



**Town of Londonderry Planning Board  
268B Mammoth Road - Moose Hill Conference  
Agenda  
February 4, 2026  
7:00 p.m.**

**I. Call to Order**

**II. Administrative Board Work**

- A. Approval of Minutes
- B. Regional Impact Determinations
- C. Discussions with Town Staff

**III. Old Business**

**IV. New Plans/Conceptual Plans**

- A. Public hearing for an application for formal review of a site plan for forty (40) residential units and a conditional use permit for 1,023 square feet of buffer impacts, including associated site improvements in the Commercial II (C-II) Zone. 225 Rockingham Road, Tax Map 15, Lot 126, Genex Construction Group, LLC (Owner/Applicant).

Documents:

[--02\\_503-22\\_Formal Application\\_01-06-26\\_Redacted.pdf](#)  
[--04\\_503-22\\_Cond Use Permit\\_08-06-25.pdf](#)

- B. Public hearing on an application for formal review of a subdivision of a 9.624-acre lot into two (2) lots, consisting of one 1.226-acre lot and one 8.398-acre lot, with associated site improvements, in the Commercial 1 (C-I) District. The property is located at 222 Rockingham Road, Tax Map 15, Lot 150-1. Dark Horse Investments, LLC, (Owner/Applicant)

Documents:

[222 Rockingham Road - Formal Subdivision Application and Supporting Docs\\_Redacted.pdf](#)  
[222 Rockingham Road-Drainage Report-2026.1.15.pdf](#)  
[222 Rockingham Road-Subdivision Plan Set-2026.1.15.pdf](#)

- i. Public hearing for an application for formal review of a site plan for a 48-unit multi-family residential development and a conditional use permit for 2,808 square feet of wetland impacts and 2,357 square feet of buffer impacts, including associated site improvements in the Commercial 1 (C-I) District. 222 Rockingham Road, Tax Map 15, Lot 150-1, Dark Horse Investments, LLC (Owner/Applicant).

Documents:

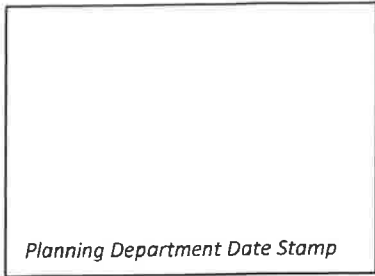
[222 Rockingham Road - Formal Site Plan Application and Supporting Docs\\_Redacted.pdf](#)  
[222 Rockingham Road-Site Plan Set-2026.1.15.pdf](#)

## **V. Other Business**

- A. Master Plan Overview

## **VI. Adjournment**

**LONDONDERRY PLANNING BOARD  
SITE PLAN 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.

Site Plan Amendment

**I. General Information:**

A. Project Name: Rockpoint Commons 15 126  
(Map) (Lot)

B. Project Location: 225 Rockingham Road  
George Chadwick, PE  
Bedford Design Consultants, Inc. Zone: C-II

C. Primary Contact: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Applicant  Owner  Engineer/Surveyor E-Mail: ge

D. Applicant's Name: Genex Construction Group, LLC  
Address: 222 Central Street City: Hudson State: NH Zip: 03051

Phone: (603) 235-8066 Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Applicant Signature: *M. Chadwick* Date: 8/4/25

E. Owner's Name: Genex Construction Group, LLC  
Address: 222 Central Street City: Hudson State: NH Zip: 03051

Phone: (603) 235-8066 Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Owner's Signature: *M. Chadwick* Date: 8/4/25

F. Engineer/Surveyor (Firm Name): Bedford Design Consultants, Inc.  
Address: 592 Harvey Road City: Manchester State: NH Zip: 03103

Phone: (603) 622-5533 Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

1) Name of Licensed Land Surveyor: Raymond Critch, LLS

Signature: *Raymond T. Critch*

2) Name of Licensed Professional Engineer: George Chadwick, PE

Signature: *George Chadwick* PE

3) Name of Certified Soil Scientist: Thomas Sokoloski, CSS

4) Name of Certified Wetland Scientist: Thomas Sokoloski, CWS

5) Name of Licensed Traffic Engineer: Scott Thornton, PE & Derek Roach, PE

G. Lot Area (SF) 261,191 Existing Building Footprint (SF): 1,829 Proposed Addition (SF) \_\_\_\_\_

Change or  Additional Use(s): Existing buildings (house, garage, and shed) to be removed: (1,829 SF); Three multi-family residential buildings (33,213 SF), a bus shelter (80 SF), and mailroom building (105 SF) to be constructed - for a total of 33,398 SF.

## Site Plan Application Checklist

Gravel driveway/concrete to be removed: 3,877± SF; Proposed new pavement/gravel surface: 52,751 SF±.

Additional Pavement (SF): \_\_\_\_\_  Other Modification: \_\_\_\_\_

### II. General Requirements (All Applications):

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

### III. General Plan Information (All Plans):

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

## Site Plan Application Checklist

- |    |   |   |   |
|----|---|---|---|
| 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

### 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	<input checked="" type="checkbox"/>	
b. Tax map and lot #s of all subject parcels	<input checked="" type="checkbox"/>	
c. Area (existing & proposed) of subject parcel(s)	<input checked="" type="checkbox"/>	
d. Zoning designation of subject parcel(s)	<input checked="" type="checkbox"/>	
e. Min. lot area, frontages & setback dimensions	<input checked="" type="checkbox"/>	
f. Existing and proposed uses	<input checked="" type="checkbox"/>	
g. Parking calculations, as outlined in the Regulations	<input checked="" type="checkbox"/>	
h. % green area, as outlined in the Zoning Ordinance	<input checked="" type="checkbox"/>	
i. % building coverage, as outlined in the Zoning Ordinance	<input checked="" type="checkbox"/>	
j. Sanitary sewer source (name of provider company if offsite)	<input checked="" type="checkbox"/>	
k. Water supply source (name of provider company if offsite)	<input checked="" type="checkbox"/>	
l. Zoning variances/special exceptions with conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. List FEMA sheet(s) used to identify 100-year flood elevation. (Note if no flood zone present as applicable)	<input checked="" type="checkbox"/>	
n. List of required permits and permit approval numbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o. List of Planning Board waivers and Conditional Use Permits with Regulation or Ordinance section reference (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
p. Note identifying which plans are on file at the Town	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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."	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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."	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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."	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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."	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Site Plan Application Checklist

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

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

## Site Plan Application Checklist

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

### 2. Utilities Plan:

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

## Site Plan Application Checklist

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

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. No use of Invasive materials as listed in Appendix LS2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c. Plant materials meet winter hardiness requirement	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Site Plan Application Checklist

	Provided	N/A
d. Proposed materials are of proper caliper or height	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Stone walls incorporated into Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Existing vegetation preservation (no-cut) areas described by metes and bounds and monumented	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Landscaping Calculations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Plant Schedule	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Landscaping Details	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Tree Protection Detail	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Note on Plan stating No Plant Conflicts with Snow Storage Areas, Light Fixtures, Underground Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Note on Plan stating No Landscaping Conflicts with Sight Distance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Submit a Landscape Master Sheet for Review (Landscaping, site features, snow storage, light poles, detention basin edges, grading, utilities)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>2. Parking Lot Landscaping</b>		
a. Interior landscaping percentage based on Section 3.11e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Interior shade trees @ 1 per 15 parking spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Perimeter shade trees @ 1 per 20 parking spaces OR 1 per 50 feet of perimeter with buffer required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Screening provides proper vertical opacity per Section 3.11e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>VIII. Illumination Plan &amp; Lighting Details (Section 3.13):</b>		
	<b>Provided</b>	<b>N/A</b>
1. Full Cut-Off Fixtures with plan note stating all lights are full cut-off fixtures as required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Shielded, downcast building/external signage lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. No direct light source at residential property lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Plan to scale with illumination levels shown in footcandles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Proposed mounting height of all exterior lighting fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Illumination levels not to exceed 0.2 footcandles at any property line (Except at driveway intersections per Regulations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Gas Station Canopies to meet requirements of Appendix Light 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>IX. Building Design &amp; Renderings (Section 3.12):</b>		
1. Building Elevations/Renderings in compliance with Section 3.13	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Signage renderings/details	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Large Retail Establishments - Comply with Section 3.13H	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

## Site Plan Application Checklist

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

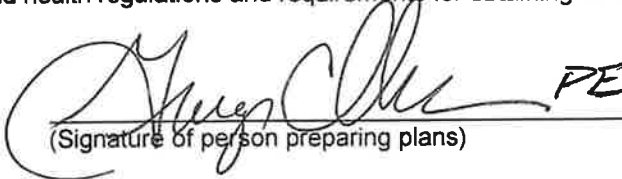
## Site Plan Application Checklist

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

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

### 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.

 PE  
 \_\_\_\_\_  
 (Signature of person preparing plans)

George Chadwick, PE of Bedford Design Consultants, Inc.  
 \_\_\_\_\_  
 (Name)

Senior Project Manager  
 \_\_\_\_\_  
 (Title)

6-6-26  
 \_\_\_\_\_  
 (Date)



# Bedford Design

**ENGINEERS, SURVEYORS & LANDSCAPE ARCHITECTS**

603-622-5533 • 592 Harvey Road Manchester, NH 03103 • www.BedfordDesign.com

August 6, 2025

Town of Londonderry Planning Board  
268B Mammoth Road  
Londonderry, NH 03053

**RE: Rockpoint Commons  
Conditional Use Permit  
225 Rockingham Road  
Londonderry, NH 03053  
Tax Map 15 Lot 126**

Dear Board:

On behalf of GENEX Construction Group, Bedford Design Consultants is pleased to submit a conditional use permit for Rockpoint Commons in Londonderry, NH. The project site consists of 6± acres of land located along the south side of Rockingham Road (NH Route 28) east of the intersection of Smith Lane, in Londonderry, NH. The proposed development will consist of the construction of three (3) multi-family buildings (40 total units) with associated parking and utilities.

The wetlands were mapped by Tom Sokoloski, CWS and a Site-Specific Soils mapping of the study area shows well drained Chatfield fine sandy loam (Group C), moderately well drained Scituate fine sandy loam (Group C), and Ridgebury fine sandy loam (Group D). See attached SSS Report.

There are no wetland impacts proposed for this project. Although the project requires 1,023 SF of new buffer impact. The small area of buffer impact will not affect the wetlands' ability to filter pollution, trap sediment and absorb nutrients. There are no rare species or plants per the NHB Data check for the project site and surrounding area.

The new residential multi-family buildings will be serviced by Town sewer and water which will be extended into the parcel from Rockingham Road. Access to the site will be provided by a new 22-foot wide paved driveway. The stormwater from the proposed driveway, building roofs, and parking areas will be directed to sediment forebays for pre-treatment prior to entering gravel wetland basins for attenuation and further treatment.

The flow summary table below shows compliance with Env-Wq 1507.06(b)(c) Peak Runoff Control Requirements.

**Summary Table - Off-Site Flows toward wetland**

Location	2-Yr Storm		10-Yr Storm		50-Yr Storm	
	Ex (cfs)	Dev (cfs)	Ex (cfs)	Dev (cfs)	Ex (cfs)	Dev (cfs)
Map 15 Lot 128 (128L)	1.76	<b>1.11</b>	4.11	<b>3.77</b>	8.22	<b>7.88</b>
Map 15 Lot 115 (115L)	0.70	<b>0.55</b>	1.84	<b>1.33</b>	3.89	<b>2.72</b>
Map 15 Lot 130 (130L)	0.44	<b>0.29</b>	1.13	<b>0.66</b>	2.38	<b>1.31</b>

We are looking forward to reviewing these plans with you and will be pleased to answer any questions that come up. Please feel to contact me at 603-622-5533 or at [georgec@bedforddesign.com](mailto:georgec@bedforddesign.com).

Sincerely,

**Bedford Design Consultants, Inc.**



George A. Chadwick, PE  
Senior Project Manager

Cc: Owner/Applicant



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.

The wetland adjacent to the wetland buffer impact will be protected via silt fence and the drainage outlet will be stabilized with rip rap.

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:

The minor buffer impact (1,023 SF) will not affect the wetlands ability to filter pollution, trap sediment and absorb runoff from the project.

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

The proposed location is necessary in order to obtain the necessary elevation to outlet the closed drainage system.

5. Square Footage of Wetland Impacts: 0
6. Square footage of Buffer Impacts: 1,023 SF





# New Hampshire Department of Environmental Services DataCheck Results Letter

---

**To:** Genex Construction Group, LLC  
222 Central Street  
Hudson, NH 03051

**From:** NHDES Ecological Reviews

**Date:** 7/23/2025 (This letter is valid through 7/23/2026)

**Re:** Review by NHDES Ecological Reviews of request dated 7/23/2025

**Permit Types:** Londonderry  
Alteration of Terrain Permit

**Project ID:** DCT25-2169

**Applicant:** Genex Construction Group, LLC

**Location:** Londonderry  
Tax Map: 15, Tax Lot: 126  
Address: 225 Rockingham Road

**Project Description:** Construction of residential rental units in three buildings with associated parking and utilities.

The NHDES Ecological Review database has been checked for records of rare species and exemplary natural communities near the area mapped (see next page). The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. There are currently no recorded occurrences of sensitive species near this project area.

A negative result (no record in the database) does not mean that a sensitive species is not present. These data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to the NH Natural Heritage Bureau and/or the NH Fish and Game Department. However, many areas have never been surveyed or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.



New Hampshire Department of Environmental Services  
DataCheck Results Letter

---

**MAP OF PROJECT BOUNDARIES FOR: DCT25-2169**





TES ENVIRONMENTAL CONSULTANTS, L.L.C.

*Environmental Planning and Permitting  
Soil and Wetlands Investigation*

---

SITE-SPECIFIC  
SOIL SURVEY REPORT

*performed at*

Tax Map 15, Lot 126  
225 Rockingham Road  
Londonderry, New Hampshire

*prepared for*

MDP Development, LLC  
9 Old Derry Road  
Hudson, NH 03051

TES Project # 24-0041

---

1494 Route 3A, Unit 1  
Bow, NH 03304  
(603) 856-8925

[tom@tesenviro.comcastbiz.net](mailto:tom@tesenviro.comcastbiz.net)



July 1, 2025

Mr. Tony Marcotte, PE Realtor  
Senior Project Manager  
MDP Development, LLC  
9 Old Derry Road  
Hudson, NH 03051

RE: Site Specific Soil Map for Tax Map 15, Lot 126  
225 Rockingham Road, Londonderry, New Hampshire

Dear Mr. Marcotte:

On December 12, 2024 I performed field work on the above-referenced property for a Site Specific Soil Survey as you requested. The soil mapping area consisted of the entire 6.00-acre parcel as shown on an existing conditions site plan provided by Bedford Design Consultants, LLC. The base map utilized for the soil mapping had a map scale of 1" = 40' and 2-foot contour intervals. This soil survey was prepared to support a New Hampshire Alteration of Terrain permit application for a planned residential condominium development on the site.

This Site Specific Soil Survey was completed utilizing SSSNNE Special Publication No. 3; Site Specific Soil Mapping Standards for New Hampshire and Vermont, Version 7.0, March 2021. The soil legend used for this soil map conforms to the New Hampshire State-Wide Numerical Soils Legend, Issue #10, January 2011 established and maintained by the Natural Resources Conservation Service.

Field work for this survey consisted of traversing the site and examining numerous soil profiles via hand-dug test pits and auger borings taken at intervals sufficient for the delineation of soil map units. On that same day, I delineated New Hampshire-jurisdictional wetlands across the site, finding one narrow wetland drainageway along the west-central property boundary. I also observed and describe the soil profiles within seven (7) soil test pits dug by backhoe across the site on April 24, 2025. Locational control for the soil mapping was accomplished using numerous site features including well-marked property boundaries, tree lines and individual trees, stone walls, a house and associated development features shown on the base plan.

The Soil Survey of Rockingham County, New Hampshire (USDA – Natural Resource Conservation Service) was reviewed (via Web Soil Survey) prior to site work for reference. This publication indicates that the large majority of the site has soil consisting of Chatfield-Hollis-Canton complex (140B and 140C), a mixture of soils that are shallow or moderately deep to bedrock (Hollis and Chatfield, respectively) and a well-drained, sandy soil formed in loose, sandy glacial till material (Canton). The northwestern corner of the parcel is depicted as having poorly drained soil formed in sandy glaciofluvial deposits (547B - Walpole). Soils observed during the field investigation, however, showed that most of the site had soils formed in dense sandy glacial till deposits, and the southern ¼ or so of the site was found to have moderately

deep bedrock (20-40 inches below the surface). The sole site wetland was located within the area depicted by NRCS mapping as having poorly-drained soil formed in glaciofluvial deposits, although field observations indicate that this soil too had formed in dense glacial till deposits. Relatively small areas of disturbed soils are located around a house in the northern end of the site. Overall, the NRCS soil mapping was generally pretty close to actual site soils, except for the difference in glacial till composition.

The following report includes a Site Specific Soil Map Key with accompanying Hydrologic Soil Groups as well as soil map unit descriptions. The general soil conditions on the site are generally consistent, with dense glacial till parent material present in the northern majority of the site and shallow bedrock in the southern portion of the site. The landform on the site could be described as a drumlin. Mature forests occupy most of the parcel excepting the lawn and landscaped areas around the house at the north end of the site.

If you have any questions regarding the soils on this site and the accompanying report, please contact our office.

Very truly yours,



Thomas E. Sokoloski  
Certified NH Soil Scientist No. 063



## SITE SPECIFIC SOIL MAP UNIT KEY

<u>Symbol*</u>	<u>Map Unit</u>	<u>Slope Class</u>	<u>Drainage Class</u>	<u>HISS Symbol</u>	<u>Hydro. Soil Index**</u>
89B	Chatfield fine sandy loam	0-8%	Well	227BH	C
89C	Chatfield fine sandy loam	8-15%	Well	227CH	C
89D	Chatfield fine sandy loam	15-25%	Well	227DH	C
400B/dcccc	Udorthents, sandy	0-8%	Moderately well	363BH	C
400B/hcccc	Udorthents, sandy	0-8%	Undeterminable	763BH	C
448B	Scituate fine sandy loam	0-8%	Moderately well	323BH	C
448C	Scituate fine sandy loam	8-15%	Moderately well	323CH	C
448D	Scituate fine sandy loam	15-25%	Moderately well	323DH	C
656B	Ridgebury fine sandy loam	0-8%	Poorly	523BH	D

\* Refer to accompanying report for 5-unit supplemental symbol explanation.

\*\* SSSNNE recently recommended using Hydrologic Soil Index instead of NRCS Hydrologic Soil Group.

This detailed Site-Specific Soil Map, prepared on December 12, 2024 by Thomas E. Sokoloski, Certified Soil Scientist #063 of TES Environmental Consultants, L.L.C. in Bow, New Hampshire, conforms to the standards of SSSNNE Publication No. 3, Version 7.0, "Site-Specific Soil Mapping Standards for New Hampshire and Vermont", March 2021. This map has been prepared to comply with soil mapping requirements of RSA 485 A: 17 and NHDES Env-Wq 1500, Alteration of Terrain. See accompanying report for methodology, map symbol legend, and interpretations. Use of the map symbol denominators for disturbed or altered soils, where given, is at the discretion of the Certified Soil Scientist.

This map product is within the technical standards of the National Cooperative Soil Survey. It is a special purpose product, intended for use in support of a New Hampshire Alteration Terrain permit application. It was produced by a certified Soil Scientist, and is not a product of the USDA Natural Resources Conservation Service. There is a narrative report that accompanies this map.

## **Supplemental Symbols**

The five components of the Disturbed Soil Mapping Unit Supplement are as follows:

### **Symbol 1: Drainage Class**

- a-Excessively Well Drained
- b-Somewhat Excessively Drained
- c-Well Drained
- d-Moderately Well Drained
- e-Somewhat Poorly Drained
- f-Poorly Drained
- g-Very Poorly Drained
- h-Not Determined

### **Symbol 2 -: Parent Material (of naturally formed soil only, if present)**

- a-No natural soil within 60"
- b-Glaciofluvial Deposits (outwash/terraces of sand or sand and gravel)
- c-Glacial Till Material (active ice)
- d-Glaciolacustrine very fine sand and silt deposits (glacial lakes)
- e-Loamy/sandy over silt/clay deposits
- f-Marine Silt and clay deposits (ocean waters)
- g-Alluvial Deposits (floodplains)
- h-Organic Materials-Fresh water Bogs, etc
- i- Organic Materials-Tidal Marsh

### **Symbol 3: Restrictive/Impervious Layers**

- a-None
- b-Bouldery surface with more than 15% of the surface covered with boulders
- c-Mineral restrictive layer(s) are present in the soil profile less than 40 inches below the soil surface such as hardpan, platy structure or clayey texture with consistence of at least firm, i.e. more than 20 newtons. For other examples of soil characteristics that qualify for restrictive layer, see "Soil Manual for Site evaluations in NH" 2<sup>nd</sup> Ed., page 3-17, figure 2-14
- d-Bedrock in the soil profile 0-20 inches
- e-Bedrock in the soil profile 20-60 inches
- f-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
- g-Subject to Flooding
- h -man-made impervious surface including pavement, concrete, or built-up surfaces (i.e. buildings) with no morphological restrictive layer within control section

### **Symbol 4 Estimated Ksat\* (most restrictive layer excluding symbol 3h above).**

- a- High
- b-Moderate
- c-Low
- d-Not determined

\*See "Guidelines for Ksat Class Placement" in Chapter 3 of the Soil Survey Manual, USDA

### **Symbol 5: Hydrologic Soil Group\***

- a-Group A
- b-Group B
- c-Group C
- d-Group D
- e-Not determined

\*excluding man-made impervious/restrictive layers

## SITE SPECIFIC SOIL MAP UNIT DESCRIPTIONS

Map Unit Symbol: 89

Map Unit Name: Chatfield fine sandy loam

Landscape Settings: Hilltops and higher slopes of glacial till uplands

Surface Features: Boulders, stones, possible exposed bedrock

Drainage Class: Well

Parent Material: Glacial till deposits with bedrock between 20 to 40 inches from surface

Complex: Yes ( ) No ( X )

**Nature of Dissimilar Inclusions, Locations and Estimated Percent:**

Areas having bedrock deeper than 40 inches or less than 20 inches possible at unpredictable locations; estimated less than 20% of map unit.

**Additional Notes:** Typical observed soil profile description:

<u>Depth</u>	<u>Horizon</u>	<u>Color</u>	<u>Texture</u>	<u>Structure</u>	<u>Consistency</u>	<u>Redox</u>	<u>Notes</u>
0-7"	A	10YR 2/2	Fine sandy loam	Granular	Very friable	None	Little/no duff
7-19"	Bw	10YR 5/6	Sandy loam	Blocky	Friable	None	
19-23"	C	2.5Y 5/2	Sandy loam	Blocky	Friable	None	

**Bedrock**

Tax Map 15, Lot 126. Southern portion of parcel. 5% coarse fragments. SHWT not observed.

Thomas E. Sokoloski                      December 2024

## SITE SPECIFIC SOIL MAP UNIT DESCRIPTIONS

Map Unit Symbol: 400B/dcccc

Map Unit Name: Udorthents, sandy

Landscape Settings: Altered (excavated, regraded or filled) soils

Surface Features: Sand and gravel fill material

Drainage Class: Moderately well

Parent Material: Sand and gravel material (fill) over sandy glacial till outwash with mineral restrictive features (hardpan)

Complex: Yes ( ) No ( X )

Nature of Dissimilar Inclusions, Locations and Estimated Percent:

None.

Additional Notes: Typical observed soil profile description:

<u>Depth</u>	<u>Horizon</u>	<u>Color</u>	<u>Texture</u>	<u>Structure</u>	<u>Consistency</u>	<u>Redox</u>	<u>Notes</u>
0-6"	F	2.5Y 6/4	Grav. loamy sand	Single grain	Firm (compacted)	None	
6-24"	Bw	10YR 5/6	Sandy loam	Blocky	Friable	None	
24-40"	Cd	2.5YR 6/3	Sandy loam	Massive	Firm	7.5YR 4/6@36"	

Tax Map 15, Lot 126. Northern portion of parcel. 5% coarse fragments. SHWT 36".

Thomas E. Sokoloski

December 2024

## SITE SPECIFIC SOIL MAP UNIT DESCRIPTIONS

Map Unit Symbol: 400B/hcccc  
Map Unit Name: Udorthents, sandy  
Landscape Settings: Developed land  
Surface Features: Impervious surfaces, - pavement, buildings  
Drainage Class: Undeterminable (assumed to be moderately well drained as are adjacent soils)  
Parent Material: Sandy glacial till deposits with mineral restrictive features (hardpan)  
Complex: Yes ( ) No ( X )

Nature of Dissimilar Inclusions, Locations and Estimated Percent:

None.

Additional Notes: Typical observed soil profile description:

<u>Depth</u>	<u>Horizon</u>	<u>Color</u>	<u>Texture</u>	<u>Structure</u>	<u>Consistency</u>	<u>Redox</u>	<u>Notes</u>
--------------	----------------	--------------	----------------	------------------	--------------------	--------------	--------------

Not observed due to buildings or impervious pavement.

Tax Map 15, Lot 126. Northern portion of parcel. 5% coarse fragments. SHWT assumed to be similar to surrounding undisturbed soils (15-40").

Thomas E. Sokoloski                  December 2024

## SITE SPECIFIC SOIL MAP UNIT DESCRIPTIONS

Map Unit Symbol: 448  
Map Unit Name: Scituate fine sandy loam  
Landscape Settings: Lower slopes of glacial till uplands  
Surface Features: None  
Drainage Class: Moderately well  
Parent Material: Sandy glacial till deposits with mineral restrictive features (hardpan)  
Complex: Yes ( ) No ( X )

Nature of Dissimilar Inclusions, Locations and Estimated Percent:

Small areas of disturbed soils, in vicinity of existing house, less than 5% of soil map unit.

Additional Notes: Typical observed soil profile description:

<u>Depth</u>	<u>Horizon</u>	<u>Color</u>	<u>Texture</u>	<u>Structure</u>	<u>Consistency</u>	<u>Redox</u>	<u>Notes</u>
0-6"	A	10YR 3/2	Fine sandy loam	Granular	Very friable	None	
6-29"	Bw	10YR 5/6	Sandy loam	Blocky	Friable	None	
29-40"	Cd	2.5Y 6/3	Sandy loam	Massive	Firm		7.5YR 5/6 @29"

Tax Map 15, Lot 126. Northern 3/4 of parcel. 5% coarse fragments. SHWT 15-40".

Thomas E. Sokoloski                  December 2024

## SITE SPECIFIC SOIL MAP UNIT DESCRIPTIONS

Map Unit Symbol: 656

Map Unit Name: Ridgebury fine sandy loam

Landscape Settings: Low-lying areas on glacial till landscapes; wetlands

Surface Features: None

Drainage Class: Poorly

Parent Material: Sandy glacial till deposits with mineral restrictive features (hardpan)

Complex: Yes ( ) No ( X )

Nature of Dissimilar Inclusions, Locations and Estimated Percent:

None.

Additional Notes: Typical observed soil profile description:

<u>Depth</u>	<u>Horizon</u>	<u>Color</u>	<u>Texture</u>	<u>Structure</u>	<u>Consistency</u>	<u>Redox</u>	<u>Notes</u>
0-2"	Oe	10YR 2/1	--	--	--	--	Mucky peat
2-8"	A	10YR 2/1	Sandy loam	* Blocky	Friable	None	
8-14"	Bg	2.5Y 5/2	Sandy loam	Blocky	Friable	10YR 5/6	
14-28"	Cg	2.5Y 6/2	Loamy sand	Massive	Firm	10YR 5/8	

Tax Map 15, Lot 126. Northwestern portion of site, along western property line. 5% coarse fragments. SHWT within 12" of surface or above surface.


Thomas E. Sokoloski

December 2024

# TES

TES ENVIRONMENTAL CONSULTANTS, L.L.C.


## TEST PIT LOG SHEET

Date: 4/24/2025			Project No: 24-0041				Lot: Map 15/Lot 126	
CSS: Thomas E. Sokoloski			Project Name: MDP/Rockingham Road/Londonderry				Test Pit No: 1	
HOR	DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCY	REDOX FEATURES	NOTES	
A	0-6"	2.5Y 3/3	Sandy loam	Granular	Very friable	None	Many fine, medium and coarse roots.	
Bw	6-29"	10YR 5/6	Sandy loam	Blocky	Friable	None	Many fine, medium and coarse roots.	
Cd	29-86"	2.5Y 6/3	Gravelly loamy sand	Massive	Firm	Common, medium, prominent 7.5YR 5/8 concentrations @30"	Common fine roots.	
ESHWT: 30" ROOTS: 36" OBSERVED WATER: 76" LEDGE: N/O RESTRICTIVE LAYER: 29"				NOTES: < 5% stones and boulders to 18" diameter throughout.		 <p>CSS STAMP</p>		

# TES

TES ENVIRONMENTAL CONSULTANTS, L.L.C.


## TEST PIT LOG SHEET

Date: 4/24/2025			Project No: 24-0041				Lot: Map 15/Lot 126	
CSS: Thomas E. Sokoloski			Project Name: MDP/Rockingham Road/Londonderry				Test Pit No: 2	
HOR	DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCY	REDOX FEATURES	NOTES	
A	0-14"	10YR 3/2	Fine sandy loam	Granular	Very friable	None	Many fine, medium and coarse roots.	
Bw	14-34"	10YR 5/4	Sandy loam	Blocky	Friable	None	Many fine, medium and coarse roots.	
Cd	34-74"	2.5Y 6/3	Gravelly loamy sand	Massive	Firm	Common, medium, prominent 7.5YR 5/6 concentrations @37"	Few fine roots.	
<p>ESHWT: 37"</p> <p>ROOTS: 40"</p> <p>OBSERVED WATER: 65"</p> <p>LEDGE: N/O</p> <p>RESTRICTIVE LAYER: 34"</p>				<p>NOTES: 5% stones and boulders to 12" diameter, increasing with depth.</p>		 <p>CSS STAMP</p>		

# TES

TES ENVIRONMENTAL CONSULTANTS, L.L.C.

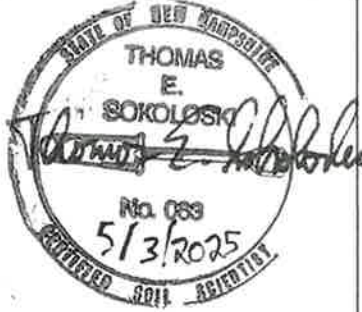
## TEST PIT LOG SHEET

Date: 4/24/2025		Project No: 24-0041				Lot: Map 15/Lot 126	
CSS: Thomas E. Sokoloski		Project Name: MDP/Rockingham Road/Londonderry				Test Pit No: 3	
HOR	DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCY	REDOX FEATURES	NOTES
A	0-14"	10YR 2/2	Fine sandy loam	Granular	Very friable	None	Many fine, medium and coarse roots.
Bw	14-30"	2.5Y 5/6	Sandy loam	Blocky	Friable	None	Common fine and medium roots.
Cd	30-74"	2.5Y 5/4	Gravelly loamy sand	Massive	Firm	Common, medium, prominent 7.5YR 4/6 concentrations @33"	Few fine roots.
ESHWT: 33" ROOTS: 38" OBSERVED WATER: 62" LEDGE: N/O RESTRICTIVE LAYER: 30"				NOTES: 5% stones to 12" diameter.		 <p>CSS STAMP</p>	

# TES

TES ENVIRONMENTAL CONSULTANTS, L.L.C.


## TEST PIT LOG SHEET

Date: 4/24/2025			Project No: 24-0041			Lot: Map 15/Lot 126	
CSS: Thomas E. Sokoloski			Project Name: MDP/Rockingham Road/Londonderry			Test Pit No: 4	
HOR	DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCY	REDOX FEATURES	NOTES
A	0-4"	10YR 2/2	Fine sandy loam	Granular	Very friable	None	Many fine and medium roots.
Bw	4-20"	10YR 5/6	Sandy loam	Blocky	Friable	None	Common fine and medium roots.
C	20-22"	2.5Y 5/2	Sandy loam	Blocky	Friable	None	Common fine roots.
Bed rock							
ESHWT: N/O ROOTS: 22" OBSERVED WATER: N/O LEDGE: 22" RESTRICTIVE LAYER: N/O				NOTES: 5% stones to 12" diameter.  Bedrock surface broken easily by excavator.		 <p>CSS STAMP</p>	

# TES

TES ENVIRONMENTAL CONSULTANTS, L.L.C.


## TEST PIT LOG SHEET

Date: 4/24/2025		Project No: 24-0041				Lot: Map 15/Lot 126	
CSS: Thomas E. Sokoloski		Project Name: MDP/Rockingham Road/Londonderry				Test Pit No: 5	
HOR	DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCY	REDOX FEATURES	NOTES
A	0-7"	10YR 2/2	Fine sandy loam	Granular	Very friable	None	Many fine, medium and coarse roots.
Bw	7-19"	10YR 5/6	Sandy loam	Blocky	Friable	None	Common fine, medium and coarse roots.
C	19-23"	2.5Y 5/2	Sandy loam	Blocky	Friable	None	Common fine and medium roots.
Bed	rock						
ESHWT: N/O ROOTS: 23" OBSERVED WATER: N/O LEDGE: 23" RESTRICTIVE LAYER: N/O				NOTES: 5% stones to 12" diameter.  Bedrock surface broken easily by excavator.		 <p>CSS STAMP</p>	

# TES

TES ENVIRONMENTAL CONSULTANTS, L.L.C.


## TEST PIT LOG SHEET

Date: 4/24/2025			Project No: 24-0041				Lot: Map 15/Lot 126	
CSS: Thomas E. Sokolowski			Project Name: MDP/Rockingham Road/Londonderry				Test Pit No: 6	
HOR	DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCY	REDOX FEATURES	NOTES	
A	0-8"	10YR 2/2	Fine sandy loam	Granular	Very friable	None	Many fine, medium and coarse roots.	
Bw	8-21"	10YR 5/6	Sandy loam	Blocky	Friable	None	Many fine and medium roots.	
Cd	21-56"	2.5Y 6/2	Gravelly loamy sand	Massive	Firm	None	Few fine roots.	
ESHWT: N/O ROOTS: 34" OBSERVED WATER: N/O LEDGE: N/O RESTRICTIVE LAYER: 21"				NOTES: <5% stones to 12" diameter.		 CSS STAMP		

# TES

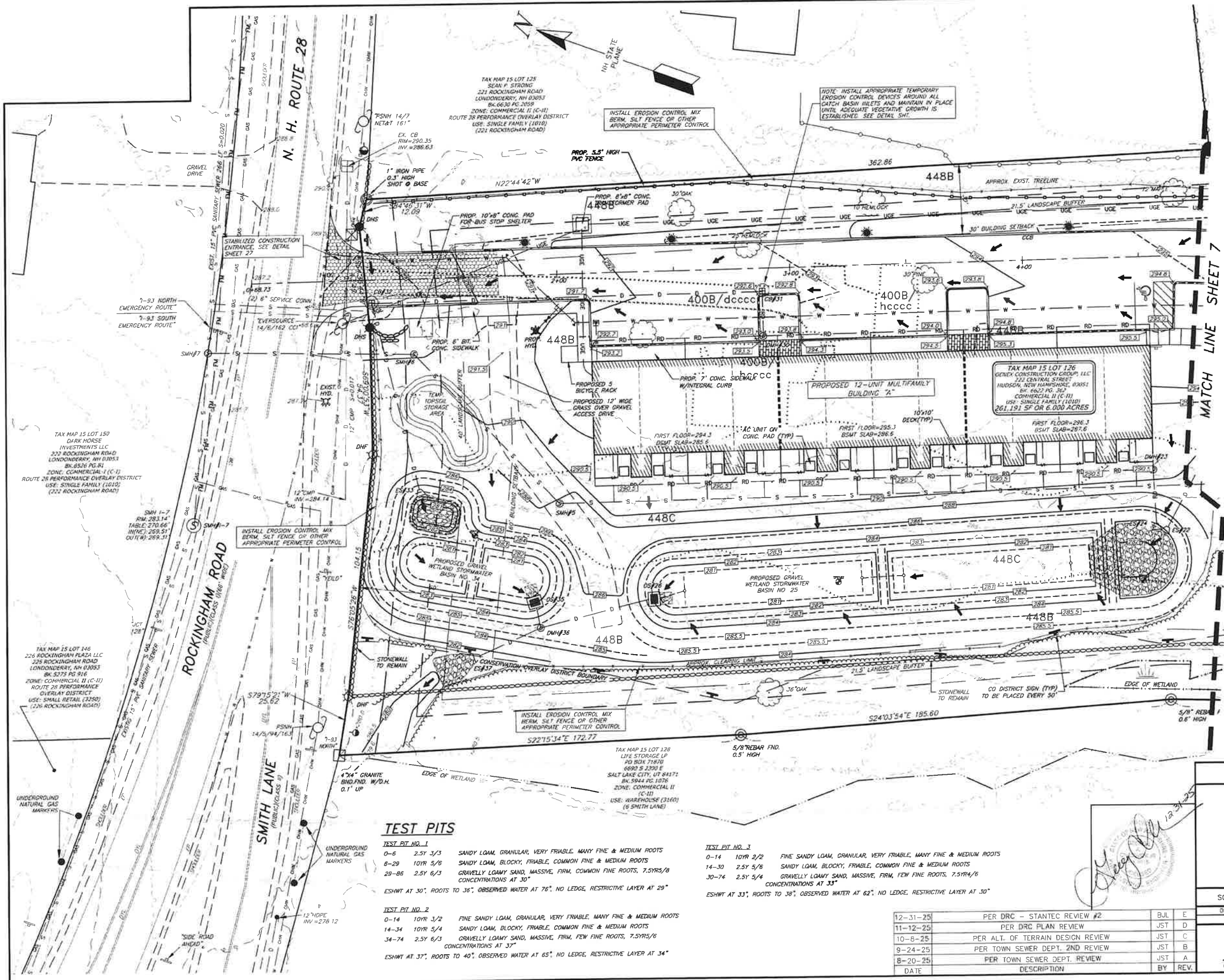
TES ENVIRONMENTAL CONSULTANTS, L.L.C.

## TEST PIT LOG SHEET

Date: 4/24/2025			Project No: 24-0041				Lot: Map 15/Lot 126	
CSS: Thomas E. Sokoloski			Project Name: MDP/Rockingham Road/Londonderry				Test Pit No: 7	
HOR	DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCY	REDOX FEATURES	NOTES	
A	0-8"	10YR 3/3	Fine sandy loam	Granular	Very friable	None	Many fine, medium and coarse roots.	
Bw	8-33"	2.5Y 5/6	Sandy loam	Blocky	Friable	None	Many fine and medium roots.	
Cd	33-60"	2.5Y 6/3	Loamy sand	Massive	Firm	None	Few fine roots.	
ESHWT: N/O ROOTS: 42" OBSERVED WATER: N/O LEDGE: N/O RESTRICTIVE LAYER: 33"				NOTES: 5% stones to 8" diameter throughout.		 <p>CSS STAMP</p>		

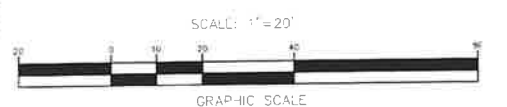


REFER TO SHEET 7 FOR GRADING NOTES



LEGEND

- Legend items including Proposed Contour, Existing Contour, Proposed Spot Grade, Existing Spot Grade, Station Numbering for Driveway Profile, Drainage Flow Arrow, Test Pit, Proposed Silt Fence, Proposed Rip Rap, Proposed Gas Line, Existing Gas Line, Proposed Water Line, Existing Water Line, Proposed Underground Electric, Existing Underground Electric, Existing Overhead Utilities, Proposed Drain Line, Existing Drain Line, Proposed Roof Drain, Proposed Sewer Line, Existing Sewer Line, Existing Water Shutoff, Proposed Water Shutoff, Existing Hydrant, Proposed Hydrant, Existing Catch Basin, Proposed Catch Basin, Sewer Manhole, Drain Manhole, Existing Utility Pole, Existing GUY Wire, Existing Light Pole, Proposed Light Pole, Existing Stockade Fence, Proposed PVC Fence, Existing Chainlink Fence, Existing Guardrail, Edge of Jurisdictional Wetlands, Wetland Symbol, Wetland Buffer, Proposed Tree Line, Existing Tree Line, Zone Line, Sheet Matchline.



TAX MAP 15 LOT 126 GRADING PLAN ROCKPOINT COMMONS 225 ROCKINGHAM ROAD LONDONDERRY, NEW HAMPSHIRE PREPARED FOR/OWNER: GENEX CONSTRUCTION GROUP, LLC 222 CENTRAL STREET HUDSON, N.H. 03051 BOOK 6622 PAGE 362 SCALE: 1" = 20' JUNE 12, 2025 SHEET 6 OF 33 DESIGN: JST DRAWN: JST CHECKED: CAC FB 692 PG 28 503-22

TEST PITS

Table with 3 columns: Test Pit No., Soil Description, and Observations. Includes Test Pit No. 1, 2, and 3 with detailed soil analysis and water table data.

Revision table with columns: No., Date, Description, By, Rev. Includes revisions for DRC review, terrain review, sewer design, and sewer department review.

G:\PROJECT\0503022 GENEX Rockingham Road\DWG\0503022c-01.dwg

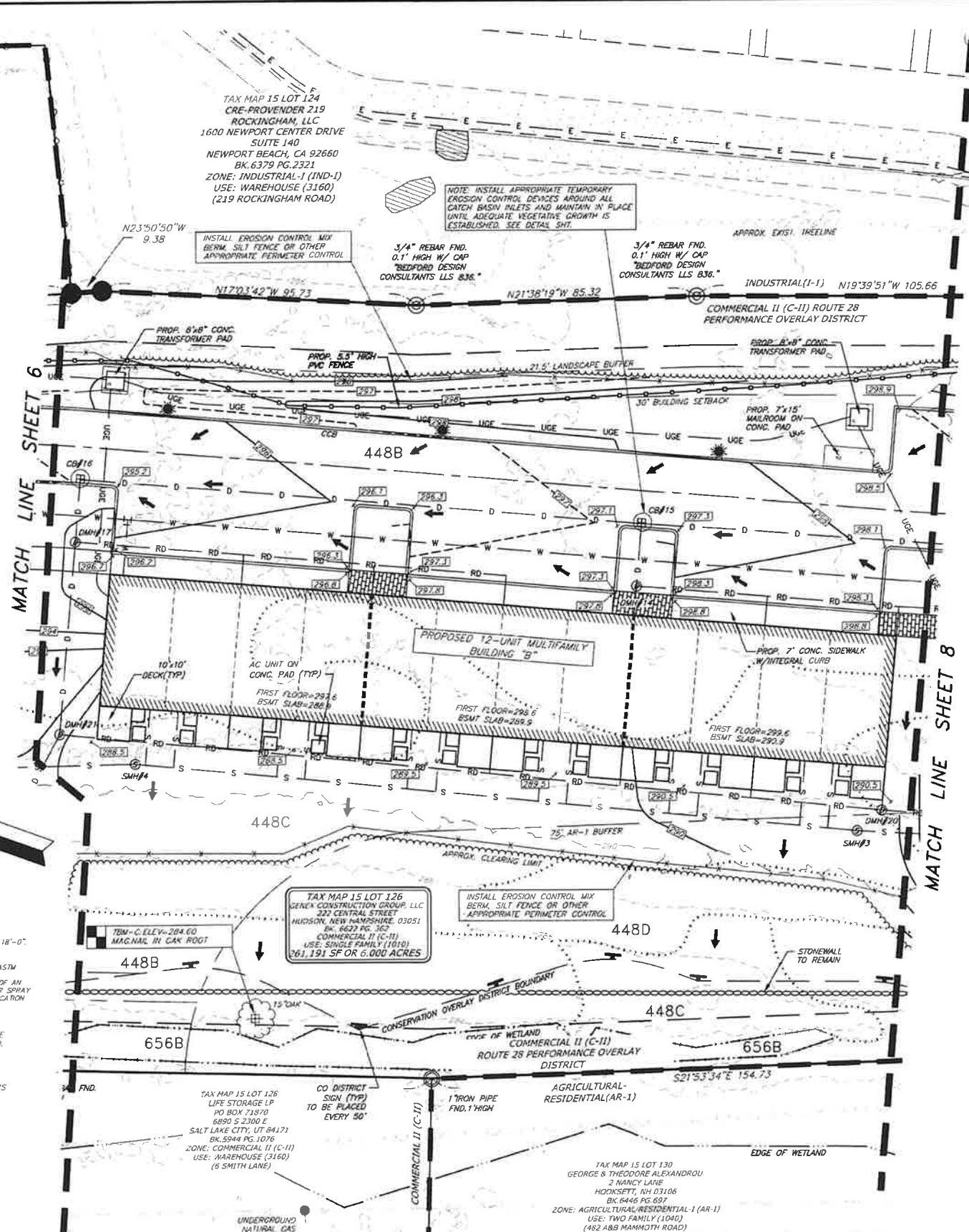


VICINITY MAP  
SCALE: 1"=2500'

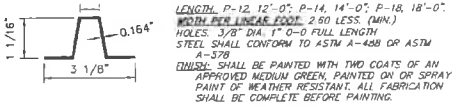
- GRADING NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW THE GRADING, DRAINAGE, AND UTILITY IMPROVEMENTS ASSOCIATED WITH THE PROPOSED SITE PLAN.
  - ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF LONDONDERRY AND SHALL BE BUILT IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, LATEST EDITION, ARE HEREBY INCORPORATED BY REFERENCE.
  - ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURERS INSTALLATION INSTRUCTIONS.
  - 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 TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-800-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR PROTECTION OF ALL UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES DURING UTILITIES WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE WITH THE OWNER OF SAID UTILITIES.
  - THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS CONSTRUCTION WORK AT ALL TIMES.
  - THE CONTRACTOR SHALL THOROUGHLY SECURE ALL EXCAVATIONS ON A DAILY BASIS AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
  - CONTRACTOR SHALL VERIFY T.B.M. ELEVATION PRIOR TO THE START OF CONSTRUCTION.
  - ALL PROPOSED AND EXISTING CATCH BASINS WHICH MAY RECEIVE STORMWATER RUNOFF FROM THE DEVELOPMENT DURING CONSTRUCTION, SHALL BE OUTFITTED WITH INLET PROTECTION.
  - THE CONTRACTOR SHALL DISPOSE OF ANY UNSUITABLE MATERIAL FOUND ON-SITE (I.E. TRASH, STUMPS, ETC.) IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN IN THE PLAN SET THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE N.H.D.E.S. STANDARDS. 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 CONTRACTOR SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY/TOWN.
  - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THIS PLAN SET, PREPARED BY BEDFORD DESIGN CONSULTANTS, INC., DO NOT EXTEND TO OR INCLUDE METHODS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REQUIREMENTS.
  - ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO N.H.D.E.S., LOCAL CITY/TOWN POLICE DEPARTMENT AND DEPARTMENT OF PUBLIC WORKS SHALL BE EMPLOYED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
  - THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE. DRIVEWAYS SHALL BE GRADED AWAY FROM GARAGES TO PREVENT SURFACE RUNOFF FROM ENTERING THE GARAGE. ALL FRONT, SIDE AND REAR LAWN AREAS SHALL BE GRADED TO DIRECT SURFACE RUNOFF AWAY FROM THE PROPOSED BUILDINGS.
  - CONTRACTOR TO PROMOTE FINISHED PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING AND GARAGE ENTRANCES.
  - THE PROPERTY OWNERS OR ASSIGNED QUALIFIED PROFESSIONAL WILL CONDUCT THE OPERATION AND MAINTENANCE PROGRAM SET FORTH IN THE LONG TERM MAINTENANCE PLAN INSPECTION & MAINTENANCE (LTM) MANUAL FOR STORMWATER BEST MANAGEMENT PRACTICES (BMP) COMMENSURATE WITH THE DRAINAGE WILL ENSURE THAT INSPECTIONS AND RECORD KEEPING ARE TIMELY AND ACCURATE, AND THAT CLEANING AND MAINTENANCE ARE PERFORMED AT LEAST ON A BI-ANNUAL BASIS. INSPECTION & MAINTENANCE LOG FORMS SHALL INCLUDE THE DATE AND TIME OF THE LAST SIGNIFICANT STORM EVENT IN EXCESS OF 2.5" OF RAIN IN A 24-HOUR PERIOD, PHYSICAL CONDITIONS OF THE STRUCTURES, DEPTH OF SEDIMENT IN STRUCTURES, EVIDENCE OF OVERTOPPING OR DEBRIS BLOCKAGE, AND MAINTENANCE REQUIRED OF EACH STRUCTURE. RECORDS OF MAINTENANCE AND INSPECTION & MAINTENANCE LOG SHEETS SHALL BE KEPT BY THE OWNER INDICATING ALL WORK AND INSPECTIONS. THESE REPORTS WILL BE SENT TO THE LONDONDERRY ENGINEERING OFFICE ON A YEARLY BASIS. ALL STORMWATER MANAGEMENT STRUCTURES WILL BE INSPECTED TWO TIMES PER YEAR, WITH CLEANING TYPICALLY OCCURRING IN APRIL AND OCTOBER AND POSSIBLY MORE OFTEN, AS SITE CONDITIONS WARRANT. CONCURRENT WITH INSPECTION AND CLEANING, ALL LITTER SHALL BE PICKED UP AND REMOVED FROM THE PARKING AREAS, LAWN, LANDSCAPED AND WOODED AREAS.

**LEGEND**

- |        |  |                        |
|--------|--|------------------------|
| 290    | PROPOSED CONTOUR                       | EXISTING WATER SHUTOFF |
| 290    | EXISTING CONTOUR                       | PROPOSED WATER SHUTOFF |
| 430.3  | PROPOSED SPOT GRADE                    | EXISTING HYDRANT       |
| 282.6x | EXISTING SPOT GRADE                    | PROPOSED HYDRANT       |
| 2+00   | STATION NUMBERING FOR DRIVEWAY PROFILE | EXISTING CATCH BASIN   |
| ←      | DRAINAGE FLOW ARROW                    | PROPOSED CATCH BASIN   |
| ↖      | TEST PIT                               | SEWER MANHOLE          |
| —      | PROPOSED SILT FENCE                    | DRAIN MANHOLE          |
| —      | PROPOSED RIP RAP                       | EXISTING UTILITY POLE  |
| —      | PROPOSED GAS LINE                      | EXISTING GUY WIRE      |
| —      | EXISTING GAS LINE                      | EXISTING LIGHT POLE    |
| —      | PROPOSED WATER LINE                    | PROPOSED LIGHT POLE    |
| —      | EXISTING WATER LINE                    | WETLAND SYMBOL         |
| —      | PROPOSED UNDERGROUND ELECTRIC          | WETLAND BUFFER         |
| —      | EXISTING UNDERGROUND ELECTRIC          | PROPOSED TREE LINE     |
| —      | EXISTING OVERHEAD UTILITIES            | EXISTING TREE LINE     |
| —      | PROPOSED DRAIN LINE                    | —                      |
| —      | EXISTING DRAIN LINE                    | —                      |
| —      | PROPOSED ROOF DRAIN                    | —                      |
| —      | PROPOSED SEWER LINE                    | —                      |
| —      | EXISTING SEWER LINE                    | —                      |
| —      | EXISTING STOCKADE FENCE                | —                      |
| —      | PROPOSED PVC FENCE                     | —                      |
| —      | EXISTING CHAINLINK FENCE               | —                      |
| —      | EXISTING GUARDRAIL                     | —                      |
| —      | EDGE OF JURISDICTIONAL WETLANDS        | —                      |



**PROTECTED CONSERVATION AREA**  
DO NOT DISTURB SOILS OR VEGETATION  
VIOLATORS WILL BE PROSECUTED  
FOR INFORMATION OR TO REPORT A VIOLATION CALL THE CODE ENFORCEMENT OFFICER AT 432-1100 EXT 125



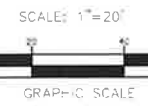
- POST NOTES:**
- POSTS SHALL BE PLUMB, ANY POST BENT OR OTHERWISE DAMAGED SHALL BE REMOVED AND PROPERLY REPLACED. POSTS MAY BE SET ON DRIVEN.
  - WHEN POSTS ARE SET, HOLES SHALL BE DUG TO THE PROPER DEPTH. AFTER INSERTING POSTS, THE HOLES SHALL BE INSTALLED WITH SUITABLE MATERIAL IN LAYERS NOT TO EXCEED 6" DEEP THOROUGHLY COMPACTED. CARE BEING TAKEN TO PRESERVE THE ALIGNMENT OF THE POST.
  - WHEN POSTS ARE DRIVEN A SUITABLE DRIVING GAP 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.
  - POSTS SHALL NOT BE DRIVEN WITH THE SIGN ATTACHED TO THE POST.
  - SIGNS SHALL BE ERECTED IN CONCORDANCE WITH THE GUIDELINES OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
  - WHEN SIGN IS IN PLACE NO PART OF POST SHALL EXTEND ABOVE THE SIGN.
  - DIMENSIONS SHOWN ARE NOMINAL.
  - ALTERNATE SECTIONS MUST BE APPROVED PRIOR TO USE.

**CONSERVATION AREA SIGN DETAIL**  
NOT TO SCALE

TAX MAP 15 LOT 126  
GENEX CONSTRUCTION GROUP, LLC  
222 CENTRAL STREET  
HUDSON, NEW HAMPSHIRE, 03051  
BK. 6622 PG. 362  
COMMERCIAL II (C-II)  
USE: SINGLE FAMILY (1010)  
361,191 SF OR 6,000 ACRES

TAX MAP 15 LOT 126  
LIFE STORAGE LP  
PO BOX 71810  
8690 S 2300 E  
SALT LAKE CITY, UT 84171  
BK. 5944 PG. 1076  
ZONE: COMMERCIAL II (C-II)  
USE: WAREHOUSE (3160)  
(S SMITH LANE)

TAX MAP 15 LOT 130  
GEORGE & THEODORE ALEXANDROU  
2 WANCY LANE  
HOOKSETT, NH 03106  
BK. 6446 PG. 697  
ZONE: AGRICULTURAL/RESIDENTIAL 1 (AR-1)  
USE: TWO FAMILY (1040)  
(482 ABB MAMMOTH ROAD)



DATE	DESCRIPTION	BY	REV.
12-31-25	PER DRC - STANTEC REVIEW #2	BUL	E
11-12-25	PER DRC PLAN REVIEW	JST	D
10-8-25	PER A.L.T. OF TERRAIN DESIGN REVIEW	JST	C
9-24-25	PER TOWN SEWER DEPT. 2ND REVIEW	JST	B
8-20-25	PER TOWN SEWER DEPT. REVIEW	JST	A

*Handwritten signature and date: 12-31-25*

**TAX MAP 15 LOT 126**  
**GRADING PLAN**  
**ROCKPOINT COMMONS**  
**225 ROCKINGHAM ROAD**  
**LONDONDERRY, NEW HAMPSHIRE**  
PREPARED FOR/OWNER:  
**GENEX CONSTRUCTION GROUP, LLC**  
222 CENTRAL STREET  
HUDSON, N.H. 03051  
BOOK 6622 PAGE 362

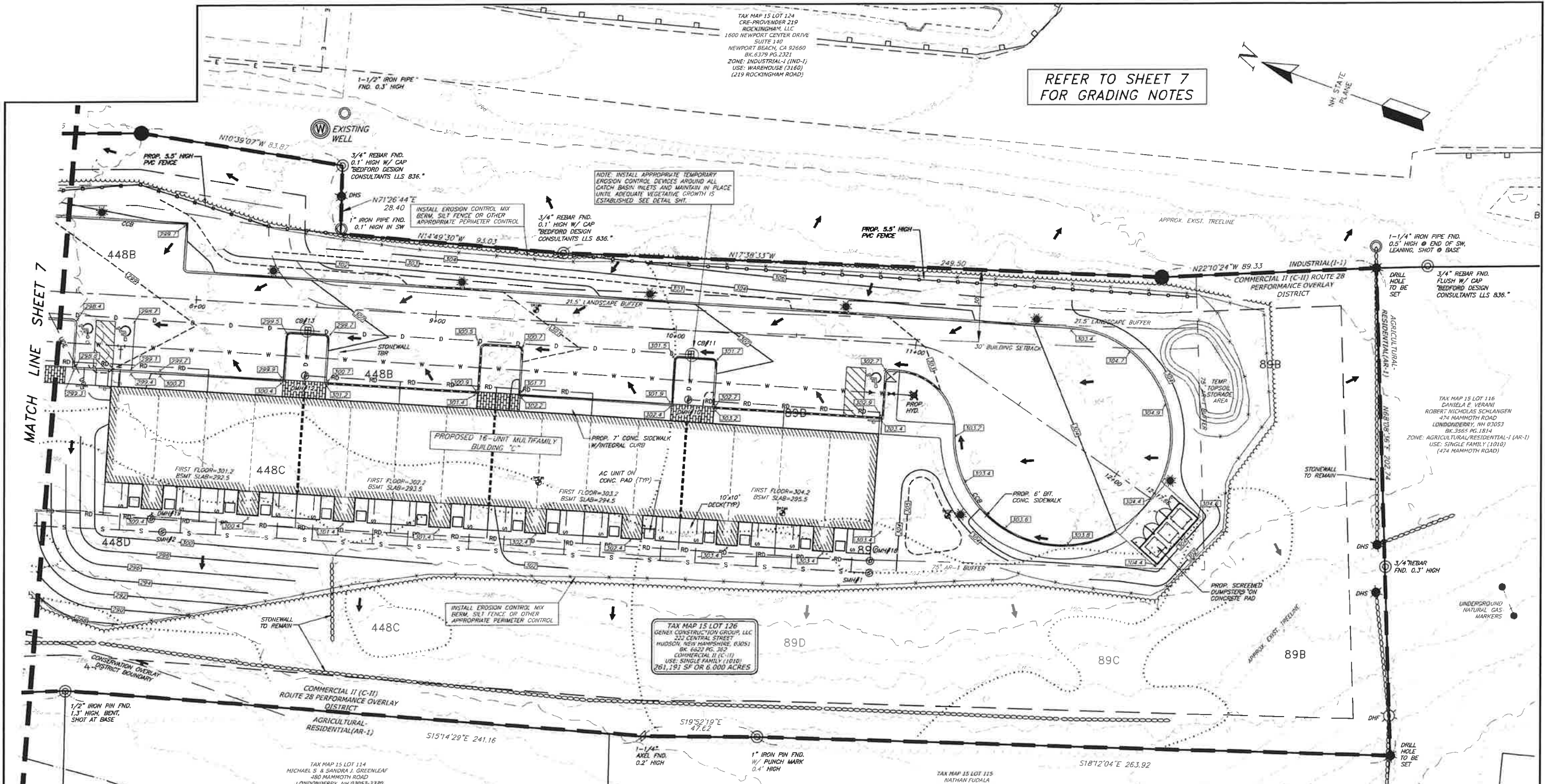
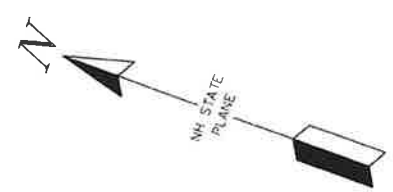
SCALE: 1" = 20'  
JUNE 12, 2025  
SHEET 7 OF 33

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	
JST	JST	GAC	692	28	503-22

**Bedford Design**  
ENGINEERS, SURVEYORS & LANDSCAPE ARCHITECTS  
603-622-5533 • 592 HARVEY ROAD MANCHESTER, NH 03103 • www.BedfordDesign.com

TAX MAP 15 LOT 124  
CRE-PROVENDER 219  
ROCKINGHAM, LLC  
1600 NEWPORT CENTER DRIVE  
SUITE 140  
NEWPORT BEACH, CA 92660  
BK. 6379 PG. 232  
ZONE: INDUSTRIAL-1 (IND-1)  
USE: WAREHOUSE (3160)  
(219 ROCKINGHAM ROAD)

REFER TO SHEET 7  
FOR GRADING NOTES



TAX MAP 15 LOT 126  
GENEX CONSTRUCTION GROUP, LLC  
222 CENTRAL STREET  
HUDSON, NEW HAMPSHIRE 03051  
BK. 6022 PG. 350  
COMMERCIAL II (C-II)  
USE: SINGLE FAMILY (1010)  
261,191 SF OR 6.000 ACRES

TAX MAP 15 LOT 116  
DANIELA E. VERANI  
ROBERT NICHOLAS SCHLANGEN  
474 MAMMOTH ROAD  
LONDONDERRY, NH 03053  
BK. 5064 PG. 1014  
ZONE: AGRICULTURAL/RESIDENTIAL-1 (AR-1)  
USE: SINGLE FAMILY (1010)  
(474 MAMMOTH ROAD)

TAX MAP 15 LOT 114  
MICHAEL S & SANDRA J. GREENLEAF  
480 MAMMOTH ROAD  
LONDONDERRY, NH 03053-2370  
BK. 5023 PG. 2944  
ZONE: AGRICULTURAL/RESIDENTIAL-1 (AR-1)  
USE: SINGLE FAMILY (1010)  
(480 MAMMOTH ROAD)

TAX MAP 15 LOT 115  
NATHAN FUDALA  
478 MAMMOTH ROAD  
LONDONDERRY, NH 03053  
BK. 6050 PG. 682  
ZONE: AGRICULTURAL/RESIDENTIAL-1 (AR-1)  
USE: SINGLE FAMILY (1010)  
(478 MAMMOTH ROAD)

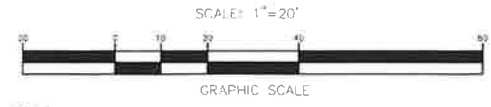
**TEST PITS**

**TEST PIT NO. 4**  
0-4 10YR 2/2 FINE SANDY LOAM, GRANULAR, VERY FRAGILE, MANY FINE & MEDIUM ROOTS  
4-20 10YR 5/6 SANDY LOAM, BLOCKY, FRAGILE, COMMON FINE & MEDIUM ROOTS  
20-22 2.5Y 5/2 SANDY LOAM, BLOCKY FRAGILE, COMMON FINE ROOTS  
NO ESHMT AT 22', ROOTS TO 22', NO WATER AT 22', LEDGE AT 22', NO RESTRICTIVE LAYER

**TEST PIT NO. 5**  
0-7 10YR 2/2 FINE SANDY LOAM, GRANULAR, VERY FRAGILE, MANY FINE & MEDIUM ROOTS  
7-19 10YR 5/6 SANDY LOAM, BLOCKY, FRAGILE, COMMON FINE & MEDIUM ROOTS  
19-23 2.5Y 5/2 SANDY LOAM, BLOCKY FRAGILE, COMMON FINE ROOTS  
NO ESHMT AT 23', ROOTS TO 23', NO WATER AT 23', LEDGE AT 23', NO RESTRICTIVE LAYER

**TEST PIT NO. 6**  
0-8 10YR 2/2 FINE SANDY LOAM, GRANULAR, VERY FRAGILE, MANY FINE & MEDIUM ROOTS  
8-21 10YR 5/6 SANDY LOAM, BLOCKY, FRAGILE, COMMON FINE & MEDIUM ROOTS  
21-56 2.5Y 6/2 GRAVELLY LOAMY SAND, MASSIVE, FIRM, FEW FINE ROOTS  
NO ESHMT AT 56', ROOTS TO 34', NO WATER AT 56', NO LEDGE AT 56', RESTRICTIVE LAYER AT 21'

**TEST PIT NO. 7**  
0-8 10YR 3/3 FINE SANDY LOAM, GRANULAR, VERY FRAGILE, MANY FINE & MEDIUM ROOTS  
8-33 2.5Y 5/6 SANDY LOAM, BLOCKY, FRAGILE, COMMON FINE & MEDIUM ROOTS  
33-60 2.5Y 6/3 LOAMY SAND, MASSIVE, FIRM, FEW FINE ROOTS  
NO ESHMT AT 60', ROOTS TO 42', NO WATER AT 60', NO LEDGE AT 60', RESTRICTIVE LAYER AT 33'



DATE	DESCRIPTION	BY	REV.
12-31-25	PER DRC - STANTEC REVIEW #2	BJL	E
11-12-25	PER DRC PLAN REVIEW	JST	D
10-8-25	PER ALT. OF TERRAIN DESIGN REVIEW	JST	C
9-24-25	PER TOWN SEWER DEPT. 2ND REVIEW	JST	B
8-20-25	PER TOWN SEWER DEPT. REVIEW	JST	A

**TAX MAP 15 LOT 126**  
**GRADING PLAN**  
**ROCKPOINT COMMONS**  
**225 ROCKINGHAM ROAD**  
**LONDONDERRY, NEW HAMPSHIRE**  
PREPARED FOR/OWNER:  
GENEX CONSTRUCTION GROUP, LLC  
222 CENTRAL STREET  
HUDSON, N.H. 03051  
BOOK 6622 PAGE 362

SCALE: 1" = 20'      JUNE 12, 2025      SHEET 8 OF 33

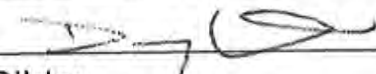
DESIGN:	DRAWN:	CHECKED:	FB:	PG:	
JST	JST	GAC	692	28	503-22

**Bedford Design**  
ENGINEERS, SURVEYORS & LANDSCAPE ARCHITECTS  
603-622-5533 • 592 HARVEY ROAD MANCHESTER, NH 03103 • www.BedfordDesign.com

G:\PROJECT\0503022 GENEX Rockingham Road\DWG\0503022cvt01.dwg



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

Signature: 

H. Name of Certified Soil Scientist: Bruce Gilday

I. Name of Certified Wetland Scientist: Bruce Gilday

J. Date of Submittal to Planning Department: \_\_\_\_\_

- Application Fee Attached:
- Escrow for Review Cost Attached:
- Subdivision Plans Attached:
- Abutters List Attached:
- Subdivision Application Checklist Attached:
- Required Documents Attached  
(As outlined in Subdivision Application Checklist)



***For Planning Department Use Only (Date Received Stamp)***



E. Design Firm:  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

F. Name of Licensed Land Surveyor: \_\_\_\_\_  
 (in responsible charge) Signature: \_\_\_\_\_

G. Name of Licensed Professional Engineer: \_\_\_\_\_  
 (in responsible charge) Signature: \_\_\_\_\_

H. Name of Certified Soil Scientist: \_\_\_\_\_

I. Name of Certified Wetland Scientist: \_\_\_\_\_

J. Date of Submittal to Planning Department: \_\_\_\_\_

**II. General Requirements (All Applications):**

	Provided	N/A
1. Executed Subdivision Formal Application Request Form (Exhibit 2)	<input type="checkbox"/>	<input type="checkbox"/>
2. Executed Subdivision Design Review Request Form (Exhibit 3)	<input type="checkbox"/>	<input type="checkbox"/>
3. Complete abutters list	<input type="checkbox"/>	<input type="checkbox"/>
4. All Required Fees	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
6. Copies of any proposed easement deeds, protective Covenants or other legal documents	<input type="checkbox"/>	<input type="checkbox"/>
7. Any waiver request(s) submitted with justification in writing	<input type="checkbox"/>	<input type="checkbox"/>
8. Technical reports and supporting documents (see Sections X & XI of this checklist)	<input type="checkbox"/>	<input type="checkbox"/>
9. Completed Subdivision Application Checklist	<input type="checkbox"/>	<input type="checkbox"/>

	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).	<input type="checkbox"/>	<input type="checkbox"/>
<b>III. General Plan Information (All Plans):</b>		
1. Size and presentation of sheet(s) per requirements of the subdivision regulations	<input type="checkbox"/>	<input type="checkbox"/>
2. Title block information:		
a. Drawing title	<input type="checkbox"/>	<input type="checkbox"/>
b. Name of site plan	<input type="checkbox"/>	<input type="checkbox"/>
c. Location of site plan	<input type="checkbox"/>	<input type="checkbox"/>
d. Tax map & lot #s of subject parcel(s)	<input type="checkbox"/>	<input type="checkbox"/>
e. Name & address of owner(s)	<input type="checkbox"/>	<input type="checkbox"/>
f. Date of plan	<input type="checkbox"/>	<input type="checkbox"/>
g. Scale of plan	<input type="checkbox"/>	<input type="checkbox"/>
h. Sheet number	<input type="checkbox"/>	<input type="checkbox"/>
i. Name, address, & telephone number of design firm	<input type="checkbox"/>	<input type="checkbox"/>
j. Name and address of Applicant	<input type="checkbox"/>	<input type="checkbox"/>
3. Revision block	<input type="checkbox"/>	<input type="checkbox"/>
4. Planning Board approval block provided on appropriate sheets (Cover sheet, boundary plans only)	<input type="checkbox"/>	<input type="checkbox"/>
5. Certification block (for engineer, surveyor, soil scientist, or wetland scientist)	<input type="checkbox"/>	<input type="checkbox"/>
6. Match lines (if any)	<input type="checkbox"/>	<input type="checkbox"/>
<b>IV. Title Sheet:</b>		
(may be consolidated with Boundary Plan)		
1. The following notes shall be provided:		
a. Purpose of plan	<input type="checkbox"/>	<input type="checkbox"/>
b. Tax map and lot #s of all subject parcels	<input type="checkbox"/>	<input type="checkbox"/>
c. Area (existing & proposed) of subject parcel(s)	<input type="checkbox"/>	<input type="checkbox"/>
d. Zoning designation of subject parcel(s)	<input type="checkbox"/>	<input type="checkbox"/>
e. Min. lot area, frontages & setback dimensions	<input type="checkbox"/>	<input type="checkbox"/>
f. Existing and proposed use	<input type="checkbox"/>	<input type="checkbox"/>
g. Sanitary sewer source (name of provider (company) if offsite)	<input type="checkbox"/>	<input type="checkbox"/>
h. Water supply source (name of provider (company) if offsite)	<input type="checkbox"/>	<input type="checkbox"/>
i. Zoning variances/special exceptions with conditions	<input type="checkbox"/>	<input type="checkbox"/>
j. List FEMA sheet(s) used to identify 100-year flood elevation. (Note if no flood zone present as applicable)	<input type="checkbox"/>	<input type="checkbox"/>
k. List of required permits and permit approval numbers	<input type="checkbox"/>	<input type="checkbox"/>
l. List of Planning Board waivers (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>
m. Note identifying # of bedrooms per dwelling for residential use	<input type="checkbox"/>	<input type="checkbox"/>

		Provided	N/A
n.	Phasing notes, as required, under Section 4.18i as applicable	<input type="checkbox"/>	<input type="checkbox"/>
o.	Note identifying which plans are to be recorded and which are on file at the town	<input type="checkbox"/>	<input type="checkbox"/>
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."	<input type="checkbox"/>	<input type="checkbox"/>
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."	<input type="checkbox"/>	<input type="checkbox"/>
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."	<input type="checkbox"/>	<input type="checkbox"/>

2.	Tax map sketch plan (or detail) showing proposed lot configuration at a scale 1" = 400'	<input type="checkbox"/>	<input type="checkbox"/>
3.	Vicinity plan (at a scale of 1"=2500')	<input type="checkbox"/>	<input type="checkbox"/>
4.	Plan index indicating all sheets	<input type="checkbox"/>	<input type="checkbox"/>

**V. Boundary Plan (Subdivision, Consolidation and Lot Line Adjustment:**

1.	Surveyor's certification stamped and signed by LLS	<input type="checkbox"/>	<input type="checkbox"/>
2.	Boundary of entire property by metes and bounds	<input type="checkbox"/>	<input type="checkbox"/>
3.	Proposed lot configuration defined by metes and bounds	<input type="checkbox"/>	<input type="checkbox"/>
4.	Boundary monuments:		
	a. Monuments found	<input type="checkbox"/>	<input type="checkbox"/>
	b. Monuments to be set	<input type="checkbox"/>	<input type="checkbox"/>
5.	Map # and Lot #, name addresses, and zoning of all abutting land owners	<input type="checkbox"/>	<input type="checkbox"/>
6.	Existing streets:		
	a. Name labeled	<input type="checkbox"/>	<input type="checkbox"/>
	b. Status noted or labeled	<input type="checkbox"/>	<input type="checkbox"/>
	c. Right-of-way dimensioned	<input type="checkbox"/>	<input type="checkbox"/>
	d. Pavement width dimensioned	<input type="checkbox"/>	<input type="checkbox"/>
7.	Municipal boundaries (if any)	<input type="checkbox"/>	<input type="checkbox"/>
8.	Existing easements (identified by type)	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

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

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

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

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

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

**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	<input type="checkbox"/>	<input type="checkbox"/>
2.	Typical driveway apron detail	<input type="checkbox"/>	<input type="checkbox"/>
3.	Curbing detail	<input type="checkbox"/>	<input type="checkbox"/>
4.	Guardrail detail	<input type="checkbox"/>	<input type="checkbox"/>
5.	Sidewalk detail	<input type="checkbox"/>	<input type="checkbox"/>
6.	Traffic signs and pavement markings	<input type="checkbox"/>	<input type="checkbox"/>
7.	Typical underdrain trench detail	<input type="checkbox"/>	<input type="checkbox"/>
8.	Drainage structure(s):		
a.	Catchbasin (including frame and grate)	<input type="checkbox"/>	<input type="checkbox"/>
b.	Manhole (including frame and cover)	<input type="checkbox"/>	<input type="checkbox"/>
c.	Outlet structure (detention basins)	<input type="checkbox"/>	<input type="checkbox"/>
d.	Headwalls	<input type="checkbox"/>	<input type="checkbox"/>
e.	Flared end sections	<input type="checkbox"/>	<input type="checkbox"/>
9.	Outlet protection riprap apron	<input type="checkbox"/>	<input type="checkbox"/>
10.	Level spreader	<input type="checkbox"/>	<input type="checkbox"/>
11.	Treatment swale	<input type="checkbox"/>	<input type="checkbox"/>
12.	Typical section at detention basin	<input type="checkbox"/>	<input type="checkbox"/>

		Provided	N/A
13.	Typical pipe trench:		
	a. Drainage	<input type="checkbox"/>	<input type="checkbox"/>
	b. Sewer	<input type="checkbox"/>	<input type="checkbox"/>
	c. Water	<input type="checkbox"/>	<input type="checkbox"/>
	d. Utilities	<input type="checkbox"/>	<input type="checkbox"/>
14.	Sewer structures:		
	a. Manholes (including frame and cover, inverts)	<input type="checkbox"/>	<input type="checkbox"/>
	b. Drop manholes	<input type="checkbox"/>	<input type="checkbox"/>
	c. Special structures (pump stations, blowoffs, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
	d. Pipe manhole joint details	<input type="checkbox"/>	<input type="checkbox"/>
15.	Typical sewer lateral service connection detail	<input type="checkbox"/>	<input type="checkbox"/>
16.	Typical chimney detail	<input type="checkbox"/>	<input type="checkbox"/>
17.	Project specific sewer details (sleeves, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
18.	Typical sewer notes (as per NHDES and Sewer Division requirements)	<input type="checkbox"/>	<input type="checkbox"/>
19.	Hydrant detail	<input type="checkbox"/>	<input type="checkbox"/>
20.	Thrust block details	<input type="checkbox"/>	<input type="checkbox"/>
21.	Valve box detail	<input type="checkbox"/>	<input type="checkbox"/>
22.	Typical water connection service detail	<input type="checkbox"/>	<input type="checkbox"/>
23.	Erosion control details:		
	a. Haybale barriers at waterways	<input type="checkbox"/>	<input type="checkbox"/>
	b. Silt fence	<input type="checkbox"/>	<input type="checkbox"/>
	c. Stone check dam	<input type="checkbox"/>	<input type="checkbox"/>
	d. Stone construction entrance	<input type="checkbox"/>	<input type="checkbox"/>
	e. Inlet filter basket	<input type="checkbox"/>	<input type="checkbox"/>
	f. Haybale barrier at catchbasin	<input type="checkbox"/>	<input type="checkbox"/>
24.	Notes:		
	a. General notes as required by the Department of Public Works	<input type="checkbox"/>	<input type="checkbox"/>
	b. Construction sequence	<input type="checkbox"/>	<input type="checkbox"/>
	c. Erosion control notes	<input type="checkbox"/>	<input type="checkbox"/>
	d. Turf establishment notes	<input type="checkbox"/>	<input type="checkbox"/>
	e. Sewer construction notes (as required by Sewer Ordinance)	<input type="checkbox"/>	<input type="checkbox"/>
	f. Water system construction notes (as required by local water company)	<input type="checkbox"/>	<input type="checkbox"/>

**IX. Cross-Sections:**

1.	Roadway cross sections at 50-foot intervals	<input type="checkbox"/>	<input type="checkbox"/>
2.	Roadway cross sections at culvert locations (inlet/outlet)	<input type="checkbox"/>	<input type="checkbox"/>

		Provided	N/A
3.	Scale of sections at 1" = 5' H & V	<input type="checkbox"/>	<input type="checkbox"/>
4.	Existing & finish centerline grades	<input type="checkbox"/>	<input type="checkbox"/>
5.	Proposed pavement, crushed gravel and bank run gravel limits	<input type="checkbox"/>	<input type="checkbox"/>
6.	Right-of-way and easement limits	<input type="checkbox"/>	<input type="checkbox"/>
7.	Roadway & shoulder cross slopes	<input type="checkbox"/>	<input type="checkbox"/>
8.	Embankment slopes	<input type="checkbox"/>	<input type="checkbox"/>
9.	Underdrains	<input type="checkbox"/>	<input type="checkbox"/>
10.	Drainage piping and structures	<input type="checkbox"/>	<input type="checkbox"/>
11.	Sewer piping and structures	<input type="checkbox"/>	<input type="checkbox"/>
12.	Utilities:		
	a. Water lines	<input type="checkbox"/>	<input type="checkbox"/>
	b. Gas lines	<input type="checkbox"/>	<input type="checkbox"/>
	c. Telephone/electric/cable	<input type="checkbox"/>	<input type="checkbox"/>
13.	Guardrail	<input type="checkbox"/>	<input type="checkbox"/>

**X. Supporting Documentation:**

1.	Lot sizing calculations	<input type="checkbox"/>	<input type="checkbox"/>
2.	Test pit/perc.test data	<input type="checkbox"/>	<input type="checkbox"/>
3.	Stormwater management report including the following:		
	a. Table of contents	<input type="checkbox"/>	<input type="checkbox"/>
	b. Narrative statement (including conclusions)	<input type="checkbox"/>	<input type="checkbox"/>
	c. Summary table comparing existing and post-development conditions	<input type="checkbox"/>	<input type="checkbox"/>
	d. Summary table of data for each pipe & piping system:		
	1.) Discharge	<input type="checkbox"/>	<input type="checkbox"/>
	2.) Depth of flow	<input type="checkbox"/>	<input type="checkbox"/>
	3.) Velocity	<input type="checkbox"/>	<input type="checkbox"/>
	e. Summary table of data for each swale & channel:		
	1.) Discharge	<input type="checkbox"/>	<input type="checkbox"/>
	2.) Depth of flow	<input type="checkbox"/>	<input type="checkbox"/>
	3.) Velocity	<input type="checkbox"/>	<input type="checkbox"/>
	f. Project location plan (on USGS quadrangle)	<input type="checkbox"/>	<input type="checkbox"/>
	g. Watershed area plan for existing condition	<input type="checkbox"/>	<input type="checkbox"/>
	h. Watershed area plan for post-development condition	<input type="checkbox"/>	<input type="checkbox"/>
	i. Runoff calculations for existing & post-development conditions	<input type="checkbox"/>	<input type="checkbox"/>
	j. Flood routing calculations for each detention basin	<input type="checkbox"/>	<input type="checkbox"/>

		Provided	N/A
k.	Design for water quality treatment facilities (level spreaders, treatment swales, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
l.	Riprap design calculations	<input type="checkbox"/>	<input type="checkbox"/>
m.	Report stamped by licensed professional engineer in NH	<input type="checkbox"/>	<input type="checkbox"/>
4.	Traffic Impact Analysis:		
a.	Traffic Impact analysis as required by Section 3.14	<input type="checkbox"/>	<input type="checkbox"/>
5.	Fiscal impact study provided (if required)	<input type="checkbox"/>	<input type="checkbox"/>
6.	Off-site improvements:		
a.	Design plans included in the project drawings	<input type="checkbox"/>	<input type="checkbox"/>
b.	Arrangements and agreements	<input type="checkbox"/>	<input type="checkbox"/>
c.	Easements	<input type="checkbox"/>	<input type="checkbox"/>
7.	Utility clearance letters (as applicable):		
a.	Electric	<input type="checkbox"/>	<input type="checkbox"/>
b.	Telephone	<input type="checkbox"/>	<input type="checkbox"/>
c.	Cable television	<input type="checkbox"/>	<input type="checkbox"/>
d.	Gas	<input type="checkbox"/>	<input type="checkbox"/>
e.	Water	<input type="checkbox"/>	<input type="checkbox"/>
f.	Sewer	<input type="checkbox"/>	<input type="checkbox"/>
8.	Other project-specific information as required by the Design Review Committee (DRC)	<input type="checkbox"/>	<input type="checkbox"/>

**XI. Required Project Permits (as applicable to applications):**

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

**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)



**The Dubay Group, Inc.**

136 Harvey Road Bldg B101  
Londonderry, NH 03053  
(603) 458-6462

January 15, 2026

Ms. Kellie Caron  
Community Development Department  
268 Mammoth Road  
Londonderry, NH 03053

**RE: Proposed Subdivision  
Tax Map 15 Lot 150  
222 Rockingham Road**

Dear Ms. Caron:

We have reviewed your latest comment letter dated December 10, 2025, for the above referenced project. Based on that review, we offer the following revised plan and responses to comments.

**General Comments:**

1. The submission information indicates a proposed common driveway to be shared by the two new lots and sheet 5 indicates the improvements for the common driveway and the associated impacts in the updated submission. However, the revised subdivision submission does not include a stormwater analysis/report per section 3.08 of the Subdivision Regulations and item X.3 of the Subdivision Application & Checklist for the indicated improvements to demonstrate the proposed improvements comply with section 3.08.A of no increase in runoff. We recommend the Applicant prepare and provide a stormwater analysis/report that addresses all the proposed development which demonstrates compliance with the Subdivision Regulations in accordance with section 3.08 and also demonstrates compliance with the Town's Stormwater Ordinance and Regulations under this application. The Applicant has noted a waiver has been requested in the response letter, but the request was absent from the submission.

**TDG Response:** *A waiver has been requested for the stormwater analysis/report.*

2. The Applicant has provided a NHDOT Driveway permit for the new shared driveway under this development, but the driveway permit does not include the indicated utility connects in the roadway and a separate NHDOT permit is required. In addition, the proposed new driveway and indicated utilities will require a Town of Londonderry Sewer Permit and a Town of Londonderry Stormwater Permit. At this time, it is unknown if the Applicant has submitted for these project permits. The Applicant should submit for and obtain all project permits and indicate the permit approval numbers on the cover sheet and provide copies of all permits for the Planning Department files per sections 4.14 and 4.18.E of the Subdivision Regulations and Item XI of the Subdivision Application & Checklist.

**TDG Response:** *Comment noted. As a Right of Way Activity Permit is a construction related items that will be obtained during construction. The Londonderry Sewer Permit and the Stormwater permit will be obtained as part of the Site plan application.*



3. The Applicant has not provided utility clearance letters for water or sewer service for the new lot under this application per sections 3.06, 3.07, and 4.18.B of the Subdivision Regulation and items X.7.e, and f of the checklist. We recommend the Applicant provide utility clearance letters in accordance with the regulations.

**TDG Response:** *Utility clearance letter has been obtained from Manchester Water Works. Communication with the Town of Londonderry Sewer Division and The Dubai Group is on-going. As explained to The Dubai Group by Mr. Kerry of the Town of Londonderry, the sewer clearance letter will be in the form of the Londonderry Sewer Connection Permit, which cannot be provided until the NHDES Sewer Connection Permit is obtained.*

4. The updated subdivision plan includes an easement along Rockingham Road for the existing sewer located within the existing lot. We recommend the Applicant arrange a meeting with the Department of Environmental Services and Sewer Division to discuss the sewer easement under this application. Please update as acceptable to the Department of Environmental Services and Sewer Division.

**TDG Response:** *Communication with the Town of Londonderry Sewer Division and The Dubai Group is on-going. The sewer design is being reviewed by the sewer department. Details acceptable to the sewer department will be added to the details.*

5. The Applicant did not provide copies of any proposed easement deeds, protective covenants, or other legal documents as required by section 4.18. C & D of the regulations and item II.6 of the Checklist. We recommend the Applicant provide draft copies for review by the Town in the next project submission.

**TDG Response:** *The client is working with his Attorney to provide draft Legal documents for review.*

6. We recommend the Applicant address the following on the **Subdivision Plan and Existing Conditions (Topographic) Plan:**

- a) Please update the tax map on the cover sheet to properly indicate the proposed subdivision per section 4.15 of the regulations and item IV.2 of the checklist.
- b) Please remove the Planning Board signature block from the existing conditions plan – sheet 2 and topographic plan – sheet 4 - per section 4.03 of the regulations.
- c) Please provide proper monuments along the new property lines and along the property boundary that are missing per sections 3.02.A & B and 4.12.C.4.ii of the regulations and item V.4.b of the checklist. Please update all sheets accordingly.
- d) Please confirm the proposed lot number designations and addresses with the Assessor per section 4.12.C.10 of the regulations and item V.10 of the checklist. Please update all plans accordingly.
- e) Please update the notes on the cover sheet to clarify/address the Proposed use for each lot per section 4.11 of the regulations and item IV of the checklist

**TDG Response:** *The plans have been updated accordingly. Communication with the Assessing Department is included in the resubmission.*



7. We recommend the Applicant verify the DRC comments for the project are adequately addressed as applicable:
- a) Please verify the comments of Planning Department have been adequately addressed with the Planning Department.
  - b) Please verify the comments of Assessing Department have been adequately addressed with the Assessing Department.
  - c) Please verify the comments of Conservation Commission have been adequately addressed with the Commission.
  - d) Please verify the comments of Fire Department have been adequately addressed with the Department.
  - e) Please verify the comments of Police Department have been adequately addressed with the Department.
  - f) Please verify the comments of Tax Department have been adequately addressed with the Department.
  - g) Please verify the comments of Sewer Division have been adequately addressed with the Division.

**TDG Response:** *The latest DRC comment letter from the Planning Department illustrates that these departments are satisfied. The only remaining DRC comments are to provide all utility clearance letters (addressed in comment 3 above) and to provide draft easements and other legal documents (see response for comment 5 above).*

Please let me know if there are any further questions or comments.

**The Dubay Group, Inc.**

Jake Doerfler, PE. CPESC  
Staff Engineer



**The Dubai Group, Inc.**  
136 Harvey Road, Bldg B101  
Londonderry, NH 03053  
603-458-6462 thedubaygroup.com

## MEMORANDUM

---

To: Londonderry Planning Board      Date: January 15, 2026  
From: Doug MacGuire, PE              Re: 222 Rockingham Road Subdivision  
Waiver Requests

---

### *Waiver of Section 3.08 of the Subdivision Regulations*

The applicant respectfully requests a waiver from Section 3.08 to allow for a subdivision application to be submitted without a drainage analysis as the regulations require. In this circumstance, the subdivision application is being submitted in conjunction with a detailed site plan application. The site plan application does include a drainage analysis that has been reviewed and approved by the NHDES Alteration of Terrian Bureau and has been reviewed by the Town of Londonderry. A separate drainage analysis specific to the subdivision application would be redundant.

Return To:  
Dark Horse Investments, LLC  
222 Rockingham Road  
Londonderry, NH 03053



LCHIP	ROA667570	25.00
TRANSFER TAX	RO127352	7,500.00
RECORDING		14.00
SURCHARGE		2.00

Transfer Tax: \$ \_\_\_\_7500\_\_\_\_

### WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That, **Heather T. Lennon**, a single person, with a mailing address of 222 Rockingham Road, Londonderry, NH 03053, for consideration paid grant(s) to **Dark Horse Investments, LLC**, a New Hampshire Limited Liability Company, a mailing address of 152 Turnpike Road, Unit 6, Chelmsford, MA 01824, with WARRANTY COVENANTS:

A certain parcel of land, with any buildings thereon, situated in Londonderry, County of Rockingham and State of New Hampshire, bounded and described as follows, viz:

Beginning on the northerly side of the highway leading from the John Morrison house to the Mammoth Road on the westerly line of said Morrison land; thence North 10° West, sixty-six (66) rods and nineteen (19) links; thence South 79° West, thirty-eight (38) rods and seventeen (17) links; thence South 10° East two (2) rods and twelve (12) links; thence same course by an old wall and across a mud hole or pond, and by an old wall to corner of wall at the northeast corner of land of Robert Smith; thence South 10° East to the northerly side of the above mentioned highway; thence northeasterly on the northerly side of said highway to the point of beginning.

Excepting and reserving the following parcels of land, bounded and described as follows:

Beginning on the northerly side of Rockingham Road at land now or formerly of DeGelan; thence North 3° 48' East, one thousand thirty-four and fifty one-hundredths (1,034.50) feet to a stone wall at land now or formerly of LeDaux; thence South 88° 15' East two hundred thirty-five (235) feet along stone wall to an intersection of walls; thence South 3° 3' West, one thousand fifty-five and fifty-eight one-hundredths (1,055.58) feet partially along a stone wall to a point on a northerly side of Rockingham Road; thence in a general westerly direction along

the northerly side of Rockingham Road, two hundred thirty (230) feet to the point of beginning. Containing 5.5 acres, more or less, as shown on Plan #C-2223.

This conveyance is subject to any easements granted to the Northeastern Gas Transmission Company by Agreement dated February 6, 1952.

Meaning and intending to describe and convey the same premises as conveyed to Heather T. Lennon by virtue of a deed dated August 13, 2020 recorded in the Rockingham County Registry of Deeds at Book 6157, Page 232. Joyce M. Tuden retained a life estate in the premises in said deed. Joyce M. Tuden died on February 17, 2023. See Death Certificate recorded near or even date herewith.

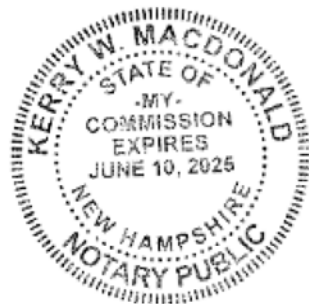
The grantor(s) hereby release all rights of homestead in the above-described property.

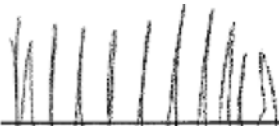
Executed this 2<sup>nd</sup> day of January, 2024.

  
\_\_\_\_\_  
Heather T. Lennon

State of New Hampshire  
County of Hillsborough

Personally appeared the above named Heather T. Lennon , before me this 2<sup>nd</sup> day of January, 2024, known to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.



  
\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires:

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: 222 Rockingham Road 15 150-1

(Map) (Lot)  
Zone: C-1

B. Project Location: 222 Rockingham Road

C. Primary Contact: Doug MacGuire, PE Phone: 

Applicant  Owner  Engineer/Surveyor E-Mail: 

D. Applicant's Name: Same as Owner

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

E. Owner's Name: Dark Horse Investments, LLC

Address: 222 Rockingham Road City: Londonderry State: NH Zip: 03053

Phone:  Fax: \_\_\_\_\_ E-Mail: 

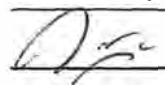
Owner's Signature:  Date: 5-20-25

F. Engineer/Surveyor (Firm Name): The Dubay Group, Inc.

Address: 136 Harvey Road Bldg B101 City: Londonderry State: NH Zip: 03053

Phone:  Fax: (Use Email) \_\_\_\_\_ E-Mail: 

1) Name of Licensed Land Surveyor: Joel Connolly, LLS

Signature: 

2) Name of Licensed Professional Engineer: Douglas MacGuire, PE

Signature: 

3) Name of Certified Soil Scientist: Bruce Gilday

4) Name of Certified Wetland Scientist: Bruce Gilday

5) Name of Licensed Traffic Engineer: Rob Woodland

G. Lot Area (SF) 365,801 Existing Building Footprint (SF): N/A Proposed Addition (SF) N/A

Change or  Additional Use(s): Four 5,245 SF buildings containing 12 two-bedroom apartments & a 576 SF Utility She

## Site Plan Application Checklist

Additional Pavement (SF): 62,823 SF  Other Modification: \_\_\_\_\_

### II. General Requirements (All Applications):

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

### III. General Plan Information (All Plans):

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

## 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	<input checked="" type="checkbox"/>	
b. Tax map and lot #s of all subject parcels	<input checked="" type="checkbox"/>	
c. Area (existing & proposed) of subject parcel(s)	<input checked="" type="checkbox"/>	
d. Zoning designation of subject parcel(s)	<input checked="" type="checkbox"/>	
e. Min. lot area, frontages & setback dimensions	<input checked="" type="checkbox"/>	
f. Existing and proposed uses	<input checked="" type="checkbox"/>	
g. Parking calculations, as outlined in the Regulations	<input checked="" type="checkbox"/>	
h. % green area, as outlined in the Zoning Ordinance	<input checked="" type="checkbox"/>	
i. % building coverage, as outlined in the Zoning Ordinance	<input checked="" type="checkbox"/>	
j. Sanitary sewer source (name of provider company if offsite)	<input checked="" type="checkbox"/>	
k. Water supply source (name of provider company if offsite)	<input checked="" type="checkbox"/>	
l. Zoning variances/special exceptions with conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. List FEMA sheet(s) used to identify 100-year flood elevation. (Note if no flood zone present as applicable)	<input checked="" type="checkbox"/>	
n. List of required permits and permit approval numbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o. List of Planning Board waivers and Conditional Use Permits with Regulation or Ordinance section reference (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
p. Note identifying which plans are on file at the Town	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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."	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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."	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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."	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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."	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Site Plan Application Checklist

	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."	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2.	Vicinity plan (at a scale of 1"=2500')	<input checked="" type="checkbox"/>	
	3.	Plan index indicating all sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>
V.	<b>Existing Conditions Plan:</b>		<b>Provided</b>	<b>N/A</b>
	1.	Surveyor's certification stamped and signed by LLS	<input checked="" type="checkbox"/>	
	2.	Boundary of entire property by metes and bounds	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	3.	Boundary monuments:		
	a.	Monuments found	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b.	Monuments to be set	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4.	Map # and Lot #, name addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	
	5.	Existing streets:		
	a.	Name labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b.	Status noted or labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c.	Right-of-way dimensioned	<input type="checkbox"/>	<input type="checkbox"/>
	d.	Pavement width dimensioned	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	6.	Municipal boundaries (if any)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	7.	Existing easements (identified by type)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	8.	North arrow	<input checked="" type="checkbox"/>	
	9.	Locus map (at a scale of 1" = 2,500)	<input checked="" type="checkbox"/>	
	10.	Limits of wetlands & CO District Boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	11.	Wetland delineation criteria & Certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	12.	SCS Soils (Boundary & Type)	<input checked="" type="checkbox"/>	
	13.	Owner(s) signature(s)	<input checked="" type="checkbox"/>	
	14.	All required setbacks (including any applicable buffers)	<input checked="" type="checkbox"/>	
	15.	Existing physical features:		
		Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Septic systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Stone walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Paved drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Gravel drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	16.	Location & name (if any) of any streams or waterbodies	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	17.	Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study or as determined by drainage study	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	18.	Location of existing overhead utility lines, poles, towers, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	19.	Plan and deed references	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	20.	Zoning District boundary lines (if any)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

# Site Plan Application Checklist

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

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

## Site Plan Application Checklist

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

### 2. Utilities Plan:

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

## Site Plan Application Checklist

- |    |   | Provided                            | N/A                                 |
|----|---|-------------------------------------|-------------------------------------|
|    | ii. Size  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | iii. Length and slope   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | iv. Separation (18" below water)  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | v. Minimum cover and locations identified   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|    | vi. Location of connection  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. | Existing Water System:  |                                     |                                     |
|    | 1) Pipes:   |                                     |                                     |
|    | i. Type   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | ii. Size  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | 2) Hydrants   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | 3) Valves   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | 4) Bends and thrust blocks  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|    | 5) Tees   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d. | Proposed Water System:  |                                     |                                     |
|    | 1) Pipes:   |                                     |                                     |
|    | i. Type   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | ii. Size  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | 2) Hydrants   |                                     |                                     |
|    | i. Locations approved by Fire Department  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | 3) Valves   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | 4) Bends and thrust blocks  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | 5) Tees   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e. | Existing Gas Lines:   |                                     |                                     |
|    | 1) Pipes:   |                                     |                                     |
|    | i. Type   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | ii. Size  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | 2) Valves   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| f. | Proposed Gas Lines:   |                                     |                                     |
|    | 1) Pipes:   |                                     |                                     |
|    | i. Type   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | ii. Size  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | 2) Valves   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|    | 3) Services to each lot   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g. | Telephone/Electrical/Cable:   |                                     |                                     |
|    | 1) U-poles  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | 2) Pedestals/transformers   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | 3) Overhead lines   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | 4) Underground lines  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | 5) Services to each lot   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3. | <b>Roadways:</b> 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             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|    | b. No use of Invasive materials as listed in Appendix LS2 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|    | c. Plant materials meet winter hardiness requirement      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## Site Plan Application Checklist

		Provided	N/A
d.	Proposed materials are of proper caliper or height	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Stone walls incorporated into Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Existing vegetation preservation (no-cut) areas described by metes and bounds and monumented	<input type="checkbox"/>	<input type="checkbox"/>
g.	Landscaping Calculations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h.	Plant Schedule	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l.	Landscaping Details	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j.	Tree Protection Detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k.	Note on Plan stating No Plant Conflicts with Snow Storage Areas, Light Fixtures, Underground Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l.	Note on Plan stating No Landscaping Conflicts with Sight Distance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m.	Submit a Landscape Master Sheet for Review (Landscape, site features, snow storage, light poles, detention basin edges, grading, utilities)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Parking Lot Landscaping		
a.	Interior landscaping percentage based on Section 3.11e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Interior shade trees @ 1 per 15 parking spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Perimeter shade trees @ 1 per 20 parking spaces OR 1 per 50 feet of perimeter with buffer required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Screening provides proper vertical opacity per Section 3.11e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>VIII.</b>	<b>Illumination Plan &amp; Lighting Details (Section 3.13):</b>		
		Provided	N/A
1.	Full Cut-Off Fixtures with plan note stating all lights are full cut-off fixtures as required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Shielded, downcast building/external signage lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	No direct light source at residential property lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	Plan to scale with illumination levels shown in footcandles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Proposed mounting height of all exterior lighting fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	Illumination levels not to exceed 0.2 footcandles at any property line (Except at driveway intersections per Regulations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	Gas Station Canopies to meet requirements of Appendix Light 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>IX.</b>	<b>Building Design &amp; Renderings (Section 3.12):</b>		
1.	Building Elevations/Renderings in compliance with Section 3.13	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Signage renderings/details	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Large Retail Establishments - Comply with Section 3.13H	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

## Site Plan Application Checklist

- |     |                         |  |  |
|-----|-------------------------|--|--|
| 24. | Notes:                  |  |  |
|     | a.                      | General notes as required by the Department of Public Works          | <input checked="" type="checkbox"/> <input type="checkbox"/> |
|     | b.                      | Construction sequence  | <input checked="" type="checkbox"/> <input type="checkbox"/> |
|     | c.                      | Erosion control notes  | <input checked="" type="checkbox"/> <input type="checkbox"/> |
|     | d.                      | Turf establishment notes   | <input checked="" type="checkbox"/> <input type="checkbox"/> |
|     | e.                      | Sewer construction notes (as required by Sewer Ordinance)            | <input checked="" type="checkbox"/> <input type="checkbox"/> |
|     | f.                      | Water system construction notes (as required by local water company) | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 25. | Tree protection details | <input type="checkbox"/>   | <input checked="" type="checkbox"/>                          |

### XI. Supporting Documentation:

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

## Site Plan Application Checklist

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

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

### 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. .

*Jake Doerfler*

\_\_\_\_\_  
(Signature of person preparing plans)

Jake Doerfler, PE

\_\_\_\_\_  
(Name)

Project Engineer

\_\_\_\_\_  
(Title)

1/15/2026

\_\_\_\_\_  
(Date)



**The Dubai Group, Inc.**  
136 Harvey Road, Bldg B101  
Londonderry, NH 03053  
603-458-6462 thedubaygroup.com

## MEMORANDUM

---

To: Londonderry Planning Board      Date: January 15, 2026  
From: Doug MacGuire, PE              Re: 222 Rockingham Road Site Plan  
Waiver Requests

---

### *Waiver of Section 3.07.c.1 of the Site Plan Regulations*

The applicant respectfully requests a waiver from Section 3.07.c.1 to allow for temporary surcharge of pipes during the 25-year storm. The surcharge is caused by the pond backing up to treat and meter the flow to the wetland. All pipes drain fully within 24 hours and surcharge only occurs during this large infrequent storm event. No surcharge occurs during 2-yr and 10-yr design storms and cleansing velocity is met in all pipes.

### *Waiver of Section 3.07.g.3 of the Site Plan Regulations*

The applicant respectfully requests a waiver from Section 3.07.g.3 to allow for cover that is less than 36" for two pipes. The pipes with reduced cover are proposed to be class v reinforced concrete pipe. The upgraded material meets the regulation design objective which is to avoid damage to the pipe system due to traffic loads. Minimum pipe cover is required to successfully discharge to the proposed wet pond.

**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: 222 Rockingham Road - Residential Site Plan

B. Location of Project: 222 Rockingham Road      15      150-1  
(Street)      (Map #)      (Lot #)

C. Applicant:

Name: Dark Horse Investments, LLC

Address: 222 Rockingham Road  
Londonderry, NH 03053

Phone: 1-978-866-6188

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.

The site is currently undeveloped and wooded. Wetland fingers protrude through the site requiring a minor wetland impact to access to viable uplands. The proposed buffer impacts are necessary for slope grading related to the access drive and to provide an outfall for the treatment pond system. These impacts will be allowed to naturalize.

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.

The proposed impacts are related to site grading. The side slopes adjacent to wetlands will be allowed to naturalize. Conservation signs are proposed to be installed along the buffer post construction.

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:

The proposed wetland impact is necessary to access the large upland areas to the rear of the property. This minor wetland impact would be to an isolated, drainage related wetland finger which is not directly connected to the larger wetland systems. Buffers to the other wetland systems are maintained subject to some very minor grading impacts.

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

The buffer impacts for slope grading are required to access the rear, developable, piece of the property. The grading within the buffer is necessary, as the proposal is for a wet pond which requires the hydrology and elevation being adjacent to the existing wetlands to operate properly and discharge as required.

5. Square Footage of Wetland Impacts: 2,808 sq.ft.

6. Square footage of Buffer Impacts: 2,357 sq.ft.





- D. The use requested would not have a substantial adverse effect on the rights of the owners of surrounding properties:*

The property is designed with all appropriate setbacks to surrounding properties. There are no proposed encroachments. All surrounding property owners remain free to maintain their properties and/or permit new developments as they deem fit.

- E. The traffic generated by the proposed use is consistent with the identified function, capacity, and level of service of transportation facilities serving the community:*

The traffic generated from a residential use would be less than that of a commercial use. Route 28 (Rockingham Road) is a direct access road to the highway system and would not negatively affect the level of service of transportation facilities that serve the community.

- F. There must be appropriate provisions for access facilities adequate for the estimated traffic from public streets and sidewalks, so as to assure public safety and to avoid traffic congestion:*

The proposed driveway exceeds Town sight distance requirements, and a traffic impact assessment was completed which evaluated the driveway intersection. The assessment concluded the existing roadway system would have no issue providing for the proposed use.

#### *Zoning Ordinance Section 6.3.11E*

- 1. All performance criteria outlined in Section 4.6.7.7, as applicable to the application have been met:*

All applicable performance criteria outlined in Section 4.6.7.7 has been met with the design of this project. A site plan has been included which shows the applicable setbacks and buffers.

- 2. The proposed use is consistent with the purpose and intent of the performance overlay district, Section 4.6.7.2:*

The purpose and intent of the Route 28 Overlay District is to minimize the overall impacts to the surrounding area and environment. The proposed project is expected to have little impact to the Route 28 corridor and surrounding local roads. This site has been designed to meet and exceed all the Londonderry runoff drainage and treatment standards, as well as provide a robust landscape design to increase aesthetics and buffers to neighboring parcels. The site has been designed to conform to the performance criteria set forth in the Ordinance.



3. *Granting of the application would meet some public need or convenience:*

See Section A above.

4. *Granting of the application is in the public interest:*

See Section B above.

5. *The property in question is reasonably suited for the use requested, and the design of the site represents to the extent practicable preservation of natural resources, open space, and does not create a hazard to surface or underground water resources:*

The proposed plans meet all applicable building and parking setbacks as well as green space requirements supporting the proposal is appropriate for the subject site. Water resources are protected by proposed treatment systems meeting Local and State requirements. Buildings are situated on site working with existing topography, existing wetlands on site and their associated buffers.



**The Dubay Group, Inc.**

136 Harvey Road Bldg B101  
Londonderry, NH 03053  
(603) 458-6462

January 15, 2026

Ms. Kellie Caron  
Community Development Department  
268 Mammoth Road  
Londonderry, NH 03053

**RE: Proposed Site Plan  
Tax Map 15 Lot 150  
222 Rockingham Road**

Dear Ms. Caron:

We have reviewed your latest comment letter dated December 9, 2025, for the above referenced project. Based on that review, we offer the following revised plan and responses to comments.

**General Comments:**

1. The Applicant has updated the cover sheet to include the recently approved NHDES wetland Permit and NHDOT driveway permit. We note the NHDES Alteration of Terrain, NHDES Sewer Discharge Permit, Londonderry Sewer Discharge Permit and Londonderry Stormwater Permit are listed and needed for the proposed development. The Applicant should submit for and obtain all project permits, indicate the permit approval numbers in the Permits & Approvals table on sheet 1 and provide copies of all permits for the Planning Department files per sections 4.13 and 4.18.e of the Site Plan Regulations and Item XII of the Site Plan Application & Checklist.

**TDG Response:** *Alteration of Terrain, NHDES & Londonderry Sewer Connections Permits have been added to the cover. The Londonderry Stormwater Permit will be pursued with the town engineer once conditional approval has been granted by the Planning Board.*

2. The Applicant has not provided utility clearance letters for water or sewer service for the new lot under this application per sections 3.05, 3.06, and 4.18.B of the Site Plan Regulation and items XI.5.e and f of the checklist. We recommend the Applicant provide utility clearance letters in accordance with the regulations.

**TDG Response:** *Utility clearance letter has been obtained from Manchester Water Works. Communication with the Town of Londonderry Sewer Division and The Dubay Group is on-going. As explained to The Dubay Group by Mr. Kerry of the Town of Londonderry, the sewer clearance letter will be in the form of the Londonderry Sewer Connection Permit, which cannot be provided until the NHDES Sewer Connection Permit is obtained.*

3. The Applicant has noted that additional information has been submitted to the Sewer Division in the response letter. It is our understanding that the requirements of the Londonderry Sewer permit will be reviewed further by the Londonderry Sewer Division.



**TDG Response:** *Communication with the Town of Londonderry Sewer Division and The Dubai Group is on-going. The sewer design is being reviewed by the sewer department. Details acceptable to the sewer department will be added to the details.*

4. The proposed project indicates impacts to the Conservation Overlay District (COD) will occur, and the Applicant has noted that a meeting with the Conservation Commission occurred in the response letter. We recommend the Applicant obtain recommendations for the CUP from the Conservation Commission for Planning board consideration.

**TDG Response:** *The Conservation Commission recommended approval during the June 10<sup>th</sup>, 2025, meeting. Meeting Minutes are included in the resubmission.*

5. The Applicant has submitted a memorandum relative to the conditional use permit criteria for the proposed residential use under this application, but the submitted information does not address the density, design, and dimensional standards to demonstrate the allowed number of units per the requirements of Section 4.2.2.3.B.1 of the Zoning Ordinance is appropriate for this application. It is unknown how the number of dwelling units (48) indicated with this application was determined. It is unknown if the project would comply with Section 4.2.2.3.B.1 of the Ordinance under the CUP request for the project located in a Commercial I zone. We recommend the Applicant arrange a meeting with the Planning Department and Zoning Officer to discuss and confirm the CUP requirements for the project and update the design and application as applicable.

**TDG Response:** *The question of density has been addressed. See email communication included in the resubmission.*

6. The Applicant's updated design includes filling within the indicated AE portion of the FEMA 100-year floodplain (loss of flood storage) and impacts to the Floodplain Overlay District of Section 4.6.3 of the Zoning Ordinance that are now identified. We note the revised plans included alterations to compensate for the flood storage losses, but a summary of the losses and gains was absent from the revised submission. We recommend a summary be provided on the plans for Planning Board consideration. We note that under section 4.6.3.4 of the Ordinance, a permit is required. We recommend the Applicant arrange a meeting with the Planning Department and Zoning Officer to discuss and confirm the Floodplain Overlay District impacts, the permit required for the project, and update the design and application as applicable.

**TDG Response:** *A table has been added to Sheet 8 summarizing the floodplain impacts.*

7. The Applicant's updated submission did not provide copies of any proposed easement deeds, protective covenants, or other legal documents as required by section 4.18. C & D of the regulations and item II.6 of the Checklist. We recommend the Applicant provide draft copies for review by the Town in the next project submission.

**TDG Response:** *The client is working with his Attorney to provide draft Legal documents for review and will be provided prior to the hearing.*



8. The submitted building renderings do not provide a proper title block location or complete title block information per section 4.02. of the regulations and item III.2 of the checklist. Please update the plans accordingly including a revision block.

**TDG Response:** *The building rendering plans have been updated with the proper title block.*

9. We recommend the Applicant clarify/address the following on the **Cover Sheet and Existing Conditions Plan:**

- a. Please provide proper monuments along the new property lines and along the property boundary that are missing per sections 3.02.A & B and 4.12.c.4.ii of the regulations and item V.3.b of the checklist. Please update all sheets accordingly.
- b. Please provide a CWS endorsement (stamp) on the plans for the noted wetland delineation.

**TDG Response:** *The Existing Conditions Plan has been updated accordingly.*

10. We recommend the Applicant clarify/address the following on the **Site Plan, Grading and Drainage Plan, Utility Plan, and Erosion Control Plan:**

- a. We recommend the Applicant note the type of anticipated delivery vehicle for the project on the site plan as typically requested by the Town.

**TDG Response:** *The expected delivery vehicle type has been noted in note 16 on sheet 5.*

- b. Please label and dimension the 12' access drive at the detention basin on the grading plan.

**TDG Response:** *The 12' access drive has been labeled.*

- c. Please label the height and number of stories for the proposed buildings on the site plan as typically requested by the Town.

**TDG Response:** *Note 3 on Sheet 5 has been expanded to include the number of stories.*

- d. We recommend the Applicant verify the fire service location to the building with the Londonderry Fire Department per item VI.1.2.d.2 of the checklist. Please update the plans acceptable to the Fire Department.

**TDG Response:** *The Fire Department has reviewed and commented on the plans. The Latest DRC comment letter does not indicate any remaining comments from the Fire Department.*

- e. The Applicant's proposed access drive from Rockingham Road is dimensioned at 28 feet and does not comply with section 3.08.b.6 of the regulations (24-foot maximum). We note the driveway does taper to 24 feet within the site. We understand the Planning Board can grant an exception up to 36 feet.

**TDG Response:** *Comment noted.*



- f. The proposed grading along the easterly side of the driveway and parking lot shown on sheet 8 does not provide a proper 3H:1V embankment as typically requested by the Town. The revised design has noted the 2H:1V embankment slope as riprap. We recommend the design in this 2H:1V area include a guardrail along the parking area to NHDOT standards as typically requested by the Town. Please revise the design as acceptable to the Department of Engineering and Environmental Services.

**TDG Response:** *A steel beam guardrail has been added along the parking area. A NHDOT guardrail detail has been added to the plans.*

- g. We recommend note 26 on sheet 10 (utility plan) be copied and provided on the grading plan – sheet 8 since the proposed detention basin grading is located within 5 feet of the existing gas line easement on the subject parcel. In addition, we recommend the Applicant provide documentation from the gas line Owner that they are aware of the proposed work in close proximity to the existing gas main under this project, as noted in the response letter, for inclusion in the Planning Board's project file.

**TDG Response:** *Note 26 has been added to the grading plan. Email communication between Kinder Morgan and the client has been included in the resubmission.*

- h. Please verify the location and number of hydrants is acceptable to the Fire Department per section 4.14.b.4.ii of the regulations and item VI2.d.2.19 of the checklist.

**TDG Response:** *The Fire Department has reviewed and commented on the plans. The Latest DRC comment letter does not indicate any remaining comments from the Fire Department.*

- i. Please label the inverts for the roof drains at CB2, CB3, and CB5 at the detention basin for the roof drain from Building C and the building inverts for the roof drains for proper construction.

**TDG Response:** *Roof drain inverts have been added.*

- j. The revised sewer design included replacement of the existing sewer manhole at the site entrance that will require bypass pumping during removal and replacement. Please update the plans and details to address this necessary work as acceptable to the Sewer Division.

**TDG Response:** *Communication with the Town of Londonderry Sewer Division and The Dubai Group is on-going. The sewer design is being reviewed by the sewer department. Details acceptable to the sewer department will be added to the details.*

- k. Please review and update the sheet numbers for the sight distance plan and profile.

**TDG Response:** *The sight distance plan and profile sheet number has been updated.*

- l. Please remove the Planning Board signature block from the Landscape details - sheet 13 - per section 4.03 of the regulations.



**TDG Response:** *The landscape detail sheet has been updated.*

11. We recommend the Applicant address the following relative to the **Project Drainage Analysis:**

- a. The existing conditions in the revised report includes new subcatchment 2S that is not indicated on the existing conditions drainage area plan or the post development plan. In addition, the post development calculations do not include this subcatchment. Please clarify/ explain this new subcatchment, update the plans, and update the post development analysis accordingly to demonstrate compliance with the regulations.

**TDG Response:** *The subcatchment 2S was an error in the model and has been removed.*

- b. Please update the off-site abutters drainage evaluation spreadsheet to indicate the 25-year design storm event results (versus 10- year) as required by section 3.07.e.4 the regulations.

**TDG Response:** *The offsite abutter table has been updated.*

- c. The revised pipe summary table indicates the 25-year velocity for DMH#1 to FES#1 being less than 2 fps and does not comply with section 3.07.g.2 of the Site Plan Regulations. Please revise the design in compliance with the regulations.

**TDG Response:** *All pipes have been adjusted to meet the 2-fps required velocity for pipe cleansing.*

- d. The revised 25-year pond analysis calculations at the wetland pond detention basin – Pond P1 - indicates a peak pond elevation of 279.60 that would completely submerge the entire 15” pipe from FES2 to CB6 by more than 4-inches. In addition, the entire pipe from CB6 to CB5 (invert out at CB5 = 278.25) would be completely submerged and proposed stormwater system design does not convey the runoff entirely through the system to the detention basin as required by section 3.07.c.1 of the regulations. We recommend the design be revised to eliminate the submergence of the pipe during the 25-year design storm as typically required by the Town. Please update the design acceptable to the Department of Engineering and Environmental Services.

**TDG Response:** *The temporary pipe surcharge is caused by the stormwater pond backing up to treat and meter the flow to the wetland. The pipes have been verified to ensure they have been sized appropriately. A waiver is requested to allow the pipes to temporarily surcharge during the 25-year storm.*

- e. The revised 25-year pond analysis calculations at the wetland pond detention basin – Pond P1 - indicates a peak pond elevation of 279.60 that would completely submerge the entire 24” pipe from FES1 to DMH 1 by more than 9 inches and completely submerge the 24” pipe from DMH1 to CB4 (invert out at CB4 = 277.27 by more than 3 inches indicating the proposed stormwater system design does not convey the runoff entirely through the system to the detention basin as required by section 3.07.c.1 of the regulations. In addition, the 18” stormwater system upstream of CB 4 would be completely submerged at CB4 and partially submerged at CB2 (invert out at CB 2=278.92). We recommend the design be revised to eliminate the submergence of the pipe during the 25-year design storm as typically required by the Town. Please update the design acceptable to the Department of Engineering and Environmental Services.



**TDG Response:** *The temporary pipe surcharge is caused by the stormwater pond backing up to treat and meter the flow to the wetland. The pipes have been verified to ensure they have been sized appropriately. A waiver is requested to allow the pipes to temporarily surcharge during the 25-year storm.*

- f. The proposed detention pond embankment elevation is noted at 281.00, but the revised 50-year pond analysis calculations indicate a peak pond elevation of 280.03, which does not provide the minimum 12-inches of freeboard above the 50-year pond elevation to the top of bank as required by section 3.07.b.10 of the Site Plan Regulations. Please update the design in compliance with the regulations.

**TDG Response:** *The detention pond berm has been updated to be 280.1' to achieve the full 1' of freeboard.*

12. We recommend the Applicant verify the DRC comments for the project are adequately addressed as applicable:
  - a. Please verify the comments of Planning Department have been adequately addressed with the Planning Department.
  - b. Please verify the comments of Assessing Department have been adequately addressed with the Assessing Department.
  - c. Please verify the comments of Conservation Commission have been adequately addressed with the Commission.
  - d. Please verify the comments of Fire Department have been adequately addressed with the Department.
  - e. Please verify the comments of Police Department have been adequately addressed with the Department.
  - f. Please verify the comments of Tax Department have been adequately addressed with the Department.
  - g. Please verify the comments of Sewer Division have been adequately addressed with the Division.

**TDG Response:** *The latest DRC comment letter from the Planning Department illustrates that these departments are satisfied. The only remaining DRC comments are to provide all utility clearance letters (see response for comment 2 above and to provide draft easements and other legal documents (see response for comment 6 above).*

Please let me know if there are any further questions or comments.

**The Dubay Group, Inc.**

Jake Doerfler, PE. CPESC  
Staff Engineer

**From:** [Laura Keeley](#)  
**To:** [Jacob Doerfler](#)  
**Subject:** Re: New lot numbering & addressing - 222 Rockingham Road  
**Date:** Tuesday, October 21, 2025 2:13:27 PM

---

You're welcome, Jake. I'm sorry it was such a long process!

*Laura Keeley*

*Assistant Assessor*

*Assessing Department*

*Town of Londonderry*

*(603) 432-1100 X117*



---

**From:** Jacob Doerfler <jake@thedubaygroup.com>  
**Sent:** Tuesday, October 21, 2025 12:55 PM  
**To:** Laura Keeley <lkeeley@londonderrynh.gov>  
**Subject:** RE: New lot numbering & addressing - 222 Rockingham Road

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you Laura for facilitating this.

**Jake Doerfler, PE, CPESC**

Project Engineer

**The Dubai Group Inc.**

Engineers | Planners | Surveyors

136 Harvey Road Bldg B101

Londonderry, NH 03053

P- 603.458.6462 C- 603.540.8846

[www.TheDubayGroup.com](http://www.TheDubayGroup.com)

---

**From:** Laura Keeley <lkeeley@londonderrynh.gov>  
**Sent:** Tuesday, October 21, 2025 12:47 PM  
**To:** Jacob Doerfler <jake@thedubaygroup.com>  
**Subject:** Re: New lot numbering & addressing - 222 Rockingham Road

Hi Jake,

The Addressing Committee is ok with Norton Way, Lane, or Rd!

Let me know if you need anything else.

Laura

*Laura Keeley*

*Assistant Assessor*

*Assessing Department*

*Town of Londonderry*

*(603) 432-1100 X117*

[lkeeley@londonderrynh.gov](mailto:lkeeley@londonderrynh.gov)

---

**From:** Jacob Doerfler <[jake@thedubaygroup.com](mailto:jake@thedubaygroup.com)>

**Sent:** Monday, October 20, 2025 3:30 PM

**To:** Laura Keeley <[lkeeley@londonderrynh.gov](mailto:lkeeley@londonderrynh.gov)>

**Subject:** RE: New lot numbering & addressing - 222 Rockingham Road

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Laura,

Let hope this is the last go around. I think we can use Norton Way or Norton Road. A version of that seam to be available on the GIS. For private developments, I am not sure if the committee prefers a Road, Way, Circle, etc.

Thank you

**Jake Doerfler, PE, CPESC**

Project Engineer

**The Dubai Group Inc.**

Engineers | Planners | Surveyors

136 Harvey Road Bldg B101

Londonderry, NH 03053

P- 603.458.6462 C- 603.540.8846

[www.TheDubayGroup.com](http://www.TheDubayGroup.com)

---

**From:** [REDACTED]

**Sent:** Thursday, October 9, 2025 4:19 PM

**Subject:** Re: New lot numbering & addressing - 222 Rockingham Road

Hi Jake,

I just heard back from the Addressing Committee. Unfortunately, all of the names your client suggested are too similar to ones we already have in town. For 911 purposes, we prefer something more original.

**From:** [Laura Keeley](#)  
**To:** [Jacob Doerfler](#); [Amy Furlong](#)  
**Cc:** [Doug MacGuire](#); [John Norton](#)  
**Subject:** Re: New lot numbering & addressing - 222 Rockingham Road  
**Date:** Thursday, September 25, 2025 4:07:54 PM

---

Hi Jake,

Londonderry already has a Lilac Circle, Granite St., Whispering Pines Mobile Home Park, and a few roads with White or Pine. I'll forward your suggestions to the addressing committee to see what they think but be prepared to have the client choose a few more.

Yes, the new lot will be 15-150-1.

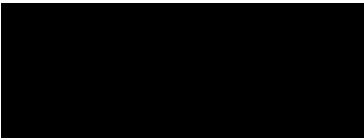
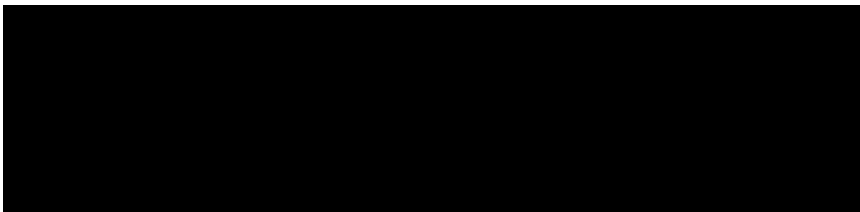
I'll get back to you as soon as the committee responds.

Laura

*Laura Keeley*  
*Assistant Assessor*  
*Assessing Department*  
*Town of Londonderry*  
*(603) 432-1100 X117*



---



**Subject:** New lot numbering & addressing - 222 Rockingham Road

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Laura,

I wanted to start the process with you and the addressing committee for this subdivision project in town. It is located at 222 Rockingham Road. The existing parcel Map 15 Lot 150. First, I would like to confirm that the new lot would be Map 15 Lot 150-1. The fire department has already given us the building numbers; 5, 7, 11, & 13. Ideally there will be a mailbox for

each building located inside but the client is checking with the Postmaster.

I have attached the subdivision plan and site plans for your reference.

The new lot will be served by a private road. below are some of the options the client has chosen.

Lilac Lane

Granite Lane/Drive/Way

White Pine Way

Whispering Pines Drive

Please let me know if you have any questions or need any additional information.

Thank you,

**Jake Doerfler, PE, CPESC**

Project Engineer

**The Dubai Group Inc.**

Engineers | Planners | Surveyors

136 Harvey Road Bldg B101

Londonderry, NH 03053

P- 603.458.6462 C- 603.540.8846

[www.TheDubayGroup.com](http://www.TheDubayGroup.com)

**From:**  
**To:**  
**Cc:**  
**Subject:**  
**Date:**



---

Doug,

Please disregard the DRC comments related to the density calculations.

You may proceed with filing for formal review whenever you're ready.

Kristan Farr | Town Planner | Town of Londonderry | 268B Mammoth Road |  
Londonderry, NH 03053 | (603) 432-1100 x123 | [kfarr@londonderrynh.gov](mailto:kfarr@londonderrynh.gov)

---

**From:** Doug MacGuire <doug@thedubaygroup.com>

**Sent:** Tuesday, January 6, 2026 12:14 PM

**To:** Kellie Caron <kcaron@londonderrynh.gov>

**Cc:** Kristan Farr <kfarr@londonderrynh.gov>; Jacob Doerfler <jake@thedubaygroup.com>; John Norton <johnjnorton1@googlemail.com>

**Subject:** RE: 222 Rockingham Road

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Kellie,

Happy New Year! Hope you enjoyed the holidays. I am following up on my email below.

We have the remaining Stantec comments complete and are prepared to submit final to the Planning Board.

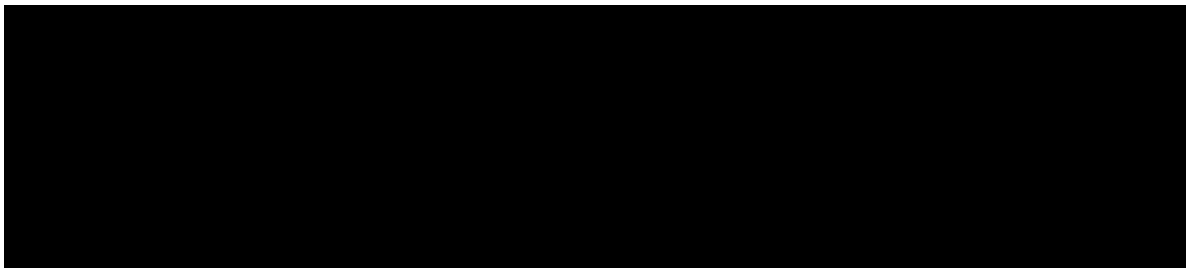
Thanks!


**Doug MacGuire, P.E.**

Vice President

**The Dubay Group Inc.**

Engineers | Planners | Surveyors





---

Hi Jake - here's the email response from the Postmaster for our files.

Thanks,  
John



John,

This all sounds good to me. I really appreciate you working with us to ensure that we can deliver the mail and package in the safest way possible.


Thank you,

**Tom Hogan**

**Postmaster**

**Londonderry NH 03053**





---

**CAUTION:** This email originated from outside USPS. **STOP and CONSIDER** before responding, clicking on links, or opening attachments.

Hi Tom,

Nice meeting you in person the other week. Just wanted to follow-up and summarize our meeting about mailbox location/access for the new project at 222 Rockingham Road, Londonderry.

Each building will have a dedicated parking spot located near each building entrance for mail and deliveries. The front entrance vestibule of each building will house USPS approved mailboxes. During our discussion, you stated that we will need to provide a USPS approved Key Keeper Box on the exterior of each building near the front door, which we are happy to do.

Could you kindly please respond to this email confirming?

Thanks,

John

978.866.6188



---



John,

Following up on our conversation earlier today Kinder Morgan/Tennessee Gas Pipeline has two high pressure Gas Pipelines that run through the area of 222 Rockingham road Londonderry Nh. We require a KMTGP representative onsite

for any excavation within 25 feet of KMTGP facilities. We can meet the contractor onsite on the 9<sup>th</sup> or 10<sup>th</sup> to review the location of the pipelines. I've attached a Developers Handbook with some guidelines for working near KMTGP facilities.

Thanks,

Peter Buckley

Kinder Morgan





Londonderry Conservation Commission  
Tuesday, June 10, 2025  
Draft Minutes

1 **Present:** Marge Badois, Chair; Gene Harrington, Vice Chair; Deb Lievens, member; Bob Maxwell,  
2 member; Elkel Bickford, member; Leo Lee, member (joined at 7:45); Michael Speltz, alternate member;  
3 Susan Malouin, alternate member

4  
5 **Absent:** Tiffani Macarelli, member; David Heafey, member

6  
7 **Also present:** Michael Bazegian, GIS Manager/Comprehensive Planner

8  
9  
10 **Call to Order**

11 M. Badois called the meeting to order at 7:30 p.m. She appointed Susan Malouin to vote for Leo Lee until  
12 his arrival, and Michael Speltz for David Heafey.

13  
14 **CUP - 17 Delta Drive – Map 14 Lot 21-12 - Warehouse**

15 Earle Blatchford of Hayner/Swanson and Shawn Smith of RJ Kelly appeared before the Commission  
16 representing the applicant. At the last meeting, the Commission posed a question about the setbacks  
17 related to the Little Cohas Marsh. E. Blatchford contacted Brenden Quigley of Gove Environmental  
18 Services, who flagged the original wetland delineations in December 2023, and asked for additional  
19 flagging. This was done and a report submitted to the Town.

20  
21 E. Blatchford presented additional exhibits to the Commission regarding the wetlands. He recalculated  
22 the buffer impacts based on the new information and will adjust the CUP accordingly. He described an  
23 old excavation site adjacent to the property and noted the ability of that area to absorb the outflow. As  
24 the buffer areas has increased, the encroachment has increased. Approximately 90% of the buffer area  
25 will be revegetated.

26  
27 The Commission questioned whether the conservation easement granted to DOT is being encroached  
28 upon. E. Blatchford said the intent was not to encroach, and he will ensure the graphics are correct. He  
29 verified the signage for the conservation overlay district and easement will be installed. The Commission  
30 recommended consulting the easement management plan when designing this project. New Hampshire  
31 Fish & Game comments were forwarded to the Planning Board and a mitigation fee will be paid, if  
32 necessary.

33  
34 Shawn Smith explained the intended client for the warehouse is a fastener distributor, not a  
35 manufacturer. The Commission suggested asking the Planning Board to add that the best stormwater  
36 management practices should be required as opposed to recommended, as a condition of approval. E.  
37 Blatchford agreed to change the language to mandating rather than recommending. The Commission  
38 recommended approval of the CUP.

39



Londonderry Conservation Commission  
Tuesday, June 10, 2025  
Draft Minutes

40 **Conservation Commission Comments:** Signs to mark the conservation easement and overlay district be  
41 installed; consult the easement documents for the management requirements; have the minimum  
42 requirement listed in the best management practices; confirm that the disturbance on the north side of  
43 the stormwater basin does not encroach on the state's conservation easement.

44

45 **CUP – 222 Rockingham Road – Map 15 Lot 150**

46 Doug MacGuire of The Dubai Group and property owner John Norton appeared before the Commission  
47 representing Dark Horse Investments LLC. They presented plans for a development of four buildings with  
48 48 residential units total, describing the wetland and temporary buffer impacts.

49

50 The Commission asked clarifying questions about the property. The buffer will have conservation signs  
51 installed. They discussed the landscape bonding and management, which will be handled by the owner.  
52 They discussed garbage and recycling plans. They also discussed a net zero incursion into the flood plain.

53 **The Commission recommended approval of the CUP.**

54

55 **Conservation Commission Comments:** Ensure that a recycling facility is provided for the residents.

56

57 **CUP – 295 Rockingham Road – Map 17 – Lot 25**

58 Paul Chisholm with Keach-Nordstrom Associates and Deane Navaroli of Page Rock LLC appeared before  
59 the Commission. P. Chisholm presented plans for a 12 three-bedroom unit townhouse development and  
60 described the wetlands on the property. He outlined the wetland buffer impact. The Commission noted  
61 the proximity of the patios to the buffer and the inability to plant turf in the buffer. They expressed  
62 concern about potential problems with property owners. P. Chisholm agreed to revisit the layout of the  
63 buildings to lessen the buffer impact and bring revised plans back to the Commission.

64

65 **CUP – 3 Page Road – Map 15 Lot 235**

66 Paul Chisholm with Keach-Nordstrom Associates and Deane Navaroli of Page Rock LLC appeared before  
67 the Commission. P. Chisholm presented plans for a 12 three-bedroom unit townhouse development and  
68 described the temporary buffer impacts. The stormwater pond outlet is the only permanent impact on  
69 the buffer.

70

71 The Commission discussed how to ensure the property will be maintained by the homeowners. P.  
72 Chisholm explained condominium documents will be prepared, with provisions for maintenance of the  
73 property. The Commission recommended approval of the CUP.

74

75 **Public Comment**

76 There were no members of the public present.

77

78 **Old Business**

79 The trail angels have been removing blowdowns from the trails.



Londonderry Conservation Commission  
Tuesday, June 10, 2025  
Draft Minutes

80

81 **New Business**

82

83 **CIP Projects**

84 The Commission had no CIP projects to suggest at this time.

85

86 **Maintenance Projects**

87 The Commission discussed drainage issues on the gravel road near the new parking lot at the Musquash,  
88 and moving the kiosk.

89

90 **Lithia Springs Causeway**

91 M. Speltz has been communicating with DES regarding the Lithia Springs causeway. Coordination  
92 between DES Historical Division and the Army Corps is not complete, after two years. He noted there is  
93 an issue with cost, as \$26,000 was budgeted but the cost will probably be in excess of that. They also  
94 discussed construction of a trail and parking lot.

95

96 **Tick Research**

97 A professor at Revere is studying how environmental variables influence the microbial communities of  
98 black-legged ticks and asked permission to do research in the Musquash. He will share the results of this  
99 research upon completion.

100

101 **Approval of Minutes**

102

103 ***B. Maxwell moved to approve the minutes of the May 27, 2025, meeting as presented. D. Lievens***  
104 ***seconded the motion. The motion carried unanimously.***

105

106 ***B. Maxwell moved to approve the minutes of the May 27, 2025, non-public meeting as presented. M.***  
107 ***Speltz seconded the motion. The motion carried unanimously.***

108

109 **Adjournment**

110

111 ***G. Harrington moved to adjourn the meeting. D. Lievens seconded the motion. The motion carried***  
112 ***unanimously.***

113

114 The meeting was adjourned at 9:15 p.m.

115

116 Respectfully submitted,

117 Beth Hanggeli, Recording Secretary





The State of New Hampshire  
**DEPARTMENT OF ENVIRONMENTAL SERVICES**



**Robert R. Scott, Commissioner**

December 22, 2025

Dark Horse Investments, LLC  
Attn: John Norton  
222 Rockingham Road  
Londonderry, New Hampshire 03053

**Permit: AoT-2969**

Reissued: corrected plan date typo in condition 1

RE: 222 Rockingham Road Residential Subdivision  
Tax Map 15, Lot 150-1, Londonderry

Dear Permittee:

Based upon the plans and application, approved on December 22, 2025, we are hereby issuing RSA 485-A:17 Alteration of Terrain Permit AoT-2969.

The permit is subject to the following conditions:

**PROJECT SPECIFIC CONDITIONS:**

1. The plans titled *222 Rockingham Road*, by The Dubai Group, Inc., last revision date October 7, 2025, are a part of this approval. The project must be constructed as shown on the approved plans.
2. This permit expires on **December 22, 2030**. No earth moving activities shall occur on the project after this expiration date unless the permit has been extended by the Department. If requesting an extension, the request must be received by the department before the permit expires. The Amendment Request form is available at: <https://www.des.nh.gov/land/land-development>.
3. Blasting activity is not approved for this project. If blasting is necessary, the permittee must contact the department prior to any blasting in order to assess if further permit modifications are necessary.
4. Pursuant to Env-Wq 1504.17, the Permittee shall comply with wildlife protection notes that are incorporated into the project plans.

**GENERAL CONDITIONS:**

5. Activities shall not cause or contribute to any violations of the surface water quality standards established in Administrative Rule Env-Wq 1700.
6. You must submit revised plans for permit amendment prior to any changes in construction details or sequences. You must notify the Department in writing within ten days of a change in ownership.
7. You must notify the Department in writing prior to the start of construction and upon completion of construction. Forms can be submitted electronically at: <https://www.des.nh.gov/land/land-development>. Paper forms are available at that same web page.

[www.des.nh.gov](http://www.des.nh.gov)

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095  
(603) 271-3503 • TDD Access: Relay NH 1-800-735-2964

8. **All stormwater practices shall be inspected and maintained in accordance with Env-Wq 1507.07 and the project Inspection and Maintenance (I&M) Manual.** All record keeping required by the I&M Manual shall be maintained by the identified responsible party and be made available to the department upon request. Photographs of the site and BMPs must accompany the I&M submittals.
9. This permit does not relieve the applicant from the obligation to obtain other local, state, or federal permits that may be required (e.g., from US EPA, US Army Corps of Engineers, etc.). Projects disturbing over 1 acre may require a federal stormwater permit from EPA. Information regarding this permitting process can be obtained at: <https://www.epa.gov/npdes/2022-construction-general-permit-cgp>.
10. In accordance with Env-Wq 1503.21 (c)(1), a written notice signed by the permit holder and a qualified engineer shall be submitted to DES stating that the project was completed in accordance with the approved plans and specifications. If deviations were made, the permit holder shall review the requirements in Env-Wq 1503.21(c)(2).
11. If applicable, no activity shall occur in wetland areas until a Wetlands Permit is obtained from the Department. Issuance of this permit does not obligate the Department to approve a Wetlands Permit for this project.
12. This project has been screened for potential impact to known occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have not been surveyed in detail, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species. This permit does not authorize in any way the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.

Sincerely,



Amy C. Clark, PE

Alteration of Terrain Bureau

ec: Doug MacGuire, PE, The Dubay Group, Inc.  
Londonderry Planning Board



**THE STATE OF NEW HAMPSHIRE**  
**DEPARTMENT OF TRANSPORTATION**



**DRIVEWAY PERMIT**

**To Landowner:**

John Norton  
Dark Horse Investements, LLC  
222 Rockingham Road  
Londonderry, NH 03053

**City/Town:** Londonderry

**Route/Road:** NH 28 (S0000028\_\_)

**Patrol Section:** 512

**Tax Map:** 15

**Lot:** 150

**Development:** Residential (Greater than 3 units)

**Permit#:** DOT-DRI-002981

**District:** 05

**Permit Date:** 09/25/2025

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining NH 28 (S0000028\_\_), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit. All supporting documentation for this permit, on file in the State of New Hampshire Permit Portal for the respective application, is considered part of the final permit and all parties are responsible for complying with these documents.

**Drive 1**

**Location:** Approximately .06 miles East of Smith Lane on the North side of NH 28 (S0000028\_\_).

**GPS:** 42.914023, -71.391258

**Land Use:** 221 Multifamily Housing (Mid-Rise)

**Specifications:** This permit authorizes a Paved access for the land use stated above. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located (See Referenced Plan).

The driveway shall not exceed (See Referenced Plan) feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

**Other Conditions:**

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on, over or under the Highway Right of Way.

No parking, catering or servicing shall be conducted within the Highway Right of Way.

The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.

The Department has relied on the title and subdivision information provided by the landowner. The Department has not

performed additional title research and makes no warranty or representation concerning landowner's legal right to access. In the event of a dispute about the landowner's legal right to the access provided herein, the landowner will defend and indemnify the Department.

All excavated topsoil, or in the absence of topsoil the top 6 inches of soil, within the limits of state ROW shall be properly re-used within the limits of the state ROW. All temporary stockpiles of the re-use material shall be located within the state ROW, or as otherwise approved by the District Engineer.

The Contractor shall be solely responsible for the handling, transport and disposal of any surplus material generated by their project and shall comply with all federal, state and local laws, ordinances and rules in doing so.

I/We, the contractor/Owner, certify that the property will not have any illicit unauthorized drainage connections to the NHDOT storm water drainage system. An illicit discharge is any direct or Indirect discharge to the NHDOT drainage system that is not composed entirely of storm water. Illicit discharges include, without limitation, sewage, process wastewater, or wash water and any connections from floor drains, sinks, or toilets.

Highway and driveway modifications are to be constructed as shown on plans entitled "Residential Site Plan" prepared by The Dubai Group Inc. for Dark Horse Investments, LLC date last revised August 20, 2025, on file in the District Five Office.

No work in the State right-of-way shall be performed between November 15 and April 15, or during periods of inclement weather, unless otherwise directed or authorized by the District Engineer.

No additional surface drainage will enter upon the highway.

This permit to act relates solely to the use of the State right-of-way and is not determinative of any rights of flowage between private landowners.

A copy of this permit shall be present at the site during construction of the drive(s).

All work is to be done by the applicant at no cost to the State of New Hampshire.

This permit does not include or approve the location or installation of underground utilities. All utility work located within the State Right-Of-Way, will require a NHDOT Right-Of-Way Activities Permit.

Drive(s) shall approach the highway at or about 90 degrees.

All materials and structures shall conform to the current version of the NHDOT Standard Specifications for Road and Bridge Construction, as amended.

Notify the District 5 Office at (603) 666-3336, forty-eight (48) hours prior to construction in the State right-of-way.

During construction within the highway right-of-way, traffic shall be maintained in accordance with MUTCD standards and as directed by the District Engineer.

**Approved by**

*Zachery Roller*

Assistant District Engineer

**For Director of Administration**

**Copies:**

Bureau, Owner, Patrolman

IA-0000003006



The State of New Hampshire  
**Department of Environmental Services**



**Robert R. Scott, Commissioner**

---

**WETLANDS PERMIT 2025-02263**

**NOTE CONDITIONS**

**PERMITTEE:** DARK HORSE INVESTMENTS LLC  
JOHN NORTON  
152 TURNPIKE RD UNIT 6  
CHELMSFORD MA 01824

**PROJECT LOCATION:** 222 ROCKINGHAM RD, LONDONDERRY  
Tax Map/Block/Lot(s): 15/no block/150

**WATERBODY:** NONE

**APPROVAL DATE:** OCTOBER 10, 2025                      **EXPIRATION DATE:** OCTOBER 10, 2030

---

The New Hampshire Department of Environmental Services' (NHDES) review of permit application 2025-02263 has found that it is consistent with RSA 482-A. NHDES hereby issues this Wetlands Permit authorizing the impacts described provided the Conditions imposed are met. To validate this Permit, the Permittee and the Principal Contractor are required to sign below.

**PERMIT DESCRIPTION:**

Dredge and fill 2,808 square feet of a palustrine forested wetland to construct a multi-family clustered residential unit with a safe access road and supporting infrastructure.

**THIS PERMIT IS SUBJECT TO THE FOLLOWING PROJECT-SPECIFIC CONDITIONS:**

1. In accordance with Env-Wt 307.16, all work shall be done in accordance with the approved plans by The Dubai Group, Inc., dated May 2, 2025, as received by the NH Department of Environmental Services (NHDES) on August 21, 2025.
2. In accordance with Env-Wt 524.05(a), the permittee shall submit a construction notice with the department at least 48 hours prior to commencing work.
3. In accordance with Env-Wt 307.11(a), fill shall be clean sand, gravel, rock, or other material that meets the project's specifications for its use; and does not contain any material that could contaminate surface or groundwater or otherwise adversely affect the ecosystem in which it is used.
4. In accordance with Env-Wt 307.05(e), to prevent the use of soil or seed stock containing nuisance or invasive species, the contractor responsible for work shall follow Best Management Practices for the Control of Invasive and Noxious Plant Species (Invasive Plant BMPs).
5. In accordance with Env-Wt 307.03(c)(3), water quality control measures shall be installed prior to start of work and in accordance with the manufacturer's recommended specifications.
6. In accordance with Env-Wt 307.03(c)(5), water quality control measures shall be maintained so as to ensure continued effectiveness in minimizing erosion and retaining sediment on-site during and after construction.
7. In accordance with Env-Wt 307.03(c)(6), water quality control measures shall remain in place until all disturbed surfaces are stabilized to a condition in which soils on the site will not experience accelerated or unnatural erosion by achieving and maintaining a minimum of 85% vegetative cover using an erosion control seed mix, whether applied in a blanket or otherwise, that is certified by its manufacturer as not containing any invasive species; or placing and maintaining a minimum of 3 inches of non-erosive material such as stone.
8. In accordance with Env-Wt 307.03(e), all exposed soils and other fills shall be permanently stabilized within 3 days following final grading.

[www.des.nh.gov](http://www.des.nh.gov)

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095  
(603) 271-3503 • Fax: (603) 271-2867 • TDD Access: Relay NH 1-800-735-2964

9. Slopes shall be immediately stabilized to prevent erosion into adjacent wetlands or surface waters, per Env-Wt 307.11(c).
10. The person in charge of construction equipment shall inspect such equipment for leaking fuel, oil, and hydraulic fluid each day prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands in accordance with Env-Wt 07.03(g)(1).
11. Equipment shall be staged and refueled outside of jurisdictional areas per Env-Wt 307.15 and Env-Wt 307.03(h).

**ANY INDIVIDUAL CONDUCTING WORK UNDER THIS PERMIT IS ADVISED OF THE FOLLOWING:**

1. This permit does not preclude the need to meet any other applicable state, federal, or municipal legal requirements.
2. The permit holder is responsible for reading, and ensuring compliance with, the applicable general conditions established in Env-Wt 307.
3. This permit does not in any way authorize the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.
4. This approval does not convey any property right. The permittee is responsible for ensuring that they have the legal authority to access the subject lands and conduct the impacts described.

APPROVED:



Emmanuel UWIZEYE  
Wetlands Specialist, Wetlands Bureau  
Land Resources Management, Water Division

**THE SIGNATURES BELOW ARE REQUIRED TO VALIDATE THIS PERMIT (Env-Wt 314.01).**

\_\_\_\_\_  
PERMITTEE SIGNATURE (required)

\_\_\_\_\_  
PRINCIPAL CONTRACTOR SIGNATURE (required)



Liberty | Business & Community Development  
130 Elm Street  
Manchester, NH 03031  
T 800-833-4200  
libertyutilities.com

8.4.2025

The Dubai Group Inc.

Jake Doerfler

136 Harvey Road Bldg B101

Londonderry, New Hampshire 03053

RE: Gas Availability/Utility Clearance

Proposed Residential Site Plan – 222 Rockingham Road, Londonderry, NH

Map 15, Lots 150-1

Mr. Doerfler,

Liberty has received a request for gas availability/utility clearance for a proposed project on Rockingham Road in Londonderry, New Hampshire, Tax Map 15, Lots 150-1. Liberty has received a Dubai Group plan dated May 2, 2025 as part of the request for gas availability/utility clearance.

Currently, Liberty has a 12" high pressure gas main located in Rockingham Road right of way that may be used to provide natural gas service based on a successful full review performed by Liberty. Proposed finalized gas load information for the new project will need to be provided to Liberty in a formal gas load letter form to perform a full review in accordance with our current tariff and to determine scope of work required to provide natural gas service.

A final commitment to serve and agreement will be provided once full engineering review and financial analysis according to our current tariff is completed by Liberty.

If you need any additional information for this project, please feel free to call or email me at your convenience.

Respectfully,

*Andy Morgan*

**Andrew Morgan | Liberty (New Hampshire) |**

Manager III-GAS, Business and Community Development

P: 603-782-2321 | C: 603-327-5357 |



8/26/25

**Re: 222 Rockingham Rd Londonderry, NH**

To whom it may concern:

Eversource Energy agrees to provide electric service to the above site in accordance with the Tariff for Electric Service on file with the New Hampshire Public Utilities Commission (NHPUC), subject to the applicable NHPUC rules and regulations, as well as Eversource's "Requirements for Electric Service Connections".

Please keep in mind that all requirements for providing electric service, such as, but not limited to, contracts, licenses, fees, payments, easements, and inspections must be provided to Eversource prior to the construction of the electric facilities.

This letter does not constitute you having an approved electric layout, just that we provide electric service in the Town of Londonderry. There are 3 Ph distribution facilities on 222 Rockingham Rd, but may need to be extended to this property. When you have approved plans, please work with our field representative and they will provide you with a layout.

Should you have any questions or concerns, please call us at 1-800-362-7764

Sincerely,

*Marco Martinelli*

Marco Martinelli  
Field Supervisor Electric Design



8-21-2025

Jacob Doerfler  
222 Rockingham Rd  
Londonderry, NH

RE: "Will Serve Letter for {"222 Rockingham Rd-Londonderry"

Dear Jacob

Consolidated Communications of Northern New England Company, LLC has agreed to provide communications service to this property subject to the Tariffs and terms of NHPUC.

Please note that a payment may be required from the customer requesting service as described in NH PUC Tariff.

You may review these documents at: (copy & paste link into browser)

<http://www.tariffs.net/tariffs/100115qwzx/temp2018%2010%2017%20NH%20Catalog%20for%20WDUTP%20of%20FairPoint%20Service.pdf>

Subsequent to the customer responsibilities being satisfied, Consolidated will proceed with construction of the services requested.

Should you have any questions, please feel free to contact me at [Your Contact Number].

Michael Mullen  
Network Engineer II  
Consolidated Communications



August 5, 2025

Jake Doerfler  
The Dubai Group INC.  
136 Harvey Rd  
Londonderry NH 03053

RE: Utility Serviceability Letter  
222 Rockingham Rd  
Londonderry NH 03053  
Tax Map 15, Lot 150-1

To Whom It May Concern,

This letter is to notify the proposed Structures to be built at 222 Rockingham Rd is serviceable by Comcast. Please note that there may be a cost associated with this buildout in accordance with the franchise agreement with the City of Londonderry NH.

Please notify me of any utility meetings related to the site so I can obtain any site plans to be used for planning, design, and cost purposes.

Sincerely,

**Tim Wagner**

Project Coordinator  
New England Region  
Comcast Cable  
115 Epping Rd  
Exeter NH 03833  
Mobile 617-823-0268





**MANCHESTER WATER WORKS**  
 281 LINCOLN STREET • MANCHESTER, NEW HAMPSHIRE 03103 • (603)  
 624-6494



**BOARD OF  
 WATER COMMISSIONERS**

GARY HAMER  
 President

GARRY HAWORTH  
 Clerk

Ex Officio  
 HON. JAY P. RUAIS  
 Mayor

PHILIP W. CROASDALE  
 Director

Date: 12-22-2025

N.H. Dept. of Environmental Services  
 Hazen Drive  
 P.O. Box 95  
 Concord, N.H. 03301

**RE: PROPERTY AT** 222 Rockingham Rd. Londonderry, NH


To Whom It May Concern:

The Manchester Water Works can provide water service to:  
 Tax Map 15 Lot150-1

owned by Dark Horse Investmants, LLC

The supplying of water is subject to the approval of the Board of Water Commissioners of the City of Manchester, N.H. in compliance with the Rules and Regulations of the Manchester Water Works and any other municipal ordinances of the City of Manchester, N.H.

Sincerely,

  
 Mark Bourque  
 Deputy Director - Distribution

**Subject to the following conditions:**

- Site Plan has been reviewed by Manchester Water Works.
- Site Plan has not been reviewed by Manchester Water Works.
- Approved by Board of Water Commissioners or Staff.
- Not Approved. \_\_\_\_\_
- Requires main extension approval from Board of Water Commissioners.



**Project Notes:**

- a. **Plan Purpose** - construct 4 - 12 (2 bedroom) unit residential buildings with supporting infrastructure.
- b. **Tax Map & Lot #** - Map 15 Lot 150-1
- c. **Parcel Area** - Map 15 Lot 150-1 = 365,801 SF = 8.398 Ac
- d. **Zoning District:** C-I. (Commercial-I).  
Route 28 Performance Overlay District
- e. **Dimensional Requirements:** NH Route 28 Performance Overlay District Londonderry Zoning Ordinance

	Required	Provided
Lot Area	1.0 Ac. (min)	8.398 Ac.
Frontage	100 LF (min)	100 LF
Building Height	45 FT (max)	40 FT (Per LZO Definition)
Setbacks:		
Front (0-10,000SF Bldg)	60 FT (min)	>60 FT
Side (½ Front Setback)	30 FT (min)	>30 FT
Rear (¼ Front, 30min)	30 FT (min)	>30 FT

- f. **Buffer Requirements:** NH Route 28 Performance Overlay District Londonderry Zoning Ordinance

	Required	Provided
Front Tree Strip	15 FT (min)	15 FT
Front Buffer Area	40 FT (min)	> 40 FT
Side & Rear Buffer Area	20 FT (min)	> 20 FT
Rear Buffer Area	75 FT (min when abuts AR-1) 75 FT	

- g. **Existing/Proposed Uses** - Existing and Proposed use is residential.

**h. Parking Requirements:**

Residential: Dwelling, multi-family - 2.0/dwelling unit (du)  
48 du \* 2.0 spaces/du = 96 spaces required  
Total spaces provided = 104

- i. **Impervious Coverage Area** - 55% max allowed, 0% existing, 22.5% proposed.

- j. **Green Area** - 77.5% of lot area (Existing is 100%)

- k. **Building Coverage** - 5.9% of lot area

- l. **Sanitary Sewer Source** - Existing municipal service in street provided by Municipal Sewer.

- m. **Water Supply Source** - Existing municipal service in street provided by The City of Manchester.

- n. **FEMA** - Subject parcel is located within the 100 year flood plain per flood insurance rate map number 33015C0317E with an effective date of May 17, 2005.

- o. **Permits & Approvals:** (See Permits and Approvals Block this sheet)

- p. This site requires a USEPA NPDES Construction General Permit for stormwater discharge for the site construction.

**q. Waivers & Conditional Use Permits**

**Conditional Use Permits:**

- 4.6.1 - Allow grading within the Conservation Overlay District (Requested)
- 4.6.6.5 - Uses Permitted in Performance Overlay District - (Requested)

**Waivers:**

- 3.07.c.1 to allow temporary surcharging of pipes discharging to the sediment forebay (Requested)
- 3.07.g.3 to allow less than the minimum 3-feet of cover over drain pipes (Requested)

- r. This plan set contains a total of 24 sheets. All sheets are on file at the Town of Londonderry.

- s. 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.

- t. 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.

- u. 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.

- v. 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, inspected and approved by the Town of Londonderry prior to the issuance of a certificate of occupancy.

- w. In accordance with Section 6.01 of the Londonderry Site Plan Regulations and RSA § 676:12, all off-site improvements specified on these 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.

**Wildlife Protection Notes**

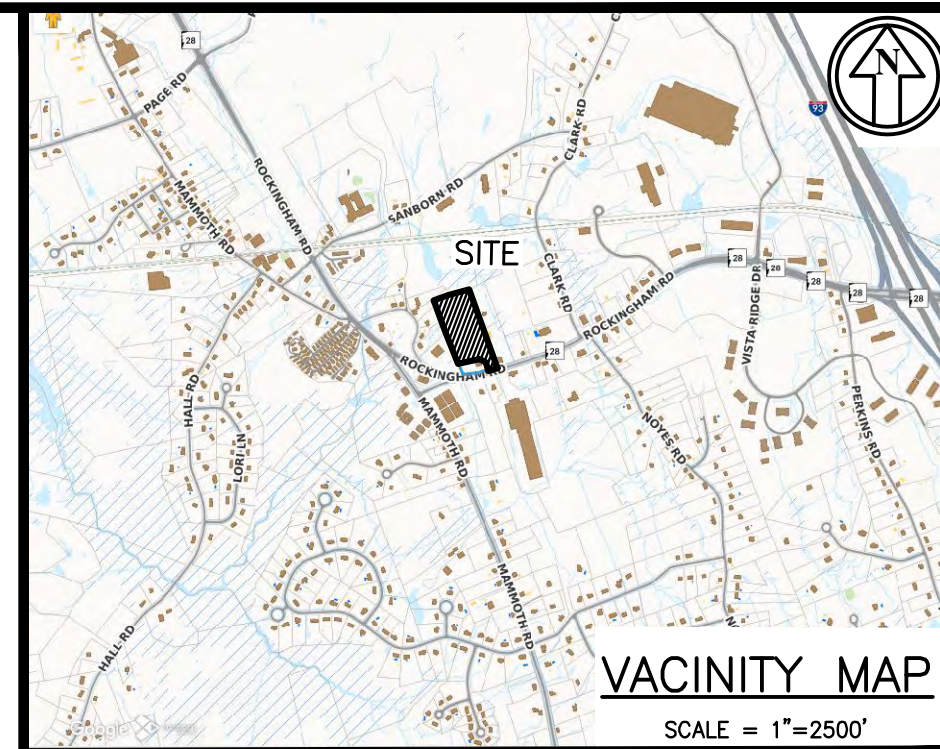
- All observations of threatened or endangered species shall be reported immediately to the New Hampshire Fish and Game Department Nongame and Endangered Wildlife Environmental Review Program by phone at 603-271-2461 and by email at NHFGREVIEW@WILDLIFE.NH.GOV. email subject line: NHB25-0006, 222 Rockingham Road, Wildlife Species Observation.
- Photographs of the observed species and nearby elements of habitat or areas of land disturbance shall be provided to NHF&G in digital format at the above email address for verification as feasible.
- In the event a threatened or endangered species is observed on the project site during the term of the permit, the species shall not be disturbed, handled, or harmed in any way prior to consultation with NHF&G and implementation of corrective actions recommended by NHF&G, if any, to assure the project does not appreciably jeopardize the continued existence of threatened and endangered species as defined in FIS 1002.04.
- The NHF&G, including its employees and authorized agents, shall have access to the property during the term of the permit.

# RESIDENTIAL SITE PLAN

# 222 ROCKINGHAM ROAD

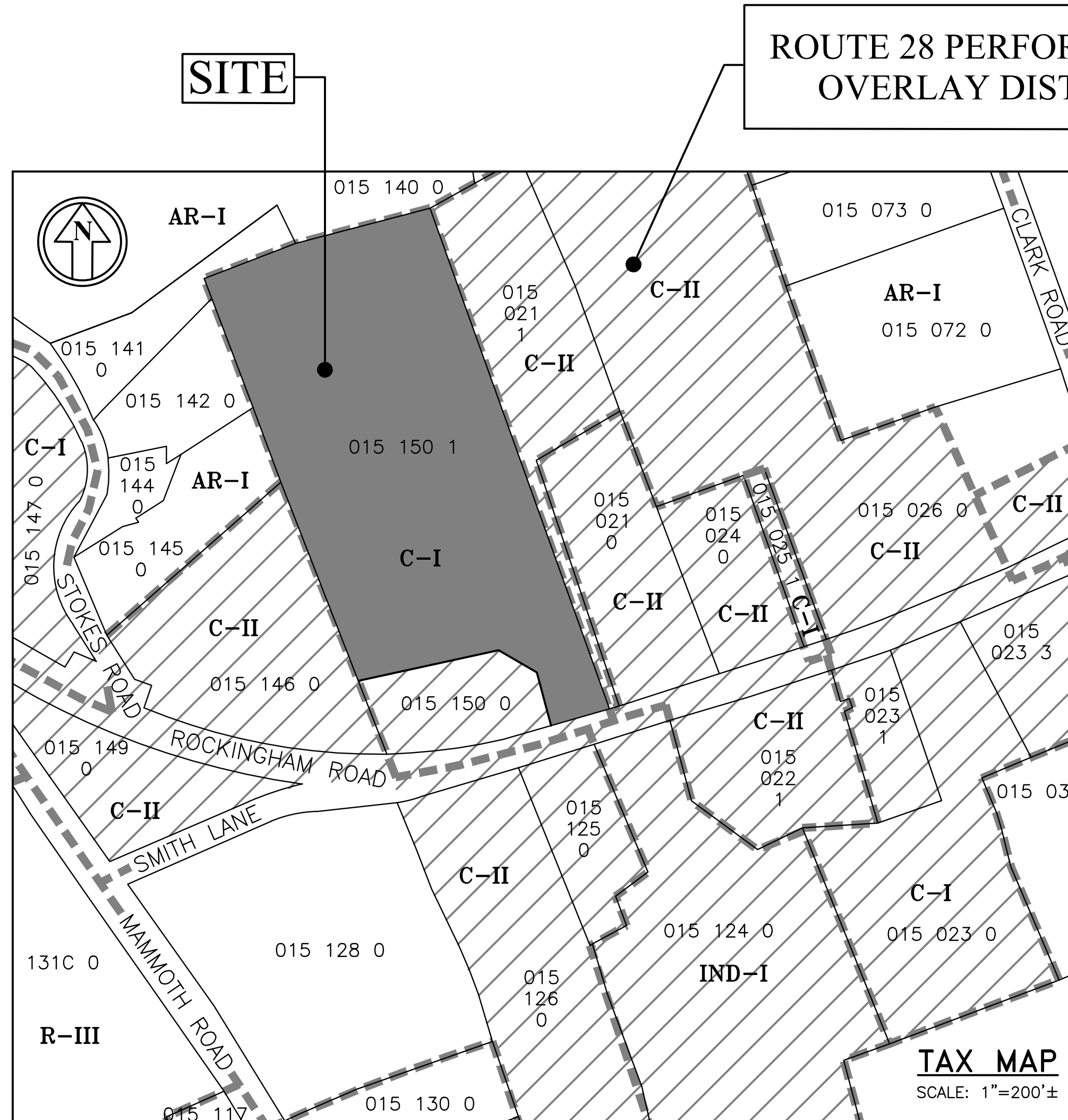
TAX MAP 15 LOTS 150-1

LONDONDERRY, NH



**PLAN REFERENCES:**

1. FEDERAL AID PROJECT NO. 198-F (50698).
2. FEDERAL AID PROJECT NO. F-017-1(2), N.H. PROJECT NO. P-2979.
3. ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN C-2223.
4. R.C.R.D. PLAN D-12041.
5. R.C.R.D. PLAN D-18263.
6. R.C.R.D. PLAN D-24931.
7. R.C.R.D. PLAN D-25492.
8. SITE BOUNDARY PLAN, TAX MAP 15 LOT 21, LONDONDERRY, N.H.; PREPARED FOR ANDRE DOCOS; SCALE: 1"=50'; DATED: JUNE 18, 1992; PREPARED BY BENCHMARK ENGINEERING, INC.



ROUTE 28 PERFORMANCE OVERLAY DISTRICT

**ABUTTERS LIST**

MAP 15 LOT 140  
HALLA, CHRISTOPHER + JENNIFER  
14 STOKES RD  
LONDONDERRY, NH 03053

MAP 15 LOT 141  
SIBLEY MICHAEL E + ANGELA L  
12 STOKES RD  
LONDONDERRY, NH 03053

MAP 15 LOT 141-1  
GONZALEZ RAFAEL A  
12A STOKES RD  
LONDONDERRY, NH 03053

MAP 25 LOT 142  
HANNAH, JOHN  
17 WILSHIRE DR  
LONDONDERRY, NH 03053

MAP 15 LOT 145  
MARTIN DAVID D + JANE  
4 STOKES RD  
LONDONDERRY, NH 03053-2315

MAP 15 LOT 146  
226 ROCKINGHAM PLAZA LLC  
226 ROCKINGHAM RD  
LONDONDERRY, NH 03053

MAP 15 LOT 149  
ARANOSIAN OIL COMPANY, INC  
557 NO. STATE ST  
CONCORD, NH 03301

MAP 15 LOT 21  
MARK'S DISCOUNT TRUCK AND  
AUTO SALES, LLC  
214 ROCKINGHAM RD  
LONDONDERRY, NH 03053

MAP 15 LOT 21-1  
DEGELAN ROBERT  
PO BOX 174  
LONDONDERRY, NH 03053

MAP 15 LOT 124  
CRE-PROVENDER 219 ROCKINGHAM, LLC  
1600 NEWPORT CENTER DR.  
NEWPORT BEACH, CA 92660

MAP 15 LOT 125  
STRONG SEAN P + WENDY S  
2 HARRY BROOK DR  
GOFFSTOWN, NH 03045-3008

MAP 25 LOT 126  
KUSZEK JANE  
73 CHASE RD  
LONDONDERRY, NH 03053

MAP 15 LOT 128  
LIFE STORAGE LP  
PO BOX #71870

**SHEET INDEX**

- 1 Cover Sheet
- 2 Existing Conditions Plan
- 3 Site-Specific Soils Plan
- 4 Site Overview Plan
- 5-6 Site Plans
- 7-8 Grading & Drainage Plans
- 9-10 Utility Plans
- 11-13 Landscape Plan & Details
- 14 Lighting Plan
- 15 Sewer Profile
- 16 Erosion Control Plan
- 17 Sight Distance Plan & Profile
- 18-24 Site Details
- M1-M2 Inspection & Maintenance Plans
- TT1 Truck Turning Plan
- W1 Wetland & Buffer Impact Plan
- P.01 Building Elevations

**Permits & Approvals:**

	Permit #	Date
Site Plan Approval	-	-
NHDOT Driveway Permit	DOT-DRI-002981	9/25/2025
NHDES Alteration of Terrain Permit	AOT-2969	12/22/2025
NHDES Dredge & Fill Permit	2025-02263	10/10/2025
NHDES Sewer Connection Permit		
Londonderry Sewer Connection Permit		
Londonderry Stormwater Permit		

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD for Phase \_\_\_\_\_

ON DATE \_\_\_\_\_

CERTIFIED BY: \_\_\_\_\_

NA=PROJECTS\640-Norton-222 Rockingham Rd\DWG\CURRENT\640-COVER.dwg

**BENCHMARK DATA:**

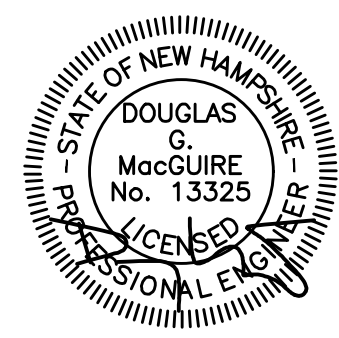
TBM-T1:  
SPIKE SET  
ELEV.=281.88'  
  
TBM-T2:  
MAG NAIL SET  
ELEV.=289.02'

**OWNER'S SIGNATURE**

*[Signature]*  
DARK HORSE INVESTMENTS, LLC

05/09/2025

DATE



NO.	DATE	DESCRIPTION	BY
3	1/15/2026	REVISED PER TOWN REVIEW COMMENTS	JHD
2	10/7/2025	REVISED PER STATE & LOCAL REVIEW COMMENTS	JHD
1	8/20/2025	REVISED PER DOT REVIEW COMMENTS	JHD
NO.	DATE	DESCRIPTION	BY
REVISIONS			

**COVER SHEET**

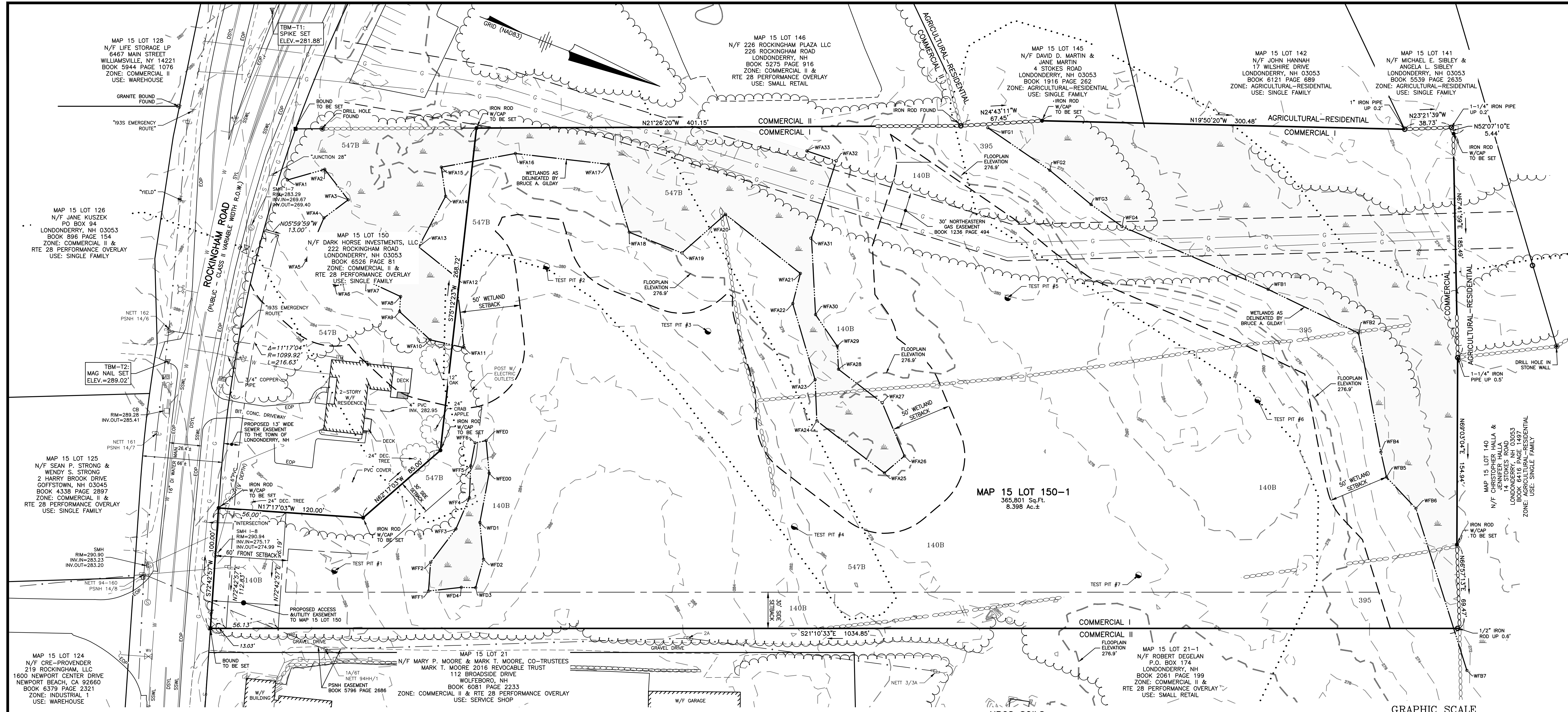
**TAX MAP 15 LOT 150-1**  
**220 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
BOOK 6526 PAGE 081

OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
222 ROCKINGHAM ROAD  
LONDONDERRY, NH 03053

SCALE: AS SHOWN DATE: MAY 2, 2025

**The Dubay Group, Inc.**  
136 Harvey Road Bldg B101  
Londonderry, NH 03053  
603-458-6462 - www.thedubaygroup.com  
Engineers | Planners | Surveyors

Drawn By: JHD  
Checked By: DGM  
Project: 640  
File: 640-COVER  
SHEET 1 of 24



**LEGEND**

- DRILL HOLE
- IRON PIPE OR IRON ROD
- PROPERTY LINE
- - - BUTTER LINE
- STONE WALL
- SIGN
- MAILBOX
- TREE
- TREELINE
- DELINEATED WETLAND
- EOP
- -176— CONTOUR ELEVATION
- CATCH BASIN
- SEWER MANHOLE
- HYDRANT
- WATER SHUT OFF
- WATER VALVE
- WATER LINE
- SEWER LINE
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- BUILDING SETBACK
- SOIL DELINEATION

**LOCUS**  
(1"=2500'±)

**BENCHMARK DATA:**

TBM-T1:  
SPIKE SET  
ELEV.=281.88'

TBM-T2:  
MAG NAIL SET  
ELEV.=289.02'

**CERTIFICATION:**

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

JOEL A. CONNOLLY, LLS 997  
DATE: 1/15/2026

**NOTES:**

- THE INTENT OF THIS IS TO SHOW THE EXISTING SITE CONDITIONS OF MAP 15 LOT 150 BASED ON A SURVEY PERFORMED BY THIS OFFICE BETWEEN JUNE 29 AND JULY 21, 2023.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PERFORMED BY THIS OFFICE BETWEEN JUNE 29 AND JULY 21, 2023 AND PLAN REFERENCES LISTED HEREON.
- HORIZONTAL DATUM IS NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY 7, 2023.
- VERTICAL DATUM IS NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY 7, 2023.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORD DESIGN PLANS, DIG SAFE FLAGGING, AND 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.
- A PORTION OF MAP 15 LOT 150 IS LOCATED WITHIN A

**SPECIAL FLOOD HAZARD AREA (ZONE AE - 100 YEAR FLOOD) WITH A BASE FLOOD ELEVATION OF 276.9' PER FLOOD INSURANCE RATE MAP 33015C0317E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.**

**PLAN REFERENCES:**

- FEDERAL AID PROJECT NO. 198-F (50698).
- FEDERAL AID PROJECT NO. F-017-1(2), N.H. PROJECT NO. P-2979.
- ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN C-2223.
- R.C.R.D. PLAN D-12041.
- R.C.R.D. PLAN D-18263.
- R.C.R.D. PLAN D-24931.
- R.C.R.D. PLAN D-25492.

**NRCS SOILS:**

- 140B CHATFIELD-HOLLIS-CANTON COMPLEX, 0 TO 8% SLOPES, ROCKY
- 395 SWANSEA MUCKY PEAT 0-2%, SLOPES
- 547B WALPOLE VERY FINE SANDY 3-8%, SLOPES, VERY STONY

**OWNER'S SIGNATURE**

*Bruce A. Gilday* 05/09/2025  
(NAME) DATE

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPUS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

WETLAND DELINEATION PREPARED BY:  
*Bruce A. Gilday* 5/6/2025  
BRUCE A. GILDAY DATE  
CERTIFIED WETLAND SCIENTIST (#088)

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
3	1/15/2026	REVISED PER TOWN COMMENTS	DJ
2	10/7/2025	REVISED PER STATE & LOCAL REVIEW COMMENTS	DJ

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 40 ft.

**EXISTING CONDITIONS PLAN**

**TAX MAP 15 LOT 150-1**  
**220 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
BOOK 6526 PAGE 081

**OWNER/APPLICANT:**  
DARK HORSE INVESTMENTS, LLC  
222 ROCKINGHAM ROAD  
LONDONDERRY, NH 03053

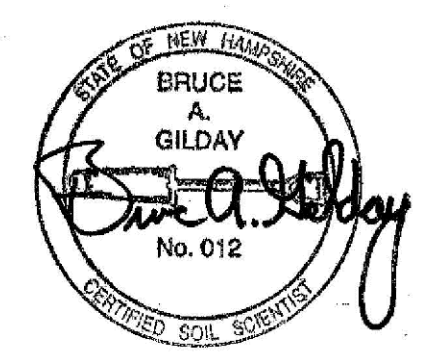
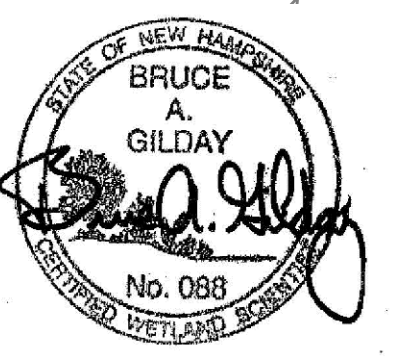
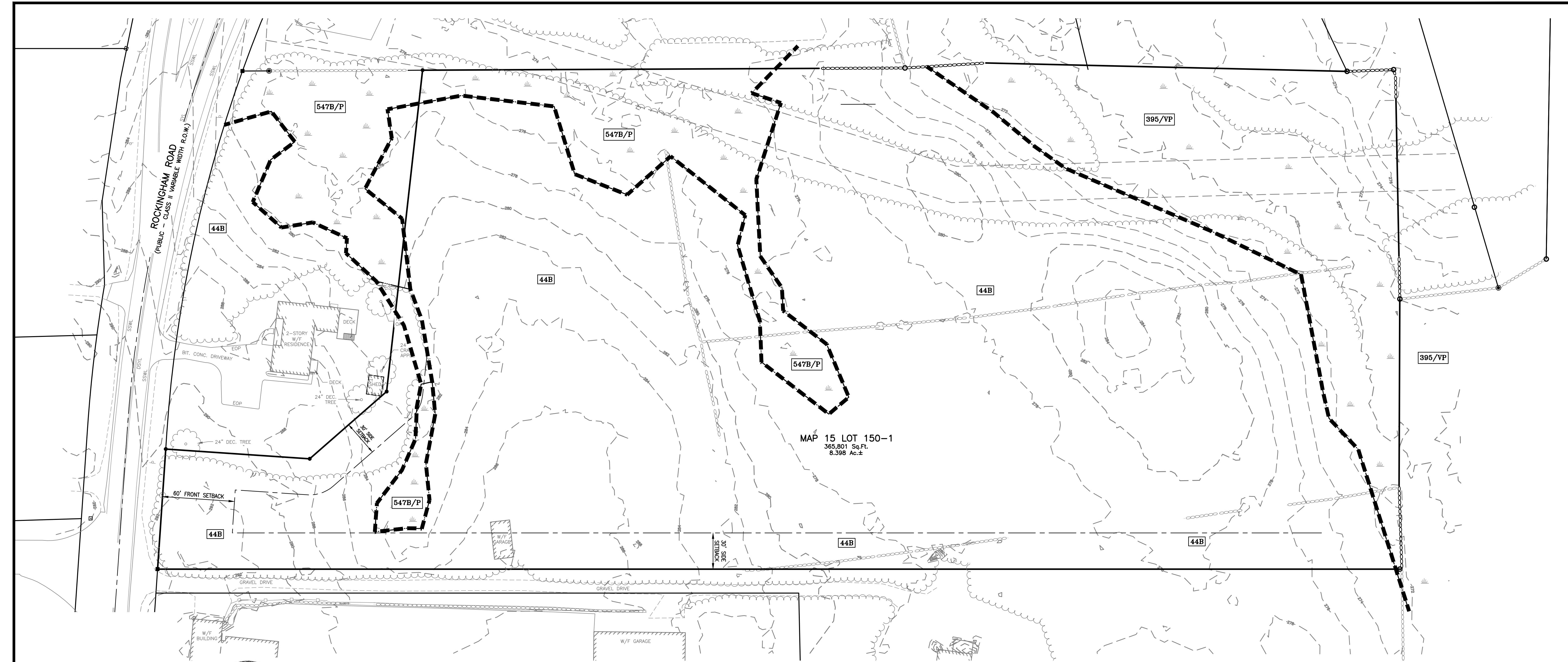
SCALE: 1"=40' DATE: MAY 2, 2025

**THE DUBAY GROUP, INC.**  
136 Harvey Road Bldg B101  
Londonderry, NH 03053  
603-458-6462 - www.thedubaygroup.com  
Engineers | Planners | Surveyors

Drawn By: DSJ  
Checked By: JAC  
Project: 640  
File: 640-WS

SHEET 2 of 24

NA=PROJECTS\640-Norton-222 Rockingham Rd\Survey\640-WS.dwg



**LEGEND**

- DRILL HOLE
- IRON PIPE OR IRON ROD
- PROPERTY LINE
- ABUTTER LINE
- STONE WALL
- SIGN
- MAILBOX
- TREE
- TREELINE
- DELINEATED WETLAND
- EOP
- EDGE OF PAVEMENT
- CONTOUR ELEVATION
- CATCH BASIN
- SEWER MANHOLE
- HYDRANT
- WATER SHUT OFF
- WATER VALVE
- WATER LINE
- SEWER LINE
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- BUILDING SETBACK

**WETLAND DELINEATION NOTE**

THE WETLAND AREAS SHOWN ON THIS PLAN HAVE BEEN DELINEATED IN JUNE 2023 BY BRUCE GILDAY OF BAG LAND CONSULTANTS, WETLAND SCIENTIST #88, PER REQUIREMENTS OF THE N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES.

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:  
*Bruce A. Gilday*  
 BRUCE A. GILDAY  
 CERTIFIED WETLAND SCIENTIST (#088)

5/6/2025  
 DATE

**BENCHMARK DATA:**

TBM-T1:  
 SPIKE SET  
 ELEV.=281.88'

TBM-T2:  
 MAG NAIL SET  
 ELEV.=289.02'

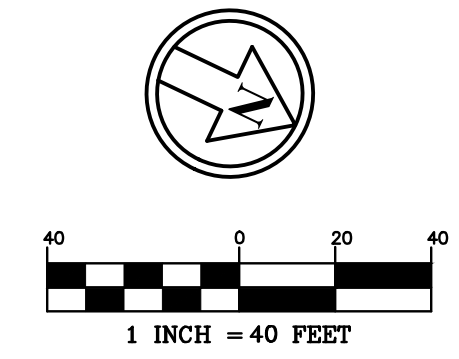
**SOIL LEGEND**

- B SOIL TYPE DESIGNATION
- — — SOIL BOUNDARY

**SOIL MAPPING NOTES**

THIS SITE SPECIFIC SOIL MAP WAS DONE BY BAG LAND CONSULTANTS OF CONCORD IN APRIL 2025. THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR USE IN DESIGNING AND PERMITTING THE SITE THROUGH THE TOWN OF LONDONDERRY AND THE NHDES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

SITE-SPECIFIC SOIL MAPPING LEGEND			
NUMBER	SOIL MAP UNIT NAME	DRAINAGE CLASS	HSG
44	MONTAUK	MODERATELY-WELL DRAINED	C
546/P	WALPOLE	POORLY DRAINED	C
395/VP	CHOCORUA	VERY POORLY DRAINED	D



**SITE-SPECIFIC SOILS PLAN**

**TAX MAP 15 LOT 150-1**  
**222 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
 BOOK 6526 PAGE 081

OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
 222 ROCKINGHAM ROAD  
 LONDONDERRY, NH 03053

SCALE: 1"=40'

DATE: MAY 2, 2025



Drawn By: JHD  
 Checked By: DGM  
 Project: 640  
 File: 640-SSSM

N:\PROJECTS\640-Norton-222 Rockingham Rd\DWG\CURRENT\640-SSSM.dwg



N:\PROJECTS\640-Norton-222 Rockingham Rd\DWG\CURRENT\640-SITE OVERVIEW.dwg

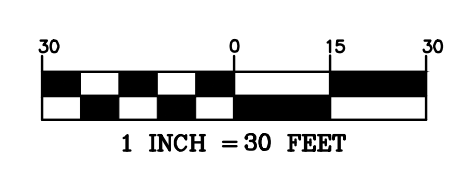
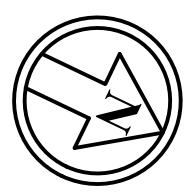
**SITE OVERVIEW PLAN**

**TAX MAP 15 LOT 150-1  
222 ROCKINGHAM ROAD  
LONDONDERRY, NH**  
BOOK 6526 PAGE 081

OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
222 ROCKINGHAM ROAD  
LONDONDERRY, NH 03053

SCALE: 1"=30'

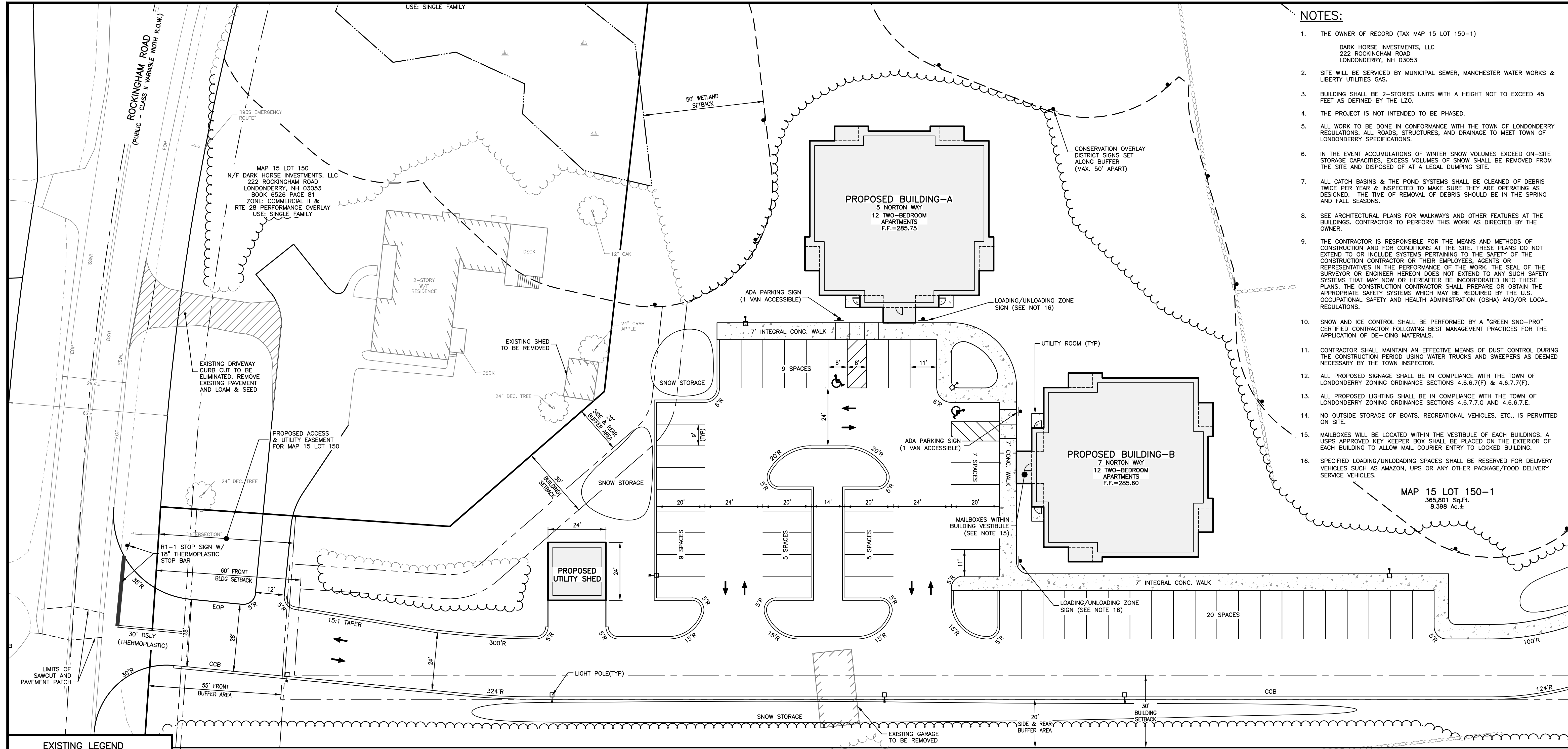
DATE: MAY 2, 2025



NO.	DATE	DESCRIPTION	BY

**The Dubay Group, Inc.**  
136 Harvey Road Bldg B101  
Londonderry, NH 03053  
603-458-6462 - www.thedubaygroup.com  
Engineers | Planners | Surveyors

Drawn By:  
Checked By:  
Project: 640  
File: 640-SITE OVERVIEW



- NOTES:**
- THE OWNER OF RECORD (TAX MAP 15 LOT 150-1)  
DARK HORSE INVESTMENTS, LLC  
222 ROCKINGHAM ROAD  
LONDONDERRY, NH 03053
  - SITE WILL BE SERVICED BY MUNICIPAL SEWER, MANCHESTER WATER WORKS & LIBERTY UTILITIES GAS.
  - BUILDING SHALL BE 2-STORIES UNITS WITH A HEIGHT NOT TO EXCEED 45 FEET AS DEFINED BY THE LZO.
  - THE PROJECT IS NOT INTENDED TO BE PHASED.
  - ALL WORK TO BE DONE IN CONFORMANCE WITH THE TOWN OF LONDONDERRY REGULATIONS, ALL ROADS, STRUCTURES, AND DRAINAGE TO MEET TOWN OF LONDONDERRY SPECIFICATIONS.
  - IN THE EVENT ACCUMULATIONS OF WINTER SNOW VOLUMES EXCEED ON-SITE STORAGE CAPACITIES, EXCESS VOLUMES OF SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A LEGAL DUMPING SITE.
  - ALL CATCH BASINS & THE POND SYSTEMS SHALL BE CLEANED OF DEBRIS TWICE PER YEAR & INSPECTED TO MAKE SURE THEY ARE OPERATING AS DESIGNED. THE TIME OF REMOVAL OF DEBRIS SHOULD BE IN THE SPRING AND FALL SEASONS.
  - SEE ARCHITECTURAL PLANS FOR WALKWAYS AND OTHER FEATURES AT THE BUILDINGS. CONTRACTOR TO PERFORM THIS WORK AS DIRECTED BY THE OWNER.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
  - SNOW AND ICE CONTROL SHALL BE PERFORMED BY A "GREEN SNO-PRO" CERTIFIED CONTRACTOR FOLLOWING BEST MANAGEMENT PRACTICES FOR THE APPLICATION OF DE-ICING MATERIALS.
  - CONTRACTOR SHALL MAINTAIN AN EFFECTIVE MEANS OF DUST CONTROL DURING THE CONSTRUCTION PERIOD USING WATER TRUCKS AND SWEEPERS AS DEEMED NECESSARY BY THE TOWN INSPECTOR.
  - ALL PROPOSED SIGNAGE SHALL BE IN COMPLIANCE WITH THE TOWN OF LONDONDERRY ZONING ORDINANCE SECTIONS 4.6.6.7(F) & 4.6.7.7(F).
  - ALL PROPOSED LIGHTING SHALL BE IN COMPLIANCE WITH THE TOWN OF LONDONDERRY ZONING ORDINANCE SECTIONS 4.6.7.7.G AND 4.6.6.7.E.
  - NO OUTSIDE STORAGE OF BOATS, RECREATIONAL VEHICLES, ETC., IS PERMITTED ON SITE.
  - MAILBOXES WILL BE LOCATED WITHIN THE VESTIBULE OF EACH BUILDINGS. A USPS APPROVED KEY KEEPER BOX SHALL BE PLACED ON THE EXTERIOR OF EACH BUILDING TO ALLOW MAIL COURIER ENTRY TO LOCKED BUILDING.
  - SPECIFIED LOADING/UNLOADING SPACES SHALL BE RESERVED FOR DELIVERY VEHICLES SUCH AS AMAZON, UPS OR ANY OTHER PACKAGE/FOOD DELIVERY SERVICE VEHICLES.

**MAP 15 LOT 150-1**  
365,801 Sq.Ft.  
8.398 Ac.±

**SITE PLAN - A**

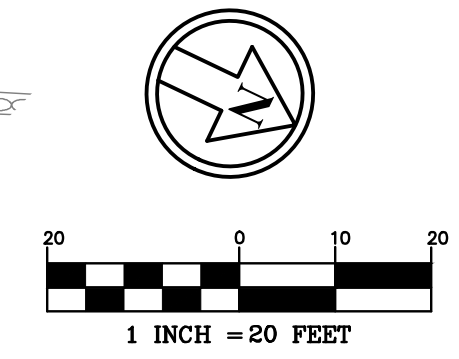
**TAX MAP 15 LOT 150-1**  
**220 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
BOOK 6526 PAGE 081

**OWNER/APPLICANT:**  
**DARK HORSE INVESTMENTS, LLC**  
222 ROCKINGHAM ROAD  
LONDONDERRY, NH 03053

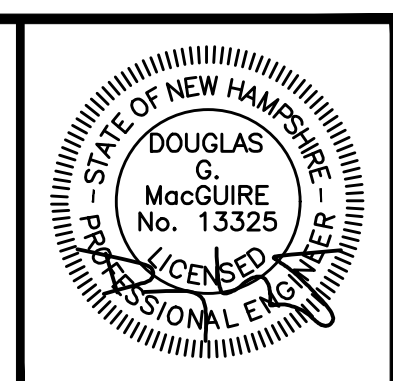
SCALE: 1"=20' DATE: MAY 2, 2025

**The Dubay Group, Inc.**  
136 Harvey Road Bldg B101  
Londonderry, NH 03053  
603-458-6462 - www.thedubaygroup.com  
Engineers | Planners | Surveyors

Drawn By: JHD  
Checked By: DGM  
Project: 640  
File: 640-SITE  
SHEET 5 of 24



MAP 15 LOT 21  
N/F MARY P. MOORE & MARK T. MOORE, CO-TRUSTEES  
MARK T. MOORE 2016 REVOCABLE TRUST  
112 BROADSIDE DRIVE  
WOLFEBORO, NH  
BOOK 6081 PAGE 2233  
ZONE: COMMERCIAL II & RTE 28 PERFORMANCE OVERLAY  
USE: SERVICE SHOP



**BENCHMARK DATA:**  
TBM-T1:  
SPIKE SET  
ELEV.=281.88'  
TBM-T2:  
MAG NAIL SET  
ELEV.=289.02'

**OWNER'S SIGNATURE**  
*[Signature]*  
DARK HORSE INVESTMENTS, LLC  
DATE: 05/09/2025

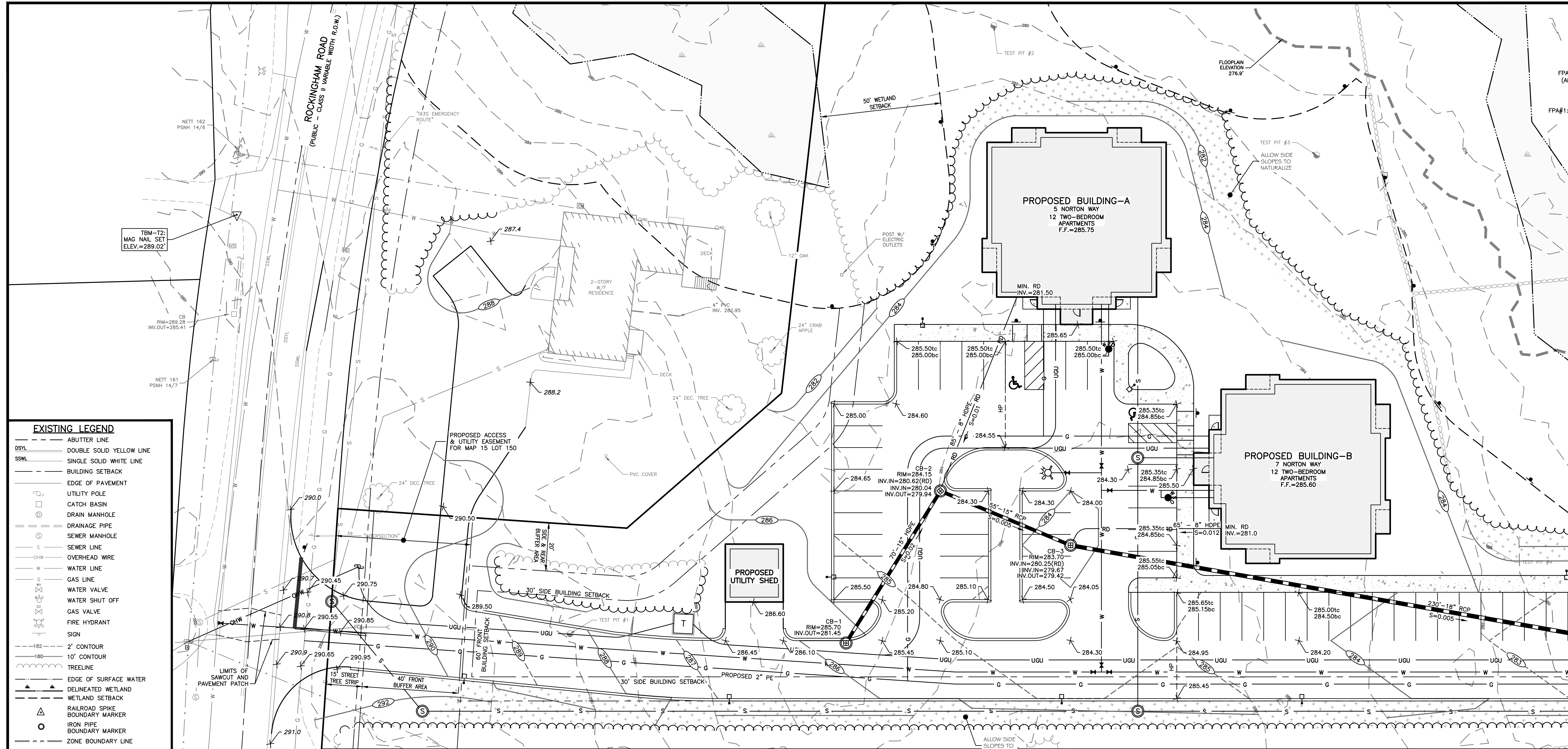
NO.	DATE	DESCRIPTION	BY
3	1/15/2026	REVISED PER TOWN REVIEW COMMENTS	JHD

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD for Phase \_\_\_\_\_  
ON DATE \_\_\_\_\_

CERTIFIED BY: \_\_\_\_\_

NA=PROJECTS\640-Norton-222 Rockingham Rd\DWG\CURRENT\640-SITE.dwg



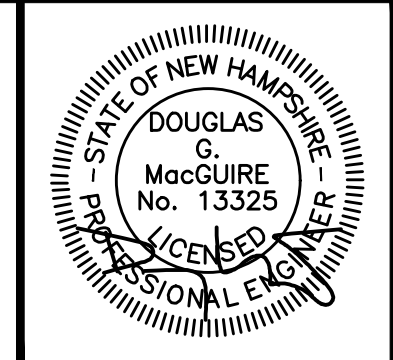


- EXISTING LEGEND**
- ABUTTER LINE
  - DSYL DOUBLE SOLID YELLOW LINE
  - SSWL SINGLE SOLID WHITE LINE
  - BUILDING SETBACK
  - EDGE OF PAVEMENT
  - UTILITY POLE
  - CATCH BASIN
  - DRAIN MANHOLE
  - DRAINAGE PIPE
  - SEWER MANHOLE
  - SEWER LINE
  - OVERHEAD WIRE
  - WATER LINE
  - GAS LINE
  - WATER VALVE
  - WATER SHUT OFF
  - GAS VALVE
  - FIRE HYDRANT
  - SIGN
  - 2' CONTOUR
  - 10' CONTOUR
  - 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
  - ROOF DRAIN
  - SEWER LINE
  - WATER LINE
  - CONCRETE
  - UTILITY POLE
  - CATCH BASIN
  - DRAIN MANHOLE
  - FIRE HYDRANT
  - WATER VALVE
  - WATER SHUT OFF
  - GAS VALVE
  - SIGN
  - FINISH 2-FOOT CONTOUR
  - FINISH 1-FOOT CONTOUR
  - PROPOSED GRANITE BOUND
  - PAINT
  - PROPOSED LIGHT POLE

**BENCHMARK DATA:**

TBM-T1:  
SPIKE SET  
ELEV.=281.88'

TBM-T2:  
MAG NAIL SET  
ELEV.=289.02'



NO.	DATE	DESCRIPTION	BY
3	1/15/2026	REVISED PER TOWN REVIEW COMMENTS	JHD
2	10/7/2025	REVISED PER STATE & LOCAL REVIEW COMMENTS	JHD



**GRADING & DRAINAGE PLAN - A**

**TAX MAP 15 LOT 150-1**  
**220 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
BOOK 6526 PAGE 081

OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
 222 ROCKINGHAM ROAD  
 LONDONDERRY, NH 03053

SCALE: 1"=20' DATE: MAY 2, 2025

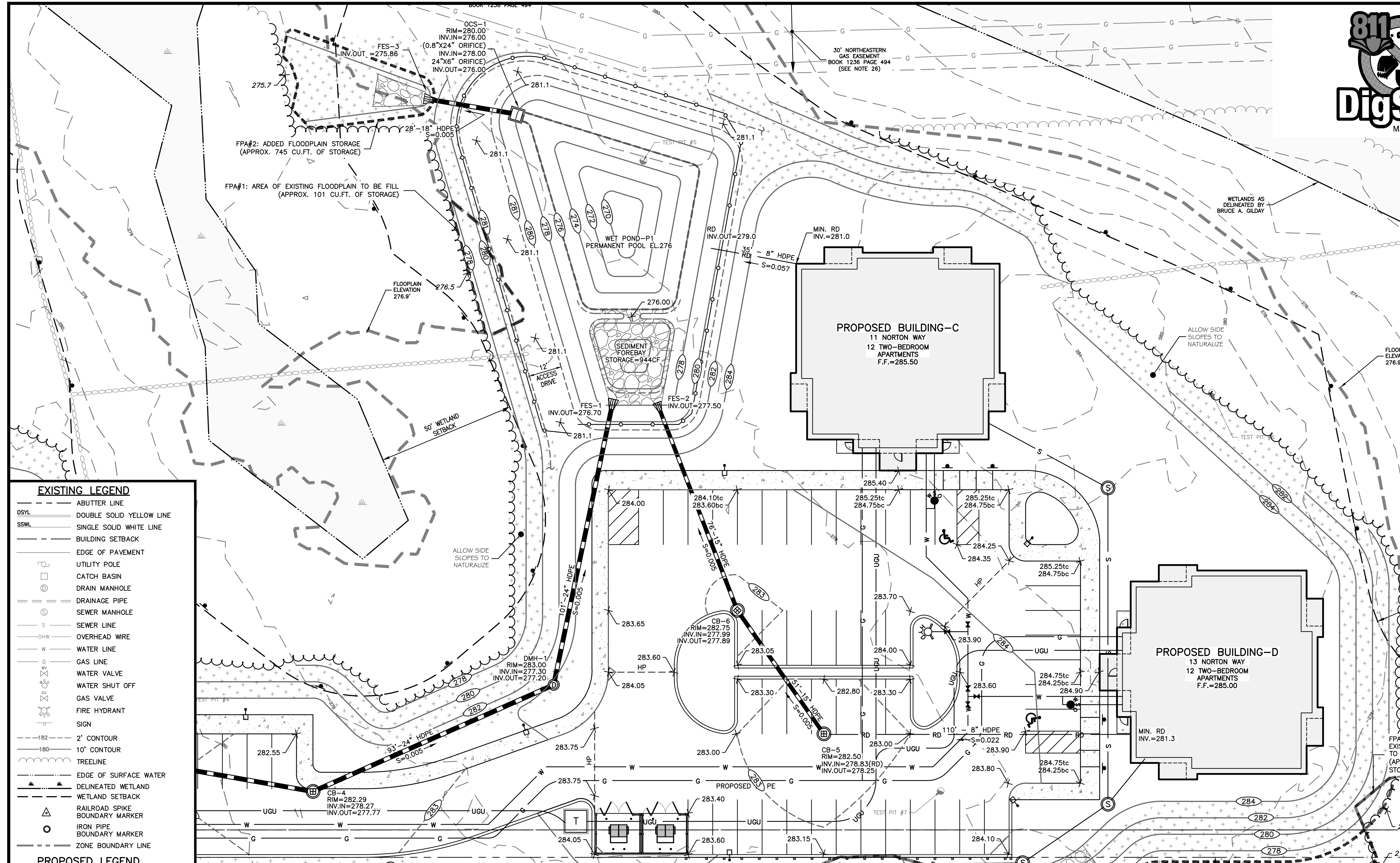
**The Dubay Group, Inc.**  
 136 Harvey Road Bldg B101  
 Londonderry, NH 03053  
 603-458-6462 - www.thedubaygroup.com  
 Engineers | Planners | Surveyors

Drawn By: JHD  
 Checked By: DGM  
 Project: 640  
 File: 640-GU

SHEET 7 of 24



- NOTES:**
- CONTRACTOR SHALL COORDINATE AND VERIFY AND ADJUST AS NECESSARY SEPARATION BETWEEN UTILITIES AS REQUIRED, AT NO ADDITIONAL COST TO OWNER.
  - CONTRACTOR IS RESPONSIBLE FOR OBTAINING A STATE RIGHT OF WAY ACTIVITY PERMIT PRIOR TO ANY OTHER UTILITY WORK WITH THE STATE ROW.
  - COORDINATE ALL ADA GRADING AND PATH OF TRAVEL WITH ARCHITECT, AS WELL AS MICROGRADING RELATIVE TO ACCESS AND BUILDING PERIMETER SYSTEMS, ESPECIALLY AT INTERFACES BETWEEN FACE OF WALL, SLABS/WALKS, AND GRADE. YARD DRAINS MAY BE REQUIRED BETWEEN WALKWAYS AND BUILDINGS DEPENDING ON MICROGRADE TRANSITIONS. THESE COULD BE OFFSET YARD BASIN UNITS WITH BEEHIVE GRATES, WITH SUMPS TIED INTO ROOF DRAIN HEADER SYSTEMS.
  - CONTRACTOR SHALL COORDINATE WITH OWNER AND ARCHITECT THE PROVISION OF LANDSCAPE GRADING, RAILINGS & FENCINGS, AND OTHER FEATURES AROUND THE BUILDING EXTERIORS THAT MAY BE NEEDED FOR AESTHETIC, FUNCTIONAL, SAFETY, OR MAINTENANCE CONSIDERATIONS. (TYP)
  - ALL BUILDING SUBDRAIN LOCATIONS, DESIGN, AND ELEVATIONS SHALL BE COORDINATED WITH THE OWNER, ARCHITECT, AND GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. CONSTRUCTION OF THE SUBDRAINAGE SYSTEMS SHALL BE BASED OFF THE REQUIREMENTS AND DETAILS LISTED IN THE GEOTECHNICAL REPORT PREPARED FOR THE OWNER.
  - ALL SITE DRAINAGE PIPE SHALL BE CORRUGATED HIGH-DENSITY POLYETHYLENE (HDPE) PIPE WITH STANDARD JOINTS, DUAL-WALL, SMOOTH INTERIOR AS MANUFACTURED BY ADS, INC., OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLAN. ALL HDPE PIPES SHALL HAVE 3 FEET MINIMUM COVER INCLUDING THICKNESS OF PIPE.
  - ALL ROOF DRAIN, FLOOR DRAINS, OR OTHER 'NON-SANITARY DRAINS' SHALL BE DIRECTED TO THE PROPOSED DRAINAGE SYSTEM.
  - ALL WATER SERVICE WORK SHALL COMPLY WITH THE TOWN OF LONDONDERRY OR MANCHESTER WATER WORKS; WHICHEVER IS MOST STRINGENT.
  - CONTRACTOR SHALL COORDINATE WATER SERVICE LINE CONNECTION WITH MANCHESTER WATER WORKS.
  - ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE LOCAL AUTHORITIES AND THE DEVELOPER PRIOR TO INSTALLATION.
  - THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.
  - ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE AND FEDERAL STANDARDS.
  - THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (811) PRIOR TO COMMENCING ANY WORK.
  - ALL CONSTRUCTION SHALL CONFORM TO NHDOT AND NHDES SPECIFICATIONS.
  - ALL WORK SHALL BE LAID OUT AND AS-BUILT BY A LICENSED LAND SURVEYOR.
  - ALL ELECTRIC, TELEPHONE AND COMMUNICATION LINES ARE TO BE UNDERGROUND AND INSTALLED IN CONFORMANCE WITH APPLICABLE UTILITY CO. SPECIFICATIONS.
  - CONTRACTOR TO COORDINATE EXACT LOCATION OF UNDERGROUND SERVICES, AND SERVICE EQUIPMENT, PADS, ETC. WITH JURISDICTIONAL UTILITY COMPANIES.
  - A FIRE ALARM AND MONITORING SYSTEM SHALL BE REQUIRED AS REQUIRED BY THE LFD. THE CONTRACTOR IS TO COORDINATE INSTALLATION AND TESTING OF ANY FIRE SUPPRESSION SYSTEMS AND ALARMS FOR FINAL APPROVALS BY THE LFD, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
  - ALL SAFETY AND TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCESSIBLE TO THE TOWN, SHALL BE PROVIDED FOR THIS PROJECT BY THE CONTRACTOR IN ASSOCIATION WITH THE TRAFFIC ENGINEER.
  - RAILINGS OR FENCING SHALL BE PROVIDED AT ALL SITE GRADE DROPS IN ACCORDANCE WITH APPLICABLE CODES, NOT WITHSTANDING PLAN INFORMATION.
  - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY THE DUBAY GROUP, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS OR METHODS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR OTHER REGULATIONS.
  - REFER TO DRAINAGE & MAINTENANCE REPORT FOR DETAILED MAINTENANCE SCHEDULE FOR ALL DRAINAGE SYSTEMS.
  - THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORM WATER DISCHARGE FOR THE SITE CONSTRUCTION. THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. 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; OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
  - STORMWATER SYSTEM INSPECTION AND MAINTENANCE REPORTS SHALL BE PROVIDED TO THE TOWN IN ACCORDANCE WITH THE OPERATION AND MAINTENANCE MANUAL.
  - EXISTING SEWER MANHOLE SHALL BE REPLACED WITH A NEW PRECAST 5-FOOT DIAMETER STRUCTURE.
  - WHEN EXCAVATING WITHIN 25 FEET OF THE GAS PIPELINE, A REPRESENTATIVE FROM KINDER MORGAN/TENNESSEE GAS PIPELINE MUST BE ON-SITE.



**EXISTING LEGEND**

- DSYL - DOUBLE SOLID YELLOW LINE
- SSWL - 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
- - GAS VALVE
- - FIRE HYDRANT
- - SIGN
- - 2' CONTOUR
- - 10' CONTOUR
- - TREELINE
- - EDGE OF SURFACE WATER
- - DELINEATED WETLAND
- - WETLAND SETBACK
- △ - RAILROAD SPIKE
- - IRON PIPE BOUNDARY MARKER
- - ZONE BOUNDARY LINE

**PROPOSED LEGEND**

- - PROPERTY LINE
- - EDGE OF PAVEMENT
- - CURB
- - DRAIN LINE
- - ROOF DRAIN
- - SEWER LINE
- - WATER LINE
- - CONCRETE
- - UTILITY POLE
- - CATCH BASIN
- - DRAIN MANHOLE
- - FIRE HYDRANT
- - WATER VALVE
- - WATER SHUT OFF
- - GAS VALVE
- - SIGN
- - FINISH 2-FOOT CONTOUR
- - FINISH 1-FOOT CONTOUR
- - PROPOSED GRANITE BOUND
- - PAINT
- - PROPOSED LIGHT POLE

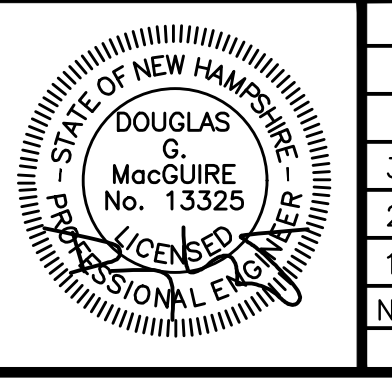
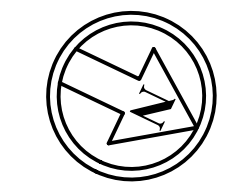
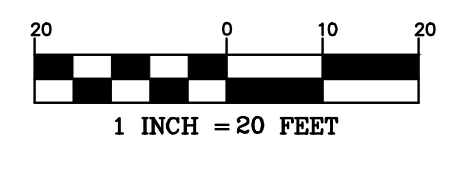
**FLOODPLAIN IMPACT SUMMARY TABLE**

FLOODPLAIN AREA (FPA) #	LOSSES (CU.FT.)	GAINS (CU.FT.)
1	101	
2		745
3	23	
4		270
5	198	
TOTAL	322	1015

**BENCHMARK DATA:**

TBM-T1:  
SPIKE SET  
ELEV.=281.88'

TBM-T2:  
MAG NAIL SET  
ELEV.=289.02'



NO.	DATE	DESCRIPTION	BY
3	1/15/2026	REVISED PER TOWN REVIEW COMMENTS	JHD
2	10/7/2025	REVISED PER STATE & LOCAL REVIEW COMMENTS	JHD
1	8/20/2025	REVISED PER DOT REVIEW COMMENTS	JHD

**GRADING & DRAINAGE PLAN - B**

**TAX MAP 15 LOT 150-1**  
**220 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
 BOOK 6526 PAGE 081

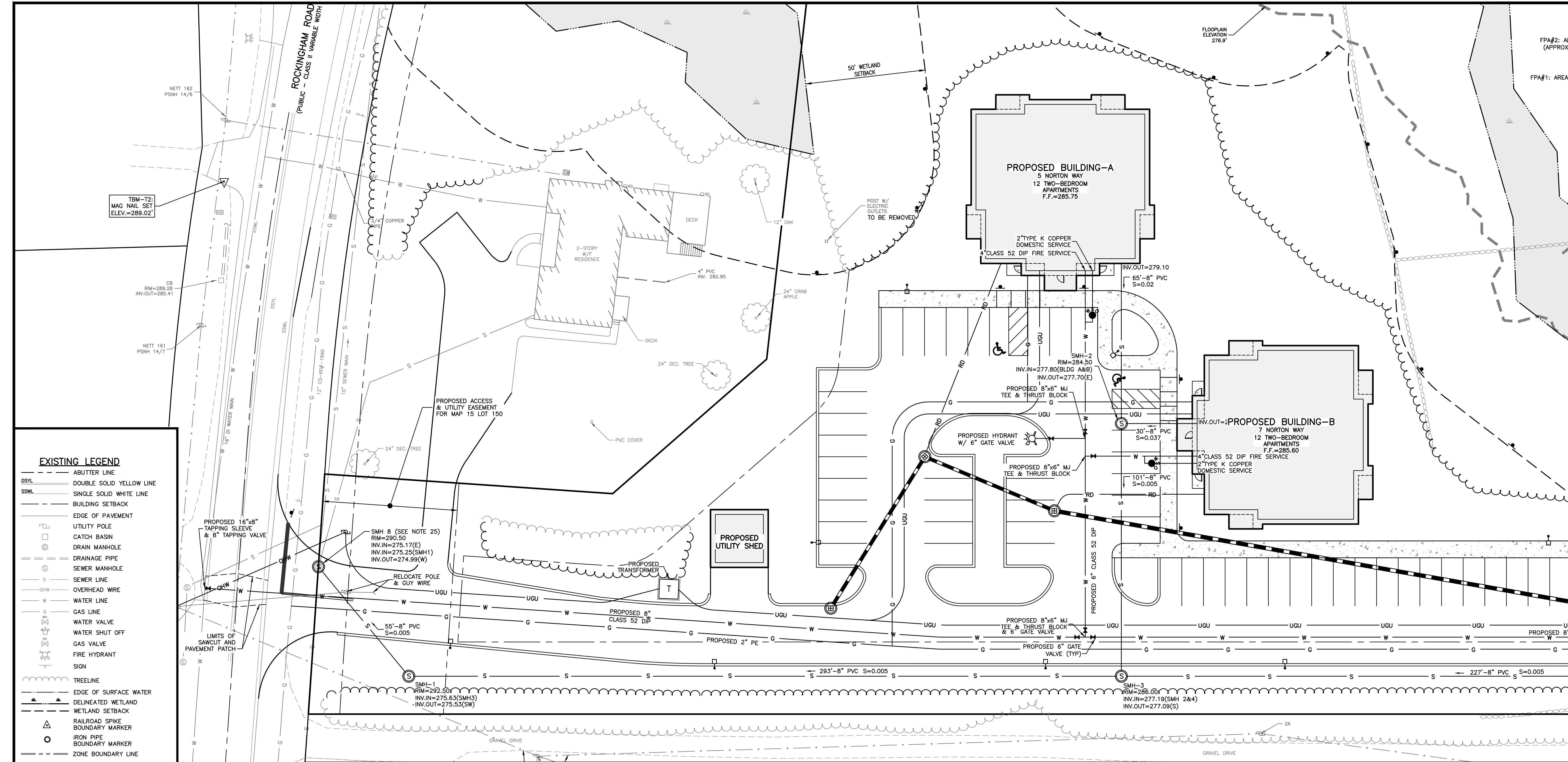
OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
 222 ROCKINGHAM ROAD  
 LONDONDERRY, NH 03053

SCALE: 1"=20'      DATE: MAY 2, 2025

**The Dubay Group, Inc.**  
 136 Harvey Road Bldg B101  
 Londonderry, NH 03053  
 603-458-6462 - www.thedubaygroup.com  
 Engineers | Planners | Surveyors

Drawn By: JHD  
 Checked By: DGM  
 Project: 640  
 File: 640-GU

SHEET 8 of 24

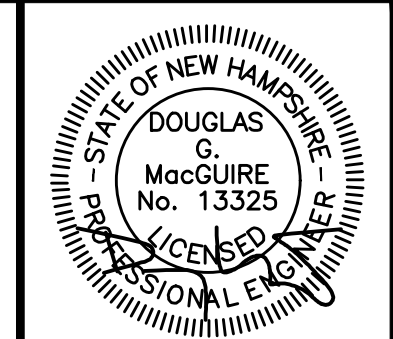
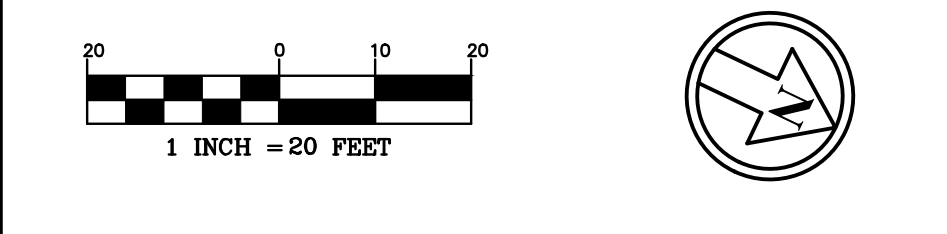


- EXISTING LEGEND**
- ABUTTER LINE
  - DSYL --- DOUBLE SOLID YELLOW LINE
  - SSWL --- SINGLE SOLID WHITE LINE
  - BUILDING SETBACK
  - EDGE OF PAVEMENT
  - UTILITY POLE
  - CATCH BASIN
  - DRAIN MANHOLE
  - DRAINAGE PIPE
  - SEWER MANHOLE
  - SEWER LINE
  - OVERHEAD WIRE
  - WATER LINE
  - GAS LINE
  - WATER VALVE
  - WATER SHUT OFF
  - GAS VALVE
  - FIRE HYDRANT
  - SIGN
  - TREE LINE
  - 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
  - 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

**BENCHMARK DATA:**

TBM-T1:  
SPIKE SET  
ELEV.=281.88'

TBM-T2:  
MAG NAIL SET  
ELEV.=289.02'



NO.	DATE	DESCRIPTION	BY
3	1/15/2026	REVISED PER TOWN REVIEW COMMENTS	JHD
2	10/7/2025	REVISED PER STATE & LOCAL REVIEW COMMENTS	JHD



**UTILITY PLAN - A**

**TAX MAP 15 LOT 150-1**  
**220 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
 BOOK 6526 PAGE 081

OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
 222 ROCKINGHAM ROAD  
 LONDONDERRY, NH 03053

SCALE: 1"=20' DATE: MAY 2, 2025

**The Dubay Group, Inc.**  
 136 Harvey Road Bldg B101  
 Londonderry, NH 03053  
 603-458-6462 - www.thedubaygroup.com  
 Engineers | Planners | Surveyors

Drawn By: JHD  
 Checked By: DGM  
 Project: 640  
 File: 640-GU

SHEET 9 of 24

N:\PROJECTS\640-Norton-222 Rockingham Rd\DWG\CURRENT\640-GU.dwg



**LANDSCAPE REQUIREMENTS:**

3.10 LANDSCAPING DESIGN STANDARDS  
 3.10.G.1 A MINIMUM PERCENTAGE OF THE OVERALL INTERIOR AREA OF A PARKING LOT (AS MEASURED BY THE EXTERIOR PERIMETER) SHALL BE DEDICATED TO LANDSCAPED AREAS  
 - 10% ON PARKING LOTS LOCATED TO THE FRONT 15,194 X .10 = 1,519.4 SF REQUIRED  
 - 8% ON PARKING LOTS LOCATED ON THE SIDE 3,600 X .08 = 288 SF REQUIRED  
 - 5% ON PARKING LOTS LOCATED TO THE REAR 22,876 X .05 = 1,143.8 SF REQUIRED

TOTAL REQUIRED = 2,951.2 SF PROVIDED = 5,370 SF

3.10.G.3. INTERNAL PARKING LOT LANDSCAPING, AS REQUIRED BY ITEM 1, ABOVE, SHALL CONTAIN ONE DECIDUOUS SHADE TREE FOR EVERY 15 PARKING SPACES.  
 105 SPACES / 15 = 7 TREES REQUIRED - 7 TREES SHOWN  
 TREES SHALL BE SET BACK AT LEAST 5 FEET MINIMUM FROM THE FACE OF THE CURB. TREE PLACEMENT AND PARKING LOT LIGHTING SHALL NOT CONFLICT.

3.10.G.5. SHADE TREES SHALL BE PROVIDED AROUND THE PERIMETER OF ALL PARKING AREAS AT A MINIMUM RATIO OF 1 TREE PER 50 FEET OF PARKING LOT PERIMETER (WHERE SCREENING REQUIRED).  
 FRONT OF PARKING - 125 / 50 = 2.5 OR 3 TREES REQUIRED - 3 TREES PROVIDED  
 SIDE OF PARKING - EXISTING MATURE TREES PROVIDED  
 REAR - EXISTING MATURE TREES COMPLY

3.10.G.6. ALL OFF-STREET PARKING AREAS LOCATED AT THE FRONT OR SIDE OF PRINCIPAL BUILDINGS OR ON VACANT LOTS SHALL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY WITH APPROPRIATE SCREENING, AS DESCRIBED IN SECTION 3.09E, TO PROVIDE AT LEAST 50% VERTICAL OPACITY ON AVERAGE UP TO A HEIGHT OF 3-1/2 FEET ABOVE GRADE, EXCLUDING SIGHT DISTANCE AREAS AT VEHICULAR ENTRANCES AND EXITS.

4.6.G.7(D) PERFORMANCE STANDARDS - LANDSCAPE

4.6.G.7(D)4.b STREET TREE AREA - 15' WIDE - ONE DECIDUOUS SHADE TREE PER 50' FRONTAGE LOT  
 100.00' / 50' = 2 TREES REQUIRED - 2 PROPOSED

4.6.G.7(D)5 II THE 4 TREES PROPOSED IN THE FRONT BUFFER SHALL BE A MINIMUM OF 1/2 THE BUILDING HEIGHT. (BUILDING HEIGHT = 38.53'; MINIMUM TREE HEIGHT 19.27')

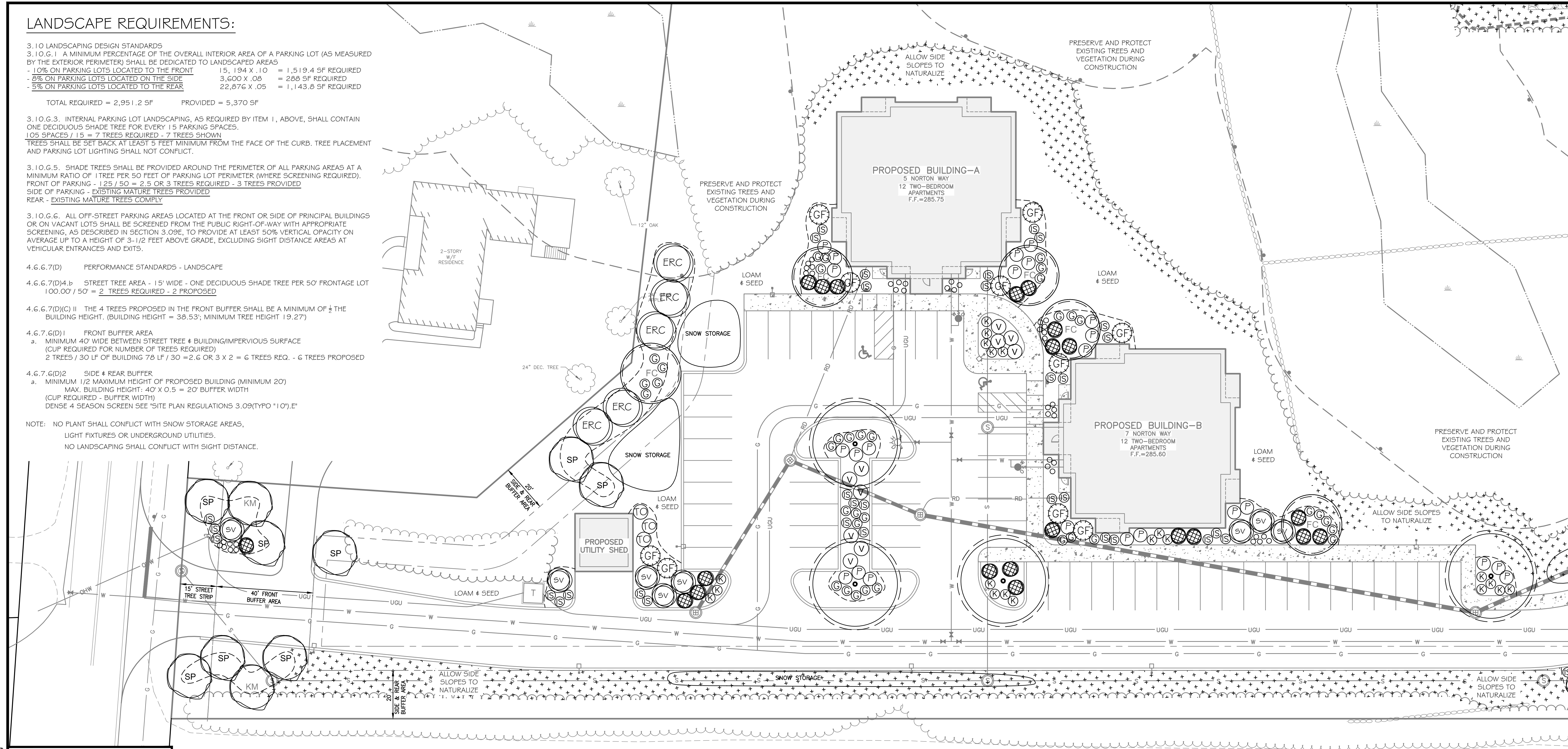
4.6.7.6(D)1 FRONT BUFFER AREA

a. MINIMUM 40' WIDE BETWEEN STREET TREE & BUILDING/IMPERVIOUS SURFACE (CUP REQUIRED FOR NUMBER OF TREES REQUIRED)  
 2 TREES / 30 LF OF BUILDING 78 LF / 30 = 2.6 OR 3 X 2 = 6 TREES REQ. - 6 TREES PROPOSED

4.6.7.6(D)2 SIDE & REAR BUFFER

a. MINIMUM 1/2 MAXIMUM HEIGHT OF PROPOSED BUILDING (MINIMUM 20')  
 MAX. BUILDING HEIGHT: 40' X 0.5 = 20' BUFFER WIDTH (CUP REQUIRED - BUFFER WIDTH)  
 DENSE 4 SEASON SCREEN SEE "SITE PLAN REGULATIONS 3.09(TYPO \*10)".

NOTE: NO PLANT SHALL CONFLICT WITH SNOW STORAGE AREAS, LIGHT FIXTURES OR UNDERGROUND UTILITIES.  
 NO LANDSCAPING SHALL CONFLICT WITH SIGHT DISTANCE.



EXISTING LEGEND	
---	ABUTTER LINE
---	BUILDING SETBACK
DSYL	DOUBLE SOLID YELLOW LINE
SSWL	SINGLE SOLID WHITE LINE
---	EDGE OF PAVEMENT
---	EASEMENT
---	DELINEATED WETLAND
---	WETLAND SETBACK
△	RAILROAD SPIKE BOUNDARY MARKER
○	IRON PIPE BOUNDARY MARKER
---	TREELINE
PROPOSED LEGEND	
---	PROPERTY LINE
---	EDGE OF PAVEMENT
---	CURB
---	PAINT
---	TREELINE
---	CONCRETE
---	SIGN
■	PROPOSED GRANITE BOUND

BENCHMARK DATA:	
TBM-T1: SPIKE SET ELEV.=281.88'	
TBM-T2: MAG NAIL SET ELEV.=289.02'	

OWNER'S SIGNATURE  
  
 DARK HORSE INVESTMENTS, LLC  
 DATE: 05/09/2025

NO.	DATE	DESCRIPTION	BY
2	10/7/2025	REVISED PER STATE & LOCAL REVIEW COMMENTS	REK

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD for Phase \_\_\_\_\_  
 ON DATE \_\_\_\_\_  
 CERTIFIED BY: \_\_\_\_\_

**LANDSCAPE PLAN - A**

**TAX MAP 15 LOT 150-1**  
**220 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
 BOOK 6526 PAGE 081

OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
 222 ROCKINGHAM ROAD  
 LONDONDERRY, NH 03053

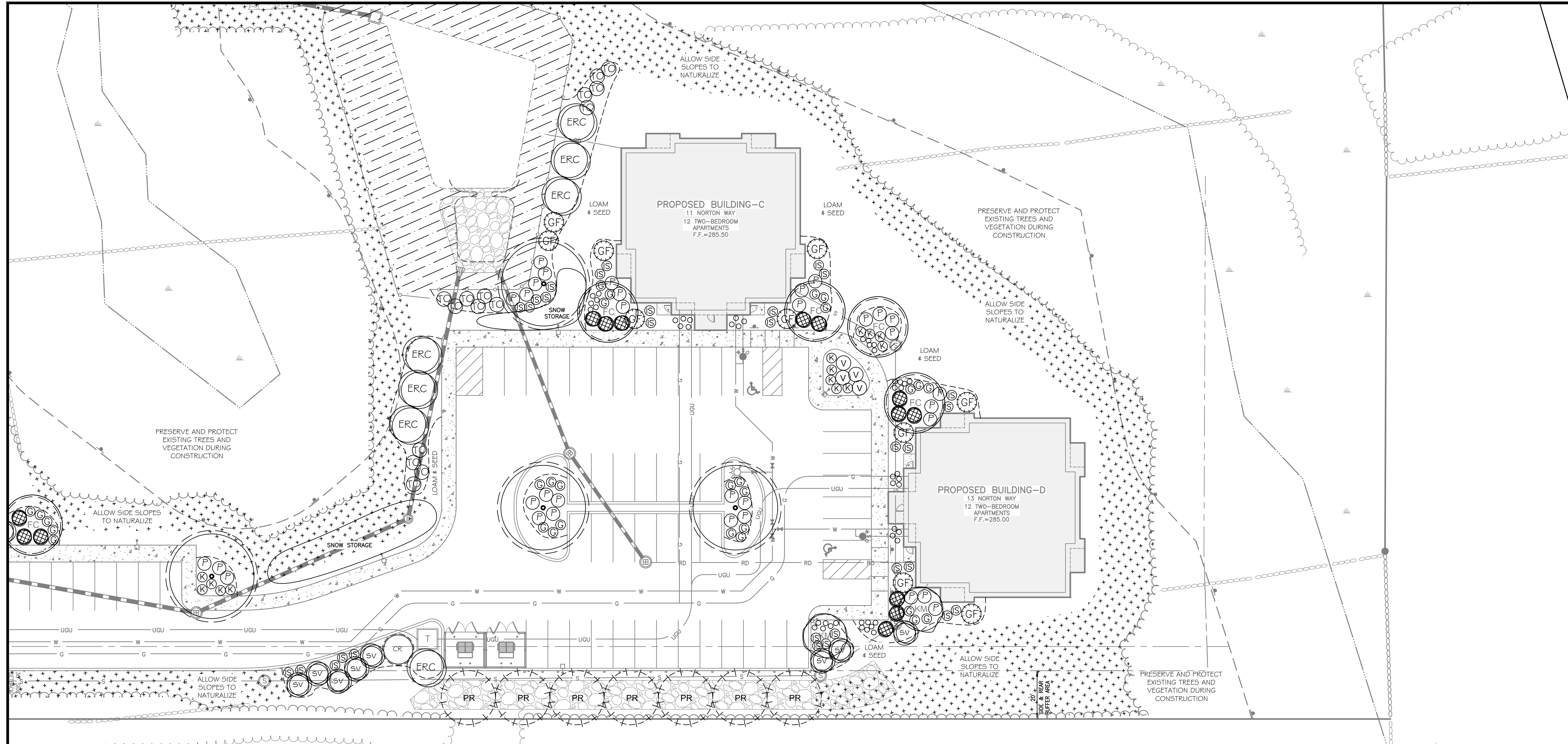
SCALE: 1"=20' DATE: MAY 2, 2025

MA•ME•NH•RI•VT

**The Dubay Group, Inc.**  
 136 Harvey Road Bldg B101  
 Londonderry, NH 03053  
 603-458-6462 - www.thedubaygroup.com  
 Engineers | Planners | Surveyors

Drawn By: EAF  
 Checked By: DGM  
 Project: 640  
 File: 640-LANDSCAPE  
 SHEET 11 of 24

NA=PROJECTS\640-Norton-222 Rockingham Rd\DWG\CURRENT\640-LANDSCAPE.dwg



- EXISTING LEGEND**
- ABUTTER LINE
  - BUILDING SETBACK
  - DSYL --- DOUBLE SOLID YELLOW LINE
  - SSWL --- SINGLE SOLID WHITE LINE
  - EDGE OF PAVEMENT
  - EASEMENT
  - DELINEATED WETLAND
  - WETLAND SETBACK
  - △ RAILROAD SPIKE
  - BOUNDARY MARKER
  - IRON PIPE
  - BOUNDARY MARKER
  - TREELINE
- PROPOSED LEGEND**
- PROPERTY LINE
  - EDGE OF PAVEMENT
  - CURB
  - PAINT
  - TREELINE
  - CONCRETE
  - SIGN
  - PROPOSED GRANITE BOUND

**BENCHMARK DATA:**

TBM-T1:  
SPIKE SET  
ELEV.=281.88'

TBM-T2:  
MAG NAIL SET  
ELEV.=289.02'

**OWNER'S SIGNATURE**

*[Signature]*

DARK HORSE INVESTMENTS, LLC

05/09/2025

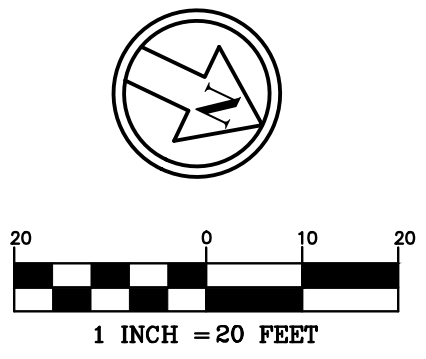
DATE

NO.	DATE	DESCRIPTION	BY
2	10/7/2025	REVISED PER STATE & LOCAL REVIEW COMMENTS	REK
REVISIONS			

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD for Phase \_\_\_\_\_

ON DATE \_\_\_\_\_

CERTIFIED BY: \_\_\_\_\_



**LANDSCAPE PLAN - B**

**TAX MAP 15 LOT 150-1**  
**220 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
 BOOK 6526 PAGE 081

OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
 222 ROCKINGHAM ROAD  
 LONDONDERRY, NH 03053

SCALE: 1"=20' DATE: MAY 2, 2025

**The Dubay Group, Inc.**  
 136 Harvey Road Bldg B101  
 Londonderry, NH 03053  
 603-458-6462 - www.thedubaygroup.com  
 Engineers | Planners | Surveyors

Drawn By: EAF  
 Checked By: DGM  
 Project: 640  
 File: 640-LANDSCAPE

SHEET 12 of 24

NA=PROJECTS\640-Norton-222 Rockingham Rd\DWG\CURRENT\640-LANDSCAPE.dwg

**LANDSCAPE LEGEND:**

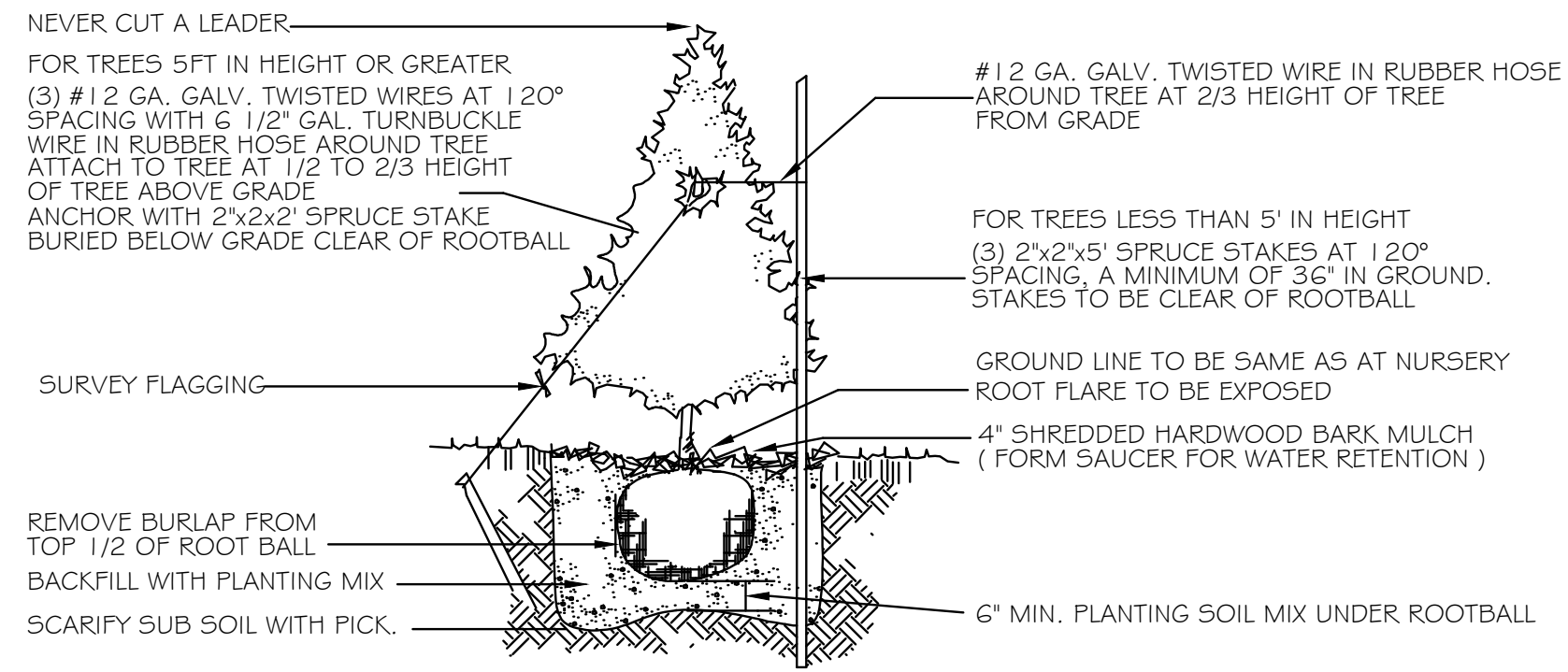
	BOTANICAL NAME / COMMON NAME	SIZE #	REMARKS	MATURE HT.	MATURE WIDTH
<b>DECIDUOUS SHADE TREE</b>					
7	ACER SACCHARUM 'COMMEMORATION' / COMMEMORATION SUGAR MAPLE	2.5"	CAL. B4B / ZONE 4	30'-40'	30'-40'
<b>SMALL DECIDUOUS TREE</b>					
9	PRUNUS SUBHIRTELLA 'AUTUMNALIS' / AUTUMN FLOWERING CHERRY	2.5"	CAL. B4B / ZONE 4	20'-30'	20'-30'
<b>DECIDUOUS UPRIGHT</b>					
4	ACER RUBRUM 'KARPICK' / KARPICK RED MAPLE	2.5"	CAL. B4B / ZONE 3-9 (MIN. 1'9" HEIGHT; SEE 4.G.6.7.D.C.II)	40'-60'	15'-20'
8	PRUNUS SARGENTII 'PINK FLAIR' / PINK FLAIR SARGENT CHERRY	2.5"	CAL. B4B / ZONE 4 (MIN. 1'9" HEIGHT; SEE 4.G.6.7.D.C.II)	30'-40'	15'-20'
<b>LARGE EVERGREEN TREE</b>					
7	PINUS STROBUS / EASTERN WHITE PINE	6"	HT. B#B / ZONE 3	40'-50'	30'-40'
21	THUJA PLICATA / VIRGINIAN WESTERN ARBORVITAE	6"	HT. / ZONE 5	10'-15'	6'-8'
<b>NARROW EVERGREEN</b>					
12	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	6"	HT. B#B / ZONE 5	30'-40'	15'-20'
<b>EVERGREEN SHRUB</b>					
20	CHAMAECYPARIS OBTUSA 'FERNSPRAY GOLD' / GOLD HINOKI FALSECYPRESS	4"	HT. B#B / ZONE 5	10'-15'	8'-10'
33	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL JUNIPER	30"	B#B / ZONE 4	2'-3'	6'-8'
54	JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA' / COMPACT PFITZER JUNIPER	30"	B#B / ZONE 4	2'-3'	5'-6'
<b>DECIDUOUS SHRUB LARGE</b>					
1	CORNUS RACEMOSA / GREY DOGWOOD	4"	HT. B#B / ZONE 4	10'-15'	10'-15'
14	VACCINIUM CORYMBOSUM / HIGH BUSH BLUEBERRY	4"	HT. B#B / ZONE 2	8'-10'	8'-10'
<b>DECIDUOUS SHRUB MEDIUM</b>					
16	SYRINGA 'BLOOMERANG DARK PURPLE' / DARK PURPLE BLOOMERANG LILAC	5	GAL. / ZONE 4	5'-6'	5'-6'
29	CEANOTHUS AMERICANUS / NEW JERSEY TEA	5	GAL. / ZONE 3	2'-3'	2'-3'
62	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	3	GAL. / ZONE 3	3'-4'	3'-4'
<b>DECIDUOUS SHRUB SMALL</b>					
60	RHUS AROMATICA 'GROW LOW' / GROW LOW SUMAC	3	GAL. / ZONE 3	18"-24"	6'-8'
<b>PERENNIAL/ GRASSES</b>					
90	PERENNIALS - PLANT IN GROUPS OF 3, 5 OR 7 / USE HERITAGE OR HEIRLOOM PLANTINGS RHEINLAND ASTILBE, BLACK EYED SUSAN, RED BARRENWORT, FE5CUE ELIJAH BLUE, EVA CULLUM PHLOX, FULL MOON COREOPSIS, PURPLE PALACE CORAL BELL, JOHNSON BLUE GERANIUM, LADY'S MANTLE, MARY TODD DAYLILY, SUNDOWN CONEFLOWER, STELLA D'ORO DAYLILY, TWIGLIGHT CONEFLOWER				

**SEED MIX**

**ERNST NATIVE DETENTION AREA MIX**  
 MIX COMPOSITION  
 26.0% PANICUM CLANDESTINUM, TIOGA (DEERTONGUE, TIOGA)  
 25.0% PANICUM VIRGATUM, 'SHELTER' (SWITCHGRASS, 'SHELTER')  
 20.0% CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)  
 20.0% ELYMUS VIRGINICUS, 'MADISON' (VIRGINIA WILD RYE, 'MADISON')  
 4.0% AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE (AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE)  
 3.0% JUNCUS EFFUSUS (SOFT RUSH)  
 1.0% JUNCUS TENUIS, PA ECOTYPE (PATH RUSH, PA ECOTYPE)  
 1.0% PANICUM RIGIDULUM, PA ECOTYPE (REDTOP PANICGRASS, PA ECOTYPE)

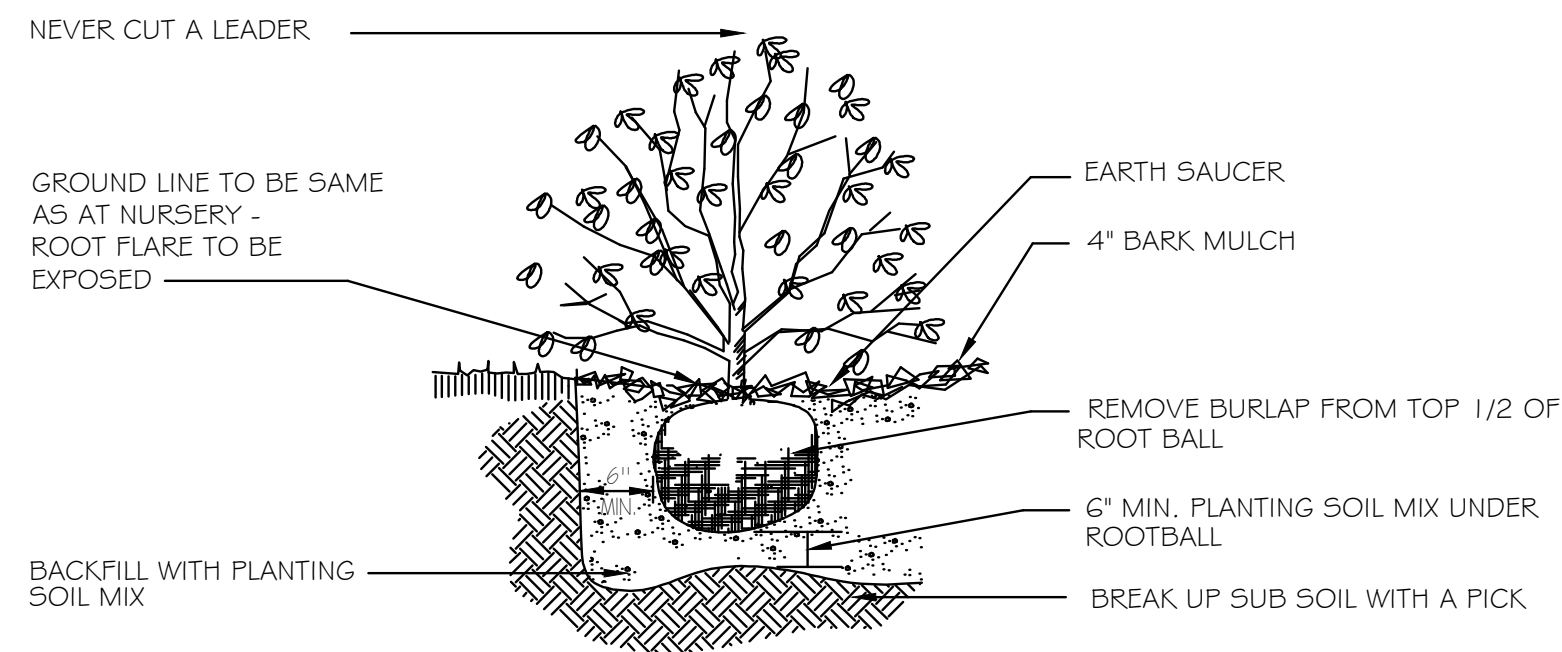
MAINTENANCE: ONCE A YEAR, IN LATE FALL WHEN ALL FLOWERS HAVE RIPENED AND DROPPED THEIR SEEDS MOW THE DETENTION/RETENTION AREAS. ONCE-A-YEAR MOWING WILL REMOVE TREE AND BRUSH SEEDLINGS, IF LEFT UN-MOWED, TREES AND BRUSH WILL EVENTUALLY TAKE OVER.

**ERNST NATIVE SLOPE MIX** W/ANNUAL RYEGRASS - 60 LB PER ACRE, OR 1.5 LB PER 1,000 SQ FT  
 ALLOW THESE SEEDED AREAS TO NATURALIZE TO PROMOTE PLANT AND WILDLIFE HABITATS.



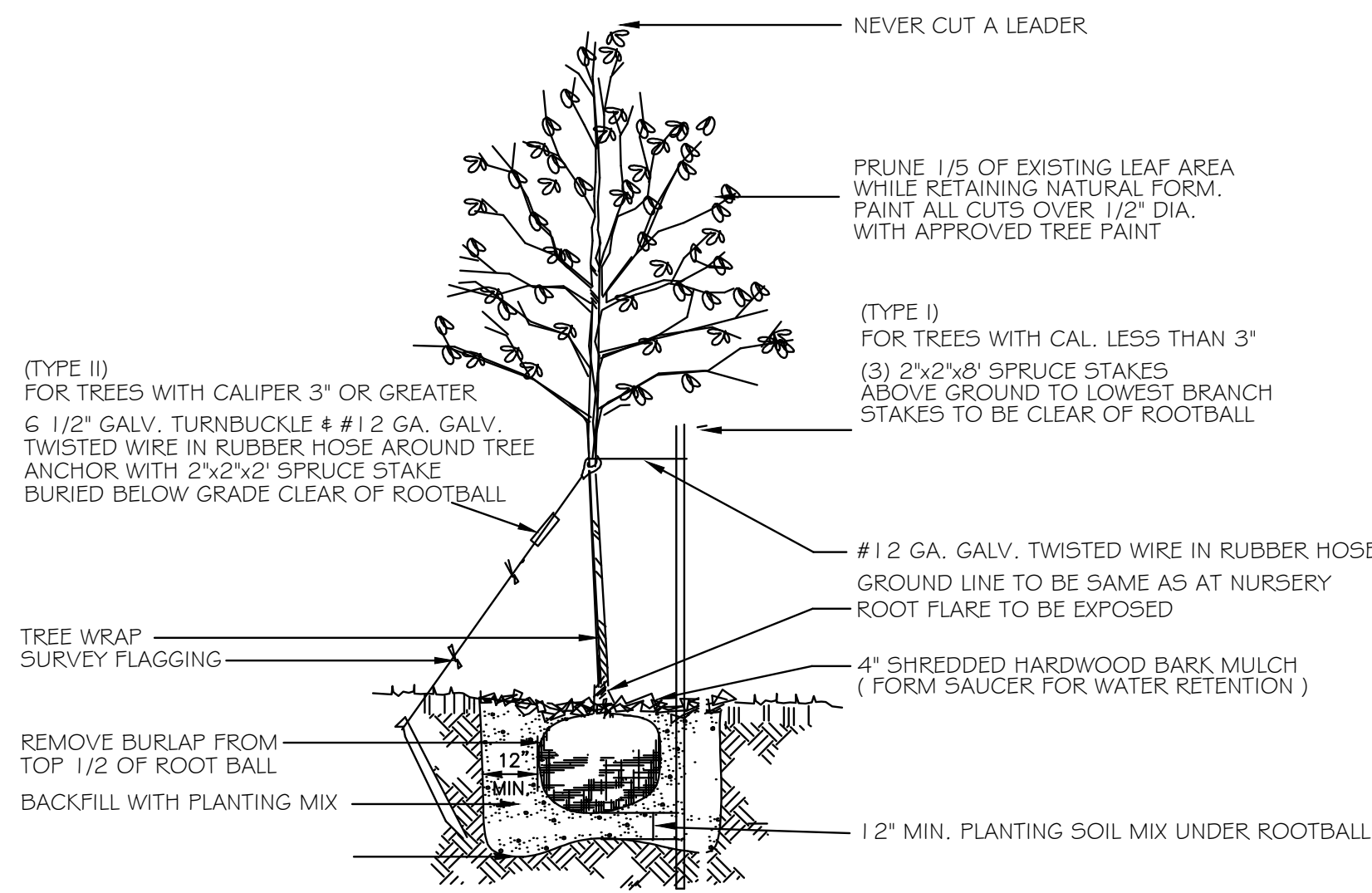
**EVERGREEN PLANTING DETAIL**

NTS



**SHRUB PLANTING DETAIL**

NTS

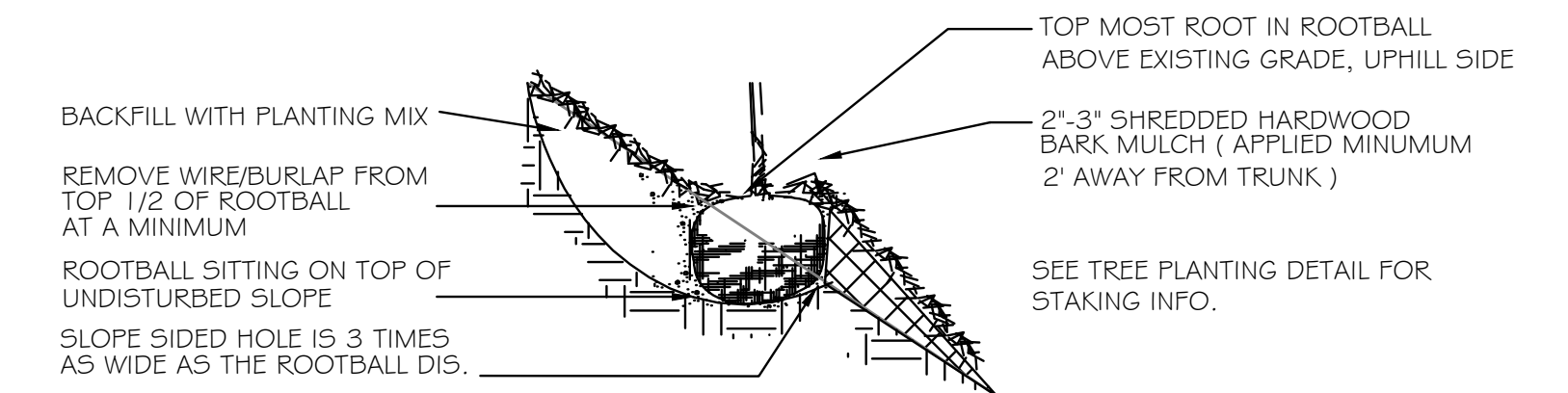


**DECIDUOUS TREE PLANTING DETAIL**

NTS

**LANDSCAPE NOTES:**

- PRIOR TO CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING AND NEWLY INSTALLED UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS.
- LANDSCAPING SHOWN ON THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE TOWN OF LONDONDERRY LANDSCAPE REGULATIONS.
- WHEREVER POSSIBLE EXISTING TREES SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION.
- THE PROPOSED DECIDUOUS TREES SHALL BE A MIN. 2.5" CALIPER AND EVERGREEN TREES A MINIMUM OF 6' HIGH AT TIME OF PLANTING.
- ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED WITH A MINIMUM OF 6" SUITABLE LOAM, EXCEPT UNDER THE MULCH BEDS. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.
- PLANTS SHALL NOT BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA OF THE PLANTING.
- ALL TREES SHALL BE BALLED AND BURLAP UNLESS OTHERWISE NOTED.
- ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE, THE TOWN OF LONDONDERRY STAFF AND THE LANDSCAPE ARCHITECT.
- WHERE APPLICABLE THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI 260 (REV. 1996) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH 'WILT-PRUF' OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
- NO PLANT, EXCEPT GROUND COVERS/PERENNIALS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. ROOT FLARE SHALL BE EXPOSED. LOCATE PLANT IN THE CENTER OF THE PIT.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
- ALL NEW PLANTING AREAS, LAWN AND SOD SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM.
- THE PURPOSE OF THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.
- NO PLANT SHALL CONFLICT WITH SNOW STORAGE AREAS, LIGHT FIXTURES OR UNDERGROUND UTILITIES. NO LANDSCAPING SHALL CONFLICT WITH SIGHT DISTANCE.



**SLOPE PLANTING DETAIL**

NTS



**LANDSCAPING DETAILS & NOTES**

**TAX MAP 15 LOT 150-1**  
**220 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
 BOOK 6526 PAGE 081

OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
 222 ROCKINGHAM ROAD  
 LONDONDERRY, NH 03053

SCALE: N.T.S. DATE: MAY 2, 2025

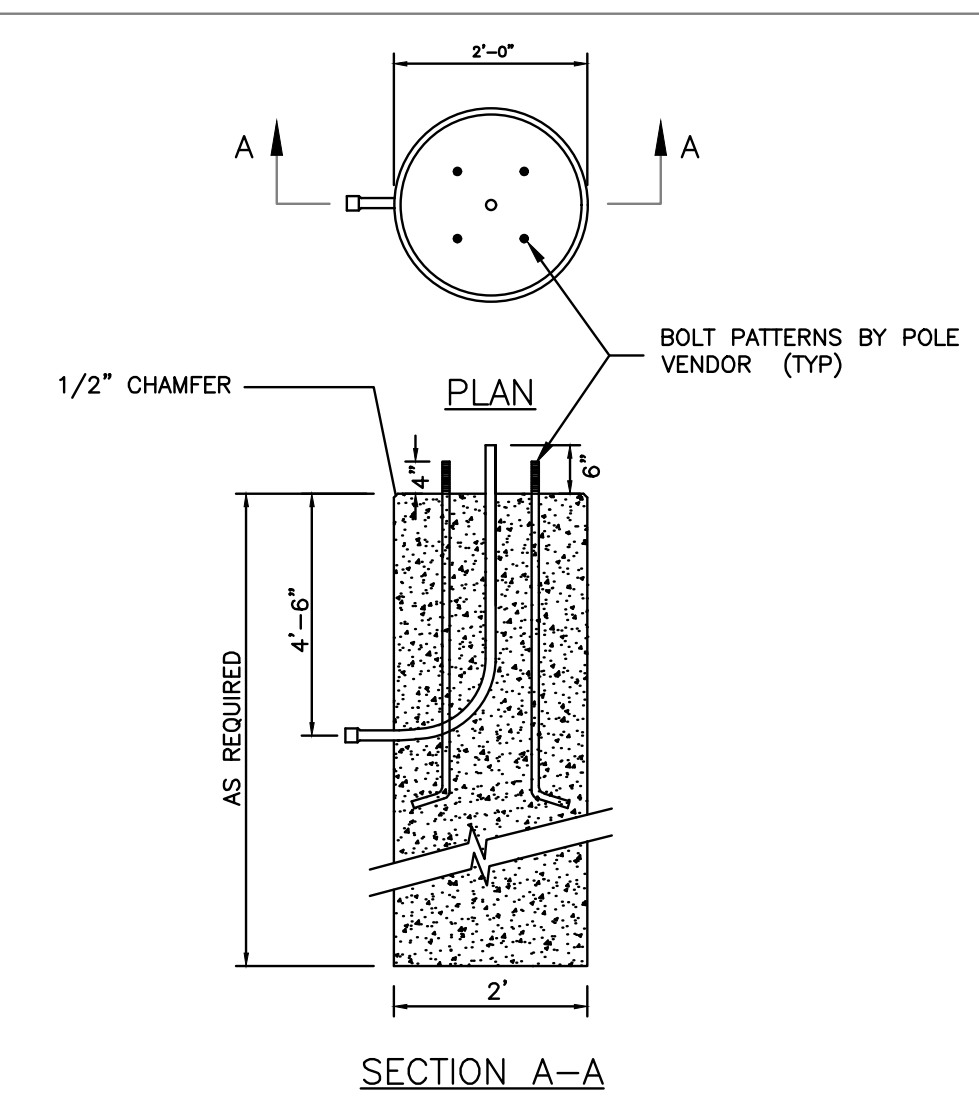
**The Dubay Group, Inc.**  
 136 Harvey Road Bldg B101  
 Londonderry, NH 03053  
 603-458-6462 - www.thedubaygroup.com  
 Engineers | Planners | Surveyors

Drawn By: JHD  
 Checked By: DGM  
 Project: 640  
 File: 640-LANDSCAPE

SHEET 13 of 24

<b>BENCHMARK DATA:</b> TBM-T1: SPIKE SET ELEV.=281.88' TBM-T2: MAG NAIL SET ELEV.=289.02'	<b>OWNER'S SIGNATURE</b>  DARK HORSE INVESTMENTS, LLC DATE: 05/09/2025
---	---

NO.	DATE	DESCRIPTION	BY
3	1/15/2026	REVISED PER TOWN REVIEW COMMENTS	JHD
2	10/7/2025	REVISED PER STATE & LOCAL REVIEW COMMENTS	REK



NOTES:  
 1. CONCRETE MINIMUM STRENGTH 4,000 PSI AFTER 28 DAYS.  
 2. CONDUIT, ANCHOR BOLTS AND TEMPLATE SUPPLIED BY OTHERS.  
 3. LIGHT POLE BASE SIZE IS TO BE SPECIFIED BY A QUALIFIED ENGINEER.

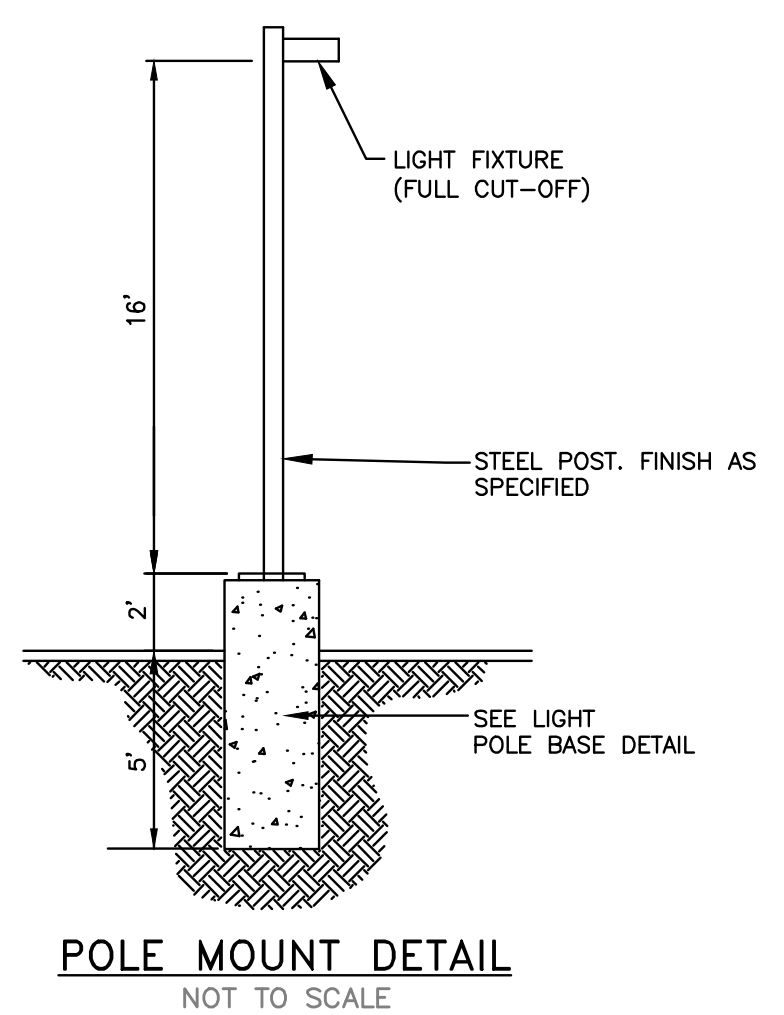
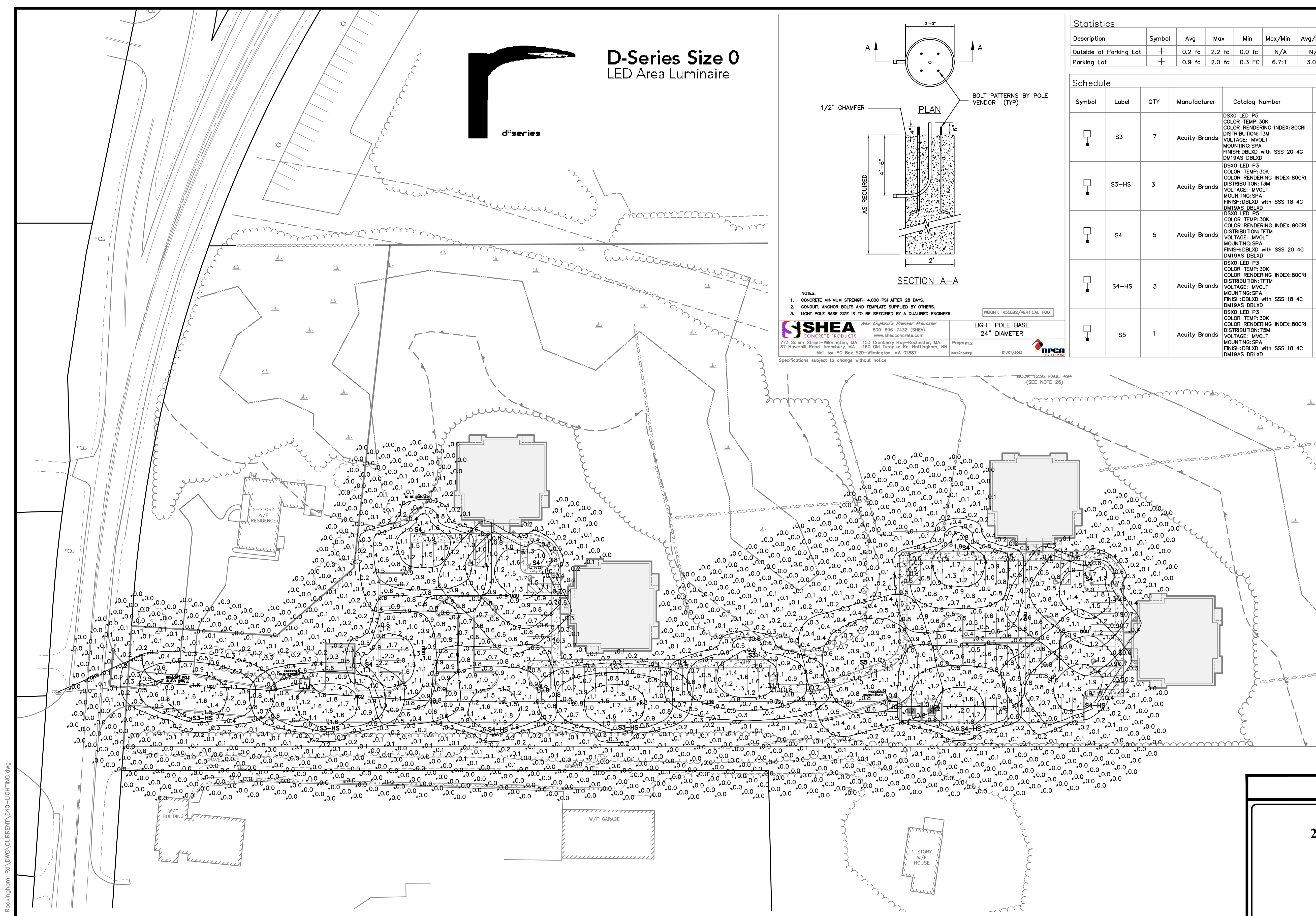
**JSHEA** CONCRETE PRODUCTS  
 New England's Premier Precastor  
 800-686-7432 (SHEA)  
 www.sheaconcrete.com  
 173 Salem Street-Wilmington, MA 01897  
 153 Cranberry Hwy-Rochester, MA 01521  
 87 Haverhill Road-Amesbury, MA 01822  
 Mail to: PO Box 520-Wilmington, MA 01887

WEIGHT: 455LBS/VERTICAL FOOT  
 LIGHT POLE BASE  
 24" DIAMETER

Page: 01.2  
 job: 216.dwg  
 01/01/2023

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot	+	0.2 fc	2.2 fc	0.0 fc	N/A	N/A
Parking Lot	+	0.9 fc	2.0 fc	0.3 FC	6.7:1	3.0:1

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage
+	S3	7	Acuity Brands	DSXO LED P5 COLOR TEMP:30K COLOR RENDERING INDEX:80CRI DISTRIBUTION:TSM VOLTAGE: MVOLT MOUNTING:SPA FINISH:DBLXD with SSS 20 4G DM19AS DBLXD	D-Series Size 0 Area Fixture with Type 3 Medium Optics; mounted at 22ft (20ft pole on 2ft base)	LED	10532	0.9	90.12
+	S3-HS	3	Acuity Brands	DSXO LED P3 COLOR TEMP:30K COLOR RENDERING INDEX:80CRI DISTRIBUTION:TSM VOLTAGE: MVOLT MOUNTING:SPA FINISH:DBLXD with SSS 18 4C DM19AS DBLXD	D-Series Size 0 Area Fixture with Type 3 Medium Optics and Houseside Shield; mounted at 20ft (18ft pole on 2ft base)	LED	6641	0.9	68.95
+	S4	5	Acuity Brands	DSXO LED P5 COLOR TEMP:30K COLOR RENDERING INDEX:80CRI DISTRIBUTION:TSM VOLTAGE: MVOLT MOUNTING:SPA FINISH:DBLXD with SSS 20 4G DM19AS DBLXD	D-Series Size 0 Area Fixture with Forward Throw Optics; mounted at 22ft (20ft pole on 2ft base)	LED	7829	0.9	68.95
+	S4-HS	3	Acuity Brands	DSXO LED P3 COLOR TEMP:30K COLOR RENDERING INDEX:80CRI DISTRIBUTION:TSM VOLTAGE: MVOLT MOUNTING:SPA FINISH:DBLXD with SSS 18 4C DM19AS DBLXD	D-Series Size 0 Area Fixture with Forward Throw Optics and Houseside Shield; mounted at 20ft (18ft pole on 2ft base)	LED	6566	0.9	68.95
+	S5	1	Acuity Brands	DSXO LED P3 COLOR TEMP:30K COLOR RENDERING INDEX:80CRI DISTRIBUTION:TSM VOLTAGE: MVOLT MOUNTING:SPA FINISH:DBLXD with SSS 18 4C DM19AS DBLXD	D-Series Size 0 Area Fixture with Type 5 Medium Optics; mounted at 20ft (18ft pole on 2ft base)	LED	8000	0.9	68.95



NOTE:  
 1. OWNER WILL PROVIDE SUPPLEMENTAL LIGHTING (FOR EXAMPLE, AT ENTRY/EXIST. DOORS, PEDESTRIAN WALKWAY AREAS, BUILDING FACADE) IN ADDITION TO LIGHTING DEPICTED HERE, WHICH ARE INTENDED FOR GENERAL PAVEMENT AREAS ONLY.  
 2. ALL PARKING AREA LIGHTING SHALL BE FULL CUT-OFF FIXTURES AS REQUIRED.

**LIGHTING PLAN**

**TAX MAP 15 LOT 150-1  
 222 ROCKINGHAM ROAD  
 LONDONDERRY, NH  
 BOOK 6526 PAGE 081**

OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
 222 ROCKINGHAM ROAD  
 LONDONDERRY, NH 03053

SCALE: 1"=40'      DATE: MAY 2, 2025

**The Dubai Group, Inc.**  
 136 Harvey Road Bldg B101  
 Londonderry, NH 03053  
 603-458-6462 - www.thedubaygroup.com  
 Engineers | Planners | Surveyors

Drawn By: JHD  
 Checked By: DGM  
 Project: 640  
 File: 640-LIGHTING

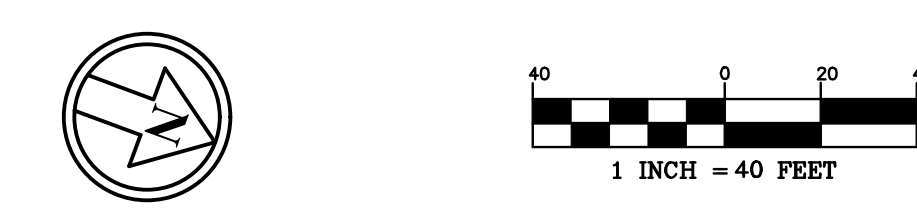
SHEET 14 of 24

**BENCHMARK DATA:**

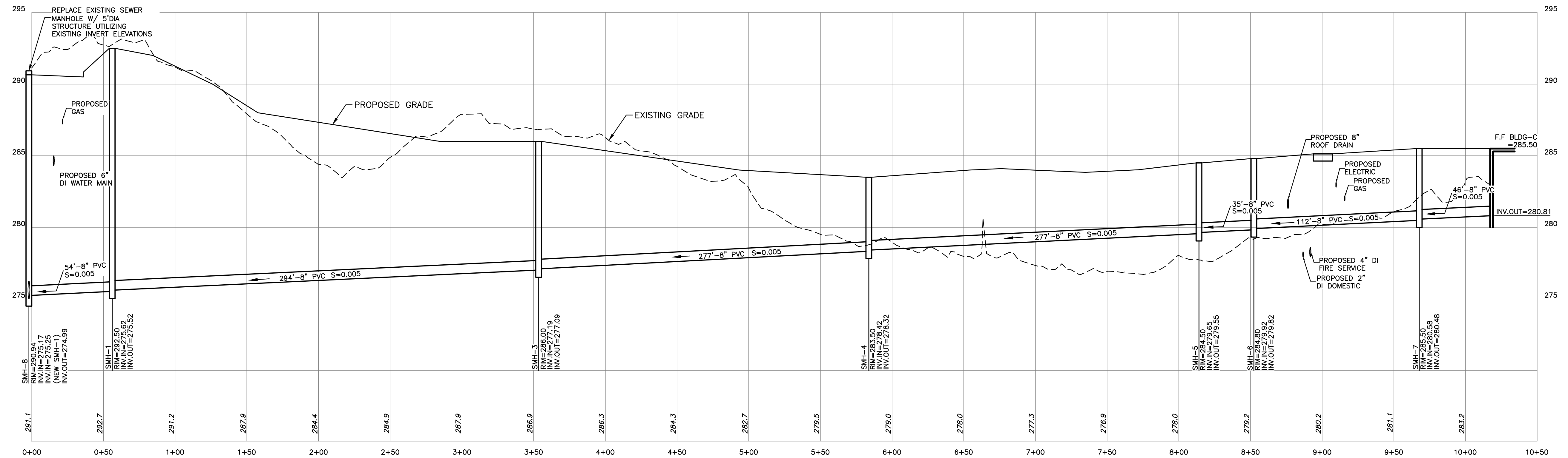
TBM-T1:  
 SPIKE SET  
 ELEV.=281.88'

TBM-T2:  
 MAG NAIL SET  
 ELEV.=289.02'

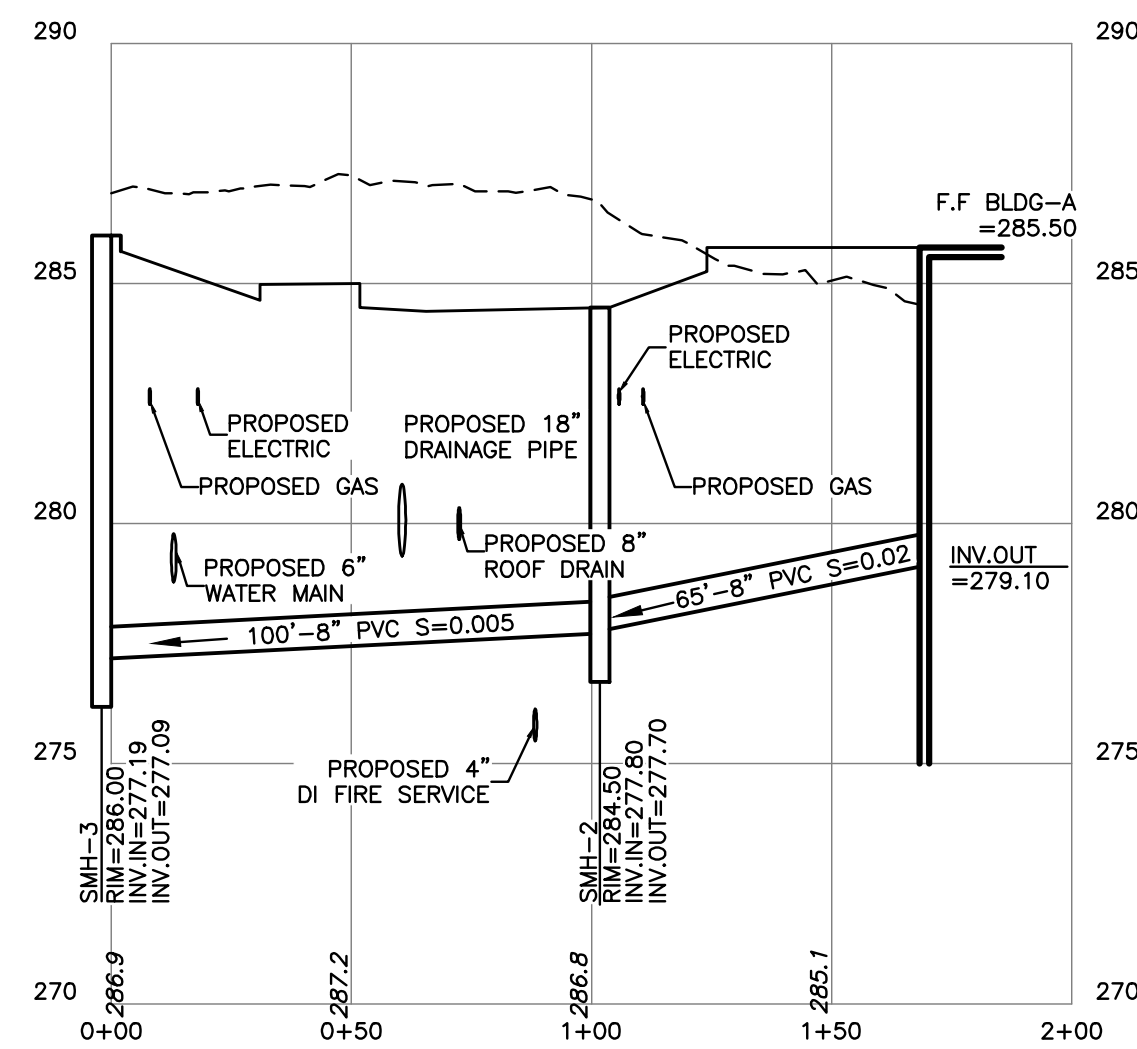
NO.	DATE	DESCRIPTION	BY



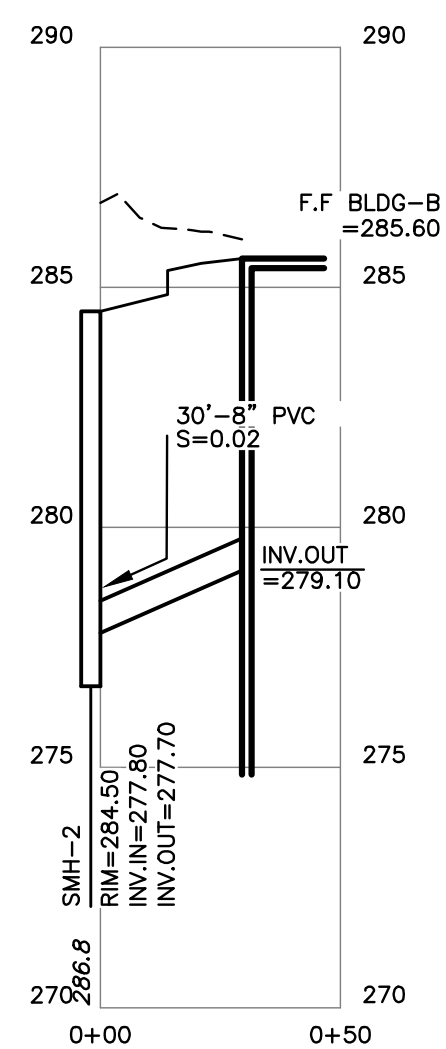
NA=PROJECTS\640-Norton-222 Rockingham Rd\DWG\CURRENT\640-LIGHTING.dwg



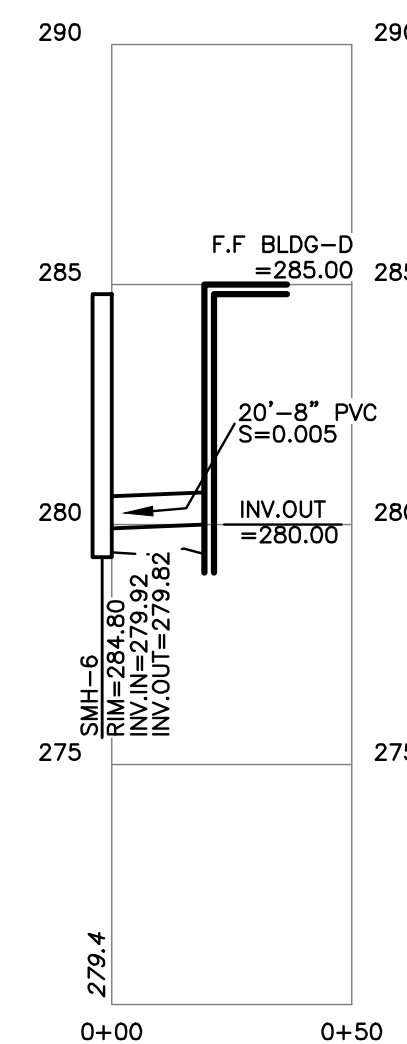
MAIN SEWER PROFILE  
SCALE: 1"=40' HORIZ., 4' VERT.



BUILDING A SEWER PROFILE  
SCALE: 1"=40' HORIZ., 4' VERT.



BUILDING B SEWER PROFILE  
SCALE: 1"=40' HORIZ., 4' VERT.



BUILDING D SEWER PROFILE  
SCALE: 1"=40' HORIZ., 4' VERT.



**SEWER PROFILE**

**TAX MAP 15 LOT 150-1**  
**220 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
BOOK 6526 PAGE 081

OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
 222 ROCKINGHAM ROAD  
 LONDONDERRY, NH 03053

SCALE: 1"=20' DATE: MAY 2, 2025

**The Dubay Group, Inc.**  
 136 Harvey Road Bldg B101  
 Londonderry, NH 03053  
 603-458-6462 - www.thedubaygroup.com  
 Engineers | Planners | Surveyors

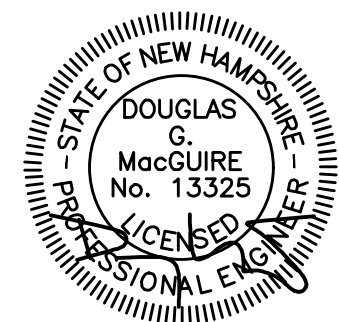
Drawn By: JHD  
 Checked By: DGM  
 Project: 640  
 File: 640-Sewer\_Profile

SHEET 15 of 24

**BENCHMARK DATA:**

TBM-T1:  
SPIKE SET  
ELEV.=281.88'

TBM-T2:  
MAG NAIL SET  
ELEV.=289.02'



NO.	DATE	DESCRIPTION	BY
3	1/15/2026	REVISED PER TOWN REVIEW COMMENTS	JHD
REVISIONS			

N:\PROJECTS\640-Norton-222 Rockingham Rd\DWG\CURRENT\640-Sewer\_Profile.dwg

**NOTE:**

1. A SWPPP REPORT NEEDS TO BE PREPARED FOR THE FEDERAL NPDES PERMIT.
2. THE RESPONSIBLE AND QUALIFIED PERSONS NEED TO BE DETERMINED PRIOR TO SUBMITTING THE NOI.
3. INSPECTION REPORTS PREPARED FOR THE EPA SHALL BE KEPT ONSITE AND ALSO SHALL BE PROVIDED ELECTRONICALLY TO THE TOWN. INSPECTIONS SHALL BE COMPLETED BY A QUALIFIED INDIVIDUAL, GENERALLY A CERTIFIED SPECIALIST OR PROFESSIONAL ENGINEER.



TBM-T1:  
SPIKE SET  
ELEV.=281.88'

TBM-T2:  
MAG NAIL SET  
ELEV.=289.02'

30' NORTHEASTERN  
GAS EASEMENT  
BOOK 125# PAGE 494  
(SEE NOTE 26)

MATERIAL STOCKPILE

SILTATION BARRIER (TYP)

CB PROTECTION  
(DANDY BAG) (TYP)

MATERIAL STOCKPILE

STABILIZED TRACKING PAD

GRAVEL DRIVE

GRAVEL DRIVE

W/F BUILDING

W/F GARAGE

**EXISTING LEGEND**

- ABUTTER LINE
- BUILDING SETBACK
- DSYL --- DOUBLE SOLID YELLOW LINE
- SSWL --- SINGLE SOLID WHITE LINE
- EDGE OF PAVEMENT
- EASEMENT
- DELINEATED WETLAND
- WETLAND SETBACK
- △ RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER
- BOUNDARY MARKER
- TREELINE

**PROPOSED LEGEND**

- PROPERTY LINE
- EDGE OF PAVEMENT
- CURB
- PAINT
- TREELINE
- CONCRETE
- SIGN
- PROPOSED GRANITE BOUND

**LEGEND:**

- STABILIZED TRACKING PAD
- CATCH BASIN PROTECTION (SILT SOCK)
- SILTATION BARRIER
- SOIL STOCK PILE AREA

**EROSION CONTROL PLAN**

**TAX MAP 15 LOT 150-1**  
**220 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
 BOOK 6526 PAGE 081

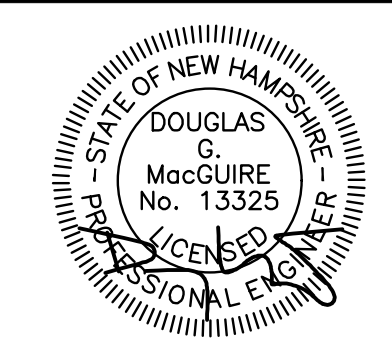
OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
 222 ROCKINGHAM ROAD  
 LONDONDERRY, NH 03053

SCALE: 1"=40'

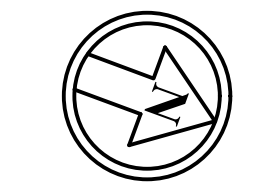
DATE: MAY 2, 2025

**BENCHMARK DATA:**  
 TBM-T1:  
 SPIKE SET  
 ELEV.=281.88'  
 TBM-T2:  
 MAG NAIL SET  
 ELEV.=289.02'

**NOTE:**  
 ALL ELECTRIC, GAS, AND LIGHTING PIPE/CONDUIT LOCATIONS, ROUTING, TYPES, AND SIZES SHOWN ARE PROTOTYPICAL. FINAL DESIGN SHALL BE COORDINATED WITH UTILITY COMPANIES AND VENDORS.



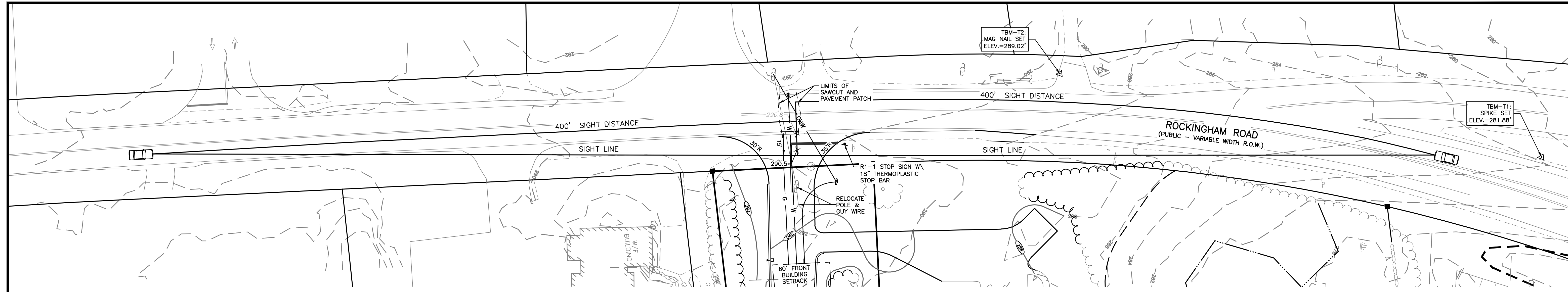
NO.	DATE	DESCRIPTION	BY
2	10/7/2025	REVISED PER STATE & LOCAL REVIEW COMMENTS	JHD
REVISIONS			



**The Dubay Group, Inc.**  
 136 Harvey Road Bldg B101  
 Londonderry, NH 03053  
 603-458-6462 - www.thedubaygroup.com  
 Engineers | Planners | Surveyors

Drawn By: JHD  
 Checked By: DGM  
 Project: 640  
 File: 640-EROSION

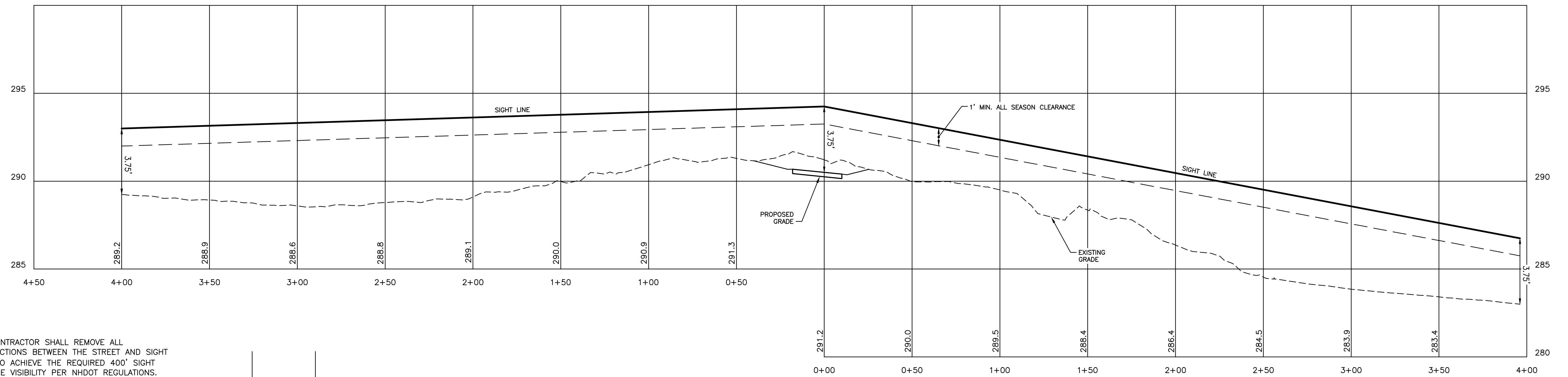
NA=PROJECTS\640-Norton-222 Rockingham Rd\DWG\CURRENT\640-EROSION.dwg



**SIGHT DISTANCE PLAN**  
SCALE: 1"=30'

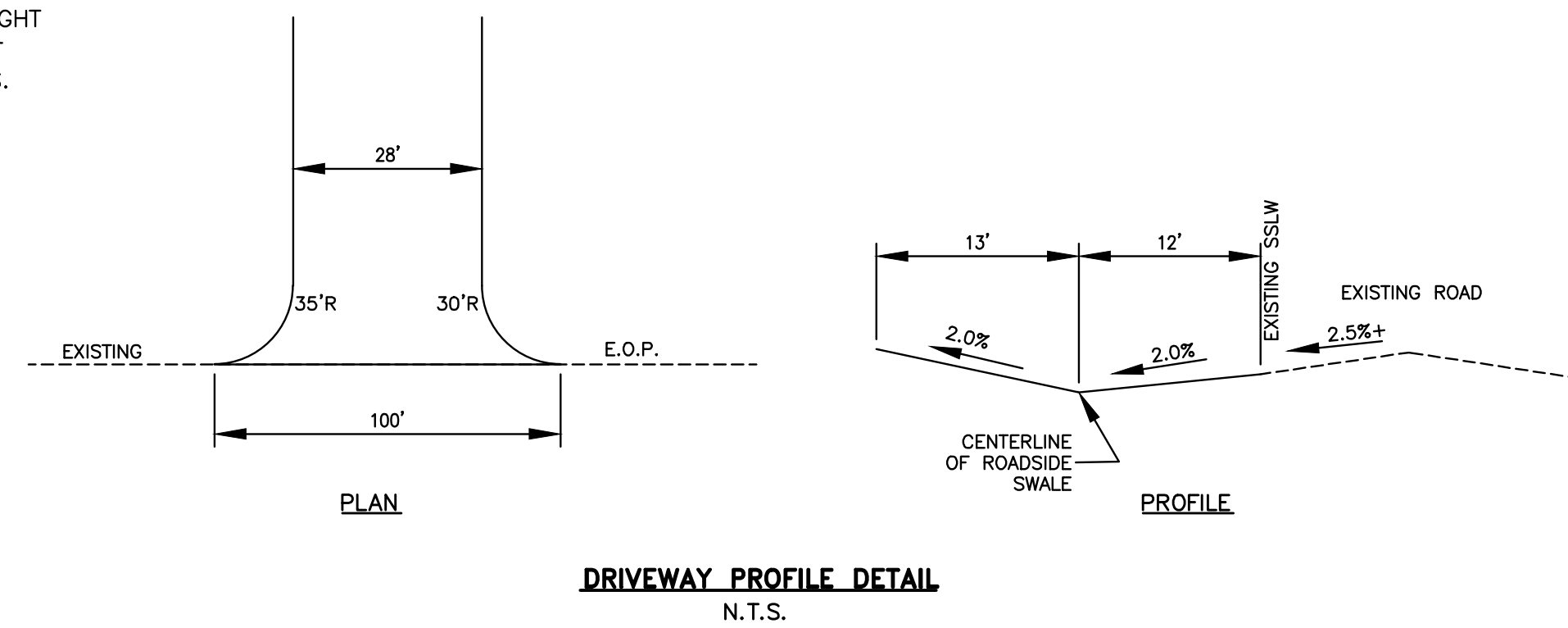
**NOTES:**

1. THE POSTED SPEED LIMIT FOR ROCKINGHAM ROAD IS 40 MPH.
2. NHDOT MINIMUM ALL SEASON SIGHT DISTANCE = 400 FEET.



**SIGHT DISTANCE PROFILE**  
SCALE: 1"=30' HORIZ., 3' VERT.

**NOTE:**  
1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 400' SIGHT DISTANCE VISIBILITY PER NHDOT REGULATIONS.



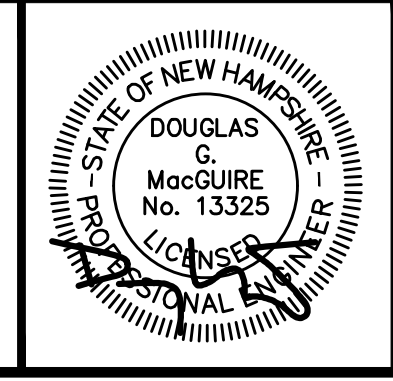
NA:\PROJECTS\640-Norton-222 Rockingham Rd\DWG\CURRENT\640-SIGHT DISTANCE.dwg

EXISTING LEGEND	
---	ABUTTER LINE
DSYL	DOUBLE SOLID YELLOW LINE
SSWL	SINGLE SOLID WHITE LINE
---	EDGE OF PAVEMENT
+	SIGN
-182	2' CONTOUR
-180	10' CONTOUR
~~~~~	TREELINE
△	RAILROAD SPIKE BOUNDARY MARKER
○	IRON PIPE BOUNDARY MARKER
PROPOSED LEGEND	
---	PROPERTY LINE
---	EDGE OF PAVEMENT
---	CURB
▬▬▬	CONCRETE
+	SIGN
○	FINISH 2-FOOT CONTOUR
○	FINISH 1-FOOT CONTOUR

**BENCHMARK DATA:**

TBM-T1:  
SPIKE SET  
ELEV.=281.88'

TBM-T2:  
MAG NAIL SET  
ELEV.=289.02'



NO.	DATE	DESCRIPTION	BY
3	1/15/2026	REVISED PER TOWN REVIEW COMMENTS	JHD
REVISIONS			



**SIGHT DISTANCE PLAN & PROFILE**

**TAX MAP 15 LOT 150-1**  
**220 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
BOOK 6526 PAGE 081

OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
222 ROCKINGHAM ROAD  
LONDONDERRY, NH 03053

SCALE: 1"=30' DATE: MAY 2, 2025

**The Dubay Group, Inc.**  
136 Harvey Road Bldg B101  
Londonderry, NH 03053  
603-458-6462 - www.thedubaygroup.com  
Engineers | Planners | Surveyors

Drawn By: JHD  
Checked By: DGM  
Project: 640  
File: 640-SIGHT DISTANCE

SHEET 17 of 24

# EROSION CONTROL NOTES

## CONSTRUCTION SEQUENCE

- AN INITIAL PRE CONSTRUCTION MEETING(S) SHALL TAKE PLACE WITH THE CONTRACTOR, OWNER AND TOWN AGENTS.
- THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE. THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. 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 PERMITTED IS RESPONSIBLE; OR ANOTHER OPERATOR/PERMITEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
- PRIOR TO ANY EARTH MOVING OPERATION INSTALL PERIMETER CONTROLS, I.E SILT FENCE AND/OR SILT/STORM FENCES AROUND THE LIMITS OF DISTURBANCE OR OTHER EROSION CONTROL DEVICE (SO AS SHOWN ON THE EROSION CONTROL PLAN. EDGE OF CONSERVATION OVERLAY DISTRICT AND NON-DISTURBANCE (NO-CUT) ZONES SHALL BE DELINEATED IN THE FIELD WITH WETLAND MARKERS PRIOR TO CONSTRUCTION.
- CONSTRUCT TEMPORARY CONSTRUCTION EXIT.
- CLEAR AND GRUB WITHIN AREAS OF DISTURBANCE UNLESS OTHERWISE NOTED.
- 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.
- SHAPE PROPOSED DRAINAGE PONDS, DITCHES AND/OR SWALES.
- PERFORM ROUGH SITE GRADING. INSTALL DRAINAGE SYSTEMS AND UTILITIES.
- INSTALL UNDERGROUND UTILITIES AND PLACE EROSION CONTROL MEASURES AROUND ANY CATCH BASINS PRIOR TO DIRECTING ANY RUNOFF TO THEM. DRAINAGE SYSTEMS SHALL BE CONSTRUCTED AND STABILIZED PRIOR TO DIRECTING ANY FLOW TO THEM. ALL SIDE SLOPES SHALL BE STABILIZED WITHIN 72 HOURS.
- LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES UP TO 10' OF THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.
- A FIRE DEPARTMENT ACCESS ROAD SHALL BE PROVIDED AT THE START OF THE PROJECT AND MAINTAINED THROUGHOUT CONSTRUCTION OF THE STRUCTURES. THE ROAD SHALL EXTEND TO WITHIN 50 FEET OF AT LEAST ONE EXTERIOR DOOR THAT CAN BE OPENED FROM THE OUTSIDE AND PROVIDE ACCESS TO THE INTERIOR OF THE BUILDINGS. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE.
- WATER MAINS AND HYDRANT SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE.
- FINISH GRADE SITE, BACKFILL ROAD SUBBASE GRAVEL IN COMPACTED LIFTS AS REQUIRED. PROVIDE TEMPORARY EROSION PROTECTION TO DITCHES AND SWALES WHERE APPLICABLE, IN THE FORM OF MULCHING, JUTE MATTING OR STONE CHECK DAMS.
- INSTALL EXTERIOR LIGHT POLE BASES, AND MAKE FINAL CONNECTIONS TO CONDUIT.
- ANY PERMANENT DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- PLACE BINDER LAYER OF PAVEMENT, THEN RAISE CATCH BASIN FRAMES TO FINAL GRADE. REINSTALL BASIN INLET PROTECTION.
- AFTER ALL DRAINAGE AND ROADWAY IMPROVEMENTS (NOT INCLUDING FINAL LAYER OF PAVEMENT) HAVE BEEN COMPLETED, BEGIN CONSTRUCTION OF THE BUILDING FOUNDATIONS AND CONNECT TO SITE UTILITIES. BEGIN BUILDING CONSTRUCTION.
- PLANT LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER.
- AFTER BUILDINGS ARE COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.
- CONSTRUCT ASPHALT WEARING COURSE.
- REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

## GENERAL CONSTRUCTION NOTES

- THE TEMPORARY BMPs ASSOCIATED WITH THIS PROJECT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND LANDOWNER, WHO WILL BE RESPONSIBLE FOR INSPECTION, OPERATION, AND MAINTENANCE.
- EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION OF THE NHDOT". EROSION CONTROL SHALL BE INSTALLED DOWNHILL OF ALL AREAS WHERE WORK WILL EXPOSE UNPROTECTED SOIL TO PREVENT SEDIMENT FROM ENTERING CATCH BASINS, DRAINAGE STRUCTURES AND/OR DRAINAGE WAYS. INSTALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES PRIOR TO ANY EARTH MOVING OPERATIONS. THE CONTRACTOR SHALL MANAGE THE PROJECT IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
- EROSION CONTROL DEVICES SHALL BE INSTALLED WHERE REQUIRED PRIOR TO ANY ON-SITE GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. EROSION CONTROL MEASURES SHALL BE MAINTAINED DURING DEVELOPMENT AND SHALL BE CHECKED PERIODICALLY AND EXCESS SILT SHALL BE REMOVED.
- ALL DISTURBED AREAS WHICH ARE FINISH GRADED SHALL BE LOAMED (6" MINIMUM) AND SEEDED. SEE SEEDING AND FERTILIZER SPECIFICATION. SEE SLOPE DESIGN AND/OR LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
- ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER SHALL BE MACHINED STRAW MULCHED AND SEEDED WITH SLOPE STABILIZATION SEED MIXTURE TO PREVENT EROSION. STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE.
- ALL DRAINAGE SYSTEMS (DITCHES, SWALES, DRAINAGE PONDS/BASINS, ETC.) SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. STORMWATER FLOWS ARE NOT TO BE DIRECTED TO THESE SYSTEMS UNTIL CONTRIBUTING AREAS HAVE ALSO BEEN FULLY STABILIZED.
- CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES IN ACCORDANCE WITH NHDES, EPA & TOWN

REQUIREMENTS FOR THE DURATION OF THE PROJECT. WATER FOR DUST CONTROL SHALL BE PROVIDED ON SITE. FUGITIVE DUST IS CONTROLLED IN ACCORDANCE WITH ENV-A 1000.

- ALL EROSION CONTROLS ARE TO BE INSPECTED WEEKLY AND AFTER 0.50" OR GREATER OF RAINFALL WITHIN A 24 HOUR PERIOD.
- ALL FILLS SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED. FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC. AND SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.
- SILT FENCES AND/OR SILT/STORM FENCES SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND/OR SILT/STORM FENCES SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURE LOCATION.
- PAVED AREAS MUST BE KEPT CLEAN AT ALL TIMES.
- 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. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING. EXPOSURE OF UNSTABILIZED SOILS SHALL BE TEMPORARILY STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 45 DAYS OF INITIAL DISTURBANCE.
- WINTERIZATION EFFORTS FOR AREAS NOT STABILIZED BY OCT. 15TH SHALL BE MADE BY THE APPROPRIATE USE OF MATTING, BLANKETS, MULCH AND SEEDING.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS HAS BEEN INSTALLED IN AREAS TO BE PAVED;
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- 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 CONTRACTOR SHALL BE REQUIRED TO IMMEDIATELY INSTALL AND MAINTAIN THE NECESSARY EROSION PROTECTION.

## SEEDING SPECIFICATION

- TEMPORARY SEED
  - TEMPORARY VEGETATIVE COVER SHOULD BE APPLIED WHERE EXPOSED SOIL SURFACES WILL NOT BE FINAL GRADED WITHIN 45 DAYS.
  - SEED BED PREPARATION SHALL BE IN ACCORDANCE WITH THE NHDES STORMWATER MANAGEMENT MANUAL, VOLUME 3, TEMPORARY VEGETATION SECTION.
  - SEEDING MIXTURE
 

MIXTURE	SPECIES	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
	WINTER RYE	112	2.50
	OATS	80	2.00
	ANNUAL RYEGRASS	40	1.00
	PERENNIAL RYEGRASS	30	0.17
	TOTAL	262	5.67

- SEEDING SCHEDULE
  - SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES.
  - PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST. IF SEEDING CANNOT BE DONE WITHIN THE SPECIFIED SEEDING DATES, MULCH ACCORDING TO THE NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3, CONSTRUCTION PHASE EROSION AND SEDIMENT CONTROLS AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- ESTABLISHING A STAND OF GRASS
  - STONES AND TRASH SHOULD BE REMOVED FROM LOAMED AREAS SO AS NOT TO INTERFERE WITH THE SEEDING PROCESS.
  - WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
  - IF APPLICABLE, FERTILIZER AND ORGANIC SOIL AMENDMENTS SHOULD BE APPLIED DURING THE GROWING SEASON.
  - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER (N-P205-K20) OR EQUIVALENT. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET).
  - FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER

- SEED SHOULD BE SPREAD UNIFORMLY BY A METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDING HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER.
  - INOCULATE ALL LEGUME SEED WITH THE CORRECT TYPE AND AMOUNT OF INOCULANTS.
  - NORMAL SEEDING DEPTH IS FROM 1/4 TO 1/2 INCH. HYDROSEEDING THAT INCLUDES MULCH MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10 % WHEN HYDROSEEDING.
  - WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG.
  - THE GRADE "A" OF SEEDING MIXTURE SHOULD BE USED WITH THE FOLLOWING SEEDING RATES, BASED ON THE SEEDING GUIDE.
 

MIXTURE	SPECIES	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
A	TALL FESCUE	20	0.45
	CREeping RED FESCUE	20	0.45
	REDTOP	2	0.05
	TOTAL	42	0.95

- ALTERNATE PERMANENT SEEDING FOR AREAS NOT RECEIVING LAWN OR LANDSCAPING SHALL BE AS FOLLOWS:
  - THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX CONTAINS A SELECTION OF NATIVE GRASSES AND WILDFLOWERS DESIGNED TO COLONIZE GENERALLY MOIST, RECENTLY DISTURBED SITES WHERE QUICK GROWTH OF VEGETATION IS DESIRED TO STABILIZE THE SOIL SURFACE. THIS MIX IS PARTICULARLY APPROPRIATE FOR DETENTION BASINS WHICH DO NOT NORMALLY HOLD STANDING WATER. THE PLANTS IN THIS MIX CAN TOLERATE INFREQUENT INUNDATION, BUT NOT CONSTANT FLOODING. IN NEW ENGLAND, THE BEST RESULTS ARE OBTAINED WITH A SPRING OR EARLY FALL SEEDING. SUMMER AND FALL SEEDING CAN BE SUCCESSFUL WITH A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. LATE FALL AND WINTER DORMANT SEEDING REQUIRE A SLIGHT INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE.
  - APPLICATION RATE: 35 LBS/ACRE 1245 SQ FT/LB
  - SPECIES: SWITCHGRASS (PANICUM VIRGATUM), CREeping RED FESCUE (FESTUCA RUBRA), VIRGINIA WILD RYE (ELYMUS VIRGINICUS), FOX SEDGE (CAREX VULPINOIDEA), CREeping BENTGRASS (AGROSTIS STOLONIFERA), SILKY WILD RYE (ELYMUS VILLOSUS), NODDING BUR-MARIIGOLD (BISENS CERNUA), SOFT RUSH (JUNCUS EFFUSUS), GRASS-LEAVED GOLDENROD (SOLIDAGO GRAMINIFOLIA), SENSITIVE FERN (ONOCLEA SENSIBILIS), JOE-PYE WEED (EUPATORIUM MACULATUM), BONESET (EUPATORIUM PERFORIATUM), FLAT-TOP ASTER (ASTER UMBELLATUS), NEW YORK ASTER (ASTER NOVI-BELGII), BLUE VERVAIN (VERBENA

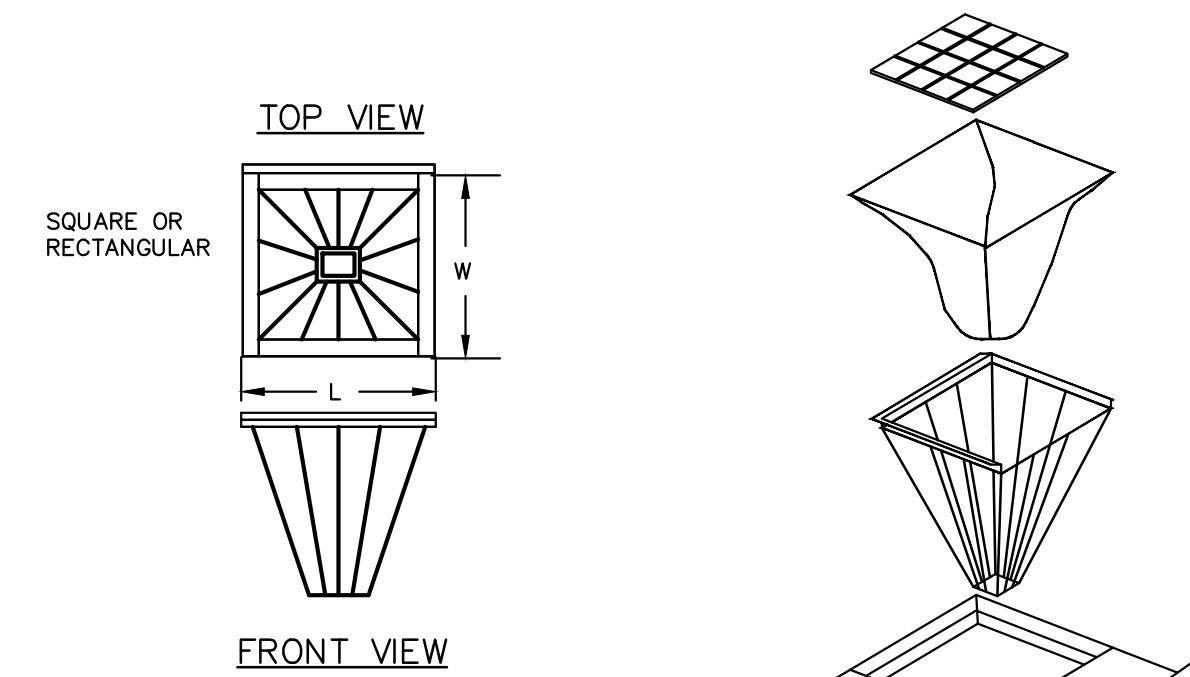
HASTATA).

## WINTER NOTES

- ALL PROPOSED VEGETATED 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 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;
- ALL AREAS TO BE PLANTED WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15TH, INCOMPLETE SURFACES TO BE PAVED, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3 OR CRUSHED STONE.

## MAINTENANCE AND PROTECTION

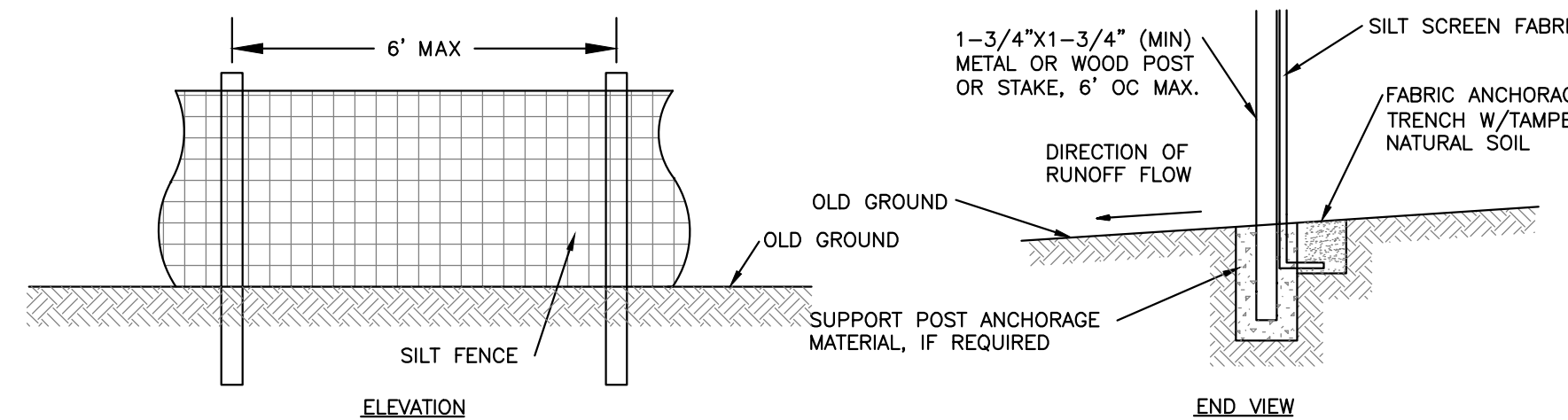
- THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT DEVELOPS.
- TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH A UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.
- SEEDED AREAS WILL BE FERTILIZED AND RE-SEEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.
- THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY, UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
- THE SILT FENCE AND/OR SILT/STORM BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- SILT FENCE AND/OR SILT/STORM SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND/OR SILT/STORM REMOVAL SHALL BE PERMANENTLY SEEDED.



## FILTER BASKET NOTES:

- INLET BASKETS SHALL BE USED ON ALL CATCH BASINS DURING CONSTRUCTION. INLET BASKETS SHALL BE "METAL-ERA" OR APPROVED EQUAL.
- FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND EXTEND AT LEAST 6 INCHES PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.
- THE FILTER FABRIC SHALL BE A GEO-TEXTILE 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: MINIMUM 60 psi (ASTM D774).
  - THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND MINIMUM PERMEABILITY OF 120 gpm/sq. ft.
  - THE INLET BASKET 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 ENTERING THE DRAINAGE PIPING SYSTEM AND/OR CAUSING SURFACE FLOODING.
  - INLET BASKET SHALL BE MAINTAINED IN PLACE UNTIL ALL PAVING IS COMPLETED AND ALL UNPAVED AREAS HAVE BEEN STABILIZED WITH VEGETATION.

## INLET FILTER BASKET NOT TO SCALE



## CRITERIA FOR SILT FENCES:

- SILT FENCE FILTER CLOTH: THE FABRIC FOR THE SILT FENCE SHALL MEET THE FOLLOWING SPECIFICATIONS:

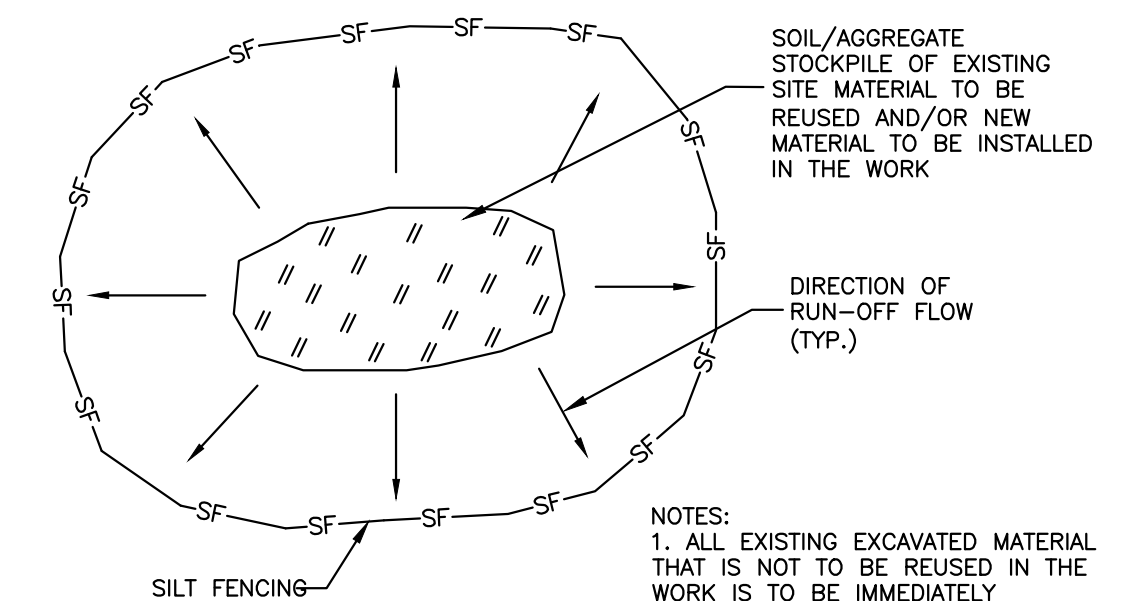
FABRIC PROPERTIES	VALUES	TEST METHOD
GRAB TENSILE STRENGTH (lbs)	90	ASTM D1682
ELONGATION AT FAILURE (%)	50	ASTM 1682
MULLEN BURST STRENGTH (PSI)	190	ASTM D3786
PUNCTURE STRENGTH (lbs)	40	ASTM D751
EQUIVALENT OPENING SIZE	40-80	US STD SIEVE

- FENCE POSTS (FOR FABRICATED UNITS) - THE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND SPACED A MINIMUM OF 6 FEET. WOOD POSTS WILL BE OF SOUND QUALITY HARDWOOD WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
- 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 INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

## MAINTENANCE:

- 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.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED WITHIN 24 HOURS.

## SILTATION FENCING DETAIL NOT TO SCALE



- NOTES:
- 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.
  - RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
  - STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

## MATERIAL STOCKPILE DETAIL NOT TO SCALE

## DETAIL SHEET 1

**TAX MAP 15 LOT 150-1**  
**222 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
 BOOK 6526 PAGE 081

OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
 222 ROCKINGHAM ROAD  
 LONDONDERRY, NH 03053

SCALE: N.T.S.

DATE: MAY 2, 2025

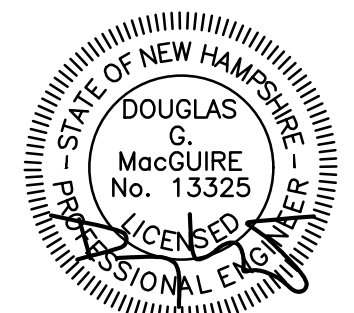
**The Dubay Group, Inc.**  
 136 Harvey Road Bldg B101  
 Londonderry, NH 03053  
 603-458-6462 - www.thedubaygroup.com  
 Engineers | Planners | Surveyors

Drawn By: JHD  
 Checked By: DGM  
 Project: 640  
 File: 640-DETAILS

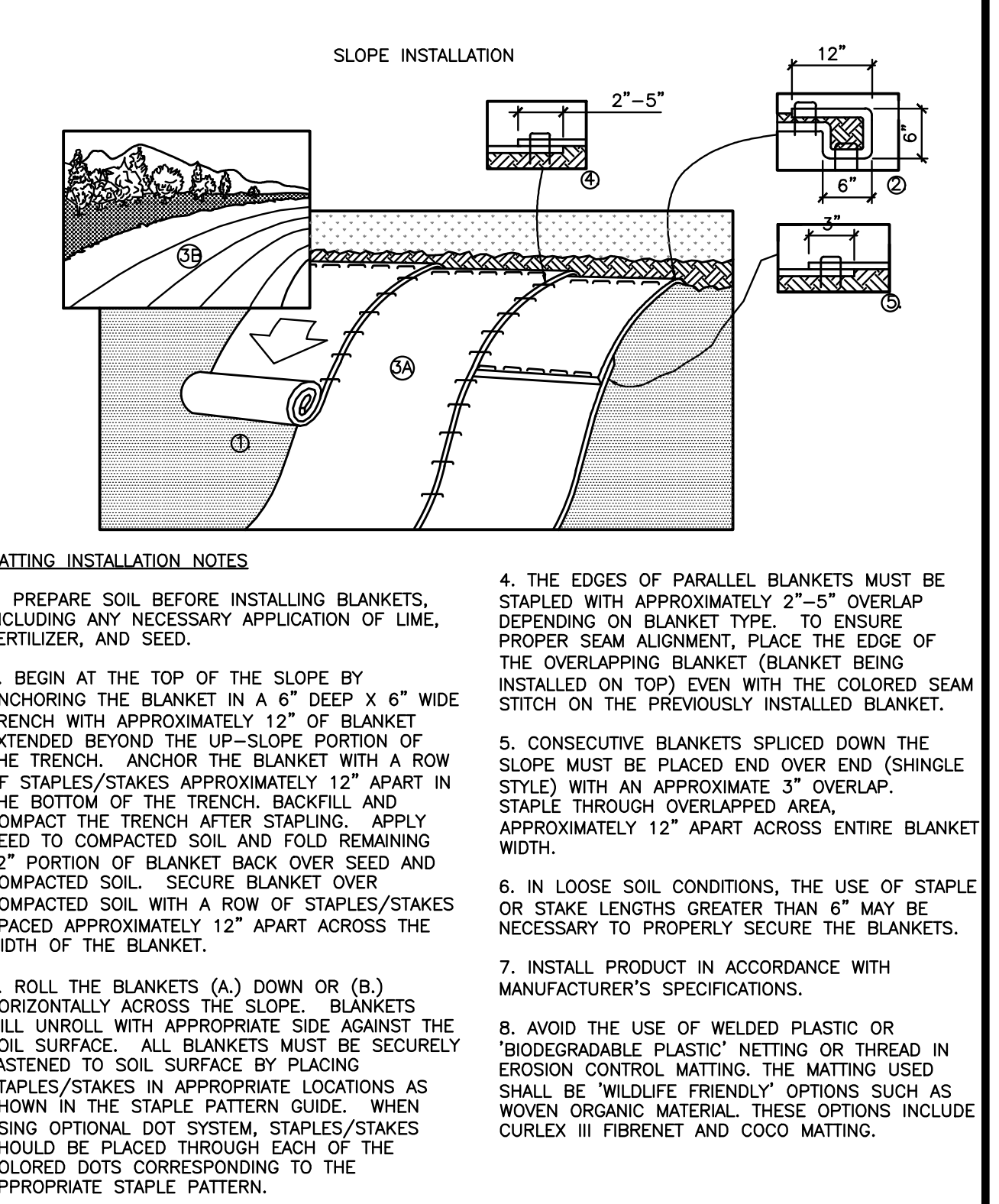
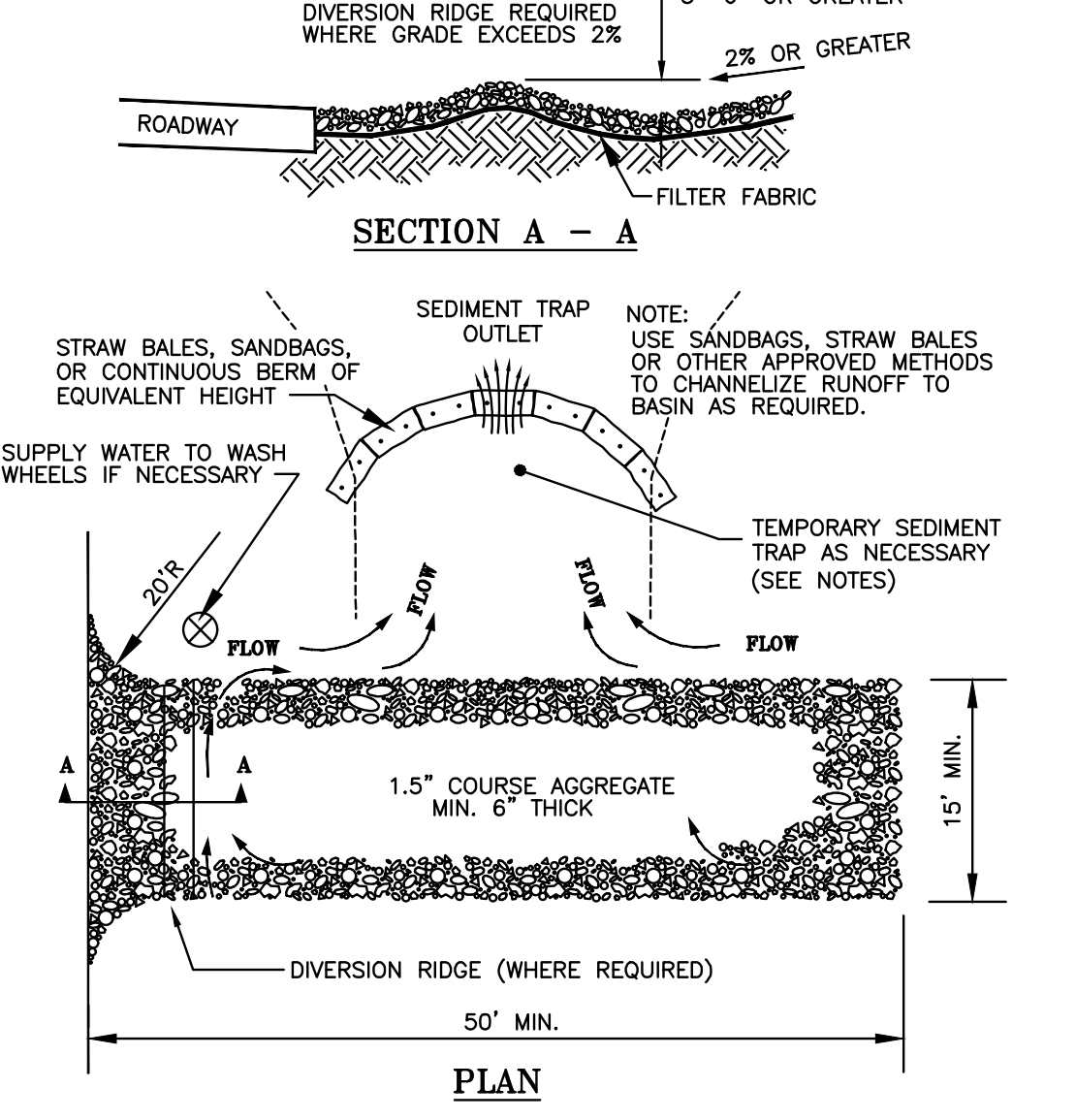
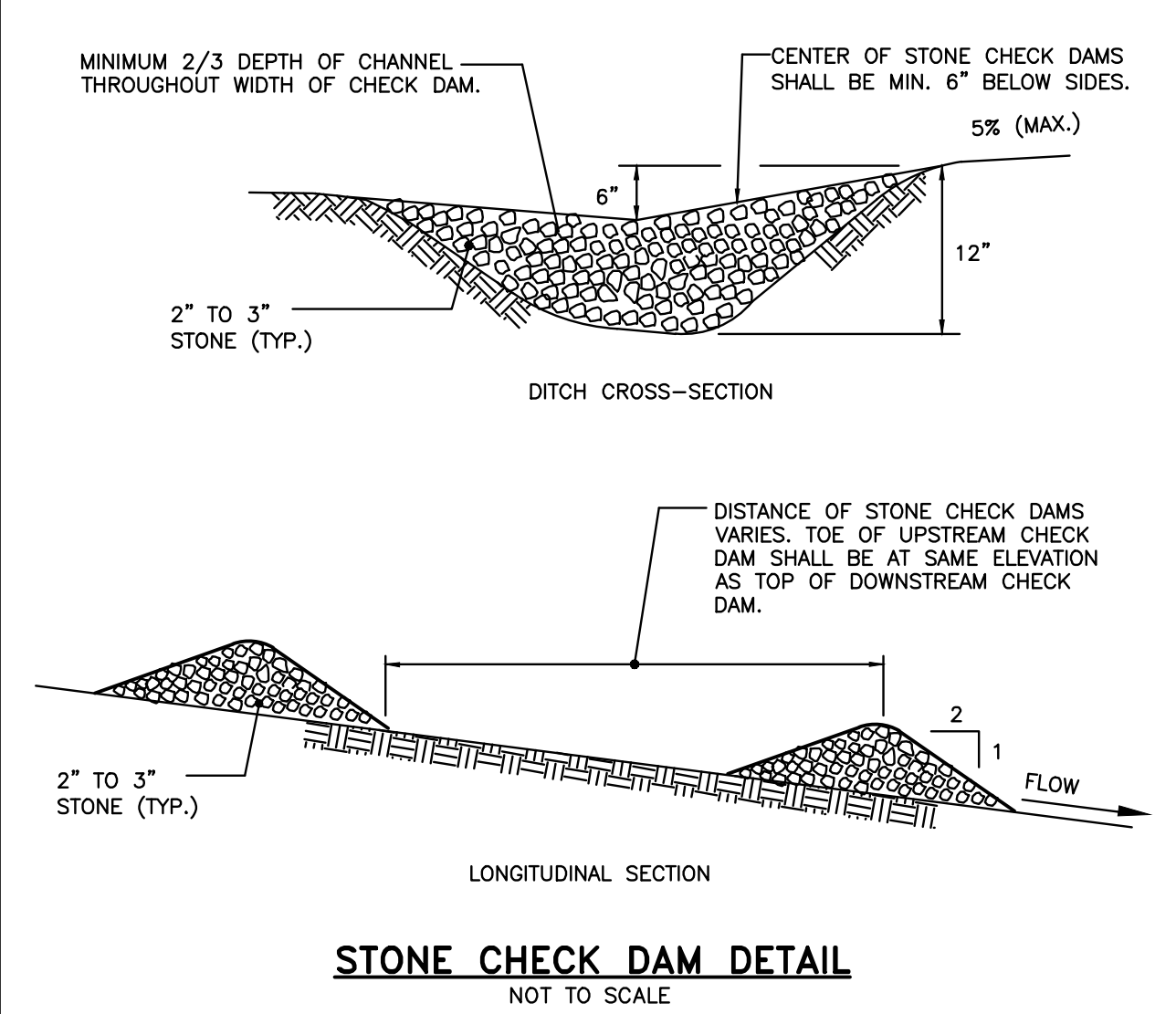
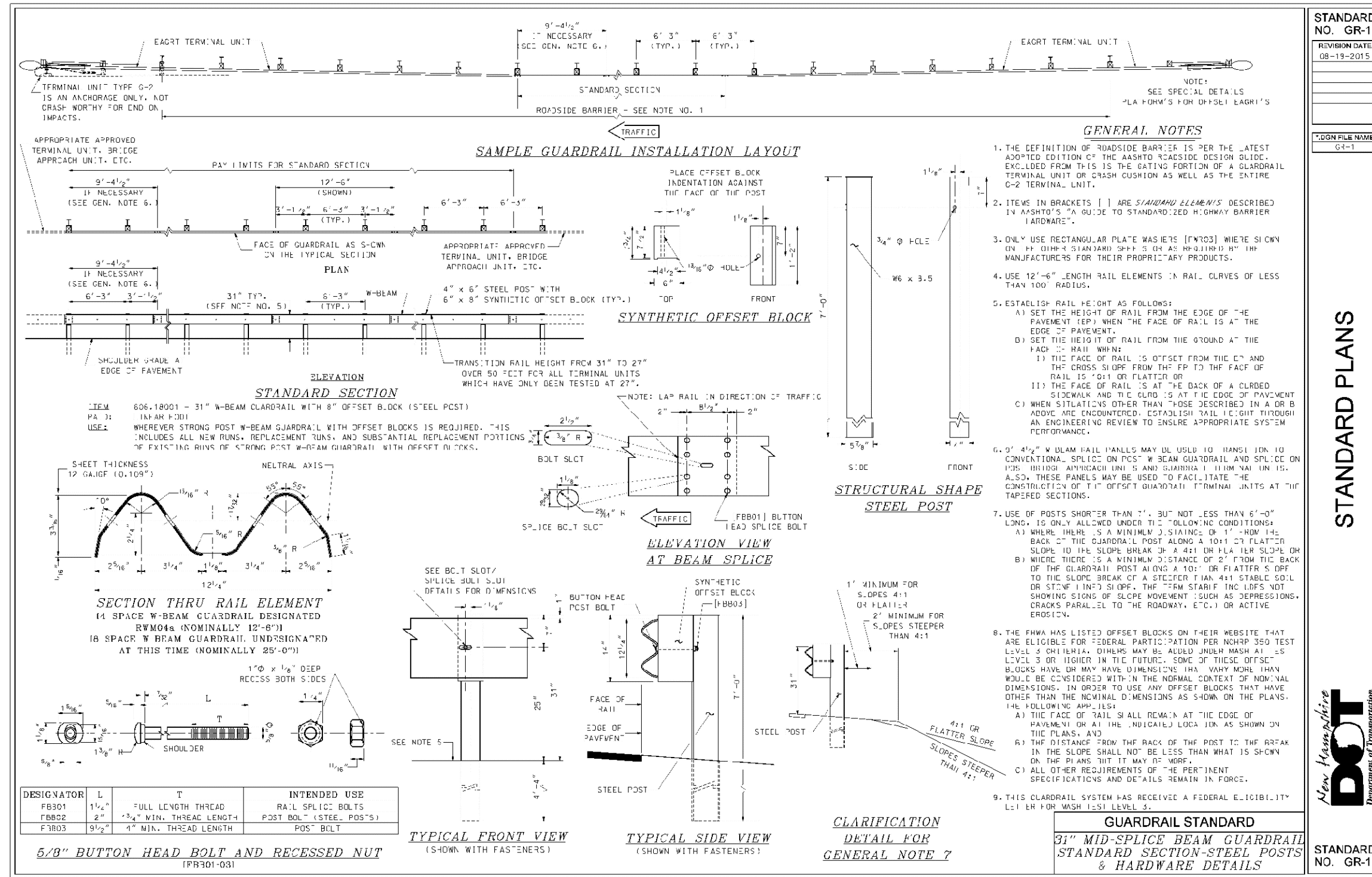
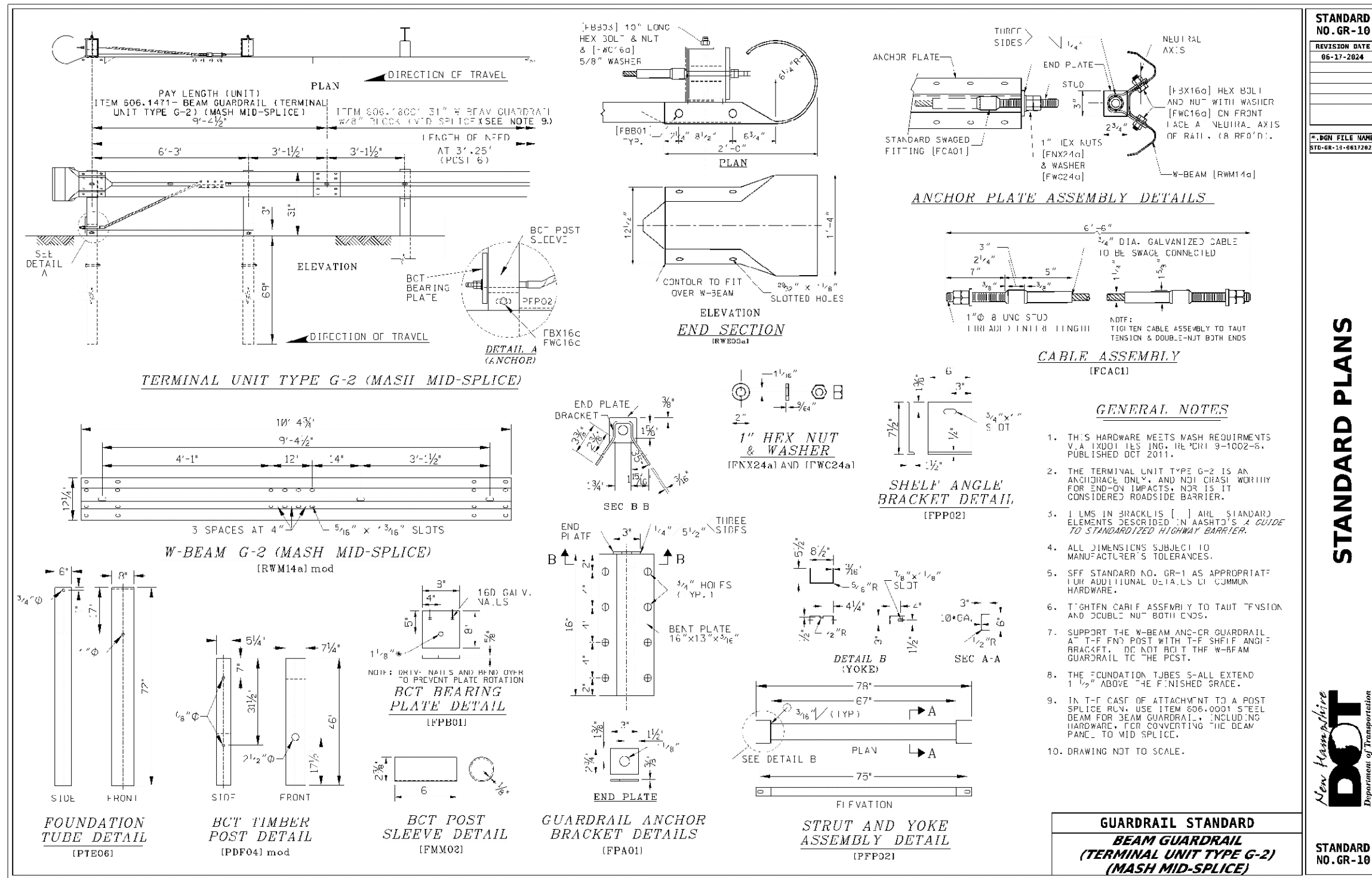
SHEET 18 of 24

## BENCHMARK DATA:

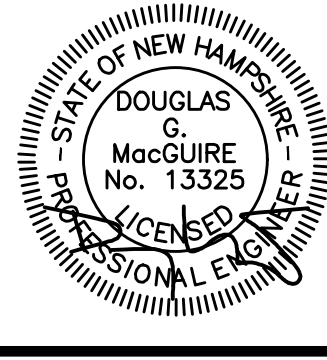
TBM-T1:  
 SPIKE SET  
 ELEV.=281.88'  
  
 TBM-T2:  
 MAG NAIL SET  
 ELEV.=289.02'



NO.	DATE	DESCRIPTION	BY
2	10/7/2025	REVISED PER STATE & LOCAL REVIEW COMMENTS	JHD
REVISIONS			



NA=PROJECTS\640-Norton-222 Rockingham Rd\DWG\CURRENT\640-DETAILS.dwg



NO.	DATE	DESCRIPTION	BY
3	1/15/2026	REVISED PER TOWN REVIEW COMMENTS	JHD
REVISIONS			

**DETAIL SHEET 2**

**TAX MAP 15 LOT 150-1**  
**220 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
 BOOK 6526 PAGE 081

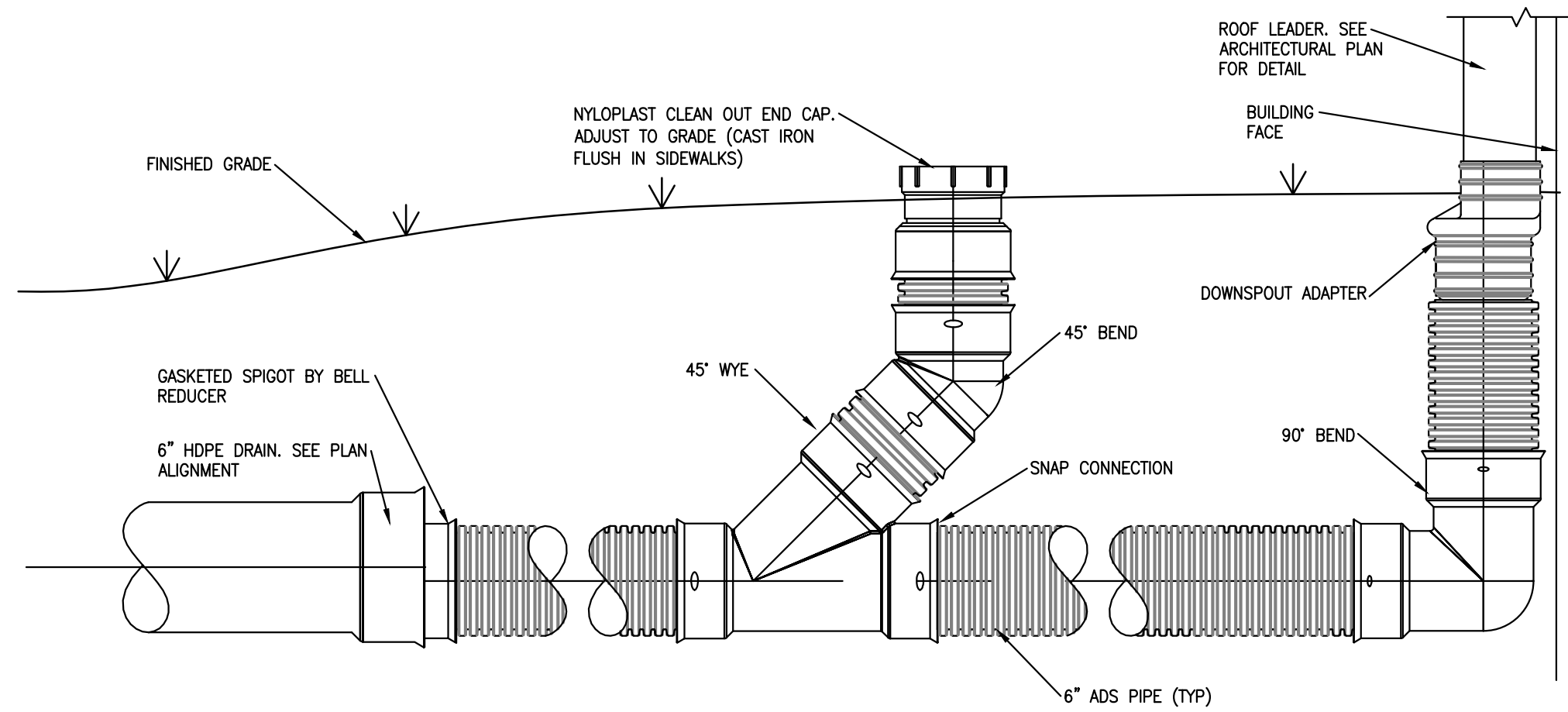
OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
 222 ROCKINGHAM ROAD  
 LONDONDERRY, NH 03053

SCALE: N.T.S. DATE: MAY 2, 2025

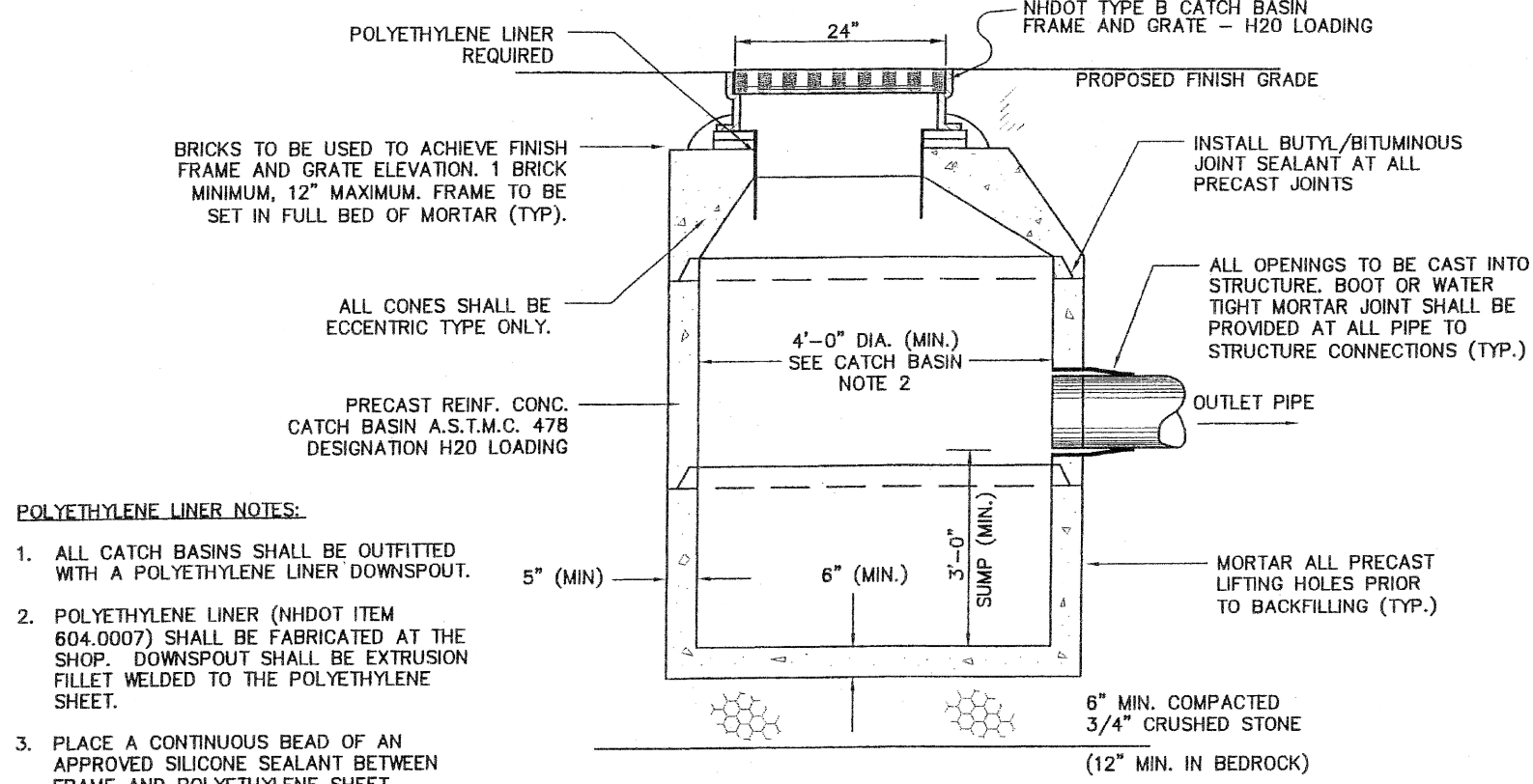
**The Dubay Group, Inc.**  
 136 Harvey Road Bldg B101  
 Londonderry, NH 03053  
 603-458-6462 - www.thedubaygroup.com  
 Engineers | Planners | Surveyors

Drawn By: [Blank]  
 Checked By: [Blank]  
 Project: 640  
 File: 640-DETAILS

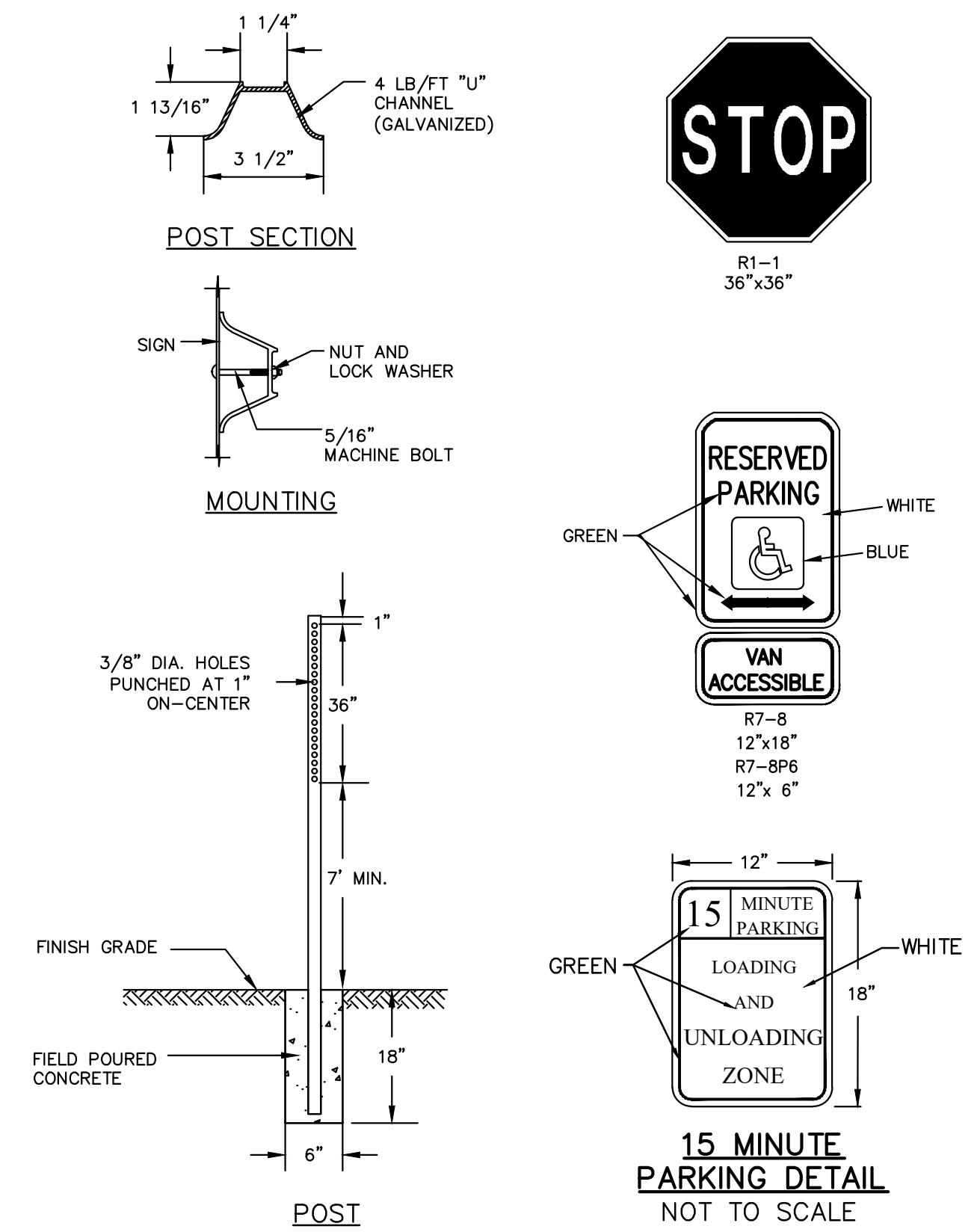
SHEET 19 of 24



**ADS ROOF DRAIN DETAIL (FOR GUTTER LEADERS)**  
NOT TO SCALE



**CATCH BASIN DETAIL**  
EXHIBIT D104  
NOT TO SCALE

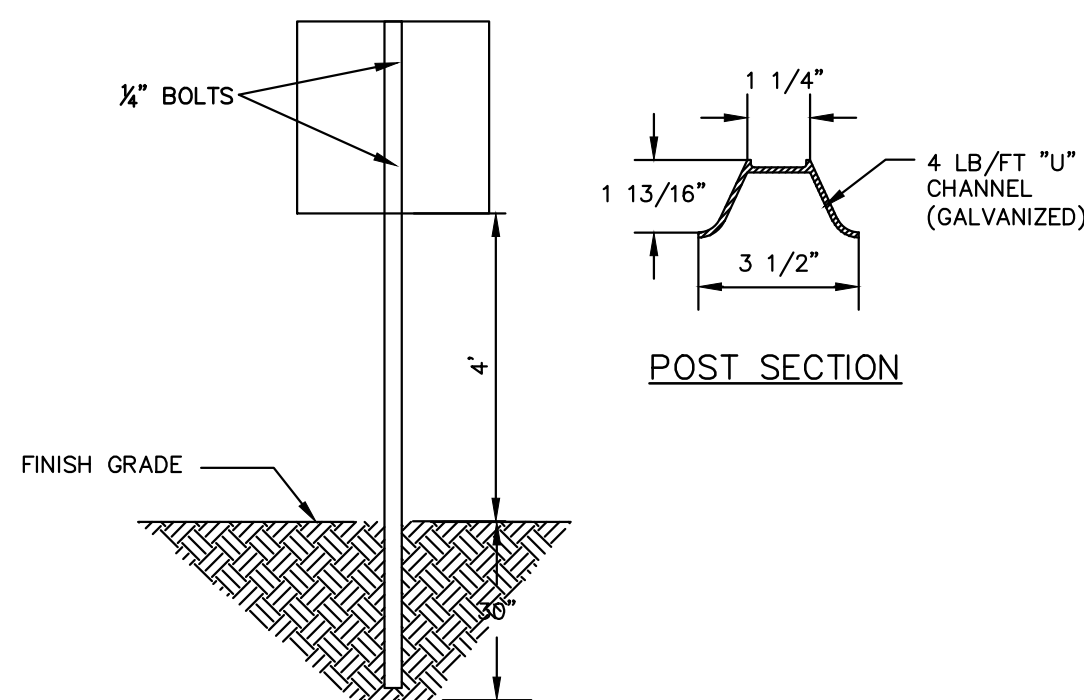


**TYPICAL SIGN POST DETAIL**  
NOT TO SCALE

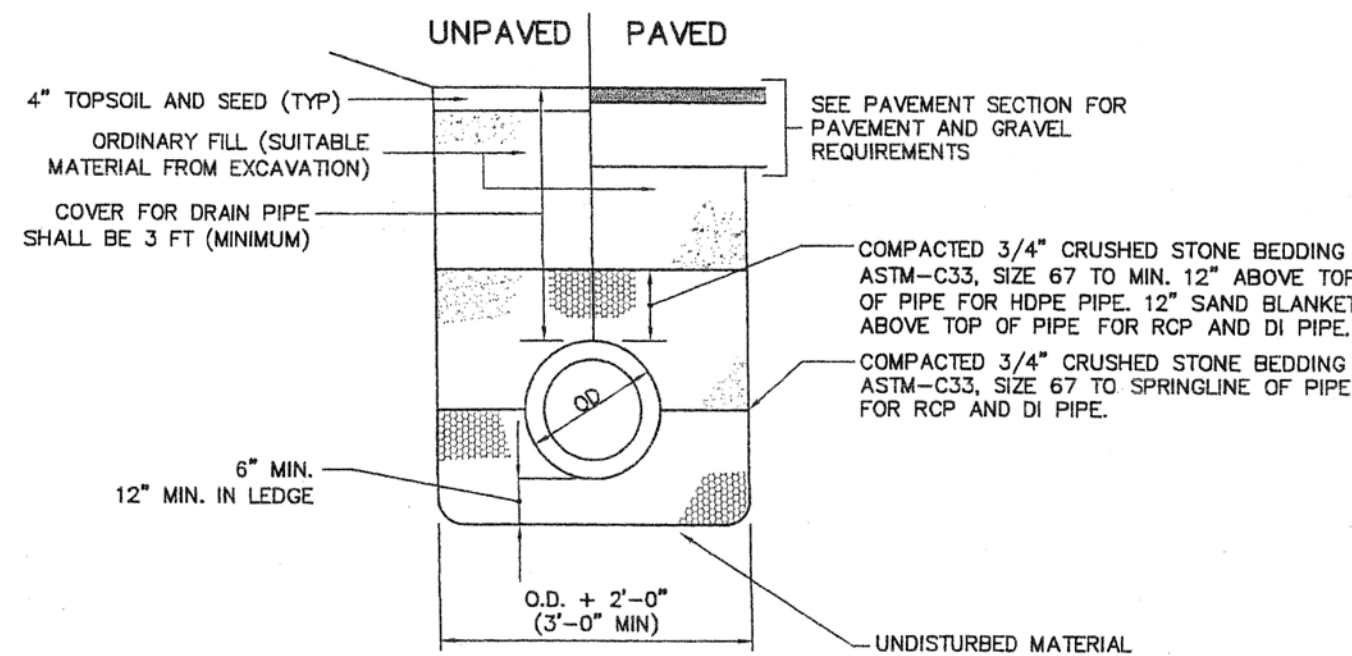


**PROTECTED CONSERVATION AREA MARKER**  
NOT TO SCALE

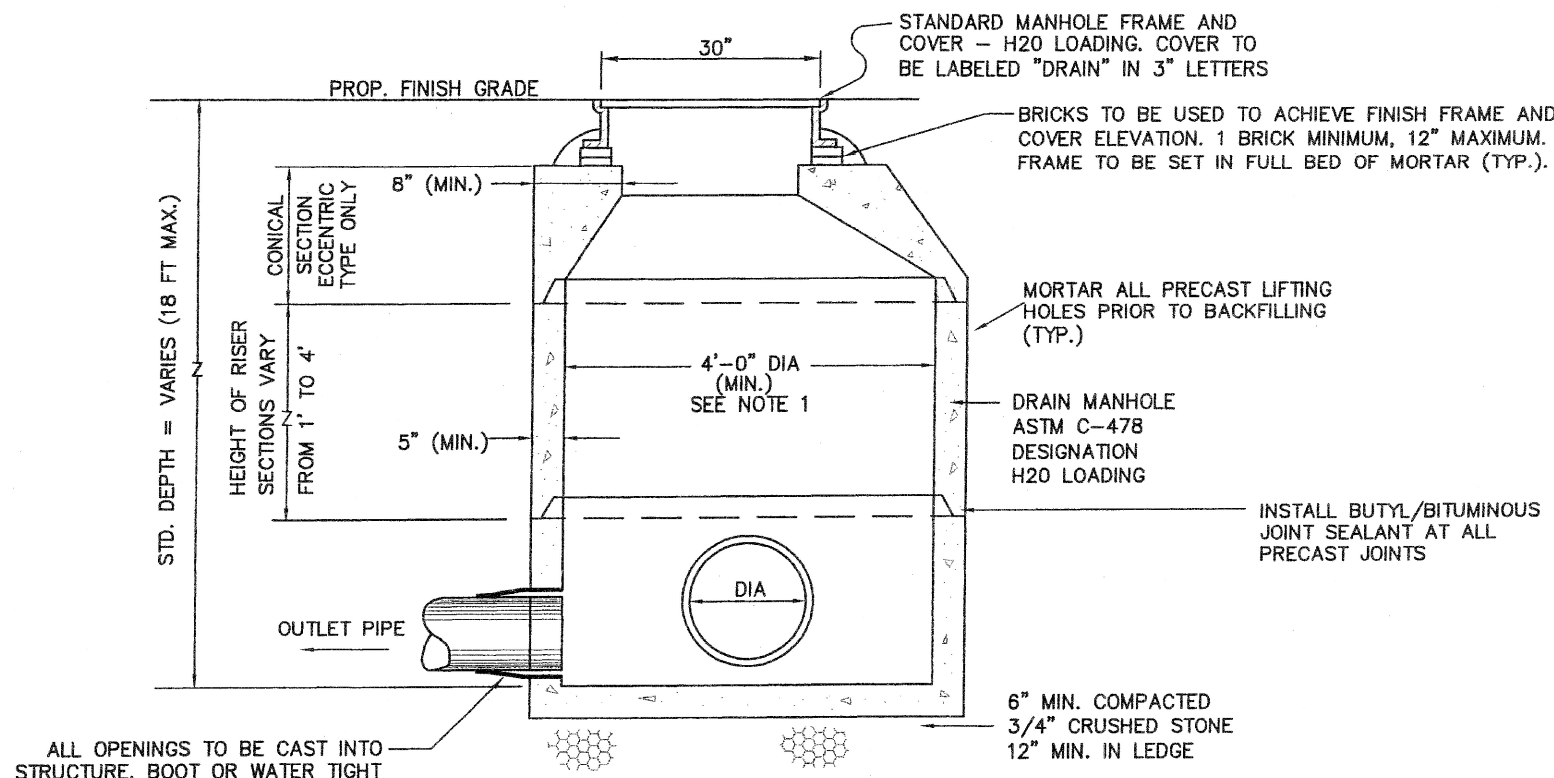
- NOTES:**
1. THE MAXIMUM SPACING BETWEEN SIGNS SHALL BE 50 FEET.
  2. SIGNS SHALL BE PLACED ON TREES AT THE BUFFER LINE, OR SHALL BE INSTALLED ON SIGN POSTS AT LOCATIONS APPROVED BY THE TOWN.
  3. SIGNS ARE AVAILABLE FOR PURCHASE FROM THE PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT AT THE COST DETERMINED BY THE PLANNING DEPARTMENT TO RECOVER THE TOWN'S COST OF PURCHASING THE SIGNS TO BE MADE AVAILABLE.



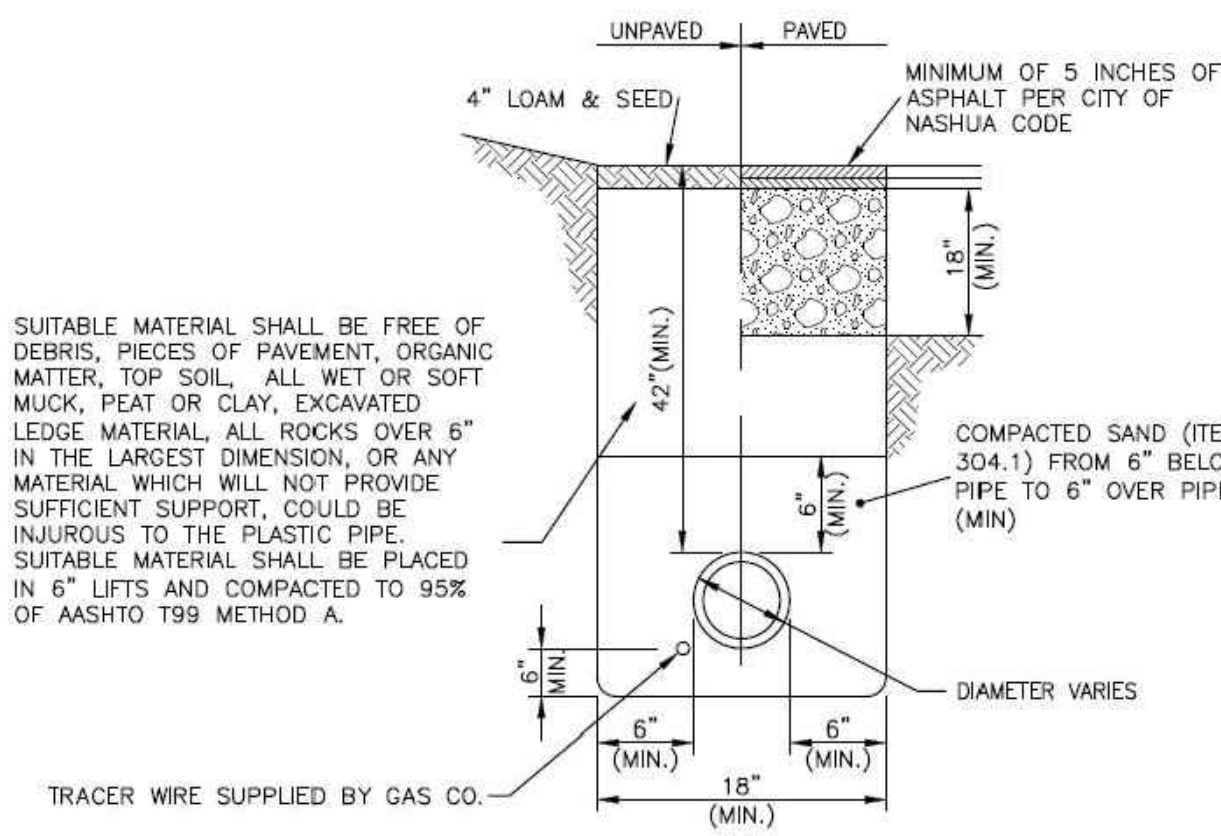
**CONSERVATION SIGN POST DETAIL**  
NOT TO SCALE



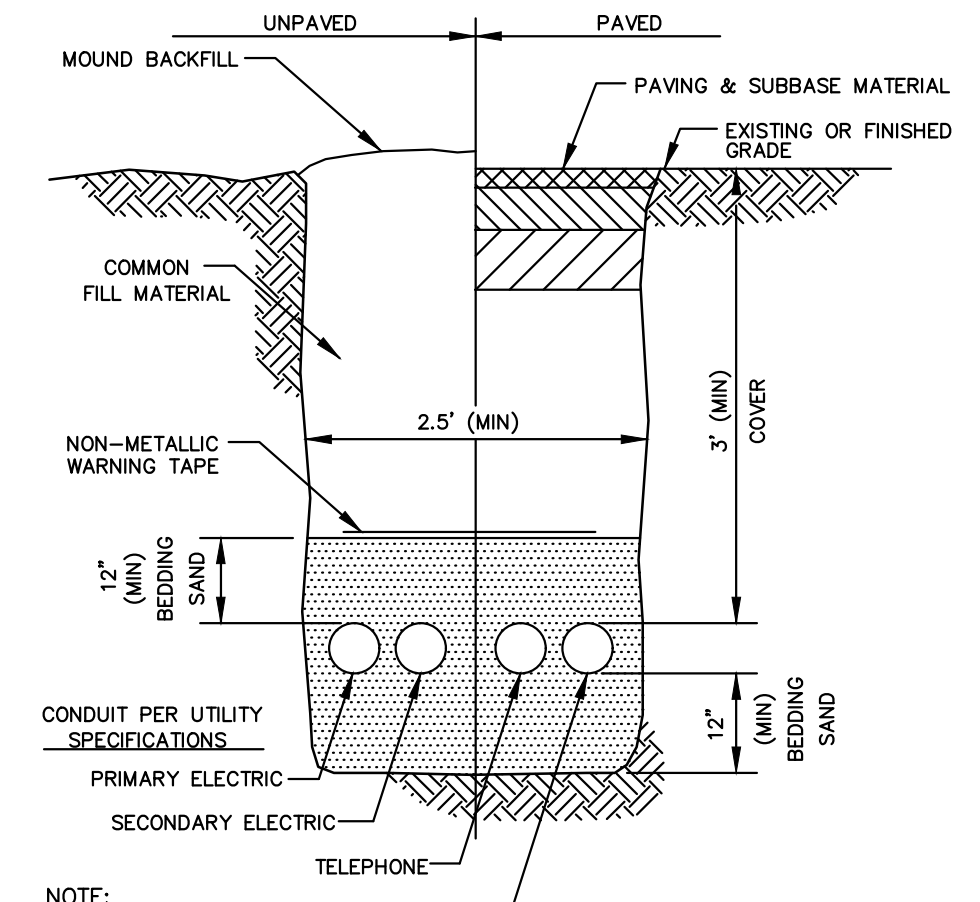
**TYPICAL DRAIN PIPE TRENCH**  
EXHIBIT D101  
NOT TO SCALE



**PRECAST DRAIN MANHOLE DETAIL**  
EXHIBIT D103  
NOT TO SCALE



**GAS LINE TRENCH DETAIL**  
NOT TO SCALE



**CONDUIT TRENCH DETAIL**  
NOT TO SCALE

**DETAIL SHEET 3**

**TAX MAP 15 LOT 150-1**  
**222 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
BOOK 6526 PAGE 081  
OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
222 ROCKINGHAM ROAD  
LONDONDERRY, NH 03053

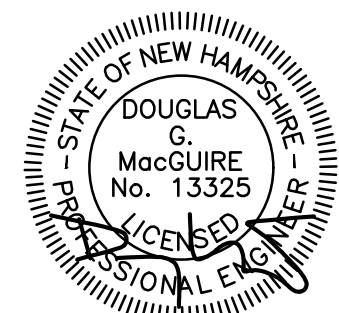
SCALE: N.T.S.

DATE: MAY 2, 2025

**The Dubay Group, Inc.**  
136 Harvey Road Bldg B101  
Londonderry, NH 03053  
603-458-6462 - www.thedubaygroup.com  
Engineers | Planners | Surveyors

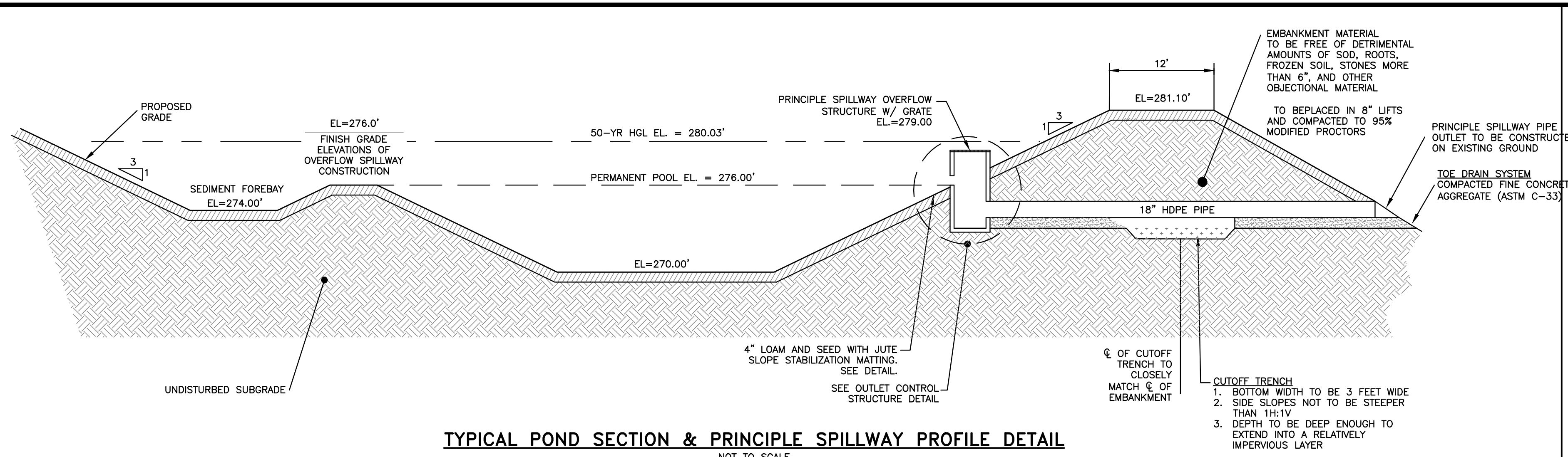
Drawn By: JHD  
Checked By: DGM  
Project: 640  
File: 640-DETAILS

SHEET 20 of 24



NO.	DATE	DESCRIPTION	BY
2	10/7/2025	REVISED PER STATE & LOCAL REVIEW COMMENTS	JHD
1	8/20/2025	REVISED PER DOT REVIEW COMMENTS	JHD

**BENCHMARK DATA:**  
TBM-T1:  
SPIKE SET  
ELEV.=281.88'  
TBM-T2:  
MAG NAIL SET  
ELEV.=289.02'



**TYPICAL POND SECTION & PRINCIPLE SPILLWAY PROFILE DETAIL**  
NOT TO SCALE

**CONSTRUCTION CRITERIA:**

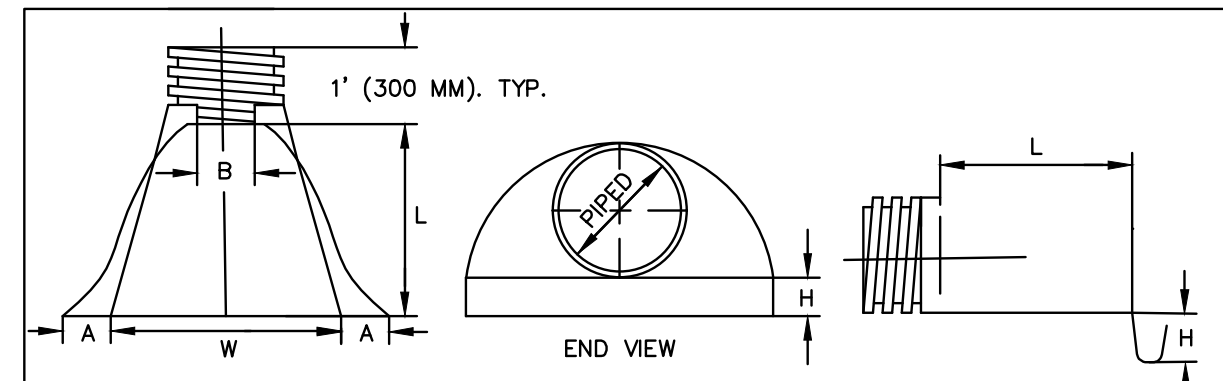
- FOUNDATION PREPARATION** - THE FOUNDATION AREA SHALL BE CLEARED OF TREES, LOGS, STUMPS, ROOTS, BRUSH, BOULDERS, SOD, AND RUBBISH. IF NEEDED TO ESTABLISH VEGETATION, THE TOPSOIL AND SOD SHALL BE STOCKPILED AND SPREAD ON THE COMPLETED DAM AND SPILLWAYS. FOUNDATION SURFACES SHALL BE SLOPED NO STEEPER THAN 1:1. THE FOUNDATION AREA SHALL BE THOROUGHLY SCARIFIED BEFORE PLACEMENT OF THE MATERIAL. THE SURFACE SHALL HAVE MOISTURE ADDED OR IT SHALL BE COMPACTED IF NECESSARY SO THAT THE FIRST LAYER OF FILL MATERIAL CAN BE COMPACTED AND BONDED TO THE FOUNDATIONS. THE CUTOFF TRENCH AND ANY OTHER REQUIRED EXCAVATIONS SHALL BE DUG TO THE LINES AND GRADES SHOWN ON THE PLANS OR AS STAKED IN THE FIELD. IF THEY ARE SUITABLE, EXCAVATED MATERIALS SHALL BE USED IN THE PERMANENT FILL.
- FILL PLACEMENT** - THE MATERIAL PLACED IN THE FILL SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOD, ROOTS, FROZEN SOIL, STONES MORE THAN 6 INCHES IN DIAMETER (EXCEPT FOR ROCK FILLS), AND OTHER OBJECTIONABLE MATERIAL.
- SELECTED BACKFILL MATERIAL** SHALL BE PLACED AROUND STRUCTURES, PIPE CONDUITS, AND ANTISEEP COLLARS AT ABOUT THE SAME RATE ON ALL SIDES TO PREVENT DAMAGE FROM UNEQUAL LOADING.
- THE PLACING AND SPREADING OF FILL MATERIAL** SHALL BE STARTED AT THE LOWEST POINT OF THE FOUNDATION AND THE FILL BROUGHT UP IN HORIZONTAL LAYERS OF SUCH THICKNESS THAT THE REQUIRED COMPACTION CAN BE OBTAINED. THE FILL SHALL BE CONSTRUCTED IN CONTINUOUS HORIZONTAL LAYERS EXCEPT WHERE OPENINGS OR SECTIONALIZED FILLS ARE REQUIRED. IN THOSE CASES, THE SLOPE OF THE BONDING SURFACES BETWEEN THE EMBANKMENT IN PLACE AND THE EMBANKMENT TO BE PLACED SHALL NOT BE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. THE BONDING SURFACE SHALL BE TREATED THE SAME AS THAT SPECIFIED FOR THE FOUNDATION SO AS TO INSURE A GOOD BOND WITH THE NEW FILL.
- THE DISTRIBUTION AND GRADATION OF MATERIALS** SHALL BE SUCH THAT NO LENSES, POCKETS, STREAKS, OR LAYERS OF MATERIAL DIFFER SUBSTANTIALLY IN TEXTURE OF GRADATION FROM THE SURROUNDING MATERIAL. IF IT IS NECESSARY TO USE MATERIALS OF VARYING TEXTURE AND GRADATION, THE MORE IMPERVIOUS MATERIAL SHALL BE PLACED IN THE CENTER AND UPSTREAM PARTS OF THE FILL. IF ZONED FILLS OF SUBSTANTIALLY DIFFERING MATERIALS ARE SPECIFIED, THE ZONES SHALL BE PLACED ACCORDING TO THE LINES AND GRADES SHOWN ON THE DRAWINGS. THE COMPLETE WORK SHALL CONFORM TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THE DRAWINGS OR AS STAKED IN THE FIELD.
- MOISTURE CONTROL** - THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE ADEQUATE FOR OBTAINING THE REQUIRED COMPACTION. MATERIAL THAT IS TOO WET SHALL BE DRIED TO MEET THIS REQUIREMENT, AND MATERIAL THAT IS TOO DRY SHALL HAVE WATER ADDED AND MIXED UNTIL THE REQUIREMENT IS MET.
- COMPACTION** - CONSTRUCTION EQUIPMENT SHALL BE OPERATED OVER THE AREAS OR EACH LAYER OF FILL TO INSURE THAT THE REQUIRED COMPACTION IS OBTAINED. SPECIAL EQUIPMENT SHALL BE USED IF NEEDED TO OBTAIN THE REQUIRED COMPACTION. IF A MINIMUM REQUIRED DENSITY IS SPECIFIED, EACH LAYER OF FILL SHALL BE COMPACTED AS NECESSARY TO OBTAIN THAT DENSITY.
- FILL ADJACENT TO STRUCTURES, PIPE CONDUITS, AND ANTISEEP COLLARS** SHALL BE COMPACTED TO A DENSITY EQUIVALENT TO THAT OF THE SURROUNDING FILL BY MEANS OF HAND TAMPING OR MANUALLY DIRECTED POWER TAMPER OR PLATE VIBRATORS. FILL ADJACENT TO CONCRETE STRUCTURES SHALL NOT BE COMPACTED UNTIL THE CONCRETE IS STRONG ENOUGH TO SUPPORT THE LOAD.
- PROTECTION** - A PROTECTIVE COVER OF VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SURFACES OF THE EMBANKMENT, SPILLWAY, AND BORROW AREA IF SOIL AND CLIMATIC CONDITIONS PERMIT. IF SOIL OR CLIMATIC CONDITIONS PRECLUDE THE USE OF VEGETATION AND PROTECTION IS NEEDED, NON-VEGETATIVE MEANS, SUCH AS MULCHES OR GRAVEL, MAY BE USED. IN SOME PLACES, TEMPORARY VEGETATION MAY BE USED UNTIL CONDITIONS PERMIT ESTABLISHMENT OF PERMANENT VEGETATION. THE EMBANKMENT AND SPILLWAY SHALL BE FENCED IF NECESSARY TO PROTECT THE VEGETATION.
- SEEDBED PREPARATION, SEEDING, FERTILIZING, AND MULCHING** SHALL COMPLY WITH THE APPROPRIATE VEGETATIVE BMPs.
- CONCRETE** - THE MIX DESIGN AND TESTING OF CONCRETE SHALL BE CONSISTENT WITH THE STRENGTH REQUIREMENTS OF THE JOB. MIX REQUIREMENTS OR NECESSARY STRENGTH SHALL BE SPECIFIED. THE TYPE OF CEMENT, AIR ENTRAINMENT, SLUMP, AGGREGATE, OR OTHER PROPERTIES SHALL BE SPECIFIED IF NECESSARY. ALL CONCRETE IS TO CONSIST OF A WORKABLE MIX THAT CAN BE PLACED AND FINISHED IN AN ACCEPTABLE MANNER. NECESSARY CURING SHALL BE SPECIFIED. REINFORCING STEEL SHALL BE PLACED AS INDICATED ON THE PLANS AND SHALL BE HELD SECURELY IN PLACE DURING CONCRETE PLACEMENT. SUBGRADES AND FORMS SHALL BE INSTALLED TO LINE AND GRADE, AND THE FORMS SHALL BE MORTAR TIGHT AND UNYIELDING AS THE CONCRETE IS PLACED.
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS** FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO BASINS.
- VEGETATION** SHOULD BE ESTABLISHED IMMEDIATELY.

**MAINTENANCE:**

MAINTENANCE IS NECESSARY IF DETENTION/RETENTION BASINS ARE TO CONTINUE TO FUNCTION AS ORIGINALLY DESIGNED. A LOCAL GOVERNMENT, A DESIGNATED GROUP SUCH AS A HOMEOWNERS' ASSOCIATION OR SOME INDIVIDUAL MUST BE ASSIGNED RESPONSIBILITY FOR MAINTAINING THE STRUCTURES AND THE BASIN AREA. A MAINTENANCE PLAN SHOULD BE DEVELOPED THAT OUTLINES THE MAINTENANCE OPERATIONS AND A SCHEDULE FOR CARRYING OUT THE PROCEDURES.

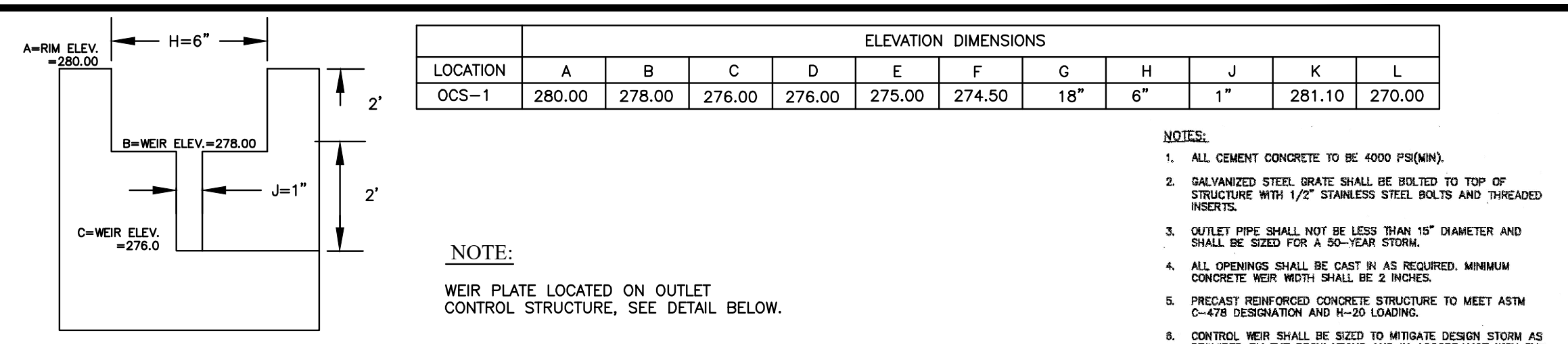
THE FOLLOWING ARE SOME ITEMS WHICH SHOULD BE CONSIDERED IN FORMULATING A MAINTENANCE PLAN.

- EMBANKMENT** - THE EMBANKMENT SHOULD BE INSPECTED ANNUALLY TO DETERMINE IF RODENT BURROWS, WET AREAS, OR EROSION OF THE FILL IS TAKING PLACE.
- VEGETATION** - THE VEGETATED AREAS OF THE STRUCTURE SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH. LIME AND FERTILIZER SHOULD BE APPLIED AS NECESSARY AS DETERMINED BY SOIL TESTS. TREES AND SHRUBS SHOULD BE KEPT OFF THE EMBANKMENT AND EMERGENCY SPILLWAY AREAS.
- INLETS** - PIPE INLETS AND SPILLWAY STRUCTURES SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. ACCUMULATED DEBRIS AND SEDIMENT SHOULD BE REMOVED. IF PIPES ARE COATED, THE COATING SHOULD BE CHECKED AND REPAIRED AS NECESSARY.
- OUTLETS** - PIPE OUTLETS SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. THE CONDITION OF THE PIPES SHOULD BE NOTED AND REPAIRS MADE AS NECESSARY. IF EROSION IS TAKING PLACE THEN MEASURES SHOULD BE TAKEN TO STABILIZE AND PROTECT THE AFFECTED AREA OF THE OUTLET.
- SEDIMENT** - SEDIMENT SHOULD BE CONTINUALLY CHECKED IN THE BASIN. WHEN SEDIMENT ACCUMULATIONS REACH THE PREDETERMINED DESIGN ELEVATION, THEN THE SEDIMENT SHOULD BE REMOVED AND PROPERLY DISPOSED OF.
- SAFETY INSPECTIONS** - ALL PERMANENT IMPOUNDMENTS SHOULD BE INSPECTED BY A QUALIFIED PROFESSIONAL ENGINEER ON A PERIODIC BASIS. IF THERE IS A POTENTIAL FOR SIGNIFICANT DAMAGE OR LOSS OF LIFE DOWNSTREAM, THEN THE INSPECTION SHOULD BE CARRIED OUT ANNUALLY. THE DESIGNATED INDIVIDUAL OR GROUP SHOULD ALSO MAKE INSPECTIONS AFTER EVERY MAJOR STORM EVENT.

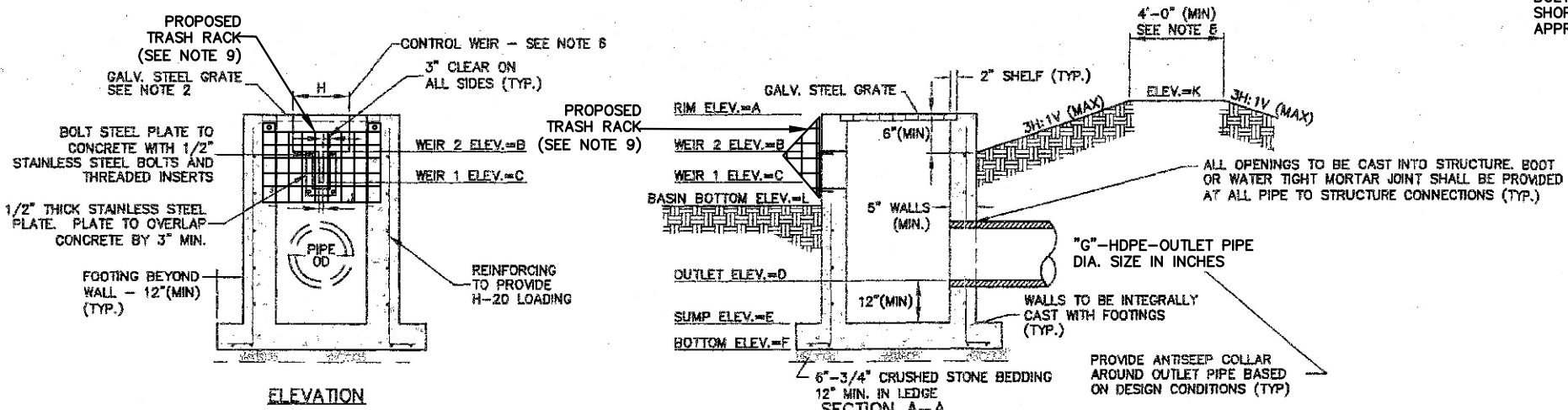


PIPE DIAMETER	DIMENSIONS, INCHES (MM)					
	PART No.	A. ± 1 (25)	B MAX	H. ± 1 (25)	L. ± 1/2(13)	W. ± 2 (50)
12 & 15 (300.375)	1210 NP	6.5 (165)	10 (254)	6.5 (165)	25 (635)	29 (736)
18 (450)	1810 NP	7.5 (190)	15 (380)	6.5 (168)	32 (812)	35 (890)
24 (600)	2410 NP	7.5 (190)	18 (450)	6.5 (165)	36 (900)	45 (1140)
30 (750)	3010 NP	10.5 (266)	NA	7.0 (178)	53 (1346)	68 (1735)
36 (900)	3610 NP	10.5 (266)	NA	7.0 (178)	53 (1346)	68 (1725)

**ADS END SECTION DETAIL**  
NOT TO SCALE

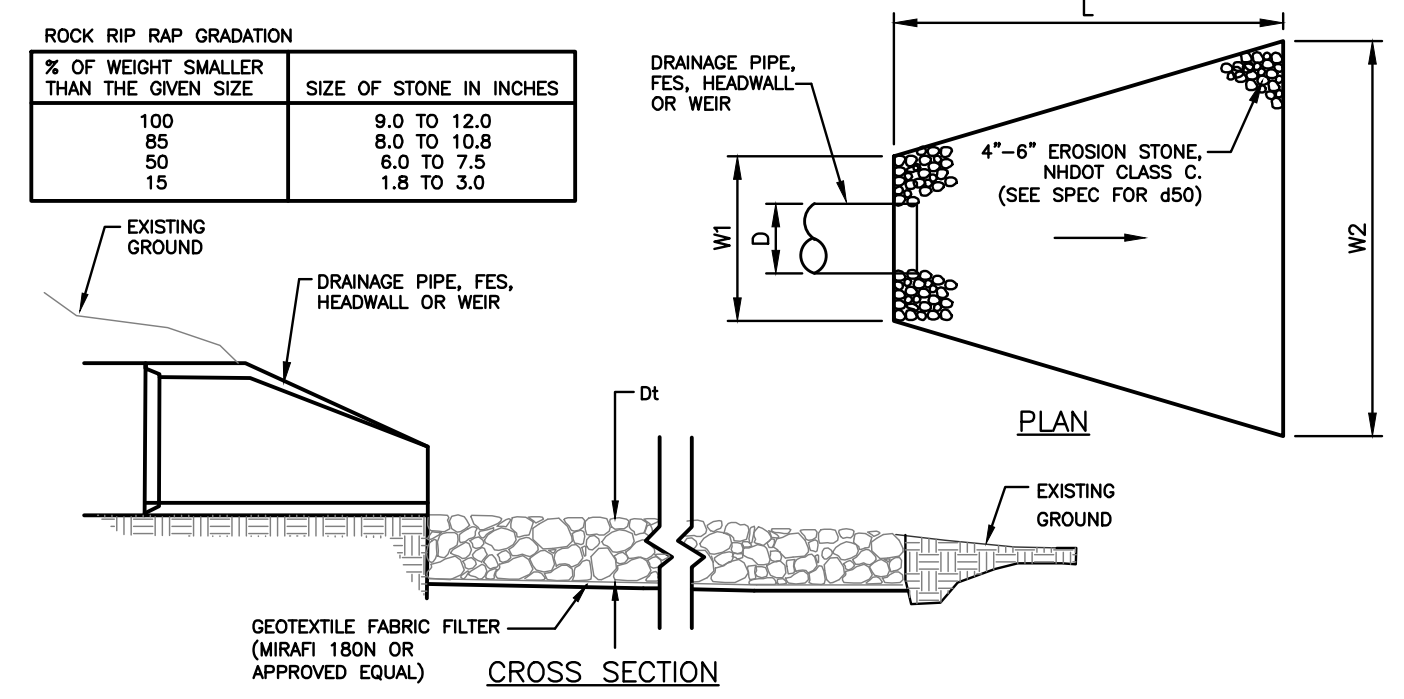


**OCS-1 WEIR PLATE DETAIL**  
NOT TO SCALE



**DOUBLE WEIR OUTLET STRUCTURE**

**OUTLET CONTROL STRUCTURE DETAIL**  
NOT TO SCALE



**STONE-LINED OUTLET PROTECTION**  
NOT TO SCALE

**CONSTRUCTION NOTES:**

- THE SUBGRADE, GEOTEXTILE FABRIC, AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- THE ROCK OR GRAVEL USED FOR RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
- STONE FOR THE RIPRAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
- THE MEDIAN STONE DIAMETER FOR THE RIPRAP APRON IS 450. FIFTY PERCENT BY WEIGHT OF THE RIPRAP MIXTURE SHALL BE SMALLER THAN THE MEDIAN STONE SIZE. THE LARGEST STONE SIZE IN THE MIXTURE SHALL BE 1.5 TIMES THE 450.

**MAINTENANCE**

- THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM WITHIN THE GROWING STABILIZATION PERIOD. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TALKWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

LOCATION	L	W1	W2	d50	Dt
FES (FROM P1)	18'	5'	12'	6"	15"

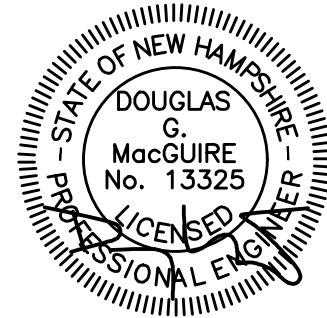
**DETAIL SHEET 4**

**TAX MAP 15 LOT 150-1**  
**220 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
BOOK 6526 PAGE 081  
**OWNER/APPLICANT:**  
**DARK HORSE INVESTMENTS, LLC**  
222 ROCKINGHAM ROAD  
LONDONDERRY, NH 03053

SCALE: N.T.S. DATE: MAY 2, 2025

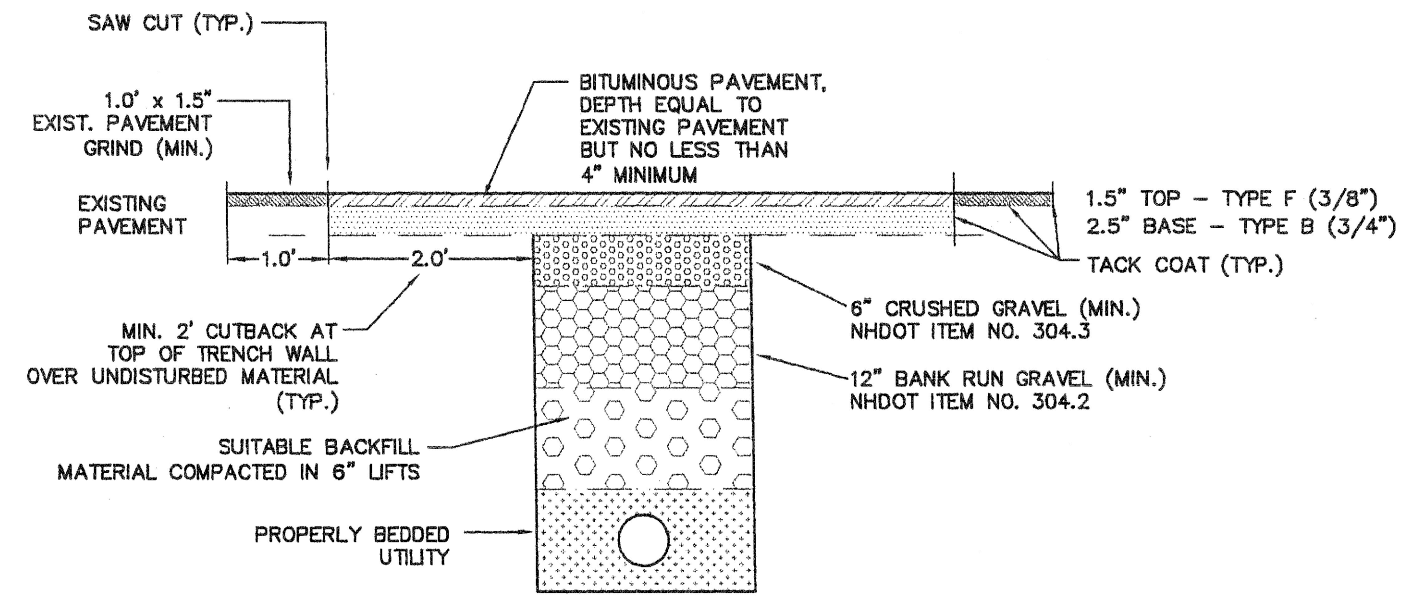
**The Dubay Group, Inc.**  
136 Harvey Road Bldg B101  
Londonderry, NH 03053  
603-458-6462 - www.thedubaygroup.com  
Engineers | Planners | Surveyors

Drawn By: JHD  
Checked By: DGM  
Project: 640  
File: 640-DETAILS  
SHEET 21 of 24

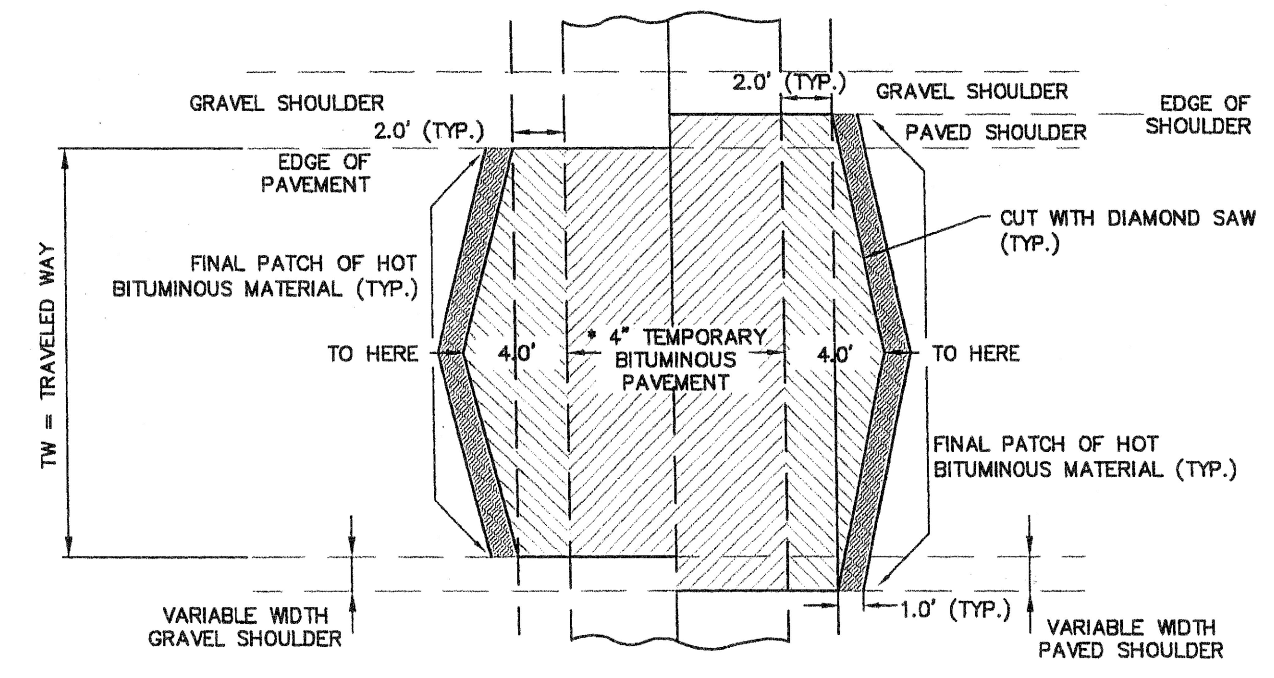


NO.	DATE	DESCRIPTION	BY
3	1/15/2026	REVISED PER TOWN REVIEW COMMENTS	JHD
2	10/7/2025	REVISED PER STATE & LOCAL REVIEW COMMENTS	JHD
REVISIONS			

NA=PROJECTS\640-Norton-222 Rockingham Rd\DWG\CURRENT\640-DETAILS.dwg

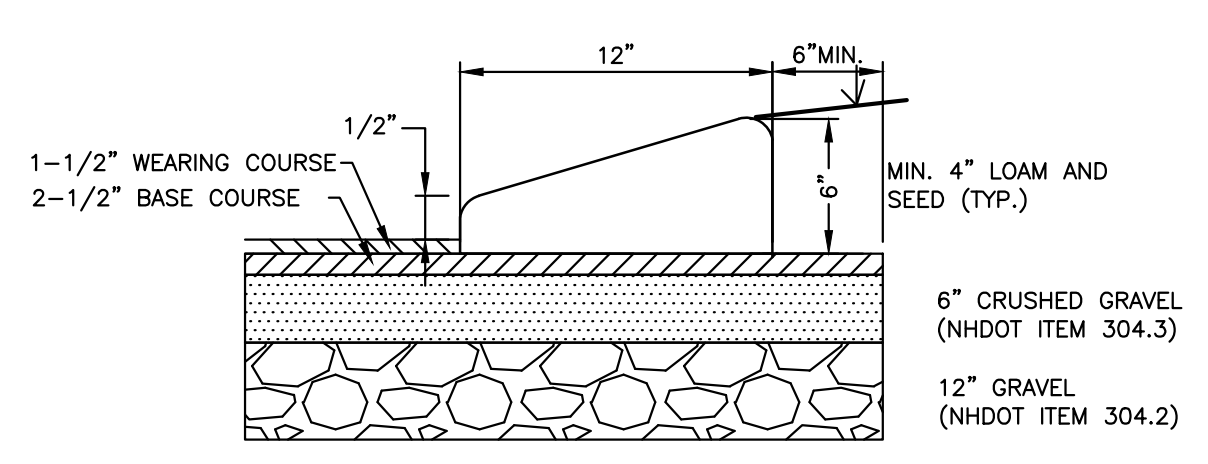


**ELEVATION**



**PLAN**

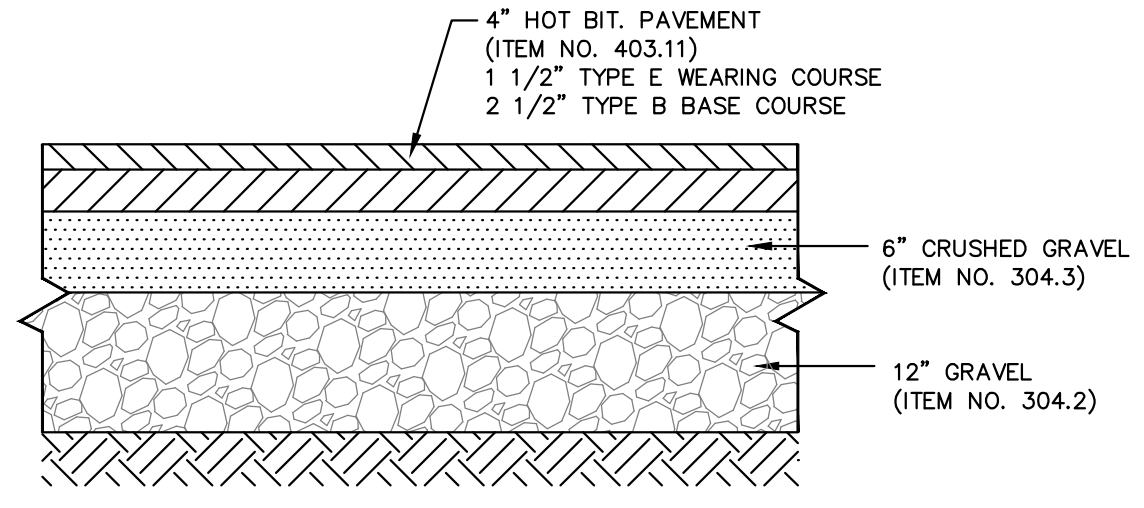
**TYPICAL PERMANENT PAVEMENT REPAIR**  
NOT TO SCALE  
**EXHIBIT R105**



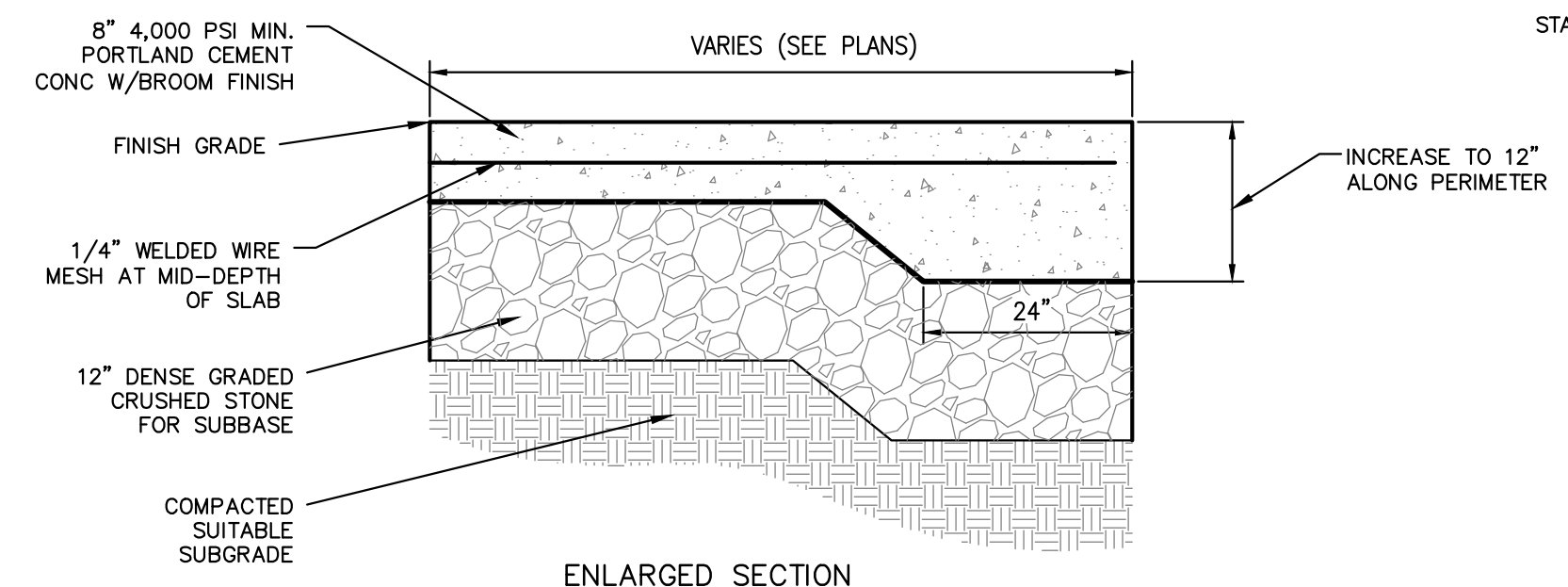
**NOTES:**

1. APPLY TACK COAT PRIOR TO PLACEMENT OF CURB.
2. BITUMINOUS CURB MATERIAL SHALL MEET THE REQUIREMENTS OF NHDOT SECTION 609.
3. CAPE COD BERM DIMENSIONS SHALL MATCH THOSE GIVEN IN THIS DETAIL.

**TYPICAL BITUMINOUS CAPE COD BERM DETAIL**  
NOT TO SCALE

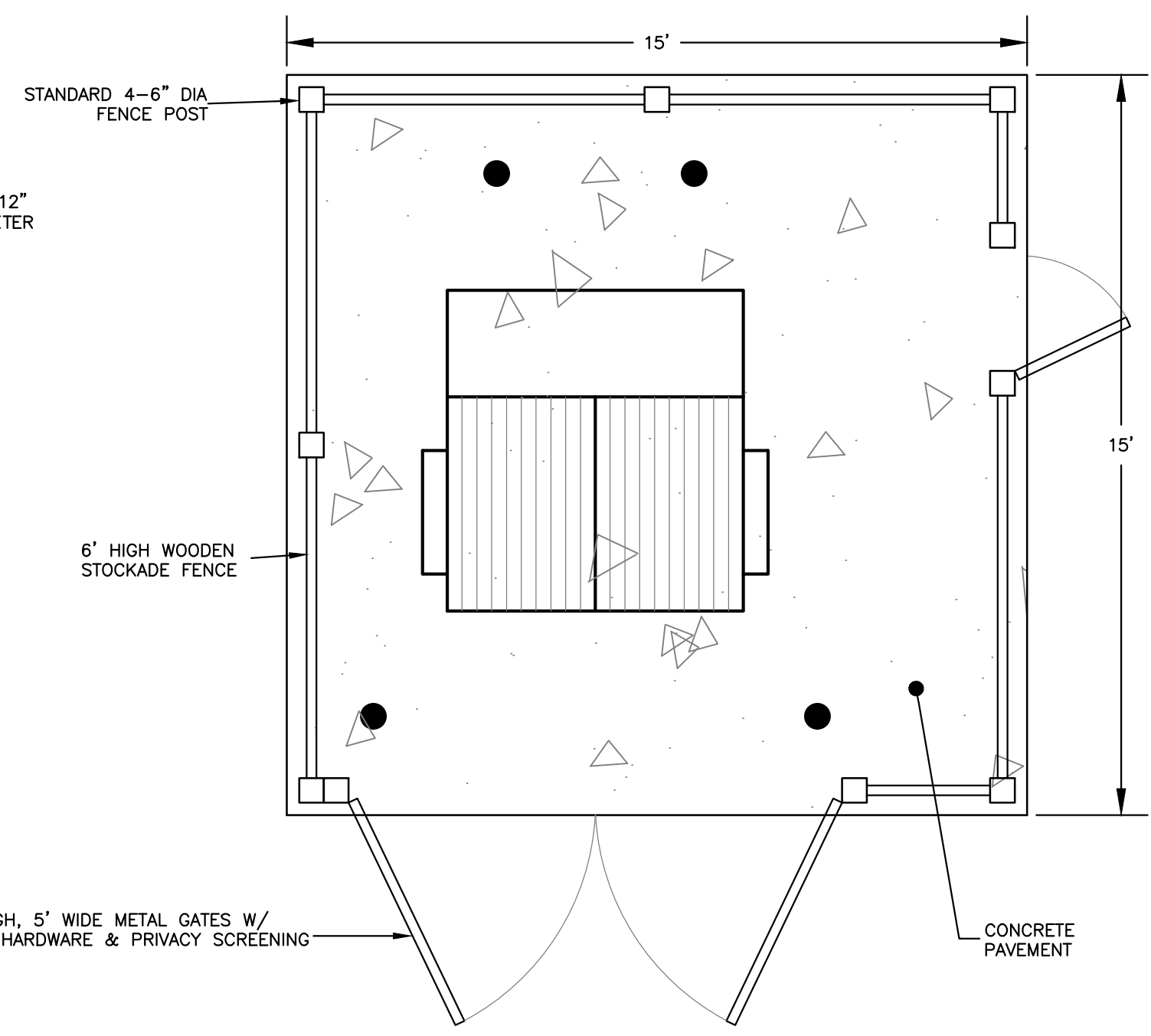


**TYPICAL DRIVEWAY AND PARKING LOT SECTION**  
NOT TO SCALE

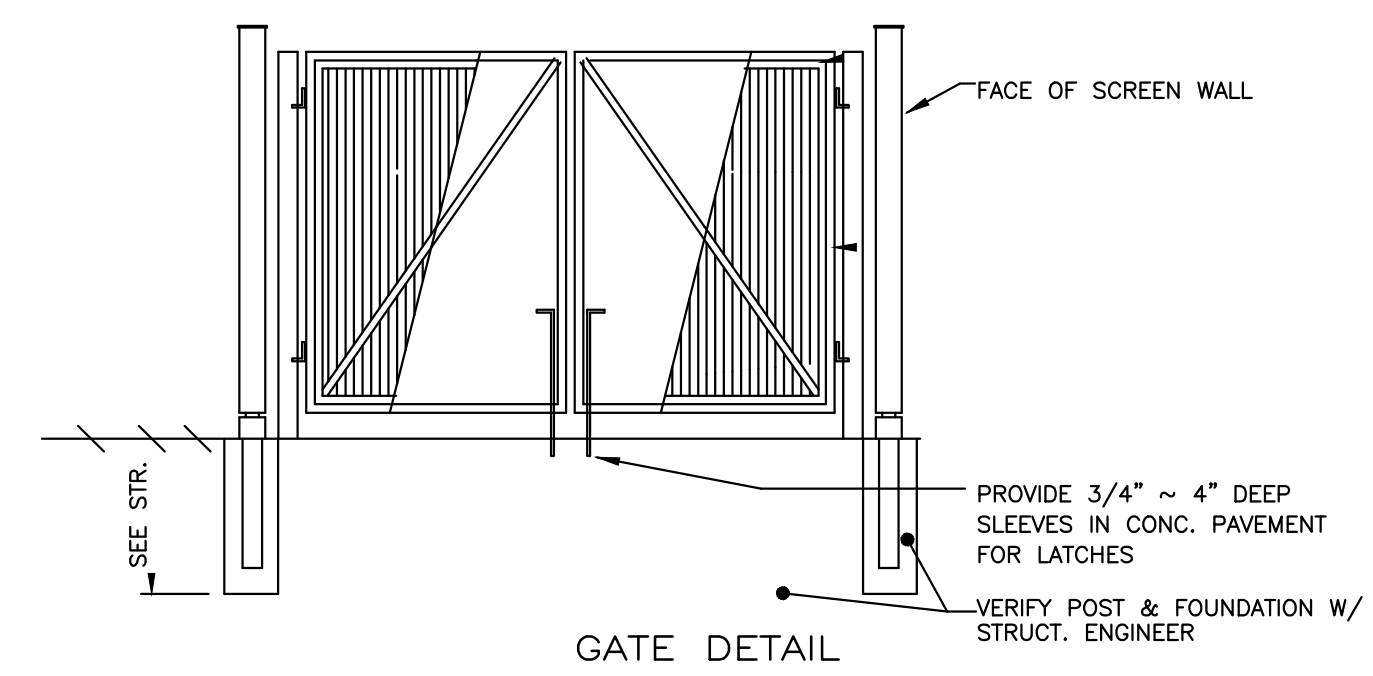


**ENLARGED SECTION**

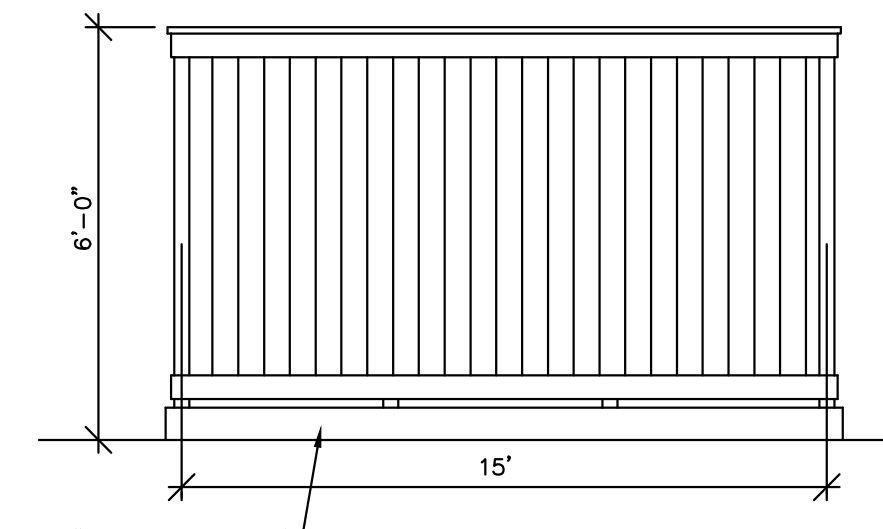
**DUMPSTER PAD SECTION**  
NOT TO SCALE



**DUMPSTER ENCLOSURE**  
NOT TO SCALE

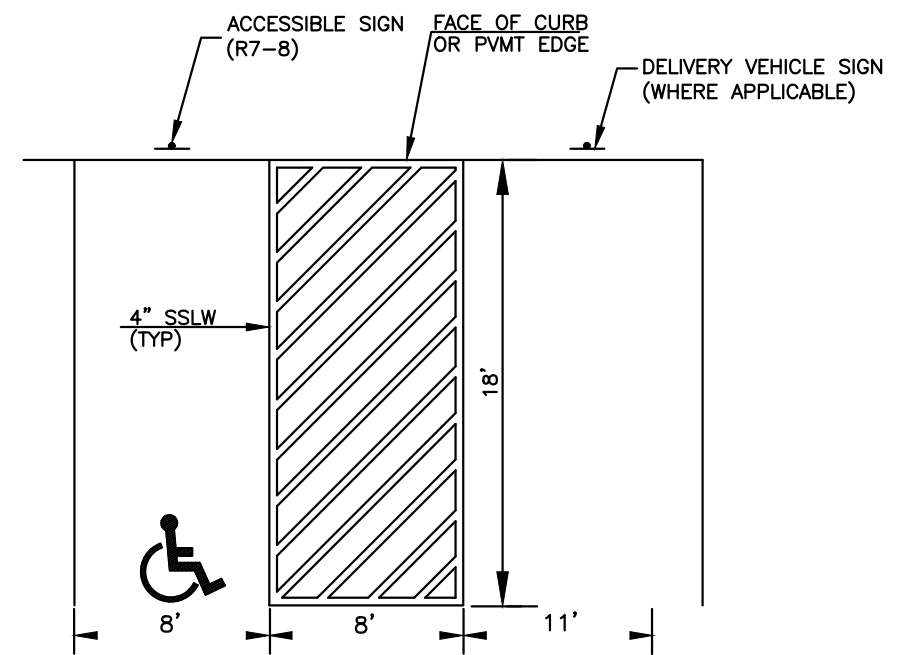


**GATE DETAIL**

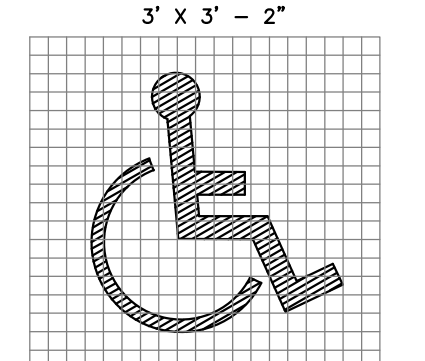


**ELEVATION VIEW**

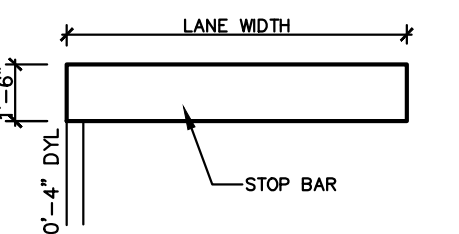
**VINYL TRASH ENCLOSURE**  
NOT TO SCALE



**PERPENDICULAR ACCESSIBLE PARKING**



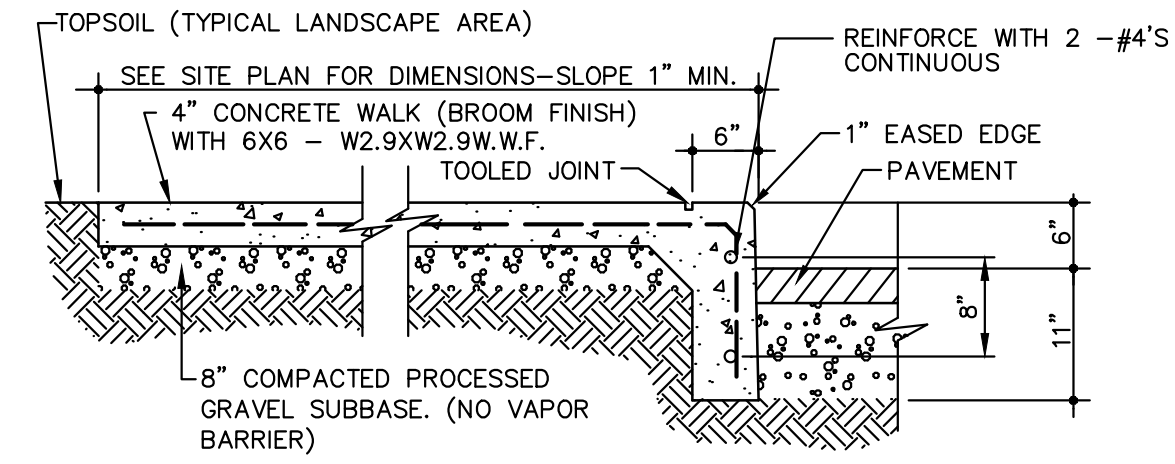
**INTERNATIONAL SYMBOL OF ACCESSIBILITY**



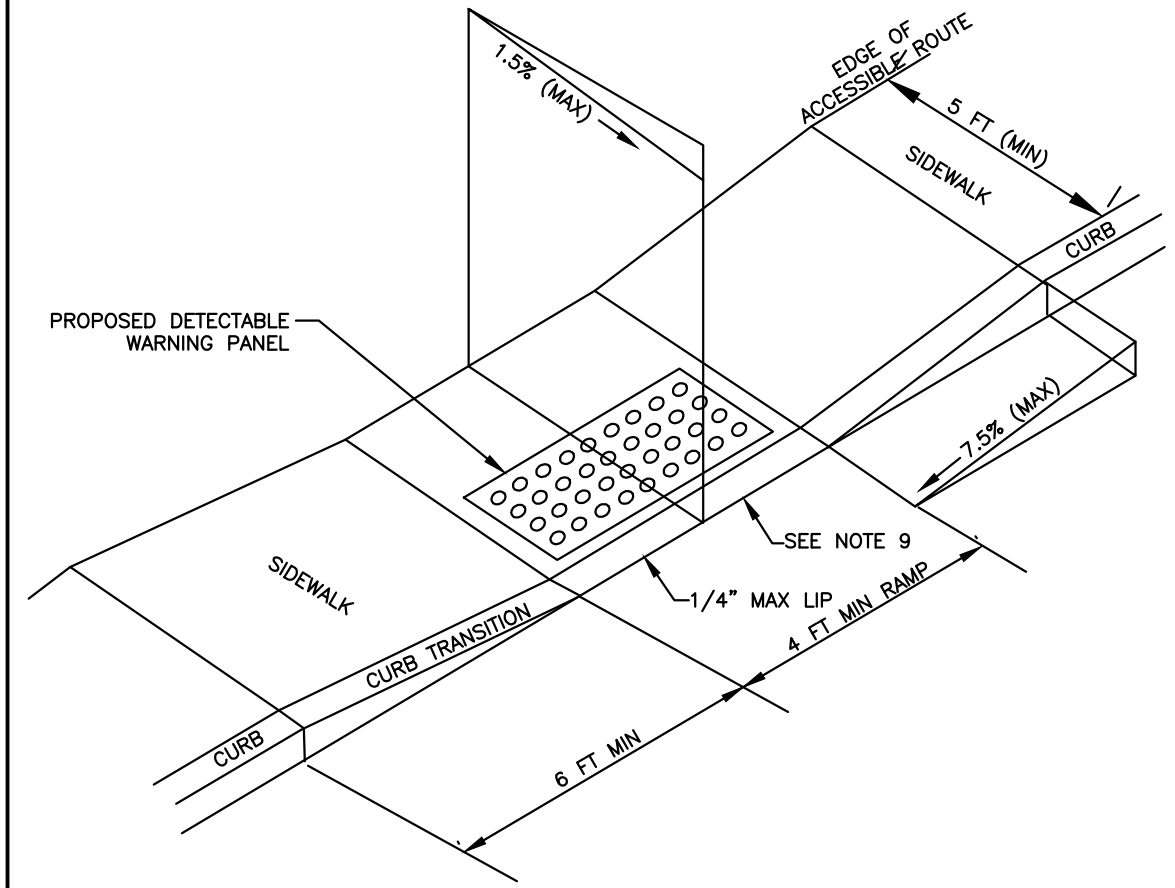
**NOTES:**  
1. PAINT COLOR TO BE "YELLOW" FOR DOUBLE YELLOW CENTERLINE AND "WHITE" FOR ALL OTHER ITEMS

**GENERAL NOTES:**  
ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF MUTCD.  
WIDTH OF LINES SHALL VARY NO MORE THAN 1/4 INCH FROM THAT SPECIFIED.  
THE WET FILM THICKNESS OF A PAINTED LINE SHALL BE A MINIMUM OF 15 MILS THROUGHOUT THE ENTIRE WIDTH AND LENGTH OF LINE SPECIFIED.  
OVERSPRAY SHALL BE KEPT TO AN ABSOLUTE MINIMUM.

**TYPICAL PAVEMENT STRIPING DETAILS**  
NOT TO SCALE

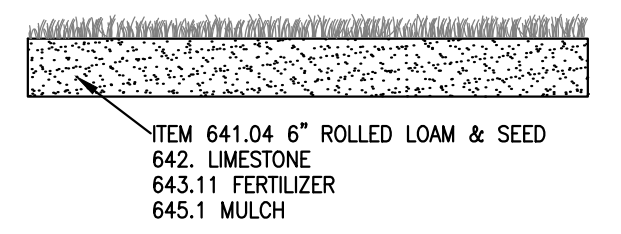


**INTEGRAL CONCRETE WALK DETAIL**  
NOT TO SCALE



**RAMP DETAIL**  
NOT TO SCALE

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1 1/2% MIN).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMP SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E. HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. BASE RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5 FT IN WIDTH (EXCLUDING CURB) A 5 FT X 5 FT PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE ALL CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS PAVEMENT.



**LOAM & SEED DETAIL**  
NOT TO SCALE

(FOR PERMANENT STABILIZATION OF AREAS, TYPICALLY LOCATED AROUND PERIMETER OF FINAL EXCAVATION WORK LIMITS.)

**DETAIL SHEET 5**

**TAX MAP 15 LOT 150-1**  
**222 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
BOOK 6526 PAGE 081  
**OWNER/APPLICANT:**  
**DARK HORSE INVESTMENTS, LLC**  
222 ROCKINGHAM ROAD  
LONDONDERRY, NH 03053

SCALE: N.T.S.

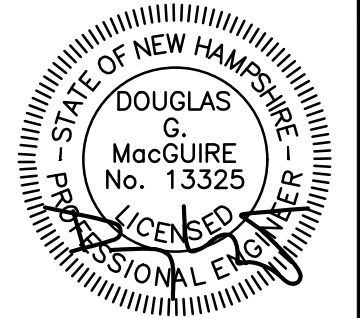
DATE: MAY 2, 2025

**The Dubay Group, Inc.**  
136 Harvey Road Bldg B101  
Londonderry, NH 03053  
603-458-6462 - www.thedubaygroup.com  
Engineers | Planners | Surveyors

Drawn By: JHD  
Checked By: DGM  
Project: 640  
File: 640-DETAILS

SHEET 22 of 24

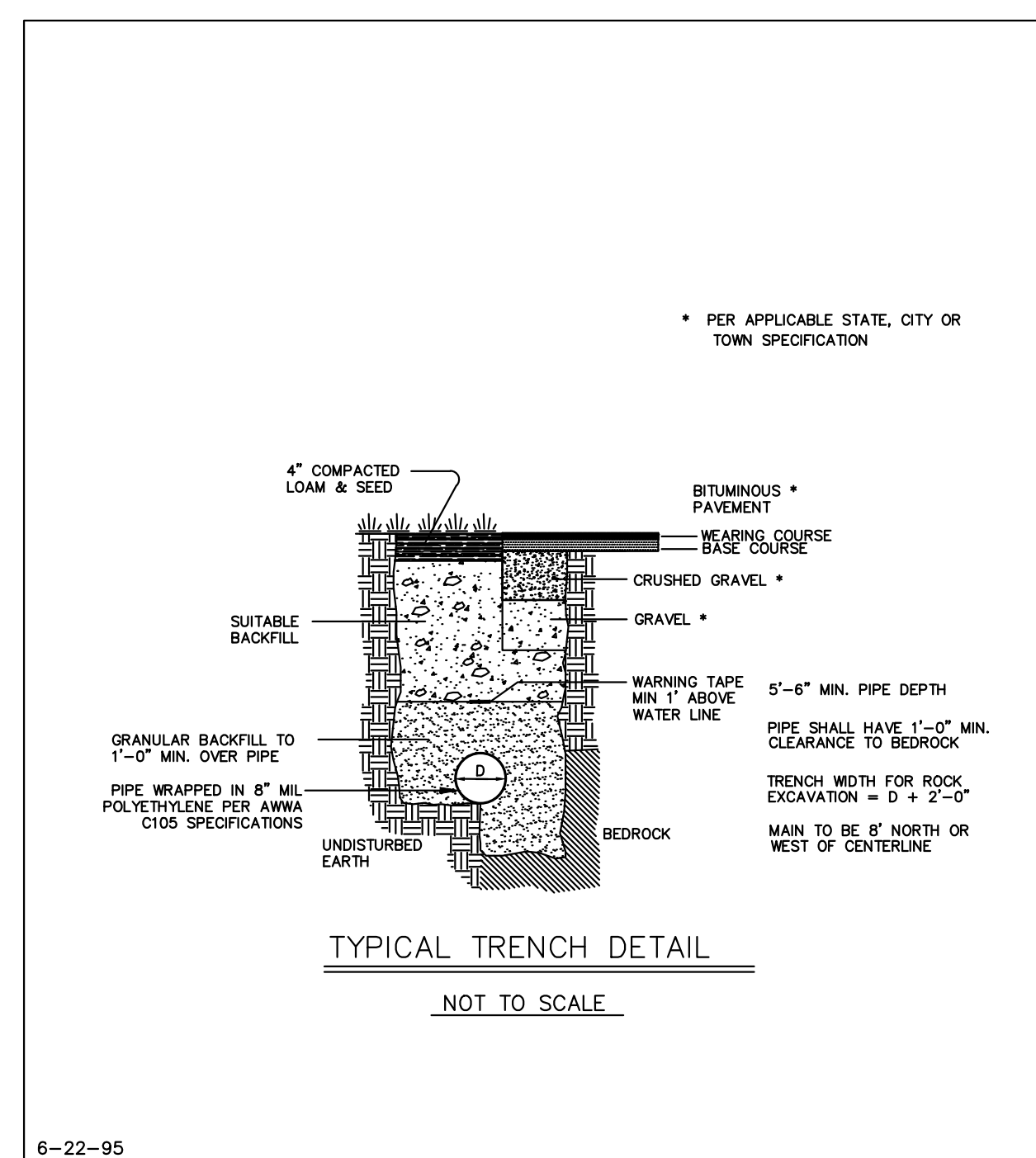
**BENCHMARK DATA:**  
TBM-T1:  
SPIKE SET  
ELEV.=281.88'  
TBM-T2:  
MAG NAIL SET  
ELEV.=289.02'



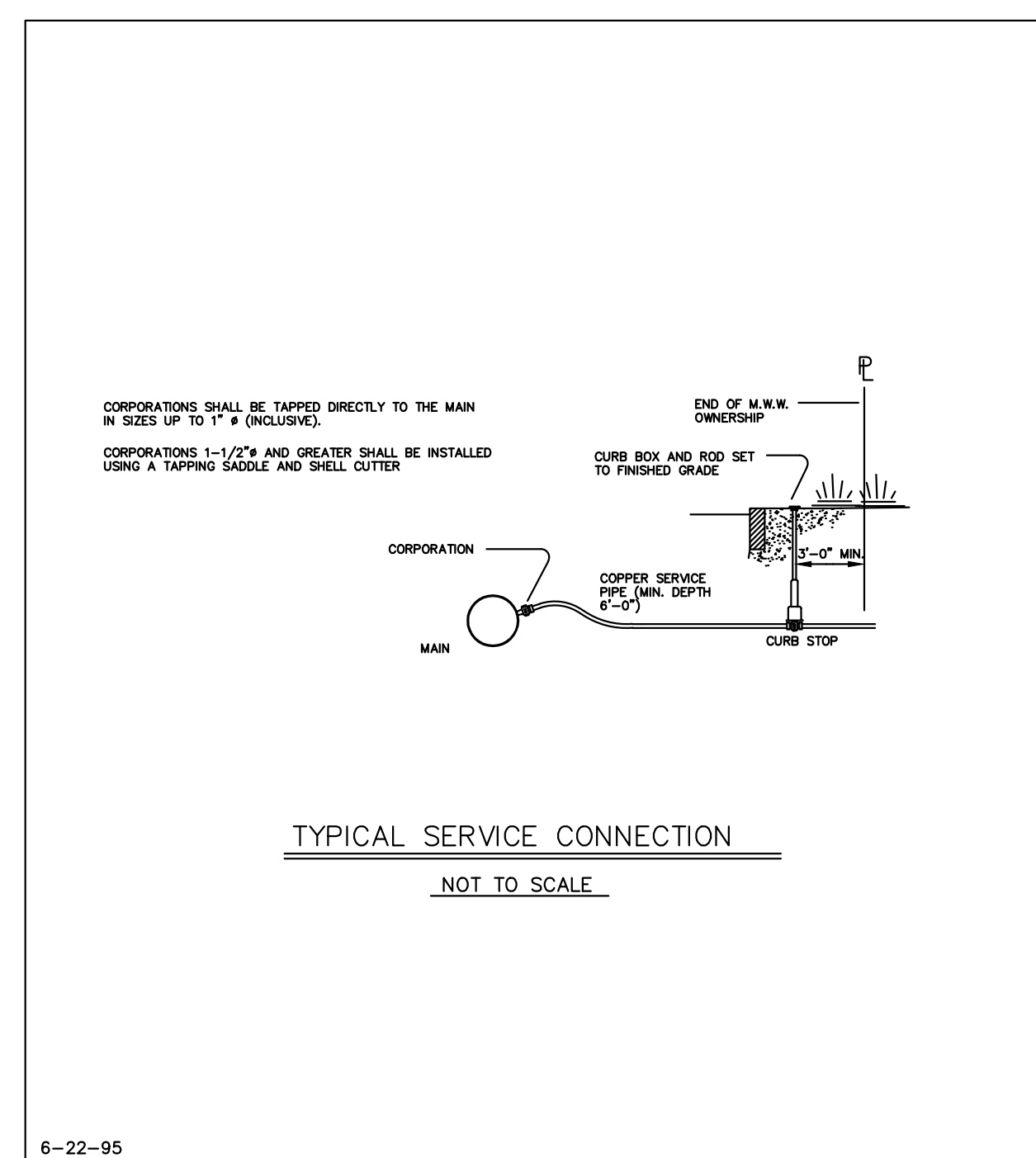
NO.	DATE	DESCRIPTION	BY
2	10/7/2025	REVISED PER STATE & LOCAL REVIEW COMMENTS	JHD
REVISIONS			

N:\PROJECTS\640-Norton-222 Rockingham Rd\DWG\CURRENT\640-DETAILS.dwg

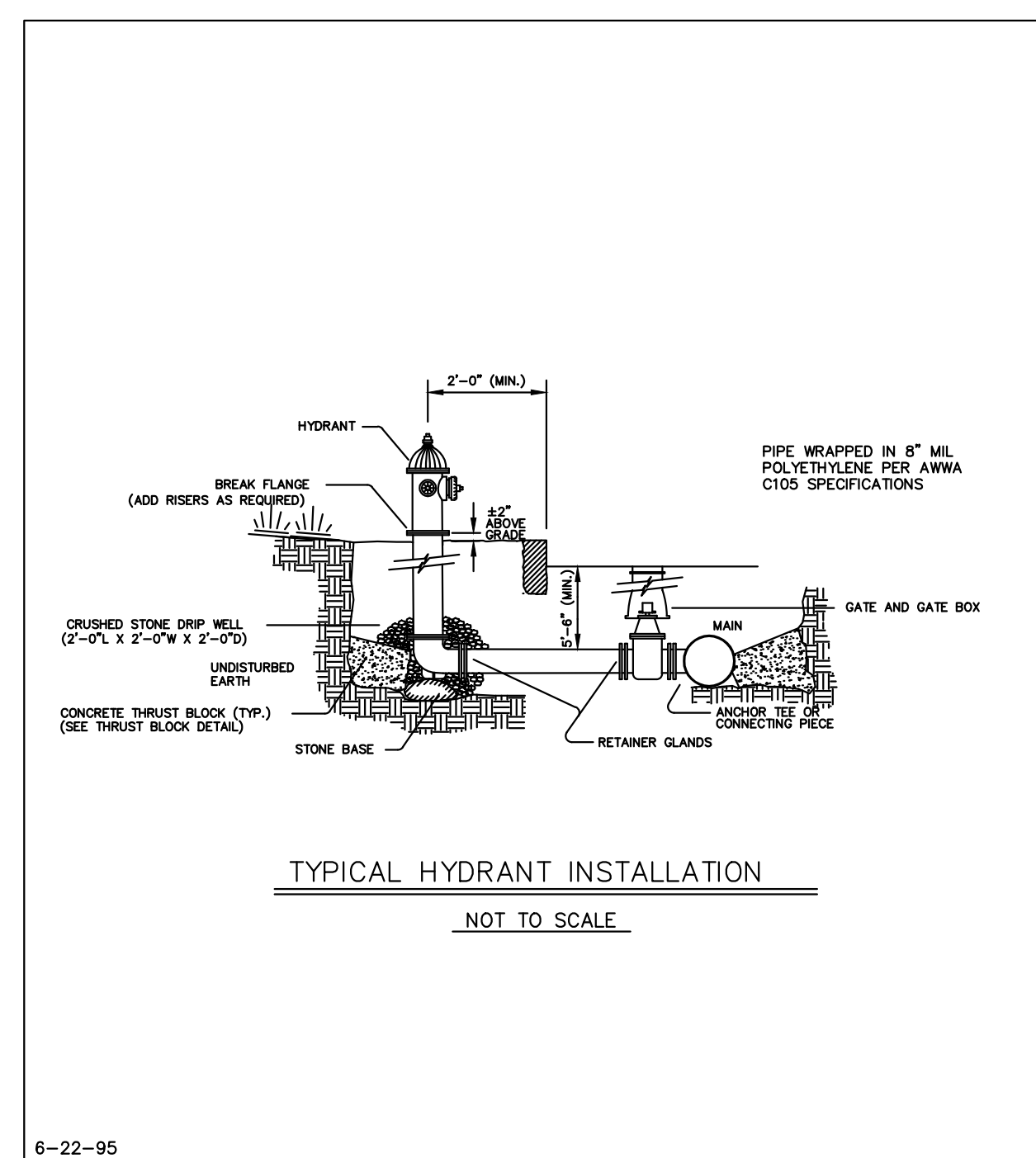
N:\PROJECTS\640-Norton-222 Rockingham Rd.DWG\CURRENT\640-DETAILS.dwg



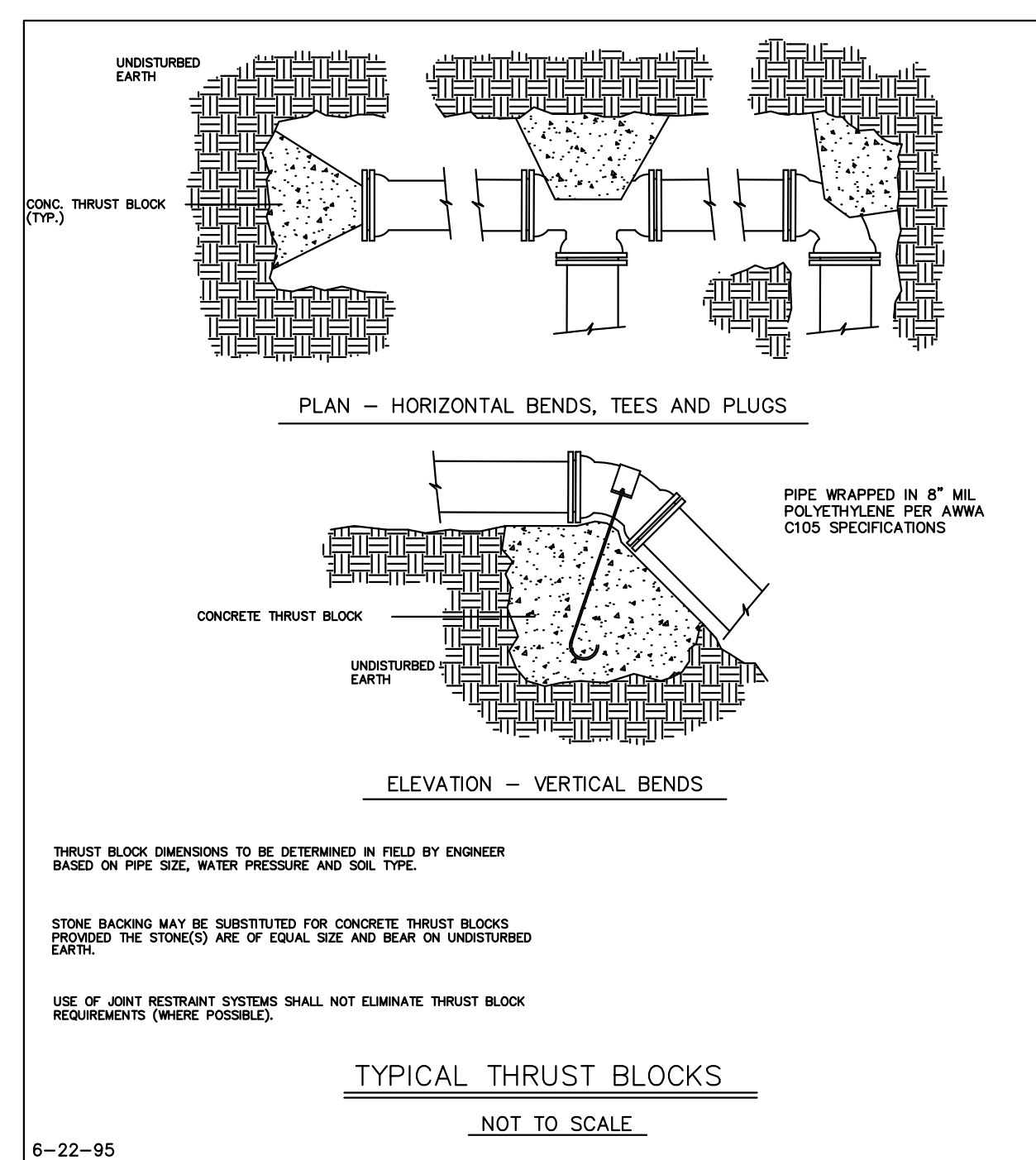
6-22-95	REVISED	MANCHESTER WATER WORKS MANCHESTER,NH	SD1
95SD1		STANDARD DETAIL	



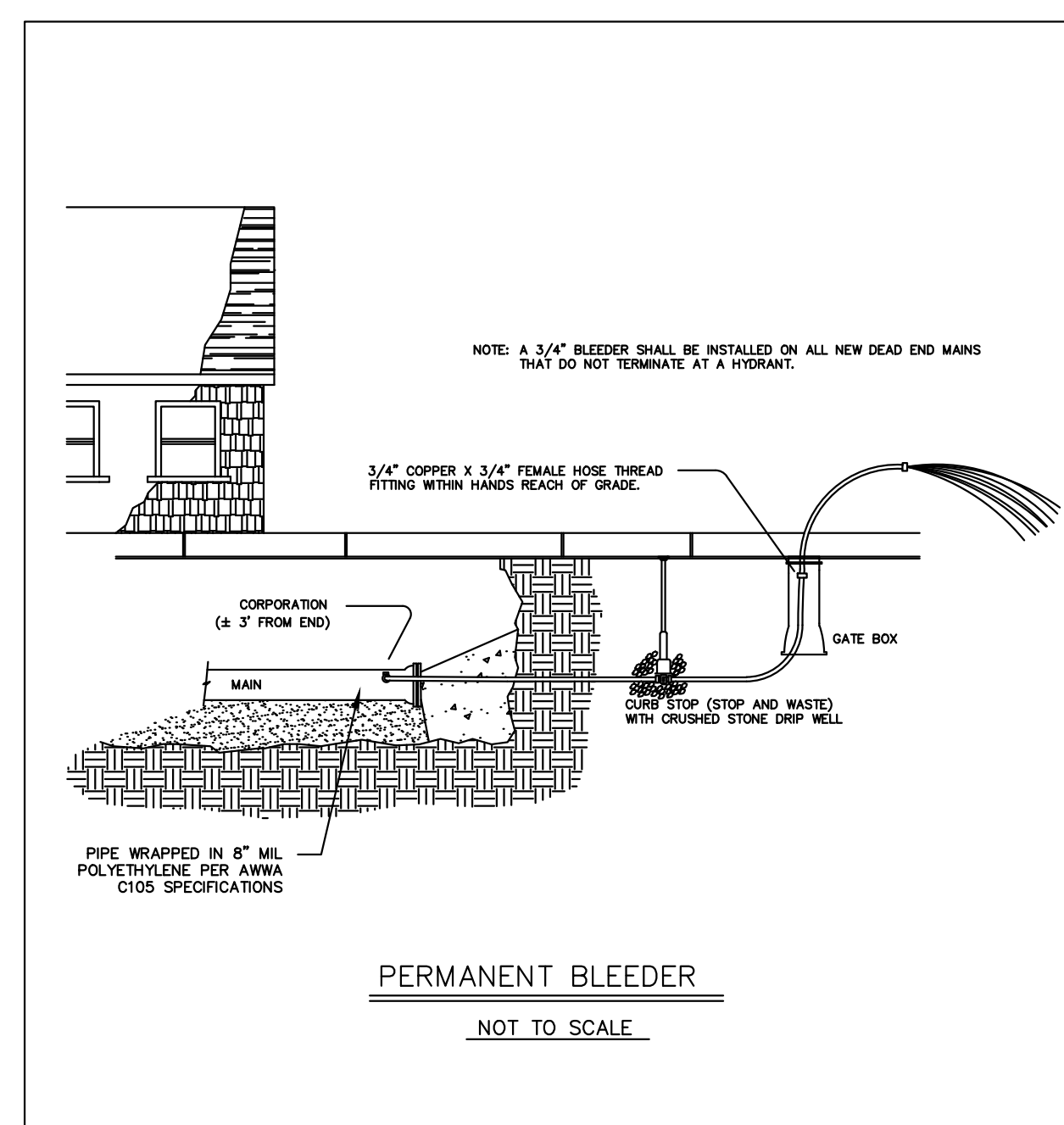
6-22-95	REVISED	MANCHESTER WATER WORKS MANCHESTER,NH	SD2
95SD2		STANDARD DETAIL	



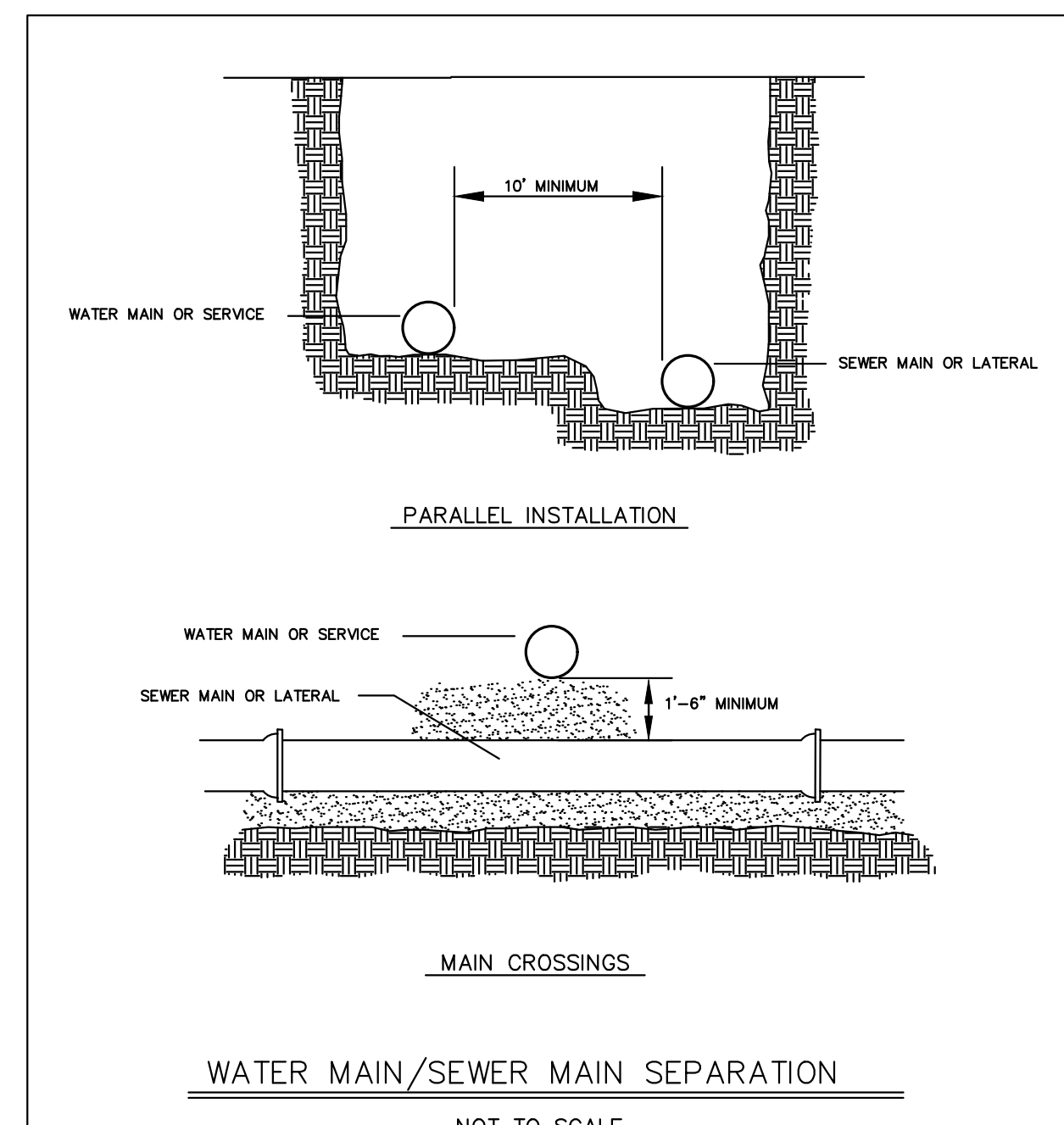
6-22-95	REVISED	MANCHESTER WATER WORKS MANCHESTER,NH	SD3
95SD3		STANDARD DETAIL	



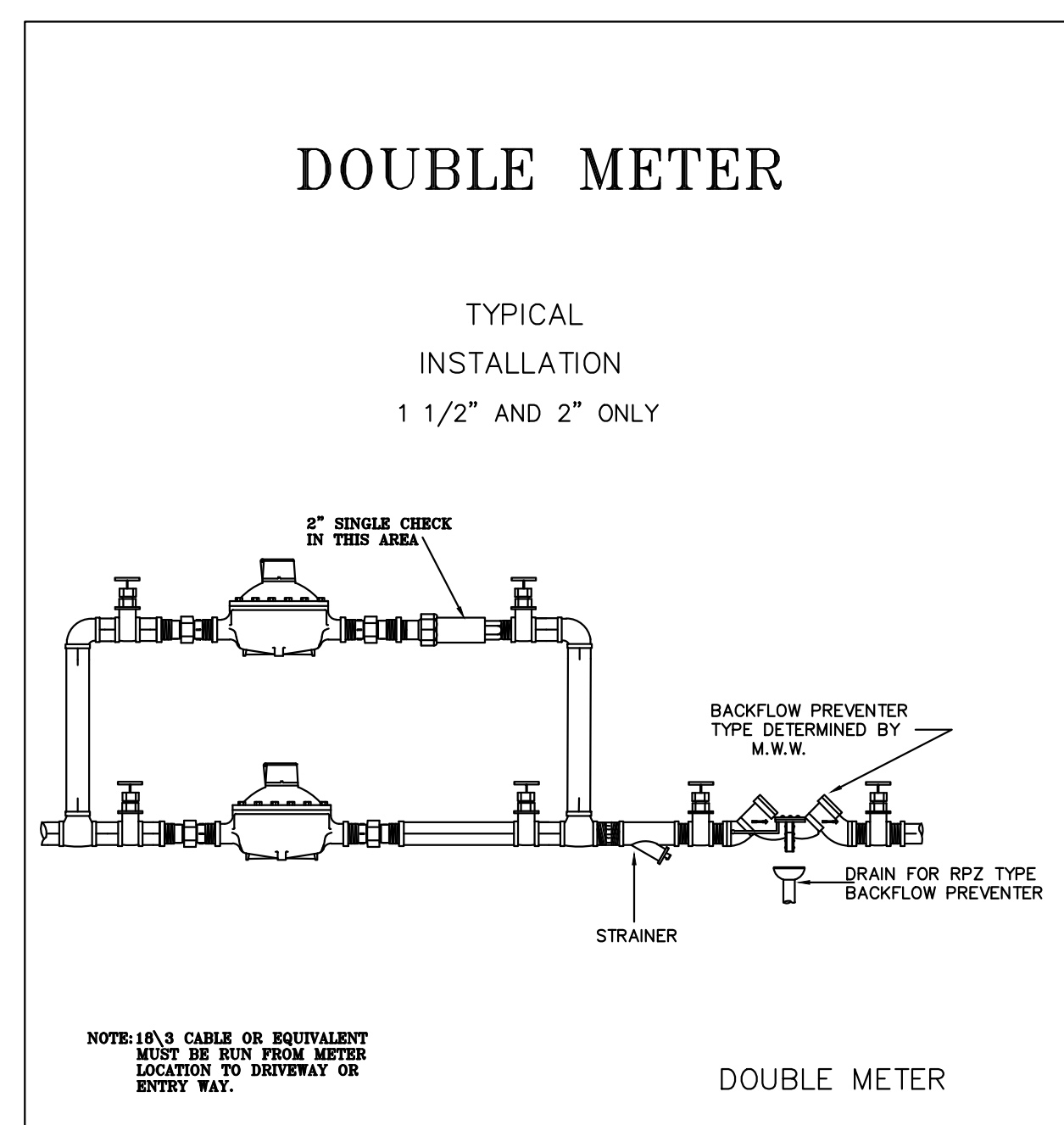
6-22-95	REVISED	MANCHESTER WATER WORKS MANCHESTER,NH	SD4
95SD4		STANDARD DETAIL	



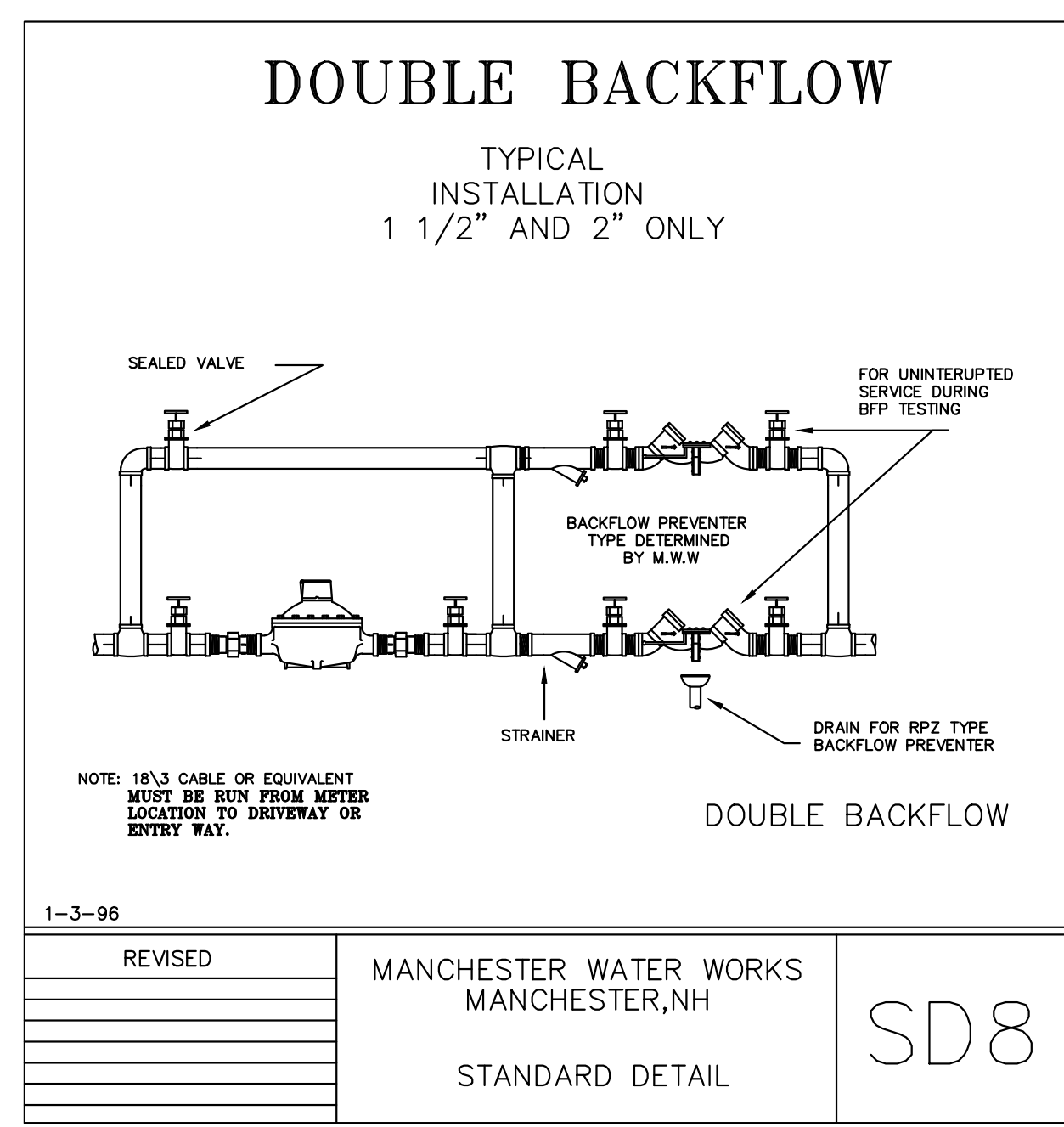
6-22-95	REVISED	MANCHESTER WATER WORKS MANCHESTER,NH	SD5
95SD5		STANDARD DETAIL	



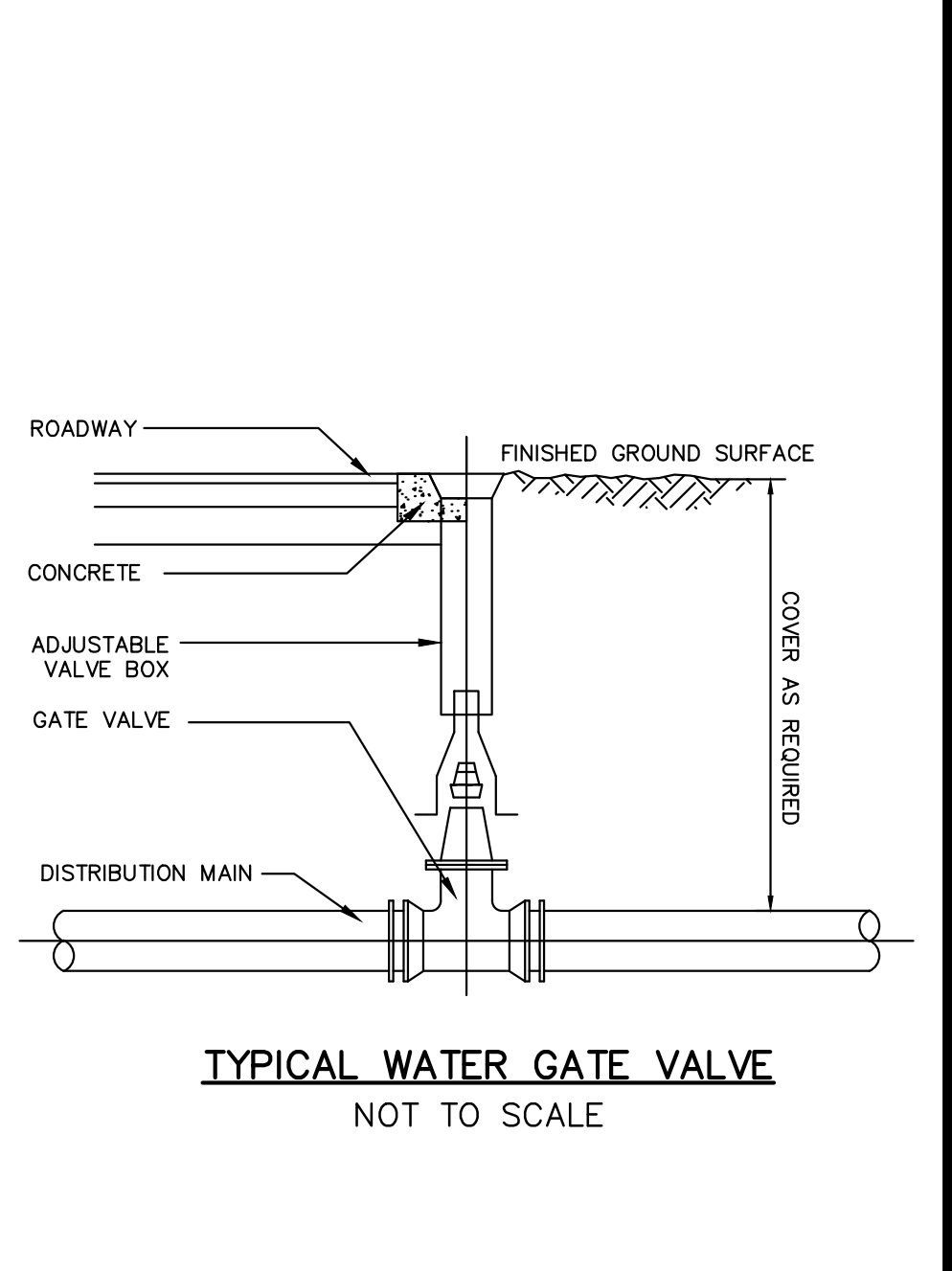
6-22-95	REVISED	MANCHESTER WATER WORKS MANCHESTER,NH	SD6
95SD6		STANDARD DETAIL	



1-3-96	REVISED	MANCHESTER WATER WORKS MANCHESTER,NH	SD7
4-15-98		STANDARD DETAIL	



1-3-96	REVISED	MANCHESTER WATER WORKS MANCHESTER,NH	SD8
		STANDARD DETAIL	



1-3-96	REVISED	MANCHESTER WATER WORKS MANCHESTER,NH	SD8
		STANDARD DETAIL	

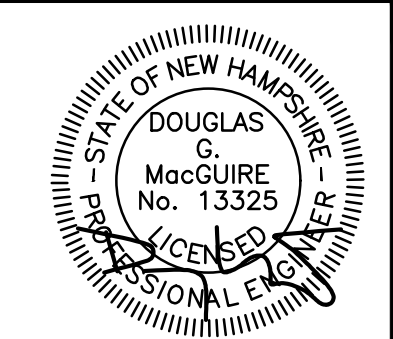
**DETAIL SHEET 6**

**TAX MAP 15 LOT 150-1**  
**222 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
 BOOK 6526 PAGE 081  
 OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
 222 ROCKINGHAM ROAD  
 LONDONDERRY, NH 03053

SCALE: N.T.S. DATE: MAY 2, 2025

**The Dubay Group, Inc.**  
 136 Harvey Road Bldg B101  
 Londonderry, NH 03053  
 603-458-6462 - www.thedubaygroup.com  
 Engineers | Planners | Surveyors

Drawn By: JHD  
 Checked By: DGM  
 Project: 640  
 File: 640-DETAILS  
 SHEET 23 of 24



NO.	DATE	DESCRIPTION	BY

**BENCHMARK DATA:**  
 TBM-T1:  
 SPIKE SET  
 ELEV.=281.88'  
 TBM-T2:  
 MAG NAIL SET  
 ELEV.=289.02'



**Post Construction Operation and Maintenance Plan**

MAINTENANCE SCHEDULE		
Frequency	Actions	Follow-up
Weekly (or after rain event)	Erosion Inspection, Clean Trash Racks	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 Owner:**

Dark Horse Investments, LLC  
222 Rockingham Road  
Londonderry, NH 03053

**Responsible Party:**

**Installation/Operation & Maintenance:**

Dark Horse Investments, LLC  
222 Rockingham Road  
Londonderry, NH 03053

The owner 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. Photographs shall be taken of each BMP during each inspection. 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) Street Sweeping**

Sweeping should be conducted a minimum of twice a year. Once in the early fall and then immediately following spring (March/April) snowmelt to remove sand and other debris. Sweeping shall be conducted by a high efficiency vacuum sweeper. Pavement surfaces may be swept at other times, basically for aesthetic reasons, such as in the fall after leaves have dropped to remove accumulated debris. Since contaminants typically accumulate within 12 inches of the curb line, street cleaning operations should concentrate in cleaning curb and gutter lines for maximum pollutant removal efficiency. Other areas can also be swept periodically, probably on a less regular basis.

**b) Catch Basins/Outlet Control Structures**

Catch basins and OCS's require frequent maintenance and are recommended to be inspected at least twice a year. Inspections should be performed in the spring after the snow melt and in the fall following the leaf drop. Inspections should note the level of accumulated sediment and condition of the structure. Corrective action shall be taken as necessary. Some basins may receive higher sediment loading than others and may require more frequent cleanings. Basins should be cleaned when sediment approaches half the sump depth. Cleaning shall be performed by a licensed vacuum truck company.

During inspections, if floating hydrocarbons are observed, the material should be removed immediately by skimming, absorbent materials, or other method and disposed of in accordance with state and federal regulations.

**c) Wet Pond**

The areas shall be inspected at least once per year to ensure that they are operating as intended. The outlet structure shall be inspected for evidence of clogging or outflow release velocities that are greater than design flow. Removal of debris and accumulation of sediment from outlet control structures shall be done immediately. Embankments shall be mowed periodically, and woody vegetation shall be removed.

Areas to be inspected shall include: erosion control systems; damage to the outlet control structure; sediment accumulation around the outlet; inadequacy of the inlet/outlet channel erosion control measures

**d) Lawn Care/Landscape Maintenance**

Inspect soil and repair eroded areas. Re-mulch void areas as needed. Remove litter and debris. Remove invasive species and treat diseased vegetation as needed. Perform periodic mowing of the lawn.

**e) Snow & Ice Management**

The proposed development will result in greater than one acre of pavement, therefore will require a snow and ice management plan. The contractor responsible for the snow and ice management is required to be Green Snow-Pro certified and for reporting the amount of salt usage to NHDES on an annual basis. Please refer to the Snow & Ice Management supplemental Criteria section for guidance.



BMP Description	BMP Installed and Operating Properly?	Corrective Action Needed	Date for corrective action/responsible person
• Embankment erosion	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Unauthorized planting	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Other (specify)	<input type="checkbox"/> Yes <input type="checkbox"/> No		
d Lawn Care/Landscape	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Repair voided areas	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Clear debris	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Other (specify)	<input type="checkbox"/> Yes <input type="checkbox"/> No		

**Overall Site Issues**

BMP/activity	Implemented?	Maintained?	Corrective Action	Date for corrective action/responsible person
1 Is there evidence of sediment being tracked into the street?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
2 Is trash/litter collected and placed in covered dumpsters?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
3 Are vehicle and equipment fueling, cleaning, and maintenance areas free of spills, leaks, or any other deleterious material?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
4 Are materials that are potential stormwater contaminants stored inside or under cover?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		

**Other Comments:**

**Inspection and Report prepared by:**

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Copies to:

Owner: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

**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 <b>Street Sweeping</b>			
• Evidence of oil grease	<input type="checkbox"/> Yes <input type="checkbox"/> No		
b <b>Catch Basins</b>			
CB1			
• Inlet and outlet clear of debris	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of oil grease	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Accumulated sediment	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of structural deterioration	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of spalling or cracking of structural parts	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Other (specify)	<input type="checkbox"/> Yes <input type="checkbox"/> No		
CB2			
• Inlet and outlet clear of debris	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of oil grease	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Accumulated sediment	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of structural deterioration	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of spalling or cracking of structural parts	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Other (specify)	<input type="checkbox"/> Yes <input type="checkbox"/> No		
CB3			
• Inlet and outlet clear of debris	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of oil grease	<input type="checkbox"/> Yes <input type="checkbox"/> No		

BMP Description	BMP Installed and Operating Properly?	Corrective Action Needed	Date for corrective action/responsible person
• Accumulated sediment	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of structural deterioration	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of spalling or cracking of structural parts	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Other (specify)	<input type="checkbox"/> Yes <input type="checkbox"/> No		
CB4			
• Inlet and outlet clear of debris	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of oil grease	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Accumulated sediment	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of structural deterioration	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of spalling or cracking of structural parts	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Other (specify)	<input type="checkbox"/> Yes <input type="checkbox"/> No		
CB5			
• Inlet and outlet clear of debris	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of oil grease	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Accumulated sediment	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of structural deterioration	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of spalling or cracking of structural parts	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Other (specify)	<input type="checkbox"/> Yes <input type="checkbox"/> No		
CB6			
• Inlet and outlet clear of debris	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of oil grease	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Accumulated sediment	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of structural deterioration	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of spalling or cracking of structural parts	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Other (specify)	<input type="checkbox"/> Yes <input type="checkbox"/> No		
DMH1			
• Inlet and outlet clear of debris	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of oil grease	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Accumulated sediment	<input type="checkbox"/> Yes <input type="checkbox"/> No		

BMP Description	BMP Installed and Operating Properly?	Corrective Action Needed	Date for corrective action/responsible person
• Evidence of structural deterioration	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of spalling or cracking of structural parts	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Other (specify)	<input type="checkbox"/> Yes <input type="checkbox"/> No		
OCS1			
• Inlet and outlet clear of debris	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of oil grease	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Accumulated sediment	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of structural deterioration	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence of spalling or cracking of structural parts	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Other (specify)	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Outlet Protection-FES3	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Inlet/inflow pipes clear of debris	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Outlet clear of debris	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Evidence subsidence	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Tree growth	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Other (specify)	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Forebay/FES 1 & 2	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• bottom or trench surface clear of debris	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Inlet/inflow pipes clear of debris	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Overflow spillway clear of debris	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Accumulated sediment	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Embankment erosion	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Unauthorized planting	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Other (specify)	<input type="checkbox"/> Yes <input type="checkbox"/> No		
c <b>Wet Pond</b>			
• Basin bottom or trench surface clear of debris	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Inlet/inflow pipes clear of debris	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Overflow spillway clear of debris	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Outlet clear of debris	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Basin overtopping	<input type="checkbox"/> Yes <input type="checkbox"/> No		
• Accumulated sediment	<input type="checkbox"/> Yes <input type="checkbox"/> No		

**BENCHMARK DATA:**

TBM-T1:  
SPIKE SET  
ELEV.=281.88'

TBM-T2:  
MAG NAIL SET  
ELEV.=289.02'

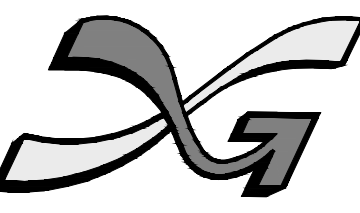
NO.	DATE	DESCRIPTION	BY

**INSPECTION & MAINTENANCE PLAN - A**

**TAX MAP 15 LOT 150-1**  
**222 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
BOOK 6526 PAGE 081

OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
222 ROCKINGHAM ROAD  
LONDONDERRY, NH 03053

SCALE: N.T.S. DATE: MAY 2, 2025



**The Dubay Group, Inc.**  
136 Harvey Road Bldg B101  
Londonderry, NH 03053  
603-458-6462 - www.thedubaygroup.com  
Engineers | Planners | Surveyors

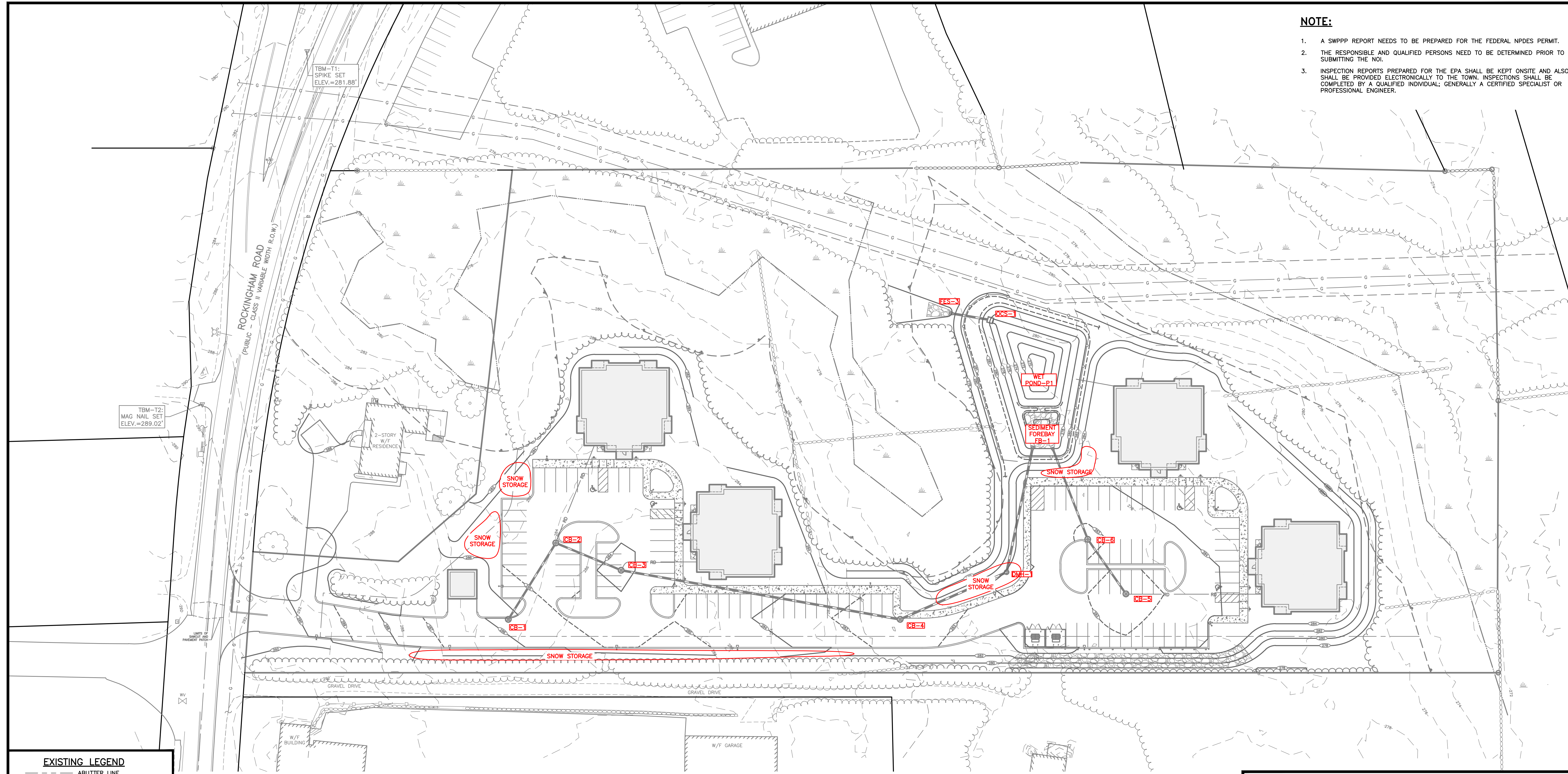
Drawn By: JHD  
Checked By: DGM  
Project: 640  
File: 640-DETAILS

SHEET M1

N:\PROJECTS\640-Norton-222 Rockingham Rd\DWG\CURRENT\640-DETAILS.dwg

**NOTE:**

1. A SWPPP REPORT NEEDS TO BE PREPARED FOR THE FEDERAL NPDES PERMIT.
2. THE RESPONSIBLE AND QUALIFIED PERSONS NEED TO BE DETERMINED PRIOR TO SUBMITTING THE NOI.
3. INSPECTION REPORTS PREPARED FOR THE EPA SHALL BE KEPT ONSITE AND ALSO SHALL BE PROVIDED ELECTRONICALLY TO THE TOWN. INSPECTIONS SHALL BE COMPLETED BY A QUALIFIED INDIVIDUAL, GENERALLY A CERTIFIED SPECIALIST OR PROFESSIONAL ENGINEER.



**EXISTING LEGEND**

- BUTTER LINE
- BUILDING SETBACK
- DSYL --- DOUBLE SOLID YELLOW LINE
- SSWL --- SINGLE SOLID WHITE LINE
- EDGE OF PAVEMENT
- EASEMENT
- DELINEATED WETLAND
- WETLAND SETBACK
- △ RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER
- TREELINE

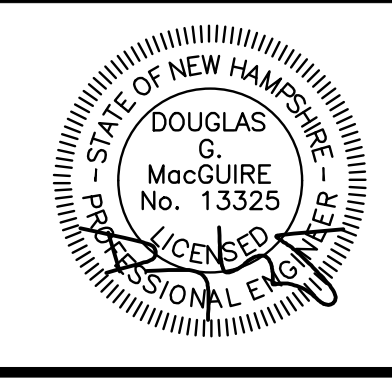
**PROPOSED LEGEND**

- PROPERTY LINE
- EDGE OF PAVEMENT
- CURB
- PAINT
- TREELINE
- CONCRETE
- SIGN
- PROPOSED GRANITE BOUND

**BENCHMARK DATA:**

TBM-T1:  
SPIKE SET  
ELEV.=281.88'

TBM-T2:  
MAG NAIL SET  
ELEV.=289.02'

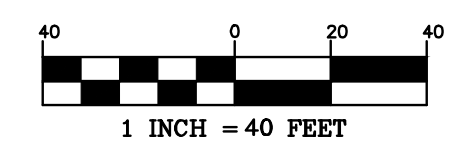
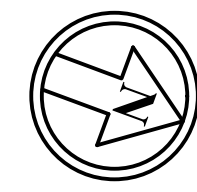


NO.	DATE	DESCRIPTION	BY



**I&M LEGEND**

- CB CATCH BASIN INSPECTION AREA
- DMH DRAIN MANHOLE INSPECTION AREA
- FES FLAILED END SECTION/STONE OUTLET INSPECTION AREA
- POND POND INSPECTION AREA
- FB SEDIMENT FOREBAY INSPECTION AREA
- OCS PRINCIPLE SPILLWAY OVERFLOW INSPECTION AREA



**INSPECTION AND MAINTENANCE PLAN - B**

**TAX MAP 15 LOT 150-1**  
**220 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
BOOK 6526 PAGE 081

OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
222 ROCKINGHAM ROAD  
 LONDONDERRY, NH 03053

SCALE: 1"=40' DATE: MAY 2, 2025

---

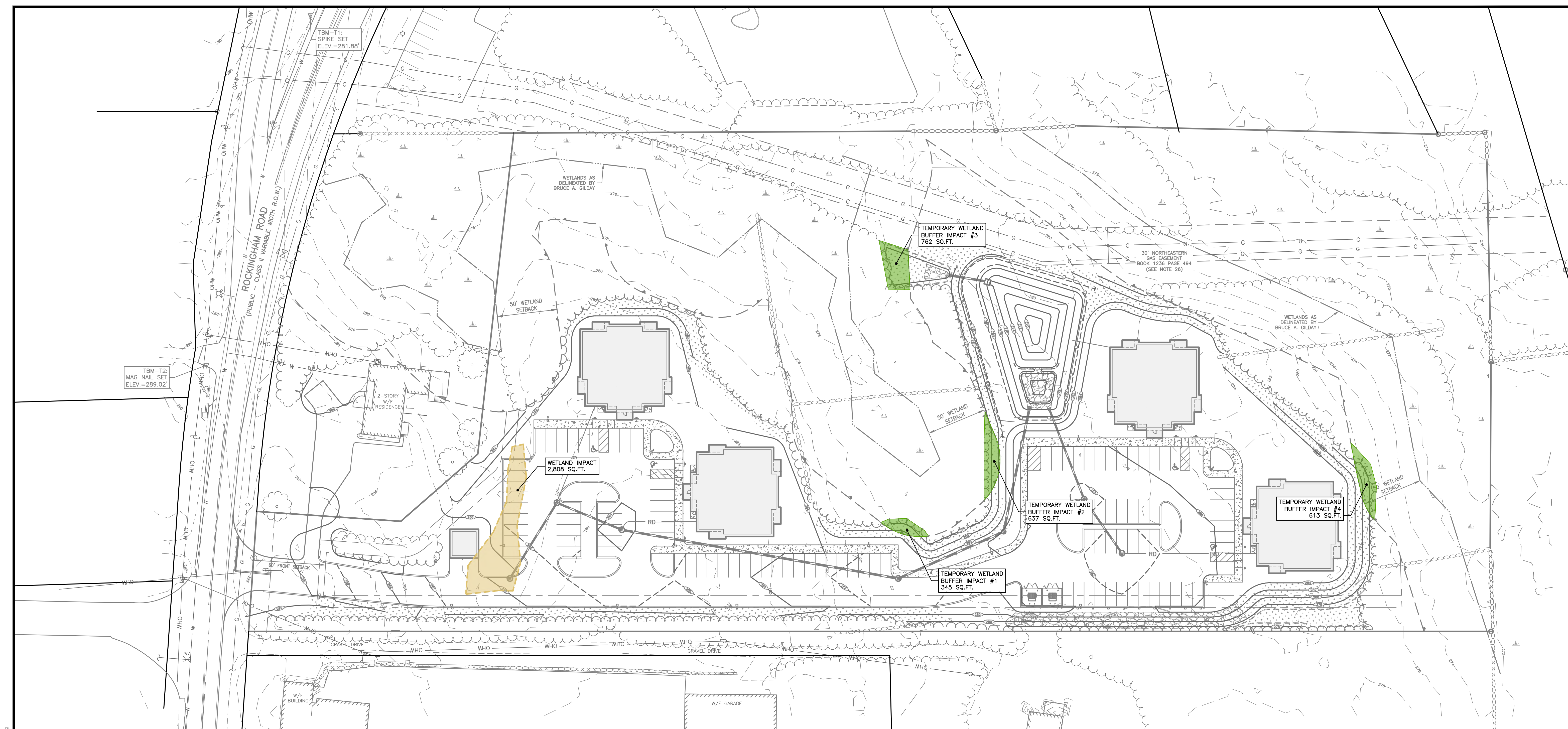
**The Dubay Group, Inc.**  
 136 Harvey Road Bldg B101  
 Londonderry, NH 03053  
 603-458-6462 - www.thedubaygroup.com  
 Engineers | Planners | Surveyors

Drawn By: JHD  
 Checked By: DGM  
 Project: 640  
 File: 640-I&M

SHEET M2

NA=PROJECTS\640-Norton-222 Rockingham Rd.DWG\NHAOT\640-I&M.dwg





NA=PROJECTS\640-Norton-222 Rockingham Rd\DWG\CURRENT\640-WET-BUFF IMPACT.dwg

**EXISTING LEGEND**

- ABUTTER LINE
- BUILDING SETBACK
- DSYL --- DOUBLE SOLID YELLOW LINE
- SSWL --- SINGLE SOLID WHITE LINE
- EDGE OF PAVEMENT
- EASEMENT
- DELINEATED WETLAND
- WETLAND SETBACK
- ▲ RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER
- TREELINE

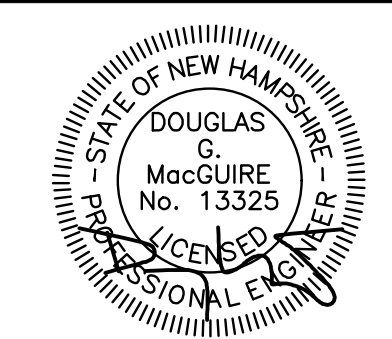
**PROPOSED LEGEND**

- PROPERTY LINE
- EDGE OF PAVEMENT
- CURB
- PAINT
- TREELINE
- CONCRETE
- SIGN
- PROPOSED GRANITE BOUND

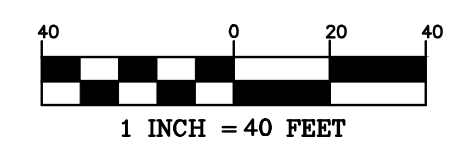
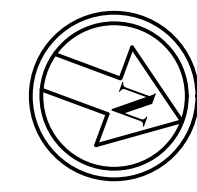
**LEGEND**

- WETLAND IMPACT TOTAL = 2,808 SQ.FT.
- TOTAL TEMPORARY WETLAND BUFFER IMPACT = 2,357 SQ.FT.

**BENCHMARK DATA:**  
 TBM-T1:  
 SPIKE SET  
 ELEV.=281.88'  
 TBM-T2:  
 MAG NAIL SET  
 ELEV.=289.02'



NO.	DATE	DESCRIPTION	BY



**WETLAND & BUFFER IMPACT PLAN**

**TAX MAP 15 LOT 150-1**  
**220 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
BOOK 6526 PAGE 081

OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
 222 ROCKINGHAM ROAD  
 LONDONDERRY, NH 03053

SCALE: 1"=40' DATE: MAY 2, 2025

**The Dubay Group, Inc.**  
 136 Harvey Road Bldg B101  
 Londonderry, NH 03053  
 603-458-6462 - www.thedubaygroup.com  
 Engineers | Planners | Surveyors

Drawn By: JHD  
 Checked By: DGM  
 Project: 640  
**640-WET-BUFF IMPACT**

SHEET W1

P.01  
DRG. NO.

REVISIONS:

FLOOR PLAN & ELEVATIONS  
Scale: 1/8" = 1'-0"  
Commission No.: R24-003  
Date: July 24, 2024

ROCKINGHAM ROAD APARTMENTS  
A 48 Unit Multi-Family Project  
222 Rockingham Road  
Londonderry, NH

DARK HORSE INVESTMENTS, LLC

R.A. SCHAEFER & D.M. WHITE, ARCHITECTS  
PO Box 447  
112 Elm Street  
Goffstown, NH 03045  
603-497-3405



SIDE ELEVATION  
SCALE: 1/8" = 1' 0"

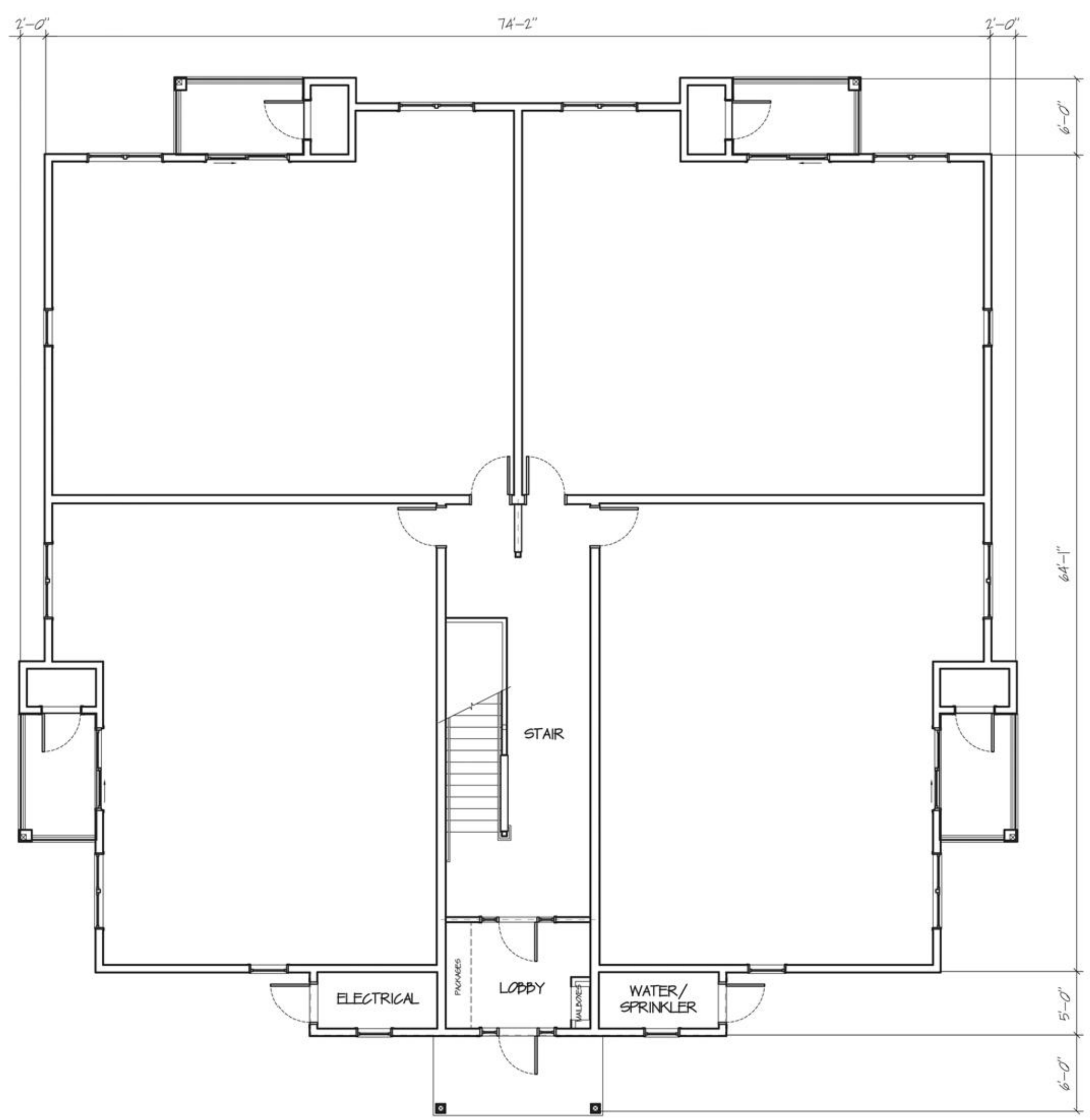


REAR ELEVATION  
SCALE: 1/8" = 1' 0"



FRONT ELEVATION  
SCALE: 1/8" = 1' 0"

BLDG HEIGHT @ MEAN ROOF  
TOP FLOOR TOP PLATE  
ELEV. 131'-5"  
TOP OF 3RD FLR  
ELEV. 122'-2"  
TOP OF 2ND FLR  
ELEV. 113'-1"  
TOP OF 1ST FLOOR  
ELEV. 100'-0"  
FINISH GRADE/AVERAGE GRADE  
ELEV. 99'-2"




FIRST FLOOR PLAN  
SCALE: 1/8" = 1' 0"

**ARCHITECTURAL PLAN**

**TAX MAP 15 LOT 150-1**  
**220 ROCKINGHAM ROAD**  
**LONDONDERRY, NH**  
BOOK 6526 PAGE 081

OWNER/APPLICANT:  
**DARK HORSE INVESTMENTS, LLC**  
222 ROCKINGHAM ROAD  
LONDONDERRY, NH 03053

SCALE: N.T.S. DATE: MAY 2, 2025



**The Dubay Group, Inc.**  
136 Harvey Road Bldg B101  
Londonderry, NH 03053  
603-458-6462 - www.thedubaygroup.com  
Engineers | Planners | Surveyors

Drawn By: JHD  
Checked By: DGM  
Project: 640  
File: 640-DETAILS

SHEET P.01

NO.	DATE	DESCRIPTION	BY

N:\PROJECTS\640-Norton-222 Rockingham Rd\DWG\CURRENT\640-DETAILS.dwg