Londonderry Heritage/Historic District Commission Meeting

March 26, 2026 - 7:00 P.M.

MOOSE HILL CONFERENCE ROOM

AGENDA

I. Open Meeting

II. Approval of minutes from prior meeting

III. Applications for Advisory input to the Planning Board

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

Documents:

ELWOOD PLAN SET_2025.12.22 (1).PDF

B. Subdivision for two (2) residential lots and associated site improvements in the Agricultural Residential (AR-1) District. 17 Stonehenge Road, Map 12 Lot 124-9, 2nd Stonehenge, LLC c/o Aaron Ravenelle (owner) & Elm Grove Companies c/o Aaron Ravenelle (applicant).

Documents:

STONEHENGE SUBDIVISION PLAN.PDF

C. Site plan for contractor bay development and associated site improvements in the Industrial II (IND-II) District. 7 Planeview Drive, Tax Map 14, Lot 13-4, Russell F. & Francine I. Wilmarth Revocable Trust (Owner), Hollis Construction Management (Applicant).

Documents:

25013 - LONDONDERRY - DESIGN REVIEW PLAN SET 2.12.26.PDF

IV. Other business

A. Rules of Procedure

Documents:

HERITAGE COMMISSION RULES OF PROCEDURE_2019-2026 REDLINE.PDF

B. Londonderry Look Book

V. Public input

VI. Adjournment

SUBDIVISION PLAN

MAP 5 LOT 39, 39-5, 40 & 72

35 & 54 ELWOOD ROAD

LONDONDERRY, NEW HAMPSHIRE

GENERAL NOTES

1. The purpose of this plan is to consolidate & subdivide the existing undeveloped Tax Map 5 Lots 39 & 39-5 into ELEVEN house lots; Ten of which have frontage on Elwood Road and one with frontage on Dan Hill Road. Also as part of the project, Tax Map 5 Lots 40 & 72 are proposed to be consolidated & subdivided into FIVE House lots. Houses are anticipated to be 4 bedrooms.

2. The parcels are Tax Map 5, Lot 39 (35 Elwood Road); Lots 40 & 72 (54 Elwood Road); & Lot 39-5 (16 Dan Hill Road).

3. The existing parcels areas are as follows: Tax Map 5 Lot 39 is 2,077,616 square feet or 47.696 acres, Tax Map 5 Lot 39-5 is 117,790 square feet or 2.704 acres, Tax Map 5 Lot 40 is 2,546,217 square feet or 58.453 acres and Tax Map 5 Lot 72 is 712,026 square feet or 16.346 acres.

4. Proposed lot areas:

   005-39 = 512,586 square feet or 11.767 acres
   005-39-6 = 68,324 square feet or 1.568 acres
   005-39-7 = 75,742 square feet or 1.739 acres
   005-39-8 = 93,312 square feet or 2.142 acres
   005-39-9 = 115,727 square feet or 2.657 acres
   005-39-10 = 157,563 square feet or 3.617 acres
   005-39-11 = 130,663 square feet or 3.000 acres
   005-39-12 = 99,902 square feet or 2.293 acres
   005-39-13 = 89,076 square feet or 2.045 acres
   005-39-14 = 108,332 square feet or 2.487 acres
   005-39-5 = 744,179 square feet or 17.084 acres
   005-40 = 89,292 square feet or 2.050 acres
   005-40-15 = 331,469 square feet or 7.610 acres
   005-40-16 = 57,117 square feet or 1.311 acres
   005-40-17 = 67,170 square feet or 1.542 acres
   005-72 = 2,713,194 square feet or 62.289 acres

5. The lot is in the Agricultural-Residential (AR-1) zoning district.

6. Dimensional Requirements:

   Minimum Lot Area:
   SOILS BASED (soils based) (min. req'd & provided)

   Frontage:
   150 LF (min. req'd & provided)

   Effective Setbacks & Buffers:
   Front 40 FT (min req'd & provided)
   Side 15 FT (min req'd & provided)
   Rear 15 Ft (min req'd & provided)

7. Lots shall be serviced by on-site wells and septic systems.

8. A portion of Tax Map 5 Lot 39 is within a special flood hazard area (100 year flood) and Tax Map 5 Lots 40, 72, & 39-5 are not located within a special flood hazard area (100 year flood) per Flood Insurance Rate Map 33015C0508E and the flood insurance study for Rockingham County with effective dates of May 17, 2005.

9. The subdivision plan (sheets 10-15 of 40) will be recorded at the Rockingham County Registry of Deeds and all sheets will be on file at the Town.

Required Notes:

a. "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the owner shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."

b. "If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town."

c. "All materials and methods of construction shall conform to Town of Londonderry Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road and Bridge Construction."

GENERAL AND SUBSEQUENT CONDITIONS:

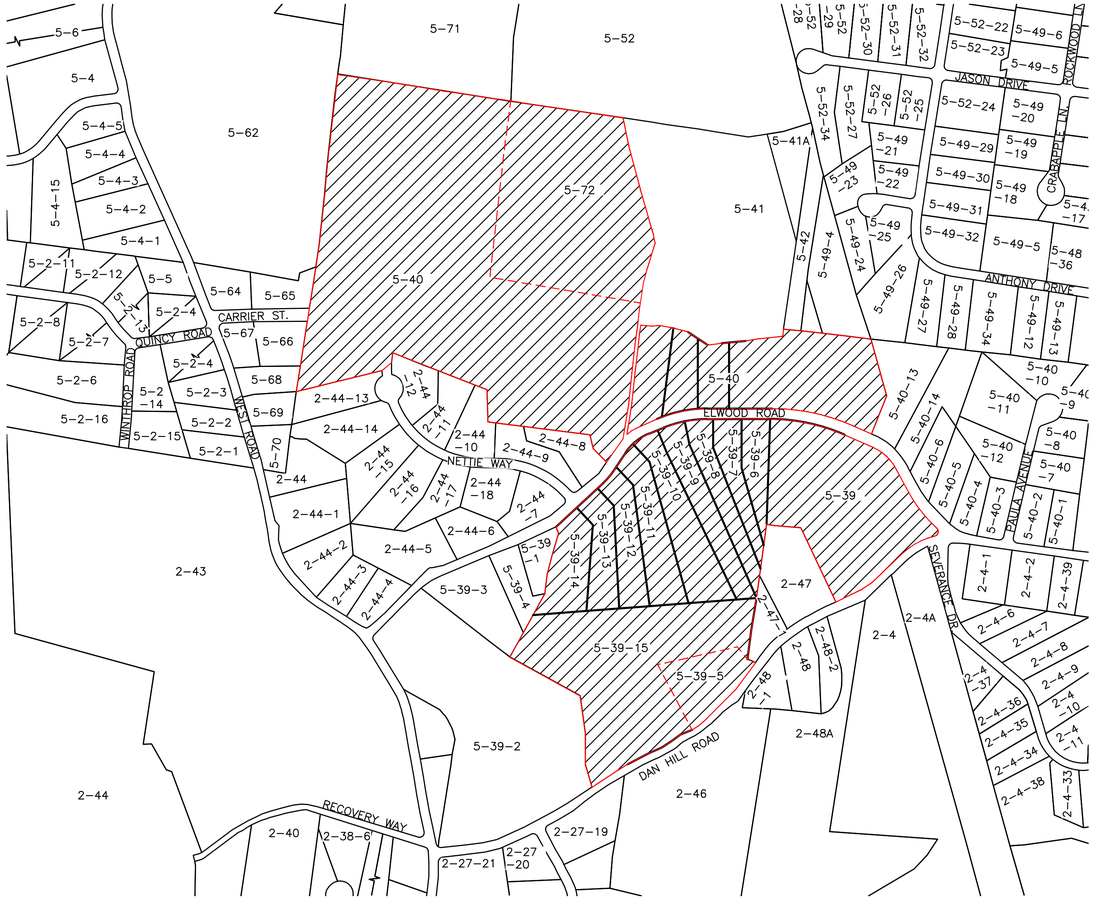
1. No construction or site work for the subdivision may be undertaken until a pre-construction meeting with Town staff has taken place, filing of an NPDES - EPA permit (if required), and posting of the appropriate financial guaranty with the Town. Contact the Department of Public Works to arrange the pre-construction meeting.

2. The project must be built and executed as specified in the approved application package unless modifications are approved by the Planning Department & Department of Public Works, or, if Staff deems applicable, the Planning Board.

3. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.

4. Prior to issuance of a certificate of occupancy, all site improvements and offsite improvements, if any, shall be completed.

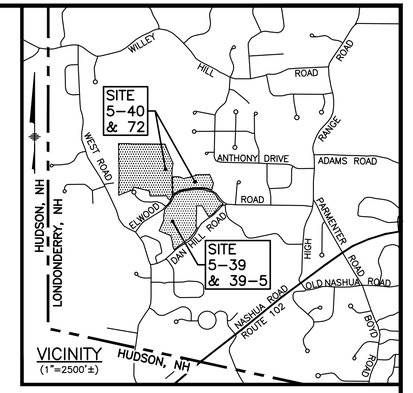
5. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project (that were not received prior to certification of the plans). Contact the Building Division at extension 115 regarding building permits.



GRAPHIC SCALE

400 0 200 400 800 1600

(IN FEET)
1 inch = 400 ft.



OWNER'S SIGNATURE

LINDA ELWOOD DATE: 12-15-2025

CHRISTINA ELWOOD DATE: 12-14-2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

Permits & Approvals:

	Permit #	Date
Subdivision Approval		
NHDES Subdivision		
Londonderry Stormwater Permit		

SHEET INDEX

1	TITLE SHEET
2-3	EXISTING CONDITIONS PLAN
4-9	HIGH INTENSITY SOILS PLAN
10-15	SUBDIVISION PLAN
16-21	TOPOGRAPHICAL SUBDIVISION PLAN
22-24	PROTOTYPICAL LOT GRADING
25-40	SIGHT DISTANCE PLANS AND PROFILES
41-42	SITE DETAILS

TITLE SHEET

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: AS NOTED DATE: DEC. 12, 2025

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

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

Drawn By: DSJ
Checked By: JAC
Project: 774
File: 774-COVER

SHEET 1 of 42

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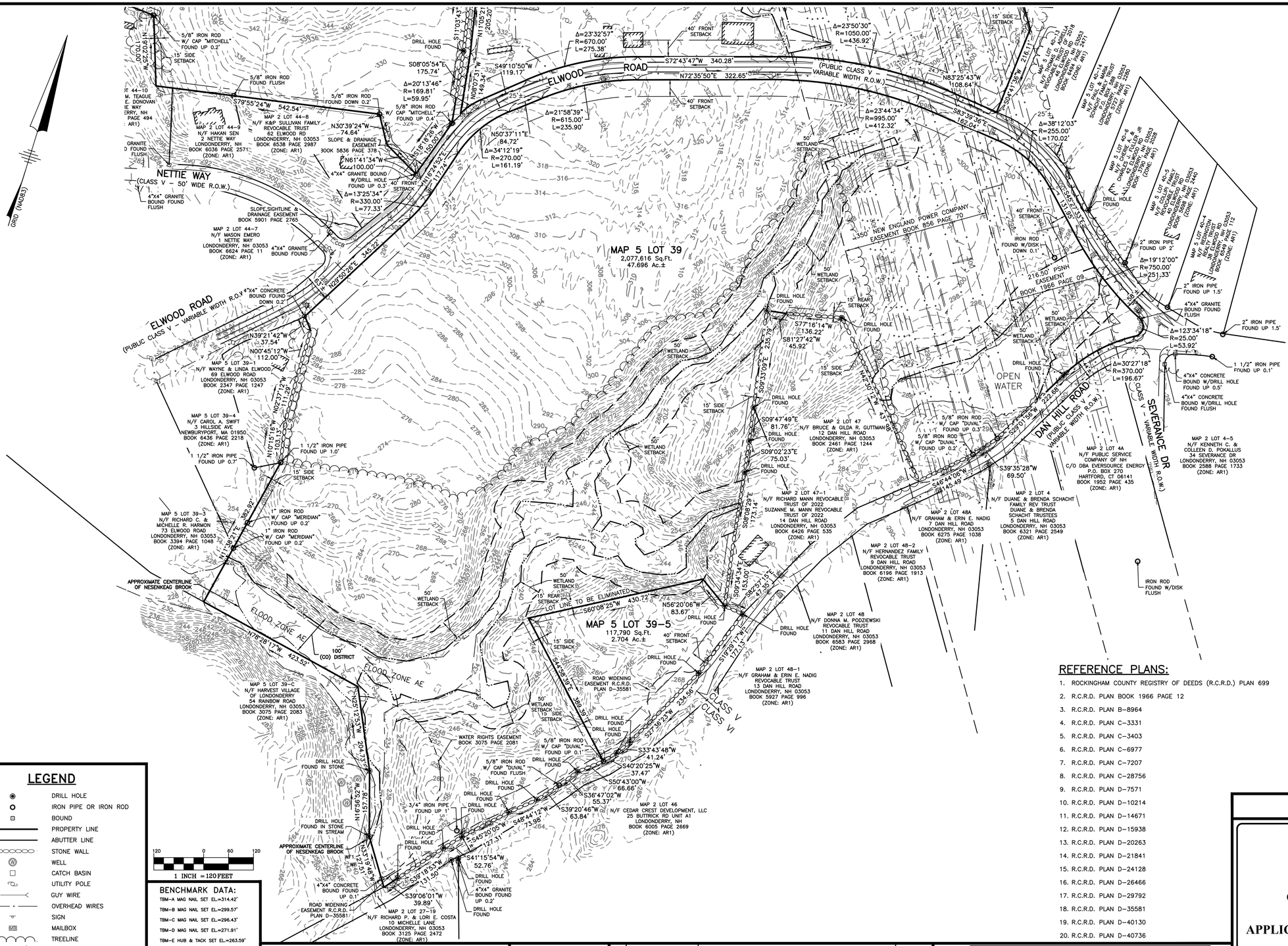

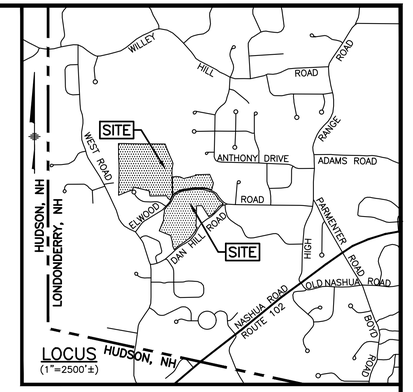

NOTES:

1. THE INTENT OF THIS PLANS IS TO SHOW THE EXISTING SITE CONDITIONS OF MAP 5 LOTS 39, 40 & 72 BASED ON A SURVEY PERFORMED BY THIS OFFICE BETWEEN JUNE AND JULY 2025 AND SUPPLEMENTED WITH DATA EXTRACTED FROM UAS (DRONE) IMAGERY AND LIDAR COLLECTED BY THIS OFFICE ON JUNE 16, 2025.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PERFORMED BY THIS OFFICE BETWEEN JUNE AND JULY, 2025 AND PLAN REFERENCES LISTED HEREON.
3. THE HORIZONTAL DATUM IS BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY, 2025.
4. THE VERTICAL DATUM IS BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY, 2025.
5. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORD DESIGN PLANS, DIG SAFE FLAGGING, AND/OR INFORMATION PROVIDED BY THE TOWN OF LONDONDERRY, NH, AND ABOVE GROUND FEATURES LOCATED BY THIS OFFICE. SAID UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR INCLUSIVE OF ALL EXISTING UTILITIES.
6. A PORTION OF MAP 5 LOT 39 IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) AND TAX MAP 5 LOTS 40 & 72 ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP 33015C0508E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
7. MAP 5 LOT 39, 40 & 72 IS ZONED AGRICULTURAL–RESIDENTIAL (AR–1) PER THE TOWN OF LONDONDERRY ZONING MAP;

MIN LOT SIZE:	SOIL BASE
MIN LOT FRONTAGE:	150 FT
MIN FRONT YARD:	40 FT
MIN SIDE YARD:	15 FT
MIN REAR YARD:	15 FT

   REFER TO THE TOWN OF LONDONDERRY ZONING ORDINANCE FOR ADDITIONAL INFORMATION AND RESTRICTIONS.
8. 54 ELWOOD ROAD BENEFITS FROM SIGN EASEMENT LOCATED ON MAP 2 LOT 8, 2 HIGH RANGE ROAD AS RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BOOK 6502 PAGE 1525.

REFERENCE PLANS:

1. ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN 699
2. R.C.R.D. PLAN BOOK 1966 PAGE 12
3. R.C.R.D. PLAN B–8964
4. R.C.R.D. PLAN C–3331
5. R.C.R.D. PLAN C–3403
6. R.C.R.D. PLAN C–6977
7. R.C.R.D. PLAN C–7207
8. R.C.R.D. PLAN C–28756
9. R.C.R.D. PLAN D–7571
10. R.C.R.D. PLAN D–10214
11. R.C.R.D. PLAN D–14671
12. R.C.R.D. PLAN D–15938
13. R.C.R.D. PLAN D–20263
14. R.C.R.D. PLAN D–21841
15. R.C.R.D. PLAN D–24128
16. R.C.R.D. PLAN D–26466
17. R.C.R.D. PLAN D–29792
18. R.C.R.D. PLAN D–35581
19. R.C.R.D. PLAN D–40130
20. R.C.R.D. PLAN D–40736

WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY HURLEY ENVIRONMENTAL & LAND PLANNING, LLC IN JUNE 2025 IN ACCORDANCE WITH:

1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR–12–1, JANUARY 2012, VERSION 2.0.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.

STATE OF NEW HAMPSHIRE
LUKE HURLEY
12/18/25
No. 232
CERTIFIED WETLAND SCIENTIST

LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
- ABUTTER LINE
- STONE WALL
- WELL
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- SIGN
- MAILBOX
- TREELINE
- DELINEATED WETLAND
- WF9 DELINEATED WETLAND FLAG
- BUILDING SETBACK
- 176 CONTOUR ELEVATION
- EOP EDGE OF PAVEMENT
- CCB CAPE COD BERM
- DSYL DOUBLE SOLID YELLOW LINE
- SSWL SINGLE SOLID WHITE LINE

BENCHMARK DATA:

- TBM–A MAG NAIL SET EL.=314.42'
- TBM–B MAG NAIL SET EL.=299.57'
- TBM–C MAG NAIL SET EL.=296.43'
- TBM–D MAG NAIL SET EL.=271.91'
- TBM–E HUB & TACK SET EL.=263.59'
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- TBM–H MAG NAIL SET EL.=316.17'
- TBM–I MAG NAIL SET EL.=330.29'
- TBM–J SPIKE SET EL.=332.00'
- TBM–K SPIKE SET EL.=383.75'
- TBM–L SPIKE SET EL.=372.11'
- TBM–M SPIKE SET EL.=213.52'
- TBM–N SPIKE SET EL.=208.87'

LAND SURVEYOR'S CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND PRIOR SURVEYS BY THIS OFFICE AND THAT THE SURVEY THAT IT IS BASED ON HAS AN ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.

12/22/2025

JOEL A. CONNOLLY, LLS #997 — DATE

STATE OF NEW HAMPSHIRE — No. 997 JOEL A. CONNOLLY — LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

OWNER'S SIGNATURE

LINDA ELWOOD — DATE: 12–15–2025

CHRISTINA ELWOOD — DATE: 12–14–2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

EXISTING CONDITIONS PLAN

TAX MAP 5 LOT 39, 39–5, 40 & 72

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LONDONDERRY, NEW HAMPSHIRE

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BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC

74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=120' DATE: DEC. 12, 2025

The Dubay Group, Inc.
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Engineers | Planners | Surveyors

Drawn By:	DSJ
Checked By:	JAC
Project:	774
File:	774–WS

SHEET 2 of 42

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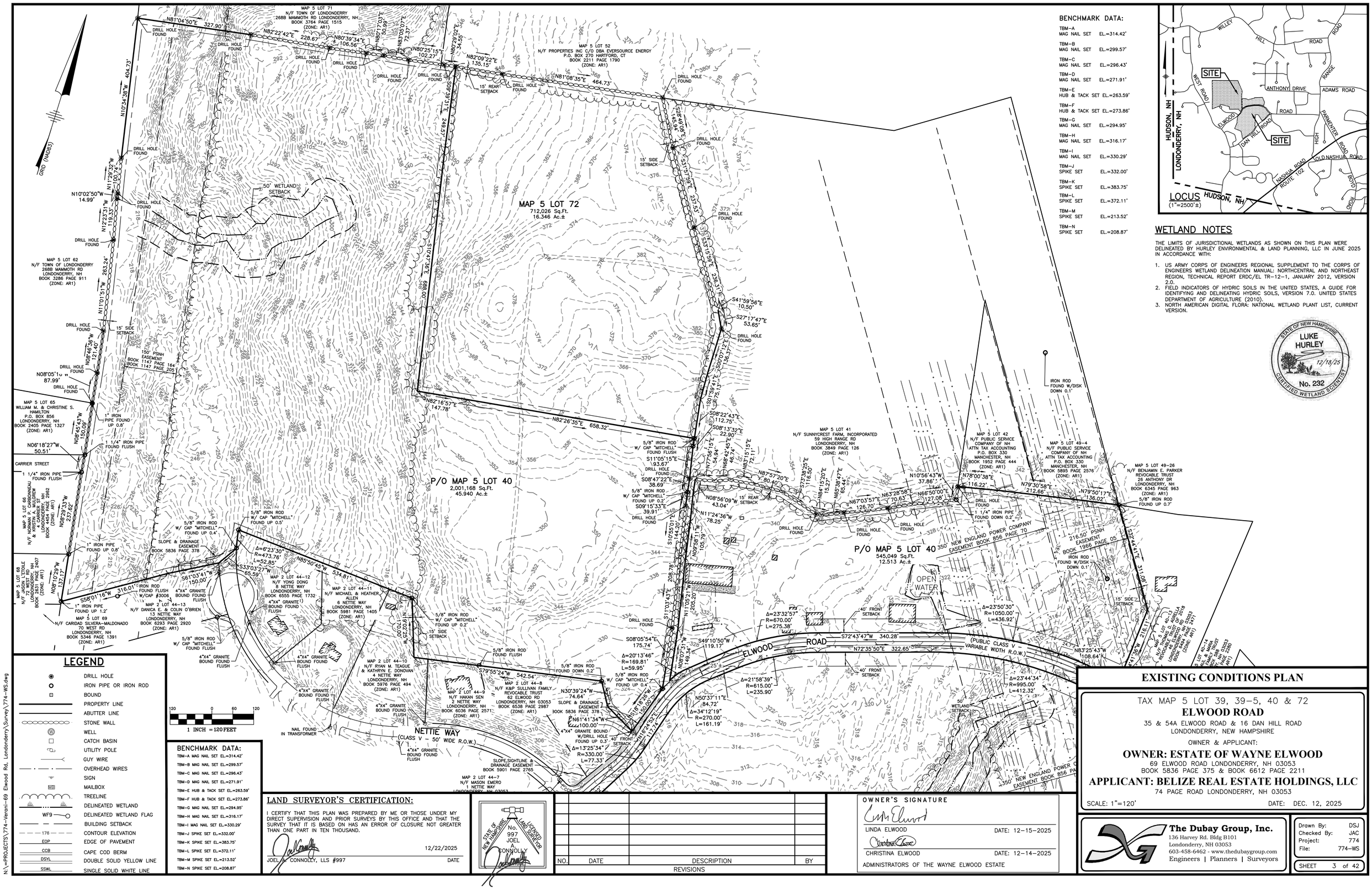

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120 0 60 120

1 INCH = 120 FEET

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LAND SURVEYOR'S CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND PRIOR SURVEYS BY THIS OFFICE AND THAT THE SURVEY THAT IT IS BASED ON HAS AN ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.

JOEL A. CONNOLLY, LLS #997 — DATE: 12/22/2025

STATE OF NEW HAMPSHIRE — No. 997 JOEL A. CONNOLLY — LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY

REVISIONS

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LINDA ELWOOD — DATE: 12–15–2025

CHRISTINA ELWOOD — DATE: 12–14–2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

EXISTING CONDITIONS PLAN

TAX MAP 5 LOT 39, 39–5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
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Engineers | Planners | Surveyors

Drawn By:	DSJ
Checked By:	JAC
Project:	774
File:	774–WS

N:_=PROJECTS\774–Veroni–69 Elwood Rd, Londonderry\Survey\774–WS.dwg

PROPOSED Lot 5-39				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
1	321CH	20,083	60,500	0.33
2	221EH	12,892	67,500	0.19
3	228BH	12,043	67,750	0.18
4	228DH	8,752	86,750	0.10
5	228EH	17,076	104,500	0.16
6	228EH	7,352	104,500	0.07
7	321CH	4,547	60,500	0.08
8	321BH	16,533	54,500	0.30
9	621BH	6,072	N/A	0.00
Easement		407,236		
TOTAL		512,586		1.41

Lot 5-39-6				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
10	321CH	53,268	60,500	0.88
11	221DH	2,043	54,500	0.04
12	221EH	2,957	67,500	0.04
13	228DH	2,081	86,750	0.02
14	228EH	5,533	104,500	0.05
15	621BH	2,442	N/A	0.00
TOTAL		68,324		1.04

Lot 5-39-7				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
16	321CH	54,274	60,500	0.90
17	221DH	6,806	54,500	0.12
18	228DH	4,884	86,750	0.06
19	228EH	5,034	104,500	0.05
20	228CH	2,709	74,750	0.04
21	621BH	2,035	N/A	0.00
TOTAL		75,742		1.16

Lot 5-39-8				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
22	221CH	58,895	46,000	1.28
23	221DH	3,956	54,500	0.07
24	221EH	2,849	67,500	0.04
25	228DH	8,913	86,750	0.10
26	228DH	145	86,750	0.00
26A	228EH	446	104,500	0.00
27	228EH	7,881	104,500	0.08
28	228CH	8,804	74,750	0.12
29	621BH	1,423	N/A	0.00
TOTAL		93,312		1.70

Lot 5-39-9				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
30	321CH	74,723	60,500	1.24
31	221EH	5,784	60,500	0.10
32	228DH	12,709	86,750	0.15
33	228EH	91	106,000	0.00
34	228EH	262	106,000	0.00
35	228EH	6,325	106,000	0.06
36	323CH	10,946	60,500	0.18
37	228CH	827	74,750	0.01
38	228CH	1,745	74,750	0.02
39	621BH	2,315	N/A	0.00
TOTAL		115,727		1.76

Lot 5-39-10				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
40	321CH	99,076	60,500	1.64
41	221EH	10,273	60,500	0.17
42	228DH	7,514	86,750	0.09
43	228DH	1,036	86,750	0.01
44	228DH	280	86,750	0.00
45	228DH	96	86,750	0.00
46	228EH	12,885	104,500	0.12
47	228EH	2,588	104,500	0.02
48	323BH	6,720	54,500	0.12
49	323CH	10,576	60,500	0.17
50	621BH	6,519	N/A	0.00
TOTAL		157,563		2.36

Lot 5-39-11				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
51	321CH	109,014	60,500	1.80
52	221EH	388	60,500	0.01
53	221EH	837	60,500	0.01
54	228CH	1,208	74,750	0.02
55	228DH	8,296	86,750	0.10
56	228EH	7,861	104,500	0.08
57	621BH	3,059	N/A	0.00
TOTAL		130,663		2.01

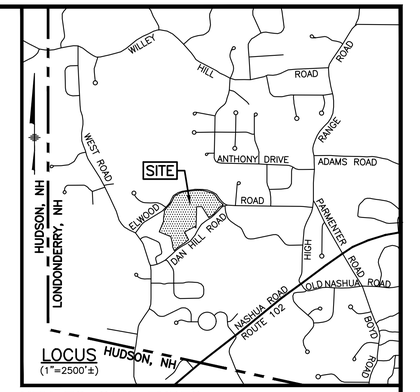
Lot 5-39-12				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
58	321BH	14,342	54,500	0.26
59	321CH	82,514	60,500	1.36
60	228CH	620	74,750	0.01
61	228EH	2,277	104,500	0.02
62	228DH	149	86,750	0.00
TOTAL		99,902		1.66

Lot 5-39-13				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
63	321BH	31,300	54,500	0.57
64	321CH	47,643	60,500	0.79
65	228CH	9,660	74,750	0.13
66	228CH	473	74,750	0.01
TOTAL		89,076		1.50

Lot 5-39-14				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
67	321BH	33,552	54,500	0.62
68	321CH	44,343	60,500	0.73
69	228CH	23,828	74,750	0.32
70	228DH	6,609	86,750	0.08
TOTAL		108,332		1.74

SOIL MAPPING NOTES

1. HIGH INTENSITY SOIL MAPPING WAS PERFORMED HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC IN JULY 2025 TO THE STANDARDS OF THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, SPECIAL PUBLICATION NUMBER 1, HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE, APRIL 2017.



KEY TO SOIL TYPES

THE SOIL TYPES ARE DEFINED BY SOIL CHARACTERISTICS; AND DESIGNATED WITH A FIVE PART SYMBOL.

PARENT MATERIAL — RESTRICTIVE FEATURE
DRAINAGE CLASS — SLOPE CLASS
(A) (B) (C) (D) (E) — MAP INTENSITY

SYMBOL: A DRAINAGE CLASS

1– EXCESSIVELY DRAINED
2– WELL DRAINED
3– MODERATELY WELL DRAINED
4– SOMEWHAT POORLY DRAINED
5– POORLY DRAINED
6– VERY POORLY DRAINED
7– NOT DETERMINABLE (TO BE USED ONLY WITH SYMBOL B–6)

SYMBOL: B PARENT MATERIAL

1– GLACIOFLUVIAL DEPOSITS (OUTWASH/TERRACES OF SAND OR SAND AND GRAVEL).
2– GLACIAL TILL MATERIAL (ACTIVE ICE) MARINE OR GLACIOLACUSTRINE DEPOSITS (3,4 OR 5)
3– VERY FINE SAND AND SILT DEPOSITS (GLACIAL LAKES)
4– LOAMY/SANDY OVER SILT/CLAY DEPOSITS
5– SILT AND CLAY DEPOSITS (OCEAN WATERS)
6– EXCAVATED, REGRADED OR FILLED (SEE ADDENDUM ITEM #1)
7– ALLUVIAL DEPOSITS (FLOOD PLAINS)
8– ORGANIC MATERIALS – FRESH WATER BOGS, ETC.
9– ORGANIC MATERIALS – TIDAL MARSH

SYMBOL: C RESTRICTIVE FEATURES (IF MORE THAN ONE APPLIES, LIST THE MOST RESTRICTIVE)

1– NONE
2– BOULDERY, WITH MORE THAN 15% OF THE SURFACE COVERED WITH BOULDERS (LARGER THAN 24 INCHES IN DIAMETER).
3– MINERAL RESTRICTIVE LAYER(S) ARE PRESENT IN THE SOIL PROFILE LESS THAN 40 INCHES BELOW THE SOIL SURFACE – SUCH AS HARD PAN, PLATY STRUCTURE, AND CLAYEY TEXTURE WITH CONSISTENCE OF AT LEAST FIRM, I.E. MORE THAN 20 NEWTONS. FOR EXAMPLES OF SOIL CHARACTERISTICS THAT QUALIFY FOR RESTRICTIVE LAYER, SEE SOIL MANUAL FOR SITE EVALUATIONS IN NEW HAMPSHIRE, 2ND ED. PAGE 3–17, FIGURE 3–14.
4– BEDROCK PRESENT IN THE SOIL PROFILE 0–20 INCHES BELOW THE SOIL SURFACE (BEDROCK IS EITHER A LITHIC OR A PARALITHIC CONTACT – SEE USER NOTE: SOIL TAXONOMY). PARALITHIC REFERENCES BEDROCK THAT CAN BE REMOVED BY AN EXCAVATOR, BACKHOE, OR BY HAND SHOVEL WITH DIFFICULTY. BEDROCK FRACTURES ARE SPACED MORE THAN 4 INCHES.
5– SUBJECT TO FLOODING.
6– DOES NOT MEET FILL STANDARDS (SEE ADDENDUM – STANDARDS FOR FILL MATERIAL) (ONLY TO BE USED WITH SYMBOL B–6).
7– BEDROCK PRESENT IN THE SOIL PROFILE 20 TO 40 INCHES BELOW THE SOIL SURFACE. (BEDROCK IS EITHER LITHIC OR PARALITHIC CONTACT; SEE SOIL TAXONOMY).
8– AREAS WHERE DEPTH TO BEDROCK IS SO VARIABLE THAT A SINGLE SOIL TYPE CANNOT BE APPLIED, WILL BE MAPPED AS A COMPLEX OF SOIL TYPES AND WILL HAVE A SYMBOL C OF 8.

SYMBOL: D SLOPE CLASS

B– 0% TO 8%
C– 8% TO 15%
D– 15% TO 25%
E– 25% +

SYMBOL: E HIGH INTENSITY SOIL MAP IDENTIFIER

H = HIGH INTENSITY
P = PRELIMINARY

WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY HURLEY ENVIRONMENTAL & LAND PLANNING, LLC IN JUNE 2025 IN ACCORDANCE WITH:

1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR–12–1, JANUARY 2012, VERSION 2.0.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.

LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
- ABUTTER LINE
- STONE WALL
- WELL
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- SIGN
- MAILBOX
- TREELINE
- DELINEATED WETLAND
- WF9 — DELINEATED WETLAND FLAG
- BUILDING SETBACK
- 176 — CONTOUR ELEVATION
- EOP — EDGE OF PAVEMENT
- CCB — CAPE COD BERM
- DSYL — DOUBLE SOLID YELLOW LINE
- SSWL — SINGLE SOLID WHITE LINE

120 0 60 120
1 INCH = 120 FEET

BENCHMARK DATA:

TBM–A MAG NAIL SET EL.=314.42'
TBM–B MAG NAIL SET EL.=299.57'
TBM–C MAG NAIL SET EL.=296.43'
TBM–D MAG NAIL SET EL.=271.91'
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TBM–J SPIKE SET EL.=332.00'
TBM–K SPIKE SET EL.=383.75'
TBM–L SPIKE SET EL.=372.11'
TBM–M SPIKE SET EL.=213.52'
TBM–N SPIKE SET EL.=208.87'

LAND SURVEYOR'S CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND PRIOR SURVEYS BY THIS OFFICE AND THAT THE SURVEY THAT IT IS BASED ON HAS AN ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.

12/22/2025
JOEL A. CONNOLLY, LLS #997 DATE

STATE OF NEW HAMPSHIRE — No. 997 — JOEL A. CONNOLLY — LICENSED LAND SURVEYOR

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

WETLAND DELINEATION PREPARED BY:

12/18/25
LUKE HURLEY CERTIFIED WETLAND SCIENTIST (#232)

STATE OF NEW HAMPSHIRE — LUKE HURLEY — No. 232 — 12/18/25 — CERTIFIED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE — LUKE D. HURLEY — NO. 095 — 12/18/25 — CERTIFIED SOIL SCIENTIST

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

OWNER'S SIGNATURE

LINDA ELWOOD DATE: 12–15–2025

CHRISTINA ELWOOD DATE: 12–14–2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

HIGH INTENSITY SOILS PLAN (OVERVIEW)

TAX MAP 5 LOT 39, 39–5, 40 & 72
ELWOOD ROAD
35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:
OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211
APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=120' DATE: DEC. 12, 2025

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

Drawn By: DSJ
Checked By: JAC
Project: 774
File: 774–WS

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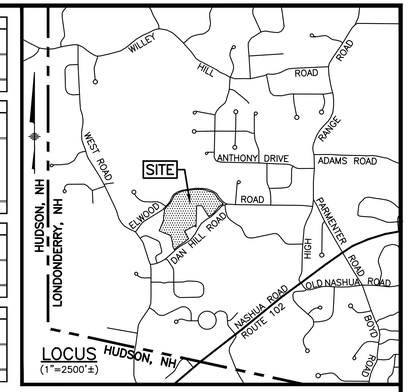
PROPOSED Lot 5-40				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
1	321CH	51,618	60,500	0.85
2	321BH	37,674	54,500	0.69
TOTAL		89,292		**1.54**

PROPOSED Lot 5-40-15				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
7	321BH	54,946	54,500	1.01
8	321CH	11,943	60,500	0.20
9	521BH	1,311	106,000	0.01
10	621BH	7,047	N/A	0.00
Easement		256,222		
TOTAL		331,469		**1.22**

Lot 5-40-16				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
5	321CH	9,278	60,500	0.15
6	321BH	47,839	54,500	0.88
TOTAL		57,117		**1.03**

Lot 5-40-17				
Area # (see plan)	HISS Type	Area (SF)	Factor (App-A1)	Lot Yield
3	321CH	30,726	60,500	0.51
4	321BH	36,444	54,500	0.67
TOTAL		67,170		**1.18**



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WETLAND DELINEATION PREPARED BY:

12/18/25

LUKE HURLEY CERTIFIED WETLAND SCIENTIST (#232)

SOIL MAPPING NOTES

1. HIGH INTENSITY SOIL MAPPING WAS PERFORMED HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC IN JULY 2025 TO THE STANDARDS OF THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, SPECIAL PUBLICATION NUMBER 1, HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE, APRIL 2017.

WETLAND NOTES

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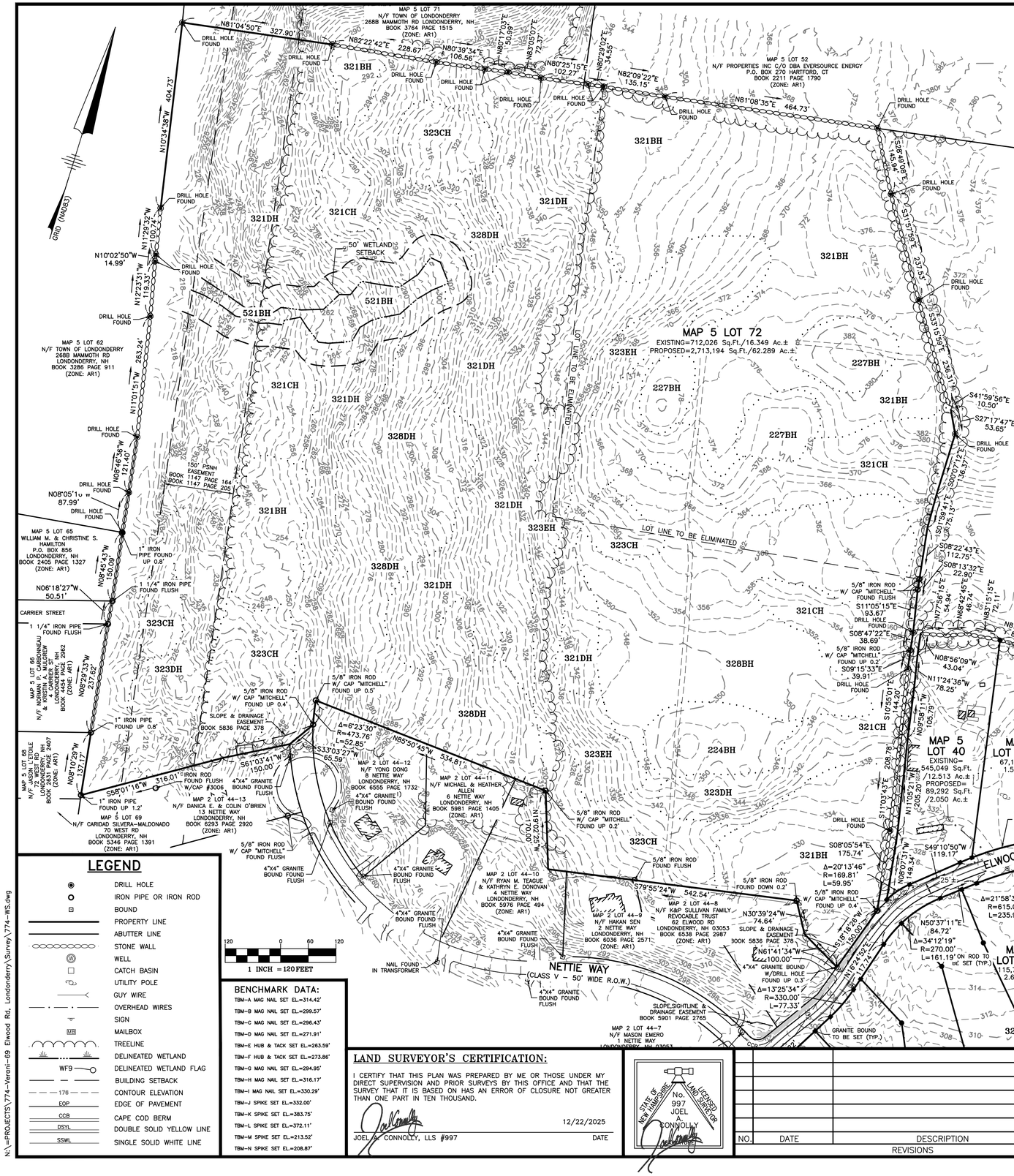

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12/22/2025

JOEL A. CONNOLLY, LLS #997 DATE

STATE OF NEW HAMPSHIRE — No. 997 JOEL A. CONNOLLY — LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

OWNER'S SIGNATURE

LINDA ELWOOD DATE: 12-15-2025

CHRISTINA ELWOOD DATE: 12-14-2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

HIGH INTENSITY SOILS PLAN (OVERVIEW)

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD

69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC

74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=120' DATE: DEC. 12, 2025

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136 Harvey Rd. Bldg B101
Londonderry, NH 03053
603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By:	DSJ
Checked By:	JAC
Project:	774
File:	774–WS

SHEET 5 of 42

N:\–PROJECTS\774–Verani–69 Elwood Rd, Londonderry\Survey\774–WS.dwg

MAP 5 LOT 41
N/F SUNNYCREST FARM, INCORPORATED
59 HIGH RANGE RD
LONDONDERRY, NH
BOOK 3849 PAGE 126
(ZONE: AR1)

MAP 5 LOT 42
N/F PUBLIC SERVICE COMPANY OF NH
ATTN TAX ACCOUNTING
P.O. BOX 330
MANCHESTER, NH
BOOK 1952 PAGE 444
(ZONE: AR1)

MAP 5 LOT 49-4
N/F PUBLIC SERVICE COMPANY OF NH
ATTN TAX ACCOUNTING
P.O. BOX 330
MANCHESTER, NH
BOOK 5895 PAGE 2576
(ZONE: AR1)

MAP 5 LOT 49-26
N/F BENJAMIN E. PARKER
REVOCABLE TRUST
26 ANTHONY DR
LONDONDERRY, NH
BOOK 6345 PAGE 963
(ZONE: AR1)

MAP 5 LOT 40-13
N/F THOMAS D. AGRELLA
REVOCABLE TRUST OF 2018
46 ELWOOD RD
LONDONDERRY, NH 03053
BOOK 6494 PAGE 2471
(ZONE: AR1)

MAP 5 LOT 40-14
N/F PAUL & MARIA SCHACHT FAMILY TRUST
P.O. BOX 588
LONDONDERRY, NH 03053
BOOK 5727 PAGE 2280
(ZONE: AR1)

MAP 5
LOT 40
EXISTING=
545,049 Sq.Ft.
/12.513 Ac.±
PROPOSED=
89,292 Sq.Ft.
/2.050 Ac.±

MAP 5
LOT 40-17
67,170 Sq.Ft.
1.542 Ac.±

MAP 5
LOT 40-16
57,117 Sq.Ft.
1.311 Ac.±

MAP 5
LOT 40-15
331,469 Sq.Ft.
7.610 Ac.±

MAP 5
LOT 39
EXISTING=
2,077,616 Sq.Ft./47.696 Ac.±
PROPOSED=
512,586 Sq.Ft./11.767 Ac.±

MAP 5
LOT 39-6
68,324 Sq.Ft.
1.568 Ac.±

MAP 5
LOT 39-7
75,742 Sq.Ft.
1.739 Ac.±

MAP 5
LOT 39-8
93,312 Sq.Ft.
2.142 Ac.±

MAP 5
LOT 39-9
115,727 Sq.Ft.
2.657 Ac.±

MAP 5
LOT 39-10
157,563 Sq.Ft.

ELWOOD ROAD
(PUBLIC CLASS V VARIABLE WIDTH R.O.W.)

350' NEW ENGLAND POWER COMPANY EASEMENT BOOK 856 PAGE 70

216.50' PSNH EASEMENT BOOK 1966 PAGE 05

EASEMENT 256,222 SF

EASEMENT 407,236 SF

1 STORY W/F & METAL BUILDING

CONCRETE LOADING DOCK

1 STORY MOBILE HOME

2 STORY W/F HOUSE

2 STORY W/F BARN

1 STORY METAL BUILDING

OPEN WATER

75' SEPTIC SETBACK

15' REAR SETBACK

15' SIDE SETBACK

40' WETLAND SETBACK

MATCHLINE A
MATCHLINE B

GRANITE BOUND TO BE SET (TYP.)

IRON ROD TO BE SET (TYP.)

5/8" IRON ROD FOUND UP 0.7'

1 1/4" IRON PIPE FOUND DOWN 0.2'

IRON ROD FOUND W/DISK DOWN 0.1'

IRON ROD FOUND W/DISK DOWN 0.1'

5/8" IRON ROD W/ CAP "MITCHELL" FOUND UP 0.2'

5/8" IRON ROD W/ CAP "MITCHELL" FOUND UP 0.4'

DRILL HOLE FOUND

TBM A

TBM B

TBM H

GRID (NAD83)

CONSERVATION OVERLAY DISTRICT SIGNS SET ALONG BUFFER

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

WETLAND DELINEATION PREPARED BY:

12/18/25

LUKE HURLEY CERTIFIED WETLAND SCIENTIST (#232)

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- IRON PIPE OR IRON ROD
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- PROPERTY LINE
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- WELL
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- 176 CONTOUR ELEVATION
- EOP EDGE OF PAVEMENT
- CCB CAPE COD BERM
- DSYL DOUBLE SOLID YELLOW LINE
- SSWL SINGLE SOLID WHITE LINE

60 0 60 30
1 INCH = 60 FEET

BENCHMARK DATA:

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STATE OF NEW HAMPSHIRE
LUKE D. HURLEY
NO. 095
12/18/25
CERTIFIED SOIL SCIENTIST

STATE OF NEW HAMPSHIRE
LUKE HURLEY
12/18/25
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CERTIFIED WETLAND SCIENTIST

OWNER'S SIGNATURE

LINDA ELWOOD DATE: 12-15-2025

CHRISTINA ELWOOD DATE: 12-14-2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

KEY MAP

		A
C		B
D		

LAND SURVEYOR'S CERTIFICATION:

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12/22/2025

JOEL A. CONNOLLY, LLS #997 DATE

STATE OF NEW HAMPSHIRE
No. 997
JOEL A. CONNOLLY
LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

HIGH INTENSITY SOILS PLAN (SHEET A)

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=60' DATE: DEC. 12, 2025

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Engineers | Planners | Surveyors

Drawn By: DSJ
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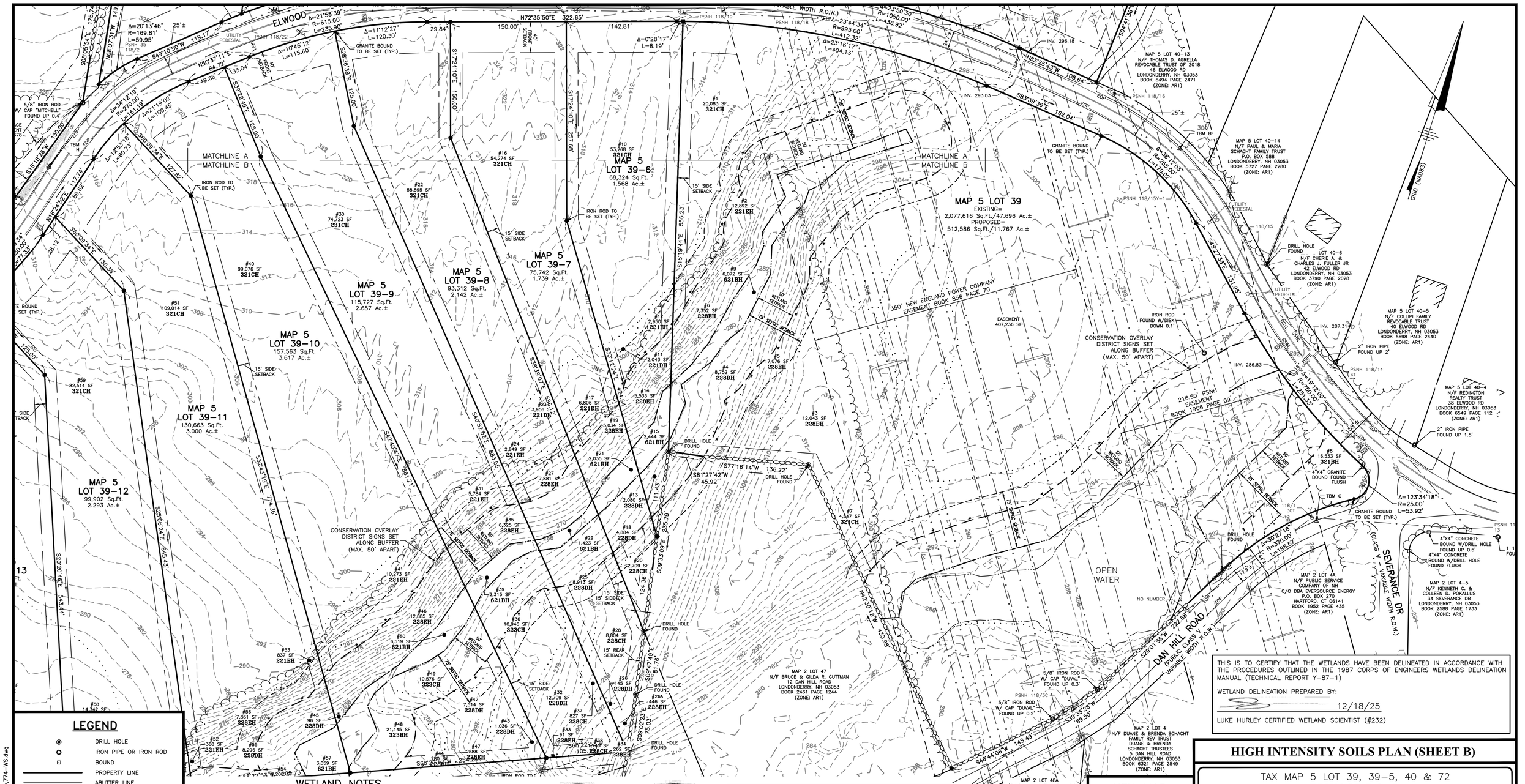
Project: 774
File: 774-WS

N:\=PROJECTS\774-Verani-69 Elwood Rd, Londonderry\Survey\774-WS.dwg



LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
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WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY HURLEY ENVIRONMENTAL & LAND PLANNING, LLC IN JUNE 2025 IN ACCORDANCE WITH:

1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0.
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STATE OF NEW HAMPSHIRE — LUKE D. HURLEY — 12/18/25 — NO. 095 — CERTIFIED SOIL SCIENTIST

STATE OF NEW HAMPSHIRE — LUKE HURLEY — 12/18/25 — No. 232 — CERTIFIED WETLAND SCIENTIST

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WETLAND DELINEATION PREPARED BY:

12/18/25

LUKE HURLEY CERTIFIED WETLAND SCIENTIST (#232)

OWNER'S SIGNATURE

LINDA ELWOOD — DATE: 12-15-2025

CHRISTINA ELWOOD — DATE: 12-14-2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

KEY MAP

	A	
C		B
D		

LAND SURVEYOR'S CERTIFICATION:

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12/22/2025

JOEL A. CONNOLLY, LLS #997 — DATE

STATE OF NEW HAMPSHIRE — No. 997 JOEL A. CONNOLLY — LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

HIGH INTENSITY SOILS PLAN (SHEET B)

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=60' — DATE: DEC. 12, 2025

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

Drawn By:	DSJ
Checked By:	JAC
Project:	774
File:	774-WS

SHEET 7 of 42

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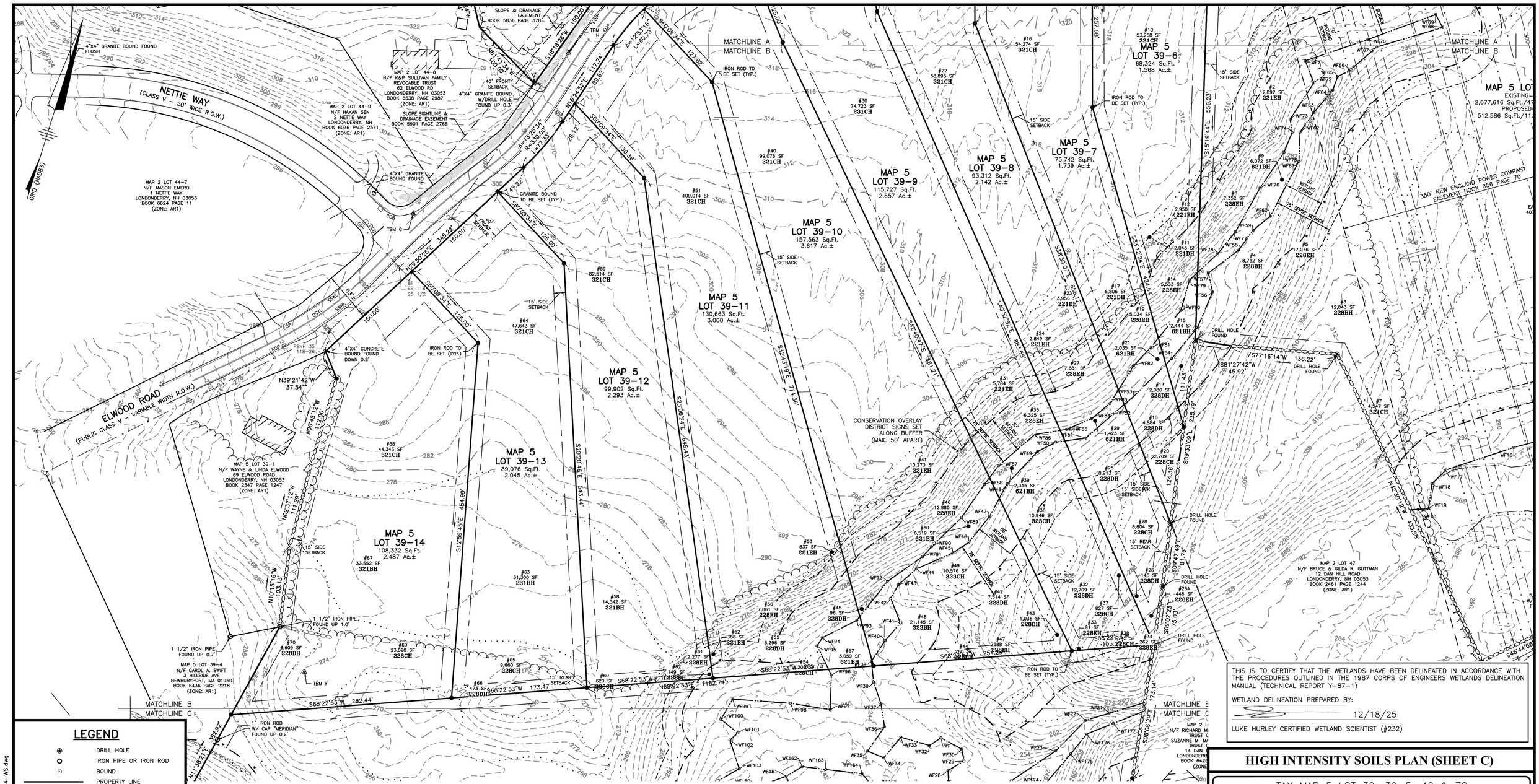

LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
- ABUTTER LINE
- STONE WALL
- WELL
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- SIGN
- MAILBOX
- TREELINE
- DELINEATED WETLAND
- WF9 — DELINEATED WETLAND FLAG
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- 176 — CONTOUR ELEVATION
- EOP — EDGE OF PAVEMENT
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- DSYL — DOUBLE SOLID YELLOW LINE
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60 0 60 30
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WETLAND DELINEATION PREPARED BY:

12/18/25

LUKE HURLEY CERTIFIED WETLAND SCIENTIST (#232)

HIGH INTENSITY SOILS PLAN (SHEET C)

TAX MAP 5 LOT 39, 39–5, 40 & 72

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35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
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Engineers | Planners | Surveyors

Drawn By: DSJ
Checked By: JAC
Project: 774
File: 774–WS

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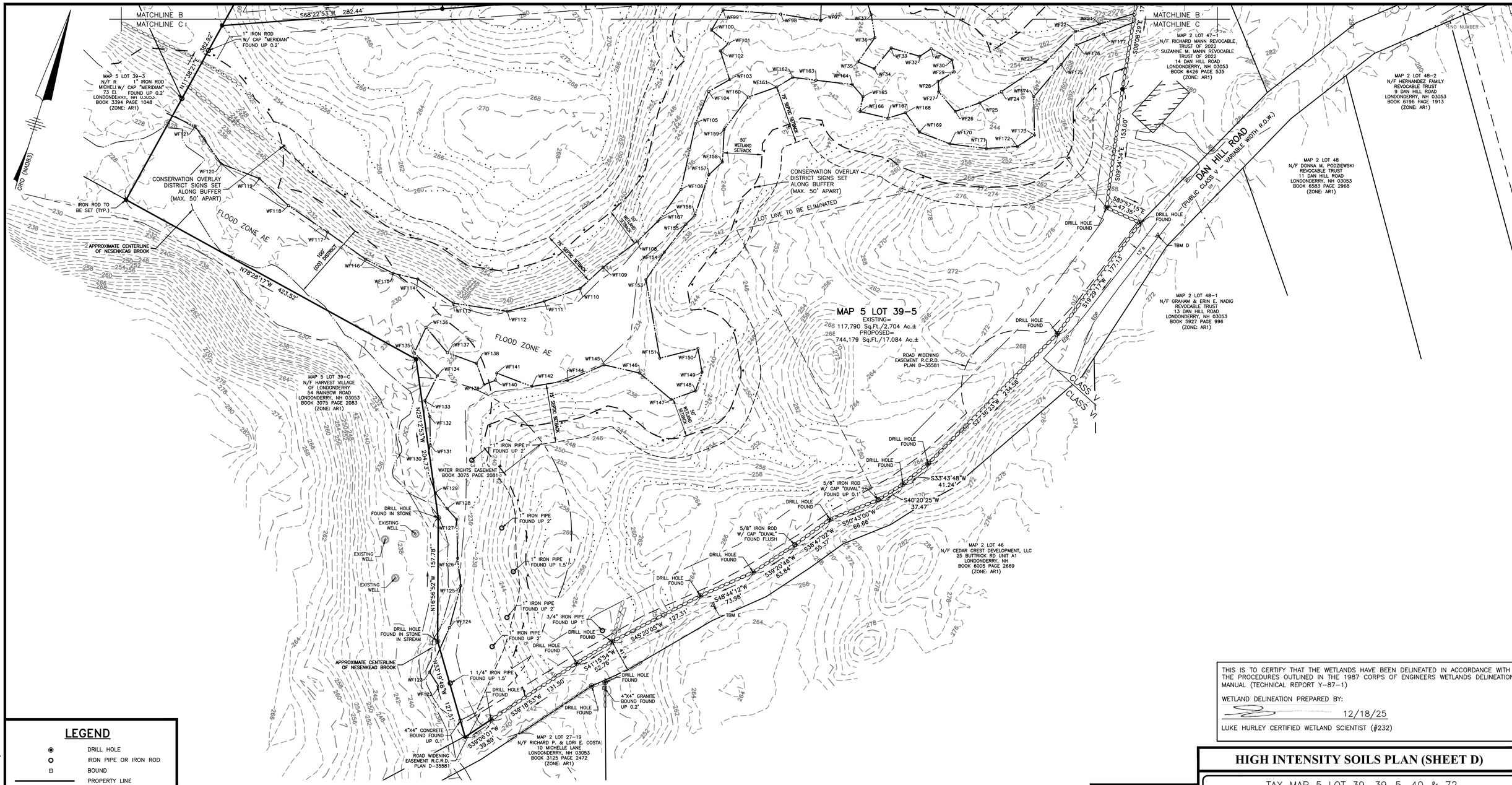

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ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

KEY MAP

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WETLAND DELINEATION PREPARED BY:

12/18/25

LUKE HURLEY CERTIFIED WETLAND SCIENTIST (#232)

HIGH INTENSITY SOILS PLAN (SHEET D)

TAX MAP 5 LOT 39, 39–5, 40 & 72

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Checked By:	JAC
Project:	774
File:	774–WS

SHEET 9 of 42

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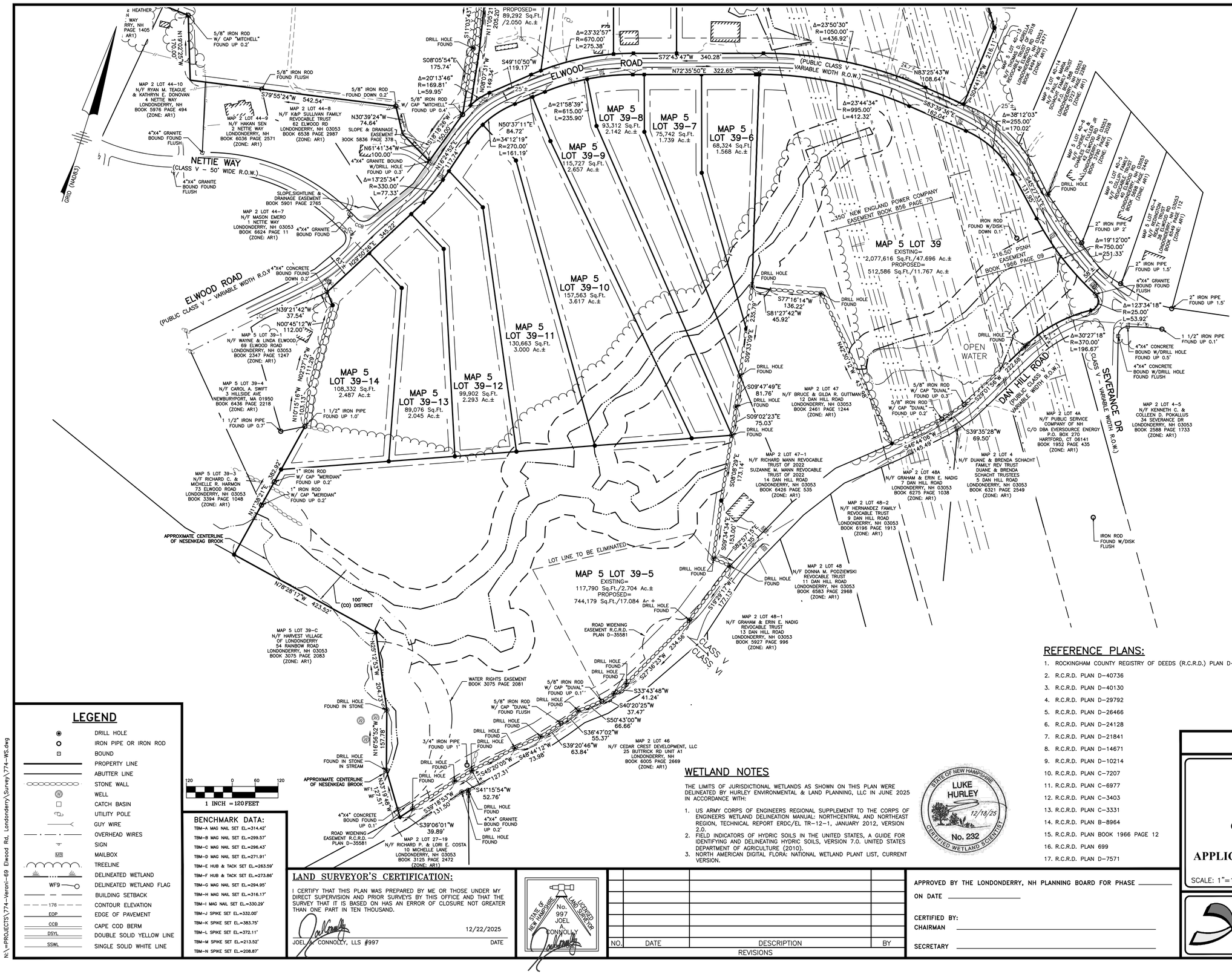

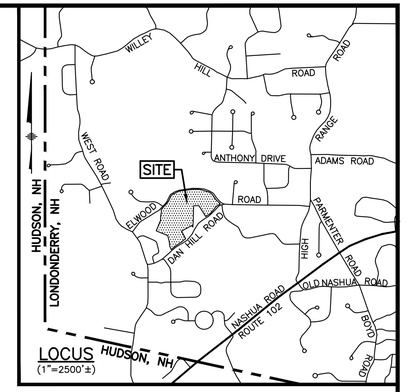

NOTES:

1. THE INTENT OF THIS PLAN IS DEPICT A SUBDIVISION OF MAP 5 LOT 39 & LOT 39–5 RESULTING IN A TOTAL OF ELEVEN (11) BUILDING LOTS. ALSO TO SUBDIVIDE THE EASTERLY PORTION OF MAP 5 LOT 40 INTO FIVE (5) BUILDINGS LOTS AND THE WESTERLY PORTION OF MAP 5 LOT 40 TO BE CONSOLIDATED WITH TAX MAP 5 LOT 72.
2. THE EXISTING SITE CONDITIONS DEPICTED HEREON ARE BASED ON A SURVEY PERFORMED BY THIS OFFICE BETWEEN JUNE AND JULY 2025 AND SUPPLEMENTED WITH DATA EXTRACTED FROM UAS (DRONE) IMAGERY AND LIDAR COLLECTED BY THIS OFFICE ON JUNE 16, 2025.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PERFORMED BY THIS OFFICE BETWEEN JUNE AND JULY 2025 AND PLAN REFERENCES LISTED HEREON.
4. THE HORIZONTAL DATUM IS BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY, 2025.
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7. A PORTION OF MAP 5 LOT 39 IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP 33015C0508E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
8. MAP 5 LOT 39 IS ZONED AGRICULTURAL–RESIDENTIAL (AR–1) PER THE TOWN OF LONDONDERRY ZONING MAP;

MIN LOT SIZE:	SOIL BASE
MIN LOT FRONTAGE:	150 FT
MIN FRONT YARD:	40 FT
MIN SIDE YARD:	15 FT
MIN REAR YARD:	15 FT

REFER TO THE TOWN OF LONDONDERRY ZONING ORDINANCE FOR ADDITIONAL INFORMATION AND RESTRICTIONS.

9. LOT CORNERS ARE TO BE SET IN ACCORDANCE WITH SECTIONS 3.02.A AND B.2 OF THE SUBDIVISION REGULATIONS.
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10. NHDES SUBDIVISION APPROVAL:

REFERENCE PLANS:

1. ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN D–35581
2. R.C.R.D. PLAN D–40736
3. R.C.R.D. PLAN D–40130
4. R.C.R.D. PLAN D–29792
5. R.C.R.D. PLAN D–26466
6. R.C.R.D. PLAN D–24128
7. R.C.R.D. PLAN D–21841
8. R.C.R.D. PLAN D–14671
9. R.C.R.D. PLAN D–10214
10. R.C.R.D. PLAN C–7207
11. R.C.R.D. PLAN C–6977
12. R.C.R.D. PLAN C–3403
13. R.C.R.D. PLAN C–3331
14. R.C.R.D. PLAN B–8964
15. R.C.R.D. PLAN BOOK 1966 PAGE 12
16. R.C.R.D. PLAN 699
17. R.C.R.D. PLAN D–7571

OWNER'S SIGNATURE

LINDA ELWOOD DATE: 12–15–2025

CHRISTINA ELWOOD DATE: 12–14–2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

LEGEND

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SUBDIVISION PLAN (OVERVIEW)

TAX MAP 5 LOT 39, 39–5, 40 & 72

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SHEET 10 of 42

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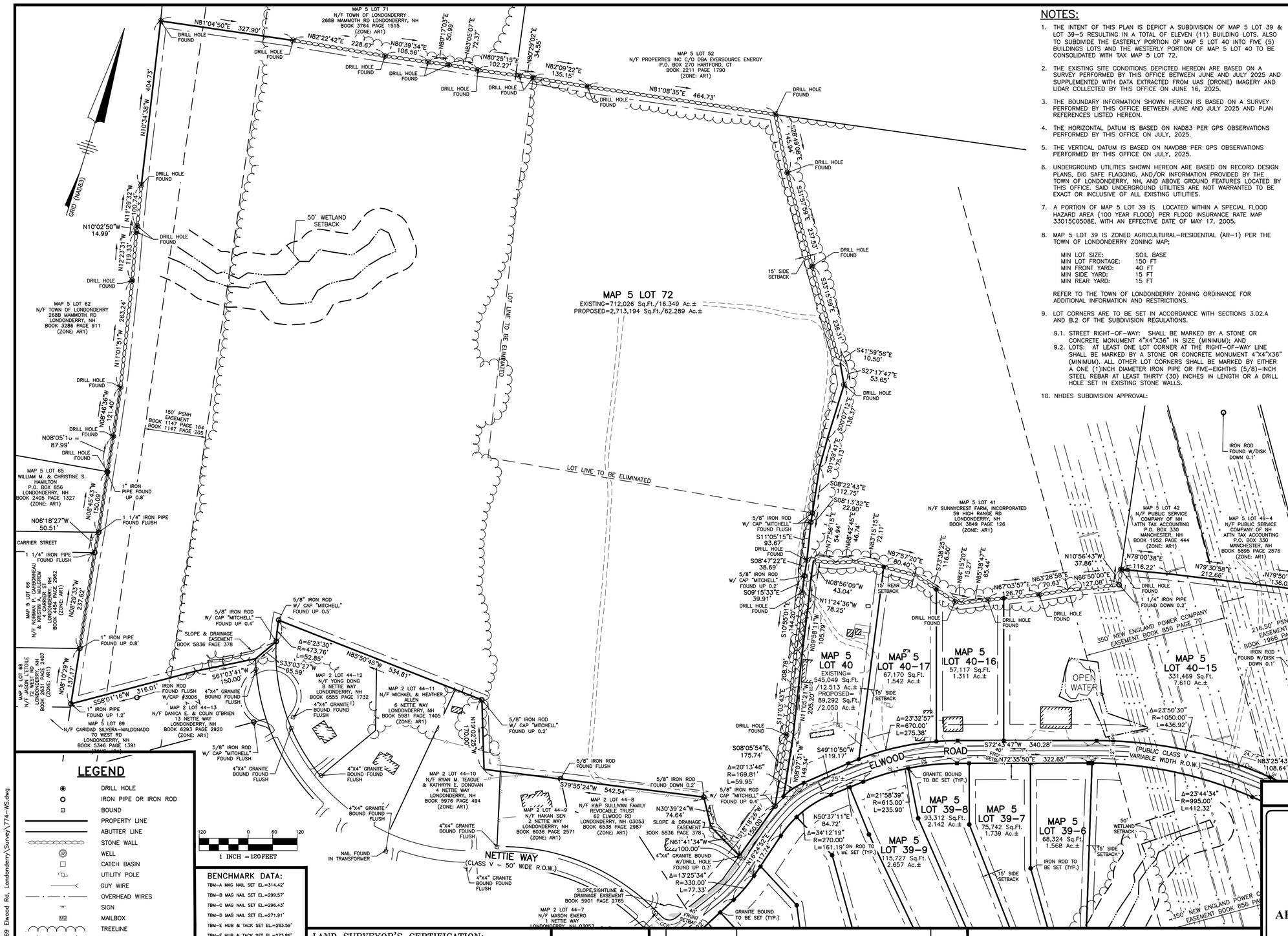

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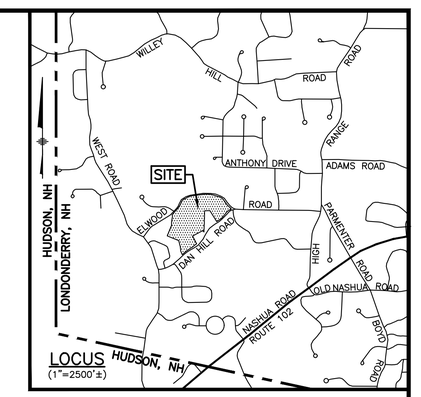
   - 9.2. LOTS: AT LEAST ONE LOT CORNER AT THE RIGHT-OF-WAY LINE SHALL BE MARKED BY A STONE OR CONCRETE MONUMENT 4"X4"X36" (MINIMUM). ALL OTHER LOT CORNERS SHALL BE MARKED BY EITHER A ONE (1)INCH DIAMETER IRON PIPE OR FIVE-EIGHTHS (5/8)-INCH STEEL REBAR AT LEAST THIRTY (30) INCHES IN LENGTH OR A DRILL HOLE SET IN EXISTING STONE WALLS.
10. NHDES SUBDIVISION APPROVAL:



WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY HURLEY ENVIRONMENTAL & LAND PLANNING, LLC IN JUNE 2025 IN ACCORDANCE WITH:

1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0.
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3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.

STATE OF NEW HAMPSHIRE
LUKE HURLEY
12/18/25
No. 232
CERTIFIED WETLAND SCIENTIST

OWNER'S SIGNATURE

LINDA ELWOOD DATE: 12-15-2025

CHRISTINA ELWOOD DATE: 12-14-2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
- ABUTTER LINE
- STONE WALL
- WELL
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- SIGN
- MB MAILBOX
- TREELINE
- DELINEATED WETLAND
- WF9 DELINEATED WETLAND FLAG
- BUILDING SETBACK
- 176 CONTOUR ELEVATION
- EOP EDGE OF PAVEMENT
- CCB CAPE COD BERM
- DSYL DOUBLE SOLID YELLOW LINE
- SSWL SINGLE SOLID WHITE LINE

BENCHMARK DATA:

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TBM-K SPIKE SET EL.=383.75'
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LAND SURVEYOR'S CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND PRIOR SURVEYS BY THIS OFFICE AND THAT THE SURVEY THAT IT IS BASED ON HAS AN ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.

12/22/2025

JOEL A. CONNOLLY, LLS #997 DATE

STATE OF NEW HAMPSHIRE No. 997 JOEL A. CONNOLLY LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY

REVISIONS

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

SUBDIVISION PLAN (OVERVIEW)

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

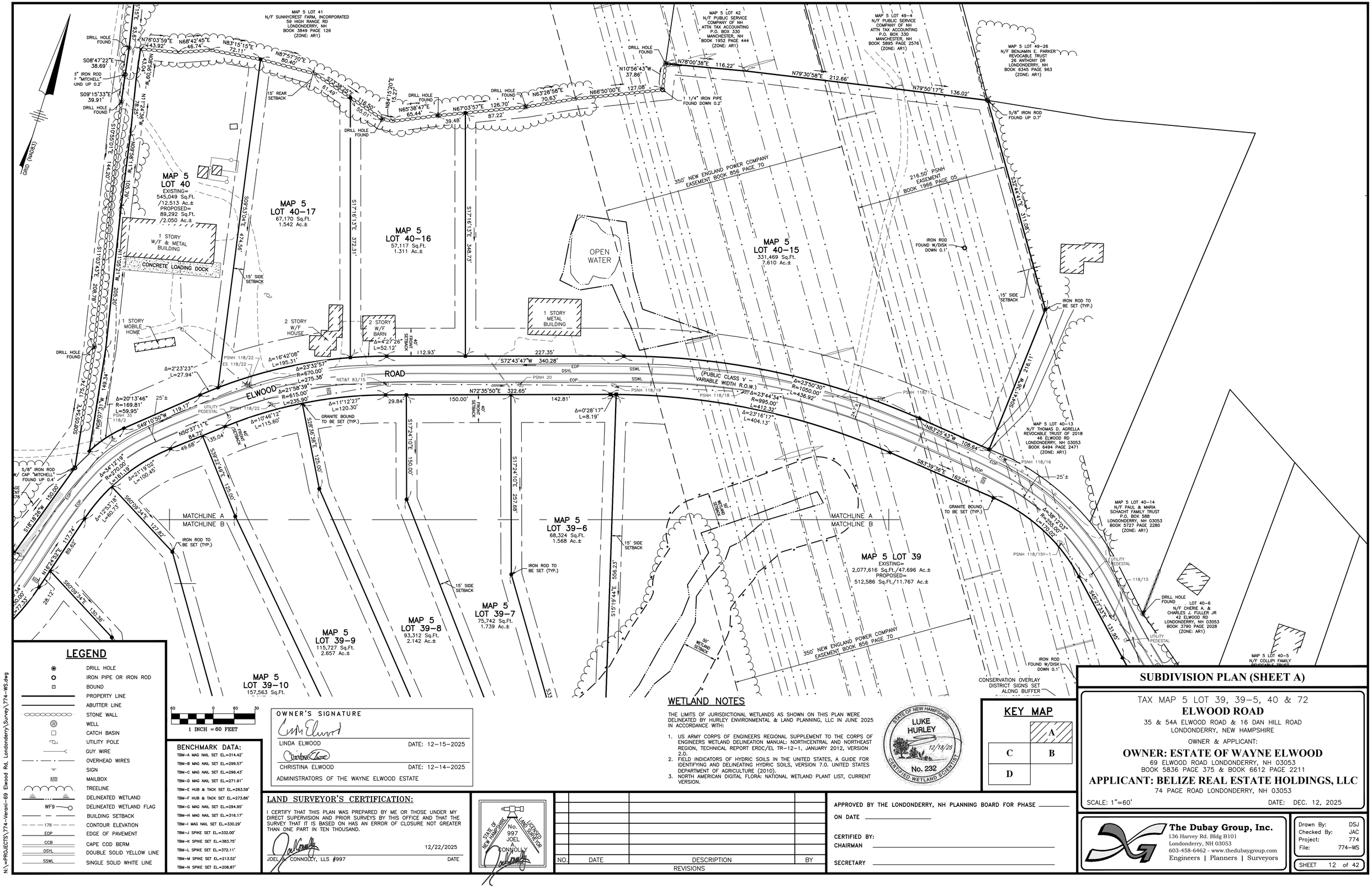
SCALE: 1"=120' DATE: DEC. 12, 2025

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

Drawn By:	DSJ
Checked By:	JAC
Project:	774
File:	774-WS

SHEET 11 of 42

N:\=PROJECTS\774-Verani-69 Elwood Rd, Londonderry\Survey\774-WS.dwg



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- IRON PIPE OR IRON ROD
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- PROPERTY LINE
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- WELL
- CATCH BASIN
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12/22/2025

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STATE OF NEW HAMPSHIRE — LUKE HURLEY — 12/18/25 — No. 232 — CERTIFIED WETLAND SCIENTIST

KEY MAP

A / B / C / D

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

SUBDIVISION PLAN (SHEET A)

TAX MAP 5 LOT 39, 39–5, 40 & 72

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BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=60' DATE: DEC. 12, 2025

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603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By: DSJ
Checked By: JAC
Project: 774
File: 774–WS

SHEET 12 of 42

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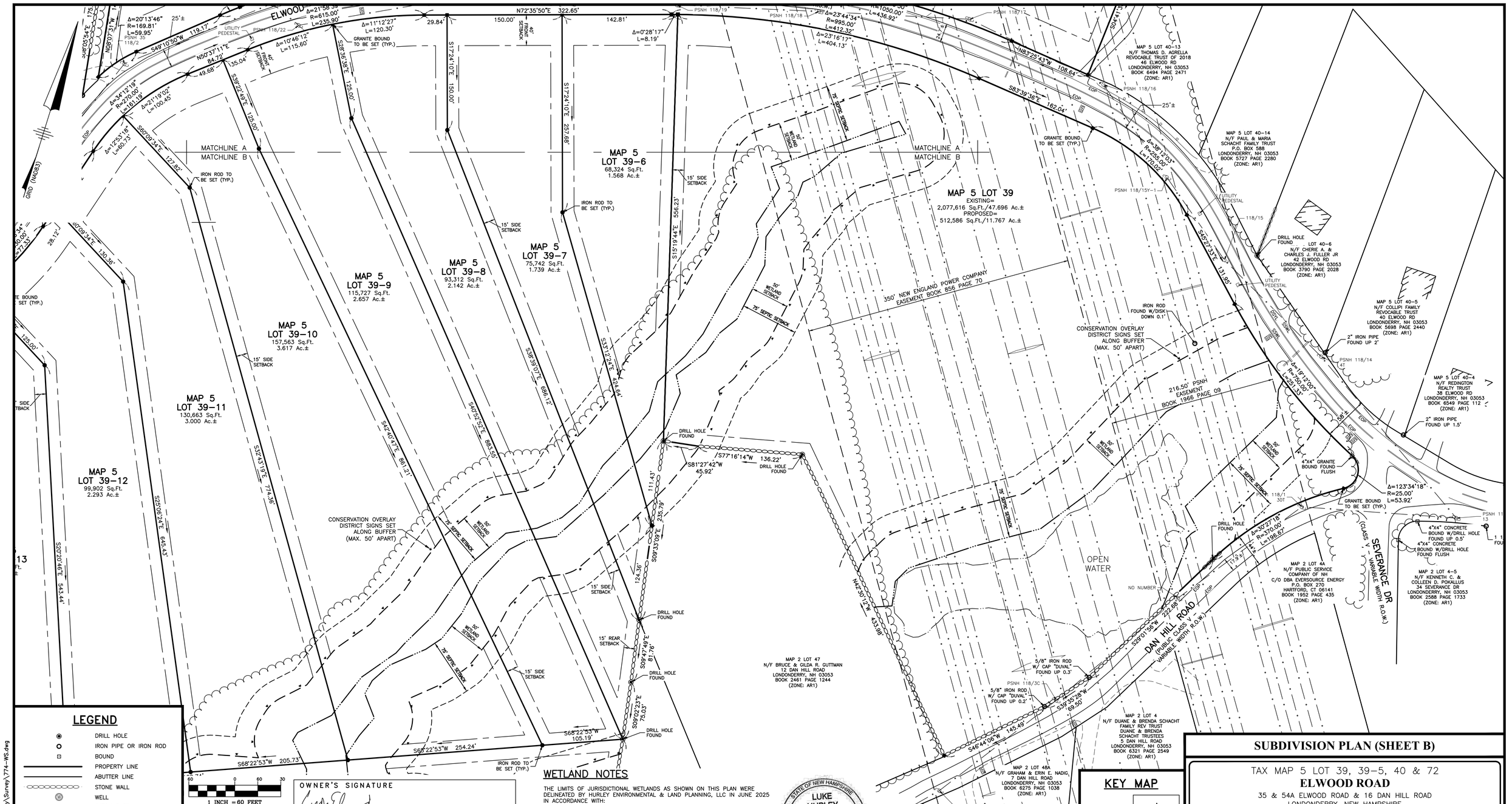

LEGEND

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12/22/2025

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STATE OF NEW HAMPSHIRE — LUKE HURLEY — 12/18/25 — No. 232 — CERTIFIED WETLAND SCIENTIST

KEY MAP

	A	
C		B
D		

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		REVISIONS	

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ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

SUBDIVISION PLAN (SHEET B)

TAX MAP 5 LOT 39, 39–5, 40 & 72

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LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

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SCALE: — DATE: DEC. 12, 2025

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Engineers | Planners | Surveyors

Drawn By:	DSJ
Checked By:	JAC
Project:	774
File:	774–WS

SHEET 13 of 42

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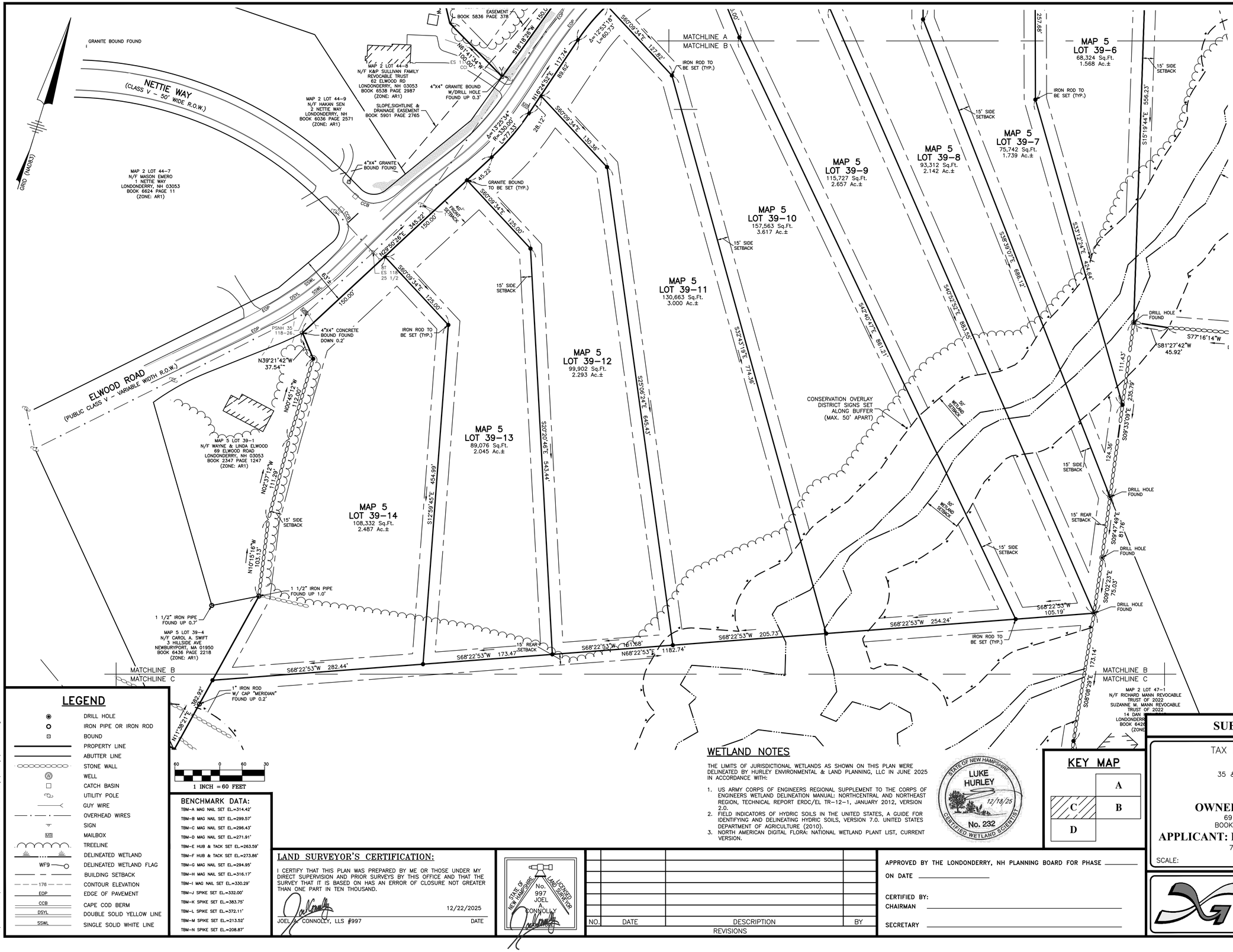

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KEY MAP

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12/22/2025
JOEL A. CONNOLLY, LLS #997 DATE

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No. 997
JOEL A. CONNOLLY
LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
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ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

OWNER'S SIGNATURE

LINDA ELWOOD DATE: 12–15–2025

CHRISTINA ELWOOD DATE: 12–14–2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

SUBDIVISION PLAN (SHEET C)

TAX MAP 5 LOT 39, 39–5, 40 & 72

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LONDONDERRY, NEW HAMPSHIRE

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SCALE: DATE: DEC. 12, 2025

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Engineers | Planners | Surveyors

Drawn By: DSJ
Checked By: JAC
Project: 774
File: 774–WS

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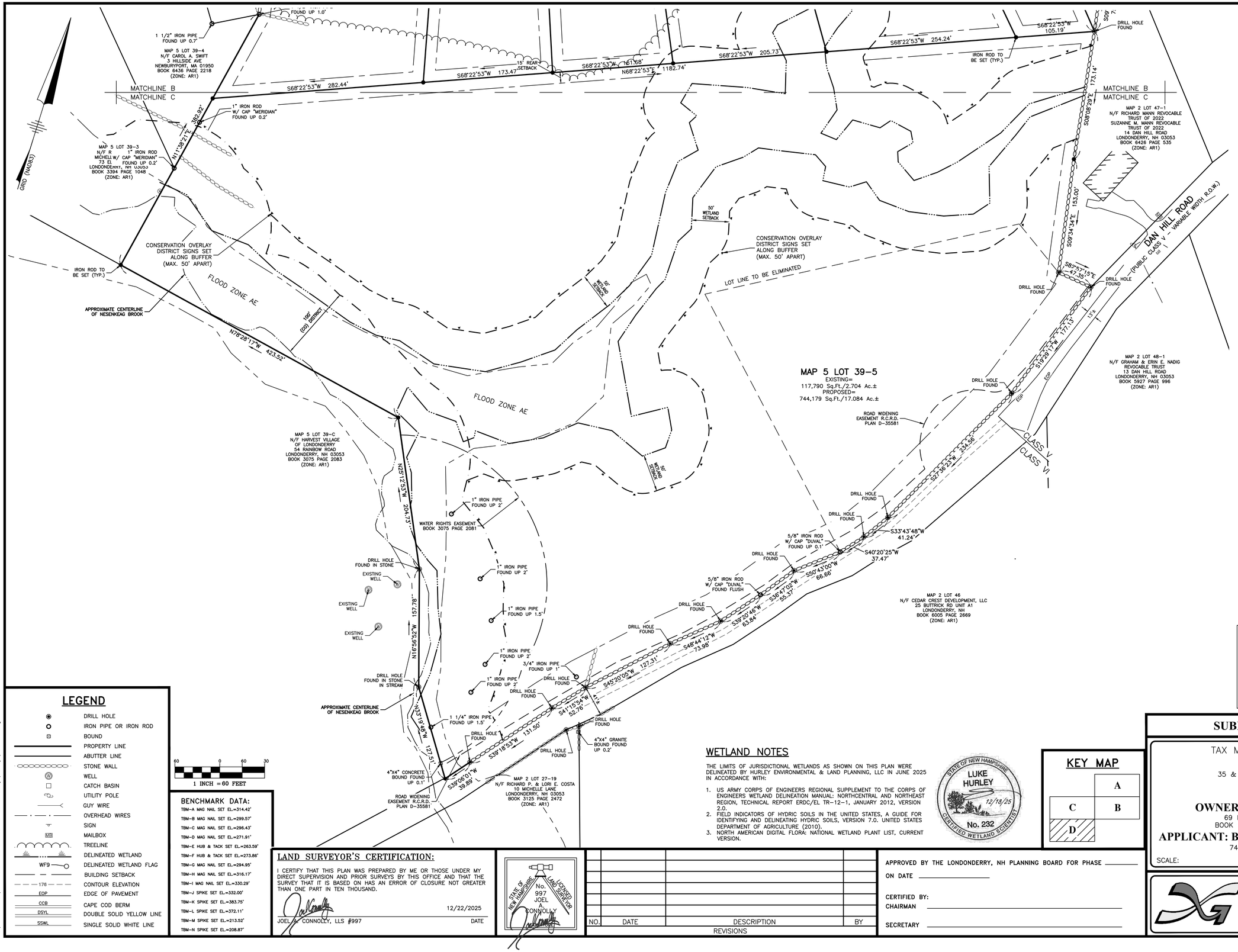

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STATE OF NEW HAMPSHIRE — LUKE HURLEY — 12/18/25 — No. 232 — CERTIFIED WETLAND SCIENTIST

KEY MAP

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ON DATE _____

CERTIFIED BY:

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SECRETARY _____

OWNER'S SIGNATURE

LINDA ELWOOD — DATE: 12-15-2025

CHRISTINA ELWOOD — DATE: 12-14-2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

SUBDIVISION PLAN (SHEET D)

TAX MAP 5 LOT 39, 39-5, 40 & 72

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Drawn By: DSJ
Checked By: JAC
Project: 774
File: 774-WS

SHEET 15 of 42

N:\=PROJECTS\774-Verani-69 Elwood Rd, Londonderry\Survey\774-WS.dwg

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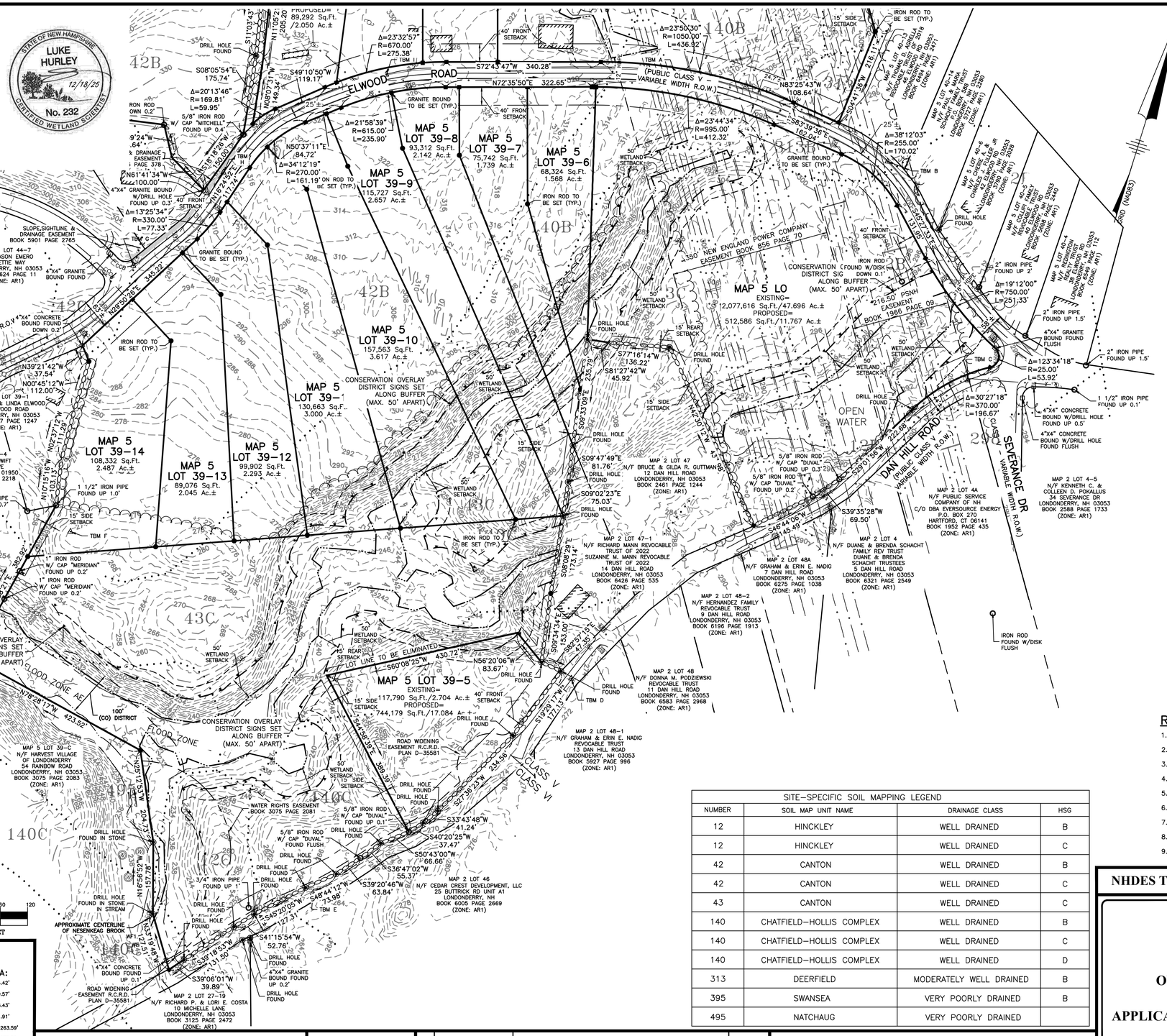

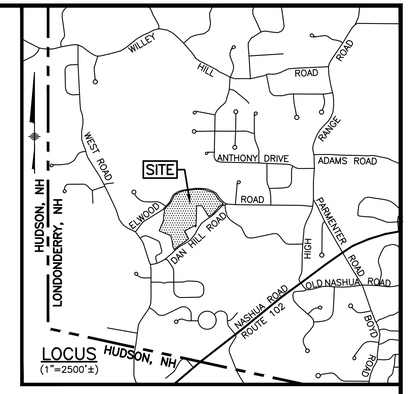

LOCUS (1"=2500'±)

NOTES:

1. THE INTENT OF THIS PLAN IS DEPICT A SUBDIVISION OF MAP 5 LOT 39 & LOT 39–5 RESULTING IN A TOTAL OF ELEVEN (11) BUILDING LOTS. ALSO TO SUBDIVIDE THE EASTERLY PORTION OF MAP 5 LOT 40 INTO FIVE (5) BUILDINGS LOTS AND THE WESTERLY PORTION OF MAP 5 LOT 40 TO BE CONSOLIDATED WITH TAX MAP 5 LOT 72.
2. THE EXISTING SITE CONDITIONS DEPICTED HEREON ARE BASED ON A SURVEY PERFORMED BY THIS OFFICE BETWEEN JUNE AND JULY 2025 AND SUPPLEMENTED WITH DATA EXTRACTED FROM UAS (DRONE) IMAGERY AND LIDAR COLLECTED BY THIS OFFICE ON JUNE 16, 2025.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PERFORMED BY THIS OFFICE BETWEEN JUNE AND JULY 2025 AND PLAN REFERENCES LISTED HEREON.
4. THE HORIZONTAL DATUM IS BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY, 2025.
5. THE VERTICAL DATUM IS BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY, 2025.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORD DESIGN PLANS, DIG SAFE FLAGGING, AND/OR INFORMATION PROVIDED BY THE TOWN OF LONDONDERRY, NH, AND ABOVE GROUND FEATURES LOCATED BY THIS OFFICE. SAID UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR INCLUSIVE OF ALL EXISTING UTILITIES.
7. A PORTION OF MAP 5 LOT 39 IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP 33015C0508E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
8. MAP 5 LOT 39 IS ZONED AGRICULTURAL–RESIDENTIAL (AR–1) PER THE TOWN OF LONDONDERRY ZONING MAP;

MIN LOT SIZE:	SOIL BASE
MIN LOT FRONTAGE:	150 FT
MIN FRONT YARD:	40 FT
MIN SIDE YARD:	15 FT
MIN REAR YARD:	15 FT

REFER TO THE TOWN OF LONDONDERRY ZONING ORDINANCE FOR ADDITIONAL INFORMATION AND RESTRICTIONS.

REFERENCE PLANS:

1. ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN D–35581
2. R.C.R.D. PLAN D–40736
3. R.C.R.D. PLAN D–40130
4. R.C.R.D. PLAN D–29792
5. R.C.R.D. PLAN D–26466
6. R.C.R.D. PLAN D–24128
7. R.C.R.D. PLAN D–21841
8. R.C.R.D. PLAN D–14671
9. R.C.R.D. PLAN D–10214
10. R.C.R.D. PLAN C–7207
11. R.C.R.D. PLAN C–6977
12. R.C.R.D. PLAN C–3403
13. R.C.R.D. PLAN C–3331
14. R.C.R.D. PLAN B–8964
15. R.C.R.D. PLAN BOOK 1966 PAGE 12
16. R.C.R.D. PLAN 699
17. R.C.R.D. PLAN D–7571

OWNER'S SIGNATURE

LINDA ELWOOD — DATE: 12–15–2025

CHRISTINA ELWOOD — DATE: 12–14–2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
- ABUTTER LINE
- STONE WALL
- WELL
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- SIGN
- MAILBOX
- TREELINE
- DELINEATED WETLAND
- WF9 — DELINEATED WETLAND FLAG
- BUILDING SETBACK
- 176 — CONTOUR ELEVATION
- EOP — EDGE OF PAVEMENT
- CCB — CAPE COD BERM
- DSYL — DOUBLE SOLID YELLOW LINE
- SSWL — SINGLE SOLID WHITE LINE

BENCHMARK DATA:

TBM–A	MAG NAIL SET EL.=314.42'
TBM–B	MAG NAIL SET EL.=299.57'
TBM–C	MAG NAIL SET EL.=296.43'
TBM–D	MAG NAIL SET EL.=271.91'
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TBM–G	MAG NAIL SET EL.=294.95'
TBM–H	MAG NAIL SET EL.=316.17'
TBM–I	MAG NAIL SET EL.=330.29'
TBM–J	SPIKE SET EL.=332.00'
TBM–K	SPIKE SET EL.=383.75'
TBM–L	SPIKE SET EL.=372.11'
TBM–M	SPIKE SET EL.=213.52'
TBM–N	SPIKE SET EL.=208.87'

SITE–SPECIFIC SOIL MAPPING LEGEND

NUMBER	SOIL MAP UNIT NAME	DRAINAGE CLASS	HSG
12	HINCKLEY	WELL DRAINED	B
12	HINCKLEY	WELL DRAINED	C
42	CANTON	WELL DRAINED	B
42	CANTON	WELL DRAINED	C
43	CANTON	WELL DRAINED	C
140	CHATFIELD–HOLLIS COMPLEX	WELL DRAINED	B
140	CHATFIELD–HOLLIS COMPLEX	WELL DRAINED	C
140	CHATFIELD–HOLLIS COMPLEX	WELL DRAINED	D
313	DEERFIELD	MODERATELY WELL DRAINED	B
395	SWANSEA	VERY POORLY DRAINED	B
495	NATCHAUG	VERY POORLY DRAINED	

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

NHDES TOPOGRAPHIC SUBDIVISION PLAN (OVERVIEW)

TAX MAP 5 LOT 39, 39–5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD

69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC

74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=120' DATE: DEC. 12, 2025

The Dubay Group, Inc.
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Londonderry, NH 03053
603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By:	DSJ
Checked By:	JAC
Project:	774
File:	774–WS

SHEET 16 of 42

N:_PROJECTS\774–Verani–69 Elwood Rd, Londonderry\Survey\774–WS.dwg

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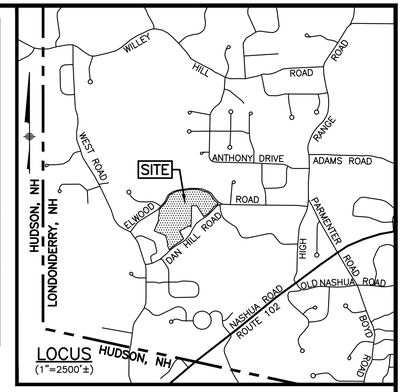

WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY HURLEY ENVIRONMENTAL & LAND PLANNING, LLC IN JUNE 2025 IN ACCORDANCE WITH:

1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.

STATE OF NEW HAMPSHIRE
LUKE HURLEY
12/18/25
No. 232
CERTIFIED WETLAND SCIENTIST

LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
- ABUTTER LINE
- STONE WALL
- WELL
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- SIGN
- MB MAILBOX
- TREELINE
- DELINEATED WETLAND
- WF9 DELINEATED WETLAND FLAG
- BUILDING SETBACK
- 176 CONTOUR ELEVATION
- EOP EDGE OF PAVEMENT
- CCB CAPE COD BERM
- DSYL DOUBLE SOLID YELLOW LINE
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1 INCH = 120 FEET

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TBM-N SPIKE SET EL.=208.87'

LAND SURVEYOR'S CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND PRIOR SURVEYS BY THIS OFFICE AND THAT THE SURVEY THAT IT IS BASED ON HAS AN ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.

12/22/2025
JOEL A. CONNOLLY, LLS #997 DATE

STATE OF NEW HAMPSHIRE
No. 997
JOEL A. CONNOLLY
LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

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

OWNER'S SIGNATURE
LINDA ELWOOD DATE: 12-15-2025
CHRISTINA ELWOOD DATE: 12-14-2025
ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

NHDES TOPOGRAPHIC SUBDIVISION PLAN (OVERVIEW)

TAX MAP 5 LOT 39, 39-5, 40 & 72
ELWOOD ROAD
35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:
OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211
APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=120' DATE: DEC. 12, 2025

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Engineers | Planners | Surveyors

Drawn By: DSJ
Checked By: JAC
Project: 774
File: 774-WS

SHEET 17 of 42

N:\=PROJECTS\774-Verani-69 Elwood Rd, Londonderry\Survey\774-WS.dwg

WETLAND NOTES

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STATE OF NEW HAMPSHIRE
LUKE HURLEY
12/18/25
No. 232
CERTIFIED WETLAND SCIENTIST

LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
- ABUTTER LINE
- STONE WALL
- WELL
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
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- BUILDING SETBACK
- 176 CONTOUR ELEVATION
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- CCB CAPE COD BERM
- DSYL DOUBLE SOLID YELLOW LINE
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1 INCH = 60 FEET

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LINDA ELWOOD DATE: 12-15-2025

CHRISTINA ELWOOD DATE: 12-14-2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

LAND SURVEYOR'S CERTIFICATION:

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12/22/2025

JOEL A. CONNOLLY, LLS #997 DATE

STATE OF NEW HAMPSHIRE No. 997 JOEL A. CONNOLLY LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

KEY MAP

	A	
C	B	
D		

NHDES TOPOGRAPHIC SUBDIVISION PLAN (SHEET A)

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD

69 ELWOOD ROAD LONDONDERRY, NH 03053
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APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC

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Drawn By: DSJ
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N:\=PROJECTS\774-Verani-69 Elwood Rd, Londonderry\Survey\774-WS.dwg

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STATE OF NEW HAMPSHIRE
LUKE HURLEY
12/18/25
No. 232
CERTIFIED WETLAND SCIENTIST

LEGEND

- DRILL HOLE
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LINDA ELWOOD — DATE: 12-15-2025

CHRISTINA ELWOOD — DATE: 12-14-2025

ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

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12/22/2025

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STATE OF NEW HAMPSHIRE — No. 997 JOEL A. CONNOLLY — LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

KEY MAP

	A	
C		B
D		

NHDES TOPOGRAPHIC SUBDIVISION PLAN (SHEET B)

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

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OWNER & APPLICANT:

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APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
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Engineers | Planners | Surveyors

Drawn By:	DSJ
Checked By:	JAC
Project:	774
File:	774-WS

SHEET 19 of 42

N:\=PROJECTS\774-Verani-69 Elwood Rd. Londonderry\Survey\774-WS.dwg

WETLAND NOTES

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12/18/25
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ON DATE _____
CERTIFIED BY:
CHAIRMAN _____
SECRETARY _____

KEY MAP

A | B | C | D

OWNER'S SIGNATURE

LINDA ELWOOD — DATE: 12–15–2025

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ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

NHDES TOPOGRAPHIC SUBDIVISION PLAN (SHEET C)

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TBM-N SPIKE SET EL.=208.87'

LAND SURVEYOR'S CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND PRIOR SURVEYS BY THIS OFFICE AND THAT THE SURVEY THAT IT IS BASED ON HAS AN ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.

12/22/2025
JOEL A. CONNOLLY, LLS #997 DATE

STATE OF NEW HAMPSHIRE No. 997 JOEL A. CONNOLLY LICENSED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

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

KEY MAP

A
C B
D

OWNER'S SIGNATURE
LINDA ELWOOD DATE: 12-15-2025
CHRISTINA ELWOOD DATE: 12-14-2025
ADMINISTRATORS OF THE WAYNE ELWOOD ESTATE

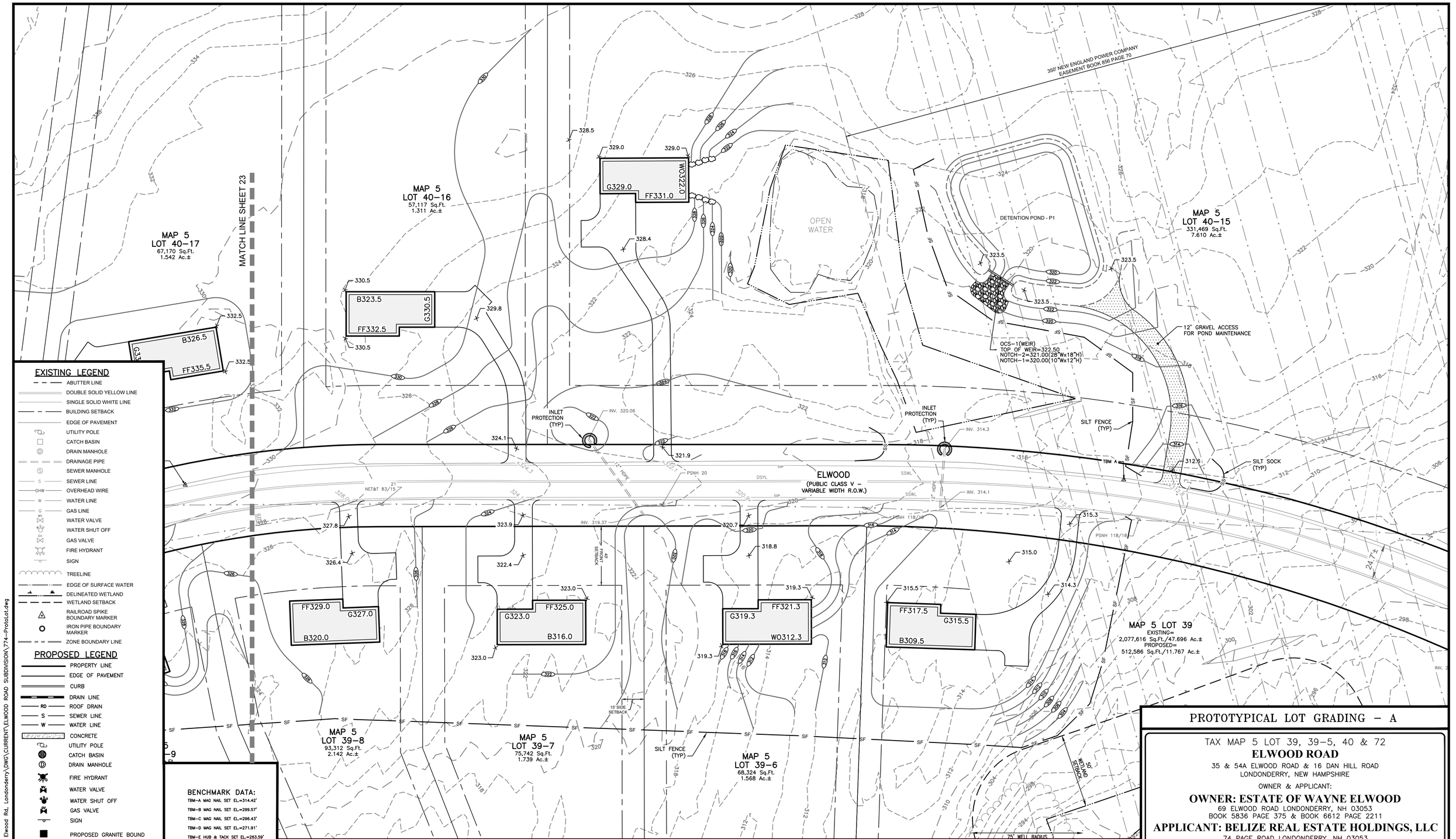
NHDES TOPOGRAPHIC SUBDIVISION PLAN (SHEET C)

TAX MAP 5 LOT 39, 39-5, 40 & 72
ELWOOD ROAD
35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE
OWNER & APPLICANT:
OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211
APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053
SCALE: 1"=60' DATE: DEC. 12, 2025

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

Drawn By: DSJ
Checked By: JAC
Project: 774
File: 774-WS

N:\=PROJECTS\774-Verani-69 Elwood Rd, Londonderry\Survey\774-WS.dwg



EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- SEWER MANHOLE
- SEWER LINE
- OVERHEAD WIRE
- WATER LINE
- GAS LINE
- WATER VALVE
- WATER SHUT OFF
- GAS VALVE
- FIRE HYDRANT
- SIGN
- TREELINE
- EDGE OF SURFACE WATER
- DELINEATED WETLAND
- WETLAND SETBACK
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER
- ZONE BOUNDARY LINE

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- CURB
- DRAIN LINE
- RD ROOF DRAIN
- S SEWER LINE
- W WATER LINE
- CONCRETE
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER SHUT OFF
- GAS VALVE
- SIGN
- PROPOSED GRANITE BOUND
- PAINT
- PROPOSED LIGHT POLE

E&S LEGEND:

- SF SILT SOCK BARRIER
- INLET PROTECTION

BENCHMARK DATA:

TBM–A MAG NAIL SET EL.=314.42'
TBM–B MAG NAIL SET EL.=299.57'
TBM–C MAG NAIL SET EL.=296.43'
TBM–D MAG NAIL SET EL.=271.91'
TBM–E HUB & TACK SET EL.=263.59'
TBM–F HUB & TACK SET EL.=273.86'
TBM–G MAG NAIL SET EL.=294.95'
TBM–H MAG NAIL SET EL.=316.17'
TBM–I MAG NAIL SET EL.=330.29'
TBM–J SPIKE SET EL.=332.00'
TBM–K SPIKE SET EL.=383.75'
TBM–L SPIKE SET EL.=372.11'
TBM–M SPIKE SET EL.=213.52'
TBM–N SPIKE SET EL.=208.87'

STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE
No. 13325
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

PROTOTYPICAL LOT GRADING – A

TAX MAP 5 LOT 39, 39–5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

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74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=30' DATE: DEC. 12, 2025

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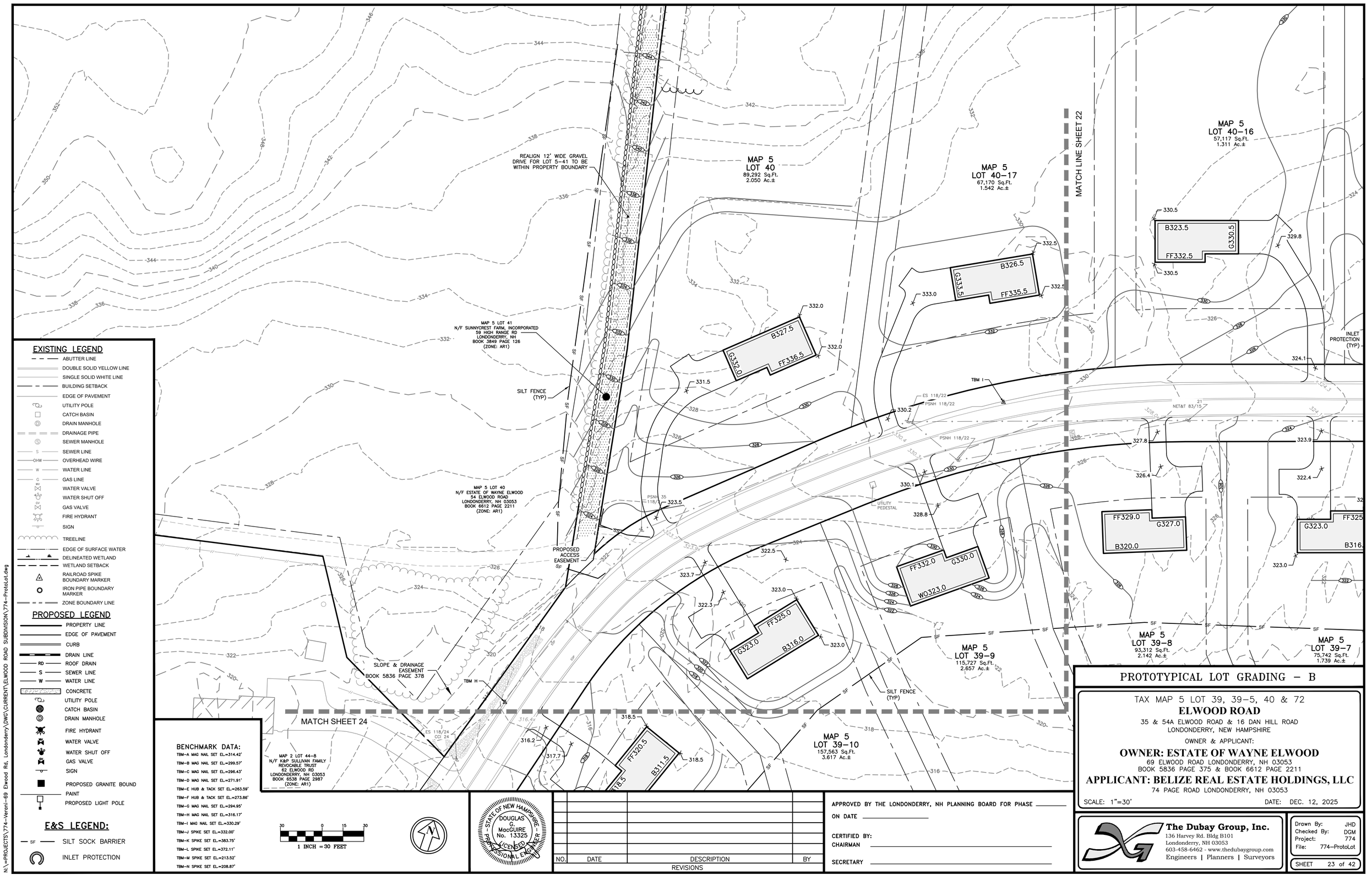
Drawn By: JHD
Checked By: DGM
Project: 774
File: 774–ProtoLot

N:\–PROJECTS\774–Veroni–69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774–ProtoLot.dwg



EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- SEWER MANHOLE
- SEWER LINE
- OHW — OVERHEAD WIRE
- WATER LINE
- GAS LINE
- WATER VALVE
- WATER SHUT OFF
- GAS VALVE
- FIRE HYDRANT
- SIGN
- TREELINE
- EDGE OF SURFACE WATER
- DELINEATED WETLAND
- WETLAND SETBACK
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER
- ZONE BOUNDARY LINE

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- CURB
- DRAIN LINE
- RD — ROOF DRAIN
- S — SEWER LINE
- W — WATER LINE
- CONCRETE
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER SHUT OFF
- GAS VALVE
- SIGN
- PROPOSED GRANITE BOUND
- PAINT
- PROPOSED LIGHT POLE

E&S LEGEND:

- SF — SILT SOCK BARRIER
- INLET PROTECTION

BENCHMARK DATA:

TBM-A MAG NAIL SET EL.=314.42'
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TBM-J SPIKE SET EL.=332.00'
TBM-K SPIKE SET EL.=383.75'
TBM-L SPIKE SET EL.=372.11'
TBM-M SPIKE SET EL.=213.52'
TBM-N SPIKE SET EL.=208.87'

1 INCH = 30 FEET

STATE OF NEW HAMPSHIRE — DOUGLAS G. MacGUIRE No. 13325 — LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
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ON DATE _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

PROTOTYPICAL LOT GRADING – B

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

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SCALE: 1"=30' DATE: DEC. 12, 2025

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Engineers | Planners | Surveyors

Drawn By:	JHD
Checked By:	DGM
Project:	774
File:	774-ProtoLot

SHEET 23 of 42

N:_PROJECTS\774-Verani-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-ProtoLot.dwg

MATCH SHEET 23

MAP 2 LOT 44-8
N/F K&P SULLIVAN FAMILY REVOCABLE TRUST
62 ELWOOD RD
LONDONDERRY, NH 03053
BOOK 6538 PAGE 2987
(ZONE: AR1)

MAP 2 LOT 44-9
N/F HAVAN SEN
2 NETTIE WAY
LONDONDERRY, NH
BOOK 6036 PAGE 2571
(ZONE: AR1)

MAP 2 LOT 44-7
N/F JONATHAN & ERICA CRUZ
1 NETTIE WAY
LONDONDERRY, NH 03053
BOOK 6041 PAGE 2141
(ZONE: AR1)

MAP 5 LOT 39-1
N/F WAYNE & LINDA ELWOOD
69 ELWOOD ROAD

SLOPE & DRAINAGE EASEMENT
BOOK 5836 PAGE 378

SLOPE & SIGHT LINE EASEMENT

ELWOOD
(PUBLIC CLASS V - VARIABLE WIDTH R.O.W.)

TBM H
TBM G
PSNH 35 118-2
ES 118/24 CCI 24
8T ES 118-25Y 25 1/2

EX. MAILBOX

MAP 5
LOT 39-10
157,563 Sq.Ft.
3.617 Ac.±

MAP 5
LOT 39-11
130,663 Sq.Ft.
3.000 Ac.±

MAP 5
LOT 39-12
99,902 Sq.Ft.
2.293 Ac.±

MAP 5
LOT 39-13
89,076 Sq.Ft.
2.045 Ac.±

MAP 5
LOT 39-14
108,332 Sq.Ft.
2.487 Ac.±

FF325.0 B316.0 G323.0
FF320.5 B311.5 G318.5
FF313.5 G311.5 WO304.5
FF301.0 G299.0 WO292.0
FF292.5 B283.5 G290.5

50' FRONT SETBACK
15' SIDE SETBACK
SILT FENCE (TYP)

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- SEWER MANHOLE
- SEWER LINE
- OVERHEAD WIRE
- WATER LINE
- GAS LINE
- WATER VALVE
- WATER SHUT OFF
- GAS VALVE
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PROPOSED LEGEND

- PROPERTY LINE
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E&S LEGEND:

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- INLET PROTECTION

BENCHMARK DATA:

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TBM-M SPIKE SET EL.=213.52'
TBM-N SPIKE SET EL.=208.87'

30 0 15 30
1 INCH = 30 FEET

DOUGLAS G. MacGUIRE No. 13325 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

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

PROTOTYPICAL LOT GRADING – C

TAX MAP 5 LOT 39, 39-5, 40 & 72

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LONDONDERRY, NEW HAMPSHIRE

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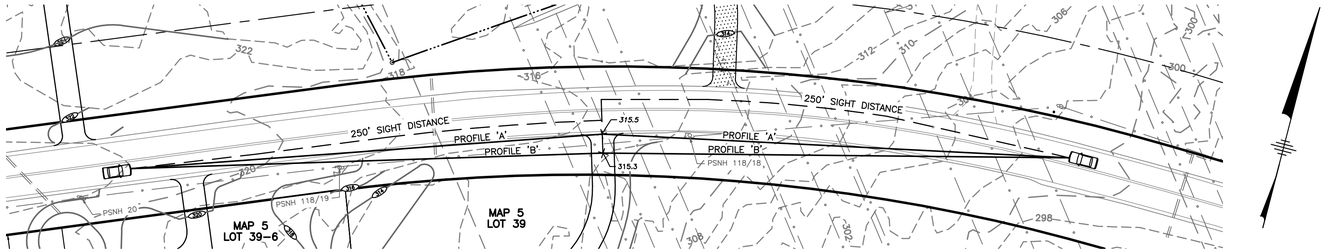
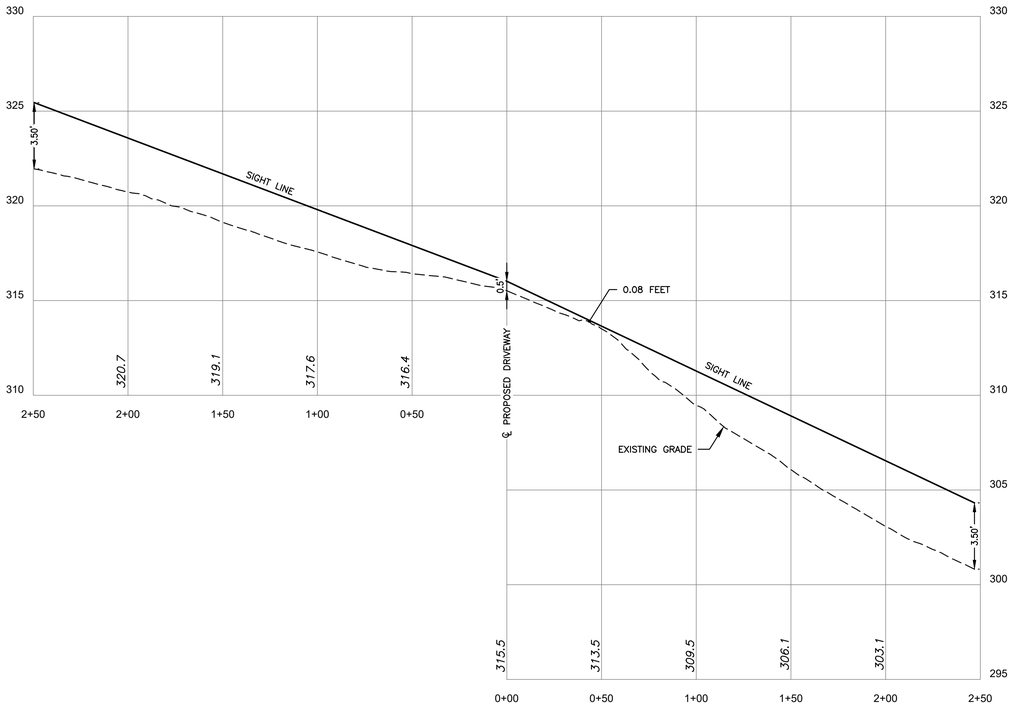
Drawn By: JHD
Checked By: DGM
Project: 774
File: 774-ProtoLot

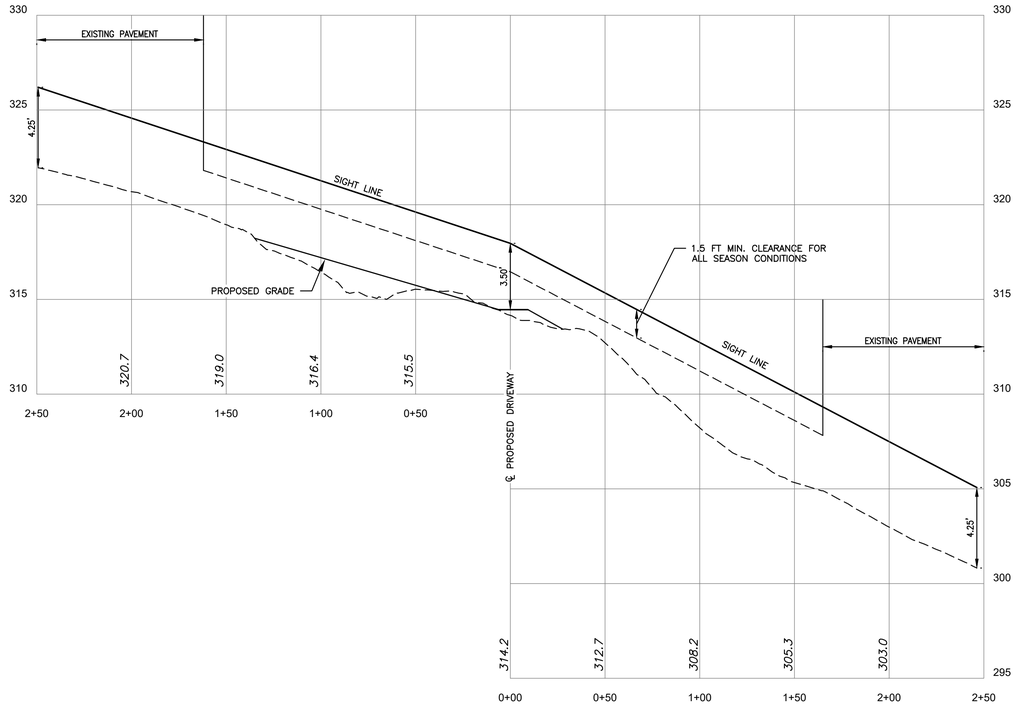
N:_PROJECTS\774-Verani-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-ProtoLot.dwg



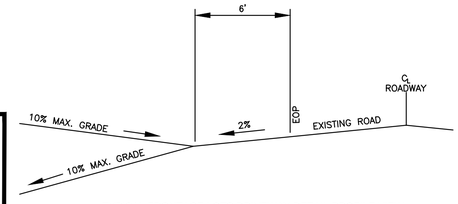
005-039 PLAN
SCALE: 1"=40'



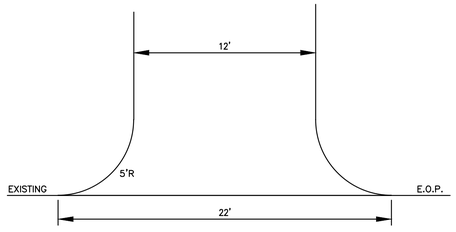
PROFILE 'A'
SCALE: 1"=40'H, 4'V



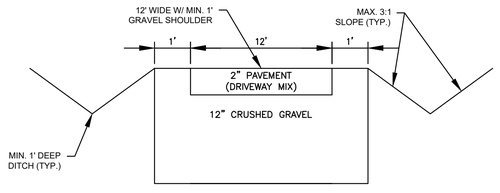
PROFILE 'B'
SCALE: 1"=40'H, 4'V



TYPICAL FRONTAGE LOTS DRIVEWAY DETAIL PROFILE VIEW



TYPICAL FRONTAGE LOTS DRIVEWAY DETAIL PLAN VIEW



TYPICAL DRIVEWAY CROSS-SECTION

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OHW — OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE / BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE – DOUGLAS G. MacGUIRE No. 13325 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

SIGHT DISTANCE CERTIFICATION:

I HEREBY CERTIFY THAT THE ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF LONDONDERRY IS ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – A

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

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69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

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SCALE: 1"=40' DATE: DEC. 12, 2025

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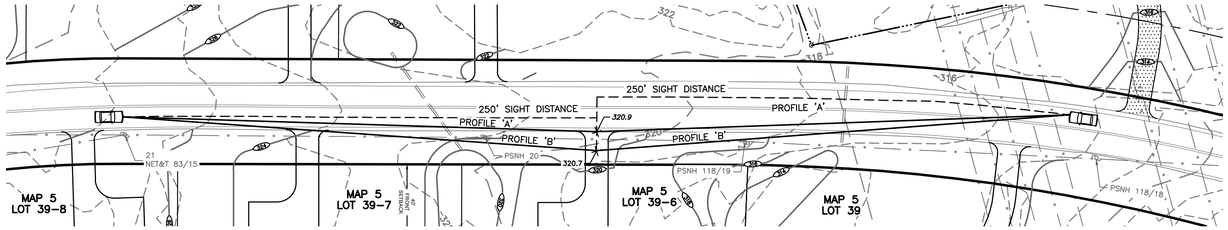
Engineers | Planners | Surveyors

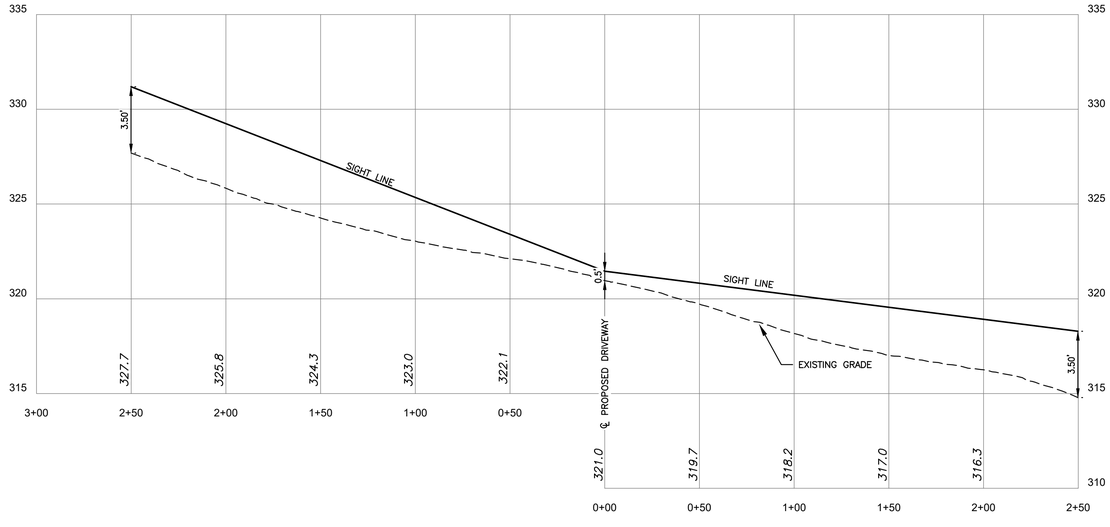
Drawn By:	JHD
Checked By:	DGM
Project:	774
File:	774-Sight Dist

SHEET 25 of 42

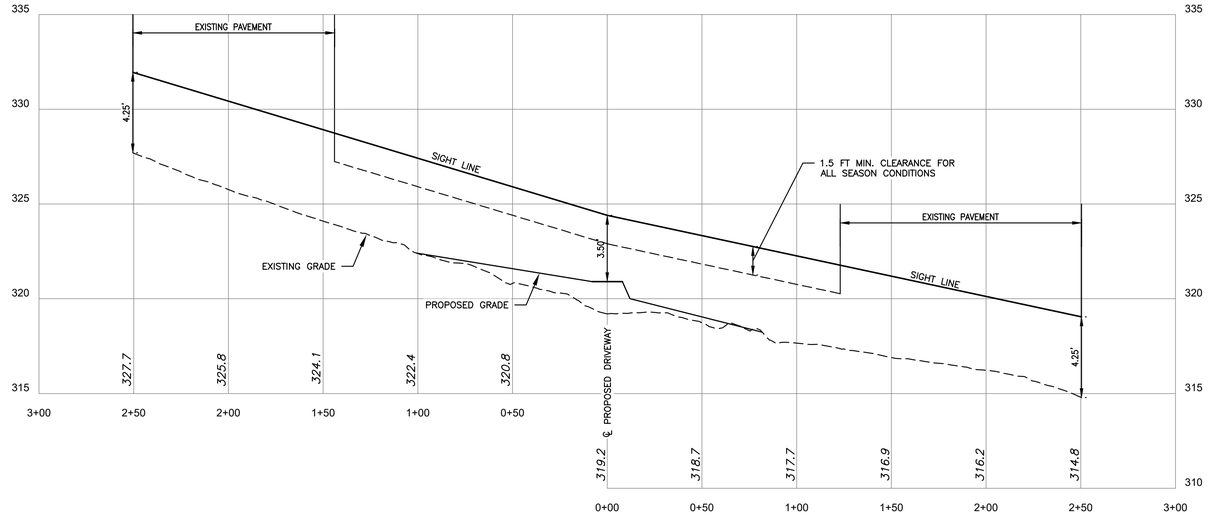
N:_PROJECTS\774-Verani-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg



005-039-6 PLAN
SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
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- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE — DOUGLAS G. MacGUIRE No. 13325 — LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

SIGHT DISTANCE CERTIFICATION:

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DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE - B

TAX MAP 5 LOT 39, 39-5, 40 & 72

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35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

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SCALE: 1"=40' DATE: DEC. 12, 2025

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Engineers | Planners | Surveyors

Drawn By: JHD
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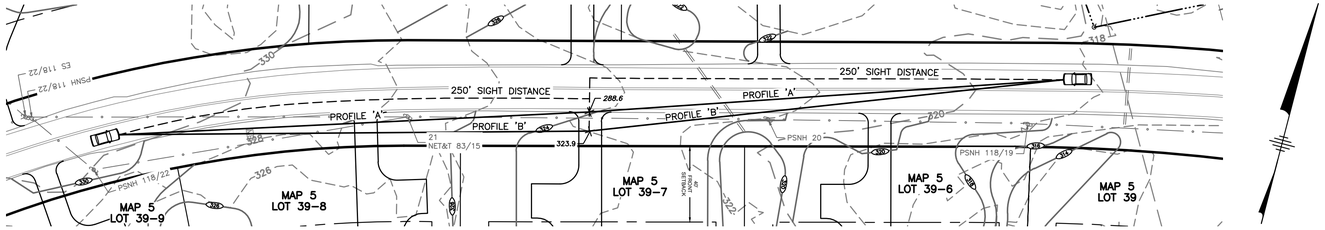
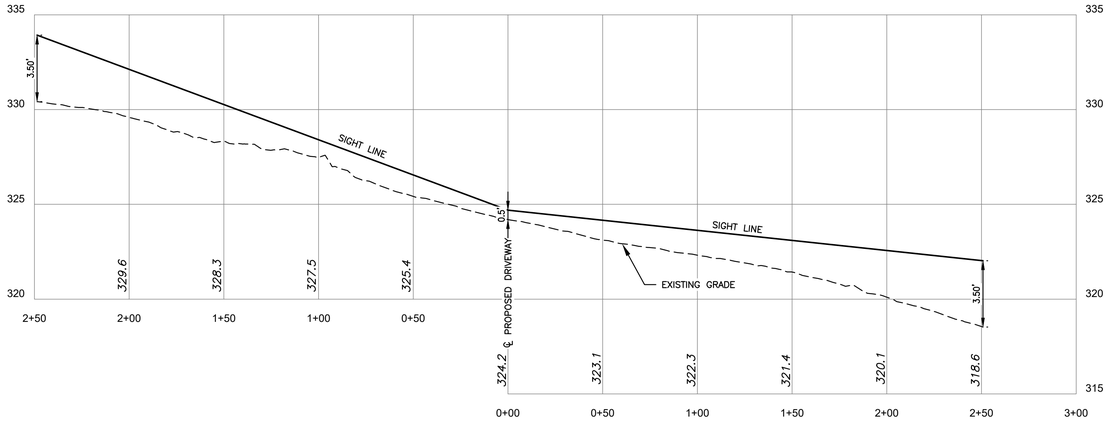
Project: 774
File: 774-Sight Dist

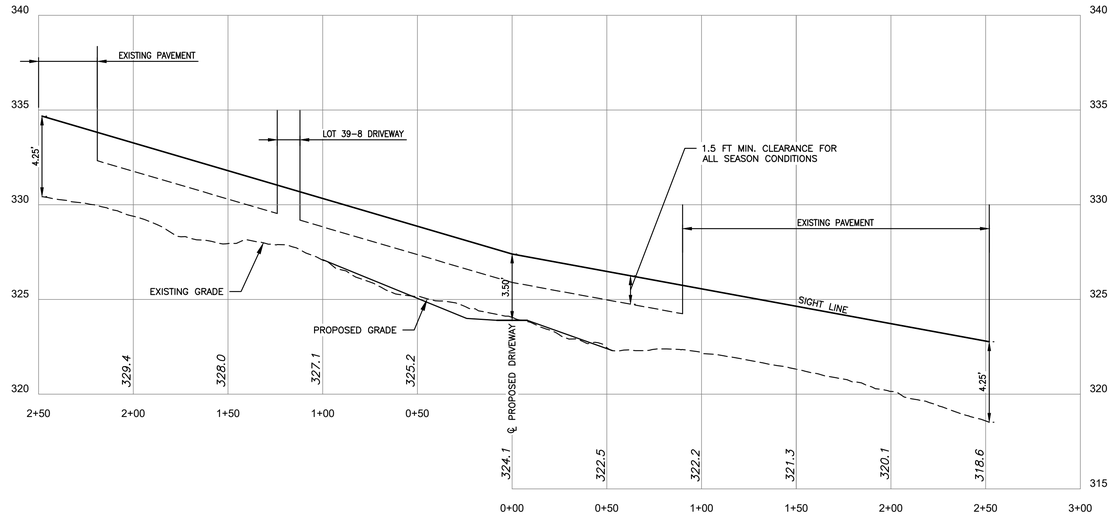
N:\=PROJECTS\774-Verani--69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg



005-039-7 PLAN
SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
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- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE – DOUGLAS G. MacGUIRE No. 13325 – LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

SIGHT DISTANCE CERTIFICATION:

I HEREBY CERTIFY THAT THE ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF LONDONDERRY IS ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – C

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

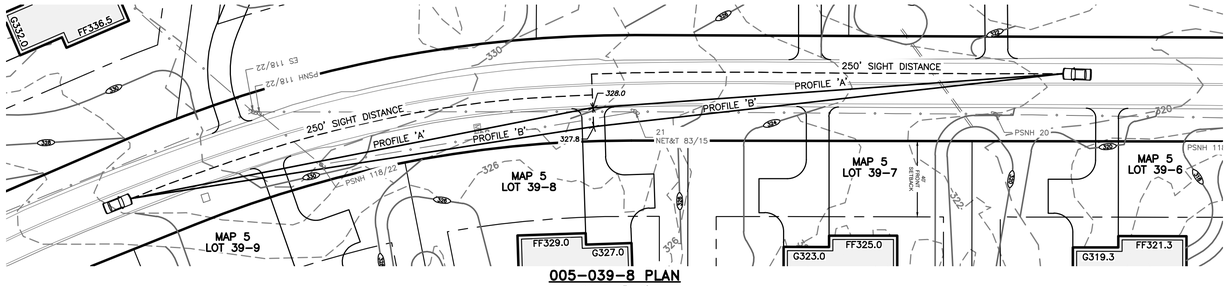
SCALE: 1"=40' DATE: DEC. 12, 2025

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

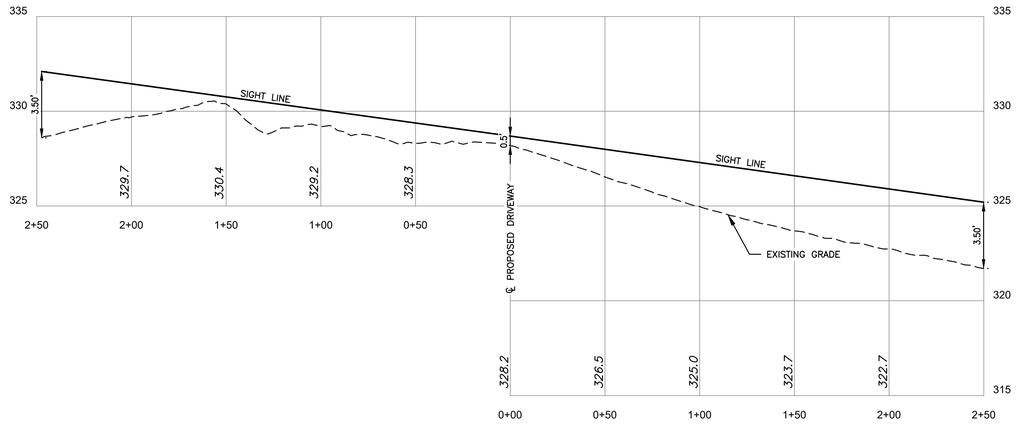
Drawn By: JHD
Checked By: DGM
Project: 774
File: 774-Sight Dist

SHEET 27 of 42

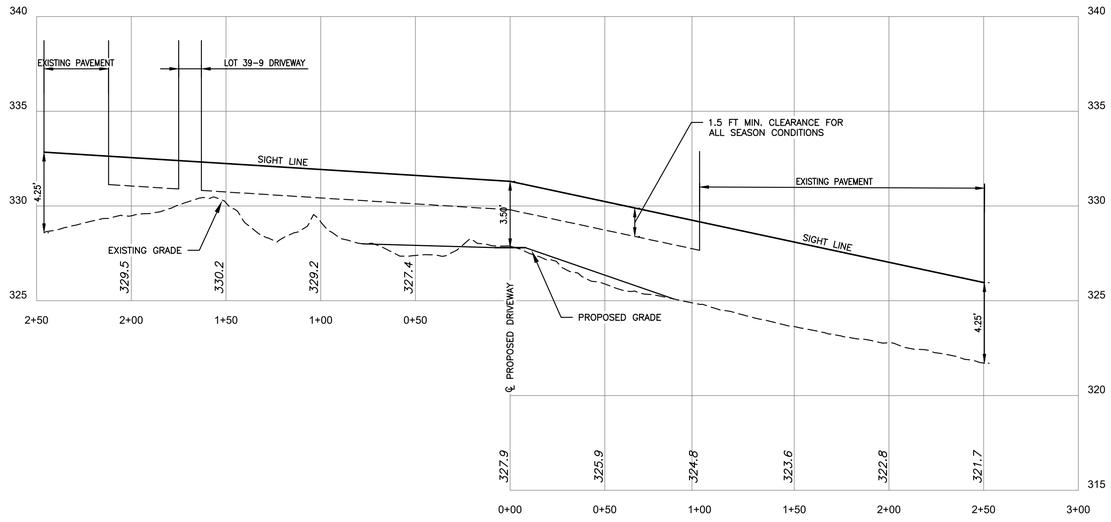
N:\=PROJECTS\774-Verani-69 Elwood Rd. Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg



005-039-8 PLAN
SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE
No. 13325
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

SIGHT DISTANCE CERTIFICATION:

I HEREBY CERTIFY THAT THE ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF LONDONDERRY IS ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

11/15/2025
DOUGLAS MACGUIRE, PE — DATE

SIGHT DISTANCE PLAN & PROFILE – D

TAX MAP 5 LOT 39, 39-5, 40 & 72
ELWOOD ROAD
35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:
OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211
APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=40' DATE: DEC. 12, 2025

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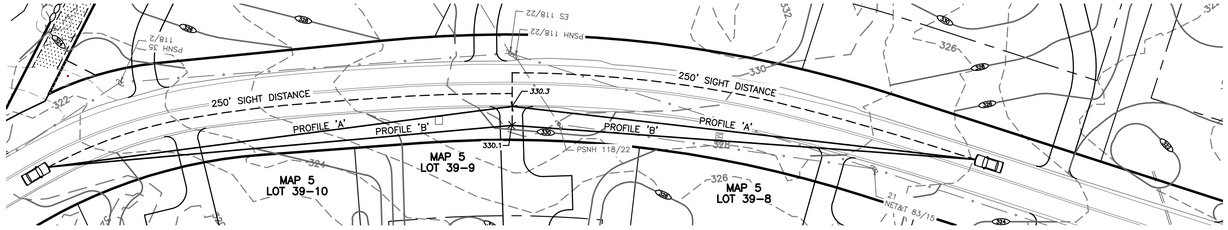
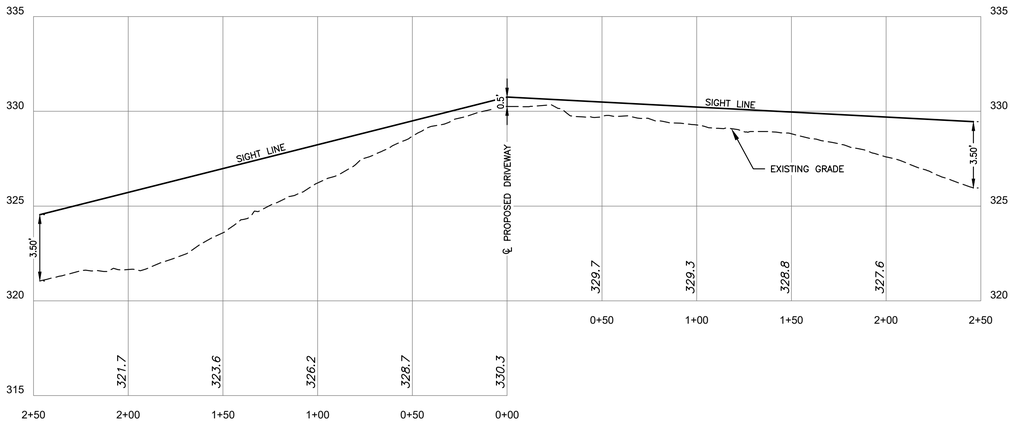
Drawn By: JHD
Checked By: DGM
Project: 774
File: 774-Sight Dist

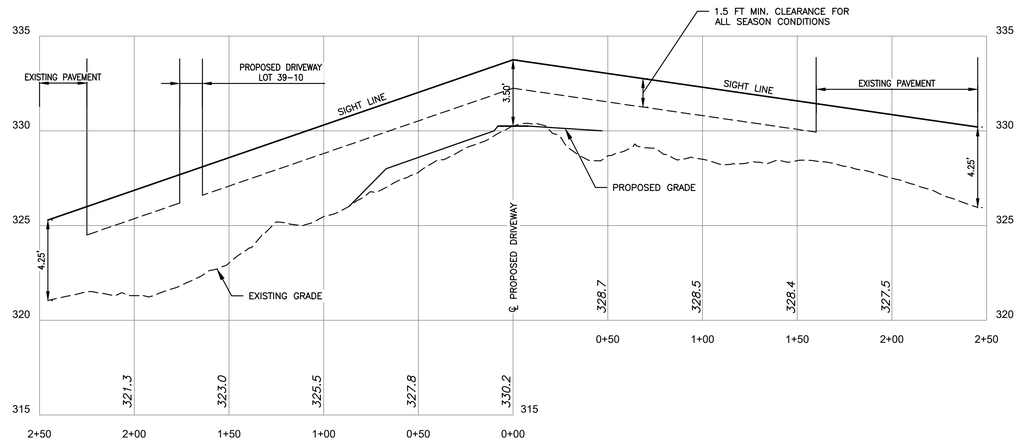
N:\=PROJECTS\774-Verani-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg



005-039-9 PLAN
SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OHW — OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
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STATE OF NEW HAMPSHIRE — DOUGLAS G. MacGUIRE No. 13325 — LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

SIGHT DISTANCE CERTIFICATION:

I HEREBY CERTIFY THAT THE ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF LONDONDERRY IS ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – E

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=40' DATE: DEC. 12, 2025

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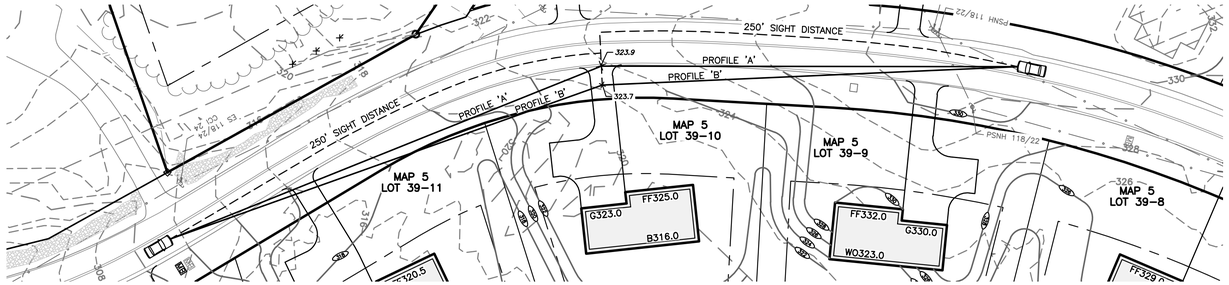
Londonderry, NH 03053
603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

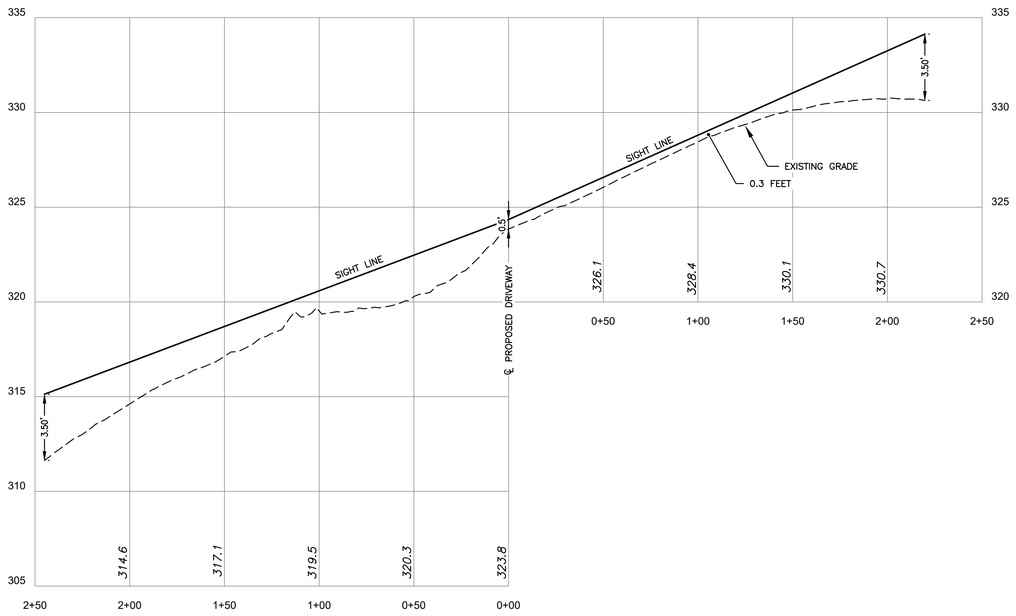
Drawn By: JHD
Checked By: DGM
Project: 774
File: 774-Sight Dist

SHEET 29 of 42

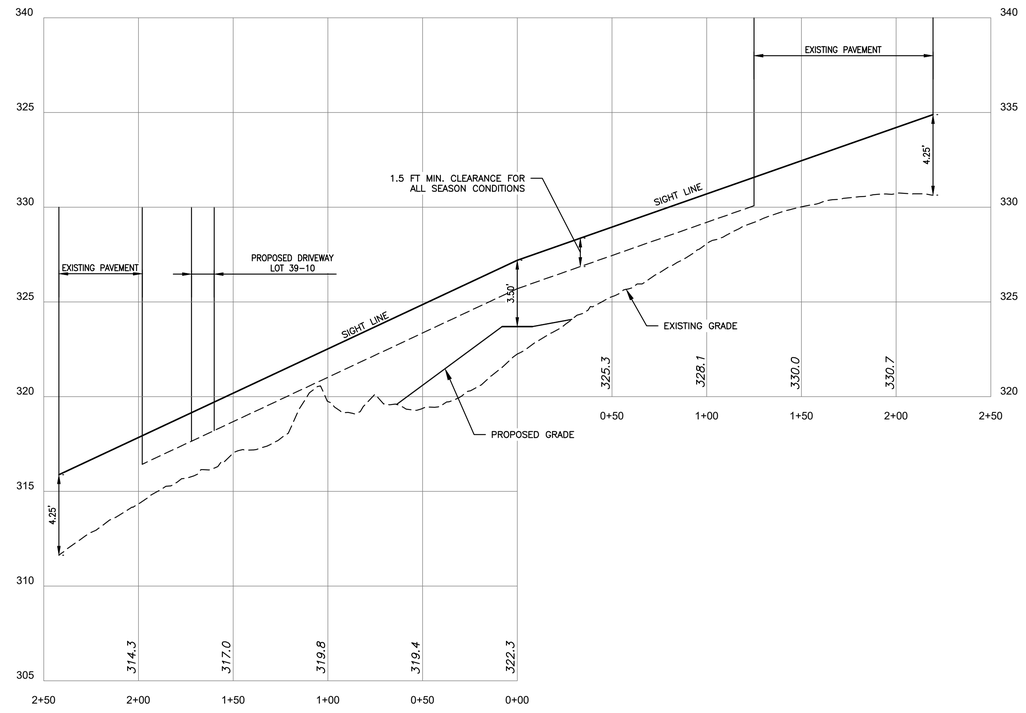
N:\=PROJECTS\774-Veroni-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg



005-039-10 PLAN
SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OHW — OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
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STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE No. 13325
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

SIGHT DISTANCE CERTIFICATION:

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DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – F

TAX MAP 5 LOT 39, 39-5, 40 & 72
ELWOOD ROAD
35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

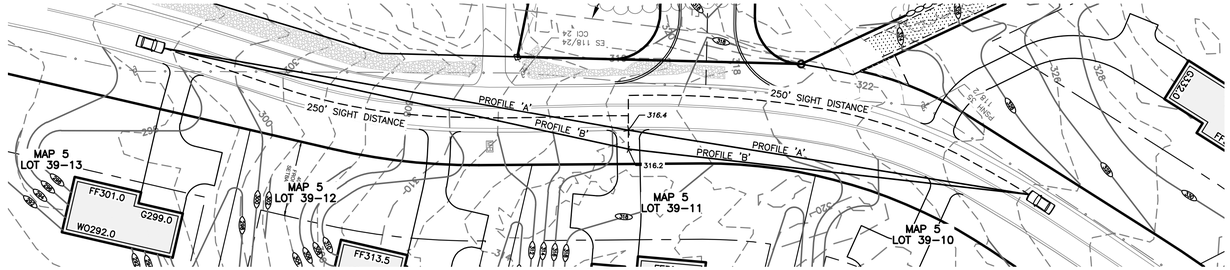
SCALE: 1"=40' DATE: DEC. 12, 2025

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

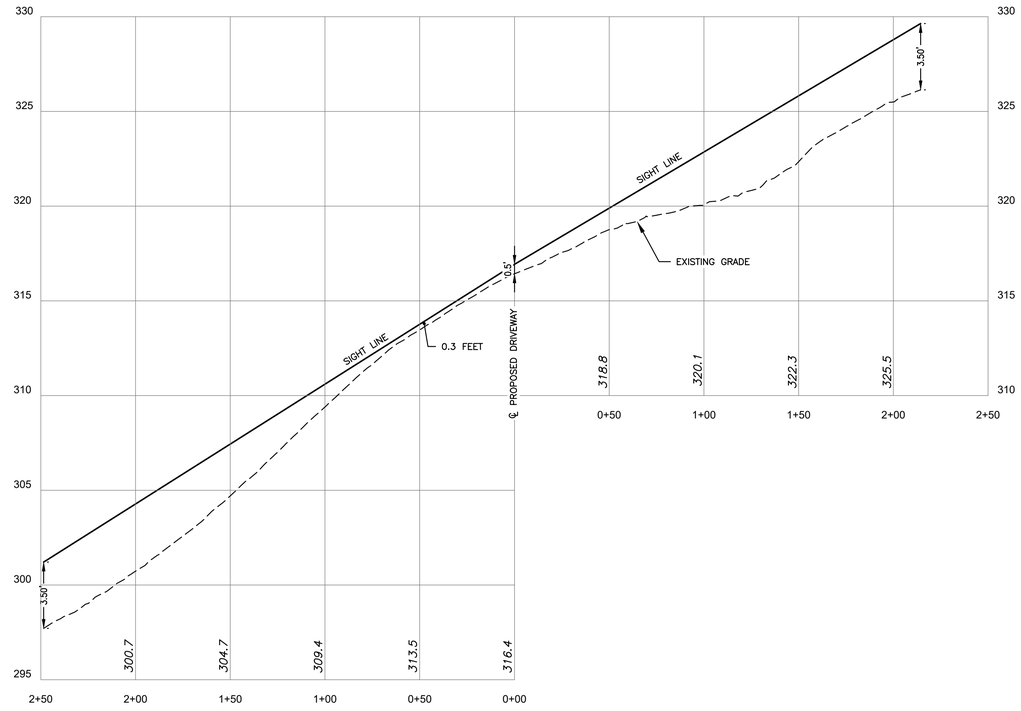
Drawn By:	JHD
Checked By:	DGM
Project:	774
File:	774-Sight Dist

SHEET 30 of 42

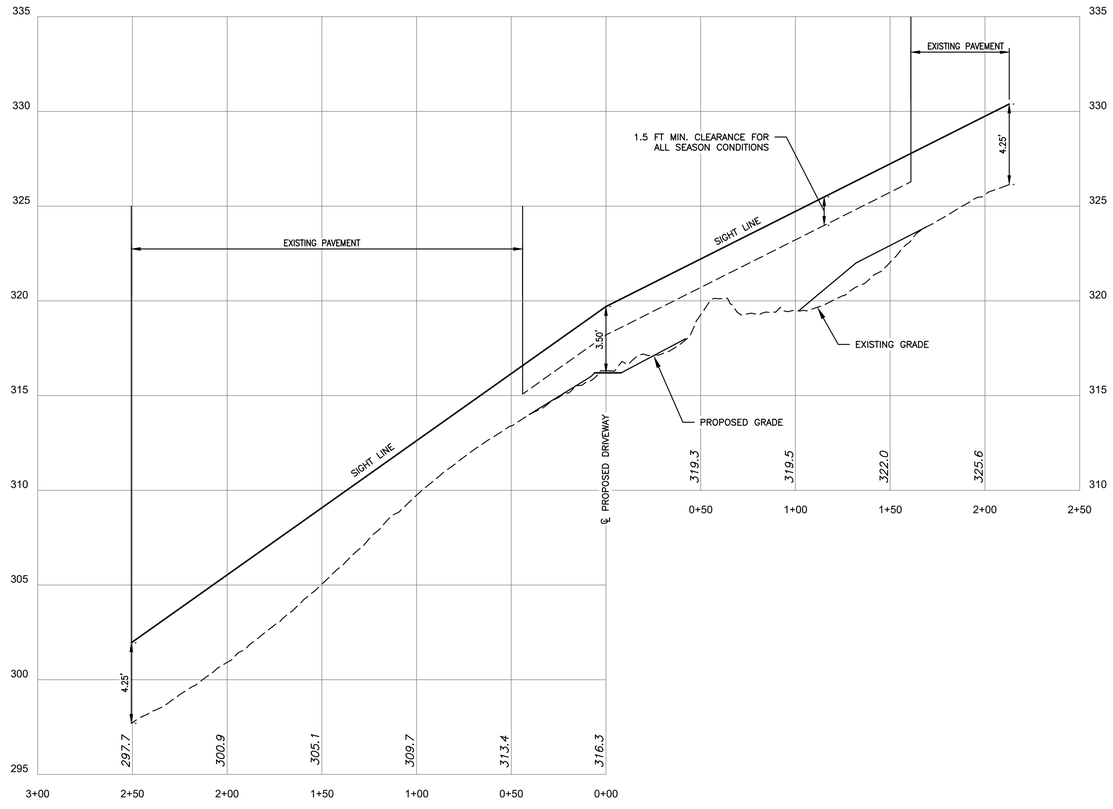
N:\=PROJECTS\774-Veroni-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg



005-039-11 PLAN
SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
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- CATCH BASIN
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- OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

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STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE No. 13325
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

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DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – G

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=40' DATE: DEC. 12, 2025

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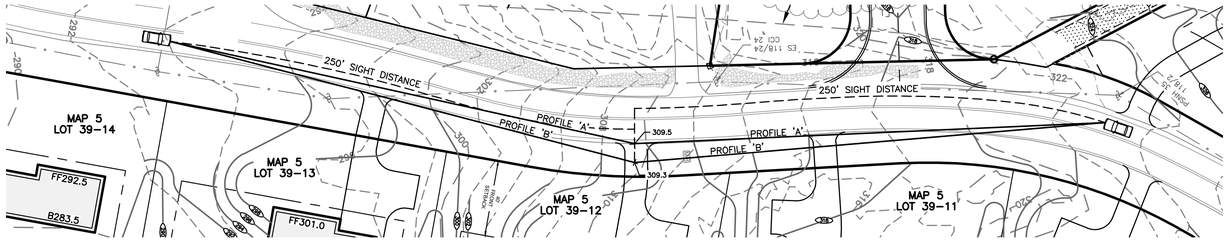
136 Harvey Rd. Bldg B101
Londonderry, NH 03053
603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By: JHD
Checked By: DGM
Project: 774
File: 774-Sight Dist

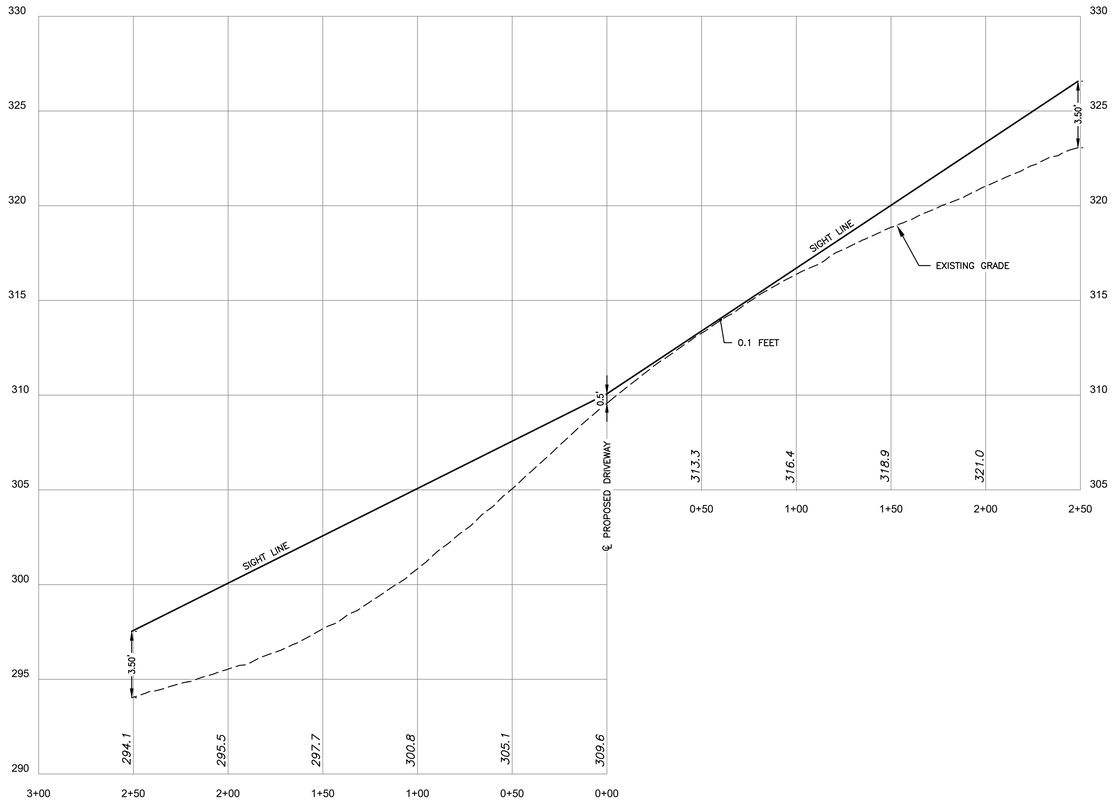
SHEET 31 of 42

N:\=PROJECTS\774-Warani-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg



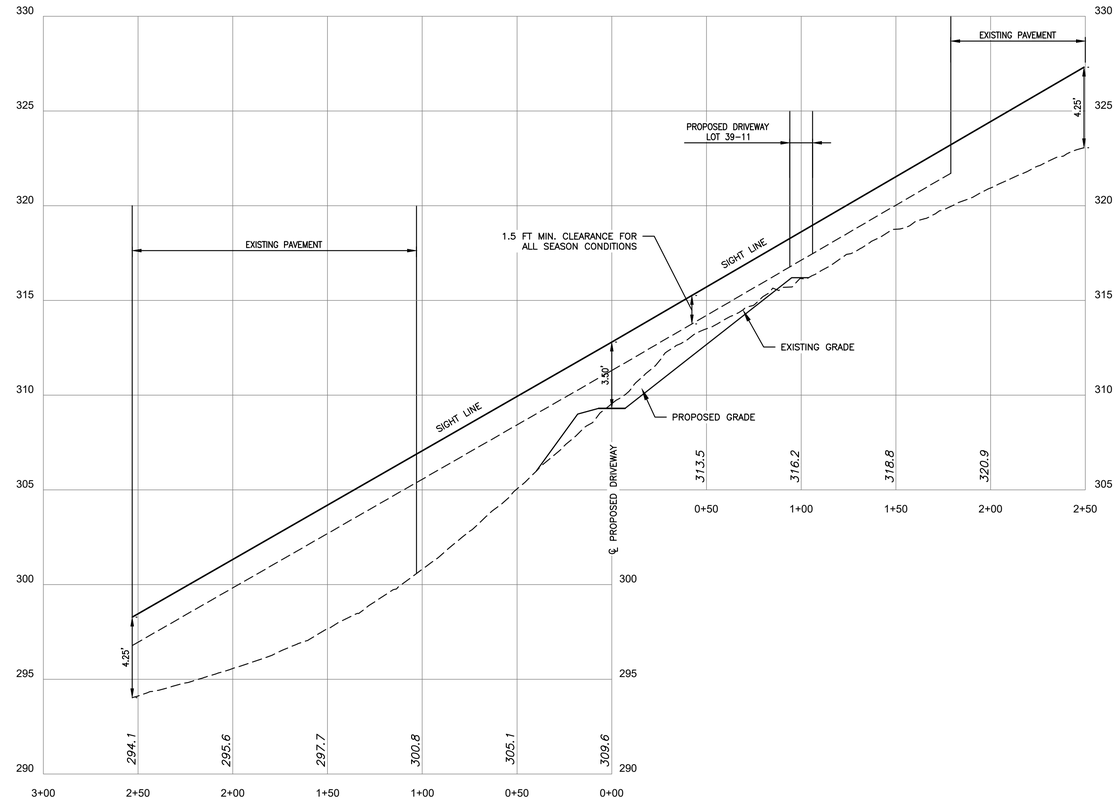
005-039-12 PLAN

SCALE: 1"=40'



PROFILE 'A'

SCALE: 1"=40'H, 4'V



PROFILE 'B'

SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OHW — OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE / BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE – DOUGLAS G. MacGUIRE No. 13325 – LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

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DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – H

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
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SCALE: 1"=40' DATE: DEC. 12, 2025

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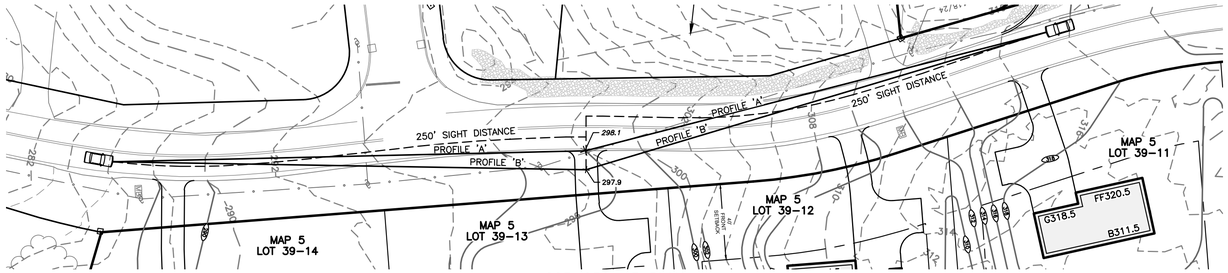
Drawn By:	JHD
Checked By:	DGM
Project:	774
File:	774-Sight Dist

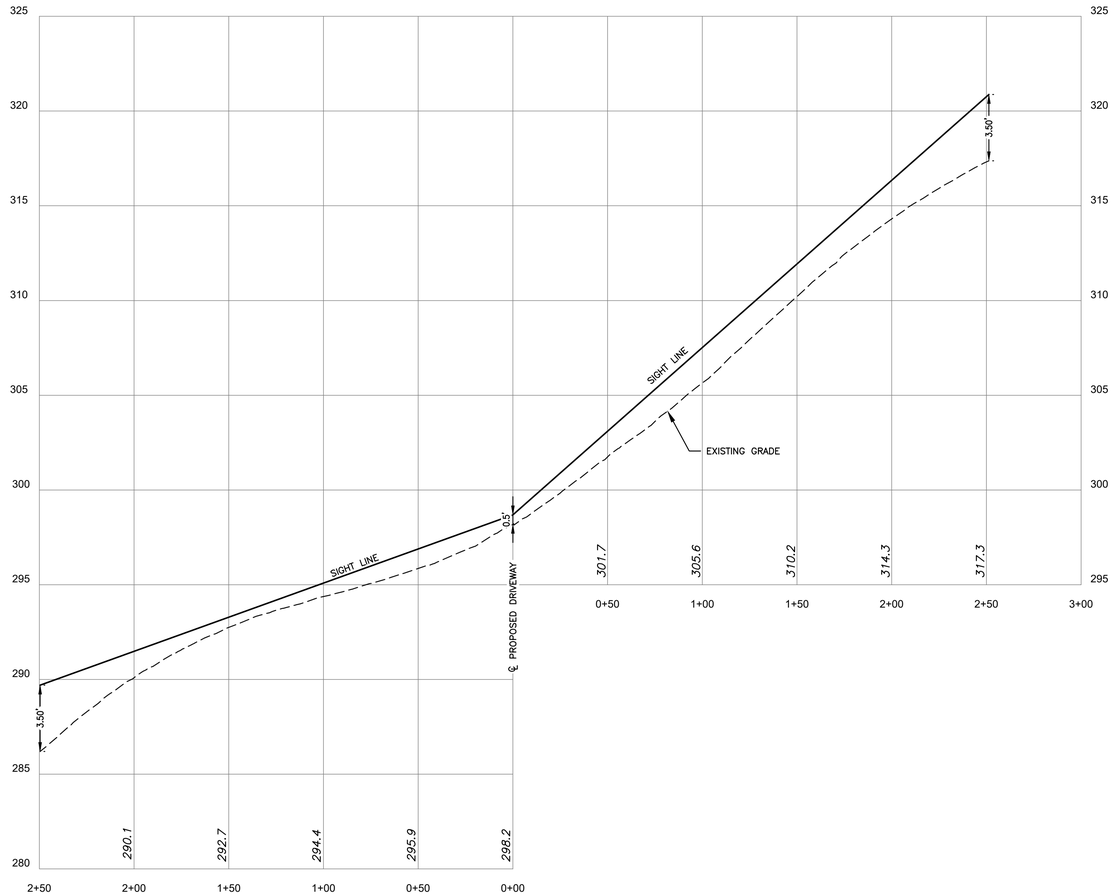
SHEET 32 of 42

N:\-PROJECTS\774-Verani-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg



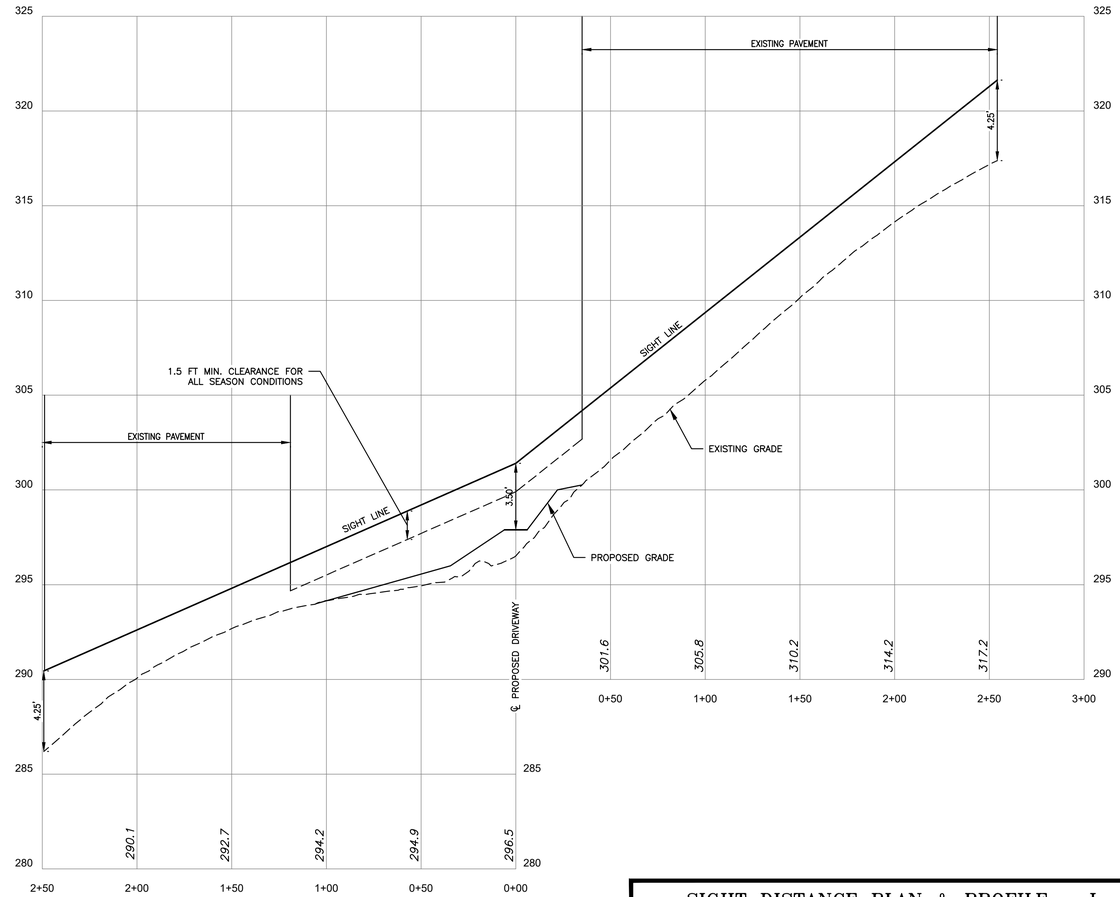
005-039-13 PLAN

SCALE: 1"=40'



PROFILE 'A'

SCALE: 1"=40'H, 4'V



PROFILE 'B'

SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

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STATE OF NEW HAMPSHIRE – DOUGLAS G. MacGUIRE No. 13325 – LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

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DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – I

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
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SCALE: 1"=40' DATE: DEC. 12, 2025

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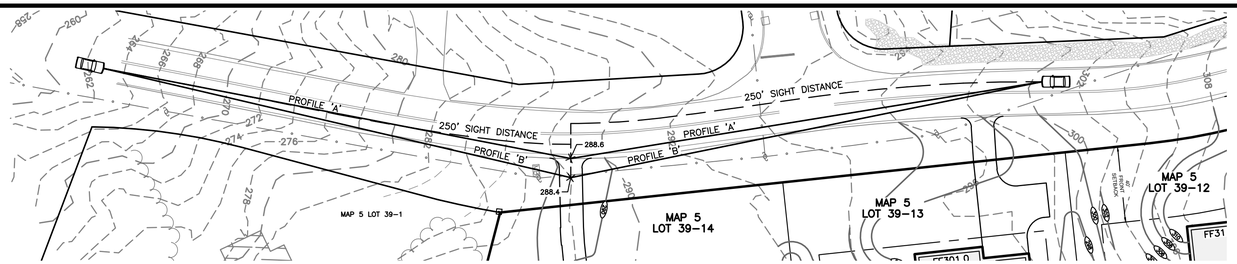
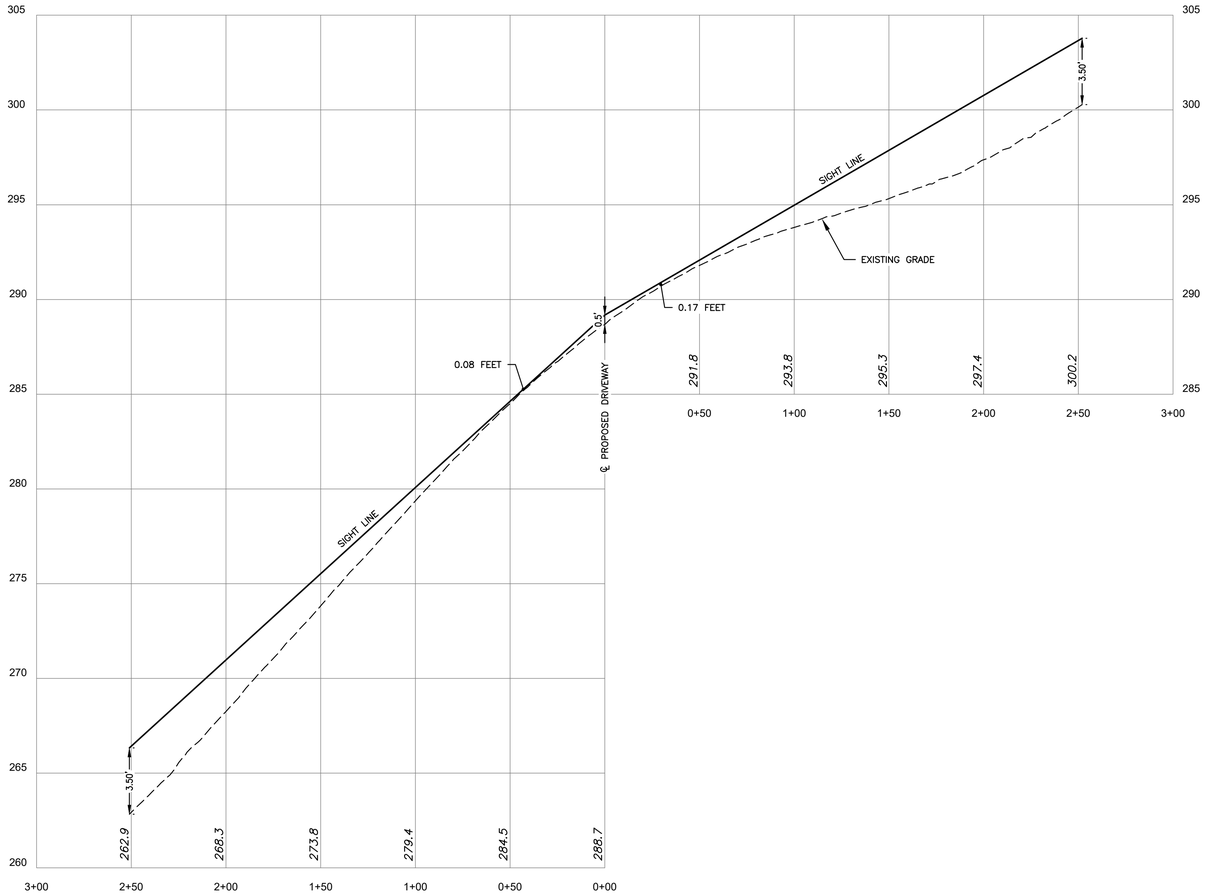
Drawn By:	JHD
Checked By:	DGM
Project:	774
File:	774-Sight Dist

N:\=PROJECTS\774-Verani-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg

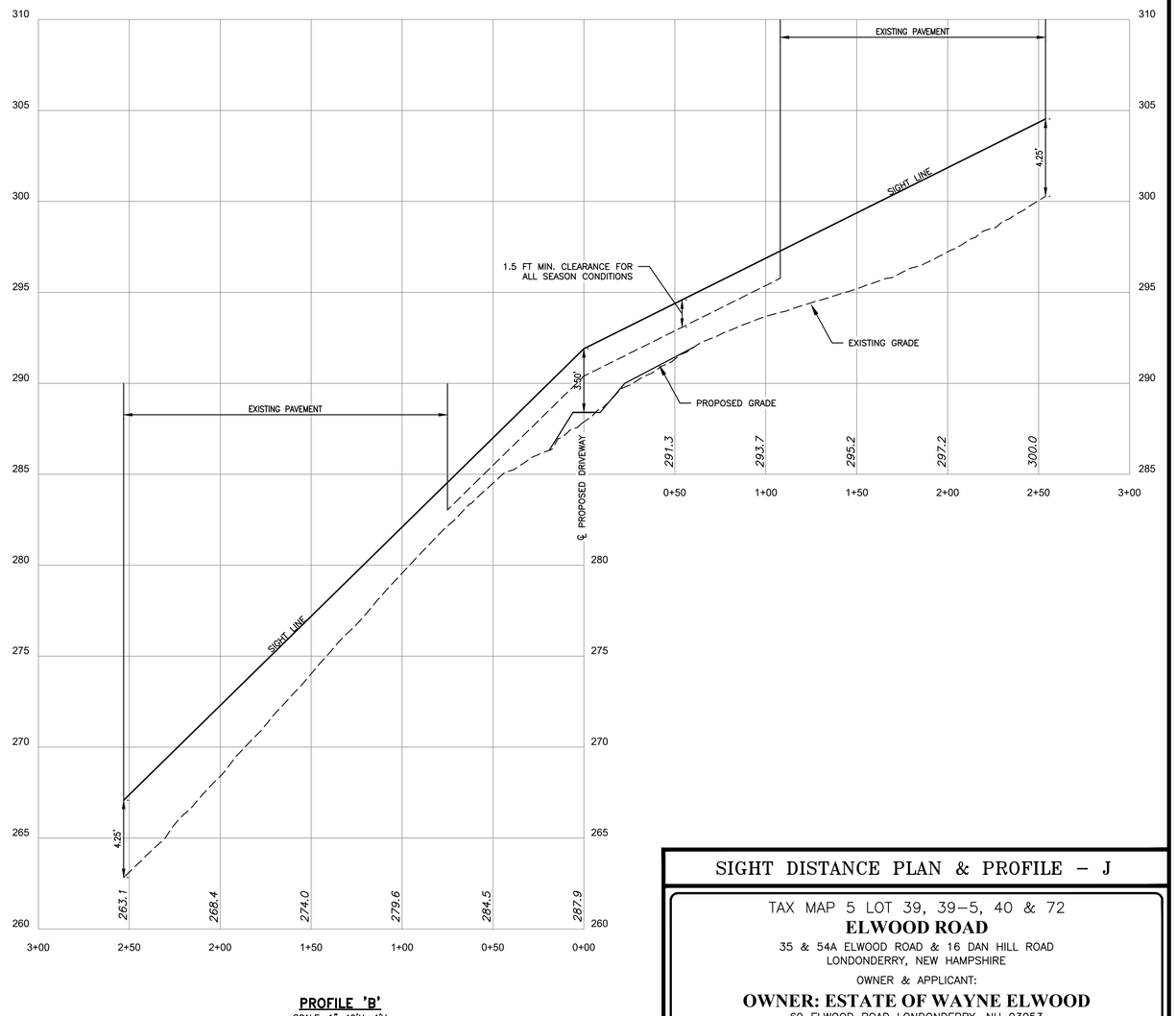


005-039-14 PLAN

SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
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PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

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STATE OF NEW HAMPSHIRE — DOUGLAS G. MacGUIRE No. 13325 — LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

SIGHT DISTANCE CERTIFICATION:

I HEREBY CERTIFY THAT THE ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF LONDONDERRY IS ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

11/15/2025

DOUGLAS MACGUIRE, PE — DATE

SIGHT DISTANCE PLAN & PROFILE – J

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

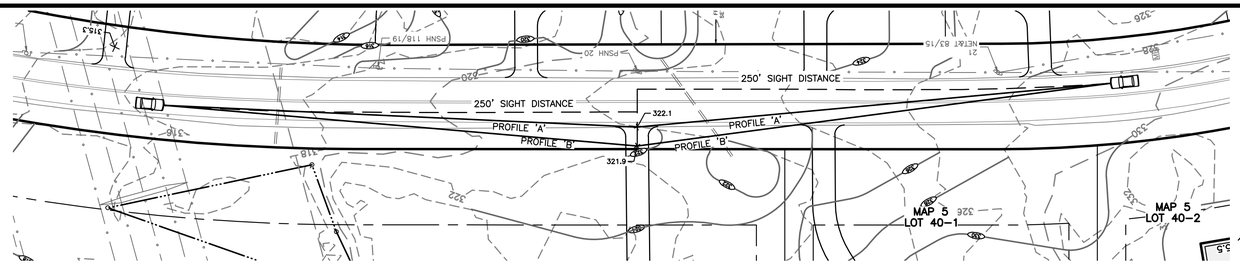
SCALE: 1"=40' DATE: DEC. 12, 2025

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

Drawn By: JHD
Checked By: DGM
Project: 774
File: 774-Sight Dist

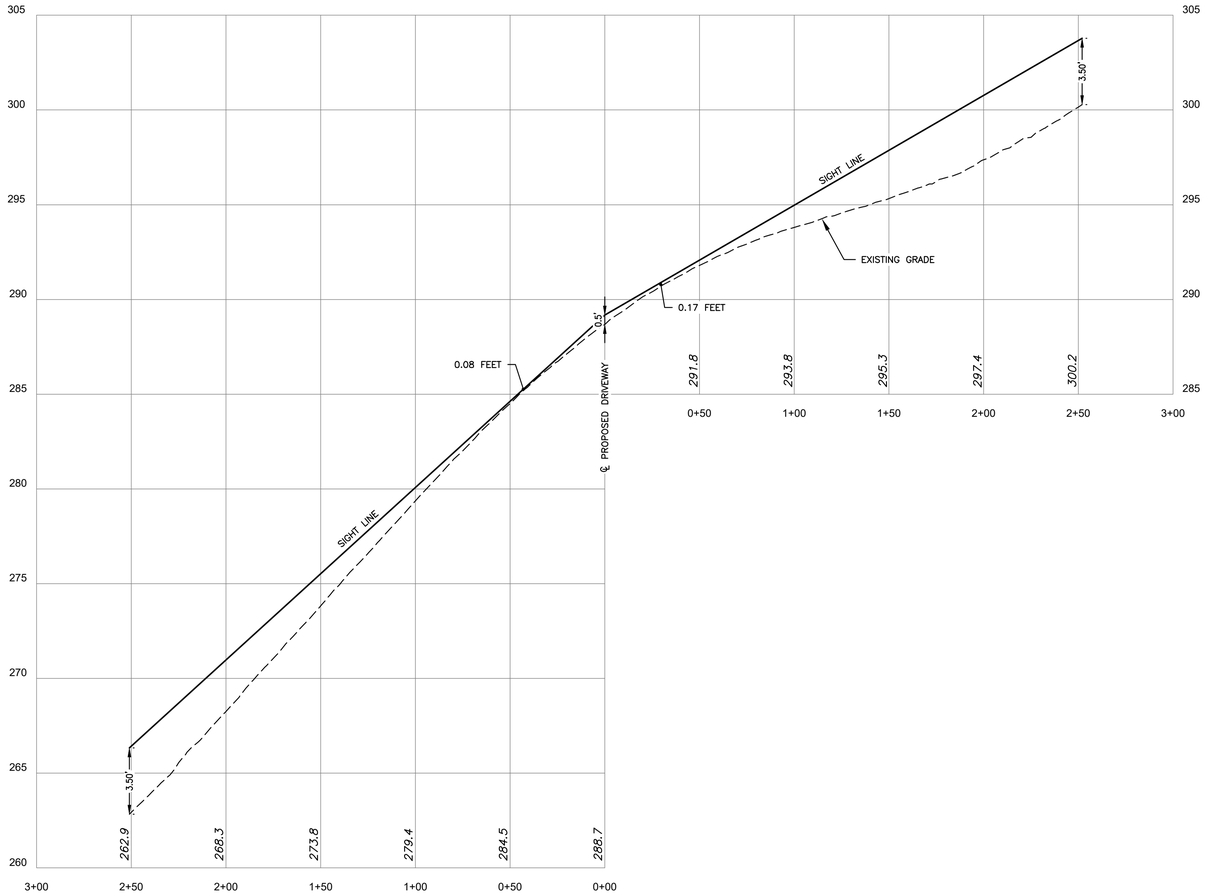
SHEET 34 of 42

N:\=PROJECTS\774-Veroni-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg



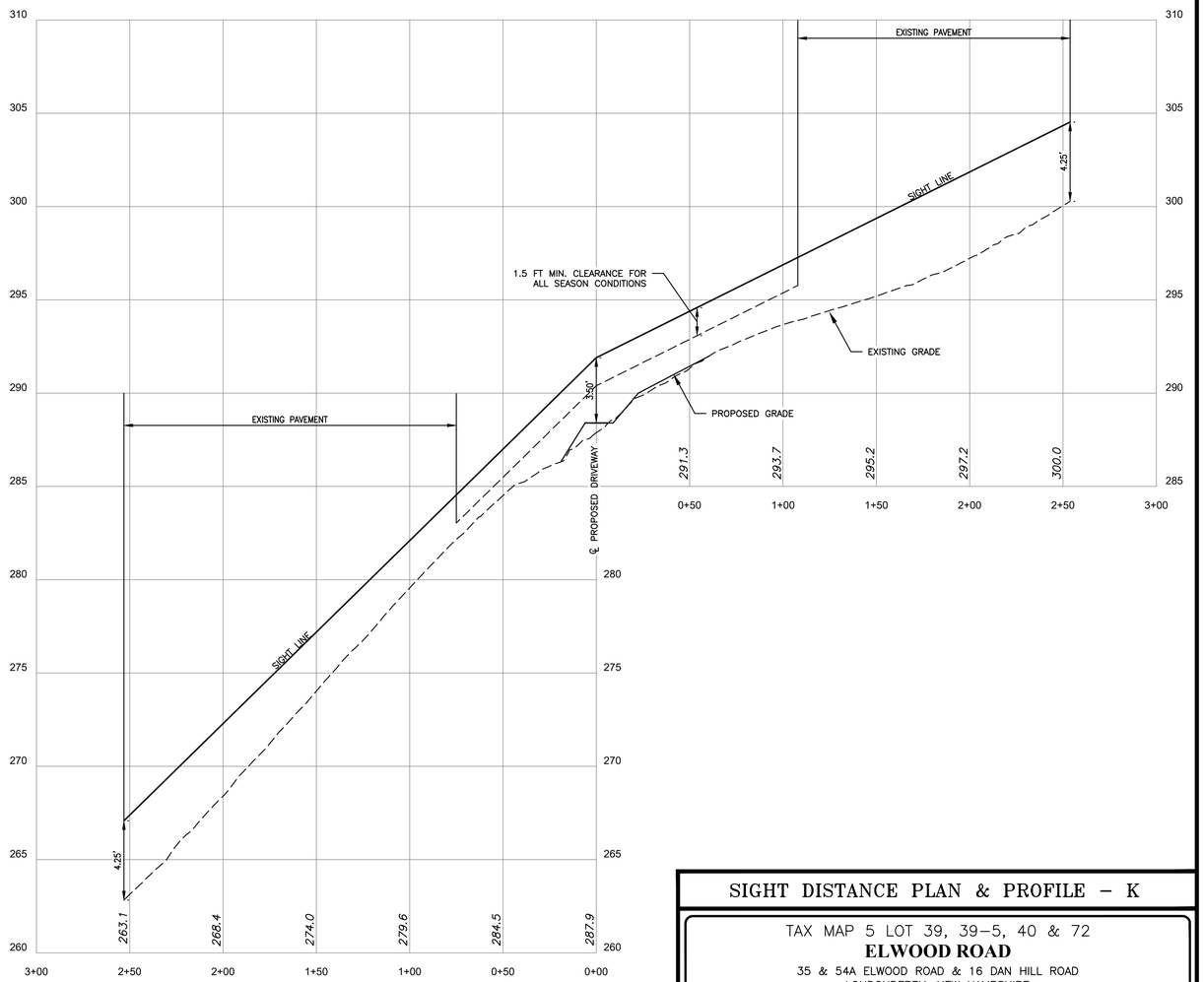
005-040 PLAN

SCALE: 1"=40'



PROFILE 'A'

SCALE: 1"=40'H, 4'V



PROFILE 'B'

SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OHW — OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE — DOUGLAS G. MacGUIRE No. 13325 — LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

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11/15/2025

DOUGLAS MACGUIRE, PE — DATE

SIGHT DISTANCE PLAN & PROFILE – K

TAX MAP 5 LOT 39, 39-5, 40 & 72

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35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

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Checked By: DGM
Project: 774
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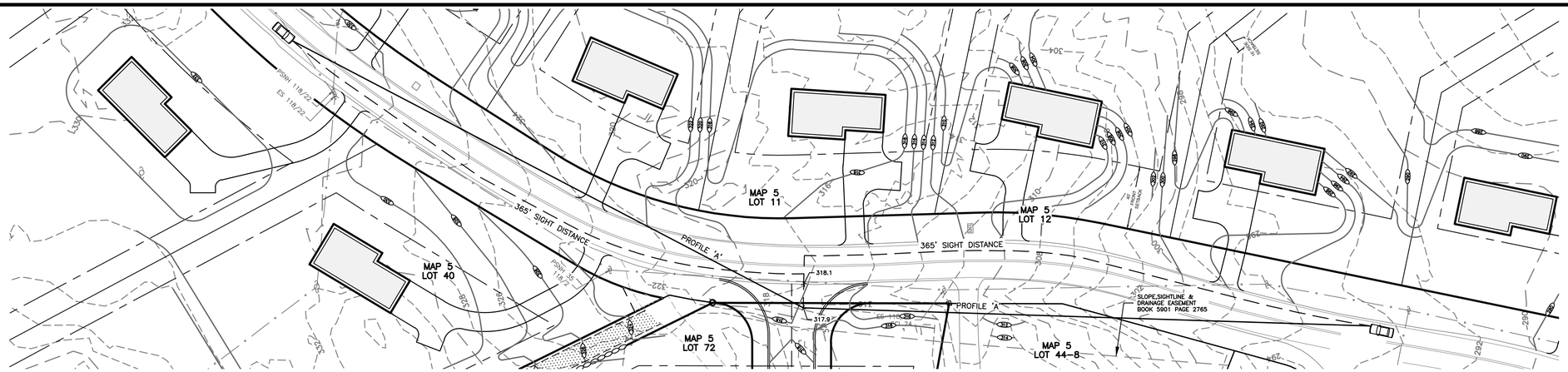
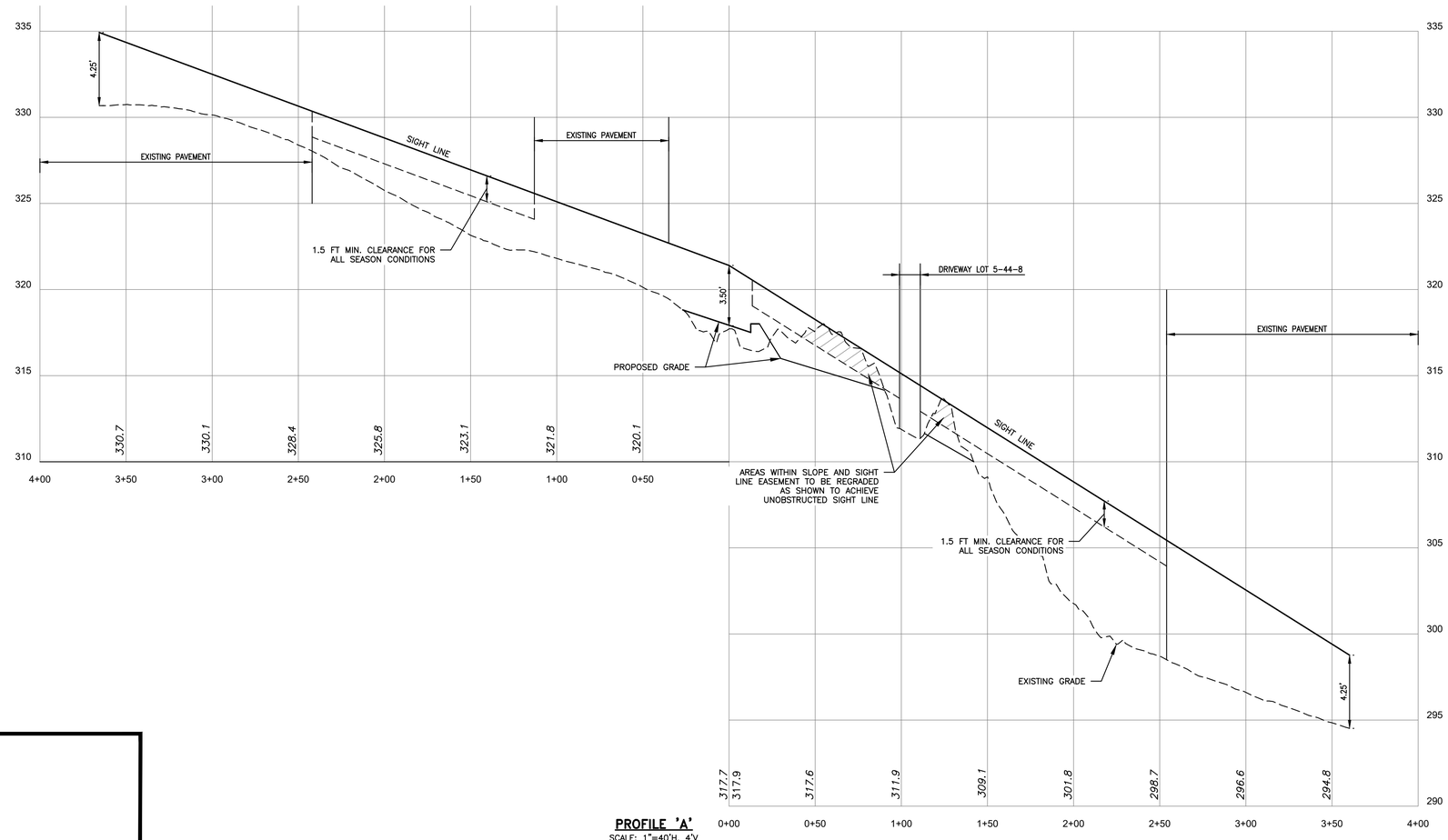
SHEET 35 of 42

N:\=PROJECTS\774-Veroni-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg



005-072 PLAN

SCALE: 1"=40'



PROFILE 'A'

SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINAGE PIPE
- OHW — OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 365' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE – DOUGLAS G. MacGUIRE No. 13325 – LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

SIGHT DISTANCE CERTIFICATION:

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DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – L

TAX MAP 5 LOT 39, 39–5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

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BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

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74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: 1"=40' DATE: DEC. 12, 2025

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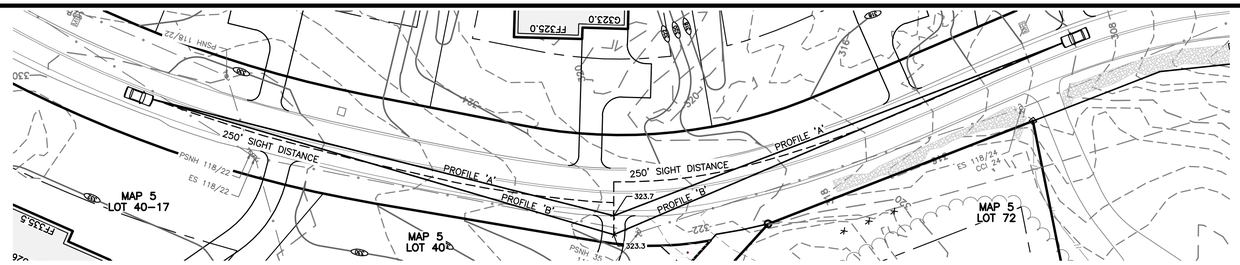
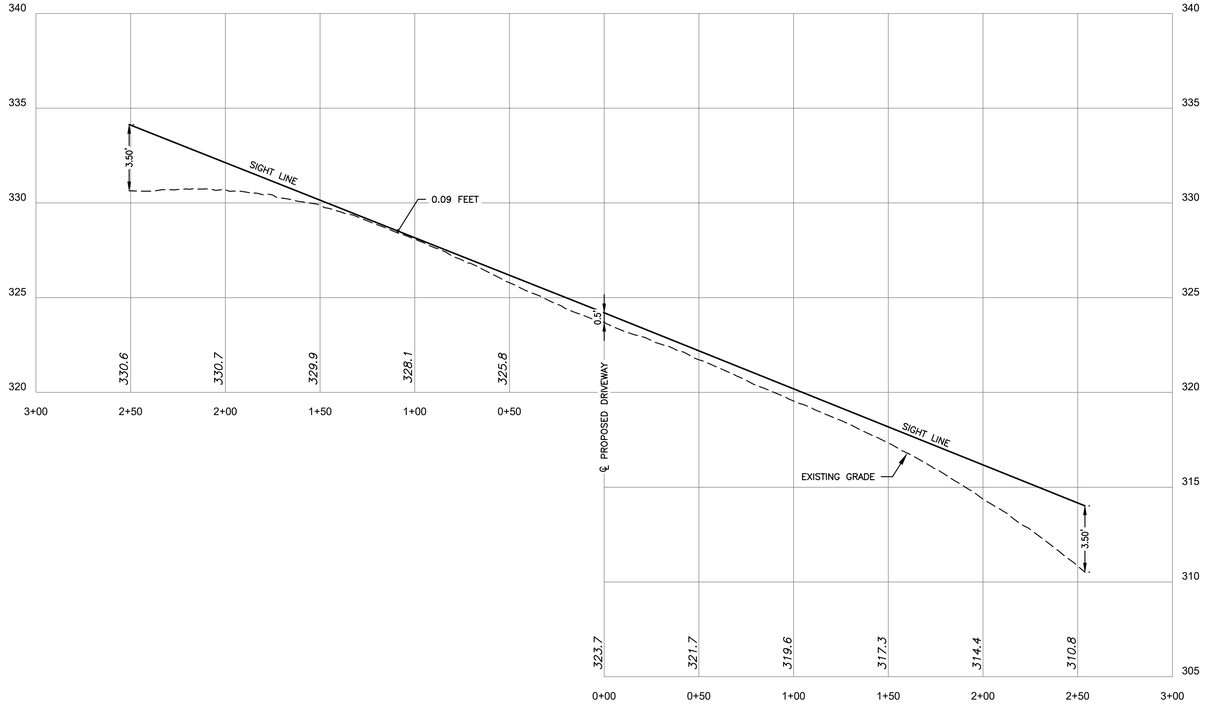
603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By: JHD
Checked By: DGM
Project: 774
File: 774–Sight Dist

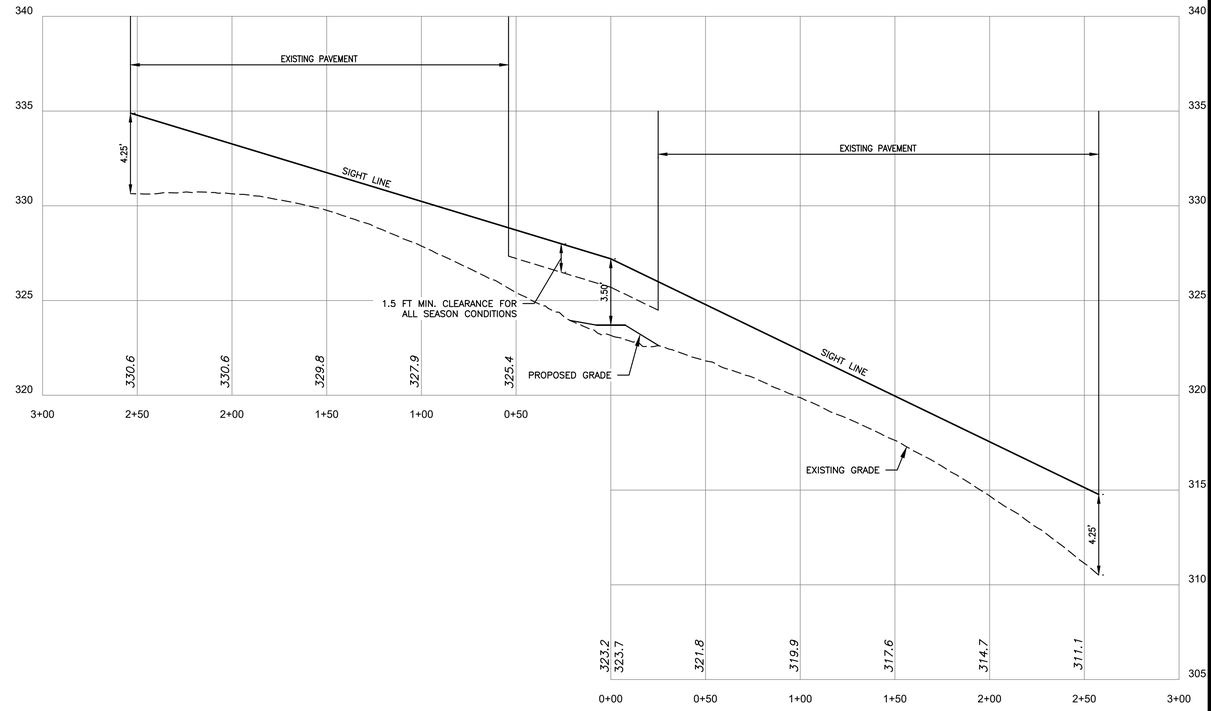
N:\=PROJECTS\774-Veroni-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg



005-040 PLAN
SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND

- ABUTTER LINE
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- BUILDING SETBACK
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- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE No. 13325
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

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DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – L

TAX MAP 5 LOT 39, 39-5, 40 & 72
ELWOOD ROAD
35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

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SCALE: 1"=40' DATE: DEC. 12, 2025

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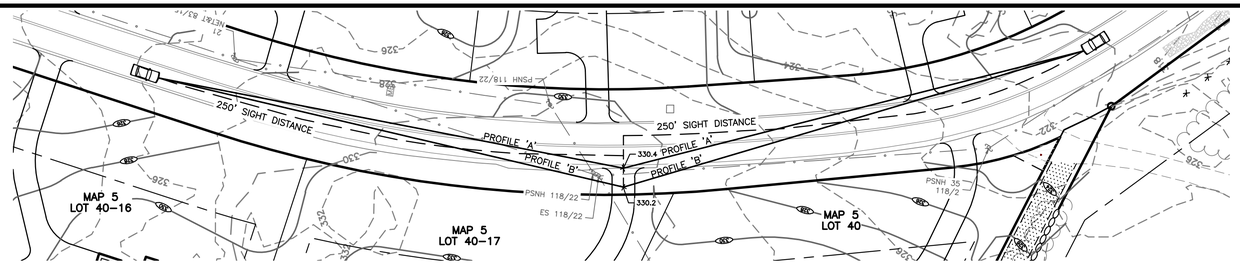
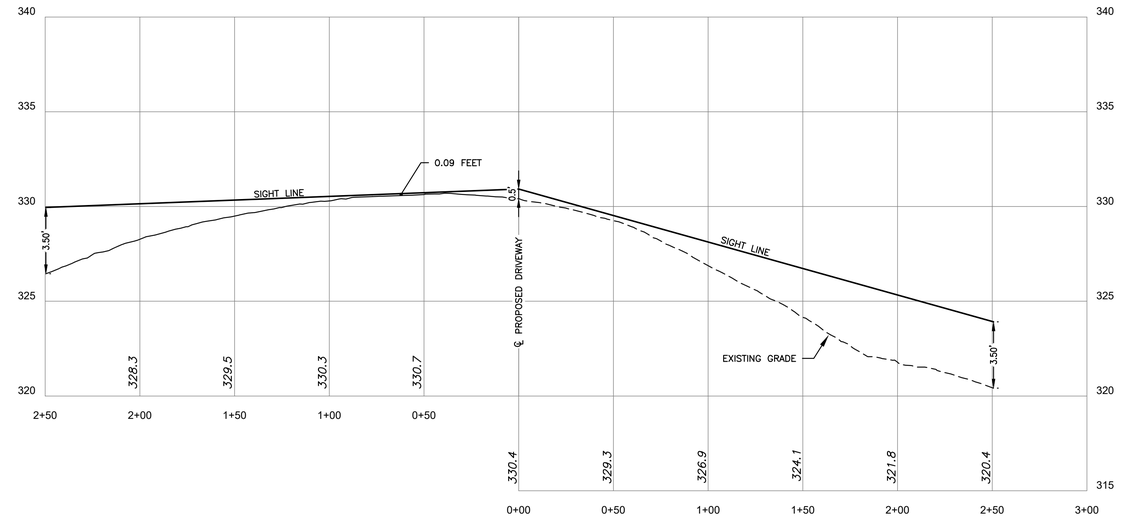
Drawn By: JHD
Checked By: DGM
Project: 774
File: 774-Sight Dist

SHEET 37 of 42

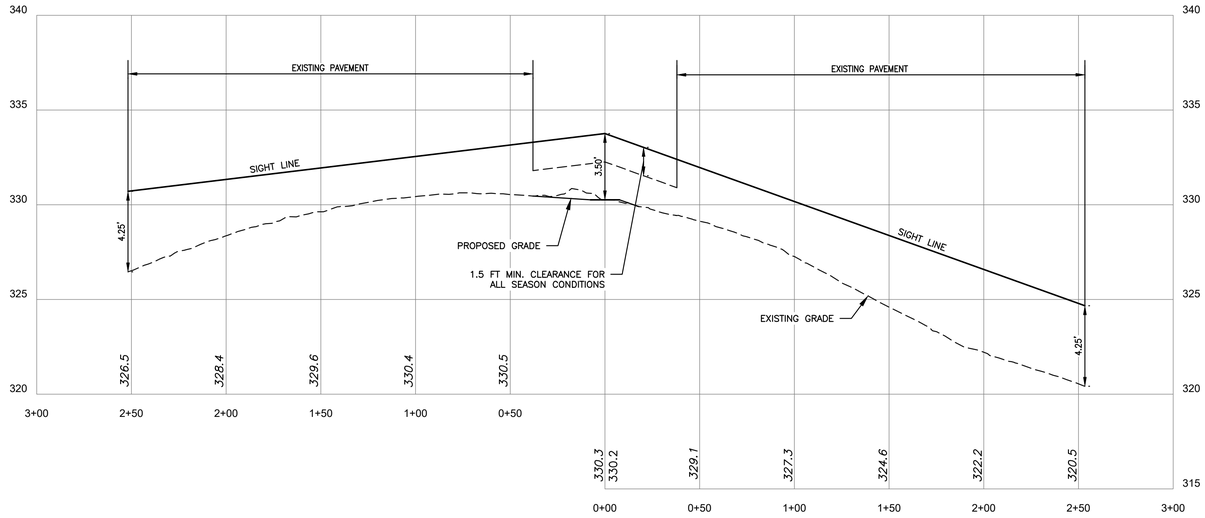
N:\=PROJECTS\774-Warani-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg



005-040-17 PLAN
SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND
- ABUTTER LINE
- DOUBLE SOLID YELLOW LINE
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- DRAINAGE PIPE
- OHW — OVERHEAD WIRE
- SIGN
- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND
- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:
1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE – DOUGLAS G. MacGUIRE No. 13325 LICENSED PROFESSIONAL ENGINEER

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		REVISIONS	

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11/15/2025
DOUGLAS MACGUIRE, PE — DATE

SIGHT DISTANCE PLAN & PROFILE – M

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

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OWNER & APPLICANT:

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Drawn By:	JHD
Checked By:	DGM
Project:	774
File:	774-Sight Dist

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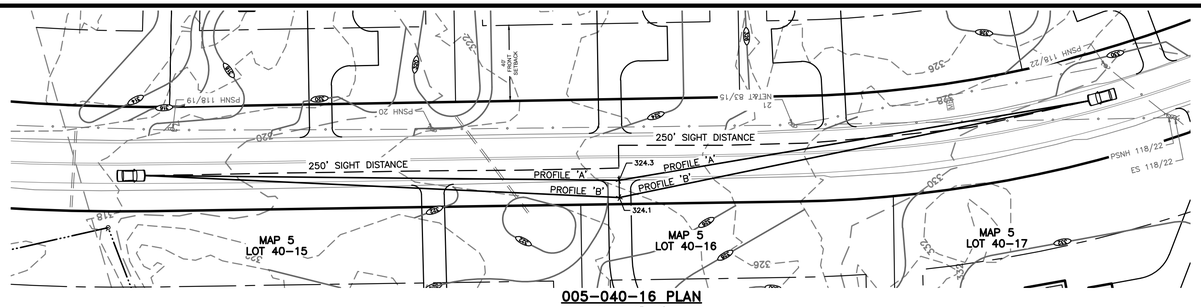
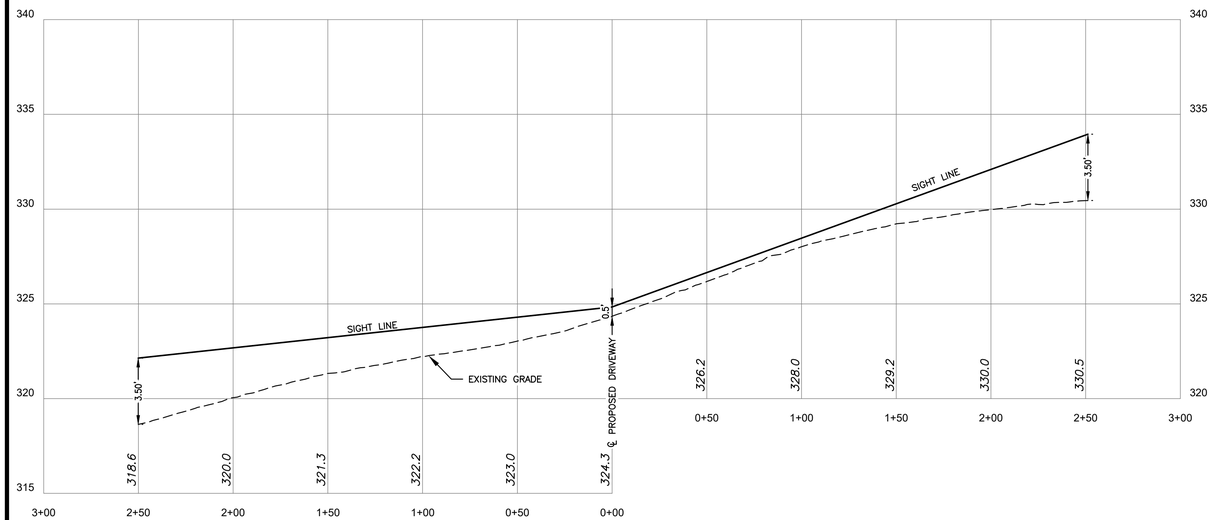
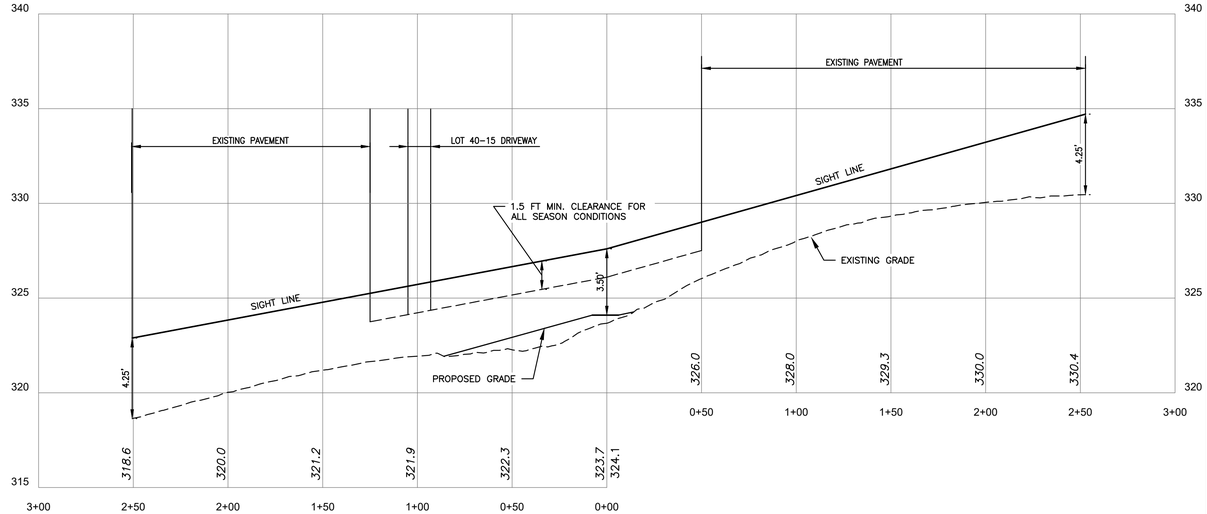


005-040-16 PLAN
SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND
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- RAILROAD SPIKE BOUNDARY MARKER
- IRON PIPE BOUNDARY MARKER

PROPOSED LEGEND
- PROPERTY LINE
- EDGE OF DRIVEWAY
- PAINT

NOTES:
1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 250' SIGHT DISTANCE VISIBILITY.
2. THE SPEED LIMIT FOR ELWOOD ROAD IS 35 MPH.

STATE OF NEW HAMPSHIRE – DOUGLAS G. MacGUIRE No. 13325 – LICENSED PROFESSIONAL ENGINEER

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DOUGLAS MACGUIRE, PE — 11/15/2025 DATE

SIGHT DISTANCE PLAN & PROFILE – N

TAX MAP 5 LOT 39, 39-5, 40 & 72

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LONDONDERRY, NEW HAMPSHIRE

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Checked By:	DGM
Project:	774
File:	774-Sight Dist

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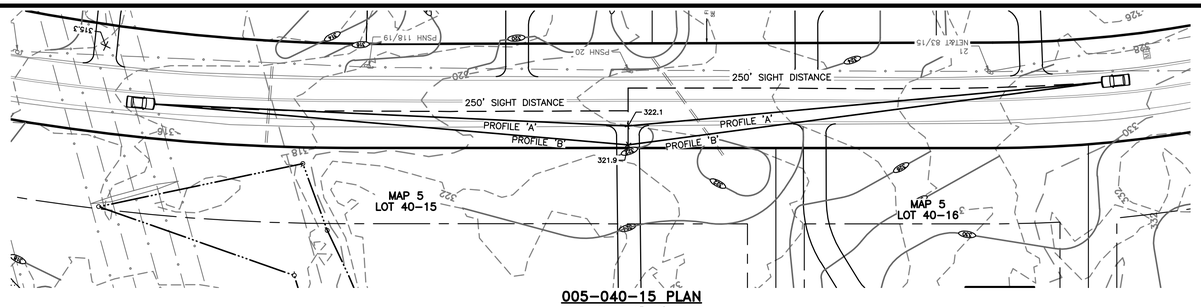
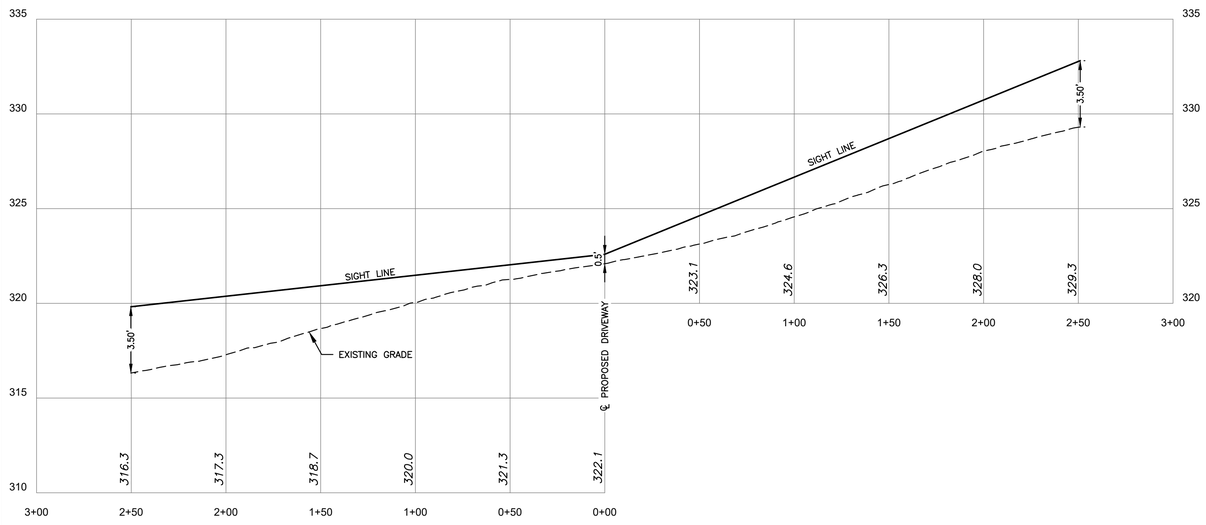
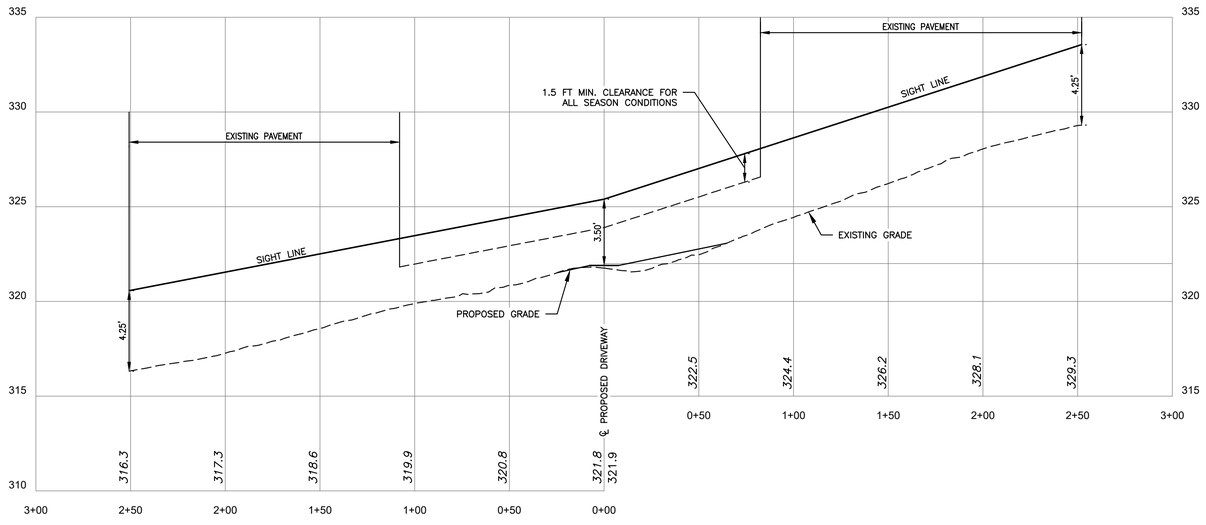


005-040-15 PLAN
SCALE: 1"=40'



PROFILE 'A'
SCALE: 1"=40'H, 4'V



PROFILE 'B'
SCALE: 1"=40'H, 4'V

EXISTING LEGEND
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- PAINT

NOTES:
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SIGHT DISTANCE PLAN & PROFILE – 0

TAX MAP 5 LOT 39, 39-5, 40 & 72

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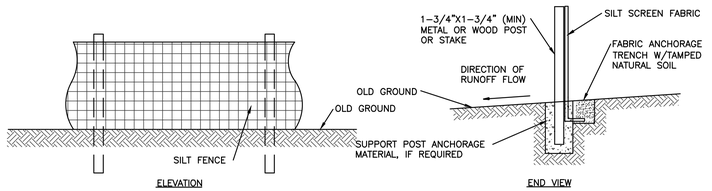
SHEET 40 of 42

N:\=PROJECTS\774-Warani-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-Sight Dist.dwg

CONSTRUCTION SEQUENCE

1. INSTALL PERIMETER CONTROLS, I.E SILT FENCE AND/OR SILTSOXX AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATION.
2. CONSTRUCT TEMPORARY CONSTRUCTION EXIT IF NEEDED.
3. CLEAR AND GRUB WITHIN AREAS OF DISTURBANCE UNLESS OTHERWISE NOTED.
4. REMOVE AND STOCKPILE MATERIALS AS REQUIRED. STOCKPILE SHALL BE SURROUNDED WITH AN EROSION CONTROL DEVICE TO PREVENT EROSION. STOCKPILE AREAS ARE LIMITED AND THUS MANAGEMENT OF MATERIALS WILL BE REQUIRED. SEDIMENT TRAPS AND/OR BASINS SHOULD BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL BASINS/PONDS ARE STABILIZED.
5. SHAPE ANY APPLICABLE DITCHES AND/OR SWALES.
6. PERFORM ROUGH SITE GRADING. INSTALL DRAINAGE SYSTEMS AND UTILITIES AS APPLICABLE.
7. BEGIN CONSTRUCTION OF THE BUILDING FOUNDATION AND CONNECT TO SITE UTILITIES. BEGIN BUILDING CONSTRUCTION.
8. PLANT POTENTIAL LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER.
9. PAVE DRIVEWAY.
10. REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.



CRITERIA FOR SILT FENCES:

1) SILT FENCE FILTER CLOTH: THE FABRIC FOR THE SILT FENCE SHALL MEET THE FOLLOWIING SPECIFICATIONS:

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

2) FENCE POSTS (FOR FABRICATED UNITS) – THE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG. WOOD POSTS WILL BE OF SOUND QUALITY HARDWOOD WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.

3) PREFABRICATED UNITS – PREFABRICATED UNITS MAY BE USED IN LIEU OF THE ABOVE METHOD PROVIDING: (1) THE FILTER CLOTH AND FENCE POSTS MEET THE ABOVE CRITERIA; AND (2) THE UNIT IS INTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE:

1) SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.

2) IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.

3) SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

4) SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

CONSTRUCTION SPECIFICATIONS:

1) THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.

2) THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.

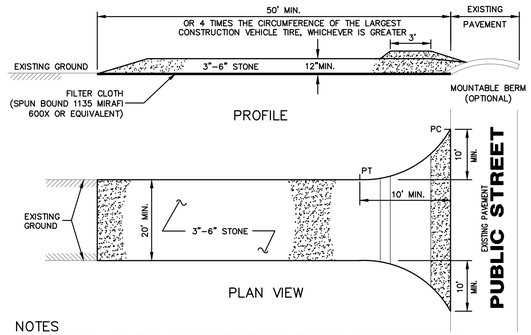
3) FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOODEN STAKES EVERY 12 INCHES.

4) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO WOOD STAKE.

5) POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND, AND OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.

6) MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.

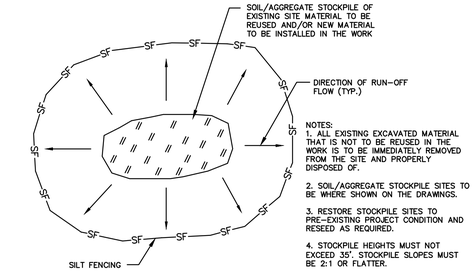
SILTATION FENCING DETAIL
NOT TO SCALE



NOTES

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

USDA-SCS STABILIZED TRACKING PAD
NOT TO SCALE

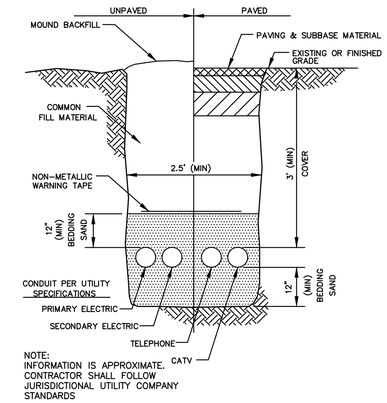


NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

NOTES

1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
2. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
3. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
4. STOCKPILE MUST BE STABILIZED WITHIN 72 HOURS.
5. STOCKPILE MUST BE SEEDED AND/OR MULCHED PRIOR TO ONSET OF WINTER OPERATIONS.
6. EROSION CONTROL SEED MIX SHALL BE SOWN IN ALL INACTIVE CONSTRUCTION AREAS THAT WILL NOT BE PERMANENTLY SEEDED WITHIN TWO WEEKS OF DISTURBANCE.

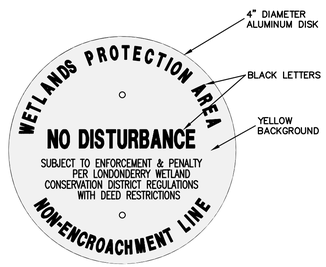
MATERIALS STOCKPILE DETAIL
NOT TO SCALE



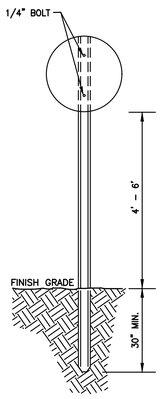
NOTE:
INFORMATION IS APPROXIMATE. CONTRACTOR SHALL FOLLOW JURISDICTIONAL UTILITY COMPANY STANDARDS

CONDUIT TRENCH DETAIL
NOT TO SCALE

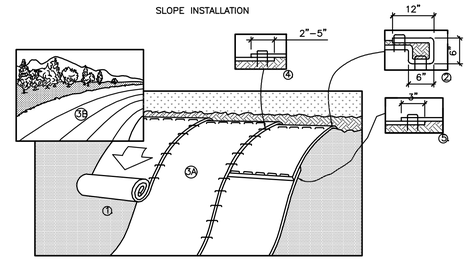
NOTES:
1. TAGS SHALL BE PLACED IN NEAREST TREE ALONG 50' WETLANDS BUFFER.
2. IN AREAS WHERE THERE ARE NO TREES, SIGN POSTS SHALL BE USED AND INSTALLED, SEE SIGN POST DETAIL.
3. PROVIDED BY QUALITY NAME PLATE, INC. (1-800-385-2220)



WETLAND MARKER
NOT TO SCALE



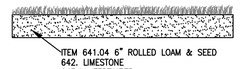
STANDARD POST MOUNT INSTALLATION
NOT TO SCALE



MATTING INSTALLATION NOTES

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
7. INSTALL PRODUCT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
8. MATTING IS REQUIRED ON ALL SLOPES STEEPER THAN 3:1.

SLOPE PROTECTION EROSION CONTROL MATTING
NOT TO SCALE



LOAM & SEED DETAIL
NOTE:

SEEDING SHALL BE MIN ONE POUND OF PERENNIAL GRASS SEED PER 50 SY OF AREAS PER 704.1.2.

DETAIL SHEET - 1

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: AS NOTED DATE: DEC. 12, 2025

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

Drawn By: JHD
Checked By: DGM
Project: 774
File: 774-DETAILS

SHEET 41 of 42

STATE OF NEW HAMPSHIRE – DOUGLAS G. MacGUIRE No. 13325 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

N:\-PROJECTS\774-Verani-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-DETAILS.dwg

Post Construction Operation and Maintenance Plan

MAINTENANCE SCHEDULE		
Frequency	Actions	Follow-up
Weekly (or after rain event)	Erosion Inspection	Take corrective action(s) if required
Quarterly	Complete Stormwater Inspection Report Reviewing all structures and BMP's	File Stormwater Inspection Report and take any corrective actions as needed
Semi Annually	Perform sediment removal from all structures and pipes as needed	Note any problem areas and inspect as necessary

Property Owners:

Belize Real Estate Holding, LLC
74 Page Road
Londonderry, NH 03053

Responsible Parties:

Installation/Operation & Maintenance:

Belize Real Estate Holding, LLC
74 Page Road
Londonderry, NH 03053

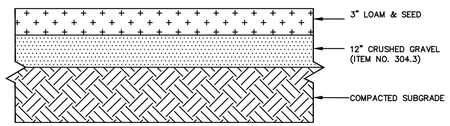
The owner (and all subsequent owners) shall be responsible for the installation of the drainage mitigation system and ongoing maintenance of the system(s). They shall include separate line items for the operation and maintenance of the systems in their yearly budget. Qualified personnel shall perform the required inspections. The responsible party will maintain records of all inspection reports and be accountable for implementation of any maintenance recommendations required by the inspector. All required maintenance shall be performed by a qualified contractor experienced with the particular BMP requiring the maintenance. All Stormwater related items and the respective operation and maintenance requirements for each have been detailed in the subsequent sections of the plan. Copies of maintenance records are to be provided to the Town Public Works on an annual basis.

Proposed Site BMP's

a) Detention Basin

Inspect soil and repair eroded areas monthly. Re-mulch void areas as needed. Remove litter and debris monthly. Treat diseased vegetation as needed. Remove and replace dead vegetation twice per year (spring and fall).

Basin Maintenance Schedule		
Activity	Time of Year	Frequency
Inspect & remove trash	Year round	Monthly
Mulch	Spring	Annually
Remove dead vegetation	Fall or Spring	Annually
Replace dead vegetation	Spring	Annually
Replace entire media & all vegetation	Late Spring/early Summer	As needed



TYPICAL MAINTENANCE ACCESS PATH SECTION DETAIL
NOT TO SCALE

Stormwater Inspection Report

Project Name

Location

Date of Inspection

Start/End

Inspector's Name(s)

Inspector's Title(s)

Inspector's Contact Info

Type of Inspection

☐ Regular ☐ Pre-storm event ☐ During storm event ☐ Post-storm event

Do you suspect that discharges may have occurred since the last inspection?

☐ Yes ☐ No

Are there any discharges at the time of inspection?

☐ Yes ☐ No

	BMP Description	BMP Installed and Operating Properly?	Corrective Action Needed	Date for corrective action/responsible person
A	Detention Basins/Forebay	☐ Yes ☐ No		
	• Basin bottom or trench surface clear of debris	☐ Yes ☐ No		
	• Inlet/Inflow pipes clear of debris	☐ Yes ☐ No		
	• Overflow spillway clear of debris	☐ Yes ☐ No		
	• Outlet clear of debris	☐ Yes ☐ No		

Other Comments:

nspection and Report prepared by:

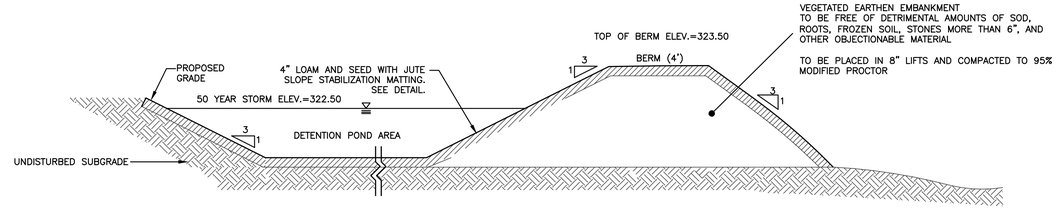
Print name:

Signature: _____ Date:

Copies to:

☐ Owner: _____

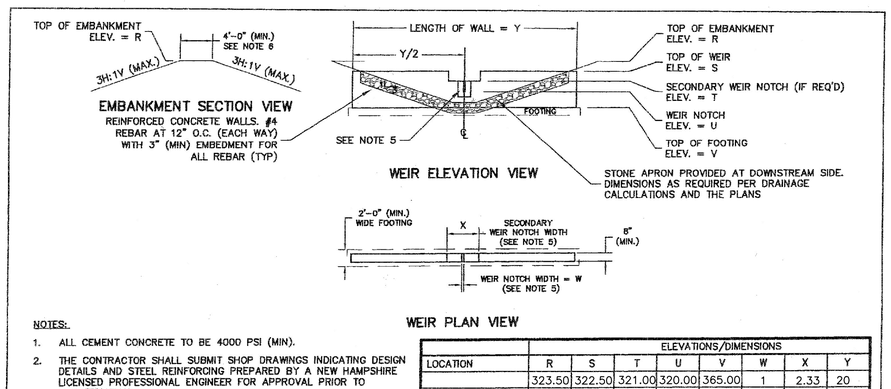
☐ City: _____



NOTE:

THE OWNER (AND ALL SUBSEQUENT OWNERS) SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE DRAINAGE MITIGATION SYSTEM AND ONGOING MAINTENANCE OF THE SYSTEM(S). THEY SHALL INCLUDE SEPARATE LINE ITEMS FOR THE OPERATION AND MAINTENANCE OF THE SYSTEMS IN THEIR YEARLY BUDGET. QUALIFIED PERSONNEL SHALL PERFORM THE REQUIRED INSPECTIONS. THE RESPONSIBLE PARTY WILL MAINTAIN RECORDS OF ALL INSPECTION REPORTS AND BE ACCOUNTABLE FOR IMPLEMENTATION OF ANY MAINTENANCE RECOMMENDATIONS REQUIRED BY THE INSPECTOR. ALL REQUIRED MAINTENANCE SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR EXPERIENCED WITH THE PARTICULAR BMP REQUIRING THE MAINTENANCE. ALL STORMWATER RELATED ITEMS AND THE RESPECTIVE OPERATION AND MAINTENANCE REQUIREMENTS FOR EACH HAVE BEEN DETAILED IN THE SUBSEQUENT SECTIONS OF THE PLAN. COPIES OF MAINTENANCE RECORDS ARE TO BE PROVIDED TO THE TOWN PUBLIC WORKS ON AN ANNUAL BASIS.

TYPICAL POND SECTION & PRINCIPLE SPILLWAY PROFILE DETAILS
NOT TO SCALE



NOTES:

1. ALL CEMENT CONCRETE TO BE 4000 PSI (MIN).
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING DESIGN DETAILS AND STEEL REINFORCING PREPARED BY A NEW HAMPSHIRE LICENSED PROFESSIONAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
3. LOW FLOW STRUCTURE CAN BE USED AT DETENTION BASINS WITH INFLOWS OF LESS THAN 3 CFS.
4. CONTROL WEIRS SHALL BE CAST IN AS REQUIRED. MINIMUM CONCRETE WEIR WIDTH SHALL BE 2 INCHES.
5. CONTROL WEIR(S) SHALL BE SIZED TO MITIGATE DESIGN STORM AS REQUIRED BY THE REGULATIONS AND IN ACCORDANCE WITH THE APPROVED DRAINAGE CALCULATIONS. STAINLESS STEEL PLATE SHALL BE USED FOR CONTROL WEIR LESS THAN 2 INCHES ATTACHED PER EXHIBIT D107. STAINLESS STEEL SHALL BE GRADE 316.
6. MINIMUM EMBANKMENT ELEVATION TO BE 12" ABOVE 50-YEAR STORM ELEVATION.

	ELEVATIONS/DIMENSIONS							
LOCATION	R	S	T	U	V	W	X	Y
	323.50	322.50	321.00	320.00	365.00	1	2.33	20

*TABLE USES UNITS OF FEET.

TYPICAL LOW FLOW OUTLET STRUCTURE AT DETENTION BASINS
NOT TO SCALE
EXHIBIT D109

DOUGLAS G. MacGUIRE No. 13325 – STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER – LICENSED

NO.	DATE	DESCRIPTION	BY

REVISIONS

DETAIL SHEET -2

TAX MAP 5 LOT 39, 39-5, 40 & 72

ELWOOD ROAD

35 & 54A ELWOOD ROAD & 16 DAN HILL ROAD
LONDONDERRY, NEW HAMPSHIRE

OWNER & APPLICANT:

OWNER: ESTATE OF WAYNE ELWOOD
69 ELWOOD ROAD LONDONDERRY, NH 03053
BOOK 5836 PAGE 375 & BOOK 6612 PAGE 2211

APPLICANT: BELIZE REAL ESTATE HOLDINGS, LLC
74 PAGE ROAD LONDONDERRY, NH 03053

SCALE: AS NOTED DATE: DEC. 12, 2025

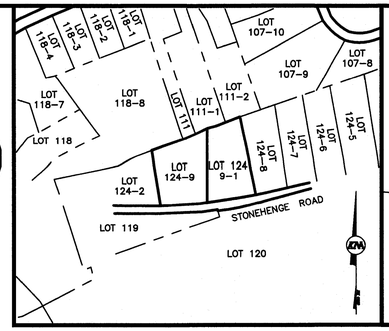
The Dubay Group, Inc.
136 Harvey Rd. Bldg B101
Londonderry, NH 03053
603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By: JHD
Checked By: DGM
Project: 774
File: 774-DETAILS

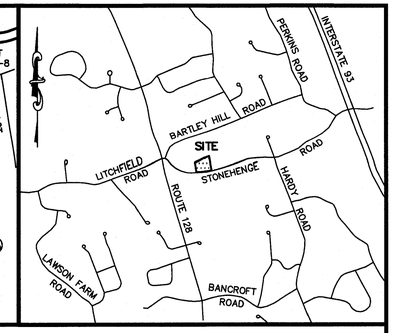
SHEET 42 of 42

N:_PROJECTS\774-Veroni-69 Elwood Rd, Londonderry\DWG\CURRENT\ELWOOD ROAD SUBDIVISION\774-DETAILS.dwg

SUBDIVISION PLANS
STONEHENGE ROAD
SUBDIVISION
MAP 12 LOT 124-9
17 STONEHENGE ROAD
LONDONDERRY NEW HAMPSHIRE



TAX MAP 12 SKETCH
SCALE: 1" = 400'



VICINITY PLAN
SCALE: 1" = 2,500'±

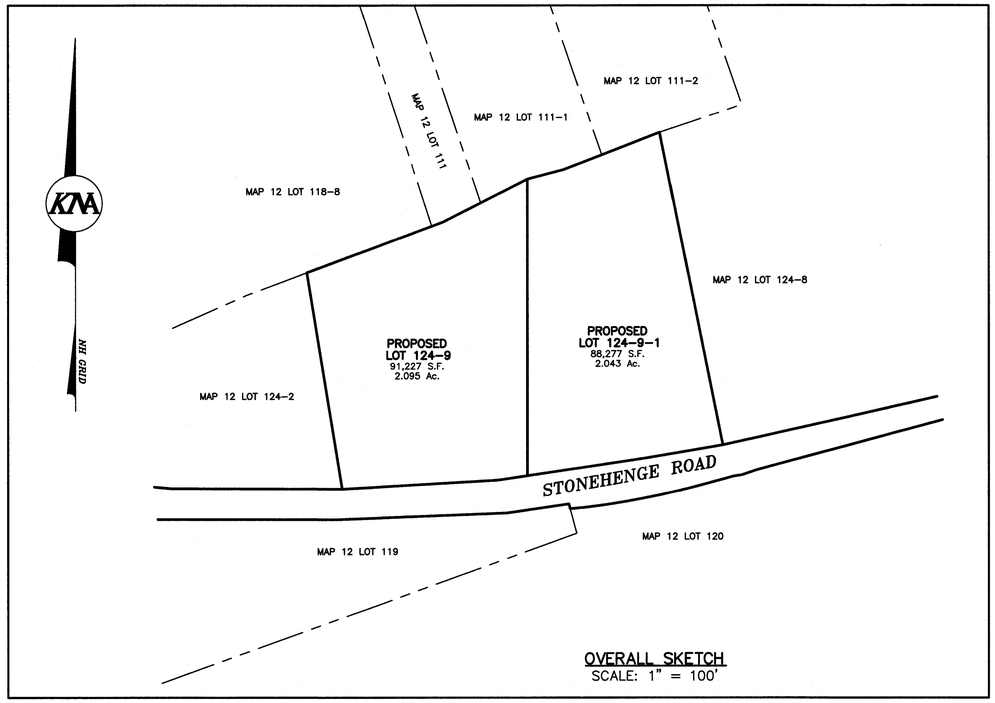
SHEET INDEX

1	COVER SHEET
2	SUBDIVISION PLAN
3	TOPOGRAPHIC SUBDIVISION PLAN
4-5	LOT DEVELOPMENT PLAN
6	DRAINAGE & SEWER PROFILES
7-8	SIGHT DISTANCE PLAN & PROFILE
9-13	CONSTRUCTION DETAILS

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 12 LOT 124-9 (4.138 Ac.) INTO 2 DUPLEX LOTS, WITH EACH DUPLEX HAVING 3 BEDROOMS PER UNIT.
2. EXISTING AREA OF LOT 124-9: 189,267 S.F. OR 4.138 ACRES
3. PRESENT ZONING: AGRICULTURAL - RESIDENTIAL (AR-1)
   MINIMUM LOT AREA = 60,000 SF
   MINIMUM ROAD FRONTAGE = 200'
   MINIMUM BUILDING SETBACKS:
   A. MINIMUM FRONT SETBACK = 40'
   B. MINIMUM SIDE AND REAR SETBACK = 15'
   C. WETLANDS GREATER THAN 0.5 ACRES = 50'
4. THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN - PER F.I.R.M. COMMUNITY-PANEL #33015C0319E PANEL 319 OR 681 DATED MAY 17, 2005.
5. THE PROPOSED LOTS WILL BE SERVICED BY ON-SITE WELL AND MUNICIPAL SEWER.
6. ALL ABUTTERS TO THIS PROJECT ARE LOCATED WITHIN THE AGRICULTURAL - RESIDENTIAL ZONE (AR-1).
7. THERE IS NO PHASING ASSOCIATED WITH THIS PROJECT.
8. THIS PLAN CONTAINS A TOTAL OF 12 SHEETS. SHEETS 1 - 3 ARE ON FILE AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE ENTIRE SET IS ON FILE AT THE TOWN OF LONDONDERRY PLANNING DEPARTMENT, WHICH TOGETHER CONSTITUTES THE PLAN WHICH IS APPROVED BY THE LONDONDERRY PLANNING BOARD.
9. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
10. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
11. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF LONDONDERRY SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
12. THE CONTRACTOR/HOMEOWNER SHALL BE AWARE OF HIS RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 11 UPTON DRIVE, WILMINGTON, MA. (1-888-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
13. THERE HAVE BEEN NO PREVIOUS ZONING ACTIONS ON TAX MAP 12 LOT 124-9.
14. NO STONEWALLS WILL BE DISTURBED IN ACCORDANCE WITH SECTION 3.09.A.1 OF THE SUBDIVISION REGULATIONS. NO PERSON SHALL DEFACE, ALTER THE LOCATION OF, OR REMOVE ANY STONEWALL WHICH WAS MADE FOR THE PURPOSE OF MARKING THE BOUNDARY OF, OR BORDERS, ANY ROAD IN THE TOWN OF LONDONDERRY, EXCEPT UPON WRITTEN CONSENT OF THE PLANNING BOARD WITH WRITTEN COMMENTS FROM THE HERITAGE COMMISSION.
15. THE RESPONSIBILITY OF THE MAINTENANCE AND MANAGEMENT OF STORMWATER FACILITIES ON ALL LOTS IS THE "OWNER OF RECORD" OF THE LOT. SEE THE OPERATION AND MAINTENANCE MANUAL, ON SHEET 12, FOR THE SPECIFIC REQUIREMENTS. THESE REQUIREMENTS SHALL BE STATED IN THE INDIVIDUAL DEEDS FOR ALL OF THE LOTS.
16. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION ON LOTS 124-9 AND 124-9-1, INDIVIDUAL LOT OWNER(S) SHALL OBTAIN A VALID STORMWATER PERMIT FROM THE TOWN OF LONDONDERRY. NO CONSTRUCTION ACTIVITY ON ANY INDIVIDUAL LOT MAY COMMENCE UNLESS AND UNTIL A STORMWATER PERMIT HAS BEEN ISSUED.
17. NO CONSTRUCTION OR SITE WORK FOR THE SUBDIVISION MAY BE UNDERTAKEN UNTIL A PRE-CONSTRUCTION MEETING WITH TOWN STAFF HAS TAKEN PLACE, FILING OF AN NPDES - EPA PERMIT (IF REQUIRED), AND POSTING OF THE APPROPRIATE FINANCIAL GUARANTY WITH THE TOWN. CONTACT THE DEPARTMENT OF PUBLIC WORKS TO ARRANGE THE PRE-CONSTRUCTION MEETING.
18. THE PROJECT MUST BE BUILT AND EXECUTED AS SPECIFIED IN THE APPROVED APPLICATION PACKAGE UNLESS MODIFICATIONS ARE APPROVED BY THE PLANNING DEPARTMENT & DEPARTMENT OF PUBLIC WORKS, OR, IF STAFF DEEMS APPLICABLE, THE PLANNING BOARD
19. ALL OF THE DOCUMENTATION SUBMITTED IN THE APPLICATION PACKAGE BY THE APPLICANT AND ANY REQUIREMENTS IMPOSED BY OTHER AGENCIES ARE PART OF THIS APPROVAL UNLESS OTHERWISE UPDATED, REVISED, CLARIFIED IN SOME MANNER, OR SUPERSEDED IN FULL OR IN PART. IN THE CASE OF CONFLICTING INFORMATION BETWEEN DOCUMENTS, THE MOST RECENT DOCUMENTATION AND THIS NOTICE HEREIN SHALL GENERALLY BE DETERMINING.
20. IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN ALL OTHER LOCAL, STATE, AND FEDERAL PERMITS, LICENSES, AND APPROVALS WHICH MAY BE REQUIRED AS PART OF THIS PROJECT (THAT WERE NOT RECEIVED PRIOR TO CERTIFICATION OF THE PLANS). CONTACT THE BUILDING DIVISION AT EXTENSION 115 REGARDING BUILDING PERMITS.
21. BELOW ARE THE LIST OF PERMITS REQUIRED AFTER APPROVAL:

	PERMIT NO.
- TOWN DRIVEWAY PERMIT	PENDING
- TOWN SEWER CONNECTION PERMIT	PENDING
- TOWN INDIVIDUAL STORMWATER PERMIT	PENDING



OVERALL SKETCH
SCALE: 1" = 100'

PROPOSED LOT SIZES

LOT NUMBER	LOT AREA (S.F.)	LOT AREA (Acres)
LOT 124-9	88,991	2.043
LOT 124-9A	91,277	2.095

OWNER OF MAP 12 LOT 124-9
SIGNATURE: _____ 2ND STONEHENGE LLC
DATE: 01/08/2026

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

REFERENCE PLANS:

1. "SITE PLAN, STONEHENGE VILLAGE, A CONDOMINIUM, STONEHENGE ROAD, LONDONDERRY, ROCKINGHAM CO., NEW HAMPSHIRE." SCALE: 1"=50'. DATED: NOVEMBER 9, 1981. PREPARED BY: DAVIS, BENOIT & TESSIER, INC. R.C.R.D. PLAN #D-11041
2. "SUBDIVISION PLAN OF LAND FOR LOT 12-111, BARTLEY HILL ROAD, LONDONDERRY, N.H." SCALE: 1"=50'. DATED: MARCH 1988. PREPARED BY: CAMPBELL LUGER LAND SURVEYORS & ASSOCIATES INC. R.C.R.D. PLAN #D-17950
3. "FINAL MAP 12 PARCEL 111A SUBDIVISION PLAN, LAND OF RAYMOND & BEVERLY ROBICHAUD IN LONDONDERRY, N.H." SCALE: 1"=50'. DATED: FEBRUARY 20, 1990. PREPARED BY: DONALD C. JENKS, LLS. R.C.R.D. PLAN C-#22159
4. "BOUNDARY SURVEY PLAN FOR STONEHENGE AT LONDONDERRY, BRADY SULLIVAN SOUTHSIDE MANOR, LLC. LONDONDERRY, NEW HAMPSHIRE." SCALE: 1"=50'. DATED: MARCH 13, 2015. PREPARED BY: JOSEPH M. WICHERT LLS, INC. R.C.R.D. PLAN D-#38714.
5. "EASEMENT & DEED RESTRICTION PLAN, THE RESIDENCES AT MACGREGOR CUT, MAP 12 LOTS 120, 120A & 131, 30 STONEHENGE ROAD & 113 HARDY ROAD, LONDONDERRY, NEW HAMPSHIRE" DATE: SEPT. 17, 2015, LAST REVISED 8/16/17, PREPARED BY THIS OFFICE, R.C.R.D. PLAN #D-40374.

DIG SAFE
811 CALL TOLL FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

BENCHMARK DATA:

PROJECT DATUM (NVGD29) IS BASED UPON "PHASE 1 AS-BUILT SURVEY PLAN, THE RESIDENCES AT MACGREGOR CUT" MAP 12 LOTS 120 & 131, 30 STONEHENGE ROAD & 113 HARDY ROAD, LONDONDERRY, NEW HAMPHIRE, DATE: SEPT. 28, 2018 LAST REVISED 1/21/19, PREPARED BY THIS OFFICE, PROJECT #13-1125-1

WETLAND SCIENTIST'S CERTIFICATION:

JURISDICTIONAL WETLANDS WERE DELINEATED IN SEPTEMBER OF 2025 BY BRENDAN J. QUIGLEY, CWS #249 OF GOVE ENVIRONMENTAL SERVICES, INC. JURISDICTIONAL LIMITS WERE DETERMINED USING THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987) AND THE REGIONAL SUPPLEMENT: NORTHCENTRAL & NORTHEAST REGION, VERSION 2, JANUARY 2012. HYDRIC SOILS WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" NRCS VERSION 8.1 (2017). DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, NWPL 2018.

STATE OF NEW HAMPSHIRE — NO. 911 — CHRISTOPHER J. HICKEY — LICENSED LAND SURVEYOR — SIGNATURE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING OCTOBER OF 2025. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

LICENSED LAND SURVEYOR — 1/12/26 DATE

REVISIONS

NO.	DATE	DESCRIPTION	BY

JANUARY 12, 2026
PROJECT NO. 24-1009-1

COVER SHEET
STONEHENGE ROAD SUBDIVISION

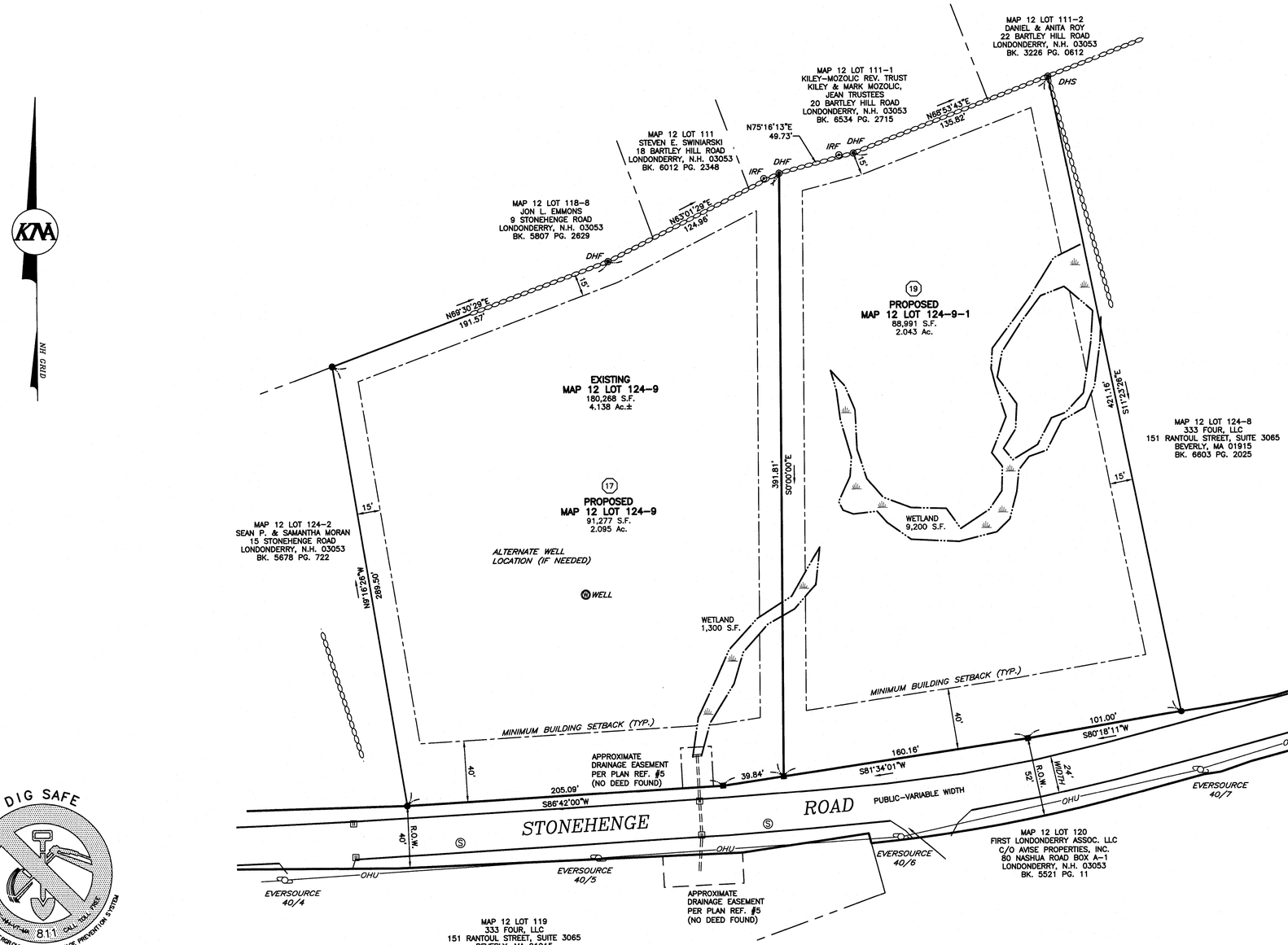
MAP 12 LOT 124-9
17 STONEHENGE ROAD
LONDONDERRY, NEW HAMPSHIRE 03053
ROCKINGHAM COUNTY

OWNER OF RECORD:
2ND STONEHENGE LLC
200 TECHNOLOGY DRIVE
HOOKSETT, NH 03106
BK. 5800 PG. 98

APPLICANT:
ELM GROVE COMPANIES
C/O AARON RAVENELLE
200 TECHNOLOGY DRIVE
HOOKSETT, N.H. 03106

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
Phone (603) 627-2881

PROJ. NO: 24-1009-1
DATE: JAN. 12, 2026
SCALE: AS SHOWN
FILE NO.:
SHEET NO. 1 OF 13



SEE SHEET 1 FOR NOTES & REFERENCE PLANS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD

ON DATE: _____

CERTIFIED BY:

_____

_____

LEGEND

⊙ IRF	IRON ROD FOUND	———	EDGE OF PAVEMENT
◉ DHF	DRILL HOLE FOUND	CCB	CAPE COD BERM
◉ DHS	DRILL HOLE SET	○○○○○	STONEWALL
	UTILITY POLE	— — —	SETBACK
Ⓦ	WELL	——·——	WETLAND
▣	CATCH BASIN		WATER VALVE
Ⓢ	SEWER MANHOLE		HYDRANT
—S——S—	SEWER LINE	— — —	DRAIN LINE
—OHU—	OVERHEAD UTILITIES	———	PROPOSED PROPERTY LINE
		■	STONE BOUND TO BE SET
		●	IRON PIN TO BE SET

WETLAND SCIENTIST'S CERTIFICATION:

JURISDICTIONAL WETLANDS WERE DELINEATED IN SEPTEMBER OF 2025 BY BRENDAN J. QUIGLEY, CWS #249 OF GOVE ENVIRONMENTAL SERVICES, INC. JURISDICTIONAL LIMITS WERE DETERMINED USING THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987) AND THE REGIONAL SUPPLEMENT: NORTHCENTRAL & NORTHEAST REGION, VERSION 2, JANUARY 2012. HYDRIC SOILS WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" NRCS VERSION 8.1 (2017). DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, NWPL 2018.

STATE OF NEW HAMPSHIRE — No. 911 CHRISTOPHER J. HOVEY — LICENSED LAND SURVEYOR

SIGNATURE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING OCTOBER OF 2025. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

LICENSED LAND SURVEYOR

11/12/26
DATE

OWNER OF MAP 12 LOT 124-9

SIGNATURE: _____ 2ND STONEHENGE LLC

DATE: 01/08/2026

REVISIONS

NO.	DATE	DESCRIPTION	BY

SUBDIVISION PLAN

STONEHENGE ROAD SUBDIVISION

MAP 12 LOT 124-9
17 STONEHENGE ROAD
LONDONDERRY, NEW HAMPSHIRE 03053
ROCKINGHAM COUNTY

OWNER OF RECORD:

2ND STONEHENGE LLC
200 TECHNOLOGY DRIVE
HOOKSETT, NH 03106
BK. 5800 PG. 98

APPLICANT:

ELM GROVE COMPANIES
C/O AARON RAVENELLE
200 TECHNOLOGY DRIVE
HOOKSETT, N.H. 03106

KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
Phone (603) 627-2881

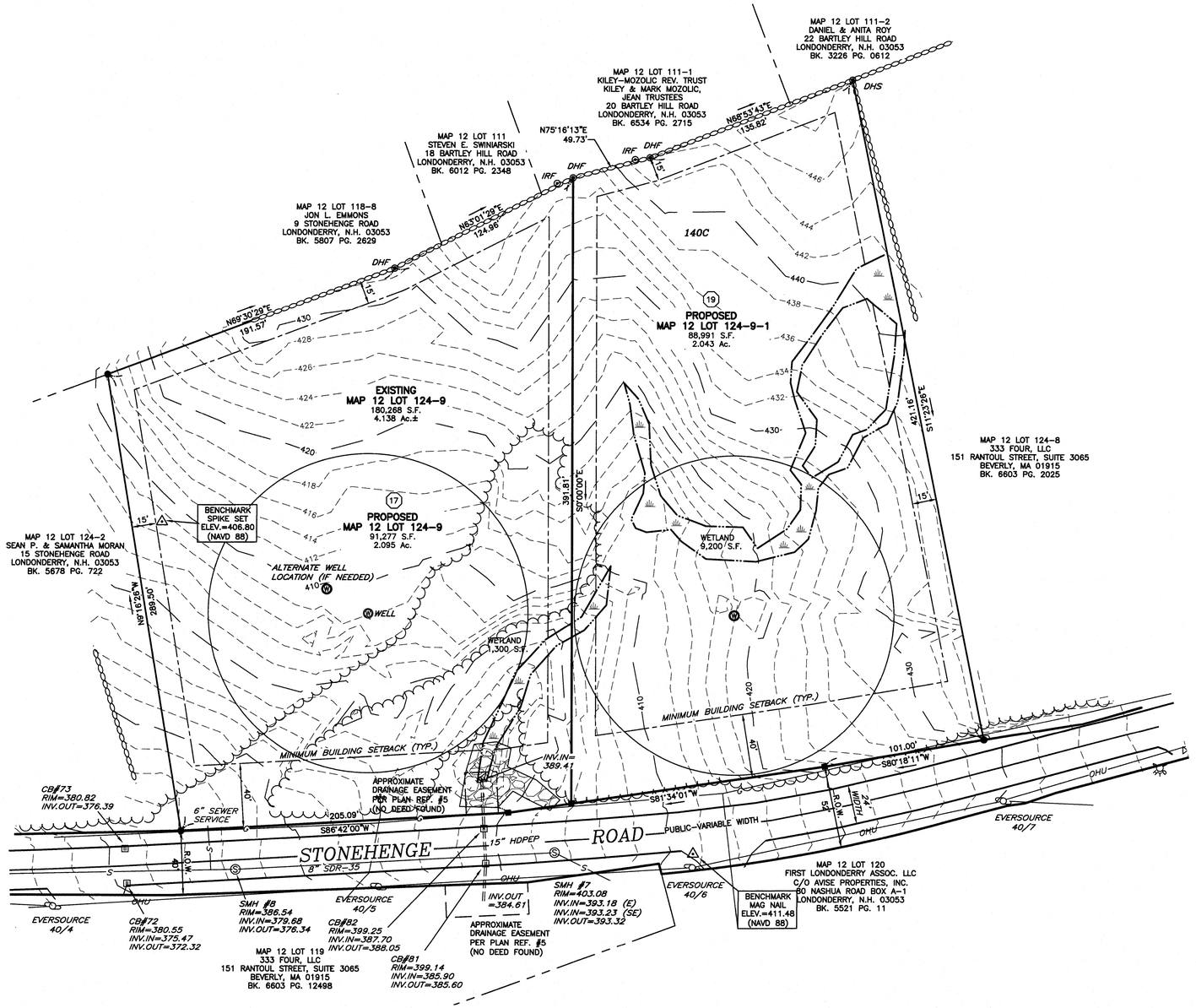
PROJ. NO: 24-1009-1

DATE: JAN. 12, 2026

SCALE: 1" = 40'

FILE NO.:

SHEET NO. 2 OF 13



SEE SHEET 1 FOR NOTES & REFERENCE PLANS

SCS SOILS LEGEND

140C CHATFIELD-HOLLIS-CANTON COMPLEX 8 TO 15 PERCENT SLOPES, ROCKY

SOURCE: USDA-SCS WEB SOIL SURVEY MERRIMACK AND BELKNAP COUNTIES

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DIG SAFE
811 CALL TOLL FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

LEGEND

⊗ IRF	IRON ROD FOUND	———	EDGE OF PAVEMENT
● DHF	DRILL HOLE FOUND	CCB	CAPE COD BERM
● DHS	DRILL HOLE SET	○○○○○○○	STONEWALL
	UTILITY POLE	— — —	SETBACK
Ⓦ	WELL	—··—	WETLAND
Ⓒ	CATCH BASIN		WATER VALVE
Ⓢ	SEWER MANHOLE		HYDRANT
			TREELINE
	RIP RAP	— — —	10' CONTOUR
		- - - - -	2' CONTOUR
		———	PROPOSED PROPERTY LINE
		■	STONE BOUND TO BE SET
		●	IRON PIN TO BE SET

WETLAND SCIENTIST'S CERTIFICATION:

JURISDICTIONAL WETLANDS WERE DELINEATED IN SEPTEMBER OF 2025 BY BRENDAN J. QUIGLEY, CWS #249 OF GOVE ENVIRONMENTAL SERVICES, INC. JURISDICTIONAL LIMITS WERE DETERMINED USING THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987) AND THE REGIONAL SUPPLEMENT: NORTHCENTRAL & NORTHEAST REGION, VERSION 2, JANUARY 2012. HYDRIC SOILS WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" NRCS VERSION 8.1 (2017). DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, NWPL 2016.

NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 911 CHRISTOPHER J. HOWEY SIGNATURE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING OCTOBER OF 2025. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

LICENSED LAND SURVEYOR — DATE: 1/12/26

OWNER OF MAP 12 LOT 124-9

SIGNATURE: _____ 2ND STONEHENGE LLC

DATE: 01/08/2026

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD

ON DATE: _____

CERTIFIED BY: _____

_____

_____

TOPOGRAPHIC SUBDIVISION PLAN

STONEHENGE ROAD SUBDIVISION

MAP 12 LOT 124-9
17 STONEHENGE ROAD
LONDONDERRY, NEW HAMPSHIRE 03053
ROCKINGHAM COUNTY

OWNER OF RECORD:

2ND STONEHENGE LLC
200 TECHNOLOGY DRIVE
HOOKSETT, NH 03106
BK. 5800 PG. 98

APPLICANT:

ELM GROVE COMPANIES
C/O AARON RAVENELLE
200 TECHNOLOGY DRIVE
HOOKSETT, N.H. 03106

REVISIONS

NO.	DATE	DESCRIPTION	BY

KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
Phone (603) 627-2881

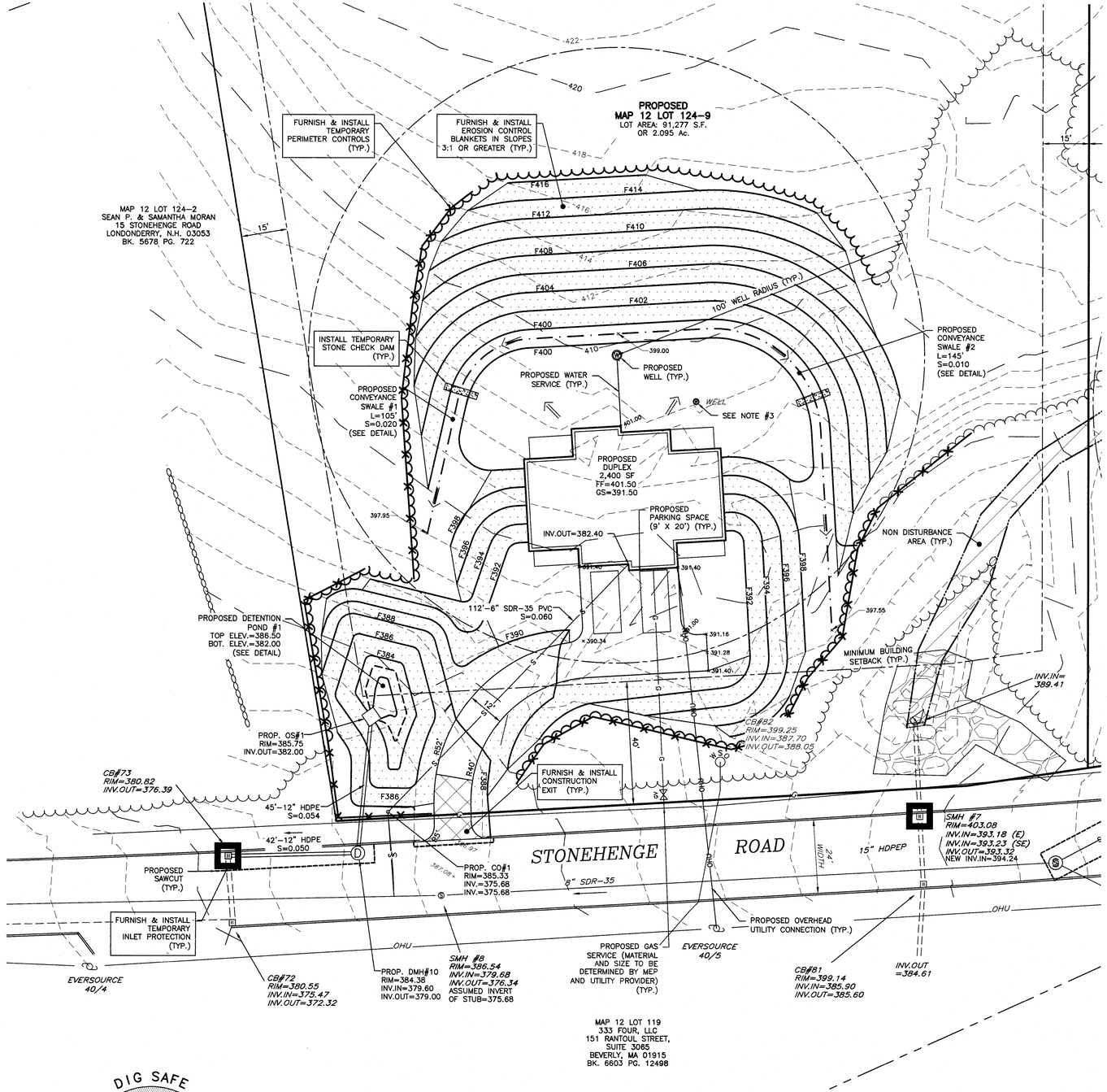
PROJ. NO: 24-1009-1

DATE: JAN. 12, 2026

SCALE: 1" = 40'

FILE NO.:

SHEET NO. 3 OF 13



EROSION & SEDIMENT CONTROL LEGEND

- PERMANENT OUTLET PROTECTION APRON (RIP RAP)
- TEMPORARY INLET PROTECTION
- TEMPORARY STONE CHECK DAM
- PERIMETER CONTROL
- LIMITS OF CLEARING
- EROSION CONTROL BLANKETS
- NON DISTURBANCE AREA

LEGEND

IRF	IRON ROD FOUND		PROPERTY LINE
DHF	DRILL HOLE FOUND		R.O.W. LINE
DHS	DRILL HOLE SET		TREELINE
	UTILITY POLE		BUILDING SETBACK
W	WELL	GV	PROPOSED GAS VALVE
	CATCH BASIN	W	PROPOSED WELL
S	SEWER MANHOLE	D	PROPOSED DRAINAGE MANHOLE
S S	SEWER LINE		PROPOSED PROPERTY LINE
OHU	OVERHEAD UTILITIES	OHU	PROPOSED OVERHEAD UTILITIES
	EDGE OF PAVEMENT	G G	PROPOSED GAS LINE
CCB	CAPE COD BERM	W W	PROPOSED WATER LINE
	STONEWALL	S S	PROPOSED SEWER LINE
	SETBACK		PROPOSED DRAINAGE LINE
	WETLAND		PROPOSED TREELINE
	WATER VALVE		PROPOSED EOP
	HYDRANT		PROPOSED SWALE
	DRAIN LINE		PROPOSED GRADE LINE

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT CONCEPTUAL LOT GRADING AND LAYOUT FOR THE PROPOSED LOTS.
2. THE GRADING AND LOT LAYOUTS SHOWN ARE NON-BINDING.
3. PROPOSED WELL ON LOT 124-9 CAN BE SUBSTITUTED WITH EXISTING WELL IF CONTRACTOR VERIFIES VIABILITY.

LOAM & SEED ALL DISTURBED AREAS (TYP.)

SEE SHEET 1 FOR NOTES AND REFERENCE PLANS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

DIG SAFE — UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM — CALL TOLL FREE 811

STATE OF NEW HAMPSHIRE — PAUL CHISHOLM No. 15076 — LICENSED PROFESSIONAL ENGINEER

REVISIONS			
NO.	DATE	DESCRIPTION	BY

LOT DEVELOPMENT PLAN – 124-9
STONEHENGE ROAD SUBDIVISION

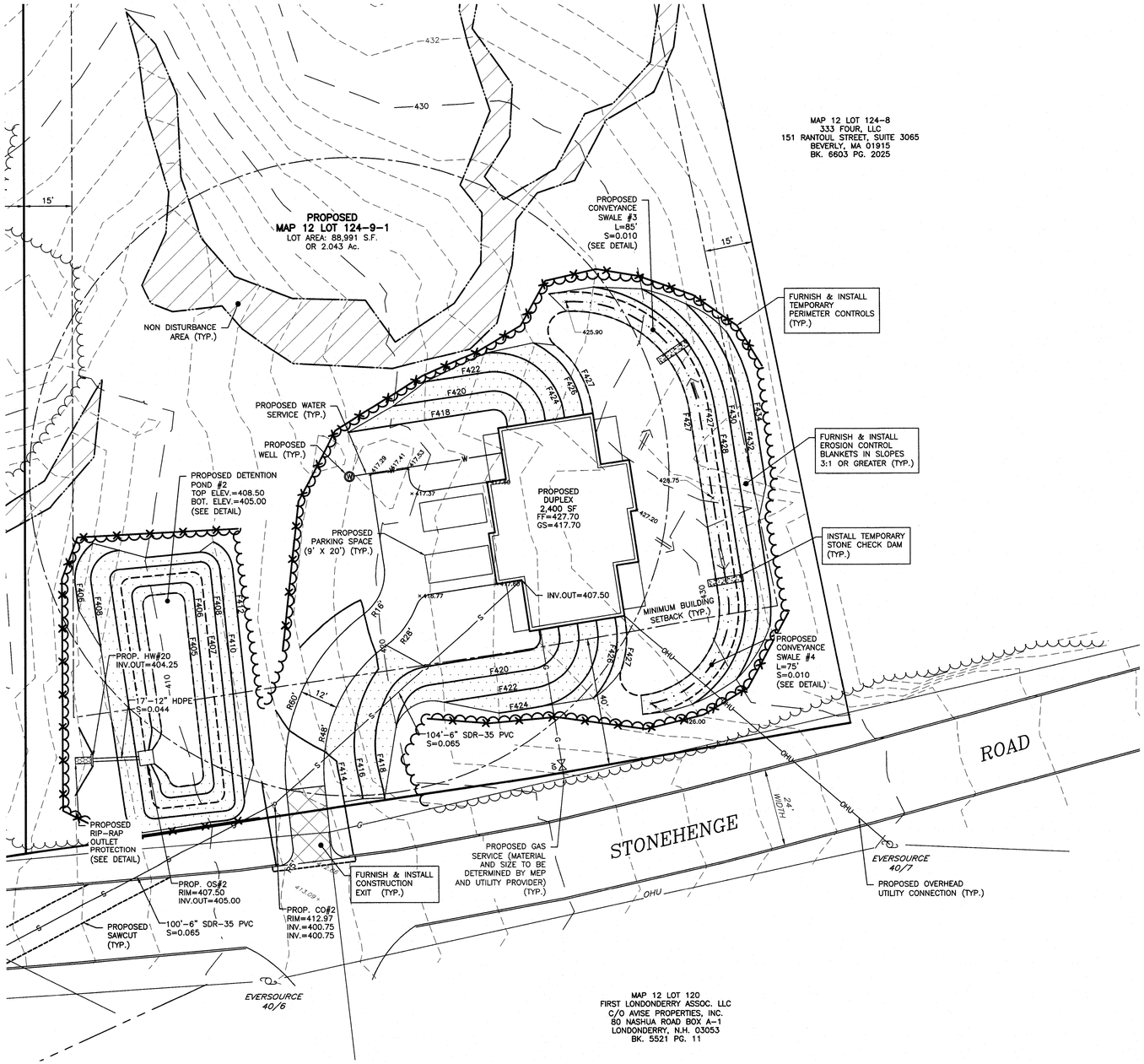
MAP 12 LOT 124-9
17 STONEHENGE ROAD
LONDONDERRY, NEW HAMPSHIRE 03053
ROCKINGHAM COUNTY

OWNER OF RECORD:
2ND STONEHENGE LLC
200 TECHNOLOGY DRIVE
HOOKSETT, NH 03106
BK. 5800 PG. 98

APPLICANT:
ELM GROVE COMPANIES
C/O AARON RAVENELLE
200 TECHNOLOGY DRIVE
HOOKSETT, N.H. 03106

KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
Phone (603) 627-2881

PROJ. NO: 24-1009-1
DATE: JAN. 12, 2026
SCALE: 1" = 20'
FILE NO.:
SHEET NO. 4 OF 13



EROSION & SEDIMENT CONTROL LEGEND

- PERMANENT OUTLET PROTECTION APRON (RIP RAP)
- TEMPORARY INLET PROTECTION
- TEMPORARY STONE CHECK DAM
- PERIMETER CONTROL
- LIMITS OF CLEARING
- EROSION CONTROL BLANKETS
- NON DISTURBANCE AREA

LEGEND

⊙ IRF	IRON ROD FOUND		PROPERTY LINE
◉ DHF	DRILL HOLE FOUND		R.O.W. LINE
◉ DHS	DRILL HOLE SET		TREELINE
	UTILITY POLE		BUILDING SETBACK
Ⓦ	WELL	GV	PROPOSED GAS VALVE
	CATCH BASIN	Ⓦ	PROPOSED WELL
Ⓢ	SEWER MANHOLE	Ⓓ	PROPOSED DRAINAGE MANHOLE
S S	SEWER LINE		PROPOSED PROPERTY LINE
OHU	OVERHEAD UTILITIES	OHU	PROPOSED OVERHEAD UTILITIES
	EDGE OF PAVEMENT	G G	PROPOSED GAS LINE
CCB	CAPE COD BERM	W W	PROPOSED WATER LINE
	STONEWALL	S S	PROPOSED SEWER LINE
	SETBACK		PROPOSED DRAINAGE LINE
	WETLAND		PROPOSED TREELINE
	WATER VALVE		PROPOSED EOP
	HYDRANT		PROPOSED SWALE
	DRAIN LINE		PROPOSED GRADE LINE

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT CONCEPTUAL LOT GRADING AND LAYOUT FOR THE PROPOSED LOTS.
2. THE GRADING AND LOT LAYOUTS SHOWN ARE NON-BINDING.

LOAM & SEED ALL DISTURBED AREAS (TYP.)

SEE SHEET 1 FOR NOTES AND REFERENCE PLANS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DIG SAFE
811 CALL DIG, DIG, DIG
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

PAUL CHESLEY No. 16975 LICENSED PROFESSIONAL ENGINEER
1/12/26

REVISIONS

NO.	DATE	DESCRIPTION	BY

LOT DEVELOPMENT PLAN – 124-9-1

STONEHENGE ROAD SUBDIVISION

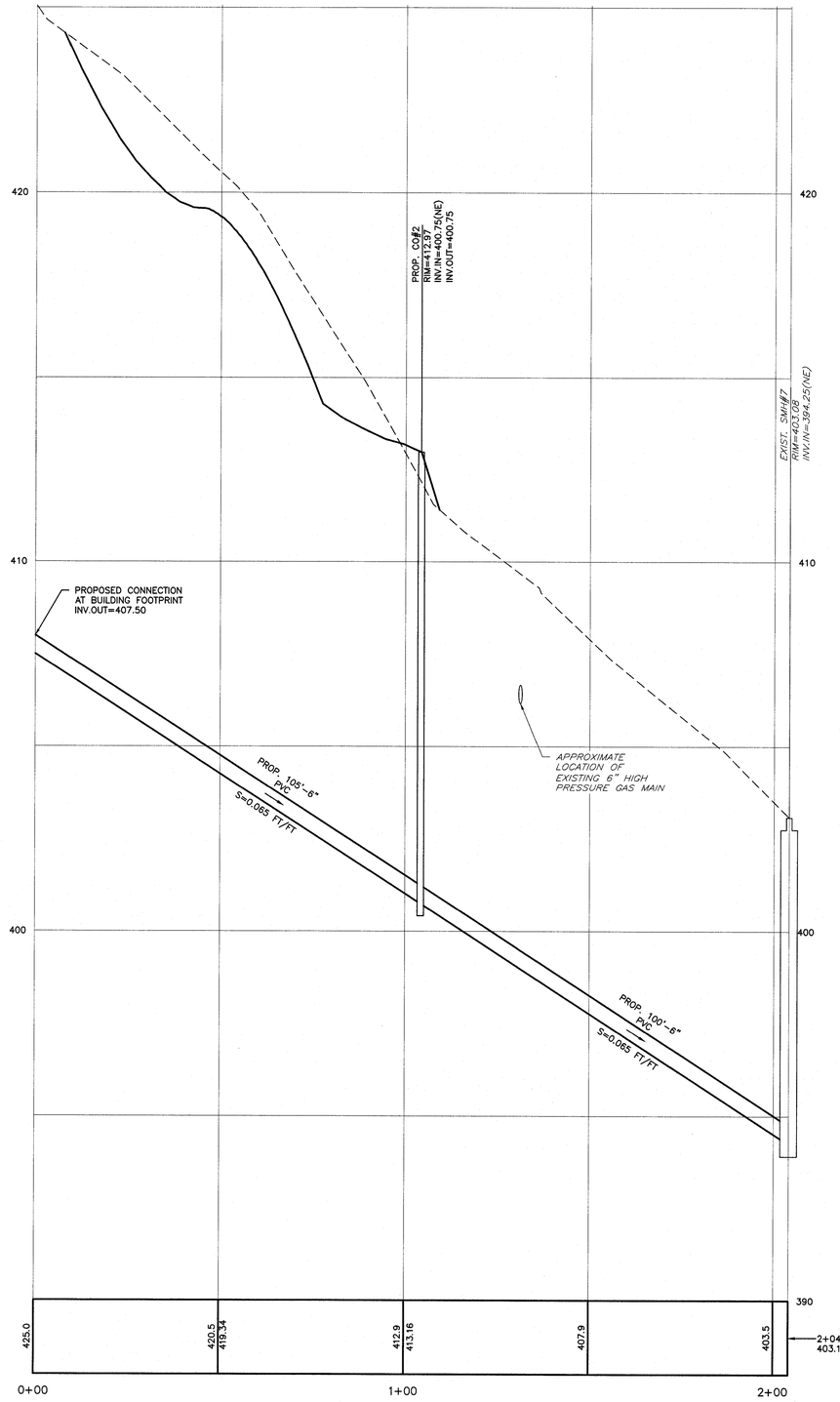
MAP 12 LOT 124-9
17 STONEHENGE ROAD
LONDONDERRY, NEW HAMPSHIRE 03053
ROCKINGHAM COUNTY

OWNER OF RECORD:
2ND STONEHENGE LLC
200 TECHNOLOGY DRIVE
HOOKSETT, NH 03106
BK. 5800 PG. 98

APPLICANT:
ELM GROVE COMPANIES
C/O AARON RAVENELLE
200 TECHNOLOGY DRIVE
HOOKSETT, N.H. 03106

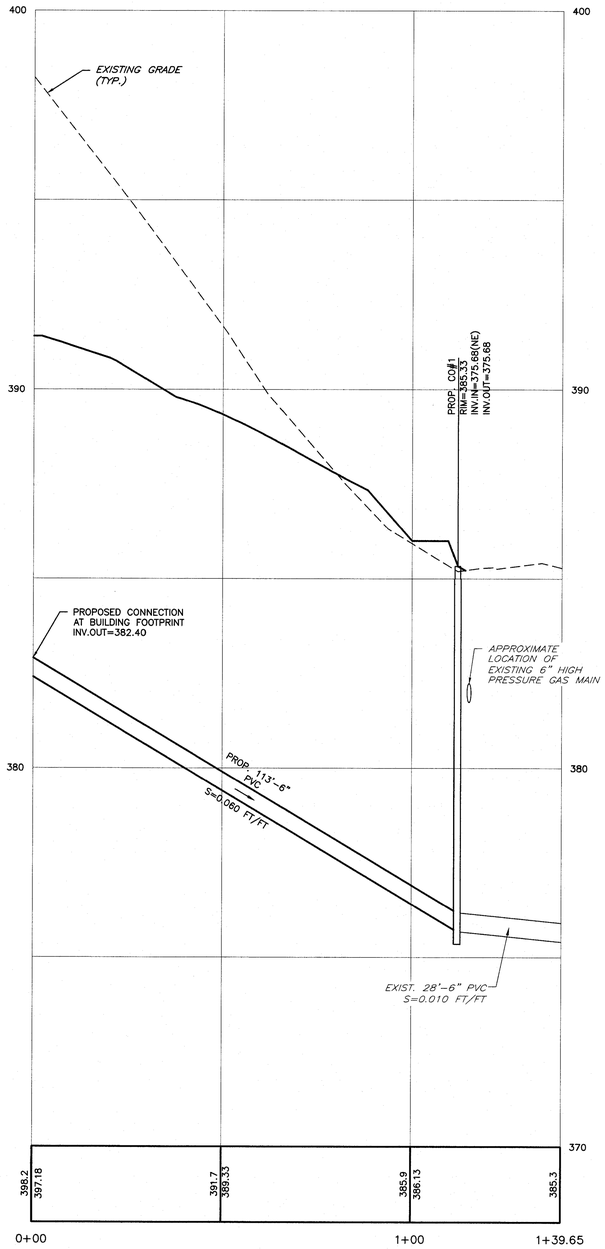
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
Phone (603) 627-2881

PROJ. NO: 24-1009-1
DATE: JAN. 12, 2026
SCALE: 1" = 20'
FILE NO.:
SHEET NO. 5 OF 13



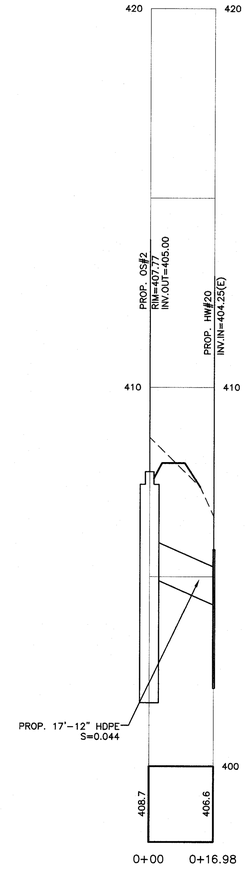
SEWER PROFILE
LOT 124–9–1

SCALE: 1" = 20' (HORIZ.)
1" = 2' (VERT.)



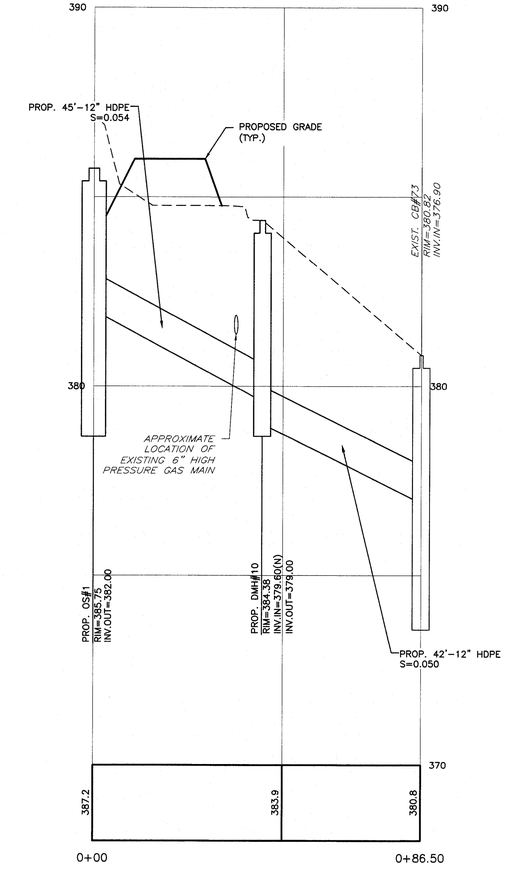
SEWER PROFILE
LOT 124–9

SCALE: 1" = 20' (HORIZ.)
1" = 2' (VERT.)



DRAINAGE PROFILE
LOT 124–9–1

SCALE: 1" = 20' (HORIZ.)
1" = 2' (VERT.)



DRAINAGE PROFILE
LOT 124–9

SCALE: 1" = 20' (HORIZ.)
1" = 2' (VERT.)

DIG SAFE
811
CALL TOLL FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

1/13/26

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DRAINAGE & SEWER PROFILES
STONEHENGE ROAD SUBDIVISION

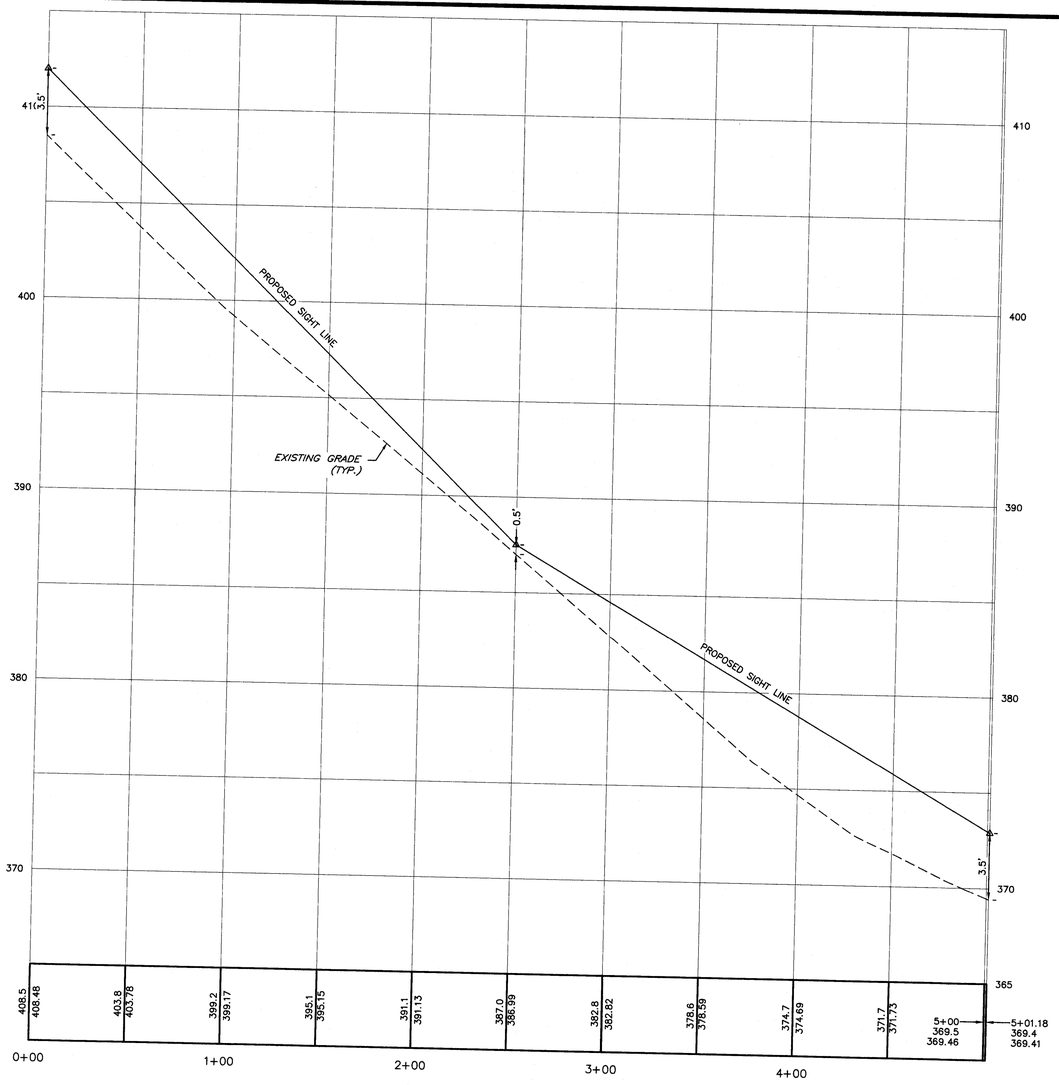
MAP 12 LOT 124–9
17 STONEHENGE ROAD
LONDONDERRY, NEW HAMPSHIRE 03053
ROCKINGHAM COUNTY

OWNER OF RECORD:
2ND STONEHENGE LLC
200 TECHNOLOGY DRIVE
HOOKSETT, NH 03106
BK. 5800 PG. 98

APPLICANT:
ELM GROVE COMPANIES
C/O AARON RAVENELLE
200 TECHNOLOGY DRIVE
HOOKSETT, N.H. 03106

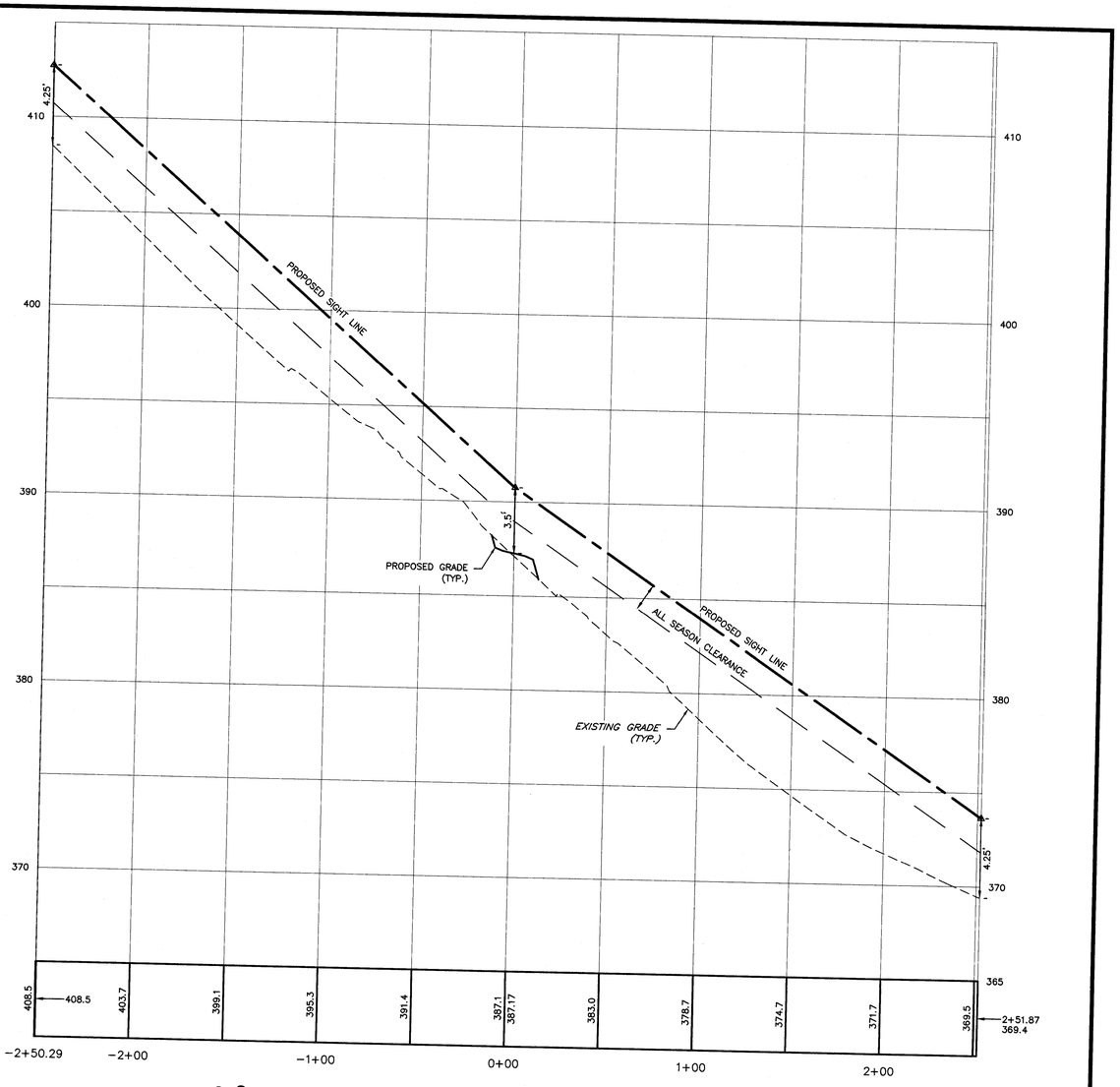
KEACH–NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
Phone (603) 627–2881

PROJ. NO: 24–1009–1
DATE: JAN. 12, 2026
SCALE: 1" = 20'
FILE NO.:
SHEET NO. 6 OF 13



SIGHT DISTANCE PROFILE "A"
LOT 124–9

SCALE: 1" = 40' (HORIZ.)
1" = 4' (VERT.)



SIGHT DISTANCE PROFILE "B"
LOT 124–9

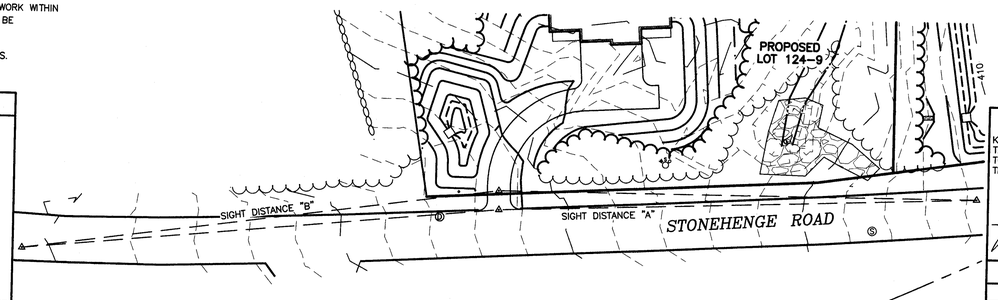
SCALE: 1" = 40' (HORIZ.)
1" = 4' (VERT.)

GENERAL NOTES:

1. THE INTENT OF THIS PLAN TO SHOW THE PROPOSED DRIVEWAY SIGHT DISTANCE PLAN & PROFILES "A" & "B" FOR THE PROPOSED 2 LOT SUBDIVISION OF MAP 12 LOT 124–9.
2. CONTRACTOR RESPONSIBLE FOR CONSTRUCTING DRIVEWAY PER THE TOWN OF LONDONDERRY REGULATIONS.
3. ROW TO BE RESTORED TO ORIGINAL CONDITION AFTER CONSTRUCTION.
4. CONTRACTOR RESPONSIBLE FOR NOT IMPEDING ANY EXISTING DRAINAGE PATTERNS. DRIVEWAY CULVERTS TO BE INSTALLED AS NECESSARY.
5. PRIOR TO THE START OF WORK WITHIN THE TOWNS ROW, THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS " TO CONDUCT WORK WITHIN THE TOWNS RIGHT OF WAY OR EASEMENTS". CERTIFICATE OF INSURANCE WILL BE REQUESTED.
6. 72 HOUR NOTICE REQUIRED BEFORE AND AFTER PAVING COMPLETION.
7. LINES OF SIGHT WITHIN THE ROW SHALL BE CLEARED OF TREES AND DEBRIS.

LEGEND

⊙ IRF	IRON ROD FOUND	WV	WATER VALVE
◉ DHF	DRILL HOLE FOUND		HYDRANT
◉ DHS	DRILL HOLE SET		PROPERTY LINE
	UTILITY POLE		R.O.W. LINE
W	WELL		TREELINE
	CATCH BASIN		BUILDING SETBACK
S	SEWER MANHOLE		EASEMENT
—S—S—	SEWER LINE		WETLAND BUFFER
—OHU—	OVERHEAD UTILITIES		PROPOSED TREELINE
	EDGE OF PAVEMENT		PROPOSED EOP
CCB	CAPE COD BERM		PROPOSED SWALE
	STONEWALL		PROPOSED GRADE LINE
	SETBACK		
	WETLAND		



SIGHT DISTANCE PLAN
LOT 124–9

SCALE: 1" = 40'

DIG SAFE
811
CALL TOLL FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

KEACH–NORDSTROM ASSOCIATES, INC. HEREBY CERTIFIES THAT THE ALL SEASON SAFE SIGHT DISTANCE, AS REQUIRED BY THE TOWN OF LONDONDERRY, IS ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN

PROFESSIONAL ENGINEER — DATE 1/13/26

REVISIONS			
NO.	DATE	DESCRIPTION	BY

SIGHT DISTANCE PLAN & PROFILE – 124–9
STONEHENGE ROAD SUBDIVISION

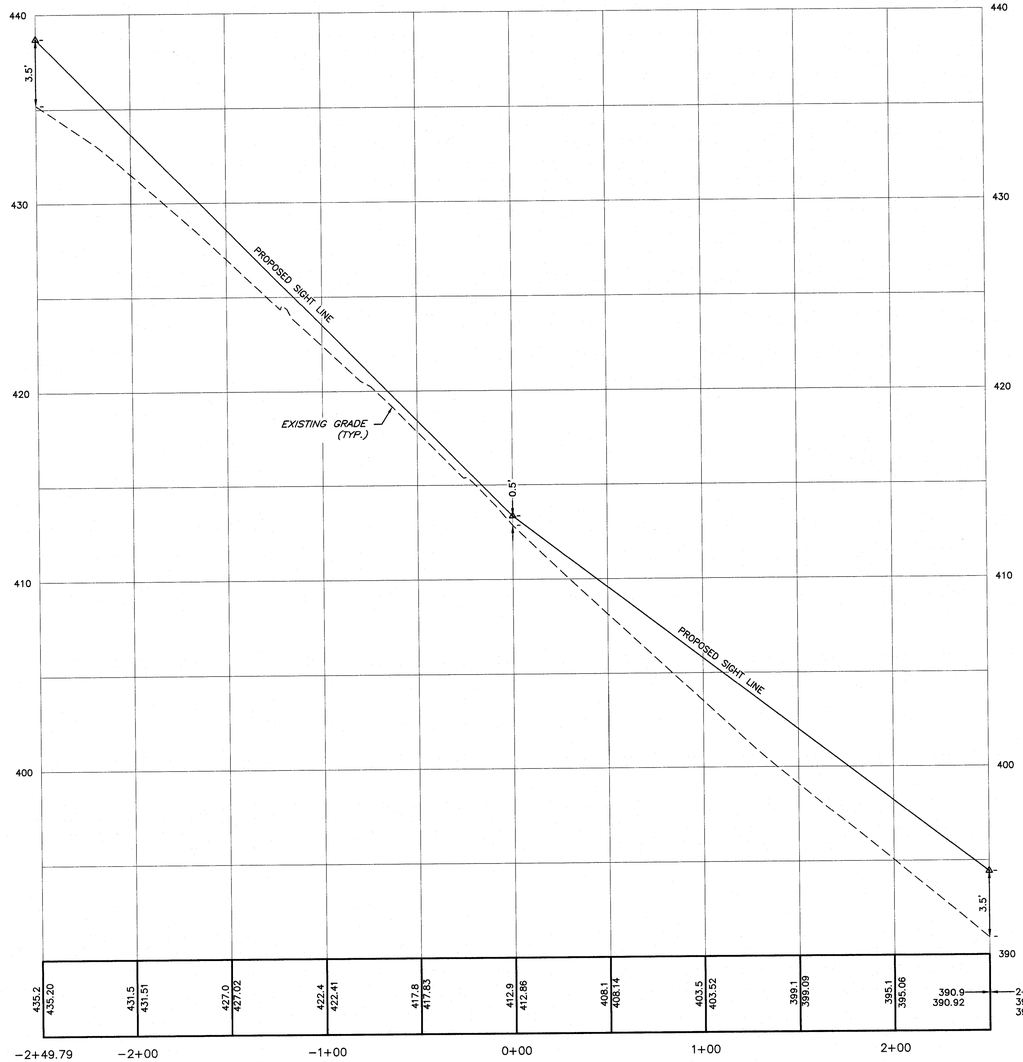
MAP 12 LOT 124–9
17 STONEHENGE ROAD
LONDONDERRY, NEW HAMPSHIRE 03053
ROCKINGHAM COUNTY

OWNER OF RECORD:
2ND STONEHENGE LLC
200 TECHNOLOGY DRIVE
HOOKSETT, NH 03106
BK. 5800 PG. 98

APPLICANT:
ELM GROVE COMPANIES
C/O AARON RAVENELLE
200 TECHNOLOGY DRIVE
HOOKSETT, N.H. 03106

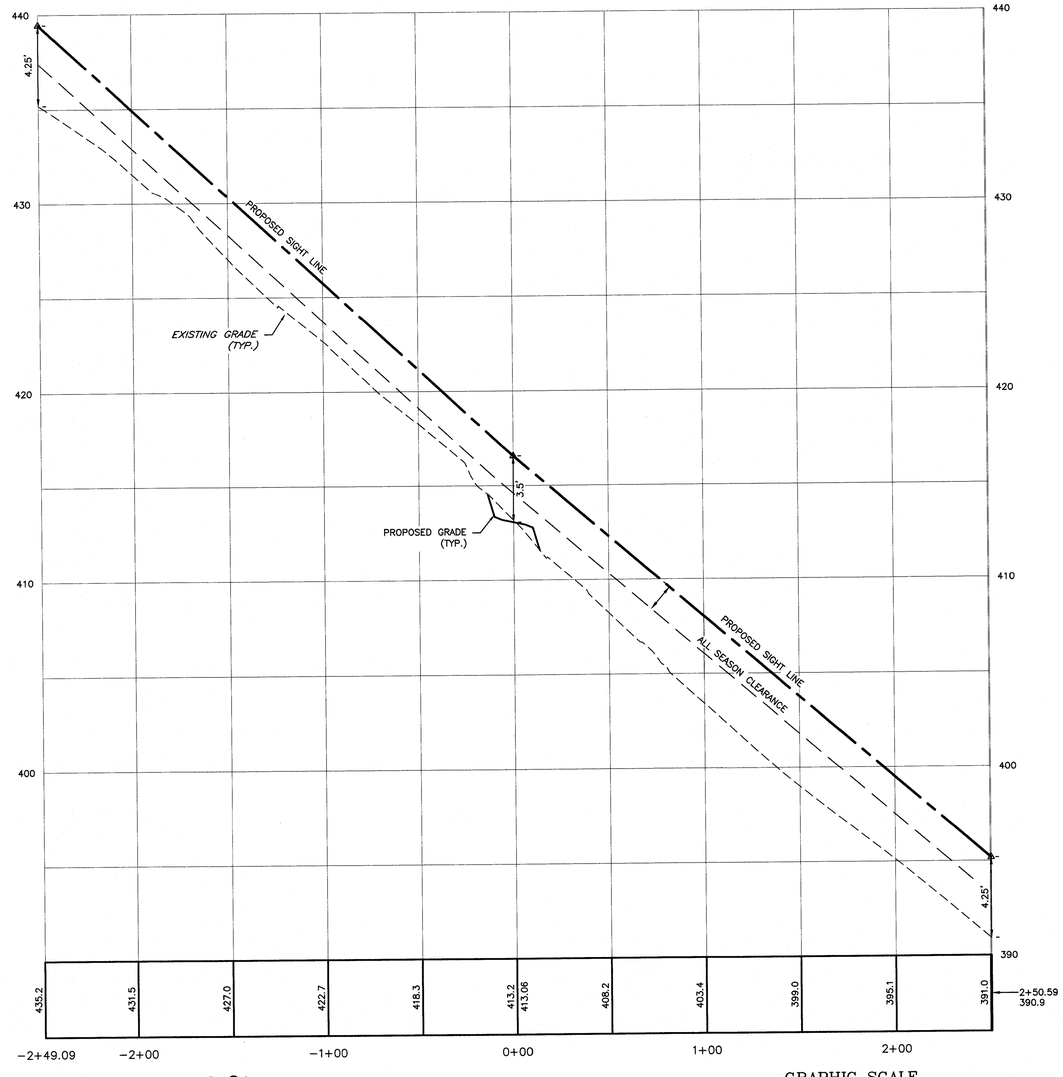
KEACH–NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
Phone (603) 627–2881

PROJ. NO: 24–1009–1
DATE: JAN. 12, 2026
SCALE: 1" = 40'
FILE NO.:
SHEET NO. 7 OF 13



SIGHT DISTANCE PROFILE "A"
LOT 124−9−1

SCALE: 1" = 40' (HORIZ.)
1" = 4' (VERT.)



SIGHT DISTANCE PROFILE "B"
LOT 124−9−1

SCALE: 1" = 40' (HORIZ.)
1" = 4' (VERT.)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

GENERAL NOTES:

1. THE INTENT OF THIS PLAN TO SHOW THE PROPOSED DRIVEWAY SIGHT DISTANCE PLAN & PROFILES "A" & "B" FOR THE PROPOSED 2 LOT SUBDIVISION OF MAP 12 LOT 124−9.
2. CONTRACTOR RESPONSIBLE FOR CONSTRUCTING DRIVEWAY PER THE TOWN OF LONDONDERRY REGULATIONS.
3. ROW TO BE RESTORED TO ORIGINAL CONDITION AFTER CONSTRUCTION.
4. CONTRACTOR RESPONSIBLE FOR NOT IMPEDING ANY EXISTING DRAINAGE PATTERNS. DRIVEWAY CULVERTS TO BE INSTALLED AS NECESSARY.
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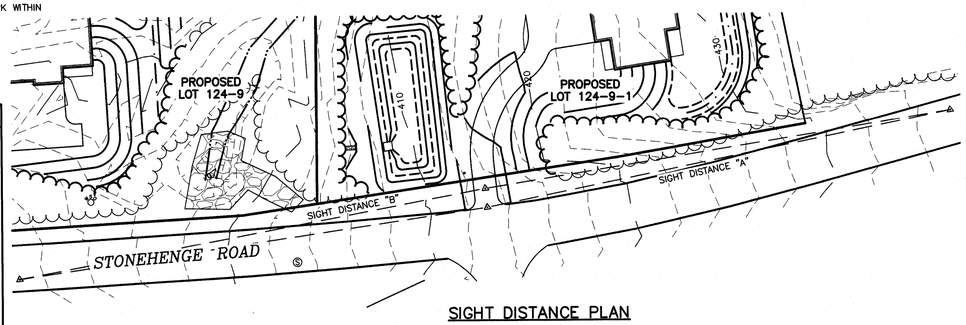
6. 72 HOUR NOTICE REQUIRED BEFORE AND AFTER PAVING COMPLETION.
7. LINES OF SIGHT WITHIN THE ROW SHALL BE CLEARED OF TREES AND DEBRIS.

LEGEND

⊙ IRF	IRON ROD FOUND	WATER VALVE	
◉ DHF	DRILL HOLE FOUND	HYDRANT	
◉ DHS	DRILL HOLE SET	PROPERTY LINE	
	UTILITY POLE	R.O.W. LINE	
Ⓦ	WELL	TREELINE	
	CATCH BASIN	BUILDING SETBACK	
Ⓢ	SEWER MANHOLE	EASEMENT	
		WETLAND BUFFER	
—S—S—	SEWER LINE	PROPOSED TREELINE	
—OHU—	OVERHEAD UTILITIES	PROPOSED EOP	
	EDGE OF PAVEMENT	PROPOSED SWALE	
CCB	CAPE COD BERM	PROPOSED GRADE LINE	
	STONEWALL		
	SETBACK		
	WETLAND		



SIGHT DISTANCE PLAN
LOT 124−9−1

SCALE: 1" = 40'

NH GRID

DIG SAFE
811
NH LAW RSA 374 CALL TOLL FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

KEACH−NORDSTROM ASSOCIATES, INC. HEREBY CERTIFIES THAT THE ALL SEASON SAFE SIGHT DISTANCE, AS REQUIRED BY THE TOWN OF LONDONDERRY, IS ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN

PROFESSIONAL ENGINEER — DATE 1/13/26

STATE OF NEW HAMPSHIRE NO. 16076 PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION	BY

SIGHT DISTANCE PLAN & PROFILE − 124−9−1
STONEHENGE ROAD SUBDIVISION

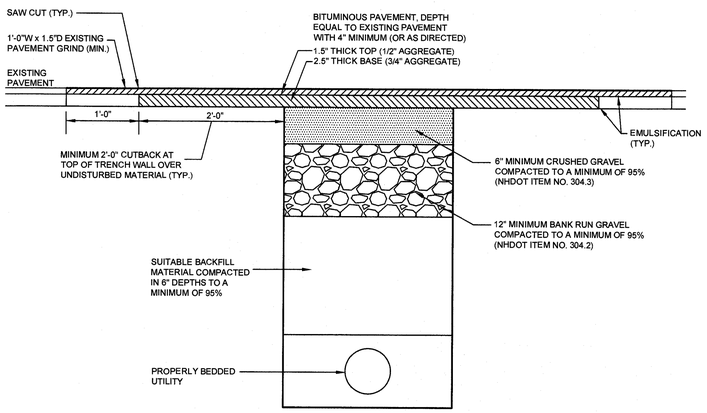
MAP 12 LOT 124−9
17 STONEHENGE ROAD
LONDONDERRY, NEW HAMPSHIRE 03053
ROCKINGHAM COUNTY

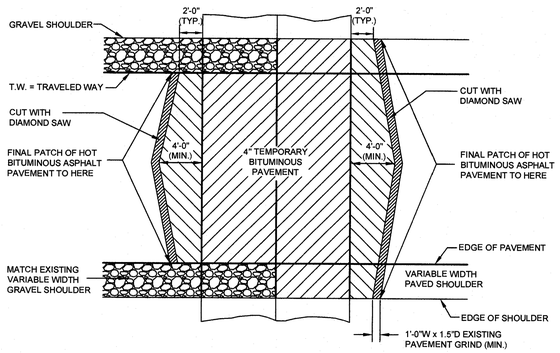
OWNER OF RECORD:
2ND STONEHENGE LLC
200 TECHNOLOGY DRIVE
HOOKSETT, NH 03106
BK. 5800 PG. 98

APPLICANT:
ELM GROVE COMPANIES
C/O AARON RAVENELLE
200 TECHNOLOGY DRIVE
HOOKSETT, N.H. 03106

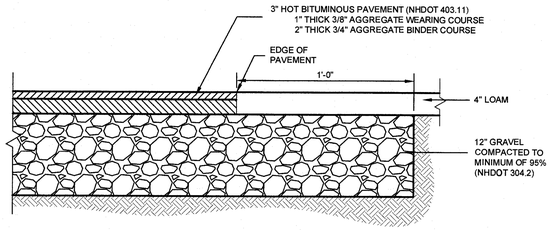
PROJ. NO: 24−1009−1
DATE: JAN. 12, 2026
SCALE: 1" = 40'
FILE NO.:
SHEET NO. 8 OF 13

KEACH−NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
Phone (603) 627−2881

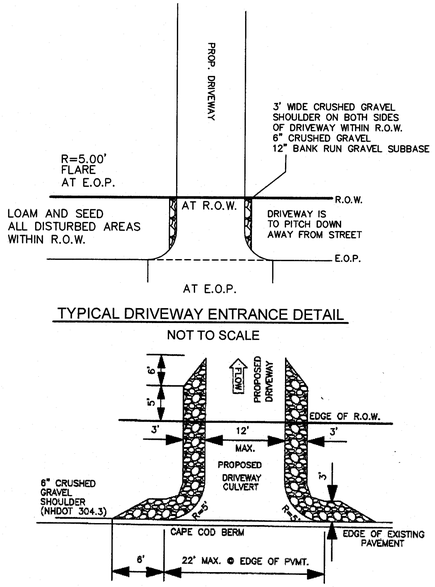




PERMANENT PAVEMENT REPAIR
NOT TO SCALE
(MARCH 2008)



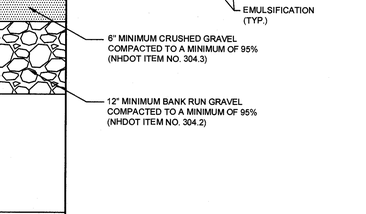
DRIVEWAY SECTION
NOT TO SCALE



TYPICAL DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

TYPICAL DRIVEWAY APRON DETAIL
NTS

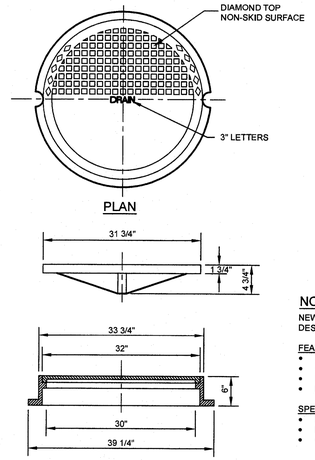
MORTAR RUBBLE MASONRY SECTION ON CENTERLINE



ELEVATION

DIAMETER D (INCH)	AREA OF PIPE (SF)	MASONRY PER FOOT OF WALL (CU. YD.)	MASONRY PER HOLE (CU. FT.)	MASONRY PER STANDARD HEADER (CU. YD.)	PIPE EXC. 1' DEPTH 1' LENGTH (CU. YD.)	HEADER EXC. PER HEADER 1' DEPTH (CU. YD.)	BACKFILL PER LINEAR FOOT	HEADER LENGTH L	HEADER HEIGHT H	FILL HEIGHT FH	WIDTH AT BOTTOM OF HEADER W	"L" HEADWALL MASONRY IN CORNER FRUSTRUM (CU. YD)	"L" HEADWALL HEADER EXC. PER HEADER 1' DEPTH (CU. YD.)
12"	0.79	0.186	1.08	0.61	0.111	0.789	0.30	3'-6"	3'-6"	10"	1'-10 1/2"	0.28	1.057
15"	1.23	0.202	1.73	0.85	0.120	0.947	0.35	4'-6"	3'-9"	1'-1"	1'-11 1/4"	0.31	1.232
18"	1.77	0.222	2.52	1.13	0.130	1.111	0.39	5'-6"	4'-0"	1'-4"	2'-0"	0.35	1.406
24"	3.14	0.260	4.71	1.78	0.148	1.451	0.48	7'-6"	4'-6"	1'-10"	2'-1 1/2"	0.42	1.776
30"	4.91	0.301	7.67	2.58	0.185	1.810	0.65	9'-6"	5'-0"	2'-4"	2'-3"	0.51	2.164
36"	7.07	0.344	11.49	3.53	0.222	2.187	0.85	11'-6"	5'-6"	2'-10"	2'-4 1/2"	0.61	2.572
42"	9.62	0.389	16.24	4.65	0.259	2.581	1.07	13'-6"	6'-0"	3'-4"	2'-6"	0.72	3.000
48"	12.57	0.436	21.99	5.95	0.296	3.000	1.31	15'-6"	6'-6"	3'-10"	2'-7 1/2"	0.84	3.447
54"	15.90	0.486	28.83	7.44	0.333	3.432	1.58	17'-6"	7'-0"	4'-4"	2'-9"	0.98	3.914
60"	19.63	0.538	36.82	9.13	0.370	3.882	1.87	19'-6"	7'-6"	4'-10"	2'-10 1/2"	1.12	4.401
66"	23.76	0.593	46.03	11.04	0.407	4.350	2.17	21'-6"	8'-0"	5'-4"	3'-0"	1.28	4.907
72"	28.27	0.649	56.55	13.17	0.445	4.838	2.50	23'-6"	8'-6"	5'-10"	3'-11/2"	1.46	5.433

MORTAR RUBBLE MASONRY HEADWALLS
NOT TO SCALE

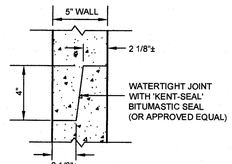


NOTES:
NEW HAMPSHIRE MAINTAINS A CLEAR OPENING DESIGNATION OF 30" FOR ITS MANHOLE CASTINGS.

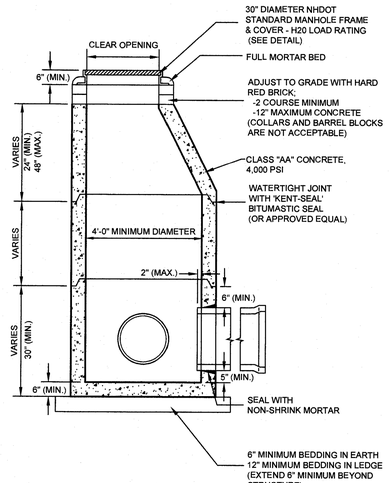
FEATURES:
- 3" LETTERING
- COVERS MARKED DRAIN
- NONROCKING COVER
- DIAMOND SURFACE DESIGN

SPECIFICATIONS:
- FULLY MACHINED FRAME AND COVER
- H-20 LOAD RATED
- GRAY CAST IRON MEETS ASTM A48 CLASS 30

DRAIN MANHOLE FRAME AND COVER DETAIL
NOT TO SCALE
(JANUARY 2012)

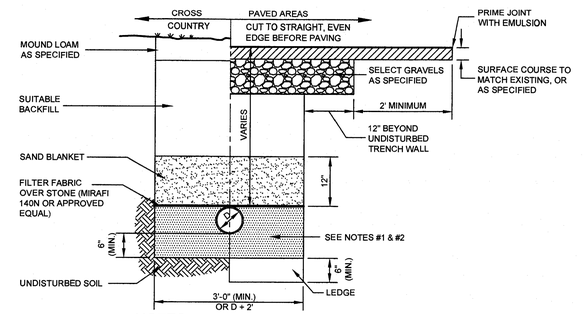


DETAIL OF TONGUE AND GROOVE JOINT



NOTES:
1. STEPS ARE NOT ALLOWED.
2. ALL SECTIONS SHALL BE CONCRETE CLASS AA (4,000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER L.F. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER OF THE WALL.
3. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER L.F.
4. MATERIALS AND CONSTRUCTION TO NHDOT STANDARDS.

PRECAST REINFORCED DRAIN MANHOLE DETAIL
NOT TO SCALE
(MARCH 2008)



NOTES
1. THOROUGHLY COMPACTED SCREENED GRAVEL FOR RCP PIPE. SCREENED GRAVEL TO EXTEND TO SELECT FILL LINE.
2. FOR HDPE OR PVC PIPE, BEDDING SHALL BE 3/4" STONE TO THE TOP OF THE PIPE.

STORM DRAINAGE TRENCH DETAIL
NOT TO SCALE
(MARCH 2008)

ALL DETAILS TO BE IN ACCORDANCE WITH THE MOST RECENT "TYPICAL DETAILS FOR SITE AND ROADWAY INFRASTRUCTURE" TOWN OF LONDONDERRY NH, DATED MAY 2009"

REVISIONS			
NO.	DATE	DESCRIPTION	BY

1/7/26

CONSTRUCTION DETAILS
STONEHENGE ROAD SUBDIVISION

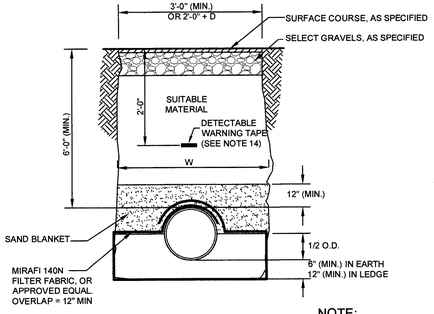
MAP 12 LOT 124-9
17 STONEHENGE ROAD
LONDONDERRY, NEW HAMPSHIRE 03053
ROCKINGHAM COUNTY

OWNER OF RECORD:
2ND STONEHENGE LLC
200 TECHNOLOGY DRIVE
HOOKSETT, NH 03106
BK. 5800 PG. 98

APPLICANT:
ELM GROVE COMPANIES
C/O AARON RAVENELLE
200 TECHNOLOGY DRIVE
HOOKSETT, N.H. 03106

KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
Phone (603) 627-2881

PROJ. NO: 24-1009-1
DATE: JAN. 12, 2026
SCALE: AS SHOWN
FILE NO.:
SHEET NO. 9 OF 13



FOR CONSTRUCTION IN ROADS, ROAD SHOULDER AND WALKWAYS

NOTE: MINIMUM BEDDING DEPTH AND MAXIMUM PAYMENT DEPTH FOR LEDGE EXCAVATION: 1/4 O.D. (6" MIN.)

SANITARY SEWER TRENCH DETAIL
NOT TO SCALE

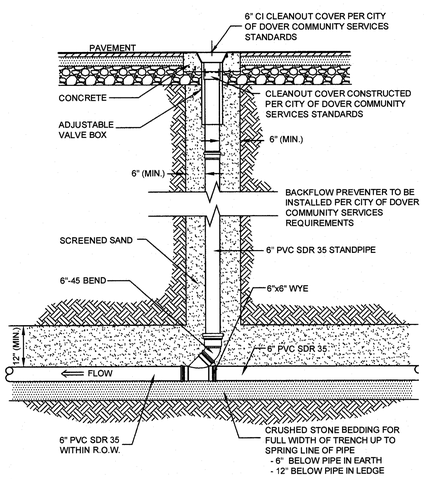
SANITARY SEWER TRENCH NOTES:

1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL, ALSO SEE NOTE #7.

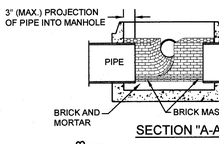
   BEDDING: CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33-03 STONE SIZE NO. 67.

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

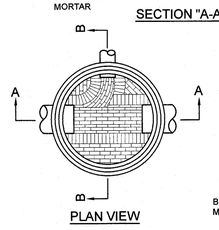
   WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, GRADED CRUSHED STONE 1/2 INCH TO 1-1/2 INCHES SHALL BE USED.
2. SAND BLANKET: GRADED CLEAN SAND FREE FROM ORGANIC MATTER, SO THAT 100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A # 200 SIEVE. BLANKET MAY BE OMITTED FOR CAST IRON, DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED, HOWEVER, THAT NO STONE LARGER THAN 2 INCHES IS IN CONTACT WITH THE PIPE.
3. MIRAFI 140 N FILTER FABRIC, OR APPROVED EQUAL, SHALL BE INSTALLED ABOVE PIPE.
4. SUITABLE MATERIAL IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL AND ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.
5. UNLESS OTHERWISE NOTED, ALL GRANULAR MATERIAL SHALL BE PLACED IN 12" LIFTS AND COMPACTED TO 95% OF THE MODIFIED PROCTOR TEST.
6. BASE COURSE, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS."
7. W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
8. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES DESIGN STANDARDS REQUIRE 10 FEET OF SEPARATION BETWEEN WATER AND SEWER. HOWEVER, SHOULD CONSTRUCTION REVEAL OR EXPOSE A WATERLINE (MAIN OR SERVICE) RUNNING APPROXIMATELY PARALLEL AND LESS THAN 10 FEET HORIZONTALLY FROM THE PROPOSED SEWER INSTALLATION AND WHERE IT IS NOT PRACTICAL TO RELOCATE THE SEWER, A DEVIATION MAY BE GRANTED PROVIDED THAT THE SEWER IS CONSTRUCTED IN ACCORDANCE WITH THE FORCE MAIN CONSTRUCTION REQUIREMENT SPECIFIED BELOW:
   A. FORCEMAINS SHALL BE CONSTRUCTED FROM DUCTILE IRON, HIGH DENSITY POLYETHYLENE, OR PVC PER ENV-WQ 704.06(A).
      PVC SHALL CONFORM TO ASTM D2241-05 OR ASTM D1785-05
      HDPE SHALL CONFORM TO ASTM D3035-03A
      DI SHALL BE CORROSION PROTECTED IN CORROSIVE ENVIRONMENTS
9. WHERE WATER LINES AND SEWER LINES CROSS, THEY SHOULD CROSS AS PERPENDICULAR AS POSSIBLE AND THE WATER MAIN SHALL CROSS AT LEAST 18" INCHES ABOVE THE SEWER. FURTHER, THE SEWER JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN.
10. WHERE WATER MAINS CROSS UNDER SEWER MAINS, BOTH THE SEWER AND WATER MAINS SHALL BE PRESSURE RATED PIPE PER ENV-WQ 704.06 AND TESTED PER AWWA C600-05 AT 1.5 TIMES DESIGN PRESSURE OR 100 PSI, WHICHEVER IS GREATER, WITH NO JOINTS WITHIN 9 FEET OF THE CROSSING POINT AND 18" MINIMUM VERTICAL SEPARATION.
11. ALL SEWERS AT 8 PERCENT SLOPE, OR GREATER, SHALL HAVE IMPERVIOUS TRENCH DAMS CONSTRUCTED EVERY 300 FEET.
12. GRAVITY PIPE SEWER TESTING:
   A. ALL GRAVITY PIPE SEWER TESTING SHALL BE PERFORMED BY A CERTIFIED THIRD PARTY TESTING COMPANY.
   B. ALL NEW GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS.
   C. LOW-PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH:
      C.1. ASTM F1417-92(2005) "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR;" OR
      C.2. UNI-BELL PVC PIPE ASSOCIATION UNI-B-6, "LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" (1998).
   D. ALL NEW GRAVITY SEWERS SHALL BE CLEANED AND VISUALLY INSPECTED AND SHALL BE TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE.
   E. ALL PLASTIC SEWER PIPE SHALL BE DEFLECTION TESTED NOT LESS THAN 30 DAYS FOLLOWING INSTALLATION.
   F. THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5 PERCENT OF AVERAGE INSIDE DIAMETER.
13. PIPE AND JOINT MATERIALS:
   A. PLASTIC GRAVITY SEWER PIPE AND FITTINGS SHALL COMPLY WITH THE FOLLOWING STANDARDS:
      A.1. ASTM D3034-04A - PVC, SOLID WALL;
      A.2. AT LEAST 46 PSI AT 5% PIPE DIAMETER DEFLECTION, AS MEASURED IN ACCORDANCE WITH ASTM D2414-02 DURING MANUFACTURING; AND
      A.3. JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D3212-96A(2003)E1 AND SHALL BE PUSH-ON OR BELL-AND-SPIGOT TYPE.
14. DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
15. JOINTS SHALL BE DEPENDENT UPON PROPER MATERIALS (SEE NOTE #2) FOR WATER TIGHTNESS, AND ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.
16. PIPE INSTALLATION:
   A. THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER.
   B. PIPES SHALL BE CAREFULLY BEDDED ON A 6 INCH LAYER OF CRUSHED STONE.
   C. BEDDING AND RE-FILL, FOR A DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE, SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH THE APPROPRIATE MECHANICAL DEVICES.
   D. THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE HOUSE FOUNDATION AT A GRADE OF NOT LESS THAN 1/8 INCH PER FOOT.
   E. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.
18. ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM TOILETS, SINKS, LAUNDRY, ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR ANY OTHER SIMILAR CONNECTION CARRYING RAIN WATER, DRAINAGE OR GROUND WATER, SHALL NOT BE PERMITTED.



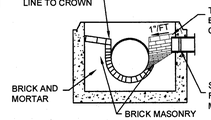
NOTE:
1. IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT AND ADEQUATE JOINTING. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND HS-20-44 LOADING, INCLUDING THE FRAME AND COVER.
2. SEWER MANHOLE DIAMETER SHALL BE AS INDICATED ON THE PLANS.
3. LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF LONDONDERRY AND NHDES REQUIREMENTS. INVERT AND SHELF TO BE PLACED AFTER PASSING THE LEAKAGE TEST.
4. CARE SHALL BE TAKEN TO ENSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE. BASE SECTION TO BE FULL.
5. MANHOLE CHANNELS REQUIRING CHANGE IN ALIGNMENT ARE TO BE BUILT ON A SMOOTH RADIUS.
6. IN CROSS COUNTRY AREAS BEYOND ROADWAY RIGHT-OF-WAYS, THE MANHOLE FRAME ELEVATION SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE MANHOLE.
7. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30" CLEAR OPENING. 3" (MINIMUM HEIGHT) LETTERS WITH THE WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH MANHOLE COVER.



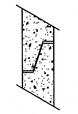
SECTION "A-A"



PLAN VIEW

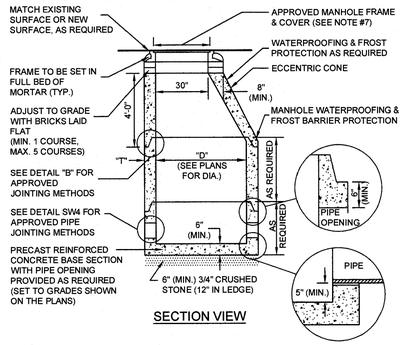


SECTION "B-B"



ELASTOMERIC SEALANT

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



SECTION VIEW

TYPICAL SEWER MANHOLE
NOT TO SCALE
EXHIBIT SW2

MANHOLE DIAMETER "D"	MAX. PIPE DIAMETER STRAIGHT THROUGH TO 45° DEFLECTION	WALL THICKNESS "T"
48" (MIN.)	30" OD (MAX.)	5" (MIN.)
60"	44" OD (MAX.)	6"
72"	51" OD (MAX.)	7"
96"	72" OD (MAX.)	9"

DETAIL "B"
HORIZONTAL JOINTS
NOT TO SCALE

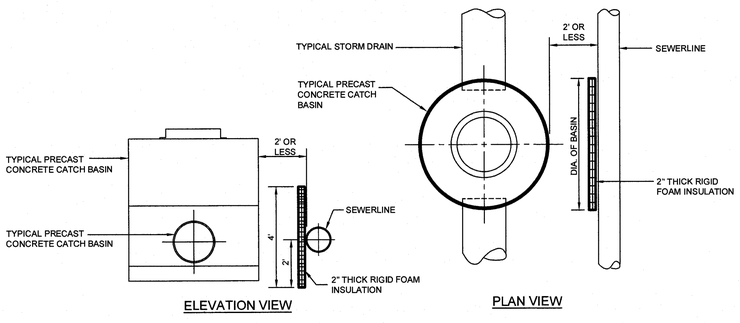
SANITARY SEWER MANHOLE NOTES: (NHDES ENV WQ700 - 2025)

MANHOLE GENERAL CONSTRUCTION REQUIREMENTS (ENV WQ 704.12):
1. ALL COMPONENT PARTS OF MANHOLE STRUCTURES SHALL HAVE THE STRENGTH, LEAK RESISTANCE AND SPACE NECESSARY FOR THE INTENDED SERVICE.
2. MANHOLE STRUCTURES SHALL BE DESIGNED TO WITHSTAND H-20 LOADING AND SHALL NOT LEAK IN EXCESS OF ONE GPD PER VERTICAL FOOT OF MANHOLE FOR THE LIFE OF THE STRUCTURE.
3. BARRELS, CONE SECTIONS, AND CONCRETE GRADE RINGS SHALL BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
4. BASE SECTIONS SHALL BE OF MONOLITHIC CONSTRUCTION TO A POINT AT LEAST 6 INCHES ABOVE THE CROWN OF THE INCOMING PIPE.
5. HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF AN OVERLAPPING TYPE, SEALED FOR WATER-TIGHTNESS USING A DOUBLE ROW OF AN ELASTOMERIC OR MASTIC-LIKE SEALANT.
6. PIPE TO MANHOLE JOINTS SHALL BE AS FOLLOWS:
   A. ELASTOMERIC, RUBBER SLEEVE WITH WATERTIGHT JOINTS AT THE MANHOLE OPENING AND PIPE SURFACES;
   B. CAST INTO THE WALL OR SECURED WITH STAINLESS STEEL CLAMPS;
   C. ELASTOMERIC SEALING RING CAST IN THE MANHOLE OPENING WITH SEAL FORMED ON THE SURFACE OF THE PIPE BY COMPRESSION OF THE RING; AND
   D. NON-SHRINK GROUTED JOINTS WHERE WATERTIGHT BONDING TO THE MANHOLE AND PIPE CAN BE OBTAINED.
7. MANHOLE CONE SECTIONS SHALL BE ECCENTRIC IN SHAPE.
8. ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OR TRADEMARK OF THE MANUFACTURER IMPRESSED OR INDELIBLY MARKED ON THE INSIDE WALL.
9. ALL PRECAST SECTIONS AND BASES SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP-PROOFING COATING.
10. MANHOLES THAT ARE NOT REPLACING EXISTING MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. INVERTS AND SHELVES SHALL BE PLACED AFTER TESTING OF THE MANHOLE.

MANHOLE MATERIALS OF CONSTRUCTION (ENV WQ 704.13):
1. MATERIALS OF CONSTRUCTION FOR MANHOLES SHALL BE AS FOLLOWS:
   A. CONCRETE FOR MANHOLES AND CONCRETE GRADE RINGS SHALL CONFORM TO THE REQUIREMENTS FOR CLASS AA CONCRETE IN THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION";
   B. REINFORCING FOR CONCRETE MANHOLES AND CONCRETE GRADE RINGS SHALL BE STEEL OR STRUCTURAL FIBERS THAT CONFORM TO THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION";
   C. PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL BE CERTIFIED BY THEIR MANUFACTURER(S) AS CONFORM TO THE ASTM C478 STANDARD IN EFFECT AT THE TIME THE BARREL SECTIONS, CONES, AND BASES ARE MANUFACTURED;
   D. THE MANHOLE FRAME AND COVER SHALL PROVIDE A 30-INCH DIAMETER CLEAR OPENING;
   E. THE MANHOLE COVER SHALL HAVE THE WORD "SEWER" IN 3-INCH LETTERS CAST INTO THE TOP SURFACE;
   F. THE CASTINGS SHALL BE OF EVEN-GRAINED CAST IRON, SMOOTH, AND FREE FROM SCALE, LUMPS, BLISTERS, SAND HOLES, AND DEFECTS;
   G. CONTACT SURFACES OF COVERS AND FRAMES SHALL BE MACHINED AT THE FOUNDRY TO PREVENT ROCKING OF COVERS IN ANY ORIENTATION;
   H. CASTINGS SHALL BE EQUAL TO CLASS 30 AND CERTIFIED BY THEIR MANUFACTURER AS CONFORMING TO THE ASTM A48/48M IN EFFECT AT THE TIME THE CASTINGS WERE MANUFACTURED;
   I. BRICK MASONRY FOR SHELF, INVERT, AND GRADE ADJUSTMENT SHALL BE CERTIFIED BY ITS MANUFACTURER AS COMPLYING WITH THE ASTM C32 STANDARD IN EFFECT AT THE TIME THE BRICK IS MANUFACTURED, CLAY OR SHALE, FOR GRADE SS HARD BRICK, WITH NO MORE THAN 5 LAYERS OF BRICK FOR GRADE ADJUSTMENT.
2. MATERIALS OF CONSTRUCTION FOR MANHOLE GRADE ADJUSTMENT SHALL BE AS FOLLOWS:
   A. GRADE ADJUSTMENT RINGS SHALL BE CONSTRUCTED WITH EITHER GRADE SS HARD BRICK THAT HAS BEEN CERTIFIED BY IT MANUFACTURER AS MEETING ASTM C32-23 STANDARD, OR REINFORCED CONCRETE MEETING THE REQUIREMENTS OF THIS SECTION; AND
   B. GRADE ADJUSTMENT RINGS SHALL:
      1. BE SIZED TO THE OPENING OF THE MANHOLE; AND
      2. NOT OBSTRUCT THE ACCESS TO THE MANHOLE.
3. MOTAR USED IN MANHOLE CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
   A. MOTAR SHALL BE COMPOSED OF TYPE II PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION;
   B. PROPORTIONS IN MOTAR OF PARTS BY VOLUMES SHALL BE:
      1. 4.5 PARTS SAND AND 1.5 PARTS TYPE II PORTLAND CEMENT; OR
      2. 4.5 PARTS SAND, ONE PART TYPE II PORTLAND CEMENT, AND 0.5 PARTS HYDRATED LIME;
   C. CEMENT SHALL BE TYPE II PORTLAND CEMENT THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C150/C150M STANDARD, IN EFFECT AT THE TIME THE CEMENT WAS MANUFACTURED;
   D. HYDRATED LIME SHALL BE TYPE S THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C207 STANDARD IN EFFECT AT THE TIME THE HYDRATED LIME WAS PROCESSED;
   E. SAND SHALL CONSIST OF INERT NATURAL SAND THAT IS CERTIFIED BY ITS SUPPLIER AS CONFORMING TO THE ASTM C33 STANDARD IN EFFECT AT THE TIME THE SAND IS PROCESSED BY "STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES"; AND
   F. CONCRETE FOR DROP SUPPORTS SHALL CONFORM TO THE REQUIREMENT FOR CLASS AAA CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

MANHOLE STEPS (ENV WQ 704.14):
   A. BE PERMITTED ONLY AT THE REQUEST OF THE SYSTEM OWNER;
   B. BE MANUFACTURED OF STAINLESS STEEL, PLASTIC-COVERED STEEL, OR PLASTIC;
   C. BE SHAPED SO THAT THEY CANNOT BE PULLED OUT OF THE CONCRETE WALL INTO WHICH THEY ARE SECURED;
   D. BE CERTIFIED BY THE MANUFACTURER AS MEETING ASTM C478/C478M-22 STANDARD FOR LOAD CARRYING CAPACITY AND PULL-OUT RESISTANCE;
   E. NOT BE SECURED WITH MOTAR;
   F. BE APPROXIMATELY 14 INCHES BY 10 INCHES IN DIMENSION;
   G. HAVE A DROP SECTION OR RAISED ABUTMENTS TO PREVENT SIDEWAYS SLIPPAGE OFF THE STEP; AND
   H. HAVE NON-SKID SAFETY SERRATIONS ON THE FOOT CONTACT SURFACES.

MANHOLE TESTING (ENV WQ 704.17):
   A. MANHOLES SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST IN ACCORDANCE WITH THE ASTM C1244 STANDARD IN EFFECT WHEN THE TESTING IS PERFORMED. A MANHOLE MAY BE BACKFILLED PRIOR TO PERFORMING A VACUUM TEST, BUT IF THE MANHOLE FAILS THE VACUUM TEST, BACKFILL SHALL BE REMOVED SO REPAIRS TO THE MANHOLE CAN BE MADE FROM THE OUTSIDE OF THE MANHOLE PRIOR TO RETESTING.
   B. THE MANHOLE VACUUM TEST SHALL CONFORM TO THE FOLLOWING:
      1. THE INITIAL VACUUM GAUGE TEST PRESSURE SHALL BE 10 INCHES Hg; AND
      2. THE MINIMUM ACCEPTABLE TEST HOLD TIME FOR A 1-INCH Hg PRESSURE DROP TO 9 INCH Hg SHALL BE:
         a. NOT LESS THAN 2 MINUTES FOR MANHOLES LESS THAN 10 FEET DEEP IN DEPTH;
         b. NOT LESS THAN 2.5 MINUTES FOR MANHOLES 10 TO 15 FEET DEEP; AND
         c. NOT LESS THAN 3 MINUTES FOR MANHOLES MORE THAN 15 FEET DEEP.
   C. THE MANHOLE SHALL BE REPAIRED AND RETESTED IF THE TEST HOLD TIMES FAIL TO ACHIEVE THE ACCEPTANCE LIMITS SPECIFIED IN (B) ABOVE.
   D. INVERTS AND SHELVES SHALL NOT BE INSTALLED UNTIL AFTER SUCCESSFUL TESTING IS COMPLETED.
   E. IMMEDIATELY FOLLOWING COMPLETION OF THE LEAKAGE TEST, THE FRAME AND COVER SHALL BE PLACED ON THE TOP OF THE MANHOLE OR SOME OTHER MEANS USED TO PREVENT ACCIDENTAL ENTRY BY UNAUTHORIZED PERSONS, CHILDREN, OR ANIMALS, UNTIL THE CONTRACTOR IS READY TO MAKE FINAL ADJUSTMENTS TO GRADE.

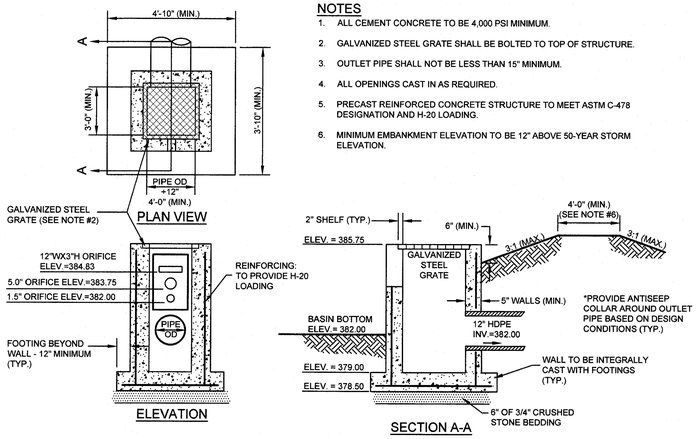


ELEVATION VIEW

PLAN VIEW

PIPE INSULATION DETAIL
(REDUCTION IN SEPARATION)
NOT TO SCALE

NOTES:
1. MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE 4 INCHES. MINIMUM SIZE FOR STREET SEWER LINES SHALL BE 8 INCHES.
2. PIPE AND JOINT MATERIALS:
   A. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA):
      1. AWWA C151/A21.51-02 - FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL OR SAND-LINED MOLDS, FOR WATER OR OTHER LIQUIDS;
      2. AWWA C150/A21.50-02 - FOR THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A536-84 (2009) DUCTILE IRON CASTINGS;
      3. JOINTS SHALL BE MECHANICAL, PUSH-ON OR BALL-AND-SOCKET TYPE.
   B. PLASTIC GRAVITY SEWER PIPE AND FITTINGS SHALL COMPLY WITH THE FOLLOWING STANDARDS:
      1. ASTM D3034-04A - PVC, SOLID WALL;
      2. AT LEAST 46 PSI AT 5% PIPE DIAMETER DEFLECTION, AS MEASURED IN ACCORDANCE WITH ASTM D2414-02 DURING MANUFACTURING; AND
      3. JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D3212-96A(2003)E1 AND SHALL BE PUSH-ON OR BELL-AND-SPIGOT TYPE.
3. DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
4. JOINTS SHALL BE DEPENDENT UPON PROPER MATERIALS (SEE NOTE #2) FOR WATER TIGHTNESS, AND ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.
5. SERVICE CONNECTIONS SHALL USE SANITARY TEE OR WYE FITTINGS FOR ALL NEW CONSTRUCTION. THE CENTERLINE OF ALL BUILDING CONNECTIONS SHALL ENTER THE TOP HALF OF THE SEWER. ANY SERVICE CONNECTION WITH A VERTICAL RISE UP TO 4 FEET MAY HAVE THE SEWER FITTING SET VERTICALLY. ANY SERVICE CONNECTION WITH A VERTICAL RISE UP TO 12 FEET SHALL EMPLOY NON-ENCASED RISERS THAT PROTECT AGAINST PIPE PENETRATION OR FAILURE AT THE FITTING BY THE USE OF BELL-ON-BELL CONNECTIONS. FOR EXISTING SEWER MAINS WHERE TEES CANNOT BE INSTALLED, SADDLE CONNECTIONS SHALL BE USED. PRESSURE SEWERAGE SHALL HAVE AN ISOLATION VALVE OR CURB STOP VALVE INSTALLED AT THE PROPERTY LINE. IF A CHECK VALVE IS USED AT THE PROPERTY LINE, THE VALVE SHALL BE INSTALLED WITHIN A VAULT TO FACILITATE MAINTENANCE. ROOF DOWNSPOUTS, EXTERIOR OR INTERIOR FOUNDATION DRAINS, SUMP PUMPS OR OTHER SOURCE OF SURFACE WATER RUN-OFF OR GROUND WATER SHALL NOT BE DIRECTLY OR INDIRECTLY CONNECTED TO A PUBLIC SEWER.
6. PIPE INSTALLATION:
   A. THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER.
   B. PIPES SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL.
   C. BEDDING AND RE-FILL, FOR A DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE, SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH THE APPROPRIATE MECHANICAL DEVICES.
   D. THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE HOUSE FOUNDATION AT A GRADE OF NOT LESS THAN 1/8 INCH PER FOOT.
   E. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.
7. TESTING: THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS: (PRIOR TO BACKFILLING)
   A. AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.
   B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF THE TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEAN OUT WITH A FLASHLIGHT.
   C. DRY FLUORESCENCE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER, OR IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWNSTREAM MANHOLE.
   D. LEAKAGE OBSERVED IN ANY OF THE ABOVE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG-UP, IF NECESSARY, AND RE-LAID SO AS TO ASSURE WATER-TIGHTNESS.
8. ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM TOILETS, SINKS, LAUNDRY, ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR ANY OTHER SIMILAR CONNECTION CARRYING RAIN WATER, DRAINAGE OR GROUND WATER, SHALL NOT BE PERMITTED
9. WATER SERVICE SHALL NOT BE LAID IN THE SAME TRENCH AS THE SEWER SERVICE, UNLESS NECESSARY AND APPROVED BY THE AHJ. WHEN NECESSARY, THE WATER SERVICE SHALL BE PLACED ABOVE AND TO ONE SIDE OF THE SEWER SERVICE, AS SHOWN.
10. LOCATION: THE LOCATION OF THE WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS MATERIAL, ROD OR PIPE SHALL BE PLACED OVER THE WYE TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPE FINDER.
11. CHIMNEY CONNECTIONS ARE ONLY PERMITTED IF ALLOWED BY THE AHJ. ANY VERTICAL RISE GREATER TH



NOTES

1. ALL CEMENT CONCRETE TO BE 4,000 PSI MINIMUM.
2. GALVANIZED STEEL GRATE SHALL BE BOLTED TO TOP OF STRUCTURE.
3. OUTLET PIPE SHALL NOT BE LESS THAN 15" MINIMUM.
4. ALL OPENINGS CAST IN AS REQUIRED.
5. PRECAST REINFORCED CONCRETE STRUCTURE TO MEET ASTM C-478 DESIGNATION AND H-20 LOADING.
6. MINIMUM EMBANKMENT ELEVATION TO BE 12" ABOVE 50-YEAR STORM ELEVATION.

OUTLET STRUCTURE #1 AT DETENTION BASIN LOT 124-9

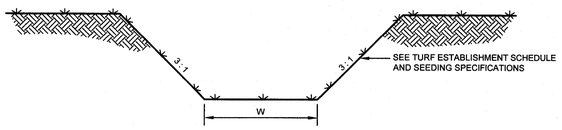
NOT TO SCALE

NOTES

1. ALL CEMENT CONCRETE TO BE 4,000 PSI MINIMUM.
2. GALVANIZED STEEL GRATE SHALL BE BOLTED TO TOP OF STRUCTURE.
3. OUTLET PIPE SHALL NOT BE LESS THAN 15" MINIMUM.
4. ALL OPENINGS CAST IN AS REQUIRED.
5. PRECAST REINFORCED CONCRETE STRUCTURE TO MEET ASTM C-478 DESIGNATION AND H-20 LOADING.
6. MINIMUM EMBANKMENT ELEVATION TO BE 12" ABOVE 50-YEAR STORM ELEVATION.

OUTLET STRUCTURE #1 AT DETENTION BASIN LOT 124-9-1

NOT TO SCALE



LOCATION	SWALE WIDTH "W"	SWALE LENGTH	SWALE SLOPE
SWALE #1	1'	105'	0.020
SWALE #2	1'	145'	0.010
SWALE #3	1'	85'	0.010
SWALE #4	1'	75'	0.010

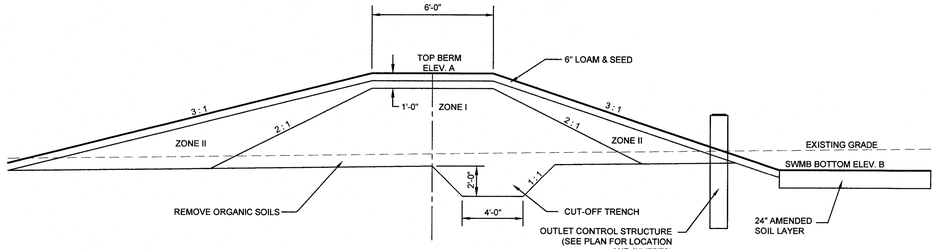
MAINTENANCE

1. TIMELY MAINTENANCE IS IMPORTANT TO KEEP THE VEGETATION IN THE SWALE IN GOOD CONDITION. MOWING SHOULD BE DONE FREQUENTLY ENOUGH TO KEEP THE VEGETATION IN VIGOROUS CONDITION AND TO CONTROL ENCROACHMENT OF WEEDS AND WOODY VEGETATION, HOWEVER IT SHOULD NOT BE MOWED TOO CLOSELY SO AS TO REDUCE THE FILTERING EFFECT. FERTILIZE ON AN "AS NEEDED" BASIS TO KEEP THE GRASS HEALTHY. OVER FERTILIZATION CAN RESULT IN THE SWALE BECOMING A SOURCE OF POLLUTION.
2. THE SWALE SHOULD BE INSPECTED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE THE CONDITION OF THE SWALE. RILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AND RE-VEGETATED AS NECESSARY TO PREVENT FURTHER DETERIORATION.

CONVEYANCE SWALE DETAIL

NOT TO SCALE

(MARCH 2008)



POND #	ELEV. A	ELEV. B
124-9	386.50	382.00
124-9-1	408.50	405.00

MATERIAL TYPE:

ZONE I
WELL GRADED MIXTURE OF GRAVEL, SAND, SILT, OR CLAY WITH MAXIMUM 6 INCH SIZE STONE AND GRADATION AS INDICATED BELOW. PLACE IN MAXIMUM 12 INCH THICK LIFTS TO 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D1557. SCARIFY SURFACE PRIOR TO PLACING SUBSEQUENT LIFT. IN ADDITION, REMOVE ORGANIC SOILS.

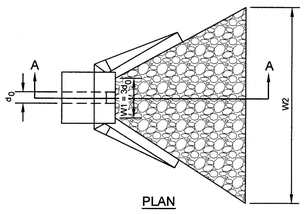
SIEVE SIZE	PERCENT BY WEIGHT PASSING
6"	100%
NO. 4	50 TO 100%
NO. 40	30 TO 70%
NO. 200	20 TO 40%

ZONE II
DRAINAGE LAYER: PLACE IN MAXIMUM 12 INCH THICK LIFTS TO 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D1557.

SIEVE SIZE	PERCENT BY WEIGHT PASSING
1"	100%
NO. 4	70 TO 100%
NO. 200	0 TO 12% OF FRACTION PASSING THE NO. 4 SIEVE

STORMWATER MANAGEMENT BASIN EMBANKMENT DETAIL AND CONSTRUCTION CRITERIA FOR FILL EMBANKMENTS

SCALE: 1" = 5'



PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL

NOT TO SCALE

(MARCH 2008)

LOCATION	La	W1	W2	d50	DEPTH
OUTLET OF DET. POND	5	0	2	3"	8"

TABLE 7-24 -- RECOMMENDED RIP RAP GRADATION RANGES	
PERCENT OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100%	1.5 TO 2.0 d50
85%	1.3 TO 1.8 d50
50%	1.0 TO 1.5 d50
15%	0.3 TO 0.5 d50

CONSTRUCTION SPECIFICATIONS:

1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP. 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.
4. STONE FOR THE RIP RAP 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.

MAINTENANCE:

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR RAIN EVENT. IF THE RIP RAP 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 TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

DETENTION BASIN NOTES:

CONSTRUCTION CRITERIA:

1. 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.

   EXISTING STREAM CHANNELS IN THE FOUNDATION AREA SHALL BE SLOPED NO STEEPER THAN 1:1 AND DEEPENED AND WIDENED AS NECESSARY TO REMOVE ALL STONES, GRAVEL, SAND, STUMPS, ROOTS, AND OTHER OBJECTIONABLE MATERIAL AND TO ACCOMMODATE COMPACTION EQUIPMENT.

   FOUNDATION AREAS SHALL BE KEPT FREE OF STANDING WATER WHEN FILL IS BEING PLACED ON THEM.

2. 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 ANTI-SEEP 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.

3. 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 BE MIXED UNTIL THE REQUIREMENT IS MET.

4. COMPACTION - CONSTRUCTION EQUIPMENT SHALL BE OPERATED OVER THE AREAS OF EACH LAYER OF FILL TO INSURE THAT THE REQUIRED COMPACTION IS OBTAINED. SPECIAL EQUIPMENT SHALL BE USED, IF NEEDED, TO OBTAIN THE REQUIRED COMPACTION.

5. 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 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.

6. 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.

MAINTENANCE:

MAINTENANCE IS NECESSARY FOR THE DETENTION BASIN TO CONTINUE TO FUNCTION AS ORIGINALLY DESIGNED. THE OWNER IS ASSIGNED RESPONSIBILITY FOR MAINTAINING THE STRUCTURES AND THE BASIN AREA. THE FOLLOWING MAINTENANCE PLAN SHOULD BE ADOPTED:

1. EMBANKMENT - THE EMBANKMENT SHOULD BE INSPECTED ANNUALLY TO DETERMINE IF RODENT BURROWS, WET AREAS, OR EROSION OF THE FILL IS TAKING PLACE.
2. 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.
3. INLETS - PIPE INLETS AND SPILLWAY STRUCTURES SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM EVENT. ACCUMULATED DEBRIS AND SEDIMENT SHOULD BE REMOVED. IF PIPES ARE COATED, THE COATING SHOULD BE CHECKED AND REPAIRED AS NECESSARY.
4. 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.
5. 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.
6. SAFETY INSPECTIONS - ALL PERMANENT IMPOUNDMENTS SHOULD BE INSPECTED BY A QUALIFIED PROFESSIONAL ENGINEER. IF THERE IS POTENTIAL FOR SIGNIFICANT DAMAGE OR LOSS OF LIFE DOWNSTREAM, THEN THE INSPECTION SHOULD BE CARRIED OUT ANNUALLY. INSPECTIONS SHOULD BE MADE AFTER EVERY MAJOR STORM EVENT.

ALL DETAILS TO BE IN ACCORDANCE WITH THE MOST RECENT "TYPICAL DETAILS FOR SITE AND ROADWAY INFRASTRUCTURE" TOWN OF LONDONDERRY NH, DATED MAY 2009"

REVISIONS			
NO.	DATE	DESCRIPTION	BY

1/7/26

CONSTRUCTION DETAILS

STONEHENGE ROAD SUBDIVISION

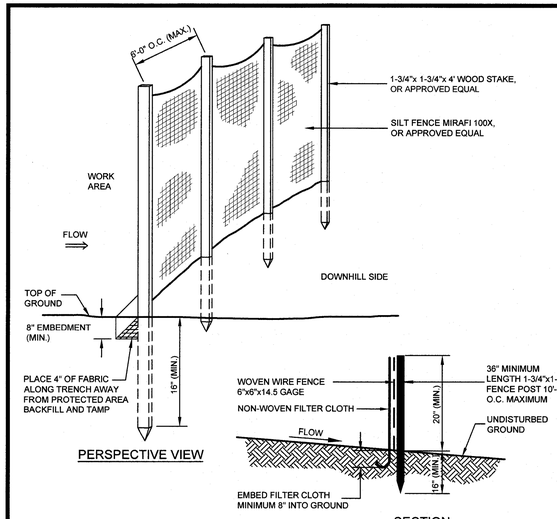
MAP 12 LOT 124-9
17 STONEHENGE ROAD
LONDONDERRY, NEW HAMPSHIRE 03053
ROCKINGHAM COUNTY

OWNER OF RECORD:
2ND STONEHENGE LLC
200 TECHNOLOGY DRIVE
HOOKSETT, NH 03106
BK. 5800 PG. 98

APPLICANT:
ELM GROVE COMPANIES
C/O AARON RAVENELLE
200 TECHNOLOGY DRIVE
HOOKSETT, N.H. 03106

KEACH–NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
Phone (603) 627-2881

PROJ. NO: 24-1009-1
DATE: JAN. 12, 2026
SCALE: AS SHOWN
FILE NO.:
SHEET NO. 11 **OF** 13



SILT FENCE DETAIL

NOT TO SCALE

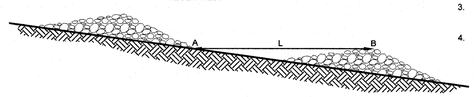
(MARCH 2008)

CONSTRUCTION SPECIFICATIONS:

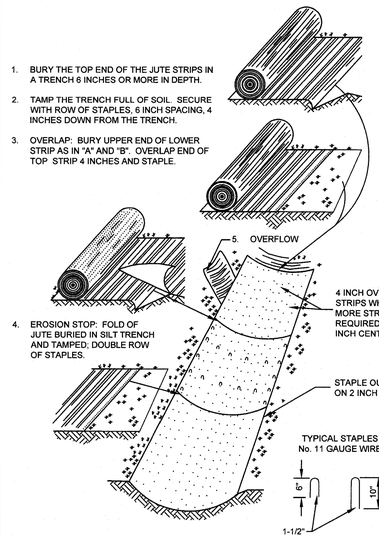
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIE OR STAPLES WHERE NOTED OR AS DIRECTED BY DESIGN ENGINEER.
4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MIDSECTION AND BOTTOM.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
6. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

MAINTENANCE:

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.



L = THE DISTANCE SUCH THAT POINTS A AND B ARE EQUAL ELEVATION, OR FOR FLAT SLOPES L = 75' MAXIMUM



EROSION CONTROL BLANKETS - SWALE INSTALLATION

NOT TO SCALE

(MARCH 2008)

MAINTENANCE:

MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE CRUSHED STONE AND THE EFFECTIVENESS OF THE CRUSHED STONE PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOPDRESSED WITH NEW CRUSHED STONE OR COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.

IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

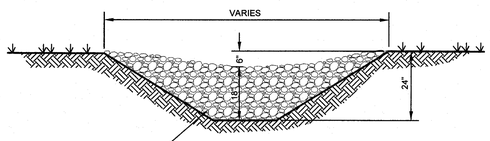
CONSTRUCTION SPECIFICATIONS:

1. STONE FOR A STABILIZED CONSTRUCTION EXIT SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED EXIT SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED EXIT SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE EXIT SHALL NOT BE LESS THAN THE FULL WIDTH OF THE AREA WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STONE CHECK DAM SPACING DETAIL

NOT TO SCALE

(MARCH 2008)



STONE CHECK DAM DETAIL

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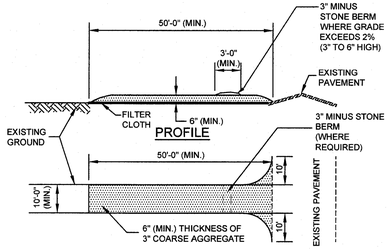
(MARCH 2008)

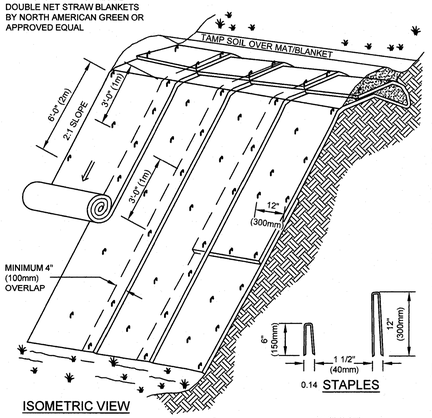


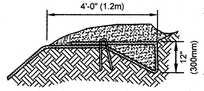
STABILIZED CONSTRUCTION EXIT DETAIL

NOT TO SCALE

(APRIL 2018)

MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE AND SHALL BE DOUBLE NET STRAW BLANKETS BY NORTH AMERICAN GREEN OR APPROVED EQUAL





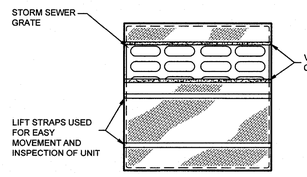
NOTES:

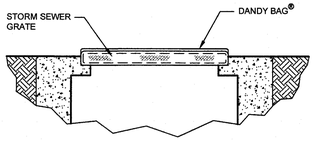
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
4. THERE SHALL BE NO PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES MATERIAL UTILIZED.

EROSION CONTROL BLANKETS - SLOPE INSTALLATION

NOT TO SCALE

(AUGUST 2011)





HI-FLOW DANDY BAG® (SAFETY ORANGE)

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	kN (lbs)	1.62 (365) x 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 x 10
PUNCTURE STRENGTH	ASTM D 4833	kN (lbs)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	kPa (psi)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	kN (lbs)	0.51 (115) x 0.33 (75)
UV RESISTANCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
FLOW RATE	ASTM D 4491	l/min/m² (gal/min/ft²)	5907 (145)
PERMITTIVITY	ASTM D 4491	Sec⁻¹	2.1

DANDY BAG®

NOT TO SCALE

(APRIL 2010)

DEWATERING NOTES:

1. THE PROPOSED PROJECT IS SCHEDULED TO TAKE PLACE IN THE "DRY" SEASON AND DOES NOT ANTICIPATE ANY DEWATERING ACTIVITIES. HOWEVER, SHOULD DEWATERING ACTIVITIES BECOME NECESSARY DUE TO ACTUAL WET FIELD CONDITIONS, THE SITE CONTRACTOR SHALL BE REQUIRED TO PREPARE A DEWATERING PLAN FOR APPROVAL BY THE TOWN, PRIOR TO PERFORMING ANY DEWATERING ACTIVITIES.
2. SHOULD A DEWATERING PLAN BE REQUIRED, THE PLAN SHALL CONTAIN THE MINIMUM ITEMS:
   A. PLAN SKETCH: (PREPARED TO SCALE – INDICATING THE FOLLOWING)
      - TEMPORARY SOIL EROSION AND SEDIMENT CONTROL BMP'S
      - BYPASS CHANNEL OR PIPE LOCATION, ELEVATION, SIZE, AND MATERIAL TYPE
      - PUMP SIZE, TYPE, LOCATION, OPERATING PARAMETERS (POWER, CAPACITY)
      - INTAKE LINE – SIZE & LOCATION
      - TEMPORARY IMPOUNDMENT VOLUME
      - DISCHARGE LINE – SIZE AND LOCATION
      - TEMPORARY DISCHARGE SCOUR PROTECTION
   B. OPERATIONS & EMERGENCY CONTACT LIST: (NAME, ADDRESS, PHONE)
      - CONTRACTOR AND TOWN OFFICIALS (HIGHWAY AGENT, FIRE, POLICE, RESCUE)
   C. DEWATERING SCHEDULE:
      - ANTICIPATED START DATE AND END DATE
      - DAILY HOURS OF OPERATION
   D. CONTINGENCY PLAN

ALL DETAILS TO BE IN ACCORDANCE WITH THE MOST RECENT "TYPICAL DETAILS FOR SITE AND ROADWAY INFRASTRUCTURE" TOWN OF LONDONDERRY NH, DATED MAY 2009"

REFERENCE CONSTRUCTION STANDARDS/SPECIFICATIONS:

THE FOLLOWING CONSTRUCTION STANDARDS/SPECIFICATIONS/REFERENCES ARE TO BE UTILIZED IN CONCERT WITH THE APPROVED PLANS:

1. NHDOT – STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. NHDOT – STANDARD PLANS FOR ROAD CONSTRUCTION, LATEST EDITION.
3. TOWN OF LONDONDERRY – CONSTRUCTION STANDARDS, LATEST REVISION.
4. AASHTO – A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, LATEST EDITION.
5. FHWA – THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.

WINTER STABILIZATION NOTES:

1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 4:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER DECEMBER 1ST, INCOMPLETE ROAD SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3 OR, IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON, BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.
4. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
   A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED;
   B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS WHOLE TREE CHIPS, MULCH, STONE OR RIP RAP HAS BEEN INSTALLED; OR
   D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

EROSION CONTROL NOTES

1. EXPOSED EARTHWORK SHALL BE CONFINED TO AS LIMITED AN AREA AS IS PRACTICAL AT ANY GIVEN TIME THROUGHOUT THE CONSTRUCTION SEQUENCE. AT NO TIME SHALL MORE THAN FIVE (5) ACRES OF SITE AREA BE IN AN UNSTABLE CONDITION. NO GIVEN AREA OF THE SITE SHALL BE LEFT IN AN UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING THIRTY (30) CALENDAR DAYS.
2. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR, MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OF RAINFALL OR MORE. THEY SHALL BE CLEANED AND MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATING MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
3. ALL DISTURBED AREAS DESIGNATED TO BE TURF, SHALL RECEIVE A MINIMUM APPLICATION OF 4 INCHES OF LOAM (COMPACTED THICKNESS), PRIOR TO FINAL SEEDING AND MULCHING.
4. ALL SWALES AND DITCHLINES SHALL BE PERIODICALLY CLEANED OF DEPOSITED SEDIMENT SO AS TO MAINTAIN AN EFFECTIVE GRADE AND CROSS SECTION. ALL SWALES AND DITCHLINES SHALL BE FULLY STABILIZED PRIOR TO HAVING STORMWATER DIRECTED TOWARDS THEM.
5. IN THE EVENT THAT, DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
6. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
   A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED;
   B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
   D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
7. DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD, IN ACCORDANCE WITH ENV-A 1000.
8. IN NO WAY ARE THOSE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.
9. AREAS HAVING FINISH GRADE SLOPES OF 3 : 1 OR STEEPER, SHALL BE STABILIZED WITH JUTE MATTING WHEN AND IF FIELD CONDITIONS WARRANT, OR IF SO ORDERED. JUTE MATTING INSTALLED TO CONFORM WITH THE RECOMMENDED BEST MANAGEMENT PRACTICE OUTLINED IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION."
10. ALL DETENTION PONDS AND TREATMENT SWALES SHALL BE CONSTRUCTED PRIOR TO ANY EARTH MOVING ACTIVITIES THAT WILL INFLUENCE STORMWATER RUNOFF.
11. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
12. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

RESIDENTIAL LOT CONSTRUCTION SEQUENCE:

1. CONTRACTOR TO NOTIFY DIG-SAFE 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. PRIOR TO ANY EARTH MOVING, ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AS DEPICTED ON THE APPROVED PROJECT PLANS (IE. CHECK DAMS, SILTATION FENCE, ETC.).
3. INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE/EXIT, TYPICALLY AT THE DRIVEWAY APRON LOCATION.
4. ALL PREVIOUSLY DELINEATED WETLAND BUFFERS SHOULD BE REFRESHED/CONFIRMED PRIOR TO, DURING, AND AFTER CONSTRUCTION.
5. PRIOR TO ANY CLEARING, ALL APPLICABLE ENVIRONMENTALLY SENSITIVE AREAS/BUFFERS SHALL BE FLAGGED/MARKED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
6. THE LIMIT OF WORK, BUILDING FOUNDATIONS, SEPTIC SYSTEM, AND WELL LOCATIONS SHALL BE MARKED BY STAKES AND/OR FLAGGING BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
7. CUT/CLEAR TREES AND BRUSH FROM LIMIT OF WORK. ALL BRANCHES, TOPS, AND BRUSH TO BE PROPERLY DISPOSED OF BY CONTRACTOR. THIS PROJECT IS MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
8. ALL STUMPS AND SIMILAR DEBRIS SHALL BE PROPERLY DISPOSED OF BY CONTRACTOR. LEDGE SHALL ALSO BE REMOVED TO A DEPTH OF TWO FEET BELOW THE SUBGRADE OF THE ROADWAY. ORGANIC MATERIAL SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED IN UPLAND AREAS. ALL STOCKPILES SHALL BE SEEDED WITH WINTER RYE AND, IF NECESSARY, SURROUNDED WITH HAY BALES IN ORDER TO PREVENT LOSS DUE TO EROSION.
9. THE WORK AREA SHALL BE GRADED, SHAPED, AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, AND DAMAGE TO EXISTING VEGETATION.
10. PERFORM EARTHMOVING OPERATIONS, FOUNDATION EXCAVATION, AND BACKFILL TO DESIRED SUBGRADE ELEVATIONS IN ACCORDANCE WITH THE SITE PLAN. ALL FILL MATERIAL NECESSARY TO ACHIEVE SUBSURFACE ELEVATION SHALL CONSIST OF STONE AND SAND REASONABLY FREE FROM LOAM, SILT, CLAY, AND ORGANIC MATERIAL AND SHALL MEET THE REQUIREMENTS OF NHDOT SECTION 203.
11. COMPLETE DRIVEWAY BASE PAVEMENT OPERATIONS. PAVING SHALL BE HOT BITUMINOUS PAVEMENT AND SHALL BE PLACED IN TWO COURSES. THE COURSES SHALL CONSIST OF A BINDER COURSE AND A WEARING COURSE (SEE TYPICAL SECTION). THE BITUMINOUS PAVEMENT SHALL BE BATCHED AND PLACED IN ACCORDANCE WITH NHDOT SECTION 401.
12. APPLY TOPSOIL TO SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION. TOPSOIL USED MAY BE NATIVE ORGANIC MATERIAL SCREENED SO AS TO BE FREE OF ROOTS, BRANCHES, STONES, AND OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL BE APPLIED SO AS TO PROVIDE A MINIMUM OF 4 INCHES OF SCREENED, NATIVE LOAM FREE FROM INVASIVE SPECIES, TRACKED AND SEEDED. UPON COMPLETION OF TOPSOILING, FINISHED SECTIONS ARE TO BE LIMED, SEEDED, AND MULCHED. CONSTRUCTION PERSONNEL SHALL INSPECT COMPLETED SECTIONS OF WORK ON A REGULAR BASIS AND REMEDY ANY PROBLEM AREAS UNTIL A HEALTHY STAND OF GRASS HAS BECOME ESTABLISHED.
13. MONITOR CONSTRUCTION ACTIVITIES ON INDIVIDUAL LOTS TO INSURE CONSTRUCTION ACTIVITIES ARE BEING PERFORMED IN SUCH A WAY AS NOT TO ENDANGER THE INTEGRITY OF ROADWAY EMBANKMENTS, STORMWATER SYSTEMS, AND UTILITIES. ALL DRIVEWAYS ACROSS DITCHLINES SHALL HAVE CULVERTS INSTALLED IN ACCORDANCE WITH LOCAL DRIVEWAY PERMIT REQUIREMENTS.

TURF ESTABLISHMENT SCHEDULE

PURPOSE:

TO ESTABLISH AND MAINTAIN PERMANENT AND TEMPORARY TURF AREAS, RESTORE GROWTH TO EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION AND CONTROL SOIL EROSION. ALL MATERIAL AND WORK SHALL BE IN ACCORDANCE WITH APPLICABLE TOWN OF LONDONDERRY REGULATIONS.

PREPARATION AND EXECUTION:

1. RAKE THE SUBGRADE OF ALL AREAS TO BE LOAMED AND SEEDED TO REMOVE RUBBISH, STICKS, ROOTS AND STONES LARGER THAN 1 INCH. LOAM TO BE USED SHALL BE FREE FROM INVASIVE SPECIES. NO LOAM SHALL BE REUSED IF KNOW TO CONTAIN INVASIVE SPECIES.
2. ALL DISTURBED AREAS SHALL RECEIVE FOUR (4) INCHES OF SCREENED, NATIVE LOAM FREE FROM INVASIVE SPECIES, TRACKED AND SEEDED.
3. FINE GRADE SURFACE AND SUPPLEMENT WITH SUITABLE LOAM WHERE NEEDED TO CREATE A UNIFORM SURFACE ACCORDING TO THE FINISH GRADES INDICATED. TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED. NO LOAM SHALL BE SPREAD IF THE SUBGRADE IS EXCESSIVELY WET OR FROZEN.
4. APPLY LIME EVENLY OVER LOAM SURFACE AND THOROUGHLY INCORPORATE THEM INTO THE LOAM BY HEAVY RAKING TO AT LEAST ONE-HALF THE DEPTH OF THE LOAM.
5. APPLY FERTILIZER AND MIX WITH THE UPPER 2 INCHES OF LOAM.
6. DETERMINE APPROPRIATE MIXTURE FOR AREA TO BE SEEDED BASED ON EXAMINATION OF PROJECT PLANS. UNIFORMLY SPREAD THE SEED BY BROADCASTING OR HYDROSEEDING. IF BROADCASTING, LIGHTLY RAKE INTO THE PREPARED SURFACE AND ROLL. IF HYDROSEEDING, USE 4 TIMES THE RECOMMENDED RATE OF INOCULANT. AFTER SEED IS SPREAD, WATER THOROUGHLY WITH A FINE SPRAY.
7. SEEDING FOR PERMANENT COVER SHALL OCCUR DURING THE LOCAL GROWING SEASON. SEEDING SHALL NOT BE DONE DURING WINDY WEATHER, WHEN THE GROUND IS FROZEN OR EXCESSIVELY WET OR OTHERWISE UNTILLABLE.
8. WITHIN 24 HOURS AFTER SEEDING OPERATION, UNIFORMLY MULCH THE AREA WITH HAY. ANCHOR MULCH ON ALL SLOPES EXCEEDING 3 : 1 USING MULCH NETTING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER.
9. PROTECT AND PREVENT AGAINST WASHOUTS, ANY WASHOUTS WHICH OCCUR SHALL BE PROMPTLY REGRADED AND RESEEDED.
10. WHEN IT IS IMPRACTICAL TO ESTABLISH PERMANENT GROWTH ON DISTURBED EARTH BY NOVEMBER 15, A TEMPORARY SEED MIXTURE SHALL BE USED. WHEN TEMPORARY SEEDING CANNOT ESTABLISH VISIBLE GROWTH, THE DISTURBED AREA SHALL BE COVERED WITH SIX INCHES OF MULCH FOR THE WINTER.
11. THIS PROJECT IS MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.

MAINTENANCE:

ALL SEEDED AREAS SHALL BE KEPT WATERED AND IN GOOD CONDITION. RESEED AS NECESSARY TO ESTABLISH HEALTHY UNIFORM GROWTH OVER THE ENTIRE SEEDED AREA. MAINTAIN SEEDED AREAS IN AN APPROVED CONDITION UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE REPAIRS FOR DAMAGE CAUSED BY EROSION.

APPLICATION RATES:

1. LOAM SHALL BE APPLIED AT A MINIMUM COMPACTED THICKNESS OF 6 INCHES.
2. LIME SHALL BE APPLIED AT A RATE OF 75 TO 100 POUNDS PER 1,000 S.F.
3. FERTILIZER SHALL BE APPLIED AT A RATE OF 30 POUNDS PER 1,000 S.F.
4. SEED MIXTURE FOR LAWN AREAS SHALL BE APPLIED AT A RATE OF AT LEAST 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
5. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 POUNDS PER 1,000 S.F.
6. SEED MIXTURE FOR SLOPE AREAS SHALL BE APPLIED AT A RATE OF 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
7. SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS SHALL BE APPLIED AT A RATE OF 70 POUNDS PER ACRE OR 1.6 POUNDS PER 1,000 S.F.
8. MULCH SHALL BE APPLIED AT A RATE OF 90 POUNDS PER 1,000 S.F.

MATERIALS:

1. LOAM USED FOR TOPSOIL SHALL BE FRIABLE, FERTILE, NATURAL FREE-DRAINING LOAM; FREE OF ROOTS, GRASS, STICKS, WEEDS, CLAY, SOD LUMPS, DEBRIS AND STONES LARGER THAN 1 INCH IN ANY DIMENSION. SOIL SHALL NOT BE EXCESSIVELY ACID OR ALKALINE AND CONTAIN NO TOXIC MATERIALS OR INVASIVE SPECIES.
2. LIME SHALL BE GROUND LIMESTONE CONTAINING NO LESS THAN 95% CALCIUM AND MAGNESIUM CARBONATES.
3. FERTILIZER SHALL BE 10-20-20 COMMERCIAL GRADE.
4. SEED MIXTURE FOR LAWN AREAS SHALL BE 99% PURE LIVE SEED AND CONSIST OF THE FOLLOWING:
   25% CREEPING RED FESCUE
   25% KENTUCKY BLUEGRASS
   25% REDTOP
   25% MANHATTAN PERENNIAL RYEGRASS
5. TEMPORARY SEEDING MIXTURE SHALL BE AN APPROVED CONSERVATION MIX OR CONSIST OF THE FOLLOWING:
   15% BLACKWELL OR SHELTER SWITCHGRASS
   30% NIAGRA OR KAW BIG BLUESTEM
   30% CAMPER OR BLAZE LITTLESTEM
   15% NE-27 OR BLAZE SAND LOVEGRASS
   10% VIKING BIRDSFOOT TREFOIL
   INOCULUM SPECIFIC TO BIRDSFOOT TREFOIL MUST BE USED WITH THIS MIXTURE. IF SEEDING BY HAND, A STICKING AGENT SHALL BE USED. IF SEEDING WITH A HYDROSEEDER, USE FOUR TIMES THE RECOMMENDED AMOUNT OF INOCULUM.
6. SEED MIXTURE FOR SLOPE AREAS SHALL BE 99% PURE LIVE SEED AND SHALL CONSIST OF THE FOLLOWING:
   30% CREEPING RED FESCUE
   40% PERENNIAL RYE GRASS
   15% REDTOP
   15% BIRDSFOOT TREFOIL
   *IN ADDITION TO THE MIX SPECIFIED ABOVE, CROWN VETCH SHALL BE USED ON ALL SLOPES STEEPER THAN 3 : 1. CROWN VETCH SHALL BE APPLIED AT A RATE OF 10 POUNDS PER ACRE AND INOCULUM SPECIFIC TO CROWN VETCH MUST BE USED.
7. SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS, INCLUDING DETENTION BASINS AND VEGETATED TREATMENT SWALES SHALL CONSIST OF NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES, AS PROVIDED BY NEW ENGLAND WETLAND PLANTS, INC., OR APPROVED EQUAL. THIS MIX SHALL BE APPLIED AT A RATE OF 1 LB/1,250 SF AND CONSISTS OF VIRGINIA WILD RYE, CREEPING RED FESCUE, LITTLE BLUESTEM, BIG BLUESTEM, FOX SEDGE, SWITCH GRASS, ROUGH BENTGRASS, NEW ENGLAND ASTER, BONESET, GRASS LEAVED GOLDENROD, GREEN BULRUSH, BLUE VERVAIN, SOFT RUSH AND WOOL GRASS.
8. HAY USED FOR MULCH SHALL CONSIST OF MOWED AND PROPERLY CURED GRASS OR LEGUME MOWINGS, FREE FROM WEEDS, TWIGS, DEBRIS OR OTHER DELETERIOUS MATERIAL AND ROT OR MOLD.

CONSTRUCTION DETAILS

STONEHENGE ROAD SUBDIVISION

MAP 12 LOT 124-9
17 STONEHENGE ROAD
LONDONDERRY, NEW HAMPSHIRE 03053
ROCKINGHAM COUNTY

REVISIONS			
NO.

I. General

Introduction

The property owner or their assigned heirs will maintain the stormwater treatment facilities after construction is completed. The owner of the project is 2nd Stonehenge, LLC located at 200 Technology Drive, Hooksett, NH. The project owner will maintain the stormwater management system until construction is finalized and a new individual lot owner is established. The property owner will maintain the stormwater system from that time forward.

The subject property is referenced on Map 12; Lot 124-9 in Londonderry, New Hampshire. Any transfer of responsibility for inspection and maintenance activities or transfer of ownership shall be documented to the New Hampshire Department of Environmental Services and Londonderry in writing. The contract documents will require the contractor to designate a person responsible for maintenance of the sedimentation control features during construction. Long-term operation and maintenance for the stormwater management facilities are presented below.

Maintenance will be performed as described unless and until the system is formally accepted by a municipality or quasi-municipal district or is placed under the jurisdiction of the property owner that will be responsible for the maintenance of the system.

Post Construction:

The following standards will be met after construction is complete:

Documentation:

A maintenance log will be kept summarizing inspections, maintenance, and any corrective actions taken. The log will include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. If a maintenance task requires the clean out of any sediments or debris, the location where the sediment and debris was disposed after removal will be indicated. The following forms shall be submitted to the Londonderry Department of Engineering and Environmental Services on an annual basis.

Maintenance Requirements

Stormwater Ponds:

- Systems should be inspected at least twice annually, and following any rainfall event exceeding 2.5 inches in a 24-hour period, with maintenance or rehabilitation conducted as warranted by such inspection.
- System embankments should be mowed periodically to maintain grass cover and any other vegetation found on the embankment should be removed at each inspection.
- Trash and debris found within the pond or in the outlet structure should be removed at each inspection.
- Removal of accumulated sediment
- Inspection and repair of embankments, inlet and outlet structures, and appurtenances

Outlet Protection:

- Inspect the outlet protection annually for damage and deterioration. Repair damages immediately.

General:

- If any invasive species begin to grow in the stormwater management practices the species shall be disposed of in an appropriate manner that will not allow the pest to survive or spread. The disposal of such species shall be witnessed or approved by a state inspector. Methods for disposal may include, but not be limited to:
  - Encapsulating the plant(s) in plastic bags and disposing of the plant material in one of the following ways:
    - Trash pickup;
    - Discarding;
    - Open burning;
    - Incineration; or
    - Burial of infested nursery.

Annual Inspection and Maintenance Reporting Form
for
17 Stonehenge Road
Londonderry, New Hampshire

Date: _____

To: **Lot 12-124-9 Property Owner**

Re: **Certification of Inspection and Maintenance; Submittal of Forms**

Property Name: _____

Property Address: _____

Contact Name: _____

Contact Phone #: _____

Contact Email Address: _____

I verify that the required stormwater facility inspections and required maintenance have been completed in accordance with the Operation & Maintenance Plan associated with the above referenced property.

The required Long-Term Inspection & Maintenance Plan Checklist is attached to this form.

_____ Name of Party Responsible for Inspection & Maintenance

_____ Property Owner

_____ Authorized Signature

_____ Signature

Long-Term Inspection & Maintenance Plan Checklist
17 Stonehenge Road - Londonderry, NH

Current Owner Name:		Date:	
Business Address:		Inspector:	
Weather:			
Date of Last Rainfall:		Amount:	Inches:
Best Management Practice			
Stormwater Ponds	Reason for Inspection		
	Spring ☐	Fall/Yearly ☐	After Major Storm ☐
Maintenance Required? Yes ☐ No ☐ Corrective Action Needed & Notes:			
Sideslopes & berms need repair? Yes ☐ No ☐ Clean inlet & outlet structures? Yes ☐ No ☐			
Outlet Protection	Reason for Inspection		
	Spring ☐	Fall/Yearly ☐	After Major Storm ☐
Maintenance Required? Yes ☐ No ☐ Corrective Action Needed & Notes:			
General	Reason for Inspection		
	Spring ☐	Fall/Yearly ☐	After Major Storm ☐
Maintenance Required? Yes ☐ No ☐ Corrective Action Needed & Notes:			

Long-Term Inspection & Maintenance Log
17 Stonehenge Road – Londonderry, NH

Date	Inspection (Yes or No)	Maintenance (Yes or No)	List BMPs Inspected and/or Provide Comments	Inspected By:

NOTES:

1. TYPICAL OPERATION AND MAINTENANCE PLAN APPLIES TO EACH LOT. SEE INDIVIDUAL OPERATION & MAINTENANCE PLAN.

1/13/26

REVISIONS			
NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DETAILS
STONEHENGE ROAD SUBDIVISION

MAP 12 LOT 124-9
17 STONEHENGE ROAD
LONDONDERRY, NEW HAMPSHIRE 03053
ROCKINGHAM COUNTY

OWNER OF RECORD:
2ND STONEHENGE LLC
200 TECHNOLOGY DRIVE
HOOKSETT, NH 03106
BK. 5800 PG. 98

APPLICANT:
ELM GROVE COMPANIES
C/O AARON RAVENELLE
200 TECHNOLOGY DRIVE
HOOKSETT, N.H. 03106

KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
Phone (603) 627-2881

PROJ. NO: 24-1009-1
DATE: JAN. 12, 2026
SCALE: AS SHOWN
FILE NO.:
SHEET NO. 13 **OF** 13

7 PLANEVIEW DRIVE CONTRACTOR BAYS

TAX MAP 014 - LOT 013-4

7 PLANEVIEW DRIVE

LONDONDERRY, NH, 03053

SYMBOLS LEGEND

EXISTING SYMBOLS

- EXISTING PROPERTY LINE
- EXISTING PROPERTY TIE LINE
- EXISTING ABUTTERS PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY SETBACK LINE
- EXISTING PROPERTY LINE TO BE REMOVED
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FOOT CONTOUR
- EXISTING FENCE LINE
- EXISTING STONE WALL
- EXISTING TREE LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING SEWER SERVICE W.CLEAN OUT
- EXISTING DRAIN LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND UTILITIES
- EXISTING OVERHEAD ELECTRIC
- EXISTING WETLAND BOUNDARY
- EXISTING BUILDING
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING WATER GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING WELL
- EXISTING FES WITH RIP-RAP OUTLET PROTECTION
- EXISTING GAS GATE
- EXISTING TREE AND CALIPER
- EXISTING SOFTWOOD TREE
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- TEMPORARY BENCH MARK (TBM)
- TEST PIT LOCATION (TP)

MONUMENTS

- STONE BOUND FOUND (SBF)
- IRON ROD FOUND (IRF)
- DRILL HOLE FOUND (DHF)
- IRON PIPE FOUND (IPF)
- RAILROAD TIE FOUND (RRTF)
- RE-BAR FOUND (RBF)

SITE PLAN

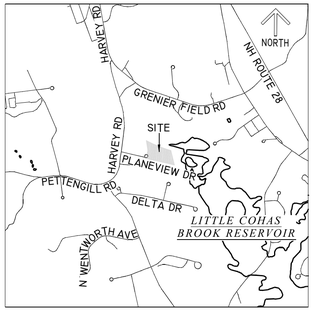
- PHOTO NUMBER AND DIRECTION

PROPOSED SYMBOLS

- PROPOSED LOT LINE
- PROPOSED TREELINE
- PROPOSED 2 FOOT CONTOUR
- PROPOSED 10 FOOT CONTOUR
- PROPOSED 1 FOOT CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED BUILDING
- PROPOSED WATER LINE
- PROPOSED SEWER
- PROPOSED SEWER SERVICE WITH CLEAN-OUT
- PROPOSED DRAIN LINE
- PROPOSED ROOF DRAIN
- PROPOSED UNDER DRAIN
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND UTILITIES
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE OUTLET STRUCTURE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER GATE VALVE
- PROPOSED GAS GATE VALVE
- PROPOSED FES WITH RIP-RAP OUTLET PROTECTION
- PROPOSED LIGHT POLE
- PROPOSED DRAINAGE FLOW ARROWS
- PROPOSED PAVEMENT
- PROPOSED PAVED SIDEWALK
- PROPOSED GRAVEL DRIVE
- PROPOSED DREDGE AND FILL PERM. DISTURBANCE
- PROPOSED DREDGE AND FILL TEMP. DISTURBANCE
- PROPOSED LANDSCAPE TREE

EROSION CONTROL LAYERS

- PROPOSED HAY BAIL / SILT FENCE
- PROPOSED SLOPE PROTECTION BLANKET
- PROPOSED CHANNEL PROTECTION BLANKET
- PROPOSED TEMPORARY CHECK DAMN
- PROPOSED CONSTRUCTION ENTRANCE
- REVISION CLOUD



LOCUST MAP
1"=2500'

PROFESSIONAL CONSULTANTS LIST

ENGINEER:	HESS ENGINEERING & CONSTRUCTION CONSULTANTS, LLC 63 WEST STREET - P.O. BOX 991 ASHLAND, NH 03217 PH: (603) 968-5664
SURVEYOR & WETLANDS SCIENTIST:	PROMISED LAND SURVEY, LLC PO BOX 447 DERRY, NEW HAMPSHIRE 03038 PH: (603) 432-2112
SOIL SCIENTIST:	HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC PO BOX 356 EPSOM, NH 03234 PH: (603) 583-1745

LIST OF DRAWINGS

DWG	SHT NO.	DESCRIPTION
C-1	1 OF 26	COVER SHEET
PLS-1	2 OF 26	PLS EXISTING CONDITIONS PLAN
PLS-2	3 OF 26	PLS EXISTING CONDITIONS PLAN
E-1	4 OF 26	EXISTING CONDITIONS PLAN
E-2	5 OF 26	EXISTING SOILS PLAN
S-1	6 OF 26	SITE PLAN
S-2	7 OF 26	PROPOSED LANDSCAPE PLAN
G-1	8 OF 26	GRADING AND DRAINAGE PLAN
U-1	9 OF 26	UTILITY PLAN
U-2	10 OF 26	UTILITY PLAN
PP-1	11 OF 26	SEWER PLAN & PROFILE
LT-1	12 OF 26	LIGHTING PLAN - REFLEX LIGHTING
ESC-1	13 OF 26	EROSION & SEDIMENT CONTROL PLAN
H-1	14 OF 26	EXISTING SUBCATCHMENT PLAN
H-2	15 OF 26	PROPOSED SUBCATCHMENT PLAN
D-1	16 OF 26	CONSTRUCTION DETAILS
D-2	17 OF 26	EROSION & SEDIMENT CONTROL DETAILS
D-3	18 OF 26	EROSION & SEDIMENT CONTROL NOTES
D-4	19 OF 26	DRAINAGE DETAILS
D-5	20 OF 26	STORMTECH 1 DETAILS
D-6	21 OF 26	STORMTECH 2 DETAILS
D-7	22 OF 26	BAYFILTERS DETAILS
D-8	23 OF 26	SEWER DETAILS
D-9	24 OF 26	WATER DETAILS
D-10	25 OF 26	LANDSCAPING DETAILS
FG-1	26 OF 26	NHF&G DETAILS

SECTION ENV-WQ 1504.17 NOTE:

(1) ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHALL BE REPORTED IMMEDIATELY TO THE NHF&G NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV WITH THE EMAIL SUBJECT LINE CONTAINING THE NHB DATACHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION: NHB25-1062

(2) PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCES SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE;

(3) 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; AND

(4) THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE: _____

CERTIFIED BY:

_____

_____

CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. HESS ENGINEERING & CONSTRUCTION CONSULTANTS, LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-DIG-SAFE ((1-888-344-7233).

INITIAL PLAN SET SUBMISSION DATE

FEBRUARY 12TH, 2026

LATEST REVISION DATE

_____

NO.	DATE	DESCRIPTION	BY

OWNER/APPLICANT:

RUSSELL F. & FRANCINE I. WILMARTH REVOCABLE TRUST
64 ROGER STREET
ALTON BAY, NH 03810-4202

PREPARED BY:
HESS ENGINEERING & CONSTRUCTION CONSULTANTS, LLC
63 WEST STREET - P.O. BOX 991
ASHLAND, NH 03217
TEL: (603) 968-5664
WWW.HESSENGINEERINGLLC.COM

DRAWN BY:
IAN A. DESMARAIS:
WESLEY W. LAMBERT
REVIEWED BY:
WILLIAM R.O. HESS, P.E.

NOTE:

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF LONDONDERRY, NH REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

PLANS OF REFERENCE

1) "SUBDIVISION PLAN OF LAND;" PREPARED FOR: RUSSELL WILMARTH; PREPARED BY: THOMAS F. MORAN, INC.; DATED: JANUARY 22, 1988; SCALE: 1"=100'. SEE RCRD PLAN No. D-18984.
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DRAINAGE TABLE

STRUCTURE	RIM EL.	INV. IN	INV. IN	INV. IN	INV. OUT
CB 1	288.1'	*6" HDPE (NNE) 283.4'±	*6" HDPE (SSW) 283.2'±	15" HDPE (SE) 281.9'±	15" HDPE (N) 281.8'±
CB 2	287.9'	*6" HDPE (SW) 283.3'±	*6" HDPE (NE) 283.1'±	15" HDPE (SE) 282.3'±	15" HDPE (NW) 282.0'±
CB 3	288.1'	*6" HDPE (SW) 284.0'±	*6" HDPE (E) 283.8'±	15" HDPE (SSW) 282.5'±	15" HDPE (NNW) 282.4'±
CB 4	288.0'	*6" HDPE (WNW) 283.3'±			15" HDPE (NNE) 282.7'±

*UNDERDRAINS - NO INLET OR OUTLET THAT DAYLIGHTS OUTSIDE OF CATCH BASIN STRUCTURES

LINE TABLE

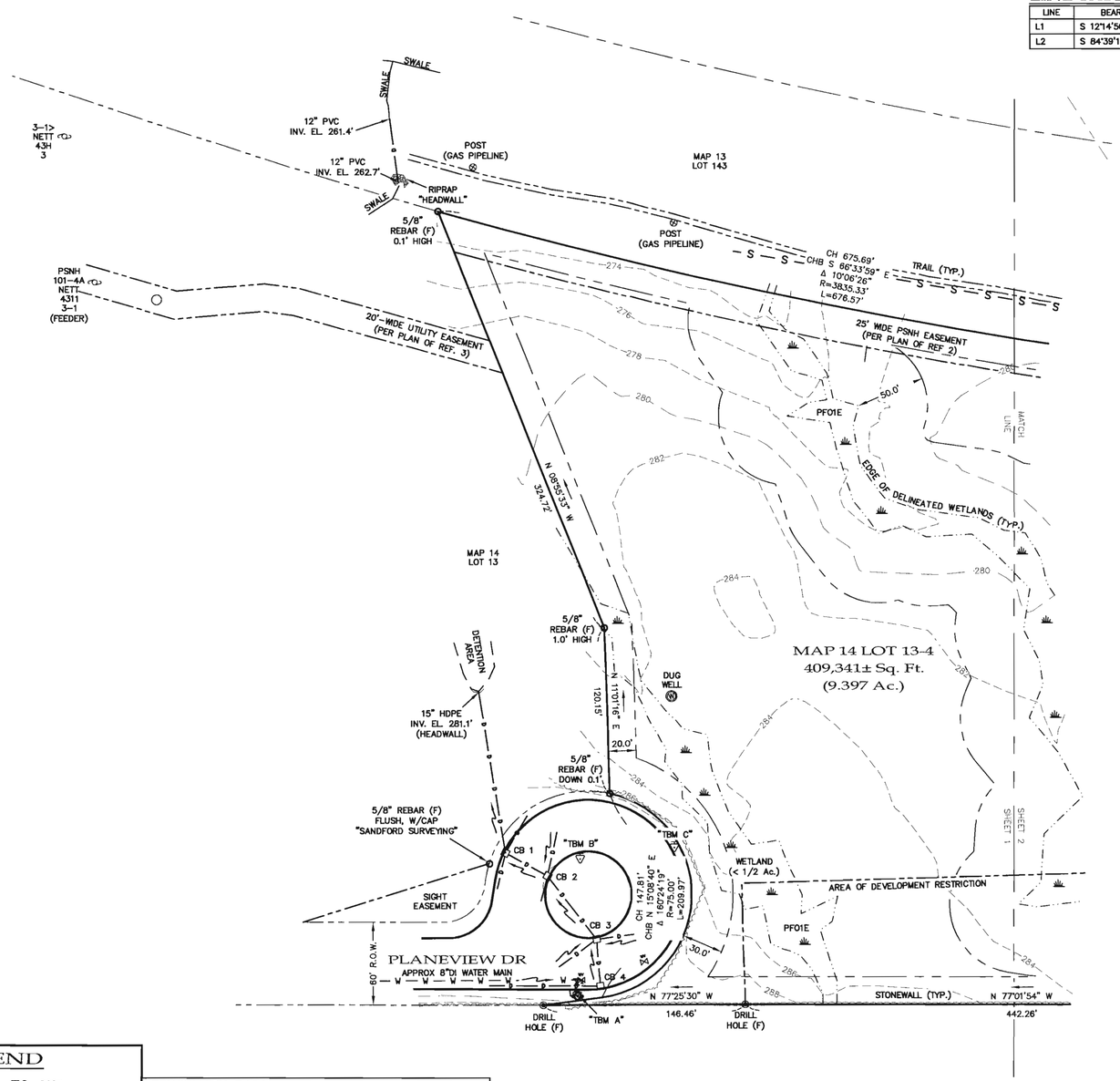
LINE	BEARING	DISTANCE
L1	S 12°14'50" E	34.36'
L2	S 84°39'11" E	42.90'

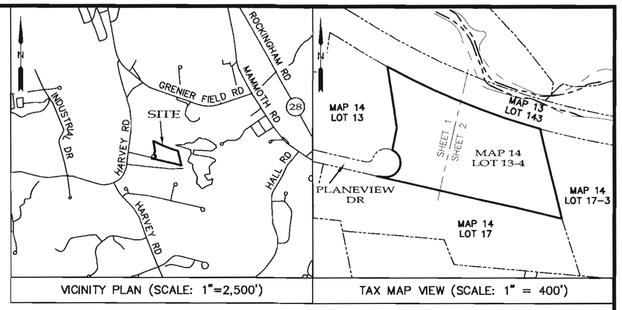
ABUTTERS

MAP 13 LOT 143
N/F STATE OF NEW HAMPSHIRE
DEPT. OF TRANSPORTATION
PO BOX 483
CONCORD, NH 03301
(RCRD: 4125/2744)

MAP 14 LOT 13
N/F RUSSELL F. & FRANCINE WILMARTH
REVOCABLE TRUST
64 ROGER ST
ALTON BAY, NH 03810
(RCRD: 4580/1549)

MAP 14 LOTS 17 & 17-3
N/F VAB PROPERTIES LLC
104 PINECREST RD
LITCHFIELD, NH 03051
(RCRD: 4630/2739)





NOTES

1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING BOUNDARY AND SITE CONDITIONS OF MAP 14 LOT 13-4, LOCATED AT 7 PLANEVIEW DRIVE IN LONDONDERRY, NEW HAMPSHIRE.
2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN JUNE OF 2025.
3) MAP 14 LOT 13-4 LIES WITHIN THE IND-II (INDUSTRIAL II) ZONING DISTRICT.
4) DIMENSIONAL REQUIREMENTS FOR IND-II (INDUSTRIAL-II):
   AREA: 43,560 Sq.Ft. (BY SOILS)
   FRONTAGE: 150'
   SETBACKS:
   FRONT - 30'
   SIDE - 20'
   REAR - 20'
   WETLANDS < 1/2 Ac. IN SIZE - EXEMPT
   WETLANDS > 1/2 Ac. IN SIZE - 50'
5) THIS PARCEL OF LAND (MAP 14 LOT 13-4) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33015C0316E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
6) THE EXISTING USE IS VACANT, FORESTED LAND. THE PROPOSED USE IS INDUSTRIAL.
7) THIS PLAN IS NOT INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 22x34 (ANSI D) SIZE PAPER.
8) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.

DATUM

HORIZONTAL: NAD83-2011
VERTICAL: NAVD88 - GEOID18

VERTICAL AND HORIZONTAL DATA SHOWN ARE BASED ON GNSS OBSERVATIONS BY PROMISED LAND SURVEY, LLC ON MAY 15, 2025 USING CARLSON BRX7 GNSS. OBSERVATIONS WERE ADJUSTED USING A LEAST SQUARES ADJUSTMENT, UTILIZING CORS STATIONS P776 (GILFORD, NH), MASA (SALISBURY, MA), AND MAWM (WESTMINSTER, MA), AND WERE INSTRUMENT (LEICA TS12) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE, WHICH HAD A RAW LINEAR ERROR OF CLOSURE OF 1:75,498.

WETLAND NOTE:

THE WETLANDS WERE DELINEATED BY BRANDON J. WING, CWS #335, OF PROMISED LAND SURVEY, LLC, ON MAY 19, 2025 ACCORDING TO THE FOLLOWING STANDARDS:
- US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY 1987).
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (OCTOBER 2012).
- FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4.
- LICHVAR, R.W., ET AL. (2016). NORTHCENTRAL AND NORTHEAST, 2016 REGIONAL WETLAND PLANT LIST. (U.S. ACoE).
- CODE OF ADMINISTRATIVE RULES. WETLANDS BOARD, STATE OF NEW HAMPSHIRE, (CURRENT).

STATE OF NEW HAMPSHIRE
BRANDON J. WING
No. 335
CERTIFIED WETLAND SCIENTIST
10/22/25

LANDOWNERS OF RECORD:

THE RUSSELL F. & FRANCINE I. WILMARTH REVOCABLE TRUST
RUSSELL F. & FRANCINE I. WILMARTH, Tts
64 ROGER ST
ALTON BAY, NH 03810
ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) BOOK 3814 PG. 0989

RUSSELL F. WILMARTH, Tt — DATE

FRANCINE I. WILMARTH, Tt — DATE

EXISTING CONDITIONS PLAN
MAP 14 LOT 13-4
RUSSELL F. & FRANCINE I. WILMARTH
7 PLANEVIEW DRIVE
LONDONDERRY, NEW HAMPSHIRE
MAY 18, 2025

LANDOWNERS:
THE RUSSELL F. & FRANCINE I. WILMARTH REVOCABLE TRUST
RUSSELL F. & FRANCINE I. WILMARTH, Tts
64 ROGER ST
ALTON BAY, NH 03810

SCALE: 1"=50'

SHEET 1 OF 2

LEGEND

- BOUND
- CATCH BASIN
- DRILL HOLE
- IRON PIPE/REBAR
- POST
- SEWER MANHOLE
- WATER GATE
- WETLAND
- CONTOUR MAJOR
- CONTOUR MINOR
- CURBING
- DRAINAGE LINE
- SEWER LINE
- TREE LINE
- WATER LINE
- WETLAND EDGE (DELINEATED)

BENCHMARK DATA

"TBM A" - EL. 290.87'
PUNCH (S) IN ROADSIDE
FLANGE BOLT OF HYDRANT

"TBM B" - EL. 288.80'
HUB W/ MAG NAIL (S)
0.1' ABOVE GRADE

"TBM C" - EL. 288.98'
HUB W/ MAG NAIL (S)
0.1' ABOVE GRADE

L.L.S. STAMP

STATE OF NEW HAMPSHIRE
No. 11066
MATTHEW NEAL
LICENSED LAND SURVEYOR
11/06/25

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	01/22/2025	PER ENGINEER COMMENTS; ADDED SHEET 2	BJW

0 50 100 150

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

Promised Land Survey, LLC
PO Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112
www.PromisedLandSurvey.com
Land Surveying • Mapping • Planning • Permitting • Layout

PLS PROJECT #4152

N:\Carlson2025\4152\DWG\d4152s1.dwg

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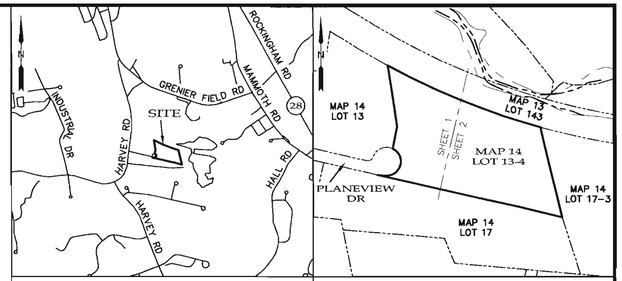

VICINITY PLAN (SCALE: 1"=2,500') | TAX MAP VIEW (SCALE: 1" = 400')

NOTES

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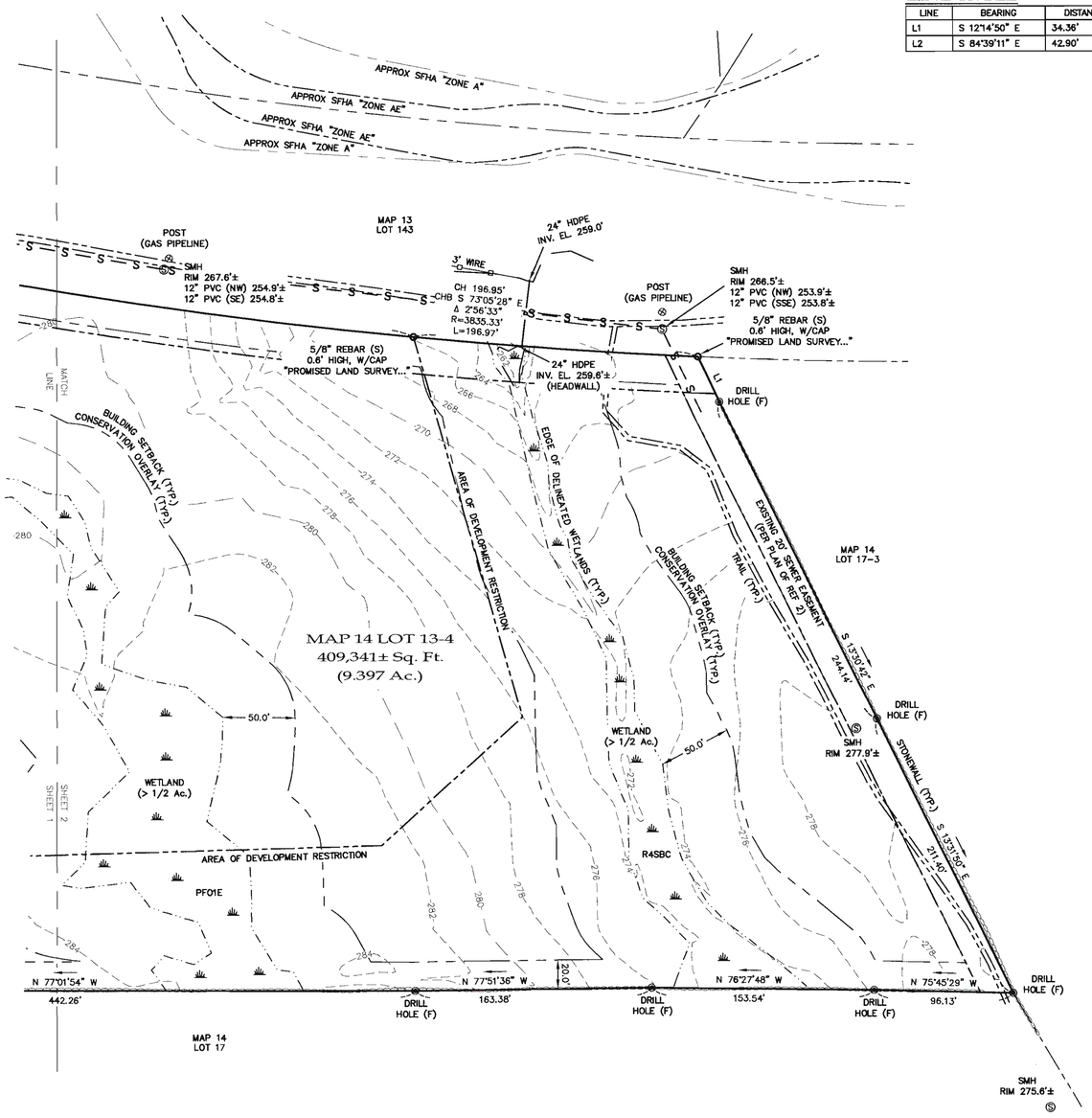
STATE OF NEW HAMPSHIRE
BRANDON J. WING
No. 335
CERTIFIED WETLAND SCIENTIST



0 50 100 150

LANDOWNERS OF RECORD:

THE RUSSELL F. & FRANCINE I. WILMARTH REVOCABLE TRUST
RUSSELL F. & FRANCINE I. WILMARTH, Tts
64 ROGER ST
ALTON BAY, NH 03810
ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) BOOK 3814 PG. 0989

RUSSELL F. WILMARTH, Tt _____ DATE

FRANCINE I. WILMARTH, Tt _____ DATE

EXISTING CONDITIONS PLAN
MAP 14 LOT 13-4
RUSSELL F. & FRANCINE I. WILMARTH
7 PLANEVIEW DRIVE
LONDONDERRY, NEW HAMPSHIRE
MAY 18, 2025

LANDOWNERS:
THE RUSSELL F. & FRANCINE I. WILMARTH REVOCABLE TRUST
RUSSELL F. & FRANCINE I. WILMARTH, Tts
64 ROGER ST
ALTON BAY, NH 03810

SCALE: 1"=50' SHEET 2 OF 2

LEGEND

- BOUND
- CATCH BASIN
- DRILL HOLE
- IRON PIPE/REBAR
- POST
- SEWER MANHOLE
- WATER GATE
- WETLAND
- CONTOUR MAJOR
- CONTOUR MINOR
- CURBING
- DRAINAGE LINE
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- TREE LINE
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PUNCH (S) IN ROADSIDE
FLANGE BOLT OF HYDRANT

"TBM B" – EL. 288.80'
HUB W/ MAG NAIL (S)
0.1' ABOVE GRADE

"TBM C" – EL. 288.98'
HUB W/ MAG NAIL (S)
0.1' ABOVE GRADE

L.L.S. STAMP

STATE OF NEW HAMPSHIRE
No. 01066
NEAL MATTHEW WITHINGTON
LAND SURVEYOR

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	01/22/2025	PER ENGINEER COMMENTS; ADDED SHEET 2	BJW

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

Promised Land Survey, LLC
PO Box 447
Derry, New Hampshire 03038
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Land Surveying • Mapping • Planning • Permitting • Layout

PLS PROJECT #4152

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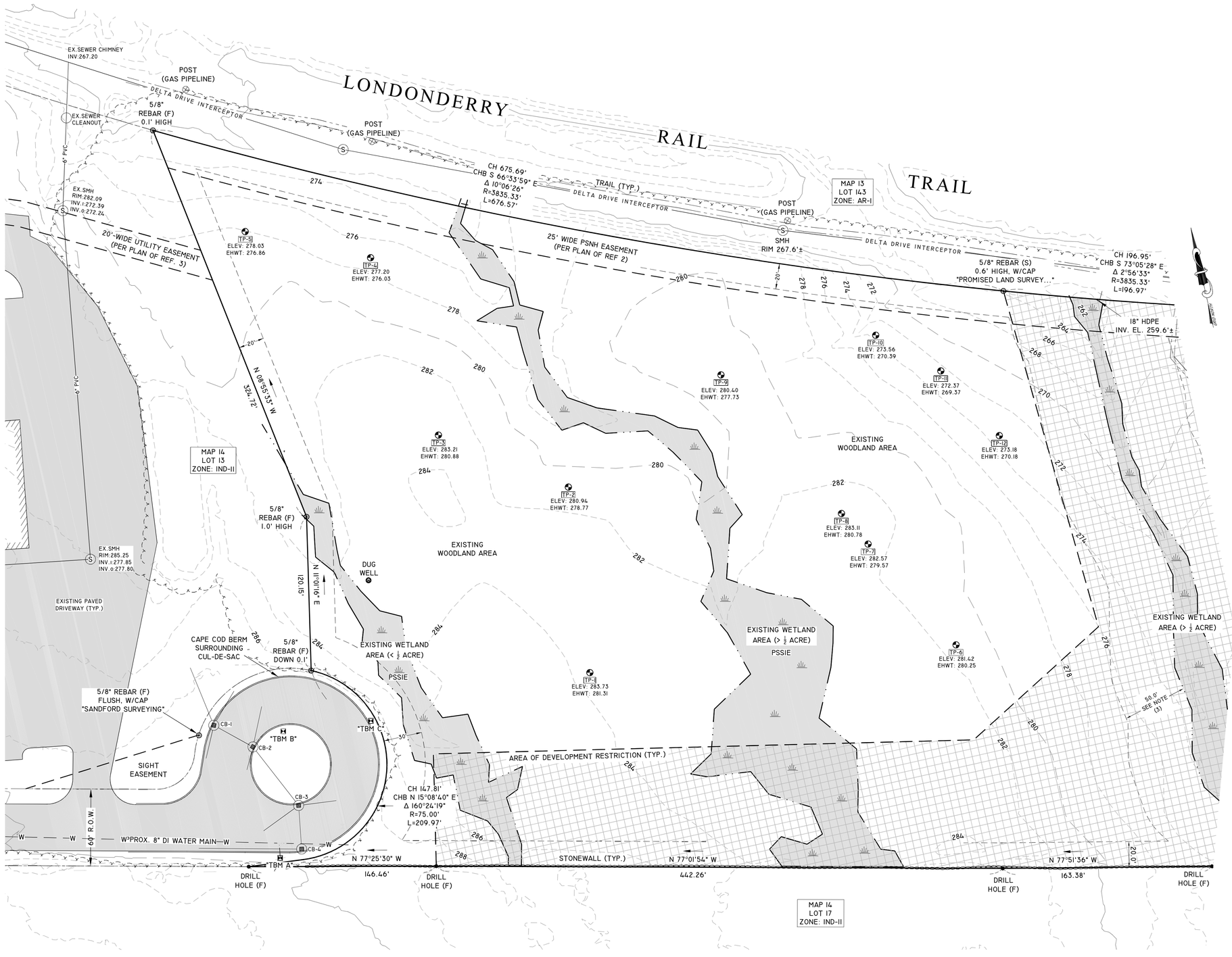
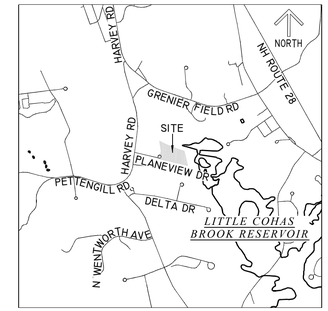




LOCUST MAP
1"=2500'

GENERAL NOTES:

1. PROPERTY ADDRESS: 7 PLANEVIEW DRIVE, LONDONDERRY, NH
   THE PROPERTY IS DESIGNATED TAX MAP 14 LOT 13-4.
   THE PROPERTY IS 9.397 ACRES IN SIZE.
   THE OWNER OF RECORD IS:
   RUSSEL F. & FRANCINE I. WULMARTH REVOCABLE TRUST
   64 ROGER STREET
   ALTON BAY, NH 03810-4202
   BOOK 5442 PAGE 2491
   ROCKINGHAM COUNTY
2. THE PROPERTY IS ZONED INDUSTRIAL-II.
3. TOWN OF LONDONDERRY BUILDING SETBACKS:
   30' FRONT
   20' SIDE YARD
   20' REAR
   50' WETLANDS > 1/2 AC IN SIZE
4. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS. THIS IS NOT A BOUNDARY SURVEY.
5. HESS ENGINEERIGN & CONSTRUCTION CONSULTANTS PRODUCED THIS PLAN BY COMPILING PROMISED LAND SURVEY DATA (SHEETS 2 & 3) AND CREATING AN EXISTING CONDITIONS BY HESS ENGINEERING & CONSTRUCTION CONSULTANTS. THE INFORMATION AND NOTES DEPICTED ON THIS PLAN ARE INTENDED TO BE IDENTICAL.

PLANS OF REFERENCE:

1. "SUBDIVISION PLAN OF LAND," PREPARED FOR: RUSSELL WILMARTH; PREPARED BY: THOMAS F. MORAN, INC.; DATED: JANUARY 22, 1988; SCALE: 1"=100'. SEE RCRD PLAN NO. D-18984.
2. PROPOSED SELF STORAGE FACILITY EXISTING CONDITIONS PLAN, MAP 14/LOT 13-4 [SHEET 1 OF 12];" PREPARED FOR; PLANEVIEW SELF STORAGE LLC; PREPARED BY: SANDFORD SURVEYING AND ENGINEERING; DATED: 08/10/2015; SCALE: 1"=50'. PLAN NOT FOUND RECORDED.
3. "ELECTRIC, TELCOM, & SIGHT EASEMENT PLAN FOR EASEMENTS ACROSS MAP 14/LOT 13 TO BENEFIT MAP 14/LOT 13-4," PREPARED FOR: PLANEVIEW SELF STORAGE LLC; PREPARED BY: SANDFORD SURVEYING AND ENGINEERING; DATED: 03/16/2016; SCALE: 1"=40'. SEE RCRD PLAN NO. C-39611.

EXISTING CONDITIONS PLAN

TAX MAP 014 LOT LOT 013-4

7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

DRAWING TITLE:
7 PLANEVIEW DRIVE CONTRACTOR BAYS
PREPARED FOR:
RUSSELL F. & FRANCINE I. WILMARTH REVOCABLE TRUST
64 ROGER ST.
ALTON BAY, NH 03810-4202
BOOK 5442 PAGE 2491

PREPARED BY:
HESS ENGINEERING & CONSTRUCTION CONSULTANTS, LLC
63 WEST STREET - P.O. BOX 991
ASHLAND, NH 03217
TEL: (603) 968-5664
WWW.HESSENGINEERINGLLC.COM

DRAWN BY:
IAN A. DESMARAIS;
WESLEY W. LAMBERT
REVIEWED BY:
WILLIAM R.O. HESS, P.E.

GRAPHIC SCALE
40 20 0 40
SCALE: 1" = 40'

REV.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 12, 2026
JOB NO: 25013

SOILS LEGEND	HSG
444 NEWFIELDS	HSG B
448 SCITUATE	HSG C
926 RIDGEBURY (SOMEWHAT POORLY DRAINED)	HSG C
546P/B RIDGEBURY (POORLY DRAINED	HSG C

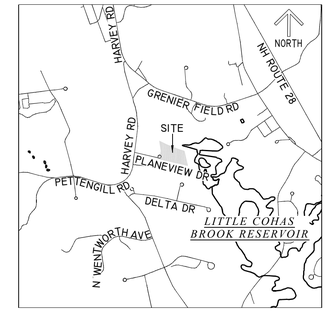
SLOPE PHASES	
B	0 - 8 %
C	8 - 15 %
D	15 - 25 %
E	> 25 %

SOIL MAPPING STANDARDS AND CERTIFICATION

SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT. SSSNNE SPECIAL PUBLICATION NO. 2, VERSION 7.0, JULY 2021. THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PRODUCT, INTEDED FOR THE SUBMISSION TO NHDES ALTERATION OF TERRAIN. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE.
THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

STATE OF NEW HAMPSHIRE
LUKE D. HURLEY
NO. 095
12/29/25
CERTIFIED SOIL SCIENTIST

= HYDROLOGIC GROUP A
= HYDROLOGIC GROUP B
= HYDROLOGIC GROUP C
= HYDROLOGIC GROUP D
= SURFACE WATER AREA
= IMPERVIOUS AREA



LOCUST MAP
1"=2500'

EX.SEWER CHIMNEY INV:267.20
POST (GAS PIPELINE)
DELTA DRIVE INTERCEPTOR
5/8" REBAR (F) 0.1' HIGH
EX.SEWER CLEANOUT
6" PVC
EX.SMH RIM:282.09 INV.I:272.39 INV.O:272.24
LONDONDERRY RAIL TRAIL
CH 675.69' CHB S 66°33'59" E Δ 10°06'26" R=3835.33' L=676.57'
MAP 13 LOT 143 ZONE: AR-I
SMH RIM 267.6'±
5/8" REBAR (S) 0.6' HIGH, W/CAP "PROMISED LAND SURVEY..."
CH 196.95' CHB S 73°05'28" E Δ 2°56'33" R=3835.33' L=196.97'
18" HDPE INV. EL. 259.6'±
MAP 14 LOT 13 ZONE: IND-II
N 08°59'33" W 324.72'
5/8" REBAR (F) I.0' HIGH
N 11°01'51" E 120.15'
EX.SMH RIM:285.25 INV.I:277.85 INV.O:277.80
EXISTING PAVED DRIVEWAY (TYP.)
DUG WELL
CAPE COD BERM SURROUNDING CUL-DE-SAC
5/8" REBAR (F) DOWN 0.1'
5/8" REBAR (F) FLUSH, W/CAP "SANDFORD SURVEYING"
"TBM A"
"TBM B"
"TBM C"
CB-1
CB-2
CB-3
CB-4
PLANEVIEW DR.
W PROX. 8" DI WATER MAIN W
926B
926A
444C
444B
448B
448C
546P/B
PSSIE
CH 147.81' CHB N 15°08'40" E Δ 160°24'19" R=75.00' L=209.97'
AREA OF DEVELOPMENT RESTRICTION (TYP.)
50.0' SEE NOTE (3)
STONEWALL (TYP.)
N 77°25'30" W
N 77°01'54" W
N 77°51'36" W
20.0'

TP-1 ELEV: 283.73 EHWT: 281.31
TP-2 ELEV: 283.11 EHWT: 280.78
TP-3 ELEV: 283.21 EHWT: 280.88
TP-4 ELEV: 277.20 EHWT: 276.03
TP-5 ELEV: 278.03 EHWT: 276.86
TP-6 ELEV: 281.42 EHWT: 280.25
TP-7 ELEV: 282.57 EHWT: 279.57
TP-8 ELEV: 280.94 EHWT: 278.77
TP-9 ELEV: 280.40 EHWT: 277.73
TP-10 ELEV: 273.56 EHWT: 270.39
TP-11 ELEV: 272.37 EHWT: 269.37
TP-12 ELEV: 273.18 EHWT: 270.18

LEGEND

16P = POND, CATCH BASIN, DRAIN MANHOLE
20R = REACH
4S = SUBCATCHMENT AREA
= SUBJECT PARCEL BOUNDS
= TIME OF CONCENTRATION
= EXISTING ABUTTERS PROPERTY LINE
= EXISTING WETLAND BOUNDARY
= EXISTING SUBCATCHMENT BOUNDARY

GENERAL NOTES:

1. PROPERTY ADDRESS: 7 PLANEVIEW DRIVE, LONDONDERRY, NH
THE PROPERTY IS DESIGNATED TAX MAP 14 LOT 13-4.
THE PROPERTY IS 9.397 ACRES IN SIZE.
THE OWNER OF RECORD IS:
RUSSEL F. & FRANCINE I. WULMARTH REVOCABLE TRUST
64 ROGER STREET
ALTON BAY, NH 03810
BOOK 3814 PAGE 989
ROCKINGHAM COUNTY

2. THE PROPERTY IS ZONED INDUSTRIAL-II.

3. TOWN OF LONDONDERRY BUILDING SETBACKS:
30' FRONT
20' SIDE YARD
20' REAR
50' WETLANDS > 1/2 AC IN SIZE

4. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE SOIL AS DESCRIBED BY CSS LUKE HURLEY.

EXISTING SOILS PLAN
TAX MAP 014 LOT 013-4
7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

DRAWING TITLE:
7 PLANEVIEW DRIVE CONTRACTOR BAYS
PREPARED FOR:
RUSSELL F. & FRANCINE I. WILMARTH REVOCABLE TRUST
64 ROGER ST.
ALTON BAY, NH 03810-4202
BOOK 5442 PAGE 2491

PREPARED BY:
HESS ENGINEERING & CONSTRUCTION CONSULTANTS, LLC
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DRAWN BY:
IAN A. DESMARAIS;
WESLEY W. LAMBERT
REVIEWED BY:
WILLIAM R.O. HESS, P.E.

GRAPHIC SCALE
40 20 0 40
SCALE: 1" = 40'

REV.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 12, 2026
JOB NO: 25013

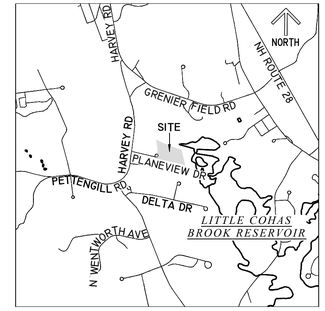
APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE: _____

CERTIFIED BY:

_____

_____



LOCUST MAP
1"=2500'

LONDONDERRY RAIL TRAIL

EX.SEWER CHIMNEY INV.267.20

POST (GAS PIPELINE)

DELTA DRIVE INTERCEPTOR

5/8" REBAR (F) 0.1' HIGH

EX.SEWER CLEANOUT

6" PVC

EX.SMH RIM.282.09 INV.I.272.39 INV.O.272.24

POST (GAS PIPELINE)

CH 675.69' CHB S 66°33'59" E Δ 10°06'26" R=3835.33' L=676.57'

DELTA DRIVE INTERCEPTOR

POST (GAS PIPELINE)

SMH RIM 267.6'±

MAP 13 LOT 143 ZONE: AR-I

PROPOSED SEWER TO TIE INTO EXISTING SMH STRUCTURE #6 ALONG DELTA DRIVE INTERCEPTOR (SEE NOTE 2) RIM: 267.64 INV.I: 255.1

"GREEN" AREA REQUIRED TO REMAIN 15' FROM BOUNDARY

OUT 273.75±

5/8" REBAR (S) 0.6' HIGH, W/CAP "PROMISED LAND SURVEY..."

CH 196.95' CHB S 73°05'28" E Δ 2°56'33" R=3835.33' L=196.97'

18" HDPE INV. EL. 259.6'±

SEE NOTE (16)

SLAB 283.50 10,000 SF

TREATMENT 1

STORMTECH 1

CB-4A

SMH-3

SMH-4

CB-13

CB-14

CB-15

TREATMENT 2

OUTLET ELEV: 268

STORMTECH 2

SEE NOTE (4)

SLAB 280.00 10,000 SF

MAP 14 LOT 13 ZONE: IND-II

N 08°55'53" W 324.72'

MF-1

CB-7

SMH-1

SMH-2

SMH-5

CB-12

CB-11

CO-1

CB-16

MF-2

CB-17

5/8" REBAR (F) 1.0' HIGH

N 11°10'16" E 120.15'

EX.SMH RIM.285.25 INV.I.277.85 INV.O.277.80

EXISTING PAVED DRIVEWAY (TYP.)

OUTLET J 282.6'

CB-6

CB-5

8" CULVERT

INLET: 283.3' SEE NOTE (3)

EXISTING NATURAL VEGETATION TO REMAIN

SLAB 285.00 10,000 SF

SLAB 279.50 7,500 SF

CB-10

CB-9

CB-8

SEE NOTE (5)

CAPE COD BERM SURROUNDING CUL-DE-SAC

5/8" REBAR (F) DOWN 0.1'

5/8" REBAR (F) FLUSH, W/CAP "SANDFORD SURVEYING"

CB-1

CB-2

CB-3

CB-4

"TBM B"

"TBM C"

"TBM A"

PLANEVIEW DR.

W PROX. 8" DI WATER MAIN W

AREA OF DEVELOPMENT RESTRICTION (TYP.)

CH 147.81' CHB N 15°08'40" E Δ 160°24'19" R=75.00' L=209.97'

50.0' SEE NOTE (5)

N 77°25'30" W 146.46'

DRILL HOLE (F)

SEE WATER NOTES (2 & 3)

DRILL HOLE (F)

STONEWALL (TYP.)

N 77°01'54" W 442.26'

DRILL HOLE (F)

N 77°51'36" W 163.38'

DRILL HOLE (F

MAP 14 LOT 17 ZONE: IND-II

GENERAL NOTES:

1. PROPERTY ADDRESS: 7 PLANEVIEW DRIVE, LONDONDERRY, NH
   THE PROPERTY IS DESIGNATED TAX MAP 14 LOT 13-4.
   THE PROPERTY IS 9.397 ACRES IN SIZE.
   THE OWNER OF RECORD IS:
   RUSSEL F. & FRANCINE I. WULMARTH REVOCABLE TRUST
   64 ROGER STREET
   ALTON BAY, NH 03810
   BOOK 5814 PAGE 989
   ROCKINGHAM COUNTY
2. THE PROPERTY IS ZONED INDUSTRIAL-II.
3. TOWN OF LONDONDERRY BUILDING SETBACKS:
   50' FRONT
   20' SIDE YARD
   20' REAR
   50' WETLANDS > 1/2 AC IN SIZE
4. MINIMUM LOT SIZE WITHIN THE INDUSTRIAL-II ZONE IS 1 ACRE WITH AT LEAST 150' OF FRONTAGE ON A CLASS V OR BETTER ROAD.
5. THE PURPOSE OF THIS PLAN IS TO SHOW AN OVERVIEW OF THE PROPOSED CONDITIONS WITH EMPHASIS ON GRADING, VEGETATIVE COVER, BUILDING CHARACTERISTICS, AND PROXIMITY TO UTILITIES .
6. THE SITE CURRENTLY EXISTS AS A VACANT UNDEVELOPED LOT; THE PROPOSED USE OF THE SITE IS TO PROVIDE A COMMERCIAL SPACE WITH HIGH BAYS FOR PROFESSIONAL BUSINESS USE.
7. PARKING CALCULATIONS:
   ASSUMING THE PROPOSED SITE WILL HOUSE INDUSTRY, DISTRIBUTION & TECHNOLOGY USES (I.E., WHOLESALE BUSINESS; 1.0 SPACE IS REQUIRED PER 800 SF)
   A. 10,000 SF BUILDINGS REQUIRE: 10,000 SF * (1.0 SPACE/800 SF) = 12.5 SPACES
   B. 7,500 SF BUILDING REQUIRES: 7,500 SF * (1.0 SPACE/800 SF) = 9.4 SPACES
8. PERCENT GREEN AREA CALCULATIONS:
   A. WHERE NATURAL VEGETATION IS NOT SHOWN WITHIN 15' OF THE PROPERTY LINE, NATURAL PLANTINGS OR REPLACEMENT VEGETATION (E.G., THOSE APPROVED BY THE TOWN OF LONDONDERRY OR NATIVE PLANTINGS SELECTED FROM ENV-WQ 1400, APPENDIX D.
   B. PROPOSED NATURAL VEGETATION TO REMAIN: 242,919.71 SF
   C. AREA OF PROPERTY: +/- 409,341 SF
   D. PROPOSED GREEN SPACE OF LOT: 242,919.71 SF / 409,341 SF = 0.593 = 59.3%
9. PERCENT BUILDING COVERAGE CALCULATIONS:
   A. PROPOSED BUILDING AREA: 37,500 SF
   B. AREA OF PROPERTY: +/- 409,341 SF
   C. PROPOSED PERCENT BUILDING COVERAGE: 37,500 SF / 409,341 SF = 0.092 = 9.2%
10. THE SANITARY SEWER SOURCE WOULD BE PROVIDED BY THE TOWN OF LONDONDERRY.
11. THE WATER SUPPLY SOURCE WOULD BE SERVED BY PENNICHUCK EAST.
12. THE GAS SUPPLY SOURCE WOULD BE SERVED BY LIBERTY UTILITIES CORPORATION.
13. THE ELECTRIC SUPPLY SOURCE WOULD BE SERVED BY AN UNDERGROUND LINE VIA PSNH 101-4A PER THE ELECTRICAL EASEMENT SHOWN ON RECORD PLAN C-39611.
14. THERE ARE NO ZONING VARIANCES OR SPECIAL EXEMPTIONS WITH CONDITIONS REQUIRED FOR THE PROPOSED WORK.
15. THIS PARCEL OF LAND (MAP 14 LOT 13-4) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FLOOD INSURANCE MAP (FIRM) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33015C0316E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
16. REQUIRED PERMITS AND ASSOCIATED APPROVAL NUMBERS:
    A. TOWN OF LONDONDERRY STORMWATER PERMIT (I.E., USEPA SWPPP): *PENDING*
    B. TOWN OF LONDONDERRY SEWER CONNECTION PERMIT: *PENDING*
17. PLANNING BOARD WAIVERS/CONDITIONAL USE PERMITS/ WITH REGULATION OR ORDINANCE SECTION REFERENCE:
    A. TRAFFIC IMPACT ANALYSIS: SECTION 3.14 OF THE SITE PLAN REGULATIONS
    B. GROUNDWATER RECHARGE VOLUME: SECTION 6.B.1.I. OF THE STORMWATER REGULATIONS
    C. ONE-INCH DESIGN STORM EVENT: SECTION 6.B.1.I. OF THE STORMWATER REGULATIONS
18. ALL PLAN SETS ASSOCIATED WITH THIS APPLICATION WILL BE ON FILE WITH THE TOWN OF LONDONDERRY, INCLUDING:
    A. ARCHITECTURAL ELEVATIONS FROM NORTHPOINT CONSTRUCTION MANAGEMENT;
    B. SIGNAGE PLANS FROM NORTHPOINT CONSTRUCTION MANAGEMENT;
    C. LIGHTING PLANS AND SPECIFICATIONS FROM REFLEX LIGHTING;
    D. GAS CONNECTION PLAN SET FROM LIBERTY; AND
    E. AS-BUILT PLANS OF THE WATER DISTRIBUTION SYSTEM ON PLANEVIEW DRIVE.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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 ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

SITE PLAN

TAX MAP 014 LOT 013-4

7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

DRAWING TITLE:
7 PLANEVIEW DRIVE CONTRACTOR BAYS
PREPARED FOR:
RUSSELL F. & FRANCINE I. WILMARTH REVOCABLE TRUST
64 ROGER ST.
ALTON BAY, NH 03810-4202
BOOK 5442 PAGE 2491

PREPARED BY:
HESS ENGINEERING & CONSTRUCTION CONSULTANTS, LLC
63 WEST STREET - P.O. BOX 991
ASHLAND, NH 03217
TEL: (603) 968-5664
WWW.HESSENGINEERINGLLC.COM

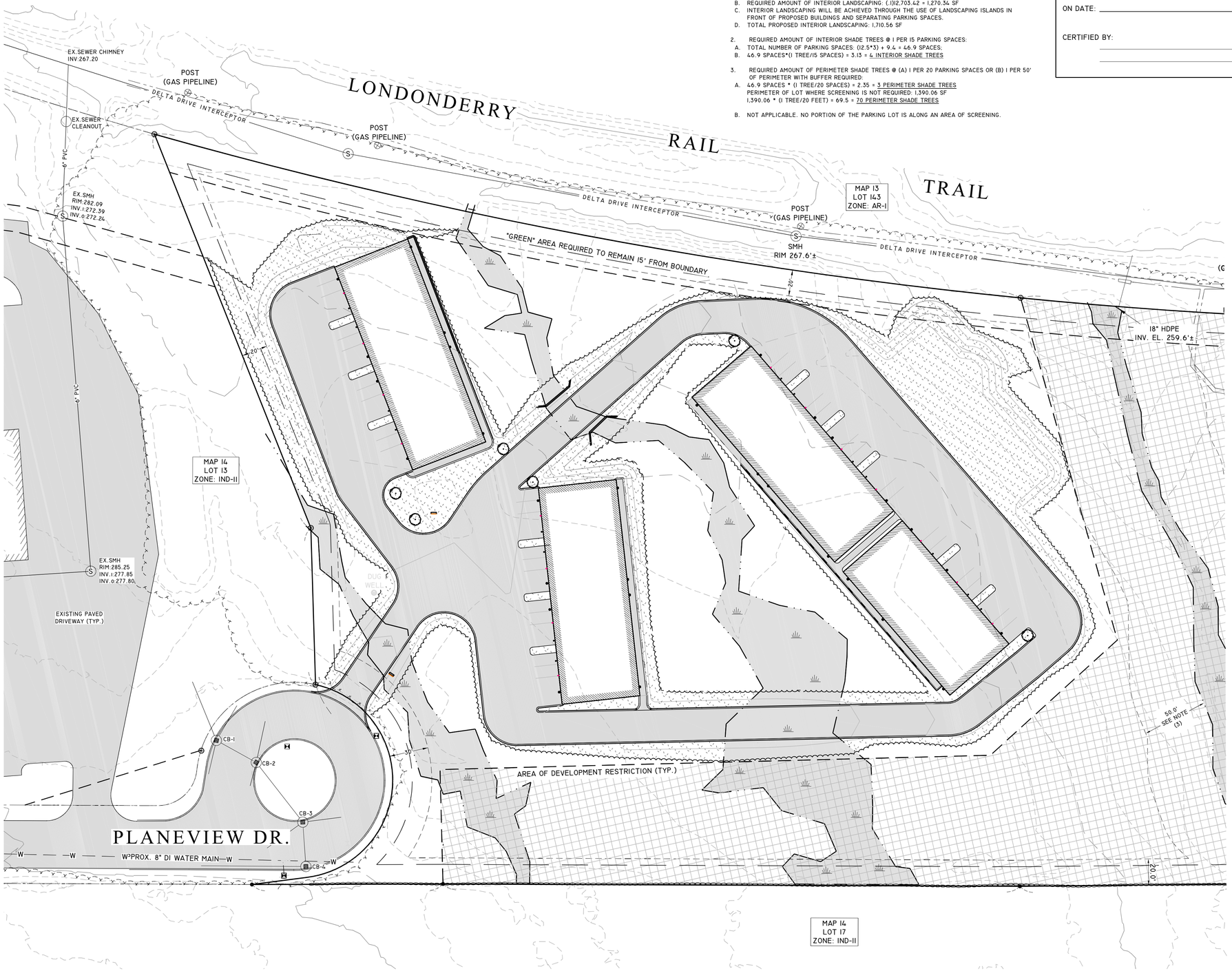
DRAWN BY:
IAN A. DESMARAIS;
WESLEY W. LAMBERT
REVIEWED BY:
WILLIAM R.O. HESS, P.E.

Graphic Scale
40 20 0 40
SCALE: 1" = 40'

REV.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 12, 2026
JOB NO: 25013

S-1
6 OF 26



LANDSCAPING CALCULATIONS:

1. INTERIOR LANDSCAPING:
   A. AREA OF PARKING LOT: 12,703.42 SF
   B. REQUIRED AMOUNT OF INTERIOR LANDSCAPING: (.1)12,703.42 = 1,270.34 SF
   C. INTERIOR LANDSCAPING WILL BE ACHIEVED THROUGH THE USE OF LANDSCAPING ISLANDS IN FRONT OF PROPOSED BUILDINGS AND SEPARATING PARKING SPACES.
   D. TOTAL PROPOSED INTERIOR LANDSCAPING: 1,710.56 SF

2. REQUIRED AMOUNT OF INTERIOR SHADE TREES @ 1 PER 15 PARKING SPACES:
   A. TOTAL NUMBER OF PARKING SPACES: (12.5*3) + 9.4 = 46.9 SPACES.
   B. 46.9 SPACES*(1 TREE/15 SPACES) = 3.13 = 4 INTERIOR SHADE TREES

3. REQUIRED AMOUNT OF PERIMETER SHADE TREES @ (A) 1 PER 20 PARKING SPACES OR (B) 1 PER 50' OF PERIMETER WITH BUFFER REQUIRED:
   A. 46.9 SPACES * (1 TREE/20 SPACES) = 2.35 = 3 PERIMETER SHADE TREES
      PERIMETER OF LOT WHERE SCREENING IS NOT REQUIRED: 1,390.06 SF
      1,390.06 * (1 TREE/20 FEET) = 69.5 = 70 PERIMETER SHADE TREES
   B. NOT APPLICABLE. NO PORTION OF THE PARKING LOT IS ALONG AN AREA OF SCREENING.

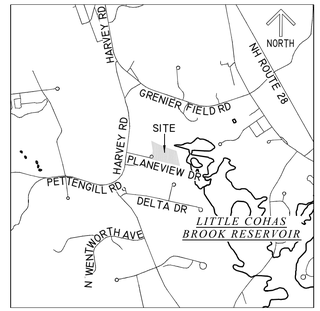
APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE: _____

CERTIFIED BY:

_____

_____



LOCUST MAP
1"=2500'

LANDSCAPING NOTES:

1. POSSIBLE PROPOSED NATIVE PLANTINGS AS SUGGESTED BY APPENDIX LS1 INCLUDE:
   A. SWAMP WHITE OAK (*QUERCUS BICOLOR WILLD.*)
   B. WHITE SPRUCE (*PICEA GLAUCA (MOENCH) VOSS*)
   C. BLACK ASH (*FRAXINUS NIGRA MARSHALL*)
   D. ARBORVITAE (*THUJA OCCIDENTALIS L.*)
   D. BAYBERRY (*MYRICA PENSYLVANICA*)
   E. BLUEBERRY HIGHBUSH (*VACCINIUM CORYMBOSUM*)

2. NO INVASIVE MATERIALS AS LISTED IN APPENDIX LS2 ARE PROPOSED.

3. WINTER HARDINESS OF POSSIBLE PROPOSED NATIVE PLANTINGS/MINIMUM TEMPERATURES FOR GROWTH AS DETERMINED BY THE 2023 U.S. DEPARTMENT OF AGRICULTURE PLANT HARDINESS ZONE MAP AND PLANT LIST OF ATTRIBUTES, NAMES, TAXONOMY, AND SYMBOLS:
   SWAMP WHITE OAK: -28 °F (*ZONE 5A*)
   WHITE SPRUCE: -65 °F (*ZONE 1A*)
   BLACK ASH: -47 °F (*ZONE 3B*)
   ARBORVITAE: -33 °F (*ZONE 4A*)
   BAYBERRY: -28 °F (*ZONE 5A*)
   BLUEBERRY HIGHBUSH: -33 °F (*ZONE 4A*)

4. MINIMUM CALIPER AND HEIGHT OF PROPOSED NATIVE PLANTINGS:
   A. DECIDUOUS SHADE TREES: 2.5-3 INCH CALIPER
   B. DECIDUOUS ORNAMENTAL TREES: 1.5-2 INCH CALIPER
   C. EVERGREEN TREES: 5-6 FOOT HEIGHT

5. NO STONEWALLS ARE PROPOSED TO BE CONSTRUCTED. EXISTING STONEWALLS ARE TO REMAIN UNDISTURBED. IF ANY STONEWALL IS IMPACTED BY CONSTRUCTION, THE ENGINEER OF RECORD AND THE TOWN OF LONDONDERRY ARE TO BE NOTIFIED IMMEDIATELY.

6. EXISTING VEGETATION TO BE PRESERVED INCLUDES THE AREA OF DEVELOPMENT RESTRICTION AND THE LIMIT OF THE PROPOSED TREELINE.
   A. HEALTHY TREES ≥ 12" IN DIAMETER SHALL BE KEPT WHERE POSSIBLE, ESPECIALLY THOSE LOCATED WITHIN SETBACK AREAS WHERE BUILDINGS CAN NOT BE CONSTRUCTED.
   B. TREE PROTECTION FENCING OR APPROVED EQUIVALENT SHALL BE INSTALLED TO PROTECT THE ROOT ZONE OF VEGETATION TO BE PRESERVED FROM CONSTRUCTION ACTIVITY.
   C. ANY TREES TO BE PRESERVED THAT HAVE BEEN DAMAGED, KILLED, OR REMOVED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE TO BE REPLACED AT THE EXPENSE OF THE APPLICANT. REPLACEMENT VEGETATION IS TO BE APPROVED BY THE PLANNING BOARD.

7. NO PLANTINGS CONFLICT WITH SNOW STORAGE AREAS, LIGHT FIXTURES, OR UNDERGROUND UTILITIES.

8. NO LANDSCAPING CONFLICTS WITH SITE DISTANCE.

9. SCREENING WILL BE ACHIEVED THROUGH A COMBINATION OF EXISTING VEGETATION AND PROPOSED NATIVE PLANTINGS AS LISTED IN NOTE (1) ABOVE.
   A. SCREENING ALONG THE FRONT SETBACK IS TO BE ACHIEVED BY EXISTING VEGETATION WHERE POSSIBLE. CONIFEROUS SUBSTITUTES WILL BE USED WHERE DECIDUOUS TREES ARE PREVALENT.
   B. IF THE RESULTING SCREEN EXCEEDS >50% BUILT AREA, ADDITIONAL LANDSCAPING WILL BE INSTALLED. USING ADDITIONAL NATIVE PLANTINGS FROM NOTE (1) AND MULCHED GARDEN BEDS.
   C. VEGETATIVE SCREENS SHALL ACHIEVE A MINIMUM OF 75% VERTICAL OPACITY TO A HEIGHT OF 6 FEET, YEAR-ROUND, WITHIN ONE YEAR OF INSTALLATION.
   D. SCREENING SHALL NOT BE LOCATED SO AS TO IMPEDE VEHICULAR OR PEDESTRIAN TRAFFIC.

10. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED OPEN SPACE, NATURAL SCREENS, AND CONSTRUCTED SCREENS WITHIN THE LOT.

11. ALL LANDSCAPED AREAS SHALL BE PROTECTED FROM ENCROACHMENT BY VEHICLES BY MEANS OF CURBING, LANDSCAPING TIMBERS, CURB STOPS, OR OTHER ACCEPTABLE MEANS.

PROPOSED LANDSCAPE PLAN

TAX MAP 014 LOT 013-4

7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

DRAWING TITLE:
7 PLANEVIEW DRIVE CONTRACTOR BAYS

PREPARED FOR:
RUSSELL F. & FRANCINE I. WILMARTH REVOCABLE TRUST
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DRAWN BY:
WESLEY W. LAMBERT
REVIEWED BY:
WILLIAM HESS, P.E.

GRAPHIC SCALE
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SCALE: 1" = 40'

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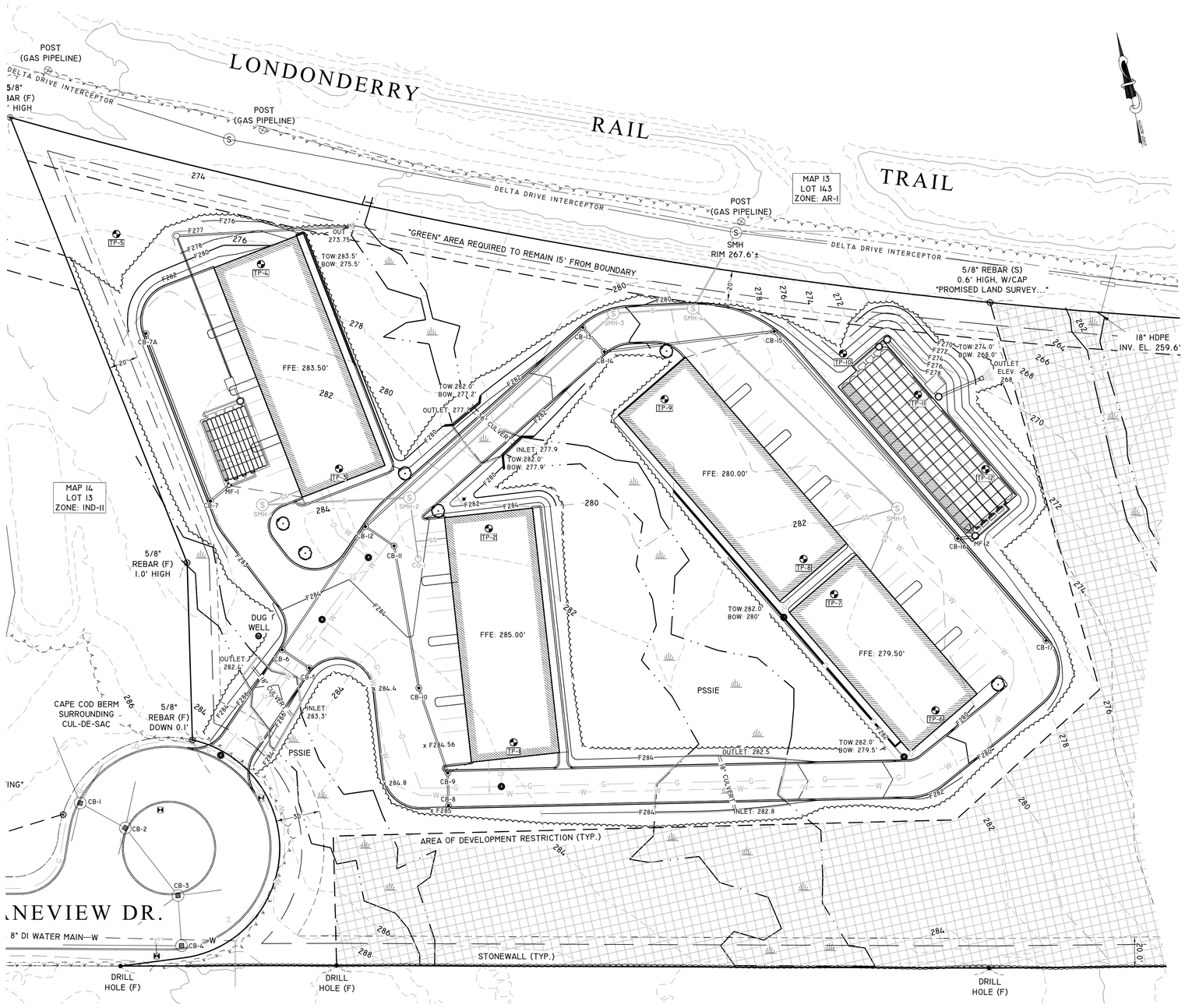
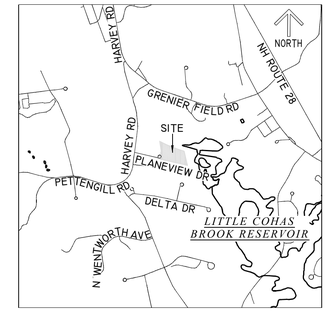




LOCUST MAP
1"=2500'

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE GRADING AND DRAINAGE.
2. ALL UTILITIES SHALL BE LOCATED ON-SITE PRIOR TO WORK COMMENCING AND VERIFIED WITH DIGSAFE AND THE RESPECTIVE UTILITY COMPANY.
3. NO CHANGES SHALL BE MADE TO THE PLAN WITHOUT THE CONSENT OF THE PROJECT ENGINEER.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT. SEE SHEET ESC-1.
5. ALL DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED FIRST.
6. ALL DISTURBED AREAS SHALL RECEIVE 6" OF SCREENED LOAM AND BE HYDRO SEEDED, AND MULCHED.
7. ORANGE CONSTRUCTION FENCING SHALL BE PLACED AT ALL WETLAND BUFFERS WITHIN 50' OF GRADING AND SHALL BE KEPT UP UNTIL THE SITE IS COMPLETE AND STABILIZED. ORANGE SILT FENCE IS AN ACCEPTABLE ALTERNATIVE.
8. THE PROJECT ENGINEER SHALL BE NOTIFIED IMMEDIATELY WITH ANY DISCREPANCIES SHOWN ON THE PLANS AND CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL THEY ARE RESOLVED.
9. ALL MATERIALS TO BE COMPACTED PER THE RESPECTIVE TOWN AND NHDOT SPECIFICATIONS AND REGULATIONS.
10. ALL SLOPES STEEPER THAN 3:1 SHALL RECEIVE EROSION CONTROL BLANKETS, SEE ESC-1.
11. ALL SITE CONSTRUCTION ACTIVITIES AND MATERIAL REMOVAL/DISPOSAL TO MEET TOWN, STATE, AND FEDERAL REGULATIONS.
12. THE CONSTRUCTION SHALL FOLLOW THE DESIGN AS SHOWN UNLESS THE PROJECT ENGINEER, WITH TOWN APPROVAL, ALTERS THE PLANS.
13. THIS SITE REQUIRES AN NOI AND STORM WATER POLLUTION PREVENTION PLAN TO BE FILED.
14. FOR RIPRAP SIZING, SEE SHEET D-4.
15. A PRE-CONSTRUCTION MEETING WITH THE TOWN OF LONDONDERRY ENGINEER IS REQUIRED.
16. TREE PROTECTION AS DESCRIBED UNDER VI.I.V WILL BE IMPLEMENTED ALONG THE PROPOSED TREE LINE PRIOR TO CONSTRUCTION.

EXISTING STRUCTURES

STRUCTURE	RIM ELEV.	INV. IN	INV. IN	INV. IN	INV. OUT
CB-1	288.1	283.4	283.2	281.9	281.8
CB-2	287.9	283.3	283.1	282.3	282.0
CB-3	288.1	284.0	283.8	282.5	282.4
CB-4	288.0	283.3	---	---	282.7

DRAINAGE SCHEDULE

START STRUCT.	RIM	INVERT OUT	PIPE	LENGTH	SLOPE	REC.STRUCT.	RIM	INV. IN
CB-1	---	---	---	---	---	---	---	---
CB-2	---	---	---	---	---	---	---	---
CB-3	---	---	---	---	---	---	---	---
CB-4	---	---	---	---	---	---	---	---
CB-5	285.20	280.90	15" HDPE	18.2'	0.0110	CB-6	285.20'	280.70'
CB-6	285.20	280.60'	15" HDPE	97'	0.0165	CB-12	283.3'	278.90'
CB-7A	282.00	277.60	15" HDPE	120.00'	0.0075	CB-7	282.00'	276.70'
CB-7	282.00	276.50'	15" HDPE	28.00'	0.0075	MF-1	283	276.3
CB-8	284.90	280.80'	15" HDPE	18.2'	0.0110	CB-9	284.70'	280.60'
CB-9	284.7	280.20'	15" HDPE	57'	0.0105	CB-10	284.30'	279.60'
CB-10	284.3	279.50'	15" HDPE	94'	0.0106	CB-11	283.70'	278.80'
CB-11	283.7	278.40'	15" HDPE	19.6'	0.0102	CB-12	283.30'	278.50'
CB-12	283.3	278.20'	15" HDPE	196.0'	0.0112	CB-13	280.60'	276.20'
CB-13	280.6	276.10'	15" HDPE	18.2'	0.0110	CB-14	280.60'	275.90'
CB-14	280.6	275.80'	15" HDPE	111.0'	0.0099	CB-15	278.70'	274.70'
CB-15	278.7	273.10'	18" HDPE	183.7	0.003	CB-16	278.7	272.55
CB-16	278.70	272.5	18" HDPE	6	0.0100	MF-2	---	OUT: 268.00'
CB-17	278.7	273.1	15" HDPE	88	0.005	CB-16	278.7	272.66
---	---	---	---	---	---	---	---	---

GRADING & DRAINAGE PLAN

TAX MAP 014 LOT 013-4

7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

DRAWING TITLE:
7 PLANEVIEW DRIVE CONTRACTOR BAYS
PREPARED FOR:
RUSSELL F. & FRANCINE I. WILMARTH REVOCABLE TRUST
64 ROGER ST.
ALTON BAY, NH 03810-4202
BOOK 5442 PAGE 2491

PREPARED BY:
HESS ENGINEERING & CONSTRUCTION CONSULTANTS, LLC
63 WEST STREET - P.O. BOX 991
ASHLAND, NH 03217
TEL: (603) 968-5664
WWW.HESSENGINEERINGLLC.COM

DRAWN BY:
WESLEY W. LAMBERT
IAN A. DESMARAIS
REVIEWED BY:
WILLIAM HESS, P.E.

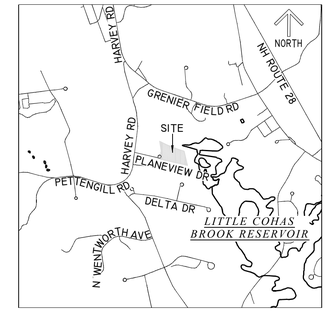
GRAPHIC SCALE
40 20 0 40
SCALE: 1" = 40'

REV.	DATE	DESCRIPTION	BY

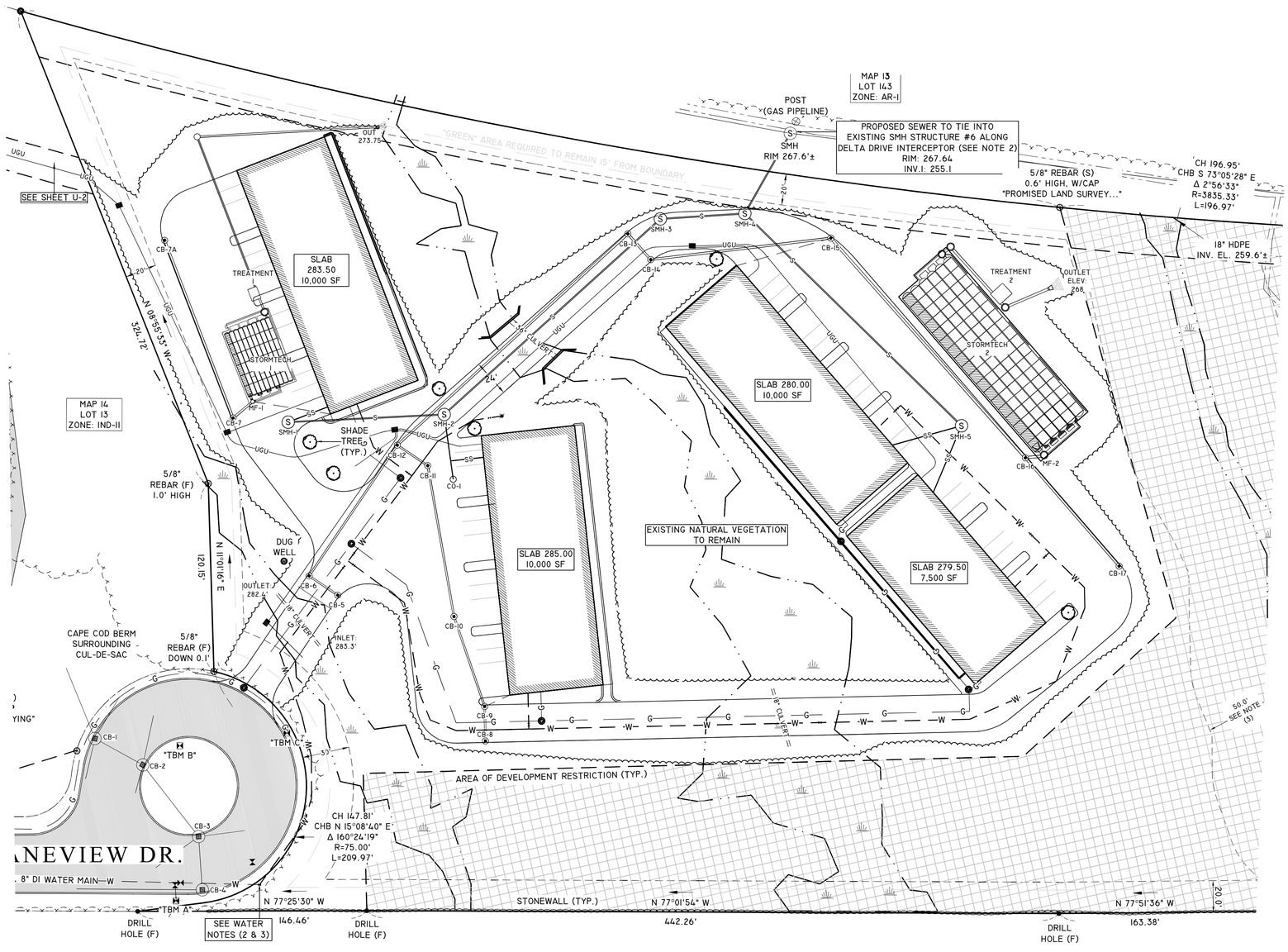
DATE: FEBRUARY 12, 2026
JOB NO: 25013

PLANS OF REFERENCE:

1. "SUBDIVISION PLAN OF LAND;" PREPARED FOR: RUSSELL WILMARTH; PREPARED BY: THOMAS F. MORAN, INC.; DATED: JANUARY 22, 1988; SCALE: 1"=100'. SEE RCRD PLAN NO. D-18984.
2. PROPOSED SELF STORAGE FACILITY EXISTING CONDITIONS PLAN, MAP 14/LOT 13-4 [SHEET 1 OF 12];" PREPARED FOR: PLANEVIEW SELF STORAGE LLC; PREPARED BY: SANDFORD SURVEYING AND ENGINEERING; DATED: 08/10/2015; SCALE: 1"=50'. PLAN NOT FOUND RECORDED.
3. "ELECTRIC, TELCOM, & SIGHT EASEMENT PLAN FOR EASEMENTS ACROSS MAP 14/LOT 13 TO BENEFIT MAP 14/LOT 13-4;" PREPARED FOR: PLANEVIEW SELF STORAGE LLC; PREPARED BY: SANDFORD SURVEYING AND ENGINEERING; DATED: 03/16/2016; SCALE: 1"=40'. SEE RCRD PLAN NO. C-39611.



LOCUST MAP
1"=2500'



GAS NOTES:

1. REQUESTED GAS LOAD: 1,050 CFH (70 CFH PER UNIT - 15 UNITS)
2. SYSTEM INFORMATION: 60 PSIG MAOP
3. SCOPE OF WORK & PROJECT NOTES:
   A. EXTEND NEW 2" PL MAIN WITHIN THE PUBLIC R.O.W. (APPROX. 580 LF) OFF END OF 2" PL MAIN OFF OF EDGE OF PAVEMENT ON PLANEVIEW DRIVE.
   B. EXTEND NEW 2" PL MAIN IN PRIVATE PROPERTY (APPROX. 700 LF) AND INSTALL (4) 1" PL SERVICES TOTALING APPROX. 110 LF.
   C. LIBERTY TO PERFORM ALL EXCAVATION, INSTALLATION AND BACKFILL.
   D. ALL RESTORATION WITHIN THE PUBLIC R.O.W. TO BE PERFORMED BY LIBERTY IN ACCORDANCE TO STANDARD TOWN OF LONDONDERRY RESTORATION SPECIFICATIONS.
   E. ALL RESTORATION WITHIN PRIVATE PROPERTY TO BE PERFORMED BY OTHERS AND IS NOT INCLUDED IN LIBERTY'S SCOPE OF WORK.
4. CUSTOMER RESPONSIBILITY: ALL NON-MEMBER UTILITY MARK OUT NOT COVEREDBY NORMAL DIG SAFE NOTIFICATION. ALL RESTORATIONS TO PRIVATE PROPERTY.
5. METERING REQUIREMENTS: 250 METER WITH 7" W.C. REGULATION

WATER NOTES:

1. ALL WATER TO BE CL-52 DUCTILE IRON OR C900 (IF ACCPETED BY LOCAL WATER DISTRICT).
2. WATER MAINS TO BE 8" DIP.
3. THRUST BLOCKS TO BE USED AT ALL BENDS AND TEES; SEE DETAILS.
4. ALL WATER SERVICES TO BE 4" CL-52 DUCTILE IRON WITH 8" X 4" TEE.
5. ALL GATES TO MEET TOWN OF LONDONDERRY SPECIFICATIONS AND SHALL BE APPROVED BY THE TOWN WATER DISTRICT PRIOR TO INSTALLATION.

ELECTRIC NOTES:

1. FINAL ELECTRIC DESIGN TO BE DONE BY UTILITY PROVIDER.
2. ALL ELECTRIC UTILITIES SHALL BE UNDERGROUND.
3. EXISTING UTILITIES TO BE VERIFIED BY DIGSAFE AND CONTRACTOR PRIOR TO CONSTRUCTION.

UTILITY PLAN

TAX MAP 014 LOT 013-4

7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

DRAWING TITLE:
7 PLANEVIEW DRIVE CONTRACTOR BAYS
PREPARED FOR:
RUSSELL F. & FRANCINE I. WILMARTH REVOCABLE TRUST
64 ROGER ST.
ALTON BAY, NH 03810-4202
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PREPARED BY:
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DRAWN BY:
WESLEY W. LAMBERT
REVIEWED BY:
WILLIAM HESS, P.E.

GRAPHIC SCALE
40 20 0 40
SCALE: 1" = 40'

REV.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 12, 2026
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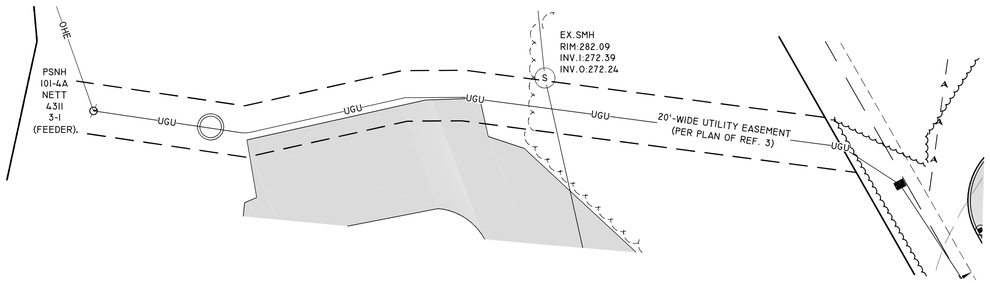
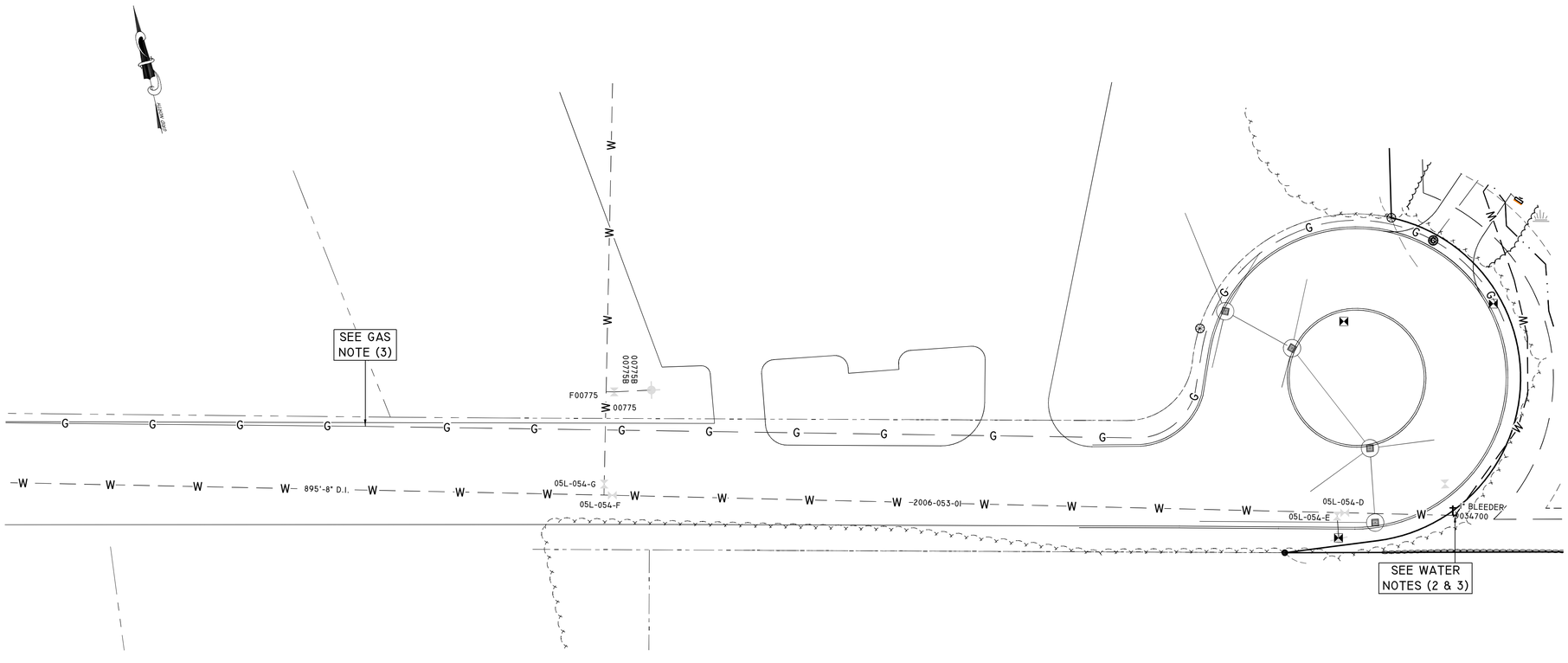


PROPOSED ELECTRICAL CONNECTION

SCALE: 1" = 30'



PROPOSED GAS AND WATER CONNECTION DETAIL

SCALE: 1" = 30'

PLANS OF REFERENCE:

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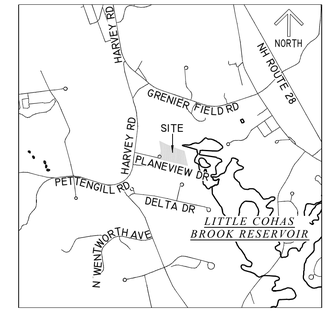

LOCUST MAP
1"=2500'

GAS NOTES:

1. REQUESTED GAS LOAD: 1,050 CFH (70 CFH PER UNIT - 15 UNITS)
2. SYSTEM INFORMATION: 60 PSIG MAOP
3. SCOPE OF WORK & PROJECT NOTES:
   A. EXTEND NEW 2" PL MAIN WITHIN THE PUBLIC R.O.W. (APPROX. 580 LF) OFF END OF 2" PL MAIN OFF OF EDGE OF PAVEMENT ON PLANEVIEW DRIVE.
   B. EXTEND NEW 2" PL MAIN IN PRIVATE PROPERTY (APPROX. 700 LF) AND INSTALL (4) 1" PL SERVICES TOTALING APPROX. 110 LF.
   C. LIBERTY TO PERFORM ALL EXCAVATION, INSTALLATION AND BACKFILL.
   D. ALL RESTORATION WITHIN THE PUBLIC R.O.W. TO BE PERFORMED BY LIBERTY IN ACCORDANCE TO STANDARD TOWN OF LONDONDERRY RESTORATION SPECIFICATIONS.
   E. ALL RESTORATION WITHIN PRIVATE PROPERTY TO BE PERFORMED BY OTHERS AND IS NOT INCLUDED IN LIBERTY'S SCOPE OF WORK.
4. CUSTOMER RESPONSIBILITY: ALL NON-MEMBER UTILITY MARK OUT NOT COVEREDBY NORMAL DIG SAFE NOTIFICATION. ALL RESTORATIONS TO PRIVATE PROPERTY.
5. METERING REQUIREMENTS: 250 METER WITH 7" W.C. REGULATION

WATER NOTES:

1. ALL AS-BUILT INFORMATION WAS PROVIDED BY THE CITY OF MANCHESTER (E.G., MANCHESTER WATER WORKS CONSTRUCTION WORKSHEET AND PLAN S-7 DEPICTING JOB NUMBER #53-4-9). ALL PROPOSED WORK IS TO BE MADE IN REFERENCE TO THOSE MATERIALS DETAILING THE MANCHESTER WATER WORKS DISTRIBUTION SYSTEM AND WILL BE SUBMITTED WITH THIS PLAN SET.
2. THE EXISTING 8" WATER MAIN IS PLUGGED WITH A THRUST BLOCKER AND A DEADMAN.
3. A VALVE IS TO BE ADDED TO THE EXISTING MAIN TO CONTINUE THE FIRE SERVICE AND WATER SUPPLY TO THE PROPOSED SITE; SEE WATER DETAILS.
4. ALL RESTORATION WITHIN THE PUBLIC R.O.W. TO BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE TO STANDARD TOWN OF LONDONDERRY RESTORATION SPECIFICATIONS.

ELECTRIC NOTES:

1. ELECTRICAL SUPPLY IS TO BE PULLED FROM PSNH 101-4A NETT 4311 3-1 PER APPROVED UTILITY EASEMENT C-36911.

UTILITY CONNECTION PLAN

TAX MAP 014 LOT 013-4

7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

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GRAPHIC SCALE
40 20 0 40
SCALE: 1" = 40'

REV.	DATE	DESCRIPTION	BY

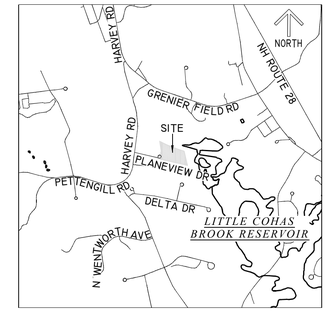
DATE: FEBRUARY 12, 2026
JOB NO: 25013

SEWER SCHEDULE:

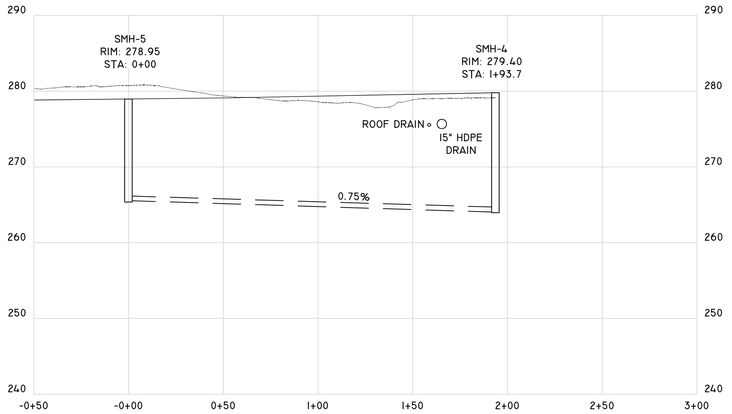
PROPOSED STRUCTURES				
STRUCTURE	RIM ELEV.	INV. IN	INV. IN	INV. OUT
SMH-1	283.12	---	272.06	271.96
SMH-2	283.56	271.50	271.50	271.40
SMH-3	280.23	---	269.54	269.44
SMH-4	279.40	264.03	264.03	263.93
SMH-5	278.95	265.62	265.62	265.52
SMH-E	267.60	255.10	254.9	254.8

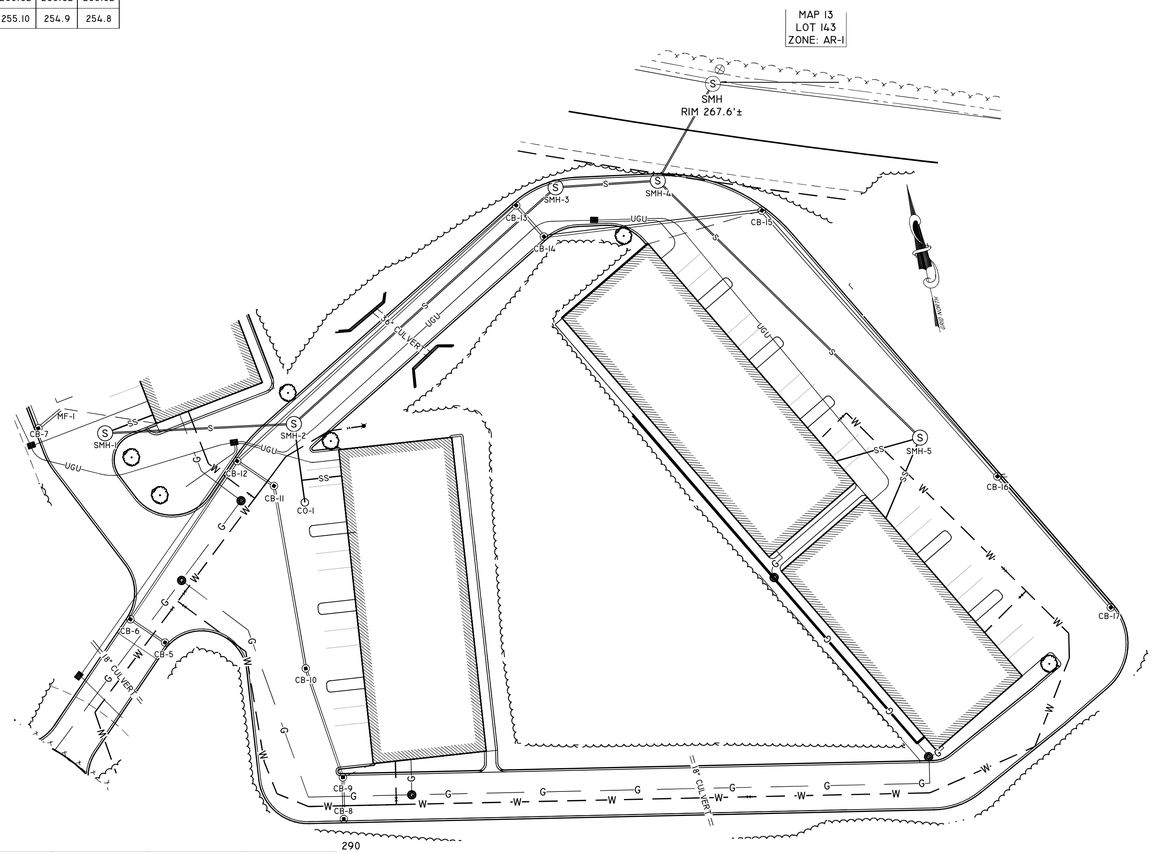
SEWER PIPE SCHEDULE:

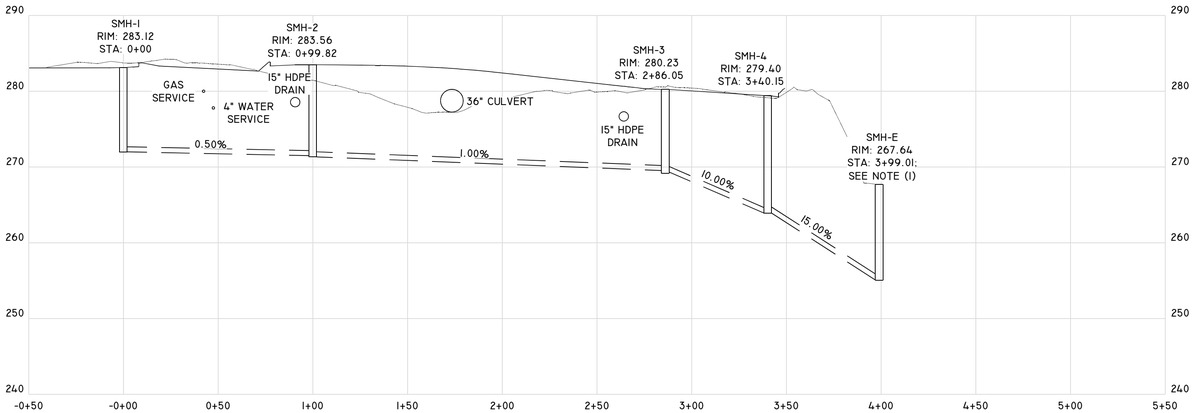
PROPOSED DRAIN LINES						
DESTINATIONS	PIPE DIA.	INVERT IN	INVERT OUT	LENGTH	SLOPE	NOTES
SMH-1 -> SMH-2	8" SDR35	271.96	271.50	92.4	0.005	---
CO-1 -> SMH-2	6" SDR35	---	271.50	41.8	0.005	CLEANOUT
SMH-2 -> SMH-3	8" SDR35	271.40	269.54	186.23	0.010	---
SMH-3 -> SMH-4	8" SDR35	269.44	264.03	54.10	0.100	---
SMH-4 -> SMH-E	8" SDR35	263.93	255.10	58.86	0.150	---
SMH-5 -> SMH-4	8" SDR35	265.52	264.03	193.7	0.0077	---



LOCUST MAP
1"=2500'







SEWER PROFILE
SCALE: 1" = 40' HORZ.
1" = 10' VERT.

SEWER PROFILE LEGEND

- PROPOSED SURFACE
- EXISTING SURFACE
- PROPOSED SEWER STRUCTURE
- PROPOSED SEWER LINE

SEWER NOTES:

1. SEWER LINE IS TO BE CORE AND BOOTED INTO EXISTING SMH #6 AND THE INVERT AS SPECIFIED IN THE SEWER AND PIPE SCHEDULE IS TO BE REBUILT.
2. ALL PIPE TO BE 8" SDR 35 UNLESS SPECIFIED OTHERWISE.
3. SEWER SERVICE LINES TO BE 6" SDR 35, INCLUDING TO CO-1.

SEWER PLAN & PROFILE

TAX MAP 014 LOT 013-4

7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

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REVIEWED BY:
WILLIAM HESS, P.E.

Graphic Scale
40 20 0 40
SCALE: 1" = 40'

DATE: FEBRUARY 12, 2026
JOB NO: 25013

REV.	DATE	DESCRIPTION	BY

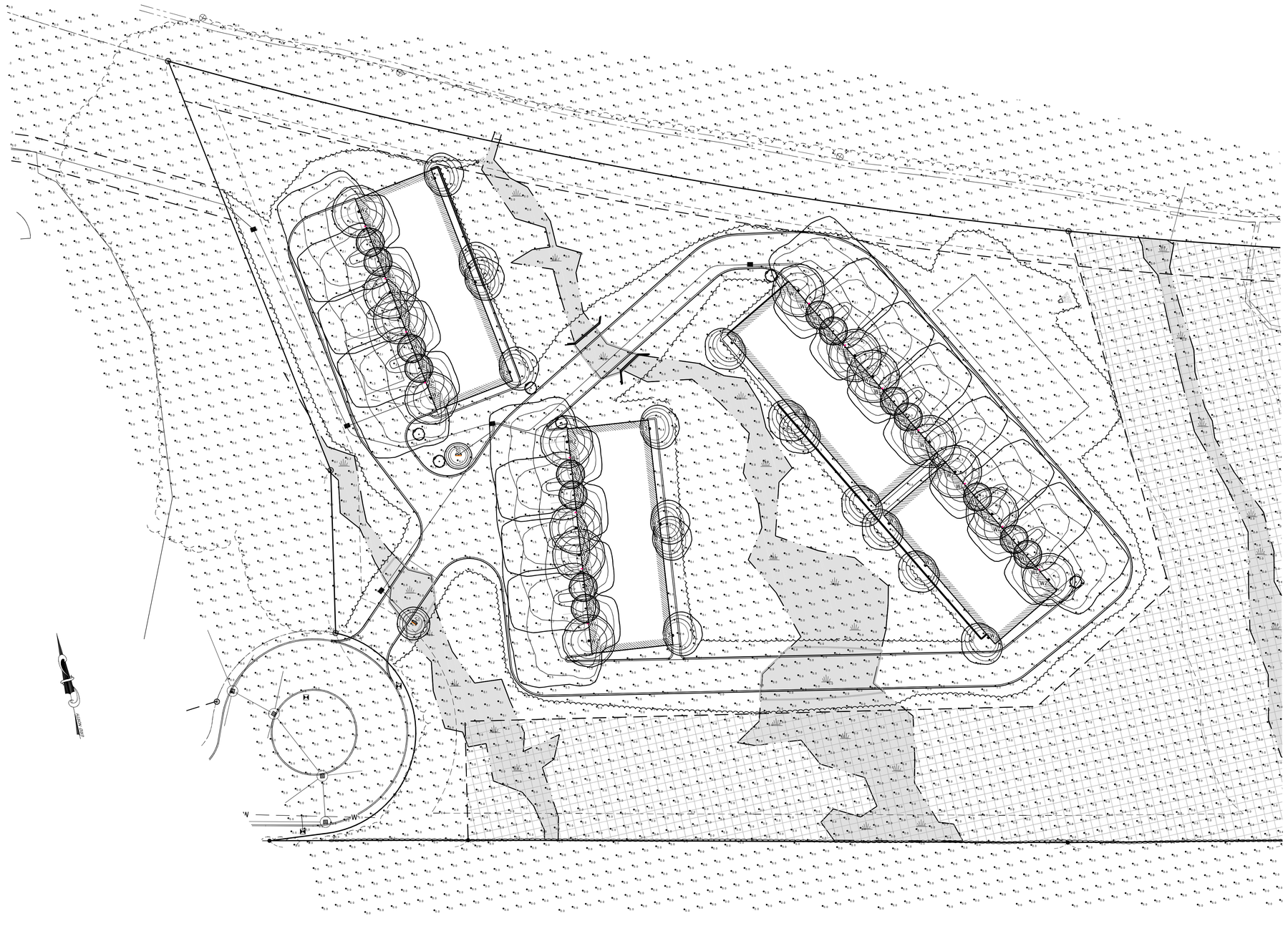
PP-1
11 OF 26

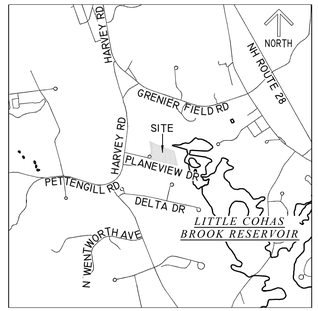
LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION	TAG	LLF	LUMINAIRE LUMENS
	2	SI	SINGLE	ORGATECH: I400S-4-LS-40-ACXX-ND-I20-MXX-CXX	MOUNTED AT TOP OF SIGN	0.450	1920
	15	WI	SINGLE	BOCK LIGHTING: 508-CXX-CXX-LVFVI-I250-40K-0-I0V-GNI0U	WALL MTD 7' AFG	0.900	1132
	15	W2	SINGLE	BOCK LIGHTING: 516-CXX-CXX-LVFVI-2000-40K-0-I0V-GN23A	WALL MTD 14' AFG	0.900	1781
	15	W3	SINGLE	COOPER: AXCSIA-CXX	WALL MTD 7' AFG	1.000	1806
	15	W4	SINGLE	COOPER: GWC-SAIC-740-U-T4FT-CXX	WALL MTD 19' AFG	0.900	7599

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ENTIRE AREA	FC	0.22	14.8	0.0	N.A.	N.A.





LOCUST MAP
1"=2500'

LIGHTING PLAN NOTES:

1. LIGHTING DESIGN AND SPECIFICATIONS HAVE BEEN DEVELOPED BY REFLEX LIGHTING.
2. ALL EXTERIOR LIGHTS HAVE BEEN DESIGNED IN SUCH A MANNER TO PREVENT OBJECTIONABLE LIGHT, AND GLARE ACROSS, THE PROPERTY LINES AND DISABILITY GLARE AT ANY LOCATION ON OR OFF THE PROPERTY.
3. ALL PARKING AREA LIGHTING SHALL BE FULL CUT-OFF TYPE FIXTURES AS REQUIRED.
4. NO UPLIGHTING IS PROPOSED ON-SITE.
5. NO FLOOD LIGHTING IS PROPOSED ON-SITE.
6. NO DIRECT LIGHT SOURCE WILL BE VISIBLE FROM ANY PROPERTY LINE AT GROUND LEVEL OR ABOVE.
7. ALL NON-ESSENTIAL LIGHTING WILL BE TURNED OFF AFTER BUSINESS HOURS.
8. ANY AND ALL EXPANSIONS, ADDITIONS, OR REPLACEMENTS TO OUTDOOR LIGHTING INSTALLATIONS SHALL BE DESIGNED TO AVOID HARSH CONTRAST IN COLOR AND/OR LIGHTING LEVELS.
9. ELECTRICAL SERVICES TO OUTDOOR LIGHTING FIXTURES ARE PROPOSED TO BE UNDERGROUND.
10. PROPOSED LIGHTING SPECIFICATIONS SELECTED BY REFLEX LIGHTING CAN BE FOUND WITH THE MATERIALS SUBMITTED TO THE TOWN OF LONDONDERRY ASSOCIATED WITH THIS PLAN SET.

PROPOSED LIGHTING PLAN

TAX MAP 014 LOT 013-4

7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

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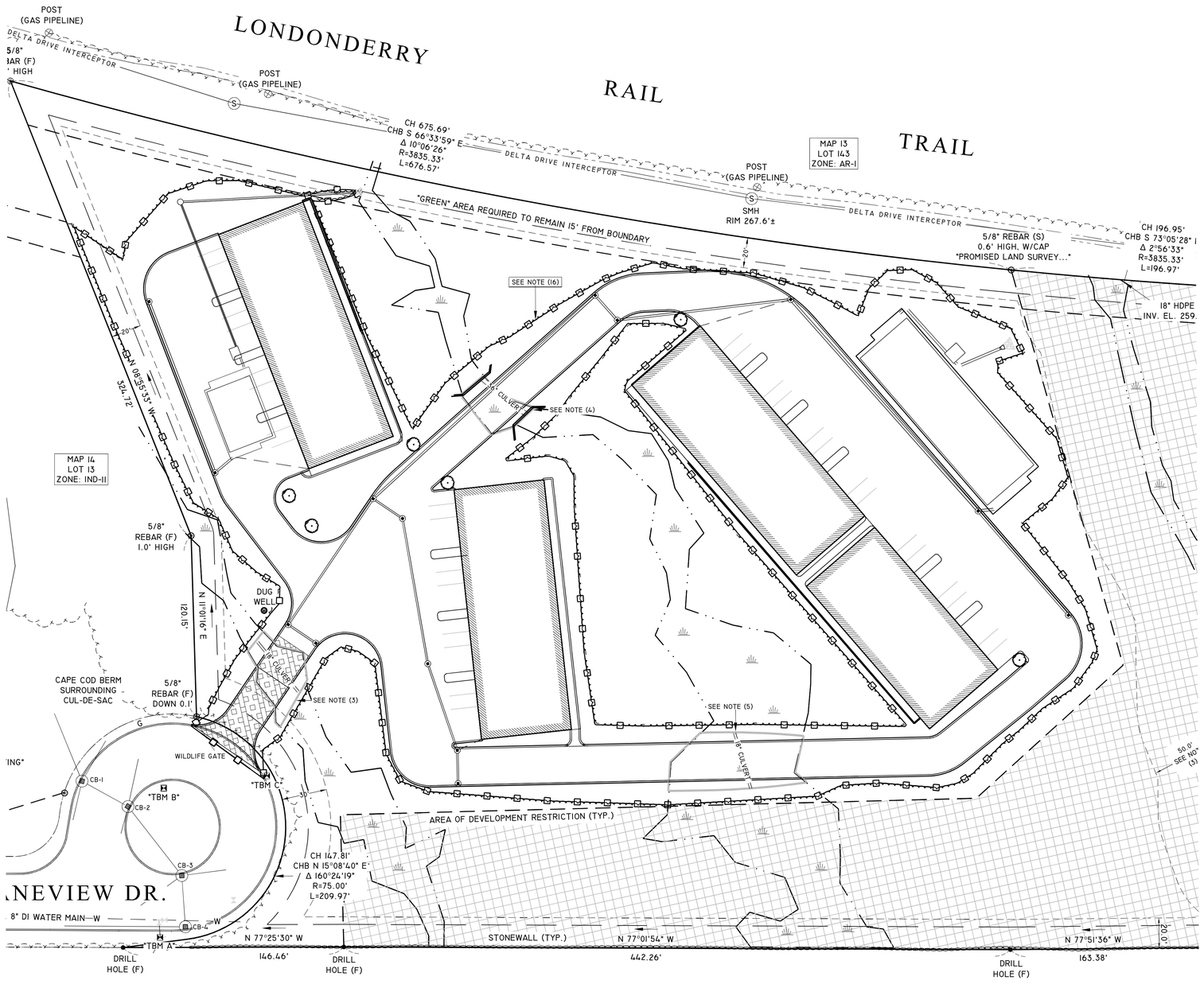
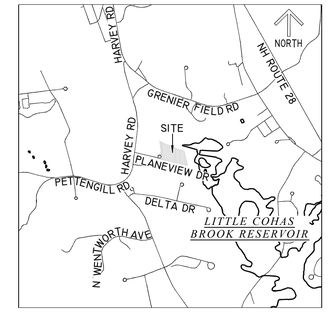
REVIEWED BY:
WILLIAM HESS, P.E.

GRAPHIC SCALE
40 20 0 40
SCALE: 1" = 40'

DATE: FEBRUARY 12, 2026
JOB NO: 25013

REV.	DATE	DESCRIPTION	BY





LOCUST MAP
1"=2500'

NOTES:

1. TOTAL AREA DISTURBED: 155,452 SF
2. TOTAL LOT AREA: 9.397 ACRES
3. INDIVIDUAL WETLAND IMPACT AREA: 1253.01 SF.
4. INDIVIDUAL WETLAND IMPACT AREA: 838.88 SF.
5. INDIVIDUAL WETLAND IMPACT AREA: 2864.18 SF.
6. THE EDGE OF THE CONSERVATION OVERLAY DISTRICT AND NON-DISTURBANCE ZONES SHALL BE APPROPRIATELY DELINEATED IN THE FIELD PRIOR TO CONSTRUCTION.
7. EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND NOT REMOVED UNTIL 85% GROWTH IS ESTABLISHED
8. ALL DISTURBED AREAS SHALL RECEIVE 4" SCREENED LOAM AND BE HYDROSEEDED AND MULCHED.
9. ALL SLOPES STEEPER THAN 3:1 OR SHOWN ON PLAN SHALL RECEIVE EROSION CONTROL BLANKET.
10. TOTAL LOT SIZE - +/- 9.397 ACRES / 409,341 SF
11. PROPOSED LOT COVERAGE IS 106,304 SF OF IMPERVIOUS AREA
    A. 106,304 SF / 409,341 SF = 0.2597 = +/- 26% IMPERVIOUS COVERAGE
12. ALL BASINS AND DRAINAGE SYSTEMS TO BE CONSTRUCTED FIRST.
13. DISTURBED AREAS THAT WILL REMAIN IDLE FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICABLE BUT NO LATER THAN FIVE DAYS FROM THE INITIAL DISTURBANCE WITH SEED AND MULCH, EROSION CONTROL BLANKETS OR CRUSHED STONE OR OTHER SUITABLE MEASURES APPROVED BY THE TOWN ENGINEER OR DESIGNATED REPRESENTATIVE. ALL DISTURBED SOIL AREAS THAT HAVE ACHIEVED FINAL GRADING SHALL BE PERMANENTLY STABILIZED WITHIN THREE DAYS FOLLOWING FINAL GRADING.
14. EROSION CONTROL SILT "SOXX" ARE TO BE PLACED ALONG THE ENTIRETY OF THE PROPOSED TREELINE AND AROUND THE AREA OF NATURAL VEGETATION TO REMAIN AT THE CENTER OF THE SITE.

EROSION & SEDIMENT CONTROL PLAN

TAX MAP 014 LOT 013-4

7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

DRAWING TITLE:
7 PLANEVIEW DRIVE CONTRACTOR BAYS
PREPARED FOR:
RUSSELL F. & FRANCINE I. WILMARTH REVOCABLE TRUST
64 ROGER ST.
ALTON BAY, NH 03810-4202
BOOK 5442 PAGE 2491

PREPARED BY:
HESS ENGINEERING & CONSTRUCTION CONSULTANTS, LLC
63 WEST STREET - P.O. BOX 991
ASHLAND, NH 03217
TEL: (603) 968-5664
WWW.HESSENGINEERINGLLC.COM

DRAWN BY:
WESLEY W. LAMBERT
IAN A. DESMARAIS
REVIEWED BY:
WILLIAM HESS, P.E.

GRAPHIC SCALE
40 20 0 40
SCALE: 1" = 40'

REV.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 12, 2026
JOB NO: 25013

SOILS LEGEND	HSG	SLOPE PHASES
444 NEWFIELDS	HSG B	B 0 - 8 %
448 SCITUATE	HSG C	C 8 - 15 %
926 RIDGEBURY (SOMEWHAT POORLY DRAINED)	HSG C	D 15 - 25 %
546P/B RIDGEBURY (POORLY DRAINED	HSG C	E > 25 %

= HYDROLOGIC GROUP A

= HYDROLOGIC GROUP B

= HYDROLOGIC GROUP C

= HYDROLOGIC GROUP D

= SURFACE WATER AREA

= IMPERVIOUS AREA

313B DEERFIELD LOAMY FINE SAND

447B SCITUATE -NEWFIELDS COMPLEX 3-8% VERY STONY

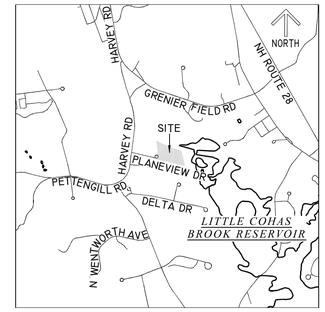
42B CANTON FINE SANDY LOAM

26C WINDSOR LOAMY SAND

WATER

448 MONTAUK FINE SANDY LOAM

447B - WEB SOIL SURVEY



LOCUST MAP
1"=2500'

GENERAL NOTES:

1. PROPERTY ADDRESS: 7 PLANEVIEW DRIVE, LONDONDERRY, NH
   THE PROPERTY IS DESIGNATED TAX MAP 14 LOT 13-4.
   THE PROPERTY IS 9.397 ACRES IN SIZE.
   THE OWNER OF RECORD IS:
   RUSSEL F. & FRANCINE I. WULMARTH REVOCABLE TRUST
   64 ROGER STREET
   ALTON BAY, NH 03810-4202
   BOOK 5442 PAGE 2491
   ROCKINGHAM COUNTY

2. THE PROPERTY IS ZONED INDUSTRIAL-II.

3. TOWN OF LONDONDERRY BUILDING SETBACKS:
   30' FRONT
   20' SIDE YARD
   20' REAR
   50' WETLANDS > 1/2 AC IN SIZE

4. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SUB-CATCHMENTS.

LEGEND

16P = POND, CATCH BASIN, DRAIN MANHOLE

20R = REACH

4S = SUBCATCHMENT AREA

= SUBJECT PARCEL BOUNDS

= TIME OF CONCENTRATION

= EXISTING ABUTTERS PROPERTY LINE

= EXISTING WETLAND BOUNDARY

= EXISTING SUBCATCHMENT BOUNDARY

EXISTING SUBCATCHMENT PLAN

TAX MAP 014 LOT LOT 013-4

7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

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WWW.HESSENGINEERINGLLC.COM
DRAWN BY:
IAN A. DESMARAIS
REVIEWED BY:
WILLIAM HESS, P.E.

GRAPHIC SCALE
100 50 0 100
SCALE: 1" = 100'

DATE: FEBRUARY 12, 2026
JOB NO: 25013

REV.	DATE	DESCRIPTION	BY

SOILS LEGEND	HSG	SLOPE PHASES
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448 SCITUATE	HSG C	C 8 - 15 %
926 RIDGEBURY (SOMEWHAT POORLY DRAINED)	HSG C	D 15 - 25 %
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313B DEERFIELD LOAMY FINE SAND

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42B CANTON FINE SANDY LOAM

26C WINDSOR LOAMY SAND

WATER

448B MONTAUK FINE SANDY LOAM

PLANEVIEW DR.

= HYDROLOGIC GROUP A

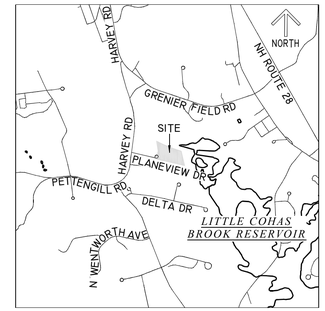
= HYDROLOGIC GROUP B

= HYDROLOGIC GROUP C

= HYDROLOGIC GROUP D

= SURFACE WATER AREA

= IMPERVIOUS AREA



LOCUST MAP
1"=2500'

LEGEND

= POND, CATCH BASIN, DRAIN MANHOLE

= REACH

= SUBCATCHMENT AREA

= SUBJECT PARCEL BOUNDS

= TIME OF CONCENTRATION

= EXISTING ABUTTERS PROPERTY LINE

= EXISTING WETLAND BOUNDARY

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   30' FRONT
   20' SIDE YARD
   20' REAR
   50' WETLANDS > 1/2 AC IN SIZE
4. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SUB-CATCHMENTS.

PROPOSED SUBCATCHMENT PLAN

TAX MAP 014 LOT LOT 013-4

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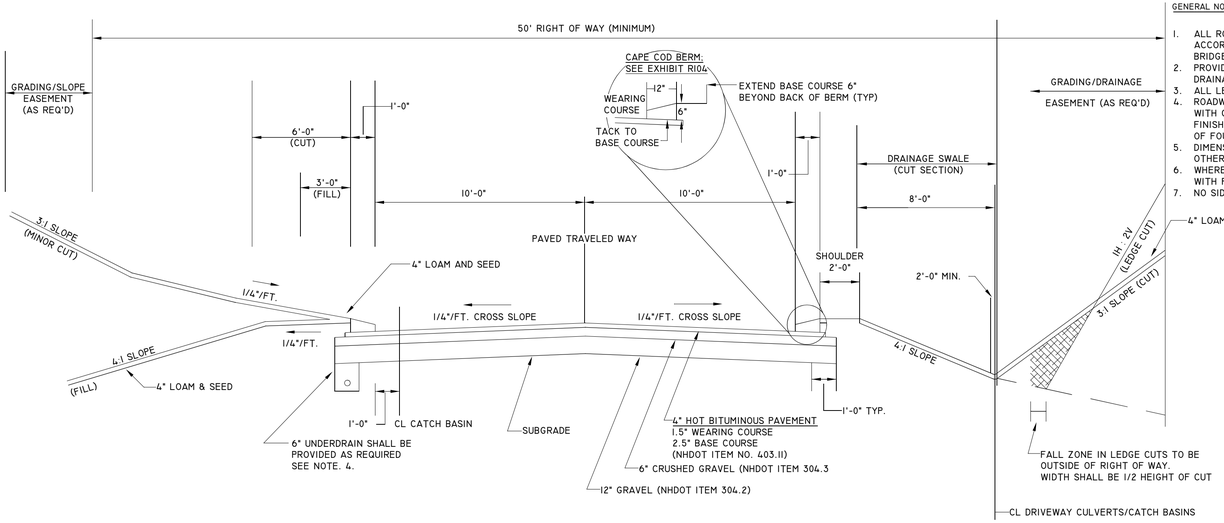
DRAWN BY:
IAN A. DESMARAIS
REVIEWED BY:
WILLIAM HESS, P.E.

GRAPHIC SCALE
100 50 0 100
SCALE: 1" = 100'

DATE: FEBRUARY 12, 2026
JOB NO: 25013

REV.	DATE	DESCRIPTION	BY

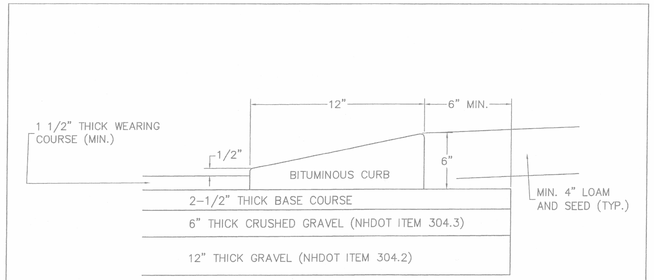


GENERAL NOTES:

1. ALL ROADWAY MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST N.H.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, INCLUDING SUBSEQUENT AMENDMENTS AND ADDITIONS
2. PROVIDE 4" (MIN) COMPACTED LOAM AND SEED ON ALL SIDE SLOPES AND DRAINAGE SWALES UNLESS OTHERWISE NOTED.
3. ALL LEDGE SHALL BE REMOVED TO 6" BELOW SUBGRADE.
4. ROADWAY UNDERDRAIN SHALL BE PROVIDED IN ALL CUT SECTIONS (AT SIDE WITH CUT) AND WHERE SEASONAL HIGH WATER IS WITHIN FOUR (4) FEET OF FINISHED GRADE IN ALL OTHER AREAS. UNDERDRAIN SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER.
5. DIMENSIONS ARE FOR MINOR ROADWAYS. SEE SECTION 3.09 - TABLE I FOR OTHER ROADWAY DIMENSIONS.
6. WHERE GUARDRAIL IS USED, MINIMUM WIDTH OF SHOULDER SHALL BE 6'-0" WITH FACE OF GUARDRAIL AT 3'-0" FROM EDGE OF TRAVELED WAY.
7. NO SIDEWALK IS PROPOSED TO BE CONSTRUCTED ALONG ROADWAYS.

TYPICAL ROADWAY SECTION (CURBED)

NOT TO SCALE



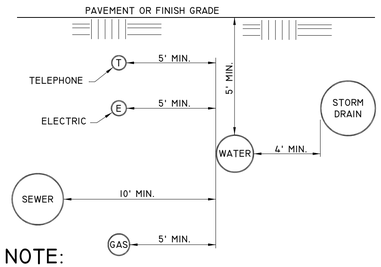
NOTES:

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 CAPE COD BERM

NOT TO SCALE

EXHIBIT R104

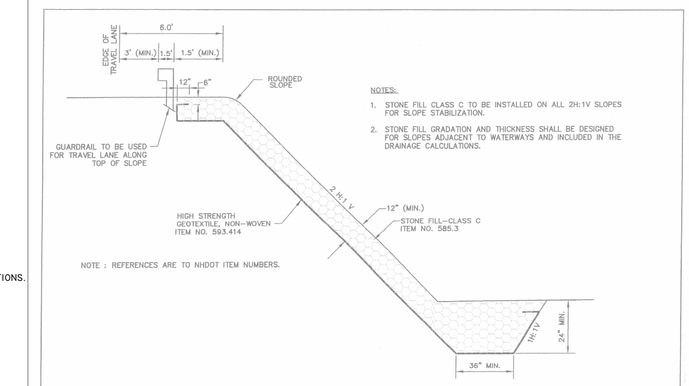


NOTE:

1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO NHDWGB TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. SEE DETAIL D-4 FOR TRENCH DETAIL.
4. SEE DETAIL UTILITY PROVIDER FOR OUTSIDE SERVICE ENTRANCE DETAIL.

TYPICAL UTILITY SEPARATION DETAIL

NOT TO SCALE



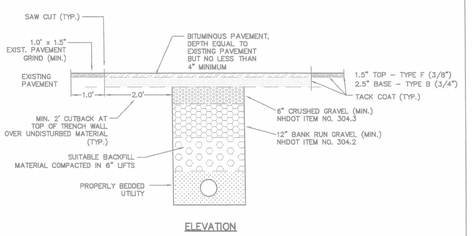
NOTES:

1. STONE FILL CLASS C TO BE INSTALLED ON ALL 2H:1V SLOPES FOR SLOPE STABILIZATION.
2. STONE FILL GRADATION AND THICKNESS SHALL BE DESIGNED FOR SLOPES ADJACENT TO WATERWAYS AND INCLUDED IN THE DRAINAGE CALCULATIONS.

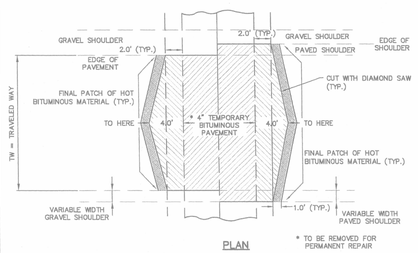
TYPICAL STONE FILL SLOPE SECTION

NOT TO SCALE

EXHIBIT R106



ELEVATION



PLAN

* TO BE REMOVED FOR PERMANENT REPAIR

TYPICAL PERMANENT PAVEMENT REPAIR

NOT TO SCALE

EXHIBIT R105

CONSTRUCTION DETAILS

TAX MAP 014 LOT 013-4

7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

DRAWING TITLE:
7 PLANEVIEW DRIVE CONTRACTOR BAYS
PREPARED FOR:
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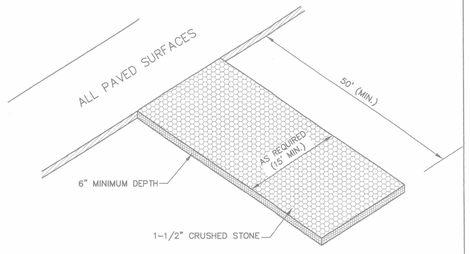
WWW.HESSENGINEERINGLLC.COM
DRAWN BY:
WESLEY W. LAMBERT
REVIEWED BY:
WILLIAM HESS, P.E.

REV.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 12, 2026
JOB NO: 25013

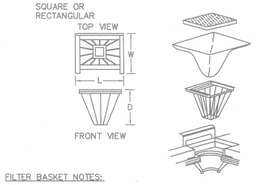


TO BE USED AT ALL STOCKPILE AND/OR STAGING AREAS.

DETAIL FOR CRUSHED STONE CONSTUCTION ENTRANCE

NOT TO SCALE

EXHIBIT EC5



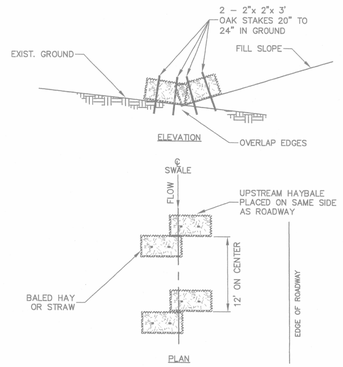
FILTER BASKET NOTES:

1. INLET BASKETS SHALL BE USED ON ALL CATCH BASINS WITHIN THE PROJECT LIMITS WITHIN PAVED AREAS. INLET FILTER BASKETS SHALL BE "SILT SACK®" OR APPROVED EQUAL.
2. 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.
3. THE FILTER FABRIC SHALL BE A GEO-TEXTILE FABRIC: POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
   GRAB STRENGTH: 300 lb. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D-4632).
   MULLEN BURST STRENGTH: MINIMUM 800 psi (ASTM D-3786).
4. THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 40 U.S. STANDARD SIEVE AND MINIMUM PERMEABILITY OF 40 gpm/sq. ft.
5. 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.
6. INLET BASKETS SHALL BE MAINTAINED IN PLACE UNTIL ALL PAVING IS COMPLETED AND ALL UNPAVED AREAS HAVE BEEN STABILIZED WITH VEGETATION.

DETAIL FOR INLET FILTER BASKET

NOT TO SCALE

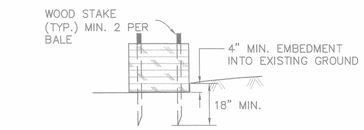
EXHIBIT EC6



DETAILS FOR HAY BALE CHECK DAM

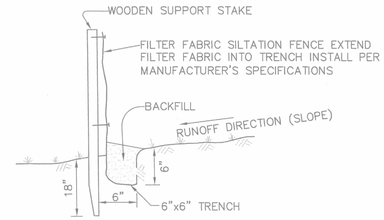
NOT TO SCALE

EXHIBIT EC3



STAKED HAYBALE DETAIL

(NOT TO SCALE)



SILT FENCE DETAIL

(NOT TO SCALE)

DETAILS FOR HAYBALE AND SILT FENCE INSTALLATION

NOT TO SCALE

EXHIBIT EC1

EROSION CONTROL DETAILS

TAX MAP 014 LOT 013-4

7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

DRAWING TITLE:
7 PLANEVIEW DRIVE CONTRACTOR BAYS

PREPARED FOR:
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64 ROGER ST.
ALTON BAY, NH 03810-4202
BOOK 5442 PAGE 2491

PREPARED BY:
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TEL: (603) 968-5664
WWW.HESSENGINEERINGLLC.COM

DRAWN BY:
WESLEY W. LAMBERT
REVIEWED BY:
WILLIAM HESS, P.E.

REV.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 12, 2026
JOB NO: 25013

GENERAL NOTES:

1. PROJECT ENGINEER: HESS ENGINEERING & CONSTRUCTION CONSULTANTS, LLC., PO BOX 991, ASHLAND, NH 03217
   PROJECT SURVEYOR: PROMISED LAND SURVEY, LLC, PO BOX 447, DERRY, NH 03038
   PROJECT WETLAND: PROMISED LAND SURVEY, LLC, PO BOX 447, DERRY, NH 03038
   PROJECT SOIL SCIENTIST: HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC, PO BOX 356, EPSOM, NH 03234
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN REGULATIONS AND THE LATEST EDITION OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
3. IF, DURING CONSTRUCTION IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR, DEVELOPER OR OWNER ARE RESPONSIBLE TO DOCUMENT THE APPARENT DEFICIENCIES AND NOTIFY THE DESIGN ENGINEER PRIOR TO CONTINUING CONSTRUCTION ACTIVITIES. THE DESIGN ENGINEER, IN COOPERATION WITH THE CONTRACTOR, DEVELOPER OR OWNER WILL RESOLVE THE APPARENT DEFICIENCIES TO MEET APPLICABLE TOWN REGULATIONS.
4. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED, THE CONTRACTOR, DEVELOPER OR OWNER SHALL BE REQUIRED TO INSTALL ADDITIONAL EROSION PROTECTION MEASURES.
5. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO VERIFY THE LOCATION OF ALL UTILITIES OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR. (DIG SAFE NUMBER PROVIDED ON SHEET 1)
6. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AT ALL TIMES.
7. NO EXCAVATED AREA SHALL BE LEFT UNATTENDED AND SHALL BE THOROUGHLY SECURED ON A DAILY BASIS.
8. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENT AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

CONSTRUCTION SEQUENCE:

1. CUT AND CLEAR TREES WITHIN LIMIT OF WORK (PROPOSED TREELINE), UNLESS OTHERWISE NOTED. ALL STUMPS, BRANCHES, TOPS AND BRUSH TO BE PROPERLY DISPOSED OF, PREFERABLY OFF SITE.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS SHOWN AND DETAILED IN THIS PLAN SET.
3. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES (DETENTION BASINS, TREATMENT SWALES, GRASS SWALES AND STONE LINED RIP-RAP SWALES) PRIOR TO ANY EARTH MOVING OPERATION.
4. ALL SWALES AND DITCH LINES SHALL BE PROTECTED FROM EROSION. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
5. PONDS AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE (BEFORE ROUGH GRADING THE SITE).
6. ALL STORM DRAINAGE SYSTEMS SUCH AS DETENTION/RETENTION BASINS, TREATMENT SWALES AND LEVEL SPREADERS SHALL BE PROTECTED FROM EROSION. ALL STORM DRAINAGE SYSTEMS SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM.
7. NO CATCH BASIN FRAME AND GRATE SHALL BE INSTALLED PRIOR TO PAVING (IF APPLICABLE). ALL DRAINAGE STRUCTURES ARE TO BE "PLATED" AND CUT OUT FOLLOWING PAVING OPERATIONS, ONLY IF ALL DOWNSTREAM DRAINAGE ELEMENTS ARE STABLE, INCLUDING, BUT NOT LIMITED TO OUTLET PROTECTION, ALL SLOPE GRADING, VEGETATED OR RIPRAP SWALES, DETENTION BASIN AND TREATMENT SWALES.
8. IF FRAME AND GRATES ARE INSTALLED, SPECIFIC SOIL EROSION MEASURES MUST BE INSTALLED SUCH AS GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER OR BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER.
9. CONSTRUCT TEMPORARY CULVERTS, DIVERSION DITCHES/SWALES OR BERMS AS REQUIRED TO MINIMIZE THE EROSIVE EFFECTS OF STORMWATER RUNOFF DURING ALL CONSTRUCTION ACTIVITIES. TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL AREAS STABILIZED.
10. COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND DEBRIS SHALL BE PROPERLY DISPOSED OF, PREFERABLY OFF SITE.
11. ALL MATERIAL SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED IN UPLANDS AREAS. ALL STOCKPILES SHALL BE SEEDED WITH WINTER RYE AND IF NECESSARY, SURROUNDED WITH SILT FENCE, AND/OR STRAW BALES, IN ORDER TO PREVENT OR CONTAIN SOIL EROSION.
12. ALL MATERIAL SUITABLE FOR FILL OR SELECT MATERIAL SHALL BE STOCKPILED IN UPLANDS AREAS. ALL STOCKPILES SHALL BE SURROUNDED WITH SILT FENCE, AND/OR STRAW BALES, IN ORDER TO CONTAIN SOIL EROSION.
13. REMOVE ALL IMPROPER ROADWAY/SITE FOUNDATION MATERIAL WITHIN 18" OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL ACCEPTABLE TO THE STATE/TOWN SPECIFICATIONS. ALL SUITABLE FILL MATERIAL SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY WEIGHT AS DETERMINED BY MODIFIED PROCTOR TESTING (ASTM D-1556) REQUIREMENTS.
14. CONSTRUCT ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO DRAIN, DATA, CABLE AND POWER.
15. ROUGH GRADE ROADWAY/SITE WITHIN LIMIT OF WORK AND COMMENCE CONSTRUCTION OF ROADWAY.
16. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
17. COMPLETE ROADWAY SLOPE GRADING/EMBANKMENT CONSTRUCTION. ALL SLOPES SHALL BE STABILIZED AND SEEDED IMMEDIATELY AFTER GRADING. THE CONTRACTOR SHALL STABILIZE SLOPES WITH APPROPRIATE SEEDING PROGRAM OR JUTE MAT, WHEREVER SPECIFIED. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
18. APPLY TOPSOIL TO ROADWAY SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION. TOPSOIL USED MAY BE NATIVE ORGANIC MATERIAL SCREENED AS TO BE FREE OF ROOTS, BRANCHES, STONES, AND OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL BE APPLIED SO AS TO PROVIDE A MINIMUM COMPACTED THICKNESS OF 4 INCHES. UPON COMPLETION OF TOPSOILING, FINISHED SECTIONS ARE TO BE LIMED, SEEDED, AND MULCHED. THE CONTRACTOR SHALL INSPECT COMPLETED SECTIONS OF WORK ON A REGULAR BASIS AND REMEDY ANY PROBLEM AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
19. PERFORM FINAL PAVING OPERATIONS (IF APPLICABLE), INSTALL GUARDRAIL (IF APPLICABLE) AS SHOWN ON THE APPROVED PLANS.
20. MAINTAIN, REPAIR, AND REPLACE TEMPORARY EROSION CONTROL MEASURES AS NECESSARY FOR A MINIMUM PERIOD OF 12 MONTHS FOLLOWING SUBSTANTIAL COMPLETION.
21. AFTER STABILIZATION (12 MONTHLY FOLLOWING SUBSTANTIAL COMPLETION), REMOVE AND PROPERLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES, PREFERABLY OFF SITE.
22. FOLLOWING SUBSTANTIAL COMPLETION OF ALL ROADWAY ACTIVITIES AND ONCE STABLE CONDITIONS ARE ACHIEVED, CAREFULLY AND REGULARLY MONITOR CONSTRUCTION ACTIVITIES ON ALL INDIVIDUAL LOTS TO INSURE CONSTRUCTION ACTIVITIES ARE BEING PERFORMED IN SUCH A WAY AS NOT TO ENDANGER THE INTEGRITY OF ROADWAY EMBANKMENTS, STORMWATER SYSTEMS AND UTILITIES.
23. LOT DISTURBANCE OTHER THAN SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.
24. 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.
25. DEFINITION OF THE WORD STABLE: AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
26. A: BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
27. B: A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
28. C: A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.
29. D: OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
30. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

WINTER CONSTRUCTION NOTES

A. 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.

B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

C. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, 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.

SEEDING SPECIFICATIONS

MIXTURE	POUNDS/ACRE	POUNDS/1,000 SF
TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
WHITE CLOVER	8	0.20
TOTAL	48	1.10

1. SEEDBED PREPARATION
   A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
   B. STONES LARGER THAN FOUR INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT FOUR INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
2. ESTABLISHING A STAND
   A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:

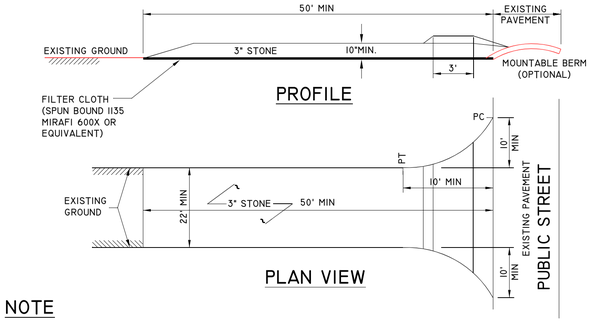
   - AGRICULTURAL LIMESTONE: 2 TONS PER ACRE OR 0.09 LBS. PER SQ. FT.
   - NITROGEN (N): 50 LBS. PER ACRE OR 1.1 LBS. PER 1000 SQ. FT.
   - PHOSPHATE (P_2O_5): 100 LBS. PER ACRE OR 2.2 LBS. PER 1000 SQ. FT.
   - POTASH (K_2O): 100 LBS. PER ACRE OR 2.2 LBS. PER 1000 SQ. FT.

   (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10)

   B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING, AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH 0.25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
   C. REFER TO TABLE 7-35 OF "STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE", FOR APPROPRIATE SEED MIXTURES AND TABLE 7-36 FOR RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT TREFOIL, AND FLATPEA), MUST BE INOCULATED WITH THEIR SPECIFIC INNOCULANT.
   D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
3. MULCH
   A. STRAW, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
   B. MULCH WILL BE HELD IN PLACE USING TECHNIQUES FROM THE "BEST MANAGEMENT PRACTICE FOR MULCHING", AS SHOWN IN, "STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE".
4. MAINTENANCE TO ESTABLISH A STAND
   A. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
   B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
   C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

TEMPORARY SEEDING RATES:

- FOR FALL SEEDING (SEED FROM AUGUST 15 - SEPTEMBER 5 FOR BEST COVER):
  WINTER RYE: 2.5 LBS PER 1,000 SF SEED TO A DEPTH OF 1 INCH
- FOR SPRING SEEDING (SEED NO LATER THAN MAY 15 FOR SUMMER PROTECTION)
  OATS: 2 LBS PER 1,000 SF (SEED TO A DEPTH OF 1 INCH)
- ALTERNATIVE:
  PERENNIAL RYEGRASS: 0.7 LBS PER 1,000 SF (SEED BETWEEN APRIL 1 AND JUNE 1 AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15)
  MULCHING WILL ALLOW SEEDING THROUGHOUT THE GROWING SEASON (SEED TO A DEPTH OF 0.5 INCHES)
- 10-10-10 FERTILIZER SHOULD BE UNIFORMLY SPREAD OVER AREA PRIOR TO BE INCORPORATED INTO THE SOIL AT A MINIMUM OF 7 LBS PER 1,000 SF
- TOP SOIL: 4" MINIMUM APPROVED TOPSOIL
  STRAW MULCH - 2 BALES PER 1,000 SF (APPLY BINDER OF NETTING AS NEEDED)



NOTE

1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL BE NOT LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

EPA: NPDES GENERAL NOTES

1. THE PROPOSED LAND DISTURBANCE IS APPROXIMATELY 155,452 SF., THEREFORE, ACCORDING TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II CONSTRUCTION GENERAL PERMIT (CGP) SECTION 1.1, THIS PROJECT IS REQUIRED TO COMPLY WITH THE REGULATORY CRITERIA AND INTENT OF THE NPDES PHASE II PROGRAM, LATEST EDITION.
2. THE OWNER AND CONTRACTOR ARE REQUIRED TO PREPARE, MAINTAIN AND HAVE ON FILE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
3. THE OWNER AND CONTRACTOR ARE REQUIRED TO PREPARE, SUBMIT, POST ON SITE AND HAVE ON FILE A NOTICE OF INTENT (NOI). CONSTRUCTION MAY NOT COMMENCE UNTIL 14 DAYS AFTER EPA HAS REVIEWED/APPROVED THE PROJECT NOI, WHICH GRANTS COVERAGE UNDER THE CGP (NHR100000).
4. THE CONTRACTOR/OWNER IS RESPONSIBLE TO POST THE NOI ON SITE IN A HIGHLY VISIBLE POSITION, PROTECTED FROM THE WEATHER.
5. THE OWNER AND CONTRACTOR ARE REQUIRED TO INSTALL, INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES AS DESCRIBED ON THE APPROVED PLANS AND SWPPP INCLUDING INSPECTION LOGS.
6. THE OWNER OR CONTRACTOR MAY CONTACT THE NORTHEAST EPA REGIONAL COORDINATOR FOR RESOLUTION TO ANY NPDES, CGP, SWPPP, NOI OR NOTE QUESTIONS, CONCERNS OR CLARIFICATION:
   EPA REGIONAL REPRESENTATIVE: MS. THELMA MURPHY (OR CURRENT REPRESENTATIVE)
   US EPA, REGION 01/OFFICE OF ECOSYSTEM PROTECTION
   1 CONGRESS STREET, SUITE 1100
   BOSTON, MA 02114-2023
   PHONE: (617) 918-1615
7. THE PROPOSED PROJECT WILL REQUIRE STATE (NHDES) ALTERATION OF TERRAIN PERMIT, SINCE THE ANTICIPATED LAND DISTURBANCE IS MORE THAN 100,000 SF, ACCORDING TO ENV-WS 415.
8. THE PROPOSED PROJECT WILL REQUIRE A STATE (NHDES) DREDGE AND FILL PERMIT, SINCE THE PROJECT HAS WETLAND DISTURBANCES, ACCORDING TO WT 302.04.

EROSION CONTROL NOTES

ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS (EPA, NHDES AND TOWN REGULATIONS). THE GENERAL NOTES AND DETAILS CONTAINED IN THIS PLAN SERVE AS A GUIDE ONLY.

1. PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS. INSTALLATION OF STRAWBALE BARRIERS AND SILTATION FENCES SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY SPECIFIC AREA. PREFABRICATED SILTATION FENCES AND STRAWBALE BARRIERS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
3. 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 ROADWAYS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE. CUT AND FILL SLOPES SHALL BE LOAMED & SEEDED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE INSTALLED WITHIN 45 DAYS OF INITIAL CONSTRUCTION.

   AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

   A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
   B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
   C. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED, OR
   D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

   TIME LIMIT: ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
4. ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4" OF LOAM INSTALLED WITH NOT LESS THAN 1.1 POUNDS OF SEED MIX PER 1,000 SQ. FT. SEE SEEDING SPECIFICATIONS ON THIS SHEET.
5. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS. PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.
6. STRAW MULCH OR JUTE MATTING SHALL BE USED IF/WHERE INDICATED ON THE PLANS. A MINIMUM OF 1.5 TONS OF MULCH PER ACRE SHALL BE APPLIED. MULCH SHALL BE ANCHORED IN PLACE WHERE NECESSARY. JUTE MATTING SHALL BE LAID IN THE DIRECTION OF RUNOFF FLOW FLOW AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
7. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS AREA NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS.
8. TO CONTROL DUST DURING CONSTRUCTION, WATER DISTRIBUTION SHALL BE USED.
9. LIMIT THE LENGTH OF EXPOSURE OF UNSTABILIZED SOIL TO 45 DAYS OR LESS.
10. EROSION CONTROL PRACTICES ARE TO BE INSPECTED WEEKLY AND AFTER 0.5" OF RAINFALL.
11. TEMPORARY WATER DIVERSION (SEDIMENT BASINS, SWALES, ETC.) MUST BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL SOILS ARE STABILIZED.

EROSION AND SEDIMENT CONTROL NOTES

TAX MAP 014 LOT 013-4

7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

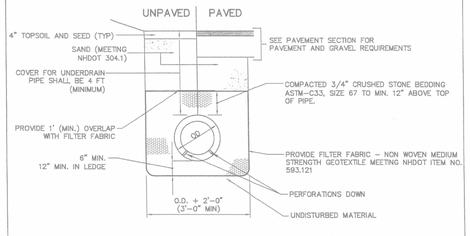
DRAWING TITLE:
7 PLANEVIEW DRIVE CONTRACTOR BAYS
PREPARED FOR:
RUSSELL F. & FRANCINE I. WILMARTH REVOCABLE TRUST
64 ROGER ST.
ALTON BAY, NH 03810-4202
BOOK 5442 PAGE 2491

PREPARED BY:
HESS ENGINEERING & CONSTRUCTION CONSULTANTS, LLC
63 WEST STREET - P.O. BOX 991
ASHLAND, NH 03217
TEL: (603) 968-5664
WWW.HESSENGINEERINGLLC.COM

DRAWN BY:
WESLEY W. LAMBERT
REVIEWED BY:
WILLIAM HESS, P.E.

REV.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 12, 2026
JOB NO: 25013



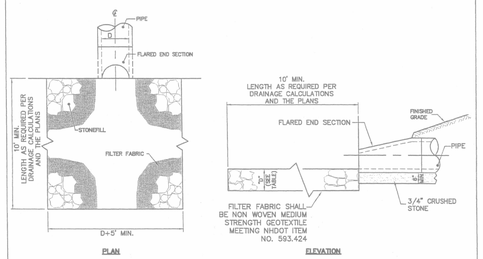
NOTE:

PLASTIC UNDERDRAIN PIPE (HDPE) SHALL BE 6" DIAMETER (MIN.) ADS N-12 (CORRUGATED EXTERIOR/SMOOTH INTERIOR) OR EQUAL MEETING AASHTO M-252 AND H-20 LOADING.

TYPICAL UNDERDRAIN PIPE TRENCH

NOT TO SCALE

EXHIBIT D102



NOTE: STONEFILL SHALL CONFORM TO THE LATEST EDITION OF THE NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 585, STONE FILL WITH THE FOLLOWING REQUIREMENTS:

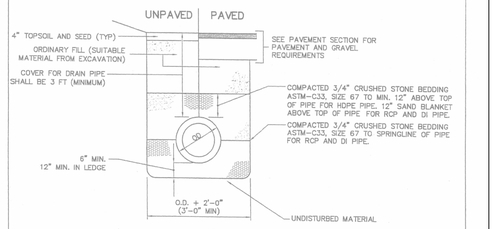
	STONE SIZES C1 C2 C3
% OF PASSING BY WEIGHT	D = BLANKET THICKNESS 12" 18" 24"
100%	8" 12" 18"
85%	7" 11" 16"
50%	5" 8" 12"
15%	2" 3" 4"

NOTE: ALL STONEFILL TO BE SIZE "C1" MIN. EXCEPT WHERE OTHERWISE REQUIRED PER DRAINAGE CALCULATIONS AND THE PLANS.

TYPICAL PIPE END SECTION (FLARED END) WITH STONEFILL APRON

NOT TO SCALE

EXHIBIT D105



NOTE:

DRAIN PIPE SHALL BE 15" DIAMETER MIN.

PLASTIC DRAIN PIPE (HDPE) SHALL BE ADS N-12 (CORRUGATED EXTERIOR/SMOOTH INTERIOR) OR EQUAL MEETING AASHTO M-252 AND H-20 LOADING.

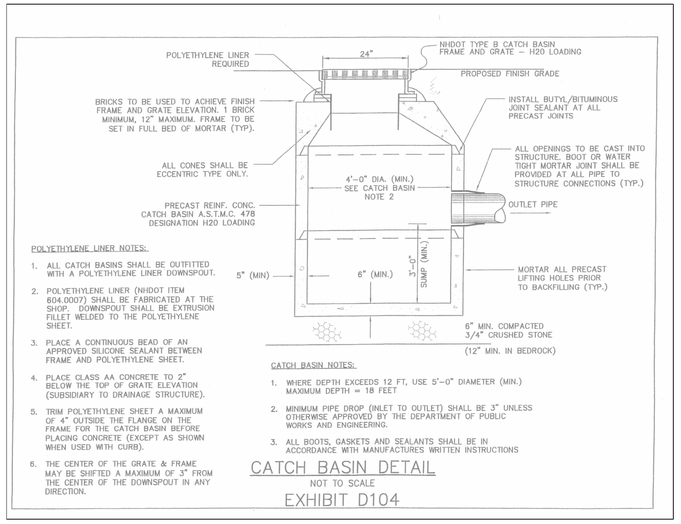
DI DRAIN PIPE SHALL BE CL. 50.

RC DRAIN PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.

TYPICAL DRAIN PIPE TRENCH

NOT TO SCALE

EXHIBIT D101



POLYETHYLENE LINER NOTES:

1. ALL CATCH BASINS SHALL BE OUTFITTED WITH A POLYETHYLENE LINER DOWNSPOUT.
2. POLYETHYLENE LINER (NHDOT ITEM 604.0007) SHALL BE FABRICATED AT THE SHOP. DOWNSPOUT SHALL BE EXTRUSION FILLET WELDED TO THE POLYETHYLENE SHEET.
3. PLACE A CONTINUOUS BEAD OF AN APPROVED SILICONE SEALANT BETWEEN FRAME AND POLYETHYLENE SHEET.
4. PLACE CLASS AA CONCRETE TO 2" BELOW THE TOP OF GRATE ELEVATION (SUBSIDIARY TO DRAINAGE STRUCTURE).
5. TRIM POLYETHYLENE SHEET A MAXIMUM OF 4" OUTSIDE THE FLANGE ON THE FRAME FOR THE CATCH BASIN BEFORE PLACING CONCRETE (EXCEPT AS SHOWN WHEN USED WITH CURB).
6. THE CENTER OF THE GRATE & FRAME MAY BE SHIFTED A MAXIMUM OF 3" FROM THE CENTER OF THE DOWNSPOUT IN ANY DIRECTION.

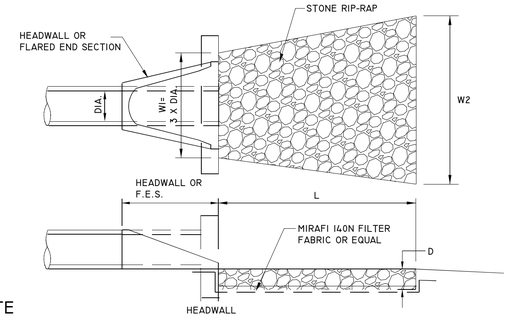
CATCH BASIN NOTES:

1. WHERE DEPTH EXCEEDS 12 FT, USE 5'-0" DIAMETER (MIN.) MAXIMUM DEPTH = 18 FEET
2. MINIMUM PIPE DROP (INLET TO OUTLET) SHALL BE 3" UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.
3. ALL BOOTS, GASKETS AND SEALANTS SHALL BE IN ACCORDANCE WITH MANUFACTURES WRITTEN INSTRUCTIONS

CATCH BASIN DETAIL

NOT TO SCALE

EXHIBIT D104



LOCATION	L	WI	W2	D	STONE SIZE D50
FES #1	12.9'	3'	13.9'	18"	12"
FES #2	11.2'	4.5'	12.7'	4"	4.5"

NOTE

1. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIP-RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK USED FOR RIP-RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP-RAP. 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.
4. STONE FOR THE RIP-RAP 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.

MAINTENANCE

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. 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 THE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

RIP-RAP OUTLET PROTECTION APRON

NOT TO SCALE

- STONE SIZE SHOWN ON THE PLANS AS CLASS A, B, OR C STONE FILL SHALL CONFORM WITH THE REQUIREMENTS OF SECTION 585 OF THE NHDOT STANDARD SPECIFICATIONS.

FIFTY PERCENT BY WEIGHT OF THE RIPRAP MIXTURE SHALL BE SMALLER THAN THE MEDIAN SIZED STONE DESIGNATED AS D50. THE LARGEST STONE IN THE MIXTURE SHALL BE 1.5 TIMES THE D50 SIZE.

DRAINAGE DETAILS

TAX MAP 014 LOT 013-4

7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

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DRAWN BY:
WESLEY W. LAMBERT
REVIEWED BY:
WILLIAM HESS, P.E.

REV.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 12, 2026
JOB NO: 25013

PROPOSED LAYOUT: STORMTECH 1

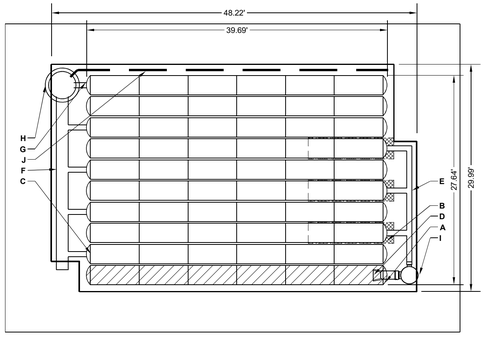
60	STORMTECH SC-310 CHAMBERS	
20	STORMTECH SC-310 END CAPS	
6	STONE ABOVE (in)	
6	STONE BELOW (in)	
40	STONE VOID	
2132	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	
1715	SYSTEM AREA (SF)	
173.1	SYSTEM PERIMETER (ft)	
283	THERMOPLASTIC LINER (SY) (20% OVERAGE)	

CONCEPTUAL ELEVATIONS: STORMTECH 1

MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	9.83
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	3.67
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	3.17
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	3.17
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	3.17
TOP OF STONE:	2.33
TOP OF SC-310 CHAMBER:	1.83
6" x 6" TOP MANIFOLD INVERT:	0.76
12" ISOLATOR ROW PLUS INVERT:	0.57
8" BOTTOM CONNECTION INVERT:	0.55
18" x 8" BOTTOM MANIFOLD INVERT (8" PIPE):	0.55
BOTTOM OF SC-310 CHAMBER:	0.50
UNDERDRAIN INVERT:	0.00
BOTTOM OF STONE:	0.00
18" x 8" BOTTOM MANIFOLD INVERT (18" PIPE):	-0.30

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	12" BOTTOM PREFABRICATED EZ END CAP, PART#: SC310ECEZ / TYP OF ALL 12" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
PRE-CORED END CAP	B	8" TOP PRE-CORED END CAP, PART#: SC310EPE08TPC / TYP OF ALL 8" TOP CONNECTIONS		
PRE-CORED END CAP	C	8" BOTTOM PRE-CORED END CAP, PART#: SC310EPE08BPC / TYP OF ALL 8" BOTTOM CONNECTIONS		
FLAMP	D	INSTALL FLAMP ON 12" ACCESS PIPE / PART#: SC31012RAMP		
MANIFOLD	E	8" x 8" TOP MANIFOLD, MOLDED FITTINGS	3.50"	
MANIFOLD	F	18" x 8" ADS N-12 (18" PIPE) 18" x 8" ADS N-12 (8" PIPE)	-9.57" 0.60"	
PIPE CONNECTION	G	8" BOTTOM CONNECTION	0.60"	
CONCRETE STRUCTURE	H	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		3.5 CFS OUT
NYLOPLAST (INLET W/ ISO PLUS ROW)	I	30" DIAMETER (24.00" SUMP MIN)		2.3 CFS IN
UNDERDRAIN	J	4" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		



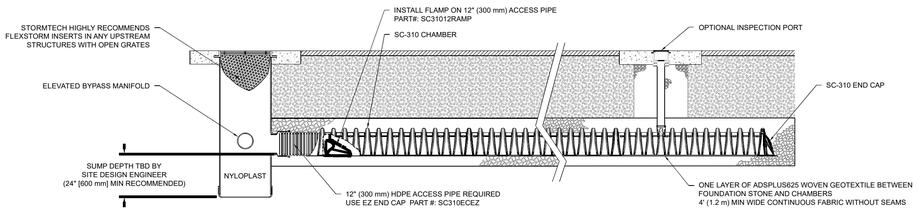
ISOLATOR ROW PLUS
(SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

THERMOPLASTIC LINER (SEE TECH NOTE #6.50 PROVIDED BY OTHERS / DESIGN BY OTHERS)

NOTES

1. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
2. **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



SC-310 ISOLATOR ROW PLUS DETAIL
NTS

3 SC-310 ISOLATOR ROW PLUS DETAIL

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INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

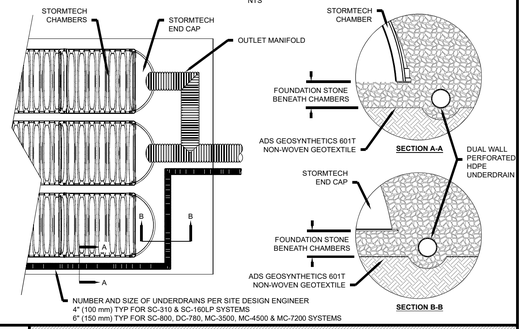
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

UNDERDRAIN DETAIL
NTS



4 UNDERDRAIN DETAIL

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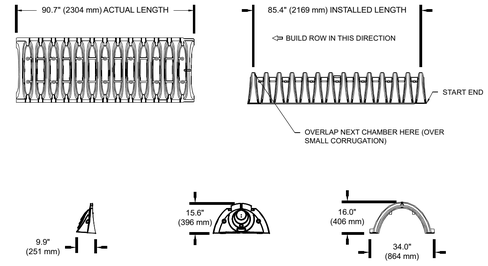
SC-310 TECHNICAL SPECIFICATION
NTS

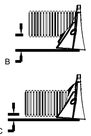


NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	29.3 CUBIC FEET	(0.83 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND 3" (75 mm) BETWEEN CHAMBERS

PART #	STUB	B	C
SC310EPE06TPC	6" (150 mm)	5.8" (147 mm)	---
SC310EPE08BPC		---	0.5" (13 mm)
SC310EPE08TPC	8" (200 mm)	3.5" (89 mm)	---
SC310EPE08BPC		---	0.6" (15 mm)
SC310EPE10TPC	10" (250 mm)	1.4" (36 mm)	---
SC310EPE10BPC		---	0.7" (18 mm)
SC310ECEZ*	12" (300 mm)	---	0.9" (23 mm)



ALL STUBS, EXCEPT FOR THE SC310ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP.

* FOR THE SC310ECEZ THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

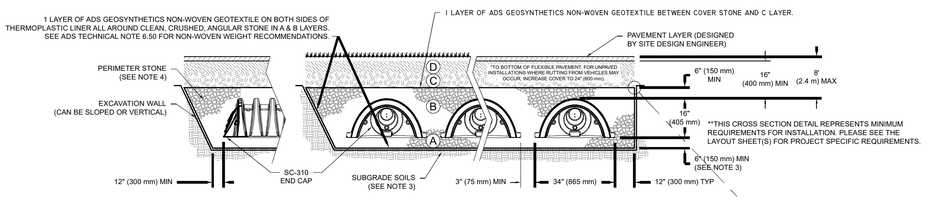
NOTE: ALL DIMENSIONS ARE NOMINAL; PRE-CORED END CAPS END WITH "PC"

2 SC-310 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

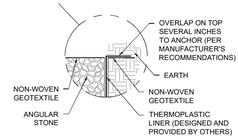
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (400 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE5	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE5	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 325 LBS/FT/% THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



THERMOPLASTIC LINER DETAIL

1 SC-310 CROSS SECTION DETAIL

DRAWN: ID | DATE: 02/11/2026
CHECKED: N/A | PROJECT #:
REV: | NOT TO SCALE

LONDONDERRY STORMTECHS COPY

LONDONDERRY, NH, USA

StormTech® Chamber System

WWW.ADSPIPE.COM

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD ('EOR') OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET 1 OF 1

TAX MAP 014 LOT 013-4
7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

DRAWING TITLE:
7 PLANEVIEW DRIVE CONTRACTOR BAYS
PREPARED FOR:
RUSSELL F. & FRANCINE I. WILMARTH REVOCABLE TRUST
44 ROGERS ST.
ALTON BAY, NH 03810-4202
BOOK 5442 PAGE 249

PREPARED BY:
HESS ENGINEERING & CONSTRUCTION CONSULTANTS, LLC
63 WEST STREET - P.O. BOX 991
ASHLAND, NH 03217
TEL: (603) 968-5644
WWW.HESSENGINEERINGLLC.COM
DRAWN BY: WESLEY W. LAMBERT
REVIEWED BY: WILLIAM HESS, P.E.

REV.	DATE	DESCRIPTION	BY

STORMTECH 1 DETAILS

DATE: FEBRUARY 12, 2026
JOB NO: 25013

D-5
20 OF 26

PROPOSED LAYOUT: STORMTECH 1

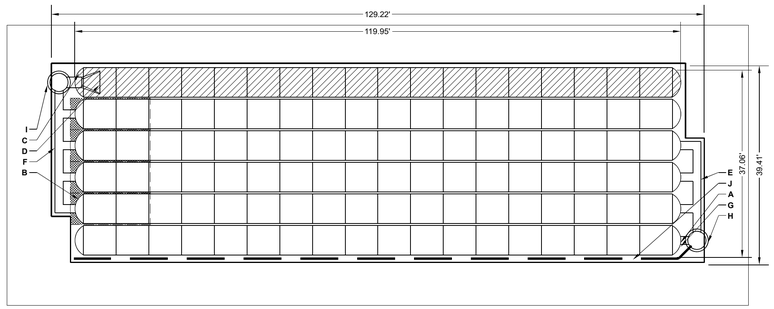
60	STORMTECH SC-310 CHAMBERS
20	STORMTECH SC-310 END CAPS
6	STONE ABOVE (in)
6	STONE BELOW (in)
40	STONE VOID
2132	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
1715	SYSTEM AREA (SF)
173.1	SYSTEM PERIMETER (ft)
283	THERMOPLASTIC LINER (SY) (20% OVERAGE)

CONCEPTUAL ELEVATIONS: STORMTECH 1

MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	9.83
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	3.67
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	3.17
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	3.17
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	3.17
TOP OF STONE:	2.33
TOP OF SC-310 CHAMBER:	1.83
8" x 8" TOP MANIFOLD INVERT:	0.76
12" ISOLATOR ROW PLUS INVERT:	0.57
8" BOTTOM CONNECTION INVERT:	0.55
18" x 8" BOTTOM MANIFOLD INVERT (8" PIPE):	0.55
BOTTOM OF SC-310 CHAMBER:	0.50
UNDERDRAIN INVERT:	0.00
BOTTOM OF STONE:	0.00
18" x 8" BOTTOM MANIFOLD INVERT (18" PIPE):	-0.30

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	12" BOTTOM PREFABRICATED EZ END CAP, PART#: SC310ECEZ / TYP OF ALL 12" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
PRE-CORED END CAP	B	8" TOP PRE-CORED END CAP, PART#: SC310EPE08TPC / TYP OF ALL 8" TOP CONNECTIONS		
PRE-CORED END CAP	C	8" BOTTOM PRE-CORED END CAP, PART#: SC310EPE08BPC / TYP OF ALL 8" BOTTOM CONNECTIONS		
FLAMP	D	INSTALL FLAMP ON 12" ACCESS PIPE / PART#: SC31012RAMP		
MANIFOLD	E	8" x 8" TOP MANIFOLD, MOLDED FITTINGS	3.50"	
MANIFOLD	F	18" x 8" ADS N-12 (18" PIPE)	-9.57"	
		18" x 8" ADS N-12 (8" PIPE)	0.60"	
PIPE CONNECTION	G	8" BOTTOM CONNECTION	0.60"	
CONCRETE STRUCTURE	H	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		3.5 CFS OUT
NYLOPLAST (INLET W/ ISO PLUS ROW)	I	30" DIAMETER (24.00" SUMP MIN)		2.3 CFS IN
UNDERDRAIN	J	4" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

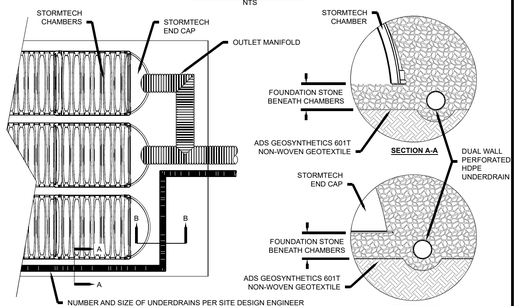
THERMOPLASTIC LINER (SEE TECH NOTE #6.50 PROVIDED BY OTHERS / DESIGN BY OTHERS)

NOTES

1. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
2. **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

UNDERDRAIN DETAIL

NTS



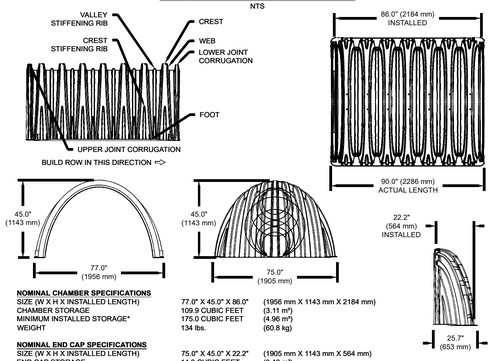
NUMBER AND SIZE OF UNDERDRAINS PER SITE DESIGN ENGINEER
4" (100 mm) TYP FOR SC-310 & SC-160LP SYSTEMS
6" (150 mm) TYP FOR SC-800, DC-780, MC-3500, MC-4500 & MC-7200 SYSTEMS

4 UNDERDRAIN DETAIL

SPACE INTENTIONALLY LEFT BLANK

MC-3500 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-3500 TECHNICAL SPECIFICATION

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

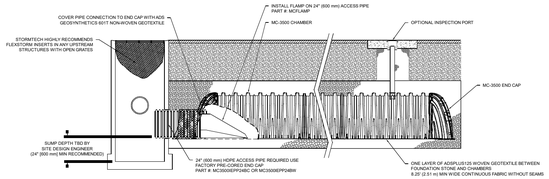
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



MC-3500 ISOLATOR ROW PLUS DETAIL

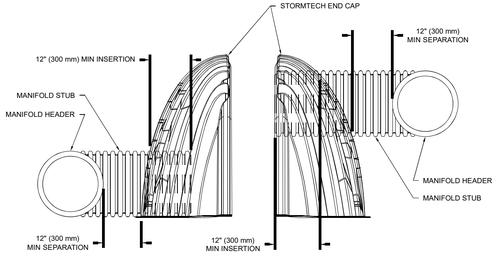
NTS

3 MC-3500 ISOLATOR ROW PLUS DETAIL

SPACE INTENTIONALLY LEFT BLANK

MC-SERIES END CAP INSERTION DETAIL

NTS



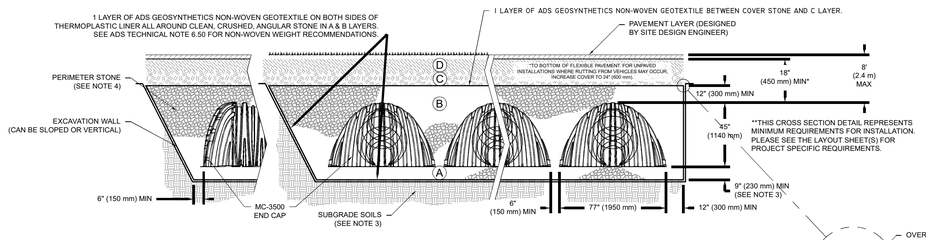
NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

5 MC-SERIES END CAP INSERTION DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

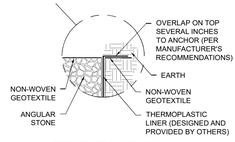
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/% THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



THERMOPLASTIC LINER DETAIL

1 MC-3500 CROSS SECTION DETAIL

DRAWN: ID
CHECKED: N/A
REV:

DATE: 02/11/2026
PROJECT #:
NOT TO SCALE

LONDONDERRY STORMTECHS COPY

LONDONDERRY, NH, USA

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD ("EOR") OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

StormTech® Chamber System

WWW.ADSPIPE.COM

TAX MAP 014 LOT 013-4
7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

DRAWING TITLE:
7 PLANEVIEW DRIVE CONTRACTOR BAYS
PREPARED FOR:
RUSSELL F. & FRANCINE I. WILMARTH REVOCABLE TRUST
44 ROGERS ST.
ALTON BAY, NH 03810-4202
BOOK 5442 PAGE 2491

PREPARED BY:
HESS ENGINEERING & CONSTRUCTION CONSULTANTS, LLC
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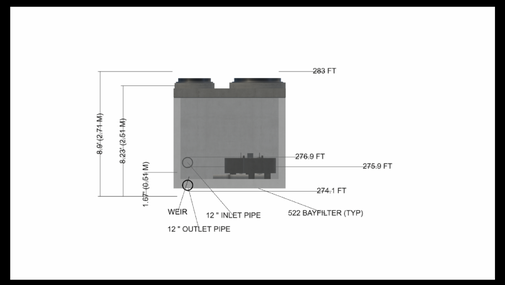
DRAWN BY: WESLEY W. LAMBERT
REVIEWED BY: WILLIAM HESS, P.E.

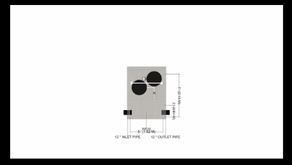
REV.	DATE	DESCRIPTION	BY

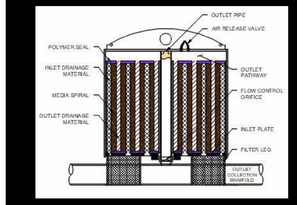
STORMTECH 2 DETAILS

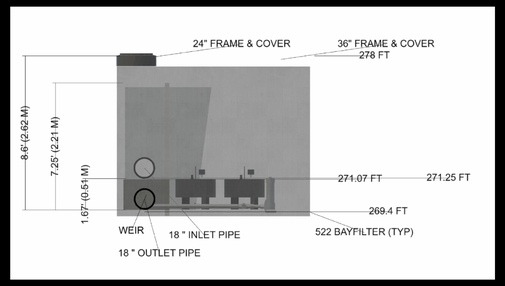
DATE: FEBRUARY 12, 2026
JOB NO: 25013

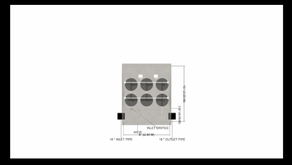
D-6
21 OF 26

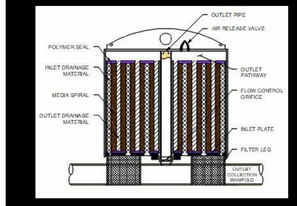












BAYFILTERS DETAILS

TAX MAP 014 LOT 013-4

7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

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DRAWN BY:
WESLEY W. LAMBERT
REVIEWED BY:
WILLIAM HESS, P.E.

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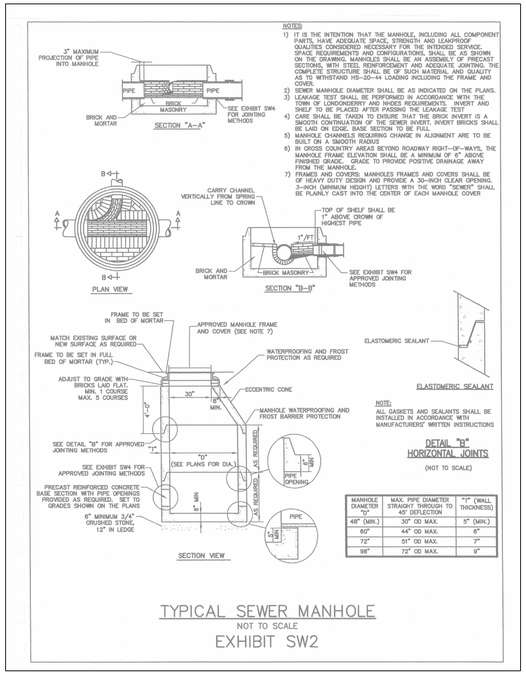
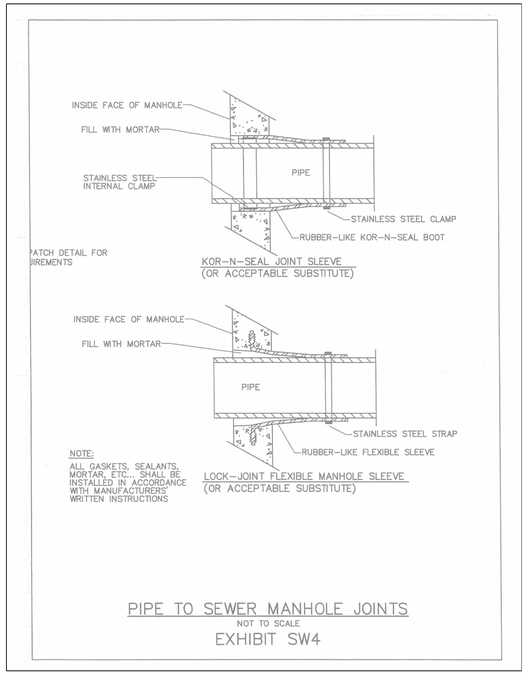


TYPICAL SEWER MANHOLE
NOT TO SCALE
EXHIBIT SW2



PIPE TO SEWER MANHOLE JOINTS
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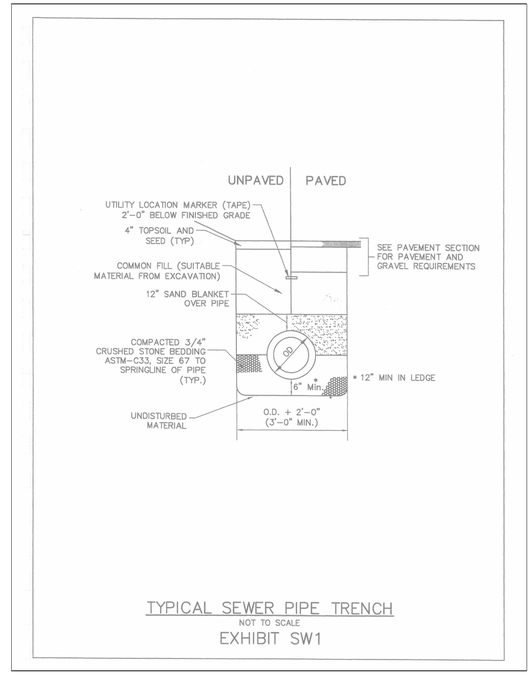
EXHIBIT SW4



TYPICAL SEWER PIPE TRENCH
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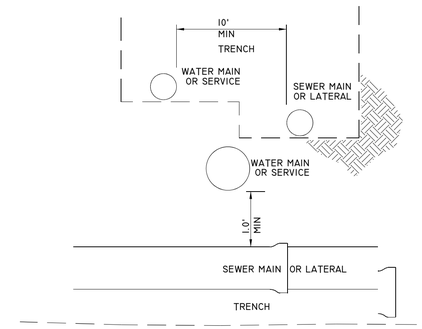
EXHIBIT SW1



WATER / SEWER MAIN SEPARATION
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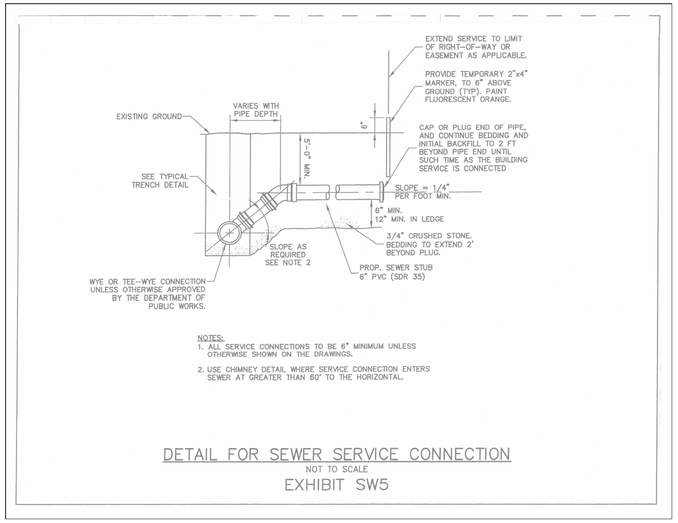

DETAIL FOR SEWER SERVICE CONNECTION
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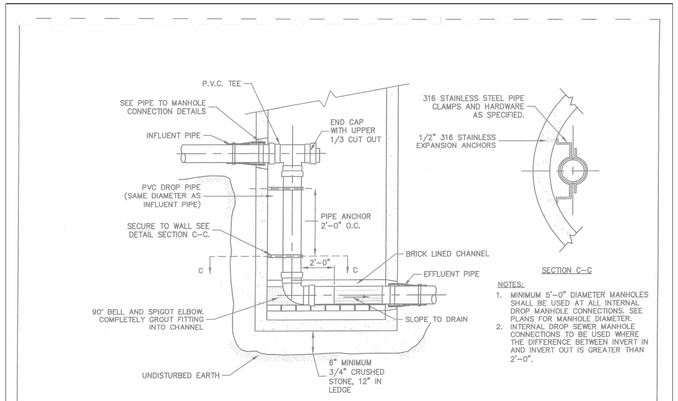

TYPICAL SEWER MANHOLE WITH INTERNAL DROP CONNECTION
NOT TO SCALE
EXHIBIT SW3

SEWER DETAILS
TAX MAP 014 LOT 013-4
7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

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WESLEY W. LAMBERT
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WILLIAM HESS, P.E.

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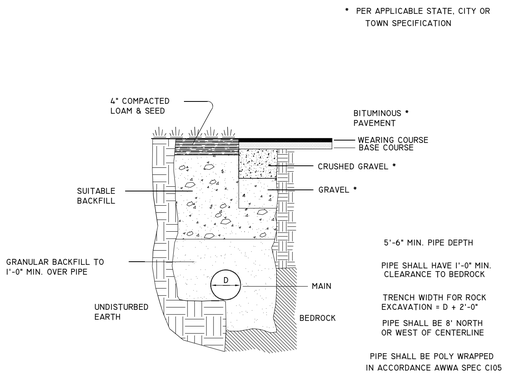

TYPICAL TRENCH DETAIL

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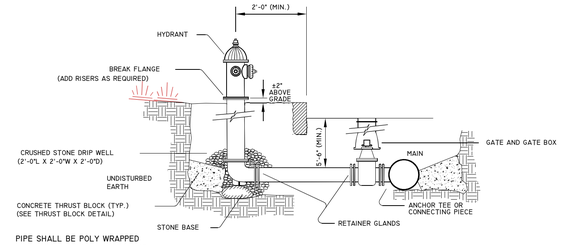

TYPICAL HYDRANT INSTALLATION

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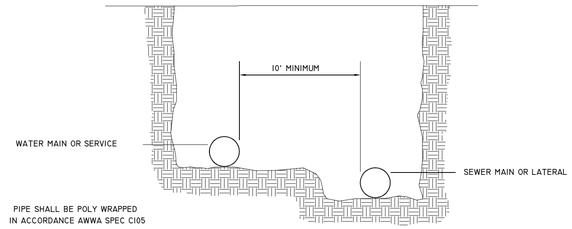
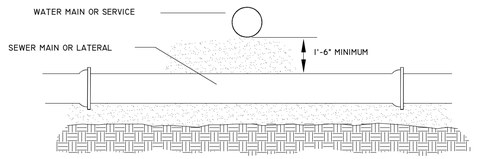


PARALLEL INSTALLATION



MAIN CROSSINGS

WATER MAIN/SEWER MAIN SEPARATION

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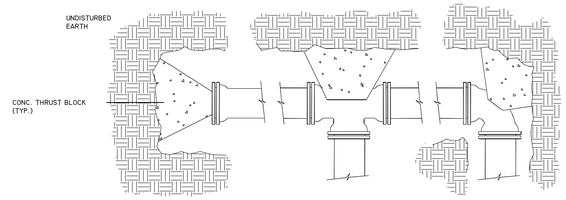
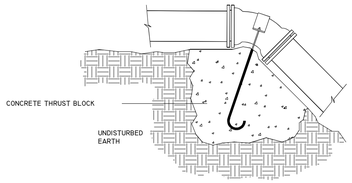


PLAN - HORIZONTAL BENDS, TEES AND PLUGS



ELEVATION - VERTICAL BENDS

THRUST BLOCK DIMENSIONS TO BE DETERMINED IN FIELD BY ENGINEER BASED ON PIPE SIZE, WATER PRESSURE AND SOIL TYPE.

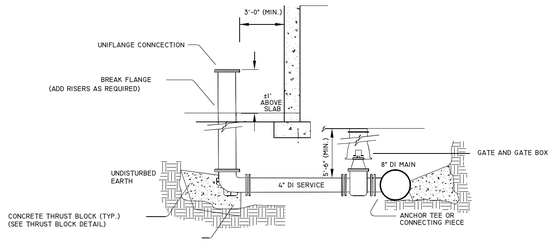
STONE BACKING MAY BE SUBSTITUTED FOR CONCRETE THRUST BLOCKS PROVIDED THE STONE(S) ARE OF EQUAL SIZE AND BEAR ON UNDISTURBED EARTH.

USE OF JOINT RESTRAINT SYSTEMS SHALL NOT ELIMINATE THRUST BLOCK REQUIREMENTS (WHERE POSSIBLE).

PIPE SHALL BE POLY WRAPPED IN ACCORDANCE AWWA SPEC C105

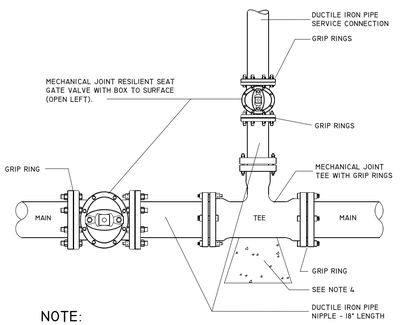
TYPICAL THRUST BLOCKS

NOT TO SCALE



4" WATER SERVICE DETAIL

NOT TO SCALE



NOTE:

1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO HVWP TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. GRIP RINGS AND THRUST BLOCKS SHALL BE USED FOR THRUST RESTRAINT.
4. MIN 2'x2'x4" PRECAST CONCRETE THRUST BLOCK MAY BE USED WITH WATER PRECINCT APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH - SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATERMAIN.

TEE INSTALLATION

NOT TO SCALE

WATER DETAILS

TAX MAP 014 LOT 013-4

7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

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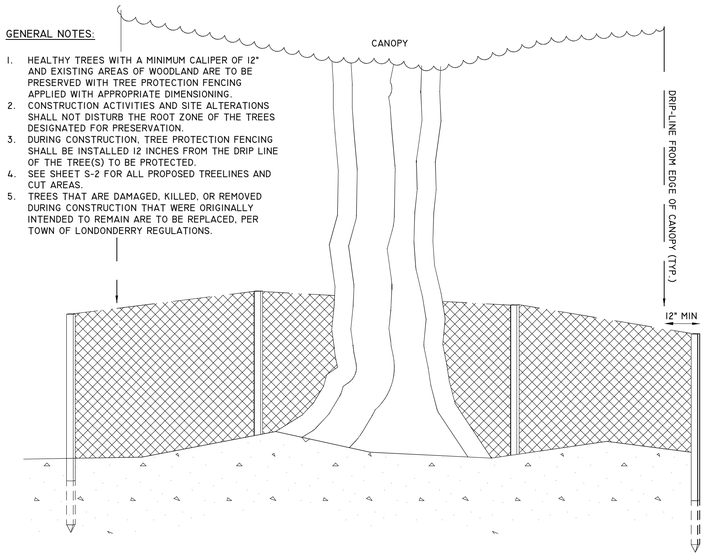
DRAWN BY:
WESLEY W. LAMBERT
REVIEWED BY:
WILLIAM HESS, P.E.

DATE: FEBRUARY 12, 2026
JOB NO: 25013

REV.	DATE	DESCRIPTION	BY

GENERAL NOTES:

1. HEALTHY TREES WITH A MINIMUM CALIPER OF 12" AND EXISTING AREAS OF WOODLAND ARE TO BE PRESERVED WITH TREE PROTECTION FENCING APPLIED WITH APPROPRIATE DIMENSIONING.
2. CONSTRUCTION ACTIVITIES AND SITE ALTERATIONS SHALL NOT DISTURB THE ROOT ZONE OF THE TREES DESIGNATED FOR PRESERVATION.
3. DURING CONSTRUCTION, TREE PROTECTION FENCING SHALL BE INSTALLED 12 INCHES FROM THE DRIP LINE OF THE TREE(S) TO BE PROTECTED.
4. SEE SHEET S-2 FOR ALL PROPOSED TREELINES AND CUT AREAS.
5. TREES THAT ARE DAMAGED, KILLED, OR REMOVED DURING CONSTRUCTION THAT WERE ORIGINALLY INTENDED TO REMAIN ARE TO BE REPLACED, PER TOWN OF LONDONDERRY REGULATIONS.



TYPICAL TREE PROTECTION DETAIL

NOT TO SCALE

LANDSCAPING DETAILS

TAX MAP 014 LOT 013-4

7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

DRAWING TITLE:
7 PLANEVIEW DRIVE CONTRACTOR BAYS
PREPARED FOR:
RUSSELL F. & FRANCINE I. WILMARTH REVOCABLE TRUST
64 ROGER ST.
ALTON BAY, NH 03810-4202
BOOK 5442 PAGE 2491

PREPARED BY:
HESS ENGINEERING & CONSTRUCTION CONSULTANTS, LLC
63 WEST STREET - P.O. BOX 991
ASHLAND, NH 03217
TEL: (603) 968-5664
WWW.HESSENGINEERINGLLC.COM

DRAWN BY:
WESLEY W. LAMBERT
REVIEWED BY:
WILLIAM HESS, P.E.

DATE: FEBRUARY 12, 2026
JOB NO: 25013

REV.	DATE	DESCRIPTION	BY

NEW HAMPSHIRE
STATE THREATENED

SPOTTED TURTLE

Report Sightings: Contact Wildlife Biologist Josh Megyesy at (603) 271 – 1125 or the Wildlife Division at (603) 271 – 2461. Observation reports can be sent to RAARP@wildlife.nh.gov. Photographs and exact locations are strongly encouraged.

Photo credit: New Hampshire Fish and Game

Specific Information:
- Adults are 3 – 5 inches long
- Shell is black or brown, fairly flat, and with yellow spots.
- Uses variety of wetlands and moves extensively over land.
- Turtles are frequently concealed by leaves and undergrowth and may not be easily visible.
- Turtles are most active from April 15 – October 15.
- During nesting season (May 15 – July 15) turtles are attracted to disturbed ground.

Photo credit: New Hampshire Fish and Game

Photo credit: New Hampshire Fish and Game

This species is protected under RSA 212-A and Fis 1000.

DO NOT DISTURB OR HANDLE WILDLIFE UNLESS AUTHORIZED BY NH FISH AND GAME

11/12/25

NEW HAMPSHIRE
STATE ENDANGERED

NEW ENGLAND COTTONTAIL

Report Sightings: For environmental review project, contact Wildlife Biologist Heidi Holman at (603) 616 – 3324, heidi.l.holman@wildlife.nh.gov, or the Wildlife Division at (603) 271 – 2461. Otherwise, observations can be sent to nhrabbitreports.org. Photographs and locations are strongly encouraged.

Specific Information:
- Adults are 15 – 17 inches in length.
- Brown and gray coat that does not change color with seasons.
- Black spot between the eyes is sometimes visible.
- Often mistaken for Eastern Cottontails.
- Found in shrublands and young-growth or early-successional forests.
- Mating begins in March, with nests present throughout the summer.
- Young are weaned around 28 days and continue growing throughout their first winter.
- Do not hibernate and use habitat all year.

Photo credit: NH Rabbit Reports

Photo credit: NH Rabbit Reports

This species is protected under RSA 212-A and Fis 1000. Thank you for reporting any observations.

DO NOT DISTURB OR HANDLE WILDLIFE UNLESS AUTHORIZED BY NH FISH AND GAME

11/12/25

NEW HAMPSHIRE
STATE ENDANGERED

EASTERN HOGNOSE SNAKE

Report Sightings: Contact Wildlife Biologists Melissa Winters at (603) 479 – 1129 and Brendan Clifford at (603) 944 – 0885 **immediately.** Group text is preferred. Or, if during business hours, contact the Wildlife Division at (603) 271 – 2461. Photographs and exact locations are encouraged.

Photo credit: New Hampshire Fish and Game

Species Information:
- Thick snake, 20 – 40 inches long.
- Darkly colored – often olive, gray, or brown – and patterned in appearance.
- Shovel-like upturned snout with curled tail.
- May puff up, hiss, strike, flatten neck, or play dead if threatened.
- Found in variety of habitats like meadows, wooded areas, forests, and wetlands.
- Nests in sandy and gravely soils.
- Lays eggs between June and mid-July.
- Overwinters individually underground in September.
- Emerges from hibernation typically in March and April.

Photo credit: New Hampshire Fish and Game

Photo credit: New Hampshire Fish and Game

This species is protected under RSA 212-A and Fis 1000.

DO NOT DISTURB OR HANDLE WILDLIFE UNLESS AUTHORIZED BY NH FISH AND GAME

10/8/25

NEW HAMPSHIRE
STATE ENDANGERED

BLANDING'S TURTLE

Report Sightings: Contact Wildlife Biologist Josh Megyesy at (603) 271 – 1125 or the Wildlife Division at (603) 271 – 2461. Observation reports can be sent to RAARP@wildlife.nh.gov. Photographs and exact locations are strongly encouraged.

Photo credit: New Hampshire Fish and Game

Specific Information:
- Adults are 7 – 9 inches long.
- Shell is highly domed with light speckles.
- Distinct yellow throat and chin.
- Uses variety of wetlands and moves extensively over land.
- Turtles are frequently concealed by leaves and undergrowth and may not be easily visible.
- Turtles are most active from April 15 – October 15.
- During nesting season (May 15 – July 15) turtles are attracted to disturbed ground.

Photo credit: New Hampshire Fish and Game

Photo credit: New Hampshire Fish and Game

This species is protected under RSA 212-A and Fis 1000.

DO NOT DISTURB OR HANDLE WILDLIFE UNLESS AUTHORIZED BY NH FISH AND GAME

11/12/25

NHF&G DETAILS

TAX MAP 014 LOT 013-4

7 PLANEVIEW DRIVE, LONDONDERRY, NH 03053

DRAWING TITLE:
7 PLANEVIEW DRIVE CONTRACTOR BAYS

PREPARED FOR:
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DRAWN BY:
WESLEY W. LAMBERT
REVIEWED BY:
WILLIAM HESS, P.E.

DATE: FEBRUARY 12, 2026
JOB NO: 25013

REV.	DATE	DESCRIPTION	BY

HERITAGE/HISTORIC COMMISSION
TOWN OF LONDONDERRY, NH
RULES OF PROCEDURE

1. AUTHORITY

1.1 The Historic District Commission was established by a Town Meeting vote in 1987, and it became a combined Heritage/Historic District Commission in 1998 by a Town Council vote pursuant to state enabling legislation. The Heritage Commission is also a Historic District Commission. (Note that where Heritage Commission is used, it means Heritage/Historic District Commission.)

1.2 These rules of procedure are adopted under the authority of New Hampshire Revised Statutes Annotated (NHRSA) 674:44-a which provides that a heritage commission may be established in accordance with NHRSA 673 for the proper recognition, use, and protection of resources, tangible or intangible, primarily man-made, that are valued for their historic, cultural, aesthetic, or community significance within their natural, built or cultural contexts and for any other purpose prescribed by law.

2. MEMBERS

2.1 Pursuant to NHRSA 673:4-a, the Heritage Commission shall consist of not less than three (3) members and no more than 7 members who shall be appointed in a manner as prescribed by the local legislative body. Londonderry's Heritage Commission is constituted with seven (7) members.

A. 2.2 Selection, qualification, term, removal of members, and filling of vacancies shall conform to NHRSA 673. Each heritage commission member shall be a resident of the Town of Londonderry. One Heritage Commission member shall be a member of the local governing body. One heritage commission member may be a member of the planning board.

B. 2.3 Alternate members may serve on the Heritage Commission as authorized by NHRSA 673:6. Alternate members should attend all meetings to familiarize themselves with the workings of the Heritage Commission and should stand ready to serve whenever a regular member is unable to fulfill his/her responsibilities. Alternate members shall participate in all meetings and deliberations of the commission, excluding voting (unless appointed by the Chair to vote in the place of a regular member).

C. 2.4 Not more than five (5) alternate members may be appointed. When an alternate sits in absence or disqualification of a regular member, the alternate shall have full voting powers. Londonderry's Heritage Commission is constituted with three alternates.

D. 2.6 Members of the Heritage Commission also may serve on other municipal boards and commissions, including but not limited to a conservation commission established under NHRSA 36-A.

E. 2.7 Each newly appointed (including re-appointed) member shall be sworn in and take an oath of office as required by NHRSA 42:1.

HERITAGE/HISTORIC COMMISSION
TOWN OF LONDONDERRY, NH
RULES OF PROCEDURE

3. OFFICERS

3.1 The officers of the Commission shall be as follows:

***3.1.1 Chair*:** The Chair shall preside over all meetings and hearings; shall prepare with the assistance of the Secretary an annual report; and shall perform other duties customary to the office.

3.1.2 Vice-Chair: The Vice-Chair shall preside in the absence of the Chair and shall have the full powers of the Chair on matters that come before the Board in the absence of the Chair.

A. ***3.1.3 Secretary:*** The Secretary shall keep a full and accurate record of the proceedings of each meeting; issue notices of all meetings; record the names of the members present notify applicants and abutters of hearings; and prepareesuch correspondence and fulfill such duties as the Chairman may specify.

B. The officers of the Board shall be elected annually during the January meeting by a majority vote of the Board.

I. 4. POWERS & DUTIES (RETAINED IN NHRSA 674:44-b)

A. 4.1 Survey and inventory historical and cultural resources

B. 4.2 Conduct research and publish findings, including reports to establish the legal basis for a district and preparation of historic district ordinances within the municipality prior to its adoption or amendment as provided in RSA 675:6.

C. 4.3 Assist the Planning Board, as requested, in the development and review of those sections of the master plan which address historical and cultural resources

4.4

D. 4.5 Advise, upon request, local agencies and other local boards in their review of requests on matters affecting or potentially affecting historical and cultural resources

E. 4.6 Coordinate activities with appropriate service organizations and nonprofit groups

F. 4.7 Publicize its activities

G. 4.8 Hire consultants and contractors as needed

H. 4.9 Historic District Commission. Heritage commissions also may assume, if authorized by the local legislative body, the composition and duties of historic district commissions.

4.10 Property. The commission may acquire, in the name of the town or city, subject to the approval of the local governing body, by gift, purchase, grant, bequest, devise, lease, or otherwise, a fee or lesser interest, development rights, covenant, or other contractual right, including conveyances with conditions, limitations, or reversions, as may be necessary to acquire, maintain, improve, protect, limit the future use of, or otherwise conserve and properly use the cultural resources of the city or town, and shall manage and control the same; provided, however, that the city, town, or commission shall not have the right to condemn property for these purposes.

5. MEETINGS

5.1 Nonpublic Sessions shall be held only in accordance with NHRSA 91-A: 35.1 Regular meetings shall be held bi-monthly at the Town Hall at 7:00 p.m. on the fourth Thursday of the month, starting with the month of January. The exception is November when the meeting is the 3rd Thursday of that month (due to Thanksgiving Day).

5.4 Quorum: A majority of the membership of the Commission shall constitute a quorum, including alternates sitting in place of regular members. For Londonderry, a quorum is four members. A quorum is necessary for the Commission to take any action. If any regular Commission member is absent from a meeting or hearing, or disqualifies her/himself from sitting on a particular application, the Chair shall designate one of the alternate members to sit in place of the absent or disqualified member. Such alternate shall have all the powers and duties of a regular member in regards to any matter under consideration on which the regular member is unable to act.

5.3 Special meetings may be called by the Chair or in her/his absence, by the Vice-Chair, or at the request of three regular members of the Commission, provided public notice and notice to each member is given at least 48 hours in advance of the time of such meeting. The notice shall specify the purpose of the meeting.

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5.5 Disqualification: If any member finds it necessary to be disqualified from sitting on a particular case, as provided in NHRSA 673:14, he or she shall notify the Chair as soon as possible so that an alternate may be requested to fill the place. The disqualification shall be announced by either the Chair or the member before the discussion or the public hearing on the application begins. The disqualified member shall leave the Commission table during the public hearing and all deliberations, but may remain in the audience as a member of the public. If uncertainty arises as to whether a Commission member should disqualify her/himself, then at the request of that member or the request of another member, the Commission shall vote on the question of whether that member should be disqualified. Such request and vote shall be made prior to or at the commencement of any required public hearing. A vote on a question of disqualification shall be advisory and non-binding, and may not be requested by persons other than board members.

A. 5.6 Order of Business for Meetings shall be as follows:

5.6.1 Call to order by Chair
1. 5.6.2 Approval of previous meeting minutes
2. 5.6.3 Public Hearings
3. 5.6.4 Applications for Advisory Input to the Planning Board
4. 5.6.6 Other Business
5. 5.6.7 Public Comment
6. 5.6.8 Adjournment

5.7 A motion, duly seconded, shall be carried by an affirmative vote of a majority of the voting members present. Voting shall be by voice vote, unless the chair specifically requests a roll call, which shall be recorded in the minutes. An affirmative vote of three members is required for any action.

6. APPLICATIONS FOR SUBDIVISION AND SITE PLAN REVIEW

6.1 All applications for subdivision and/or site plan design review shall be reviewed in an advisory capacity by the Heritage Commission with recommendations made to the Planning Board.

6.2 As part of its review, the commission will use the Heritage Commission Advisory Comment Sheet

7. PUBLIC HEARINGS

The conduct of public hearings shall be governed by the following rules:

7.1 The Heritage/Historic District Commission is authorized to conduct public hearings in accordance with the Londonderry Zoning Ordinance section 4.6.2 (Historic District). The conduct of public hearings shall be governed by the procedure and regulations found in the ordinance and by the following rules:

7.2 The Chair shall call the hearing into session, and read the application information into the record.

7.3 The applicant, or their representative will present the application to the Commission.

7.4 Members of the Commission may ask questions at any point during the presentation.

7.5 The Town staff will present any comments or recommendations to the Commission.

7.6 Public Comment.
A. 7.6.1 Any applicant, any abutter or any person with an interest in the matter may testify in person or in writing.

B. 7.6.2 Any party to the matter who desires to ask a question of another party must go through the Chairman.

C. 7.6.3 Each person who speaks shall be required to state her/his name and address for the record.

D. 7.7 The Commission can make any appropriate motions regarding the application including approval, denial, or continuance of the application.

7.8 The Chair shall indicate whether the hearing is closed or continued pending the submission of additional material or information or the correction of noted deficiencies. In the case of a continuance, additional notice is not required if the date, time and place of the continuation is made known at the adjournment.

7.9 A Notice of Decision will be made available for public inspection at the Planning and Economic Development Department within 72 hours after the decision is made as required in NHRSA 676:3. If the application is disapproved, the Commission shall provide the applicant with written reason for this disapproval.

8. RECORDS

8.1 The records of the Commission shall be kept by the Secretary and shall be made available for public inspection at the Planning and Economic Development Department as required by NHRSA 676:3, 11.

8.2 Minutes of the meetings including the names of Commissioners and staff members present, names of persons appearing before the Commission, a brief description of the subject matter, all decisions made (including the vote tally for each motion) with notation of the name of the member who motioned and seconded, shall be open to public inspection within 5 business days after the public meeting as required in NHRSA 91-A:2 ,II.

9. JOINT MEETINGS AND HEARINGS

9.1 The Heritage Commission may hold joint meetings with other “land use boards” including the Zoning Board of Adjustment and the Planning Board. Each board or commission shall have discretion whether or not to hold such joint meeting or hearing (NHRSA 676:2).

A. 9.2 Joint business meetings with another local land use board or commission may be held at any time when called jointly by the chairs of the two boards or commissions.

B. 9.3 A joint public hearing must be a formal public hearing when the subject matter of the hearing is within the responsibilities of the boards or commissions convened.

C. 9.4 The Heritage Commission Chair shall chair all joint meetings and public hearings when the subject matter involves the Heritage Commission.

D. 9.5 The rules of procedure for joint meetings and hearings, the subject matter of which involves the Heritage Commission, shall be the same as these rules of procedure except that the order of business shall be as follows:

9.5.1 Call to order by the Chairs
9.5.2 Introduction of members of both boards/commissions by the Chairs
1. 9.5.3 Explanation of reason for joint meeting/hearing by the Chair
9.5.4 In the case of a public hearing relative to a requested permit, a site plan or an application for a subdivision approval, or all three, the applicant shall be called to present their proposal.
2. 9.5.5 Adjournment

E. 9.6 Each board/commission involved in a joint public hearing makes its own decision based on its criteria for the particular matter.

10. AMENDMENT

A. These rules of procedure may be amended by a majority vote of the members of the Commission provided that such amendment is read at one meeting immediately preceding the meeting at which the vote is to be taken. The amended procedures shall be filed with the Town Clerk.

B. The amended procedures shall be filed with the Town Clerk.

11. HERITAGE COMMISSION ADOPTION

A. These Rules of Procedure, having been duly read atone Heritage Commission meeting as required by Section X.A, are hereby adopted by a vote of the Heritage Commission on this ___ day of _____ 2026.

Signed:

_____
Chair

_____
Secretary