAN
C-3	SITE PREPARATION & DEMOLITION PLAN
C-4	SITE LAYOUT PLAN
C-5	GRADING & DRAINAGE PLAN
C-6	SIGHT DISTANCE PLAN AND PROFILE
C-7	UTILITY PLAN
C-8	LANDSCAPE PLAN
C-9	STORM WATER MANAGEMENT PLAN
C-10 – C-11	INSPECTION AND MAINTENANCE PLANS
C-12 – C-14	DETAILS

PERMITS/APPROVALS

	NUMBER	APPROVED	EXPIRES
LONDONDERRY PLANNING SITE DESIGN REVIEW APPROVAL	–	–	–
TOWN OF LONDONDERRY STORMWATER PERMIT			
TOWN OF LONDONDERRY – PERMIT TO CONDUCT WORK IN THE TOWN'S RIGHT OF WAY			

VARIANCES/WAIVERS

THE FOLLOWING VARIANCES WERE REQUESTED OF THE TOWN OF LONDONDERRY ZONING BOARD OF ADJUSTMENT ON OCTOBER 21, 2025:

1. SECTION 4.3.2.A (MINIMUM LOT SIZE): TO ALLOW THE EXISTING LOT AREA OF 0.41 ACRES TO BE ACCEPTABLE WHERE A MINIMUM LOT SIZE OF ONE (1) ACRE IS REQUIRED.
2. SECTION 4.3.2.A (MINIMUM FRONTAGE): TO ALLOW THE EXISTING LOT FRONTAGE OF 125.56 FEET TO BE ACCEPTABLE WHERE A 150 FOOT MINIMUM FRONTAGE IS REQUIRED.
3. SECTION 4.3.3.A.1 (FRONT SETBACK): TO ALLOW THE EXISTING BUILDING TO BE WITHIN THE 60 FOOT FRONT SETBACK.
4. SECTION 4.3.3.A.2 (SIDE SETBACK): TO ALLOW THE EXISTING BUILDING AND PROPOSED/RELOCATED SHED TO BE WITHIN THE 30 FOOT SIDE SETBACK.
5. SECTION 4.3.3.A.3 (REAR SETBACK): TO ALLOW THE EXISTING GARAGE AND PROPOSED/RELOCATED SHED TO BE WITHIN THE 30 FOOT REAR SETBACK.
6. SECTION 4.3.3.B.1 (GREEN SPACE BUFFER): TO ALLOW THE EXISTING BUILDING AND GARAGE, AND PROPOSED/RELOCATED SHED TO BE WITHIN THE GREEN SPACE BUFFER.
7. SECTION 4.3.3.A.1 (RESIDENTIAL BUFFER): TO ALLOW A RESIDENTIAL BUFFER OF 26.1 FEET WHERE 50 FEET IS REQUIRED.

THE FOLLOWING WAIVERS FROM THE TOWN OF LONDONDERRY SITE REVIEW REGULATIONS AND CHECKLIST ARE BEING REVIEWED BY THE PLANNING BOARD:

1. LONDONDERRY SITE REVIEW REGULATIONS SECTION 3.10.G.1:
   TO ALLOW LESS THAN THE REQUIRED (8%) OVERALL INTERIOR AREA OF THE PROPOSED PARKING LOT TO BE DEDICATED TO LANDSCAPED AREAS. (0% PROVIDED).
2. LONDONDERRY SITE REVIEW REGULATIONS SECTION 3.10. G. 3:
   TO ALLOW LESS THAN THE REQUIRED AMOUNT OF INTERIOR SHADE TREES (1 TREE) FOR THE TOTAL PROPOSED PARKING SPACE COUNT (16 SPACES). (0 INTERIOR TREES PROVIDED).
3. LONDONDERRY SITE REVIEW REGULATIONS SECTION 3.10. G. 4:
   TO ALLOW NO CURBING ON THE EDGE OF PAVEMENT SO PATRONS CAN WALK AROUND THE DISPLAY VEHICLES WITHOUT OBSTRUCTION.
4. LONDONDERRY SITE REVIEW REGULATIONS SECTION 3.10. G. 5:
   TO ALLOW LESS THAN THE REQUIRED AMOUNT OF PERIMETER SHADE TREES (15 TREES) FOR THE TOTAL PARKING LOT PERIMETER (300 FEET). (5 PARKING PERIMETER TREES PROVIDED).
5. SITE LIGHTING PLAN PER SECTION 3.13:
   NO NEW EXTERIOR SITE LIGHTING IS PROPOSED. EXISTING SITE SECURITY LIGHTING TO REMAIN IN SERVICE.
6. SITE PLAN APPLICATION CHECKLIST ITEM XI.5(A) THRU XI. 5(F) SUPPORTING DOCUMENTATION: TO OMIT UTILITY CLEARANCE LETTERS AS NO PROPOSED UTILITY SERVICES ARE REQUIRED DUE TO THE CONSTRUCTION OF ONLY A VEHICLE STORAGE LOT.

TAX MAP 10 LOT 109

COVER SHEET

BROADWAY AUTO SALES

6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR

LEON & TAMARA LAMPES

6 DICKEY STREET, DERRY, NH 03038

NOVEMBER 6, 2025

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. DUVAL
CIVIL
NO. 47003
REGISTERED PROFESSIONAL ENGINEER
11 Nov 2025

OWNER'S SIGNATURE

THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THIS PLAN AND THE ORDINANCES OF THE TOWN OF LONDONDERRY, NEW HAMPSHIRE.

OWNER OR AUTHORIZED AGENT _____ DATE _____

APPROVED BY THE TOWN OF LONDONDERRY PLANNING BOARD

ON _____

BOARD MEMBER _____ AND

BOARD MEMBER _____

REV	DATE	DESCRIPTION	DR	CK

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

FILE		DR		CADFILE	–	
	18301.00	CK			18301-00 COVER-DETAILS	C-1

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48 Constitution Drive, Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

Nov 06, 2025 - 6:47pm
\\TFM-BEDFORD\4\Projects\Civil-Survey\TFM Projects\18301 Dickey St- Londonderry, NH\18301-00 Lampes- 6 Dickey St - Londonderry, NH\18301-00_CSD\PRODUCTION\18301-00 COVER-DETAILS.dwg

LEGEND

PROPOSED

- PROPERTY LINE
- ZONING LINE
- EASEMENT
- BASELINE
- FLOODPLAIN
- EDGE OF WATERBODY
- EDGE OF WETLAND
- SETBACK (WETLAND)
- SETBACK (STRUCTURE)
- SETBACK (PARKING)
- SETBACK (LANDSCAPE)
- GRAVEL ROAD
- EOP — EDGE OF PAVEMENT
- VGC — VERTICAL GRANITE CURB
- SGC — SLOPED GRANITE CURB
- CC — CONCRETE CURB
- ICC — INTEGRATED CONCRETE CURB
- BIT — BITUMINOUS ASPHALT CURB
- CCB — CAPE COD BERM
- SAWCUT
- BUILDING
- BUILDING ROOF OVERHANG
- BUILDING FOUNDATION
- BUILDING ENTRANCE
- OVERHEAD DOOR
- TREE LINE
- FENCE (CHAIN LINK)
- FENCE (WIRE)
- FENCE (STOCKADE)
- GUARDRAIL
- STONE WALL
- RETAINING WALL
- SILT FENCE
- SILT SOCK
- XXXX — SOIL BOUNDARY
- LIMIT OF GRADING
- 100 — CONTOUR
- TC100.50 / BC100.00 OR 100.00 — SPOT GRADE
- ## — PARKING COUNT
- DSLY — YELLOW DOUBLE SOLID LINE
- SSLY — YELLOW SINGLE SOLID LINE
- SSLW — WHITE SINGLE SOLID LINE
- SBLW — WHITE SINGLE BROKEN LINE
- STOP — STOP BAR
- CROSSWALK
- ACCESSIBLE PARKING SYMBOL
- PAVEMENT ARROW
- TRAFFIC FLOW ARROW (NOT PAINTED)
- SIGN (SINGLE POST)
- SIGN (DOUBLE POST)
- SIGN (PYLON)
- SIGN (MONUMENT)
- BOLLARD
- D — DUMPSTER PAD

PROPOSED

- CONCRETE
- GRAVEL
- HEAVY DUTY PAVEMENT
- CONSTRUCTION ENTRANCE
- SNOW STORAGE
- RIPRAP
- INLET PROTECTION
- FLOW ARROW
- RIDGE — GRADE BREAK RIDGE
- DRAIN LINE
- DRAINAGE SWALE
- STORMWATER BMP
- S — SEWER LINE
- FM — SEWER FORCE MAIN LINE
- W — WATER LINE
- G — GAS LINE
- OHE — OVERHEAD UTILITY LINE
- UGE — UNDERGROUND UTILITY LINE
- CATCH BASIN
- DRAIN INLET
- OUTLET CONTROL STRUCTURE
- ROOF DRAIN
- DRAIN CLEANOUT
- DRAIN MANHOLE
- FARED END SECTION
- SEWER CLEAN OUT
- SEWER MANHOLE
- SEWER VENT
- DRAIN/SEWER/WATER PLUG OR CAP
- HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER GATE VALVE
- WATER SHUTOFF
- THRUST BLOCK
- WATER METER
- WATER MANHOLE
- WELL
- GAS GATE VALVE
- GAS SHUT OFF
- GAS METER
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- TRAFFIC CONTROL CABINET
- ELECTRIC HANDHOLE
- ELECTRIC PULL BOX
- ELECTRIC METER
- FLOOD LIGHT
- LIGHT POLE
- UTILITY POLE
- GUY POLE
- T — TRANSFORMER PAD
- B-# — BORING LOCATION
- TP-# — TEST PIT LOCATION
- IT-# — INFILTRATION TEST LOCATION
- MW-# — MONITORING WELL

ABBREVIATIONS

ABAN	ABANDON	EP	EDGE OF PAVEMENT	OC	ON CENTER
AC	ACRES	EXIST	EXISTING	PAVE	PAVEMENT
ADJ	ADJUST	FFE	FINISHED FLOOR ELEVATION	PERF	PERFORATED
APPROX	APPROXIMATE	FND	FOUNDATION	PROP	PROPOSED
BC	BOTTOM OF CURB	HP	HIGH POINT	R	RADIUS
BIT	BITUMINOUS	INV	INVERT ELEVATION	R&D	REMOVE AND DISPOSE
BK/PG	BOOK & PAGE	IT	INFILTRATION TEST	R&R	REMOVE AND RESET
BLDG	BUILDING	L	LENGTH	REM	REMOVE
BMP	BEST MANAGEMENT PRACTICE	LF	LINEAR FEET	RET	RETAIN
BS	BOTTOM OF SLOPE	LSA	LANDSCAPE AREA	RIM	RIM ELEVATION
BW	BOTTOM OF WALL	MAX	MAXIMUM	ROW	RIGHT OF WAY
CONC	CONCRETE	MIN	MINIMUM	S	SLOPE
COORD	COORDINATE	N/F	NOW OR FORMERLY	SF	SQUARE FEET
DIA	DIAMETER	NHFG	NEW HAMPSHIRE FISH & GAME	SW	SIDEWALK
ELEV	ELEVATION	NTS	NOT TO SCALE	TBM	TEMPORARY BENCHMARK
				TC	TOP OF CURB
				TP	TEST PIT
				TW	TOP OF WALL
				TYP	TYPICAL
				UG	UNDERGROUND
				WCR	ACCESSIBLE WHEELCHAIR RAMP
				W/	WITH

GENERAL

UTILITIES

CB	CATCH BASIN
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COND	CONDUIT
DCB	DOUBLE CATCH BASIN
DIP	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
FES	FLARED END SECTION
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
LP	LIGHT POLE
OCS	OUTLET CONTROL STRUCTURE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
SMH	SEWER MANHOLE
SOS	SEDIMENT OIL SEPARATOR
TSV	TAPPING SLEEVE, VALVE, AND BOX
UP	UTILITY POLE

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GENERAL NOTES

1. THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.
2. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
3. ALL IMPROVEMENTS SHOWN ON THE SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE LONDONDERRY PLANNING BOARD.
4. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF LONDONDERRY, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK TO CONFORM TO TOWN OF LONDONDERRY DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS. ALL WORK WITHIN THE RIGHT-OF-WAY OF THE TOWN AND/OR STATE SHALL COMPLY WITH APPLICABLE STANDARDS. COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY WITH APPROPRIATE TOWN, COUNTY, AND/OR STATE AGENCY.
5. THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE SECTIONS OF ENV-WQ 1500. THE SITE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF CONSTRUCTION OF EACH STORMWATER FACILITY TO COORDINATE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL TAKE PROGRESS PHOTOS DURING CONSTRUCTION OF ALL STORMWATER DRAINAGE COMPONENTS AND SEND TO THE ENGINEER.
6. SEE EXISTING CONDITIONS PLAN FOR THE HORIZONTAL AND VERTICAL DATUM.
7. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
8. CONTACT EASEMENT OWNERS PRIOR TO COMMENCING ANY WORK WITHIN THE EASEMENTS.
9. PRIOR TO COMMENCING ANY SITE WORK, ALL LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD.
10. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
11. TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
12. ALL DEMOLITION SHALL INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND ANY OTHER ADJACENT OPERATING FACILITIES. PRIOR WRITTEN PERMISSION FROM THE OWNER/DEVELOPER AND LOCAL PERMITTING AUTHORITY IS REQUIRED IF CLOSURE/OBSTRUCTIONS TO ROADS, STREET, WALKWAYS, AND OTHERS IS DEEMED NECESSARY. CONTRACTOR TO PROVIDE ALTERNATE ROUTES AROUND CLOSURES/OBSTRUCTIONS PER LOCAL/STATE/FEDERAL REGULATIONS.
13. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
14. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
15. CONTRACTOR'S GENERAL RESPONSIBILITIES:
    - A. BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS AND CONDITIONS OF ALL PROJECT-SPECIFIC PERMITS AND APPROVALS AS LISTED ON THE COVER SHEET TO THESE PLANS OR OTHERWISE REQUIRED.
    - B. NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OF PROPOSED LAYOUT AND/OR EXISTING FEATURES.
    - C. EMPLOY A LICENSED SURVEYOR TO DETERMINE ALL LINES AND GRADES AND LAYOUT OF SITE ELEMENTS AND BUILDINGS.
    - D. THE CONTRACTOR SHALL BE RESPONSIBLE TO BECOME FAMILIAR WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
    - E. TAKE APPROPRIATE MEASURES TO REDUCE, TO THE FULLEST EXTENT POSSIBLE, NOISE, DUST, AND UNSIGHTLY DEBRIS. CONSTRUCTION ACTIVITIES SHALL BE CARRIED OUT BETWEEN THE HOURS OF 7 AM AND 8 PM, MONDAY THROUGH FRIDAY, 8 AM AND 5 PM ON SATURDAY IN ACCORDANCE WITH THE APPLICABLE MUNICIPAL ORDINANCES AND REGULATIONS OF THE TOWN OF LONDONDERRY, NEW HAMPSHIRE.
    - F. MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
    - G. IN ACCORDANCE WITH RSA 430:53 AND AGR 3800, THE CONTRACTOR SHALL NOT TRANSPORT INVASIVE SPECIES OFF THE PROPERTY, AND SHALL DISPOSE OF INVASIVE SPECIES ON-SITE IN A LEGAL MANNER.
    - H. COORDINATE WITH ALL UTILITY COMPANIES AND CONTACT DIGSAFE (811 OR 888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
    - I. PROTECT NEW AND EXISTING BURIED UTILITIES DURING INSTALLATION OF ALL SITE ELEMENTS. DAMAGED UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
    - J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, 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 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 US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
    - K. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
    - L. PROVIDE AN AS-BUILT PLAN AT THE COMPLETION OF THE PROJECT TO THE PLANNING DIRECTOR AND PER TOWN REGULATIONS.
    - M. IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS, AND BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE REQUIRED.
    - N. AT COMPLETION OF CONSTRUCTION, THE SITE CONTRACTOR SHALL PROVIDE A LETTER CERTIFYING THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND A LETTER STAMPED BY A QUALIFIED ENGINEER THAT THEY HAVE OBSERVED ALL UNDERGROUND DETENTION SYSTEMS, INFILTRATION SYSTEMS, OR FILTERING SYSTEMS PRIOR TO BACKFILL, AND THAT SUCH SYSTEMS CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS.

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WQ 1500 AS APPLICABLE.
2. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN eNOI AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
4. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS, AND ALIGNMENTS.
5. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS, AND LOADING AREAS.
6. THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE AND SHALL NOT POND WATER DEEPER THAN 1/4" FOR A PERIOD OF MORE THAN 15 MINUTES AFTER FLOODING.
7. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
8. ALL SIDEWALK AND OTHER CURB REVEALS SHALL BE 6" WITH A TOLERANCE OF PLUS OR MINUS 3/8". WHERE SIDEWALK IS TO BE FLUSH, THE PAVEMENT REVEAL SHALL BE 1/4" WITH A TOLERANCE OF 1/8".
9. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
10. STORMWATER DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO NHDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
11. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
12. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
13. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER, AND MULCH.
14. DENSITY REQUIREMENTS:

MINIMUM DENSITY*	LOCATION
95%	BELOW PAVED OR CONCRETE AREAS
95%	TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL
90%	BELOW LOAM AND SEED AREAS

*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM D-6938.

UTILITY NOTES

1. ALL PROPOSED UTILITY WORK, INCLUDING MATERIAL, INSTALLATION, TERMINATION, EXCAVATION, BEDDING, BACKFILL, COMPACTION, TESTING, CONNECTIONS, AND CONSTRUCTION SHALL BE COORDINATED WITH AND COMPLETED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS, CODES, AND STANDARDS OF ALL CORRESPONDING UTILITY ENTITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
3. COORDINATE ALL WORK ADJACENT TO PROPOSED BUILDINGS WITH ARCHITECTURAL BUILDING DRAWINGS. CONFIRM UTILITY PENETRATIONS AND INVERT ELEVATIONS ARE COORDINATED PRIOR TO INSTALLATION.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE EXACT LOCATION OF NEW UTILITY CONNECTIONS SHALL BE DETERMINED BY THE CONTRACTOR IN COORDINATION WITH UTILITY COMPANY, COUNTY AGENCY, AND/OR PRIVATE UTILITY COMPANY.
6. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE UTILITY INSTALLATION COMPLETE AND OPERATIONAL.
7. ALL UTILITY COMPANIES REQUIRE INDIVIDUAL CONDUITS. CONTRACTOR TO COORDINATE WITH TELEPHONE, CABLE, AND ELECTRIC COMPANIES REGARDING NUMBER, SIZE, AND TYPE OF CONDUITS REQUIRED PRIOR TO INSTALLATION OF ANY CONDUIT.
8. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS, TESTING, AND RELATED SERVICES AND SUBMIT COPIES OF ACCEPTANCE TO THE OWNER, UNLESS OTHERWISE INDICATED.
9. PROVIDE PERMANENT PAVEMENT REPAIR FOR ALL UTILITY TRENCHES IN EXISTING ROAD OR PAVEMENT TO REMAIN. SAW CUT TRENCH, PAVEMENT, AND GRANULAR BASE THICKNESS TO MATCH EXISTING PAVEMENT. OBTAIN ALL PERMITS REQUIRED FOR TRENCHING.
10. UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND STRUCTURES, PIPES, CHAMBERS, ETC. SHALL BE COVERED WITH A MINIMUM OF 18" OF COMPACTED SOIL BEFORE EXPOSURE TO VEHICLE LOADS.
11. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE
SEWER	PRIVATE SEPTIC
WATER	DERRY
GAS	LIBERTY UTILITIES
ELECTRIC	EVERSOURCE
TELEPHONE	CONSOLIDATED COMMUNICATION
CABLE	COMCAST XFINITY

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. DUVAL
CIVIL
NO. 47003
REGISTERED PROFESSIONAL ENGINEER
6 Nov 2025

TAX MAP 10 LOT 109

NOTES & LEGEND

BROADWAY AUTO SALES

6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR

LEON & TAMARA LAMPES

6 DICKEY STREET, DERRY, NH 03038

NOVEMBER 6, 2025

REV	DATE	DESCRIPTION	DR	CK

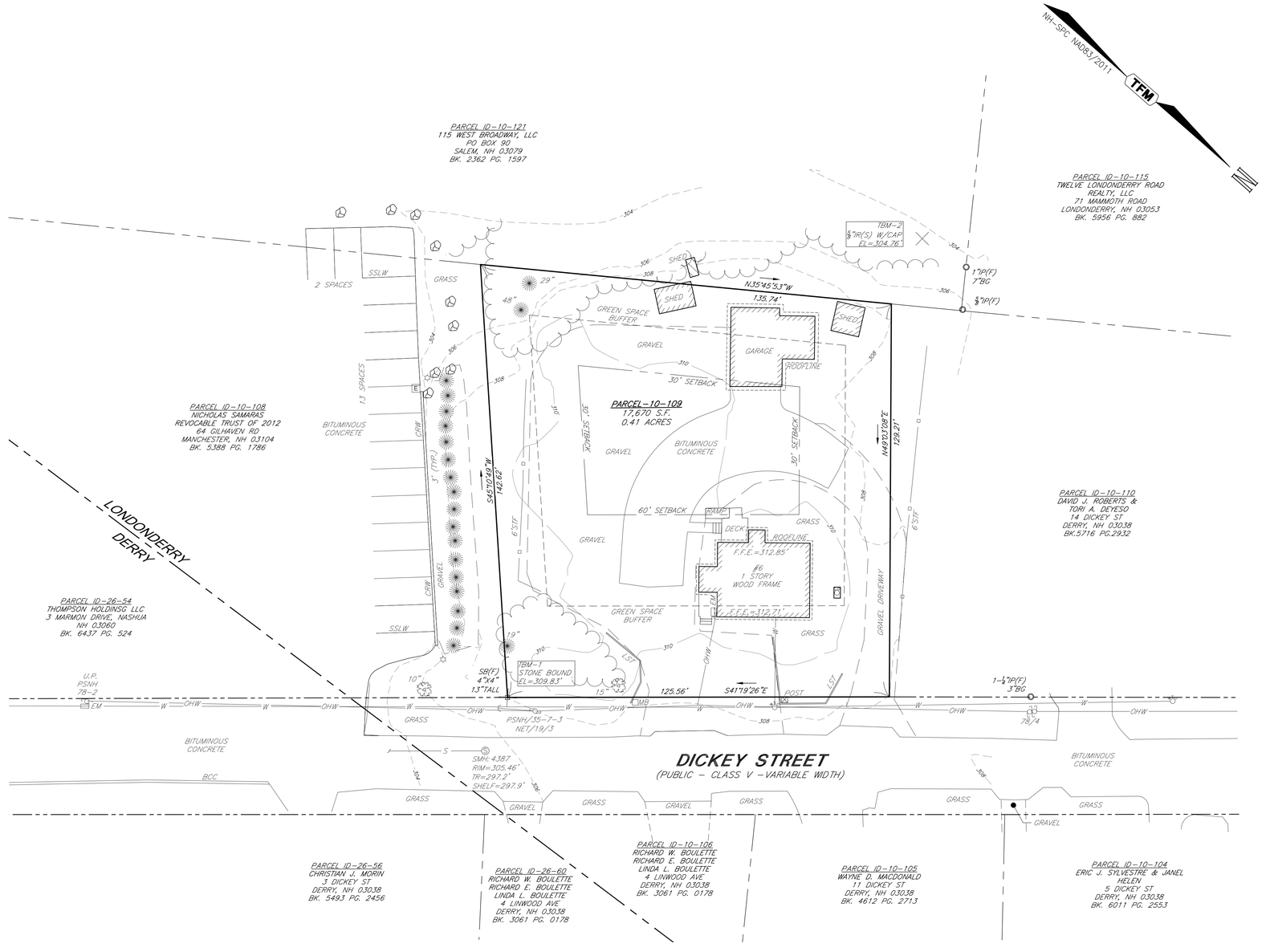
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
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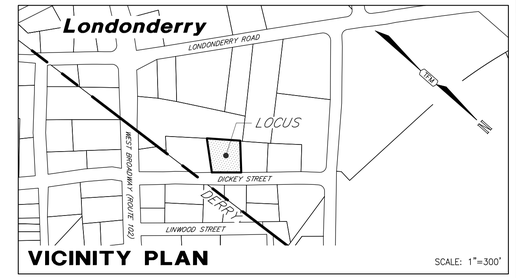
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LEGEND

SEWER MANHOLE	S
WATER SHUT OFF	WSO
GAS SHUT OFF	GSO
GUY WIRE	
LIGHT POLE	
IRRIGATION CONTROL VALVE	ICV
UTILITY POLE	
MAIL BOX	MB
ELECTRIC METER	EM
TRANSFORMER PAD	
BOULDER	
DECIDUOUS TREE	
CONIFEROUS TREE	
IRON PIPE/ROD	
STONE/CONCRETE BOUND	
CLEAN OUT	CO
TEMPORARY BENCHMARK	
BELOW GRADE	BG
INVERT	INV=
IRON PIPE	IP
IRON ROD	IR
RIM ELEVATION	RIM=
SET	S
SQUARE FEET	SF
STONE BOUND	SB
STOCKADE FENCE	STF
TEMPORARY BENCHMARK	TBM
TROUGH	TR=
LANDSCAPE TIMBER	LST
TOP OF SEWER TROUGH	SHELF=
TYPICAL	TYP
SINGLE SOLID WHITE LINE	SSLW
ABOVE GRADE	TALL
BITUMINOUS CONCRETE CURB	BCC
CONCRETE RETAINING WALL	CRW
DRILL HOLE	DH
ELEVATION	EL=XXX.XX
FINISHED FLOOR ELEVATION	FFE
FOUND	F
SEWER LINE	S
WATER LINE	W
OVERHEAD UTILITIES	OHW
CONTINUES TO UNKNOWN TERMINUS	
WOOD FENCE	
TREELINE	





NOTES

1. OWNER OF RECORD: LEON H. LAMPES, TAMARA A. LAMPES & HARRY L. LAMPES
   6 DICKEY STREET, DERRY, NEW HAMPSHIRE 03038
   DEED REFERENCE: BK. 6561, PG. 2390
   AREA: 17,670 S.F. OR 0.41 ACRES
2. 10-109 INDICATES TAX MAP AND LOT NUMBER.
3. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS PRESENT AT TAX MAP 10, LOT 109, LOCATED AT THE SOUTHWESTERLY SIDE OF DICKEY STREET IN LONDONDERRY, NEW HAMPSHIRE AS SHOWN HEREON AND NO OTHER PURPOSE.
4. CURRENT ZONING IS COMMERCIAL-II "C-II"

MINIMUM LOT SIZE:	1	ACRE
MINIMUM LOT FRONTAGE:	150	FEET
MINIMUM WIDTH:	N/A	
MINIMUM FRONT BUILDING SETBACKS:	60	FEET
MINIMUM SIDE BUILDING SETBACKS:	30	FEET
MINIMUM REAR BUILDING SETBACKS:	30	FEET

5. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 33015C0339E, EFFECTIVE DATE MAY 17, 2025, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
6. HORIZONTAL DATUM: NH SPC NAD83\2011. VERTICAL DATUM: NAVD88. DATUMS WERE OBTAINED BY ON-SITE GPS OBSERVATIONS WITH SURVEY GRADE GPS UNITS.

   BENCHMARKS SET:
   TBM-1: 4"X4" STONE BOUND FOUND AT THE EASTERLY CORNER OF THE SUBJECT PARCEL, 13" TALL, AS SHOWN HEREON. ELEVATION: 309.83'
   TBM-2: 5/8" IRON ROD WITH CAP SET FLUSH TO GRADE, LOCATED AT THE WESTERLY CORNER OF THE SUBJECT PARCEL, AS SHOWN HEREON. ELEVATION: 304.76'
7. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL MAY DETERMINE.
8. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
9. THE INFORMATION SHOW HEREON IS FROM AN ACTUAL SURVEY PREFORMED BY THIS OFFICE ON MARCH 20, 2025, MARCH 21, 2025 AND AUGUST 18, 2025.

REFERENCE PLANS

1. R.C.R.D. PLAN NO. 186 ENTITLED "PLAN OF SUNNYSIDE PARK DERRY, NH" DATED JUNE 1, 1908.
2. R.C.R.D. PLAN NO. C-3352 ENTITLED "PLAT OF LAND IN DERRY, NH FOR W. DEREMER, OAK STREET, DERRY, NH" DATED OCTOBER 6, 1972.
3. R.C.R.D. PLAN NO. D-20891 ENTITLED "PLAN OF LAND LOCATED IN DERRY & LONDONDERRY, NH" DATED JANUARY 13, 1991.

Graphic Scale

20' 10' 0' 20' 40' 60' 80'

1" = 20'

TAX MAP 10 LOT 109

EXISTING CONDITIONS PLAN

LAMPES PROPERTY

6 DICKEY STREET
LONDONDERRY, NEW HAMPSHIRE

OWNED BY & PREPARED FOR:
LEON & TAMARA LAMPES

SCALE: 1" = 20' **SEPTEMBER 5, 2025**

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION "IT'S THE LAW"
811 Dig Safe
MA•ME•NH•RI•VT

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REV.	DATE	DESCRIPTION	DR.	CHK.

WETLAND SCIENTIST CERTIFICATION

ON AUGUST 27, 2025, I CONDUCTED AN ONSITE REVIEW OF THE PROPERTY LOCATED AT 6 DICKEY STREET IN LONDONDERRY, NH. THE PROPERTY, IDENTIFIED AS TAX MAP 10, LOT 109 IS APPROXIMATELY 0.41 ACRES AND IS CURRENTLY DEVELOPED AND USED AS AN AUTO SALES LOT. THE PURPOSE OF THE SITE VISIT WAS TO CONFIRM WHETHER JURISDICTIONAL WETLANDS, AS DEFINED IN THE US ARMY CORPS WETLANDS DELINEATION MANUEL (TECHNICAL REPORT Y-87-1) AND THE REGIONAL SUPPLEMENT, NORTH CENTRAL AND NORTHEAST REGION, VER 2.0). BASED ON THIS CRITERIA AND REFERENCES TO JURISDICTIONAL AREAS PROMULGATED IN THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WETLANDS BUREAU RULES (ENV-WT 406) IT WAS DETERMINED THAT THERE ARE NO JURISDICTIONAL AREAS WITHIN OR ADJACENT TO THIS PROPERTY. CHRISTOPHER K. DANFORTH, NH CWS #0077

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (RSA 676:18-III)

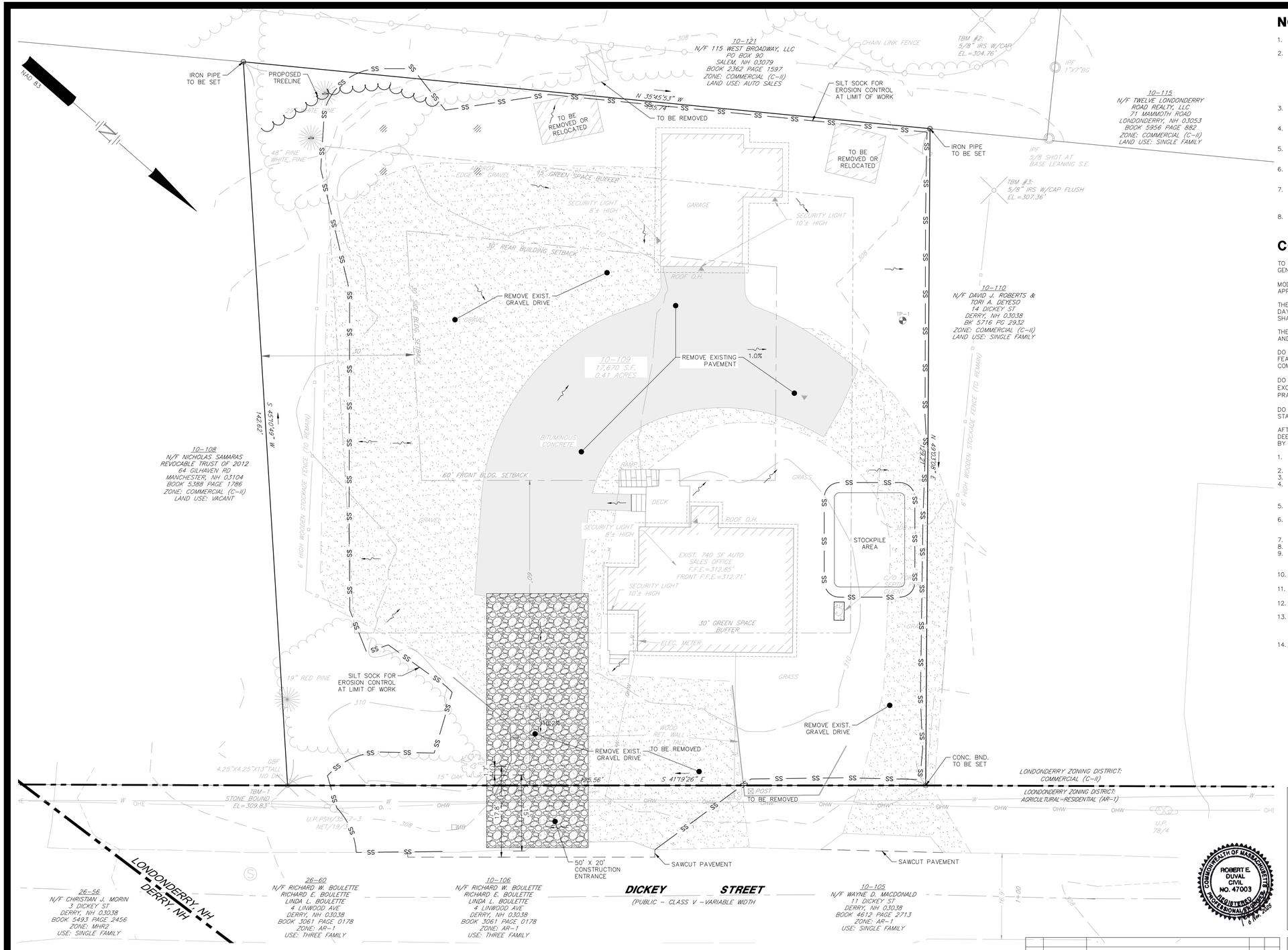
Michael R Dahlberg — 11-06-2025
LICENSED LAND SURVEYOR — DATE

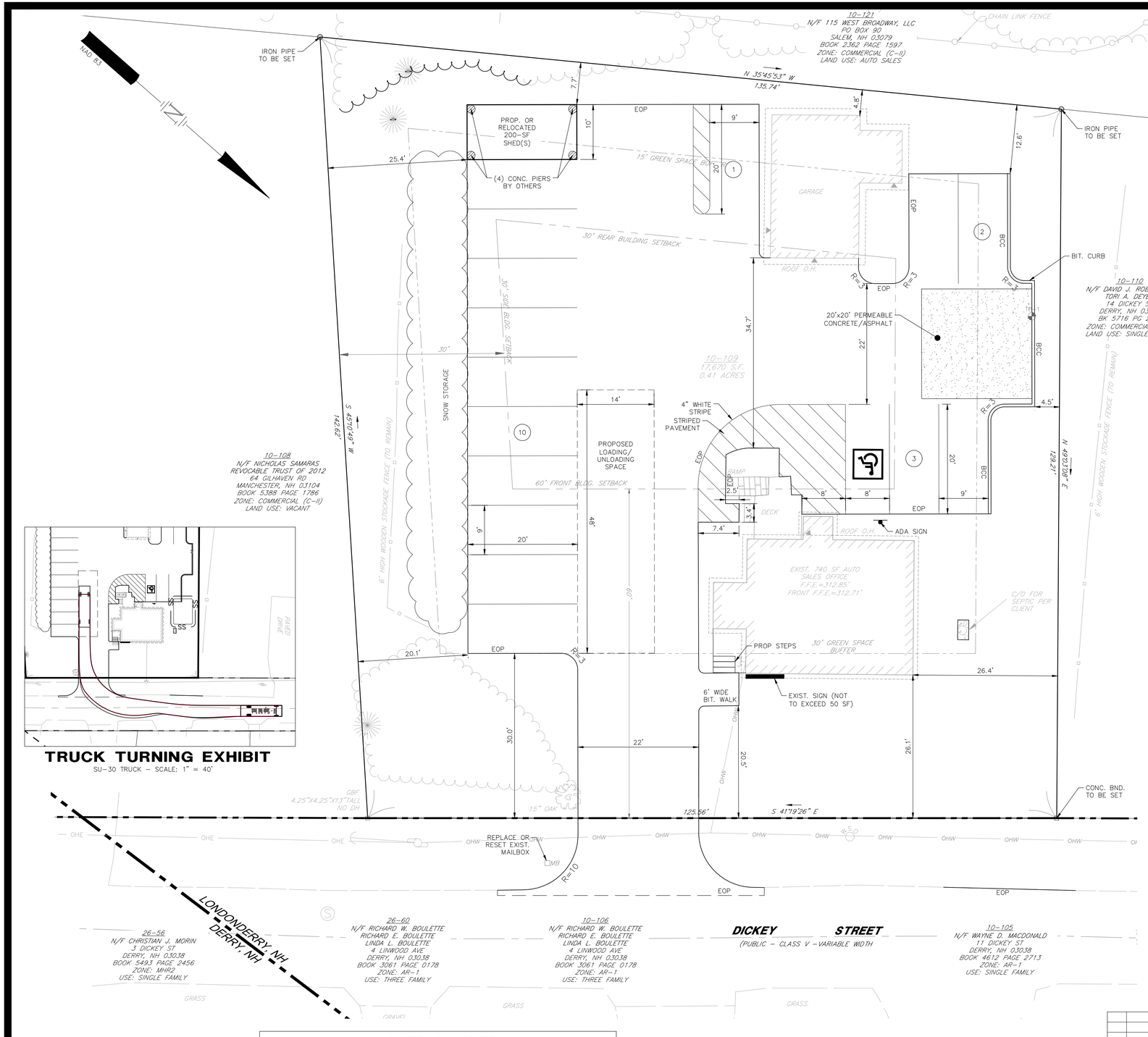
STATE OF NEW HAMPSHIRE — No. 714 — MICHAEL R DAHLBERG — LICENSED LAND SURVEYOR
Michael R Dahlberg
SIGNATURE

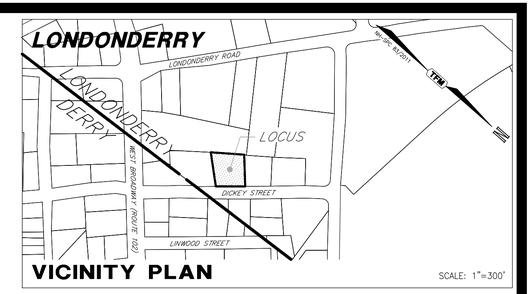
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Land Surveyors
Landscape Architects
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FILE		DR	LR	FB	2047-54	SHEET 1 OF 1
	18301.00	CK	MRD	CADFILE	18301-00 Survey	

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10-121
N/F 115 WEST BROADWAY, LLC
PO BOX 90
SALEM, NH 03079
BOOK 2362 PAGE 1597
ZONE: COMMERCIAL (C-II)
LAND USE: AUTO SALES
10-115
N/F TWELVE LONDONDERRY ROAD REALTY, LLC
71 MAMMOTH ROAD
LONDONDERRY, NH 03053
BOOK 5956 PAGE 882
ZONE: COMMERCIAL (C-II)
LAND USE: SINGLE FAMILY
10-110
N/F DAVID J. ROBERTS & TORI A. DEYESO
14 DICKEY ST
DERRY, NH 03038
BK 5716 PG 2932
ZONE: COMMERCIAL (C-II)
LAND USE: SINGLE FAMILY
10-108
N/F NICHOLAS SAMARAS REVOCABLE TRUST OF 2012
64 GILHAVEN RD
MANCHESTER, NH 03104
BOOK 5388 PAGE 1786
ZONE: COMMERCIAL (C-II)
LAND USE: VACANT
10-109
17,670 S.F.
0.41 ACRES
26-56
N/F CHRISTIAN J. MORIN
3 DICKEY ST.
DERRY, NH 03038
BOOK 5493 PAGE 2456
ZONE: MHR2
USE: SINGLE FAMILY
26-60
N/F RICHARD W. BOULETTE
RICHARD E. BOULETTE
LINDA L. BOULETTE
4 LINWOOD AVE
DERRY, NH 03038
BOOK 3061 PAGE 0178
ZONE: AR-1
USE: THREE FAMILY
10-106
N/F RICHARD W. BOULETTE
RICHARD E. BOULETTE
LINDA L. BOULETTE
4 LINWOOD AVE
DERRY, NH 03038
BOOK 3061 PAGE 0178
ZONE: AR-1
USE: THREE FAMILY
10-105
N/F WAYNE D. MACDONALD
11 DICKEY ST
DERRY, NH 03038
BOOK 4612 PAGE 2713
ZONE: AR-1
USE: SINGLE FAMILY
DICKEY STREET
(PUBLIC - CLASS V - VARIABLE WIDTH
LONDONDERRY
DERRY, NH
LONDONDERRY ZONING DISTRICT: COMMERCIAL (C-II)
LONDONDERRY ZONING DISTRICT: AGRICULTURAL-RESIDENTIAL (AR-1)
NAD 83
IRON PIPE TO BE SET
PROPOSED TREELINE
N 35°45'53" W 556.74'
TO BE REMOVED
TO BE REMOVED OR RELOCATED
SILT SOCK FOR EROSION CONTROL AT LIMIT OF WORK
IRON PIPE TO BE SET
TBM #2: 5/8" IRS W/CAP EL.=304.76'
IPF 1"X7"BG
IPF 5/8 SHOT AT BASE LEANING S.E.
TBM #3: 5/8" IRS W/CAP FLUSH EL.=307.36'
CHAIN LINK FENCE
48" PINE WHITE PINE
ANGLE EDGE GRAVEL
15' GREEN SPACE BUFFER
SECURITY LIGHT 8'± HIGH
GARAGE
SECURITY LIGHT 10'± HIGH
30' REAR BUILDING SETBACK
ROOF O.H.
REMOVE EXIST. GRAVEL DRIVE
GRAVEL
20' SIDE BLDG. SETBACK
REMOVE EXISTING PAVEMENT
1.0%
BITUMINOUS CONCRETE
RAMP
60' FRONT BLDG. SETBACK
GRASS
DECK
ROOF O.H.
SECURITY LIGHT 8'± HIGH
EXIST. 740 SF AUTO SALES OFFICE F.F.E.=312.85' FRONT F.F.E.=312.71'
SECURITY LIGHT 10'± HIGH
30' GREEN SPACE BUFFER
ELEC. METER
STOCKPILE AREA
C/O TO CENTER
S 45°45'49" W 142.63'
N 49°03'49" E 142.37'
6' HIGH WOODEN STOCKADE FENCE (TO REMAIN)
19" RED PINE
SILT SOCK FOR EROSION CONTROL AT LIMIT OF WORK
WOOD RET. WALL 1.7'± TALL
REMOVE EXIST. GRAVEL DRIVE
TO BE REMOVED
S 41°19'26" E 26.56'
POST TO BE REMOVED
CONC. BND. TO BE SET
15" OAK
GBE 4.25"X4.25"X13"TALL NO DH
TBM-1 STONE BOUND EL=309.83'
U.P.PSH/38-3 NET/19/A-3
50' X 20' CONSTRUCTION ENTRANCE
SAWCUT PAVEMENT
SAWCUT PAVEMENT
U.P. 78/4
U.P. 1/1
U.P. 1/2
U.P. 1/3
U.P. 1/4
U.P. 1/5
U.P. 1/6
U.P. 1/7
U.P. 1/8
U.P. 1/9
U.P. 1/10
U.P. 1/11
U.P. 1/12
U.P. 1/13
U.P. 1/14
U.P. 1/15
U.P. 1/16
U.P. 1/17
U.P. 1/18
U.P. 1/19
U.P. 1/20
U.P.





NOTES

1. OWNER OF RECORD: LEON H. LAMPES & TAMARA A. LAMPES C/O HARRY L. LAMPES
   36 LAWRENCE ROAD
   DEED REFERENCE: BK. 6561 PG. 2392
   AREA: 17,670 S.F.± OR 0.406 ACRES±
2. 10-109 INDICATES TAX MAP AND LOT NUMBER.
3. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE IMPROVEMENTS ON TAX MAP 10, LOT 109, LOCATED AT 6 DICKEY STREET, DERRY NH 03038 AS SHOWN HEREON AND FOR NO OTHER PURPOSE.
4. CURRENT ZONING IS COMMERCIAL II ZONING DISTRICT.

	REQUIRED	PROVIDED
MIN. LOT SIZE:	1 ACRE	0.406 ACRES
MIN. LOT FRONTAGE:	150'	125.56'
MIN. BUILDING SETBACKS:		
FRONT	60'	26.1'
SIDE	30'	26.4'
REAR	30'	4.8'
MIN. BUILDING HEIGHT:	50'	24'±
MAX. BUILDING COVERAGE (% OF LOT AREA):	25%	10%
MIN. LOT COVERAGE:	66%	52.5%
LANDSCAPE BUFFER ALONG R.O.W	30'	26.1'
LANDSCAPE BUFFER ALONG PROP. LINES	15'	4.5'
OVERALL GREEN/OPEN SPACE	33%	47.4% (8,376 SF LONDONDERRY)

2. THE EXISTING BUILDING IS UTILIZED FOR WHOLESALE AUTO SALES AND IS SERVICED BY ON-SITE SEPTIC AND MUNICIPAL WATER FROM DERRY.
3. NORMAL HOURS OF OPERATION WILL BE MONDAY THROUGH SATURDAY 9 AM – 5 PM BY APPOINTMENT ONLY.
4. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 33015C0339E, EFFECTIVE DATE MAY 17, 2025, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
5. HORIZONTAL DATUM: NH SPC 83/2011
   VERTICAL DATUM: NAVD88
   BENCHMARKS SET: AS NOTED
   TBM #1: 5/8" IRON ROD WITH CAP SET FLUSH
   ELEVATION: 307.36'
   TBM #2: 5/8" IRON ROD WITH CAP
   ELEVATION: 304.76'
6. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL MAY DETERMINE.
7. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. T.F. MORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
8. THE BASE INFORMATION SHOW HEREON IS FROM AN ACTUAL SURVEY PREFORMED BY THIS OFFICE ON MARCH 21, 2025.
7. PARKING CALCULATIONS:
   OFFICE – 3 SP./1000 S.F. = 2 SPACES
   PROVIDED – 3 SP. (OFFICE INCL. 1 ACCESSIBLE) + 13 SP. (VEHICLE SALES) = 16 TOTAL SPACES
8. VARIANCES AND WAIVERS ARE REQUESTED. SEE COVER SHEET.
9. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
10. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
11. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF LONDONDERRY SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
12. IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 676:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
13. "IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA § 676:12, ALL OFF-SITE IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY (AND/OR THE NHDOT, IF APPLICABLE) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY."
14. THIS PROJECT MEETS THE PERFORMANCE STANDARDS NOTED IN SECTION 5.16 OF THE ZONING ORDINANCE PER ITEM II.7 OF THE CHECKLIST.
15. PROPOSED BOUNDARY CORNER MONUMENTS SHALL BE SET BY A NH LICENSED SURVEYOR.

TAX MAP 10 LOT 109

SITE LAYOUT PLAN

BROADWAY AUTO SALES

6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR

LEON & TAMARA LAMPES

6 DICKEY STREET, DERRY, NH 03038

NOVEMBER 6, 2025

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. DUVAL
CIVIL
NO. 47003
REGISTERED PROFESSIONAL ENGINEER
6 Nov. 2025

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OWNER'S SIGNATURE

THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THIS PLAN AND THE ORDINANCES OF THE TOWN OF LONDONDERRY, NEW HAMPSHIRE.

OWNER OR AUTHORIZED AGENT — DATE

APPROVED BY THE TOWN OF LONDONDERRY PLANNING BOARD

ON _____

BOARD MEMBER _____ AND

BOARD MEMBER _____

HORIZONTAL SCALE 1"=10'
10 5 0 10

REV	DATE	DESCRIPTION	DR	CK

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

FILE	DR	CADFILE	
18301.00	CK	18301-00 DESIGN_LAYOUT	C-4

NOTES

1. SEE NOTES ON SHEET C-02.
2. PROPOSED SPOT GRADES ARE PROVIDED TO THE NEAREST 0.05. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE FINISHED GRADES MEET ADA STANDARDS FOR WHEEL CHAIR RAMPS, HANDICAP SPACES AND ACCESS AISLES, CROSSWALKS, SIDEWALKS, ETC.
3. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.

NRCS SOILS LEGEND

799 URBAN LAND – CANTON COMPLEX, 3 TO 15 PERCENT SLOPES

SOURCE: UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE (NRCS).

TEST PIT DATA

TESTPIT #1
DATE 08/15/2025 BY M.R.R

0"		ELEV.=307.36
	Ap 10YR 3/3 , FINE SANDY LOAM, MASSIVE-WEAK, VERY FRIABLE	
12"		
	B 10YR 5/4, FINE SANDY LOAM, MASSIVE-WEAK, VERY FRIABLE	
28"		
	C 10YR 6/6, FINE SANDY LOAM BLOCKY-WEAK, FRIABLE, FRACT. LEDGE	
66"		ELEV.=301.86

ESHWT: 66"+
OWT: NOT OBSERVED
ROOTS: NOT OBSERVED
LEDGE: 66"
PERC. TEST: 3 MIN/IN @ 40" OR 20 INCHES/HOUR (SAFETY FACTOR OF 2 =10 INCHES/HOUR)

TAX MAP 10 LOT 109

GRADING AND DRAINAGE PLAN

BROADWAY AUTO SALES

6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR

LEON & TAMARA LAMPES

6 DICKEY STREET, DERRY, NH 03038

NOVEMBER 6, 2025

ROBERT E. DUVAL CIVIL NO. 47003 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS
10 NH 2025

HORIZONTAL SCALE 1"=10'
10 5 0 10

REV	DATE	DESCRIPTION	DR	CK

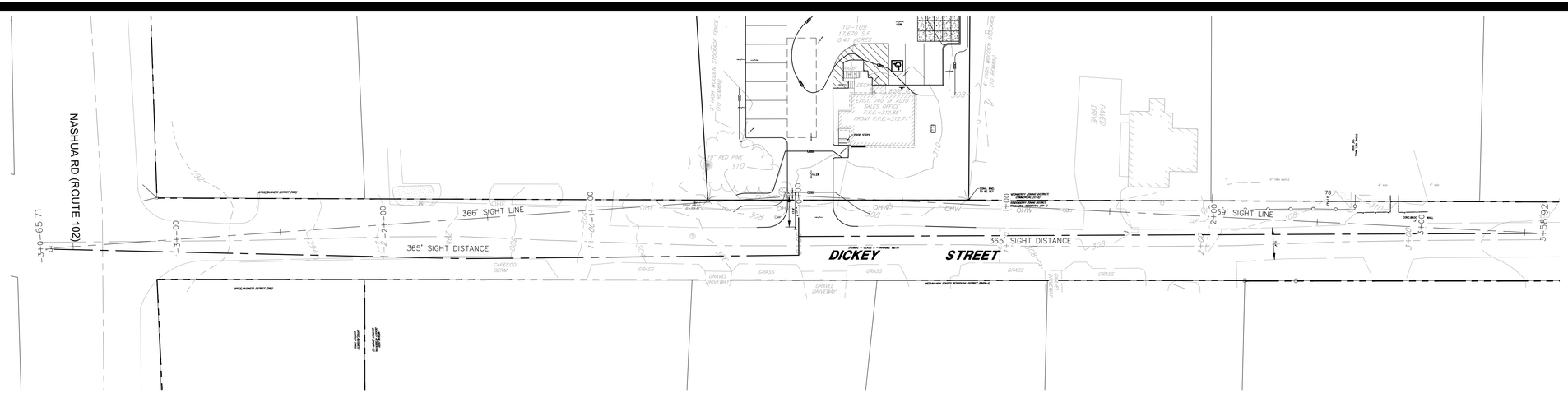
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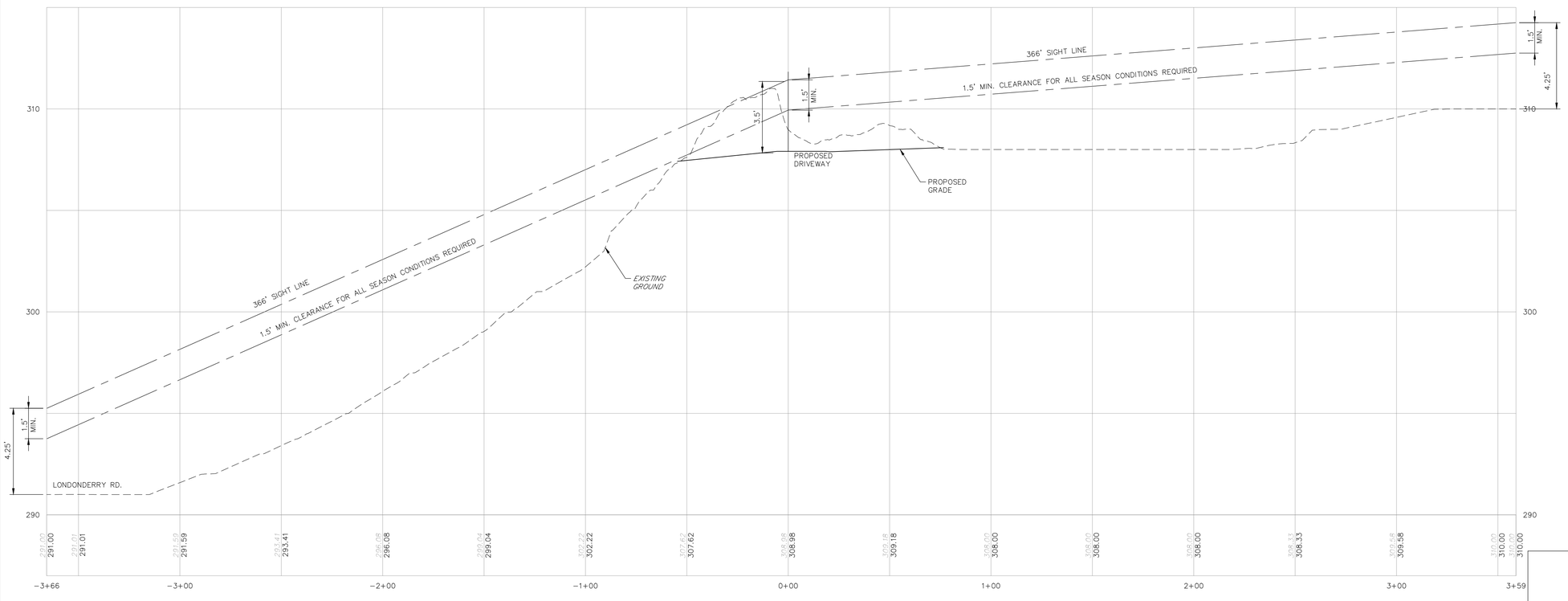
FILE 18301.00 | DR - | CK - | CADFILE - 18301-00 DESIGN_LAYOUT | C-5

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HORIZONTAL SCALE 1"=30'
30 15 0 30
3 0 3
VERTICAL SCALE 1"=3'

REV	DATE	DESCRIPTION	DR	CK

TAX MAP 10 LOT 109

SIGHT DISTANCE PLAN AND PROFILE

BROADWAY AUTO SALES

6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR

LEON & TAMARA LAMPES

6 DICKEY STREET, DERRY, NH 03038

NOVEMBER 6, 2025

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. DUVAL
CIVIL
NO. 47003
REGISTERED
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6 Nov 2025

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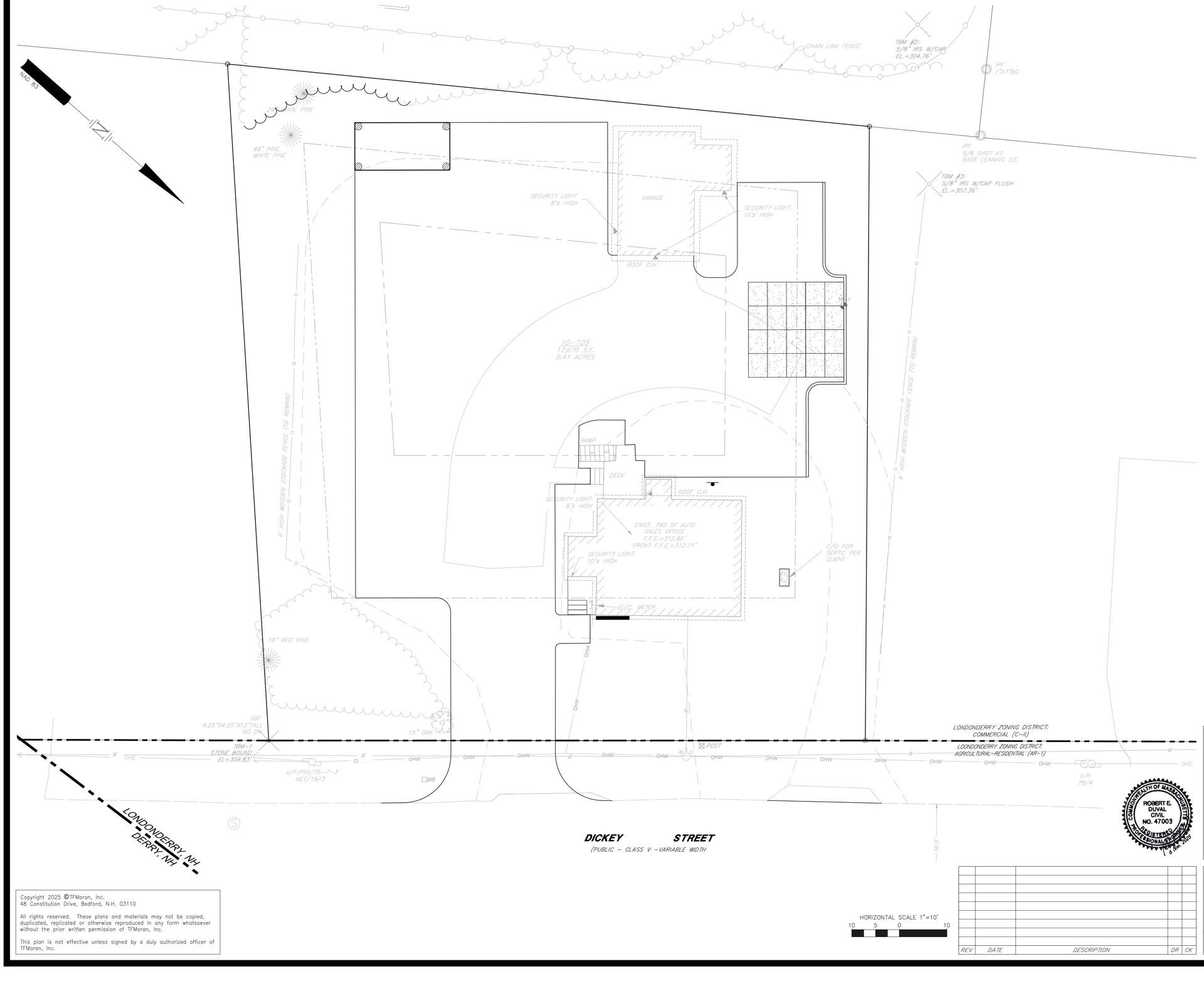
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FILE	18301.00	DR		CADFILE	–	C–6
		CK			18301–00 DESIGN_LAYOUT	

NOTES

1. SEE NOTES ON SHEET C-2.
2. NO PROPOSED UTILITIES OTHER THAN DRAINAGE IS PROPOSED.
3. REFER TO SHEET C-6 FOR DRAINAGE.
4. EXISTING SECURITY LIGHTING TO REMAIN.



HORIZONTAL SCALE 1"=10'
10 5 0 10

REV	DATE	DESCRIPTION	DR	CK

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. DUVAL
CIVIL
NO. 47003
REGISTERED
PROFESSIONAL ENGINEER
6 Nov. 2025

TAX MAP 10 LOT 109

UTILITY PLAN

BROADWAY AUTO SALES

6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR

LEON & TAMARA LAMPES

6 DICKEY STREET, DERRY, NH 03038

NOVEMBER 6, 2025

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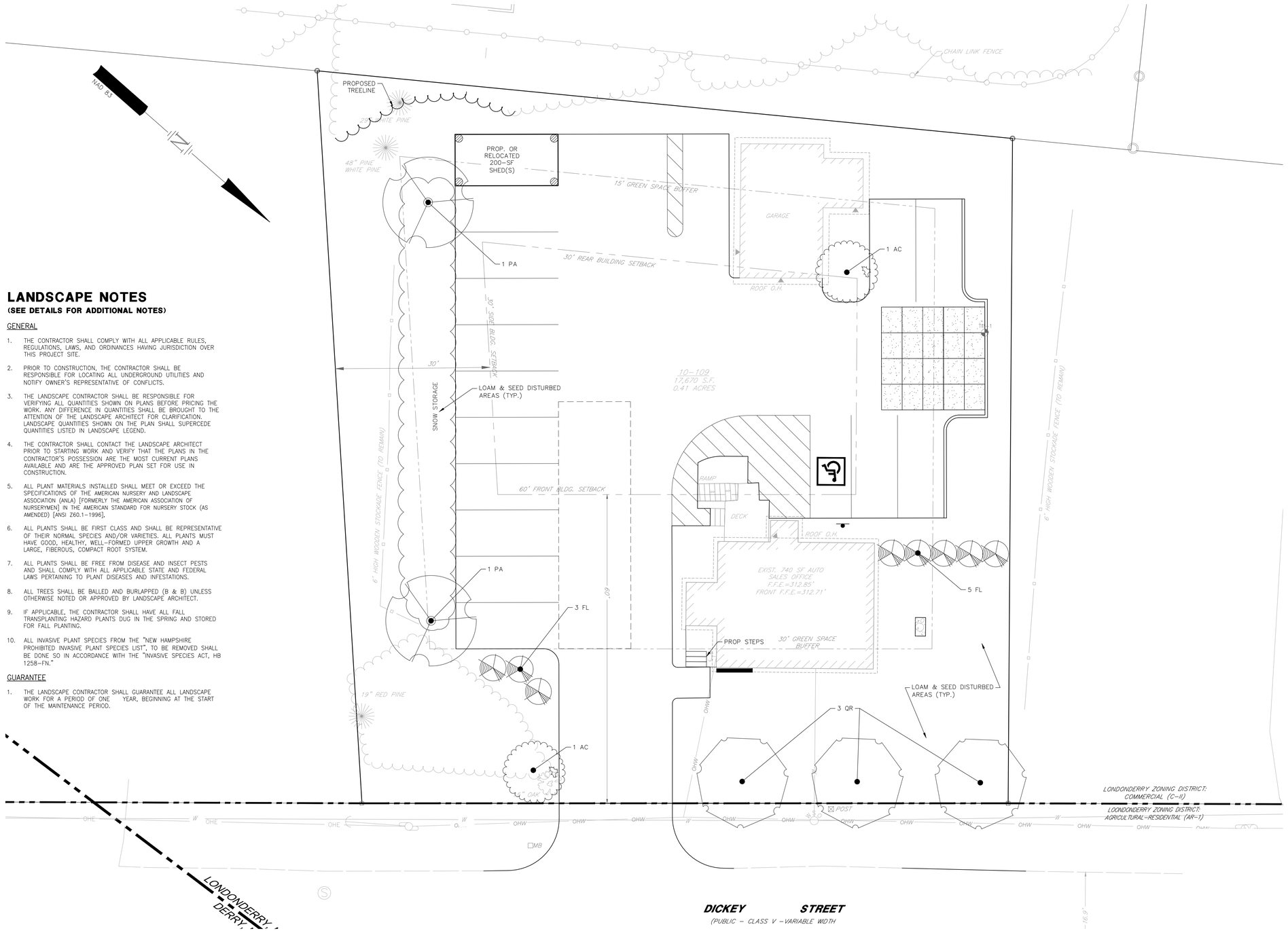
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HORIZONTAL SCALE 1"=10'
10 5 0 10

LANDSCAPE NOTES

(SEE DETAILS FOR ADDITIONAL NOTES)

GENERAL

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS, AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT SITE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. LANDSCAPE QUANTITIES SHOWN ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN LANDSCAPE LEGEND.
4. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK AND VERIFY THAT THE PLANS IN THE CONTRACTOR'S POSSESSION ARE THE MOST CURRENT PLANS AVAILABLE AND ARE THE APPROVED PLAN SET FOR USE IN CONSTRUCTION.
5. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) [FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN] IN THE AMERICAN STANDARD FOR NURSERY STOCK (AS AMENDED) [ANSI Z60.1-1996].
6. ALL PLANTS SHALL BE FIRST CLASS AND SHALL BE REPRESENTATIVE OF THEIR NORMAL SPECIES AND/OR VARIETIES. ALL PLANTS MUST HAVE GOOD, HEALTHY, WELL-FORMED UPPER GROWTH AND A LARGE, FIBEROUS, COMPACT ROOT SYSTEM.
7. ALL PLANTS SHALL BE FREE FROM DISEASE AND INSECT PESTS AND SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS PERTAINING TO PLANT DISEASES AND INFESTATIONS.
8. ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT.
9. IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
10. ALL INVASIVE PLANT SPECIES FROM THE "NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST", TO BE REMOVED SHALL BE DONE SO IN ACCORDANCE WITH THE "INVASIVE SPECIES ACT, HB 1258-FN."

GUARANTEE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR A PERIOD OF ONE YEAR, BEGINNING AT THE START OF THE MAINTENANCE PERIOD.

LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
PA	2	PLATANUS X ACREIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	2 1/2" TO 3" CAL.	B&B
QR	3	QUERCUS RUBRA RED OAK	2 1/2" TO 3" CAL.	B&B
AC	2	AMELANCHEIR CANADENSIS SHADBLOW SERVICEBERRY	2 1/2" TO 3" CAL.	B&B
FL	8	FORSYTHIA 'LYNWOOD GOLD' LYNWOOD GOLD FORSYTHIA	3' TO 4'	B&B

LANDSCAPE REQUIREMENTS

1. GREEN SPACE REQUIREMENT:
   30' GREEN SPACE AREA ALONG ROW.
   15' GREEN SPACE AREA ALONG SIDE AND REAR LOT LINES. WAIVER REQUIRED
2. INTERIOR PARKING LANDSCAPE AREA REQUIREMENTS:
   (3.10g1. OF SITE PLAN REG'S)
   FRONT EXISTING PARKING LOT: 10% LANDSCAPE AREA REQUIRED.
   REQUIRED: N/A

   SIDE EXISTING PARKING LOT (1,064 SF): 8% LANDSCAPE AREA
   REQUIRED: SIDE PARKING LOT: 85 SF
   PROVIDED: 0 SF (0.0%) WAIVER REQUIRED

   REAR PARKING LOT, (7,085 SF): 5% LANDSCAPE AREA
   REQUIRED. SIDE PARKING LOT: 354 SF
   PROVIDED: 491 SF (6.9%)
3. INTERNAL PARKING LOT LANDSCAPING:
   (3.10g3. OF SITE PLAN REG'S)
   EXISTING PARKING LOT, 1 TREE/15 PARKING SPACES (16 SPACES/15) = 1 TREE
   TOTAL TREES REQUIRED = 1
   TREES PROVIDED = 1 TREES
4. (3.10g4. OF SITE PLAN REG'S)
   ALL LANDSCAPED AREAS SHALL BE PROTECTED FROM ENCROACHMENT BY VEHICLES BY MEANS OF CURBING, LANDSCAPING TIMBERS, CURB STOPS, OR OTHER ACCEPTABLE MEANS. WAIVER REQUIRED
5. PARKING LOT PERIMETER LANDSCAPING:
   (3.10g5. OF SITE PLAN REG'S)
   PARKING LOT, 1 SHADE TREE/20' OF PARKING PERIMETER = 300' L.F./20' = 15 TREES
   TOTAL TREES REQUIRED = 15
   TREES PROVIDED = 0 TREES WAIVER REQUIRED

   SCREENING
   1 SHADE TREE/*50' OF PARKING PERIMETER=300' L.F. (42' FACING RIGHT OF WAY)/50'= 6 TREES
   *1 TREE PER 50' WHEN SCREENING IS REQUIRED.
   TOTAL TREES REQUIRED = 6
   TREES PROVIDED = 6 WAIVER REQUIRED
6. SCREENING FROM PUBLIC RIGHT-OF-WAY:
   (3.10g6. OF SITE PLAN REG'S)
   AT LEAST 50% VERTICAL OPACITY ON AVERAGE UP TO A HEIGHT OF 3-1/2 FEET ABOVE GRADE.
   PROVIDED: 8 FORSYTHIA SHRUBS (DICKEY STREET)
7. ACCORDING TO THE USDA PLANT HARDINESS ZONE MAP THE ANNUAL MINIMUM TEMPERATURE ZONES FOR SOUTHERN NH ARE BETWEEN ZONE 4 (-30 TO -20 DEGREES) AND ZONE 5 (-20 TO -10 DEGREES). THE PLANT MATERIALS SHOWN ON THIS PLAN HAVE A HARDINESS ZONE TO MEET THAT OF SOUTHERN NH.
8. AT TIME OF PLANTING:
   ALL TREES SHALL BE A MINIMUM OF 2.5" TO 3" CALIPER.
   ALL ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" TO 2" CALIPER.
   ALL EVERGREEN TREES SHALL BE A MINIMUM OF 5' TO 6' HIGH.
9. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE THROUGHOUT CONSTRUCTION OF PROTECTIVE TREE FENCING LOCATED 12" INCHES OFF THE THE DRIPLINE OF ALL TREES TO BE PROTECTED. PRIOR TO CONSTRUCTION THE CONTRACTOR IS REQUIRED TO HAVE ALL NO-CUT ZONES DELINEATED IN THE FIELD.
10. THE CONTRACTOR/APPLICANT IS RESPONSIBLE FOR REPLACEMENT OF "ANY TREES DESIGNATED TO REMAIN, WHICH HAVE BEEN DAMAGED, KILLED OR REMOVED AS A RESULT OF CONSTRUCTION ACTIVITIES". SEE TOWN OF LONDONDERRY "LANDSCAPE DESIGN STANDARDS" SECTION 3.10.D OF THE SITE PLAN REGULATIONS.
11. THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE AREAS ONCE CONSTRUCTION IS COMPLETED AS OUTLINED IN THE TOWN OF LONDONDERRY, "LANDSCAPE DESIGN STANDARDS" SECTION 3.10.F OF THE SITE PLAN REGULATIONS.
12. NO PLANT CONFLICTS WITH SNOW STORAGE AREAS, LIGHT FIXTURES & UNDERGROUND UTILITIES.
13. NO LANDSCAPING CONFLICTS WITH SIGHT DISTANCE
14. TREES SHALL BE PLANTED NO CLOSER THAN 5' FROM EDGE OF PAVEMENT/CURB LINE.

TAX MAP 10 LOT 109

LANDSCAPING PLAN

BROADWAY AUTO SALES

6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR

LEON & TAMARA LAMPES

6 DICKEY STREET, DERRY, NH 03038

NOVEMBER 6, 2025

APPROVED BY THE TOWN OF LONDONDERRY PLANNING BOARD

ON _____

BOARD MEMBER _____ AND

BOARD MEMBER _____

REV	DATE	DESCRIPTION	DR	CK

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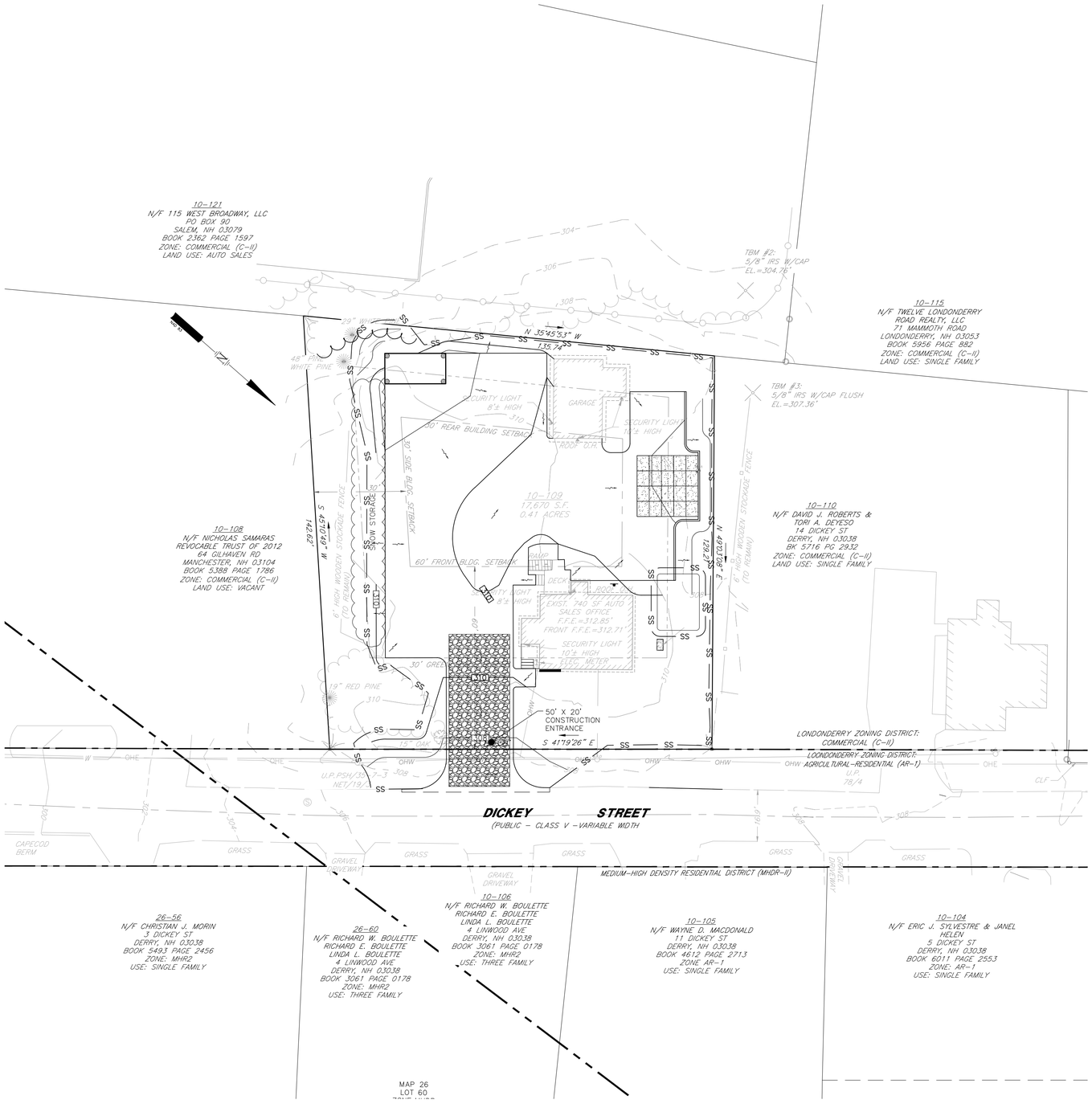
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TFM
Civil Engineers
Structural Engineers
Traffic Engineers
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HORIZONTAL SCALE 1"=20'
20 10 0 20

NOTES

1. IT IS BEING PROPOSED TO CONSTRUCT A NEW PARKING LOT AND DRAINAGE IMPROVEMENTS AT 6 DICKEY STREET IN LONDONDERRY, NH AND TAX MAP 10, LOT 109, AS SHOWN HEREON.

2. TOTAL SITE AREA: 0.41 AC
TOTAL AREA OF DISTURBANCE: 0.35 AC

3. SOILS SHOWN ARE FROM THE SOIL SURVEY OF ROCKINGHAM COUNTY, NH, EASTERN PART, PREPARED BY USDA–SOIL CONSERVATION SERVICES.
799 – URBAN LAND – CANTON COMPLEX, 3 TO 15 PERCENT SLOPES

4. STORM WATER DRAINAGE SYSTEM IS SHOWN ON THE PLAN. SEE GRADING & DRAINAGE PLAN FOR RIM, INVERT, PIPE LENGTH, AND SLOPE INFORMATION.
POST–CONSTRUCTION RUNOFF ASEFFICIENT: C=0.83
IMPERVIOUS SURFACE AREA: 0.208± AC

5. STABILIZATION PRACTICES FOR EROSION AND SEDIMENTATION CONTROLS:

TEMPORARY STABILIZATION – TOPSOIL STOCKPILES AND DISTURBED AREAS OF THE CONSTRUCTION SITE THAT WILL NOT BE REDISTURBED FOR 14 DAYS OR MORE MUST BE STABILIZED BY THE 14TH DAY AFTER THE LAST DISTURBANCE. THE TEMPORARY SEED SHALL BE ANNUAL RYE APPLIED AT THE RATE OF 1.1 LBS PER 1,000 SF. PRIOR TO SEEDING, A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS PER ACRE OF 10–20–20 FERTILIZER SHALL BE APPLIED. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 1.5 TONS PER ACRE OF HAY MULCH. MULCH TO BE ANCHORED IN PLACE WHERE NECESSARY. AREAS OF THE SITE THAT WILL BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILES AND A STONE SUB–BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED. CALCIUM CHLORIDE SHALL BE USED FOR DUST CONTROL IF NEEDED.

PERMANENT STABILIZATION – DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 3 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE PERMANENT SEED MIX SHALL BE AS SPECIFIED BY THE LANDSCAPE PLAN NOTES OR MAY OTHERWISE CONSIST OF 0.45 LBS/1,000 SF TALL FESCUE, 0.20 LBS/1,000 SF CREEPING RED FESCUE, AND 0.20 LBS/1,000 SF BIRDSFOOT TREFOIL. PRIOR TO SEEDING, A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS PER ACRE IF 10–20–20 FERTILIZER SHALL BE APPLIED. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 1.5 TONS PER ACRE OF HAY MULCH. MULCH TO BE ANCHORED IN PLACE WHERE NECESSARY.

6. STRUCTURAL PRACTICES FOR EROSION AND SEDIMENTATION CONTROL

SILT SOCK – WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE DISTURBED AREAS AND WILL DELINEATE THE LIMITS OF WORK FOR THE PROPOSED CONSTRUCTION. THE SILT SOCK WILL BE INSTALLED BY OTHERS. POSTS SHALL BE USED WITH AT LEAST 6" OF THE POST BURIED BELOW THE GROUND SURFACE TO PREVENT THE SILT SOCK FROM FORMING GAPS NEAR THE GROUND SURFACE. RUNOFF WILL FLOW THROUGH THE OPENINGS IN THE SILT SOCK WHILE RETAINING THE SEDIMENT WITHIN THE CONSTRUCTION AREA.

STABILIZED CONSTRUCTION ENTRANCE – WILL BE INSTALLED IN ACCORDANCE WITH THE DETAIL AT THE ENTRANCE TO THE CONSTRUCTION SITE TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS OFF THE SITE. THE STABILIZED ENTRANCE WILL BE 20'–WIDE AND FLARE AT THE ENTRANCE TO THE PAVED ROAD AND HAVE A DEPTH OF 12" OF STONE. THE STABILIZED ENTRANCE SHALL BE MAINTAINED UNTIL THE REMAINDER OF THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED. THE PAVED STREET ADJACENT TO THE SITE SHALL BE SWEPT ON A WEEKLY BASIS TO REMOVE EXCESS MUD AND DIRT FROM BEING TRACKED FROM THE SITE. TRUCKS HAULING MATERIAL TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARPAULIN.

7. STORM WATER MANAGEMENT

STORM WATER DRAINAGE FOR DEVELOPED AREAS WILL BE SURFACE DRAINED TO A PERMEABLE PAVEMENT SECTION. APPROXIMATELY 0.035 ACRES OF THE 0.41 ACRE SITE WILL REMAIN UNTOUCHED AND IN ITS ORIGINAL STATE. WHEN CONSTRUCTION IS COMPLETE THE MAJORITY OF THE SITE WILL DRAIN TO THE PROPOSED INFILTRATION SYSTEM (PERMEABLE PAVEMENT.)

8. ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURE DUMPSTERS OR APPROVED ENCLOSURE AND REMOVED FROM THE SITE ON A WEEKLY BASIS. NO CONSTRUCTION WASTE SHALL BE BURIED ON SITE. PORTABLE TOILET SANITARY WASTE FACILITIES WILL BE PROVIDED DURING CONSTRUCTION AND MAINTAINED/DISPOSED OF ON A REGULAR BASIS IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.

9. THRUST BLOCK SHALL BE PROVIDED WHERE WATER LINE CHANGES DIRECTION OR TAPS INTO EXISTING WATER LINE.

10. A LIST OF CONSTRUCTION ITEMS AND OTHER PRODUCTS USED ON THIS PROJECT SHALL BE KEPT ON RECORD WITH THIS PLAN ONSITE. ALL CHEMICALS, PETROLEUM PRODUCTS AND OTHER MATERIALS USED DURING CONSTRUCTION SHALL BE STORED IN A SECURE AREA, AND PRECAUTIONS USED TO PREVENT POTENTIAL SOURCES OF CONTAMINATION OR POLLUTION. ANY SPILL OF THESE TYPES OF SUBSTANCES SHALL BE CLEANED UP AND DISPOSED OF IN A LEGAL MANNER AS SPECIFIED BY STATE REGULATIONS AND THE MANUFACTURER. ANY SPILL IN AMOUNTS EQUAL TO OR EXCEEDING REPORTABLE QUANTITY AS DEFINED BY THE EPA SHALL TAKE THE FOLLOWING STEPS:
- NOTIFY THE NATIONAL RESPONSE CENTER IMMEDIATELY AT (888) 424–8802; IN WASHINGTON, D.C., CALL (202) 426–2675.
- WITHIN 14 DAYS, SUBMIT A WRITTEN DESCRIPTION OF THE RELEASE TO THE EPA REGIONAL OFFICE PROVIDING THE DATE AND CIRCUMSTANCES OF THE RELEASE AND THE STEPS TO BE TAKEN TO PREVENT ANOTHER RELEASE.
- MODIFY THE POLLUTION PREVENTION PLAN TO INCLUDE THE INFORMATION LISTED ABOVE.

GOOD HOUSEKEEPING:
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.
- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB;
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE;
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL;
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER;
- MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED;
- TRASH DUMPSTERS SHALL BE GASKETED OR HAVE A SECURE WATERTIGHT LID AND BE PLACED AWAY FROM STORMWATER CONVEYANCES AND DRAINS.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

HAZARDOUS PRODUCTS:
THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION;
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES:
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:

PETROLEUM PRODUCTS:
ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:
FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

SPILL CONTROL PRACTICES:
IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
- MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF SIZE.
- THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
- THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY–TO–DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THEY WILL DESIGNATE AT LEAST THREE OTHER SITE PERSONNEL WHO WILL EACH RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.

11. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN RECORDS OF CONSTRUCTION ACTIVITIES, INCLUDING DATES OF MAJOR GRADING ACTIVITIES, DATES WHEN CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED ON A PORTION OF THE SITE, DATES WHEN WORK IS COMPLETED ON A PORTION OF THE SITE, AND DATES WHEN STABILIZATION MEASURES ARE INITIATED ONSITE.

12. THE CONTRACTOR SHALL PERFORM INSPECTIONS OR HAVE A CONSULTING ENGINEER PERFORM INSPECTIONS EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS AFTER A STORM OF 0.5" OR GREATER. INSPECTIONS REPORTS ARE TO BE KEPT ON FILE AT THE SITE WITH THIS PLAN. MAINTENANCE OR MODIFICATION SHALL BE IMPLEMENTED AND ADDED TO THE PLAN AS RECOMMENDED BY THE QUALIFIED INSPECTOR.

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. DUVAL
CIVIL
NO. 47003
REGISTERED PROFESSIONAL ENGINEER
6 Mar. 2025

TAX MAP 10 LOT 109

STORMWATER MANAGEMENT PLAN

BROADWAY AUTO SALES

6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR

LEON & TAMARA LAMPES

6 DICKEY STREET, DERRY, NH 03038

NOVEMBER 6, 2025

REV	DATE	DESCRIPTION	DR	CK

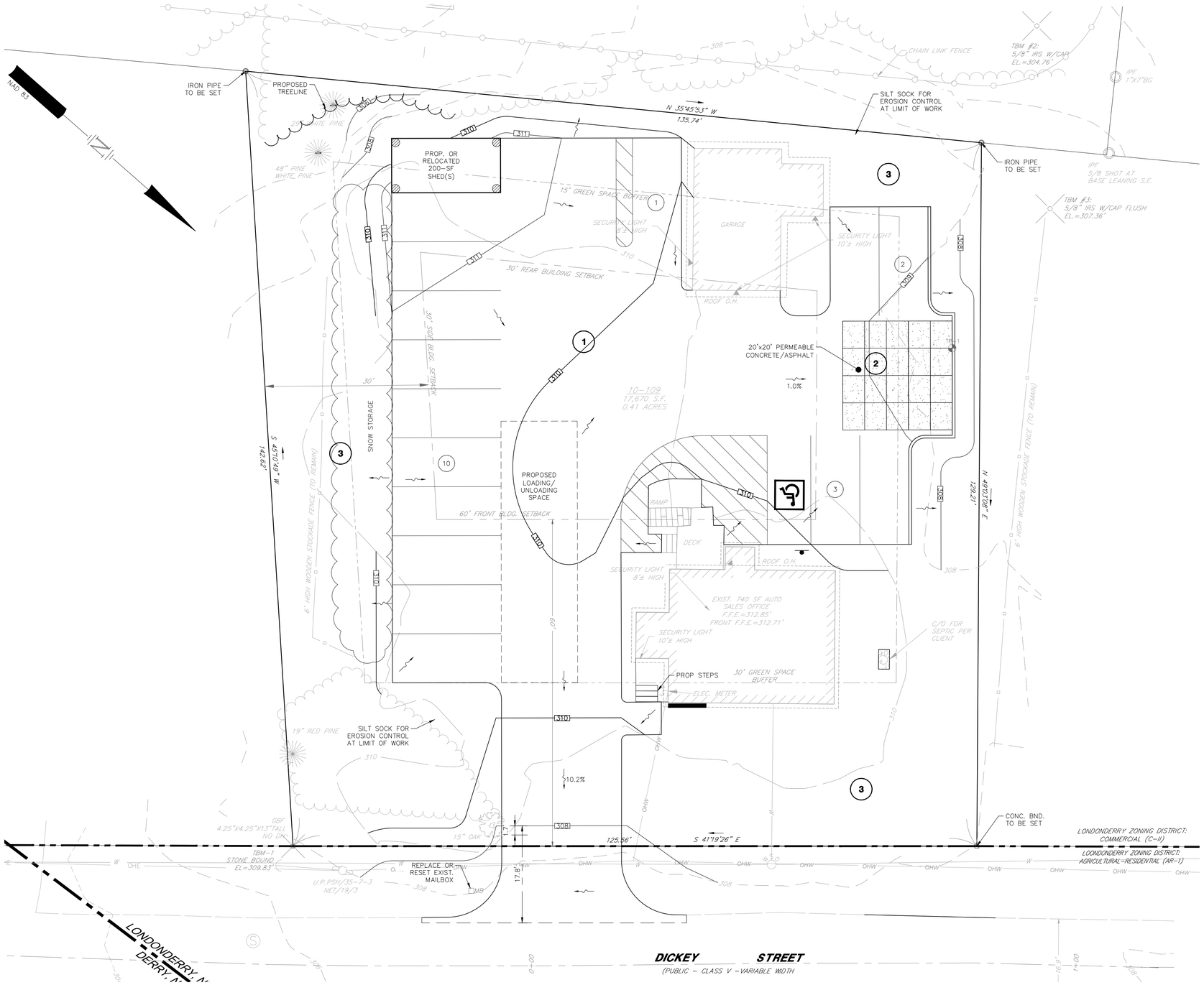
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LEGEND

(2) INSPECTION CHECKLIST ITEM

SNOW REMOVAL & DE-ICING NOTES

1. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
2. WINTER MAINTENANCE SHALL BE PERFORMED BY A GREEN SNO-PRO CERTIFIED (OR FUNCTIONAL EQUIVALENT CERTIFICATION) CONTRACTOR.
3. SNOW MELT SEDIMENT WILL BE CAPTURED IN GRASS AREAS & CATCH BASIN SUMPS DURING SPRING SNOW MELT. PROPERTY OWNER SHALL INSPECT ONSITE SUMPS AND WATER QUALITY UNITS AND CONTRACT A VAC TRUCK SERVICE TO REMOVE ANY SEDIMENT. ALL SNOW MELT SEDIMENT IN LANDSCAPE AREAS SHALL BE SWEPT UP AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS FOR TRANSPORT AND DISPOSAL TO A PERMITTED LANDFILL.

STORMWATER SYSTEM ANNUAL REPORTING

THE LANDOWNER SHALL BE RESPONSIBLE FOR SUBMITTING AN ANNUAL REPORT TO THE DPW/EPD BY EACH YEAR THAT ALL STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES ARE FUNCTIONING PER THE APPROVED STORMWATER MANAGEMENT PLAN AND I&M PLAN. THE INSPECTION AND MAINTENANCE LOG AND DEICING LOG SHALL BE INCLUDED WITH THE REPORT. THE ANNUAL REPORT SHALL NOTE IF ANY STORMWATER INFRASTRUCTURE HAS NEEDED ANY REPAIRS OTHER THAN ROUTINE MAINTENANCE AND THE RESULTS OF THOSE REPAIRS. IF THE STORMWATER INFRASTRUCTURE IS NOT FUNCTIONING PER THE APPROVED STORMWATER MANAGEMENT PLAN AND I&M PLAN, THE LANDOWNER SHALL MAKE ANY REPAIRS NECESSARY TO RESTORE THE FUNCTION AS DESIGNED WITHIN 90 DAYS OF DISCOVERING THE DEFICIENCY OR PROVIDE DOCUMENTATION TO DPW/EPD DESCRIBING WHY THE SYSTEM CANNOT BE REPAIRED WITHIN 90 DAYS AND A PROPOSED SCHEDULE FOR SUCH REPAIRS. THE LANDOWNER OF A SITE FOR WHICH A SOURCE CONTROL PLAN IS REQUIRED SHALL UPDATE THE SOURCE CONTROL PLAN AS NECESSARY TO REFLECT ANY CHANGES AND SUBMIT THE UPDATED SOURCE CONTROL PLAN TO DPW/EPD WITH ITS ANNUAL REPORT. IF NO CHANGES HAVE BEEN MADE, THE LANDOWNER SHALL DOCUMENT THIS IN THE ANNUAL REPORT. RECORDS MUST ALSO BE MADE AVAILABLE TO THE CITY OR DPW/EPD UPON REQUEST.

DESCRIPTION OF PROJECT

THE PROPOSED DEVELOPMENT IS THE CONSTRUCTION OF A PARKING LOT ON TAX MAP 10 LOT 109. IMPROVEMENTS WILL CONSIST OF GRADING, A STORMWATER MANAGEMENT SYSTEM AND LANDSCAPING. THE PROPOSED AREA OF WORK IS LOCATED PREDOMINANTLY ON TAX MAP 10 LOT 109. ACCESS TO THE SITE IS FROM DICKEY STREET.

THE SITE IS LOCATED DIRECTLY ADJACENT TO THE TOWN LINE SHARED WITH DERRY, NH. IN LONDONDERRY, THE SITE IS ABUTTED BY DEVELOPED COMMERCIAL II (C-II) PARCELS TO THE NORTH, EAST, SOUTH, AND WEST. IN DERRY, THE SITE IS ABUTTED BY DEVELOPED OBD-OFFICE BUSINESS DISTRICT PARCELS TO THE SOUTH AND SOUTHEAST.

AN OPEN DRAINAGE SYSTEM IS PROPOSED TO ATTENUATE, CONVEY, AND TREAT RUNOFF FROM THE PROPOSED DEVELOPMENT. A PERMEABLE CONCRETE/ASPHALT INFILTRATION BED IS STRATEGICALLY LOCATED TO PROVIDE PRETREATMENT/TREATMENT AND MANAGE RUNOFF.

RESPONSIBLE PARTY

BROADWAY AUTO SALES
6 DICKEY STREET
LONDONDERRY, NH 03053
CONTACT: LEO LAMPES
PHONE: (617) 549-1478
EMAIL: PEGASUS.I@COMCAST.NET

REFER TO C-11 FOR SCHEDULE OF MAINTENANCE

DEICING LOG

DATE	OPERATOR	LOCATION	EVENT BEGAN	EVENT END	EVENT TYPE	TOTAL PRECIP.	PAVEMENT TEMP	TEMP. TREND	MATERIAL USED	AMOUNT USED	APPLICATION RATE

HORIZONTAL SCALE 1"=10'
10 5 0 10

REV	DATE	DESCRIPTION	DR	CK

TAX MAP 10 LOT 109

INSPECTION AND MAINTENANCE PLAN 1

BROADWAY AUTO SALES

6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR

LEON & TAMARA LAMPES

6 DICKEY STREET, DERRY, NH 03038

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COMMONWEALTH OF MASSACHUSETTS
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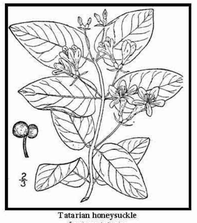
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UNIVERSITY of NEW HAMPSHIRE COOPERATIVE EXTENSION

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle
Lonicera tatarica
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions.* Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag "head first" at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.



Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions.* Vol. 1: 676.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can't be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn't be burned as the seeds may disperse by the hot air created by the fire.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don't reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn't used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.

Be diligent looking for seedlings for *years* in areas where removal and disposal took place.

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Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

Woody Plants	Method of Reproducing	Methods of Disposal
Norway maple *(Acer platanoides)* European barberry *(Berberis vulgaris)* Japanese barberry *(Berberis thunbergii)* autumn olive *(Elaeagnus umbellata)* burning bush *(Euonymus alatus)* Morrow's honeysuckle *(Lonicera morrowii)* Tatarian honeysuckle *(Lonicera tatarica)* showy bush honeysuckle *(Lonicera x bella)* common buckthorn *(Rhamnus cathartica)* glossy buckthorn *(Frangula alnus)*	**Fruit and Seeds**	**Prior to fruit/seed ripening** Seedlings and small plants ▪ Pull or cut and leave on site with roots exposed. No special care needed. Larger plants ▪ Use as firewood. ▪ Make a brush pile. ▪ Chip. ▪ Burn. **After fruit/seed is ripe** Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip once all fruit has dropped from branches. ▪ Leave resulting chips on site and monitor.
oriental bittersweet *(Celastrus orbiculatus)* multiflora rose *(Rosa multiflora)*	**Fruits, Seeds, Plant Fragments**	**Prior to fruit/seed ripening** Seedlings and small plants ▪ Pull or cut and leave on site with roots exposed. No special care needed. Larger plants ▪ Make a brush pile. ▪ Burn. **After fruit/seed is ripe** Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.

Non-Woody Plants	Method of Reproducing	Methods of Disposal
garlic mustard *(Alliaria petiolata)* spotted knapweed *(Centaurea maculosa)* ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. black swallow-wort *(Cynanchum nigrum)* ▪ May cause skin rash. Wear gloves and long sleeves when handling. pale swallow-wort *(Cynanchum rossicum)* giant hogweed *(Heracleum mantegazzianum)* ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. dame's rocket *(Hesperis matronalis)* perennial pepperweed *(Lepidium latifolium)* purple loosestrife *(Lythrum salicaria)* Japanese stilt grass *(Microstegium vimineum)* mile-a-minute weed *(Polygonum perfoliatum)*	**Fruits and Seeds**	**Prior to flowering** Depends on scale of infestation Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. **During and following flowering** Do nothing until the following year or remove flowering heads and bag and let rot. Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
common reed (*Phragmites australis*) Japanese knotweed *(Polygonum cuspidatum)* Bohemian knotweed *(Polygonum x bohemicum)*	**Fruits, Seeds, Plant Fragments** Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.	**Small infestation** ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. **Large infestation** ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

January 2010

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STORMWATER PRACTICES - SCHEDULE OF MAINTENANCE

THE FOLLOWING PRACTICES SHALL BE INSPECTED TWICE ANNUALLY, ONCE FOLLOWING SNOWMELT (SPRING) AND ONCE FOLLOWING LEAF-DROP (FALL):

- PERMEABLE PAVEMENT/CONCRETE
- PAVEMENT/WALKWAY

THE FOLLOWING PRACTICES SHALL BE INSPECTED ANNUALLY FOLLOWING SNOWMELT (SPRING):

- LAWNS/LANDSCAPE AREAS

STORMWATER PRACTICES - MAINTENANCE GUIDELINES

(INSPECTED TWICE A YEAR)

PERMEABLE PAVEMENT/CONCRETE

MAINTENANCE REQUIREMENTS:

ROUTINE MAINTENANCE:

- SHOULD INCLUDE VISUAL INSPECTION OF THE PERVIOUS PAVEMENT TO ENSURE THAT IT IS CLEAN OF DEBRIS AND SEDIMENTS, AND THAT IT WILL DEWATER BETWEEN STORMS.
- ROUTINE MAINTENANCE CLEANING PROCEDURES WOULD INCLUDE BLOWING (WITH LEAF BLOWER OR SIMILAR EQUIPMENT), TRUCK-SWEEPING AND/OR DRY VACUUMING.
- MAINTENANCE SHOULD BE PERFORMED AS NEEDED TO KEEP THE ENTIRE PERVIOUS CONCRETE AREA CLEAN. VISUALLY INSPECT THE PAVEMENT PERIODICALLY DURING OR IMMEDIATELY FOLLOWING A RAIN EVENT. PONDING OR PUDDLES ARE SIGNS THAT IT IS TIME TO CLEAN THE PAVEMENT. IN SOME AREAS.
- MOSS GROWTH CAN BE AN ISSUE. MOSS CAN BE CONTROLLED BY SPRINKLING BAKING SODA ON THE SURFACE, FOLLOWED BY A DRY VACUUMING WITHIN A FEW WEEKS. MOSS GROWTH CAN BE RETARDED/ELIMINATED WITH LIME WATER APPLICATIONS.

PERIODIC MAINTENANCE:

- PERFORM PERIODIC MAINTENANCE JUST BEFORE WINTER TO INSURE THAT THE PERVIOUS CONCRETE VOIDS ARE CLEAN AND FREE OF NON COMPRESSIBLE MATERIALS THAT MAY INHIBIT DRAINING AND, THEREFORE, COULD CONTRIBUTE TO FREEZE-THAW DAMAGE.
- PERIODIC MAINTENANCE MAY BE REQUIRED FOLLOWING WINTER TO REMOVE ANY ANTI-SKID MATERIALS THAT MAY HAVE BEEN USED. PROPER CLEANING PROCEDURES WOULD INCLUDE PRESSURE WASHING AND/OR VACUUMING THE AREA WITH EITHER A DRY VACUUM OR A REGENERATIVE VACUUM SWEEPER. CARE SHOULD BE TAKEN TO AVOID EXTREMELY HIGH PRESSURES WITH A PRESSURE WASHER, AS THIS CAN DEGRADE THE BONDING CEMENT PASTE AND INCREASE RAVELING. CLEANING EQUIPMENT SHOULD ALLOW FOR THE DEBRIS TO BE BAGGED AND REMOVED FROM THE UNIT SO IT CAN BE WEIGHED

WINTER MAINTENANCE REQUIREMENTS:

- PERVIOUS CONCRETE SHOULD NEVER BE USED AS A STORAGE AREA TO PILE SNOW FROM OTHER AREAS.
- ANTI-ICING PRE-TREATMENTS SHOULD NEVER BE USED ON PERVIOUS CONCRETE PAVEMENTS. IF THESE PRODUCTS ARE USED ON ADJACENT PAVEMENTS, CARE SHOULD BE TAKEN TO PREVENT THE ADJACENT RUNOFF FROM INFILTRATING THE PERVIOUS CONCRETE.
- DEICERS CONTAINING MAGNESIUM CHLORIDE, CALCIUM MAGNESIUM ACETATE OR POTASSIUM ACETATE SHOULD NEVER BE USED ON PERVIOUS CONCRETE PAVEMENT.
- DEICING AGENTS THAT CONTAIN FERTILIZER INGREDIENTS SUCH AS AMMONIUM SULFATE AND AMMONIUM NITRATE CAUSE CHEMICAL DETERIORATION TO ANY PORTLAND CEMENT-BASED CONCRETE PAVEMENT AND SHOULD NEVER BE USED.
- CALCIUM CHLORIDE IMPREGNATED SAND CAN BE USED FOR DEICING PAVEMENTS AFTER THE FIRST YEAR.
- COARSE SAND (MINIMUM 1/8"), OR SMALL CRUSHED AGGREGATE (1/4 – 10, OR SIMILAR GRADATION) CAN BE USED AS AN ANTI-SKID MATERIAL WITH THE UNDERSTANDING THAT VACUUM CLEANING WILL BE PERFORMED AFTER THE WINTER SEASON. FINE SANDS SUCH AS MASONRY SAND OR PLAY SAND SHOULD NOT BE USED ON PERVIOUS CONCRETE PAVEMENTS!
- SNOW PLOWING CAN BE PERFORMED WITH TRUCKS MOUNTED WITH PLOWS, BUT THE PLOW SHOULD BE FITTED WITH A POLYURETHANE CUTTING EDGE. USE OF SNOW BLOWERS MAY BE A BETTER ALTERNATIVE TO PLOWING, IF AVAILABLE
- A SITE MAINTENANCE LOG WILL BE KEPT. THIS LOG WILL RECORD THE DATES WHEN MAINTENANCE TASKS WERE COMPLETED, THE PERSON WHO COMPLETED THE TASK, AND ANY OBSERVATIONS OF MALFUNCTIONS IN COMPONENTS OF THE STORMWATER MANAGEMENT SYSTEM AND INCLUDE A PHOTOGRAPH OF THE BASIN.

SYSTEM COMPONENTS

DRIVEWAY, SIDEWALK, AND PARKING AREAS:

MAINTENANCE REQUIREMENTS:

- SEDIMENTS AND DEBRIS SHOULD BE REMOVED AND DISPOSED FROM IMPERVIOUS AREAS BY POWER-BROOM SWEEPING.
- SWEEP AT LEAST TWO (2) TIMES PER YEAR AND ON A MORE FREQUENT BASIS DEPENDING ON SANDING OPERATIONS.
- ALL RESULTING SWEEPINGS SHALL BE COLLECTED AND PROPERLY DISPOSED OF OFFSITE IN ACCORDANCE WITH NHDES AND OTHER APPLICABLE REQUIREMENTS.

LAWNS AND LANDSCAPING AREAS:

MAINTENANCE REQUIREMENTS:

- INSPECT, MAINTAIN, AND REPAIR AS NECESSARY DEVELOPMENT AREA LAWNS AND LANDSCAPED AREAS TO ENSURE A STABILIZED SURFACE.
- MAINTAIN LAWN AREAS WITH HEALTHY TURF. TAKE STEPS TO NECESSARY TO RESTORE DISTRESSED TURF TO GOOD HEALTH.
- ENSURE THAT LANDSCAPE MULCH MATERIALS IS REFRESHED AS NECESSARY, AND DOES NOT WASH ONTO SIDEWALKS OR OTHER ADJACENT SURFACES.

CONTROL OF INVASIVE PLANTS

DURING MAINTENANCE ACTIVITIES, CHECK FOR THE PRESENCE OF INVASIVE PLANTS. IF INVASIVE PLANTS ARE FOUND, THEY SHALL BE CONTROLLED AND REMOVED IN A SAFE MANNER AS DESCRIBED ON THE FOLLOWING PAGES.

INVASIVE PLANTS ARE INTRODUCED, ALIEN, OR NON-NATIVE PLANTS, WHICH HAVE BEEN MOVED BY PEOPLE FROM THEIR NATIVE HABITAT TO A NEW AREA. SOME EXOTIC PLANTS ARE IMPORTED FOR HUMAN USE SUCH AS LANDSCAPING, EROSION CONTROL OR FOOD CROPS. THEY ALSO CAN ARRIVE AS "HITCHHIKERS" AMONG SHIPMENTS OF OTHER PLANTS, SEEDS, PACKING MATERIALS OR FRESH PRODUCE. INVASIVE PLANTS CAN CAUSE HARM BY:

- BECOMING WEEDY AND OVERGROWN;
- KILLING ESTABLISHED SHADE TREES;
- OBSTRUCTING PIPES AND DRAINAGE SYSTEMS
- FORMING DENSE BEDS IN WATER
- LOWERING WATER LEVELS IN LAKES, STREAMS, AND WETLANDS
- DESTROYING NATURAL COMMUNITIES
- PROMOTING EROSION ON STREAM BANKS AND HILLSIDES
- RESISTING CONTROL EXCEPT BY HAZARDOUS CHEMICALS.

INSPECTION CHECKLIST

Date:	**Project Name:**
Inspector's Name:	
Inspector's Contact Information:	
☐ **1st Yearly Inspecton**	**BMPs to be inspected: All**
☐ **2nd Yearly Inspecton**	**BMPs to be inspected: Treatmend and Pretreatment Practices**

	BMP Refer to following Inspection & Maintenance Plan for BMP Location	Maintenance Required	Corrective Action Needed and Notes
1	PARKING LOT SWEEPING	YES/NO	
2	PERMEABLE PAVEMENT/CONCRETE	YES/NO	
3	LAWNS & LANDSCAPE AREA	YES/NO	

DE-ICING NOTE:

A DE-ICING LOG SHOULD BE IMPLEMENTED DURING WINTER MONTHS TO KEEP RECORDS OF THE SNOW/ICE MAINTENANCE NEEDED DURING STORM EVENTS. A NEW HAMPSHIRE CERTIFIED GREEN SNOPRO SALT APPLICATOR SHALL BE EMPLOYED TO MANAGE THE SNOW AND ICE REMOVAL FOR THE SITE. DEICING MATERIALS AND APPLICATION RATES SHALL BE REPORTED USING UNH TECHNOLOGY TRANSFER CENTER ONLINE TOOL (HTTP://WWW.ROADSALT.UNH.EDU/SALT/)

ADDITIONAL INFORMATION ON SALT REDUCTION INITIATIVES CAN BE OBTAINED AT: HTTP://WWW.DES.NH.GOV/ORGANIZATION/DIVISIONS/WATER/WMB/WAS/SALT-REDUCTION-INITIATIVE/DOCUMENTS/WMB-26.PDF

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. DUVAL
CIVIL
NO. 47003
REGISTERED PROFESSIONAL ENGINEER
6 Mar 2025

TAX MAP 10 LOT 109

INSPECTION AND MAINTENANCE PLAN 2

BROADWAY AUTO SALES

6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR

LEON & TAMARA LAMPES

6 DICKEY STREET, DERRY, NH 03038

NOVEMBER 6, 2025

REV	DATE	DESCRIPTION	DR	CK

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
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CONSTRUCTION SEQUENCE NOTES

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. CUT AND CLEAR TREES WITHIN AREA OF DISTURBANCE UNLESS OTHERWISE NOTED.
3. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES PRIOR TO ANY EARTH MOVING OPERATION.
4. ROUGH GRADE SITE OR PHASED WORK AREA. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING. ALL DISTURBED AREAS SHALL BE STABILIZED NO LATER THAN 72 HOURS AFTER CONSTRUCTION ACTIVITY CEASES. IF EARTHWORK TEMPORARILY CEASES ON A PORTION OF OR THE ENTIRE SITE, AND WILL NOT RESUME WITHIN 21 DAYS, THE AREA SHALL BE STABILIZED.
5. AN AREA SHALL BE CONSIDERED STABILIZED IF:
   A) BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
   B) A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   C) A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED, OR
   D) EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
6. CONSTRUCT PARKING BINDER COURSE AND FINISH GRADE SITE ACCORDING TO PLAN. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
7. INSTALL PERMEABLE PAVER SECTIONS AND CONCRETE PAVEMENT.
8. INSTALL PAVEMENT WEARING COURSE.
9. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES PERIODICALLY AND IMMEDIATELY AFTER STORM EVENTS.
10. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
11. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE ALL AREAS ARE STABILIZED WITH A SUITABLE STAND OF GRASS, PAVEMENT OR COMPACTED GRAVELS.

GENERAL NOTES

1. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
3. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
4. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS. THESE DETAILS SERVE AS A GUIDE ONLY.
5. REFER TO THE TOWN STANDARD DETAILS, LATEST REVISION, FOR ADDITIONAL INFORMATION AND CRITERIA.
6. THE CONTRACTOR SHALL STABILIZE DISTUIRBED AREAS PRIOR TO DIRECTING FLOW TO THEM.
7. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.

WINTER CONSTRUCTION

IN ADDITION TO THE OTHER NOTES CONTAINED ON THIS PLAN, THE FOLLOWING MUST BE IMPLEMENTED:

1. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED AS SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
2. AN AREA WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIER.
3. TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSURE OR PRIOR TO ANY STORM EVENT, BUT AFTER EVERY WORKDAY IN AREAS WITHIN 100 FEET FROM A PROTECTED NATURAL RESOURCE.
4. AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED THE SAME DAY.
5. IN THE EVENT OF A SNOWFALL GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM THE AREAS DUE TO BE SEEDED AND MULCHED.
6. LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.
7. A DITCH THAT WILL BE CONSTRUCTED DURING THE WINTER MUST BE STABILIZED WITH RIPRAP.

OVERWINTER STABILIZATION

1. PERMANENT STABILIZATION CONSISTS OF AT LEAST 85% VEGETATION, PAVEMENT/GRAVEL BASE OR RIPRAP.
2. ALL PROPOSED VEGETATED AREAS THAT DO NO EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
3. ALL DISTURBED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
4. DO NOT EXPOSE SLOPES OR LEAVE SLOPES EXPOSED OVER THE WINTER OR FOR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY PROTECTED WITH MULCH.
5. APPLY HAY MULCH AT TWICE THE STANDARD RATE (150 LBS. PER 1,000 SF). THE MULCH MUST BE THICK ENOUGH SUCH THAT THE GROUND SURFACE WILL NOT BE VISIBLE AND MUST BE ANCHORED.
6. USE MULCH AND MULCH NETTING OR AN EROSION CONTROL MULCH BLANKET OR MIX FOR ALL SLOPES GREATER THAN 8% OR OTHER AREAS EXPOSED TO DIRECT WIND.
7. INSTALL AN EROSION CONTROL BLANKET IN ALL DRAINAGE WAYS (BOTTOM AND SIDES) WITH A SLOPE GREATER THAN 3%.
8. SEE THE VEGETATION MEASURES FOR MORE INFORMATION ON SEEDING DATES AND TYPES.

EROSION CONTROL NOTES

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

1. INSTALLATION OF SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA. PREFABRICATED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A VEGETATIVE COVER OF GREATER THAN 85%. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
4. THE AREA OF LAND EXPOSED AND THE TIME OF EXPOSURE SHALL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.

EROSION CONTROL NOTES (CONT.)

5. ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4" OF LOAM. ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

   TYPICAL LAWN MIX (MIN. 200 LBS/ACRE):
   33% CREEPING RED FESCUE (MIN. 66 LBS/ACRE)
   42% PERENNIAL RYEGRASS (MIN. 84 LBS/ACRE)
   21% KENTUCKY BLUEGRASS (MIN. 42 LBS/ACRE)
   4% REDTOP (MIN. 8 LBS/ACRE)

   TEMPORARY LAWN MIX: (MIN. 47 LBS/ACRE)
   100% ANNUAL RYE

   A. PLACING LOAM ON SITE
      a. ALL SUBGRADE ELEVATIONS SHOULD BE UNIFORMLY GRADED TO RECEIVE LOAM AND SHALL BE INSPECTED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO PLACEMENT OF LOAM.
   a. PLACE LOAM TO FORM A MINIMUM DEPTH OF 4" WHEN ROLLED, UNLESS OTHERWISE INDICATED.
   b. ALL DEPRESSIONS EXPOSED DURING THE ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM.

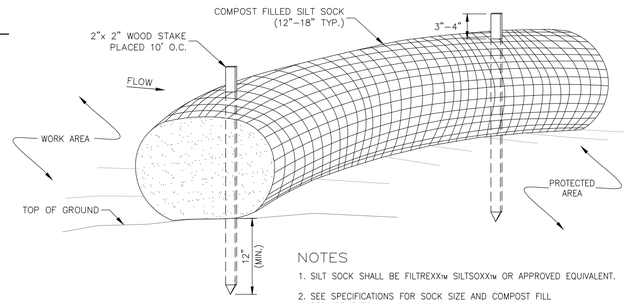
   B. SEED BED PREPARATION
      AFTER FINISH GRADING AND JUST BEFORE SEEDING, THE AREAS TO BE SEEDED SHALL BE LOOSENED TO PROVIDE A ROUGH, FIRM BUT FINELY PULVERIZED SEEDBED. THE INTENT IS A TEXTURE CAPABLE OF RETAINING WATER, SEED AND FERTILIZER WHILE REMAINING STABLE AND ALLOWING SEED TIME TO GERMINATE. SEED SHALL BE APPLIED TO THE CONDITIONED SEEDBED NOT MORE THAN 48 HOURS AFTER THE SEEDBED HAS BEEN PREPARED.

6. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF AT THE TIME OF SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS. PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.
7. HAY MULCH OR JUTE MATTING SHALL BE USED WHERE INDICATED ON THE PLANS. A MINIMUM OF 1.5 TONS OF MULCH PER ACRE SHALL BE APPLIED. MULCH SHALL BE ANCHORED IN PLACE WHERE NECESSARY. JUTE MATTING SHALL BE LAID IN THE DIRECTION OF RUNOFF FLOW AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
8. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS AREA NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS.
9. WATER SHALL BE USED FOR DUST CONTROL IN APPROPRIATE AREAS.

STOCKPILE NOTES

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CONCENTRATED FLOWS OF STORMWATER, DRAINAGE COURSES AND INLETS.
2. PROTECT ALL STOCKPILES FROM STORMWATER RUN-ON USING TEMPORARY PERIMETER MEASURES SUCH AS DIVERSIONS, BERMS, SANDBAGS OR OTHER APPROVED PRACTICES.
3. STOCKPILES SHOULD BE SURROUNDED BY SEDIMENT BARRIERS, SUCH AS SILT FENCE OR SILT SOCK, TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.
4. IMPLEMENT WIND EROSION CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.
5. PLACE BAGGED MATERIALS ON PALLETS AND UNDER COVER.
6. INACTIVE STOCKPILES
   a. INACTIVE SOIL STOCKPILES sHOULD BE COVERED WITH ANCHORED TARPS OR PROTECTED WITH SOIL STABILIZATION MEASURES (TEMPORARY SEED AND MULCH OR OTHER TEMPORARY PRACTICE) AND TEMPORARY PERIMETER SEDIMENT BARRIERS AT ALL TIMES.
   b. INACTIVE STOCKPILES OF CONCRETE RUBBLE, ASPHALT CONCRETE RUBBLE, AGGREGATE MATERIALS AND OTHER SIMILAR MATERIALS SHOULD BE PROTECTED WITH TEMPORARY SEDIMENT PERIMETER BARRIERS AT ALL TIMES. IF THE MATERIALS ARE A SOURCE OF DUST, THEY SHOULD ALSO BE COVERED.

   ACTIVE STOCKPILES
7. a. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY LINEAR SEDIMENT BARRIERS PRIOR TO THE ONSET OF PRECIPITATION. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
   b. WHEN A STORM EVENT IS PREDICTED, STOCKPILES SHOULD BE PROTECTED WITH AN ANCHORED PROTECTIVE COVERING.



NOTES

1. SILT SOCK SHALL BE FILTREXXtm SILTSOXXtm OR APPROVED EQUIVALENT.
2. SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

SILT SOCK

NOT TO SCALE

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COMMONWEALTH OF MASSACHUSETTS
ROBERT E. DUVAL
CIVIL
NO. 47003
REGISTERED PROFESSIONAL ENGINEER
6 Nov 2025

TAX MAP 10 LOT 109

SITE PREPARATION DETAILS

BROADWAY AUTO SALES

6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR

LEON & TAMARA LAMPES

6 DICKEY STREET, DERRY, NH 03038

NOVEMBER 6, 2025

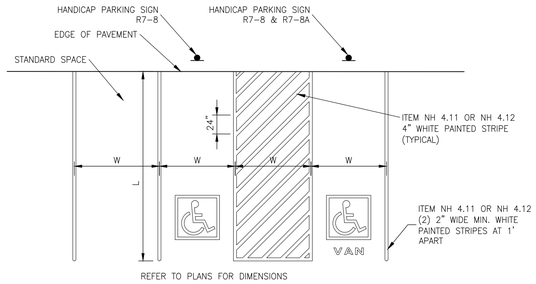
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Bedford, NH 03110
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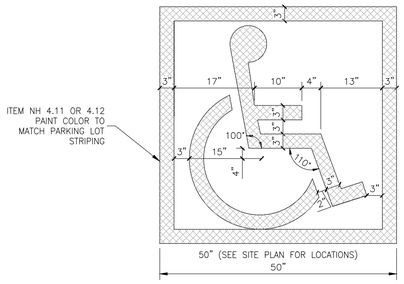
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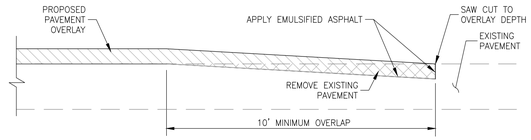
PARKING STRIPING DETAIL

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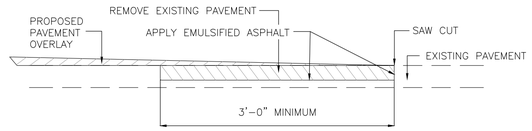
PAINTED HANDICAP SYMBOL

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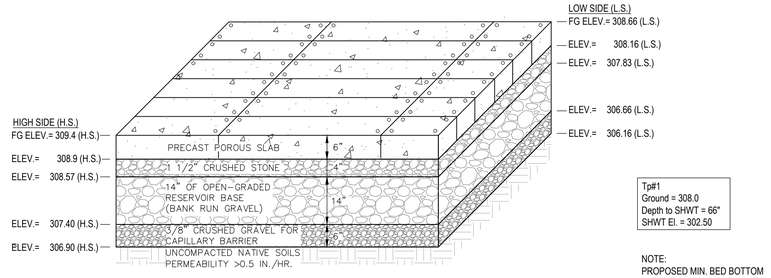
OVERLAY PAVEMENT KEY-IN DETAIL

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PAVEMENT SAWCUT

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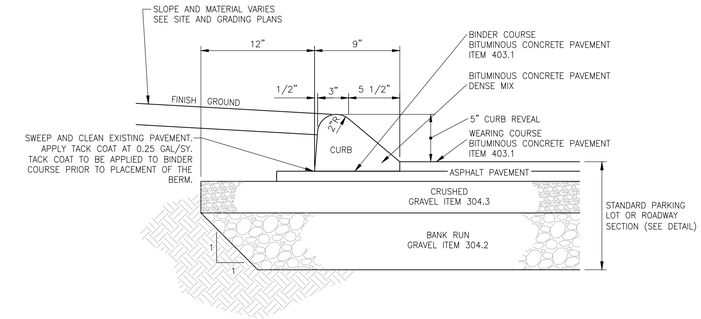


Tp#1
Ground = 308.0
Depth to SHWT = 66"
SHWT El. = 302.50

NOTE:
PROPOSED MIN. BED BOTTOM SIZE IS 20'X20' = 400 SF.

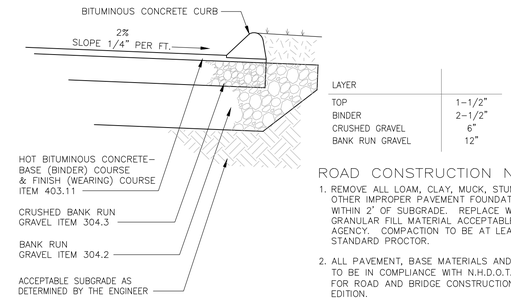
5'X4'X6" MODULAR PRECAST POROUS PAVEMENT SECTION

NOT TO SCALE



BITUMINOUS CONCRETE CURB

NOT TO SCALE



LAYER	
TOP	1-1/2"
BINDER	2-1/2"
CRUSHED GRAVEL	6"
BANK RUN GRAVEL	12"

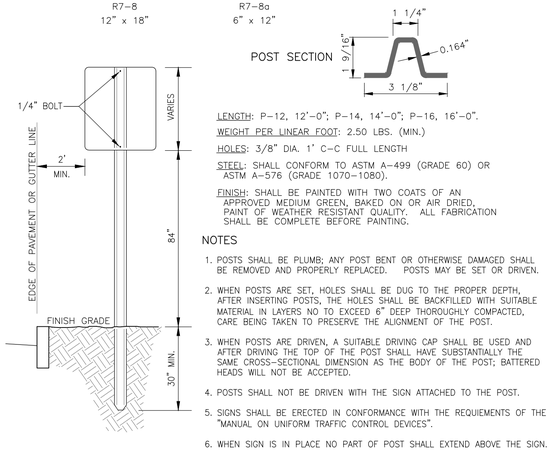
ROAD CONSTRUCTION NOTES

1. REMOVE ALL LOAM, CLAY, MUCK, STUMPS, AND OTHER IMPROPER PAVEMENT FOUNDATION MATERIAL WITHIN 2' OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL MATERIAL ACCEPTABLE TO APPROVING AGENCY. COMPACTION TO BE AT LEAST 95% OF STANDARD PROCTOR.
2. ALL PAVEMENT, BASE MATERIALS AND WORKMANSHIP TO BE IN COMPLIANCE WITH N.H.D.O.T. "STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
3. ALL PAVEMENT TO MEET AASHTO H-20 LOADING.

PARKING LOT SECTION

NOT TO SCALE





LENGTH: P-12, 12'-0"; P-14, 14'-0"; P-16, 16'-0".

WEIGHT PER LINEAR FOOT: 2.50 LBS. (MIN.)

HOLES: 3/8" DIA. 1' C-C FULL LENGTH

STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070-1080).

FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN, BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

NOTES

1. POSTS SHALL BE PLUMB; ANY POST BENT OR OTHERWISE DAMAGED SHALL BE REMOVED AND PROPERLY REPLACED. POSTS MAY BE SET OR DRIVEN.
2. WHEN POSTS ARE SET, HOLES SHALL BE DUG TO THE PROPER DEPTH, AFTER INSERTING POSTS, THE HOLES SHALL BE BACKFILLED WITH SUITABLE MATERIAL IN LAYERS NO TO EXCEED 6" DEEP THOROUGHLY COMPACTED, CARE BEING TAKEN TO PRESERVE THE ALIGNMENT OF THE POST.
3. WHEN POSTS ARE DRIVEN, A SUITABLE DRIVING CAP SHALL BE USED AND AFTER DRIVING THE TOP OF THE POST SHALL HAVE SUBSTANTIALLY THE SAME CROSS-SECTIONAL DIMENSION AS THE BODY OF THE POST; BATTERED HEADS WILL NOT BE ACCEPTED.
4. POSTS SHALL NOT BE DRIVEN WITH THE SIGN ATTACHED TO THE POST.
5. SIGNS SHALL BE ERECTED IN CONFORMANCE WITH THE REQUIEMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
6. WHEN SIGN IS IN PLACE NO PART OF POST SHALL EXTEND ABOVE THE SIGN.
7. DIMENSIONS SHOWN ARE NOMINAL.
8. ALTERNATE SECTIONS MUST BE APPROVED PRIOR TO USE.

TRAFFIC SIGN POST IN GRADE

NOT TO SCALE

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

REV	DATE	DESCRIPTION	DR	CK

TAX MAP 10 LOT 109

SITE DETAILS

BROADWAY AUTO SALES

6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR

LEON & TAMARA LAMPES

6 DICKEY STREET, DERRY, NH 03038

NOVEMBER 6, 2025

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. DUVAL
CIVIL
NO. 47003
REGISTERED PROFESSIONAL ENGINEER
10 Nov. 2025

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

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LANDSCAPE NOTES

(SEE DETAILS FOR ADDITIONAL NOTES)

SITE AND SOIL PREPARATION

1. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR LEDGE, NOTIFY LANDSCAPE ARCHITECT/ENGINEER BEFORE PLANTING.

2. ALL DISTURBED AREAS & PLANTING AREAS, INCLUDING AREAS TO BE SODDED, SHALL RECEIVE THE FOLLOWING SOIL PREPARATION PRIOR TO PLANTING: A MINIMUM OF 6 INCHES OF LIGHTLY COMPACTED TOPSOIL SHALL BE INSTALLED OVER THE SUBSOIL IF TOPSOIL HAS BEEN REMOVED OR IS NOT PRESENT.

3. LOAM SHALL CONSIST OF LOOSE FRIABLE TOPSOIL WITH NO ADMIXTURE OF REFUSE OR MATERIAL TOXIC TO PLANT GROWTH. LOAM SHALL BE FREE FROM STONES, LUMPS, STUMPS, OR SIMILAR OBJECTS LARGER THAN TWO INCHES (2") IN GREATEST DIAMETER, SUBSOIL, ROOTS, AND WEEDS. THE MINIMUM AND MAXIMUM PH VALUE SHALL BE FROM 5.5 TO 7.0. LOAM SHALL CONTAIN A MINIMUM OF TWO PERCENT (2%) AND A MAXIMUM OF FIVE PERCENT (5%) ORGANIC MATTER AS DETERMINED BY LOSS BY IGNITION. SOIL TEXTURE SHALL BE SANDY CLAY LOAM OR SANDY LOAM WITH CLAY CONTENT BETWEEN 15 AND 25%, AND A COMBINED CLAY/SILT CONTENT OF NO MORE THAN 55%. NOT MORE THAN SIXTY-FIVE PERCENT (65%) SHALL PASS A NO. 200 SIEVE AS DETERMINED BY THE WASH TEST IN ACCORDANCE WITH ASTM D1140. IN NO INSTANCE SHALL MORE THAN 20% OF THAT MATERIAL PASSING THE #4 SIEVE CONSIST OF CLAY SIZE PARTICLES.

4. NATURAL TOPSOIL NOT CONFORMING TO THE PARAGRAPH ABOVE OR CONTAINING EXCESSIVE AMOUNTS OF CLAY OR SAND SHALL BE TREATED BY THE CONTRACTOR TO MEET THOSE REQUIREMENTS.

5. SUBMIT TEST RESULTS OBTAINED FROM SOURCE TO ENGINEER/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL, PRIOR TO SPREADING OPERATIONS.

6. APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT TO USE THE TOPSOIL WILL DEPEND UPON THE RESULTS OF THE SOIL TESTS.

7. THE BURDEN OF PROOF OF SOIL AMENDMENT INSTALLATION RESTS WITH THE CONTRACTOR. SOIL TESTS MAY BE REQUIRED AT THE CONTRACTOR'S EXPENSE IN ORDER TO CONFIRM AMENDMENT INSTALLATION.

SEEDING

1. ROUGH GRADING SHALL BE COMPLETED PRIOR TO THE START OF PLANTING IN ANY GIVEN AREA OF THE PROJECT SITE.

2. SEEDING SHALL BE DONE BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 15, EXCEPT FOR RESEEDING OF BARE SPOTS AND MAINTENANCE. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVING OR AREAS THAT HAVE NOT BEEN OTHERWISE DEVELOPED SHALL BE SEEDED OR SODDED. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. AFTER OCTOBER 15 DISTURBED SOILS SHALL BE PROTECTED IN ACCORDANCE WITH THE WINTER CONSTRUCTION NOTES.

ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

PARK SEED MIX (NHDOT TYPE 15) MIN. 120 LBS/ACRE:

33% CREEPING RED FESCUE	(MIN. 40 LBS/ACRE)
42% PERENNIAL RYEGRASS	(MIN. 50 LBS/ACRE)
21% KENTUCKY BLUEGRASS	(MIN. 25 LBS/ACRE)
4% REDTOP	(MIN. 5 LBS/ACRE)

TEMPORARY LAWN MIX: (MIN. 47 LBS/ACRE)
100% ANNUAL RYE

SLOPE SEED (WF) (NHDOT TYPE 45) MIX 3:1 OR GREATER SLOPES (MIN. 95 LBS/ACRE):

38% CREEPING RED FESCUE	(MIN. 35 LBS/ACRE)
32% PERENNIAL RYEGRASS	(MIN. 30 LBS/ACRE)
5% REDTOP	(MIN. 5 LBS/ACRE)
5% ALSIKE CLOVER	(MIN. 5 LBS/ACRE)
5% BIRDSFOOT TREFOIL	(MIN. 5 LBS/ACRE)
3% LANCE-LEAF COREOPSIS	(MIN. 4 LBS/ACRE)
3% OXEYE DAISY	(MIN. 3 LBS/ACRE)
3% BLACKEYED SUSAN	(MIN. 4 LBS/ACRE)
3% WILD LUPINE	(MIN. 4 LBS/ACRE)

SLOPE SEED (NHDOT TYPE 44) MIX 3:1 OR GREATER SLOPES (MIN. 80 LBS/ACRE):

44% CREEPING RED FESCUE	(MIN. 35 LBS/ACRE)
38% PERENNIAL RYEGRASS	(MIN. 30 LBS/ACRE)
6% REDTOP	(MIN. 5 LBS/ACRE)
6% ALSIKE CLOVER	(MIN. 5 LBS/ACRE)
6% BIRDSFOOT TREFOIL	(MIN. 5 LBS/ACRE)

PLANTING

1. EXCAVATE PITS, PLANTERS, BEDS AND TRENCHES WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO PROVIDE PROPER DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.

2. ANY LEDGE OR RUBBLE MATERIAL SHALL BE FRACTURED TO A DEPTH OF 3 FEET AND EXCAVATED TO A DEPTH OF 30 INCHES FOR TREE POCKETS AND 18 INCHES FOR SHRUB BEDS. THIS PROCEDURE SHALL BE HANDLED BY THE SITE CONTRACTOR. SITE TOPSOIL SHALL BE DEPOSITED IN ALL EXCAVATED POCKETS.

3. DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.

4. FILL EXCAVATIONS FOR TREES AND SHRUBS WITH WATER AND ALLOW TO PERCOLATE OUT BEFORE PLANTING.

5. DISH TOP OF BACKFILL TO ALLOW FOR MULCH – PLANT SAUCERS SHALL BE AS SHOWN ON DETAIL SHEETS; 6' DIAMETER FOR ALL DECIDUOUS TREES, AND FOR EVERGREEN TREES A RADIUS 2' BEYOND THE OUTER MOST BRANCHES.

6. MULCH TREES, SHRUBS, PLANTERS AND BEDS. PROVIDE NOT LESS THAN 3" THICKNESS OF BARK MULCH, 3/8"-2" OF WIDTH, AND WORK INTO TOP OF BACKFILL. FINISH LEVEL WITH ADJACENT FINISH GRADES AS DIRECTED IN THE FIELD.

7. TREEGATOR WATERING SYSTEM OR APPROVED EQUAL SHALL BE INSTALLED FOR ALL DECIDUOUS TREES AT TIME OF PLANTING AND REMOVED BEFORE FROST. WATERING RATE TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS.

8. ALL PLANT MATERIALS SHALL HAVE DEAD OR DAMAGED BRANCHES REMOVED AT TIME OF PLANTING. ALL TAGS AND RIBBONS SHALL BE REMOVED AT THIS TIME.

9. THE CONTRACTOR SHALL REQUEST A FINAL OBSERVATION BY THE OWNER'S REPRESENTATIVE UPON COMPLETION OF INSTALLATION.

LANDSCAPE MAINTENANCE

LAWN

1. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED, BUT NOT LESS THAN THE FOLLOWING PERIODS:

   A. SEEDED LAWNS: 60 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.

      1. WHEN FULL MAINTENANCE PERIOD HAS NOT ELAPSED BEFORE END OF PLANTING SEASON, OR IF LAWN IS NOT FULLY ESTABLISHED, CONTINUE MAINTENANCE DURING NEXT PLANTING SEASON.

   B. SODDED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
   C. PLUGGED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
   D. SPRIGGED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.

2. MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.

   A. IN AREAS WHERE MULCH HAS BEEN DISTURBED BY WIND OR MAINTENANCE OPERATIONS, ADD NEW MULCH. ANCHOR AS REQUIRED TO PREVENT DISPLACEMENT.

3. WATERING: PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND KEEP LAWN UNIFORMLY MOIST TO A DEPTH OF FOUR INCHES (100 mm).

   A. SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.
   B. WATER LAWN AT A MINIMUM RATE OF ONE INCH (25 mm) PER WEEK.

4. MOW LAWN AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIC HEIGHT WITHOUT CUTTING MORE THAN 40 PERCENT OF GRASS HEIGHT. REMOVE NO MORE THAN 40 PERCENT OF GRASS-LEAF GROWTH IN INITAL OR SUBSEQUENT MOWINGS. DO NOT DELAY MOWING UNTIL GRASS BLADES BEND OVER AND BECOME MATTED. DO NOT MOW WHEN GRASS IS WET. SCHEDULE INITIAL AND SUBSEQUENT MOWINGS TO MAINTAIN THE FOLLOWING GRASS HEIGHT.

5. LAWN POSTFERTILIZATION: APPLY FERTILIZER AFTER INITIAL MOWING AND WHEN GRASS IS DRY.

   A. USE FERTILIZER THAT WILL PROVIDE ACTUAL NITROGEN OF AT LEAST 1 lb/1,000 SF (0.45 kg/92.9 SM) TO LAWN AREA.

MEADOW

1. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE MEADOW IS ESTABLISHED, BUT FOR NOT LESS THAN 40 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.

2. MAINTAIN AND ESTABLISH MEADOW BY WATERING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH.

3. WATERING: PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND KEEP MEADOW UNIFORMLY MOIST.

   A. SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.
   B. WATER LAWN AT A MINIMUM RATE OF 1/2 INCH (13 mm) PER WEEK FOR 4 WEEKS.

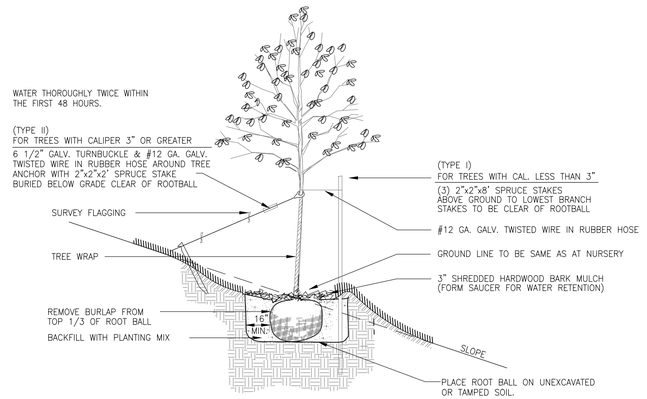
TREES AND SHRUBS:

1. PRUNING SHOULD BE STARTED EARLY AND KEPT UP AT REGULAR INTERVALS. TREES SHOULD BE PRUNED AND SHAPED TO AVOID SPLITTING LATER IN LIFE. BROKEN TOPS AND BRANCHES SHOULD BE REMOVED AS SOON AS POSSIBLE AFTER INJURY. BROKEN, WEAK OR DISEASED BRANCHES SHOULD BE REMOVED FIRST, DEAD BRANCHES SECOND AND HEALTHY BRANCHES LAST.

2. TREES AND SHRUBS SHOULD BE PROTECTED AGAINST DAMAGE INCURRED WITH LAWN MOWERS AND GARDEN EQUIPMENT. KEEPING GRASS AWAY FROM TREE TRUNKS WITH THE USE OF MULCH IS RECOMMENDED.

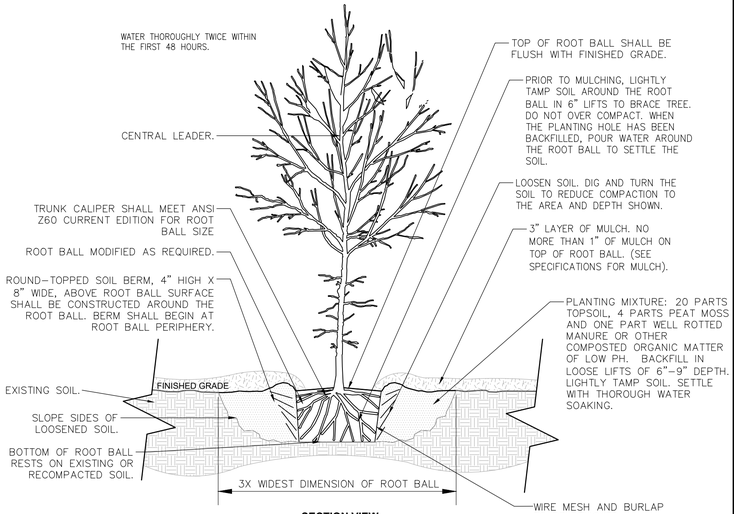
3. THE USE OF ROAD SALT AROUND TREES AND SHRUBS SHOULD BE AVOIDED OR MINIMIZED.

4. LANDSCAPED AREAS SHALL BE ROUTINELY MAINTAINED FREE OF DEBRIS AND LITTER. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTAINENCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



TREE PLANTING ON SLOPE DETAIL

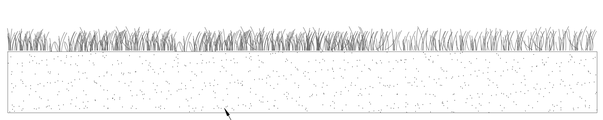
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SECTION VIEW

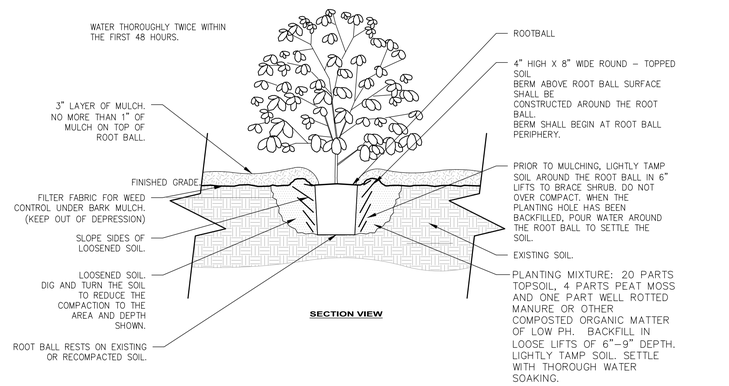
TREE WITH MULCH BERM

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LOAM & SEED

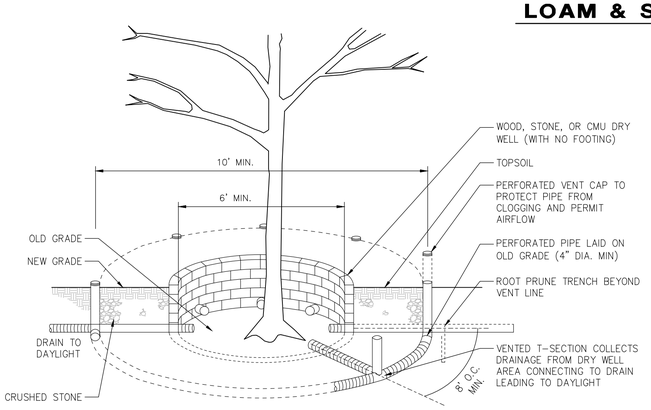
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SECTION VIEW

SHRUB PLANTING

NOT TO SCALE



TREE WELL FOR AFFECTED TREES

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COMMONWEALTH OF MASSACHUSETTS
ROBERT E. DUVAL
CIVIL
NO. 47003
REGISTERED PROFESSIONAL ENGINEER
6 Nov. 2025

REV	DATE	DESCRIPTION	DR	CK

TAX MAP 10 LOT 109

LANDSCAPE DETAILS

BROADWAY AUTO SALES

6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR

LEON & TAMARA LAMPES

6 DICKEY STREET, DERRY, NH 03038

NOVEMBER 6, 2025

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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EXHIBIT 5

LONDONDERRY PLANNING BOARD
SUBDIVISION APPLICATION & CHECKLIST

■ **Design Review** ❑ **Formal Application**

All information provided and submitted with this Application Checklist shall conform to the Londonderry Site Plan Regulations. **Please note that the Planning Board may not accept and consider the application complete if the required items as outlined in the checklist are missing from the submittal.**

I. General Information:

A. Name of Project: Elwood Road Subdivision

B. Location of Project: 35 & 54A Elwood Road & 16 Dan Hill Road (street) 5 (Map) 39, 39-5, 40, & 72 (lot)

AR-1 (zoning)

C. Owner:

Name: Estate of Wayne Elwood c/o Linda & Christina Elwood

Address: 69 Elwood Road
Londonderry, NH 03053

Phone:

Fax:

E-Mail:

Signature:

D. Applicant:

Name: Belize Real Estate Holdings, LLC

Address: 74 Page Road, Londonderry, NH 03053

Phone: 603-845-2115

Fax:

E-Mail: margherita.verani@verani.com

Signature:

E. Design Firm:
Name: The Dubay Group, Inc

Address: 136 Harvey Road, B101, Londonderry, NH 03053

Phone: 603-458-6462

Fax: _____

E-Mail: doug@thedubaygroup.com

F. Name of Licensed Land Surveyor: Joel Connolly, LLS
(in responsible charge)
Signature: _____

G. Name of Licensed Professional Engineer: Doug MacGuire, PE
(in responsible charge)
Signature: _____

H. Name of Certified Soil Scientist: Luke Hurley, Hurley Environmental

I. Name of Certified Wetland Scientist: Luke Hurley, Hurley Environmental

J. Date of Submittal to Planning Department: _____

II. General Requirements (All Applications):

		Provided	N/A
1.	Executed Subdivision Formal Application Request Form (Exhibit 2)	☐	■
2.	Executed Subdivision Design Review Request Form (Exhibit 3)	■	☐
3.	Complete abutters list	■	☐
4.	All Required Fees	■	☐
5.	Four (4) sets of plans and electronic "PDF" plans (12 sets if electronic plans not possible) submitted with all required information in accordance with the site plan regulations and this checklist	■	☐
6.	Copies of any proposed easement deeds, protective Covenants or other legal documents	☐	☐
7.	Any waiver request(s) submitted with justification in writing	☐	☐
8.	Technical reports and supporting documents (see Sections X & XI of this checklist)	■	☐
9.	Completed Subdivision Application Checklist	■	☐

		Provided	N/A
10.	Letter explaining how DRC comments have been addressed and two (2) sets of highlighted, revised drawings (applicable if pre-application design review process was followed).	☐	■

III. General Plan Information (All Plans):

1.	Size and presentation of sheet(s) per requirements of the subdivision regulations	■	☐
2.	Title block information:		
	a. Drawing title	■	☐
	b. Name of site plan	■	☐
	c. Location of site plan	■	☐
	d. Tax map & lot #s of subject parcel(s)	■	☐
	e. Name & address of owner(s)	■	☐
	f. Date of plan	■	☐
	g. Scale of plan	■	☐
	h. Sheet number	■	☐
	i. Name, address, & telephone number of design firm	■	☐
	j. Name and address of Applicant	■	☐
3.	Revision block	■	☐
4.	Planning Board approval block provided on appropriate sheets (Cover sheet, boundary plans only)	■	☐
5.	Certification block (for engineer, surveyor, soil scientist, or wetland scientist)	■	☐
6.	Match lines (if any)	■	☐

IV. Title Sheet:
(may be consolidated with Boundary Plan)

1.	The following notes shall be provided:		
	a. Purpose of plan	■	☐
	b. Tax map and lot #s of all subject parcels	■	☐
	c. Area (existing & proposed) of subject parcel(s)	■	☐
	d. Zoning designation of subject parcel(s)	■	☐
	e. Min. lot area, frontages & setback dimensions	■	☐
	f. Existing and proposed use	■	☐
	g. Sanitary sewer source (name of provider (company) if offsite)	■	☐
	h. Water supply source (name of provider (company) if offsite)	■	☐
	i. Zoning variances/special exceptions with conditions	☐	☐
	j. List FEMA sheet(s) used to identify 100-year flood elevation. (Note if no flood zone present as applicable)	■	☐
	k. List of required permits and permit approval numbers	■	☐
	l. List of Planning Board waivers (if applicable)	☐	☐
	m. Note identifying # of bedrooms per dwelling for residential use	■	☐

			Provided	N/A
	n.	Phasing notes, as required, under Section 4.18i as applicable	☐	☐
	o.	Note identifying which plans are to be recorded and which are on file at the town	■	☐
	p.	Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Owner shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."	■	☐
	q.	Note the following: "If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town.	■	☐
	r.	Note the following: "All materials and methods of construction shall conform to Town of Londonderry Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."	■	☐
2.		Tax map sketch plan (or detail) showing proposed lot configuration at a scale 1" = 400'	■	☐
3.		Vicinity plan (at a scale of 1"=2500')	■	☐
4.		Plan index indicating all sheets	■	☐
V.		**Boundary Plan (Subdivision, Consolidation and Lot Line Adjustment:**		
1.		Surveyor's certification stamped and signed by LLS	■	☐
2.		Boundary of entire property by metes and bounds	■	☐
3.		Proposed lot configuration defined by metes and bounds	■	☐
4.		Boundary monuments:		
	a.	Monuments found	■	☐
	b.	Monuments to be set	■	☐
5.		Map # and Lot #, name addresses, and zoning of all abutting land owners	■	☐
6.		Existing streets:		
	a.	Name labeled	■	☐
	b.	Status noted or labeled	■	☐
	c.	Right-of-way dimensioned	■	☐
	d.	Pavement width dimensioned	■	☐
7.		Municipal boundaries (if any)	☐	■
8.		Existing easements (identified by type)	■	☐

		Provided	N/A
9.	Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:		
	a. Drainage easement(s)	■	☐
	b. Slope easement(s)	☐	■
	c. Utility easement(s)	☐	■
	d. Temporary easement(s) (such as temporary turnaround)	☐	■
	e. No-cut zone(s), including those along streams & wetlands (as may be requested by the Conservation Commission)	■	☐
	f. Vehicular & pedestrian access easement(s)	☐	■
	g. Visibility easements	■	☐
	h. Fire pond/cistern easement(s)	☐	■
	i. Roadway widening easement(s)	☐	■
	j. Walking trail easement(s)	☐	■
	k. Other easement(s) _____ Note type(s) _____	☐	■
10.	Designation of each proposed lot (by map & lot #s as provided by the assessor)	■	☐
11.	Area of each lot (in acres & square feet):		
	a. Existing lot(s)	■	☐
	b. Proposed lot(s)	■	☐
12.	North Arrow	■	☐
13.	Locus map (at a scale of 1" = 2,500)	■	☐
14.	Limits of wetlands & CO District Boundary	■	☐
15.	Wetland delineation:		
	a. Wetland delineation criteria & Certification	■	☐
16.	Owner(s) signature(s)	■	☐
17.	Proposed streets:		
	a. Name(s) labeled	☐	■
	b. Width of right-of-way dimensioned	☐	■
18.	All required setbacks (including any applicable buffers)	■	☐
19.	Physical features:		
	a. Existing features -- Buildings	■	☐
	Wells	■	☐
	Septic systems	■	☐
	Stonewalls	■	☐
	Paved drives	■	☐
	Gravel drives	■	☐
20.	Location & name (if any) of any streams or waterbodies	■	☐
21.	Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study or as determined by drainage study	☐	☐
22.	Location of existing overhead utility lines, poles, towers, etc.	■	☐

		Provided	N/A
23.	Plan and deed references	■	☐
24.	Zoning District boundary lines (if any)	☐	☐
VI.	**Topographical/HISS Plan Requirements):**		
1.	Surveyor's stamp and signature by LLS	■	☐
2.	Boundary of entire property to be subdivided	■	☐
3.	Proposed lot configuration defined by metes and bounds	■	☐
4.	Boundary monuments:		
	a. Monuments found	■	☐
	b. Monuments to be set	■	☐
5.	Map # and lot #, name addresses, and zoning of all abutting land owners	■	☐
6.	Existing streets:		
	a. Name labeled	■	☐
	b. Status noted or labeled	■	☐
	c. Right-of-way dimensioned	■	☐
	d. Pavement width dimensioned	■	☐
7.	Municipal boundaries (if any)	☐	■
8.	Existing easements (identified by type)	■	☐
9.	Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:		
	a. Drainage easement(s)	■	☐
	b. Slope easement(s)	☐	■
	c. Utility easement(s)	☐	■
	d. Temporary easement(s) (such as temporary turnaround)	☐	■
	e. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)	■	☐
	f. Vehicular & pedestrian access easement(s)	☐	■
	g. Visibility easements	☐	■
	h. Fire pond/cistern easement(s)	☐	■
	i. Roadway widening easement(s)	☐	■
	j. Walking trail easement(s)	☐	■
	k. Other easement(s) _____ Note type(s) _____	☐	☐
10.	Designation of each proposed lot (by map & lot #s as provided by the assessor)	■	☐
11.	Area of each lot (in acres & square feet):		
	a. Existing lot(s)	■	☐
	b. Proposed lot(s)	■	☐
12.	North arrow	■	☐

		Provided	N/A
13.	Locus map (at a scale of 1" = 2,500) shown	■	☐
14.	Limits of wetlands	☐	☐
15.	Wetland delineation:		
	a. Wetland delineation criteria	■	☐
	b. Wetland scientist certification	■	☐
16.	Owner(s) signature(s)	■	☐
17.	Proposed streets:		
	a. Name(s) labeled	☐	■
	b. Width of right-of-way dimensioned	☐	■
	c. Pavement width dimensioned	☐	■
18.	All required setbacks (including any applicable buffers)	■	☐
19.	Physical features (Existing Features):		
	a. Buildings	■	☐
	b. Wells	■	☐
	c. Septic systems	■	☐
	d. Stone walls	■	☐
	e. Paved drives	■	☐
	f. Gravel drives	■	☐
20.	Location & name (if any) of any streams or waterbodies	■	☐
21.	Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study or as determined by drainage study	■	☐
22.	Location of existing overhead utility lines, poles, towers, etc.	■	☐
23.	Plan and deed references	■	☐
24.	Two-foot contour interval topography shown over all subject parcels	■	☐
25.	Source and datum of topographic information (USGS required)	■	☐
26.	Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	■	☐
27.	USDA-SCS soil survey information (where municipal sewer is to be provided)	■	☐
28.	Location, type, size & inverts of the following (as applicable):		
	a. Existing water systems	☐	■
	b. Existing sewer systems	☐	■
	c. Existing drainage systems	■	☐
	d. Existing utilities	■	☐

		Provided	N/A
29.	4K Areas with test pits on all proposed lots (meeting NHDES & Town setback requirements)	■	☐
30.	Location of all water wells with protective radii as required by the NHDES (meeting Town and NHDES setback requirements)	■	☐
31.	Existing treelines	■	☐
32.	Existing ledge outcroppings & other significant natural features	■	☐
33.	HISS requirements:		
	a. Criteria for HISS delineation	■	☐
	b. Soil scientist certification on plan (if HISS required)	■	☐
	c. HISS mapping shown over all subject parcels (where no municipal sewer exists)	■	☐
34.	Plan as submitted to the NHDES	☐	☐

VII. Improvement Plans (Stamped by Engineer Licensed in NH):

1.	Grading and Drainage:		
	a. Existing topography (two-foot contour interval minimum)	■	☐
	b. Proposed contours	■	☐
	c. Existing spot elevations	■	☐
	d. Proposed spot elevations	■	☐
	e. Existing edge of pavement	■	☐
	f. Proposed edge of pavement	■	☐
	g. Existing curb line	■	☐
	h. Proposed curb line	■	☐
	i. Existing buildings and structures	■	☐
	j. Proposed buildings and structures	■	☐
	k. Existing retaining walls	■	☐
	l. Proposed retaining walls	■	☐
	m. Existing stone walls	■	☐
	n. Reconstructed stone walls	■	☐
	o. Existing treeline	■	☐
	p. Proposed treeline	■	☐
	q. Benchmarks	■	☐
	r. Existing drainage systems:		
	1.) Pipes/culverts (each location):		
	i. Type	■	☐
	ii. Size	■	☐
	iii. Length and slope	■	☐
	iv. Inverts	■	☐
	v. End sections/Headwalls	■	☐
	2.) Structures (catchbasins, drain manholes, special structures):		
	i. Location (sta. and off-set)	☐	■
	ii. Type	☐	■
	iii. Size	☐	■
	iv. Rim Elevations	☐	■
	v. Inverts	☐	■

		Provided	N/A
3.)	Swales/Ditches/Waterways:		
i.	Flow arrows (direction of flow)	■	☐
ii.	Topography	■	☐
iii.	Spot elevations	■	☐
t.	Proposed Drainage Systems:		
1.)	Pipes/culverts (each location):		
i.	Type	☐	■
ii.	Size	☐	■
iii.	Length and slope	☐	■
iv.	Inverts	☐	■
v.	End sections/headwalls	☐	■
vi.	Identify minimum cover and location	☐	■
vii.	Outlet erosion protection	■	☐
2.)	Structures (catchbasins, drain manholes, special structures):		
i.	Location (sta. and off-set)	■	☐
ii.	Type	■	☐
iii.	Size	■	☐
iv.	Rim elevations	■	☐
v.	Inverts	■	☐
3.)	Swales/ditches/waterways:		
i.	Flow arrows (direction of flow)	■	☐
ii.	Grading	■	☐
iii.	Spot elevations	■	☐
iv.	Erosion protection (riprap, matting, etc.)	■	☐
u.	Temporary erosion protection during construction:		
1.)	Silt fence, haybales, etc.	■	☐
2.)	Matting, mulch, etc.	■	☐
2. Utilities:			
a.	Existing sanitary sewer system:		
1.)	Pipes:		
i.	Type	☐	■
ii.	Size	☐	■
iii.	Length and slope	☐	■
2.)	Structures:		
i.	Location (sta. and off-set)	☐	■
ii.	Type	☐	■
iii.	Size	☐	■
iv.	Rim elevations	☐	■
v.	Inverts	☐	■
b	Proposed sanitary sewer system:		
1.)	Pipes (gravity):		
i.	Type	☐	■
ii.	Size	☐	■
iii.	Length and slope	☐	■
iv.	Separation (18" below water)	☐	■
v.	Identify minimum cover and locations	☐	■

			Provided	N/A
2.)	Force Main:			
	i.	Type	☐	■
	ii.	Size	☐	■
	iii.	Direction of flow (flow arrows)	☐	■
	iv.	Bends and thrust blocking	☐	■
	v.	Air relief valves and structures	☐	■
	vi.	Clean-out structures	☐	■
	vii.	Identify minimum cover and locations	☐	■
3.)	Structures:			
	i.	Location (sta. and off-set)	☐	■
	ii.	Type	☐	■
	iii.	Size	☐	■
	iv.	Rim elevations	☐	■
	v.	Inverts	☐	■
4.)	Service laterals to each individual lot:			
	i.	Type	☐	■
	ii.	Size	☐	■
	iii.	Length and slope	☐	■
	iv.	Separation (18" below water)	☐	■
	v.	Minimum cover and locations identified	☐	■
	vi.	Location of connection	☐	■
c.	Existing Water System:			
1.)	Pipes:			
	i.	Type	☐	■
	ii.	Size	☐	■
2.)	Hydrants		☐	■
3.)	Valves		☐	■
4.)	Bends and thrust blocks		☐	■
5.)	Tees		☐	■
d.	Proposed Water System:			
1.)	Pipes:			
	i.	Type	☐	■
	ii.	Size	☐	■
2.)	Hydrants			
	i.	Locations approved by Fire Department	☐	■
3.)	Valves		☐	■
4.)	Bends and thrust blocks		☐	■
5.)	Tees		☐	■
e.	Existing Gas Lines:			
1.)	Pipes:			
	i.	Type	☐	■
	ii.	Size	☐	■
2.)	Valves		☐	■
f.	Proposed Gas Lines:			
1.)	Pipes:			
	i.	Type	☐	■
	ii.	Size	☐	■
2.)	Valves		☐	■

	Provided	N/A
3.) Services to each lot	☐	■
g. Telephone/Electrical/Cable:		
1.) U-poles	☐	■
2.) Pedestals/transformers	☐	■
3.) Overhead lines	☐	■
4.) Underground lines	☐	■
5.) Services to each lot	☐	■
3. Roadways:		
a. Plan and profile drawings (stamped by engineer licensed in NH)	☐	■
1.) All items required above under a. Grading and Drainage	☐	■
2.) All items required above under b. Utilities	☐	■
3.) Profile grid (station and elevation) with horizontal To vertical scale (ratio = 10:1) and datum	☐	■
4.) Existing grade profile	☐	■
5.) Proposed profile:		
i. PVIs (station and elevation)	☐	■
ii. PVCs (station and elevation)	☐	■
iii. PVTs (station and elevation)	☐	■
iv. Length of vertical curve	☐	■
v. K-values	☐	■
vi. Tangent slopes	☐	■
vii. Drainage system	☐	■
viii. Sewer system	☐	■
ix. Water system	☐	■
x. Crest stations identified (stations and elevations)	☐	■
xi. Sag station identified (stations and elevations)	☐	■
xii. Existing and proposed grades at fifty (50) foot stations	☐	■
6.) Road intersection (equation of stations)	☐	■
7.) Label street name	☐	■
8.) Right-of-way lines	☐	■
9.) Easement lines:		
i. Drainage	☐	■
ii. Sewer	☐	■
iii. Visibility	☐	■
iv. Utility	☐	■
v. Access	☐	■
vi. Slope	☐	■
10.) Wetlands Mapping:		
i. Wetland limits identified	☐	■
ii. Impact area identified in square feet for each individual location	☐	■
11.) Driveway shown to each individual lot (with grading and culverts if required)	■	☐

		Provided	N/A
12.)	Centerline geometry including:		
	i. Bearings and distances labeled	☐	■
	ii. Tangents	☐	■
	iii. Curve data	☐	■
	iv. PC's	☐	■
	v. PT's	☐	■
13.)	Pavement:		
	i. Width	☐	■
	ii. Corner radius (edge of pavement)	☐	■
	iii. Curbing	☐	■
14.)	Existing and proposed lot lines	■	☐
15.)	Lot designations	■	☐
16.)	Underdrain location (beginning and end stations)	☐	■
17.)	Guardrail Location (beginning and end stations, off-set)	☐	■
18.)	Traffic control signs (stop, street, etc.)	☐	■
19.)	Pavement markings	☐	■

VIII. Construction Detail Drawings:

Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Londonderry Department of Public Works requirements, and Subdivision Regulations

1.	Typical cross-section of pavement	☐	■
2.	Typical driveway apron detail	■	☐
3.	Curbing detail	☐	■
4.	Guardrail detail	☐	■
5.	Sidewalk detail	☐	■
6.	Traffic signs and pavement markings	☐	■
7.	Typical underdrain trench detail	☐	■
8.	Drainage structure(s):		
	a. Catchbasin (including frame and grate)	☐	■
	b. Manhole (including frame and cover)	☐	■
	c. Outlet structure (detention basins)	■	☐
	d. Headwalls	☐	■
	e. Flared end sections	☐	■
9.	Outlet protection riprap apron	■	☐
10.	Level spreader	☐	■
11.	Treatment swale	☐	■
12.	Typical section at detention basin	■	☐

		Provided	N/A
13.	Typical pipe trench:		
	a. Drainage	☐	■
	b. Sewer	☐	■
	c. Water	☐	■
	d. Utilities	■	☐
14.	Sewer structures:		
	a. Manholes (including frame and cover, inverts)	☐	■
	b. Drop manholes	☐	■
	c. Special structures (pump stations, blowoffs, etc.)	☐	■
	d. Pipe manhole joint details	☐	☐
15.	Typical sewer lateral service connection detail	☐	■
16.	Typical chimney detail	☐	■
17.	Project specific sewer details (sleeves, etc.)	☐	■
18.	Typical sewer notes (as per NHDES and Sewer Division requirements)	☐	■
19.	Hydrant detail	☐	■
20.	Thrust block details	☐	■
21.	Valve box detail	☐	■
22.	Typical water connection service detail	☐	■
23.	Erosion control details:		
	a. Haybale barriers at waterways	☐	■
	b. Silt fence	■	☐
	c. Stone check dam	☐	■
	d. Stone construction entrance	■	☐
	e. Inlet filter basket	☐	☐
	f. Haybale barrier at catchbasin	☐	■
24.	Notes:		
	a. General notes as required by the Department of Public Works	■	☐
	b. Construction sequence	■	☐
	c. Erosion control notes	■	☐
	d. Turf establishment notes	■	☐
	e. Sewer construction notes (as required by Sewer Ordinance)	☐	■
	f. Water system construction notes (as required by local water company)	☐	■

IX. Cross-Sections:

1.	Roadway cross sections at 50-foot intervals	☐	■
2.	Roadway cross sections at culvert locations (inlet/outlet)	☐	■

		Provided	N/A
3.	Scale of sections at 1" = 5' H & V	☐	■
4.	Existing & finish centerline grades	☐	■
5.	Proposed pavement, crushed gravel and bank run gravel limits	☐	■
6.	Right-of-way and easement limits	☐	■
7.	Roadway & shoulder cross slopes	☐	■
8.	Embankment slopes	☐	■
9.	Underdrains	☐	■
10.	Drainage piping and structures	☐	■
11.	Sewer piping and structures	☐	■
12. Utilities:			
	a. Water lines	☐	■
	b. Gas lines	☐	■
	c. Telephone/electric/cable	☐	■
13.	Guardrail	☐	■

X. Supporting Documentation:

1.	Lot sizing calculations	■	☐
2.	Test pit/perc.test data	■	☐
3.	Stormwater management report including the following:		
	a. Table of contents	■	☐
	b. Narrative statement (including conclusions)	■	☐
	c. Summary table comparing existing and post-development conditions	■	☐
	d. Summary table of data for each pipe & piping system:		
	1.) Discharge	☐	■
	2.) Depth of flow	☐	■
	3.) Velocity	☐	■
	e. Summary table of data for each swale & channel:		
	1.) Discharge	☐	■
	2.) Depth of flow	☐	■
	3.) Velocity	☐	■
	f. Project location plan (on USGS quadrangle)	■	☐
	g. Watershed area plan for existing condition	■	☐
	h. Watershed area plan for post-development condition	■	☐
	i. Runoff calculations for existing & post-development conditions	■	☐
	j. Flood routing calculations for each detention basin	■	☐

			Provided	N/A
	k.	Design for water quality treatment facilities (level spreaders, treatment swales, etc.)	☐	■
	l.	Riprap design calculations	☐	■
	m.	Report stamped by licensed professional engineer in NH	■	☐
4.		Traffic Impact Analysis:		
	a.	Traffic Impact analysis as required by Section 3.14	☐	■
5.		Fiscal impact study provided (if required)	☐	■
6.		Off-site improvements:		
	a.	Design plans included in the project drawings	☐	■
	b.	Arrangements and agreements	☐	■
	c.	Easements	☐	■
7.		Utility clearance letters (as applicable):		
	a.	Electric	☐	☐
	b.	Telephone	☐	☐
	c.	Cable television	☐	☐
	d.	Gas	☐	☐
	e.	Water	☐	■
	f.	Sewer	☐	■
8.		Other project-specific information as required by the Design Review Committee (DRC)	☐	☐

XI. Required Project Permits (as applicable to applications):

		Provided	N/A	App Submitted
1.	NHDES subdivision approval	☐	☐	☐
2.	NHDES site-specific approval	☐	■	☐
3.	NHDES wetlands permit	☐	■	☐
4.	NHDES sewer discharge permit	☐	■	☐
5.	NHDES water supply permit	☐	■	☐
6.	NHDES dam permit	☐	■	☐
7.	NHDOT driveway permit	☐	■	☐
8.	Londonderry ZBA variance(s)/special exception(s)	☐	■	☐
9.	Londonderry sewer discharge permit	☐	☐	☐
10.	Army Corps of Engineers	☐	■	☐
11.	Federal Aviation Administration	☐	■	☐
12.	Other federal, state or local permits (if applicable) for project	☐	☐	☐

XII. Acknowledgment and Signature:

The undersigned acknowledges he/she has read and understands all of the Town's current zoning, subdivision, site plan, and health regulations and requirements for obtaining all required local, state, and federal permits.

_____
(Signature of person preparing plans)

_____
(Name)

_____
(Title)

_____
(Date)

SUBDIVISION PLAN

MAP 5 LOT 39, 39-5, 40 & 72

35 & 54 ELWOOD ROAD

LONDONDERRY, NEW HAMPSHIRE

GENERAL NOTES

1. The purpose of this plan is to consolidate & subdivide the existing undeveloped Tax Map 5 Lots 39 & 39-5 into ELEVEN house lots; Ten of which have frontage on Elwood Road and one with frontage on Dan Hill Road. Also as part of the project, Tax Map 5 Lots 40 & 72 are proposed to be consolidated & subdivided into FIVE House lots. Houses are anticipated to be 4 bedrooms.

2. The parcels are Tax Map 5, Lot 39 (35 Elwood Road); Lots 40 & 72 (54 Elwood Road); & Lot 39-5 (16 Dan Hill Road).

3. The existing parcels areas are as follows: Tax Map 5 Lot 39 is 2,077,616 square feet or 47.696 acres, Tax Map 5 Lot 39-5 is 117,790 square feet or 2.704 acres, Tax Map 5 Lot 40 is 2,546,217 square feet or 58.453 acres and Tax Map 5 Lot 72 is 712,026 square feet or 16.346 acres.

4. Proposed lot areas:

   005-39 = 512,586 square feet or 11.767 acres
   005-39-6 = 68,324 square feet or 1.568 acres
   005-39-7 = 75,742 square feet or 1.739 acres
   005-39-8 = 93,312 square feet or 2.142 acres
   005-39-9 = 115,727 square feet or 2.657 acres
   005-39-10 = 157,563 square feet or 3.617 acres
   005-39-11 = 130,663 square feet or 3.000 acres
   005-39-12 = 99,902 square feet or 2.293 acres
   005-39-13 = 89,076 square feet or 2.045 acres
   005-39-14 = 108,332 square feet or 2.487 acres
   005-39-5 = 744,179 square feet or 17.084 acres
   005-40 = 89,292 square feet or 2.050 acres
   005-40-15 = 331,469 square feet or 7.610 acres
   005-40-16 = 57,117 square feet or 1.311 acres
   005-40-17 = 67,170 square feet or 1.542 acres
   005-72 = 2,713,194 square feet or 62.289 acres

5. The lot is in the Agricultural-Residential (AR-1) zoning district.

6. Dimensional Requirements:

   Minimum Lot Area:
   SOILS BASED (soils based) (min. req'd & provided)

   Frontage:
   150 LF (min. req'd & provided)

   Effective Setbacks & Buffers:
   Front 40 FT (min req'd & provided)
   Side 15 FT (min req'd & provided)
   Rear 15 Ft (min req'd & provided)

7. Lots shall be serviced by on-site wells and septic systems.

8. A portion of Tax Map 5 Lot 39 is within a special flood hazard area (100 year flood) and Tax Map 5 Lots 40, 72, & 39-5 are not located within a special flood hazard area (100 year flood) per Flood Insurance Rate Map 33015C0508E and the flood insurance study for Rockingham County with effective dates of May 17, 2005.

9. The subdivision plan (sheets 10-15 of 40) will be recorded at the Rockingham County Registry of Deeds and all sheets will be on file at the Town.

Required Notes:

a. "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the owner shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."

b. "If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town."

c. "All materials and methods of construction shall conform to Town of Londonderry Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road and Bridge Construction."

GENERAL AND SUBSEQUENT CONDITIONS:

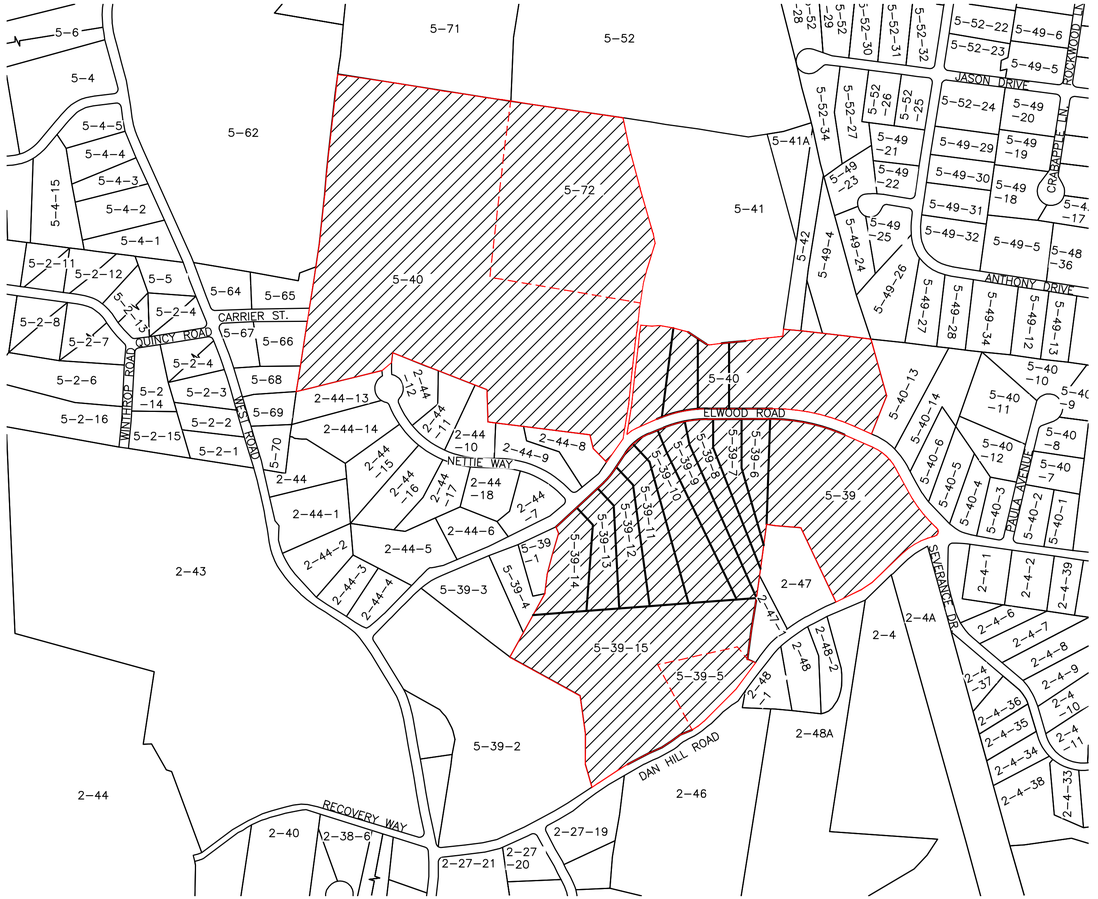
1. No construction or site work for the subdivision may be undertaken until a pre-construction meeting with Town staff has taken place, filing of an NPDES - EPA permit (if required), and posting of the appropriate financial guaranty with the Town. Contact the Department of Public Works to arrange the pre-construction meeting.

2. The project must be built and executed as specified in the approved application package unless modifications are approved by the Planning Department & Department of Public Works, or, if Staff deems applicable, the Planning Board.

3. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.

4. Prior to issuance of a certificate of occupancy, all site improvements and offsite improvements, if any, shall be completed.

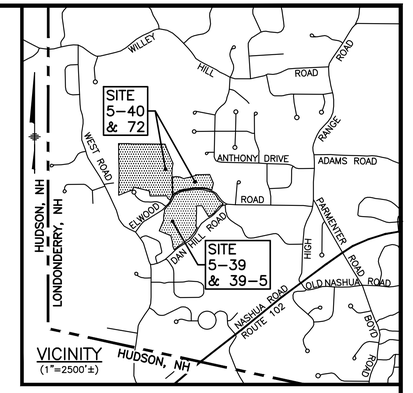
5. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project (that were not received prior to certification of the plans). Contact the Building Division at extension 115 regarding building permits.



GRAPHIC SCALE

400 0 200 400 800 1600

(IN FEET)
1 inch = 400 ft.



OWNER'S SIGNATURE

LINDA ELWOOD DATE: 12-15-2025

CHRISTINA ELWOOD DATE: 12-14-2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

Permits & Approvals:

	Permit #	Date
Subdivision Approval		
NHDES Subdivision		
Londonderry Stormwater Permit		

SHEET INDEX

1	TITLE SHEET
2-3	EXISTING CONDITIONS PLAN
4-9	HIGH INTENSITY SOILS PLAN
10-15	SUBDIVISION PLAN
16-21	TOPOGRAPHICAL SUBDIVISION PLAN
22-24	PROTOTYPICAL LOT GRADING
25-40	SIGHT DISTANCE PLANS AND PROFILES
41-42	SITE DETAILS

TITLE SHEET

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: AS NOTED DATE: DEC. 12, 2025

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

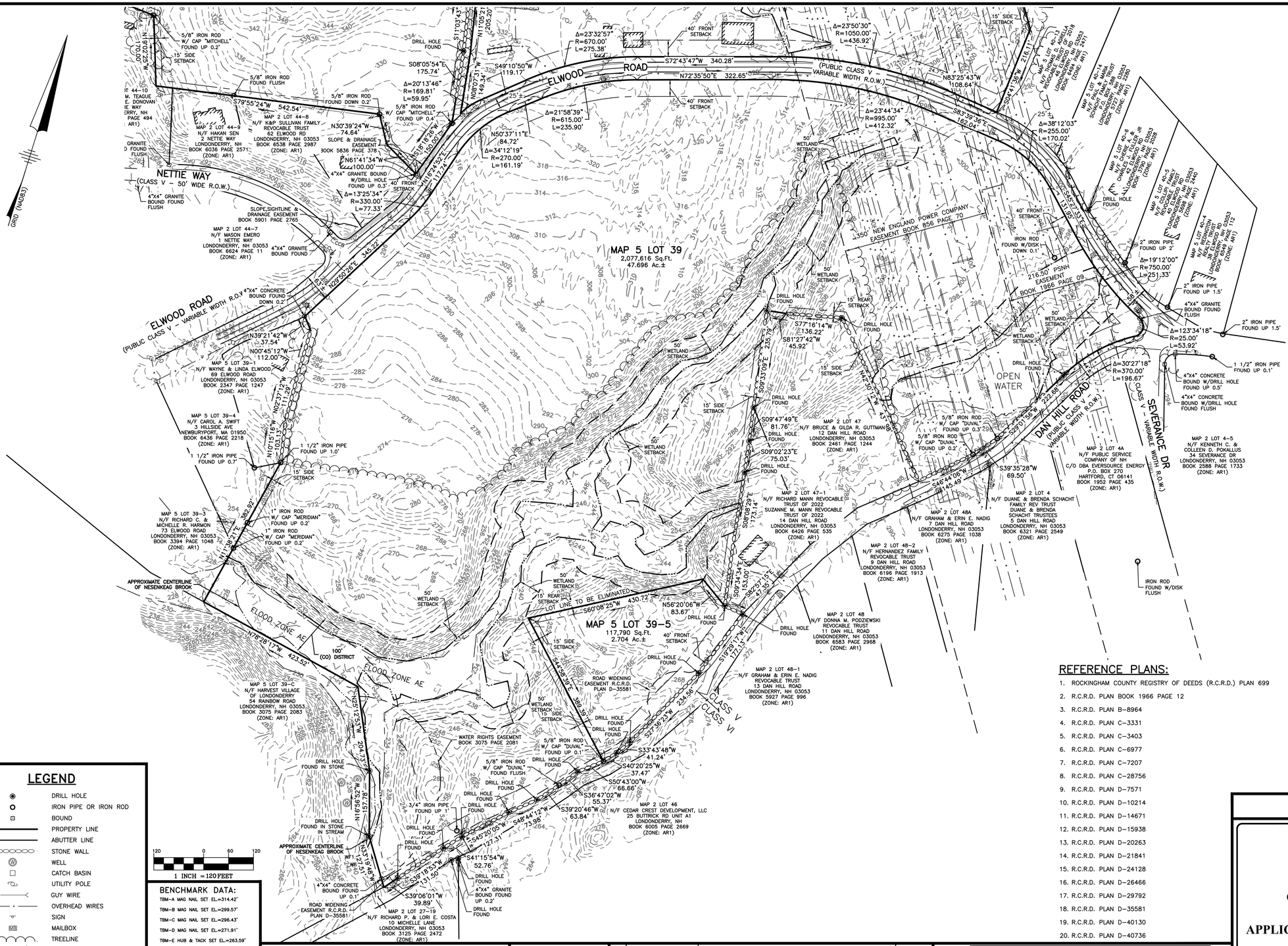
SECRETARY _____

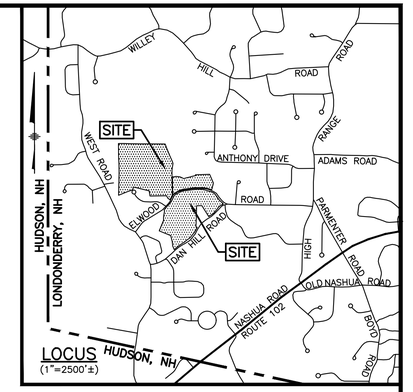
The Dubay Group, Inc.
136 Harvey Rd. Bldg B101
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603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By: DSJ
Checked By: JAC
Project: 774
File: 774-COVER

SHEET 1 of 42

N:\=PROJECTS\774-Verani-69 Elwood Rd. Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-COVER.dwg





NOTES:

1. THE INTENT OF THIS PLANS IS TO SHOW THE EXISTING SITE CONDITIONS OF MAP 5 LOTS 39, 40 & 72 BASED ON A SURVEY PERFORMED BY THIS OFFICE BETWEEN JUNE AND JULY 2025 AND SUPPLEMENTED WITH DATA EXTRACTED FROM UAS (DRONE) IMAGERY AND LIDAR COLLECTED BY THIS OFFICE ON JUNE 16, 2025.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PERFORMED BY THIS OFFICE BETWEEN JUNE AND JULY, 2025 AND PLAN REFERENCES LISTED HEREON.
3. THE HORIZONTAL DATUM IS BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY, 2025.
4. THE VERTICAL DATUM IS BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY, 2025.
5. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORD DESIGN PLANS, DIG SAFE FLAGGING, AND/OR INFORMATION PROVIDED BY THE TOWN OF LONDONDERRY, NH, AND ABOVE GROUND FEATURES LOCATED BY THIS OFFICE. SAID UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR INCLUSIVE OF ALL EXISTING UTILITIES.
6. A PORTION OF MAP 5 LOT 39 IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) AND TAX MAP 5 LOTS 40 & 72 ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP 33015C0508E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
7. MAP 5 LOT 39, 40 & 72 IS ZONED AGRICULTURAL–RESIDENTIAL (AR–1) PER THE TOWN OF LONDONDERRY ZONING MAP;

MIN LOT SIZE:	SOIL BASE
MIN LOT FRONTAGE:	150 FT
MIN FRONT YARD:	40 FT
MIN SIDE YARD:	15 FT
MIN REAR YARD:	15 FT

   REFER TO THE TOWN OF LONDONDERRY ZONING ORDINANCE FOR ADDITIONAL INFORMATION AND RESTRICTIONS.
8. 54 ELWOOD ROAD BENEFITS FROM SIGN EASEMENT LOCATED ON MAP 2 LOT 8, 2 HIGH RANGE ROAD AS RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BOOK 6502 PAGE 1525.

REFERENCE PLANS:

1. ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN 699
2. R.C.R.D. PLAN BOOK 1966 PAGE 12
3. R.C.R.D. PLAN B–8964
4. R.C.R.D. PLAN C–3331
5. R.C.R.D. PLAN C–3403
6. R.C.R.D. PLAN C–6977
7. R.C.R.D. PLAN C–7207
8. R.C.R.D. PLAN C–28756
9. R.C.R.D. PLAN D–7571
10. R.C.R.D. PLAN D–10214
11. R.C.R.D. PLAN D–14671
12. R.C.R.D. PLAN D–15938
13. R.C.R.D. PLAN D–20263
14. R.C.R.D. PLAN D–21841
15. R.C.R.D. PLAN D–24128
16. R.C.R.D. PLAN D–26466
17. R.C.R.D. PLAN D–29792
18. R.C.R.D. PLAN D–35581
19. R.C.R.D. PLAN D–40130
20. R.C.R.D. PLAN D–40736

WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY HURLEY ENVIRONMENTAL & LAND PLANNING, LLC IN JUNE 2025 IN ACCORDANCE WITH:

1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR–12–1, JANUARY 2012, VERSION 2.0.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.

STATE OF NEW HAMPSHIRE
LUKE HURLEY
12/18/25
No. 232
CERTIFIED WETLAND SCIENTIST

LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
- ABUTTER LINE
- STONE WALL
- WELL
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- SIGN
- MAILBOX
- TREELINE
- DELINEATED WETLAND
- WF9 DELINEATED WETLAND FLAG
- BUILDING SETBACK
- 176 CONTOUR ELEVATION
- EOP EDGE OF PAVEMENT
- CCB CAPE COD BERM
- DSYL DOUBLE SOLID YELLOW LINE
- SSWL SINGLE SOLID WHITE LINE

BENCHMARK DATA:

- TBM–A MAG NAIL SET EL.=314.42'
- TBM–B MAG NAIL SET EL.=299.57'
- TBM–C MAG NAIL SET EL.=296.43'
- TBM–D MAG NAIL SET EL.=271.91'
- TBM–E HUB & TACK SET EL.=263.59'
- TBM–F HUB & TACK SET EL.=273.86'
- TBM–G MAG NAIL SET EL.=294.95'
- TBM–H MAG NAIL SET EL.=316.17'
- TBM–I MAG NAIL SET EL.=330.29'
- TBM–J SPIKE SET EL.=332.00'
- TBM–K SPIKE SET EL.=383.75'
- TBM–L SPIKE SET EL.=372.11'
- TBM–M SPIKE SET EL.=213.52'
- TBM–N SPIKE SET EL.=208.87'

LAND SURVEYOR'S CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND PRIOR SURVEYS BY THIS OFFICE AND THAT THE SURVEY THAT IT IS BASED ON HAS AN ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.

12/22/2025

JOEL A. CONNOLLY, LLS #997 — DATE

STATE OF NEW HAMPSHIRE — No. 997 JOEL A. CONNOLLY — LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

OWNER'S SIGNATURE

LINDA ELWOOD — DATE: 12–15–2025

CHRISTINA ELWOOD — DATE: 12–14–2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

EXISTING CONDITIONS PLAN

TAX MAP 5 LOT 39, 39–5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD

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BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC

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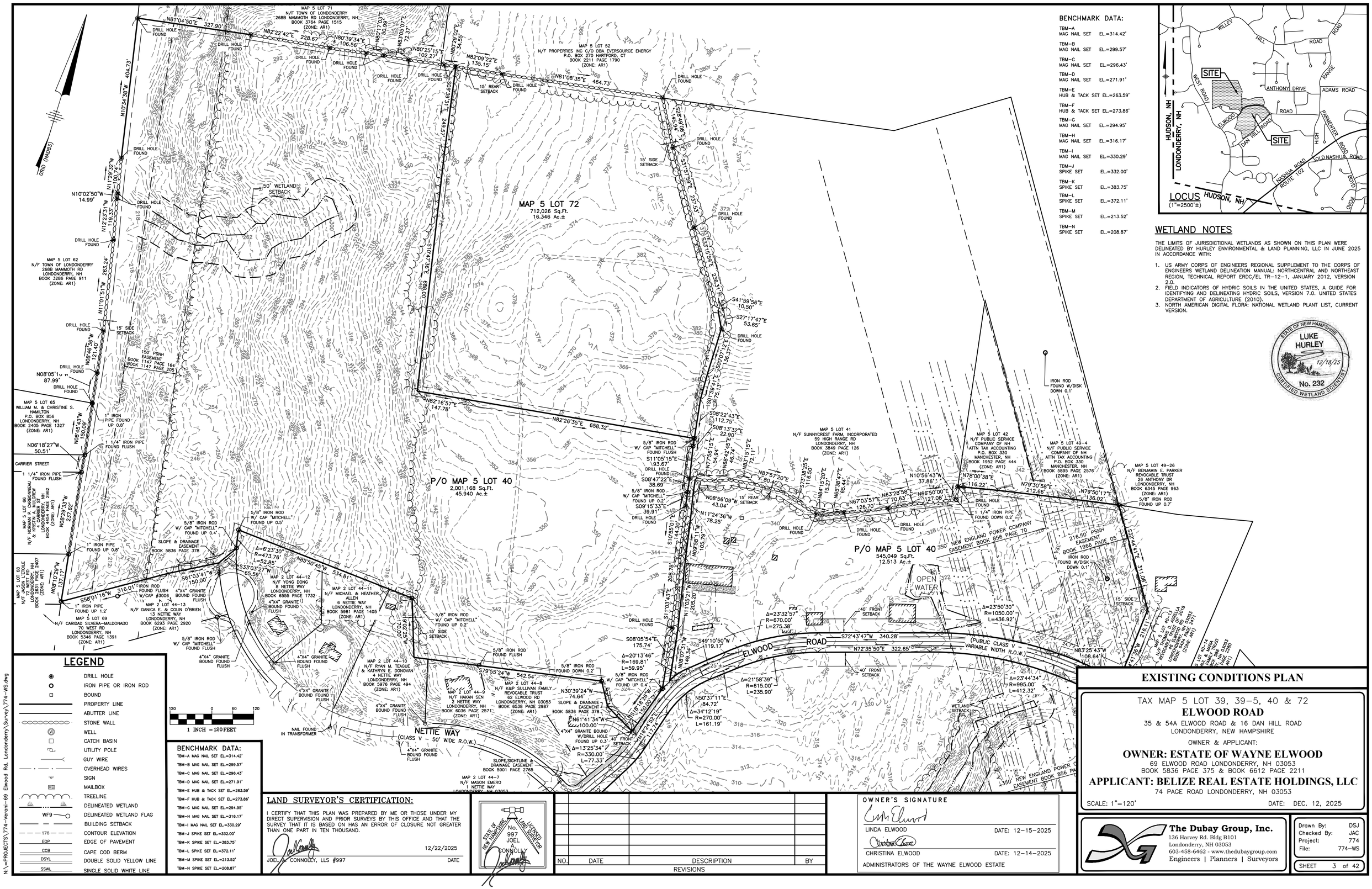
SCALE: 1"=120' DATE: DEC. 12, 2025

The Dubay Group, Inc.
136 Harvey Rd. Bldg B101
Londonderry, NH 03053
603–458–6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By:	DSJ
Checked By:	JAC
Project:	774
File:	774–WS

SHEET 2 of 42

N:\–PROJECTS\774–Verani–69 Elwood Rd, Londonderry\Survey\774–WS.dwg



BENCHMARK DATA:

TBM–A	MAG NAIL SET	EL.=314.42'
TBM–B	MAG NAIL SET	EL.=299.57'
TBM–C	MAG NAIL SET	EL.=296.43'
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TBM–G	MAG NAIL SET	EL.=294.95'
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3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.

LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
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- CCB — CAPE COD BERM
- DSYL — DOUBLE SOLID YELLOW LINE
- SSWL — SINGLE SOLID WHITE LINE

120 0 60 120

1 INCH = 120 FEET

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TBM–H	MAG NAIL SET	EL.=316.17'
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LAND SURVEYOR'S CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND PRIOR SURVEYS BY THIS OFFICE AND THAT THE SURVEY THAT IT IS BASED ON HAS AN ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.

JOEL A. CONNOLLY, LLS #997 — DATE: 12/22/2025

STATE OF NEW HAMPSHIRE — No. 997 JOEL A. CONNOLLY — LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY

REVISIONS

OWNER'S SIGNATURE

LINDA ELWOOD — DATE: 12–15–2025

CHRISTINA ELWOOD — DATE: 12–14–2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

EXISTING CONDITIONS PLAN

TAX MAP 5 LOT 39, 39–5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=120' — DATE: DEC. 12, 2025

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Engineers | Planners | Surveyors

Drawn By:	DSJ
Checked By:	JAC
Project:	774
File:	774–WS

N:_=PROJECTS\774–Veroni–69 Elwood Rd, Londonderry\Survey\774–WS.dwg

PROPOSED Lot 5-39				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
1	321CH	20,083	60,500	0.33
2	221EH	12,892	67,500	0.19
3	228BH	12,043	67,750	0.18
4	228DH	8,752	86,750	0.10
5	228EH	17,076	104,500	0.16
6	228EH	7,352	104,500	0.07
7	321CH	4,547	60,500	0.08
8	321BH	16,533	54,500	0.30
9	621BH	6,072	N/A	0.00
Easement		407,236		
TOTAL		512,586		1.41

Lot 5-39-6				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
10	321CH	53,268	60,500	0.88
11	221DH	2,043	54,500	0.04
12	221EH	2,957	67,500	0.04
13	228DH	2,081	86,750	0.02
14	228EH	5,533	104,500	0.05
15	621BH	2,442	N/A	0.00
TOTAL		68,324		1.04

Lot 5-39-7				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
16	321CH	54,274	60,500	0.90
17	221DH	6,806	54,500	0.12
18	228DH	4,884	86,750	0.06
19	228EH	5,034	104,500	0.05
20	228CH	2,709	74,750	0.04
21	621BH	2,035	N/A	0.00
TOTAL		75,742		1.16

Lot 5-39-8				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
22	221CH	58,895	46,000	1.28
23	221DH	3,956	54,500	0.07
24	221EH	2,849	67,500	0.04
25	228DH	8,913	86,750	0.10
26	228DH	145	86,750	0.00
26A	228EH	446	104,500	0.00
27	228EH	7,881	104,500	0.08
28	228CH	8,804	74,750	0.12
29	621BH	1,423	N/A	0.00
TOTAL		93,312		1.70

Lot 5-39-9				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
30	321CH	74,723	60,500	1.24
31	221EH	5,784	60,500	0.10
32	228DH	12,709	86,750	0.15
33	228EH	91	106,000	0.00
34	228EH	262	106,000	0.00
35	228EH	6,325	106,000	0.06
36	323CH	10,946	60,500	0.18
37	228CH	827	74,750	0.01
38	228CH	1,745	74,750	0.02
39	621BH	2,315	N/A	0.00
TOTAL		115,727		1.76

Lot 5-39-10				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
40	321CH	99,076	60,500	1.64
41	221EH	10,273	60,500	0.17
42	228DH	7,514	86,750	0.09
43	228DH	1,036	86,750	0.01
44	228DH	280	86,750	0.00
45	228DH	96	86,750	0.00
46	228EH	12,885	104,500	0.12
47	228EH	2,588	104,500	0.02
48	323BH	6,720	54,500	0.12
49	323CH	10,576	60,500	0.17
50	621BH	6,519	N/A	0.00
TOTAL		157,563		2.36

Lot 5-39-11				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
51	321CH	109,014	60,500	1.80
52	221EH	388	60,500	0.01
53	221EH	837	60,500	0.01
54	228CH	1,208	74,750	0.02
55	228DH	8,296	86,750	0.10
56	228EH	7,861	104,500	0.08
57	621BH	3,059	N/A	0.00
TOTAL		130,663		2.01

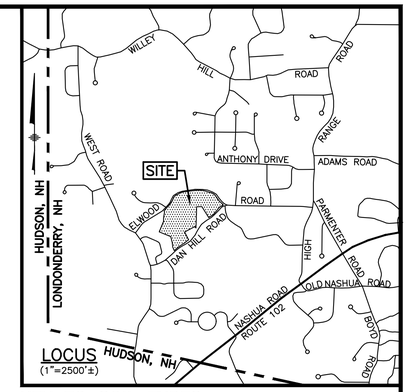
Lot 5-39-12				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
58	321BH	14,342	54,500	0.26
59	321CH	82,514	60,500	1.36
60	228CH	620	74,750	0.01
61	228EH	2,277	104,500	0.02
62	228DH	149	86,750	0.00
TOTAL		99,902		1.66

Lot 5-39-13				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
63	321BH	31,300	54,500	0.57
64	321CH	47,643	60,500	0.79
65	228CH	9,660	74,750	0.13
66	228CH	473	74,750	0.01
TOTAL		89,076		1.50

Lot 5-39-14				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
67	321BH	33,552	54,500	0.62
68	321CH	44,343	60,500	0.73
69	228CH	23,828	74,750	0.32
70	228DH	6,609	86,750	0.08
TOTAL		108,332		1.74

SOIL MAPPING NOTES

1. HIGH INTENSITY SOIL MAPPING WAS PERFORMED HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC IN JULY 2025 TO THE STANDARDS OF THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, SPECIAL PUBLICATION NUMBER 1, HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE, APRIL 2017.



KEY TO SOIL TYPES

THE SOIL TYPES ARE DEFINED BY SOIL CHARACTERISTICS; AND DESIGNATED WITH A FIVE PART SYMBOL.

PARENT MATERIAL — RESTRICTIVE FEATURE
DRAINAGE CLASS — SLOPE CLASS
(A) (B) (C) (D) (E) — MAP INTENSITY

SYMBOL: A DRAINAGE CLASS

1– EXCESSIVELY DRAINED
2– WELL DRAINED
3– MODERATELY WELL DRAINED
4– SOMEWHAT POORLY DRAINED
5– POORLY DRAINED
6– VERY POORLY DRAINED
7– NOT DETERMINABLE (TO BE USED ONLY WITH SYMBOL B–6)

SYMBOL: B PARENT MATERIAL

1– GLACIOFLUVIAL DEPOSITS (OUTWASH/TERRACES OF SAND OR SAND AND GRAVEL).
2– GLACIAL TILL MATERIAL (ACTIVE ICE) MARINE OR GLACIOLACUSTRINE DEPOSITS (3,4 OR 5)
3– VERY FINE SAND AND SILT DEPOSITS (GLACIAL LAKES)
4– LOAMY/SANDY OVER SILT/CLAY DEPOSITS
5– SILT AND CLAY DEPOSITS (OCEAN WATERS)
6– EXCAVATED, REGRADED OR FILLED (SEE ADDENDUM ITEM #1)
7– ALLUVIAL DEPOSITS (FLOOD PLAINS)
8– ORGANIC MATERIALS – FRESH WATER BOGS, ETC.
9– ORGANIC MATERIALS – TIDAL MARSH

SYMBOL: C RESTRICTIVE FEATURES (IF MORE THAN ONE APPLIES, LIST THE MOST RESTRICTIVE)

1– NONE
2– BOULDERY, WITH MORE THAN 15% OF THE SURFACE COVERED WITH BOULDERS (LARGER THAN 24 INCHES IN DIAMETER).
3– MINERAL RESTRICTIVE LAYER(S) ARE PRESENT IN THE SOIL PROFILE LESS THAN 40 INCHES BELOW THE SOIL SURFACE – SUCH AS HARD PAN, PLATY STRUCTURE, AND CLAYEY TEXTURE WITH CONSISTENCE OF AT LEAST FIRM, I.E. MORE THAN 20 NEWTONS. FOR EXAMPLES OF SOIL CHARACTERISTICS THAT QUALIFY FOR RESTRICTIVE LAYER, SEE SOIL MANUAL FOR SITE EVALUATIONS IN NEW HAMPSHIRE, 2ND ED. PAGE 3–17, FIGURE 3–14.
4– BEDROCK PRESENT IN THE SOIL PROFILE 0–20 INCHES BELOW THE SOIL SURFACE (BEDROCK IS EITHER A LITHIC OR A PARALITHIC CONTACT – SEE USER NOTE: SOIL TAXONOMY). PARALITHIC REFERENCES BEDROCK THAT CAN BE REMOVED BY AN EXCAVATOR, BACKHOE, OR BY HAND SHOVEL WITH DIFFICULTY. BEDROCK FRACTURES ARE SPACED MORE THAN 4 INCHES.
5– SUBJECT TO FLOODING.
6– DOES NOT MEET FILL STANDARDS (SEE ADDENDUM – STANDARDS FOR FILL MATERIAL) (ONLY TO BE USED WITH SYMBOL B–6).
7– BEDROCK PRESENT IN THE SOIL PROFILE 20 TO 40 INCHES BELOW THE SOIL SURFACE. (BEDROCK IS EITHER LITHIC OR PARALITHIC CONTACT; SEE SOIL TAXONOMY).
8– AREAS WHERE DEPTH TO BEDROCK IS SO VARIABLE THAT A SINGLE SOIL TYPE CANNOT BE APPLIED, WILL BE MAPPED AS A COMPLEX OF SOIL TYPES AND WILL HAVE A SYMBOL C OF 8.

SYMBOL: D SLOPE CLASS

B– 0% TO 8%
C– 8% TO 15%
D– 15% TO 25%
E– 25% +

SYMBOL: E HIGH INTENSITY SOIL MAP IDENTIFIER

H = HIGH INTENSITY
P = PRELIMINARY

WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY HURLEY ENVIRONMENTAL & LAND PLANNING, LLC IN JUNE 2025 IN ACCORDANCE WITH:

1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR–12–1, JANUARY 2012, VERSION 2.0.
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3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.

LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
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- WELL
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- WF9 — DELINEATED WETLAND FLAG
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- 176 — CONTOUR ELEVATION
- EOP — EDGE OF PAVEMENT
- CCB — CAPE COD BERM
- DSYL — DOUBLE SOLID YELLOW LINE
- SSWL — SINGLE SOLID WHITE LINE

120 0 60 120
1 INCH = 120 FEET

BENCHMARK DATA:

TBM–A MAG NAIL SET EL.=314.42'
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LAND SURVEYOR'S CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND PRIOR SURVEYS BY THIS OFFICE AND THAT THE SURVEY THAT IT IS BASED ON HAS AN ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.

12/22/2025
JOEL A. CONNOLLY, LLS #997 DATE

STATE OF NEW HAMPSHIRE — No. 997 — JOEL A. CONNOLLY — LICENSED LAND SURVEYOR

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WETLAND DELINEATION PREPARED BY:

12/18/25
LUKE HURLEY CERTIFIED WETLAND SCIENTIST (#232)

STATE OF NEW HAMPSHIRE — LUKE HURLEY — No. 232 — 12/18/25 — CERTIFIED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE — LUKE D. HURLEY — NO. 095 — 12/18/25 — CERTIFIED SOIL SCIENTIST

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

OWNER'S SIGNATURE

LINDA ELWOOD DATE: 12–15–2025

CHRISTINA ELWOOD DATE: 12–14–2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

HIGH INTENSITY SOILS PLAN (OVERVIEW)

TAX MAP 5 LOT 39, 39–5, 40 & 72
ELWOOD ROAD
35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:
OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211
APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=120' DATE: DEC. 12, 2025

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Engineers | Planners | Surveyors

Drawn By: DSJ
Checked By: JAC
Project: 774
File: 774–WS

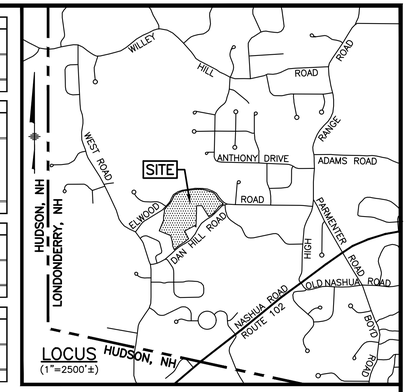
N:\...PROJECTS\774–Verani–69 Elwood Rd, Londonderry\Survey\774–WS.dwg

PROPOSED Lot 5-40				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
1	321CH	51,618	60,500	0.85
2	321BH	37,674	54,500	0.69
TOTAL		89,292		**1.54**

PROPOSED Lot 5-40-15				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
7	321BH	54,946	54,500	1.01
8	321CH	11,943	60,500	0.20
9	521BH	1,311	106,000	0.01
10	621BH	7,047	N/A	0.00
Easement		256,222		
TOTAL		331,469		**1.22**

Lot 5-40-16				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
5	321CH	9,278	60,500	0.15
6	321BH	47,839	54,500	0.88
TOTAL		57,117		**1.03**

Lot 5-40-17				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
3	321CH	30,726	60,500	0.51
4	321BH	36,444	54,500	0.67
TOTAL		67,170		**1.18**



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WETLAND DELINEATION PREPARED BY:

12/18/25

LUKE HURLEY CERTIFIED WETLAND SCIENTIST (#232)

SOIL MAPPING NOTES

1. HIGH INTENSITY SOIL MAPPING WAS PERFORMED HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC IN JULY 2025 TO THE STANDARDS OF THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, SPECIAL PUBLICATION NUMBER 1, HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE, APRIL 2017.

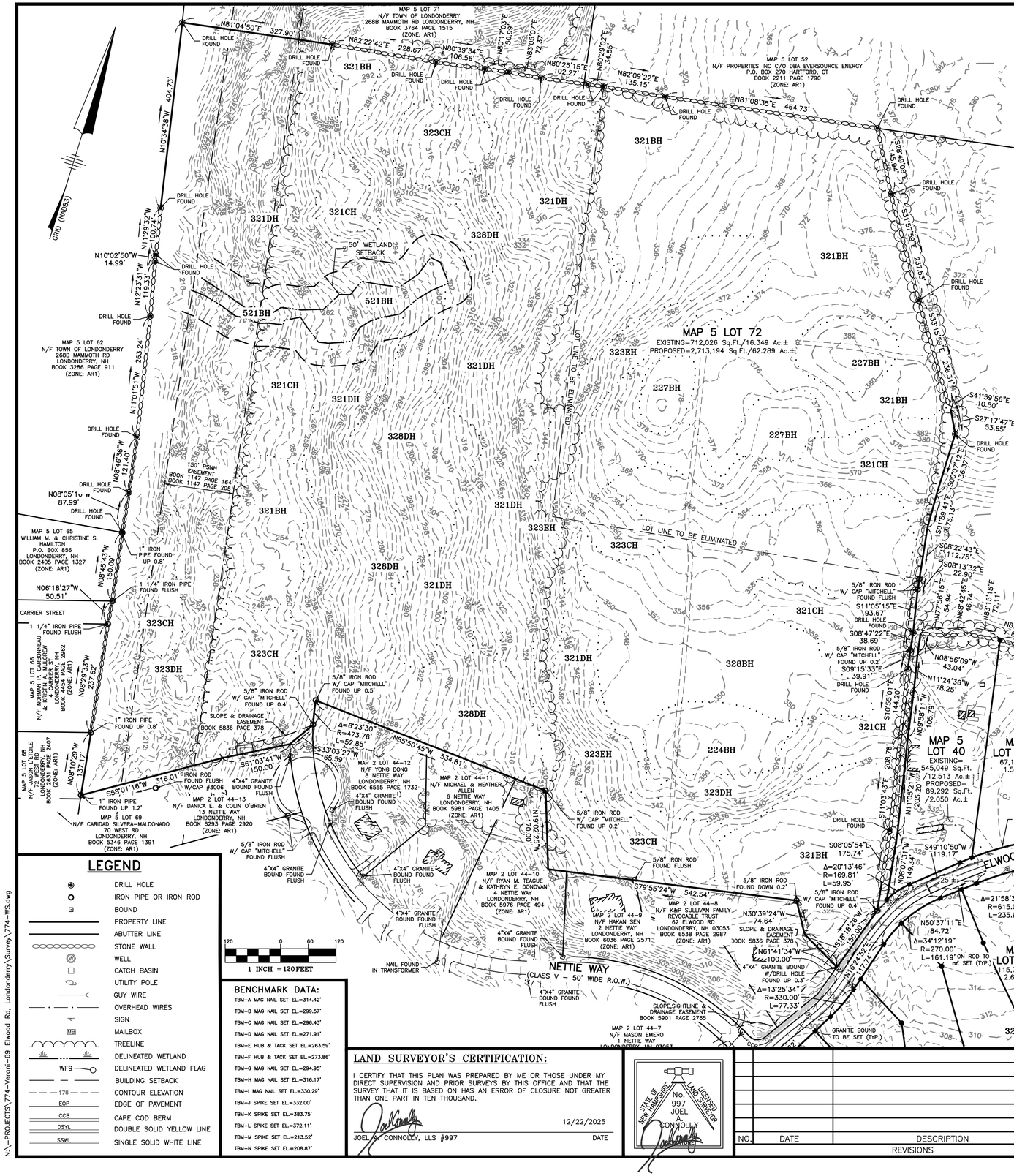
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12/22/2025

JOEL A. CONNOLLY, LLS #997 DATE

STATE OF NEW HAMPSHIRE — No. 997 JOEL A. CONNOLLY — LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

OWNER'S SIGNATURE

LINDA ELWOOD DATE: 12-15-2025

CHRISTINA ELWOOD DATE: 12-14-2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

HIGH INTENSITY SOILS PLAN (OVERVIEW)

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD

69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC

74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=120' DATE: DEC. 12, 2025

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603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By:	DSJ
Checked By:	JAC
Project:	774
File:	774–WS

SHEET 5 of 42

N:\–PROJECTS\774–Verani–69 Elwood Rd, Londonderry\Survey\774–WS.dwg

MAP 5 LOT 41
N/F SUNNYCREST FARM, INCORPORATED
59 HIGH RANGE RD
LONDONDERRY, NH
BOOK 3849 PAGE 126
(ZONE: AR1)

MAP 5 LOT 42
N/F PUBLIC SERVICE COMPANY OF NH
ATTN TAX ACCOUNTING
P.O. BOX 330
MANCHESTER, NH
BOOK 1952 PAGE 444
(ZONE: AR1)

MAP 5 LOT 49-4
N/F PUBLIC SERVICE COMPANY OF NH
ATTN TAX ACCOUNTING
P.O. BOX 330
MANCHESTER, NH
BOOK 5895 PAGE 2576
(ZONE: AR1)

MAP 5 LOT 49-26
N/F BENJAMIN E. PARKER
REVOCABLE TRUST
26 ANTHONY DR
LONDONDERRY, NH
BOOK 6345 PAGE 963
(ZONE: AR1)

MAP 5 LOT 40-13
N/F THOMAS D. AGRELLA
REVOCABLE TRUST OF 2018
46 ELWOOD RD
LONDONDERRY, NH 03053
BOOK 6494 PAGE 2471
(ZONE: AR1)

MAP 5 LOT 40-14
N/F PAUL & MARIA SCHACHT FAMILY TRUST
P.O. BOX 588
LONDONDERRY, NH 03053
BOOK 5727 PAGE 2280
(ZONE: AR1)

MAP 5
LOT 40
EXISTING=
545,049 Sq.Ft.
/12.513 Ac.±
PROPOSED=
89,292 Sq.Ft.
/2.050 Ac.±

MAP 5
LOT 40-17
67,170 Sq.Ft.
1.542 Ac.±

MAP 5
LOT 40-16
57,117 Sq.Ft.
1.311 Ac.±

MAP 5
LOT 40-15
331,469 Sq.Ft.
7.610 Ac.±

MAP 5
LOT 39
EXISTING=
2,077,616 Sq.Ft./47.696 Ac.±
PROPOSED=
512,586 Sq.Ft./11.767 Ac.±

MAP 5
LOT 39-6
68,324 Sq.Ft.
1.568 Ac.±

MAP 5
LOT 39-7
75,742 Sq.Ft.
1.739 Ac.±

MAP 5
LOT 39-8
93,312 Sq.Ft.
2.142 Ac.±

MAP 5
LOT 39-9
115,727 Sq.Ft.
2.657 Ac.±

MAP 5
LOT 39-10
157,563 Sq.Ft.

ELWOOD ROAD
(PUBLIC CLASS V VARIABLE WIDTH R.O.W.)

350' NEW ENGLAND POWER COMPANY EASEMENT BOOK 856 PAGE 70

216.50' PSNH EASEMENT BOOK 1966 PAGE 05

EASEMENT 256,222 SF

EASEMENT 407,236 SF

1 STORY W/F & METAL BUILDING

CONCRETE LOADING DOCK

1 STORY MOBILE HOME

2 STORY W/F HOUSE

2 STORY W/F BARN

1 STORY METAL BUILDING

OPEN WATER

75' SEPTIC SETBACK

15' REAR SETBACK

15' SIDE SETBACK

40' WETLAND SETBACK

MATCHLINE A
MATCHLINE B

GRANITE BOUND TO BE SET (TYP.)

IRON ROD TO BE SET (TYP.)

5/8" IRON ROD FOUND UP 0.7'

1 1/4" IRON PIPE FOUND DOWN 0.2'

IRON ROD FOUND W/DISK DOWN 0.1'

IRON ROD FOUND W/DISK DOWN 0.1'

5/8" IRON ROD W/ CAP "MITCHELL" FOUND UP 0.2'

5/8" IRON ROD W/ CAP "MITCHELL" FOUND UP 0.4'

DRILL HOLE FOUND

TBM A

TBM B

TBM H

GRID (NAD83)

CONSERVATION OVERLAY DISTRICT SIGNS SET ALONG BUFFER

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WETLAND DELINEATION PREPARED BY:

12/18/25

LUKE HURLEY CERTIFIED WETLAND SCIENTIST (#232)

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LUKE D. HURLEY
NO. 095
12/18/25
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STATE OF NEW HAMPSHIRE
LUKE HURLEY
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CERTIFIED WETLAND SCIENTIST

OWNER'S SIGNATURE

LINDA ELWOOD DATE: 12-15-2025

CHRISTINA ELWOOD DATE: 12-14-2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

KEY MAP

		A
C		B
D		

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12/22/2025

JOEL A. CONNOLLY, LLS #997 DATE

STATE OF NEW HAMPSHIRE
No. 997
JOEL A. CONNOLLY
LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

HIGH INTENSITY SOILS PLAN (SHEET A)

TAX MAP 5 LOT 39, 39-5, 40 & 72

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35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

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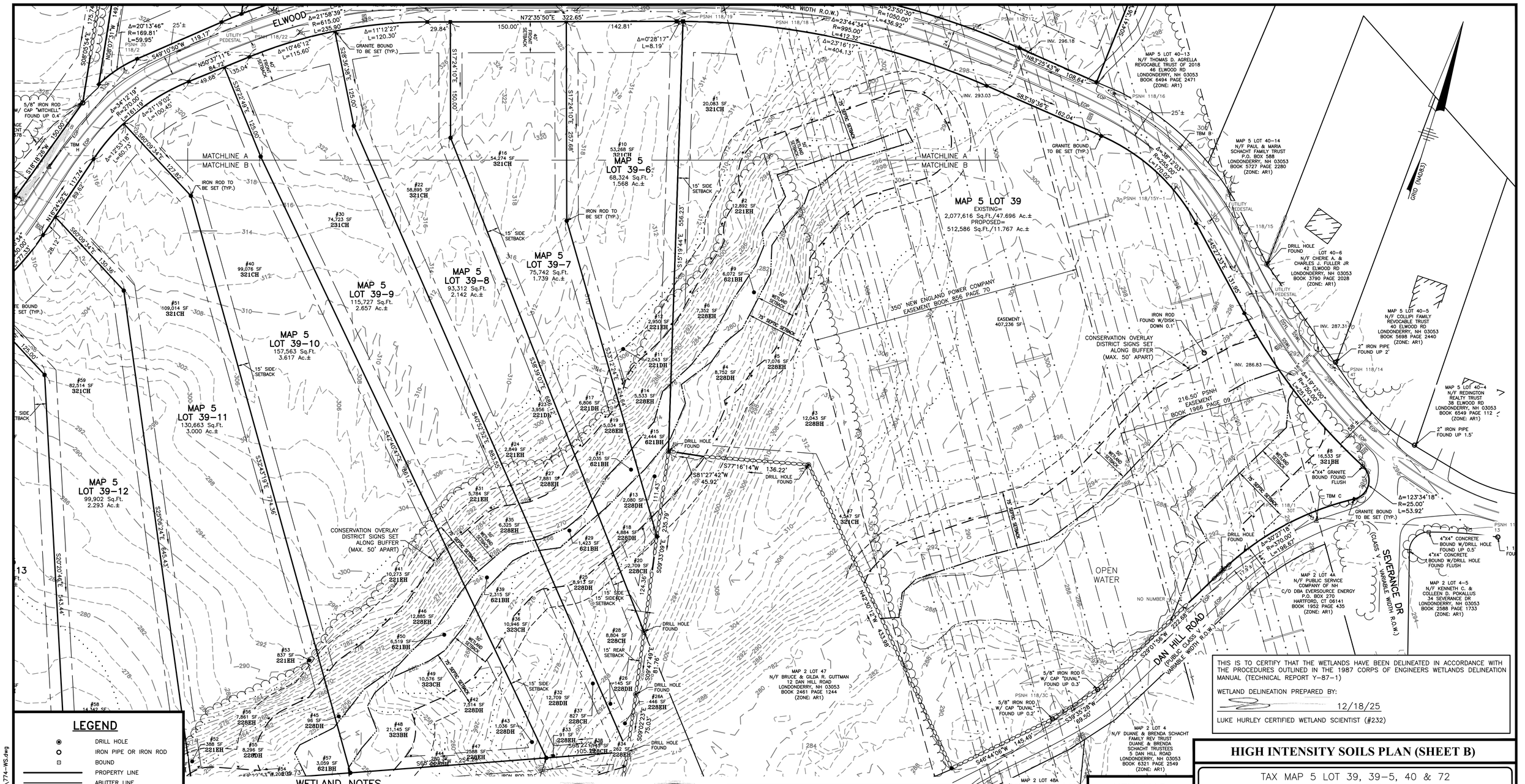
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SCALE: 1"=60' DATE: DEC. 12, 2025

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Drawn By: DSJ
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N:\=PROJECTS\774-Verani-69 Elwood Rd, Londonderry\Survey\774-WS.dwg



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KEY MAP

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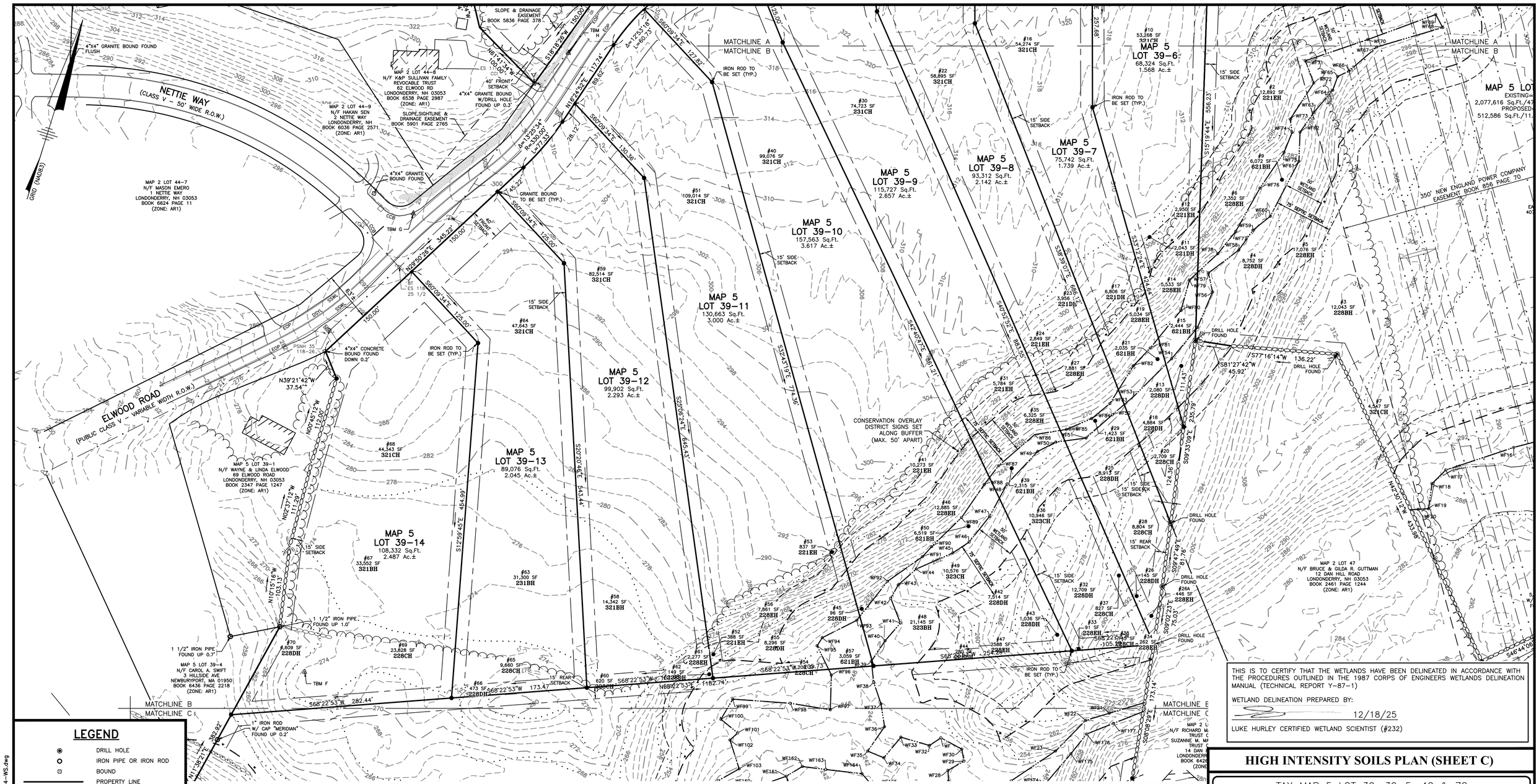
SCALE: 1"=60' — DATE: DEC. 12, 2025

The Dubay Group, Inc.
136 Harvey Rd. Bldg B101
Londonderry, NH 03053
603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By:	DSJ
Checked By:	JAC
Project:	774
File:	774-WS

SHEET 7 of 42

N:\=PROJECTS\774-Verani-69 Elwood Rd, Londonderry\Survey\774-WS.dwg



LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
- ABUTTER LINE
- STONE WALL
- WELL
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
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BENCHMARK DATA:

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WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY HURLEY ENVIRONMENTAL & LAND PLANNING, LLC IN JUNE 2025 IN ACCORDANCE WITH:

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STATE OF NEW HAMPSHIRE — LUKE D. HURLEY — 12/18/25 — NO. 095 — CERTIFIED SOIL SCIENTIST

STATE OF NEW HAMPSHIRE — LUKE HURLEY — 12/18/25 — No. 232 — CERTIFIED WETLAND SCIENTIST

OWNER'S SIGNATURE

LINDA ELWOOD — DATE: 12–15–2025

CHRISTINA ELWOOD — DATE: 12–14–2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

KEY MAP

A
C B
D

LAND SURVEYOR'S CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND PRIOR SURVEYS BY THIS OFFICE AND THAT THE SURVEY THAT IT IS BASED ON HAS AN ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.

12/22/2025

JOEL A. CONNOLLY, LLS #997 — DATE

STATE OF NEW HAMPSHIRE — No. 997 — JOEL A. CONNOLLY — LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y–87–1)

WETLAND DELINEATION PREPARED BY:

12/18/25

LUKE HURLEY CERTIFIED WETLAND SCIENTIST (#232)

HIGH INTENSITY SOILS PLAN (SHEET C)

TAX MAP 5 LOT 39, 39–5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

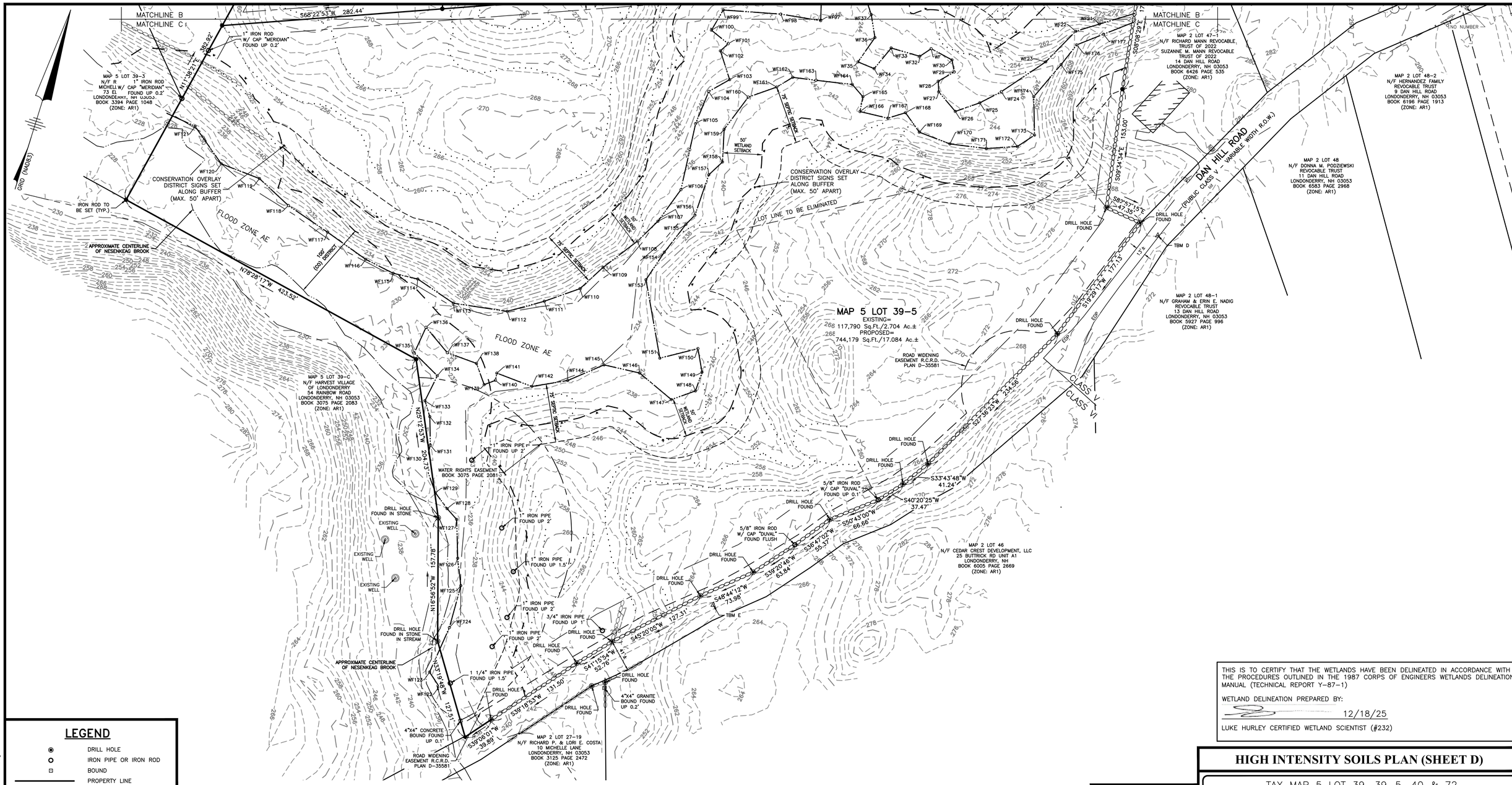
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Drawn By: DSJ
Checked By: JAC
Project: 774
File: 774–WS

N:_PROJECTS\774–Verani–69 Elwood Rd, Londonderry\Survey\774–WS.dwg



LEGEND

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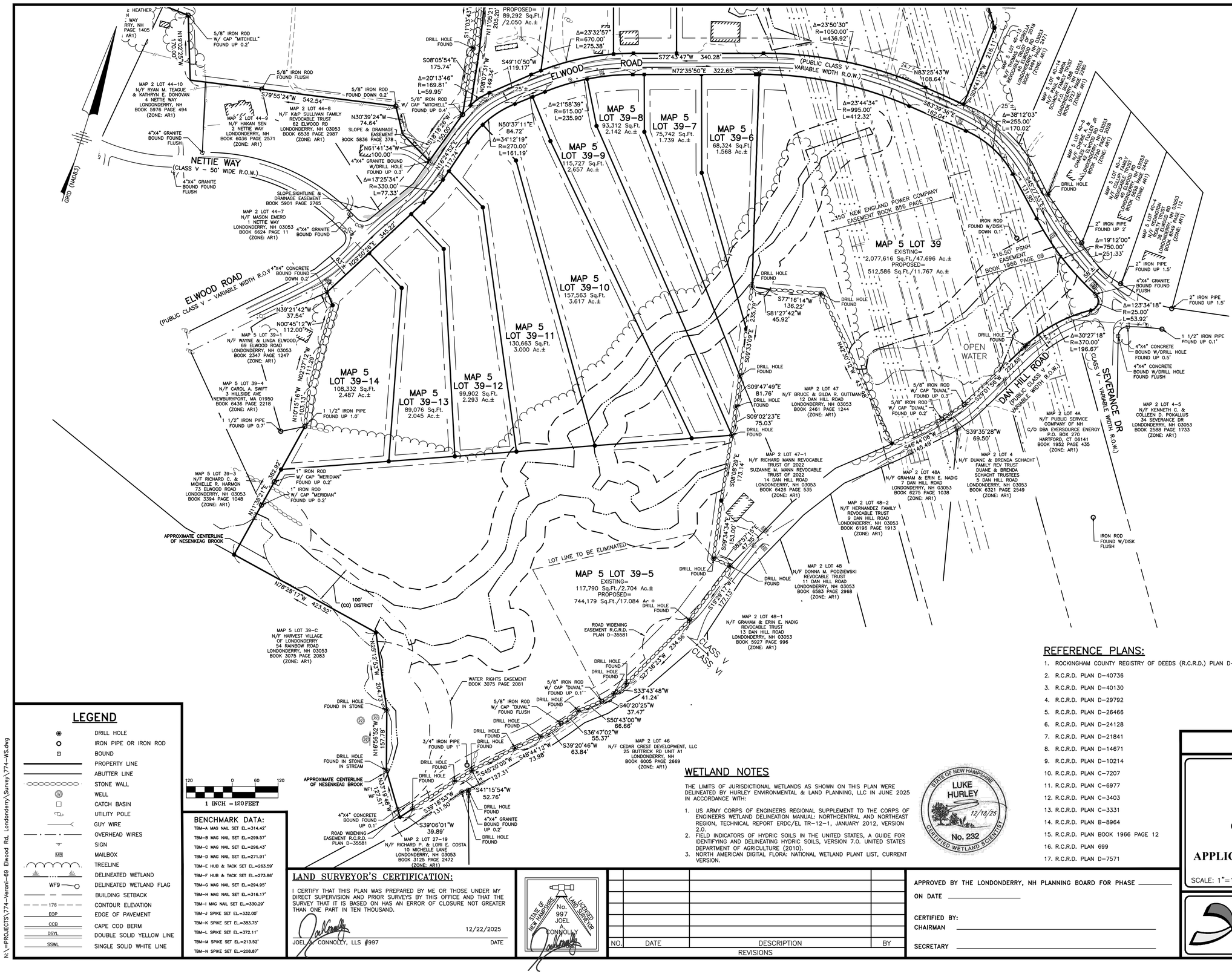
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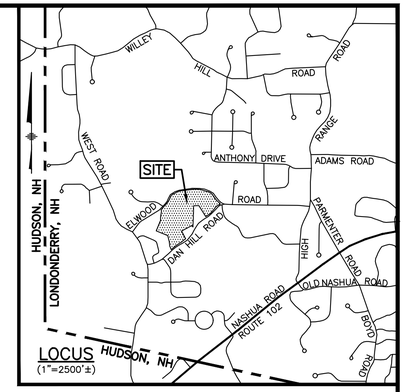
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Checked By:	JAC
Project:	774
File:	774–WS

SHEET 9 of 42

N:\=PROJECTS\774–Verani–69 Elwood Rd, Londonderry\Survey\774–WS.dwg





NOTES:

1. THE INTENT OF THIS PLAN IS DEPICT A SUBDIVISION OF MAP 5 LOT 39 & LOT 39–5 RESULTING IN A TOTAL OF ELEVEN (11) BUILDING LOTS. ALSO TO SUBDIVIDE THE EASTERLY PORTION OF MAP 5 LOT 40 INTO FIVE (5) BUILDINGS LOTS AND THE WESTERLY PORTION OF MAP 5 LOT 40 TO BE CONSOLIDATED WITH TAX MAP 5 LOT 72.
2. THE EXISTING SITE CONDITIONS DEPICTED HEREON ARE BASED ON A SURVEY PERFORMED BY THIS OFFICE BETWEEN JUNE AND JULY 2025 AND SUPPLEMENTED WITH DATA EXTRACTED FROM UAS (DRONE) IMAGERY AND LIDAR COLLECTED BY THIS OFFICE ON JUNE 16, 2025.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PERFORMED BY THIS OFFICE BETWEEN JUNE AND JULY 2025 AND PLAN REFERENCES LISTED HEREON.
4. THE HORIZONTAL DATUM IS BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY, 2025.
5. THE VERTICAL DATUM IS BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY, 2025.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORD DESIGN PLANS, DIG SAFE FLAGGING, AND/OR INFORMATION PROVIDED BY THE TOWN OF LONDONDERRY, NH, AND ABOVE GROUND FEATURES LOCATED BY THIS OFFICE. SAID UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR INCLUSIVE OF ALL EXISTING UTILITIES.
7. A PORTION OF MAP 5 LOT 39 IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP 33015C0508E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
8. MAP 5 LOT 39 IS ZONED AGRICULTURAL–RESIDENTIAL (AR–1) PER THE TOWN OF LONDONDERRY ZONING MAP;

MIN LOT SIZE:	SOIL BASE
MIN LOT FRONTAGE:	150 FT
MIN FRONT YARD:	40 FT
MIN SIDE YARD:	15 FT
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REFER TO THE TOWN OF LONDONDERRY ZONING ORDINANCE FOR ADDITIONAL INFORMATION AND RESTRICTIONS.

9. LOT CORNERS ARE TO BE SET IN ACCORDANCE WITH SECTIONS 3.02.A AND B.2 OF THE SUBDIVISION REGULATIONS.
   - 9.1. STREET RIGHT–OF–WAY: SHALL BE MARKED BY A STONE OR CONCRETE MONUMENT 4"X4"X36" IN SIZE (MINIMUM); AND
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10. NHDES SUBDIVISION APPROVAL:

REFERENCE PLANS:

1. ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN D–35581
2. R.C.R.D. PLAN D–40736
3. R.C.R.D. PLAN D–40130
4. R.C.R.D. PLAN D–29792
5. R.C.R.D. PLAN D–26466
6. R.C.R.D. PLAN D–24128
7. R.C.R.D. PLAN D–21841
8. R.C.R.D. PLAN D–14671
9. R.C.R.D. PLAN D–10214
10. R.C.R.D. PLAN C–7207
11. R.C.R.D. PLAN C–6977
12. R.C.R.D. PLAN C–3403
13. R.C.R.D. PLAN C–3331
14. R.C.R.D. PLAN B–8964
15. R.C.R.D. PLAN BOOK 1966 PAGE 12
16. R.C.R.D. PLAN 699
17. R.C.R.D. PLAN D–7571

OWNER'S SIGNATURE

LINDA ELWOOD DATE: 12–15–2025

CHRISTINA ELWOOD DATE: 12–14–2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

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- DRILL HOLE
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- BOUND
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STATE OF NEW HAMPSHIRE — LUKE HURLEY — 12/18/25 — No. 232 — CERTIFIED WETLAND SCIENTIST

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STATE OF NEW HAMPSHIRE — No. 997 — JOEL A. CONNOLLY — LICENSED LAND SURVEYOR

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ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

SUBDIVISION PLAN (OVERVIEW)

TAX MAP 5 LOT 39, 39–5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

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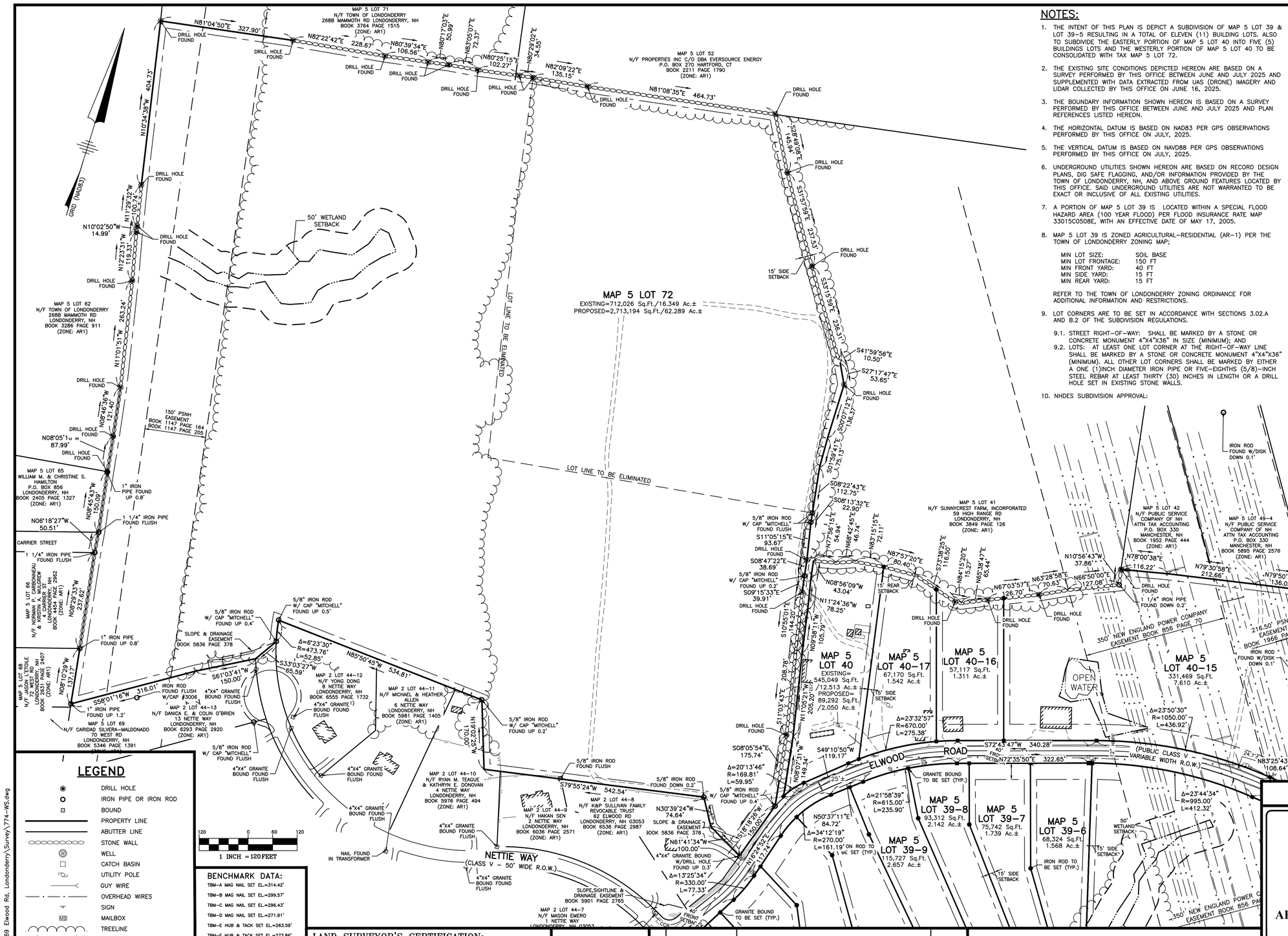
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SHEET 10 of 42

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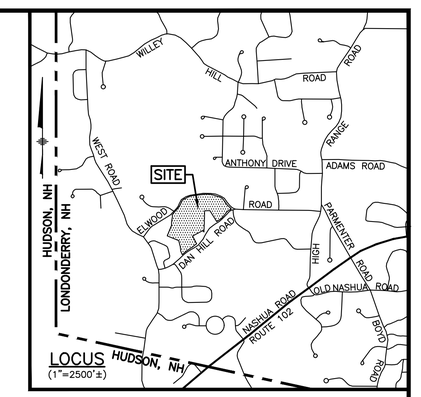
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NO.	DATE	DESCRIPTION	BY

REVISIONS

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

SUBDIVISION PLAN (OVERVIEW)

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

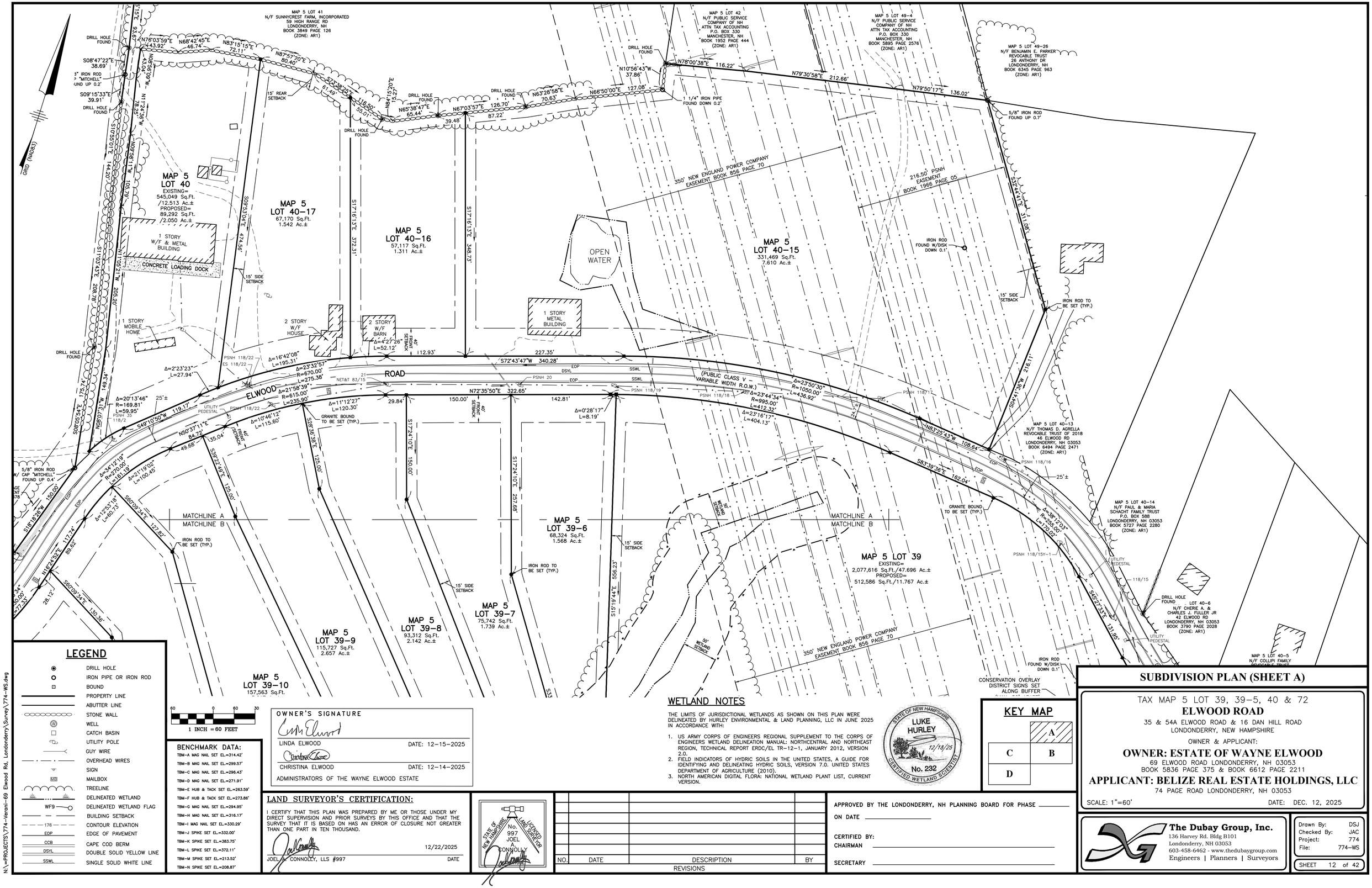
SCALE: 1"=120' DATE: DEC. 12, 2025

The Dubay Group, Inc.
136 Harvey Rd. Bldg B101
Londonderry, NH 03053
603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By:	DSJ
Checked By:	JAC
Project:	774
File:	774-WS

SHEET 11 of 42

N:\=PROJECTS\774-Verani-69 Elwood Rd, Londonderry\Survey\774-WS.dwg



LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
- ABUTTER LINE
- STONE WALL
- WELL
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- SIGN
- MAILBOX
- TREELINE
- DELINEATED WETLAND
- WF9 — DELINEATED WETLAND FLAG
- BUILDING SETBACK
- 176 — CONTOUR ELEVATION
- EOP — EDGE OF PAVEMENT
- CCB — CAPE COD BERM
- DSYL — DOUBLE SOLID YELLOW LINE
- SSWL — SINGLE SOLID WHITE LINE

60 0 60 30
1 INCH = 60 FEET

BENCHMARK DATA:

TBM–A MAG NAIL SET EL.=314.42'
TBM–B MAG NAIL SET EL.=299.57'
TBM–C MAG NAIL SET EL.=296.43'
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TBM–K SPIKE SET EL.=383.75'
TBM–L SPIKE SET EL.=372.11'
TBM–M SPIKE SET EL.=213.52'
TBM–N SPIKE SET EL.=208.87'

OWNER'S SIGNATURE

LINDA ELWOOD — DATE: 12–15–2025

CHRISTINA ELWOOD — DATE: 12–14–2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

LAND SURVEYOR'S CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND PRIOR SURVEYS BY THIS OFFICE AND THAT THE SURVEY THAT IT IS BASED ON HAS AN ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.

12/22/2025

JOEL A. CONNOLLY, LLS #997 — DATE

STATE OF NEW HAMPSHIRE — No. 997 JOEL A CONNOLLY — LICENSED LAND SURVEYOR

WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY HURLEY ENVIRONMENTAL & LAND PLANNING, LLC IN JUNE 2025 IN ACCORDANCE WITH:

1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR–12–1, JANUARY 2012, VERSION 2.0.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.

STATE OF NEW HAMPSHIRE — LUKE HURLEY — 12/18/25 — No. 232 — CERTIFIED WETLAND SCIENTIST

KEY MAP

A / B / C / D

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

SUBDIVISION PLAN (SHEET A)

TAX MAP 5 LOT 39, 39–5, 40 & 72

ELWOOD ROAD

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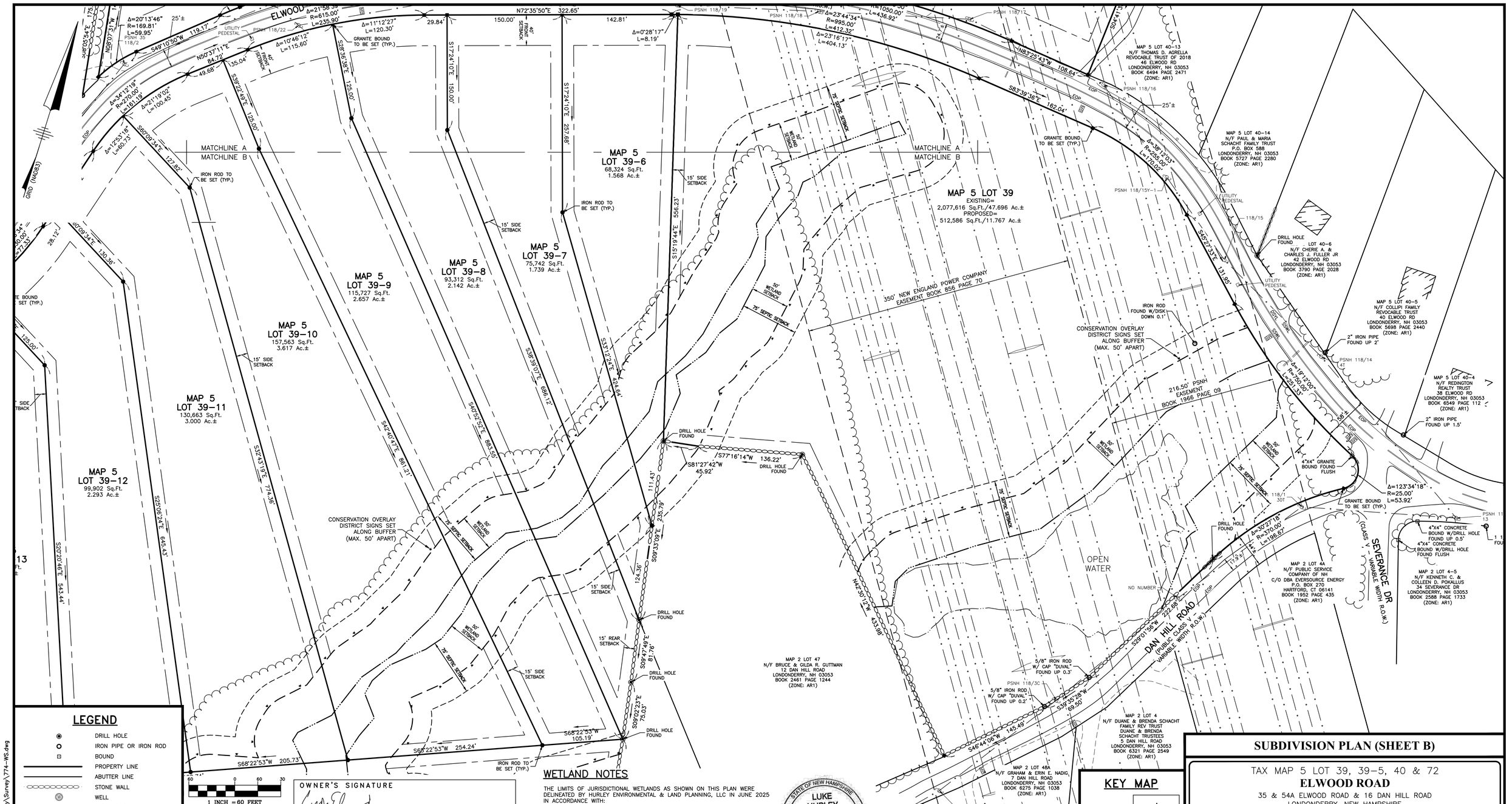
SCALE: 1"=60' DATE: DEC. 12, 2025

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Engineers | Planners | Surveyors

Drawn By: DSJ
Checked By: JAC
Project: 774
File: 774–WS

SHEET 12 of 42

N:\=PROJECTS\774–Verani–69 Elwood Rd, Londonderry\Survey\774–WS.dwg



LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
- ABUTTER LINE
- STONE WALL
- WELL
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- SIGN
- MAILBOX
- TREELINE
- DELINEATED WETLAND
- DELINEATED WETLAND FLAG
- BUILDING SETBACK
- CONTOUR ELEVATION
- EDGE OF PAVEMENT
- CAPE COD BERM
- DOUBLE SOLID YELLOW LINE
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12/22/2025

JOEL A. CONNOLLY, LLS #997 — DATE

STATE OF NEW HAMPSHIRE — No. 997 JOEL A. CONNOLLY — LICENSED LAND SURVEYOR

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STATE OF NEW HAMPSHIRE — LUKE HURLEY — 12/18/25 — No. 232 — CERTIFIED WETLAND SCIENTIST

KEY MAP

	A	
C		B
D		

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		REVISIONS	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

SUBDIVISION PLAN (SHEET B)

TAX MAP 5 LOT 39, 39–5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD

LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD

69 ELWOOD ROAD LONDONDERRY, NH 03053

BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

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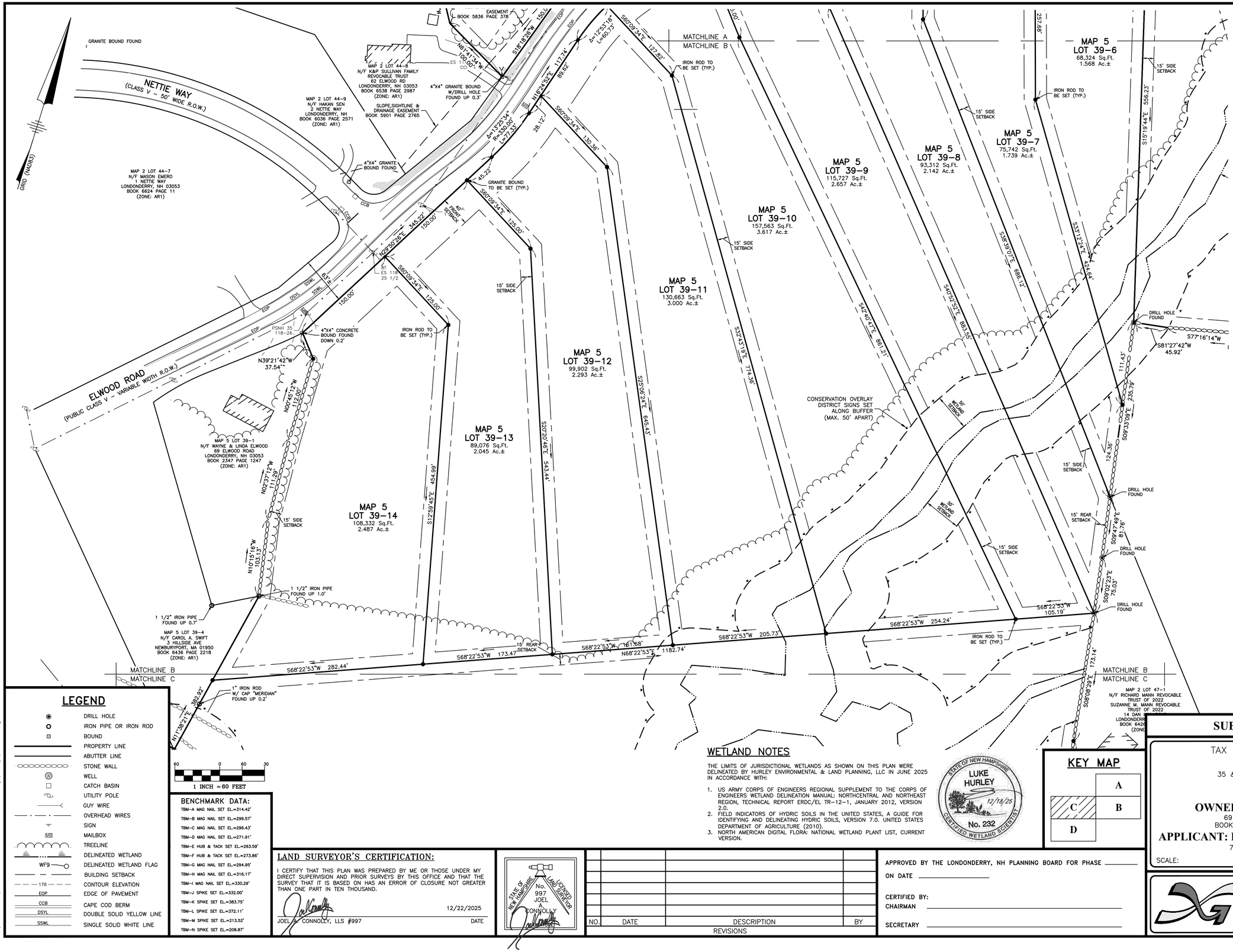
SCALE: — DATE: DEC. 12, 2025

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603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By:	DSJ
Checked By:	JAC
Project:	774
File:	774–WS

SHEET 13 of 42

N:\=PROJECTS\774–Verani–69 Elwood Rd. Londonderry\Survey\774–WS.dwg



LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
- ABUTTER LINE
- STONE WALL
- WELL
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- SIGN
- MB MAILBOX
- TREELINE
- DELINEATED WETLAND
- WF9 DELINEATED WETLAND FLAG
- BUILDING SETBACK
- 176 CONTOUR ELEVATION
- EOP EDGE OF PAVEMENT
- CCB CAPE COD BERM
- DSYL DOUBLE SOLID YELLOW LINE
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STATE OF NEW HAMPSHIRE
LUKE HURLEY
12/18/25
No. 232
CERTIFIED WETLAND SCIENTIST

KEY MAP

A | B | C | D

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12/22/2025
JOEL A. CONNOLLY, LLS #997 DATE

STATE OF NEW HAMPSHIRE
No. 997
JOEL A. CONNOLLY
LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

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ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

OWNER'S SIGNATURE

LINDA ELWOOD DATE: 12–15–2025

CHRISTINA ELWOOD DATE: 12–14–2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

SUBDIVISION PLAN (SHEET C)

TAX MAP 5 LOT 39, 39–5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

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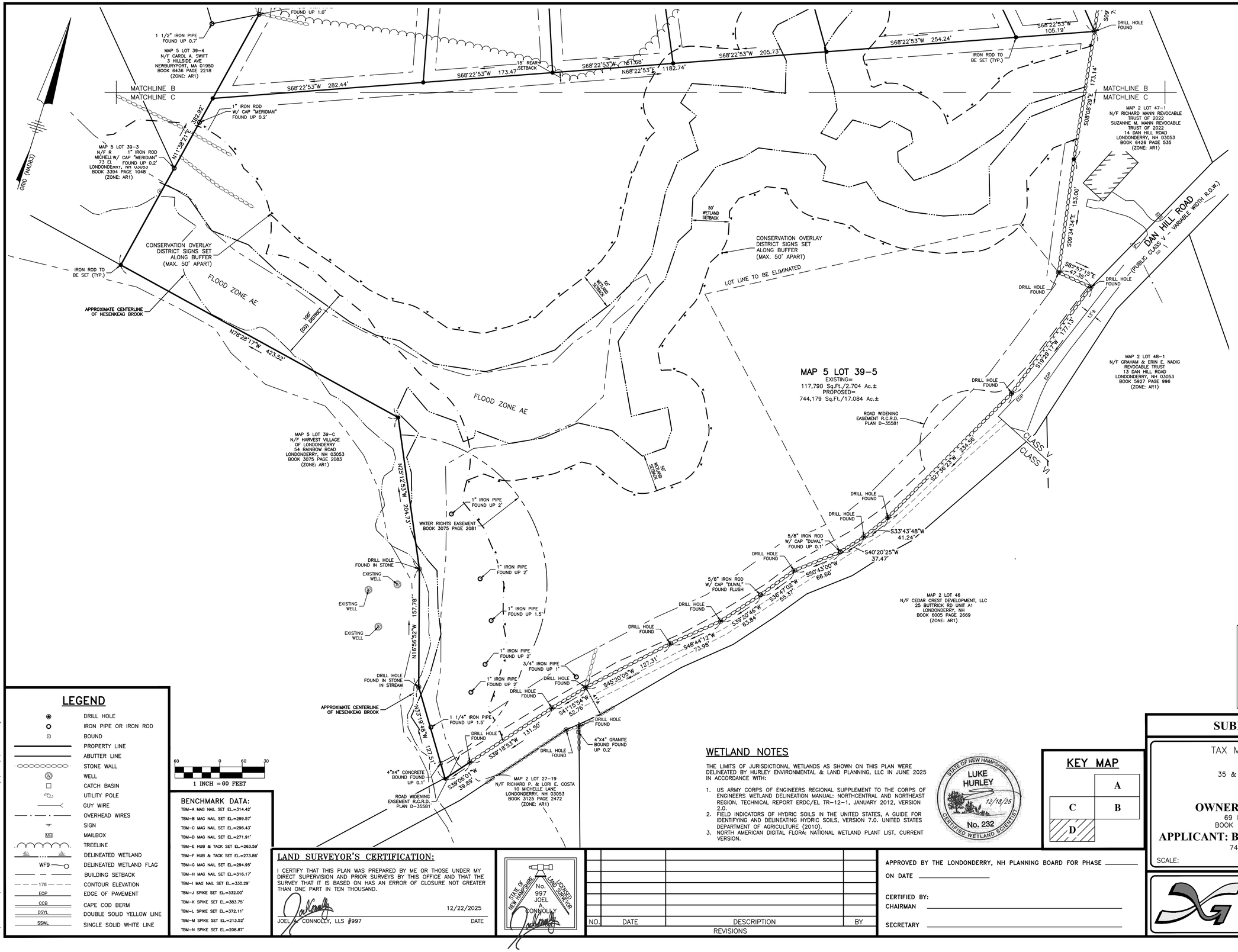
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Drawn By: DSJ
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N:\–PROJECTS\774–Veroni–69 Elwood Rd, Londonderry\Survey\774–WS.dwg



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- DRILL HOLE
- IRON PIPE OR IRON ROD
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STATE OF NEW HAMPSHIRE — LUKE HURLEY — 12/18/25 — No. 232 — CERTIFIED WETLAND SCIENTIST

KEY MAP

A | B | C | D

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

OWNER'S SIGNATURE

LINDA ELWOOD — DATE: 12-15-2025

CHRISTINA ELWOOD — DATE: 12-14-2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

SUBDIVISION PLAN (SHEET D)

TAX MAP 5 LOT 39, 39-5, 40 & 72

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LONDONDERRY, NEW HAMPSHIRE

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Drawn By: DSJ
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Project: 774
File: 774-WS

SHEET 15 of 42

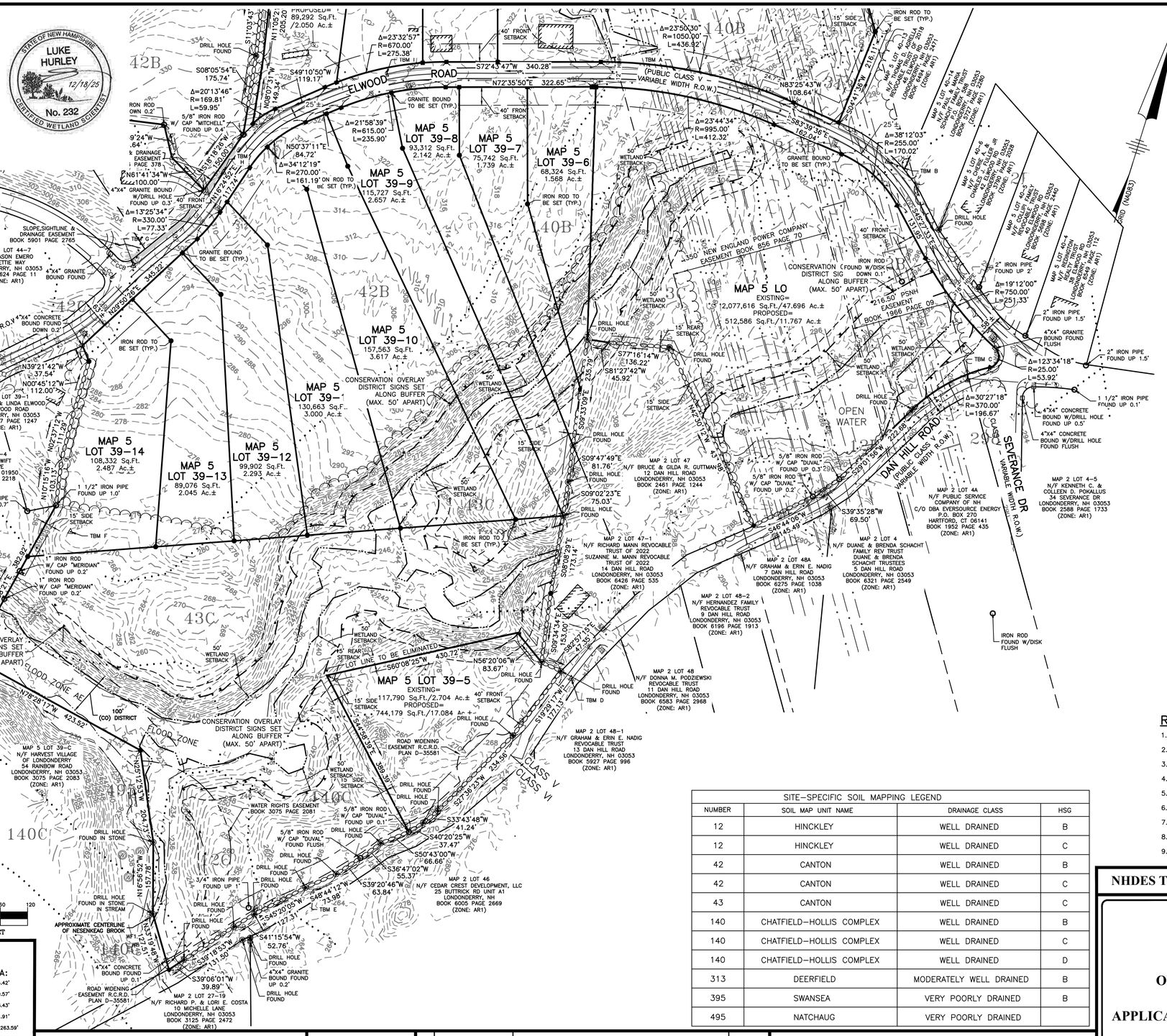
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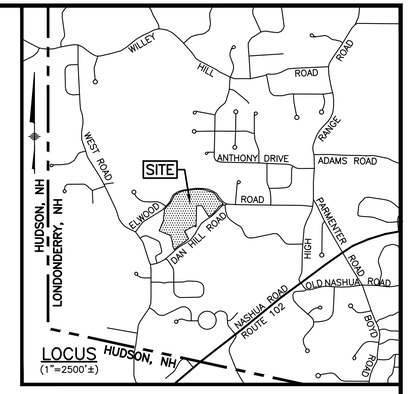
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STATE OF NEW HAMPSHIRE — LUKE HURLEY — 12/18/25 — No. 232 — CERTIFIED WETLAND SCIENTIST





LOCUS (1"=2500'±)

NOTES:

1. THE INTENT OF THIS PLAN IS DEPICT A SUBDIVISION OF MAP 5 LOT 39 & LOT 39–5 RESULTING IN A TOTAL OF ELEVEN (11) BUILDING LOTS. ALSO TO SUBDIVIDE THE EASTERLY PORTION OF MAP 5 LOT 40 INTO FIVE (5) BUILDINGS LOTS AND THE WESTERLY PORTION OF MAP 5 LOT 40 TO BE CONSOLIDATED WITH TAX MAP 5 LOT 72.
2. THE EXISTING SITE CONDITIONS DEPICTED HEREON ARE BASED ON A SURVEY PERFORMED BY THIS OFFICE BETWEEN JUNE AND JULY 2025 AND SUPPLEMENTED WITH DATA EXTRACTED FROM UAS (DRONE) IMAGERY AND LIDAR COLLECTED BY THIS OFFICE ON JUNE 16, 2025.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PERFORMED BY THIS OFFICE BETWEEN JUNE AND JULY 2025 AND PLAN REFERENCES LISTED HEREON.
4. THE HORIZONTAL DATUM IS BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY, 2025.
5. THE VERTICAL DATUM IS BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY, 2025.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORD DESIGN PLANS, DIG SAFE FLAGGING, AND/OR INFORMATION PROVIDED BY THE TOWN OF LONDONDERRY, NH, AND ABOVE GROUND FEATURES LOCATED BY THIS OFFICE. SAID UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR INCLUSIVE OF ALL EXISTING UTILITIES.
7. A PORTION OF MAP 5 LOT 39 IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP 33015C0508E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
8. MAP 5 LOT 39 IS ZONED AGRICULTURAL–RESIDENTIAL (AR–1) PER THE TOWN OF LONDONDERRY ZONING MAP;

MIN LOT SIZE:	SOIL BASE
MIN LOT FRONTAGE:	150 FT
MIN FRONT YARD:	40 FT
MIN SIDE YARD:	15 FT
MIN REAR YARD:	15 FT

REFER TO THE TOWN OF LONDONDERRY ZONING ORDINANCE FOR ADDITIONAL INFORMATION AND RESTRICTIONS.

REFERENCE PLANS:

1. ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN D–35581
2. R.C.R.D. PLAN D–40736
3. R.C.R.D. PLAN D–40130
4. R.C.R.D. PLAN D–29792
5. R.C.R.D. PLAN D–26466
6. R.C.R.D. PLAN D–24128
7. R.C.R.D. PLAN D–21841
8. R.C.R.D. PLAN D–14671
9. R.C.R.D. PLAN D–10214
10. R.C.R.D. PLAN C–7207
11. R.C.R.D. PLAN C–6977
12. R.C.R.D. PLAN C–3403
13. R.C.R.D. PLAN C–3331
14. R.C.R.D. PLAN B–8964
15. R.C.R.D. PLAN BOOK 1966 PAGE 12
16. R.C.R.D. PLAN 699
17. R.C.R.D. PLAN D–7571

OWNER'S SIGNATURE

LINDA ELWOOD — DATE: 12–15–2025

CHRISTINA ELWOOD — DATE: 12–14–2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

LEGEND

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TBM–N	SPIKE SET EL.=208.87'

SITE–SPECIFIC SOIL MAPPING LEGEND

NUMBER	SOIL MAP UNIT NAME	DRAINAGE CLASS	HSG
12	HINCKLEY	WELL DRAINED	B
12	HINCKLEY	WELL DRAINED	C
42	CANTON	WELL DRAINED	B
42	CANTON	WELL DRAINED	C
43	CANTON	WELL DRAINED	C
140	CHATFIELD–HOLLIS COMPLEX	WELL DRAINED	B
140	CHATFIELD–HOLLIS COMPLEX	WELL DRAINED	C
140	CHATFIELD–HOLLIS COMPLEX	WELL DRAINED	D
313	DEERFIELD	MODERATELY WELL DRAINED	B
395	SWANSEA	VERY POORLY DRAINED	B
495	NATCHAUG	VERY POORLY DRAINED	

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

NHDES TOPOGRAPHIC SUBDIVISION PLAN (OVERVIEW)

TAX MAP 5 LOT 39, 39–5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD

69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC

74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=120' DATE: DEC. 12, 2025

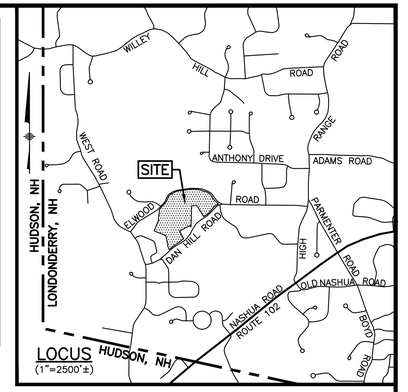
The Dubay Group, Inc.
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603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By:	DSJ
Checked By:	JAC
Project:	774
File:	774–WS

SHEET 16 of 42

N:_PROJECTS\774–Verani–69 Elwood Rd, Londonderry\Survey\774–WS.dwg

SITE-SPECIFIC SOIL MAPPING LEGEND			
NUMBER	SOIL MAP UNIT NAME	DRAINAGE CLASS	HSG
12	HINCKLEY	WELL DRAINED	B
12	HINCKLEY	WELL DRAINED	C
42	CANTON	WELL DRAINED	B
42	CANTON	WELL DRAINED	C
43	CANTON	WELL DRAINED	C
140	CHATFIELD-HOLLIS COMPLEX	WELL DRAINED	B
140	CHATFIELD-HOLLIS COMPLEX	WELL DRAINED	C
140	CHATFIELD-HOLLIS COMPLEX	WELL DRAINED	D
313	DEERFIELD	MODERATELY WELL DRAINED	B
395	SWANSEA	VERY POORLY DRAINED	B
495	NATCHAUG	VERY POORLY DRAINED	



WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY HURLEY ENVIRONMENTAL & LAND PLANNING, LLC IN JUNE 2025 IN ACCORDANCE WITH:

1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.

STATE OF NEW HAMPSHIRE
LUKE HURLEY
12/18/25
No. 232
CERTIFIED WETLAND SCIENTIST

LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
- ABUTTER LINE
- STONE WALL
- WELL
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- SIGN
- MB MAILBOX
- TREELINE
- DELINEATED WETLAND
- WF9 DELINEATED WETLAND FLAG
- BUILDING SETBACK
- 176 CONTOUR ELEVATION
- EOP EDGE OF PAVEMENT
- CCB CAPE COD BERM
- DSYL DOUBLE SOLID YELLOW LINE
- SSWL SINGLE SOLID WHITE LINE

1 INCH = 120 FEET

BENCHMARK DATA:

TBM-A MAG NAIL SET EL.=314.42'
TBM-B MAG NAIL SET EL.=299.57'
TBM-C MAG NAIL SET EL.=296.43'
TBM-D MAG NAIL SET EL.=271.91'
TBM-E HUB & TACK SET EL.=263.59'
TBM-F HUB & TACK SET EL.=273.86'
TBM-G MAG NAIL SET EL.=294.95'
TBM-H MAG NAIL SET EL.=316.17'
TBM-I MAG NAIL SET EL.=330.29'
TBM-J SPIKE SET EL.=332.00'
TBM-K SPIKE SET EL.=383.75'
TBM-L SPIKE SET EL.=372.11'
TBM-M SPIKE SET EL.=213.52'
TBM-N SPIKE SET EL.=208.87'

LAND SURVEYOR'S CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND PRIOR SURVEYS BY THIS OFFICE AND THAT THE SURVEY THAT IT IS BASED ON HAS AN ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.

12/22/2025
JOEL A. CONNOLLY, LLS #997 DATE

STATE OF NEW HAMPSHIRE
No. 997
JOEL A. CONNOLLY
LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____
ON DATE _____
CERTIFIED BY:
CHAIRMAN _____
SECRETARY _____

OWNER'S SIGNATURE
LINDA ELWOOD DATE: 12-15-2025
CHRISTINA ELWOOD DATE: 12-14-2025
ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

NHDES TOPOGRAPHIC SUBDIVISION PLAN (OVERVIEW)

TAX MAP 5 LOT 39, 39-5, 40 & 72
ELWOOD ROAD
35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:
OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211
APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=120' DATE: DEC. 12, 2025

The Dubay Group, Inc.
136 Harvey Rd. Bldg B101
Londonderry, NH 03053
603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By: DSJ
Checked By: JAC
Project: 774
File: 774-WS

SHEET 17 of 42

N:\=PROJECTS\774-Verani-69 Elwood Rd, Londonderry\Survey\774-WS.dwg

WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY HURLEY ENVIRONMENTAL & LAND PLANNING, LLC IN JUNE 2025 IN ACCORDANCE WITH:

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3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.

STATE OF NEW HAMPSHIRE
LUKE HURLEY
12/18/25
No. 232
CERTIFIED WETLAND SCIENTIST

LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
- ABUTTER LINE
- STONE WALL
- WELL
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- SIGN
- MAILBOX
- TREELINE
- DELINEATED WETLAND
- DELINEATED WETLAND FLAG
- BUILDING SETBACK
- 176 CONTOUR ELEVATION
- EOP EDGE OF PAVEMENT
- CCB CAPE COD BERM
- DSYL DOUBLE SOLID YELLOW LINE
- SSWL SINGLE SOLID WHITE LINE

60 0 60 30
1 INCH = 60 FEET

BENCHMARK DATA:

TBM-A MAG NAIL SET EL.=314.42'
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TBM-H MAG NAIL SET EL.=316.17'
TBM-I MAG NAIL SET EL.=330.29'
TBM-J SPIKE SET EL.=332.00'
TBM-K SPIKE SET EL.=383.75'
TBM-L SPIKE SET EL.=372.11'
TBM-M SPIKE SET EL.=213.52'
TBM-N SPIKE SET EL.=208.87'

OWNER'S SIGNATURE

LINDA ELWOOD DATE: 12-15-2025

CHRISTINA ELWOOD DATE: 12-14-2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

LAND SURVEYOR'S CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND PRIOR SURVEYS BY THIS OFFICE AND THAT THE SURVEY THAT IT IS BASED ON HAS AN ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.

12/22/2025

JOEL A. CONNOLLY, LLS #997 DATE

STATE OF NEW HAMPSHIRE No. 997 JOEL A. CONNOLLY LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

KEY MAP

	A	
C	B	
D		

NHDES TOPOGRAPHIC SUBDIVISION PLAN (SHEET A)

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD

69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC

74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=60' DATE: DEC. 12, 2025

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Engineers | Planners | Surveyors

Drawn By: DSJ
Checked By: JAC
Project: 774
File: 774-WS

N:\=PROJECTS\774-Verani-69 Elwood Rd, Londonderry\Survey\774-WS.dwg

WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY HURLEY ENVIRONMENTAL & LAND PLANNING, LLC IN JUNE 2025 IN ACCORDANCE WITH:

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3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.

STATE OF NEW HAMPSHIRE
LUKE HURLEY
12/18/25
No. 232
CERTIFIED WETLAND SCIENTIST

LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
- ABUTTER LINE
- STONE WALL
- WELL
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- SIGN
- MAILBOX
- TREELINE
- DELINEATED WETLAND
- WF9 — DELINEATED WETLAND FLAG
- BUILDING SETBACK
- 176 — CONTOUR ELEVATION
- EOP — EDGE OF PAVEMENT
- CCB — CAPE COD BERM
- DSYL — DOUBLE SOLID YELLOW LINE
- SSWL — SINGLE SOLID WHITE LINE

1 INCH = 60 FEET

BENCHMARK DATA:

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OWNER'S SIGNATURE

LINDA ELWOOD — DATE: 12-15-2025

CHRISTINA ELWOOD — DATE: 12-14-2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

LAND SURVEYOR'S CERTIFICATION:

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12/22/2025

JOEL A. CONNOLLY, LLS #997 — DATE

STATE OF NEW HAMPSHIRE — No. 997 JOEL A. CONNOLLY — LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

KEY MAP

	A	
C		B
D		

NHDES TOPOGRAPHIC SUBDIVISION PLAN (SHEET B)

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=60' — DATE: DEC. 12, 2025

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Londonderry, NH 03053
603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By:	DSJ
Checked By:	JAC
Project:	774
File:	774-WS

SHEET 19 of 42

N:\=PROJECTS\774-Verani-69 Elwood Rd. Londonderry\Survey\774-WS.dwg

WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY HURLEY ENVIRONMENTAL & LAND PLANNING, LLC IN JUNE 2025 IN ACCORDANCE WITH:

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STATE OF NEW HAMPSHIRE
LUKE HURLEY
12/18/25
No. 232
CERTIFIED WETLAND SCIENTIST

LEGEND

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- IRON PIPE OR IRON ROD
- BOUND
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- CATCH BASIN
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12/22/2025
JOEL A. CONNOLLY, LLS #997 — DATE

STATE OF NEW HAMPSHIRE — No. 997 JOEL A. CONNOLLY — LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____
ON DATE _____
CERTIFIED BY:
CHAIRMAN _____
SECRETARY _____

KEY MAP

A | B | C | D

OWNER'S SIGNATURE

LINDA ELWOOD — DATE: 12–15–2025

CHRISTINA ELWOOD — DATE: 12–14–2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

NHDES TOPOGRAPHIC SUBDIVISION PLAN (SHEET C)

TAX MAP 5 LOT 39, 39–5, 40 & 72

ELWOOD ROAD

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LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

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APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=60' DATE: DEC. 12, 2025

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603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By: DSJ
Checked By: JAC
Project: 774
File: 774–WS

N:\=PROJECTS\774–Verani–69 Elwood Rd, Londonderry\Survey\774–WS.dwg

WETLAND NOTES

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12/18/25
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12/22/2025
JOEL A. CONNOLLY, LLS #997 DATE

STATE OF NEW HAMPSHIRE No. 997 JOEL A. CONNOLLY LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____
ON DATE _____
CERTIFIED BY:
CHAIRMAN _____
SECRETARY _____

KEY MAP

A
C B
D

OWNER'S SIGNATURE
LINDA ELWOOD DATE: 12-15-2025
CHRISTINA ELWOOD DATE: 12-14-2025
ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

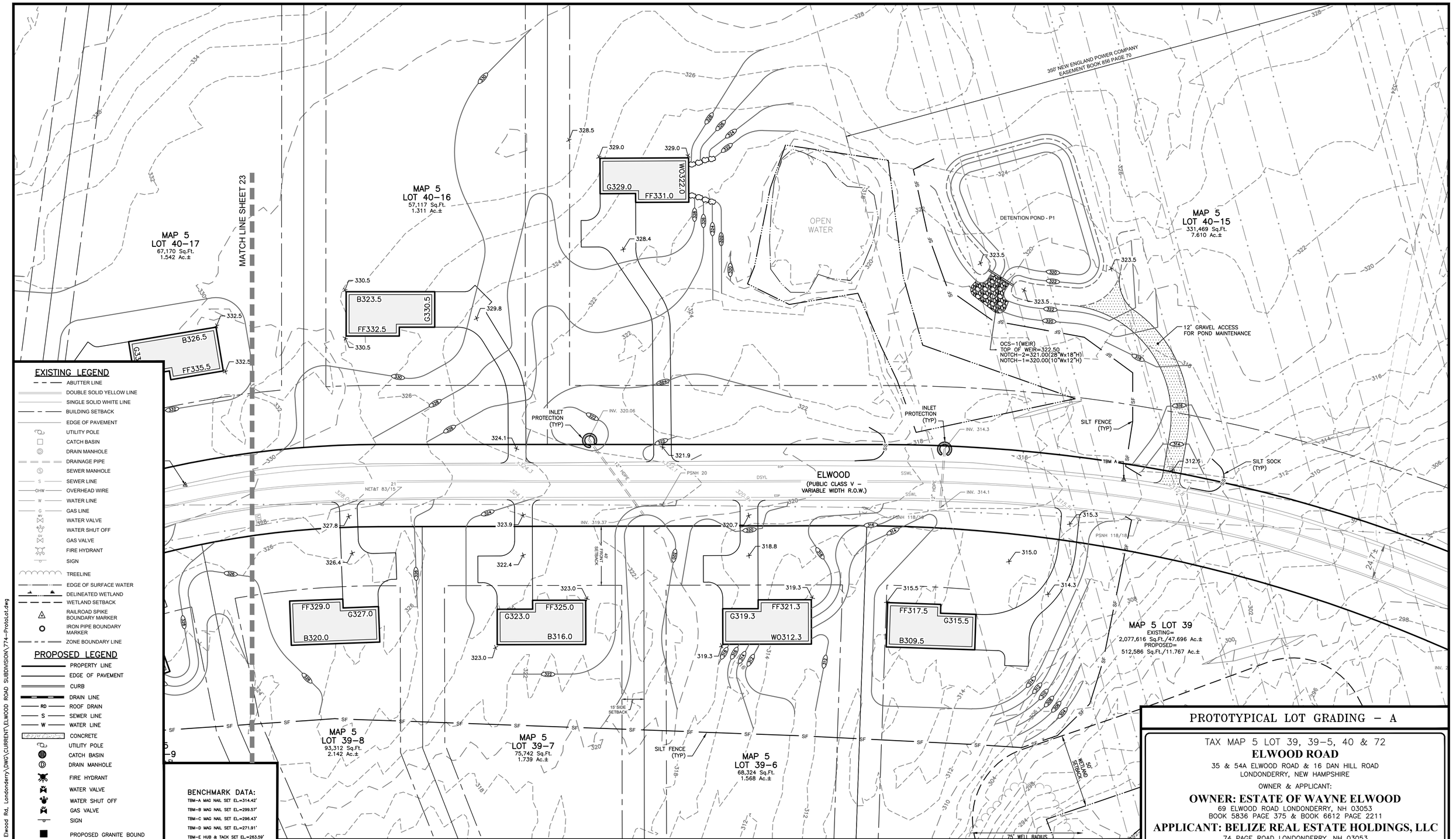
NHDES TOPOGRAPHIC SUBDIVISION PLAN (SHEET C)

TAX MAP 5 LOT 39, 39-5, 40 & 72
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35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE
OWNER & APPLICANT:
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Engineers | Planners | Surveyors

Drawn By: DSJ
Checked By: JAC
Project: 774
File: 774-WS

N:\=PROJECTS\774-Verani-69 Elwood Rd, Londonderry\Survey\774-WS.dwg



EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- SEWER MANHOLE
- SEWER LINE
- OVERHEAD WIRE
- WATER LINE
- GAS LINE
- WATER VALVE
- WATER SHUT OFF
- GAS VALVE
- FIRE HYDRANT
- SIGN
- TREELINE
- EDGE OF SURFACE WATER
- DELINEATED WETLAND
- WETLAND SETBACK
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER
- ZONE BOUNDARY LINE

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- CURB
- DRAIN LINE
- RD ROOF DRAIN
- S SEWER LINE
- W WATER LINE
- CONCRETE
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER SHUT OFF
- GAS VALVE
- SIGN
- PROPOSED GRANITE BOUND
- PAINT
- PROPOSED LIGHT POLE

E&S LEGEND:

- SF SILT SOCK BARRIER
- INLET PROTECTION

BENCHMARK DATA:

TBM–A MAG NAIL SET EL.=314.42'
TBM–B MAG NAIL SET EL.=299.57'
TBM–C MAG NAIL SET EL.=296.43'
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TBM–G MAG NAIL SET EL.=294.95'
TBM–H MAG NAIL SET EL.=316.17'
TBM–I MAG NAIL SET EL.=330.29'
TBM–J SPIKE SET EL.=332.00'
TBM–K SPIKE SET EL.=383.75'
TBM–L SPIKE SET EL.=372.11'
TBM–M SPIKE SET EL.=213.52'
TBM–N SPIKE SET EL.=208.87'

STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE
No. 13325
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

PROTOTYPICAL LOT GRADING – A

TAX MAP 5 LOT 39, 39–5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

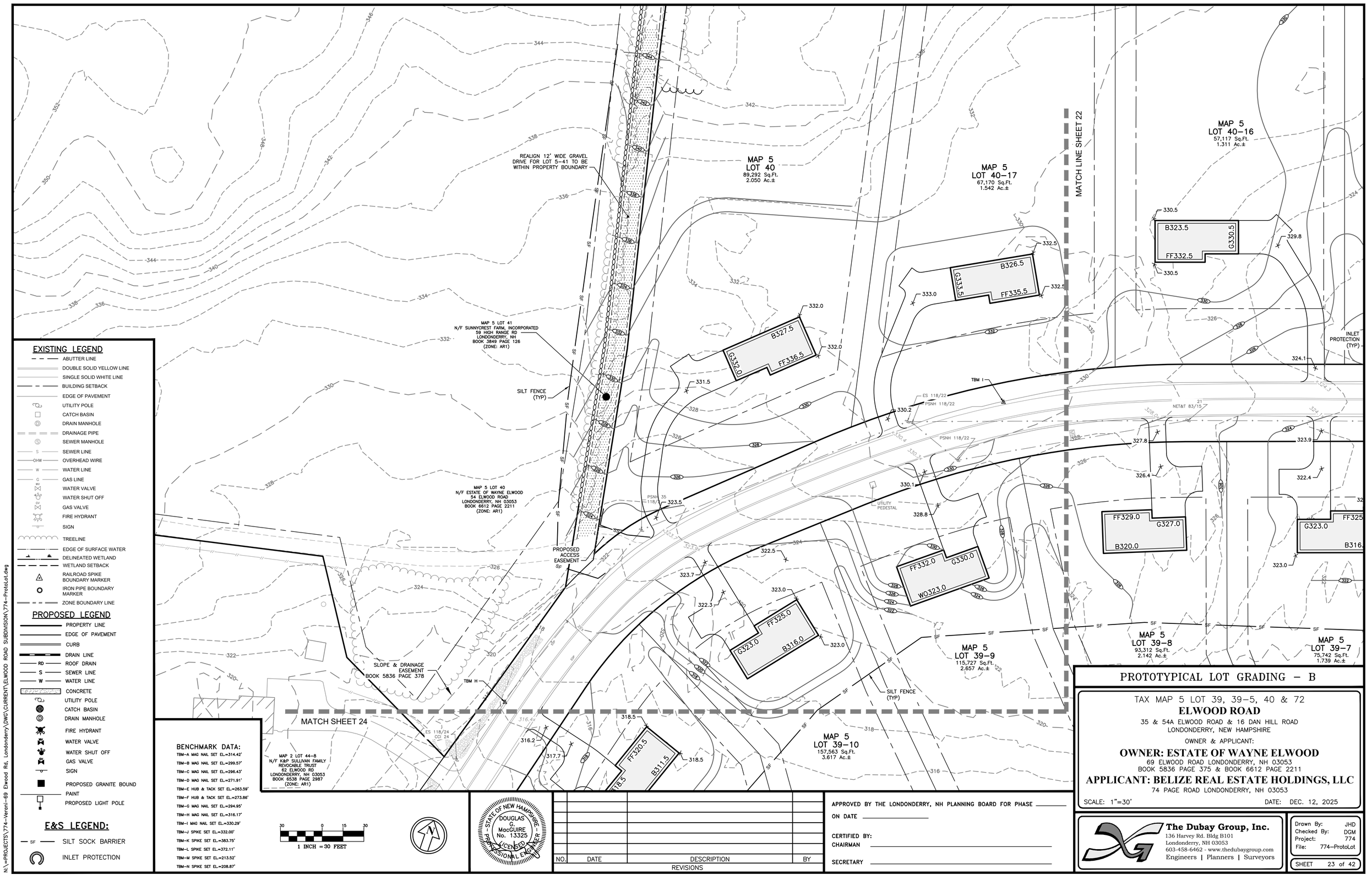
APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=30' DATE: DEC. 12, 2025

The Dubay Group, Inc.
136 Harvey Rd. Bldg B101
Londonderry, NH 03053
603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By: JHD
Checked By: DGM
Project: 774
File: 774–ProtoLot

N:\–PROJECTS\774–Veroni–69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774–ProtoLot.dwg



EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- SEWER MANHOLE
- SEWER LINE
- OHW — OVERHEAD WIRE
- WATER LINE
- GAS LINE
- WATER VALVE
- WATER SHUT OFF
- GAS VALVE
- FIRE HYDRANT
- SIGN
- TREELINE
- EDGE OF SURFACE WATER
- DELINEATED WETLAND
- WETLAND SETBACK
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER
- ZONE BOUNDARY LINE

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- CURB
- DRAIN LINE
- RD — ROOF DRAIN
- S — SEWER LINE
- W — WATER LINE
- CONCRETE
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER SHUT OFF
- GAS VALVE
- SIGN
- PROPOSED GRANITE BOUND
- PAINT
- PROPOSED LIGHT POLE

E&S LEGEND:

- SF — SILT SOCK BARRIER
- INLET PROTECTION

BENCHMARK DATA:

TBM-A MAG NAIL SET EL.=314.42'
TBM-B MAG NAIL SET EL.=299.57'
TBM-C MAG NAIL SET EL.=296.43'
TBM-D MAG NAIL SET EL.=271.91'
TBM-E HUB & TACK SET EL.=263.59'
TBM-F HUB & TACK SET EL.=273.86'
TBM-G MAG NAIL SET EL.=294.95'
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TBM-I MAG NAIL SET EL.=330.29'
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TBM-K SPIKE SET EL.=383.75'
TBM-L SPIKE SET EL.=372.11'
TBM-M SPIKE SET EL.=213.52'
TBM-N SPIKE SET EL.=208.87'

1 INCH = 30 FEET

STATE OF NEW HAMPSHIRE — DOUGLAS G. MacGUIRE No. 13325 — LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

PROTOTYPICAL LOT GRADING – B

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=30' DATE: DEC. 12, 2025

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Engineers | Planners | Surveyors

Drawn By:	JHD
Checked By:	DGM
Project:	774
File:	774-ProtoLot

SHEET 23 of 42

N:_PROJECTS\774-Verani-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-ProtoLot.dwg

MATCH SHEET 23

MAP 2 LOT 44-8
N/F K&P SULLIVAN FAMILY REVOCABLE TRUST
62 ELWOOD RD
LONDONDERRY, NH 03053
BOOK 6538 PAGE 2987
(ZONE: AR1)

MAP 2 LOT 44-9
N/F HAVAN SEN
2 NETTIE WAY
LONDONDERRY, NH
BOOK 6036 PAGE 2571
(ZONE: AR1)

MAP 2 LOT 44-7
N/F JONATHAN & ERICA CRUZ
1 NETTIE WAY
LONDONDERRY, NH 03053
BOOK 6041 PAGE 2141
(ZONE: AR1)

MAP 5 LOT 39-1
N/F WAYNE & LINDA ELWOOD
69 ELWOOD ROAD

SLOPE & DRAINAGE EASEMENT
BOOK 5836 PAGE 378

SLOPE & SIGHT LINE EASEMENT

ELWOOD
(PUBLIC CLASS V - VARIABLE WIDTH R.O.W.)

TBM H
TBM G
PSNH 35 118-2
ES 118/24 CCI 24
8T ES 118-25Y 25 1/2

EX. MAILBOX

MAP 5
LOT 39-10
157,563 Sq.Ft.
3.617 Ac.±

MAP 5
LOT 39-11
130,663 Sq.Ft.
3.000 Ac.±

MAP 5
LOT 39-12
99,902 Sq.Ft.
2.293 Ac.±

MAP 5
LOT 39-13
89,076 Sq.Ft.
2.045 Ac.±

MAP 5
LOT 39-14
108,332 Sq.Ft.
2.487 Ac.±

FF325.0 B316.0 G323.0
FF320.5 B311.5 G318.5
FF313.5 G311.5 WO304.5
FF301.0 G299.0 WO292.0
FF292.5 B283.5 G290.5

50' FRONT SETBACK
15' SIDE SETBACK
SILT FENCE (TYP)

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- SEWER MANHOLE
- SEWER LINE
- OVERHEAD WIRE
- WATER LINE
- GAS LINE
- WATER VALVE
- WATER SHUT OFF
- GAS VALVE
- FIRE HYDRANT
- SIGN
- TREELINE
- EDGE OF SURFACE WATER
- DELINEATED WETLAND
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- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER
- ZONE BOUNDARY LINE

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- CURB
- DRAIN LINE
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- CONCRETE
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- CATCH BASIN
- DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER SHUT OFF
- GAS VALVE
- SIGN
- PROPOSED GRANITE BOUND
- PAINT
- PROPOSED LIGHT POLE

E&S LEGEND:

- SILT SOCK BARRIER
- INLET PROTECTION

BENCHMARK DATA:

TBM-A MAG NAIL SET EL.=314.42'
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TBM-L SPIKE SET EL.=372.11'
TBM-M SPIKE SET EL.=213.52'
TBM-N SPIKE SET EL.=208.87'

30 0 15 30
1 INCH = 30 FEET

DOUGLAS G. MacGUIRE No. 13325 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____
ON DATE _____
CERTIFIED BY:
CHAIRMAN _____
SECRETARY _____

PROTOTYPICAL LOT GRADING – C

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

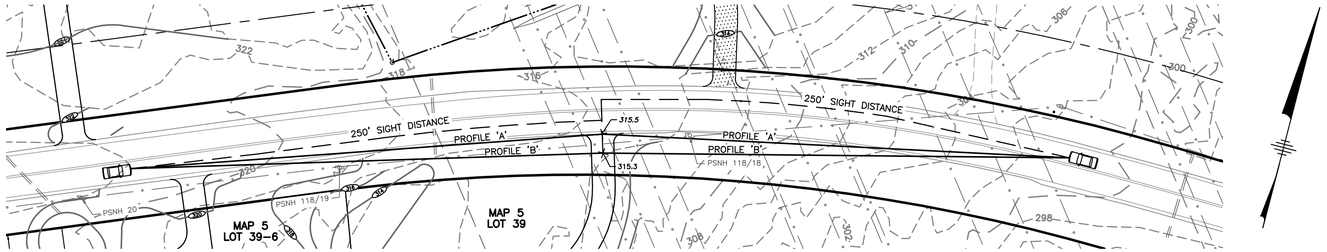
APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=30' DATE: DEC. 12, 2025

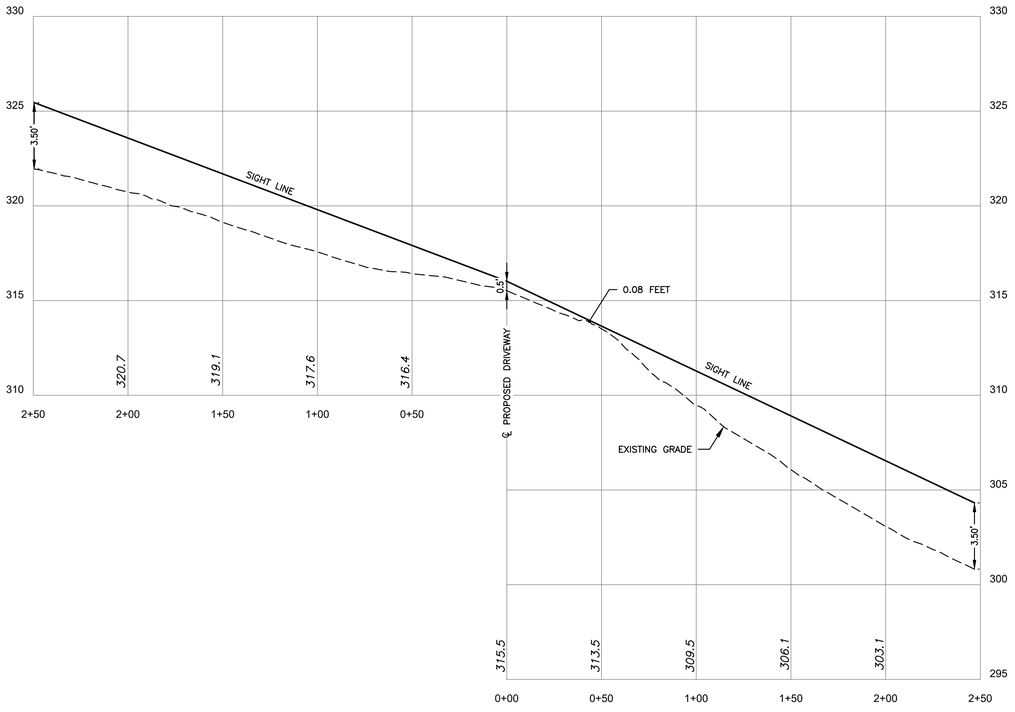
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Engineers | Planners | Surveyors

Drawn By: JHD
Checked By: DGM
Project: 774
File: 774-ProtoLot

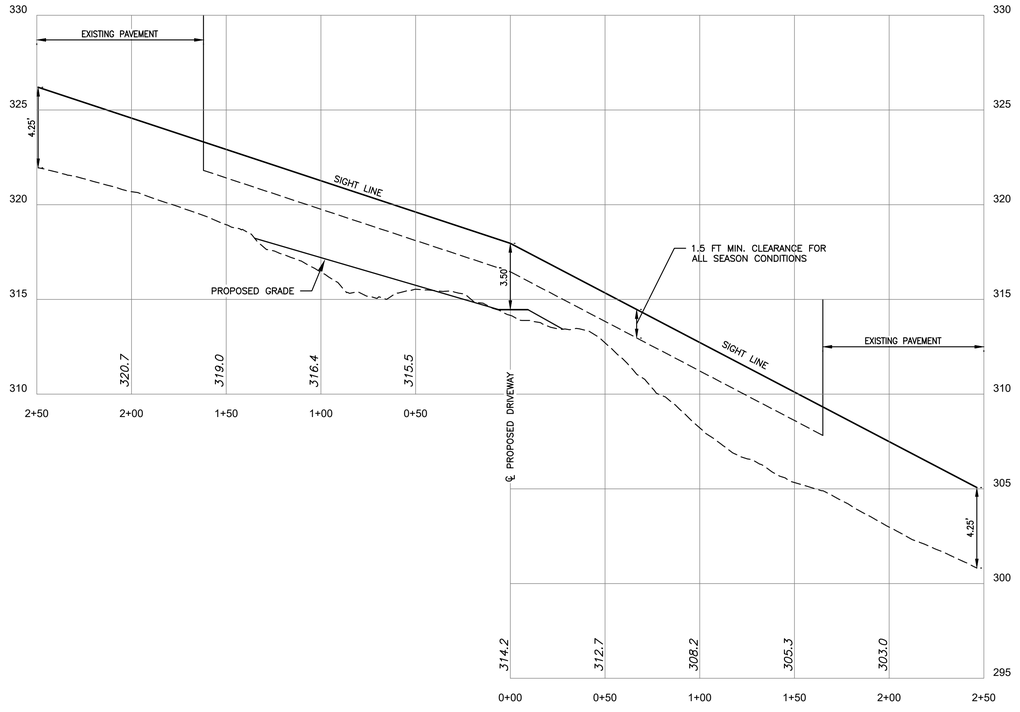
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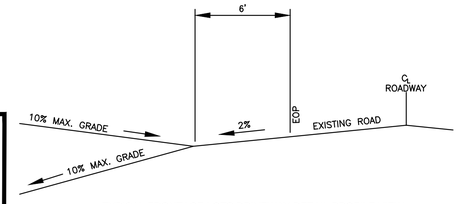
005-039 PLAN
SCALE: 1"=40'



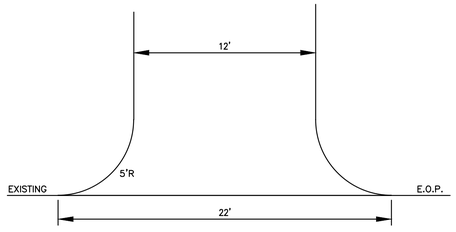
PROFILE 'A'
SCALE: 1"=40'H, 4'V



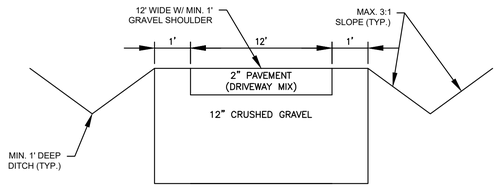
PROFILE 'B'
SCALE: 1"=40'H, 4'V



TYPICAL FRONTAGE LOTS DRIVEWAY DETAIL PROFILE VIEW



TYPICAL FRONTAGE LOTS DRIVEWAY DETAIL PLAN VIEW



TYPICAL DRIVEWAY CROSS-SECTION

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OHW — OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE / BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE – DOUGLAS G. MacGUIRE No. 13325 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

SIGHT DISTANCE CERTIFICATION:

I HEREBY CERTIFY THAT THE ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF LONDONDERRY IS ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – A

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

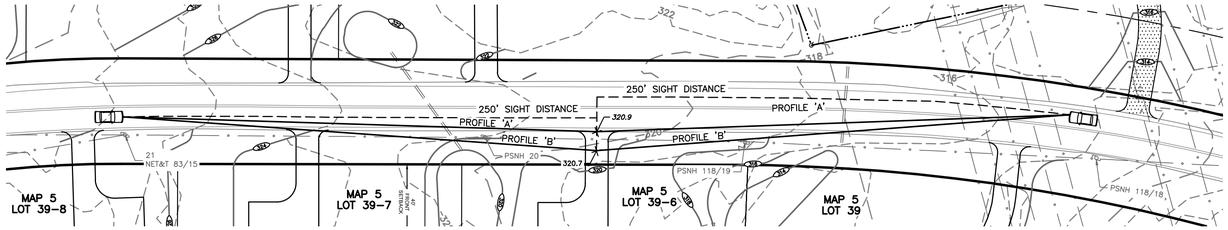
SCALE: 1"=40' DATE: DEC. 12, 2025

The Dubay Group, Inc.
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Engineers | Planners | Surveyors

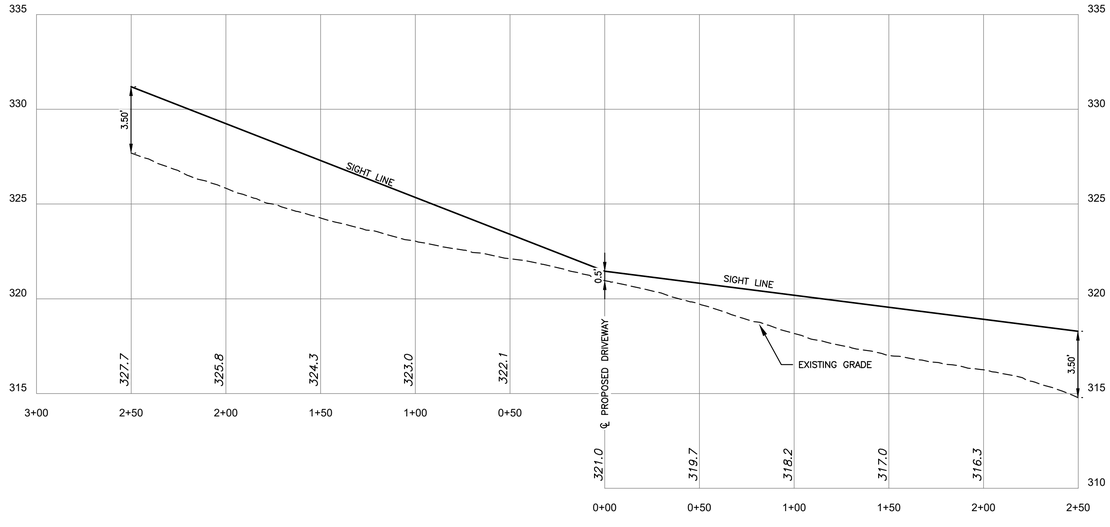
Drawn By:	JHD
Checked By:	DGM
Project:	774
File:	774-Sight Dist

SHEET 25 of 42

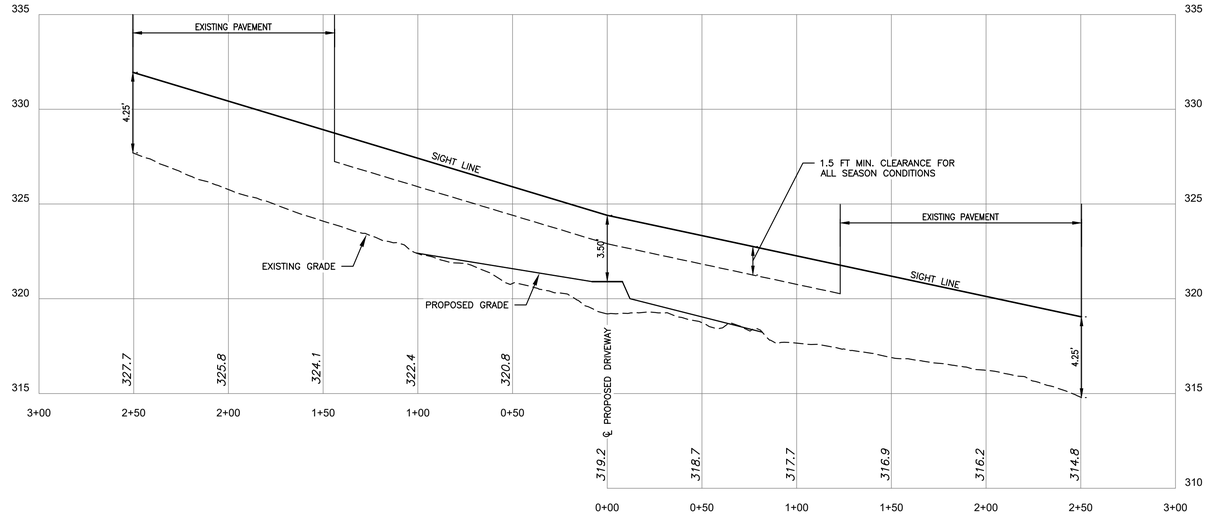
N:_PROJECTS\774-Verani-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg



005-039-6 PLAN
SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OHW — OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE — DOUGLAS G. MacGUIRE No. 13325 — LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

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I HEREBY CERTIFY THAT THE ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF LONDONDERRY IS ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE - B

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

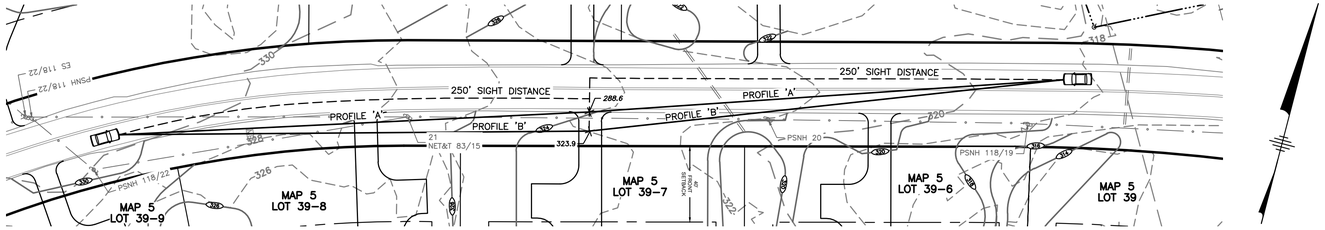
APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=40' DATE: DEC. 12, 2025

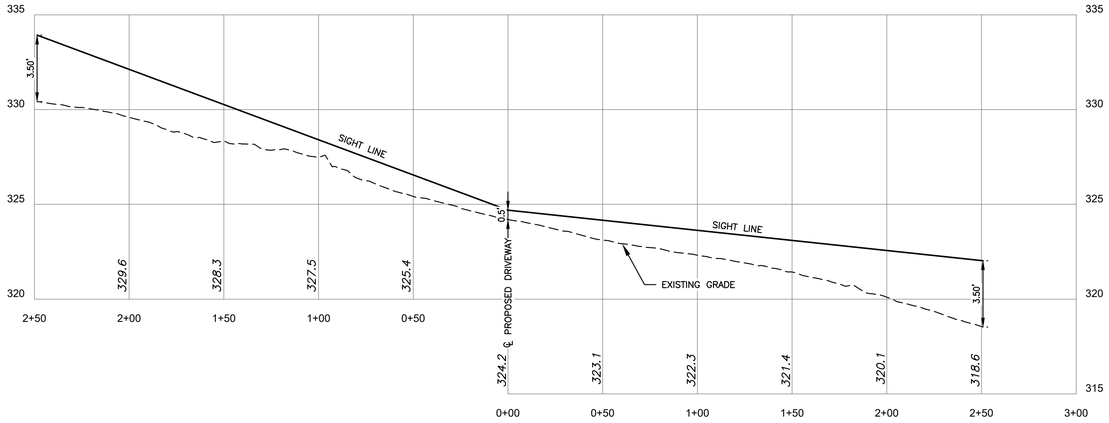
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Checked By: DGM
Project: 774
File: 774-Sight Dist

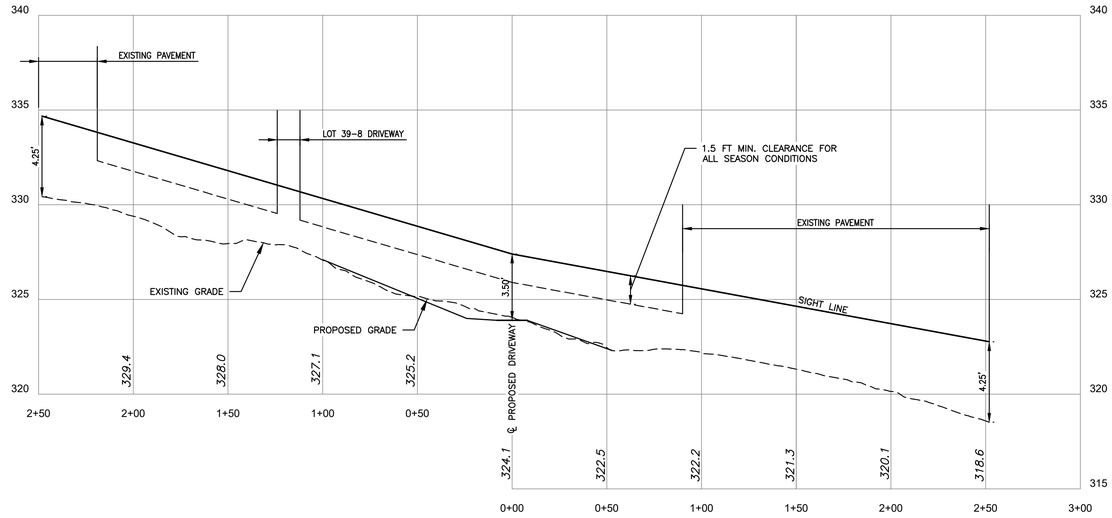
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005-039-7 PLAN
SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OHW — OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE – DOUGLAS G. MacGUIRE No. 13325 – LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

SIGHT DISTANCE CERTIFICATION:

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DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – C

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

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APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
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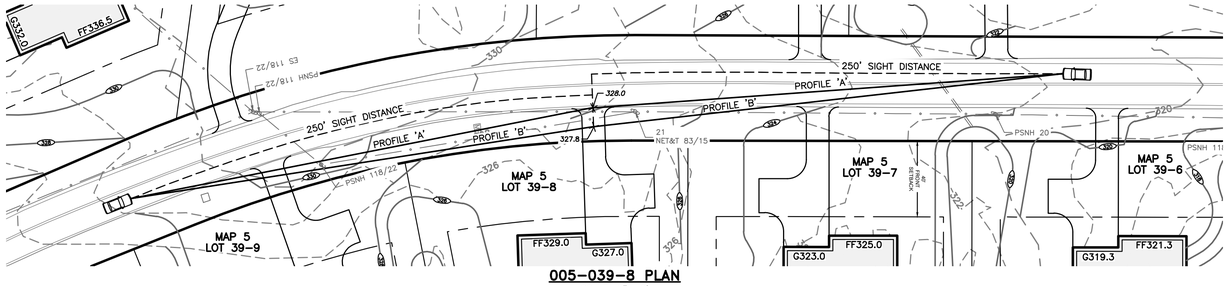
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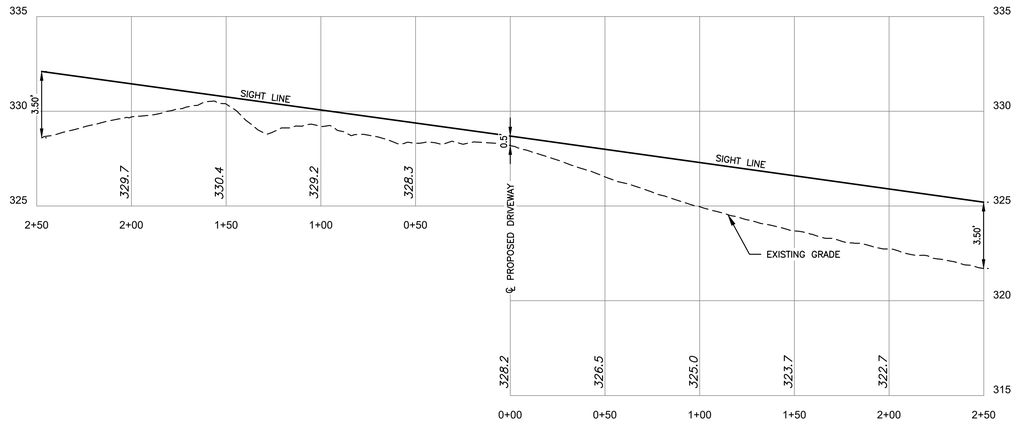
Drawn By: JHD
Checked By: DGM
Project: 774
File: 774-Sight Dist

SHEET 27 of 42

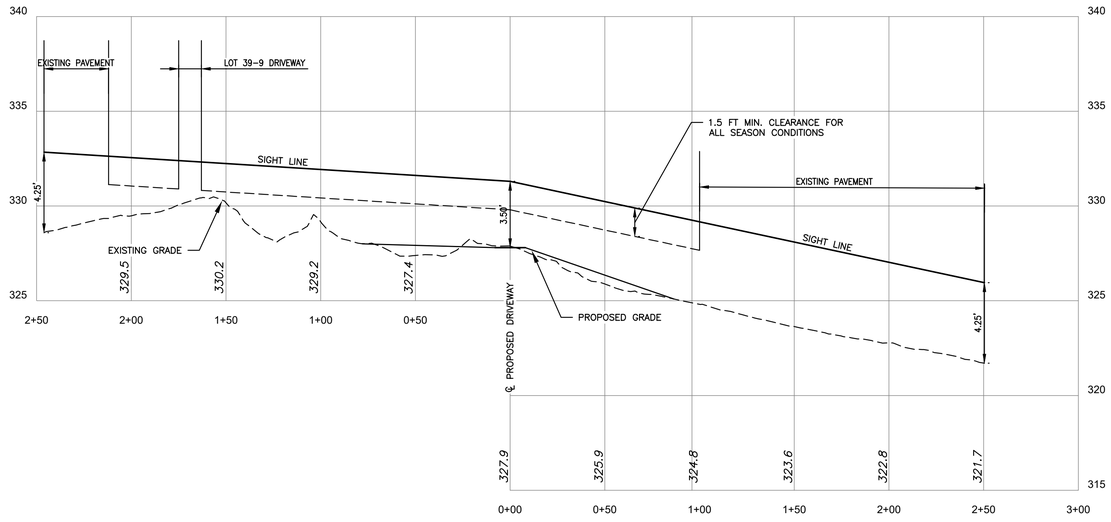
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005-039-8 PLAN
SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE
No. 13325
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

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11/15/2025
DOUGLAS MACGUIRE, PE — DATE

SIGHT DISTANCE PLAN & PROFILE – D

TAX MAP 5 LOT 39, 39-5, 40 & 72
ELWOOD ROAD
35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

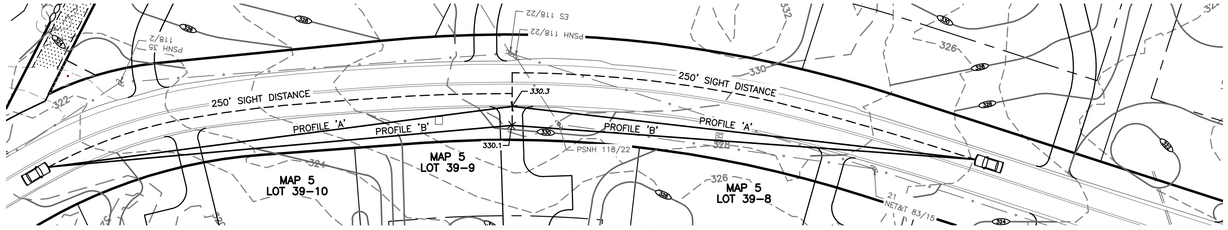
OWNER & APPLICANT:
OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211
APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=40' DATE: DEC. 12, 2025

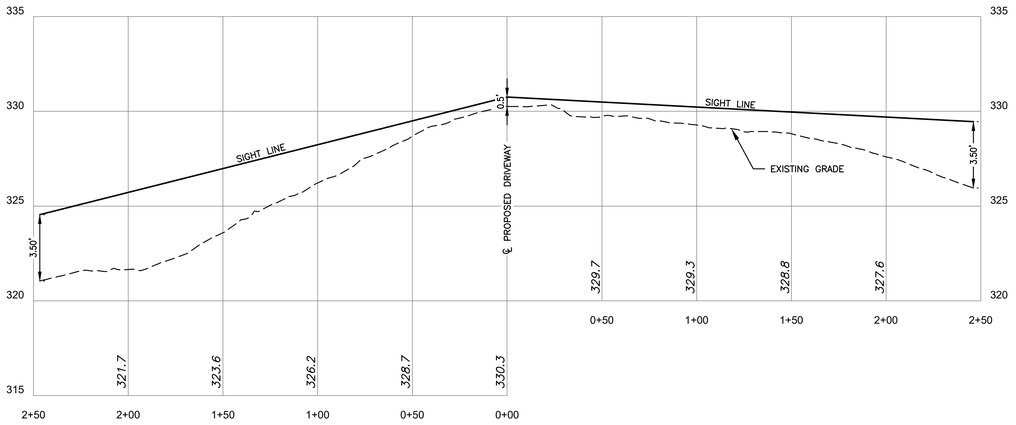
The Dubay Group, Inc.
136 Harvey Rd. Bldg B101
Londonderry, NH 03053
603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By: JHD
Checked By: DGM
Project: 774
File: 774-Sight Dist

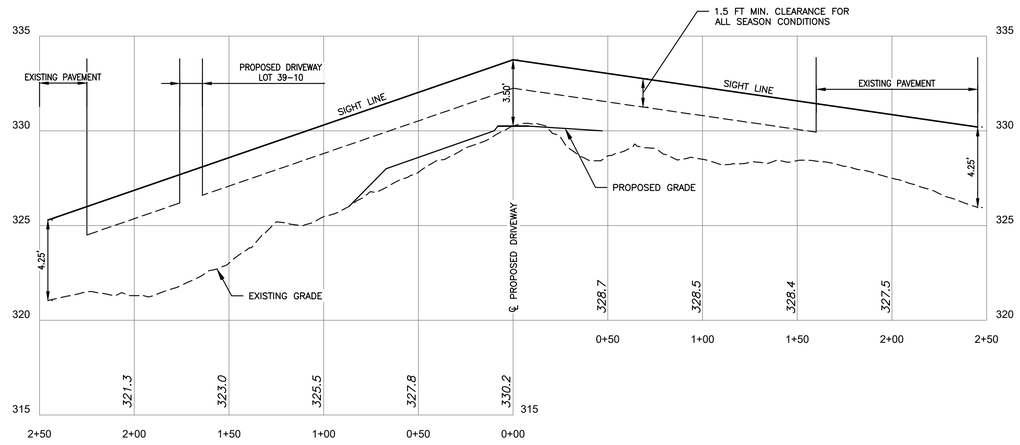
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005-039-9 PLAN
SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OHW — OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE — DOUGLAS G. MacGUIRE No. 13325 — LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

SIGHT DISTANCE CERTIFICATION:

I HEREBY CERTIFY THAT THE ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF LONDONDERRY IS ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – E

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

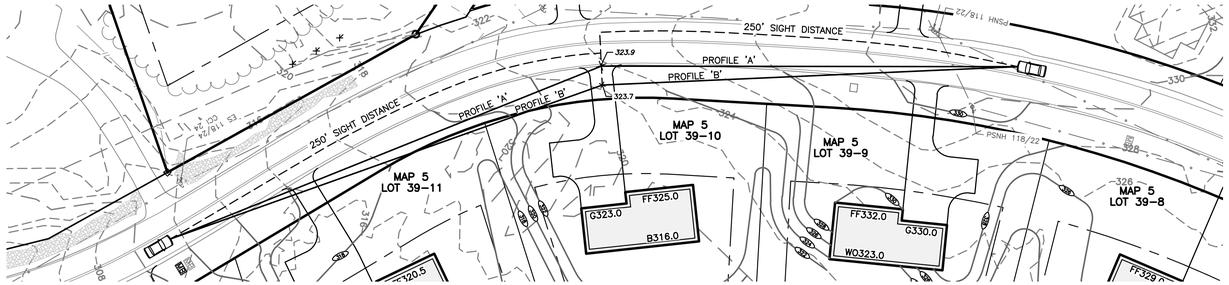
SCALE: 1"=40' DATE: DEC. 12, 2025

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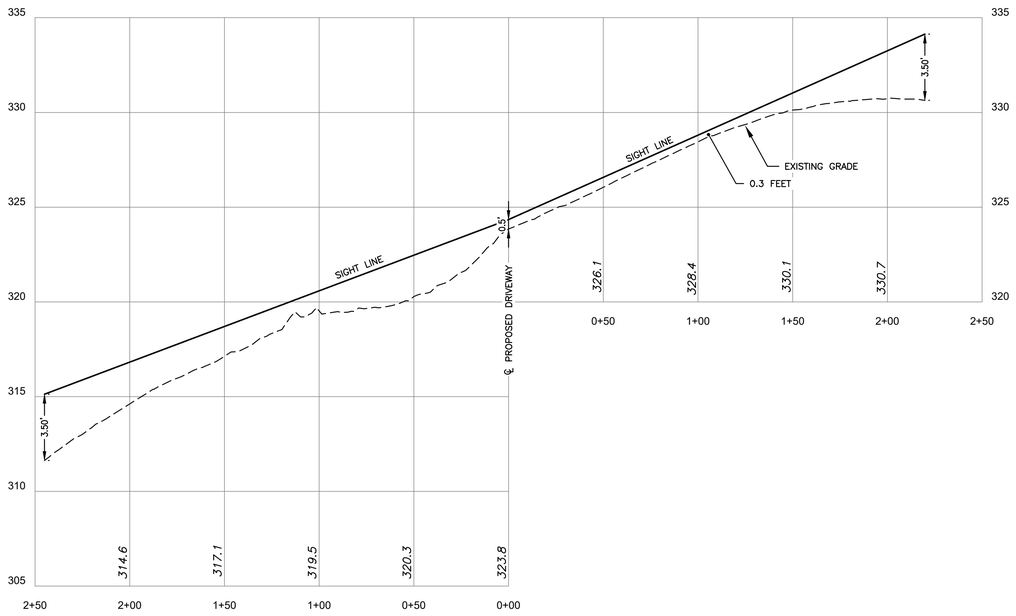
Drawn By: JHD
Checked By: DGM
Project: 774
File: 774-Sight Dist

SHEET 29 of 42

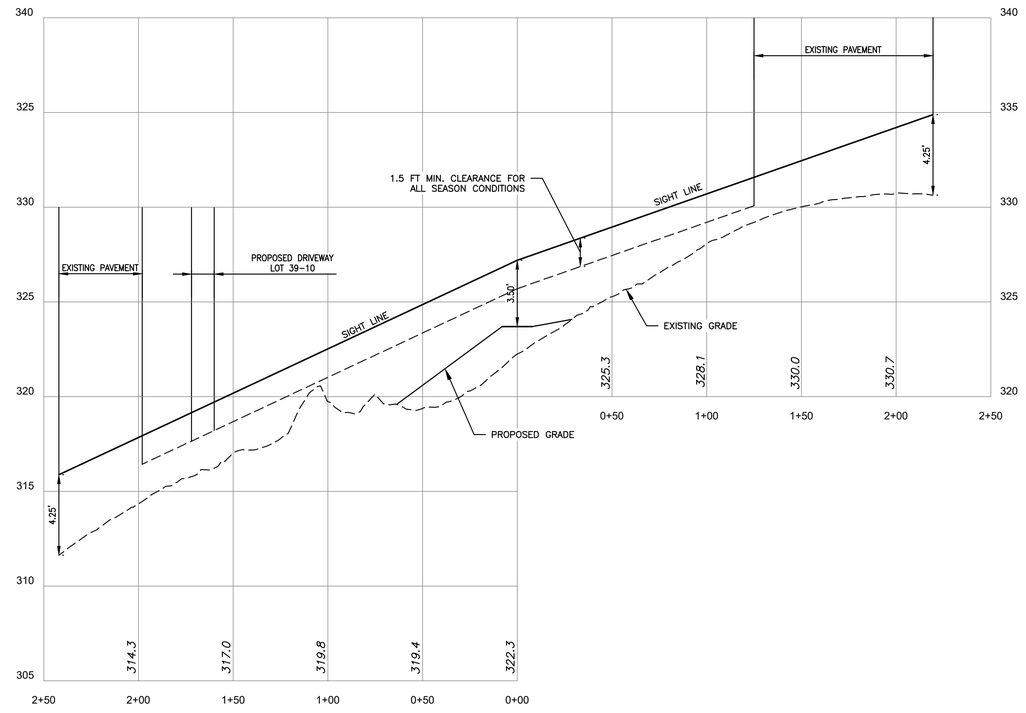
N:\=PROJECTS\774-Veroni-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg



005-039-10 PLAN
SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OHW — OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE No. 13325
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

SIGHT DISTANCE CERTIFICATION:

I HEREBY CERTIFY THAT THE ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF LONDONDERRY IS ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – F

TAX MAP 5 LOT 39, 39-5, 40 & 72
ELWOOD ROAD
35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

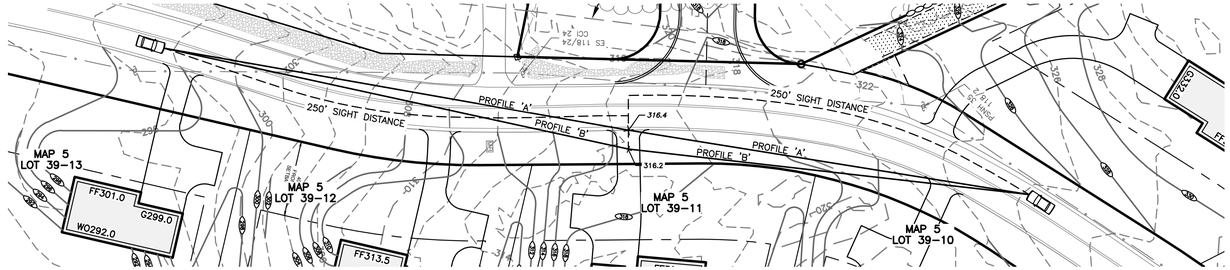
SCALE: 1"=40' DATE: DEC. 12, 2025

The Dubay Group, Inc.
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Londonderry, NH 03053
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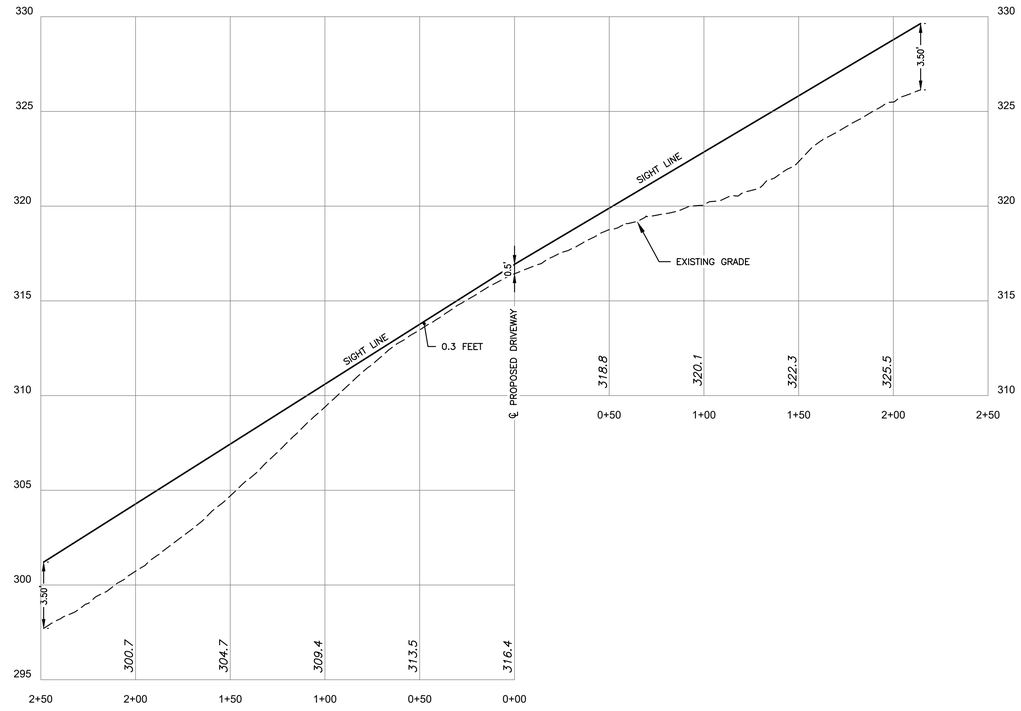
Drawn By:	JHD
Checked By:	DGM
Project:	774
File:	774-Sight Dist

SHEET 30 of 42

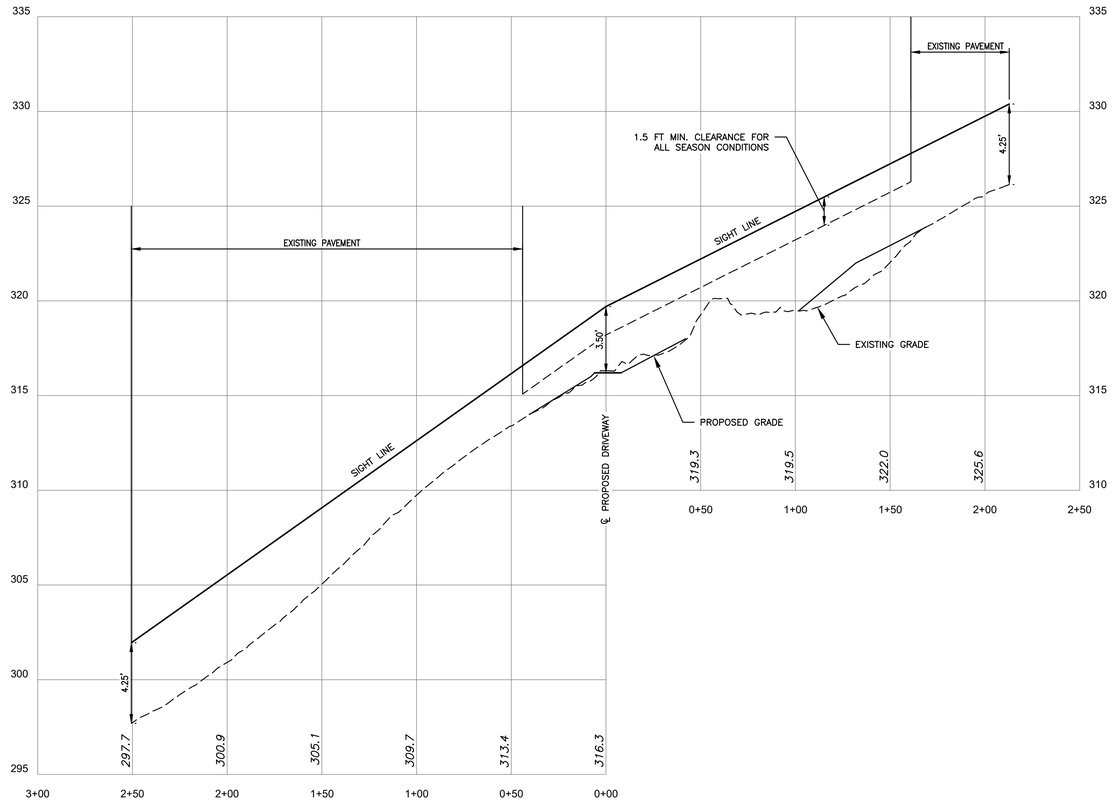
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005-039-11 PLAN
SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE No. 13325
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

SIGHT DISTANCE CERTIFICATION:

I HEREBY CERTIFY THAT THE ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF LONDONDERRY IS ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – G

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

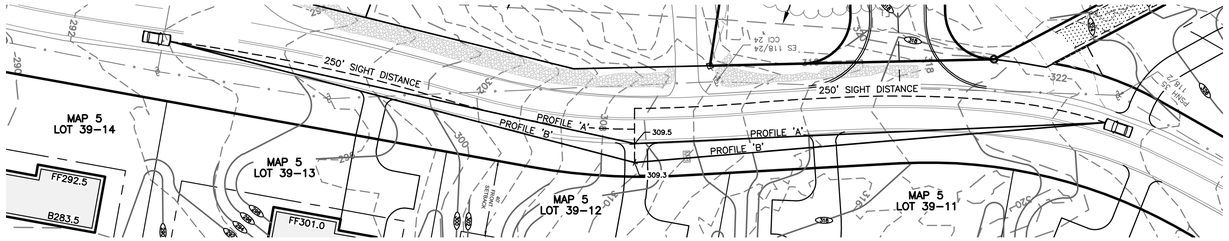
SCALE: 1"=40' DATE: DEC. 12, 2025

The Dubay Group, Inc.
136 Harvey Rd. Bldg B101
Londonderry, NH 03053
603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By: JHD
Checked By: DGM
Project: 774
File: 774-Sight Dist

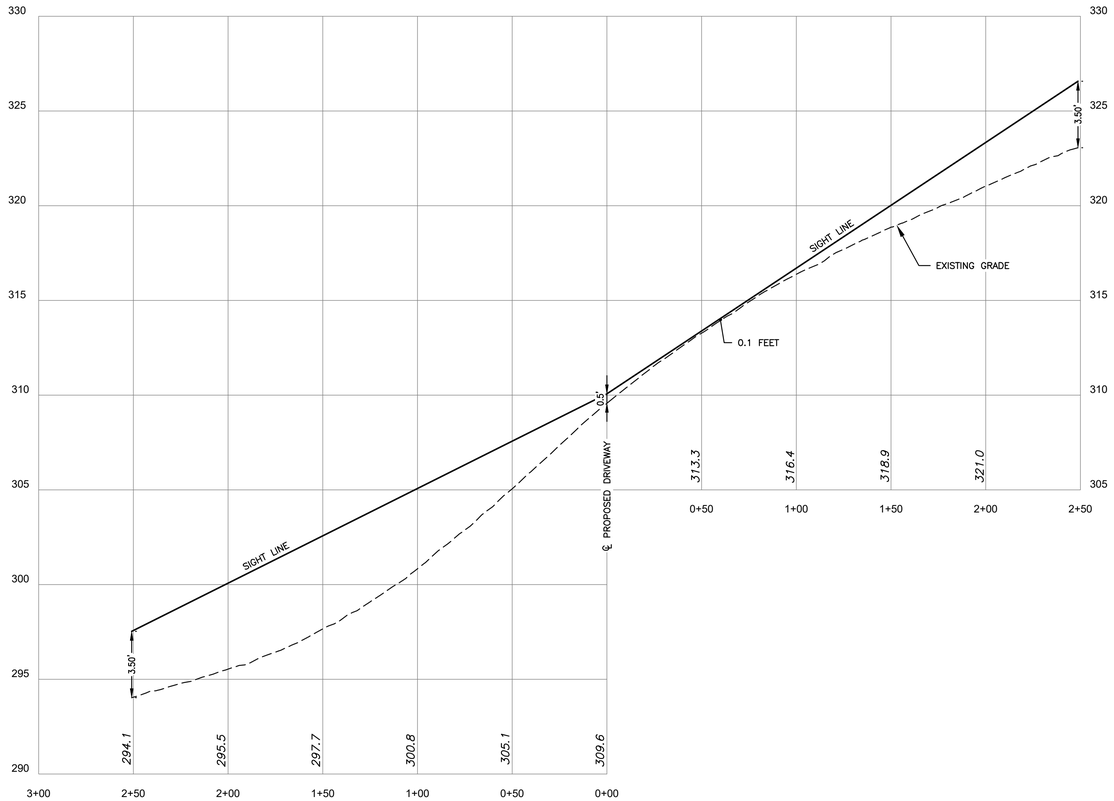
SHEET 31 of 42

N:\=PROJECTS\774-Warani-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg



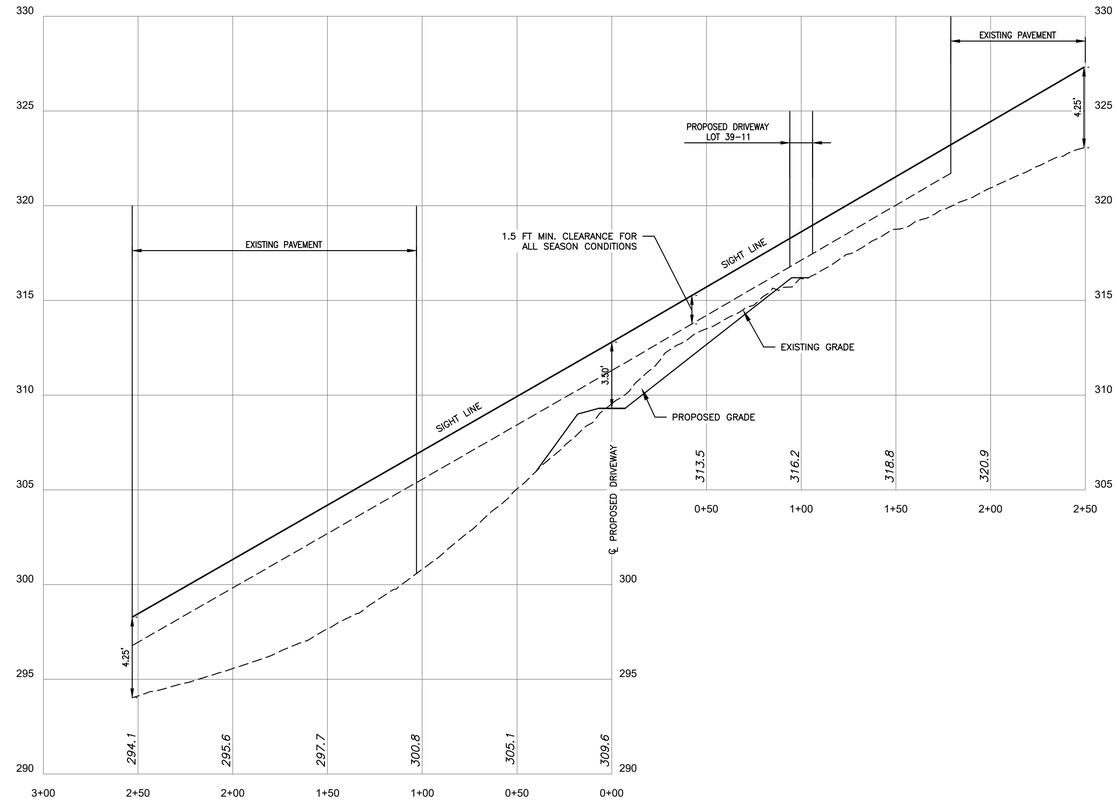
005-039-12 PLAN

SCALE: 1"=40'



PROFILE 'A'

SCALE: 1"=40'H, 4'V



PROFILE 'B'

SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OHW — OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE / BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE – DOUGLAS G. MacGUIRE No. 13325 – LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

SIGHT DISTANCE CERTIFICATION:

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DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – H

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

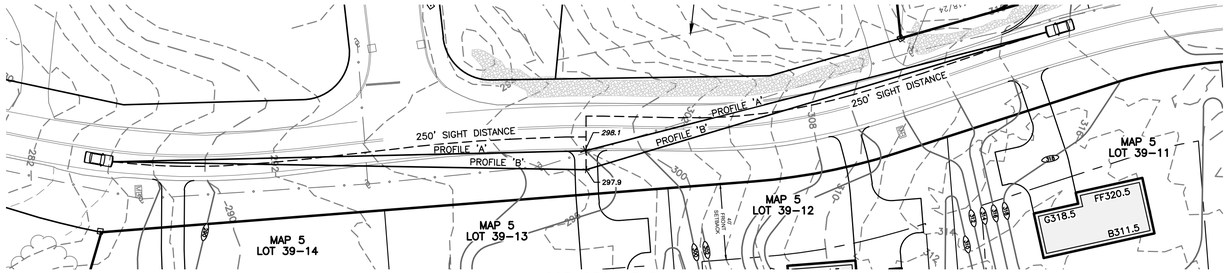
SCALE: 1"=40' DATE: DEC. 12, 2025

The Dubay Group, Inc.
136 Harvey Rd. Bldg B101
Londonderry, NH 03053
603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By:	JHD
Checked By:	DGM
Project:	774
File:	774-Sight Dist

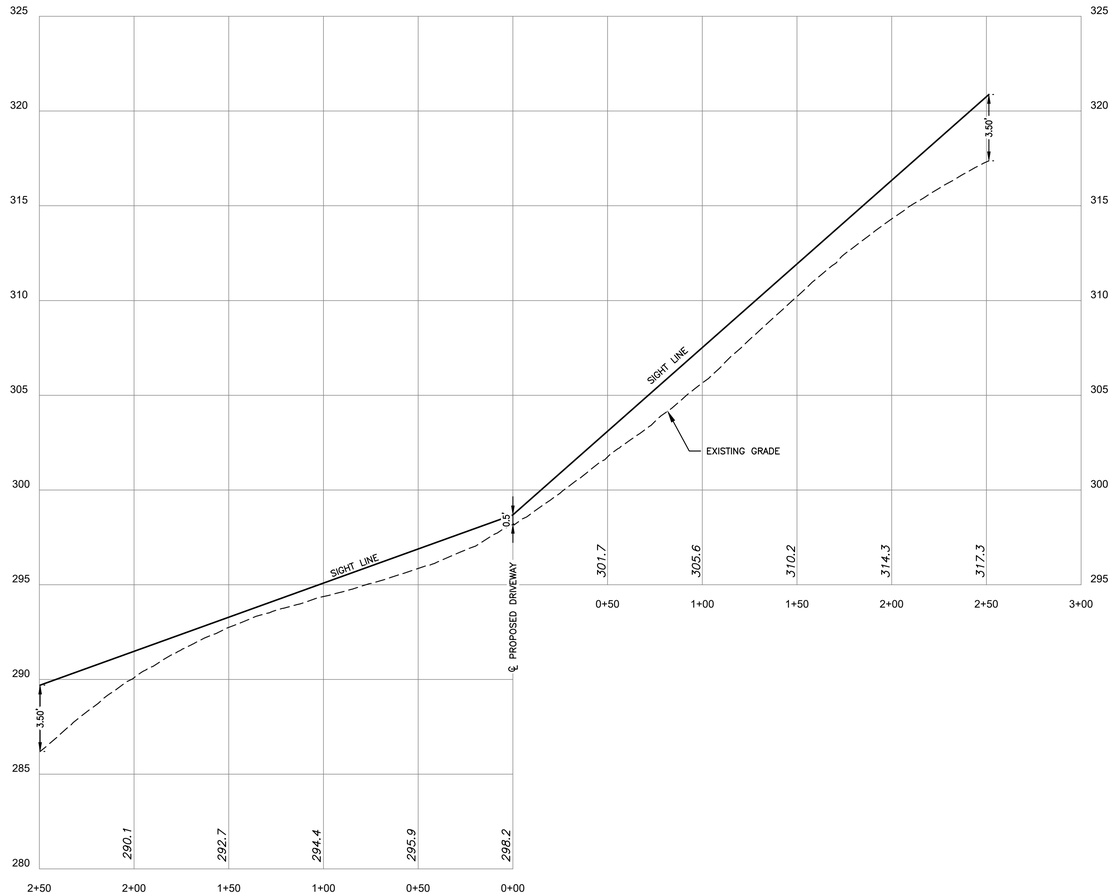
SHEET 32 of 42

N:\-PROJECTS\774-Verani-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg



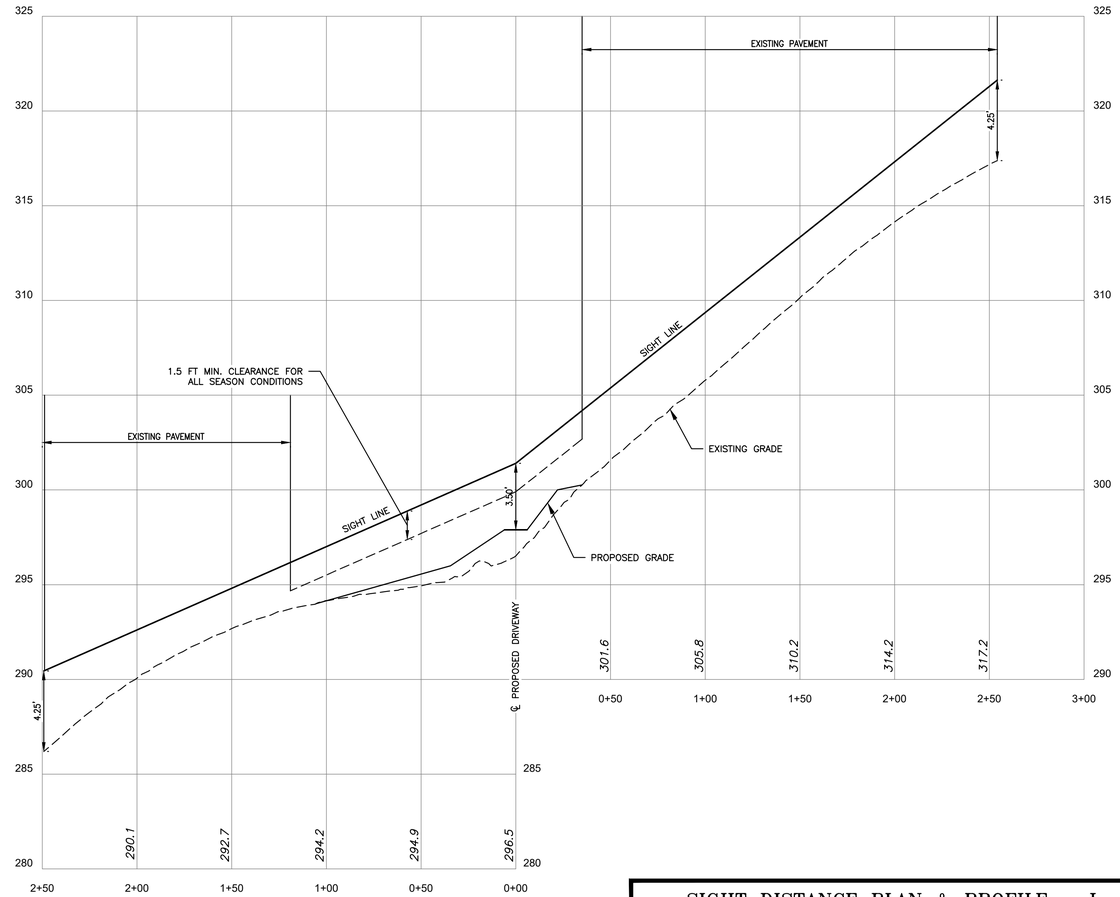
005-039-13 PLAN

SCALE: 1"=40'



PROFILE 'A'

SCALE: 1"=40'H, 4'V



PROFILE 'B'

SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE – DOUGLAS G. MacGUIRE No. 13325 – LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

SIGHT DISTANCE CERTIFICATION:

I HEREBY CERTIFY THAT THE ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF LONDONDERRY IS ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – I

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

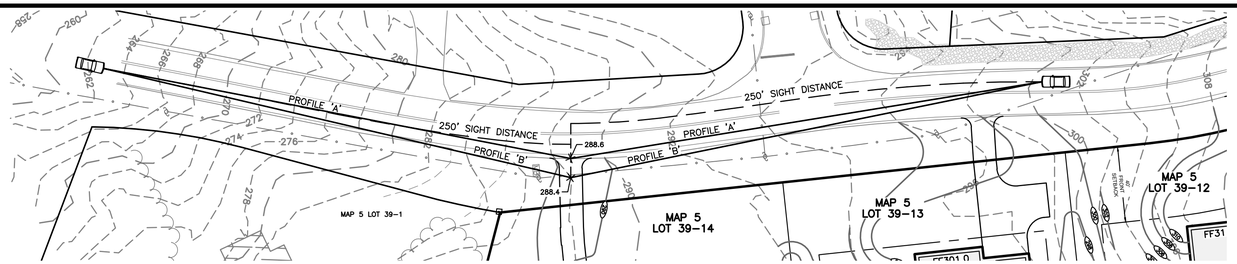
APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=40' DATE: DEC. 12, 2025

The Dubay Group, Inc.
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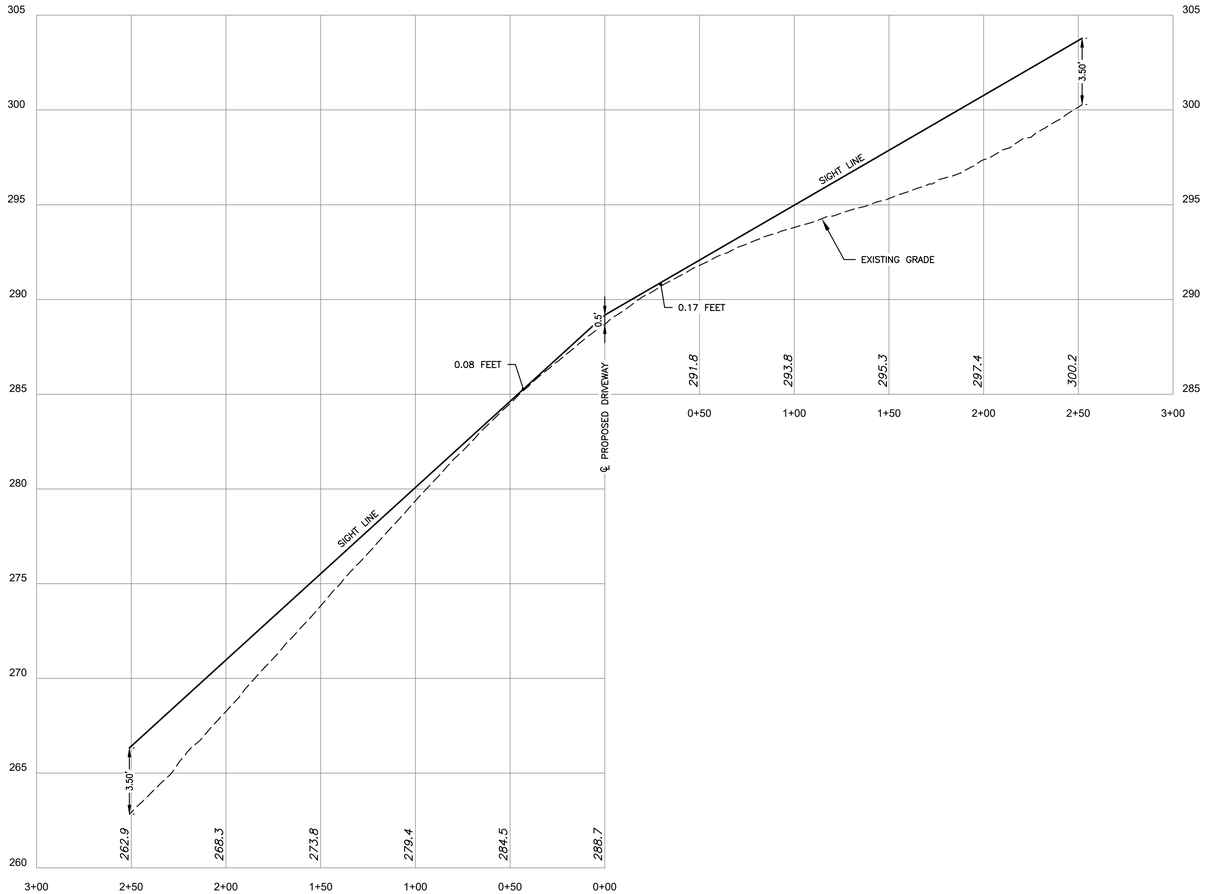
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Checked By:	DGM
Project:	774
File:	774-Sight Dist

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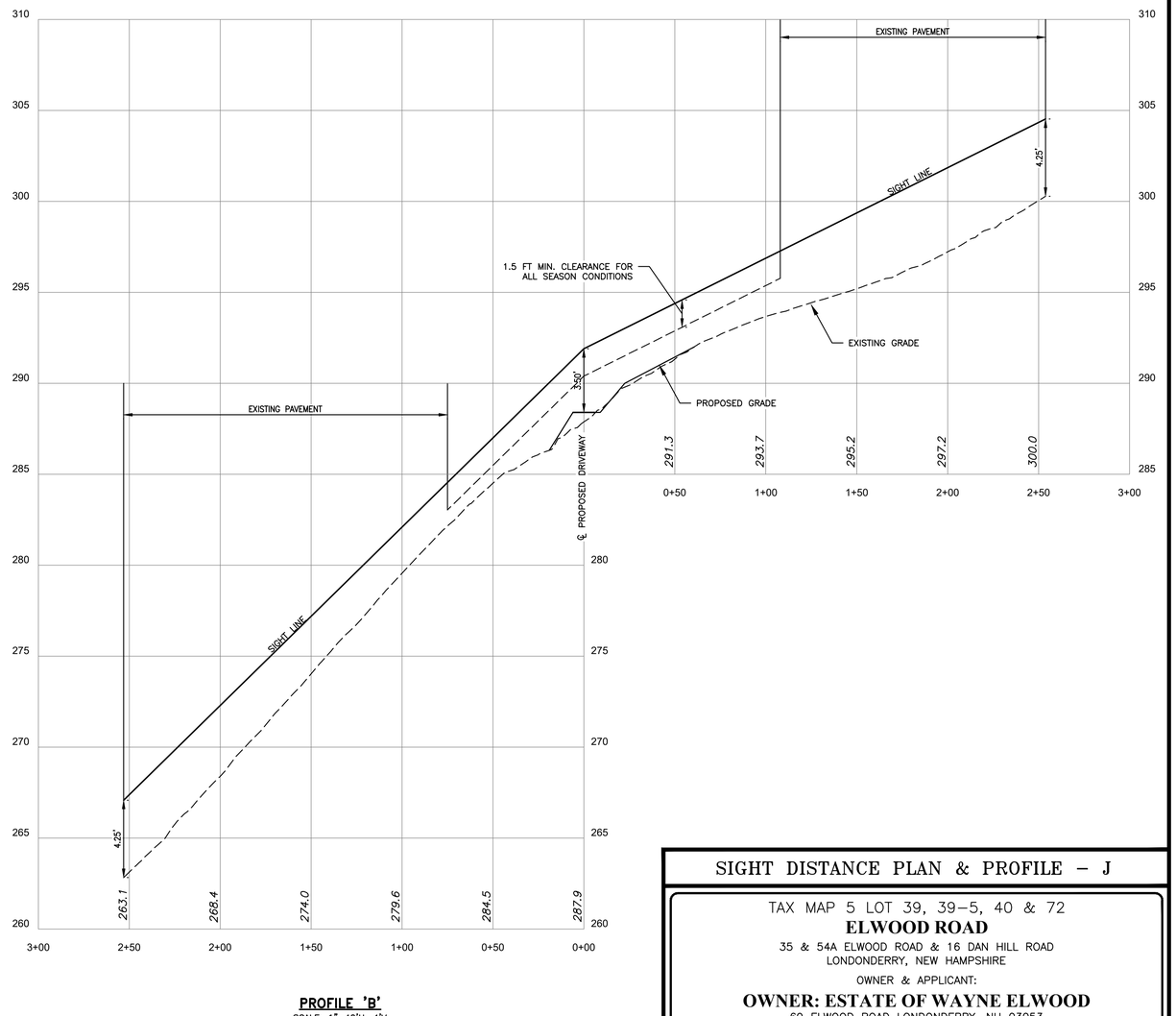


005-039-14 PLAN

SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OHW — OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE — DOUGLAS G. MacGUIRE No. 13325 — LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

SIGHT DISTANCE CERTIFICATION:

I HEREBY CERTIFY THAT THE ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF LONDONDERRY IS ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

11/15/2025

DOUGLAS MACGUIRE, PE — DATE

SIGHT DISTANCE PLAN & PROFILE – J

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

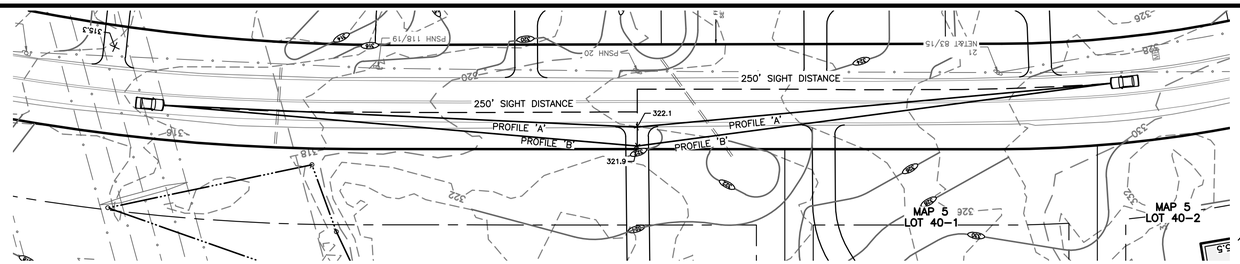
SCALE: 1"=40' DATE: DEC. 12, 2025

The Dubay Group, Inc.
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Londonderry, NH 03053
603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By: JHD
Checked By: DGM
Project: 774
File: 774-Sight Dist

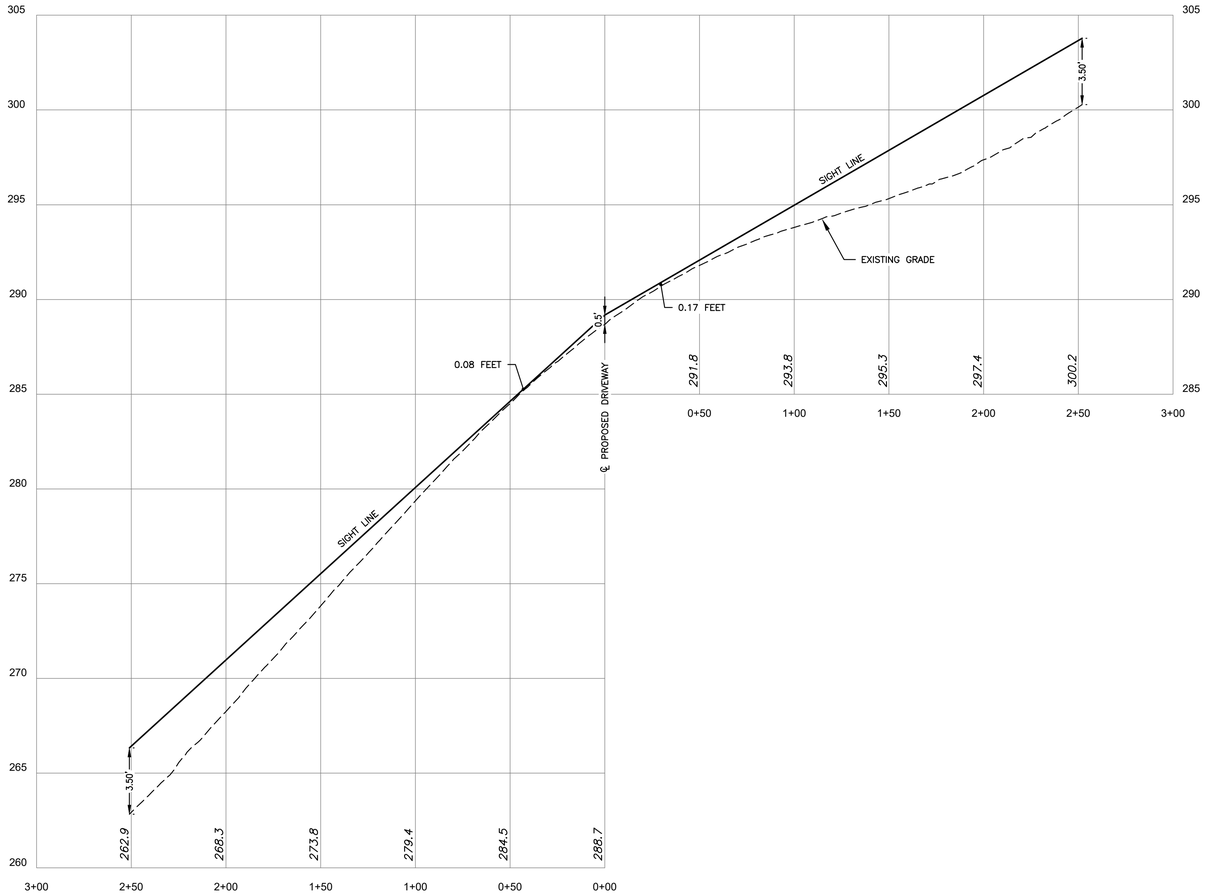
SHEET 34 of 42

N:\=PROJECTS\774-Veroni-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg



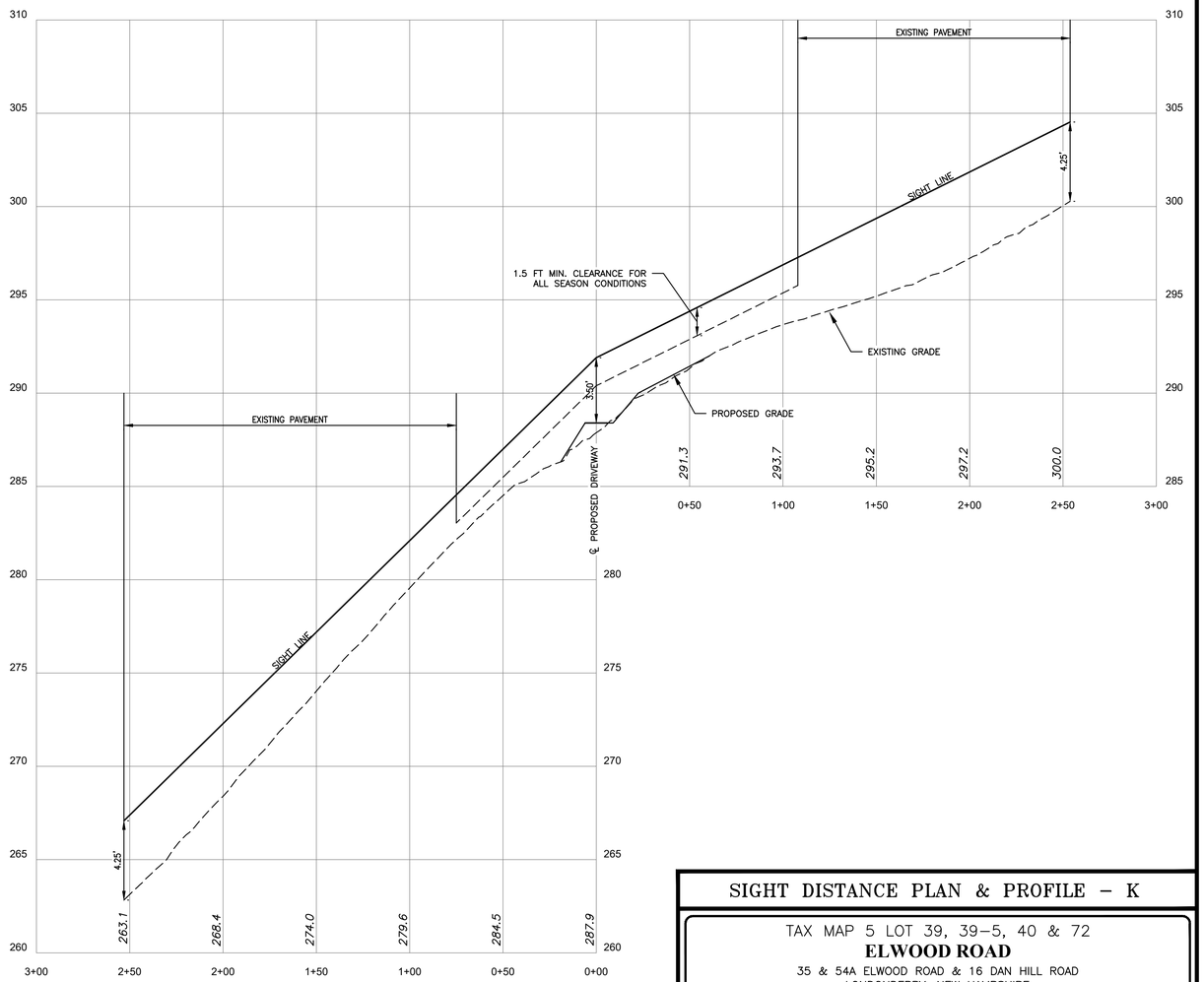
005-040 PLAN

SCALE: 1"=40'



PROFILE 'A'

SCALE: 1"=40'H, 4'V



PROFILE 'B'

SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
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- CATCH BASIN
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- RAILROAD SPIKE BOUNDARY MARKER
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PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE — DOUGLAS G. MacGUIRE No. 13325 — LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

SIGHT DISTANCE CERTIFICATION:

I HEREBY CERTIFY THAT THE ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF LONDONDERRY IS ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

11/15/2025

DOUGLAS MACGUIRE, PE — DATE

SIGHT DISTANCE PLAN & PROFILE – K

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

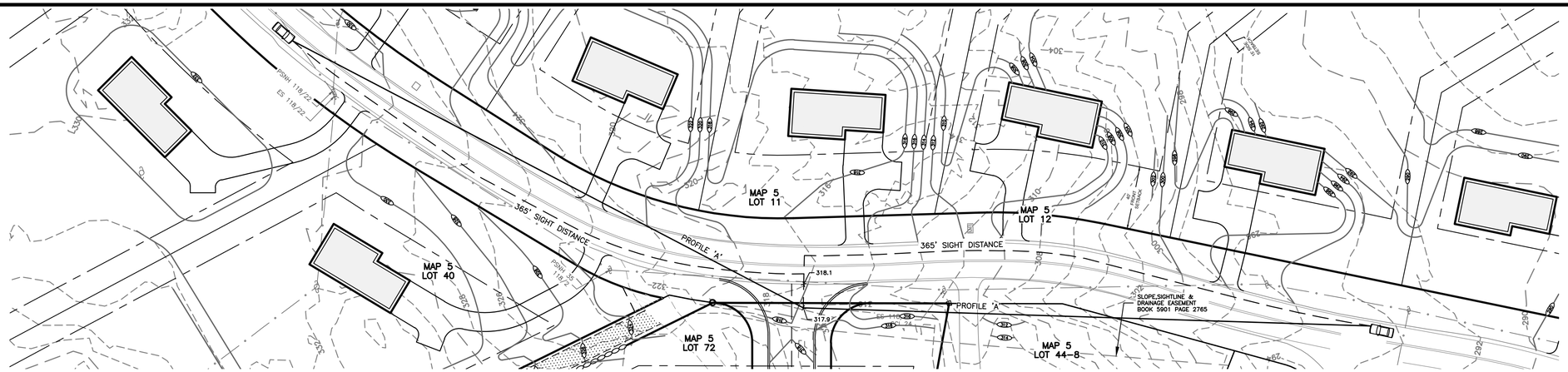
SCALE: 1"=40' DATE: DEC. 12, 2025

The Dubay Group, Inc.
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Londonderry, NH 03053
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Drawn By: JHD
Checked By: DGM
Project: 774
File: 774-Sight Dist

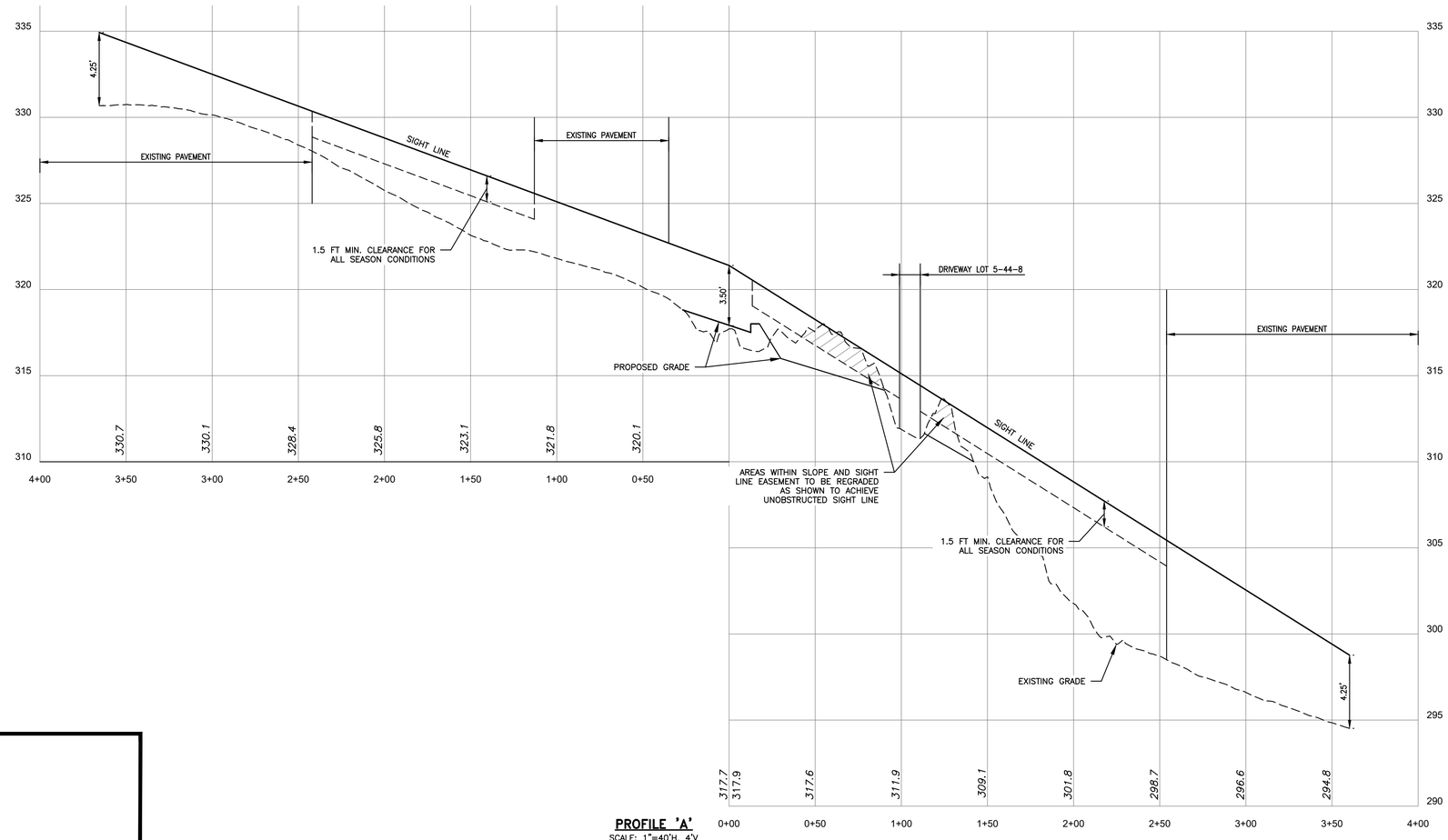
SHEET 35 of 42

N:\=PROJECTS\774-Veroni-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg



005-072 PLAN

SCALE: 1"=40'



PROFILE 'A'

SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OHW — OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 365' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE – DOUGLAS G. MacGUIRE No. 13325 – LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

SIGHT DISTANCE CERTIFICATION:

I HEREBY CERTIFY THAT THE ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF LONDONDERRY IS ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – L

TAX MAP 5 LOT 39, 39–5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

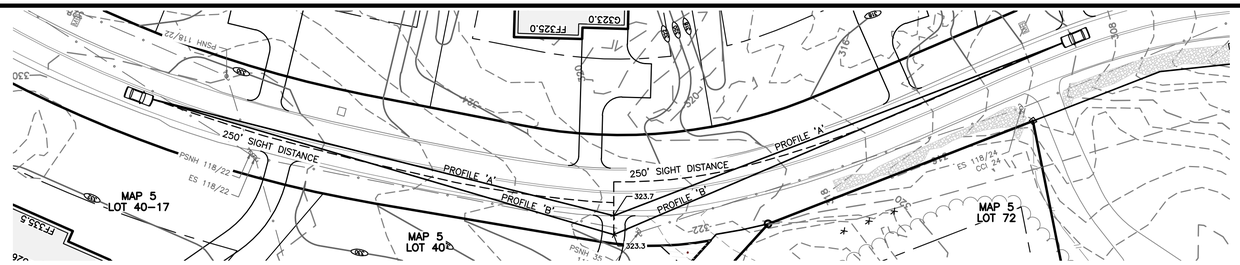
APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=40' DATE: DEC. 12, 2025

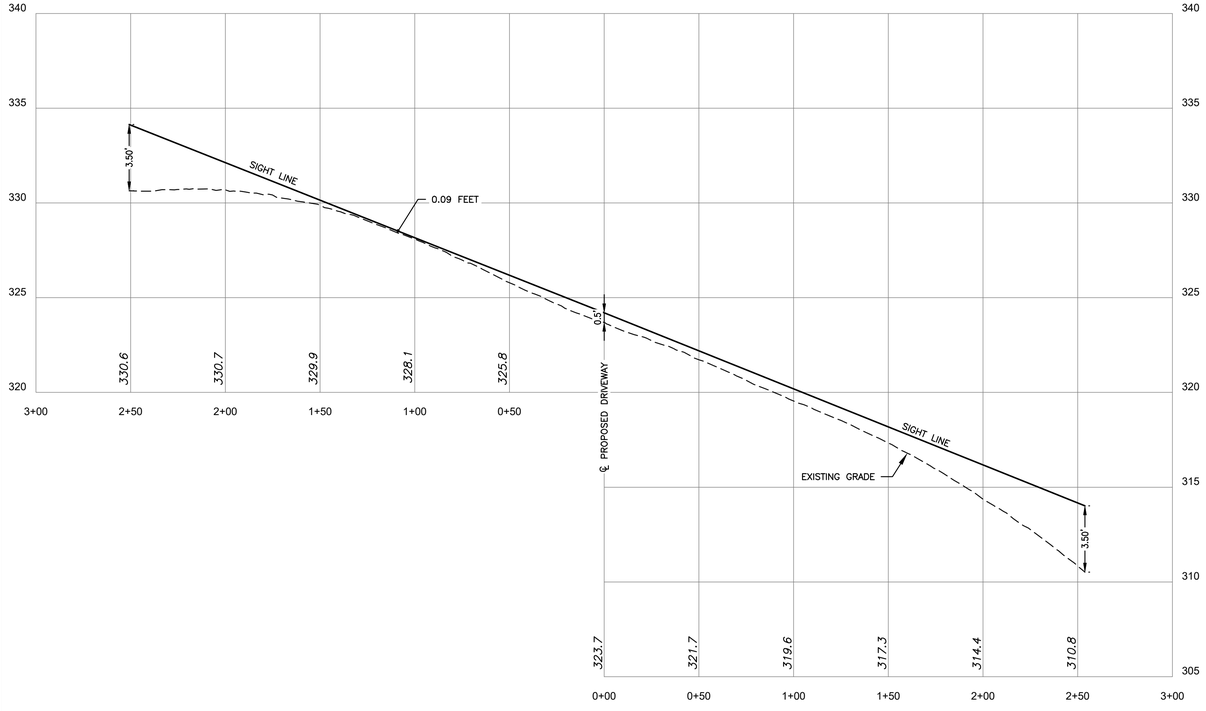
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Project: 774
File: 774–Sight Dist

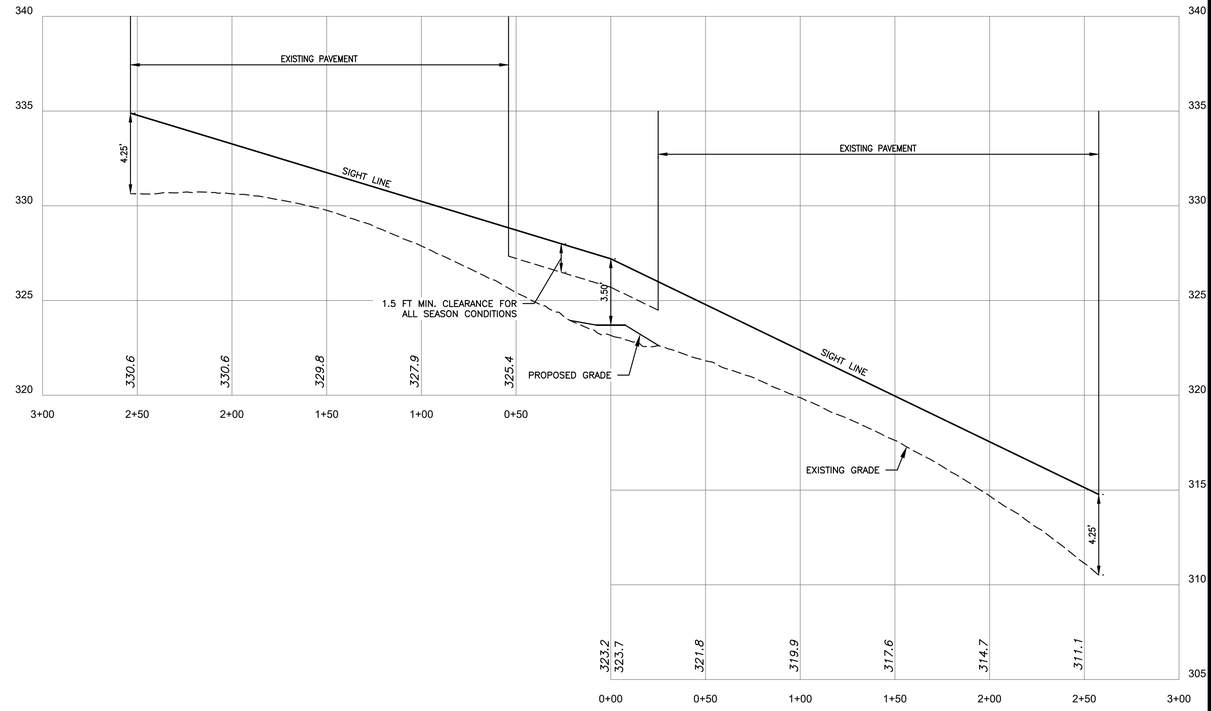
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005-040 PLAN
SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE No. 13325
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

SIGHT DISTANCE CERTIFICATION:

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DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – L

TAX MAP 5 LOT 39, 39-5, 40 & 72
ELWOOD ROAD
35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:
OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211
APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

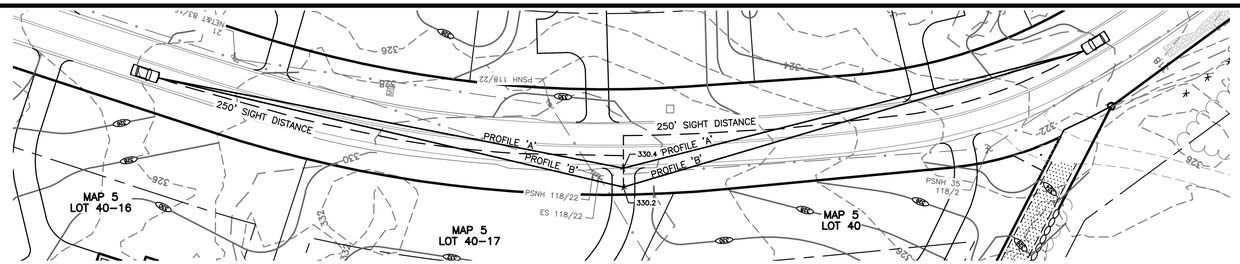
SCALE: 1"=40' DATE: DEC. 12, 2025

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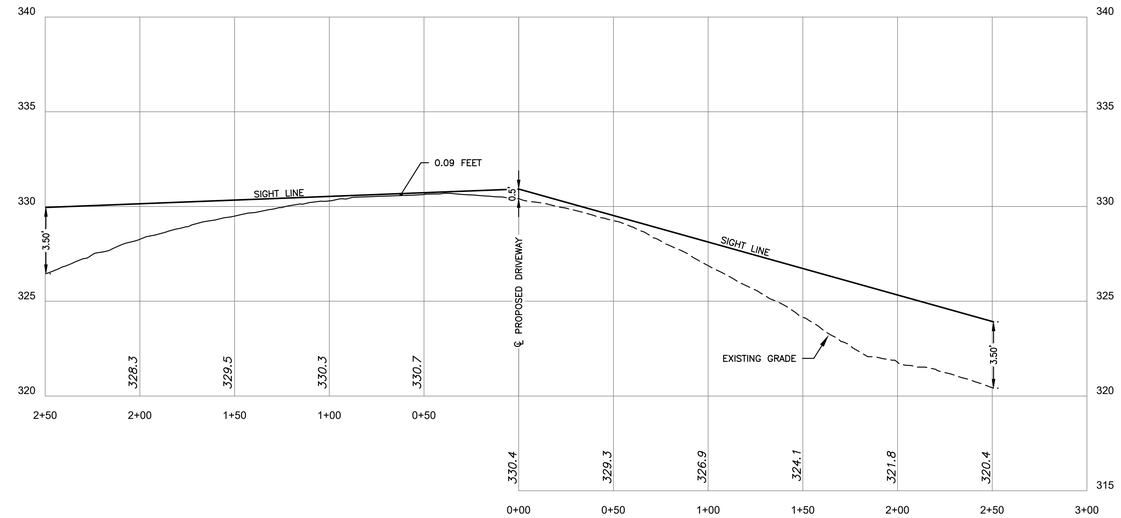
Drawn By: JHD
Checked By: DGM
Project: 774
File: 774-Sight Dist

SHEET 37 of 42

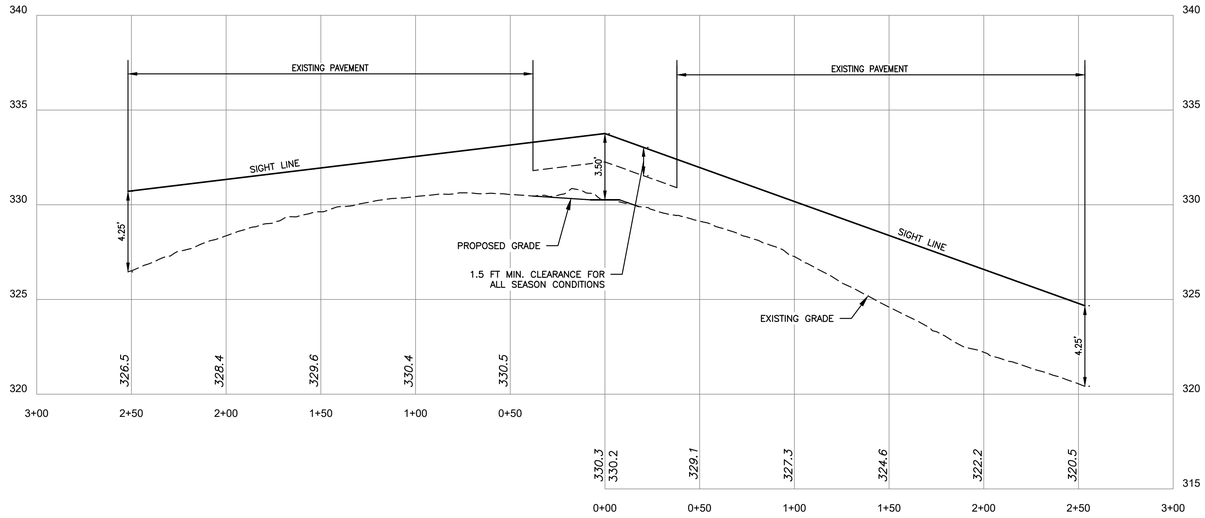
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005-040-17 PLAN
SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND
- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OHW — OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND
- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:
1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE – DOUGLAS G. MacGUIRE No. 13325 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

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11/15/2025
DOUGLAS MACGUIRE, PE — DATE

SIGHT DISTANCE PLAN & PROFILE – M

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

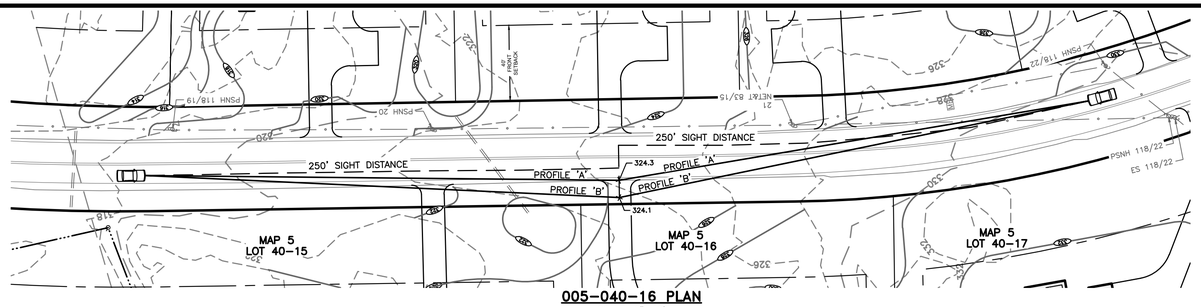
APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=40' DATE: DEC. 12, 2025

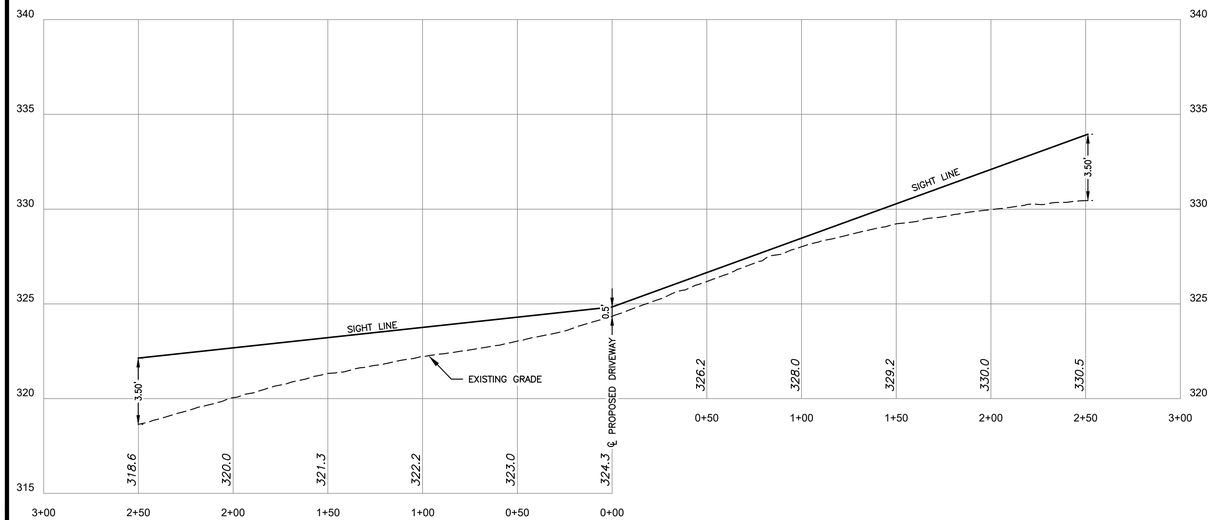
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Drawn By:	JHD
Checked By:	DGM
Project:	774
File:	774-Sight Dist

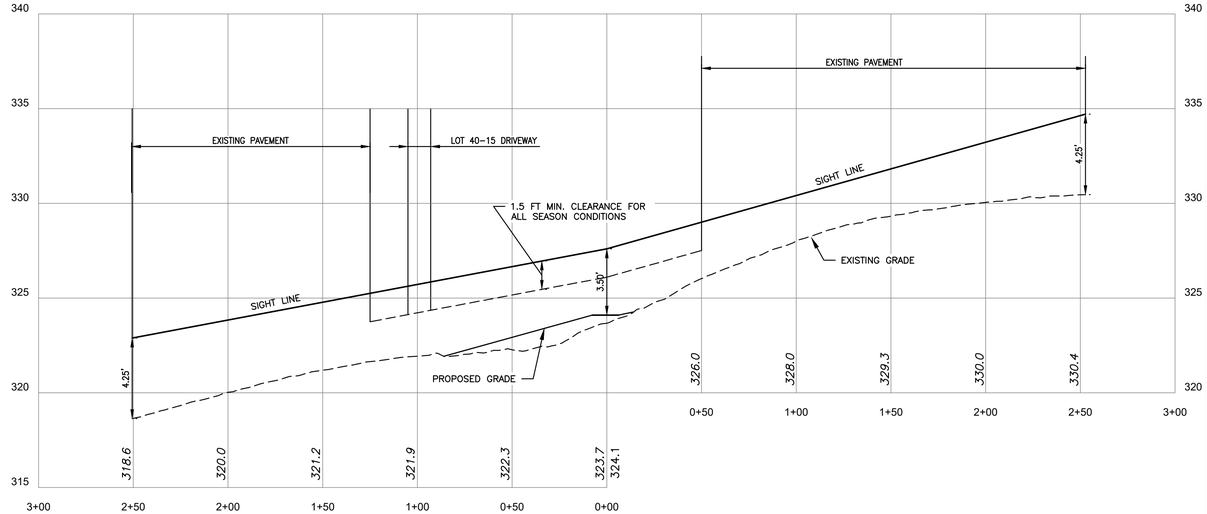
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005-040-16 PLAN
SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND
- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
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- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND
- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:
1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE – DOUGLAS G. MacGUIRE No. 13325 – LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

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DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – N

TAX MAP 5 LOT 39, 39-5, 40 & 72

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OWNER & APPLICANT:

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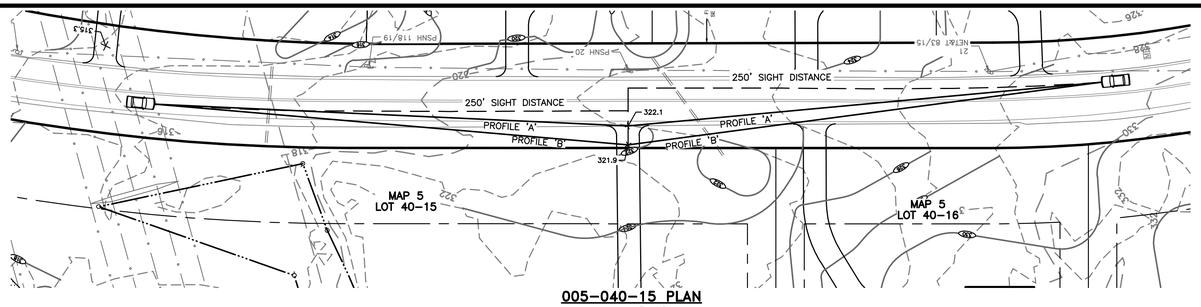
APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=40' DATE: DEC. 12, 2025

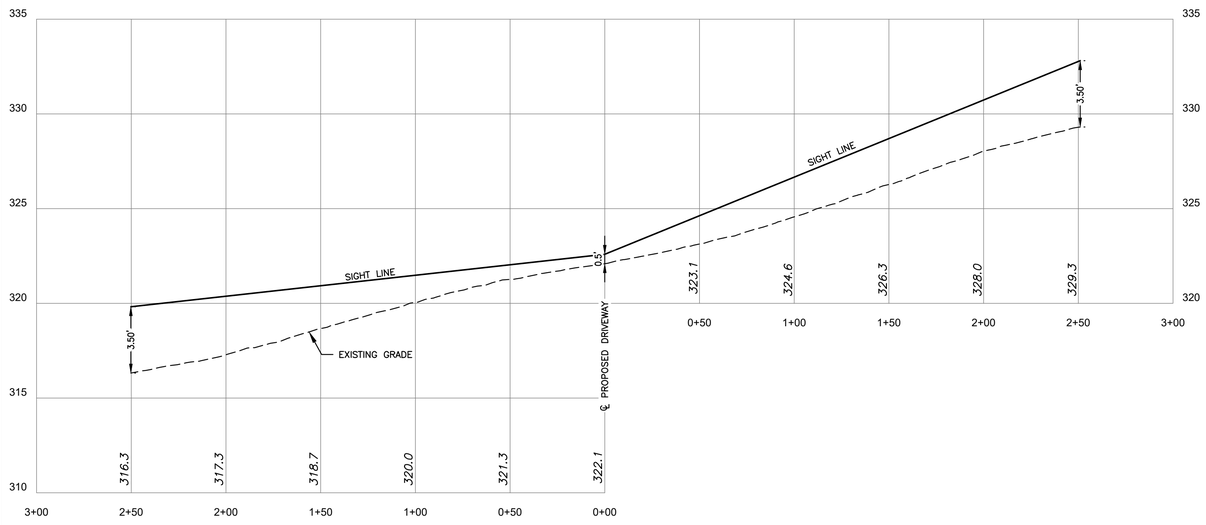
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Engineers | Planners | Surveyors

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Checked By:	DGM
Project:	774
File:	774-Sight Dist

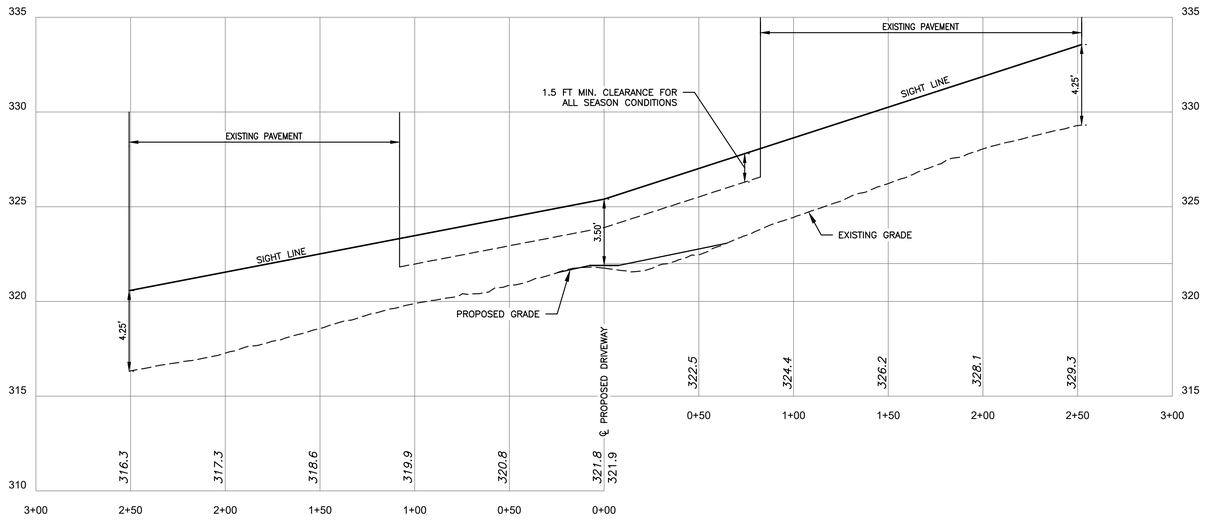
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005-040-15 PLAN
SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND
- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
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PROPOSED LEGEND
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- PAINT

NOTES:
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2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE No. 13325
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
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DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – 0

TAX MAP 5 LOT 39, 39-5, 40 & 72

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LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

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69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

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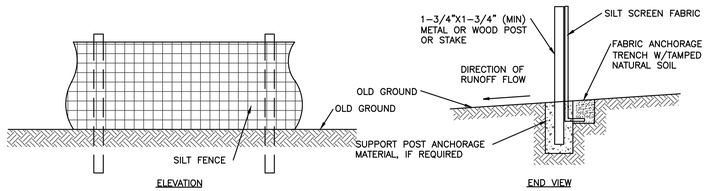
Drawn By: JHD
Checked By: DGM
Project: 774
File: 774-Sight Dist

SHEET 40 of 42

N:\=PROJECTS\774-Warani-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg

CONSTRUCTION SEQUENCE

1. INSTALL PERIMETER CONTROLS, I.E SILT FENCE AND/OR SILTSOXX AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATION.
2. CONSTRUCT TEMPORARY CONSTRUCTION EXIT IF NEEDED.
3. CLEAR AND GRUB WITHIN AREAS OF DISTURBANCE UNLESS OTHERWISE NOTED.
4. REMOVE AND STOCKPILE MATERIALS AS REQUIRED. STOCKPILE SHALL BE SURROUNDED WITH AN EROSION CONTROL DEVICE TO PREVENT EROSION. STOCKPILE AREAS ARE LIMITED AND THUS MANAGEMENT OF MATERIALS WILL BE REQUIRED. SEDIMENT TRAPS AND/OR BASINS SHOULD BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL BASINS/PONDS ARE STABILIZED.
5. SHAPE ANY APPLICABLE DITCHES AND/OR SWALES.
6. PERFORM ROUGH SITE GRADING. INSTALL DRAINAGE SYSTEMS AND UTILITIES AS APPLICABLE.
7. BEGIN CONSTRUCTION OF THE BUILDING FOUNDATION AND CONNECT TO SITE UTILITIES. BEGIN BUILDING CONSTRUCTION.
8. PLANT POTENTIAL LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER.
9. PAVE DRIVEWAY.
10. REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.



CRITERIA FOR SILT FENCES:

1) SILT FENCE FILTER CLOTH: THE FABRIC FOR THE SILT FENCE SHALL MEET THE FOLLOWIING SPECIFICATIONS:

FABRIC PROPERTIES	VALUES	TEST METHOD
GRAB TENSILE STRENGTH (lbs)	90	ASTM D1682
ELONGATION AT FAILURE (%)	50	ASTM D1682
MULLEN BURST STRENGTH (PSI)	190	ASTM D3786
PUNCTURE STRENGTH (lbs)	40	ASTM D751
EQUIVELANT OPENING SIZE	40-80	US STD SIEVE

2) FENCE POSTS (FOR FABRICATED UNITS) – THE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG. WOOD POSTS WILL BE OF SOUND QUALITY HARDWOOD WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.

3) PREFABRICATED UNITS – PREFABRICATED UNITS MAY BE USED IN LIEU OF THE ABOVE METHOD PROVIDING: (1) THE FILTER CLOTH AND FENCE POSTS MEET THE ABOVE CRITERIA; AND (2) THE UNIT IS INTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE:

1) SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.

2) IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.

3) SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

4) SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

CONSTRUCTION SPECIFICATIONS:

1) THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.

2) THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.

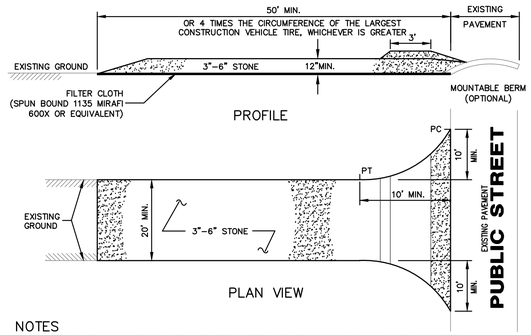
3) FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOODEN STAKES EVERY 12 INCHES.

4) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO WOOD STAKE.

5) POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND, AND OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.

6) MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.

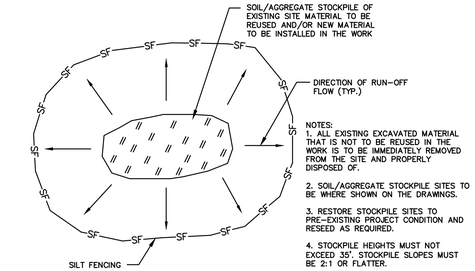
SILTATION FENCING DETAIL
NOT TO SCALE



NOTES

1. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE SURFACE.
2. WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
3. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
4. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN STORM EVENT.

USDA-SCS STABILIZED TRACKING PAD
NOT TO SCALE

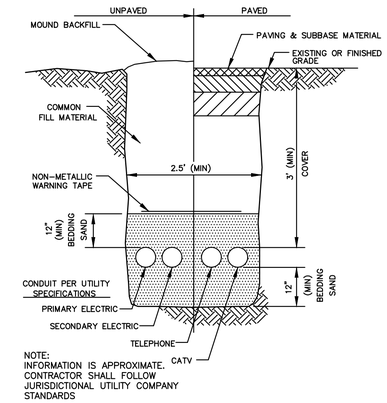


NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

NOTES

1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
2. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
3. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
4. STOCKPILE MUST BE STABILIZED WITHIN 72 HOURS.
5. STOCKPILE MUST BE SEEDED AND/OR MULCHED PRIOR TO ONSET OF WINTER OPERATIONS.
6. EROSION CONTROL SEED MIX SHALL BE SOWN IN ALL INACTIVE CONSTRUCTION AREAS THAT WILL NOT BE PERMANENTLY SEEDED WITHIN TWO WEEKS OF DISTURBANCE.

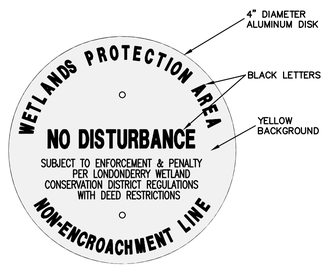
MATERIALS STOCKPILE DETAIL
NOT TO SCALE



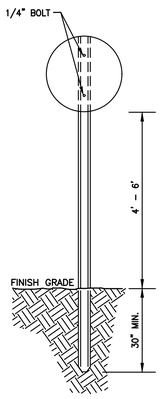
NOTE:
INFORMATION IS APPROXIMATE. CONTRACTOR SHALL FOLLOW JURISDICTIONAL UTILITY COMPANY STANDARDS

CONDUIT TRENCH DETAIL
NOT TO SCALE

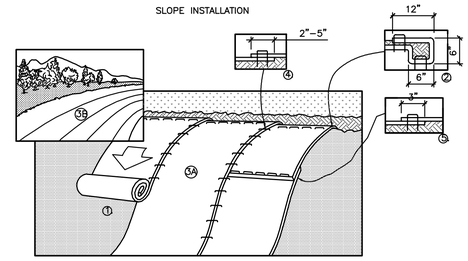
NOTES:
1. TAGS SHALL BE PLACED IN NEAREST TREE ALONG 50' WETLANDS BUFFER.
2. IN AREAS WHERE THERE ARE NO TREES, SIGN POSTS SHALL BE USED AND INSTALLED, SEE SIGN POST DETAIL.
3. PROVIDED BY QUALITY NAME PLATE, INC. (1-800-385-2220)



WETLAND MARKER
NOT TO SCALE



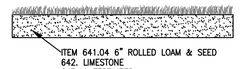
STANDARD POST MOUNT INSTALLATION
NOT TO SCALE



MATTING INSTALLATION NOTES

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
7. INSTALL PRODUCT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
8. MATTING IS REQUIRED ON ALL SLOPES STEEPER THAN 3:1.

SLOPE PROTECTION EROSION CONTROL MATTING
NOT TO SCALE



LOAM & SEED DETAIL
NOTE:

SEEDING SHALL BE MIN ONE POUND OF PERENNIAL GRASS SEED PER 50 SY OF AREAS PER 704.1.2.

DETAIL SHEET - 1

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: AS NOTED DATE: DEC. 12, 2025

The Dubay Group, Inc.
136 Harvey Rd. Bldg B101
Londonderry, NH 03053
603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By: JHD
Checked By: DGM
Project: 774
File: 774-DETAILS

SHEET 41 of 42

STATE OF NEW HAMPSHIRE – DOUGLAS G. MacGUIRE No. 13325 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

N:\-PROJECTS\774-Verani-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-DETAILS.dwg

Post Construction Operation and Maintenance Plan

MAINTENANCE SCHEDULE		
Frequency	Actions	Follow-up
Weekly (or after rain event)	Erosion Inspection	Take corrective action(s) if required
Quarterly	Complete Stormwater Inspection Report Reviewing all structures and BMP's	File Stormwater Inspection Report and take any corrective actions as needed
Semi Annually	Perform sediment removal from all structures and pipes as needed	Note any problem areas and inspect as necessary

Property Owners:

Belize Real Estate Holding, LLC
74 Page Road
Londonderry, NH 03053

Responsible Parties:

Installation/Operation & Maintenance:

Belize Real Estate Holding, LLC
74 Page Road
Londonderry, NH 03053

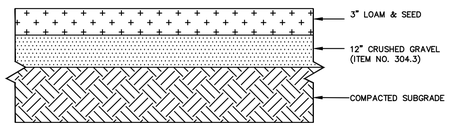
The owner (and all subsequent owners) shall be responsible for the installation of the drainage mitigation system and ongoing maintenance of the system(s). They shall include separate line items for the operation and maintenance of the systems in their yearly budget. Qualified personnel shall perform the required inspections. The responsible party will maintain records of all inspection reports and be accountable for implementation of any maintenance recommendations required by the inspector. All required maintenance shall be performed by a qualified contractor experienced with the particular BMP requiring the maintenance. All Stormwater related items and the respective operation and maintenance requirements for each have been detailed in the subsequent sections of the plan. Copies of maintenance records are to be provided to the Town Public Works on an annual basis.

Proposed Site BMP's

a) Detention Basin

Inspect soil and repair eroded areas monthly. Re-mulch void areas as needed. Remove litter and debris monthly. Treat diseased vegetation as needed. Remove and replace dead vegetation twice per year (spring and fall).

Basin Maintenance Schedule		
Activity	Time of Year	Frequency
Inspect & remove trash	Year round	Monthly
Mulch	Spring	Annually
Remove dead vegetation	Fall or Spring	Annually
Replace dead vegetation	Spring	Annually
Replace entire media & all vegetation	Late Spring/early Summer	As needed



TYPICAL MAINTENANCE ACCESS PATH SECTION DETAIL
NOT TO SCALE

Stormwater Inspection Report

Project Name

Location

Date of Inspection

Start/End

Inspector's Name(s)

Inspector's Title(s)

Inspector's Contact Info

Type of Inspection

☐ Regular ☐ Pre-storm event ☐ During storm event ☐ Post-storm event

Do you suspect that discharges may have occurred since the last inspection?

☐ Yes ☐ No

Are there any discharges at the time of inspection?

☐ Yes ☐ No

	BMP Description	BMP Installed and Operating Properly?	Corrective Action Needed	Date for corrective action/responsible person
A	Detention Basins/Forebay	☐ Yes ☐ No		
	• Basin bottom or trench surface clear of debris	☐ Yes ☐ No		
	• Inlet/Inflow pipes clear of debris	☐ Yes ☐ No		
	• Overflow spillway clear of debris	☐ Yes ☐ No		
	• Outlet clear of debris	☐ Yes ☐ No		

Other Comments:

nspection and Report prepared by:

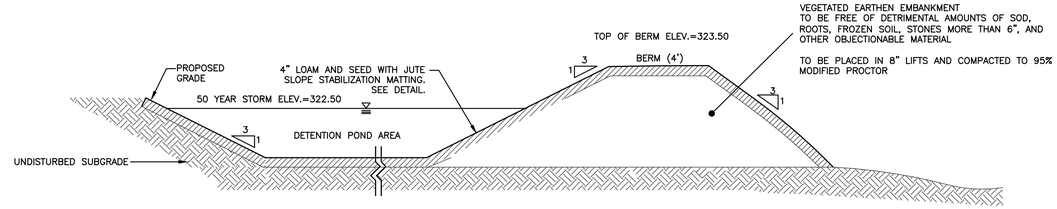
Print name:

Signature: _____ Date:

Copies to:

☐ Owner: _____

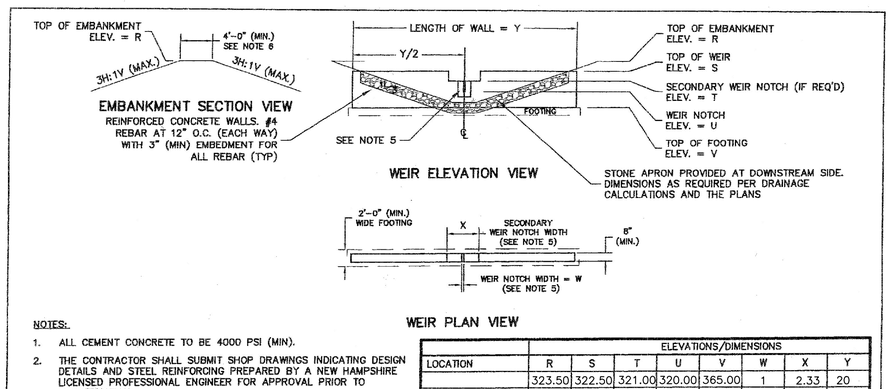
☐ City: _____



NOTE:

THE OWNER (AND ALL SUBSEQUENT OWNERS) SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE DRAINAGE MITIGATION SYSTEM AND ONGOING MAINTENANCE OF THE SYSTEM(S). THEY SHALL INCLUDE SEPARATE LINE ITEMS FOR THE OPERATION AND MAINTENANCE OF THE SYSTEMS IN THEIR YEARLY BUDGET. QUALIFIED PERSONNEL SHALL PERFORM THE REQUIRED INSPECTIONS. THE RESPONSIBLE PARTY WILL MAINTAIN RECORDS OF ALL INSPECTION REPORTS AND BE ACCOUNTABLE FOR IMPLEMENTATION OF ANY MAINTENANCE RECOMMENDATIONS REQUIRED BY THE INSPECTOR. ALL REQUIRED MAINTENANCE SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR EXPERIENCED WITH THE PARTICULAR BMP REQUIRING THE MAINTENANCE. ALL STORMWATER RELATED ITEMS AND THE RESPECTIVE OPERATION AND MAINTENANCE REQUIREMENTS FOR EACH HAVE BEEN DETAILED IN THE SUBSEQUENT SECTIONS OF THE PLAN. COPIES OF MAINTENANCE RECORDS ARE TO BE PROVIDED TO THE TOWN PUBLIC WORKS ON AN ANNUAL BASIS.

TYPICAL POND SECTION & PRINCIPLE SPILLWAY PROFILE DETAILS
NOT TO SCALE



NOTES:

1. ALL CEMENT CONCRETE TO BE 4000 PSI (MIN).
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING DESIGN DETAILS AND STEEL REINFORCING PREPARED BY A NEW HAMPSHIRE LICENSED PROFESSIONAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
3. LOW FLOW STRUCTURE CAN BE USED AT DETENTION BASINS WITH INFLOWS OF LESS THAN 3 CFS.
4. CONTROL WEIRS SHALL BE CAST IN AS REQUIRED. MINIMUM CONCRETE WEIR WIDTH SHALL BE 2 INCHES.
5. CONTROL WEIR(S) SHALL BE SIZED TO MITIGATE DESIGN STORM AS REQUIRED BY THE REGULATIONS AND IN ACCORDANCE WITH THE APPROVED DRAINAGE CALCULATIONS. STAINLESS STEEL PLATE SHALL BE USED FOR CONTROL WEIR LESS THAN 2 INCHES ATTACHED PER EXHIBIT D107. STAINLESS STEEL SHALL BE GRADE 316.
6. MINIMUM EMBANKMENT ELEVATION TO BE 12" ABOVE 50-YEAR STORM ELEVATION.

	ELEVATIONS/DIMENSIONS							
LOCATION	R	S	T	U	V	W	X	Y
	323.50	322.50	321.00	320.00	365.00	1	2.33	20

*TABLE USES UNITS OF FEET.

TYPICAL LOW FLOW OUTLET STRUCTURE AT DETENTION BASINS
NOT TO SCALE
EXHIBIT D109

DOUGLAS G. MacGUIRE No. 13325 – STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER – LICENSED

NO.	DATE	DESCRIPTION	BY

REVISIONS

DETAIL SHEET -2

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
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SCALE: AS NOTED DATE: DEC. 12, 2025

The Dubay Group, Inc.
136 Harvey Rd. Bldg B101
Londonderry, NH 03053
603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By: JHD
Checked By: DGM
Project: 774
File: 774-DETAILS

SHEET 42 of 42

N:_PROJECTS\774-Veroni-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-DETAILS.dwg

LONDONDERRY PLANNING BOARD
SITE PLAN APPLICATION & CHECKLIST

Planning Department Date Stamp

☒ Design Review ☒ Formal Application

All information provided and submitted with this Application Checklist shall conform to the Londonderry Site Plan Regulations. Please note that the Planning Board may not accept and consider the application complete if the required items as outlined in the checklist are missing from the submittal.

☐ Site Plan Amendment

I. General Information:

A. Project Name: Mack's Apples — 6 (Map) 21 (Lot)

B. Project Location: 230A Mammoth Road — Zone: AR-1

C. Primary Contact: Laura Gandia — Phone: (603) 695-8722

☐ Applicant ☐ Owner ☒ Agent — E-Mail: lgandia@devinemillimet.com

D. Applicant's Name: MHO Acquisition, LLC

Address: P.O. Box 202 City: Exeter State: NH Zip: 03833

Phone: _____ Fax: _____ E-Mail: usealpha@gmail.com

Applicant Signature: _____ Date: 12/18/2025

E. Owner's Name: same

Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Phone: _____ **Fax:** _____ **E-Mail:** _____

Owner's Signature: _____ Date: _____

F. Engineer/Surveyor (Firm Name): Brown Engineering

Address: 34 Whittier Highway City: Moultonborough State: NH Zip: 03254

Phone: (603) 744-1044 Fax: _____ E-Mail: kent@brownengineeringllc.com

1) Name of Licensed Land Surveyor: Kevin French

Signature: [signature]

2) Name of Licensed Professional Engineer: Kent Brown

Signature: [signature]

3) Name of Certified Soil Scientist: Luke Powell

4) Name of Certified Wetland Scientist: Luke Powell

5) Name of Licensed Traffic Engineer: Kim Hazarvatian

G. Lot Area (SF) 350,562 Existing Building Footprint (SF): 21,809 Proposed Addition (SF) N/A

☐ Change or ☐ Additional Use(s): agritourism

Site Plan Application Checklist

☐ Additional Pavement (SF): N/A ☐ Other Modification: N/A

II. General Requirements (All Applications):

		Provided	N/A
1.	Executed Site Plan Application Form	☒	
2.	Complete Abutters list, 3 sets mailing labels	☒	
3.	Application Fees	☒	
4.	Four (4) sets of plans and electronic "PDF" plans (See #11)	☒	
5.	Copies of proposed easement deeds, protective covenants or other legal documents	☐	☒
6.	Waiver request(s) with justifications	☒	☐
7.	Technical reports and supporting documents (Drainage report, Traffic Study, etc.)	☐	☒
8.	Completed Site Plan Application Checklist	☒	
9..	Escrow Agreement and Fees	☒	☐
10..	Conditional Use Permit request(s) with justifications per Zoning	☐	☒
11.	Response Letter to DRC Review and 2 highlighted plans (Plans may substitute for 2 sets required in #4 above)	☐	☒

III. General Plan Information (All Plans):

		Provided	N/A
1.	Size and presentation of sheet(s) per requirements of the site plan regulations	☒	
2.	Title block information:		
	a. Drawing title	☒	
	b. Name of site plan	☒	
	c. Location of site plan	☒	
	d. Tax map & lot #s of subject parcel(s)	☒	
	e. Name & address of owner(s)	☒	
	f. Date of plan	☒	
	g. Scale of plan	☒	
	h. Sheet number	☒	
	i. Name, address, & telephone number of design firm	☒	
	j. Name and address of Applicant	☒	
3.	Revision block	☒	
4.	Planning Board approval block provided on appropriate sheets (Cover sheet, site plan, landscape plan only)	☒	
5.	Certification block (for engineer, surveyor, soil scientist, or wetland scientist)	☒	
6.	Match lines (if any)	☒	☐

Site Plan Application Checklist

IV. **Master Site Plan Sheet**: (Applicant may provide separate Title Sheet)

			Provided	N/A
1.		The following notes shall be provided:		
	a.	Purpose of plan	☒	
	b.	Tax map and lot #s of all subject parcels	☒	
	c.	Area (existing & proposed) of subject parcel(s)	☒	
	d.	Zoning designation of subject parcel(s)	☒	
	e.	Min. lot area, frontages & setback dimensions	☒	
	f.	Existing and proposed uses	☒	
	g.	Parking calculations, as outlined in the Regulations	☒	
	h.	% green area, as outlined in the Zoning Ordinance	☒	
	i.	% building coverage, as outlined in the Zoning Ordinance	☒	
	j.	Sanitary sewer source (name of provider company if offsite)	☒	
	k.	Water supply source (name of provider company if offsite)	☒	
	l.	Zoning variances/special exceptions with conditions	☒	☐
	m.	List FEMA sheet(s) used to identify 100-year flood elevation. (Note if no flood zone present as applicable)	☒	
	n.	List of required permits and permit approval numbers	☐	☒
	o.	List of Planning Board waivers and Conditional Use Permits with Regulation or Ordinance section reference (if applicable)	☐	☒
	p.	Note identifying which plans are on file at the Town	☒	☐
	q.	Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Owner shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."	☒	☐
	r.	Note the following: "If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town."	☒	☐
	s.	Note the following: "All materials and methods of construction shall conform to Town of Londonderry Site Plan Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."	☒	☐
	t.	Note the following: "In accordance with Section 6.01 of the Londonderry Site Plan Regulations and RSA § 676:13, all improvements specified on these site plans shall be constructed, completed, and inspected and approved by the Town of Londonderry prior to the issuance of a certificate of occupancy."	☒	☐

	u.	For sites requiring off-site improvements, note the following: "In accordance with Section 6.01 of the Londonderry Site Plan Regulations and RSA § 676:12, all off-site improvements specified on these site plans shall be constructed, completed, and inspected and approved by the Town of Londonderry (and/or the NHDOT, if applicable) prior to the issuance of a certificate of occupancy."	☒	☐
2.		Vicinity plan (at a scale of 1"=2500')	☒	
3.		Plan index indicating all sheets	☒	☐

V. **Existing Conditions Plan:**

			Provided	N/A
1.		Surveyor's certification stamped and signed by LLS	☒	
2.		Boundary of entire property by metes and bounds	☒	☐
3.		Boundary monuments:		
	a.	Monuments found	☒	☐
	b.	Monuments to be set	☒	☐
4.		Map # and Lot #, name addresses, and zoning of all abutting land owners	☒	
5.		Existing streets:		
	a.	Name labeled	☒	☐
	b.	Status noted or labeled	☒	☐
	c.	Right-of-way dimensioned	☒	☐
	d.	Pavement width dimensioned	☒	☐
6.		Municipal boundaries (if any)	☒	☐
7.		Existing easements (identified by type)	☒	☐
8.		North arrow	☒	
9.		Locus map (at a scale of 1" = 2,500)	☒	
10.		Limits of wetlands & CO District Boundary	☒	☐
11.		Wetland delineation criteria & Certification	☒	☐
12.		SCS Soils (Boundary & Type)	☒	
13.		Owner(s) signature(s)	☒	
14.		All required setbacks (including any applicable buffers)	☒	
15.		Existing physical features:		
		Buildings	☒	☐
		Wells	☒	☐
		Septic systems	☒	☐
		Stone walls	☒	☐
		Paved drives	☒	☐
		Gravel drives	☒	☐
16.		Location & name (if any) of any streams or waterbodies	☒	☐
17.		Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study or as determined by drainage study	☒	☐
18.		Location of existing overhead utility lines, poles, towers, etc.	☒	☐
19.		Plan and deed references	☒	☐
20.		Zoning District boundary lines (if any)	☒	☐

Site Plan Application Checklist

VI. **Improvement Plans (Grading Plan, Utility Plan, etc. and Stamped by Engineer Licensed in NH):**

		Provided	N/A
1.	**Grading and Drainage Plan:**		
a.	Existing topography (two-foot contour interval minimum)	☐	☒
b.	Proposed contours	☐	☒
c.	Existing spot elevations	☐	☒
d.	Proposed spot elevations	☐	☒
e.	Existing edge of pavement	☐	☒
f.	Proposed edge of pavement	☐	☒
g.	Existing curb line	☐	☒
h.	Proposed curb line	☐	☒
i.	Existing buildings and structures	☐	☒
j.	Proposed buildings and structures	☐	☒
k.	Existing retaining walls	☐	☒
l.	Proposed retaining walls	☐	☒
m.	Existing stone walls	☐	☒
n.	Proposed and reconstructed stone walls	☐	☒
o.	Wetland Mapping		
	1.) Wetland limits identified	☐	☒
	2.) Impact Area in square feet for each individual location	☐	☒
	3.) Mitigation areas (as may be required)	☐	☒
p.	Existing treeline	☐	☒
q.	Proposed treeline	☐	☒
r.	Benchmarks	☐	☒
s.	Existing drainage systems:		
	1) Pipes/culverts (each location):		
	i. Type	☐	☒
	ii. Size	☐	☒
	iii. Length and slope	☐	☒
	iv. Inverts	☐	☒
	v. End sections/Headwalls	☐	☒
	2) Structures (catch basins, drain manholes, special structures):		
	i. Location (station and off-set)	☐	☒
	ii. Type	☐	☒
	iii. Size	☐	☒
	iv. Rim Elevations	☐	☒
	v. Inverts	☐	☒
	3) Swales/Ditches/Waterways:		
	i. Flow arrows (direction of flow)	☐	☒
	ii. Topography	☐	☒
	iii. Spot elevations	☐	☒
t.	Proposed Drainage Systems:		
	1) Pipes/culverts (each location):		
	i. Type	☐	☒
	ii. Size	☐	☒
	iii. Length and slope	☐	☒
	iv. Inverts	☐	☒
	v. End sections/headwalls	☐	☒
	vi. Identify minimum cover and location	☐	☒
	vii. Outlet erosion protection	☐	☒

Site Plan Application Checklist

		Provided	N/A
2)	Structures (catchbasins, drain manholes, special structures):		
	i. Location (sta. and off-set)	☐	☒
	ii. Type	☐	☒
	iii. Size	☐	☒
	iv. Rim elevations	☐	☒
	v. Inverts	☐	☒
3)	Swales/ditches/waterways:		
	i. Flow arrows (direction of flow)	☐	☒
	ii. Grading	☐	☒
	iii. Spot elevations	☐	☒
	iv. Erosion protection (riprap, matting, etc.)	☐	☒
u.	Temporary erosion protection during construction:		
1)	Silt fence, haybales, etc.	☐	☒
2)	Matting, mulch, etc.	☐	☒
v.	Tree protection for existing areas and/or individual trees 15" in diameter or greater	☐	☒
w.	Plan note stating that the edge of the Conservation Overlay District and Non-Distubance Zones shall be appropriately delineated in the field prior to construction	☐	☒

2. Utilities Plan:

		Provided	N/A
a.	Existing sanitary sewer system:		
1)	Pipes:		
	i. Type	☐	☒
	ii. Size	☐	☒
	iii. Length and slope	☐	☒
2)	Structures:		
	i. Location (sta. and off-set)	☐	☒
	ii. Type	☐	☒
	iii. Size	☐	☒
	iv. Rim elevations	☐	☒
	v. Inverts	☐	☒
b.	Proposed sanitary sewer system:		
1)	Pipes (gravity):		
	i. Type	☒	☐
	ii. Size	☒	☐
	iii. Length and slope	☒	☐
	iv. Separation (18" below water)	☒	☐
	v. Identify minimum cover and locations	☒	☐
2)	Force Main:		
	i. Type	☒	☐
	ii. Size	☒	☐
	iii. Direction of flow (flow arrows)	☒	☐
	iv. Bends and thrust blocking	☒	☐
	v. Air relief valves and structures	☒	☐
	vi. Clean-out structures	☒	☐
	vii. Identify minimum cover and locations	☒	☐
3)	Structures:		
	i. Location (sta. and off-set)	☒	☐
	ii. Type	☒	☐
	iii. Size	☒	☐
	iv. Rim elevations	☒	☐
	v. Inverts	☒	☐
4)	Service laterals to each individual lot:		
	i. Type	☒	☐

			Provided	N/A
	ii.	Size	☒	☐
	iii.	Length and slope	☒	☐
	iv.	Separation (18" below water)	☒	☐
	v.	Minimum cover and locations identified	☒	☐
	vi.	Location of connection	☒	☐
c.	Existing Water System:			
1)	Pipes:			
	i.	Type	☒	☐
	ii.	Size	☒	☐
2)	Hydrants		☒	☐
3)	Valves		☒	☐
4)	Bends and thrust blocks		☒	☐
5)	Tees		☒	☐
d.	Proposed Water System:			
1)	Pipes:			
	i.	Type	☒	☐
	ii.	Size	☒	☐
2)	Hydrants			
	i.	Locations approved by Fire Department	☒	☐
3)	Valves		☒	☐
4)	Bends and thrust blocks		☒	☐
5)	Tees		☒	☐
e.	Existing Gas Lines:			
1)	Pipes:			
	i.	Type	☐	☒
	ii.	Size	☐	☒
2)	Valves		☐	☒
f.	Proposed Gas Lines:			
1)	Pipes:			
	i.	Type	☐	☒
	ii.	Size	☐	☒
2)	Valves		☐	☒
3)	Services to each lot		☐	☒
g.	Telephone/Electrical/Cable:			
1)	U-poles		☒	☐
2)	Pedestals/transformers		☒	☐
3)	Overhead lines		☒	☐
4)	Underground lines		☒	☐
5)	Services to each lot		☒	☐

3. **Roadways:** If streets are to be built as part of a site plan (e.g., for a multi-family residential site plan), then the design of such streets shall comply with Section 3.09 of the Londonderry Subdivision Regulations, please see Subdivision Application Checklist.

VII. **Landscape Plan (Section 3.09):**

			Provided	N/A
1.	General Information			
a.	Native Plants as suggested by Appendix LS1		☐	☒
b.	No use of Invasive materials as listed in Appendix LS2		☐	☒
c.	Plant materials meet winter hardiness requirement		☐	☒

Site Plan Application Checklist

			Provided	N/A
	d.	Proposed materials are of proper caliper or height	☐	☒
	e.	Stone walls incorporated into Landscape Plan	☐	☒
	f.	Existing vegetation preservation (no-cut) areas described by metes and bounds and monumented	☐	☒
	g.	Landscaping Calculations	☐	☒
	h.	Plant Schedule	☐	☒
	i.	Landscaping Details	☐	☒
	j.	Tree Protection Detail	☐	☒
	k.	Note on Plan stating No Plant Conflicts with Snow Storage Areas, Light Fixtures, Underground Utilities	☐	☒
	l.	Note on Plan stating No Landscaping Conflicts with Sight Distance	☐	☒
	m.	Submit a Landscape Master Sheet for Review (Landscaping, site features, snow storage, light poles, detention basin edges, grading, utilities)	☐	☒
2.		Parking Lot Landscaping		
	a.	Interior landscaping percentage based on Section 3.11e	☐	☒
	b.	Interior shade trees @ 1 per 15 parking spaces	☐	☒
	c.	Perimeter shade trees @ 1 per 20 parking spaces OR 1 per 50 feet of perimeter with buffer required	☐	☒
	d.	Screening provides proper vertical opacity per Section 3.11e	☐	☒

VIII. Illumination Plan & Lighting Details (Section 3.13):

		Provided	N/A
1.	Full Cut-Off Fixtures with plan note stating all lights are full cut-off fixtures as required	☒	☐
2.	Shielded, downcast building/external signage lighting	☒	☐
3.	No direct light source at residential property lines	☒	☐
4.	Plan to scale with illumination levels shown in footcandles	☒	☐
5.	Specification (details) for all proposed lighting fixtures including photometric data, designation as IESNA "cut-off" fixtures, Color Rendering Index (CRI) of all lamps (bulbs), and other descriptive information about fixtures	☒	☐
6.	Proposed mounting height of all exterior lighting fixtures	☒	☐
7.	Illumination levels not to exceed 0.2 footcandles at any property line (Except at driveway intersections per Regulations)	☒	☐
8.	Gas Station Canopies to meet requirements of Appendix Light 2	☒	☐

IX. Building Design & Renderings (Section 3.12):

1.	Building Elevations/Renderings in compliance with Section 3.13	☒	☐
2.	Signage renderings/details	☒	☐
3.	Large Retail Establishments - Comply with Section 3.13H	☒	☐

Site Plan Application Checklist

X. Construction Detail Drawings:

Note: *Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Londonderry Department of Public Works requirements, and Subdivision & Site Plan Regulations*

		Provided	N/A
1.	Typical cross-section of pavement	☐	☒
2.	Typical driveway apron detail	☐	☒
3.	Curbing detail	☐	☒
4.	Guardrail detail	☐	☒
5.	Sidewalk detail	☒	☒
6.	Traffic signs and pavement markings	☒	☐
7.	Typical underdrain trench detail	☐	☒
8.	Drainage structure(s):		
	a. Catchbasin (including frame and grate)	☐	☒
	b. Manhole (including frame and cover)	☐	☒
	c. Outlet structure (detention basins)	☐	☒
	d. Headwalls	☐	☒
	e. Flared end sections	☐	☒
9.	Outlet protection riprap apron	☐	☒
10.	Level spreader	☐	☒
11.	Treatment swale	☐	☒
12.	Typical section at detention basin	☐	☒
13.	Typical pipe trench:		
	a. Drainage	☐	☒
	b. Sewer	☐	☒
	c. Water	☐	☒
	d. Utilities	☐	☒
14.	Sewer structures:		
	a. Manholes (including frame and cover, inverts)	☐	☒
	b. Drop manholes	☐	☒
	c. Special structures (pump stations, blowoffs, etc.)	☐	☒
	d. Pipe manhole joint details	☐	☒
15.	Typical sewer lateral service connection detail	☐	☒
16.	Project specific sewer details (sleeves, etc.)	☐	☒
17.	Typical sewer notes (per NHDES & Sewer Div. requirements)	☐	☒
18.	Hydrant detail	☐	☒
19.	Thrust block details	☐	☒
20.	Valve box detail	☐	☒
21.	Typical water connection service detail	☐	☒
22.	Erosion control details:		
	a. Haybale barriers at waterways	☐	☒
	b. Silt fence	☒	☐
	c. Stone check dam	☐	☒
	d. Stone construction entrance	☐	☒
	e. Inlet filter basket	☐	☒
	f. Haybale barrier at catchbasin	☐	☒

24.	Notes:			
	a.	General notes as required by the Department of Public Works	☐	☒
	b.	Construction sequence	☐	☒
	c.	Erosion control notes	☒	☐
	d.	Turf establishment notes	☐	☒
	e.	Sewer construction notes (as required by Sewer Ordinance)	☐	☒
	f.	Water system construction notes (as required by local water company)	☐	☒
25.	Tree protection details		☐	☒

XI. Supporting Documentation:

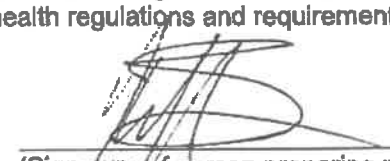
			Provided	N/A
1.	Traffic Impact Analysis:			
	a.	Traffic Impact analysis as required by Section 3.14	☐	☒
2.	Stormwater management report including the following:			
	a.	Table of contents	☐	☒
	b.	Narrative statement (including conclusions)	☐	☒
	c.	Summary table comparing existing and post-development conditions	☐	☒
	d.	Summary table of data for each pipe & piping system:		
		1.) Discharge	☐	☒
		2.) Depth of flow	☐	☒
		3.) Velocity	☐	☒
	e.	Summary table of data for each swale & channel:		
		1.) Discharge	☐	☒
		2.) Depth of flow	☐	☒
		3.) Velocity	☐	☒
	f.	Project location plan (on USGS quadrangle)	☐	☒
	g.	Watershed area plan for existing condition	☐	☒
	h.	Watershed area plan for post-development condition	☐	☒
	i.	Runoff calculations for existing & post-development conditions	☐	☒
	j.	Flood routing calculations for each detention basin	☐	☒
	k.	Design for water quality treatment facilities (level spreaders, treatment swales, etc.)	☐	☒
	l.	Riprap design calculations	☐	☒
	m.	Report stamped by licensed professional engineer in NH	☐	☒
3.	Fiscal impact study provided (if required)		☐	☒
4.	Off-site improvements:			
	a.	Design plans included in the project drawings	☐	☒
	b.	Arrangements and agreements	☐	☒
	c.	Easements	☐	☒
5.	Utility clearance letters (as applicable):			
	a.	Electric	☐	☒
	b.	Telephone	☐	☒
	c.	Cable television	☐	☒
	d.	Gas	☐	☒
	e.	Water	☐	☒
	f.	Sewer	☐	☒
6.	Other project-specific information as required by the Design Review Committee (DRC)		☐	☒

XII. Required Project Permits (as applicable to applications):

		Provided	N/A	App Submitted
1.	NHDES site-specific approval	☐	☒	☐
2.	NHDES wetlands permit	☐	☒	☐
3.	NHDES sewer discharge permit	☐	☒	☐
4.	NHDES water supply permit	☐	☒	☐
5.	NHDES dam permit	☐	☒	☐
6.	NHDOT driveway permit	☐	☐	☒
7.	Londonderry ZBA variance(s)/special exception(s)	☐	☒	☐
8.	Londonderry sewer discharge permit	☐	☒	☐
9.	Army Corps of Engineers	☐	☒	☐
10.	Federal Aviation Administration	☐	☒	☐
11.	Other federal, state or local permits (if applicable) for project	☐	☐	☒

XIII. Acknowledgment and Signature:

The undersigned acknowledges he/she has read and understands all of the Town's current zoning, subdivision, site plan, and health regulations and requirements for obtaining all required local, state, and federal permits. .



(Signature of person preparing plans)

KENT BROWN

(Name)

PROJECT ENGINEER

(Title)

12/18/2025

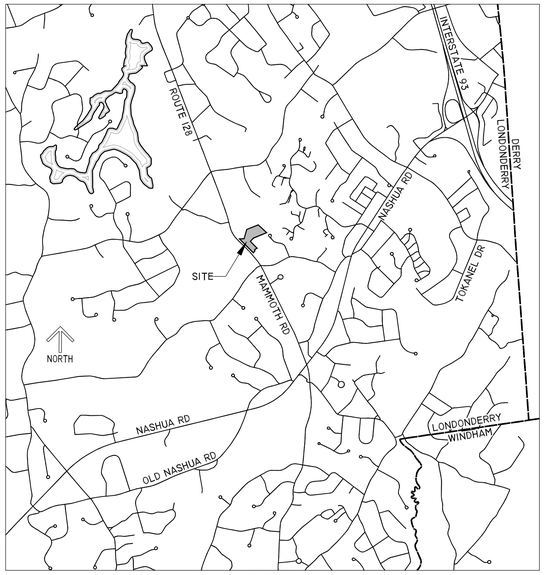
(Date)

MACK'S APPLES FARM MARKET
TAX MAP 6 - LOT 21
230 MAMMOTH ROAD
LONDONDERRY, NH 03053

SYMBOLS LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTERS PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY SETBACK LINE
- 498 EXISTING 2 FOOT CONTOUR
- 500 EXISTING 10 FOOT CONTOUR
- EXISTING SOIL DELINEATION LINE
- EXISTING FENCE LINE
- EXISTING STONE WALL
- EXISTING TREE LINE
- W EXISTING WATER LINE
- S EXISTING SEWER LINE
- SS EXISTING SEWER SERVICE W.CLEAN OUT
- D EXISTING DRAIN LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- OHE EXISTING OVERHEAD ELECTRIC
- EXISTING WETLAND BOUNDARY
- EXISTING BUILDING
- EXISTING GRAVEL DRIVEWAY
- EXISTING PICNIC TABLE
- D EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- S EXISTING SEWER MANHOLE
- EXISTING WATER GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING WELL
- EXISTING GAS GATE
- EXISTING TREE AND CALIPER
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- H TEMPORARY BENCH MARK (TBM)
- TEST PIT LOCATION (TP)
- STONE BOUND FOUND (SBF)
- DRILL HOLE FOUND (DHF)
- IRON PIPE FOUND (IPF)
- RE-BAR FOUND (RBF)
- 3 PHOTO NUMBER AND DIRECTION

- F498 PROPOSED 2 FOOT CONTOUR
- F500 PROPOSED 10 FOOT CONTOUR
- F501 PROPOSED 1 FOOT CONTOUR
- x501.5 PROPOSED SPOT GRADE
- PROPOSED BUILDING
- W PROPOSED WATER LINE
- S PROPOSED SEPTIC GRAVITY LINE
- FM PROPOSED FORCE-MAIN LINE
- D PROPOSED DRAIN LINE
- RD PROPOSED ROOF DRAIN
- UD PROPOSED UNDER DRAIN
- G PROPOSED GAS LINE
- E PROPOSED OVERHEAD ELECTRIC
- OHE PROPOSED OVERHEAD ELECTRIC
- PROPOSED LIGHTING UNITS
- D PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE OUTLET STRUCTURE
- S PROPOSED SEWER MANHOLE
- PROPOSED WATER GATE VALVE
- PROPOSED WELL
- PROPOSED GAS GATE VALVE
- PROPSOED FES WITH RIP-RAP OUTLET PROTECTION
- STONE BOUND TO BE SET
- RE-BAR TO BE SET
- PROPOSED LIGHT POLE
- PROPOSED DRAINAGE FLOW ARROWS
- PROPOSED PAVEMENT
- PROPOSED DREDGE AND FILL PERM. DISTURBANCE
- PROPOSED DREDGE AND FILL TEMP. DISTURBANCE



VICINITY MAP
SCALE 1" = 2500'

LIST OF DRAWINGS

DWG	SHT NO.	DESCRIPTION
C-1	1 OF 12	COVER SHEET
EB-1	2 OF 12	EXISTING BOUNDARY PLAN
EC-1	3 OF 12	EXISTING CONDITIONS PLAN
SP-1	4 OF 12	PROPOSED SITE PLAN
ED-1	5 OF 12	ENTRANCE DETAIL PLAN
SEP-1	6 OF 12	SEPTIC DESIGN AND UTILITY PLAN
SEP-2	7 OF 12	SEPTIC DESIGN PLAN
LPP-1	8 OF 12	LIGHTING PLAN
MD-1	9 OF 12	MISCELLANEOUS DETAIL SHEET
MD-2	10 OF 12	MISCELLANEOUS DETAIL SHEET
ARCH-1	11 OF 12	FLOOR PLAN OF PROPOSED RESTAURANT
ARCH-2	12 OF 12	ELEVATION PROPOSED RESTAURANT

OWNER / APPLICANT:

MHO ACQUISITION LLC.
230 MAMMOTH ROAD
LONDONDERRY, NH 03053

PROFESSIONAL CONSULTANTS LIST

ENGINEER: BROWN ENGINEERING, LLC
34 WHITTIER HIGHWAY
MOULTONBOROUGH, NH 03254
OFFICE PHONE - 603-744-1044

SURVEYOR: FRENCH LAND SERVICES INC.
581 SCHOOL STREET
RUMNEY, NH 03266
OFFICE PHONE - 603786-9790

SOIL SCIENTIST &
WELTAND SCIENTIST: POWELL ASSET MAPPING, LLC
234 CRYSTAL LAKE ROAD
GILMINTON IRON WORKS, NH 03837
OFFICE PHONE - 603-364-0136

DIG SAFE
ME NH VT
CALL 1-888-DIG-SAFE FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. BROWN ENGINEERING, LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233).

NOTE:

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF LONDONDERRY REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

AGENCY APPROVALS

NH DOT DRIVEWAY PERMIT # 269-206

NHDES SUBSURFACE SEWAGE DISPOSAL PERMIT # PENDING

INITIAL PLAN SET SUBMISSION DATE

DECEMBER 18, 2025

LATEST REVISION DATE:

_____

NO.	DATE	DESCRIPTION	BY

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD
ON DATE: _____
CERTIFIED BY: _____

PREPARED BY:

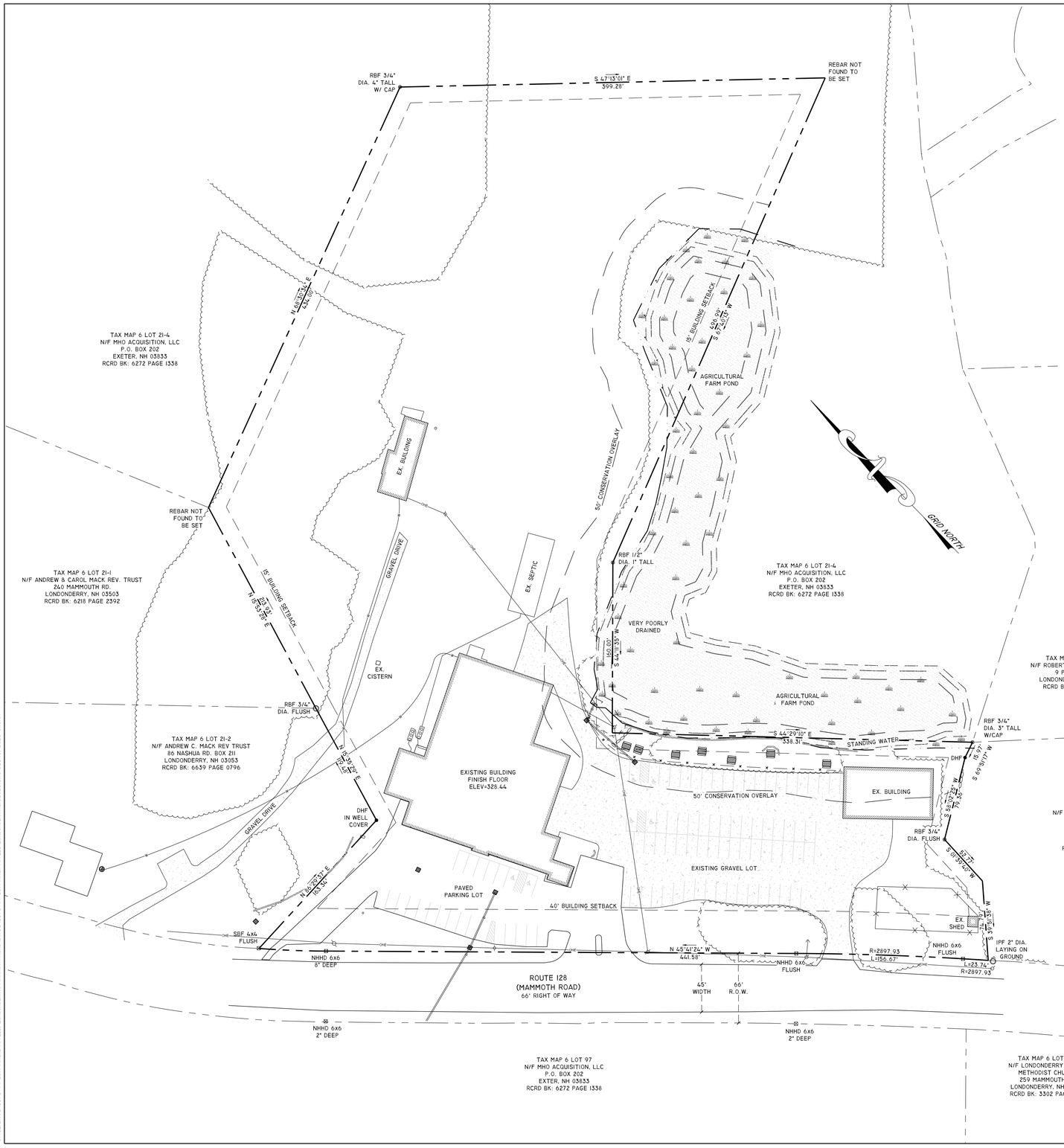
BROWN ENGINEERING LLC
34 WHITTIER HIGHWAY
MOULTONBOROUGH, NH 03254
TEL: (603) 744-1044
WWW.BROWNENGINEERINGLLC.COM

BROWN ENGINEERING
CIVIL ENGINEERS

FRENCH LAND SERVICES INC.
581 SCHOOL STREET
RUMNEY, N.H. 03266
TEL: (603) 786-9790
FRENCH@WORLDPATH.NET

FRENCH LAND SERVICES INC.

G:\CLIENTS\5379-44, SDA-MACKS APPLES, LONDONDERRY, MAMMOTH Road\DWGS\5375-44 SDA Macks Apples-Londonderry12162025.dwg Dec 18, 2025-9:18am



SYMBOLS LEGEND

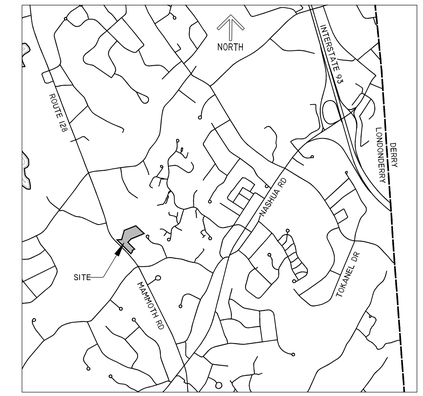
- EXISTING PROPERTY LINE
- EXISTING ABUTTERS PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY SETBACK LINE
- EXISTING FENCE LINE
- EXISTING STONE WALL
- EXISTING TREE LINE
- EXISTING WATER LINE
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- EXISTING WETLAND BOUNDARY
- EXISTING BUILDING
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- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING WATER GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING WELL
- EXISTING TREE AND CALIPER
- EXISTING POWER POLE
- STONE BOUND FOUND (SBF)
- DRILL HOLE FOUND (DHF)
- IRON PIPE FOUND (IPF)
- RE-BAR FOUND (RBF)

I CERTIFY THAT THIS PLAT IS THE RESULT OF A SURVEY DONE WITH A FOCUS 35 SPECTRE PRECISION TOTAL STATION HAVING AN UNADJUSTED ERROR OF CLOSURE BETTER THAN 1:45,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

DATE: 12/18/2025

STATE OF NEW HAMPSHIRE — No. 664 KEVIN L. FRENCH — LICENSED LAND SURVEYOR



VICINITY MAP
SCALE 1" = 2500'

GENERAL NOTES:

1. THE PROPERTY IS DESIGNATED TAX MAP 6 LOT 21.
   THE PROPERTY IS 8.0± ACRES IN SIZE.
   THE OWNER OF RECORD IS:
   MHO ACQUISITION LLC.
   230 MAMMOTH ROAD
   LONDONDERRY, NH 03053
   BOOK 6272 PAGE 1338 ROCKINGHAM COUNTY
2. THE PROPERTY IS ZONED AGRICULTURAL RESIDENTIAL (AR-1).
3. EXISTING USE IS AGRICULTURAL AND PROPOSED USE IS AGRICULTURAL.
4. TOWN OF LONDONDERRY BUILDING SETBACKS:
   40' FRONT
   15' SIDE YARD
   15' REAR
   35' BUILDING HEIGHT
5. TOPOGRAPHY SHOWN IN PLAN IS A MIXTURE OF ON GROUND TOPO BY BROWN ENGINEERING LLC. AND LIDAR FROM FLIGHTS PROVIDED BY EARTH SYSTEMS RESEARCH CENTER, INSTITUTE FOR THE STUDY OF EARTH OCEANS AND SPACE, & UNIVERSITY OF NEW HAMPSHIRE. DATUM IS BASED ON NAD 1983.
6. NO PORTION OF THE SUBJECT PARCEL IS IN THE FLOODPLAIN PER FEMA PANEL # 33015C0526E.
7. ABUTTING PARCELS PROPERTY LINES ARE BASED ON TAX MAP INFORMATION AND ARE APPROXIMATE.
8. BOUNDARY INFORMATION DEPICTED IS FROM FIELD LOCATION OF MONUMENTS AND DEPENDENT UPON A PLAN ENTITLED " TAX MAP 6 LOT 21 SUBDIVISION PLAN PREPARED FOR MOOSE HILL ORCHARDS, INC. LAND OF MOOSE HILL ORCHARDS, INC. 230 MAMMOTH RD., LONDONDERRY, NH SCALE: 1"= 50' DATE: OCTOBER 2, 1998 SHEETS 1 THROUGH 5 REVISED 5/8/99, 2/8/99 BY BEDFORD DESIGN CONSULTANTS " RECORDED IN RCRD PLAN #D-27284.
9. BEARINGS ESTABLISHED USING GPS OBSERVATIONS PREFORMED MAY 2025.

PLANS OF REFERENCE:

1. PLAN ENTITLED "TAX MAP 6 LOT 21 SUBDIVISION PLAN PREPARED FOR MOOSE HILL ORCHARDS, INC. LAND OF MOOSE HILL ORCHARDS, INC. 230 MAMMOTH RD." LONDONDERRY, NH SCALE: 1"= 50' DATE: OCTOBER 2, 1998 SHEETS 1 THRU 5 REVISED 5/8/99, 2/8/99 BY BEDFORD DESIGN CONSULTANTS " RECORDED IN RCRD PLAN #D-27284.

FRENCH LAND SERVICES INC.
581 SCHOOL STREET
RUMNEY, N.H. 03266
TEL: (603) 786-9790
FRENCHLS@WORLDPATH.NET

FRENCH LAND SERVICES INC.

MACK'S APPLES FARM MARKET
EXISTING BOUNDARY PLAN
TAX MAP 6 LOT 21
230 MAMMOTH ROAD, LONDONDERRY, NH 03053

PREPARED FOR:
MHO ACQUISITION LLC.
230 MAMMOTH ROAD
LONDONDERRY, NH 03053
BOOK 6272 PAGE 1338

PREPARED BY:
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34 WHITTIER HIGHWAY
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BROWN ENGINEERING
CIVIL ENGINEERS

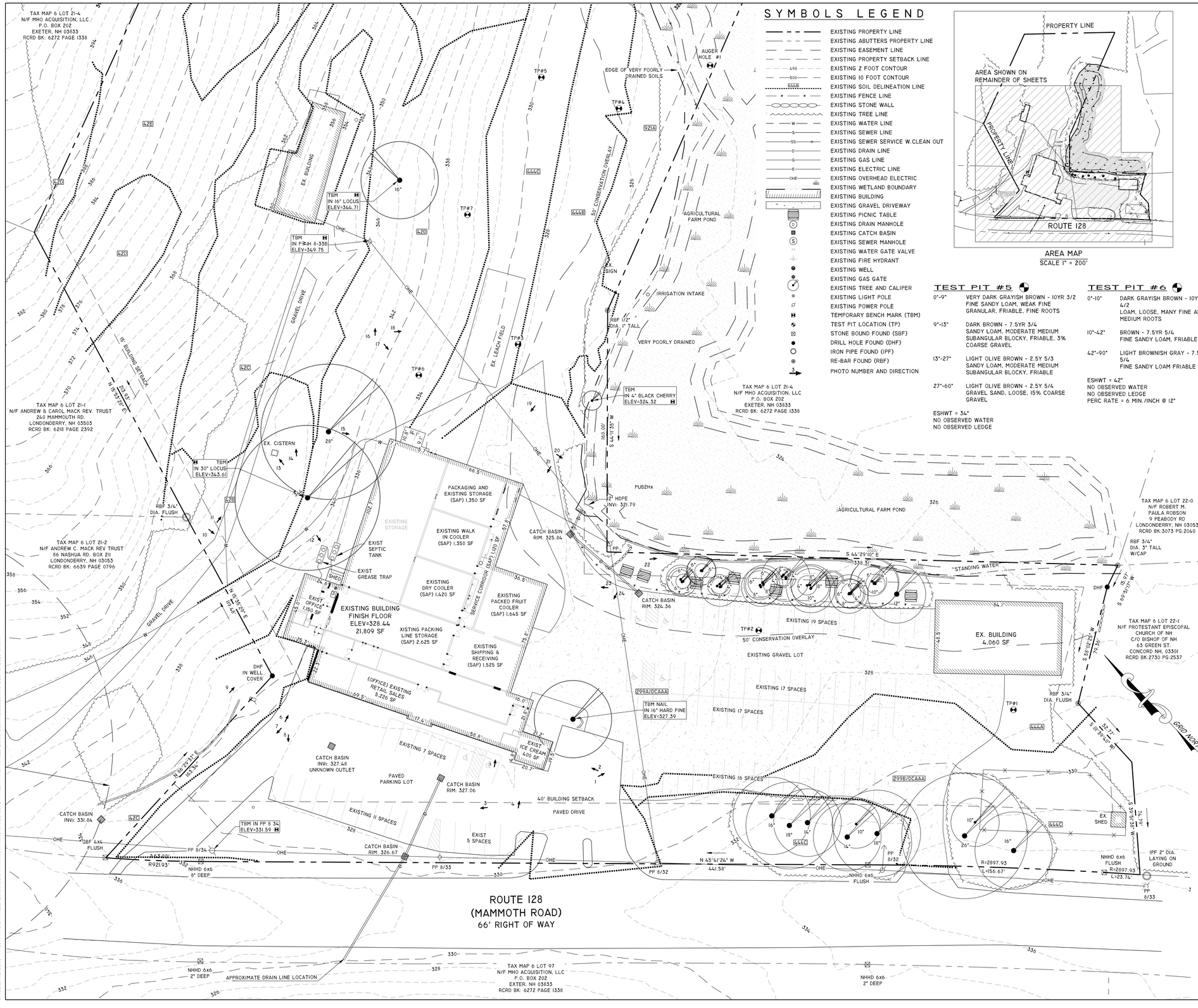
GRAPHIC SCALE
50' 20' 0 50'
SCALE: 1" = 50'

REV.	DATE	DESCRIPTION	BY

DATE: 12-18-2025
JOB NO: 5375-44

EB-1
2 OF 12

© CLIENTS\5375-44 SDA MACK APPLES, LONDONDERRY, MAMMOTH ROAD\DWGS\5375-44 SDA MACK APPLES LONDONDERRY 121625.DWG DEC 18, 2025 - 8:19AM



SYMBOLS LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTERS PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY SETBACK LINE
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FOOT CONTOUR
- EXISTING SOIL DELINEATION LINE
- EXISTING FENCE LINE
- EXISTING STONE WALL
- EXISTING TREE LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING SEWER SERVICE W.CLEAN OUT
- EXISTING DRAIN LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING WETLAND BOUNDARY
- EXISTING BUILDING
- EXISTING GRAVEL DRIVEWAY
- EXISTING PICNIC TABLE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING WATER GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING WELL
- EXISTING GAS GATE
- EXISTING TREE AND CALIPER
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- TEMPORARY BENCH MARK (TBM)
- TEST PIT LOCATION (TP)
- STONE BOUND FOUND (SBF)
- DRILL HOLE FOUND (DHF)
- IRON PIPE FOUND (IPF)
- RE-BAR FOUND (RBF)
- PHOTO NUMBER AND DIRECTION

AREA MAP
SCALE 1" = 200'

TEST PIT #1

0"-6"	DARK GRAYISH BROWN - 10YR 4/2 GRAVELLY SAND, 15% FINE GRAVEL, LOOSE FINE ROOTS
6"-26"	LIGHT OLIVE BROWN - 2.5Y 5/3 SANDY LOAM, SUBANGULAR BLOCKY STRUCTURE, 10% COBBLES, FINE ROOTS
26"-34"	LIGHT YELLOWISH BROWN - 2.5Y 6/3 SANDY LOAM, FRIABLE, 10% COBBLES
34"-49"	BROWN - 10YR 5/3 GRAVELLY SAND, LOOSE, 10% COBBLES
49"-60"	LIGHT YELLOWISH BROWN - 2.5Y 6/3 GRAVELLY SAND, LOOSE, 15% FINE GRAVEL, 10% COBBLES

ESHWT = 26"
NO OBSERVED WATER
NO OBSERVED LEDGE

TEST PIT #2

0"-10"	VERY DARK BROWN - 10YR 2/2 TRANSPORTED CRUSHED GRAVEL
10"-25"	DARK GRAYISH BROWN - 2.5Y 4/2 LOAMY SAND, FRIABLE,
25"-36"	VERY DARK GRAY - 2.5Y 3/1 LOAMY SAND, FRIABLE

ESHWT = 25"
NO OBSERVED WATER
NO OBSERVED LEDGE

TEST PIT #3

0"-13"	DARK GRAYISH BROWN - 10YR 3/2 FINE SANDY LOAM, WEAK FINE GRANULAR, FRIABLE, FINE ROOTS
13"-16"	DARK BROWN - 10YR 3/3 FINE SANDY LOAM, WEAK FINE GRANULAR, FRIABLE, FINE ROOTS
16"-27"	BROWN - 10YR 4/3 LOAMY SAND, MEDIUM SUBANGULAR BLOCKY, FRIABLE, FINE ROOTS, 5% COBBLES
27"-45"	LIGHT YELLOWISH BROWN - 2.5Y 6/3 LOAMY SAND, MASSIVE, FRIABLE
45"-60"	LIGHT OLIVE BROWN - 2.5Y 5/4 LOAMY SAND, MEDIUM SUBANGULAR BLOCKY, FRIABLE

ESHWT = 49"
NO OBSERVED WATER
NO OBSERVED LEDGE

TEST PIT #4

0"-12"	BLACK - 10YR 2/1 COBBLY FINE SANDY LOAM, WEAK FINE GRANULAR, FRIABLE, 20% COBBLES
12"-18"	VERY DARK GRAY - 10YR 3/1 SANDY LOAM, MODERATE MEDIUM SUBANGULAR BLOCKY, FRIABLE, FEW FINE ROOTS
18"-35"	GRAYISH BROWN - 10YR 5/2 GRAVELLY FINE SANDY LOAM, MODERATE MEDIUM SUBANGULAR BLOCKY, FRIABLE, 15% COARSE GRAVEL
35"-51"	LIGHT OLIVE BROWN - 2.5Y 5/3 GRAVELLY MEDIUM SAND, LOOSE, 15% COARSE GRAVEL
51"-60"	DARK YELLOWISH BROWN - 10YR 3/6 GRAVELLY SAND, MASSIVE, FRIABLE, 15% FINE GRAVEL

ESHWT = 18"
NO OBSERVED WATER
NO OBSERVED LEDGE

TEST PIT #5

0"-9"	VERY DARK GRAYISH BROWN - 10YR 3/2 FINE SANDY LOAM, WEAK FINE GRANULAR, FRIABLE, FINE ROOTS
9"-13"	DARK BROWN - 7.5YR 3/4 SANDY LOAM, MODERATE MEDIUM SUBANGULAR BLOCKY, FRIABLE, 3% COARSE GRAVEL
13"-27"	LIGHT OLIVE BROWN - 2.5Y 5/3 SANDY LOAM, MODERATE MEDIUM SUBANGULAR BLOCKY, FRIABLE
27"-60"	LIGHT OLIVE BROWN - 2.5Y 5/4 GRAVEL SAND, LOOSE, 15% COARSE GRAVEL

ESHWT = 34"
NO OBSERVED WATER
NO OBSERVED LEDGE

TEST PIT #6

0"-10"	DARK GRAYISH BROWN - 10YR 4/2 LOAM, LOOSE, MANY FINE AND MEDIUM ROOTS
10"-42"	BROWN - 7.5YR 5/4 FINE SANDY LOAM, FRIABLE
42"-90"	LIGHT BROWNISH GRAY - 7.5Y 5/4 FINE SANDY LOAM FRIABLE

ESHWT = 42"
NO OBSERVED WATER
NO OBSERVED LEDGE
PERC RATE = 6 MIN./INCH @ 12"

TEST PIT #7

0"-8"	DARK GRAYISH BROWN - 10YR 3/2 LOAM, LOOSE, MANY FINE ROOTS
8"-12"	REDDISH BROWN - 2.5YR 4/4 FINE SANDY LOAM, LOOSE
12"-36"	BROWN - 7.5Y 5/4 FINE SANDY LOAM , LOOSE, NO ROOTS
36"-42"	BROWNISH YELLOW - 10YR 6/6 SAND, GRANULER
42"-90"	STRONG BROWN - 7.5YR 5/6 SILTY SAND AND GRAVEL FRIABLE

ESHWT = 36"
NO OBSERVED WATER
NO OBSERVED LEDGE
PERC RATE = 6 MIN./INCH @ 12"

STATE OF NEW HAMPSHIRE
LUKE P. POWELL
No. 050
CERTIFIED WETLAND SCIENTIST

WETLAND DELINEATION CERTIFICATION

WETLANDS WERE DELINEATED BY CHRISTOPHER HUYLER AND FIELD CHECKED ON 11-20-2025 BY LUKE POWELL, CERTIFIED WETLAND SCIENTIST #50, ACCORDING TO THE STANDARDS PUBLISHED IN THE US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1) ALONG WITH THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2.0, JANUARY 2012). HYDRIC SOILS WERE DETERMINED UTILIZING FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 4, JUNE 2020).

WETLAND CLASSIFICATION

WETLANDS WERE CLASSIFIED ACCORDING TO THE STANDARDS PUBLISHED IN CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, BY LEWIS COWARDIN ET. AL., DECEMBER 1979, FWS/OBSS-79/31 US FISH & WILDLIFE SERVICE.

PFOI/SSIE – PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS OVER SCRUB-SHRUB, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED WETLAND.
PUB2HX – PALUSTRINE, UNCONSOLIDATED BOTTOM, SAND, PERMANENTLY FLOODED, EXCAVATED (MAN-MADE IRRIGATION POND CONSTRUCTED IN 1948 +/-).

SOILS MAPPING CERTIFICATION

A SITE SPECIFIC SOIL SURVEY WAS COMPLETED NOVEMBER 20, 2025 ACCORDING TO THE STANDARDS PUBLISHED IN SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT, SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND SPECIAL PUBLICATION NO. 3, VERSION 7.0. THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED TO SUPPORT ENGINEERING AND PERMITTING FOR PROPOSED SITE DEVELOPMENT. IT WAS PRODUCED BY NH CERTIFIED SOIL SCIENTIST LUKE POWELL (CSS NO. 81). THIS MAP IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

SOILS LEGEND

42	CANTON
444	NEWFIELDS
496	NATCHAUG
921	NEWFIELDS VARIANT (SOMEWHAT POORLY DRAINED)

DISTURBED SOILS
299A-B/DCAAA - UDORTHENTS, SMOOTHED ON AN A AND B SLOPES/MODERATELY WELL DRAINED; GLACIAL TILL PARENT MATERIAL; NO RESTRICTIVE LAYERS; ESTIMATED KSAT IS HIGH; HYDROLOGIC SOIL GROUP IS A.

SLOPE PHASES

A	0 - 3%
B	3 - 8%
C	8 - 15%
D	15 - 25%
E	25 - 50%
F	50% +

MACK'S APPLES FARM MARKET

EXISTING CONDITIONS PLAN

TAX MAP 6 LOT 21

230 MAMMOTH ROAD, LONDONDERRY, NH 03053

PREPARED FOR:
MHO ACQUISITION LLC.
230 MAMMOTH ROAD
LONDONDERRY, NH 03053
BOOK 6272 PAGE 1338

PREPARED BY:

BROWN ENGINEERING LLC
34 WHITTIER HIGHWAY
MOULTONBOROUGH, NH 03254
TEL: (603) 744-1044
WWW.BROWNENGINEERINGLLC.COM

Graphic Scale
30' 15' 0 30'
SCALE: 1" = 30'

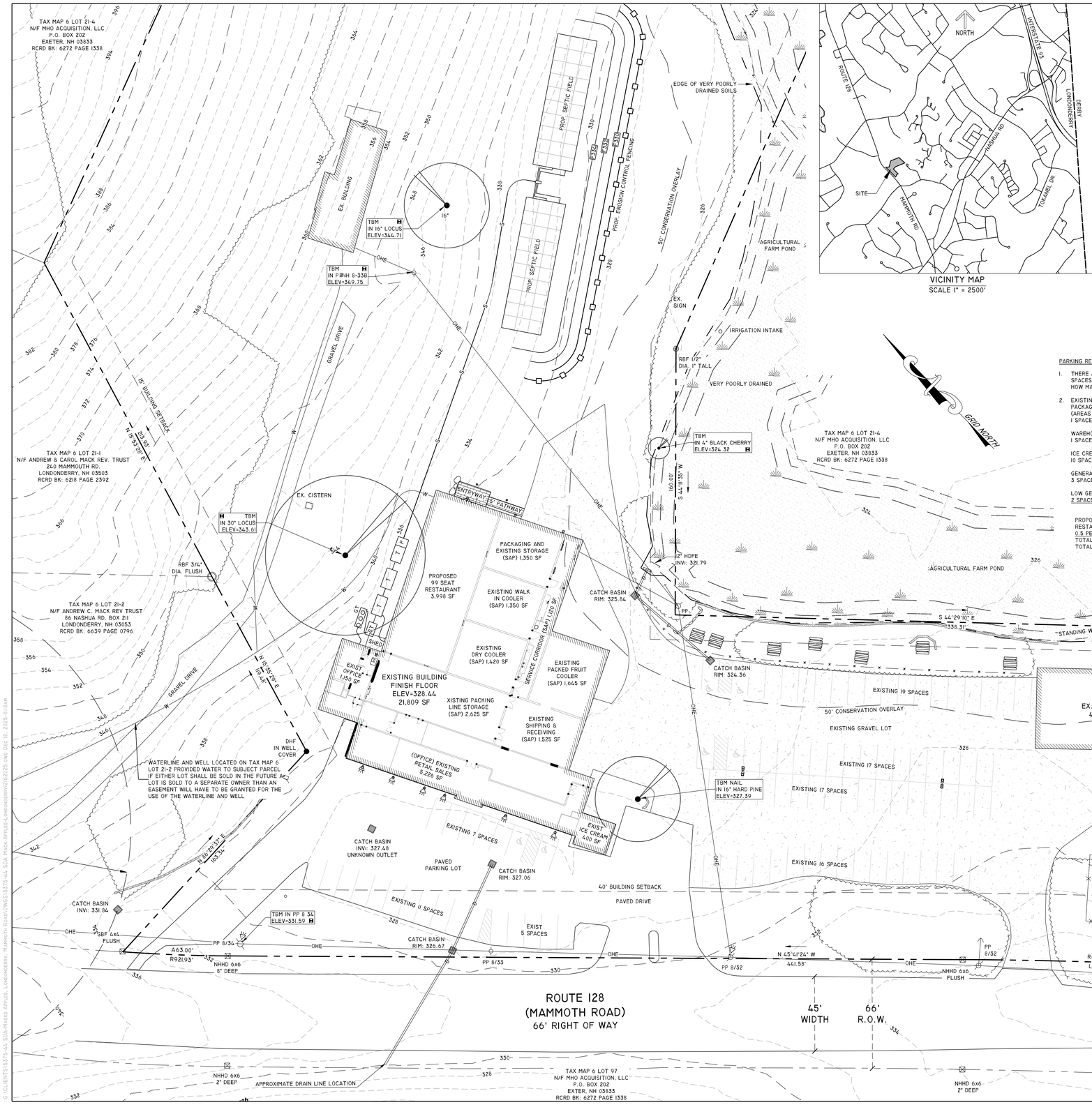
BROWN ENGINEERING
CIVIL ENGINEERS

DATE: 12-18-2025
JOB NO: 5375-44

REV.	DATE	DESCRIPTION	BY

EC-1
3 of 12

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VICINITY MAP
SCALE 1" = 2500'

SYMBOLS LEGEND

EXISTING PROPERTY LINE
EXISTING ABUTTERS PROPERTY LINE
EXISTING EASEMENT LINE
EXISTING PROPERTY SETBACK LINE
EXISTING 2 FOOT CONTOUR
EXISTING 10 FOOT CONTOUR
EXISTING FENCE LINE
EXISTING STONE WALL
EXISTING TREE LINE
EXISTING WATER LINE
EXISTING OVERHEAD ELECTRIC
EXISTING WETLAND BOUNDARY
EXISTING BUILDING
EXISTING GRAVEL DRIVEWAY
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EXISTING FIRE HYDRANT
EXISTING WELL
EXISTING TREE AND CALIPER
EXISTING POWER POLE
STONE BOUND FOUND (SBF)
DRILL HOLE FOUND (DHF)
IRON PIPE FOUND (IPF)
RE-BAR FOUND (RBF)
PROPOSED 2 FOOT CONTOUR
PROPOSED 10 FOOT CONTOUR
PROPOSED BUILDING
PROPOSED SEPTIC GRAVITY LINE
PROPOSED FORCE-MAIN LINE
PROPOSED LIGHTING UNITS

PARKING REQUIREMENTS

1. THERE ARE CURRENTLY 97 PARKING SPACES ON SITE. NO NEW SPACES ARE PROPOSED. THE SPACES SHOWN IN THE GRAVEL PARKING AREA IS SHOWN DELINEATED IN ORDER TO SHOW HOW MANY SPACES ARE IN THE AREA.

2. EXISTING USE PARKING REQUIREMENTS ARE AS FOLLOWS:
PACKAGING AND STORAGE OF AGRICULTURAL PRODUCTS
(AREAS INCLUDED DENOTED ON PLAN WITH "SAP")

1 SPACE PER 800 SF.	11,035 SF/800 X 1	= 13.8 SPACES
WAREHOUSE/STORAGE BARN		
1 SPACE PER 1,500 SF	4,060 SF/1,550	= 2.6 SPACES
ICE CREAM AND FOOD		
10 SPACES PER 1,000 SF.	400 SF/1000 X 10	= 4 SPACES
GENERAL OFFICE		
3 SPACES PER 1,000 SF	1,150 SF/1000 X 3	= 2 SPACES
LOW GENERATOR SALES AND RETAIL		
2 SPACES PER 1,000 SF.	5,226 SF/1000 X 2	= 10.5 SPACES
	TOTAL	= 32 SPACES

PROPOSED PARKING REQUIRED FOR RESTAURANT:

RESTAURANT, FULL SERVICE		
0.5 PER SEAT	99 SEATS X 0.5	= 50 SPACES
TOTAL REQUIRED PARKING FOR EXISTING AND PROPOSED		= 82 SPACES
TOTAL PARKING PROVIDED		= 92 SPACES

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING AND PROPOSED CONDITIONS OF THE SITE.
2. THE PROPERTY IS DESIGNATED TAX MAP 6 LOT 21.
3. THE AREA OF THE EXISTING PROPERTY IS 350,562 SF, 8.0± ACRES
4. THE ZONING DESIGNATION FOR THE PROPERTY IS AGRICULTURAL-RESIDENTIAL (AR-1).
5. THE MINIMUM LOT AREA REQUIRED = ACRES (SEE ZONING BELOW)

MIN. FRONTAGE	= 50'
MIN. BUILDING SEPERATION	= 60'
MIN. CONSERVATION OVERLAY	= 50'
MIN. FRONT SETBACK	= 40'
MIN. SIDE SETBACK	= 15'
MIN. REAR SETBACK	= 15'
MIN. WETLAND BUFFER	= 50'
MIN. STREAM BUFFER	= 100'

6. ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON MAY, 5, 2025 FROM DATA COLLECTED BY THIS OFFICE ON MAY 5, 2025. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
7. THE EXISTING USE FOR THE SITE IS AGRITOURISM. THE PROPOSED USE OF THE LOT IS TO CONTINUE TO BE AGRITOURISM.
8. THE PROPOSED WORK ASSOCIATED WITH THIS PLAN DOES NOT INCLUDE THE ADDITION OF ANY ADDITIONAL IMPERVIOUS AREAS OR CHANGE IN DIRECTION OF FLOW. THE PROPOSED WORK WILL NOT ALTER THE EXISTING DRAINAGE AND THERE WILL BE NO ADVERSE IMPACT TO ABUTTING PROPERTIES.
9. SEPTIC WILL BE PROVIDED ON THE LOT. NHDES SUBSURFACE APPROVAL FOR THE REVISED SEPTIC IS PENDING
10. WATER TO BE PROVIDED BY A WELL LOCATED ON TAX MAP 6 LOT 21-2. TAX MAP 6 LOT 21 AND TAX MAP 6 LOT 21-2 ARE CURRENTLY OWNED BY THE SAME OWNER. IF IN THE FUTURE A LOT IS SOLD TO A SEPARATE OWNER THAN AN EASEMENT WILL HAVE TO BE GRANTED FOR THE USE OF THE WATERLINE AND WELL.
11. NO PORTION OF THE SUBJECT PARCEL IS IN THE FLOODPLAIN PER FEMA PANEL #33015C0526E
12. THE SITE PLAN SP-1 WILL BE RECORDED WITH THE TOWN OF LONDONDERRY.
13. ALL MONUMENTS HAVE BEEN SET IN ACCORDANCE WITH THESE REGULATIONS. ANY MONUMENTS THAT ARE NOT SET PRIOR TO APPROVAL BY THE PLANNING BOARD AS A PART OF THE CONDITIONS OF APPROVAL AND MARKED ON THE PLANS AS "TO BE SET".
14. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
15. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
16. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF LONDONDERRY SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
17. IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA §676:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY."
18. IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA § 676:12, ALL OFF-SITE IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY (AND/OR THE NHDOT, IF APPLICABLE) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
19. WAIVERS REQUESTED PER RSA 674:32-C, II:
V.10 LIMITS OF WETLANDS & CO DISTRICT BOUNDARY AND SECTION 5.06
VII. LANDSCAPE PLAN
XI.2 STORMWATER MANAGEMENT REPORT
309.K PARKING DESIGN & CONSTRUCTION STANDARDS (PLEASE NOTE THAT THE APPLICANT WILL BE PROCEEDING UNDER SECTION V TOP ALLOW THE EXISTING GRAVEL PARKING AREA TO REMAIN AS IS)
20. LISTED BELOW ARE PREVIOUSLY PROPOSED VARIANCES/SPECIAL EXCEPTIONS.

DATE	REQUESTER	VARIANCE/SPECIAL EXCEPTIONS	RESPONSE
11/20/1973-S	MOOSE HILL ORCHARD INC.	VARIANCE FOR NON-ACCESSORY SIGN.	GRANTED PENDING TOWN MEETING
10/18/1977-3	MOOSE HILL ORCHARD INC.	VARIANCE TO ERECT SIGN, 72 SQ. FT. ON EXISTING WALL OF RETAIL MARKET	DENIED
08/15/1989-5	MOOSE HILL ORCHARD INC.	VARIANCE TO OPERATE RETAIL ICE CREAM STAND TO SELL ICE CREAM RELATED PRODUCTS AND STEAMED HOT DOGS, WHICH IS A COMMERCIAL USE IN AR-I ZONE.	DENIED
04/16/1991-3	MOOSE HILL ORCHARD INC.	SPECIAL EXCEPTION TO PERMIT RETAIL SALE OF NON-FARM GROWN PRODUCT AS PRESENTED	GRANTED W/ RESTRICTIONS: SALE OF ICE CREAM ONLY
08/18/2021-3	KYLE CHRISTENSEN	REQUEST FOR A SPECIAL EXCEPTION PURSUANT TO LZO 5.13 FOR FARM RETAIL SALE OF CONSUMABLE NON-FARM PRODUCTS, HOT DOGS, AND TO EXTEND THE SELLING OF ICE CREAM TO THE END OF OCTOBER	GRANTED W/ CONDITIONS
04/20/2022-1	MOOSE HILL ORCHARD, LLC/ KYLE CHRISTENSEN	REQUEST FOR SPECIAL EXCEPTION PURSUANT TO LZO 5.13 FOR THE FARM SALE OF CONSUMABLE NON-FARM PRODUCTS	GRANTED W/ CONDITIONS

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD
ON DATE: _____
CERTIFIED BY: _____

STATE OF NEW HAMPSHIRE
KENT L. BROWN
No. 7456
LICENSED PROFESSIONAL ENGINEER

MACK'S APPLES FARM MARKET
PROPOSED SITE PLAN
TAX MAP 6 LOT 21
230 MAMMOTH ROAD, LONDONDERRY, NH 03053

PREPARED FOR:
MHO ACQUISITION LLC.
230 MAMMOTH ROAD
LONDONDERRY, NH 03053
BOOK 6272 PAGE 1338

PREPARED BY:
BROWN ENGINEERING LLC
34 WHITTIER HIGHWAY
MOULTONBOROUGH, NH 03254
TEL: (603) 744-1044
WWW.BROWNENGINEERINGLLC.COM

GRAPHIC SCALE
30' 15' 0 30'
SCALE: 1" = 30'

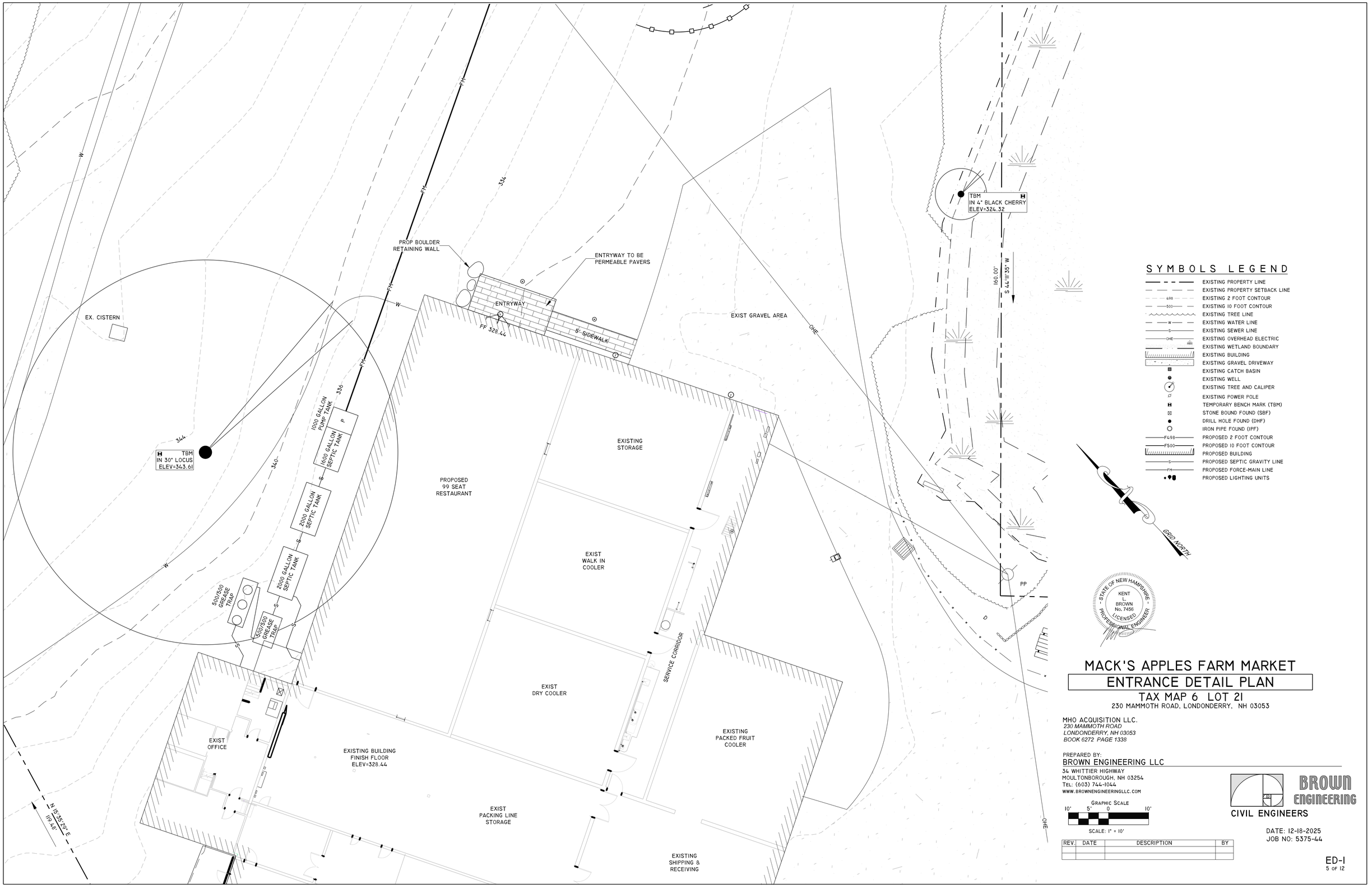
BROWN ENGINEERING
CIVIL ENGINEERS

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DATE: 12-18-2025
JOB NO: 5375-44

SP-1
4 OF 12

© MCL ENTERPRISES LLC S:\Site Projects\Londonderry - Mammoth Road\DWG\SET\SP-1 SITE PLAN.dwg, 12/18/2025 1:19:16 PM, Brian



SYMBOLS LEGEND

- EXISTING PROPERTY LINE
- EXISTING PROPERTY SETBACK LINE
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FOOT CONTOUR
- EXISTING TREE LINE
- EXISTING WATER LINE
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- PROPOSED 2 FOOT CONTOUR
- PROPOSED 10 FOOT CONTOUR
- PROPOSED BUILDING
- PROPOSED SEPTIC GRAVITY LINE
- PROPOSED FORCE-MAIN LINE
- PROPOSED LIGHTING UNITS

STATE OF NEW HAMPSHIRE
KENT L. BROWN
No. 7456
LICENSED
PROFESSIONAL ENGINEER

MACK'S APPLES FARM MARKET

ENTRANCE DETAIL PLAN

TAX MAP 6 LOT 21

230 MAMMOTH ROAD, LONDONDERRY, NH 03053

MHO ACQUISITION LLC.
230 MAMMOTH ROAD
LONDONDERRY, NH 03053
BOOK 6272 PAGE 1338

PREPARED BY:
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34 WHITTIER HIGHWAY
MOULTONBOROUGH, NH 03254
TEL: (603) 744-1044
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GRAPHIC SCALE
10' 5' 0 10'
SCALE: 1" = 10'

BROWN ENGINEERING
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DATE: 12-18-2025
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ED-1
5 OF 12

G:\CLIENTS\5375-44 SDA-Mack's Apples, Londonderry, Mammoth Road\DWGS\5375-44 SDA Mack Apples Londonderry12-2025.dwg DEC 18, 2025 - 8:18am

DESIGN CALCULATIONS:

PROPOSED FLOW RATE:
99 SEAT RESTAURANT x 40 GPD/SEAT = 3,960 GPD
14 EMPLOYEES x 20 GPD/EMPLOYEE = 280 GPD
(1 EMPLOYEE PER 12 SEATS)

EXISTING FLOW RATE:
RETAIL SPACE:
2 EMPLOYEES x 20 GPD/EMPLOYEE = 40 GPD
PLUS 5 GPD/100SF x 250 SF = 12.5 GPD

OFFICE:
3 EMPLOYEES x 10 GPD/EMPLOYEE = 30 GPD

ICE CREAM STAND:
4 EMPLOYEES x 20 GPD/EMPLOYEE = 300 GPD
4 EMPLOYEES x 20 GPD/EMPLOYEE = 80 GPD

WAREHOUSE/PACKAGING:
9 EMPLOYEES x 10 GPD/EMPLOYEE = 90 GPD
TOTAL = 4,792.5 GPD

EFFLUENT DISPOSAL AREA (EDA)
PERC RATE 6 MINUTES/INCH
155 SF OF CONCRETE CHAMBERS/100 GPD x 4,792.5 GPD = 7,428.4 SF
PER ENV-WQ 1016.02(B) BED SIZE IS 60% OF 7,428.4 SF = 4,457.1 SF REQUIRED
TWO SYSTEMS 56' LONG x 40' WIDE = 2,240 LF X 2 = 4,480 LF PROVIDED
70 TOTAL CONCRETE CHAMBERS (8' WIDE X 8' LENGTH X 13" TALL)

TANK SIZE:
2,000 GALLONS PLUS 70% OF GPD
4,792.5 x 0.7 + 2,000 = 5,355 GALLONS REQUIRED
TWO 2,000 GALLON + ONE 1600/1000 TANK HD = 5,600 GALLONS PROVIDED

GREASE TRAP SIZE:
99 SEAT RESTAURANT x 2 MEALS/DAY = 198 MEALS/DAY
198 MEALS/DAY x 3 GPD/MEAL = 594 GPD
14 EMPLOYEES x 20 GPD/EMPLOYEE = 280 GPD
TOTAL KITCHEN FLOW = 874 GPD

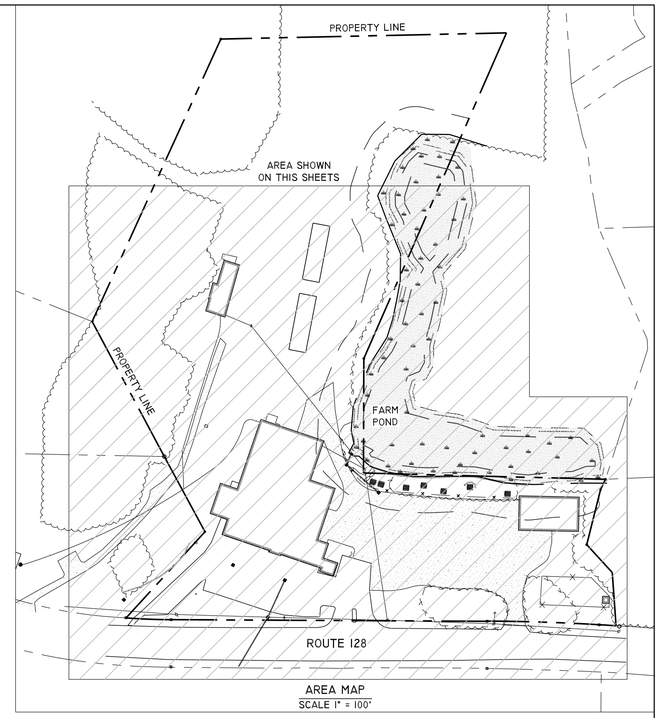
PER ENV-WQ 1012.02 GREASE TANK SHALL BE SIZED TO HOLD 36 HOURS OF HYDRAULIC DETENTION.
874 GPD X 1.5 DAY = 1,311 GALLONS REQUIRED
TWO 1,000 GALLON TANKS PROPOSED = 2,000 GALLONS

NITRATE SETBACKS:
DOWN GRADIENT 250 FT
SIDE GRADIENT 125 FT
UP GRADIENT 63 FT

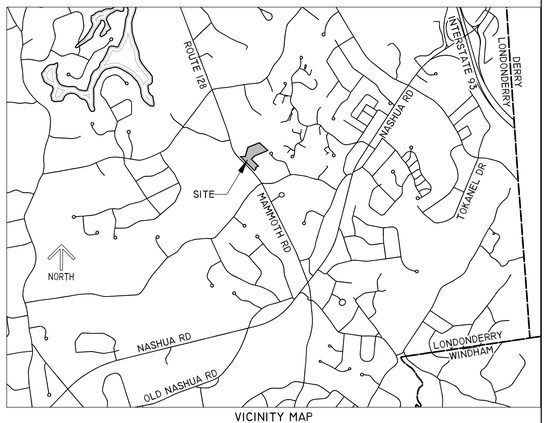
WELL RADIUS:
150 FT

SYMBOLS LEGEND

- UTILITY POLE (PP)
- IRON PIPE FFUND (IPF)
- STONE BOUND FOUND (SPF)
- PROPERTY LINE
- 538 EXISTING CONTOUR
- F538 PROPOSED CONTOUR
- TREELINE
- STONE RETAINING WALL
- W PROPOSED WELL AND WATER LINE
- BENCHMARK
- TEST PIT



AREA MAP
SCALE 1" = 100'



VICINITY MAP
SCALE 1" = 2500'

MACK'S APPLES FARM MARKET
SANITARY SYSTEM DESIGN PLAN
TAX MAP 6 LOT 21
230 MAMMOTH ROAD, LONDONDERRY, NH 03053

PREPARED FOR:
MHO ACQUISITION LLC.
230 MAMMOTH ROAD
LONDONDERRY, NH 03053
BOOK 6272 PAGE 1338

PREPARED BY:
BROWN ENGINEERING LLC
34 WHITTIER HIGHWAY
MOULTONBOROUGH, NH 03254
TEL: (603) 744-1044
WWW.BROWNENGINEERINGLLC.COM

STATE OF NEW HAMPSHIRE – KENT L. BROWN No. 7456 LICENSED PROFESSIONAL ENGINEER

NEW HAMPSHIRE – DESIGNER OF SUBSURFACE DISPOSAL SYSTEMS ★★★ KENT L. BROWN NO. 1246 – WATER SUPPLY & POLLUTION CONTROL

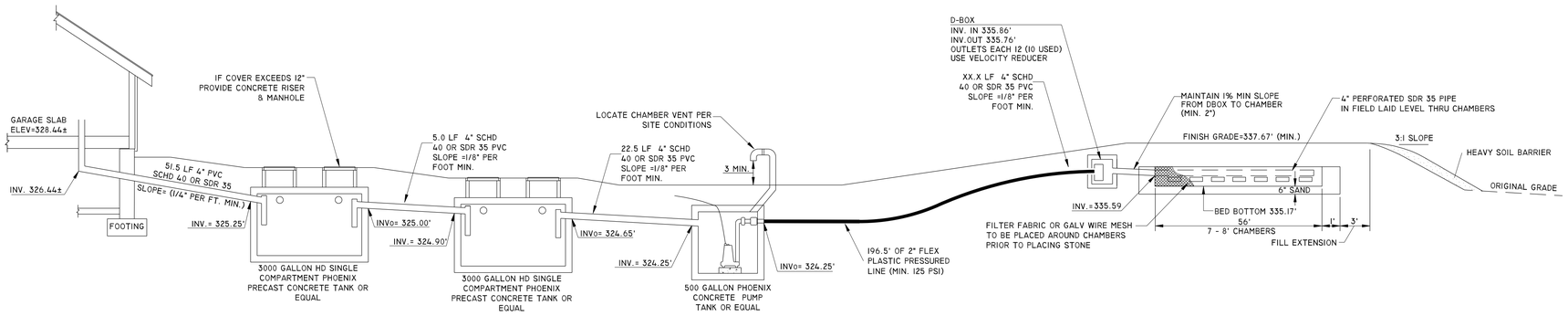
GRAPHIC SCALE
20' 10' 0 20'
SCALE: 1" = 20'

BROWN ENGINEERING
CIVIL ENGINEERS
DATE: 12-18-2025
JOB NO: 5375-44

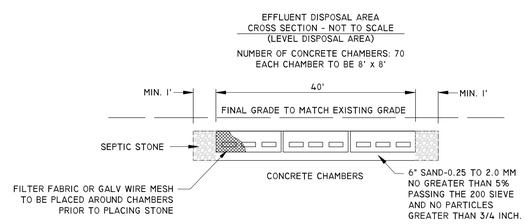
REV.	DATE	DESCRIPTION	BY

SEP-1
6 OF 12

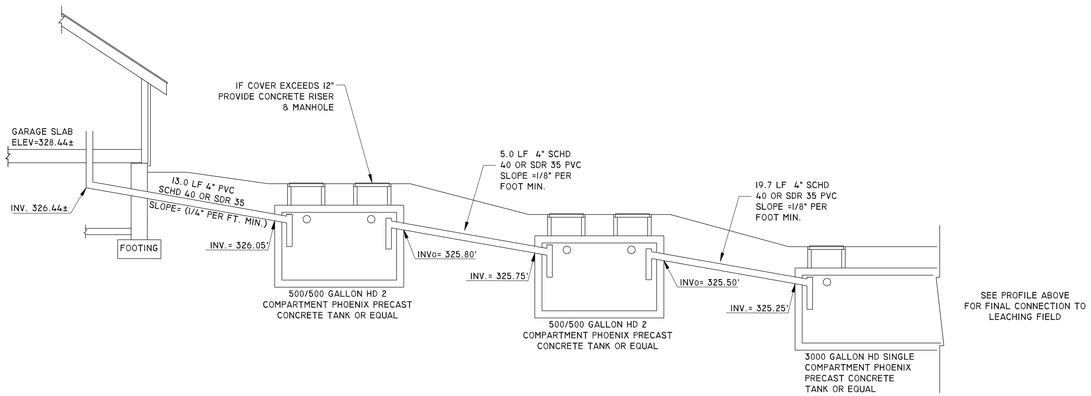
© CIVIL CONTRACTS LLC, BROWN ENGINEERING, MAMMOTH, C:\ENGINEERING\MAMMOTH\DWG\MAMMOTH_SEP_PLAN.DWG, 12/18/2025 8:19:56 AM



PROFILE
NOT TO SCALE



TYPICAL CROSS SECTION
NOT TO SCALE



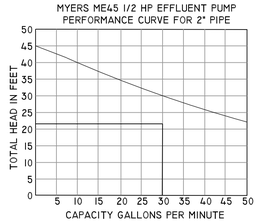
PROFILE
NOT TO SCALE

PUMP CALCULATIONS FOR PUMP
IN TANK ATTACHED TO MAIN HOUSE:
USE MYERS EFFLUENT PUMP ME45 1/2 HP.

ELEVATION DIFF. PUMP OFF TO D-BOX= 17.03'
FRICTION LOSS FOR 2" PLASTIC = ±5.56'
TOTAL HEAD = ±22.59'

PUMP ON = 320.96'
PUMP OFF = 318.83'
HIGH WATER ALARM = 321.01'

200 GALLONS/DOSE 24 TIMES/DAY=4792.5 GPD



LOT LOADING CALCULATION

COMPOSITE AVERAGE SLOPE OF LOT = 10%
SOIL GROUP = 3 (MODERATELY WELL DRAINED TO WELL DRAINED)
FACTOR = 1.76
LOT SIZE REQUIRED = Q/2000*FACTOR
= 900/2000*1.76
=0.79 ACRES / 34,500 SF (MIN.)
LOT AREA LESS WELL RADIUS
= 2.272 AC - 0.72 AC = 1.551 Ac / 67,552 SF

SYSTEM DESIGN CALCULATION:

X BEDROOMS AT 150 GPD EACH = XXX GPD TOTAL.
X MINUTES PER INCH PERC. RATE = XXX SF REQUIRED XXX SF PROVIDED
PIPE SPACING (CENTER-TO-CENTER) = X'
LENGTH OF FIELD = XX'; WIDTH OF FIELD = XX' (X LINES)
LINES TO BE LAID LEVEL

DESIGN INTENT:

THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM (EDS) SHALL BE CONSTRUCTED AT XX.XX' ELEVATION, WHICH IS APPROXIMATELY X.XX FEET BELOW ORIGINAL HIGH GROUND ON THE HIGH CONTOUR OF THE DESIGNED EDS (XX.XX').

THIS DOCUMENT HAS BEEN PREPARED TO ASSIST IN THE CONSTRUCTION OF A SUBSURFACE SANITARY WASTE DISPOSAL SYSTEM ONLY. THE LICENSED DESIGNER ASSUMES NO LIABILITY TO ANY PERSONS USING THIS DOCUMENT FOR PURPOSES OTHER THAN THE CONSTRUCTION OF A SUBSURFACE SANITARY WASTE DISPOSAL SYSTEM.

THIS OFFICE ASSUMES NO LIABILITY FOR ANY ALTERATIONS TO THIS DESIGN DURING CONSTRUCTION. OR SYSTEMS NOT INSTALLED PROPERLY. THE LICENSED DESIGNER SHALL BE NOTIFIED OF ANY CONDITIONS CONTRARY TO THOSE DEPICTED ON THIS PLAN.

TEST PIT #3

0"-13"	DARK GRAYISH BROWN - 10YR 3/2 FINE SANDY LOAM, WEAK FINE GRANULAR, FRIABLE, FINE ROOTS
13"-16"	DARK BROWN - 10YR 3/3 FINE SANDY LOAM, WEAK FINE GRANULAR, FRIABLE, FINE ROOTS
16"-27"	BROWN - 10YR 4/3 LOAMY SAND, MEDIUM SUBANGULAR BLOCKY, FRIABLE, FINE ROOTS, 5% COBBLES
27"-45"	LIGHT YELLOWISH BROWN - 2.5Y 6/3 LOAMY SAND, MASSIVE, FRIABLE
45"-60"	LIGHT OLIVE BROWN - 2.5Y 5/4 LOAMY SAND, MEDIUM SUBANGULAR BLOCKY, FRIABLE

ESHWT = 49"
NO OBSERVED WATER
NO OBSERVED LEDGE

TEST PIT #5

0"-9"	VERY DARK GRAYISH BROWN - 10YR 3/2 FINE SANDY LOAM, WEAK FINE GRANULAR, FRIABLE, FINE ROOTS
9"-13"	DARK BROWN - 7.5YR 3/4 SANDY LOAM, MODERATE MEDIUM SUBANGULAR BLOCKY, FRIABLE, 3% COARSE GRAVEL
13"-27"	LIGHT OLIVE BROWN - 2.5Y 5/3 SANDY LOAM, MODERATE MEDIUM SUBANGULAR BLOCKY, FRIABLE
27"-60"	LIGHT OLIVE BROWN - 2.5Y 5/4 GRAVEL SAND, LOOSE, 15% COARSE GRAVEL

ESHWT = 34"
NO OBSERVED WATER
NO OBSERVED LEDGE

TEST PIT #6

0"-10"	DARK GRAYISH BROWN - 10YR 4/2 LOAM, LOOSE, MANY FINE AND MEDIUM ROOTS
10"-42"	BROWN - 7.5YR 5/4 FINE SANDY LOAM, FRIABLE
42"-90"	LIGHT BROWNISH GRAY - 7.5Y 5/4 FINE SANDY LOAM FRIABLE

ESHWT = 42"
NO OBSERVED WATER
NO OBSERVED LEDGE
PERC RATE = 6 MIN./INCH @ 12"

TEST PIT #7

0"-8"	DARK GRAYISH BROWN - 10YR 3/2 LOAM, LOOSE, MANY FINE ROOTS
8"-12"	REDDISH BROWN - 2.5YR 4/4 FINE SANDY LOAM, LOOSE
12"-36"	BROWN - 7.5Y 5/4 FINE SANDY LOAM , LOOSE, NO ROOTS
36"-42"	BROWNISH YELLOW - 10YR 6/6 SAND, GRANULER
42"-90"	STRONG BROWN - 7.5YR 5/6 SILTY SAND AND GRAVEL FRIABLE

ESHWT = 36"
NO OBSERVED WATER
NO OBSERVED LEDGE
PERC RATE = 6 MIN./INCH @ 12"

NOTES

1. THIS IS NOT A PROPERTY LINE SURVEY. NO CERTIFICATION OR OPINION AS TO THE ACCURACY OF PROPERTY LINES IS EITHER EXPRESSED OR IMPLIED. DATA SHOWN HEREON IS BASED UPON IMMEDIATE PUBLIC RECORDS AND MAY NOT BE ACCURATE. ALL PROPERTY LINES ARE TO BE VERIFIED BY THE CONTRACTOR OR OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE INSTALLER SHALL NOT ALLOW ANY VEHICULAR TRAVEL TO OCCUR ACROSS THE PROPOSED LEACH FIELD AREA AT ANY TIME EXCEPT DURING THE CONSTRUCTION OF THE LEACH FIELD.
3. THERE ARE NO OPEN WATER OR HYDRIC "A" SOILS WITHIN 75' OF THIS PROPOSED SYSTEM OR ITS COMPONENTS, AND THERE ARE NO HYDRIC "B" SOILS WITHIN 50' OF THIS PROPOSED SYSTEM OR ITS' COMPONENTS
4. FIELD IS TO BE REBUILT IN PLACE IF REPLACEMENT BECOMES NECESSARY.
5. ALL CONNECTIONS BETWEEN A SEPTIC TANK AND THE PIPES LEADING TO AND EXITING FROM THE SEPTIC TANK SHALL BE SEALED WITH WATERTIGHT, FLEXIBLE JOINT CONNECTOR
6. ALL INVERT ELEVATIONS AND GRADES ARE REFERENCED FROM T.B.M. DEPICTED HEREON
7. CAUTION TO BE EXERCISED DURING FILL PLACEMENT/SITE PREPARATION TO AVOID COMPACTION OR SMEARING OF THE INFILTRATIVE SURFACE.
8. MAINTAIN 8-12 INCHES OF FILL BETWEEN EQUIPMENT TRACKS AND PREPARED SURFACE.
9. FILL MATERIAL SHALL BE A MEDIUM TO COARSE TEXTURED SAND, AS DEFINED BY THE USDA, SCS CLASSIFICATION, WITH AN EFFECTIVE SIZE OF 0.25 TO 2.0 MM.
10. SOILS DATA AT THE LEACH FIELD: 140D-CHATFIELD-HOLLIS-CANTON COMPLEX
11. SUBDIVISION APPR. NO.: 5+ ACRES
12. PREVIOUS CONSTRUCTION APPR.: CA2021091604
13. DEED REFERENCE: BK. 6272 PG. 1338 REGISTRY OF DEEDS: ROCKINGHAM
OWNER: MHO ACQUISITION LLC.
230 MAMMOTH ROAD
LONDONDERRY, NH 03053
14. WATER IS SUPPLIED BY ON-SITE WELL
15. REMOVE ANY RESTRICTIVE LAYERS FOUND DURING CONSTRUCTION TO THE ESHWT.
16. REMOVE TREES WITHIN 10' OF THE LEACH FIELD.
17. THE SEPTIC SYSTEM HAS NOT BEEN DESIGNED TO ACCOMMODATE A GARBAGE DISPOSAL OR A WATER FILTRATION SYSTEM.
18. ANY DISCREPANCIES OF DESIGN INFORMATION FOUND DURING CONSTRUCTION SHALL BE REPORTED.
19. THE PROPOSED SYSTEM IS NOT WITHIN 100' OF ANY KNOWN BURIAL SITES OR CEMETERIES.
20. WETLAND SOILS WERE DELINEATED IN ACCORDANCE WITH ENV-1014.06.

STATE OF NEW HAMPSHIRE
KENT L. BROWN
No. 7456
LICENSED
PROFESSIONAL ENGINEER

NEW HAMPSHIRE
DESIGNER OF SUBSURFACE DISPOSAL SYSTEMS
KENT L. BROWN
No. 1246
WATER SUPPLY & POLLUTION CONTROL

MACK'S APPLES FARM MARKET
SANITARY SYSTEM DESIGN PLAN
TAX MAP 6 LOT 21
230 MAMMOTH ROAD, LONDONDERRY, NH 03053

PREPARED FOR:
MHO ACQUISITION LLC.
230 MAMMOTH ROAD
LONDONDERRY, NH 03053
BOOK 6272 PAGE 1338

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BROWN ENGINEERING LLC
34 WHITTIER HIGHWAY
MOULTONBOROUGH, NH 03254
TEL: (603) 744-1044
WWW.BROWNENGINEERINGLLC.COM

GRAPHIC SCALE
20' 10' 0 20'
SCALE: 1" = 20'

BROWN ENGINEERING
CIVIL ENGINEERS

DATE: 12-18-2025
JOB NO: 5375-44

REV.	DATE	DESCRIPTION	BY

G:\CLIENTS\5375-44 Stick-Macks Apples, Londonderry, Mammoth Road\LWDS\5375-44 Stick Macks Apples-Londonderry12102025.lwp Dec 18, 2025 8:18AM

LUMINAIRE SCHEDULE

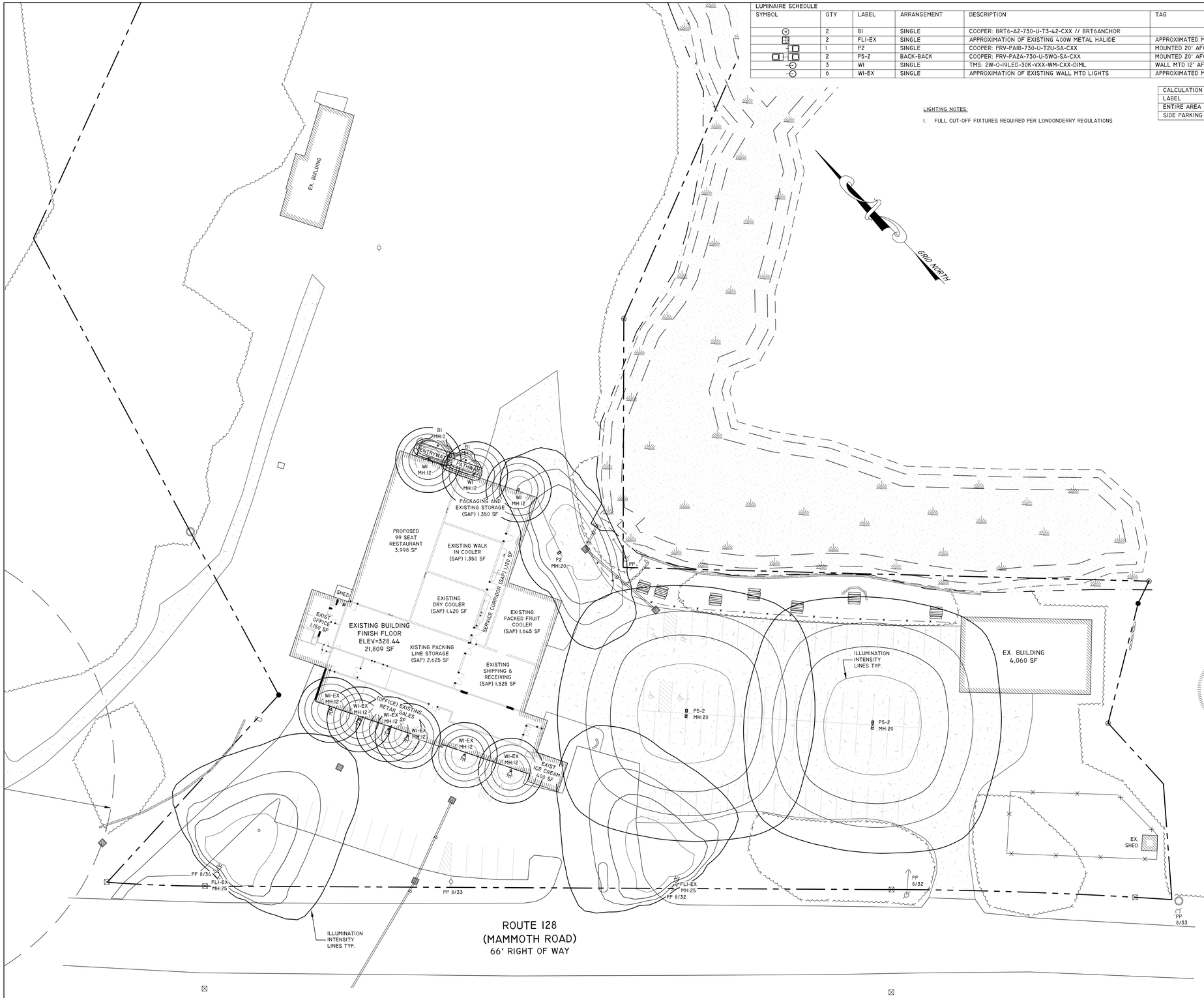
SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION	TAG	LLF	LUMINAIRE LUMENS
	2	BI	SINGLE	COOPER: BRT6-A2-730-U-T3-42-CXX // BRT6ANCHOR		0.900	979
	2	FLI-EX	SINGLE	APPROXIMATION OF EXISTING 400W METAL HALIDE	APPROXIMATED MOUNTING HEIGHT AT 25' AFG	0.600	30500
	1	P2	SINGLE	COOPER: PRV-PAIB-730-U-T2U-SA-CXX	MOUNTED 20' AFG ON 3' CONCRETE BASE AND 17' COOPER POLE: SSS-17' SPECIAL LENGTH-4-11-AB-M1-CXX	0.900	9003
	2	P5-2	BACK-BACK	COOPER: PRV-PAZA-730-U-5WQ-SA-CXX	MOUNTED 20' AFG ON 3' CONCRETE BASE AND 17' COOPER POLE: SSS-17' SPECIAL LENGTH-4-11-AB-M2-CXX	0.900	14827
	3	WI	SINGLE	TMS: 2W-0-19LED-30K-VXX-WM-CXX-DIML	WALL MTD 12' AFG	0.900	1803
	6	WI-EX	SINGLE	APPROXIMATION OF EXISTING WALL MTD LIGHTS	APPROXIMATED MOUNTING HEIGHT AT 12' AFG	0.900	1803

CALCULATION SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ENTIRE AREA	ILLUMINANCE	FC	0.31	5.4	0.0	N.A.	N.A.
SIDE PARKING SPACES	ILLUMINANCE	FC	1.62	4.8	0.4	4.05	12.00

LIGHTING NOTES:

1. FULL CUT-OFF FIXTURES REQUIRED PER LONDONDERRY REGULATIONS



SYMBOLS LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTERS PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY SETBACK LINE
- EXISTING FENCE LINE
- EXISTING STONE WALL
- EXISTING TREE LINE
- EXISTING WETLAND BOUNDARY
- EXISTING BUILDING
- EXISTING GRAVEL DRIVEWAY
- EXISTING PICNIC TABLE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING WATER GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING WELL
- EXISTING TREE AND CALIPER
- EXISTING POWER POLE
- STONE BOUND FOUND (SBF)
- DRILL HOLE FOUND (DHF)
- IRON PIPE FOUND (IPF)
- RE-BAR FOUND (RBF)
- PROPOSED LIGHTING UNITS

STATE OF NEW HAMPSHIRE
KENT L. BROWN
No. 7456
LICENSED PROFESSIONAL ENGINEER

MACK'S APPLES FARM MARKET

LIGHTING PLAN

TAX MAP 6 LOT 21

230 MAMMOTH ROAD, LONDONDERRY, NH 03053

MHO ACQUISITION LLC.
230 MAMMOTH ROAD
LONDONDERRY, NH 03053
BOOK 6272 PAGE 1338

PREPARED BY:
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34 WHITTIER HIGHWAY
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TEL: (603) 744-1044
WWW.BROWNENGINEERINGLLC.COM

GRAPHIC SCALE
30' 15' 0 30'
SCALE: 1" = 30'

BROWN ENGINEERING
CIVIL ENGINEERS

REV.	DATE	DESCRIPTION	BY

DATE: 12-18-2025
JOB NO: 5375-44

LP-1
8 OF 12

G:\CLIENTS\5375-44 Stark-Mack Apples, Londonderry - Mammoth Road\DWGS\5375-44 Site Mack Apples-Londonderry12162025.dwg LTEC 18 2025 8:18am

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

BRT6 Bollard

Round LED Pedestrian Luminaire

Product Features

BAA · TAA · BABA · DLC LISTED · DLC PREMIUM

Product Certifications

ISTI · 3G VIB · IP66 · IK10 · cULus

Certified to ANSI C136.31 · 5 YEAR

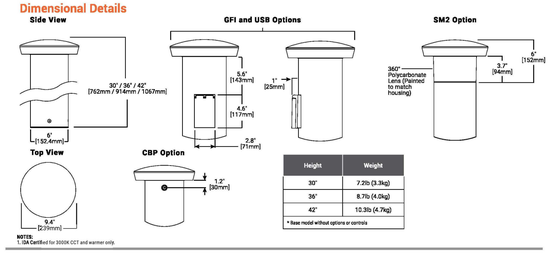
Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Distributions page 2
- Energy and Performance Data page 3

Quick Facts

- 4 Optical Distributions
- Available in 30", 36", and 42"
- Lumen packages range from 560 - 4400 (5W - 49W)
- Efficacy up to 122 lumens per watt
- Zero uplight on all configurations

Dimensional Details



Height	Weight
30"	7.2lb (3.3kg)
36"	8.7lb (4.0kg)
42"	10.3lb (4.7kg)

* Base model without options or controls

NOTES:
1. CSA Certified for 3000K CCT and warmer only.

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail Discrete LED

Area / Site Luminaire

Product Features

BAA · TAA · BABA · FADC

Product Certifications

ISTI · ENERGY STAR · DLC LISTED · DLC PREMIUM · FC CAN ICES-005

RoHS · IP66 · Lifetime Warranty · 5 YEAR

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3,4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 8

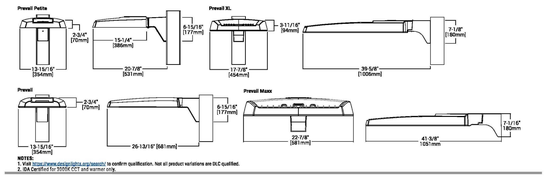
Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details



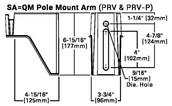
NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Lumark

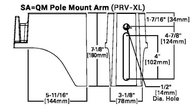
Prevail Discrete LED

Mounting Details

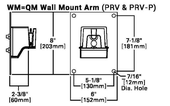
SA=QM Pole Mount Arm (PRV & PRV-P)



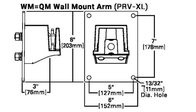
SA=QM Pole Mount Arm (PRV-XL)



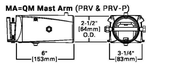
WM=QM Wall Mount Arm (PRV & PRV-P)



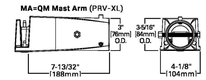
WM=QM Wall Mount Arm (PRV-XL)



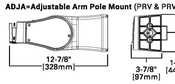
MA=QM Mast Arm (PRV & PRV-P)



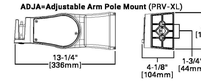
MA=QM Mast Arm (PRV-XL)



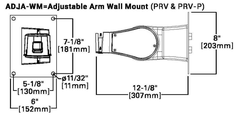
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



ADJA=Adjustable Arm Pole Mount (PRV-XL)



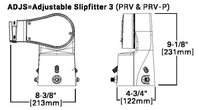
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



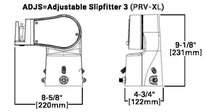
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)



ADJS=Adjustable Slipfitter 3 (PRV-XL)

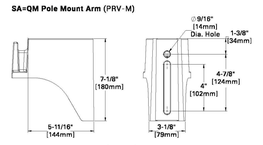


Lumark

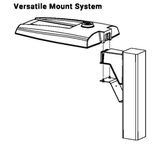
Prevail Discrete LED

Mounting Details

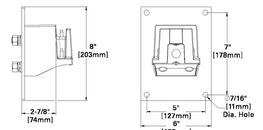
SA=QM Pole Mount Arm (PRV-M)



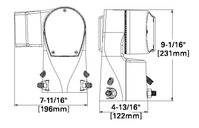
Versatile Mount System



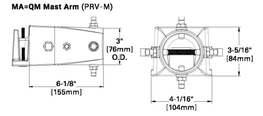
WM=QM Wall Mount Arm (PRV-M)



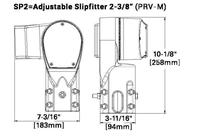
ADJS=Adjustable Slipfitter (PRV-M)



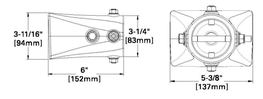
MA=QM Mast Arm (PRV-M)



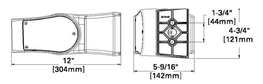
SP2=Adjustable Slipfitter 2-3/8" (PRV-M)



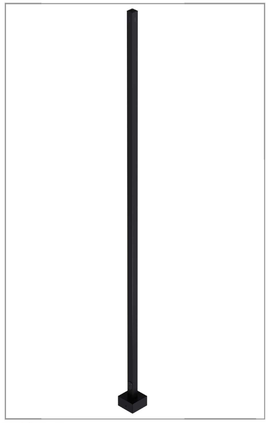
FMA=Fixed Mast Arm (PRV-M)



ADJA=Adjustable Pole Mount Arm (PRV-M)



Project		Catalog #		Type	
Prepared by		Notes		Date	



Cooper Poles

Square Straight Steel - SSS

Anchor Base Installation

Product Certifications & Features

ISTI · BABA · AASHTO · cULus

Base Cover



- 2-piece metal cover, painted to match pole
- Optional ABS cover, 3 basic finishes
- Corrosion resistant hardware

Handhole



- Handhole Assembly, 3"x5", 14" minimum above base
- Grounding provision Included
- Extra handhole locations available
- Metal handhole cover, painted to match pole
- Optional ABS Handhole cover, 3 basic finishes
- Corrosion resistant hardware
- Optional vandal resistant mechanism

Finish



- Highly durable TGIC polyester powder paint
- ASTM D3359 5B classification
- Optional hot-dipped galvanized pre-treat
- 10+ colors, custom finishes available

Domestic Preferences

BABA option supports both the USA Buy America (BAA) and Infrastructure Investment and Jobs Act (IIJA) domestic preference procurement requirements.

Quick Facts

- Weldable grade carbon steel
- One-year limited warranty
- Fully galvanized anchor bolts & template included

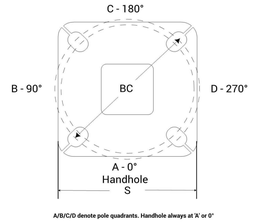
Interactive Menu

- Ordering Information page 2
- Base Plate Details page 3
- Mounting Type Details page 4
- Options Details page 5
- Certification & Additional Details Page 7
- EPA Data page 8
- Considerations page 14

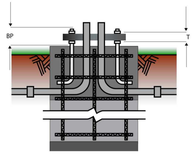
Cooper Poles

Square Straight Steel Anchor Bolt Construction – SSS-AB

Mounting Plate Details



A/B/C/D denote pole quadrants. Handhole always at 'A' or 0°



NOTE:
If custom base option required, please specify BMODxxxx option and provide drawing. Approval required, additional lead times may apply. Premium metal base cover included.

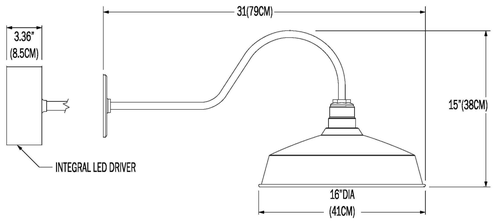
Shaft size & guage	Base Size		Anchor Bolt Details [1]		
	Square Size (S)	Thickness (T)	Bolt Circle (BC)	Bolt Size	Bolt projection (BP)
4-11, & 4-7	8	0.75	8.5	.75 x 17 x 3	3.0 - 3.5
5-11	11	0.75	11	.75 x 17 x 3	3.0 - 3.5
5-7 & 5-3	11	1	11	1 x 36 x 4	3.5 - 4.0
6-11, 6-7, & 6-3	11.5	1	11.5	1 x 36 x 4	3.5 - 4.0

NOTES: Dimensions in inches

1. Anchor Bolts and template included.

2W

PROFILE



CHARRON REFLEXLIGHTING

FOR MORE INFORMATION ON LIGHTING OR LIGHTING DETAILS PLEASE REACH OUT TO CONTACT:MOBRIEN@REFLEXLIGHTING.COM

MACK'S APPLES FARM MARKET

MISCELLANEOUS DETAIL SHEET

TAX MAP 6 LOT 21

230 MAMMOTH ROAD, LONDONDERRY, NH 03053

MHO ACQUISITION LLC.
230 MAMMOTH ROAD
LONDONDERRY, NH 03053
BOOK 6272 PAGE 1338

PREPARED BY:
BROWN ENGINEERING LLC
34 WHITTIER HIGHWAY
MOULTONBOROUGH, NH 03254
TEL: (603) 744-1044
WWW.BROWNENGINEERINGLLC.COM

STATE OF NEW HAMPSHIRE · KENT L. BROWN No. 7456 LICENSED PROFESSIONAL ENGINEER

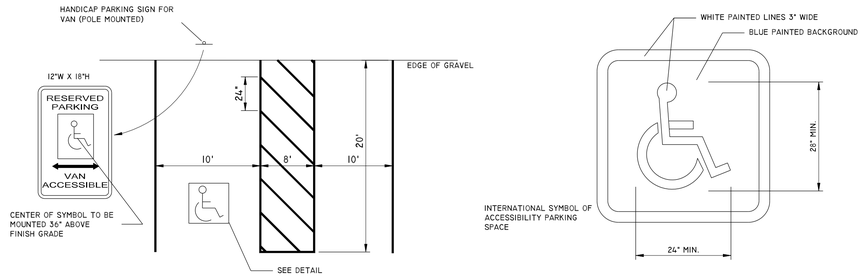
BROWN ENGINEERING
CIVIL ENGINEERS

DATE: 12-10-2025
JOB NO: 5375-44

REV.	DATE	DESCRIPTION	BY

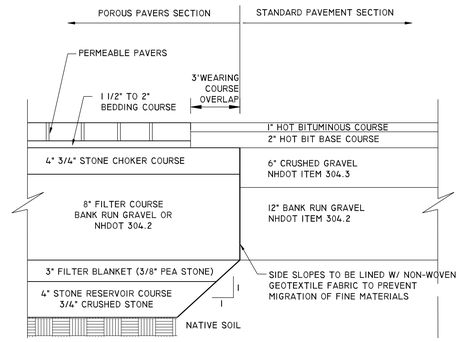
MD-1
9 OF 12

G:\CLIENTS\5375-44 SOA-MACKS APPLES, LONDONDERRY, MAMMOTH ROAD\DWGS\5375-44 SOA MACK APPLES-LONDONDERRY2026.DWG DEC 8, 2025-8:01AM



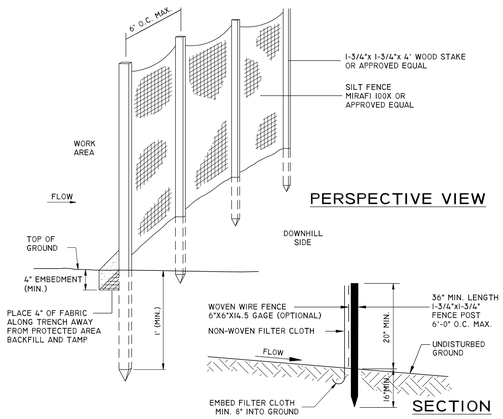
HANDICAP PARKING STRIPING AND SIGN DETAIL

NOT TO SCALE



PERMEABLE PAVERS DETAIL

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE

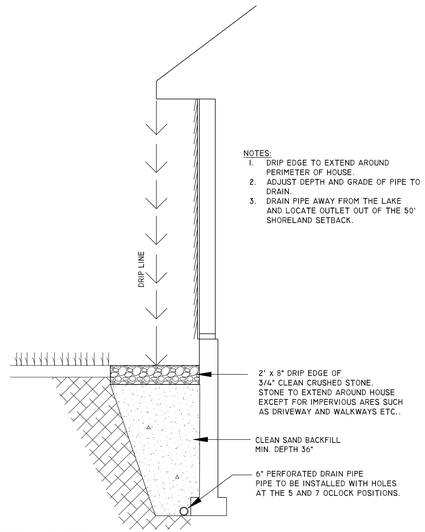
SHORELAND NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE LIMIT OF WORK WITHIN THE 250' SHORELAND PROTECTION SETBACK LINE.
2. THE TOTAL LOT AREA IS 0.46 ACRES - 20,038 SF.
3. NO TREES WILL BE CUT IN THE 50' SETBACK.
4. A DRIP EDGE INFILTRATION WILL BE INSTALLED AROUND THE PROPOSED HOUSE IN ORDER TO CREATE INFILTRATION.
5. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GROUND DISTURBANCE OF THE SITES SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF DURING CONSTRUCTION IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED THE OWNER AND CONTRACTOR SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION.

MAINTENANCE

1. SILT FENCES ARE TO BE INSPECTED IMMEDIATELY AFTER EVERY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE
2. MADE IMMEDIATELY.
3. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
4. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF OF THE BARRIER.

   SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.



MAINTENANCE

1. REMOVE DEBRIS AND ACCUMULATED SEDIMENT FROM STONE DRIP EDGE AND OUTLET.
2. INSPECT COMPONENTS AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EVENT EXCEEDING 2.5 INCHES IN A 24 HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
3. IF AN INFILTRATION SYSTEM DOES NOT DRAIN WITHIN 72 HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE INFILTRATION FUNCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE INFILTRATION AREA.

DRIP EDGE INFILTRATION DETAIL

NOT TO SCALE



MACK'S APPLES FARM MARKET

MISCELLANEOUS DETAIL SHEET

TAX MAP 6 LOT 21

230 MAMMOTH ROAD, LONDONDERRY, NH 03053

MHO ACQUISITION LLC.
230 MAMMOTH ROAD
LONDONDERRY, NH 03053
BOOK 6272 PAGE 1338

PREPARED BY:
BROWN ENGINEERING LLC
34 WHITTIER HIGHWAY
MOULTONBOROUGH, NH 03254
TEL: (603) 744-1044
WWW.BROWNENGINEERINGLLC.COM

BROWN ENGINEERING
CIVIL ENGINEERS

DATE: 12-10-2025
JOB NO: 5375-44

REV.	DATE	DESCRIPTION	BY

G:\CLIENTS\5375-44 SDA-Macks Apples (Londonderry Mammoth Road)\DWGS\5375-44 SDA Mack Apples(Londonderry)262025.dwg DEC 9, 2025-8:01AM

KEY NOTES_PROPOSED PLAN

CONSTRUCTION LEGEND

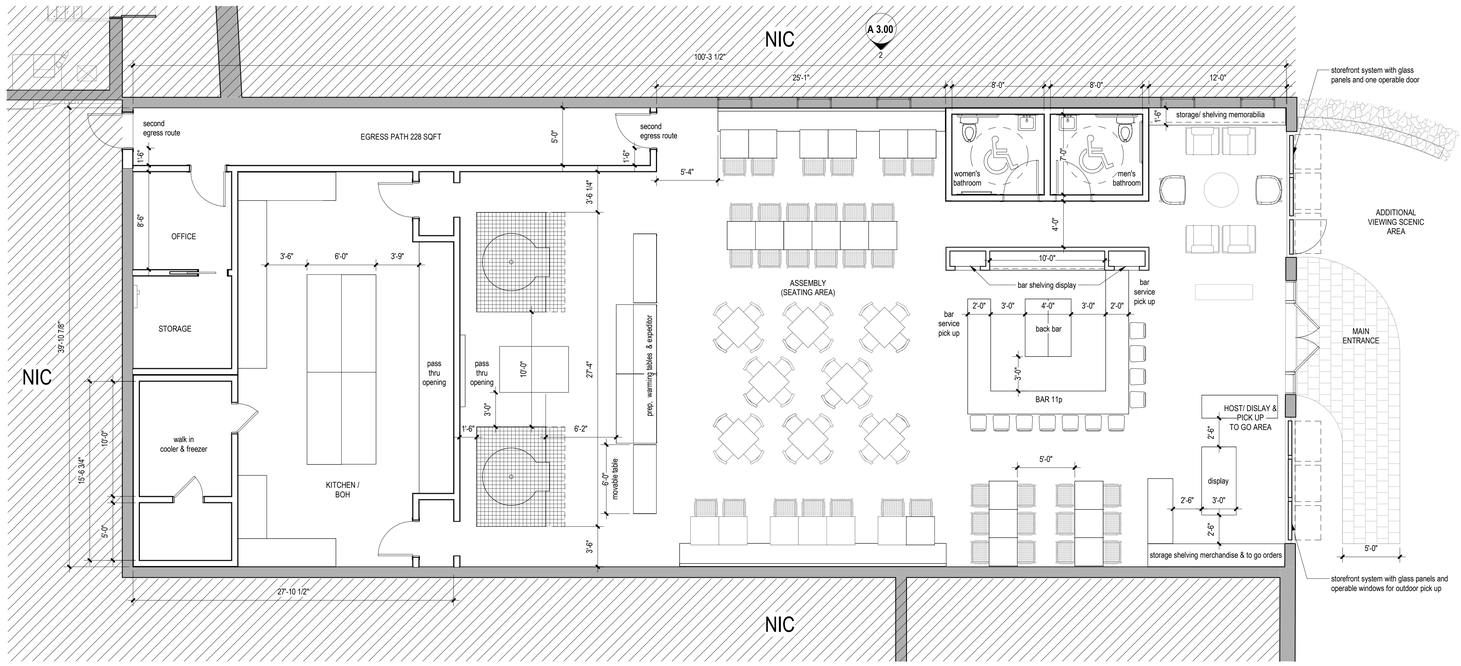
SYMBOL	DEFINITION
	EXISTING DOOR TO REMAIN
	EXISTING GWB PARTITION TO REMAIN
	EXISTING GLAZED PARTITION TO REMAIN
	NEW GWB PARTITION
	NEW GLAZED PARTITION
	NEW DOOR AND FRAME
FEC	NEW FIRE EXTINGUISHER
	NIC - NOT IN CONTRACT HATCH

GENERAL NOTES - CONSTRUCTION

1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON WALL FINISH MATERIALS AND TYPICAL MOUNTING HEIGHTS REQUIRED.
2. SEE GENERAL CONSTRUCTION NOTES ON SHEET G001.
3. SEE REFLECTED CEILING PLANS FOR CEILING FINISH MATERIALS.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFTER DEMOLITION IS COMPLETED.
5. ALL LOCATIONS WHERE INFILL WALLS MEET EXISTING WALLS WITH NEW GWB FINISH SURFACES SHALL ALIGN AT ADJACENT EDGES UNLESS OTHERWISE NOTED.
6. EXISTING WALLS SHOWN WITH ADDITIONAL LINES GRAPHICALLY REPRESENT NEW FINISHES AND SHOULD NOT BE SCALED OR DIMENSIONED FROM. PARTITIONS SHOULD BE BUILT AND FINISHED ACCORDING TO PARTITION AND FINISH SCHEDULE.
7. COORDINATE AREAWAY DRAINS AND FLOOR DRAINS WITH PLUMBING DRAWINGS.
8. PROVIDE BLOCKING FOR GRAB BARS, PLUMBING FIXTURES, MILL WORK AT ALL REQUIRE LOCATIONS.
9. ALL DIMENSIONS INDICATED WITH A ± REPRESENT FIELD MEASUREMENTS TO BE PROVIDED TO ARCHITECT AND VERIFIED BY CONTRACTOR.
10. SEE DOOR SCHEDULE FOR ALL DOOR SIZES, DOOR INFO AND DETAILS.
11. ALL GLASS WITHIN 18" A.F.F. AND/OR WITHIN 4'-0" OF A DOOR SWING SHALL BE TEMPERED SAFETY GLASS.
12. ALL EXISTING WALLS TO BE PATCHED WHERE EXISTING WALLS WERE REMOVED.
13. PROVIDE LEVELING COMPOUND OVER ALL EXISTING CONCRETE FLOOR AREAS TO RECEIVE NEW FLOOR COVERING. NO FLOORING TRANSITIONS ARE TO EXCEED 1/2" IN HEIGHT.
14. PROVIDE IN-WALL BLOCKING AS REQUIRED.
15. PROVIDE IN-WALL BLOCKING FOR ALL FUTURE BUILT-IN CASEWORK WHERE INDICATED.
16. PATCH EXISTING GWB AT ALL LOCATIONS WHERE A PARTITION HAS BEEN REMOVED.
17. AT ALL AREAS OF MEP/FP EQUIPMENT REMOVED FROM WALLS, CONTRACTOR TO PATCH / REPAIR HOLES IN FINISH FROM REMOVED FASTENERS. BLEND PATCHING TO MATCH EXISTING FINISH TO REMAIN.
18. SEAL AIR TIGHT ANY PENETRATIONS MADE THROUGH AIR & VAPOR BARRIERS.
19. PAINT ALL (N) AND (E) GWB & PLASTER FINISHES IN WORK AREA UNLESS NOTED
20. INTERIOR DIMENSIONS ARE INDICATED TO FINISH WALL (CMU OR GYPSUM BOARD) MATERIALS. U.N.O.
21. MEP/FP ELEMENTS SHOWN ARE SCHEMATIC AND ARE PROVIDED FOR REFERENCE. ONLY. REFER TO MEP/FP DRAWINGS & SPECIFICATIONS FOR MORE INFORMATION.
22. EXTERIOR MASONRY DIMENSIONS ARE INDICATED TO CENTERLINE OF JOINTS.
23. WINDOW DIMENSIONS ARE TO CENTER LINE OF OPENING. DIMENSIONS ARE NOMINAL. SEE CURTAIN WALL, DOOR & WINDOW SCHEDULE AND DETAILS FOR ACTUAL OPENING DIMENSION REQUIRED.
24. PROVIDE LEVELING COMPOUND AS REQ. FOR PROPER TILE INSTALLATION TO ACHIEVE SMOOTH, LEVEL, FLUSH FINISH.
25. ALL MATERIAL INSTALLATION TO BE LEVEL & PLUMB.
26. SEE A130 SERIES FOR ALL FINISHES.

DESIGN/BUILD NOTES:

1. MEP/FP ELEMENTS SHOWN ARE SCHEMATIC AND ARE PROVIDED FOR REFERENCE ONLY. REFER TO MEP/FP DRAWINGS & SPECIFICATIONS FOR MORE INFORMATION.
2. ALL 'MEP/FP' WORK IS TO BE PROVIDED BY THE GENERAL CONTRACTOR ON A DESIGN/BUILD BASIS.



OCCUPANCY COUNT INSIDE SPACE (99p max.):

assembly/ dining seats up to **88p**
bar **11p**

1 / A 1.00 FLOOR 01_NEW CONSTRUCTION
3/16" = 1'-0"

CLIENT

Moose Hill Orchards, LLC

230 Mammoth Rd.,
Londonderry, NH 03053

DESIGN FIRM

Joe The Architect, LLC
343 Medford Street, Suite 4C Somerville, MA 02145
t: +1(617) 764-3593 e: askjoe@joethearchitect.com
www.joethearchitect.com

CONSULTANT

BROWN ENGINEERING

34 Whittier Highway, Moultonborough, NH 03254

SEAL

PROJECT INFORMATION

25077 MACK'S APPLES RESTAURANT

230 Mammoth Rd,
Londonderry, NH 03053

FOR SITE PLAN APPROVAL

12/16/2025 3:02:03 PM

WARNING
Joe The Architect, Inc., all drawings and written material herein constitute the original and unpublished work of the architect, and the same may not be duplicated, used, or disclosed without the written consent of the architect. Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figured Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. The project manager shall be notified in writing of any discrepancies prior to proceeding with the work. The scale of drawings may change when copied or faxed. All work to comply with I.B.C. Regulations and relevant American Standards.
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ISSUE CHART

N	ISSUE	DATE
1	BUILDING DESIGN & RENDERINGS SECTION 3.12	12/18/2025

25077	PROJECT NUMBER
Checker	CHECKED
Approver	APPROVED
As indicated	SCALE

SHEET NAME

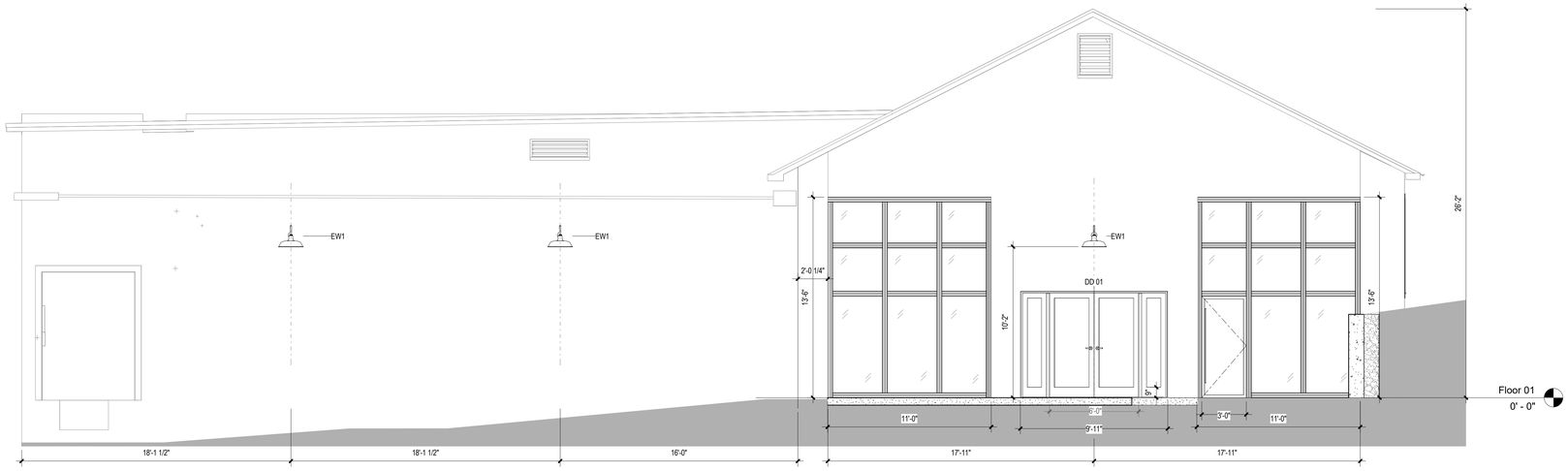
FLOOR PLAN _PROPOSED

DATE: 12-18-2025
JOB NO: 5375-44
ARCH-01
SHEET 11 OF 12

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C:\Users\mcbeke\Documents\5250##-Mack's Orchard_MayesWA*56.rvt



2 A 3.00 EXTERIOR ELEVATION_SIDE
1/4" = 1'-0"



1 A 3.00 EXTERIOR ELEVATION_MAIN ENTRANCE
1/4" = 1'-0"

CLIENT

Moose Hill Orchards, LLC

230 Mammoth Rd.,
Londonderry, NH 03053

DESIGN FIRM

Joe The Architect, LLC
343 Medford Street, Suite 4C Somerville, MA 02145
t: +1(617) 764-3593 e: askjoe@joethearchitect.com
www.joethearchitect.com

CONSULTANT

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34 Whittier Highway, Moultonborough, NH 03254

SEAL

PROJECT INFORMATION

25077 MACK'S APPLES RESTAURANT

230 Mammoth Rd,
Londonderry, NH 03053

FOR SITE PLAN APPROVAL

12/16/2025 3:11:16 PM

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ISSUE CHART

N	ISSUE	DATE
1	BUILDING DESIGN & RENDERINGS SECTION 3.12	12/18/2025

PROJECT NUMBER	25077
CHECKED	Checker
APPROVED	Approver
SCALE	1/4" = 1'-0"

SHEET NAME

EXTERIOR ELEVATIONS PROPOSED

DATE: 12-18-2025
JOB NO: 5375-44
ARCH-01
SHEET 12 OF 12

12/16/2025 3:11:16 PM <SET PHASE> C:\Users\mcallie\Documents\25077## Mack's Orchard_MayneWV26.rvt