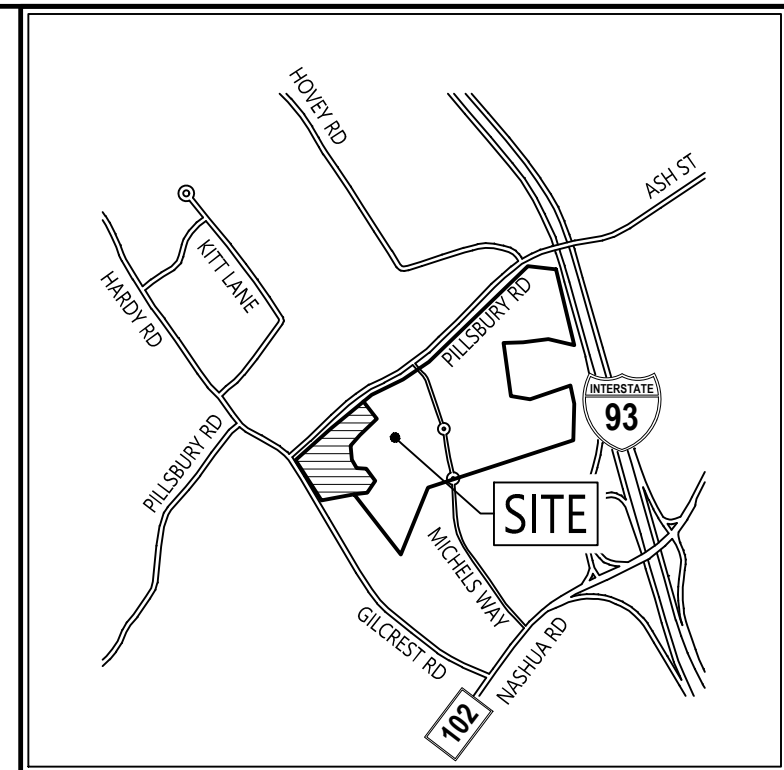


**Plan References**

- "PLAN OF LAND IN LONDONDERRY, N.H. AS SURVEYED FOR WILLIAM LEIVENS" DATED SEPT. 1967, PREPARED BY ROBT. W. THORNDIKE, RECORDED AS AT RCRD AS PLAN #1028.
- "MASTER SUBDIVISION PLAN - (MAP 10, LOT 41) WOODMONT COMMONS PLANNED UNIT DEVELOPMENT PILLSBURY ROAD, SUBAREA WC-4 & WC-5, 15 PILLSBURY RD. & GILCREST RD., LONDONDERRY, NEW HAMPSHIRE, PREPARED FOR PILLSBURY REALTY DEVELOPMENT LLC" DATED: 3 JANUARY 2018. RECORDED AT RCRD AS PLAN D-41870.
- "SUBDIVISION PLAN - MASTER SHEET - (MAP 10, LOT 41) WOODMONT COMMONS PLANNED UNIT DEVELOPMENT PILLSBURY ROAD, MICHELS WAY AND WOODMONT AVE LONDONDERRY, NEW HAMPSHIRE, PREPARED FOR NICKERSON DESIGN LLC" DATED: 2 MAY 2023. RECORDED AT RCRD AS PLAN D-44594.



Locus Map  
(SCALE: 1"=2,500')

**General Notes**

- THE PURPOSE OF THE PLAN IS TO THE SUBDIVISION OF MAP 10 LOT 41 TO CREATE A NEW LOT, LOT 41-107, A 12 ACRE FRONTAGE LOT ON PILLSBURY AND GILCREST ROADS.
- THE OWNER OF RECORD OF MAP 10 LOT 41 IS PILLSBURY REALTY DEVELOPMENT, LLC BY DEEDS RECORDED IN RCRD BOOK 5085 PAGE 1884, BOOK 5243 PAGE 2204, BOOK 5994, PAGE 660 AND BOOK 6164 PAGE 1821.
- THIS PLAN SET CONSISTS OF TWO SHEETS, THE SUBDIVISION PLAN WHICH IS TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) AND A TOPOGRAPHIC PLAN THAT WILL BE ON FILE WITH THE TOWN OF LONDONDERRY
- THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN FIELD SURVEY CONDUCTED BY VHB, INC. IN JULY AND SEPTEMBER 2024, AND FROM DEEDS AND PLANS OF RECORD.
- THIS APPLICATION INCLUDES A WAIVER FROM DEPICTING THE ENTIRE PERIMETER OF LOT 41. FOR DIMENSIONS OF THE COURSES NOT SHOWN HEREON, SEE REFERENCE PLANS #2 AND #3.
- BASIS OF BEARING OF THIS SURVEY IS REFERENCE PLAN #3.
- THE PROPOSED LOT SHALL BE SERVICED BY: TOWN SEWER, EVERSOURCE (ELECTRIC), CONSOLIDATED COMMUNICATIONS (TELEPHONE), AND PENNICHUCK WATER WORKS.
- THE EXISTING USE OF THE LAND IS AN ORCHARD. THE CONTEMPLATED USE OPEN SPACE.
- THE EXISTING LOT AREA OF MAP 10 LOT 41 IS 6,239,447 S.F. (143 ACRES)
- THE LOT LIES ENTIRELY WITHIN THE WOODMONT COMMONS PUD DISTRICT (PUD-1) AS SHOWN ON THE "TOWN OF LONDONDERRY, NEW HAMPSHIRE ZONING MAP" DATED APRIL 24, 2023. DIMENSIONAL REQUIREMENTS FOR A (PUD-1) AT THE TIME OF THIS SURVEY ARE:

MINIMUM LOT AREA	N/A
MINIMUM FRONTAGE	50 FEET
MINIMUM FRONT YARD SETBACK	10 FEET
MINIMUM SIDE YARD SETBACK	10 FEET
MINIMUM REAR YARD SETBACK	5 FEET
MAXIMUM BUILDING HEIGHT	50 FEET
MINIMUM FRONT YARD PARKING SETBACK	6 FEET
MINIMUM SIDE/REAR PARKING SETBACK	0 FT

**OWNER'S SIGNATURE**  
Signed by:  
*Kevin Smith*  
E748E12182084E3  
**OWNER OR REPRESENTATIVE**

Approved by the Town of Londonderry N.H. Planning Board

on Date: \_\_\_\_\_

Certified By: \_\_\_\_\_

\_\_\_\_\_

SUBDIVISION PLAN OF LAND  
MAP 10 LOT 41  
IN  
**LONDONDERRY  
NEW HAMPSHIRE**

PREPARED FOR: PROCOPIO ENTERPRISES, LLC  
35 VILLAGE ROAD, 7TH FLOOR (702)  
MIDDLETON, MA 01949

RECORD OWNER: PILLSBURY REALTY DEVELOPMENT, LLC  
100 FERRY STREET  
HUDSON, NH 03051

PREPARED BY: Vanasse Hangen Brustlin, Inc.  
2 Bedford Farms Drive, Suite 200  
Bedford, New Hampshire 03110  
603.391.3900 • FAX 603.518.7495

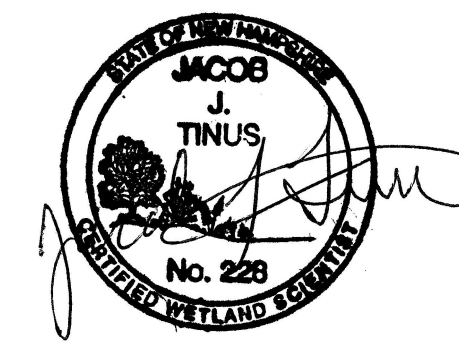
SCALE: 1 INCH = 60 FEET

**Survey Endorsement**

TO THE BEST OF PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS SURVEY WAS PREPARED; FROM PLANS AND DEEDS OF RECORD, WAS MADE FROM A FIELD SURVEY SUPERVISED BY ME, IN ORDINARY STANDARD OF CARE EXERCISED IN A STANDARD PROPERTY SURVEY OUTLINED IN NH LAN 503, THAT THE BOUNDARY LINES SHOWN ARE PER THE REFERENCE PLAN NOTED HEREON, AND HAVE A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY, AND WAS PREPARED IN ACCORDANCE WITH RSA 478:1A.



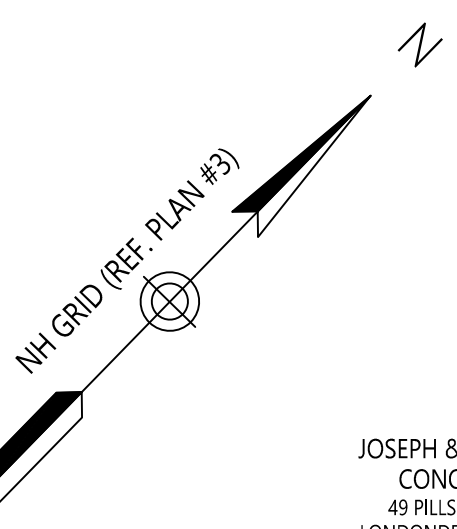
DATE \_\_\_\_\_ LICENSED LAND SURVEYOR



NO.	REVISION	DATE	APPVD.

Proposed  
Map 10 Lot 41-105  
530,923 s.f.  
(12.19 acres)

Remaining  
Map 10 Lot 41  
5,708,554 s.f.  
(131.05 acres)



N/F  
JOSEPH & COURTNEY  
CONOMACOS  
49 PILLSBURY ROAD  
LONDONDERRY, NH 03053  
MAP 10, LOT 14-10  
BK. 5993, PG. 1891

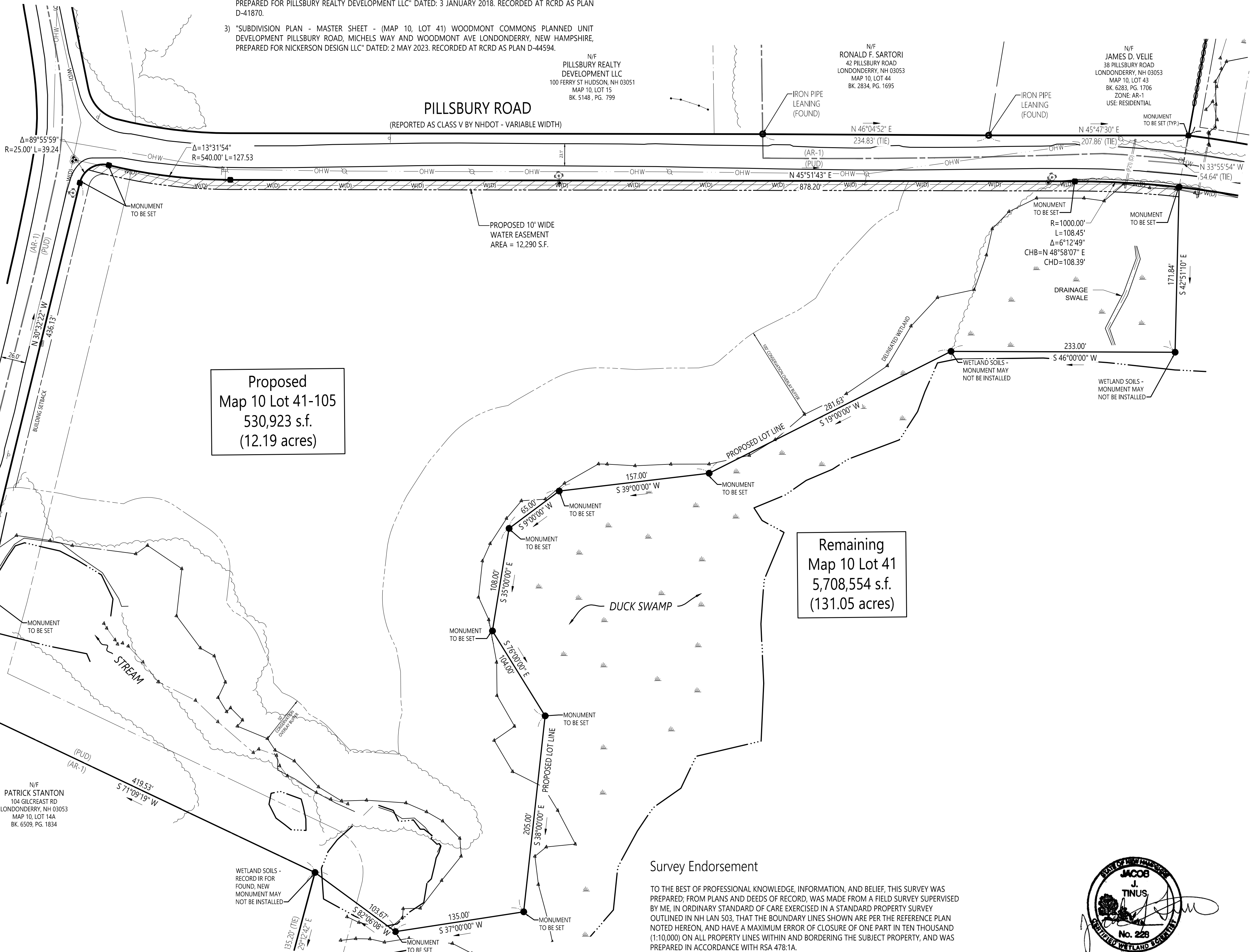
N/F  
SUGAR PLUM HILL, LLC  
100 ANDOVER BY-PASS  
NORTH ANDOVER, MA 01845  
MAP 10, LOT 13  
BK. 4724, PG. 2452

SUGARPLUM LANE  
PRIVATE WAY

N/F  
FRANK G &  
BERNADETTE HEGARTY  
1078 GILCREST RD  
LONDONDERRY, NH 03053  
MAP 10, LOT 13C-1B  
BK. 4349, PG. 1307

N/F  
PATRICK STANTON  
104 GILCREST RD  
LONDONDERRY, NH 03053  
MAP 10, LOT 14A  
BK. 6509, PG. 1834

- Legend**
- SB FND ■ STONE BOUND FOUND
  - CONC. BND FND ■ CONCRETE BOUND FOUND
  - NHHB FND ■ NH HIGHWAY BOUND FOUND
  - IP FND ● IRON PIPE FOUND
  - REBAR FND ● REBAR ROD FOUND
  - ○ ○ ○ ○ STONE WALL
  - VEGETATED WETLAND BOUNDARY
  - AREA OF WETLAND
  - EDGE OF PAVEMENT
  - PROPERTY LINE
  - ZONE LINE
  - EXISTING POND



General Notes

- 1) THE PURPOSE OF THE PLAN IS TO THE SUBDIVISION OF MAP 10 LOT 41 TO CREATE A NEW LOT, LOT 41-107, A 12 ACRE FRONTAGE LOT ON PILLSBURY AND GILCREST ROADS.
- 2) THIS PLAN SET CONSISTS OF TWO SHEETS, THE SUBDIVISION PLAN WHICH IS TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) AND A TOPOGRAPHIC PLAN THAT WILL BE ON FILE WITH THE TOWN OF LONDONDERRY.
- 3) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN FIELD SURVEY CONDUCTED BY VHB, INC. IN JULY AND SEPTEMBER 2024, AND FROM DEEDS AND PLANS OF RECORD.
- 4) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON A COMBINATION OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN JULY AND SEPTEMBER 2024, AND DERIVED FROM DIGITAL ORTHOGRAPHIC IMAGERY AND LIDAR CAPTURED BY VHB, INC. WITH LEAF ON CONDITIONS DURING SEPTEMBER 2024 USING UAV TECHNOLOGIES. VERTICAL INFORMATION DEPICTED AS AN 1-FOOT CONTOUR INTERVAL OR SPOT ELEVATION SHOWN HEREON WERE DERIVED FROM THE SAME AND CONFORM WITH THE CURRENT NATIONAL MAP ACCURACY STANDARDS.
- 5) THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE MAPPED PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 38-22, QUALITY LEVEL(S) 'X' AS SPECIFIED IN THE CONTRACT BETWEEN THE CLIENT AND VHB. PLEASE NOTE THAT WHILE BEST PRACTICES WERE FOLLOWED, NOT ALL UTILITIES MAY BE SHOWN AND THE ACCURACY OF UTILITY LOCATIONS CANNOT BE GUARANTEED.
- 6) ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988/2018 ESTABLISHED FROM STATIC GPS OBSERVATIONS MADE ON JULY 31, 2024, POSTPROCESSED USING TRIMBLE RTX-PP.
- 7) THE LOT LIES ENTIRELY WITHIN ZONE X (UNSHADED) (AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0338E, EFFECTIVE DATE MAY 17, 2005.
- 8) NO WELLS WERE OBSERVED ON THE PROPERTY IN THE COURSE OF THIS SURVEY.
- 9) THE LOT LIES ENTIRELY WITHIN THE WOODMOUNT COMMONS PUD DISTRICT (PUD-1) AS SHOWN ON THE "TOWN OF LONDONDERRY, NEW HAMPSHIRE ZONING MAP", DATED APRIL 24, 2023. DIMENSIONAL REQUIREMENTS FOR A (PUD-1) AT THE TIME OF THIS SURVEY ARE:

MINIMUM LOT AREA	N/A
MINIMUM FRONTAGE	50 FEET
MINIMUM FRONT YARD SETBACK	10 FEET
MINIMUM SIDE YARD SETBACK	10 FEET
MINIMUM REAR YARD SETBACK	5 FEET
MAXIMUM BUILDING HEIGHT	50 FEET
MINIMUM FRONT YARD PARKING SETBACK	6 FEET
MINIMUM SIDE/REAR PARKING SETBACK	0 FT

Wetland Notes

- 1) THE WETLANDS DEPICTED WERE DELINEATED BY JAKE TINUS CERTIFIED WETLAND SCIENTIST (NH CWS #228) ON OCTOBER 9 THRU 11, 2024, AND REFERENCE JURISDICTIONAL WETLANDS AND SURFACE WATERS WITHIN THE PROJECT SITE. THE WETLAND DELINEATION WAS PERFORMED IN ACCORDANCE WITH THE PROCEDURES AND STANDARDS OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012), SUPPLEMENTED WITH FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, PUBLISHED BY THE NATURAL RESOURCE CONSERVATION SERVICE AND THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4.0, PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION. DOMINANT WETLAND VEGETATION WAS ASSESSED USING THE NORTH-CENTRAL AND NORTHEAST REGIONAL WETLAND PLANT LIST PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. WETLANDS AND SURFACE WATERS WERE CLASSIFIED USING THE USFWS METHODOLOGY CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES (COWARDIN ET AL. 1979, REVISED 1985).

SCHEDULE OF SOILS

- 295 - Freetown mucky peat, 0 to 2 percent slopes
- 140B - Chatfield-Hollis-Canton complex, 0 to 8 percent slopes, rocky
- 140C - Chatfield-Hollis-Canton complex, 8 to 15 percent slopes, rocky
- 44B - Montauk fine sandy loam, 3 to 8 percent slopes

TOPOGRAPHIC PLAN OF LAND  
MAP 10 LOT 41

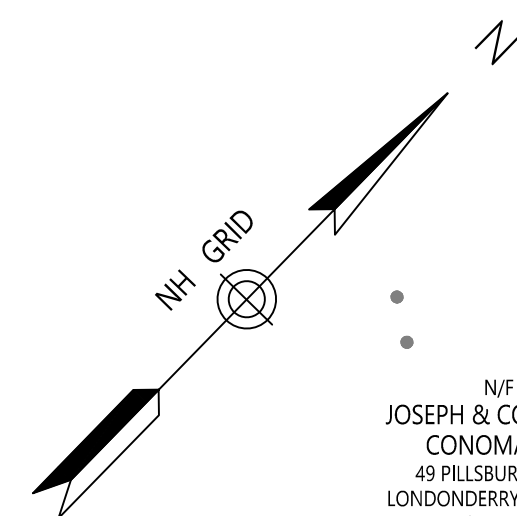
IN  
**LONDONDERRY**  
**NEW HAMPSHIRE**

PREPARED FOR: PROCOPIO ENTERPRISES, LLC  
35 VILLAGE ROAD, 7TH FLOOR (702)  
MIDDLETON, MA 01949

RECORD OWNER: PILLSBURY REALTY DEVELOPMENT, LLC  
100 FERRY STREET  
HUDSON, NH 03051

PREPARED BY: Vanasse Hangen Brustlin, Inc.  
2 Bedford Farms Drive, Suite 200  
Bedford, New Hampshire 03110  
603.391.3900 • FAX 603.518.7495

SCALE: 1 INCH = 60 FEET



N/F JOSEPH & COURTNEY CONOMACOS  
49 PILLSBURY ROAD  
LONDONDERRY, NH 03053  
MAP 10, LOT 14-18  
BK. 5993, PG. 1891

N/F SUGAR PLUM HILL, LLC  
100 ANDOVER BY-PASS  
NORTH ANDOVER, MA 01845  
MAP 10, LOT 13  
BK. 4724, PG. 2452

SUGARPLUM LANE  
PRIVATE WAY

GILCREST ROAD  
(REPORTED AS CLASS V BY NHDOT - VARIABLE WIDTH)

N/F FRANK G & BERNADETTE HEGARTY  
1078 GILCREST RD  
LONDONDERRY, NH 03053  
MAP 10, LOT 13C-1B  
BK. 4349, PG. 1307

- Legend**
- DRILL HOLE FOUND
  - MONUMENT TO BE SET
  - MONUMENT TO BE SET
  - ⊙ DRAIN MANHOLE
  - ⊞ CATCH BASIN
  - ⊞ WATER MANHOLE
  - ⊞ TESTPIT
  - ⊞ WATER GATE
  - ⊞ FIRE HYDRANT
  - ⊞ STREET SIGN
  - ⊞ UTILITY POLE
  - ⊞ GUY POLE
  - ⊞ GUY WIRE
  - ⊞ MARSH
  - ⊞ TREE DECIDUOUS TREE WITH SIZE
  - ⊞ TREE CONIFEROUS TREE WITH SIZE
  - EDGE OF PAVEMENT
  - - - DIRT/GRAVEL ROAD
  - - - WOOD FENCE
  - - - DRAINAGE LINE w/PIPE NUMBER & ASCE SUE LEVEL CLASSIFICATION
  - - - OVERHEAD WIRE
  - - - WATER LINE
  - - - STONE WALL
  - - - TREE LINE
  - ⊞ LIMIT OF BANK
  - ⊞ VEGETATED WETLAND BOUNDARY
  - ⊞ SOILS LINE
  - ⊞ AREA OF WETLAND

**Benchmarks**

1. TBM 31 - MAG NAIL SET IN PAVEMENT ON PILLSBURY ROAD NEAR NORTH EDGE OF DRIVEWAY TO HOUSE #51, ELEV.=368.09' NAVD88/18
2. TBM 34 - MAG NAIL SET IN PAVEMENT ON PILLSBURY ROAD AT SUGARPLUM LANE, ELEV.=361.87' NAVD88/18.

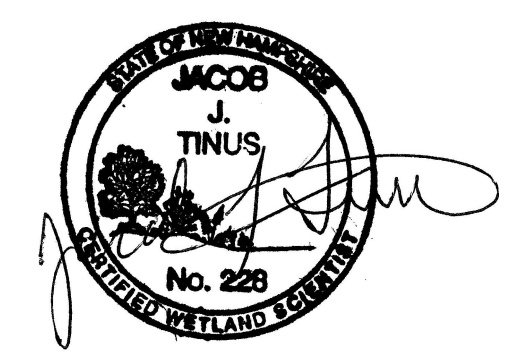


Survey Endorsement

TO THE BEST OF PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS SURVEY WAS PREPARED; FROM PLANS AND DEEDS OF RECORD, WAS MADE FROM A FIELD SURVEY SUPERVISED BY ME, AND IN ORDINARY STANDARD OF CARE EXERCISED IN A STANDARD PROPERTY SURVEY OUTLINED IN NH LAN 503.



DATE \_\_\_\_\_ LICENSED LAND SURVEYOR



NO.	REVISION	DATE	APPVD.